



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 19, 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**
 - 3.1 Approval of Minutes from the July 15 HDC Workshop.
 - 3.2 Approval of Minutes for the July 15, 2021 Regular Meeting.
- 4. OLD BUSINESS**
 - 4.1 HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*
 - 4.2 HDC 2021-0018 - MOSER DESIGN GROUP, AGENT FOR KERRIE CAMPBELL, BLOCK 7, LOTS 6 & 8 SAN FERNANDO STREET**
Certificate of Approval (COA) for a new single family residence and accessory structure. *(Quasi-Judicial)*
 - 4.3 HDC 2021-0014 - MIRANDA ARCHITECTS, AGENT FOR TOM FLANNERY, 21 N. 2ND STREET**
Certificate of Approval (COA) to construct 5 townhomes. *(Quasi-Judicial)*
 - 4.4 HDC 2021-0021 - CITY OF FERNANDINA BEACH, AMELIA RIVER WATERFRONT STABILIZATION PARKING LOTS C & D - GUARD RAIL DESIGN CONSIDERATION**
Certificate of Approval (COA) for the Amelia river waterfront stabilization at parking lots C & D. Board requested alternative design options for the required guard rail at its regular meeting on July 15, 2021. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 HDC 2021-0025 - CHRIS HASTINGS, 831 GARDEN STREET**
Certificate of Approval (COA) to install an in-ground pool. *(Quasi-Judicial)*
 - 5.2 HDC 2021-00026 CATHIE PLYLER, 332 S. 6TH STREET**
Certificate of Approval (COA) to install an 8'x10' Tuff Shed. *(Quasi-Judicial)*

- 5.3 **HDC 2021-0029 - COTNER ASSOCIATES, INC., AGENT FOR FRANK & REBECCA POSTMA, 12 S. 6TH STREET**
CONCEPTUAL Certificate of Approval (COA) to demolish and reconstruct additions, shed, and add a 350 s. f. carriage house. (*Quasi-Judicial*)

6. BOARD BUSINESS

- 6.1 **Historic District Boundary Expansion**
- 6.2 **Old Town Fernandina Guidelines 2021 Update**
www.fbfl.us/OT2021

7. STAFF REPORT

- 7.1 **Staff Certificate of Approval - July 2021**
- 7.2 **2021 Preservation Awards**
www.fbfl.us/PreservationAwards
- 7.3 [**2021 Preservation Tour**](#)
- 7.4 **Historic Tax Credit Growth & Opportunity Act (HTC-GO) Update**
[**On the Hill: Historic Tax Credit Growth and Opportunity Act \(HTC-GO\) Now Introduced in Both the House and Senate \(savingplaces.org\)**](#)

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR

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



**MINUTES
HISTORIC DISTRICT COUNCIL
WORKSHOP
JULY 15, 2021**

1. CALL TO ORDER 4:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta

Michael Spino

Tammi Kosack

Froilan Esclusa (Alt 2)

Teresa Duncan (Alt 1)

Benjamin Morrison (Vice-Chair)(Zoom)

Michael Harrison (Chair)

MEMBERS ABSENT:

None

OTHERS PRESENT:

Tammi Bach, City Attorney

Kelly Gibson, Director, Planning & Conservation Department

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. NEW BUSINESS

- 4.1 Project Presentation of Waterfront Seawall by Passero and Associates
Questions and Answers

Chris Nardone, Passero & Associates, presented a PowerPoint slideshow reviewing the importance of stabilization and resiliency of the current waterfront. He explained that the proposed plan is considered the second of nine phases of the stabilization efforts for the Amelia River Waterfront. The presentation also included examples of the proposed silver aluminum boardwalk railings, living shoreline, lighting, and flood planks. He noted that there is a proposed construction date of August 2021.

5. PUBLIC COMMENT

A citizen inquired as to why the proposed seawall curves inland instead of continuing south. Mr. Nardone stated that the seawall follows the natural topography of the land.

Mr. Nardone confirmed that the bid will likely be awarded next week with construction expected to start in August 2021. He also stated that the intent is to create a physical barrier first, then the seawall, and then move the focus on the parks and green spaces.

Bryan Oliphant, 509 Cedar Street, commended the attention to detail with the proposed plan and questioned the cost of the yearly maintenance. Mr. Nardone stated that one of the reasons the proposed materials were chosen was because of their longevity.

DRAFT

Mr. Nardone confirmed that all plantings put into the living shoreline are guaranteed for the first 3 years after installation.

A citizen asked for clarification of what exactly coquina is. Mr. Nardone explained that the proposed concrete will be a coquina mix with seashells in the concrete.

A citizen inquired as to why there was a proposed railing when one does not currently exist in that location. Mr. Nardone stated that the original plan did not have a railing, it was added approximately one week before the project was sent out for bids as a means of further fortification against water intrusion.

Mr. Nardone confirmed that until all nine phases of the proposed plan are completed, hydro planks will be used during severe weather to prevent flooding.

Member Kosack inquired about specific heights of the seawall as well as the impervious coquina. Mr. Nardone stated that nothing impervious should be installed on the river side of the wall because those materials are more likely to break down, due to seawater, over time.

6. ADJOURNMENT 4:54

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JULY 15, 2021**

1. CALL TO ORDER 5:00

**2. ROLL CALL / DETERMINATION OF QUORUM
MEMBERS PRESENT**

James Pozzetta

Michael Spino

Michael Harrison (Chair)

Teresa Duncan (Alt 1)

Tammi Kosack

Froilan Esclusa (Alt 2)

MEMBERS ABSENT:

Benjamin Morrison (Vice-Chair)

OTHERS PRESENT:

Kelly Gibson, Department of Planning & Conservation Director

Tammi Bach, City Attorney

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

Chair Harrison proceeded to seat Member Duncan as a voting member due to the absence of member Morrison.

City Attorney Bach explained the quasi-judicial procedures and appeal process.

Member Kosack disclosed one ex parte communication with staff regarding cases HDC 2020-0038 and HDC 2021-0021. Member Duncan disclosed one ex parte communication with staff regarding legal questions. Member Esclusa disclosed one ex parte communication with staff regarding case HDC 2020-0038 and the Andersen window presentation. Chair Harrison disclosed an ex parte communication with staff regarding cases HDC 2021-0023, as well as an email he received from a concerned citizen. No other members disclosed ex parte communications.

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

4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes from the May 20, 2021 Regular Meeting.

ACTION TAKEN: Chair Harrison asked for approval of the minutes as presented by acclamation from the members, being all ayes, carried.

4.2 Approval of Minutes from the June 17, 2021 Regular Meeting.

Chair Harrison noted that under Item 6.5 the seconder of the motion was not listed. *Upon review of the June 17, 2021, minutes presented, it was noted that Member Kosack seconded the motion, a correction was made.*

Chair Harrison noted that Mr. Cumella presented a Section 106 review on a proposed new dock in Old Town and requested for Board comments and feedback. *Upon review of the June 17th, 2021, minutes presented, item 7.2 was added and, his request for feedback was added.*

ACTION TAKEN: Chair Harrison asked for approval of the minutes as presented by acclamation from the members, being all ayes, carried.

5. OLD BUSINESS

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

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

Mrs. Gibson presented the case and recommended denial.

Richard Higginbotham, 231 N. Front Street, spoke about his history with coming before the HDC and stated that he is unable to proceed without a better idea of the design of the waterfront. He noted that he is aware of an individual who is interested in salvaging as much of the material as possible.

Ms. Gibson stated that the application is considered incomplete because it is lacking a report demonstrating its structural integrity.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Spino to continue HDC case 2020-0038 to a future meeting when the applicant has the required documentation; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0038, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Design Guidelines to warrant approval at this time.

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

6. NEW BUSINESS

6.1 HDC 2021-0021 - CITY OF FERNANDINA BEACH, AMELIA RIVER WATERFRONT STABILIZATION PARKING LOTS C & D

Certificate of Approval (COA) for the Amelia River waterfront stabilization at parking lots C & D. *(Quasi-Judicial)*

Mrs. Gibson presented the case and recommended approval.

Member Kosack inquired about whether the proposed plan meets CRA impervious surface guidelines.

Chris Nardone, 4730 Casa Cola Way, agent for the owner, was present to answer any questions.

Chair Harrison inquired about the visual impact the proposed plans may have the Downtown pedestrian traffic.

Member Duncan inquired as to why segment 2 was chosen as the first one to be constructed. Mr. Nardone stated that it is currently the most affordable option.

Member Spino stated that his understanding is that the proposed railings and lighting are not consistent with Fernandina Beach historical materials.

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

Member Duncan expressed concern for doing projects in pieces and how that may affect the project's end result.

Dale Martin, 204 Ash Street, City Manager, stated that he did not feel there would be any objections to requesting alternative railing design elements.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to approve HDC case 2021-0021 with the condition that Passero & Associates return, within 60 days, to provide the Board with alternative railing styles; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0021, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6.2 HDC 2021-0024 - RENEWAL BY ANDERSEN, AGENT FOR ALAN & SARAH BURNLEY, 23 S. 7TH STREET

Certificate of Approval (COA) to replace 2 windows size for size. *(Quasi-Judicial)*

Mrs. Gibson presented the case and recommended approval.

Todd Chambers, agent for the owner, presented an overview of the window material that is being proposed as a replacement

Members inquired about the specific locations of the window replacements and whether additional pictures were available.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Spino to continue HDC case 2021-0024 to date certain of August 19, 2021; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0024, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6.3 HDC 2021-0022 - COTNER ASSOCIATES, INC., AGENT FOR STEVEN BUGG, 117 N. 3RD STREET

CONCEPTUAL Certificate of Approval (COA) to demolish existing west elevation addition and reconstruct in same location. *(Quasi-Judicial)*

Mrs. Gibson presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, corrected the record that this property is currently a non-conforming triplex. However, the owners would like to restore it to a single-family residence.

Member Kosack inquired about the removal of existing decks.

Public Hearing was opened.

Bob Carpenter, 113 N. 3rd Street, expressed concerns for the asbestos siding removal. He also expressed appreciation for Mr. Cotner's work and attention to detail.

Public Hearing was closed.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to conceptually approve HDC case 2021-0022 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0022, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant conceptual approval at this time.

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

6.4 HDC 2021-0023 - TODD KEMP, 511 ASH STREET

Certificate of Approval (COA) to construct a 1565 sq ft structure. (*Quasi-Judicial*)

Mrs. Gibson presented the case and recommended approval.

Brian Boyer, 305 Broome Street, provided an overview of the proposed project.

Member Pozzetta inquired about how much the porch overhang would be reduced.

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

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case 2021-0023 with the conditions that the first floor porch eaves be reduced by 1.6 feet and the structure be shifted 7 inches to the west; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0023, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6.5 HDC 2021-0017 - DRACE CONSTRUCTION, INC., AGENT FOR CHRISTINE STEWART, BLOCK 11, LOT 5 OF WHITE STREET

Certificate of Approval (COA) for a new single-family residence. (*Quasi-Judicial*)

Mrs. Gibson presented the case and recommended approval.

Chuck Drace, 1881 Street, stated that the mature Oak tree in the rear yard will be preserved.

Member Spino inquired about the front yard setback was for this plan.

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

Members agreed that this project was of a nice size for the location.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2021-0017 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0017, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

6.6 HDC 2021-0018 - MOSER DESIGN GROUP, AGENT FOR KERRIE CAMPBELL, BLOCK 7,

LOTS 6 & 8 SAN FERNANDO STREET

Certificate of Approval (COA) for a new single-family residence and accessory structure. (*Quasi-Judicial*)

Mrs. Gibson presented the case and recommended approval.

Member Pozzetta inquired about a significant overhang in the side setback between lots 6 & 8.

Jim Cartwright, 97253 Carvel Trail, was present to answer any questions.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to continue HDC case 2021-0018 to a date certain of August 19, 2021; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0018, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

- 6.7 **HDC 2021-0019 - OLD TOWN PROPERTIES, LLC., 708 SAN FERNANDO STREET** Certificate of Approval (COA) to remodel existing dwelling including replacement of all windows, change in roof pitch, and repave driveway with recycled brick. (*Quasi-Judicial*)

Mrs. Gibson presented the case and recommended approval.

Jim Cartwright, 97253 Carvel Trail, was present to answer any questions.

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

Members agreed that this will be a great restoration project.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2021-0019 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0019, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

7. BOARD BUSINESS

- 7.1 Brett's Waterway Café (added at the request of Member Spino)

Ms. Bach stated that Passero & Associates have done multiple inspections of this structure over the last 2 years. She mentioned that the City Engineer had reviewed the most recent report and also provided the options for abatement.

Member Spino stated that he requested this item be placed on the agenda because he would like the HDC to be forward-thinking and look towards longevity in future plans.

- 7.2 Windows Presentation by Andersen (Renewal Product)

Anderson Representatives provided the Board with additional sample materials.

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

approve the addition of Renewal by Andersen to the HDC Approved Window list.

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

8. STAFF REPORT

8.1 Staff Certificates of Approval - May 2021

9. PUBLIC COMMENT

Paul Lorie, 2794 Longboat Drive, expressed his appreciation for the time and efforts of the Board. He also expressed his concern for the waterfront and the proposed changes.

10. ADJOURNMENT 7:46

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-38
AUGUST 19, 2021

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

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



WATERFRONT COMMUNITY REDEVELOPMENT AREA (CRA)
CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

ANALYSIS:

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

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

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

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

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

May Update: The applicant was approved to conduct a partial demolition to include the non-historic warehouse addition.

July Update: The applicant has been working with a private investor seeking to relocate the structure

August Update: The applicant has provided photos for board consideration (see Exhibit 6). No evidence has been provided as to estimated return on investment, structural soundness, or economic feasibility of rehabilitation or reuse of the structure as outlined in LDC 8.03.03.01(D). The applicant has not addressed *Criteria for Demolition*, as outlined in LDC 8.03.03.01 (C).

Criteria for Demolition outlined in LDC 8.03.03.01 (C).			
	Criteria	Applicant Response	Staff Response
1	Whether the structure or site would meet national, state, or local criteria for designation	No applicant response	Due to its age and historic ties to Fernandina's working waterfront, the structure would qualify as a contributing structure to the Downtown Historic District. The structure would not be eligible for individual nomination to the National Register.
2	Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district	No applicant response	The structure is not included in the 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;	No applicant response	As one of the few remaining waterfront structures that date to Fernandina's period of significance, the loss of the structure would represent a loss the waterfront, as well as the Downtown Historic District.

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;	No applicant response	No evidence of cost to reproduce the structure has been provided.
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	No applicant response	The structure is one of the three remaining structures on the Amelia River waterfront that date to Fernandina's period of significance. 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... <i>"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.</i> <i>The Industrial Vernacular is characterized by the use of:</i> <i>1. Simple geometric forms and simple plans</i> <i>2. Complexity achieved by composition of simple shapes</i> <i>3. Reliance on frame construction of wood, steel, or concrete, or combinations</i> <i>4. Expression of construction through exposed connections</i> <i>5. Building envelope and surfaces of wood, corrugated metal or combinations</i> <i>6. Variety of simple roof forms: gable, shed, hipped, monitor, composite."</i>
6	Whether removal of the structure or site would destroy the historic relationship between structures or open space	No applicant response	Removal of the structure would destroy the relationship between the structure and the fuel dock that it has historically served, although the current fuel dock does not date to the structure's period of significance. It was replaced/reconfigured in the recent past.
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	No applicant response	As a fuel warehouse that dates to the City's period of significance, it represents an opportunity to study Fernandina's local maritime history, economic history, and a style of commercial architecture of the Amelia River waterfront that is almost completely lost.
8	Whether the applicant has made good faith efforts to pursue alternatives to demolition	No applicant response	The applicant has made efforts to work with interested parties seeking to relocate the structure.
9	Whether the applicant will be denied a reasonable return on his or her investment	No applicant response	No evidence has been provided that indicates that 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	No applicant response	No evidence has been provided that demonstrates economic hardship.
11	Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	No applicant response	The Code Enforcement and Appeals Board has not made any recommendations regarding this structure.

STAFF RECOMMENDATION:

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

Staff recommends:

HDC 2020-38 be DENIED.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-38 **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 2020-38, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|---|
| EXHIBIT 1 | HDC 2020-38 Application |
| EXHIBIT 2 | Wood Environmental Asbestos Report (August 31, 2020) |
| EXHIBIT 3 | Photos |
| EXHIBIT 4 | 1926 and 1949 Sanborn Fire Insurance Maps |
| EXHIBIT 5 | FL Master Site File 8NA01185 |
| EXHIBIT 6 | Applicant photos submitted 7.28.2021 & 8.03.2021 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

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

Date Submitted: 8/18/2020

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

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

Fees

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

Basis for Review

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

HDC 2020



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

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

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

As recorded with the Nassau County Property Appraiser

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

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

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

Project Description*

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

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

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

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

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

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

Certification*



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



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

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

Applicant First Name*

Richard

Applicant Last Name*

Higginbotham

Today's Date*

8/18/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

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

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

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

PROPERTY OWNER

SIGNATURE:

NAME:

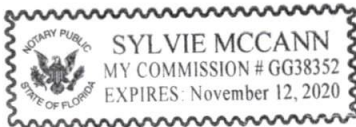
PROJECT NAME/ADDRESS:

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

STATE OF FLORIDA
COUNTY OF NASSAU

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

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



Sylvie McCann
Notary Public, State of Florida

SYLVIE MCCANN

EXP 11/12/2020

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

STATE OF FLORIDA
COUNTY OF NASSAU

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

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

Notary Public, State of Florida

August 31, 2020



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

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

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

Dear Mr. Higganbothan:

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

Background Information

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

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

Exterior

Stucco
Metal Roof/Roll Roofing

Interior Building Materials

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



Sampling and Analysis Procedures

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

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

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

Summary of PLM Results

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

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

Approximate extent of ACM:

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

Conclusions

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



Recommendations

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

Qualifications of the Report

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

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

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

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner



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

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



APPENDIX A

BULK SAMPLE ANALYSIS RESULTS (PLM)

August 19, 2020

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

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

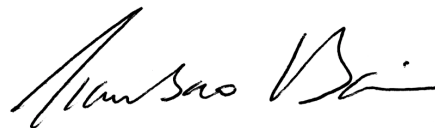
Dear Customer:

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

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

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

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director



CEI

AMENDED

ASBESTOS ANALYTICAL REPORT

By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

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

LAB CODE: B204204

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

REPORT DATE: 08/19/20

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 4



CEI

AMENDED

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

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

LAB CODE: B204204

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

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

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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

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

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

ASBESTOS BULK PLM, EPA 600 METHOD

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

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

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

REPORTING LIMIT: <1% by visual estimation

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

REGULATORY LIMIT: >1% by weight

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

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

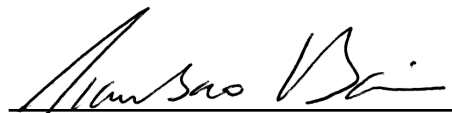
Information provided by customer includes customer sample ID and sample description.

ANALYST:



Miguel Angel Maysonet

APPROVED BY:



Tianbao Bai, Ph.D., CIH
 Laboratory Director

AMENDED due to Client Typographical Error -
 Incorrect Project Name





CEI

CHAIN OF CUSTODY

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

LAB USE ONLY:

CEI Lab Code:

CEI Lab I.D. Range:

B204204

B374052-B374073

22

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

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK X22	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600	☐	☐	☐	☐	☐	☐
PLM BULK	CARB 435	☐	☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16	☐	☐	☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	IN-HOUSE METHOD	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:



☒ Accept Samples

☐ Reject Samples

Relinquished By:

Date/Time

Received By:

Date/Time

8/11/20 6pm

6 8/12 10:00

Samples will be disposed of 30 days after analysis

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

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

Page 2 of 2
Version: CCOC.01.18.2/2.LD



CEI

SAMPLING FORM

B204204

COMPANY/CONTACT INFORMATION

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

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

Carly Johnson

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

EXTERNAL EMAIL*

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

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

EXTERNAL EMAIL*

Carly,

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

New 6783-20-5009

Many Thx

Jim

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

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

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

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

Thank you for choosing Eurofins CEI.

Eurofins CEI
730 SE Maynard Rd

APPENDIX B

SURVEYORS CERTIFICATIONS

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

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

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

Asbestos Refresher: Inspector Online

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

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

04/22/2020

Certificate #: 210135-1140

Exam Date: 04/22/2020

EPA accreditation expires: 04/22/2021

Principal Instructor: Brian Duchene, PE, LAC

CEUs: 0.4

FBPR LAC: #0000995; Course ## 0006389

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

Carol Hinton

Carol Hinton, Associate Director



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



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

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

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION



PHOTO 1: Front View: Warehouse side of Structure



PHOTO 2: Side View: Entry to Office Area.



PHOTO 3: Structure Side.



PHOTO 4: Structure Crawlspace.



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

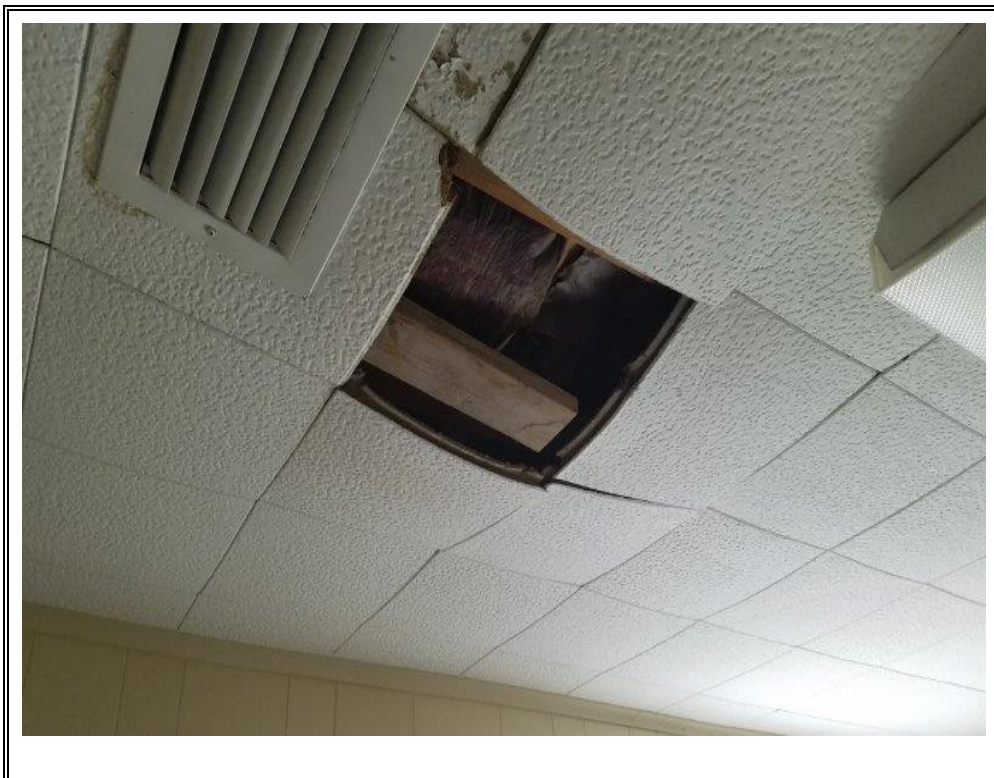


PHOTO 6: Samples 3 & 4: 1'x 1' Ceiling Tiles: Rough.

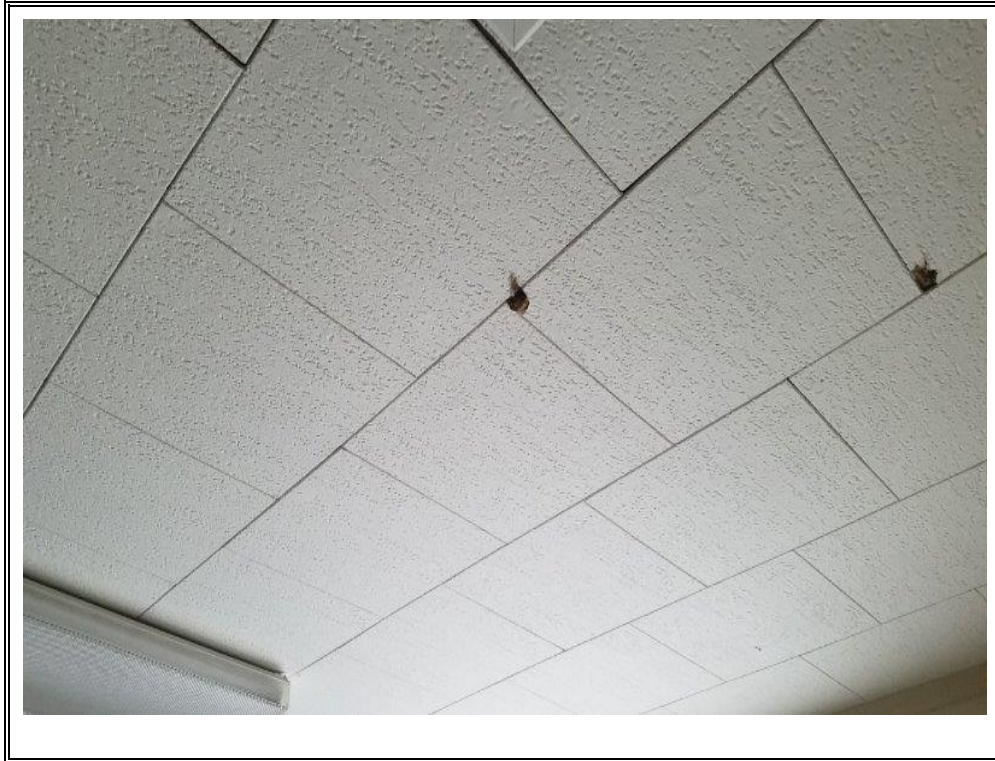


PHOTO 7: Samples 4 & 5: 1' x 1' Ceiling Tiles" Dimpled.

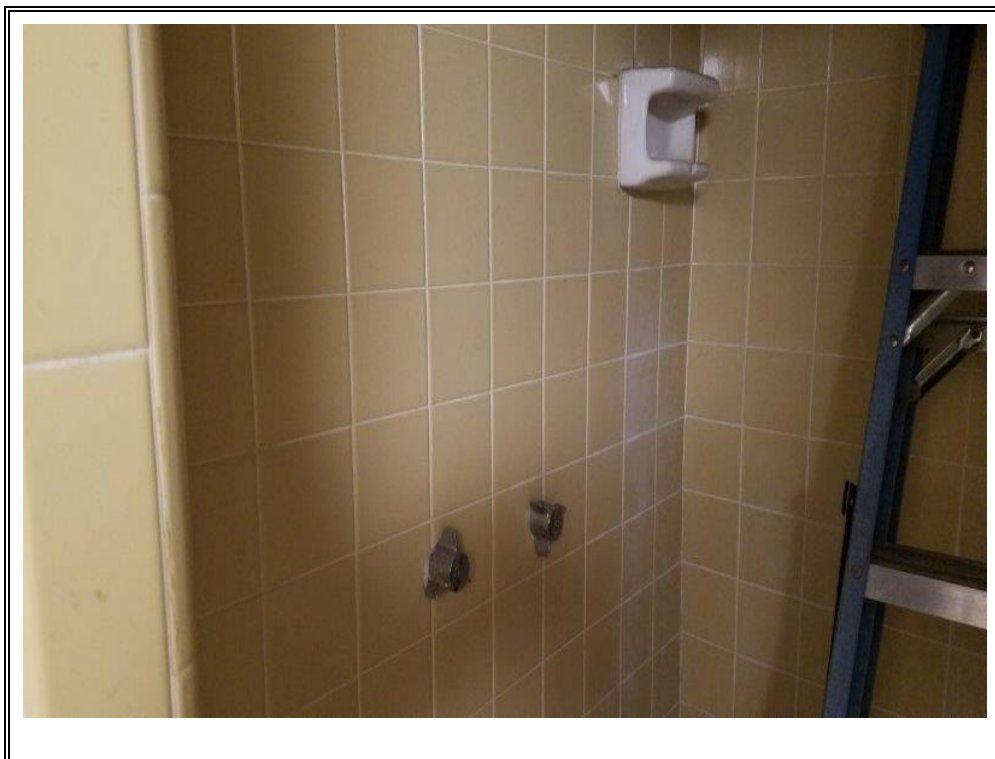


PHOTO 8: Sample 7: Shower Ceramic Wall Tile Grout.

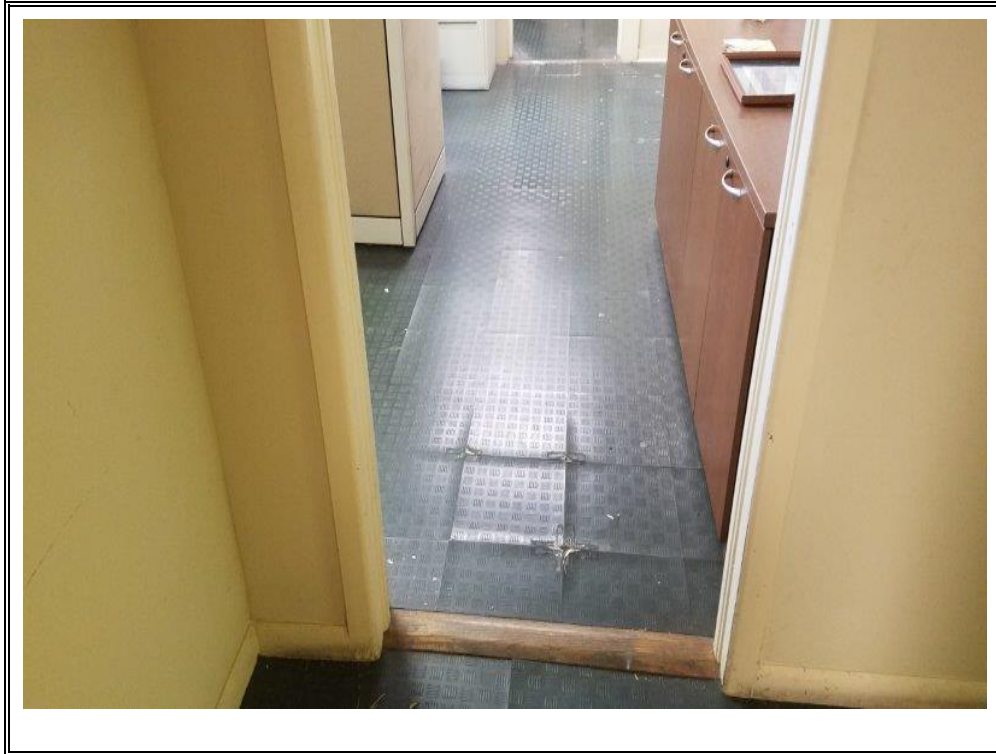


PHOTO 9: Samples 8 & 9" 12" Floor Squares.

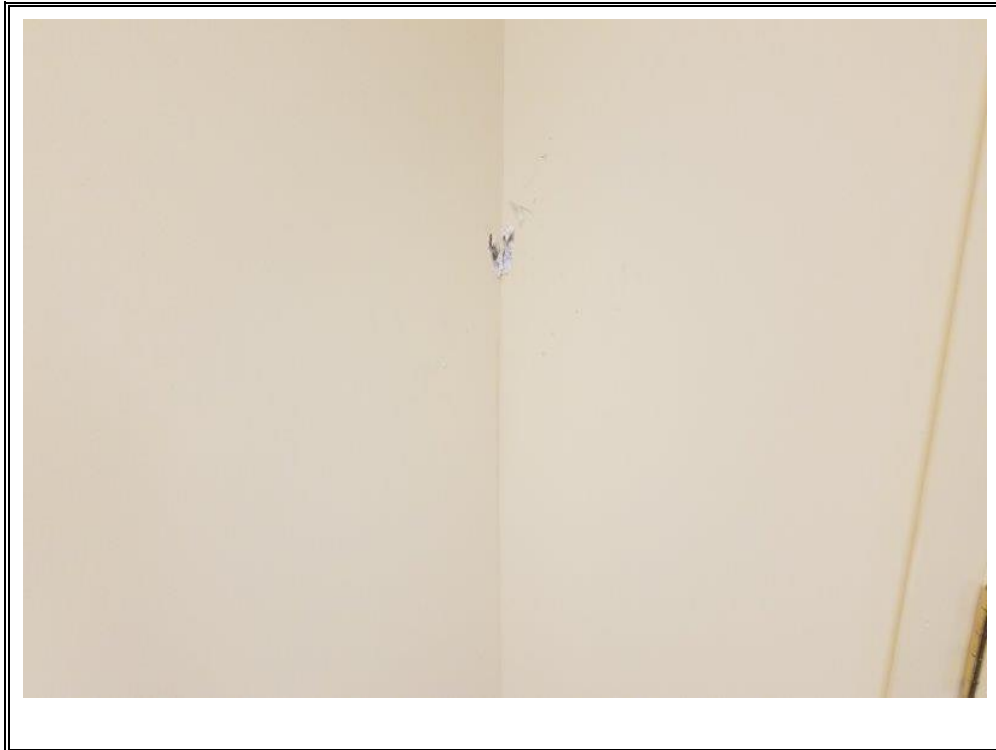


PHOTO 10: Samples 10: Drywall/Joint Compound.

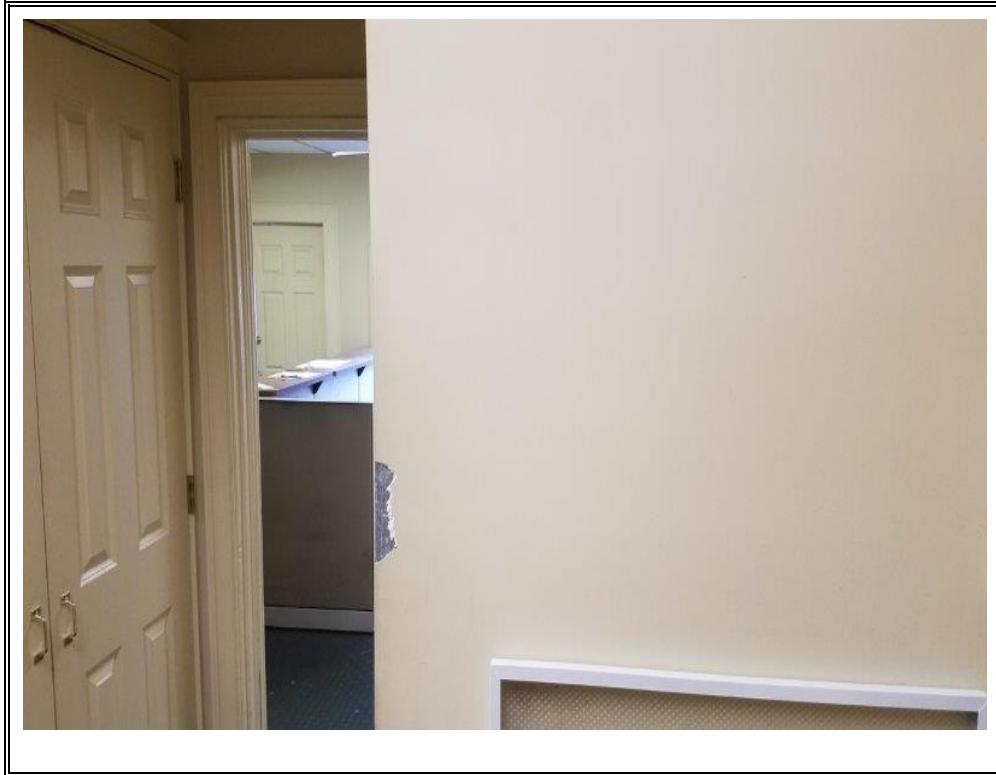


PHOTO 11: Sample 11: Drywall/Joint Compound.

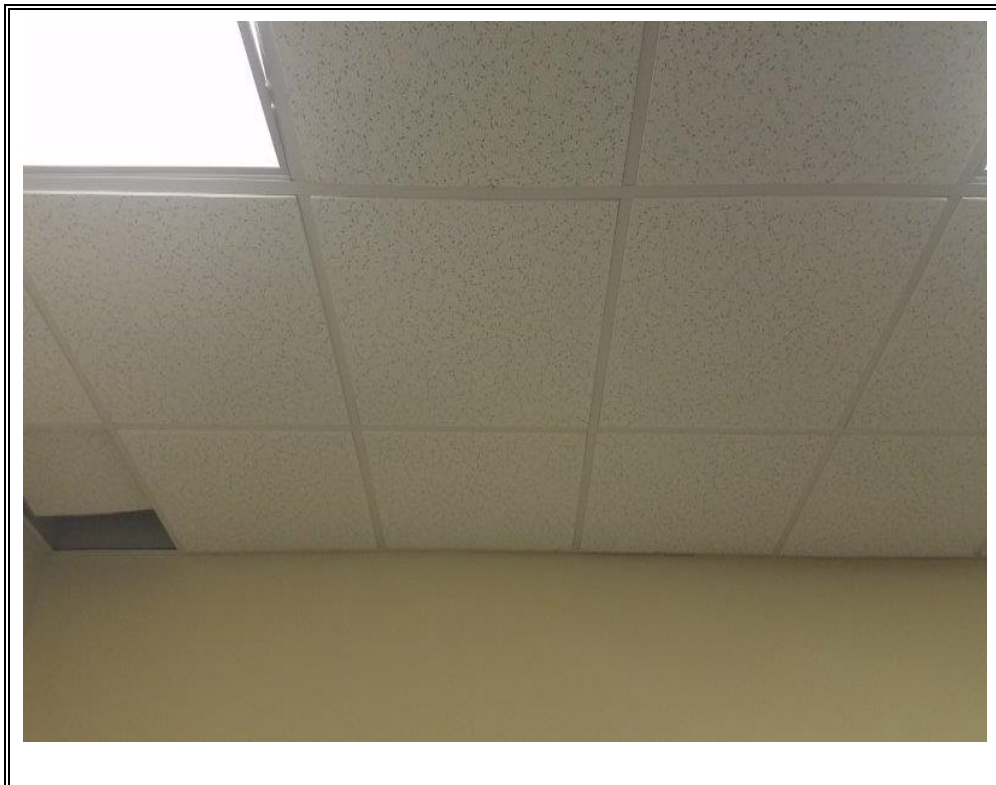


PHOTO 12: Samples 112 & 13: 2' x 2' Ceiling Panels.



PHOTO 13: Office Area Attic View.



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



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



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

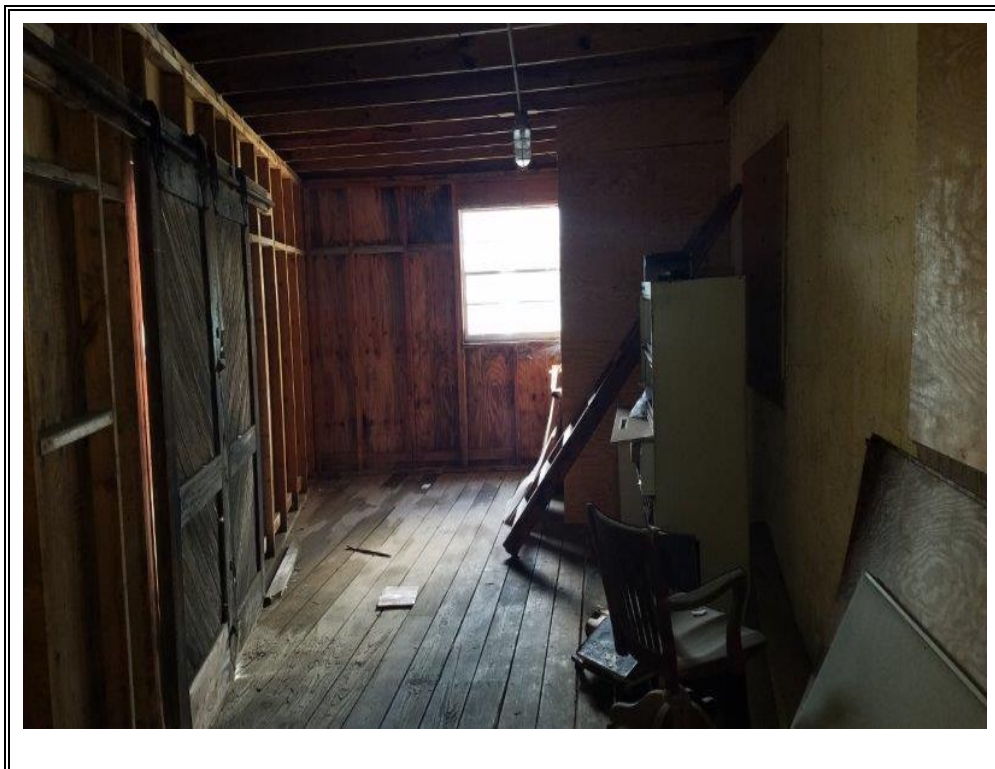


PHOTO 17: Warehouse View.



PHOTO 18: Sample 18: Wall Stucco in Warehouse.

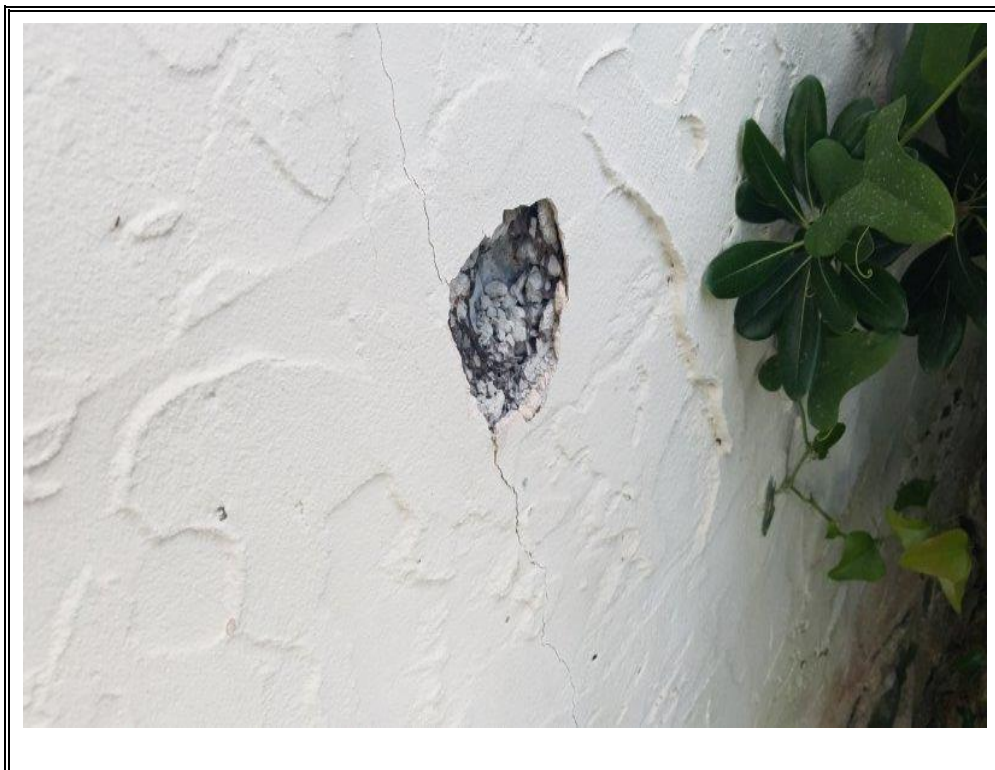


PHOTO 19: Sample 19: Exterior Wall Stucco at Office Entry.



PHOTO 20: Sample 120: Exterior Window Frame Sealant.

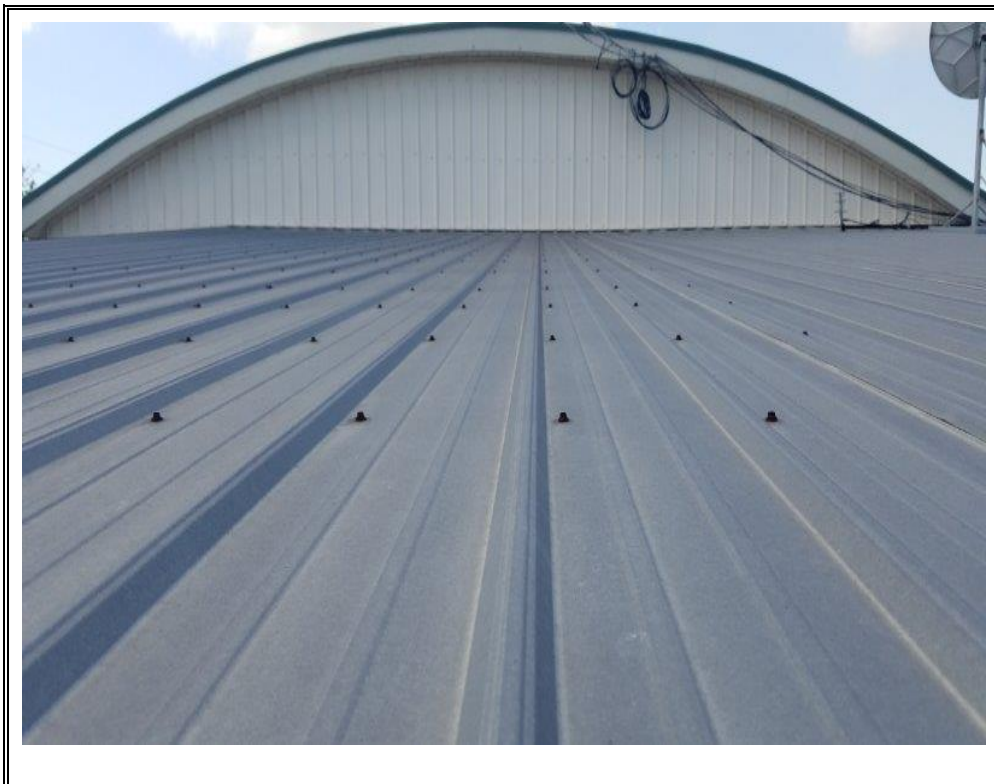


PHOTO 21: Metal Roof Section

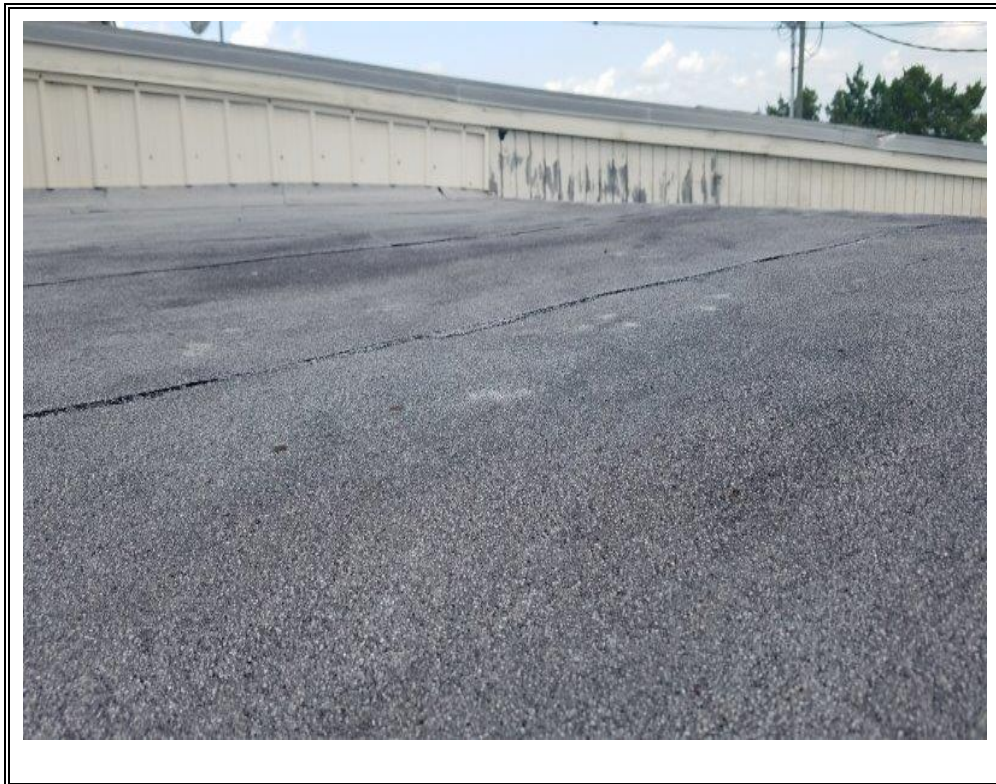


PHOTO 22: Samples 21 & 22: Roll Roofing.



PORT CONSOLIDATED, INC.
No
Trespassing















NO
SMOKING

OFFICE
IN
BACK
→













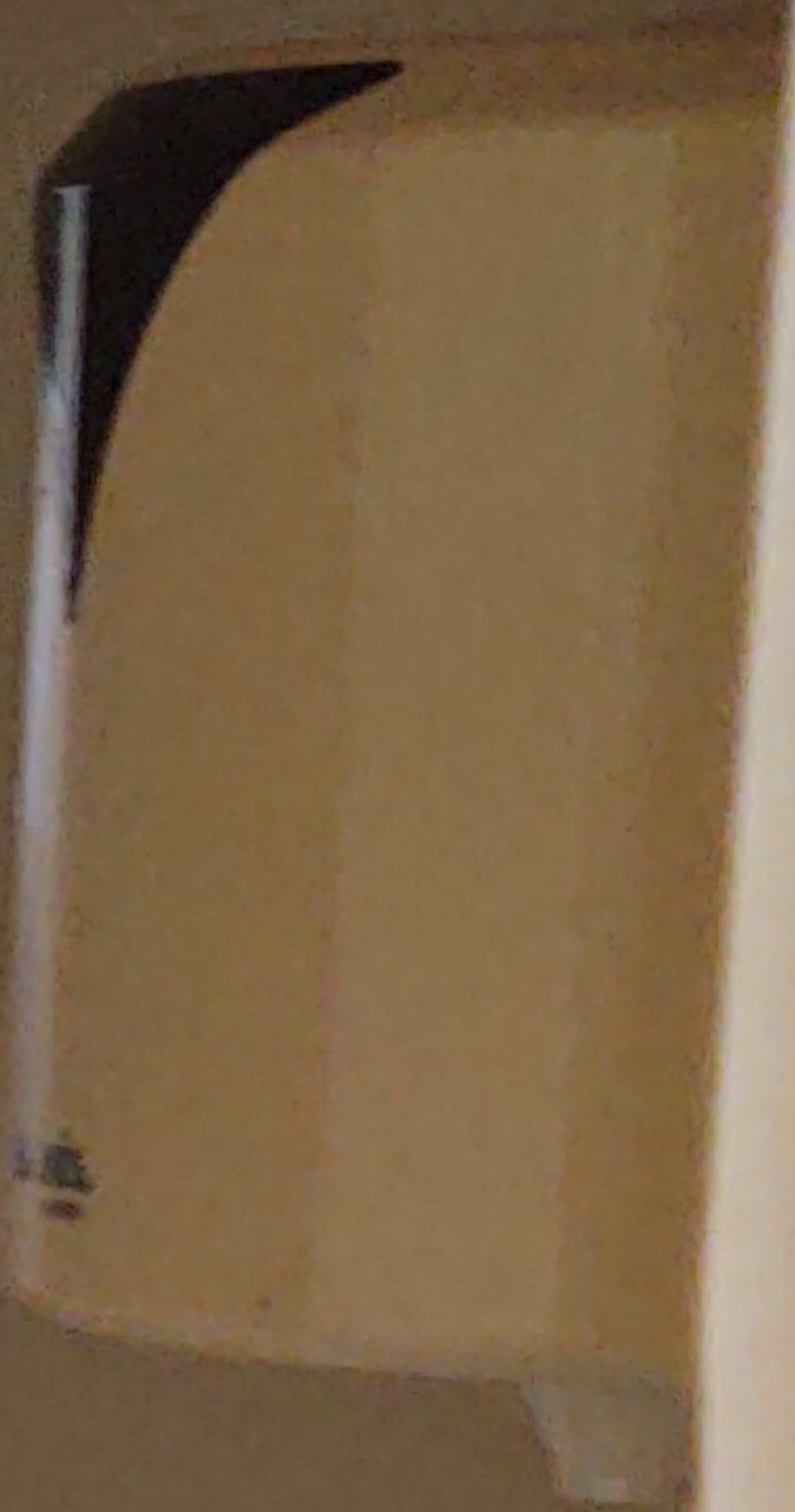






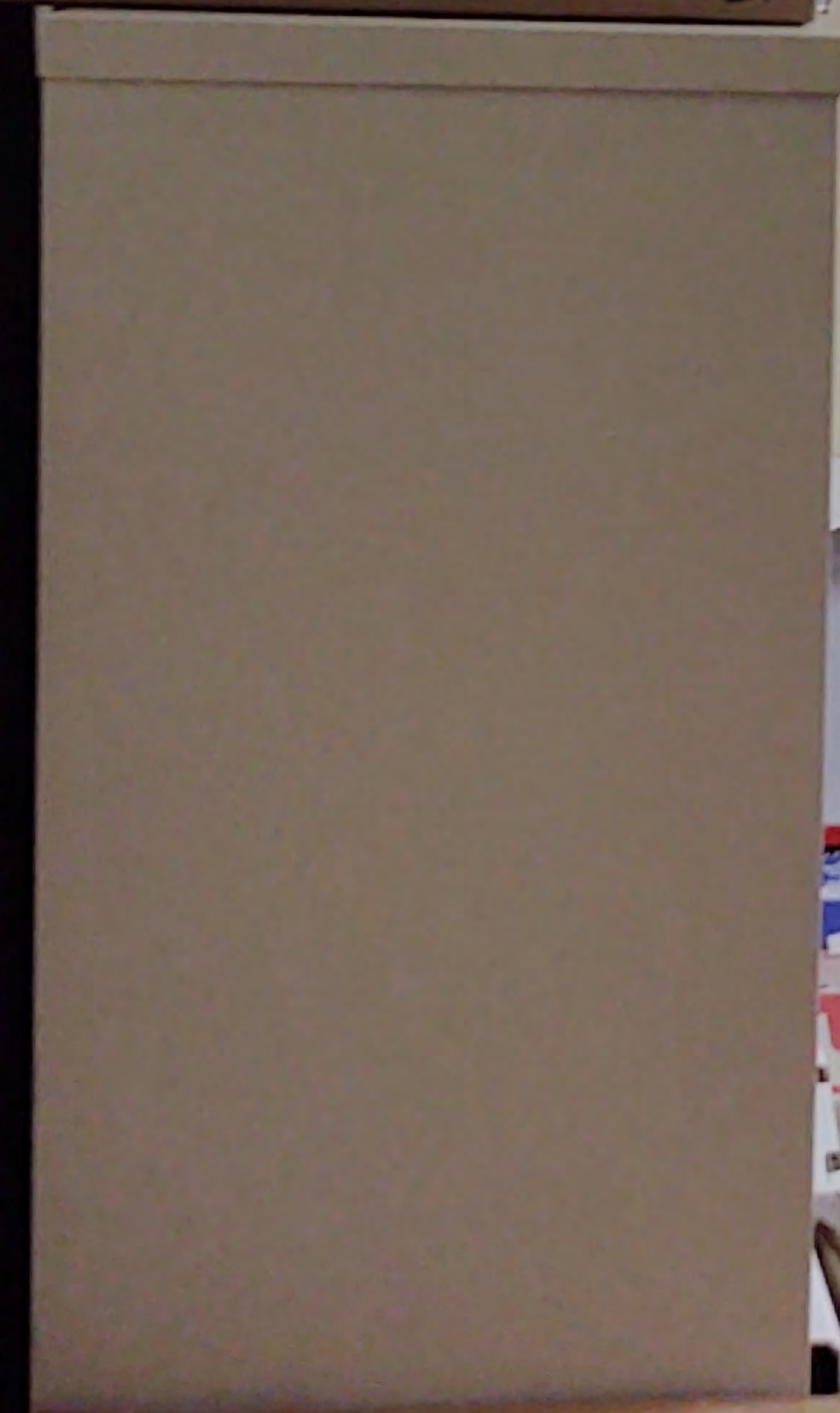
















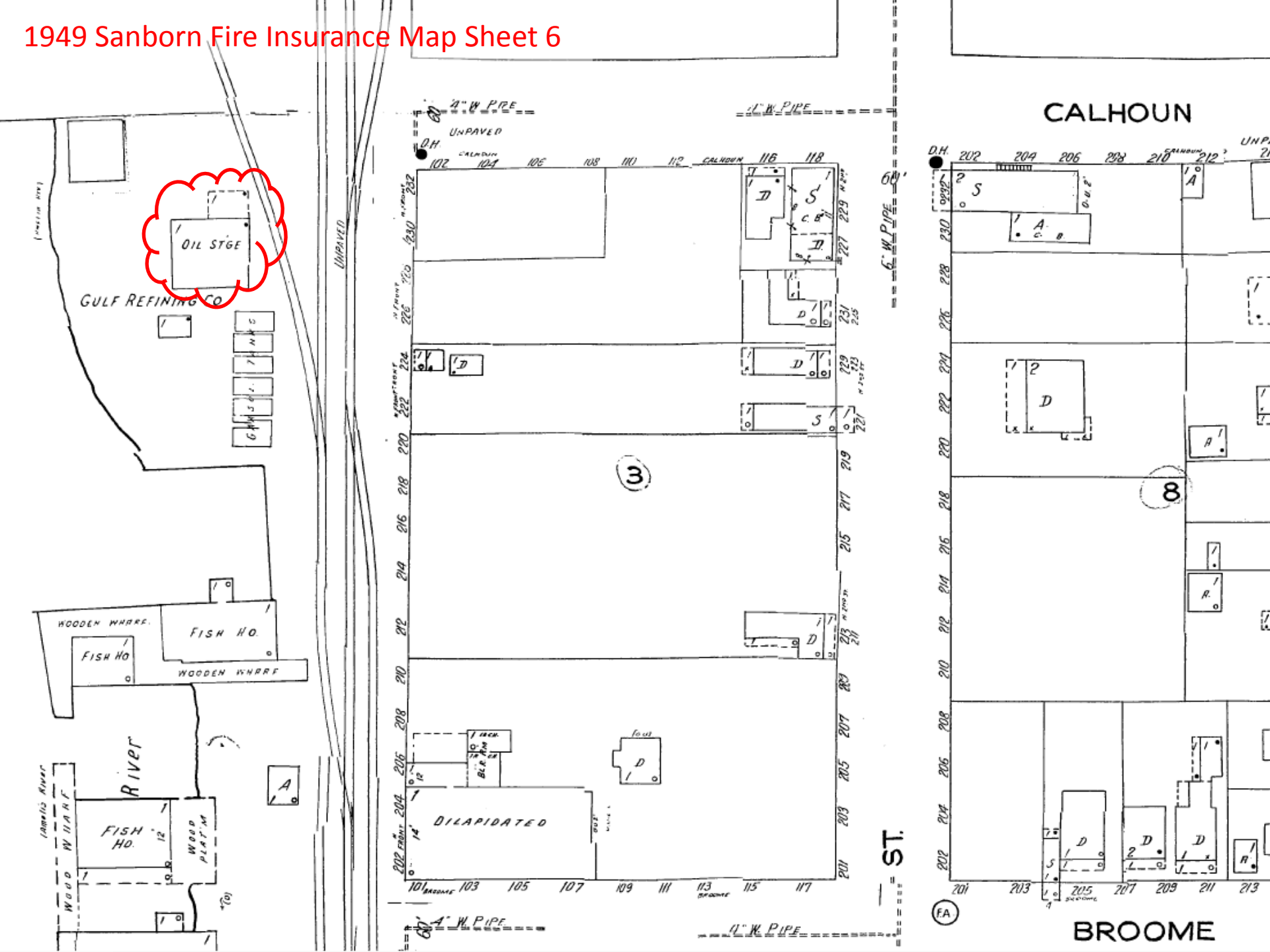


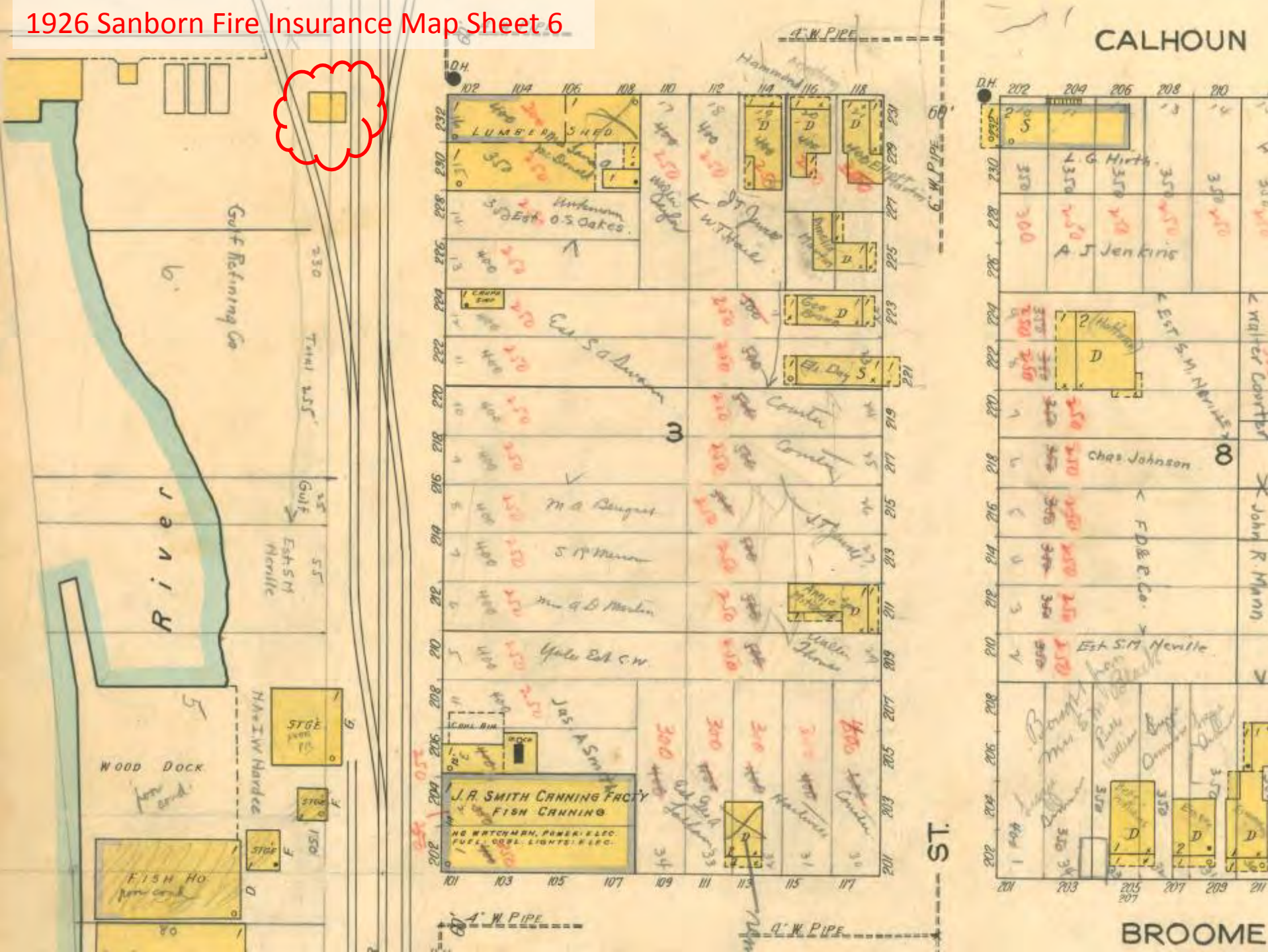






1949 Sanborn Fire Insurance Map Sheet 6







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

First Site Form Recorded for this Site? YES

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

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

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

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

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Industrial Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) >> Light wood frame

Other Structural System(s) _____

Foundation Type(s) >> Slab

Other Foundation Types _____

Foundation Material(s) >> Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) >> Cone

Other Roof Type(s) _____

Roof Material(s) >> Sheet metal: corrugated

Other Roof Material(s) _____

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

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01185

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

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

Narrative Description (optional) _____

HISTORY

Construction year 1926

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

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

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA01185

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 6/17/2007

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"

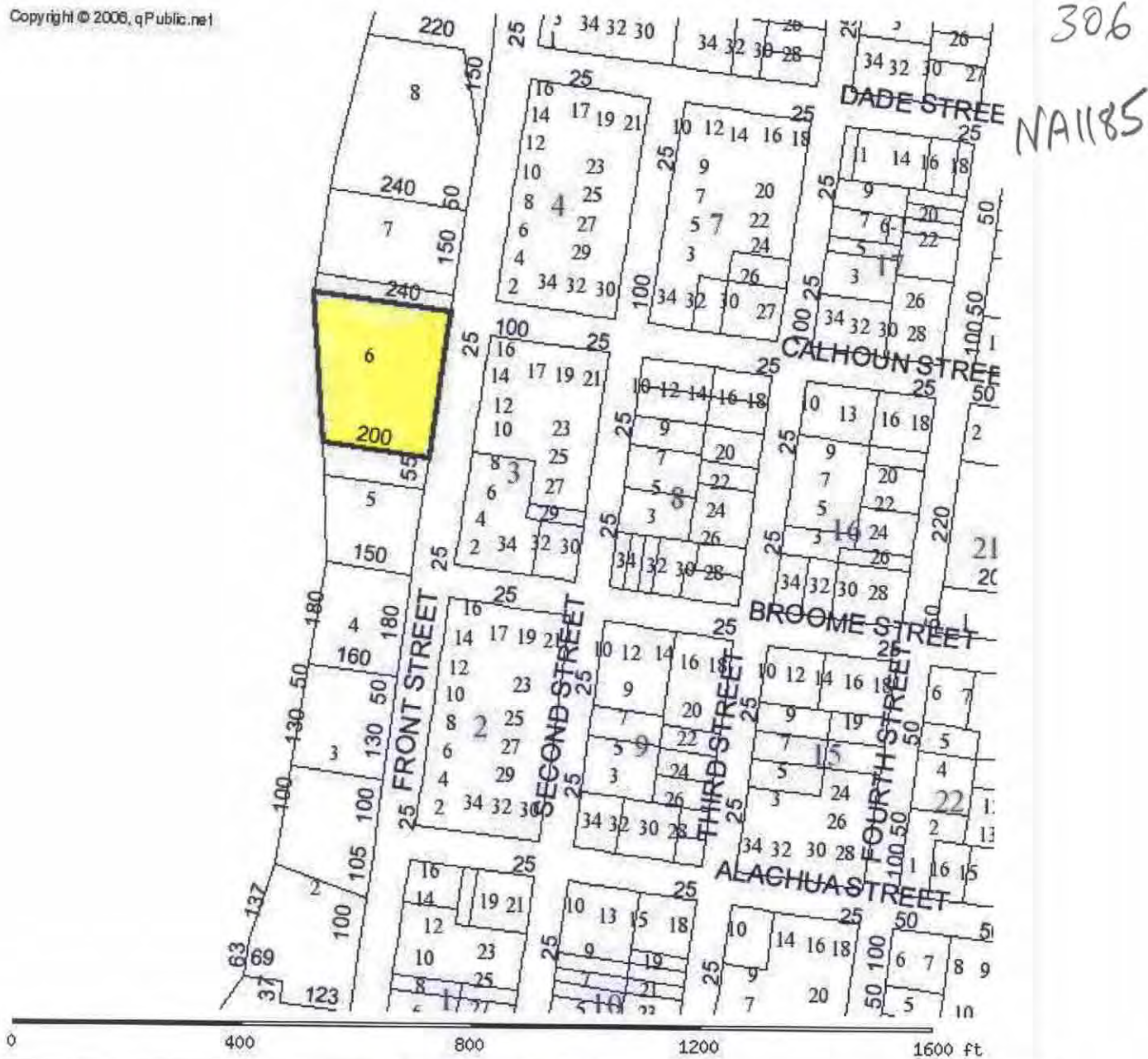
NA01185-200703

Supplementary Printout

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

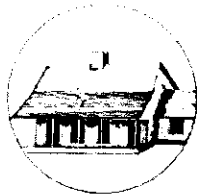


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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1760-0006-0000
GIS CALCULATED ACREAGE	1.25
Property Use	WHOLESALE
Land Use	INDUSTRIAL
OWNERSHIP INFORMATION	
Name	NASSAU DISTRIBUTION COMPANY
Mailing Address	POO BOX 1405 FERNANDINA BEACH, FL 320351405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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Recorder # _____

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

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

Multiple Listing (DHR only) _____

Survey Project Name Fernandina Beach Historic Resource Survey Update

Survey # (DHR only) _____

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

LOCATION & MAPPING

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

HISTORY

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

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

Current Use Commercial

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

Other Use _____

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

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

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

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

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

DESCRIPTION

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

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

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

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

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☐ yes ☒ no ☐ insufficient information

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

Required Attachments

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.



DANGER
RESTRICTED AREA

Florida
Petroleum

OFFICE
IN
BACK



NO
SMOKING

OFFICE IN
BACK

























HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-18
AUGUST 19, 2021

Owner/Applicant:	Moser Design Group, agent for Kerrie Campbell, owner
Property Address:	Block 7, Lot 8 and 6 San Fernando Street (Old Town)
Requested action:	Certificate of Approval (COA) to construct a 2-story accessory dwelling and 1-story accessory structure.
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

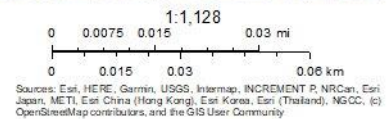
All required application materials have been received. All fees have been paid. All required notices have been made.

BLK Lots 6 & 8 San Fernando St (Old Town)



July 29, 2021

911 Address Labels



2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a 2-story, single-family home and a 408sq ft screened pavilion accessory structure.

This case was continued from the July 15, 2021 regular meeting of the HDC due to a concern about the porch encroachment into the side yard view corridor. The applicant has submitted a statement addressing how the proposal is compliant with guidelines and Land Development Code as well as examples of where the HDC has interpreted the guidelines to allow the encroachment of connecting elements into side yard view corridors.

APPLICABLE GUIDELINES:

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

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

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

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

ANALYSIS:

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

Staff has reviewed the applicants justification for the porch encroachment into the side-yard view corridor and finds it compatible with the guidelines and previous interpretations of this type of encroachment by the HDC.

STAFF RECOMMENDATION:

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

Staff recommends: **APPROVAL of HDC 2021-18**

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDC-2021-18 **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 2021-18, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDC 2021-18 Application and Backup Materials
- EXHIBIT 2 HDC 2021-18 Plans & Elevations
- EXHIBIT 3 HDC 2021-18 Applicant Position Statement and Exhibits

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7297

Date Submitted: 5/6/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

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*

Block 7, Lots 8 & 10 San Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0007-0060, 00-00-31-1580-0007-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Kerrie Lee

Last Name*

Campbell

Mailing Address*

8115 Kerry Lane

City*

Chewy Chase

State*

MD

Zip Code*

20815

Telephone Number*

240-838-8890

E-mail Address*

kcampbell@kcamlaw.com

OWNER'S AGENT

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

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

Yes

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17A Market

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This project consists of a primary structure and outbuilding located on Block 7, Lots 10 and 8 respectively. The primary structure is 34'-1" tall from finished grade to the peak of the roof. It's designed to have a side, west-facing porch which orients to both San Fernando Street as well as the courtyard where the outbuilding is located. The hipped roof, overhangs, exposed rafters, and architectural detailing are compatible with the local vernacular, both historically, and contextually. Additionally, the size, mass, scale and proportions of the form are compatible with the surroundings. The outbuilding is a summer kitchen facing into the courtyard, with storage and an outdoor shower on the rear. The hipped roof is designed to be compatible with, but subservient to, the primary structure.

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

Design Vision Statement*

The Vision for this house and outbuilding was to seamlessly integrate into the historic and neighboring context. These are designed to be fabric buildings that address the public realm of the street as well as the semi-public and private realms of the lots. The architecture is inspired by the region, and the simple forms and traditional detailing are informal and are rooted in the cracker-style architecture of North Florida.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Hardie

Product Description

Smooth lap siding w/ 5" exposure

Color

TBD

(Name/Number)

DOORS

Manufacturer

Marvin

Product Description

Elevate, FL4809-R20

Include FL Product Approval # for Windows and Doors

Color

Mahogany, TBD

(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

Elevate, FL5545-R8

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v Metal

Color

Galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Smooth finish

Color

SW Pure White 7005

(Name/Number)

FOUNDATION

Manufacturer

Field Built

Product Description

Stucco

Color

TBD

(Name/Number)

SHUTTERS

Manufacturer

TBD

Product Description

Fiberglass Composite

Color

TBD

(Name/Number)

PORCH/DECK

Manufacturer

TBD

Product Description

Tongue and Groove Composite Wood

Color

TBD

(Name/Number)

FENCING

Manufacturer

Field Built

Product Description

PT Wood Living Fence

Color

Charleston Green

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Brick

Product Description

Brick to match 907 San Fernando

Color

Match 907 San Fernando

(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

Campbell HDC Review
Set.pdf

Upload 2

campbell deed.pdf

Upload 3

Owners Authorization for
Agent Representation
signed.pdf

Upload 4

San Fernando 907
SURVEY lots 8 10
(002).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*

Lauren

Applicant Last Name*

Kelly

Today's Date*

5/6/2021



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:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-457

General Warranty Deed

Made this June 24, 2020 A.D. By Kiernan Morrow, an unmarried man, whose post office address is: 10800 Cibola Loop NW, Apt. 3011, Albuquerque, New Mexico 87114, hereinafter called the grantor, to Kerrie Lee Campbell, a married woman, whose post office address is: 8115 Kerry Lane, Chevy Chase, Maryland 20815, hereinafter called the grantee:

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

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

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

Lot 8, Block 7, of OLD TOWN.

Lot 10, Block 7, of OLD TOWN.

Parcel ID Number: 00-00-31-1580-0007-0100

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

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

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

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-457

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

Signed, sealed and delivered in our presence:



Witness

Printed Name: Kenneth Thomas



Kiernan Morrow

Address: 10800 Cibola Loop NW, Apt. 3011,
Albuquerque, New Mexico 87114

(Seal)



Witness

Printed Name: Jerry Sene

Address:

(Seal)

State of New Mexico

County of Sandoval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2020, by Kiernan Morrow, an unmarried man, who is/are personally known to me or who has produced a Driver's License as identification.



Sean McInturff
Notary Public
Print Name: Sean McInturff

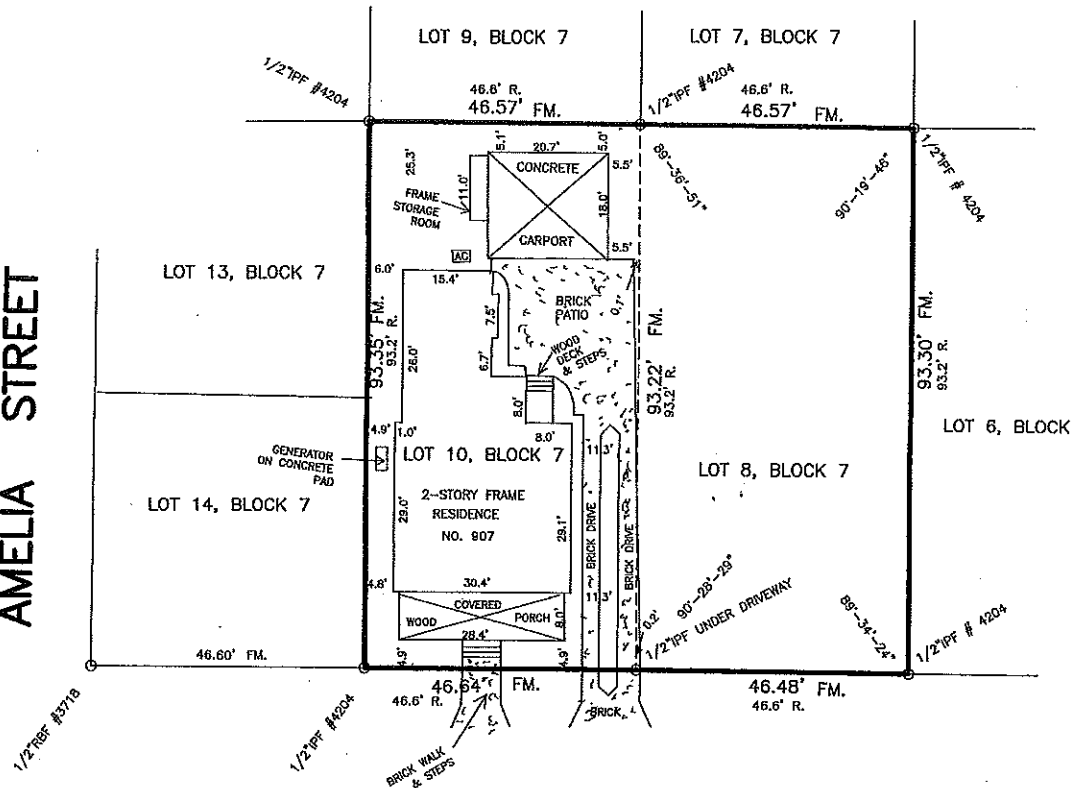
My Commission Expires: 07/17/2024

MAP SHOWING BOUNDARY SURVEY OF
LOT 8 AND 10, BLOCK 7, OLD TOWN,

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

CERTIFIED TO:
KERRY LEE CAMPBELL,
FIRST PORT CITY BANK,
FIRST AMERICAN TITLE INSURANCE COMPANY,
ANDREA F. LENNON, P.A.

AMELIA STREET



SAN FERNANDO STREET

INTERIOR ANGLE AT LOT CORNER
NORTHEAST CORNER OF LOT 10 90°-20'-00"
NORTHWEST CORNER 89°-42'-30"
SOUTHWEST CORNER 90°-07'-58"
SOUTHEAST CORNER OF LOT 10 89°-49'-32"

46.6' R/W (SHELL)

COASTAL LAND SURVEYORS

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

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

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 02290
DATED 8/2/17

DATE OF SURVEY: JUNE 8, 2020

SCALE 1"=20'

JOB NO. 2008-13 F.B. 356

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF POWER LINE - P-
IRON PIPE SET - IPS PLAT - P.
RE/BAF FOUND - RBF FIELD MEASURED - FM.
NOT TO SCALE - NTS RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL POWER POLE - O.
CONCRETE MONUMENT FOUND - CMF CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF FENCE - F.
RIGHT-OF-WAY - R/W POINT OF TANGENCY OF REVERSE CURVE - PRC
POINT OF CURVE - PC POINT OF TANGENCY OF REVERSE CURVE - PRC
CENTERLINE - C OFFICIAL RECORDS BOOK - O.R.B.

TERMS OF PURCHASE AND USE:

These terms and conditions are between the purchaser (referred to herein as "Purchaser") of a one time license to use these plans (referred to herein as "Plans") and Moser Design Group, Inc (referred to herein as "Moser"). The Purchaser of the one time license of these Plans acknowledges and agrees that it has read, accepts, and will comply with the following terms and conditions.

In consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. General Notes.
- a. Moser grants the Purchaser a limited license to use these copyrighted Plans for the construction of no more than one home or dwelling unit.
- b. Purchaser may change or modify the Plans, thereby creating a derivative work of the Plans. However, Moser retains full right and title to any such derivative work. Additionally, Purchaser accepts full and complete liability for the accuracy and overall integrity of any derivative works created from the Plans.
- c. Purchaser may loan the Plans to associates and subcontractors for their use in assisting Purchaser with construction of the one dwelling allowed herein. However, Purchaser may not otherwise transfer or sell the Plans or any derivative works of the Plans, or any reproductions or rights thereto.
- d. Purchaser's purchase of the one time license of these Plans does not transfer any right, title, or interest in the Plans or the copyright therein to Purchaser except as specifically set forth in this agreement. Furthermore, Purchaser acknowledges that Moser will be greatly damaged should Purchaser breach the terms of this agreement.
- e. At the time the Plans were prepared, every effort was made to ensure that these Plans and specifications meet nationally recognized codes. The Plans conform to most national building codes. Because building codes vary from area to area, however, some drawing modifications and/or the assistance of a registered design professional may be necessary to comply with your local codes or to accommodate specific building site conditions. We advise you to consult with your local building official for information regarding codes governing your area. Heating, air conditioning and electrical layouts are not included. Consult a local mechanical and electrical contractor for systems suitable for your local conditions.

2. Disclaimer. PURCHASER ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. MOSER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE USE OF THE PLANS TO CONSTRUCT A HOME OR OTHER STRUCTURE. TO THE FULL EXTENT PERMISSIBLE BY APPLICABLE LAW, MOSER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OR OTHER PROPRIETARY RIGHTS. MOSER WILL NOT BE LIABLE FOR ANY DAMAGES OF ANY KIND ARISING FROM THE USE OF THESE PLANS, INCLUDING, BUT NOT LIMITED TO DIRECT, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, CONSEQUENTIAL DAMAGES OR DAMAGES RESULTING FROM PERSONAL INJURY OR LOSS OF PROPERTY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE OF THESE PLANS, OR THE INABILITY TO USE THESE PLANS, OR ANY PORTION THEREOF, WHETHER BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, EVEN IF MOSER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

3.Release and Indemnification. Purchaser hereby releases Moser for any damages, liabilities or claims based upon Purchaser's use of these Plans. Purchaser agrees to defend, indemnify and hold harmless Moser for any damages, liabilities or claims, including reasonable attorneys' fees, arising out of or based upon Purchaser's use of these Plans.

4.Copyrights. These Plans are protected by United States copyright law (Title 17, United States Code) and various international agreements (referred to herein as "Copyright Laws"). Moser grants to the Purchaser of these Plans a limited license to use the Plans for the sole purpose of constructing one (1) home, including the right to modify the Plans as deemed necessary or desired by the Purchaser or its representatives in connection with the construction of the one (1) home. Any modifications to the Plans constitute a derivative work under the Copyright Laws. The Copyright Laws prohibit any use of these Plans, any derivative works based upon these Plans, or any portion of the foregoing, to construct any home or other structure beyond the one-time use authorized herein, or any duplication, display, publication, sale, lease or distribution of these Plans, any derivative works based upon these Plans, or any portion of the foregoing, without the prior written consent of Moser. Purchaser acknowledges and agrees that all rights, title and interest in the Plans, any derivative works based on the Plans, and the copyrights therein, are owned by Moser. All rights reserved.

5.Scope of Plans and Professional Assistance. These Plans provide ideas and concepts and are not intended to be complete in all respects and details. For example, the Plans do not specify or cover many requirements necessary to construct a home or other structure, including electrical, plumbing, and heating ventilating and air conditioning specifications and schematics, as well as construction related requirements such as nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other items and details. The Plans should be reviewed by a licensed architect, builder and/or engineer prior to the start of construction. It is the Purchaser's responsibility to provide or obtain standard construction detailing and practices, which will provide a structurally sound and weatherproof finished home. The Purchaser or its licensed construction representatives shall resolve any discrepancies or problems perceived prior to starting construction. Any use of these Plans, or modifications thereto, by the Purchaser or the Purchaser's licensed construction representatives is performed at their own risk.

6.Local Building Requirements. Building codes, zoning requirements, ordinances, building regulations and construction standards may vary because of the differences in geography and climate. Each state, county and municipality has its own building codes, zoning requirements, ordinances, building regulations and construction standards, as well as requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters (referred to herein as "Local Requirements"). The Plans may need to be modified to comply with the Local Requirements applicable to the Purchaser's building site. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the Plans comply with these Local Requirements governing the Purchaser's building site, and, if necessary, to make any modifications or verifications to the Plans as required to comply with these Local Requirements.

7.Additional Plans and Specifications Required. These Plans do not include any plumbing, heating or air conditioning specifications or plans due to the wide variety of Local Requirements and climatic conditions that may be applicable. A licensed electrical engineer, mechanical engineer and/or builder should provide such specifications or plans, as may be required for permits and construction. The foundation plan and associated details contained in the Plans are provided as a basic guide for a typical spread footing and crawl space and conventional wood framed system. It is the Purchaser's responsibility to have a licensed architect, builder or licensed engineer review these Plans and, if deemed necessary, provide a site-specific foundation design. It is also the Purchaser's responsibility to check, or have a licensed architect, builder or engineer check, all plan dimensions and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may require modifications to the Plans to revise the dimensions and details. Varying Local Requirements, foundation requirements and the addition of electrical and mechanical plans may also change details of these Plans and/or require modifications to the Plans.

8.Construction Materials and Installation. Names of articles, components, material, equipment and manufacturers shown on these Plans do not represent any endorsement or recommendation by Moser. The final selection of the articles, components, material, equipment and manufacturers to be used is the responsibility of the Purchaser, as is the proper installation of such items. Moser has no control over, or responsibility for, the selection, installation, or use of such items. It is the Purchaser's responsibility to assure that all manufactured articles, components, material, and equipment to be used in the construction of a home or structure based upon the Plans are of good quality and are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned properly and as directed by the manufacturers of such items. The use of a different articles, components, material, and equipment may change details of the Plans and/or require modifications to the Plans.

- 9.General.
- (a)Moser reserves the right to make changes to its Plans from time to time. Therefore, Moser does not warrant that the Plans will match any marketing, website or catalog images that the Purchaser may have reviewed and/or consulted prior to ordering the Plans.
- (b)Purchaser agrees that no joint venture, partnership, employment or agency relationship exists between Purchaser and Moser as a result of these terms and conditions or Purchaser's use of these Plans.
- (c)Moser's performance of these terms and conditions is subject to existing laws and legal process and nothing contained in these terms and conditions shall derogate or impair Moser's right to comply with law enforcement requests or requirements relating to Purchaser's use of these Plans or information provided to or gathered by Moser with respect to such use.
- (d)These terms and conditions constitute the entire agreement between Purchaser and Moser with respect to the Plans. These terms and conditions supersede all prior or contemporaneous communications and proposals, whether electronic, oral or written, between Purchaser and Moser with respect to the Plans. No modification of these terms and conditions shall be effective unless it is authored by Moser, or unless it is physically signed by Moser. Any alleged waiver of any breach of these terms and conditions shall not be deemed to be a waiver of any future breach. A printed version of these terms and conditions and/or of any notice given by Moser in electronic form shall be admissible in judicial or administrative proceedings based upon or relating to these terms and conditions or Purchaser's use of the Plans to the same extent and subject to the same conditions as other business documents and records originally generated and maintained by Moser in printed form.

- 10.Controlling Law.
- (a)Purchaser agrees that these terms and conditions and its use of the Plans are governed by the laws of the State of South Carolina, USA. Purchaser hereby consents to the exclusive jurisdiction and venue of the courts, tribunals, agencies and other dispute resolution organizations in Beaufort, South Carolina, USA in all disputes (a) arising out of, relating to, or concerning the Plans and/or these terms and conditions, (b) in which the Plans and/or these terms and conditions are an issue or a material fact, or (c) in which the Plans and/or these terms and conditions is referenced in a paper filed in a court, tribunal, agency or other dispute resolution organization.
- (b)Use of the Plans is unauthorized in any jurisdiction that does not give full effect to all provisions of these terms and conditions, including without limitation this paragraph and the warranty disclaimers and liability exclusions above. Moser has endeavored to comply with all legal requirements known to it in creating and distributing these Plans, but makes no representation that the Plans are appropriate or available for use in any particular jurisdiction. Use of the Plans is unauthorized in any jurisdiction where all or any portion of the Plans may violate any legal requirements and Purchaser agrees not to use the Plans in any such jurisdiction. Purchaser is responsible for compliance with applicable laws. Any use in contravention of this provision or any provision of these terms and conditions is at Purchaser's own risk and, if any part of these terms and conditions is invalid or unenforceable under applicable law, the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision and the remainder of these terms and conditions shall govern such use.

- 11.DISPUTE RESOLUTION.
- (a) WITH THE PRIOR AGREEMENT OF MOSER, ANY CLAIM, DISPUTE OR CONTROVERSY ARISING OUT OF, RELATING TO OR CONCERNING THE PLANS AND/OR THESE TERMS AND CONDITIONS SHALL BE DECIDED BY BINDING ARBITRATION IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION AND ANY SUCH ARBITRATION PROCEEDINGS SHALL BE BROUGHT AND HELD IN BEAUFORT, SOUTH CAROLINA, USA. THE DECISIONS OF THE ARBITRATORS SHALL BE BINDING AND CONCLUSIVE UPON ALL PARTIES INVOLVED AND JUDGMENT UPON ANY AWARD OF THE ARBITRATORS MAY BE ENTERED BY ANY COURT HAVING COMPETENT JURISDICTION. THIS PROVISION SHALL BE SPECIFICALLY ENFORCEABLE IN ANY COURT OF COMPETENT JURISDICTION.
- (b) ALTERNATIVELY, IF ARBITRATION CLAUSE IS DEEMED INVALID, PURCHASERS HEREBY CONSENTS TO EXCLUSIVE JURISDICTION AND VENUE IN SOUTH CAROLINA.

- GENERAL NOTES
1. Do not scale drawings. Use only dimensions shown on drawings. The purchaser or the purchaser's licensed construction representatives shall verify all dimensions and conditions at jobsite.
2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



CAMPBELL RESIDENCE

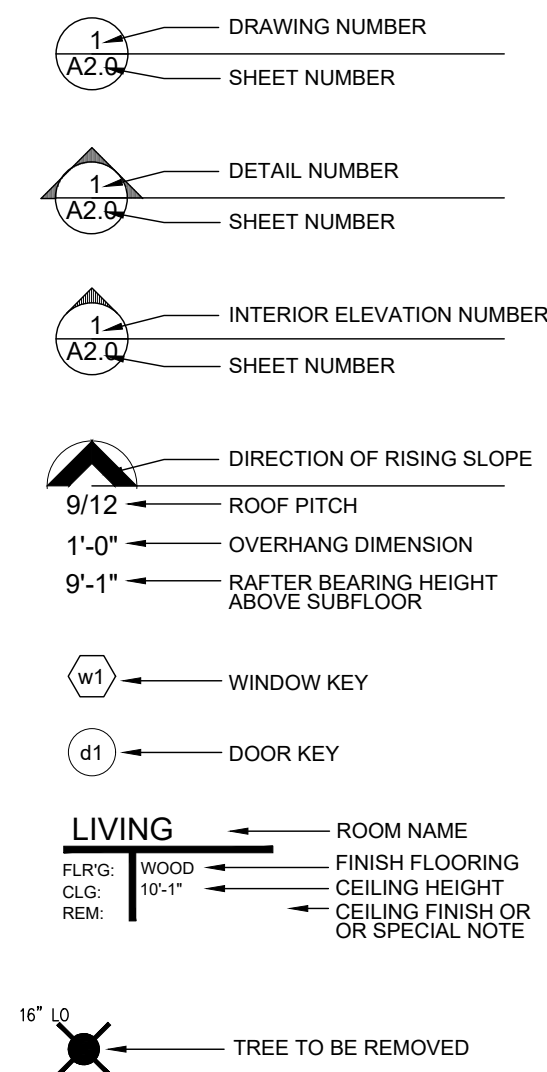
LOT #8 & 6, BLOCK #7, SAN FERNANDINA STREET, OLD TOWN, FERNANDINA BEACH, FL

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.2	SITE PLAN
A2.0	FIRST & SECOND FLOOR PLAN
A2.1	PAVILION FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	WALL SECTIONS

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS



ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJ
@	AT
BFE	BASE FLOOD ELEVATION
CONT	CONTINUOUS
CNTR	CENTER
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DBL	COUBLE
DEG	DEGREES
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FT	FEET
FOS	FACE OF STUD
FOB	FACE OF BLOCK
GYP	GYPSUM
HB	HOSE BIBB
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H/C	HANDICAP
HDR	HEADER
HORZ	HORIZONTAL

INT	INTERIOR
IN	INCHES
JST	JOIST
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OPN'G	OPENING
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
R	RISER
ROW	RIGHT OF WAY
REQ'D	REQUIRED
REM	REMOVE
SQFT	SQUARE FEET
TOB	TOP OF BLOCK
TOS	TOP OF STUD
TRD	TREAD
TRT'D	TREATED
VERT	VERTICAL
GALV	GALVANIZED
SS	STAINLESS STEEL

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.



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LOT #8 & 6, BLOCK #7, SAN FERNANDINA STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET
DATE:
05.06.21
SHEET:

G1.0



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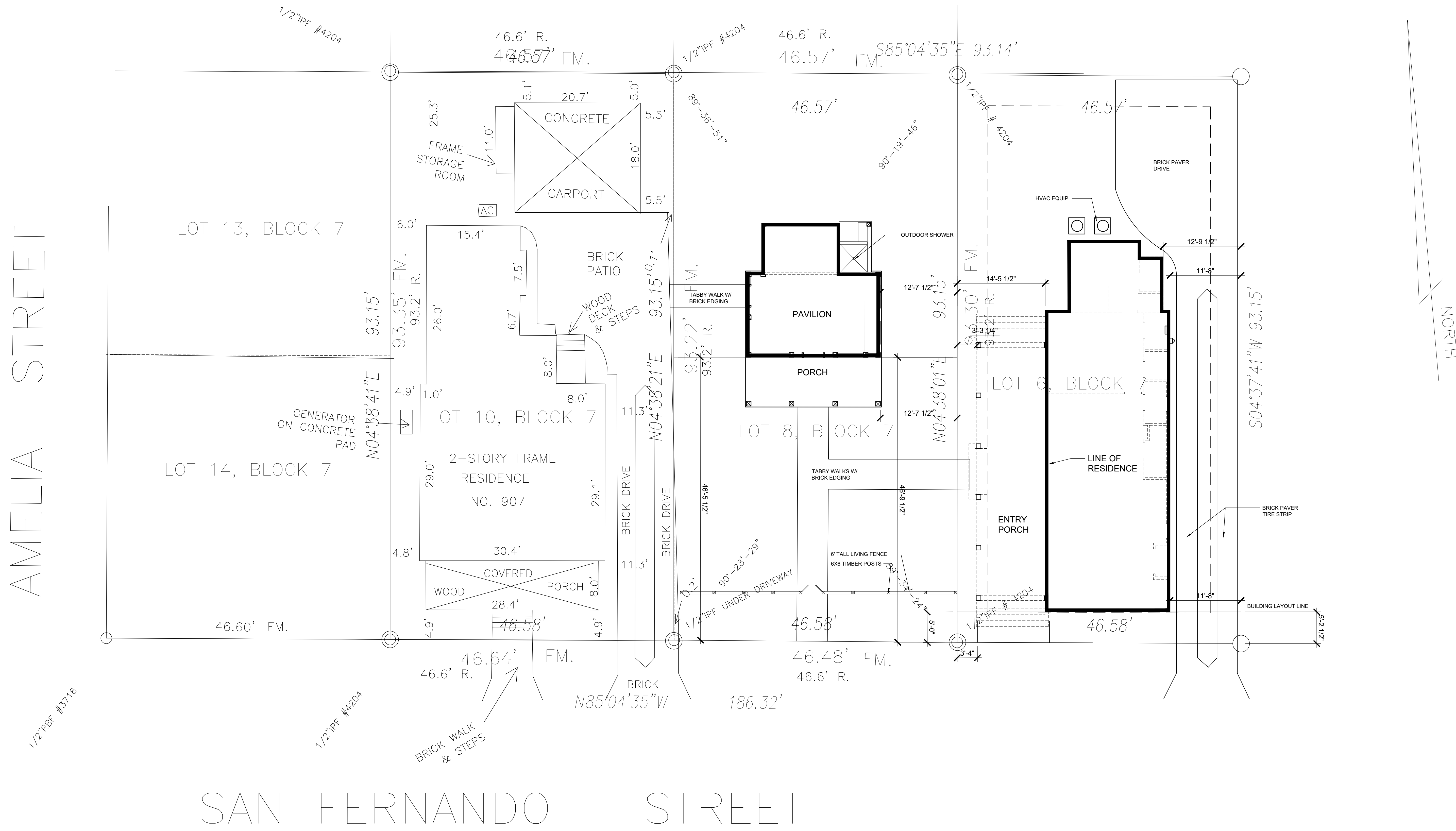
HDC REVIEW S

DATE:

05.06.2

SHEET:

GI.1



1
G1.1

SITE PLAN

1/8" = 1'-0"

FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

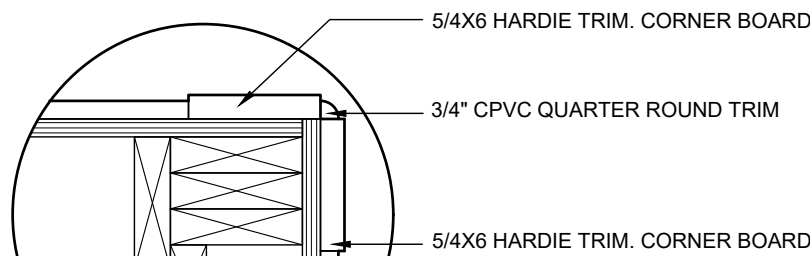
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

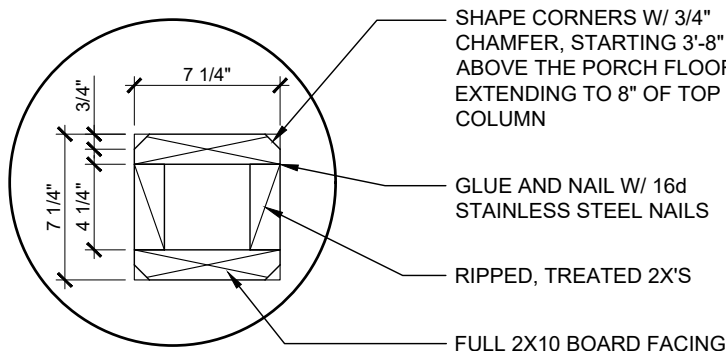
5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

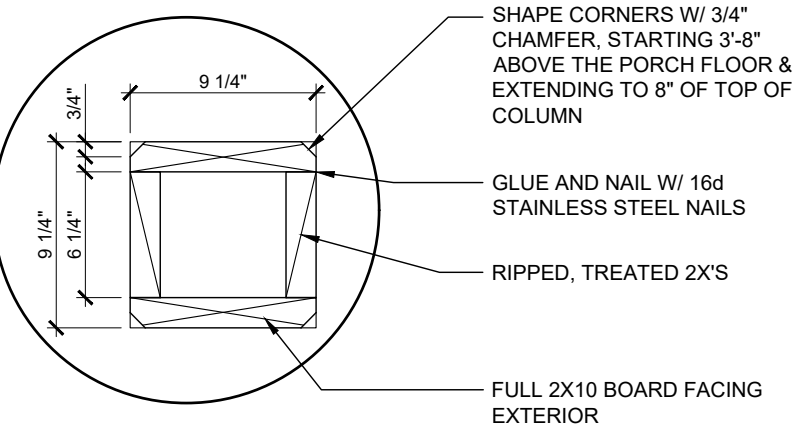
Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



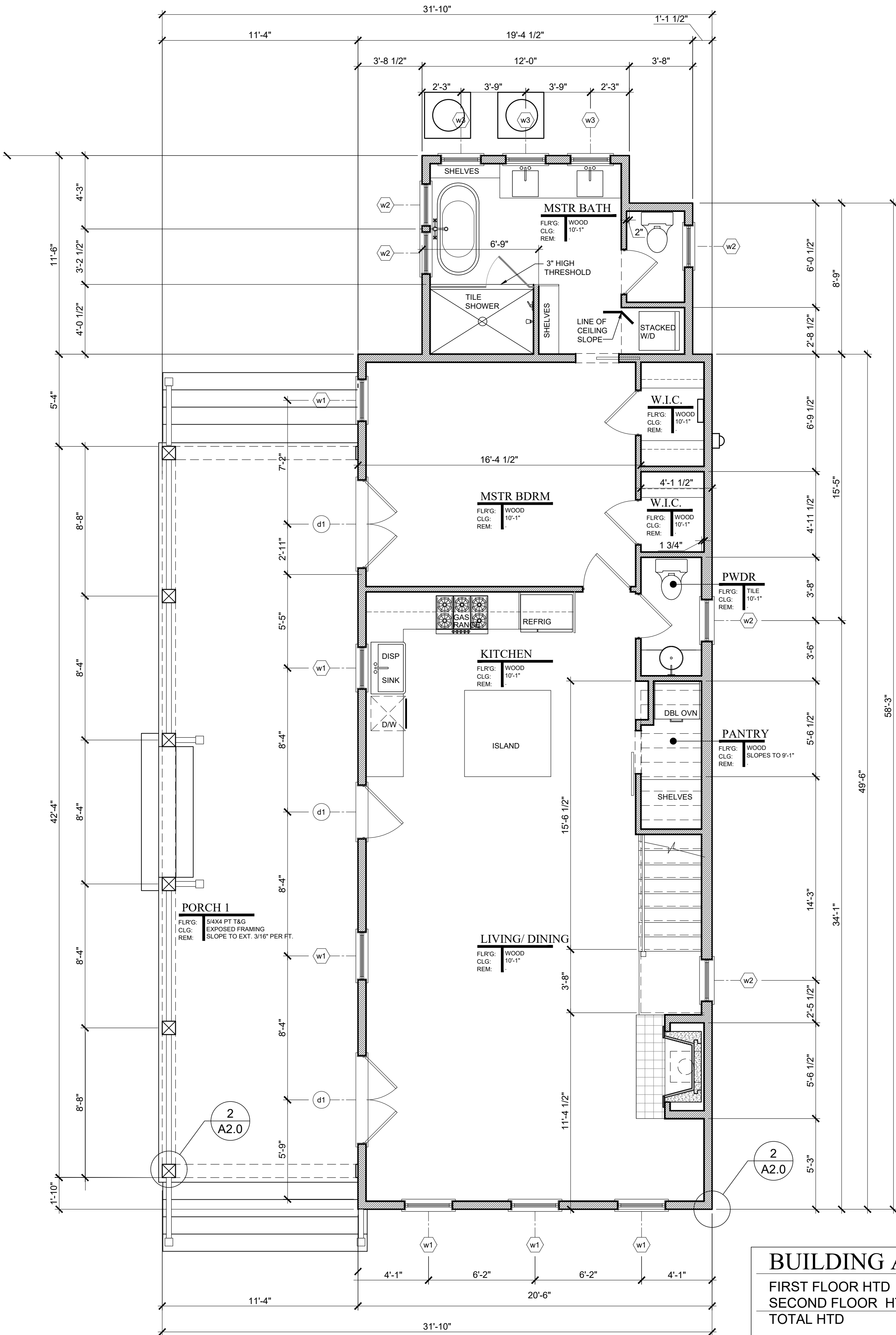
3 CORNER DETAIL A2.0 NTS



4 8X8 COLUMN DETAIL A2.0 NTS



3 10X10 COLUMN DETAIL A2.0 NTS



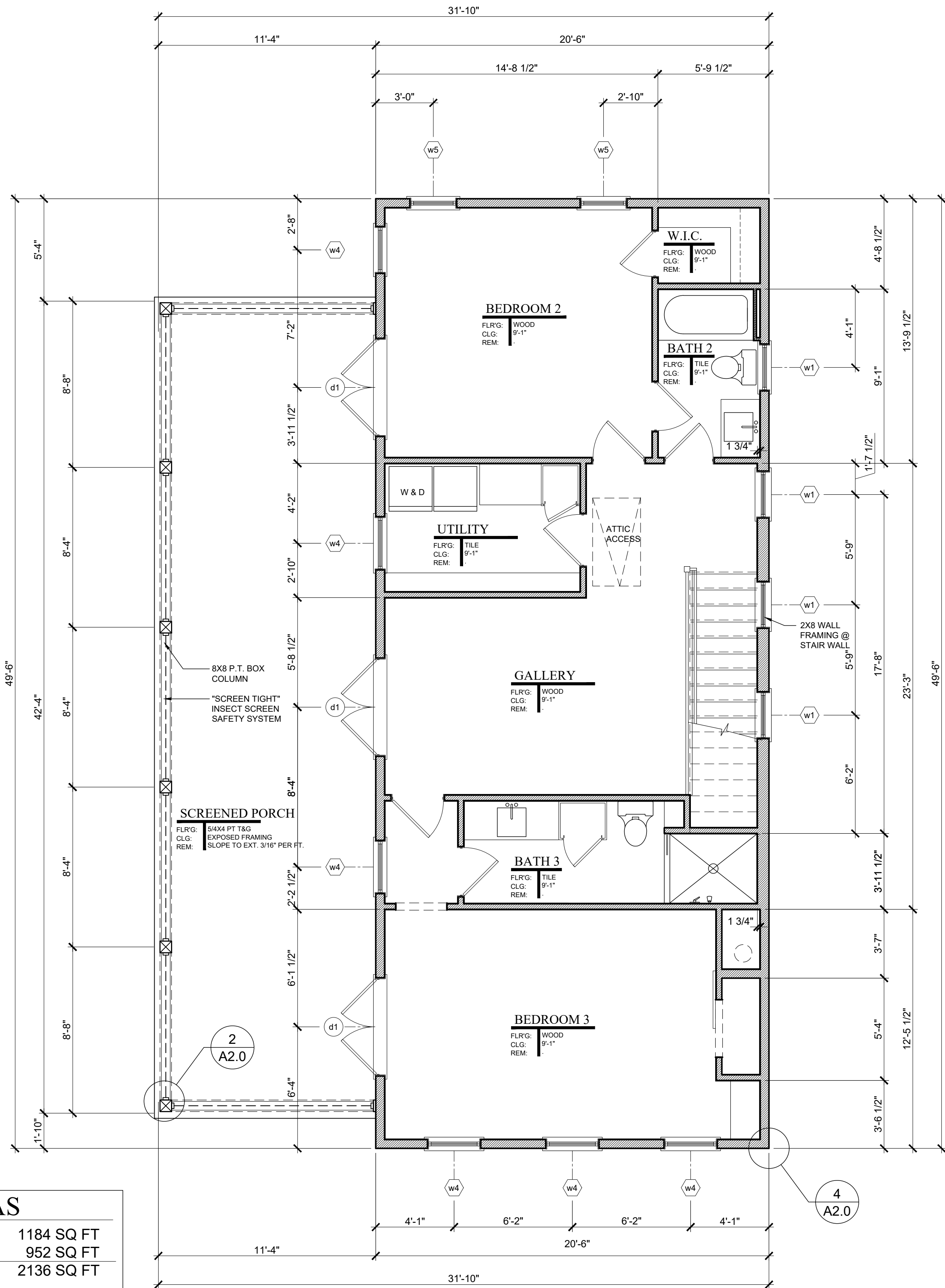
1 FIRST FLOOR PLAN A2.0

1/4" = 1'-0"



BUILDING AREAS

FIRST FLOOR HTD	1184 SQ FT
SECOND FLOOR HTD	952 SQ FT
TOTAL HTD	2136 SQ FT
TOTAL PORCHES	900 SQ FT
TOTAL PAVILION	408 SQ FT



2 SECOND FLOOR PLAN A2.0

1/4" = 1'-0"



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CAMPBELL RESIDENCE
LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET

DATE:
06.24.21

SHEET:
A2.0

Metal roof to be installed as per manufacturer's specifications.
Installation subcontractor shall be responsible for all roofing work.

Paint all roof mounted accessories to match roof color selected by owner or builder.

Roof vent terminals shall be 12' away from and 2' above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.

1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.

2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.

3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.

1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.

2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.

3. Window and door head flashing shall be 2 ounce copper-fabric flashing equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.

4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.

5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.

6. Crawlspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.

7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.

2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.

3. Crawlspace ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.

4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

- 1) **TYPICAL ROOF PITCH: 3/12 & 8/12**
- 2) **TYPICAL OVERHANG: VARIES**
- 3) **PLATE HEIGHTS INDICATED**
ARE MEASURED FROM NEAREST
FINISHED FLOOR
- 4) **ORIENT ALL MECHANICAL ROOF**
PENETRATIONS AWAY FROM STREET
SIDE OF HOUSE WHERE PRACTICAL
- 5) **INSTALL FLASHING AND CRICKETS**
AT ALL ROOF PENETRATIONS AND
ELEMENT PROJECTIONS
- 6) **ALONG 2" DIA. ALUM. SOFFIT VENTING**
INSTALL EITHER THERMOSTATICALLY
CONTROLLED ATTIC VENTS OR CONT.
RIDGE VENTS. VENTING IS NOT REQUIRED
ATTIC IS SEALED AND INSULATED
- 7) **INSTALL CERTAINTED "WINTERGUARD" OR EQUAL**
UNDER EMENT. ROOFING ON ALL ROOFS
W/ SLOPES BETWEEN 2/12 AND 4/12
- 8) **INSTALL METAL, OR ALUM. DRIP EDGES**
ON ALL TYPICAL EAVES.

9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.

10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS

INDICATES ROOF PITCH

8/12

INDICATES DIRECTION OF ROOF SLOPE

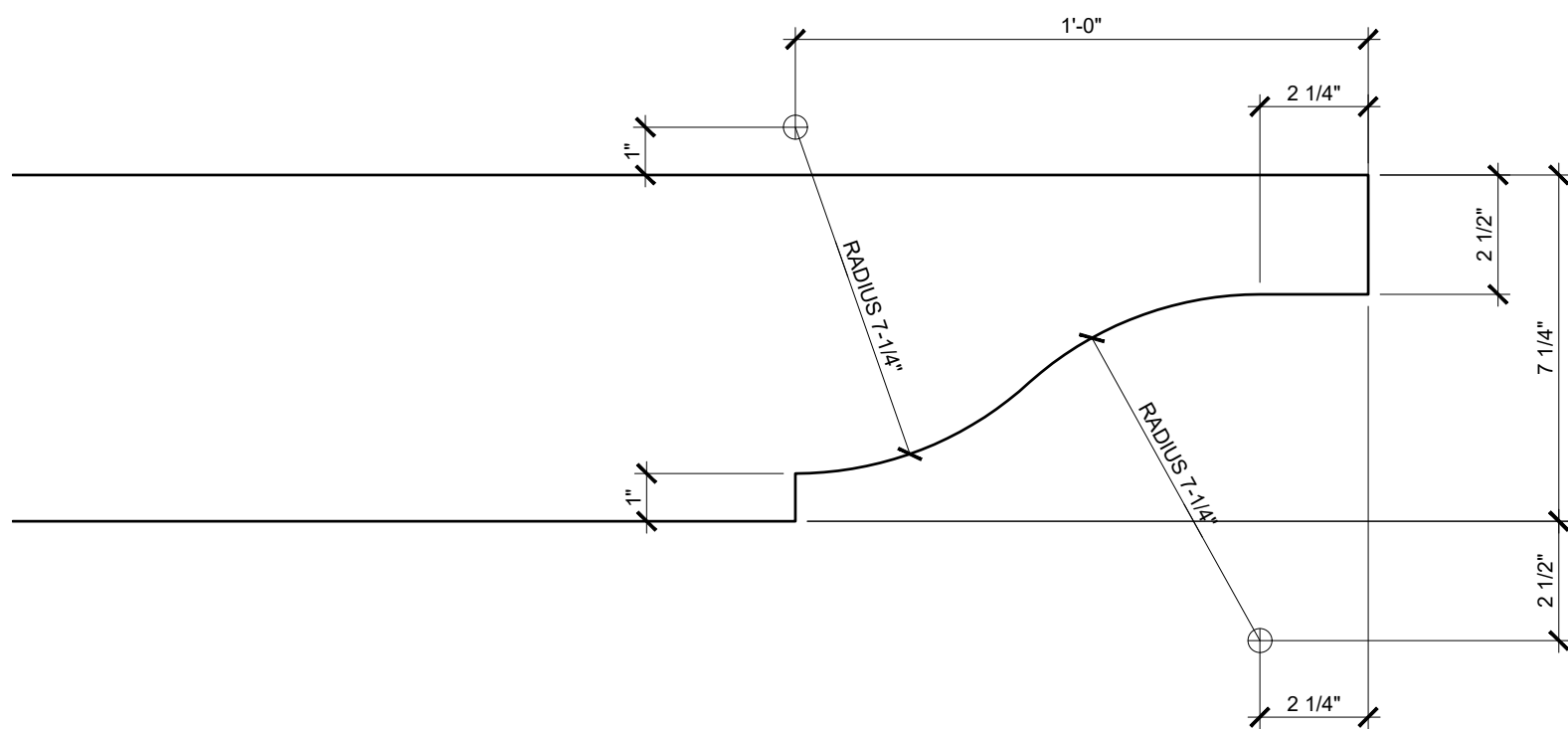
2'-0"

2'-1"

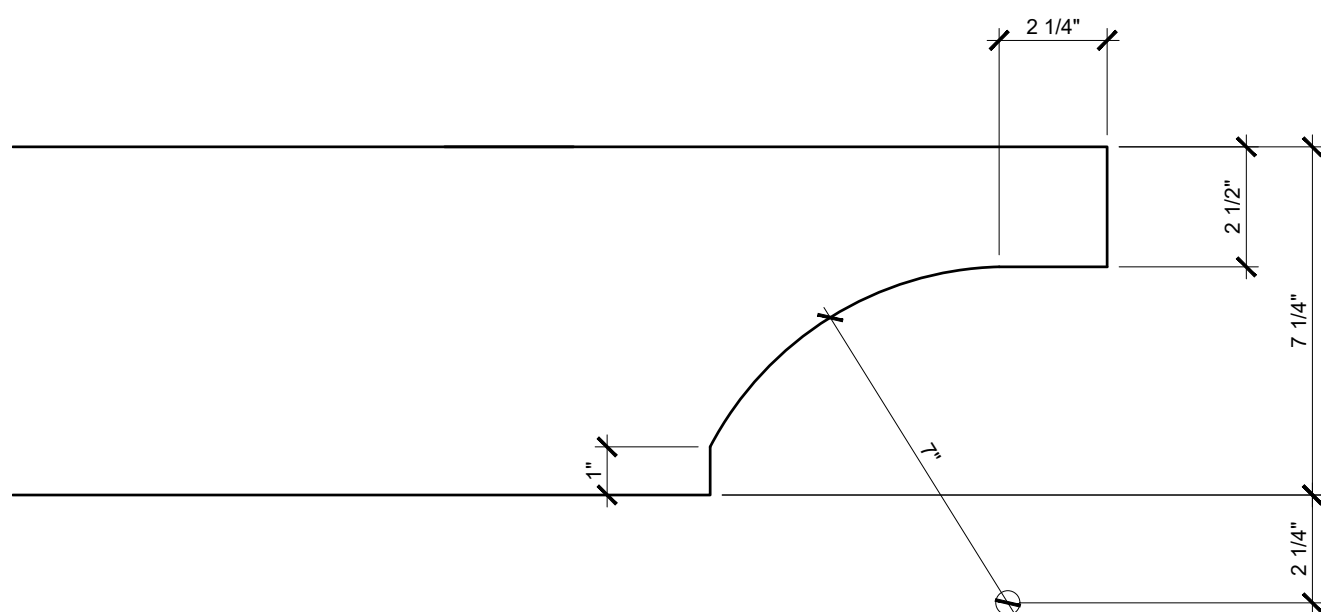
INDICATES RAFTER PLATE HEIGHT ABOVE NEAREST HEATED FINISHED FLOOR

VERHANG DIST. FROM PL WOOD HEATING. SEE DETAIL @ WALL SECTIONS

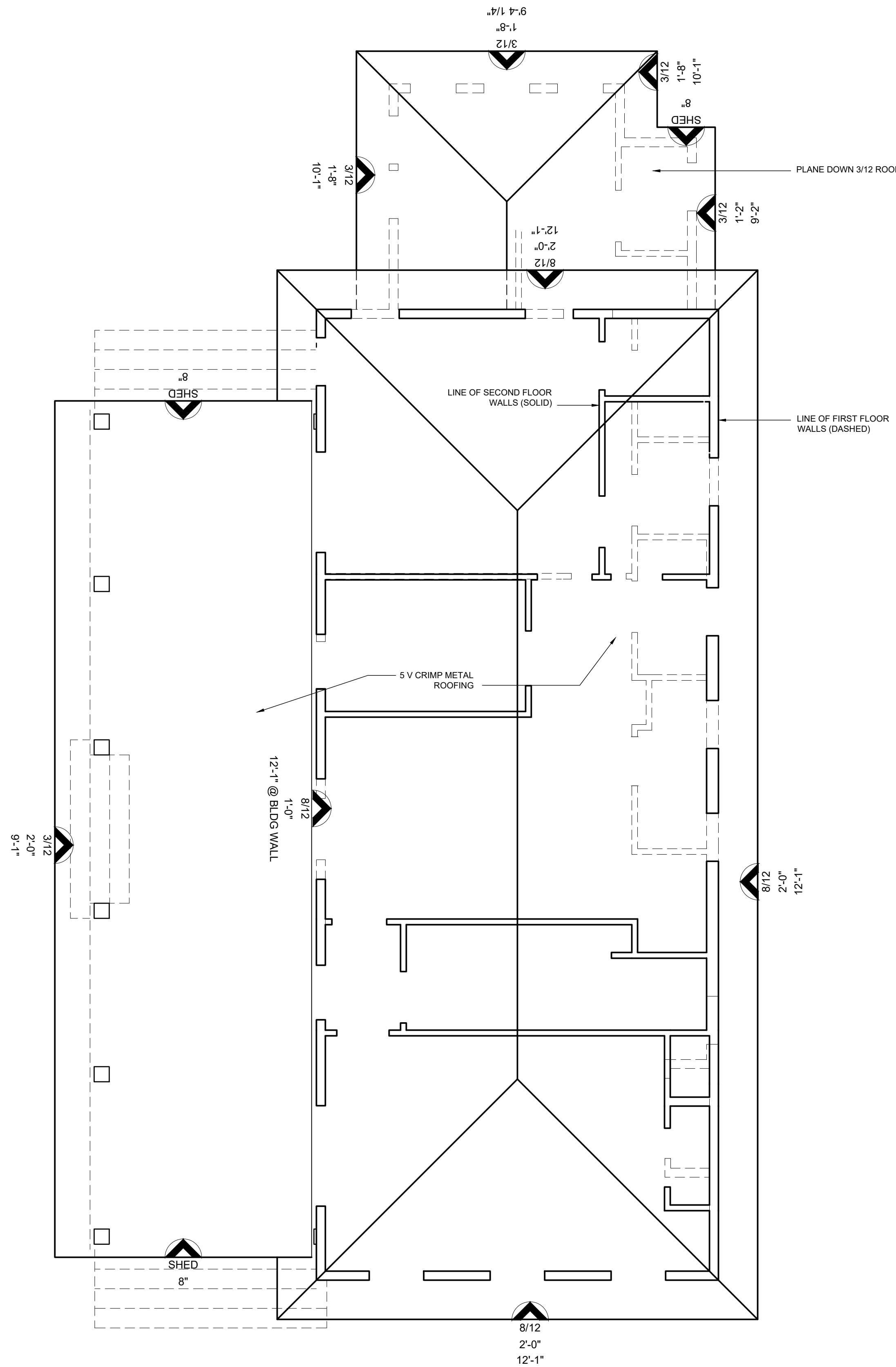
SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT



3 RAFTER TAIL DETAIL



5 M. BATH SHED RAFTER TAIL DETAIL
A1.1 3" = 1'-0"



4 ROOF PLAN
A2.2 1/4" = 1'-0"



FINISH NOTES

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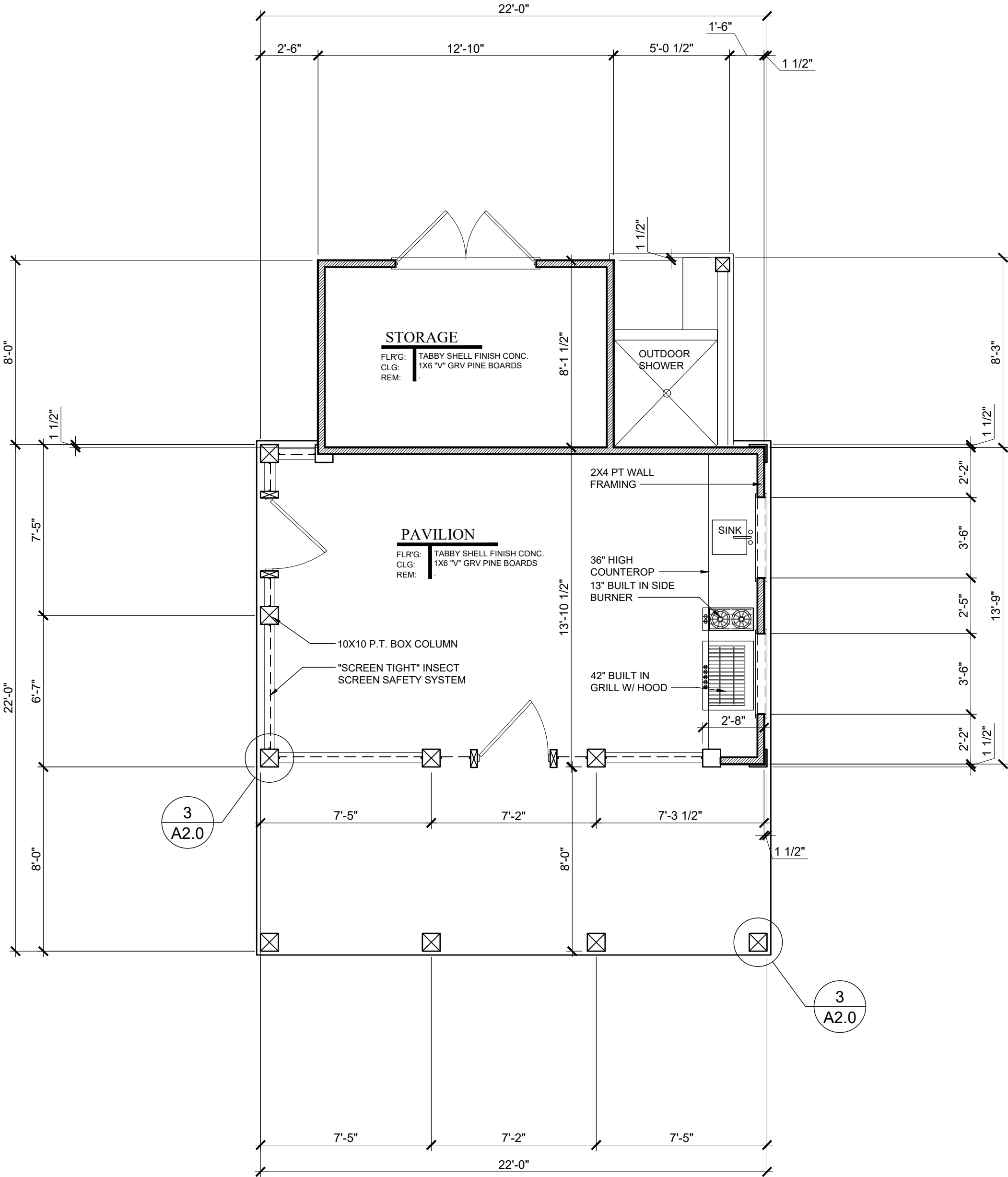
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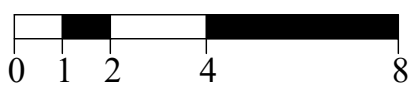
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1 FIRST FLOOR PLAN
A2.0 1/4" = 1'-0"



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OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET
DATE:
06.24.21
SHEET:
A2.0



1 ENTRY ELEVATION
A2.0 1/4" = 1'-0"



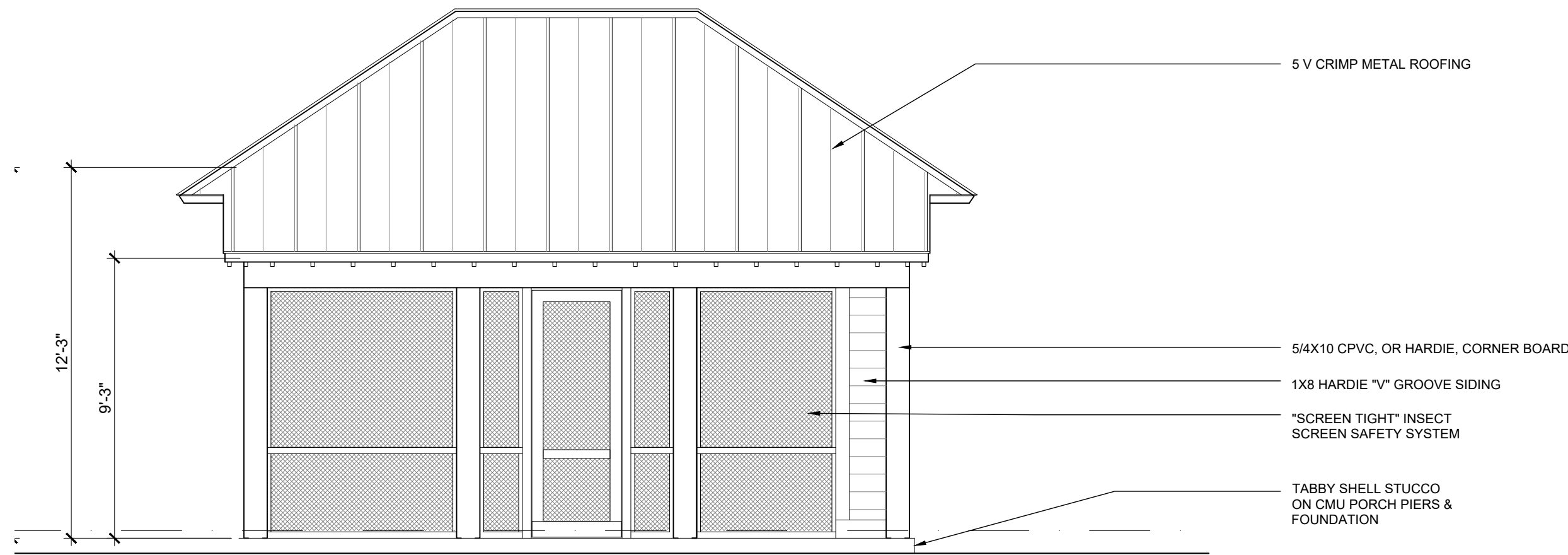
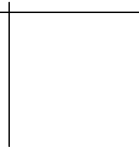
2 RIGHT SIDE ELEVATION
A2.0 1/4" = 1'-0"



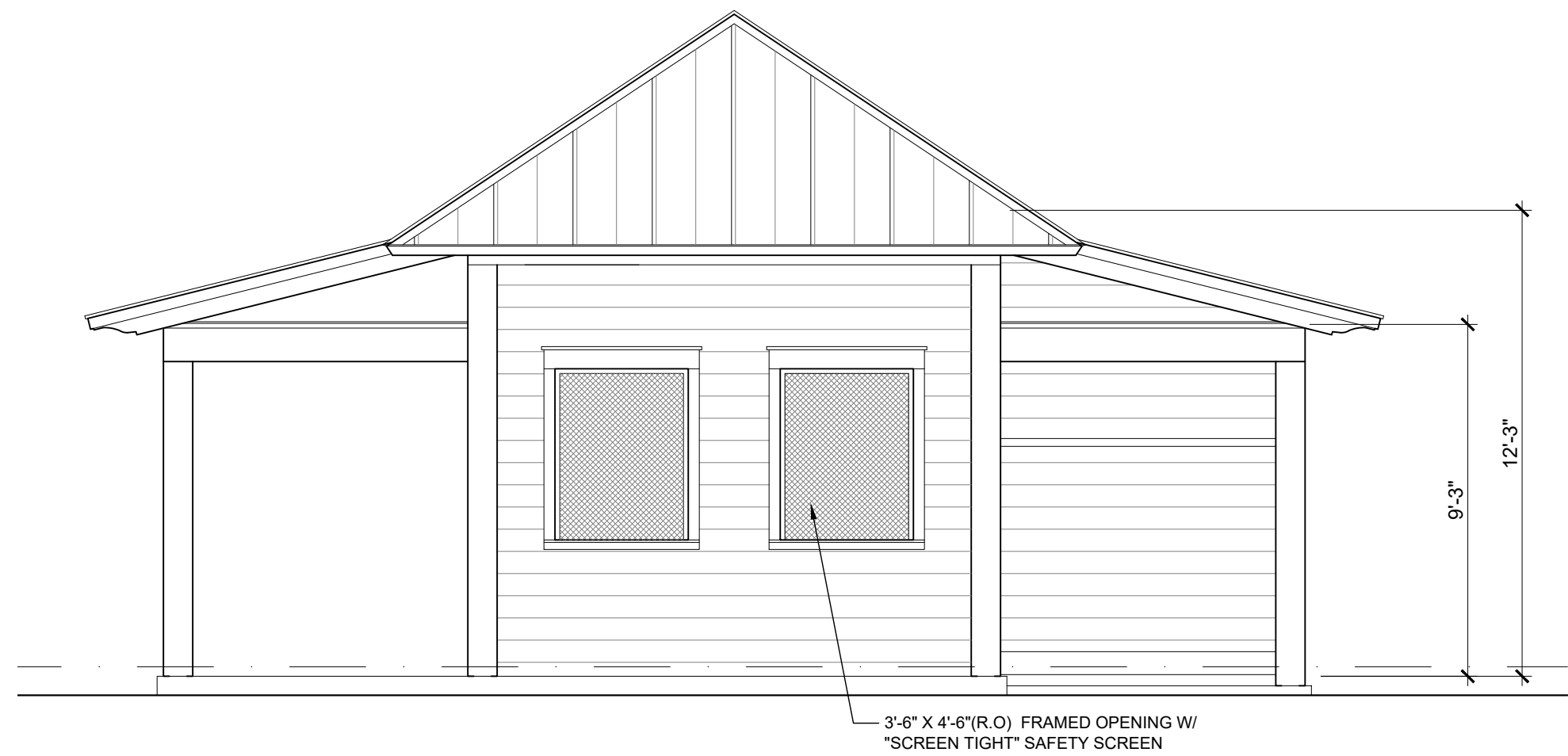
3 REAR ELEVATION
A2.0 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
A2.0 1/4" = 1'-0"



1 ENTRY ELEVATION
A2.0 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A2.0 1/4" = 1'-0"



3 REAR ELEVATION
A2.0 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
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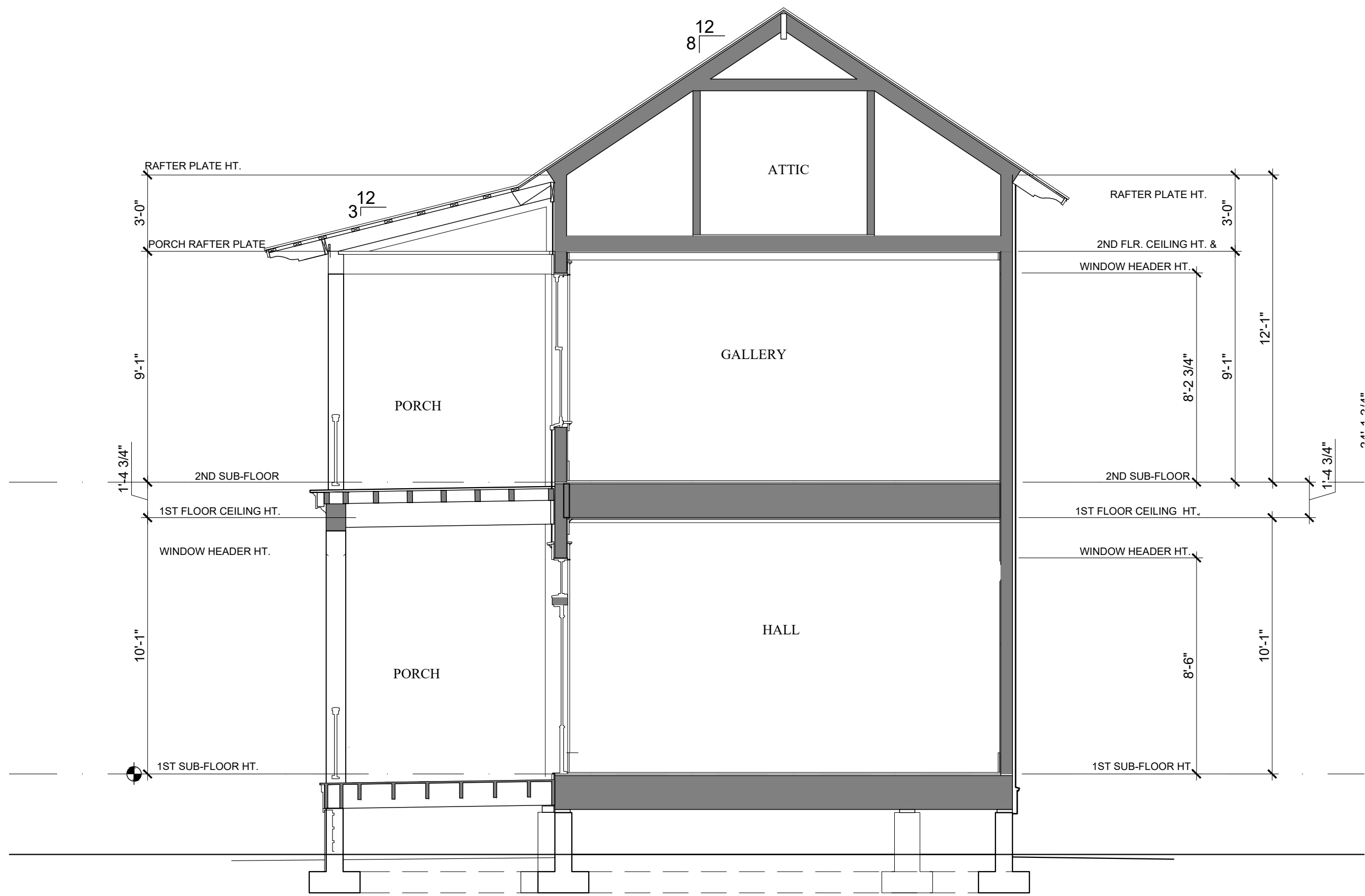
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SHEET:

A3.1



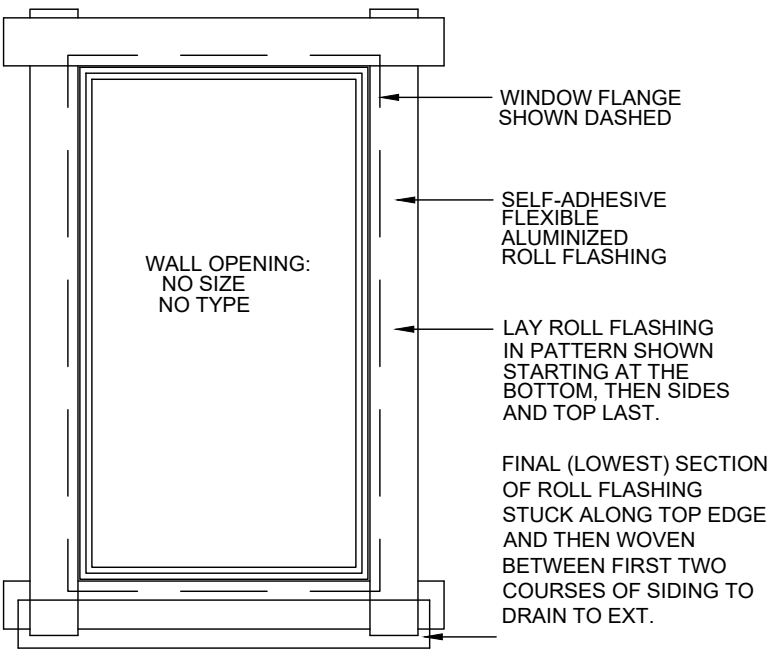
1 BUILDING SECTION
A4.0 1" = 1'-0"

- 3/4" CDX T&G PLYWOOD SUB-FLOOR, GLUED & NAILED
- R-21 INSULATION
- 11-7/8" PRE-ENGINEERED JOISTS SYSTEM @ 16" OC.
- PRE-ENGINEERED 5-1/2" X 11-7/8" GIRDERS
- PRE-ENGINEERED, GALV. MT. JOIST HANGERS PROPERLY SIZED & INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- 2X12 PT SOLE PLATE
- 5/8" X 12" MIN. STAINLESS STEEL, HOOKED, ANCHOR BOLTS @ EACH PIER
- PRE-ENGINEERED TIE DOWN STRAP
- 8X12X12 CMU PIER W/ (2) #5 REBAR & CONCRETE FILL. INSTALL #3 HORIZ. TIES @ 12" OC W/ (3) #3 TIES WITHIN TOP 6" OF PIER.
- 2 LAYERS OF 6 MIL POLY VAPOR BARRIER STAGGER & TAPE JOINTS.
- 12" DEEP X 24" WIDE CONCRETE FOOTING W/ (2) #5 REBAR CONTINUOUS
- REST ALL FOOTINGS 12" MIN. BELOW GRADE OR FROST LINE (WHICHEVER IS GREATER) ON UNDISTURBED SOIL OR CLEAN COMPACTED FILL W/ 1,500 PSF MIN. BEARING CAPACITY.

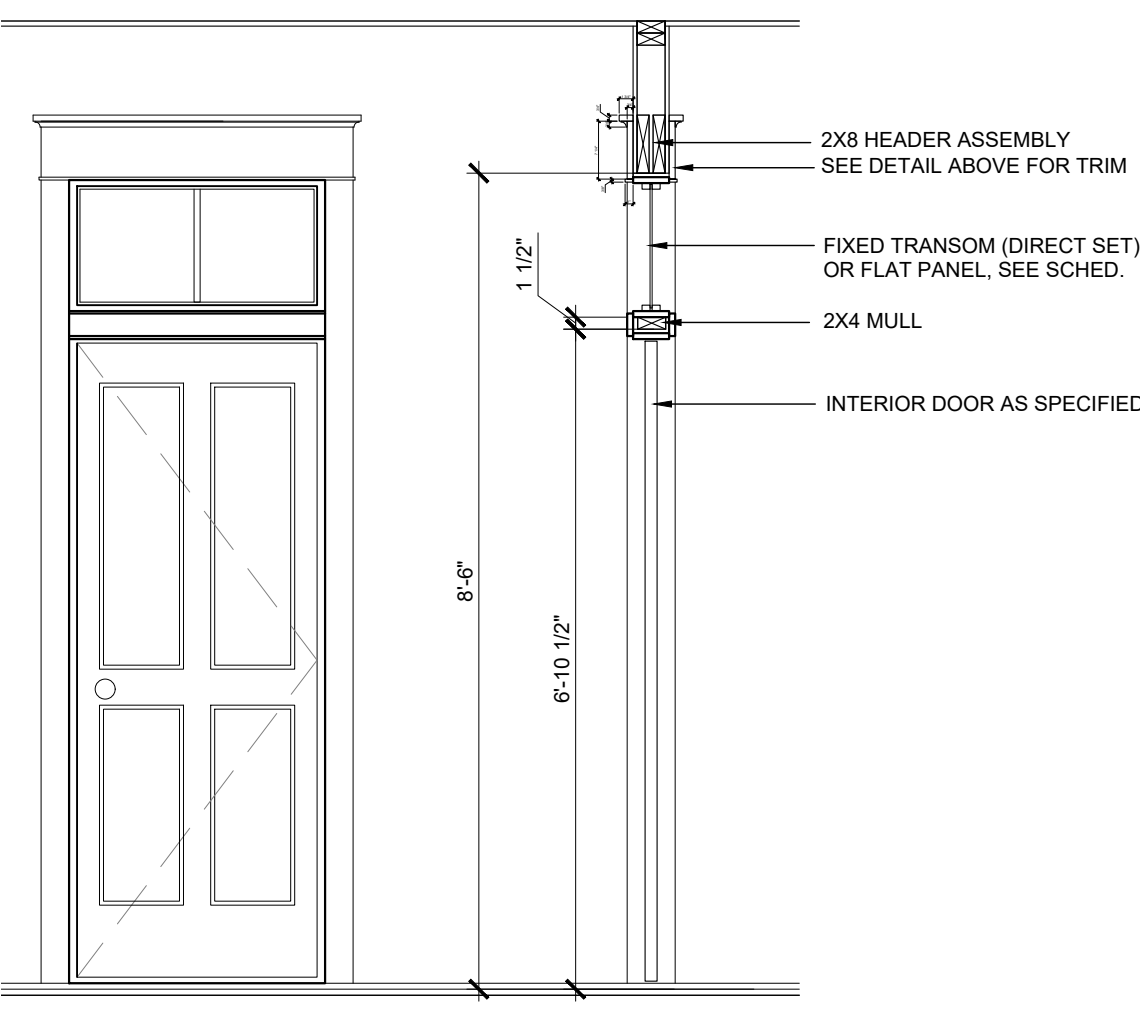
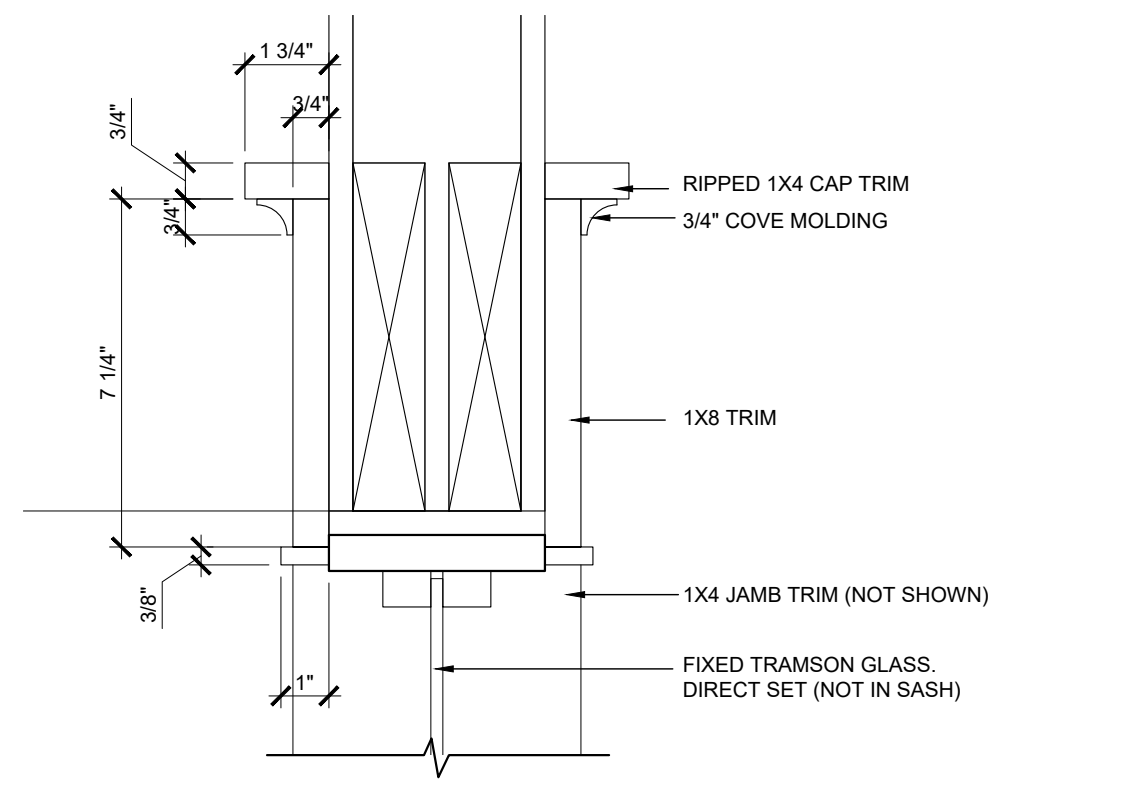
6 SECTION DETAIL (cmu pier)
A4.1 1"=1'-0"

NOTE: CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS. CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS. CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES	INSULATION NOTE: INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286. ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19 INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R806.5
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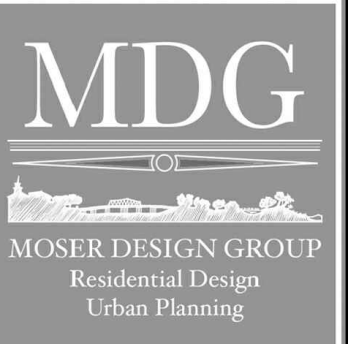
DOOR & WINDOW NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.
INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SMOOTHLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION
WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.



TYP. WINDOW/ DOOR FLASHING & NOTES
F A4.1 NO SCALE



7 SECTION DETAIL (interior doors)
A4.1 1/2"=1'-0"



17 MARKET #2
BEAUFORT • SOUTH CAROLINA
INFO@MOSERDESIGNGROUP.COM
(843) 379-5630

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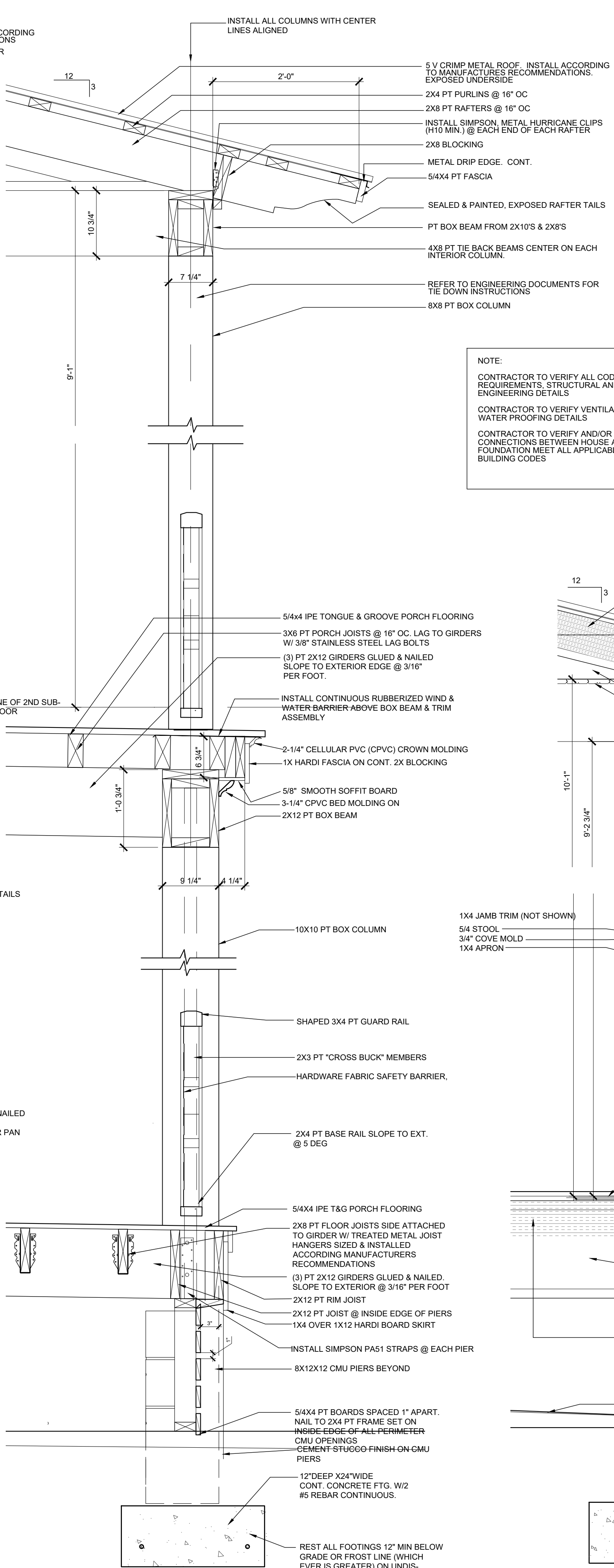
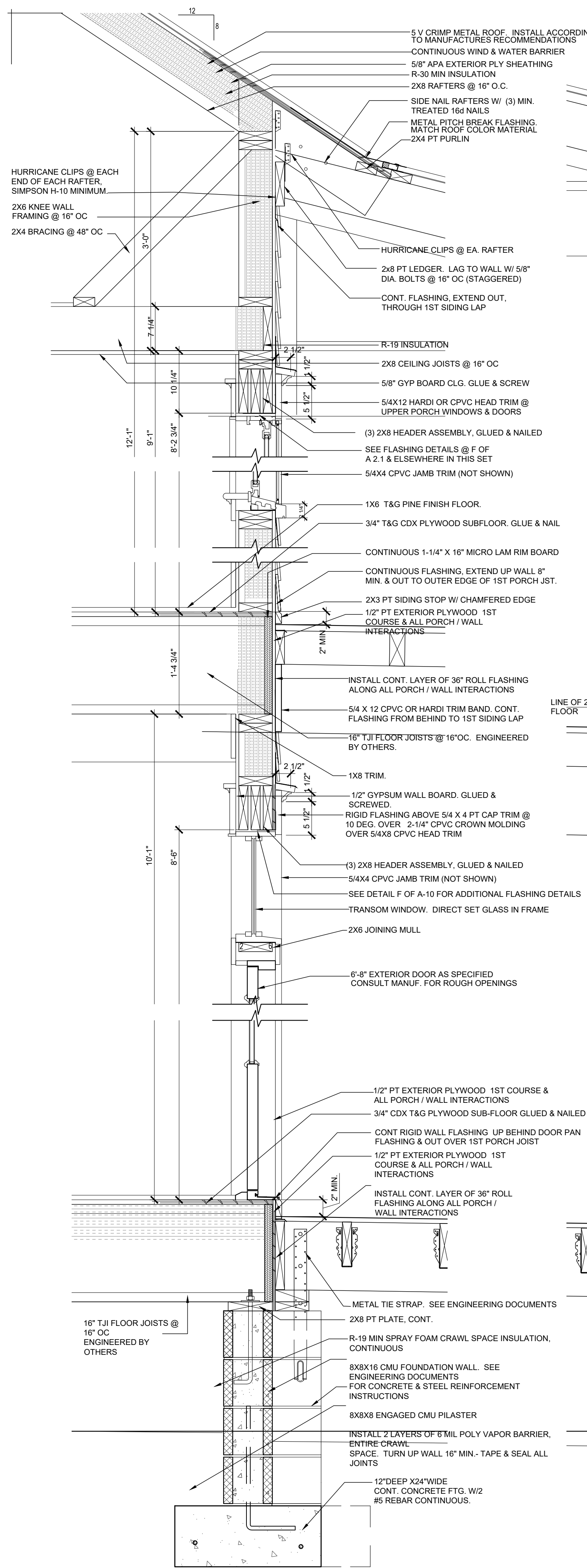
REVISIONS:

CAMPBELL RESIDENCE
LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET

DATE:
05.06.21
SHEET:

A3.0

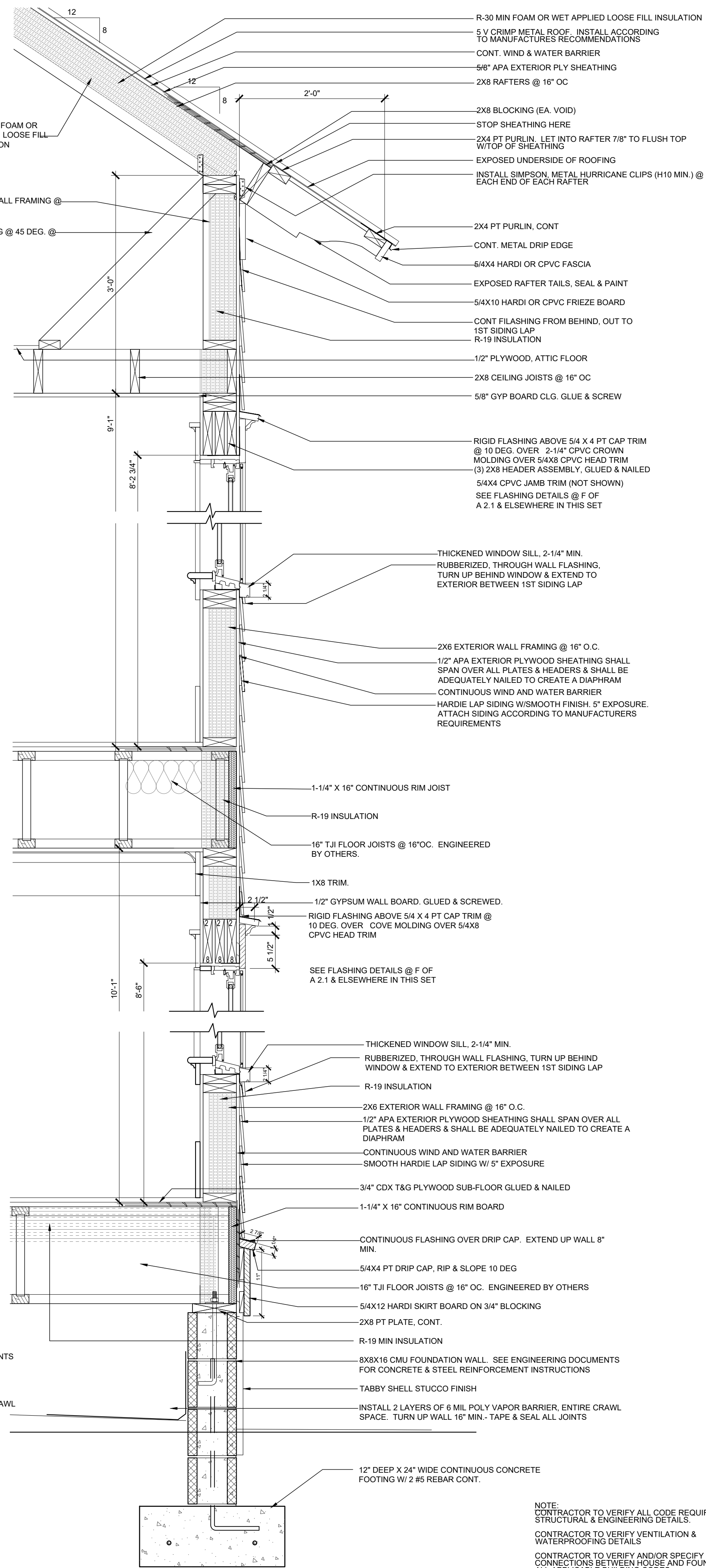
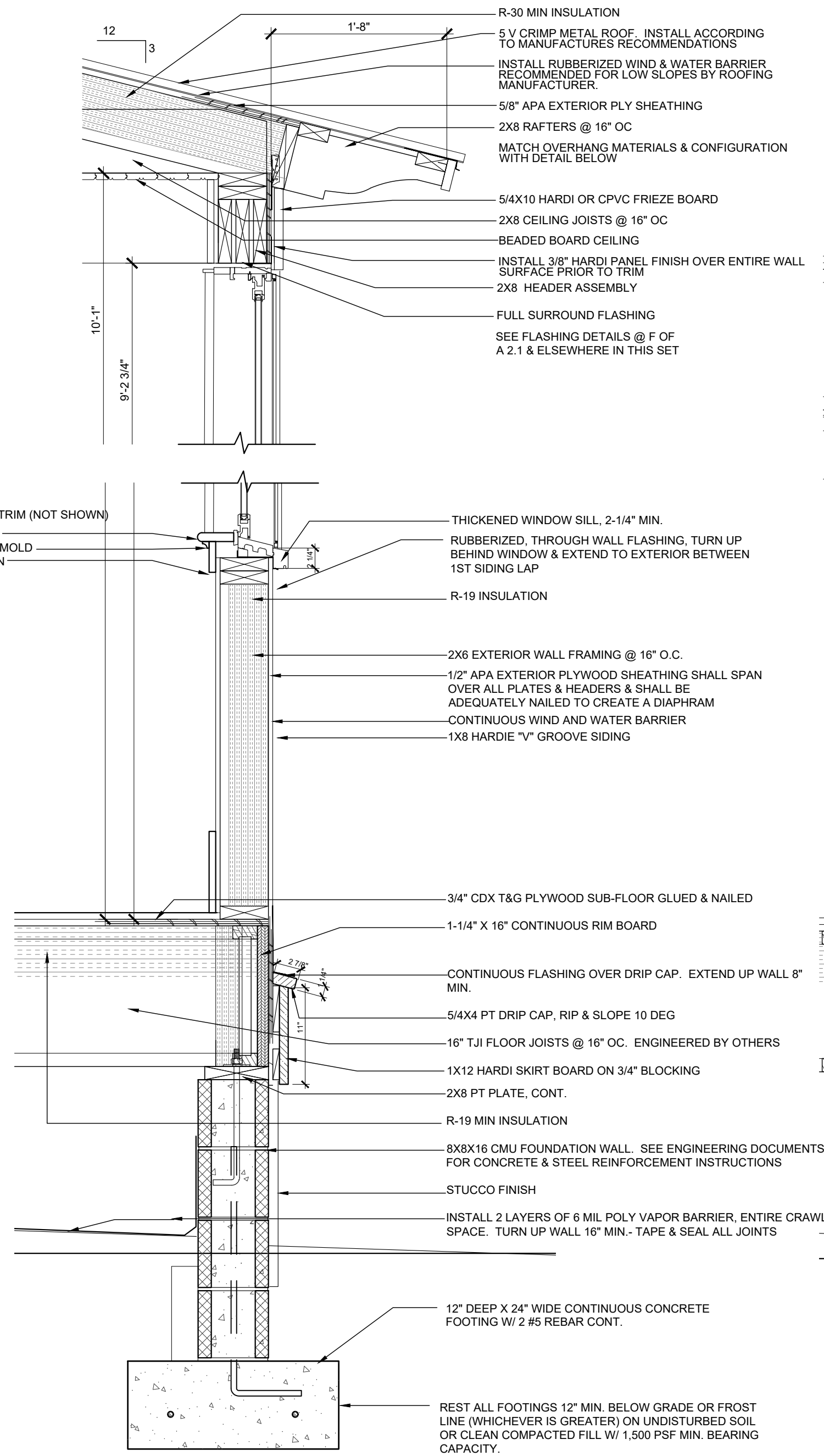


NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS.
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES.

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

INSULATION NOTE:
INSTALL BAST OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.
ROOF RAFTERS R-30
EXTERIOR WALLS R-19
FOUNDATION / CRAWL SPACE R-19
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R806.5

NOTE:
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS



NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL & ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION & WATERPROOFING DETAILS.
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES.
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING CODES.



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REVISIONS:

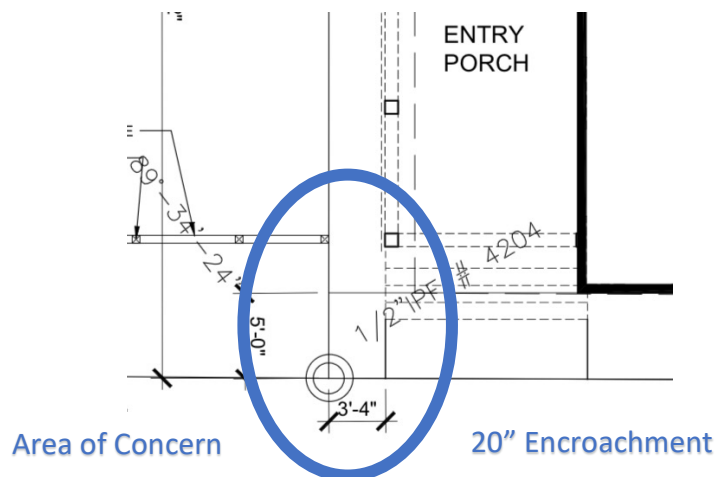
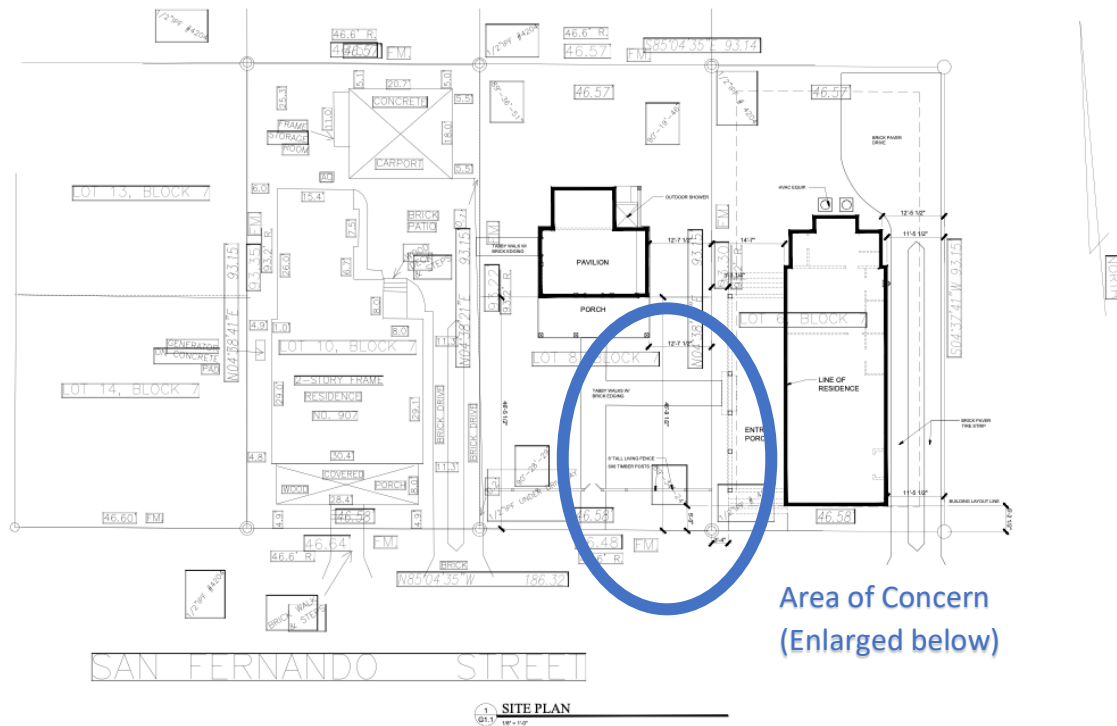
CAMPBELL RESIDENCE
SET NOT FOR CONSTRUCTION
LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET
DATE:
05.06.21
SHEET:
A5.0

I. Summary Position:

- Requirements and conditions for side yard visibility corridors are addressed in LDC
- Porches in side yard visibility corridors are permitted, with limitations
- The current design is compliant with the LDC without the need for modification
- Evidence is presented below supporting the Summary Position

II. Subject Design Site Plan:



III. Supporting LDC Citations: (Bold / Underline added for emphasis)

HISTORIC DISTRICTS + CRA CHAPTER 8

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

J. Lot visibility corridors

4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, **except for** the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, **provided that none of such projections shall project into a side yard any more than twenty-four (24) inches.** Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

IV. Discussion Supporting the Position:

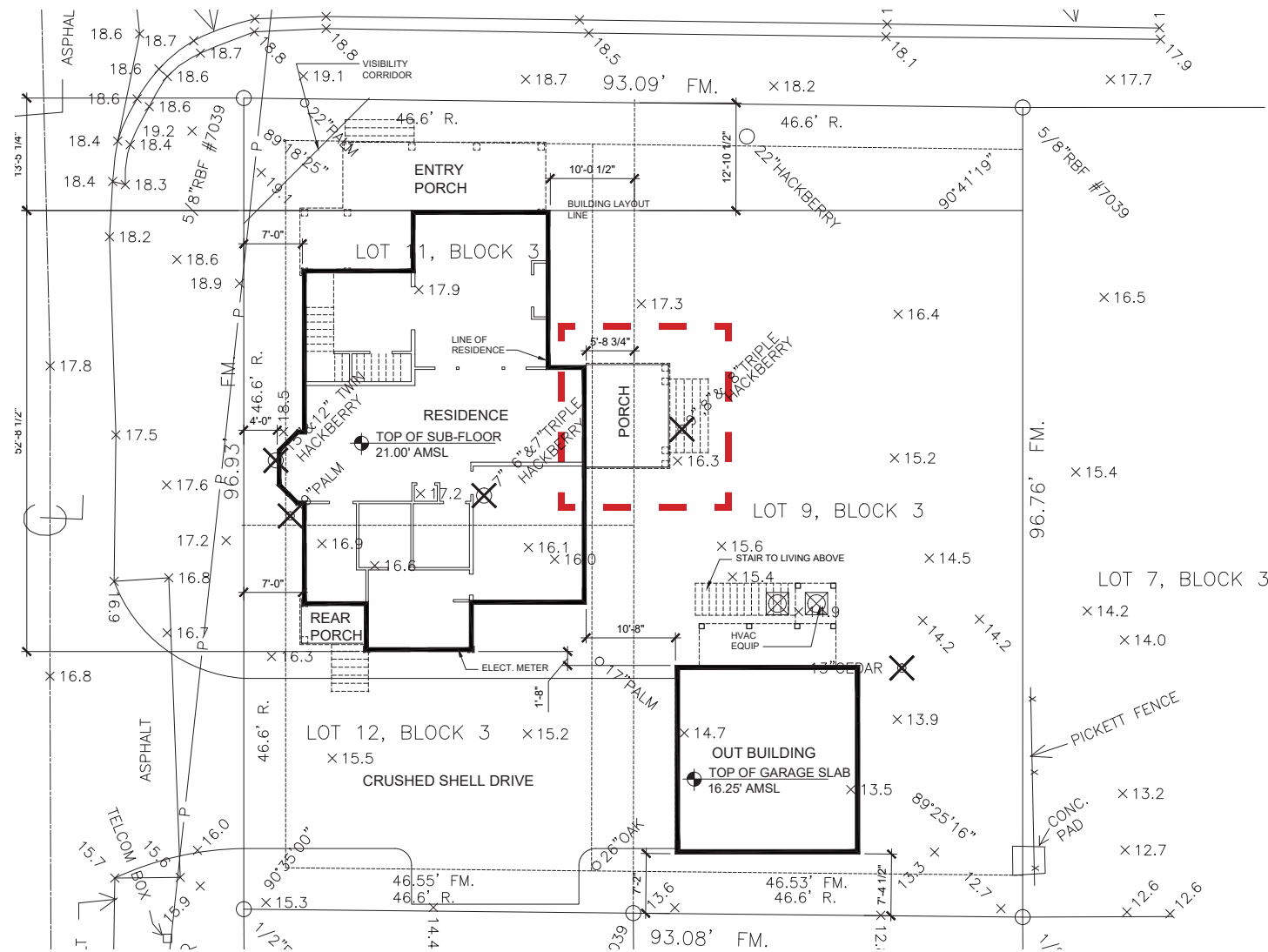
Position: The porch in the Campbell design is expressly permitted in the LDC

The Campbell design presented includes a porch which encroaches into the side yard visibility corridor 20" (see Exhibit above).

- a. The inclusion of a porch which encroaches 20" into the side yard visibility corridor is **expressly permitted** in the LDC in section 8.01.01.02 Section J, Paragraph 4. **provided the encroachment does not exceed 24**
- b. In the Campbell design presented, **the porch encroaches 20"** into the side yard visibility corridor.

V. Conclusion:

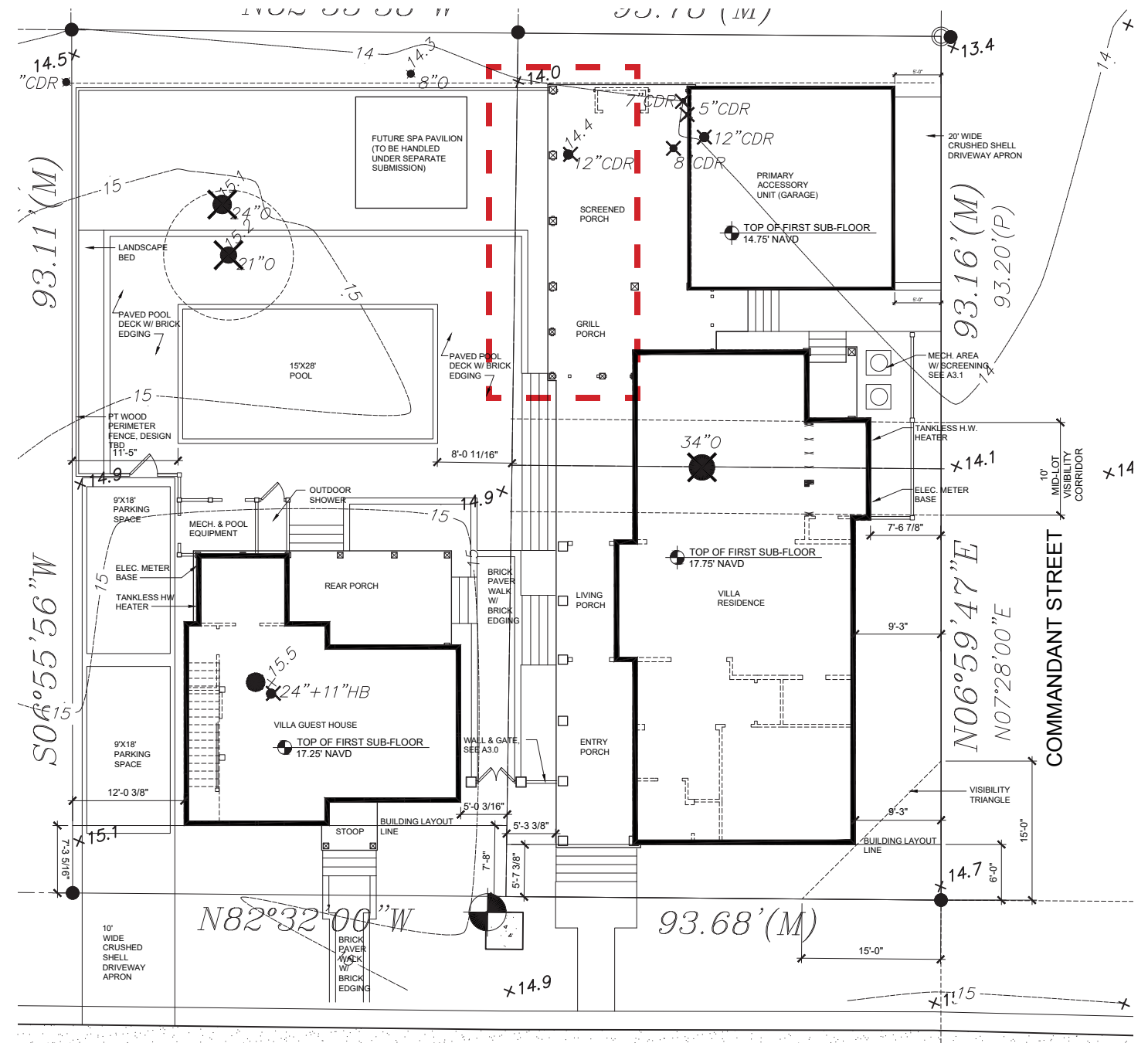
The Campbell design arrangement proposed meets the LDC requirements for Old Town Historic District without the need for modification.



BLOCK 3, LOTS 11, 12, & 9 - SIDE PORCH ENCROACHMENT

DESCRIPTION:

The site plan images on this sheet represent examples of the HDC approving encroachments into the sideyard visibility corridor, per LDC 8.01.01.02.J.4. The design for Kerrie Campbell (Block 7, Lots 6 & 8 in Old Town) similarly is proposing an encroachment ranging from 20-23" into the sideyard corridor. The design is being done in combination with an outbuilding for the lot adjacent to the proposed encroachment. Moser Design Group is requesting, on behalf of the owner, that the HDC permit this encroachment per the LDC, just as it has permitted it in the two other examples shown.



BLOCK 18, LOTS 3, 4, & 6 - REAR SCREENED PORCH 24" ENCROACHMENT

Sideyard Corridor Encroachment Examples



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0014
AUGUST 19, 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:	Certificate of Approval to construct 5 townhomes

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

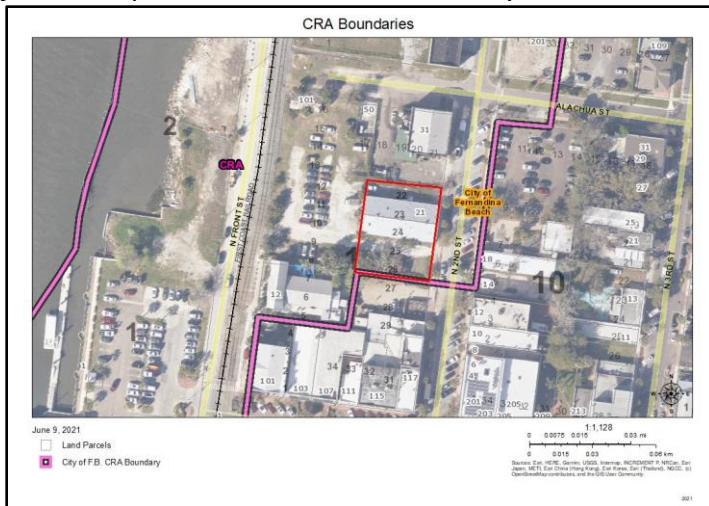
911 Address Labels

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

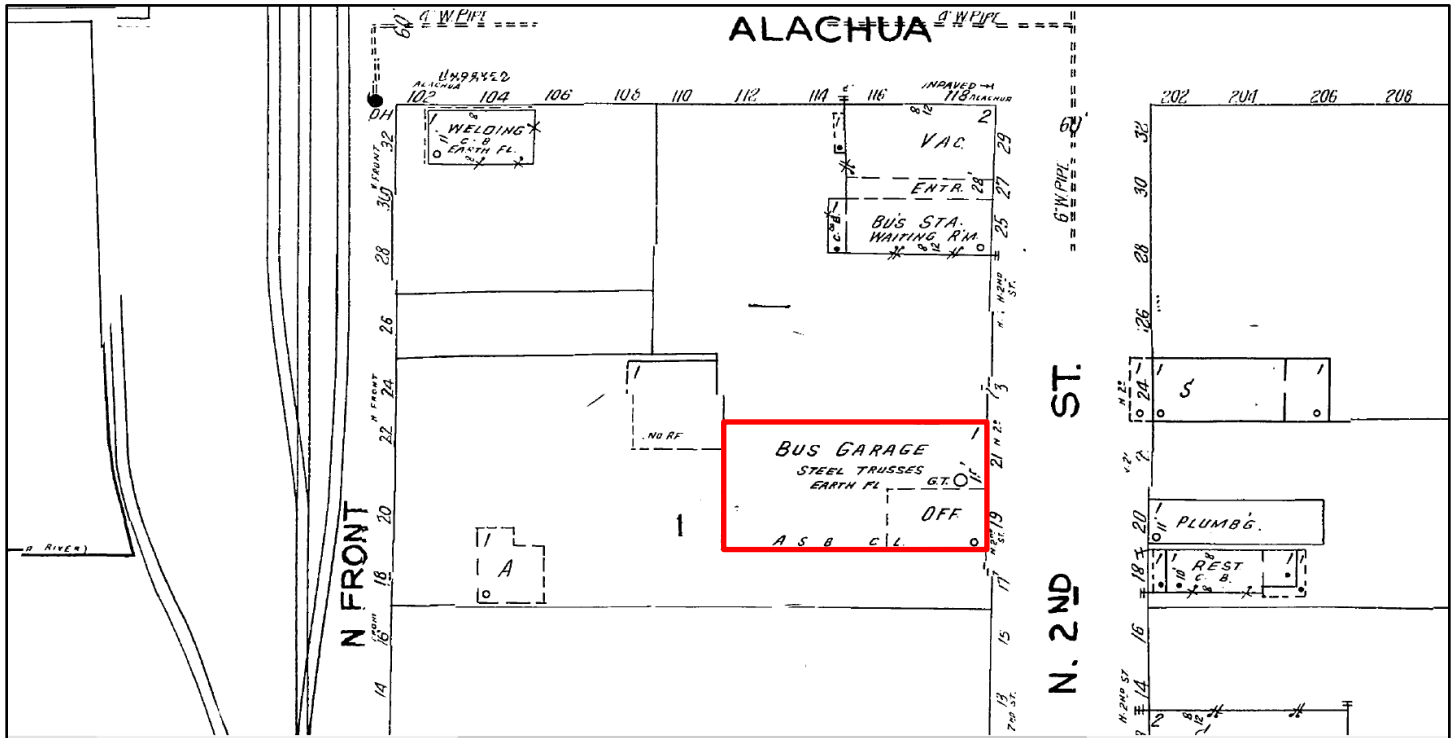
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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 final approval to partially demolish the existing structure currently on lots 23 & 24 and construct five townhomes. 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).

The project received conceptual approval on June 17, 2021. The applicant has amended the plans since the conceptual review to eliminate the fourth floor as presented at conceptual approval.

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	<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 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:

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 **FINAL** 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 #7672

Date Submitted: 7/9/2021

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?*

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*

Flann1@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*

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

jmirandaarch@gmail.com

Project Description*

Construction of new duplex and triplex residential townhome buildings. Renovation and additions to existing circa 1938 McJunkin Station brick facade with added roof and wings as entry 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 design features. Brick veneer clad 1st and 2nd floors, stucco clad 3rd floor, hardie colonial siding and entry door recesses. Low sloped metal roofing behind stucco clad parapet wall.

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	Brick -- red smooth velour with grey flash / Stucco -- SW7638 Jogging Path / Hardie Siding -- SW2846 Roycroft Bronze Green (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma Tru	Smooth Star fiberglass Include FL Product Approval # for Windows and Doors	SW2846 Roycroft Bronze Green (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 Series double hung windows Include FL Product Approval # for Windows and Doors	Sandtone (Name/Number)

ROOFING

Manufacturer	Product Description	Color
PAC-CLAD	standing seam	granite (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
hardie trim		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	fiberglass paneled shutters	SW2816 Rookwood Dark Green (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
Jerith	pre-finished aluminum fencing	black (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremrom	concrete 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
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*

Applicant Last Name*

Today's Date*



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.



M I R A N D A
a r c h i t e c t s

NORTH 2ND ST TOWNHOMES – McJUNKIN STATION

8 July 21

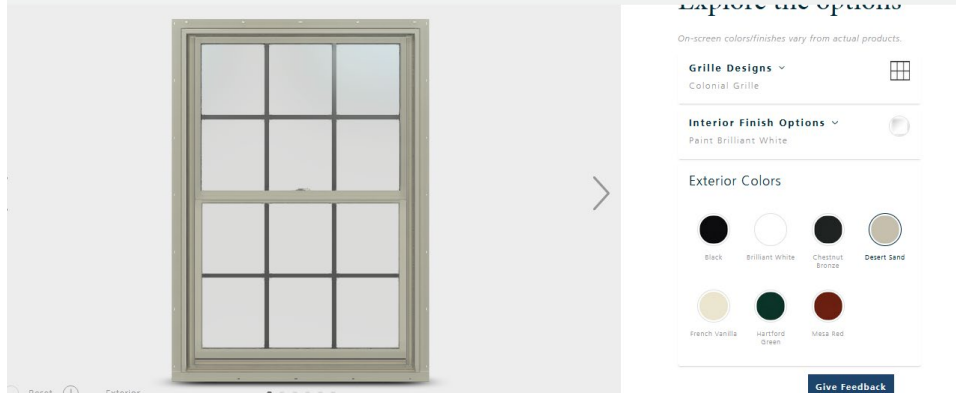
ENTRY DOOR SELECTION

**MASONITE Durastyle - Artisan - 1 Lite (1/4) Craftsman over 2 Panel
COLOR TO MATCH GARAGE DOORS**



WINDOW COLOR SELECTION
JELDWEN W-2500 WINDOW – DESERT SAND

W-2500™ Clad-Wood Window: Standard Double-Hung



ROOF COLOR SELECTION
PAC-CLAD SNAP CLAD GRANITE



BRICK VENEER
GLEN GERY RED SMOOTH FLASH



Wall Systems ▾

Resources+Events ▾

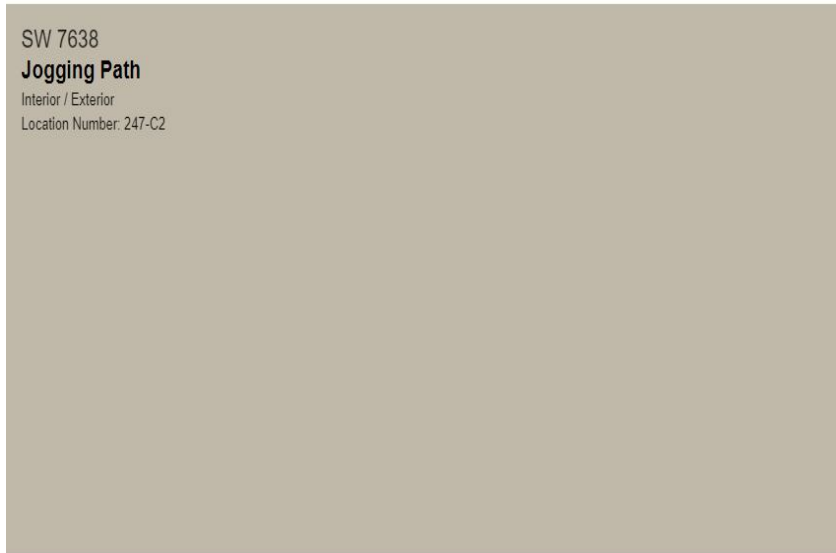


Red Smooth Flashed



STUCCO
SAND FINISH/COLOR "JOGGING PATH"

SW 7638
Jogging Path
Interior / Exterior
Location Number: 247-C2



SHUTTERS

FIBERGLASS/COLOR "ROOKWOOD DARK GREEN"

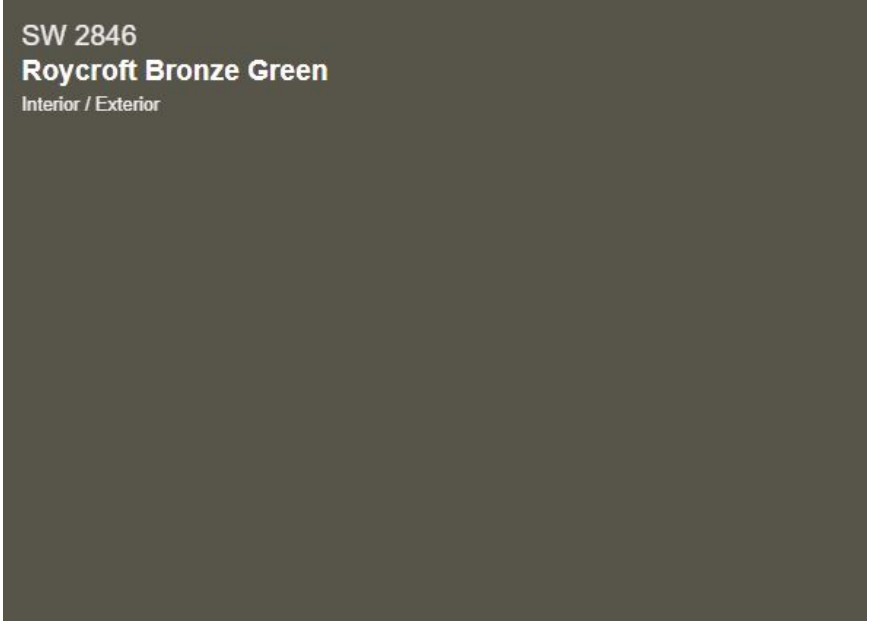
SW 2816
Rookwood Dark Green
Interior / Exterior

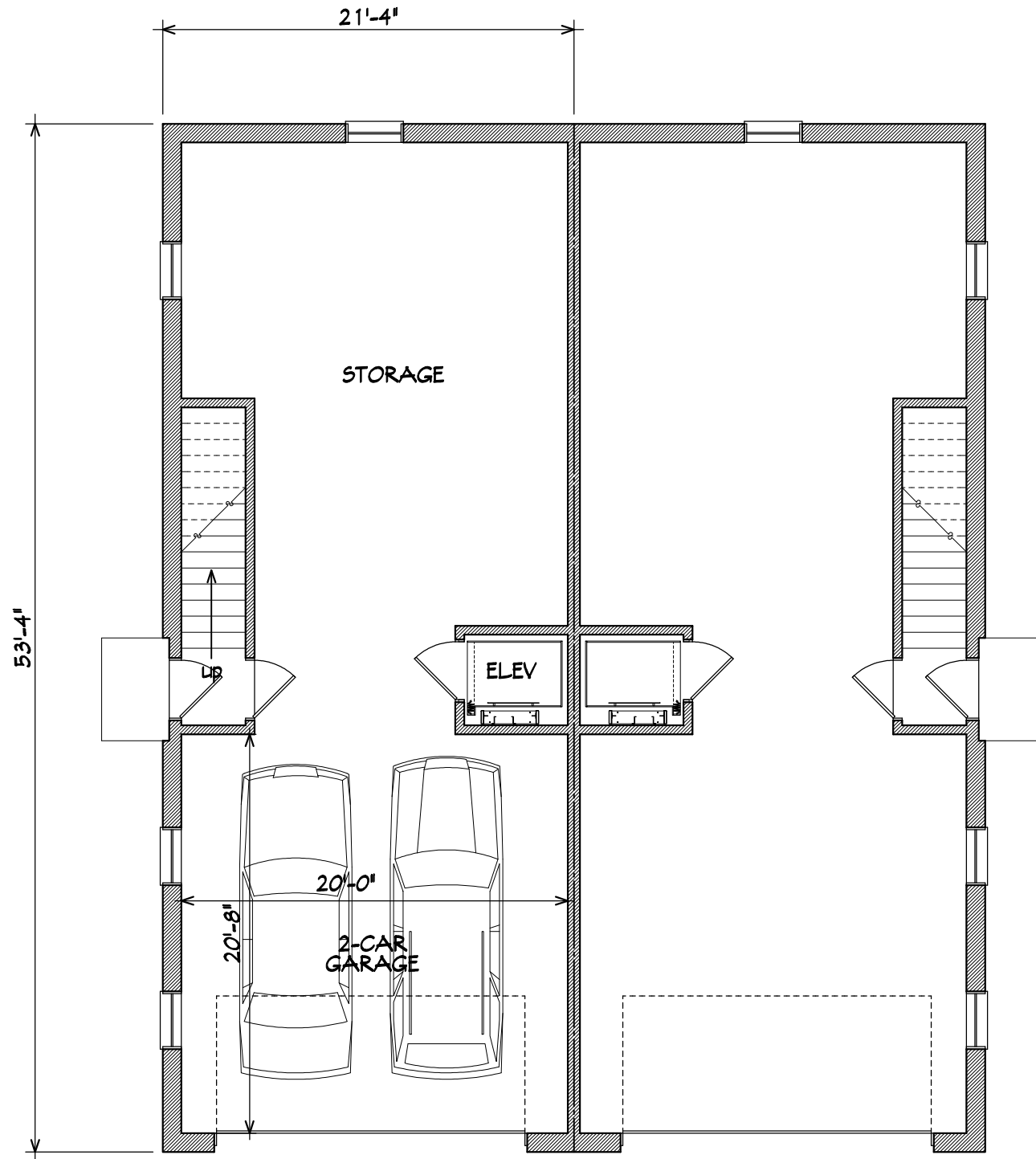


GARAGE DOORS

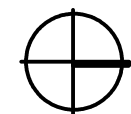
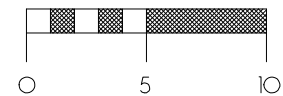
**WAYNE DALTON MODEL 9800 HORIZONTAL GROOVE
COLOR "ROYCROFT BRONZE GREEN"**

SW 2846
Roycroft Bronze Green
Interior / Exterior





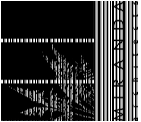
SQUARE FOOTAGE SUMMARY		
	HEATED AREA	UNHEATED AREA
1ST FLOOR	116 SF	1,022 SF
2ND FLOOR	1,138 SF	0 SF
3RD FLOOR	1,138 SF	0 SF
SUB-TOTAL	2,392 SF	1,022 SF
TOTAL GROSS AREA		3,414 SF



DUPLEX 1ST FLOOR PLAN

1/8"=1'-0"

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
FL REG. ARCHT. 00000000

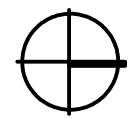
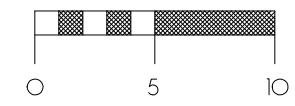
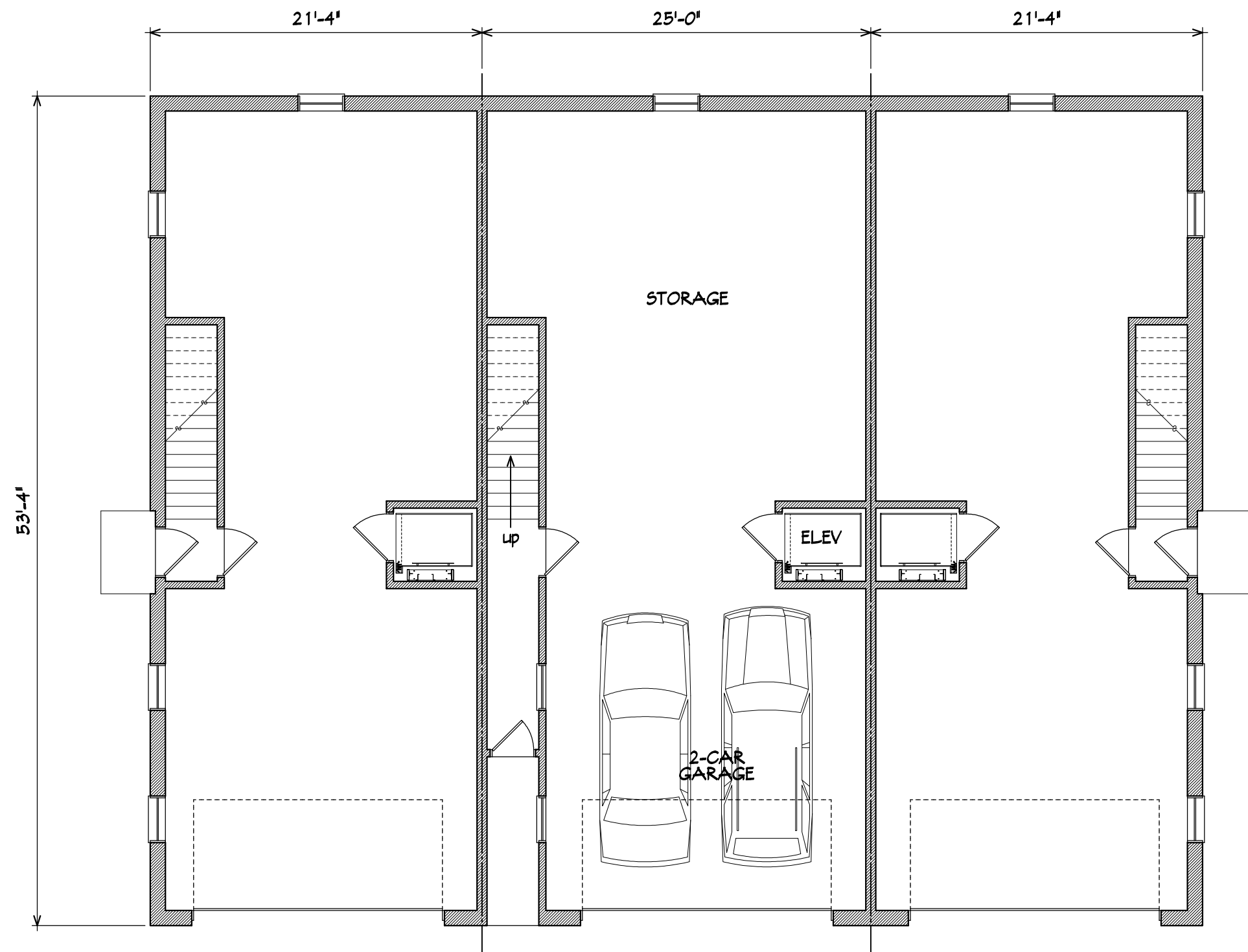


NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034

DUPLEX 1ST FLOOR PLAN

07-08-21

P2



TRIPLEX 1ST FLOOR PLAN

1/8"=1'-0"

TRIPLEX 1ST FLOOR PLAN

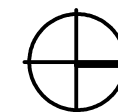
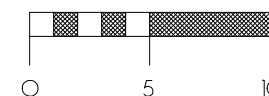
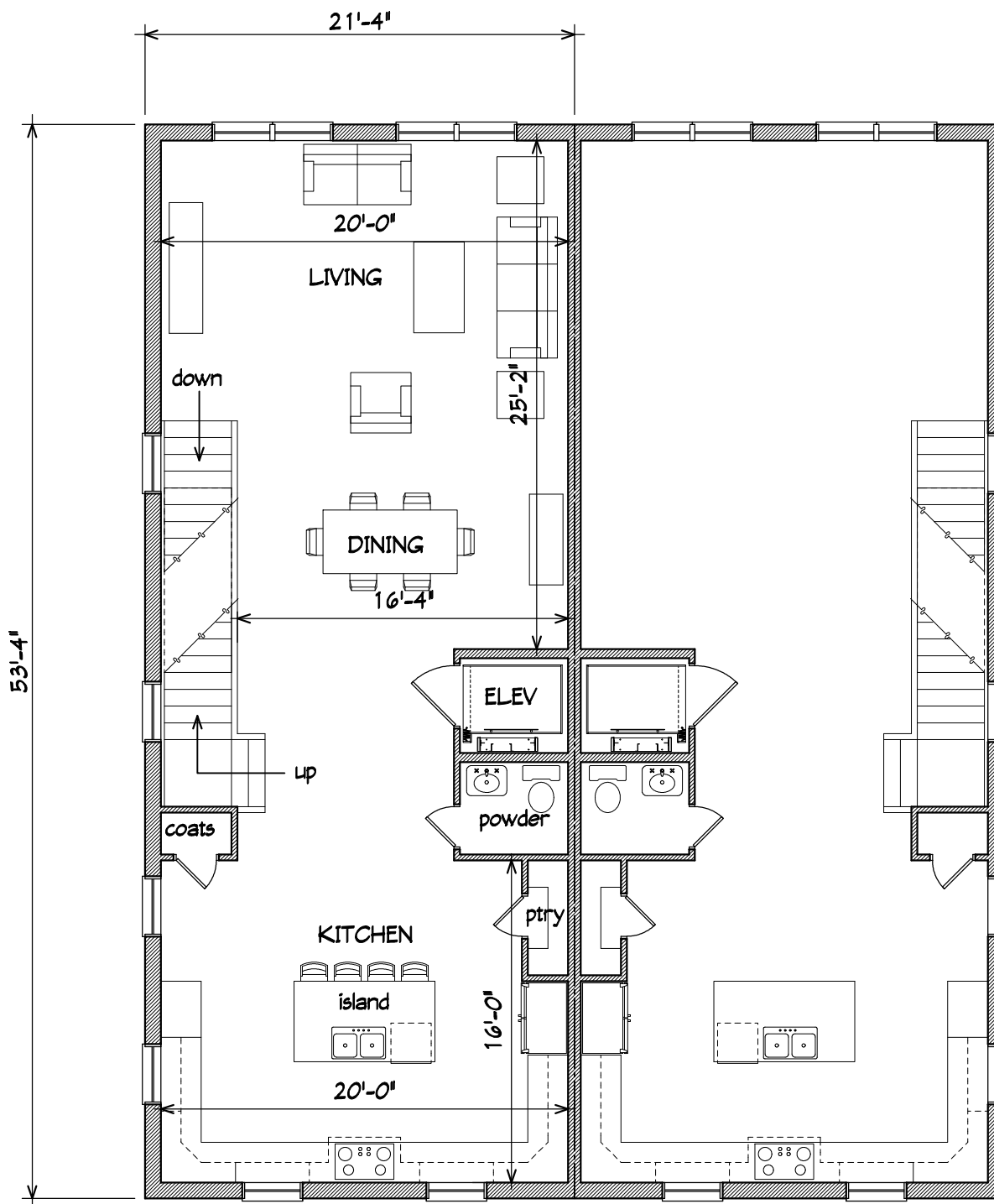
07-08-21

P2a

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



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. ARCHT



DUPLEX 2ND FLOOR PLAN

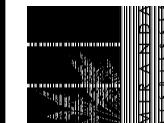
1/8" = 1'-0"

DUPLEX 2ND FLOOR PLAN

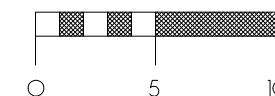
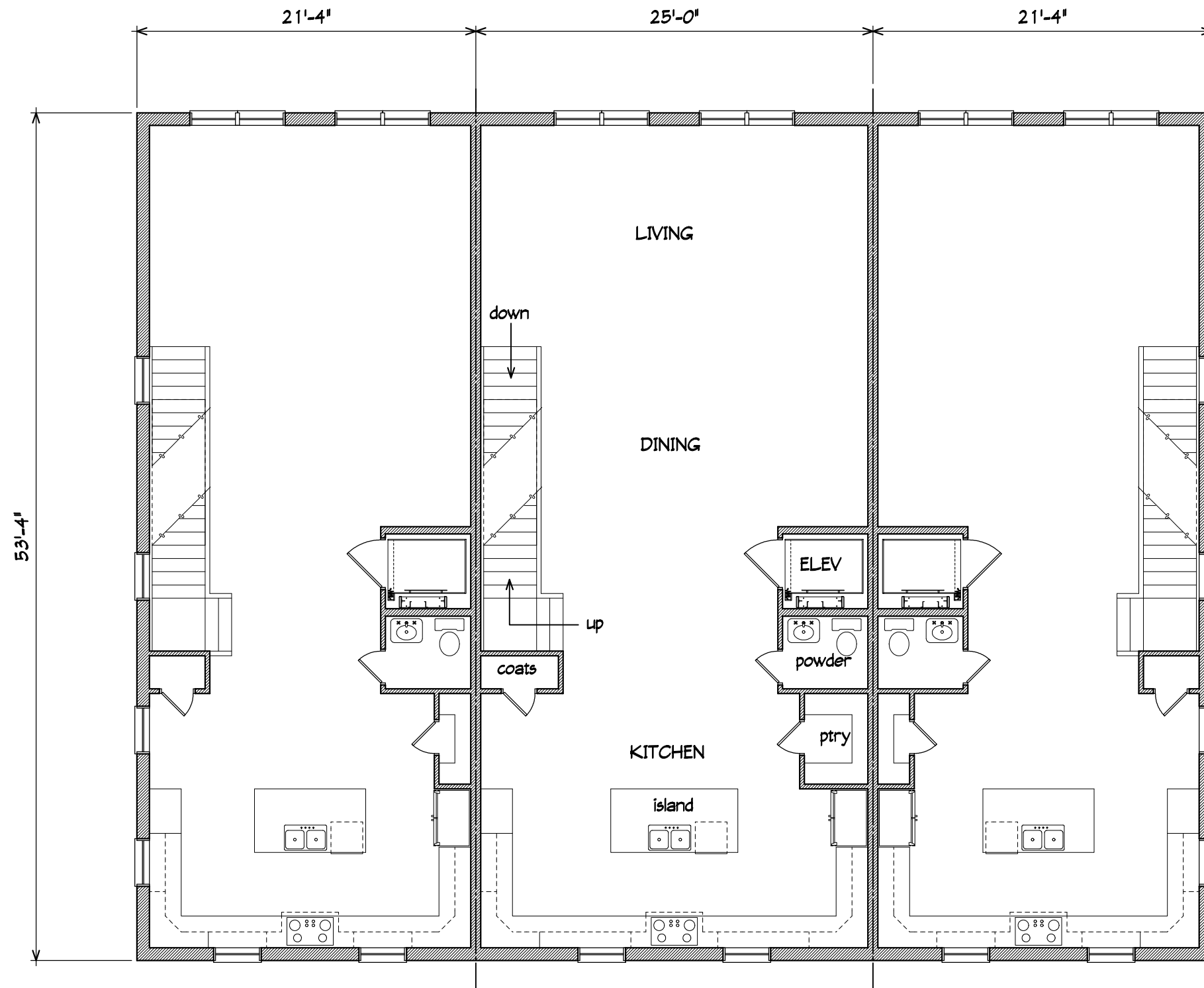
07-08-21

P3

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

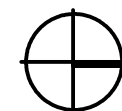


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ARCHITECTS
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FERNANDINA BEACH, FL 32034
TEL. 904.261.4586



TRIPLEX 2ND FLOOR PLAN

1/8" = 1'-0"

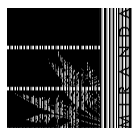


TRIPLEX 2ND FLOOR PLAN

07-08-21

P3a

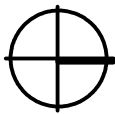
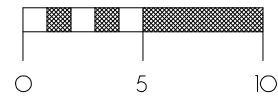
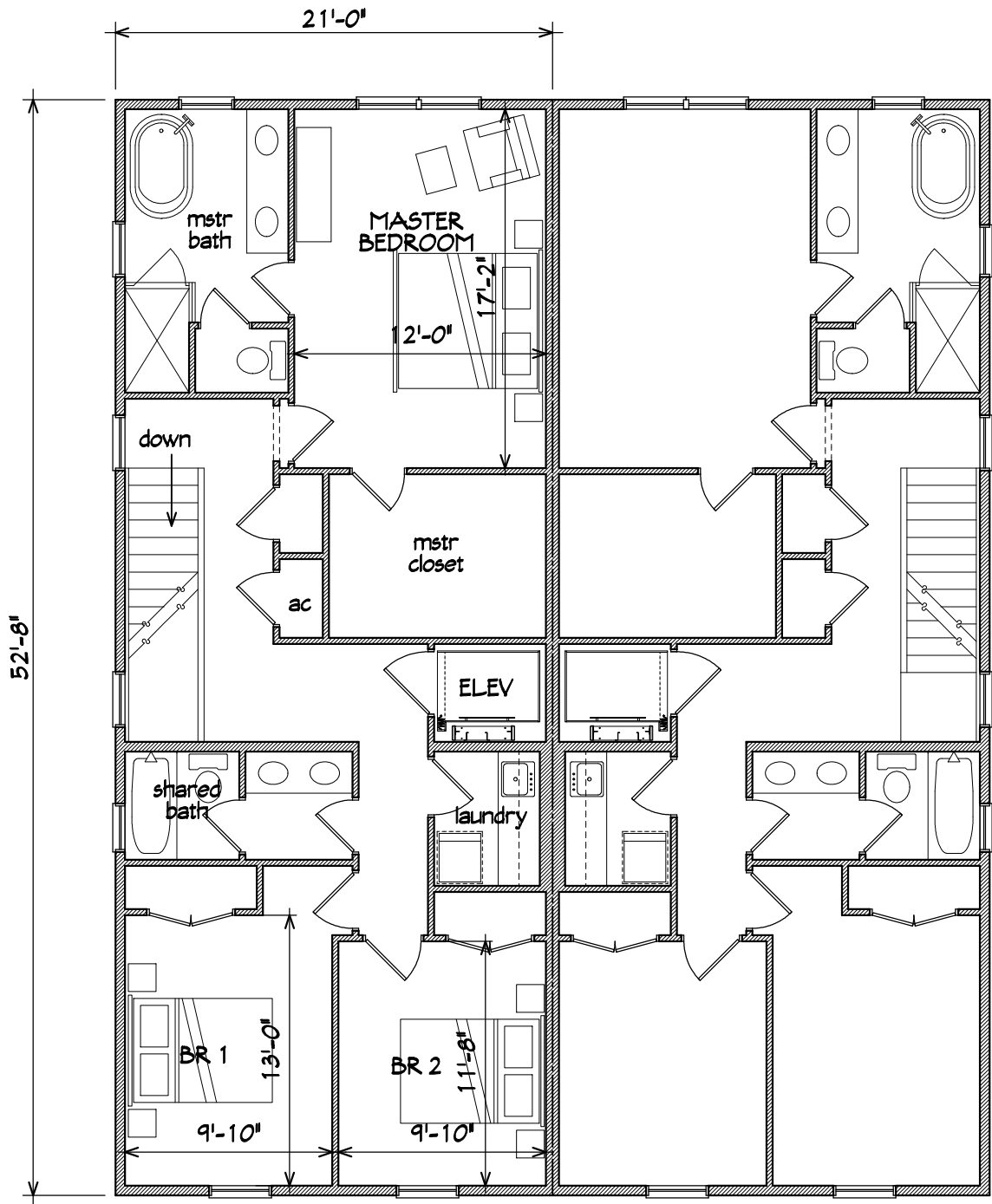
NORTH 2ND ST TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BCH., FL 32034



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

DUPLEX 3RD FLOOR PLAN

1/8"=1'-0"

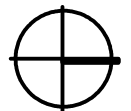
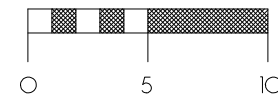
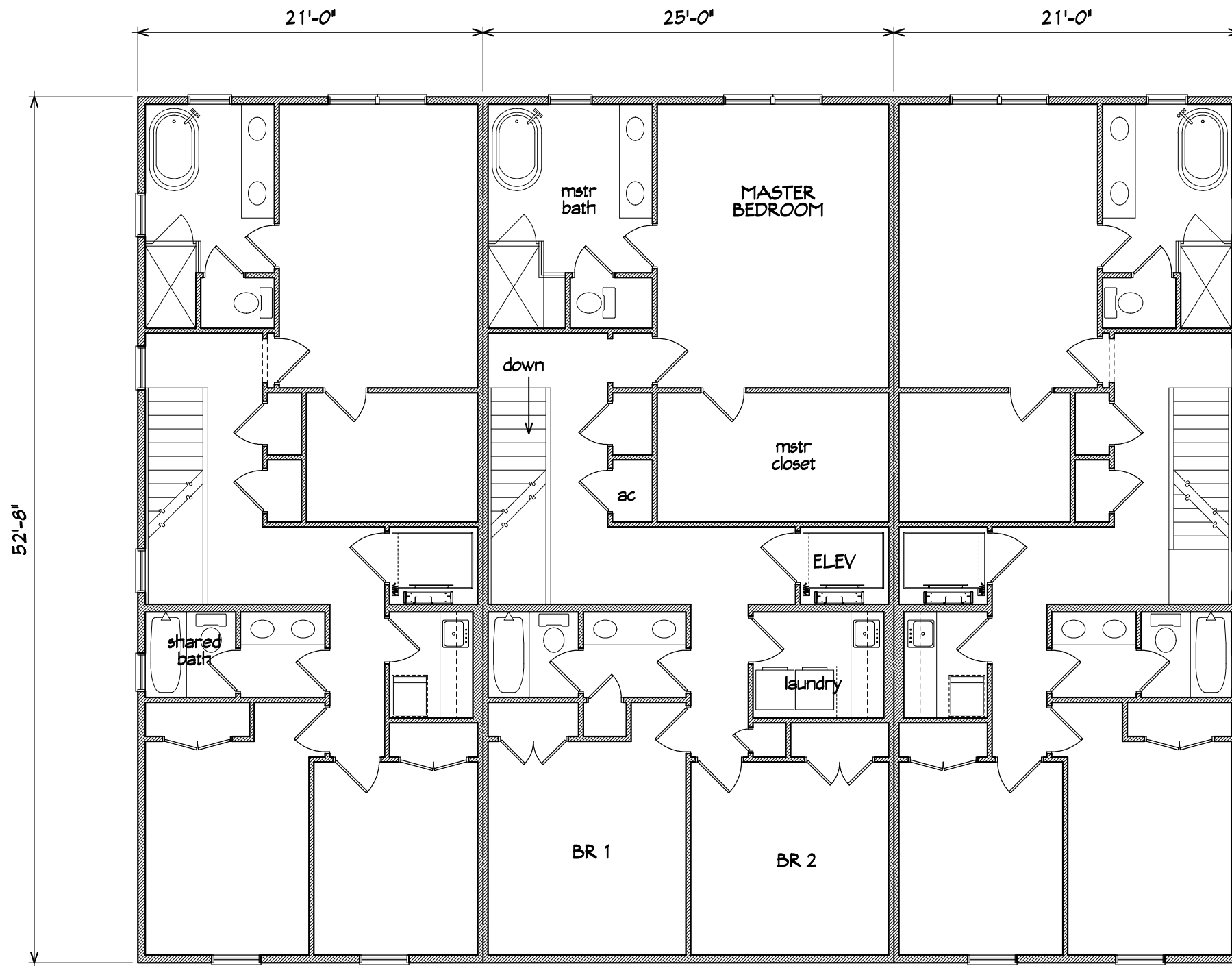


DUPLEX 3RD FLOOR PLAN

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

07-08-21

P4



TRIPLEX 3RD FLOOR PLAN

1/8"=1'-0"

TRIPLEX 3RD FLOOR PLAN

07-08-21

P4a

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

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. ARCHT. 00000000

DUPLEX EAST ELEVATION			

07-08-21

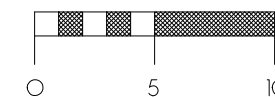


DUPLEX EAST ELEVATION (NORTH 2ND STREET)

1/8"=1'-0"



DUPLEX NORTH ELEVATION



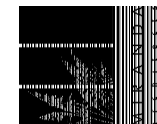
1/8"=1'-0"

DUPLEX NORTH ELEVATION

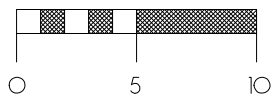
07-08-21

P7

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



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FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. ARCHT.



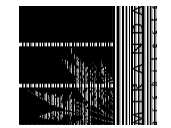
DUPLEX WEST ELEVATION (AMELIA RIVER)

1/8"=1'-0"

DUPLEX WEST ELEVATION

07-08-21

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



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300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL ARCH. #00000000

P8

REAR PROPERTY LINE

LOUVERED SCREEN
ENCLOSURE TO
CONCEAL ROOFTOP
AC UNIT

METAL ROOFING 2 IN 12 SLOPE
BEHIND PARAPET END WALL

FRONT PROPERTY LINE

3RD FLOOR

2ND FLOOR

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

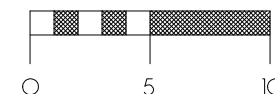
McJUNKIN
STATION
FACADE

ROOF AND
BRACKETS
TO REINF.
OLD FACADE

HARDIE CHANNEL SIDING
AT SIDE ENTRY

ACCESS DRIVEWAY

LANDSCAPE
BUFFER



DUPLEX SOUTH ELEVATION

1/8" = 1'-0"

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WEST ELEVATION (AMELIA RIVER)



0 5 10

1/8"=1'-0"

EAST ELEVATION (NORTH 2ND STREET)



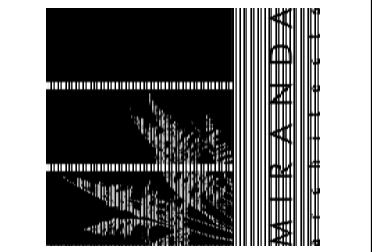
OUTLINE OF MC LINKIN STATION
FACADE AND INGRESS/EGRESS
PORTALS IN FOREGROUND
SHOWN DASHED

0 5 10

1/8"=1'-0"

FIVE UNIT ELEVATIONS	
REVISIONS	DATE

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



**MIRANDA
ARCHITECTS**
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.5500
FL REG NO: 13807

21 N 2ND STREET TOWNHOMES CONCEPT PLAN
PROJECT # A210305
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-08-21

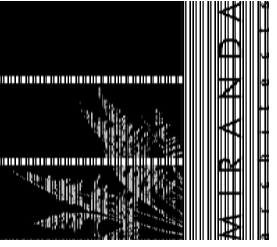
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CONTEXTUAL NORTH 2ND STREET ELEVATION

ALACHUA STREET

21 NORTH 2ND STREET TOWNHOMES CONCEPT PLAN
PROJECT # A210305
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-08-21



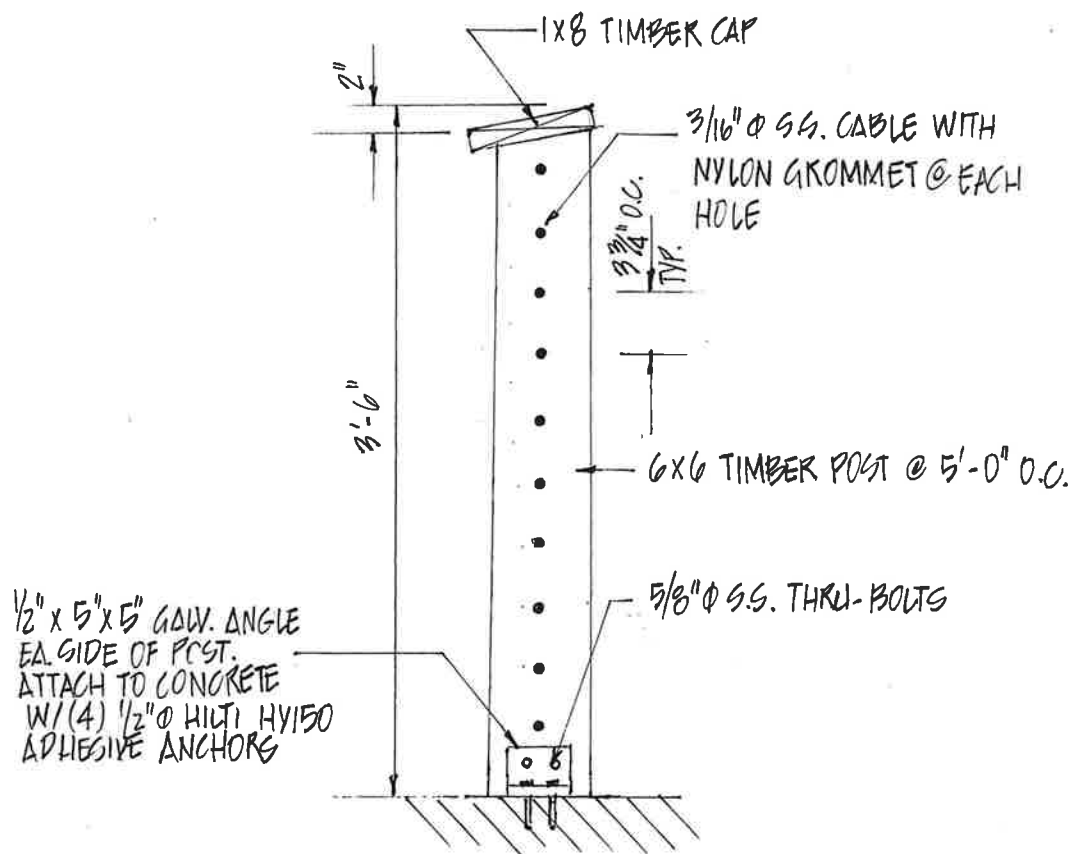
MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4886 TEL
FL REG. NO. 00000007

NORTH 2ND STREET TOWNHOMES
21 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

STREET ELEVATION	
REVISIONS	DATE







WATERFRONT HANDRAIL DETAIL (250 L.F.)

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← Savannah Harbor Pkwy Savannah, Georgia



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Camera: 5 m

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Uylen Hill



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Camera: 3 m



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-25
AUGUST 19, 2021

Owner/Applicant:	Chris Hastings, owner
Property Address:	831 Garden Street (Old Town)
Parcel ID #	00-00-31-1580-0003-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	N/A
Year Built:	2020
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to install an in-ground pool. (Quasi-Judicial)

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

831 Garden Street (Old Town)



August 5, 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, UGG, 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 applicant is seeking to construct a in-ground swimming pool; convert a window to a door; and add a deck at the northeast corner of the home to match existing in design and material.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the pool design compliant with all setbacks. Pool mechanical is located in the rear of the house and will not be visible from the right of way. The expansion of the rear steps into a deck and the replacement of one window with a door to match the existing exterior doors (SW6477 Tidewater) is compatible with the architecture and compliant with setbacks. The exact color and texture of the pool deck has not been chosen and will be required to be submitted for staff review before the COA can be issued.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-25 with the condition:

1. Applicant submit pool deck materials/ color for staff approval before a COA can be issued.

MOTION TO CONSIDER:

I move to approve or deny case number HDC 2021-25 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 2021-25, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2021-25 Application & Backup Materials
EXHIBIT 2	Plans and Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #7488

Date Submitted: 6/9/2021

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

☒ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

☐ Demolition of a Primary Structure â€œ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$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*

Staff Approval

See Certificate of Approval Matrix for details

Previously Approved Case

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

-- Select One --

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

831 Garden St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0003-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Chris

Last Name*

Hastings

Mailing Address*

831 Garden St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

4044281565

E-mail Address*

chrishastings@arbormedics.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

We would like to add a pool to our side lot (841 Garden St). We would like to add a door (replaces one window) and a small deck, at the northeast corner of the house to improve access to the pool. We will landscape the surrounding area, including privacy shrubs along the front fence line, to provide privacy and a buffer from the road.

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

Design Vision Statement*

We want to keep 841 Garden St (our second lot) open and green rather than building a house on it.. We would like to add a pool along with surrounding landscaping to buffer us from the street.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Hastings.pdf	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.

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9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



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.

Hastings Residence

831 Garden Street
Fernandina Beach, Florida
32034

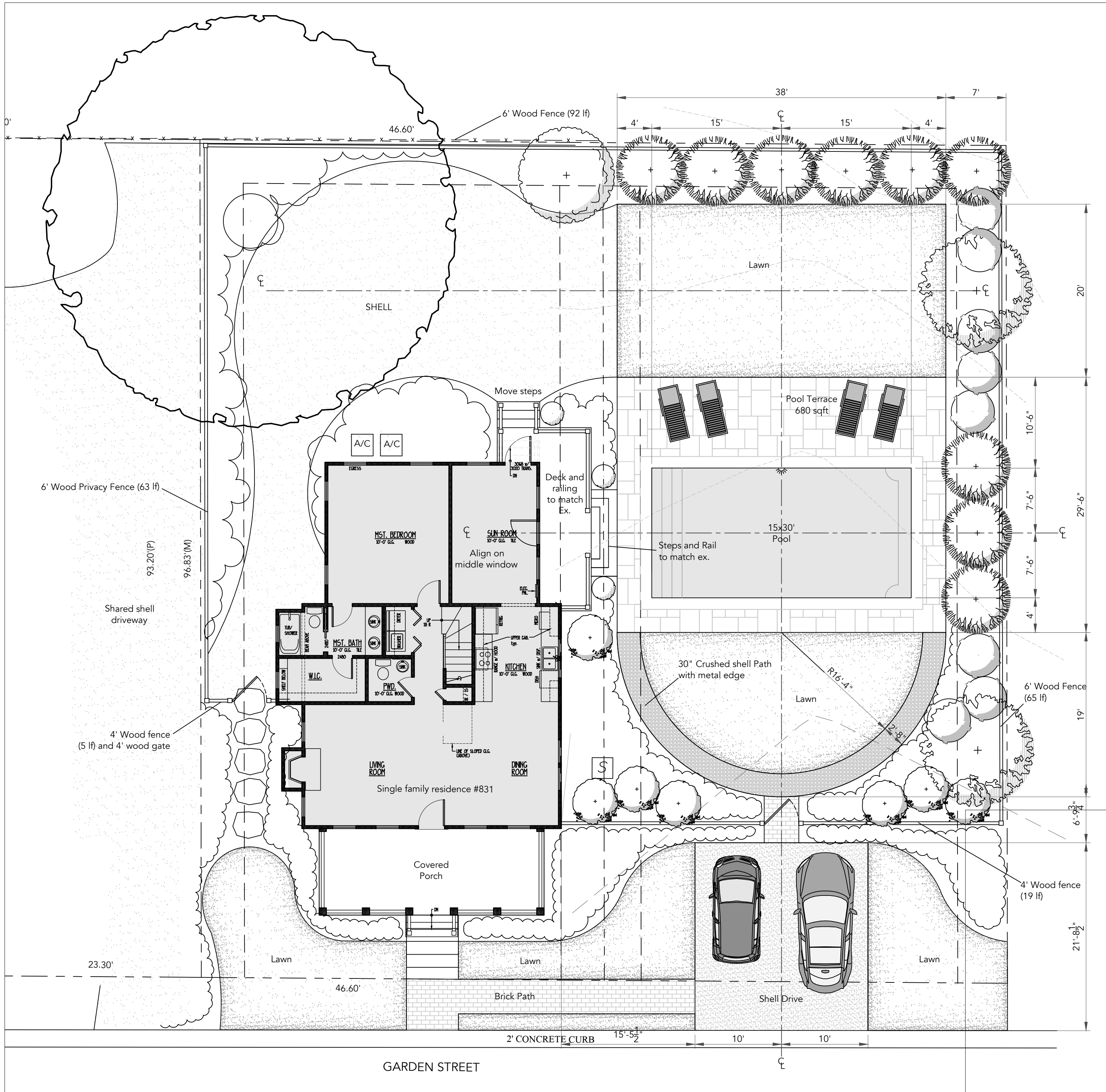
date sheet
4-20-2021 L-1

Site Plan

Scale: AS SHOWN

revisions

drawn by
PB



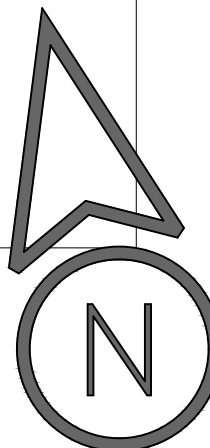
1 Site Plan
L-1

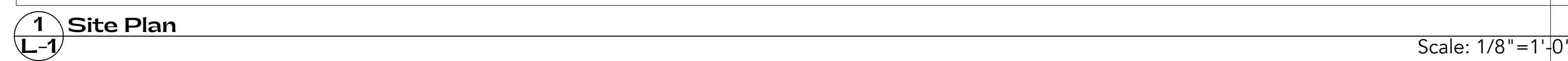
Scale: 1/8"=1'-0"



2 Right Elevation
L-1

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







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0026
AUGUST 19, 2021

Owner/Applicant:	Cathie Plyler, owner
Property Address:	332 S. 6 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 #	8NA00412
Year Built:	1930 (NCPA)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to install an 8'x10' Tuff Shed

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

322 S. 6th Street



August 5, 2021

911 Address Labels

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:

The applicant is seeking approval to construct an 8'x10' Tuff Shed in the rear yard. The shed will be modified to better compliment the features of the primary structure. Modifications include cement lap siding, gray shingle roof, and Weathershield aluminum-clad wood windows in a 2/2 pattern with exterior muntins. The shed will be painted "Oyster Bar" SW7565 to match primary structure.



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

ANALYSIS:

The proposed shed is being modified to compliment the architecture of the primary structure and the district as a whole.

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 2021-0026

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0026 **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 2021-0026, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-0026 Application

EXHIBIT 2 Site Plan & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7598

Date Submitted: 6/25/2021

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: 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?*

6/25/2021

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*

332 S 6th St

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0127-0042

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Cathie

Last Name*

Plyler

Mailing Address*

332 S 6th St

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

4043109585

E-mail Address*

Cathie.plyler@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*

Shed by Tuff Shed installed in backyard. Shed is built on site. Size is 8x10. Style is salt box to match the structure of the house. Upgrades include cement siding (horizontal) to match the house. Paint color is the same as the house- Sherwin Williams Oyster Bar 7565. Roof upgrades include an 8-12 pitch and a 4" overhang on eaves. Color of roof (shingles) is gray to match the house. I am not purchasing the windows from Tuff Shed. I will purchase my own to comply with the city requirements. Brand is Weathershield. There will 2 windows on the shed. Style will match the 2 over 2 pattern of the house. Grilles will be on the exterior of the window. Material will be Aluminum-Clad Wood. Placement of shed - it will face Date St and be about 8 feet off property line on the left and about 20 feet from the back property line. See attached landscaping design.

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

Design Vision Statement*

Old chain link fence has already been removed. New fence is being installed by Duval Fence (around the first of July). Then as soon as I have approval I can order the Tuff Shed. It will take 2 weeks for them to build the shed. After shed is in place landscaping will be done by Bob's Irrigation and Landscaping. The home has an irrigation system that Bob's will repair before installing landscaping. We have a golf cart. The shed is being placed / configured as described in order that we can "hide" the golf cart behind the shed. Electric line has been run to the shed site. I can plug the golf cart into shed so there won't be a need for an extension cord running to the house.

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?

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MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Tuff Shed	8x10 shed	SW Oyster Bar 7565 (Name/Number)

DOORS

Manufacturer	Product Description
Tuff Shed	Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

WINDOWS

Manufacturer

Weathershield

Product Description

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

ROOFING

Manufacturer

Tuff Shed

Product Description

Shingles

Color

Birchwood Gray

(Name/Number)

FASCIA/TRIM

Manufacturer

Tuff Shed

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

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SIGNAGE

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OTHER

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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:

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Applicant First Name*

Cathie

Applicant Last Name*

Plyler

Today's Date*

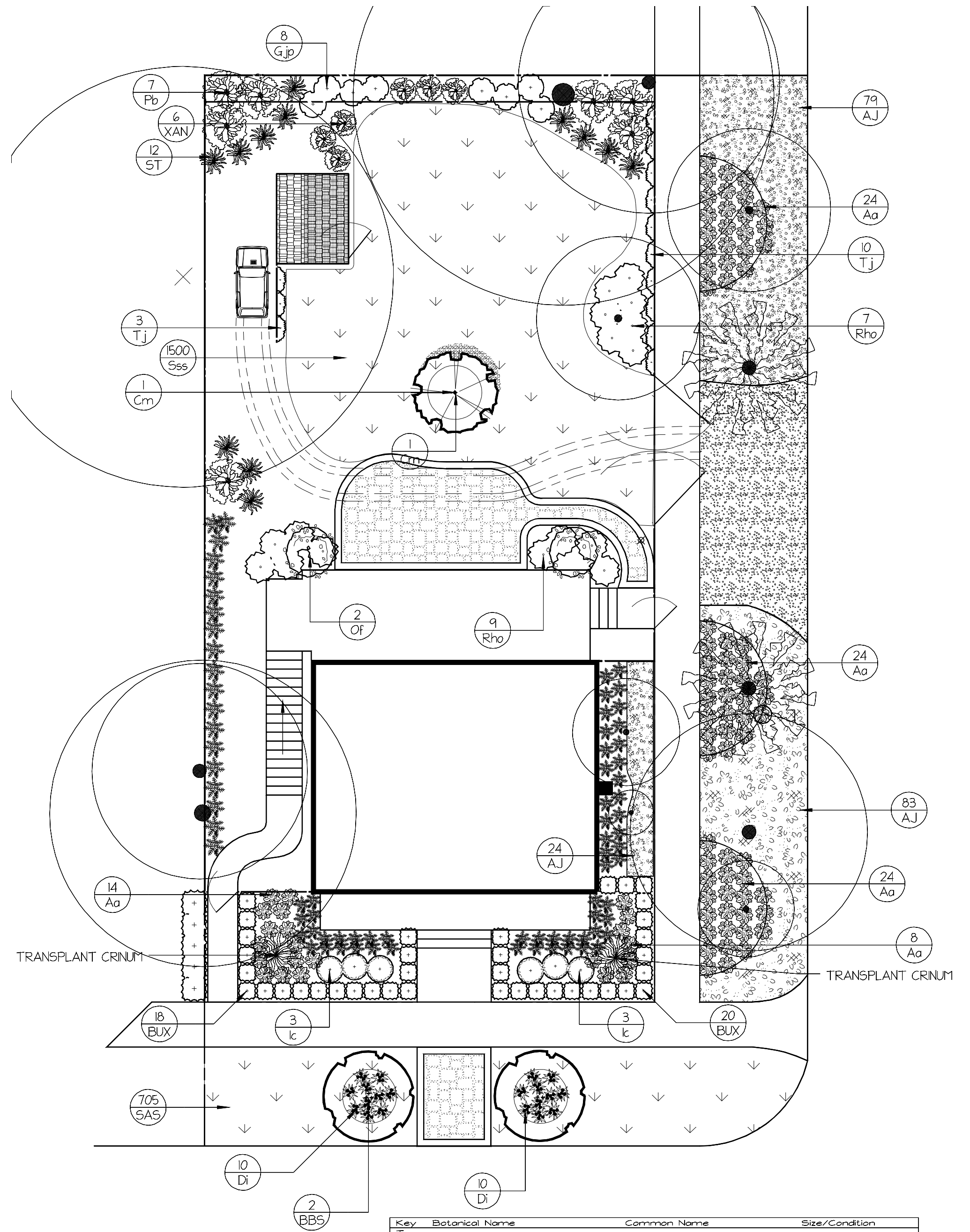
6/25/2021



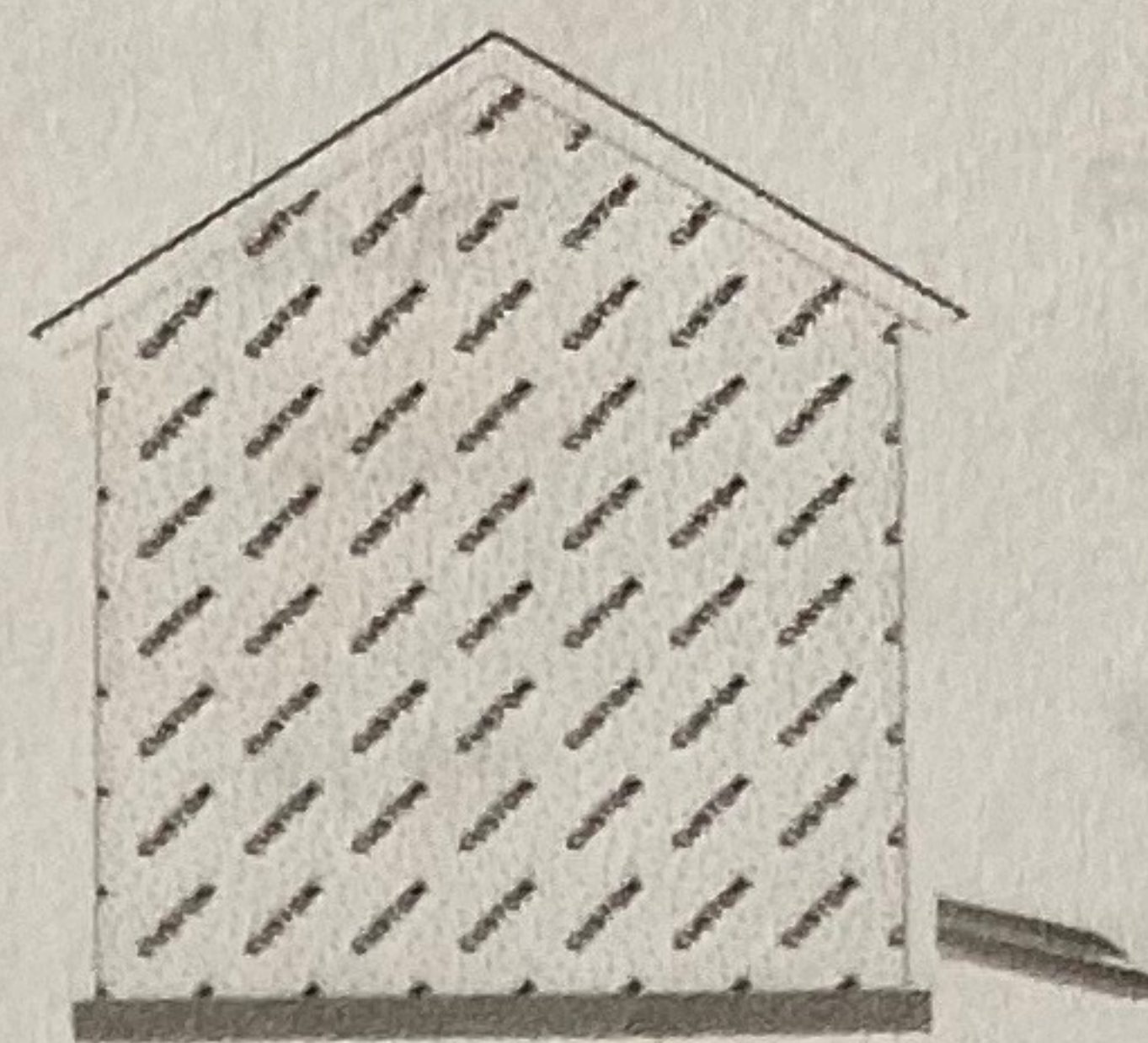
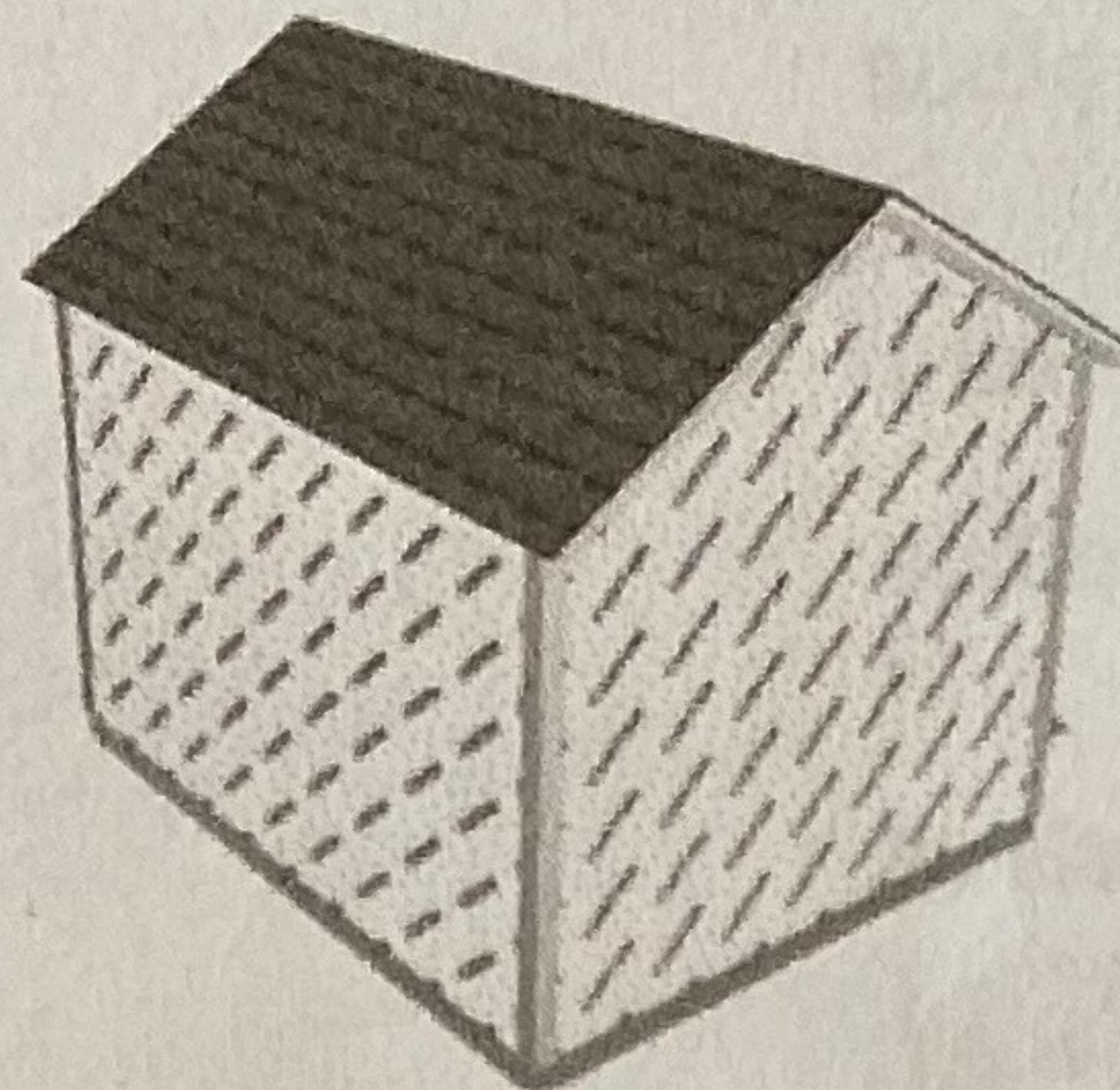
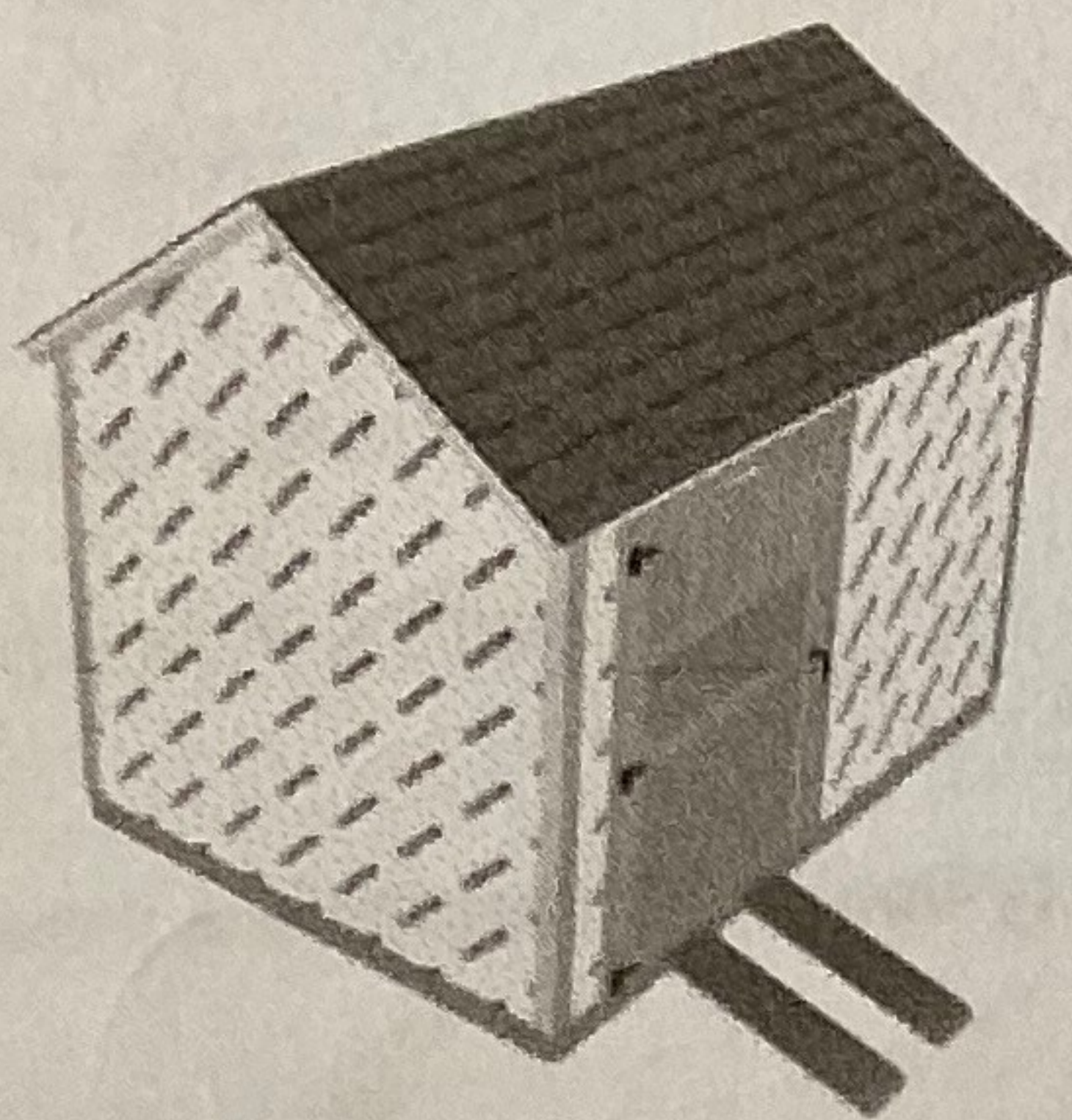
DEPARTMENT OF PLANNING & CONSERVATION

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

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Key	Botanical Name	Common Name	Size/Condition
Trees			
Cm	Citrus meyeri	MEYERS LEMON	30 GAL
Shrubs			
BBS	BOTTLE BRUSH STANDARD	BOTTLE BRUSH STANDARD	30 GAL
BUX	BUXUS macrophylla	BOXWOOD JAPANESE	3 GAL
G.jp	Gardenia jasminoides 'prostrata'	DWARF GARDENIA	3 GAL
Of	Osmanthus fragrans	TEA OLIVE	15 GAL
Rho	Rhododendron x 'Fashion'	FASHION AZALEA	3 GAL
Ornamental Grasses			
SAS	ST AUGUSTINE SOD	ST AUGUSTINE SOD	500 SQ FT PALLET
Sss	Stenotaphrum secundatum 'seville'	SEVILLE ST AUGUSTINE	500 SQ FT
Perennials and Annuals			
Aa	Agapanthus africanus	LLY OF THE NILE	1 GAL
Di	Dietes iridioides	AFRICAN IRIS	1 GAL
lc	Ixora coccinea	IXORA	3 GAL
Pb	Philodendron bipinnatifidum	SELLOUM	7 GAL
ST	STROMANTHE TRIOSTAR	TRIOSTAR STROMANTHE	3 GAL
XAN	XANADU SELLOUM	XANADU PHILIDENDRON	3 GAL
Groundcovers			
AJ	Asian Jasmine	Trachelospermum asiaticum	4'
AJ	Asian Jasmine	Trachelospermum asiaticum	1 GAL
Vines			
T.j	Trachelospermum jasminoides	CONFEDERATE JASMINE	1 GAL
T.j	Trachelospermum jasminoides	CONFEDERATE JASMINE	3 GAL



Customer Information

Cathie Plyer
332 S 6th St
Fernandina Beach, FL 32034
cathie.plyer@gmail.com

Shipping Information

Cathie Plyer
332 S 6th St
Fernandina Beach, FL 32034

Description	Qty	List Price	Discount	Ext Net Price
TR-700 8 x 10	1/Ea	\$2480.00	\$0.00	\$2480.00
4' x 6'2" Single Shed Door	1/Ea	\$0.00	\$0.00	\$0.00
Black Door Hardware - Single Door	1/Ea	\$40.00	\$0.00	\$40.00
Veritcal Transom Window in Door - 4' door	1/Ea	\$259.00	\$0.00	\$259.00
Pair of Regular-Duty Steel Ramps and Sill Nosing	1/Ea	\$139.00	\$0.00	\$139.00
House Wrap	263/Sq Ft	\$0.40	\$0.00	\$105.20
Horizontal Cement Lap Siding	263/Sq Ft	\$8.75	\$0.00	\$2301.25
Customer Supplied Paint: , \$-15	2/Ea	\$-15.00	\$0.00	\$-30.00
Paint - Delicate White	1/Sq Ft	\$0.00	\$0.00	\$0.00
PAINT TR-700, TR-800 8' WIDE	1/Ea	\$235.00	\$0.00	\$235.00
Birchwood Lifetime	116/Sq Ft	\$0.00	\$0.00	\$0.00
Lifetime Shingle Upgrade	116/Sq Ft	\$1.50	\$0.00	\$174.00
Roof - 8/12 Roof Pitch Upgrade	116/Sq Ft	\$4.00	\$0.00	\$464.00
4" Gable EW Eave Upgrade	16/Lin Ft	\$12.50	\$0.00	\$200.00
3/4" Treated Floor Decking Upgrade	80/Sq Ft	\$1.25	\$0.00	\$100.00
Shed Anchor into Dirt - Auger or MR88	4/Ea	\$55.00	\$0.00	\$220.00
Shelving - 16" deep	16/Lin Ft	\$5.00	\$0.00	\$80.00

Description	Qty	List Price	Discount	Ext Net Price
16"x8" Wall Vent - White	2/Ea	\$23.00	100.00%	\$0.00
High Wind - Home Depot	80/Sq Ft	\$0.60	\$0.00	\$48.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Engineering Fees	80/Sq Ft	\$2.50	\$0.00	\$200.00
Permit and Permit Processing Fee	80/Ea	\$1.25	\$0.00	\$100.00
Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
List Price				\$7161.45 USD
Discount				\$46.00 USD
Subtotal				\$7115.45 USD

Pricing for this quote is based on the delivery zip: 32034

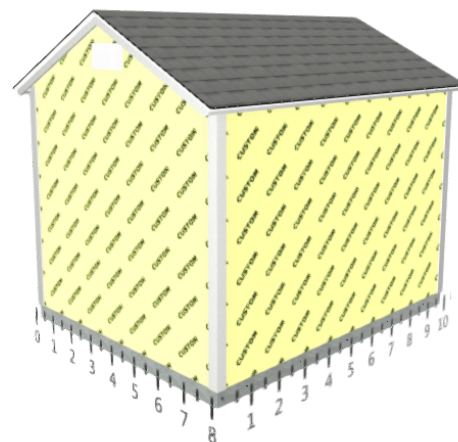
Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of \$2 per mile for any one - way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

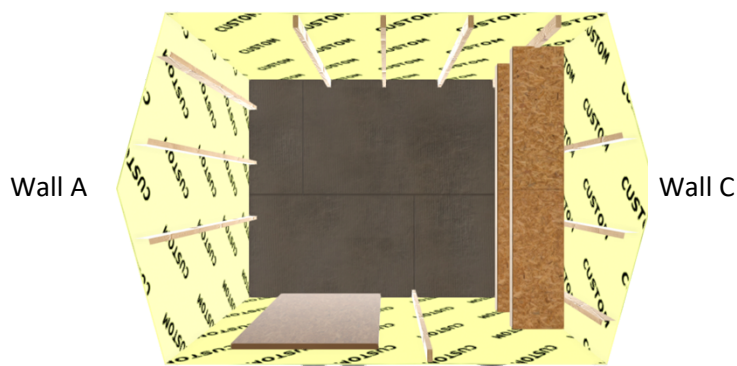
Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

The price quoted is valid through the expiration date of the promotion. Once an order has been placed, pricing is guaranteed for up to 12 months. If the installation is not completed within 12 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



Wall D



Wall B

Base Details

Building Size & Style

TR-700 - 8' wide by 10' long

Door

4' x 6'2" Single Shed Door, Left Hinge Placement, In Door Vertical Transom (4' door), Decorative Door Hardware, Steel Ramp (pair) with Special Sill Nose

Paint Selection

Base: Customer Supplied Color, Trim: Delicate White

Roof Selection

Birchwood Dimensional Premium Shingle

Drip Edge

White

Options Details

High Wind

High Wind - Home Depot

Windows

2 Ea 2'x2' Insulated Horizontal Sliding Window, window box

Walls

257 Sq Ft House Wrap
257 Sq Ft Horizontal Cement Lap Siding

Roof

108 Sq Ft Roof - 6/12 Roof Pitch Upgrade
16 Lin Ft 4" Gable EW Eave Upgrade

Floor and Foundation

80 Sq Ft 3/4" Treated Floor Decking Upgrade
4 Ea Shed Anchor into Dirt - Auger or MR88

Interior

16 Lin Ft Shelving - 16" deep

Vents

2 Ea 16"x8" Wall Vent - White

Shelving Locations

Shelving on Side C at 39", 60".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass



Cathie Plyer
332 S 6th St
Fernandina Beach FL 32034
Q-1088357

DocuSigned by:
Signature: Cathie Plyer Date: 4/29/2021
32B665231C6A4FD...

- NOTES:
1. **BUILDING CODE:** FLORIDA BUILDING CODE, 7th EDITION (2020)
BUILDINGS ARE NOT FOR HIGH-VELOCITY HURRICANE ZONES (HVHZ)
2. **DESIGN LOADING:**
WIND SPEED: $V_{ult} = 155$
 $V_{asd} = 120$
EXPOSURE: C
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: MIN. 50 PSF (SEE NOTE 5, DETAIL 1, SHEET 3)
RISK CATEGORY: I
- | | | |
|-------------------------|-------|---------------------|
| COMPONENT AND CLADDING: | ROOF: | 18/-29 PSF (ZONE 1) |
| | | 18/-50 PSF (ZONE 2) |
| | | 18/-74 PSF (ZONE 3) |
| | WALL: | 31/-34 PSF (ZONE 4) |
| | | 31/-42 PSF (ZONE 5) |

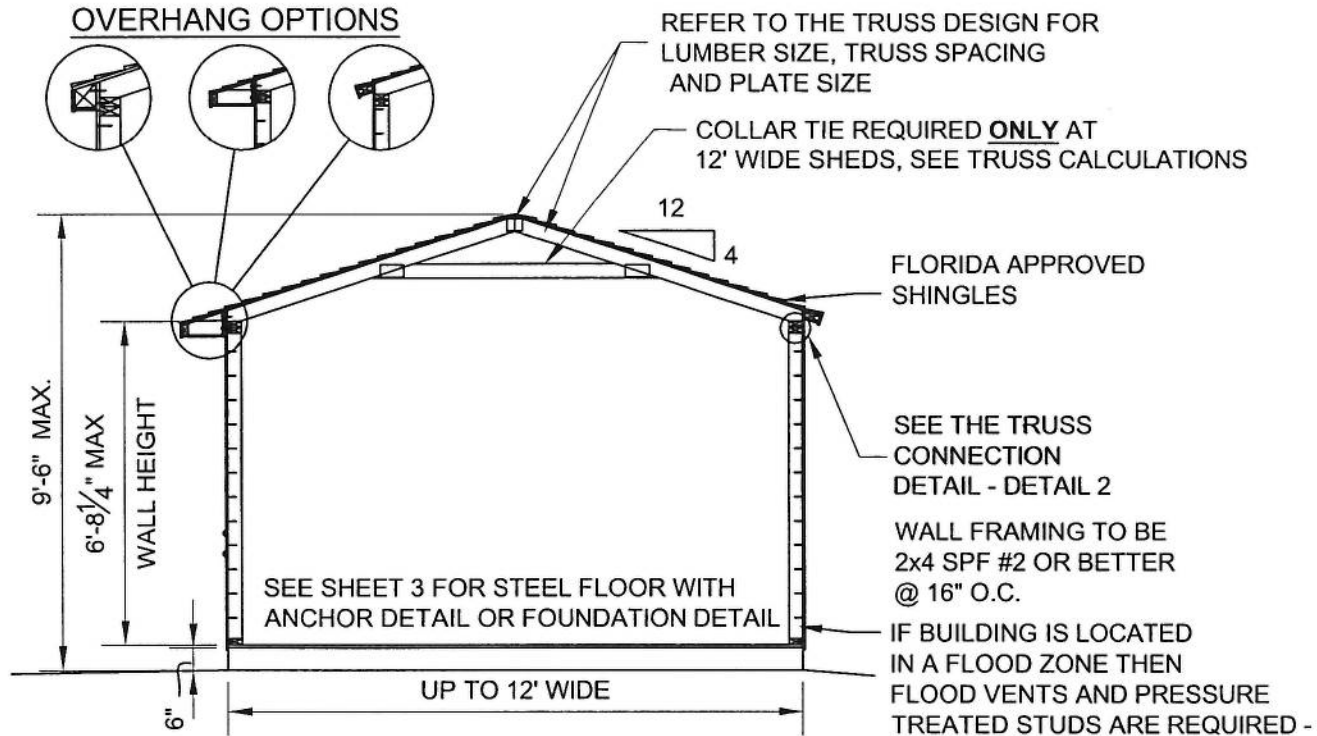
SHED MANUFACTURER SHALL HAVE A LIST OF ALL REQUIRED PRODUCTS THAT NEED FLORIDA STATE APPROVAL AVAILABLE FOR 3RD PARTY INSPECTOR AND REVIEW BY E.O.R. FOR COMPLIANCE WITH WIND LOADS.

HEADER NAILING:
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

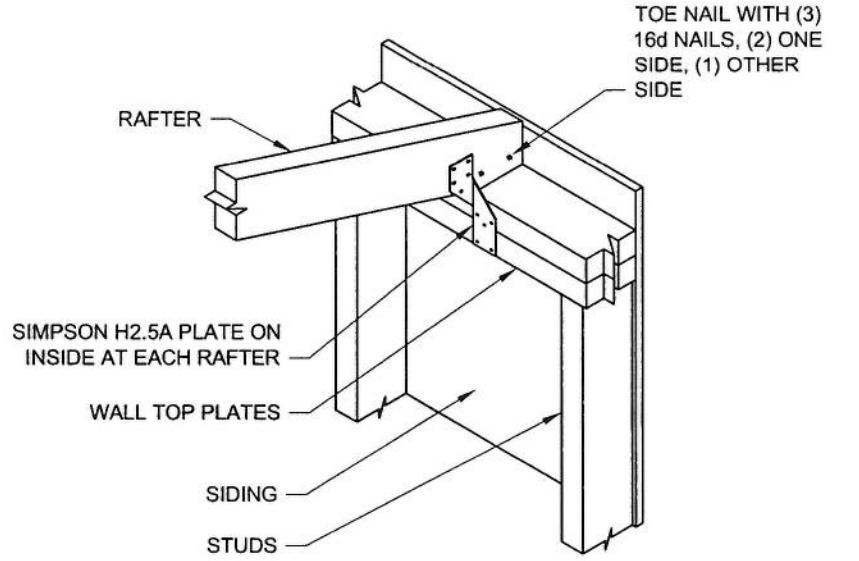
NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

MAX WALL HEIGHT FOR EACH SHED:
SR600 - 5'-8 1/4" (68 1/4")
TR700 - 6'-8 1/4" (80 1/4")
PR - 6'-8 1/4" (80 1/4")

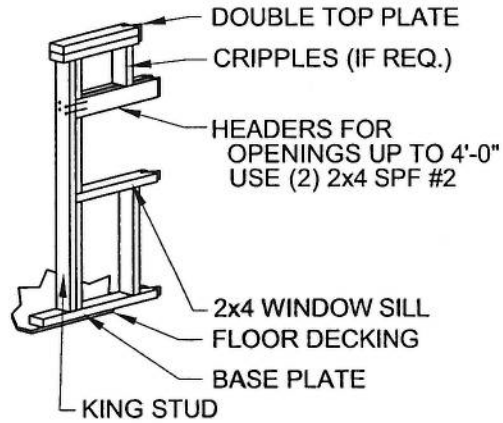
UNINHABITED UTILITY SHED UP TO 12' WIDE x UP TO 24' LONG SR600, TR700, PR



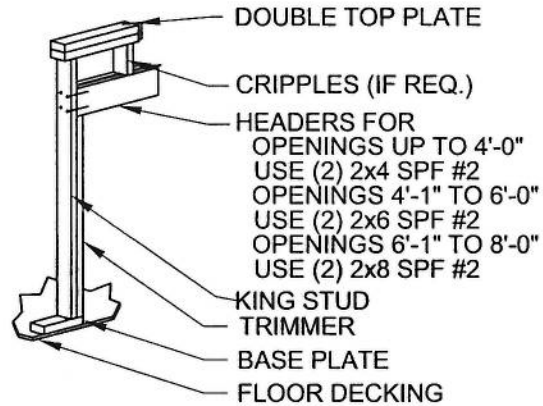
1 BUILDING SECTION
SCALE: N.T.S.



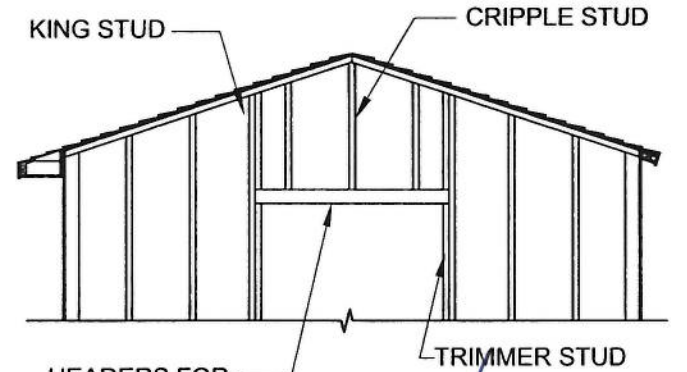
2 TRUSS TO WALL CONNECTION DETAIL
SCALE: N.T.S.



3A WINDOW HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.



3B DOOR HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.



HEADERS FOR:
OPENINGS UP TO 6'-0" USE (2) 2x4 SPF #2
OPENINGS 6'-1" TO 8'-0" USE (2) 2x6 SPF #2
REFER TO THE DOOR DETAIL (SHEET 2) FOR THE DOOR DESIGN

4 HEADER DETAIL FOR END WALLS
SCALE: N.T.S.



Order #.	_____
Customer:	_____
Site Address:	_____
Building Size:	WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #	_____
Drawn By: PK	_____
Date: 3/12/19	_____
Checked By:	_____
Date:	_____
Scale: N.T.S.	_____

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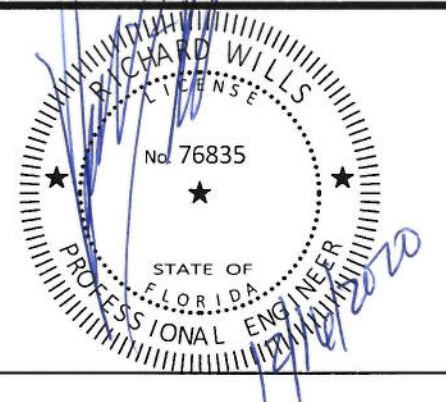
TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315

TITLE

BUILDING SECTIONS
HEADER FRAMING DETAILS
FBC, 7th EDITION (2020)
155C

DRAWING NO.	FL-PR-SR-TR-01
REV. LEVEL	01
SHEET	1
PAGE	1 OF 4



3/8 SMART SIDE NAILING REQUIREMENTS
USE THESE NAILING TABLES FOR THE SR600, TR700 AND PR DRAWINGS

SIDE WALL EDGE NAILING REQUIREMENTS						END WALL EDGE NAILING REQUIREMENTS					
MARK WALLS BEING USED	END WALL WIDTH	SIDE WALL LENGTH	EDGE NAILING	MAX. COMB. OPENING (NOTE 2)	MIN TOTAL COMBINED SHEAR WALL	MARK WALLS BEING USED	END WALL WIDTH	SIDE WALL LENGTH	EDGE NAILING	MAX. COMB. OPENING	MIN TOTAL COMBINED SHEAR WALL
NO OPENINGS ALONG THE WALL						NO OPENINGS ALONG THE WALL					
	6'	6'-20'	8d NAILS @ 6" O.C.	0'	6'-18'		6'	6'-10'	8d NAILS @ 6" O.C.	0'	6'
	8'	8'-24'	8d NAILS @ 6" O.C.	0'	8'-24'		6'	12'-14'	8d NAILS @ 4" O.C.	0'	6'
	10'	10'-24'	8d NAILS @ 6" O.C.	0'	10'-24'		6'	16'-20'	8d NAILS @ 3" O.C.	0'	6'
	12'	12'-24'	8d NAILS @ 6" O.C.	0'	12'-24'		8'	8'-12'	8d NAILS @ 6" O.C.	0'	8'
■ MIN 2'-0" RTN WALLS ON EACH END OF WALL- ■ MIN 2'-0" WALL SEGMENT							8'	14'-20'	8d NAILS @ 4" O.C.	0'	8'
	6'	6'-20'	8d NAILS @ 6" O.C.	UP TO 12'	4'		8'	22'-24'	8d NAILS @ 3" O.C.	0'	8'
	8'	8'-24'	8d NAILS @ 6" O.C.	UP TO 12'	4'		10'	10'-16'	8d NAILS @ 6" O.C.	0'	10'
	10'	10'-24'	8d NAILS @ 6" O.C.	UP TO 12'	7'		10'	18'-24'	8d NAILS @ 4" O.C.	0'	10'
	10'	10'-24'	8d NAILS @ 4" O.C.	UP TO 12'	4'		12'	12'-18'	8d NAILS @ 6" O.C.	0'	12'
	12'	12'-24'	8d NAILS @ 6" O.C.	UP TO 12'	8'		12'	20'-24'	8d NAILS @ 4" O.C.	0'	12'
	12'	12'-24'	8d NAILS @ 4" O.C.	UP TO 12'	6'	■ MIN 2'-0" RTN WALLS ON EACH END OF WALL- ■ MIN 2'-0" WALL SEGMENT					
	12'	12'-24'	8d NAILS @ 3" O.C.	UP TO 12'	4'		6'	6'-9'	8d NAILS @ 6" O.C.	3'	SEE NOTE 3

ROOF SHEATHING (7/16" OSB)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-18'	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.
8'	8'-24'	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.
10'	10'-24'	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.
12'	12'-24'	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.

NOTES:
1. USE 8d COMMON OR GALVANIZED BOX NAILS.

TABLE NOTES:
1. NAILING IS FOR 3/8" SMARTSIDE PANEL OR 3/8" SMARTSIDE WITH FOIL BACKER.
2. NO SINGLE OPENING GREATER THAN 8'-0"
3. * 6' WIDE X 6'-9' LENGTH BUILDINGS ARE BASED ON 3-SIDED DIAPHRAGM. THE END WALL OPPOSITE OF THE OPENING MUST BE FULLY SHEATHED, IN THE 3-SIDED DIAPHRAGM CASES. THE END WALL WITH THE OPENING DOES NOT HAVE A MIN. RETURN WALL ON EACH SIDE OF THE OPENING.
4. USE COMMON OR GALVANIZED BOX NAILS.
5. FIELD NAILING FOR 3/8" SMARTSIDE: 8d @ 12" O.C.
6. ON THESE BUILDINGS 6' X 10'-18' THE 3' DOOR IN THE END WALL WILL NEED TO BE OFF SET. THERE WILL BE A 2' PANEL ON ONE SIDE AND A 1' PANEL ON THE OTHER SIDE OF THE DOOR.
7. (BS) - DESIGNATES WALLS THAT NEED TO BE SHEATHED ON BOTH SIDES.

	6'	6'-10'	8d NAILS @ 4" O.C.	0'	6'
	6'	16'-20'	8d NAILS @ 3" O.C.	0'	6'
	8'	8'-12'	8d NAILS @ 6" O.C.	0'	8'
	8'	14'-20'	8d NAILS @ 4" O.C.	0'	8'
	8'	22'-24'	8d NAILS @ 3" O.C.	0'	8'
	10'	10'-16'	8d NAILS @ 6" O.C.	0'	10'
	10'	18'-24'	8d NAILS @ 4" O.C.	0'	10'
	12'	12'-18'	8d NAILS @ 6" O.C.	0'	12'
	12'	20'-24'	8d NAILS @ 4" O.C.	0'	12'
	6'	6'-9'	8d NAILS @ 6" O.C.	3'	SEE NOTE 3
	6'	10'	8d NAILS @ 3" O.C. (BS)	3'	2' (RE: NOTE 6)
	8'	8'	8d NAILS @ 6" O.C.	3'	5'
	8'	10'-12'	8d NAILS @ 4" O.C.	3'	5'
	8'	14'-16'	8d NAILS @ 3" O.C.	3'	5'
	8'	18'-24'	8d NAILS @ 4" O.C. (BS)	3'	5'
	8'	8'	8d NAILS @ 6" O.C.	4'	4'
	8'	10'	8d NAILS @ 3" O.C.	4'	4'
	8'	12'-22'	8d NAILS @ 3" O.C. (BS)	4'	4'
	10'	10'	8d NAILS @ 6" O.C.	3'	7'
	10'	12'-16'	8d NAILS @ 4" O.C.	3'	7'
	10'	18'	8d NAILS @ 3" O.C.	3'	7'
	10'	20'-24'	8d NAILS @ 4" O.C. (BS)	3'	7'
	10'	10'-14'	8d NAILS @ 4" O.C.	4'	6'
	10'	16'	8d NAILS @ 3" O.C.	4'	6'
	10'	18'-24'	8d NAILS @ 4" O.C. (BS)	4'	6'
	10'	10'	8d NAILS @ 3" O.C.	6'	4'
	10'	12'-24'	8d NAILS @ 3" O.C. (BS)	6'	4'
	12'	12'	8d NAILS @ 6" O.C.	4'	8'
	12'	14'-18'	8d NAILS @ 4" O.C.	4'	8'
	12'	20'-24'	8d NAILS @ 3" O.C.	4'	8'
	12'	12'-14'	8d NAILS @ 4" O.C.	6'	6'
	12'	16'-18'	8d NAILS @ 3" O.C.	6'	6'
	12'	20'-24'	8d NAILS @ 4" O.C. (BS)	6'	6'
	12'	12'-14'	8d NAILS @ 3" O.C.	8'	4'
	12'	16'-24'	8d NAILS @ 3" O.C. (BS)	8'	4'



Order #. _____
Customer: _____
Site Address: _____
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____
Drawn By: PK
Date: 3/12/19
Checked By: _____
Date: _____
Scale: N.T.S.

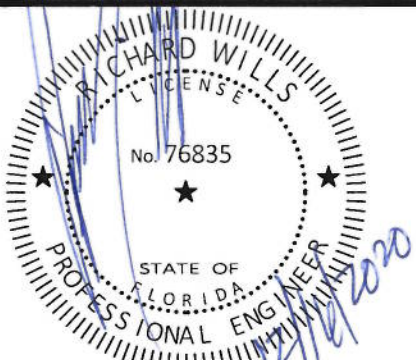
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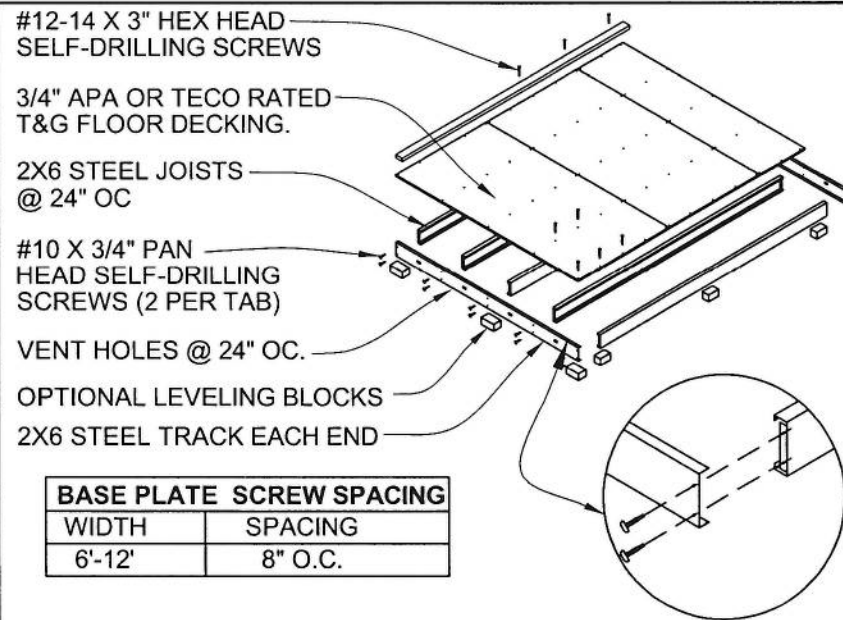
TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315

TITLE
DOOR DETAILS
NAILING REQUIREMENTS
FBC, 7th EDITION (2020)
155C

DRAWING NO.
FL-PR-SR-TR-01
REV. LEVEL 01
SHEET 2
PAGE 2 OF 4



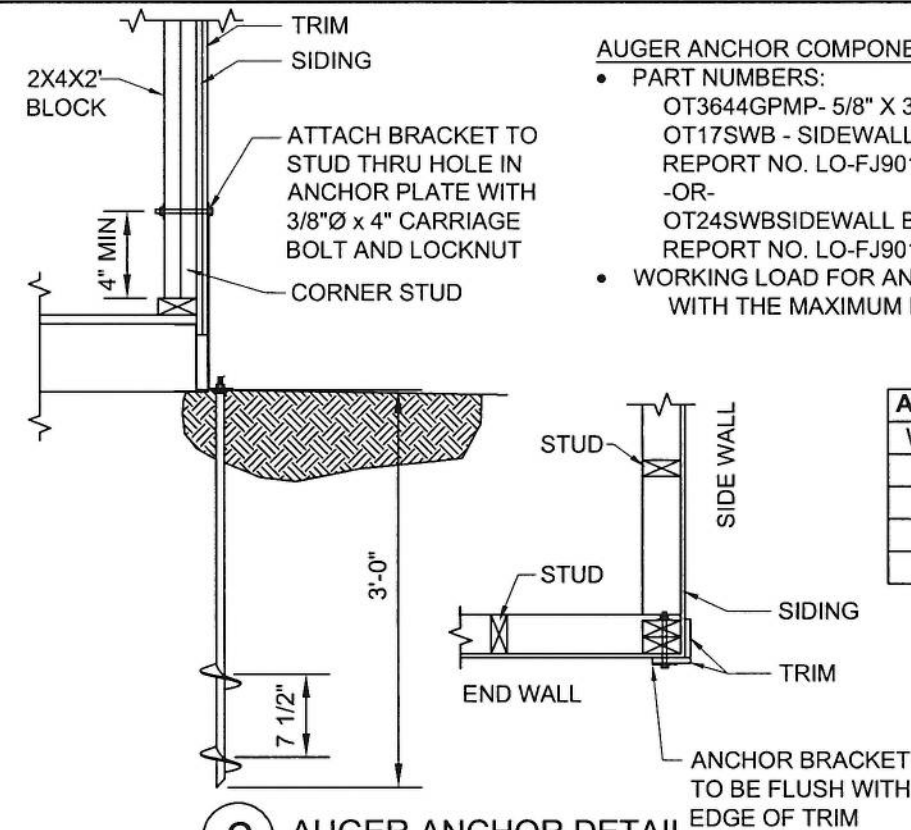


1. STEEL SHED FOUNDATION:
600T125-054 - 16 GAUGE STEEL TRACKS G140 ZINC COATED
600S137-054 - 16 GAUGE STEEL JOISTS G140 ZINC COATED
@ 24" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" ZINC PLATED SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #12-14 X 3" GALVANIZED SELF-DRILLING SCREWS. REFERENCE SPACING CHART.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

BASE PLATE SCREW SPACING	
WIDTH	SPACING
6'-12'	8" O.C.

1 STEEL SHED BASE DETAIL

SCALE: N.T.S.



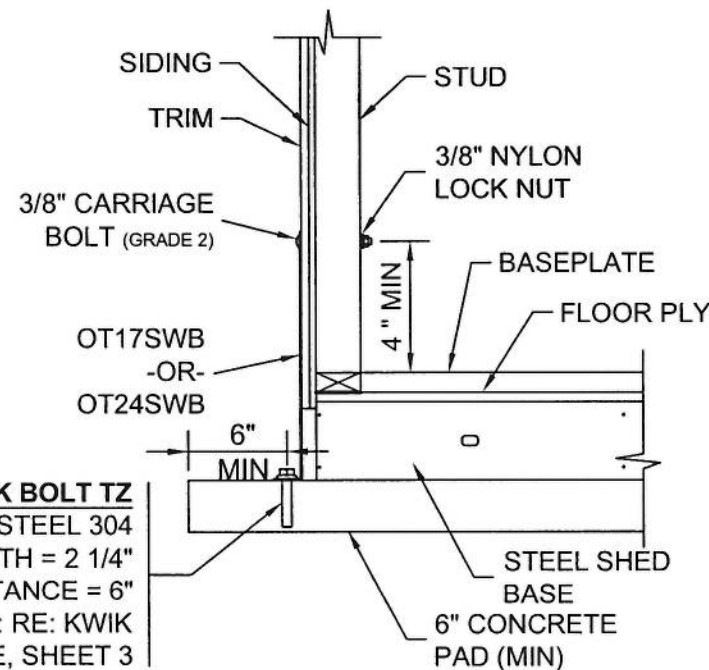
- AUGER ANCHOR COMPONENTS BY OLIVER TECHNOLOGIES**
- PART NUMBERS:
OT3644GPMP- 5/8" X 36" (36" IMBED) GALVANIZED AUGER
OT17SWB - SIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-A
-OR-
OT24SWBSIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-B
 - WORKING LOAD FOR ANCHOR SYSTEM IS 3,150 LBS WITH THE MAXIMUM LOAD OF 5,080 LBS

AUGER ANCHORS		
WIDTH	LENGTH	# OF ANCHORS
6'	6'-18'	4 ANCHORS
8'	8'-24'	4 ANCHORS
10'	10'-24'	6 ANCHORS
12'	12'-24'	6 ANCHORS

4-ANCHORS PROVIDE (1) AT EA. CORNER OF THE BUILDING.
6-ANCHORS PROVIDE (1) AT EA. CORNERS OF THE BUILDING AND (1) AT THE CENTER OF EA. SIDE WALL.

2 AUGER ANCHOR DETAIL

SCALE: N.T.S.

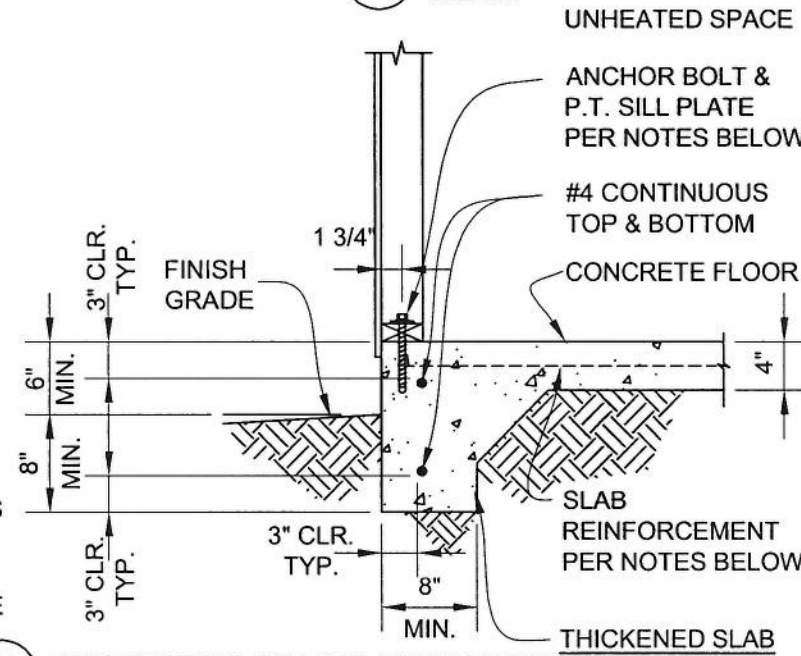


3 SIDEWALL BRACKET DETAIL

SCALE: N.T.S.

KWIK BOLT ANCHORS (INTO CONCRETE) RE: DETAIL 3 SHEET 3			
WIDTH	LENGTH	QTY	
6'	6'-10'	6	
6'	12'-18'	8	
8'	8'-14'	6	
8'	16'-20'	8	
8'	22'-24'	10	
10'	10'-16'	6	
10'	18'-24'	8	
12'	12'-18'	6	
12'	20'-24'	8	

- NOTES:
1. ANCHORS TO BE KWIK BOLT TZ, 304 SS
 2. PROVIDE (1) ANCHOR AT EA. CORNER OF THE BUILDING. THE REMAINING ANCHORS EQUALLY SPACED ALONG THE LENGTH OF THE BUILDING. (1/2 THE REMAINING ANCHORS ON EA. LENGTH SIDE EQUALLY SPACED).



4 CONCRETE FOUNDATION DETAIL

SCALE: N.T.S.

- CONTINUOUS FOOTING NOTES**
1. TOP OF SLAB TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE WWF 6X6 W1.4xW1.4. LOCATE AT MID-DEPTH OF SLAB.
-OR-
SLAB REINFORCEMENT SHALL BE FIBERMESH 150 OR BLENDED FIBERMESH150. FIBERMESH SHOULD BE DISPERSED UNIFORMLY THROUGH CONCRETE W/ MIN. 1 POUND PER CUBIC YARD OF CONCRETE.
 2. ALL FOOTING FORMS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
 3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL, OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1000 PSF AT 12" BELOW GRADE.
 4. CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH, $f_c = 2500$ PSI.
 5. REINFORCING STEEL: A615, GRADE 40 OR GRADE 60. ALL REINFORCING STEEL SHOWN TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 38 BAR DIAMETERS OR 24" MINIMUM, WHICHEVER IS LARGER.
 6. SEISMIC DESIGN CATEGORY: A
 - A. ATTACH PRESSURE TREATED SOLE PLATE TO THE FOOTING USING 1/2" DIA X 8" LONG SIMPSON TITEN HD ANCHOR WITH WASHERS.
 - B. EXPANSION BOLTS SHALL BE EMBEDDED AT LEAST 5" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 6' OC.
 - C. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SOLE PLATE PIECE WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF EACH PIECE.



Order # _____

Customer: _____

Site Address: _____

Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____

Drawn By: PK

Date: 3/12/19

Checked By: _____

Date: _____

Scale: N.T.S.

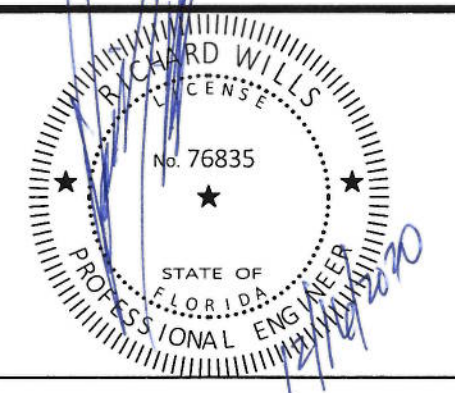
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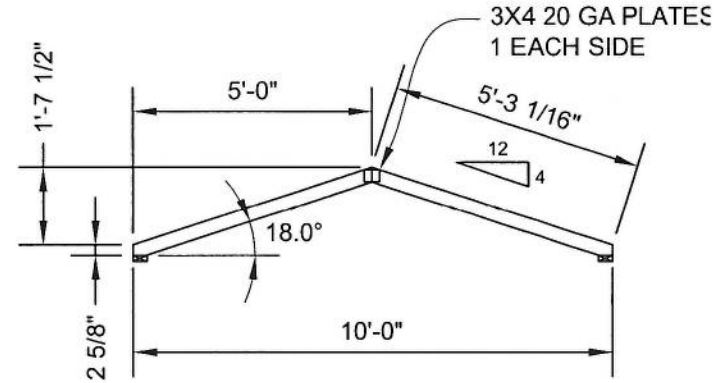
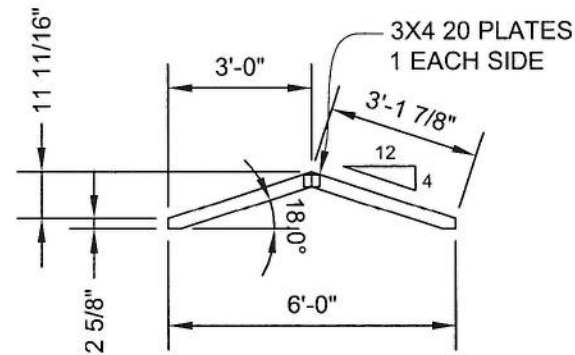
TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315

TITLE
DETAILS
FBC, 7th EDITION (2020)
155C

DRAWING NO.
FL-PR-SR-TR-01
REV. LEVEL 01
SHEET 3
PAGE 3 OF 4





6' SPAN
REACTIONS:
MAX. VERTICAL: 180 LBS.
MAX. UPLIFT: -160 LBS.

8' SPAN
REACTIONS:
MAX. VERTICAL: 240 LBS.
MAX. UPLIFT: -195 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 12FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 14FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

10' SPAN
REACTIONS:
MAX. VERTICAL: 300 LBS.
MAX. UPLIFT: -250 LBS.

12' SPAN
REACTIONS:
MAX. VERTICAL: 390 LBS.
MAX. UPLIFT: -285 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 20FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 24FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

MAXIMUM DEFLECTION (12 FT. SPAN)
VERT LL: 0.06 in.
VERT TL: 0.08 in.

DESIGN LOADS:
TOP CHORD LIVE LOAD = 20 PSF
TOP CHORD DEAD LOAD = 10 PSF
COLLAR TIE DEAD LOAD = 5 PSF

NOTES:
FBC, 7th EDITION (2020)
ANSI/TPI 1-2014
TRUSSES TO BE SPACED @ 24" OC
MATERIAL TO BE 2X4 SPRUCE PINE FIR GRADE #2 OR BETTER
PLATES ARE TO BE PRESSED IN THE WOOD PER TPI.

REP MEMBER INCREASE: YES
LUMBER D.O.L.: 1.25

WIND:
ASCE 7-16, 155 mph, Exposure C, D.O.L.=1.60

PLATES ARE MANUFACTURED BY EAGLE METAL PRODUCTS,
ICC-ES #ESR-1082.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN
ACCORDANCE TO THE RECOMMENDATIONS OF THE LATEST VERSION OF THE BCSI.



Order #.	
Customer:	
Site Address:	
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	

P.O. #	
Drawn By: PK	
Date: 3/12/19	
Checked By:	
Date:	
Scale: N.T.S.	

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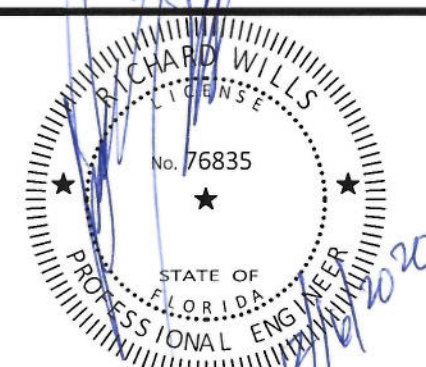
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TRUSS DETAILS

FBC, 7th EDITION (2020)
155C

DRAWING NO.	FL-PR-SR-TR-01
REV. LEVEL	01
SHEET	4
PAGE	4 OF 4





904-261-5040 474431 East State Road 200, Fernandina Beach, FL 32034 904-261-3862

Jun. 1, 2021

Irrigation & Landscaping

Mr. & Mrs. Plyler:

We hereby submit the attached specifications and quote.

We propose hereby to furnish material and labor-complete in accordance with attached specifications, for the sum listed below.

Payment to be made as follows: A deposit of ½ is due at acceptance of quote; balance due after completion of work. Work will be scheduled once deposit fee and signed contract has been received. Paver production is running behind and could take up to 3 months to complete. We can do all work, except anything that will be up against the patio area.

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to the standard practices. Any alterations or deviation from the attached specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the quote. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

IRRIGATION INFORMATION & WARRANTY:

City Impact Fees and City/County Permit Fees are subject to change after quoted. While every effort is made to give up to date prices, we have no control over changes made by the City or County pertaining to fees for Irrigation Jobs.

System Installation- 1 year on parts and labor.

System Repairs- 90 days on parts repaired/replaced and labor.

LANDSCAPE MATERIAL WARRANTY INFORMATION:

Sod- No Warranty

Tropical plants- No Warranty

Annuals, Perennials, and 1-gallon material- No Warranty

Transplanted material- No Warranty

3 gallon or larger Shrubs, Trees, and Palms- 90 days from installation date.

Warranty subject to proper Irrigation, Pest Control, and Fertilization. We cannot warranty any material damaged or killed due to an act of nature, to include weather related or animal. All warranties are void unless property has proper irrigation installed. Customer signature is verifying acceptance of all warranty information.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature: Janice Carnley Date: 1/JUN/21

Thank you for choosing Bob's Irrigation & Landscape, Inc. We are a full-service Irrigation, Landscape and Maintenance Company. Ask us about our maintenance services for your yard. We also install outdoor and seasonal lighting.

General Quote Information

Reference #: 4531

Date: May. 18, 2021

Designer: Janice Carnley

Customer Information	Jobsite Information
Plyler, Cathie	Plyler Residence
332 S. 6th St	332 S. 6th St
Fernandina Beach, Florida	Fernandina Beach, Florida
32034	32034
(404) 310-9585	(404) 310-9585

All material and Labor are estimated and may increase or decrease due to actual site conditions.

Job Summary
THIS QUOTE HAS BEEN REVISED AS PER OUR MEETING WITH CUSTOMER ON 5-4-21. WE PROPOSE TO REMOVE THE EXISTING PLANT MATERIAL, EXCEPT THE FERNS ALONG THE FRONT AND SIDE FOUNDATIONS AND THE LOROPETALUM TREEFORM ON DATE STREET FOUNDATION. WE WILL CLEAN UP THE BEDS TO INCLUDE DIVIDING AND REUSING MANY OF THE PLANTS, THE REMAINING WILL BE DISPOSED OF. WE WILL REPLANT THE SAVED MATERIAL AS PER DESIGN. WE WILL ADD THE NEW PLANT MATERIAL LISTED ON DESIGN. WE WILL SCRAPE THE SOD AREAS TO PREP FOR NEW SOD. WE WILL LAY NEW SOD IN THE FRONT AND BACK YARDS. WE WILL PLANT ASIAN JASMINE AND AGAPANTHUS BETWEEN THE SIDEWALK AND ROAD ON DATE STREET. WE WILL FINISH THE BEDS WITH PINESTRAW.

IF ALL WORK IS DONE AT SAME TIME DISPOSAL FEE WILL BE REDUCED.

IRRIGATION REPAIR/RE-CONFIGURE IS NOT INCLUDED IN THIS QUOTE PRICE.
IRRIGATION WILL BE AN HOURLY RATE OF \$122.50 (2 MEN, MINIMUM OF 1 HOUR) PLUS ANY PARTS NEEDED TO DO WORK.

PRICE INCLUDES ADDING A PATIO SURFACE IN THE BACK YARD AND OPTION OF TURF BLOCK WHERE SOD IS INSIDE FENCE.

A \$600.00 DESIGN FEE FOR EXTRA CHANGES. A COPY OF THE DESIGN WILL BE SUPPLIED TO HOMEOWNER.

Qty	Units	Item Name	Size/Desc	Unit Price	Ext. Price
BACK & LEFT SIDE YARD					
2	Each	MEYERS LEMON	30 GAL	\$492.62	\$985.24
1	Each	DISPOSAL FEE/GREEN		\$500.00	\$500.00
1	Each	DISPOSAL NON GREEN		\$250.00	\$250.00
1.5	Hrs	DIVIDE & TRANSPLANT PERENNIALS		\$95.00	\$142.50
8	Each	DWARF GARDENIA	3 GAL	\$21.48	\$171.84
4	Hrs	GROUND MEN (3)		\$142.50	\$570.00
100	Sq. Ft	OLD TOWNE 6X9		\$12.00	\$1,200.00
273	Sq. Ft	OLD TOWNE PAVER MIX	4X6, 6X6, 6X9	\$12.00	\$3,276.00
2	Each	TEA OLIVE	15 GAL	\$181.89	\$363.78
7	Each	SELLOUM	7 GAL	\$60.63	\$424.41
16	Each	FASHION AZALEA	3 GAL	\$16.42	\$262.72
3	Each	SEVILLE ST AUGUSTINE	PALLET	\$417.30	\$1,251.90
12	Each	TRIOSTAR STROMANTHE	3 GAL	\$0.00	\$0.00
13	Each	CONFEDERATE JASMINE	1 GAL	\$8.64	\$112.32
4	Hrs	TRACTOR WORK		\$175.00	\$700.00
25	Each	TRANSPLANT 1 GAL MATERIAL		\$6.25	\$156.25

2	Each	TRANSPLANT 15 GALLON MATERIAL		\$75.00	\$150.00
6	Each	XANADU PHILODENDRON	3 GAL	\$37.89	\$227.34
				Subtotal: \$10,744.30	
DESIGN FEES FOR CHANGES					
1	Each	DESIGN & ADDITIONAL REVISIONS		\$600.00	\$600.00
				Subtotal: \$600.00	
FRONT & RIGHT SIDE YARD					
94	Each	LILY OF THE NILE	1 GAL	\$8.84	\$830.96
2.5	Hrs	AREA PREP (3 MAN)		\$142.50	\$356.25
186	Each	Trachelospermum asiaticum	1 GAL	\$8.84	\$1,644.24
38	Each	BOXWOOD JAPANESE	3 GAL	\$16.42	\$623.96
2	Each	BOTTLE BRUSH	30 GAL	\$353.68	\$707.36
20	Each	AFRICAN IRIS	1 GAL	\$8.84	\$176.80
1	Each	DISPOSAL FEE/GREEN		\$500.00	\$500.00
6	Each	IXORA	3 GAL	\$21.02	\$126.12
29	Sq. Ft	OLD TOWNE 6X9		\$12.00	\$348.00
71	Sq. Ft	OLD TOWNE PAVER MIX	4X6, 6X6, 6X9	\$12.00	\$852.00
2	Each	ST AUGUSTINE SOD	PALLET	\$395.90	\$791.80
				Subtotal: \$6,957.49	
OPTIONAL ROCK DRIVEWAY					
307	Sq. Ft	FABRIC FOR EROSION CONTROL		\$1.00	\$307.00
4	Yds	GRANITE #67	GRAY	\$169.81	\$679.24
4	Each	STEEL EDGING		\$31.94	\$127.76
				Subtotal: \$1,114.00	
OPTIONAL TURF BLOCK					
188	Sq. Ft	TURFBLOCK/ECO BLOCK	15.75in x 23.6in	\$12.50	\$2,350.00
					\$2,350.00
PINESTRAW					
100	Each	PINESTRAW	BALE	\$8.40	\$840.00
				Subtotal: \$840.00	
Quote Subtotal: \$22,605.79					

Acceptance of Proposal:

The attached prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as stated above. We can take credit card information over the phone or please mail checks to:

Signature: _____

Signature: _____

Date of Acceptance: _____

Bob's Irrigation & Landscape, Inc.

474431 E. State Rd. 200

Fernandina Beach, Fla. 32034

904-261-5040 office

904-261-3862 fax

n8rwoman@comcast.net



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0029
AUGUST 19, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for Frank & Rebecca Postma, owners
Property Address:	12 S. 6 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 #	8NA00369
Year Built:	1920 (NCPA) 1903 (FMSF)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to demolish and reconstruct additions, shed, and add a 350 s. f. carriage house. (Quasi-Judicial)

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

12 S. 7th Street



August 12, 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:

The applicant is seeking conceptual approval to demolish the rear one-story portion of the home, demolish the accessory structure and construct a new two-story addition with attached garage.

The home first appears on the Sanborn Fire Insurance Maps in 1903. The current accessory structure first appears on the 1926 map. The front porch was changed from a one-story to a two-story between the 1909 and 1926 maps. It is assumed that the front porch returned to one-story when the front porch was enclosed. The one-story rear portion of the home is original to the 1903 home. The current “bedroom 1” has always been interior space, while the current kitchen was originally constructed as a side porch.

APPLICABLE GUIDELINES:

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

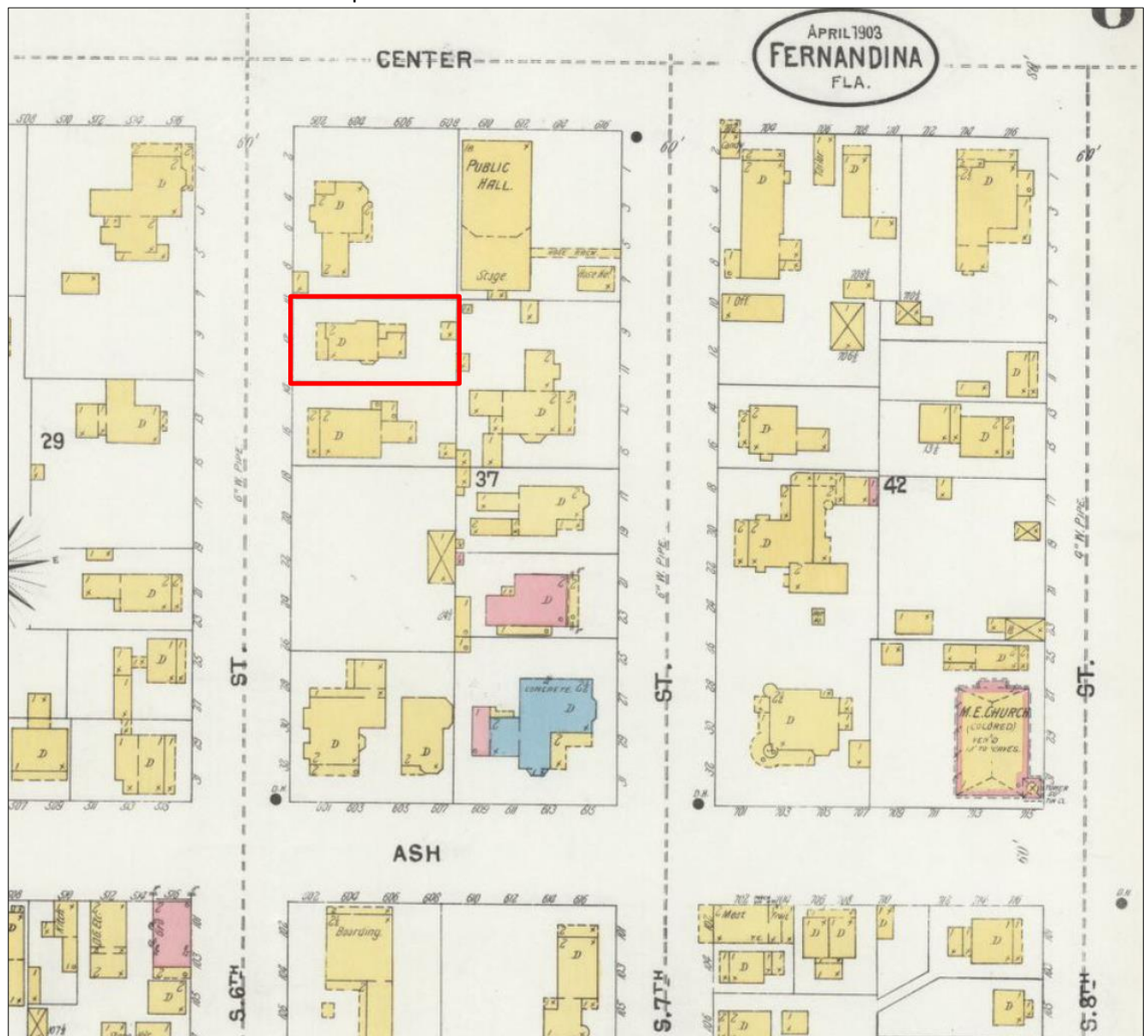
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

The proposed renovations are extensive in their scope and remove a historic portion of the home as well as the accessory structure. Due to its scope, the proposal is inconsistent with SOIS 1, 2, 9, and 10. Staff recommends reevaluating the design to achieve the owner’s goals while maintaining more of the historic fabric and original footprint of the structure.

1903 Sanborn Fire Insurance Map



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:

CONCEPTUAL APPROVAL of HDC 2021-0029 with the condition that

1. applicant consider ways to make the design better meet the Secretary of the Interior's Standards for Rehabilitation for final review.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0029 **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 2021-0029, 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 **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**
EXHIBIT 2 **Plans, Elevations, Survey, Photos**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7823

Date Submitted: 8/2/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

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?*

7/31/2021

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*

12 6th St S

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0021

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Rebecca B & Frank B

Last Name*

Postma

Mailing Address*

12 S. 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

774-289-1076

E-mail Address*

posthead1@yahoo.com

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The objectives pursued with the renovation to 12 S 6th are to improve plan function, demolish and reconstruct poorly executed additions and shed to east and add a carriage house of 350 s.f. in the northeast corner of the property. In this process we expect to remove asbestos siding, repair original siding, repair/replace windows and doors as needed and similarly with foundation. Color palate will be determined prior to a final review as well as more precise details.

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

Design Vision Statement*

To create an historically sensitive addition to this important property.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
6. Would the removal of the structure or site destroy the historic relationship between structures or open space?
7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?
8. Have the applicants made good faith efforts to pursue alternatives to demolition?
9. Will the applicant be denied a reasonable return on his or her investment
10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?
11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Return to existing wood siding	TBD	TBD (Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	400 Series Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 Series Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

Manufacturer	Product Description	Color
Match existing	 	 (Name/Number)

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
P.T. Pine	 	Natural (Name/Number)

FENCING

Manufacturer	Product Description	Color
Job built	P.T. Pine	TBD (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description
Gravel / slag	

Color

Grey

(Name/Number)

SIGNAGE

Manufacturer

N/A

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

Survey.pdf

Upload 2

Warranty deed.pdf

Upload 3

Owners Auth.jpeg

Upload 4

Study 2 - Level I001.pdf

Upload 5

Study 2 - Level II001.pdf

Upload 6

Elevations001.pdf

Upload 7

A1 POSTMA
RESIDENCE FLOOR
PLAN 5-7-21.pdf

Upload 8

A2 POSTMA
RESIDENCE
ELEVATION 5-7-21.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*

8/2/2021



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:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-162

General Warranty Deed

Made this February 26, 2021 A.D. By **Marla J. McDaniel, joined by her husband, Gale W. Jameyson**, whose post office address is: **317 North 5th Street, Fernandina Beach, Florida 32034**, hereinafter called the grantor, to **Rebecca B. Postma and Frank B. Postma wife and husband**, whose post office address is: **12 S. 6th St., Fernandina Beach, Florida 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the Official map or plat of Said City (as Lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:
The North One-Half of Lot 2, Block 37.

Parcel ID Number: **00-00-31-1800-0037-0021**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-162

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

Signed, sealed and delivered in our presence:

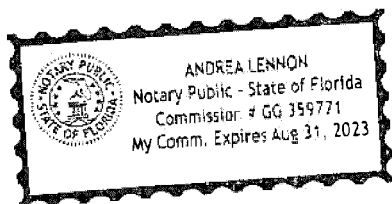
Adele Suddes
Witness
Printed Name: Adele Suddes

Andrea F. Lennon
Witness
Printed Name: Andrea F. Lennon

Marla J. McDaniel (Seal)
Marla J. McDaniel
Address: 317 North 5th Street, Fernandina Beach,
Florida 32034
Gale W. Jameyson (Seal)
Gale W. Jameyson
Address:

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of February, 2021, by Marla J. McDaniel, joined by her husband, Gale W. Jameyson, who ~~is~~ ^{are} personally known to me or who has produced a Driver's License as identification.



Andrea F. Lennon
Notary Public
Print Name: Andrea F. Lennon
My Commission Expires:



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Frank and Rebecca Postma
(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]
(Signature of owner)

Rebecca Postma
(Print name of owner)

Frank Postma
(Print name of owner)

STATE OF FLORIDA

State of Rhode Island

COUNTY OF NASSAU

County of Kent

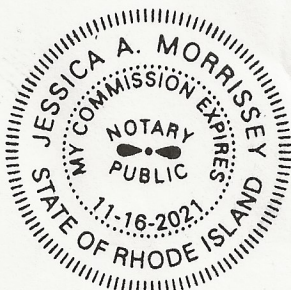
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12 day of July, 20 21, by [Signature]

[Signature]
Notary Public

Jessica Morrissy
Printed Name

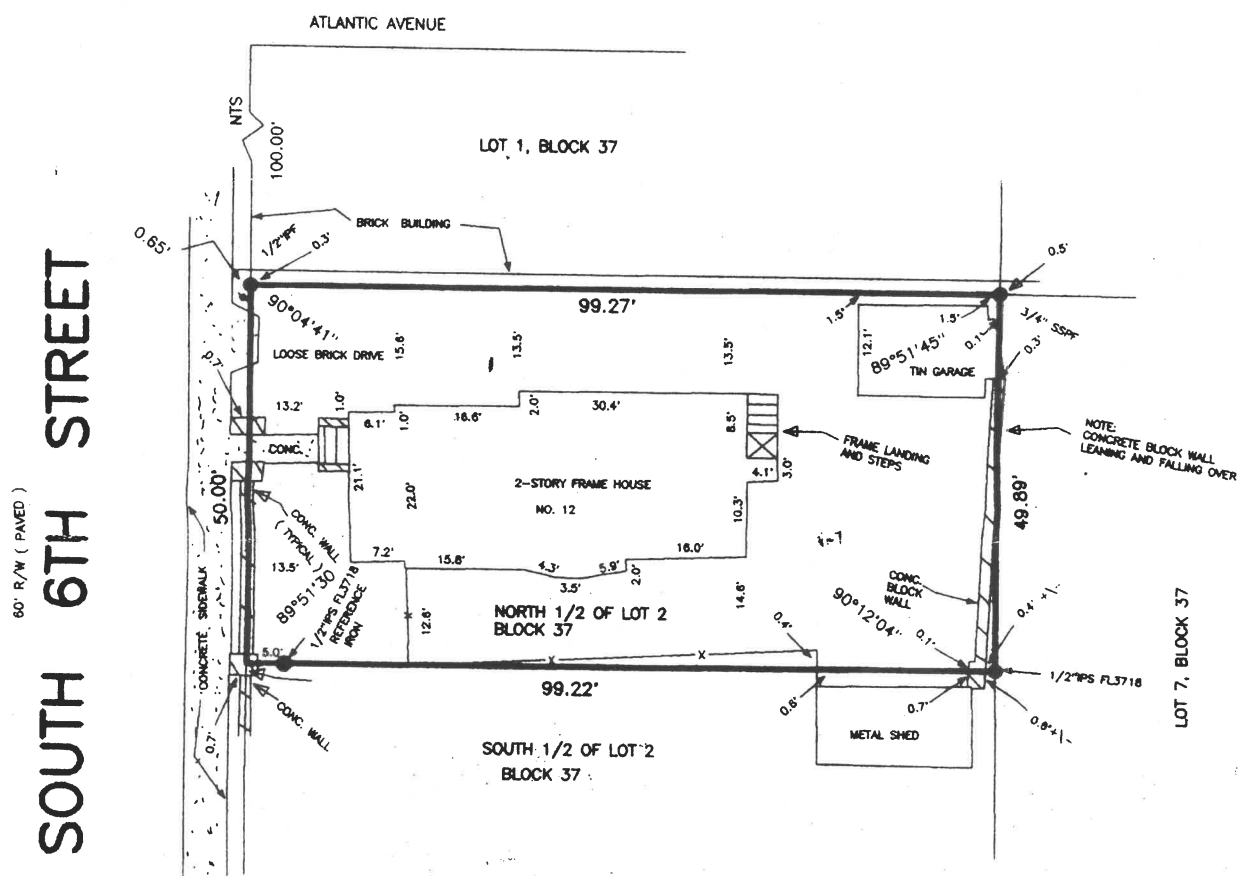
11-16-21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASBAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
MARLA J. MC DANIEL,
FIRST AMERICAN TITLE INSURANCE CO.



NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL
THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

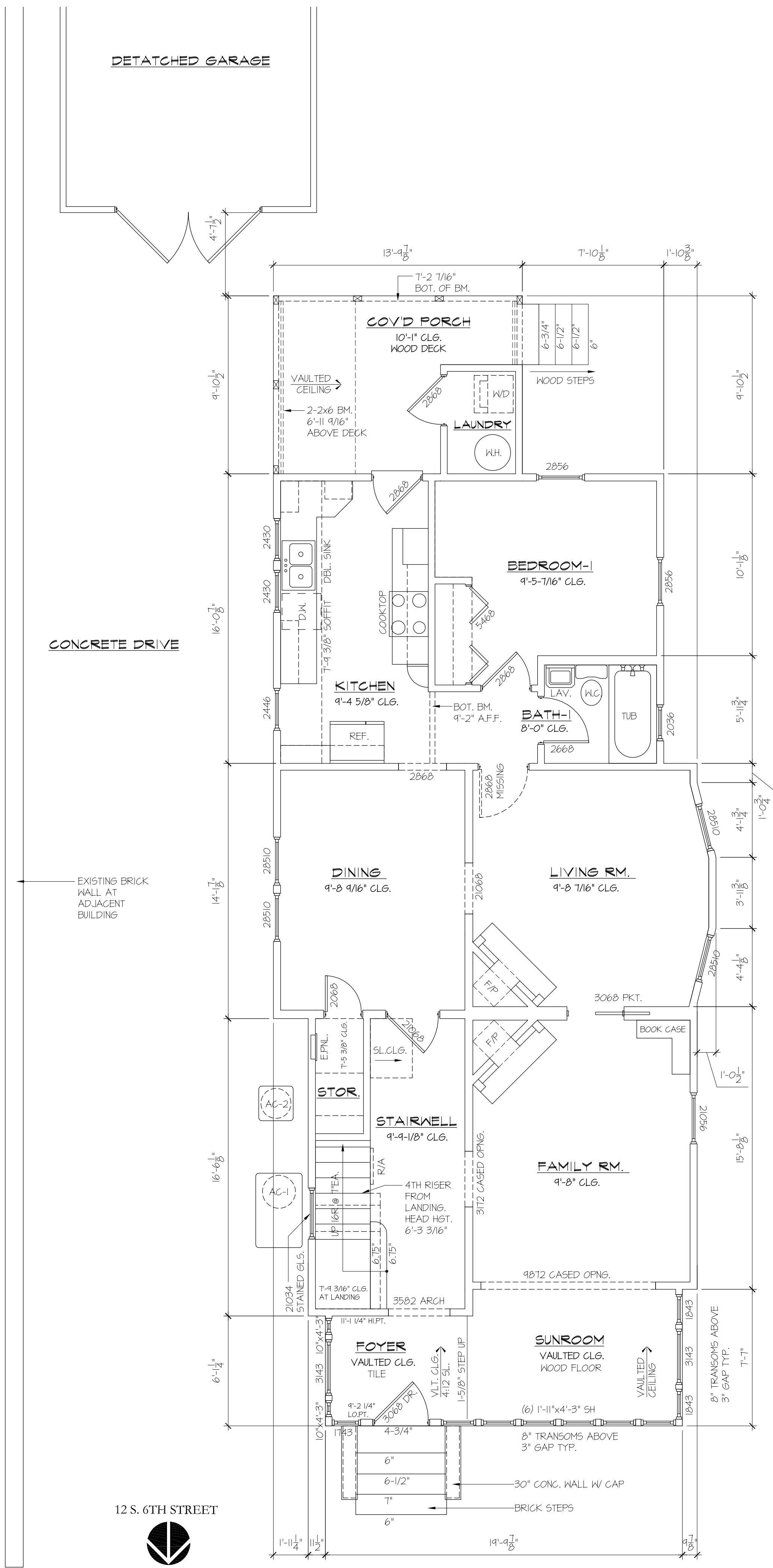
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0004E
DATED 5-18-92

DATE OF SURVEY: APRIL 22, 1998
SCALE 1"=20'
JOB NO. 9804-21 F.B. 171

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

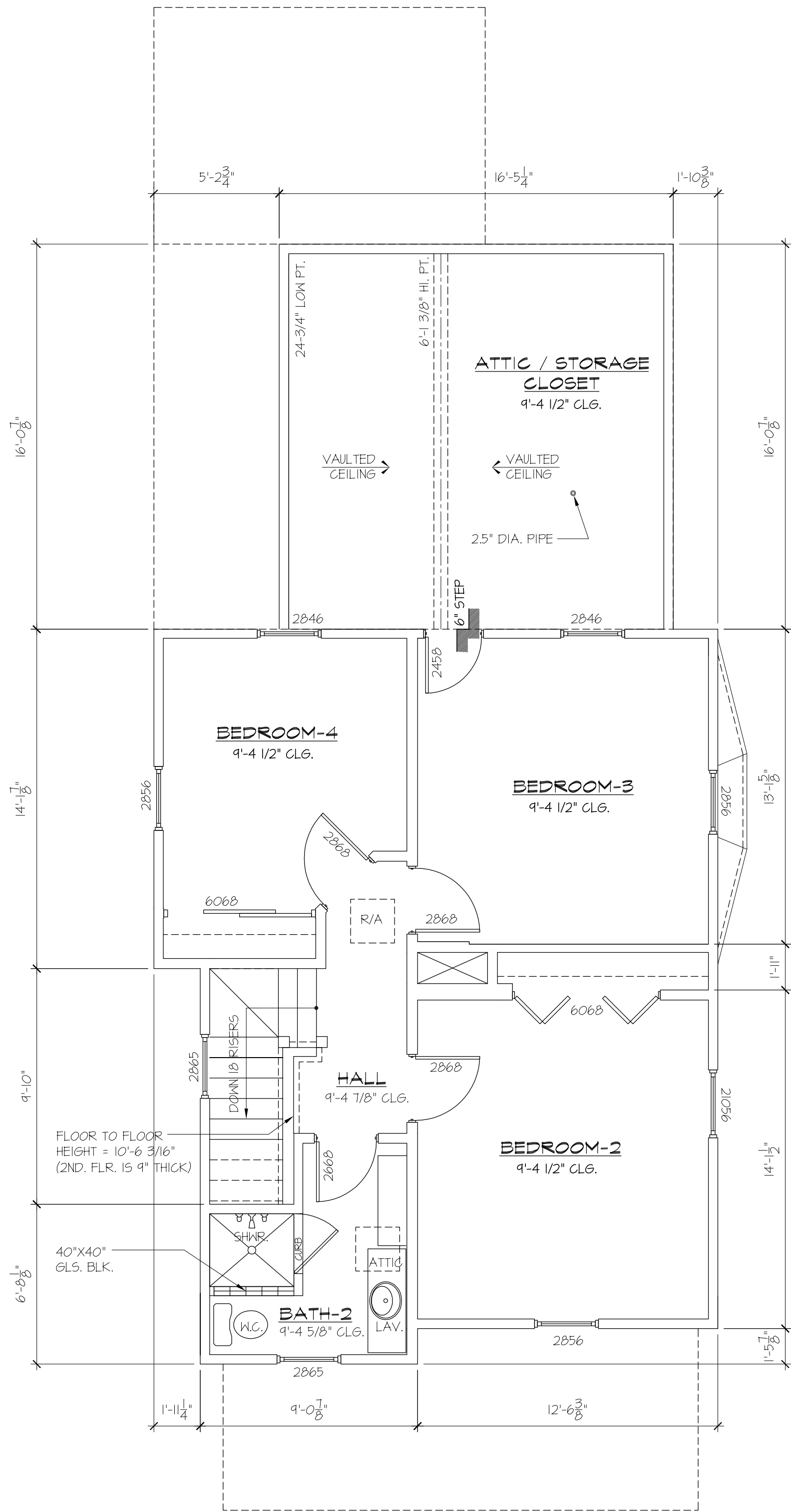
LEGEND:

IRON PIPE FOUND - IPF	POWER LINE ---P----
IRON PIPE SET - IPS	PLAT - P.
REBAR FOUND - RBF	FIELD MEASURED - FM.
NOT TO SCALE - NTS	RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL	POWER POLE - S.
CONCRETE MONUMENT FOUND - CMF	CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF	FENCE ---X---
RECORD - R.	RECORD - R.
POINT OF CURVE - PC	POINT OF TANGENCY - PT



EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

WALL LEGEND	
	NEW WALL
	VENEUR
	EXISTING WALL
	DEMOLITION

NO. REVISION DATE

FLOOR PLAN

AS-BUILT FLOOR PLAN
FOR
POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

DRAWN BY: JRF

CHECKED:

DATE: 05-10-21

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

JOB NO:

SHEET:

A1

NO.	REVISION	DATE
-----	----------	------

ELEVATIONS

AS-BUILT LOOK PLAN

F O R

POSTMA RESIDENCE

12 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

OWN BY: JRF

CKED:

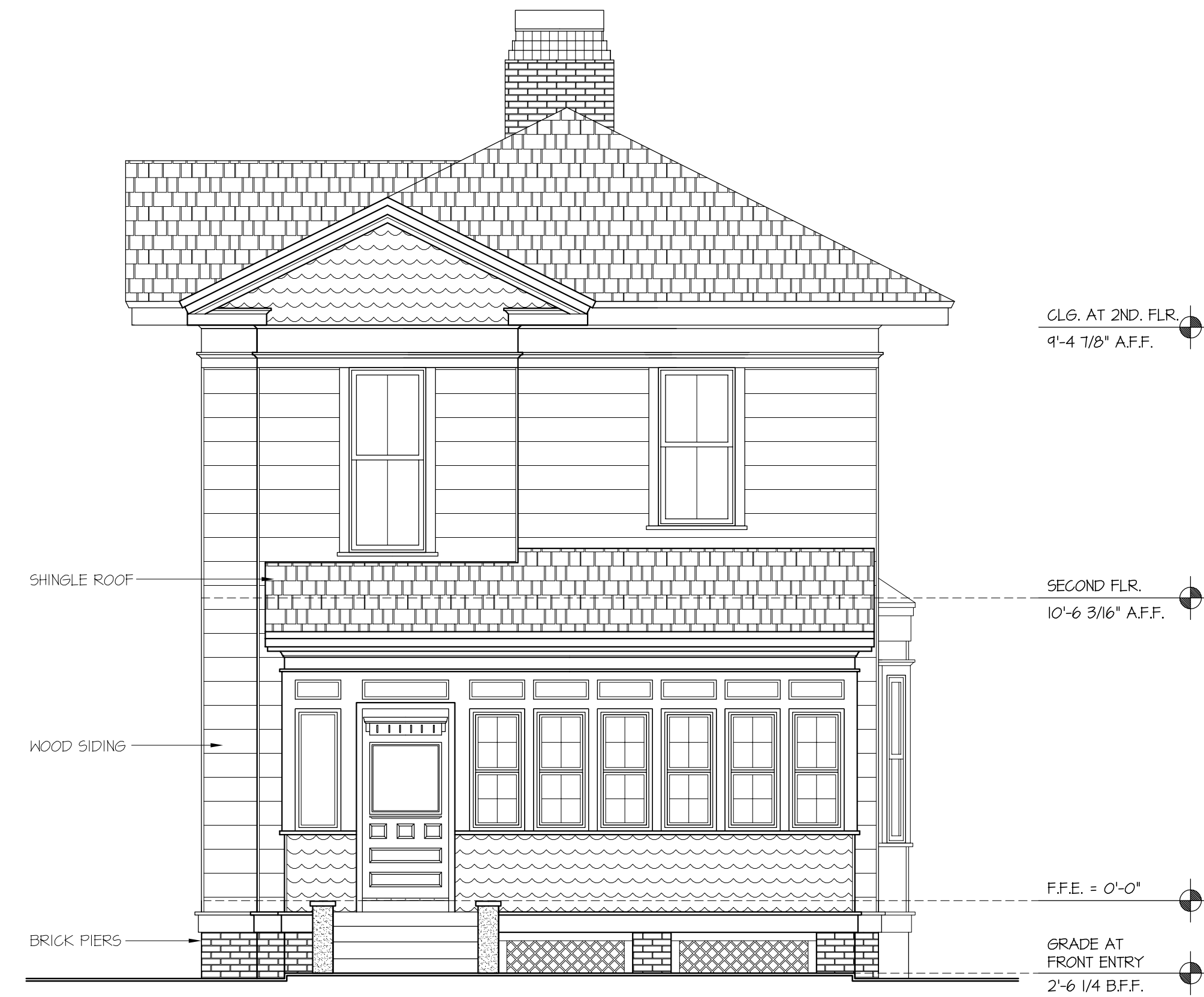
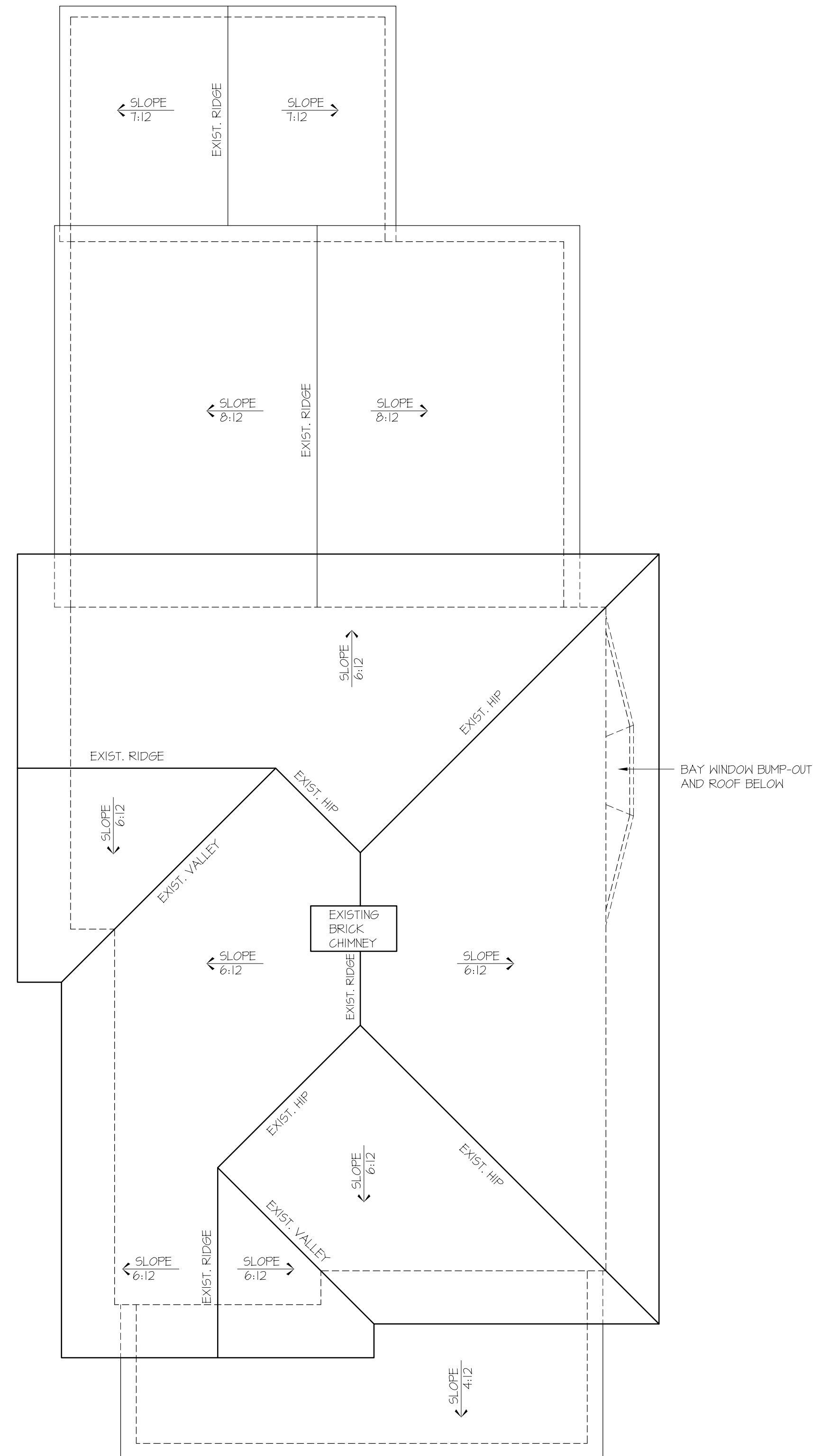
E: 05-10-21

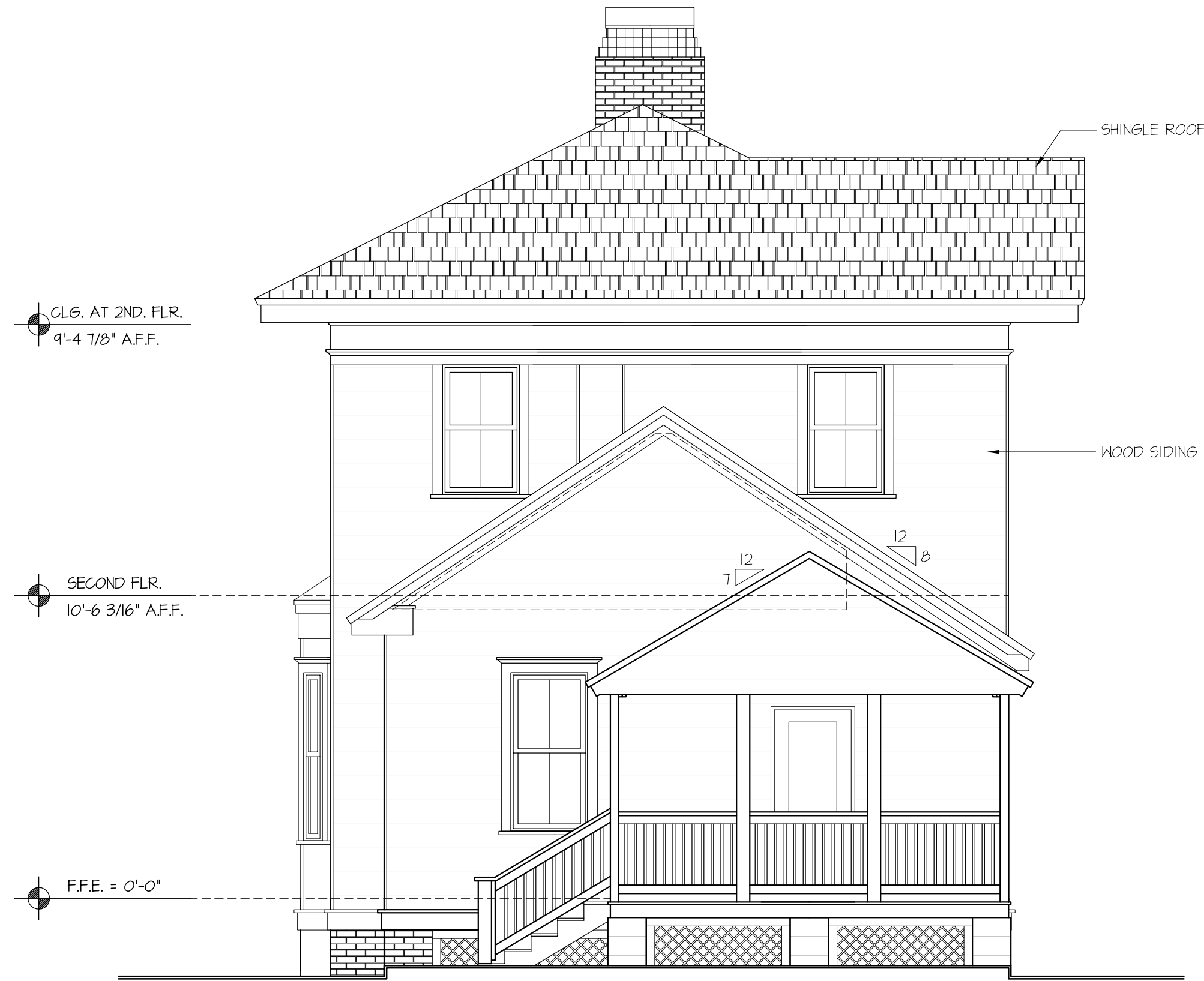
LE: $1/4" = 1'-0"$

NO:

ET:

A2





REAR ELEVATION

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



RIGHT ELEVATION

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

NO. REVISION DATE

ELEVATIONS

AS-BUILT FLOOR PLAN
FOR
POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

DRAWN BY: JRF

CHECKED:

DATE: 05-10-21

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

JOB NO:

SHEET:

A3



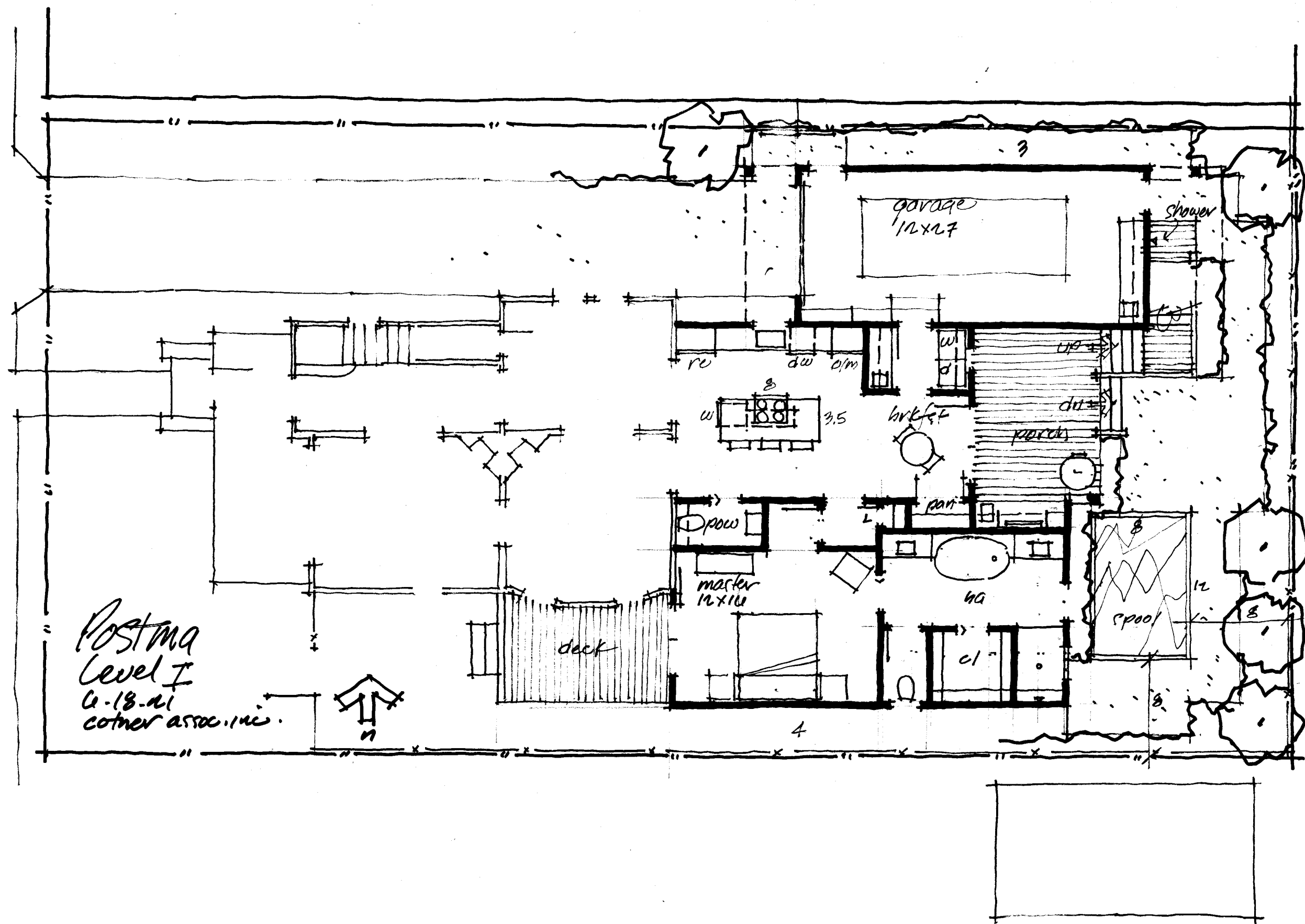
Postma
west elevation (street)

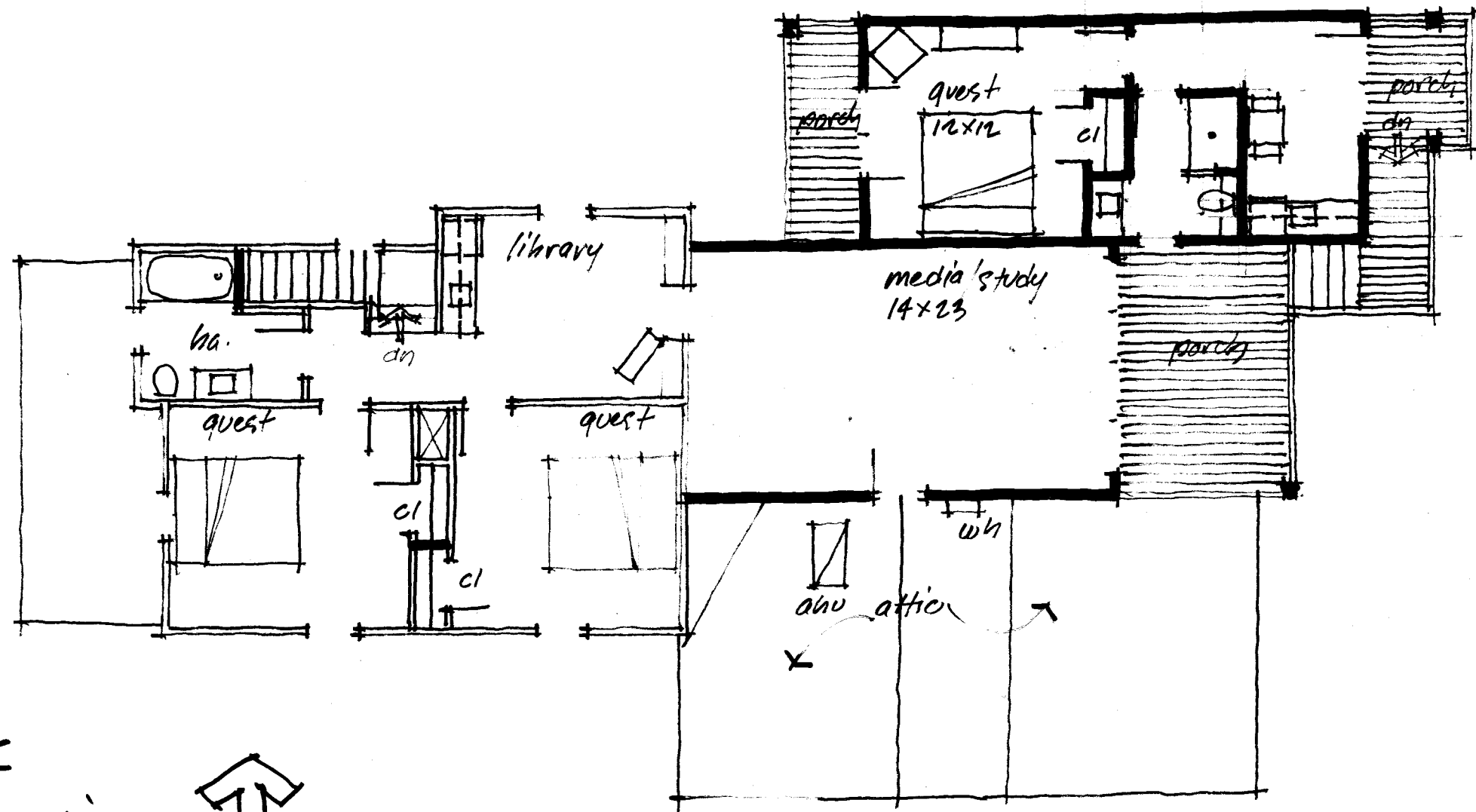


South elevation



Postma
East elevation
7.2.21
Cotner Assoc. Inc.





Postma
Level II
6-18-21
corner assoc. inc.







Downtown Historic District Expansion

Applicant: City of Fernandina Beach, 204 Ash Street Fernandina Beach 32034

Request: *Expansion of Local Downtown Historic District Boundary*

The City of Fernandina Beach Department of Planning & Conservation requests consideration of inclusion of the following properties into the Fernandina Beach Downtown Historic District:

BLOCK 2, LOTS 29-33

Owner of Record: IP Holdings Group, LLC

Owners Address: 101 N 2nd Street

Parcels: PIN not yet assigned by NCPA

BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1", "3" & "5" AND BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4"

Owner of Record: NASSAU TRUST LLC

Owners Address: 1993 LARGO RD JACKSONVILLE, FL 32207

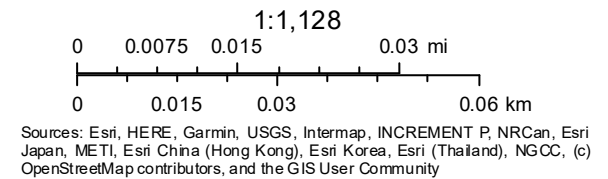
Parcels: 00-00-31-1800-0046-0040 & 00-00-31-1800-0049-0041

Block 2 Lots 29 thru 33



August 10, 2021

911 Address Labels

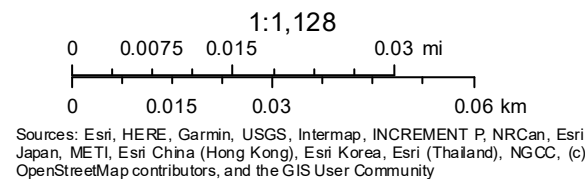


BLOCK 46, LOTS 5 & PT OF LOT 6 and BLOCK 49 PT OF LOTS 4 & 5



August 13, 2021

911 Address Labels



Old Town Fernandina: Revisiting Design Guidelines Impact Study Report

Grant: 21.h.sm.100.076

Grantee: City of Fernandina Beach

Date: July 26, 2021

Prepared by: Morris (Marty) Hylton III

The City of Fernandina Beach, Florida (“City”) contracted with the University of Florida Historic Preservation Program (“UFHP”) to assist with preservation planning in the Old Town Fernandina Historic District (“Old Town” or “District”).

The primary project goal was to assess and revise the *Old Town Fernandina Preservation and Development Guidelines* (“Guidelines”) created by the University of Florida in 1999 and updated by Thomason and Associates in 2013.

Project tasks and activities included, among others:

1. **SURVEY:** Survey of current state of development in the District with an emphasis on buildings constructed since the adoption of the Guidelines in 1999. For this task, UFHP utilized historic maps, GIS data provided by Nassau County, aerial photography, and a site survey that included field measurements of *visible corridors* (i.e. setbacks), porches, and other regulated site planning and architectural features.
2. **DIGITAL DOCUMENTATION AND MODELING:** Digital documentation and modeling of White and Estrada Streets. These case study streets were chosen based in part on the age range of buildings along each, the number of empty lots, and their relationship to the Plaza. White Street runs east-west while Estrada Street runs north-south. The digital imaging used two terrestrial laser scanners – a FARO Focus x130 and x330 and resulted in a 3-D point cloud model. Scalable orthographic images were generated and black-and-white line drawings of the streetscapes were produced.
3. **ANALYSIS OF GUIDELINES:** The evaluation and analysis of the Guidelines and their application was conducted using the information provided by the survey, digital documentation, and consultation with City staff, Old Town residents, and advisors, including University of Florida Architecture Professor Emeritus William (Bill) Tilson – the Principal Investigator of the 1999 Guidelines.

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4. **COASTAL HAZARD VULNERABILITY ASSESSMENT:** Baseline digital documentation of Marine Street and the neighborhoods western boundary / Amelia River shoreline and a baseline assessment of the impact of coastal hazards, specifically erosion and storm event flooding and sea level rise. Basic considerations for adapting the shoreline to be more resilient.
5. **PUBLIC ENGAGEMENT:** An online survey was conducted to assess attitudes of Old Town residents and other stakeholders toward the Guidelines and their effectiveness. The results were presented and discussed at a public meeting on December 18, 2020. A second public meeting was held on May 26, 2021 with an interactive session that presented options for revising the Guidelines and captured resident and stakeholder preferences.
6. **INFORMATION CENTER:** UFHP developed design concepts for a potential “Information Center” that would help interpret and provide materials on both Old Town and Bosque Bello Cemetery.

The primary deliverable was the revision of the current Guidelines with simplified graphics presented in a reformatted “pamphlet.” The primary users of the revised Guideline pamphlet are, among others, the existing and future residents of Old Town and the City of Fernandina Beach staff and members of the Historic District Council who review and oversee new development in the District.

Key project activities and milestones included the following, with meetings between the City and UFHP occurring throughout:

September 24, 2020	Kick-off Meeting and Tour of Project Study Area
November 5, 2020	Survey Field Work
December 8, 2020	Continuation of Field Work and Digital Documentation
November-December 2020	Online survey of Residents and Stakeholders
December 18, 2020	Public Meeting of Preliminary Findings at Amelia Island Museum of History (approximately 40 people joined in-person and virtually)
February 18, 2021	Continuation of Field Work and Digital Documentation and Assessment of Marine Street and shoreline

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May 26, 2021

Interactive Public Meeting at Amelia Island Museum of History
(approximately 40 residents joined in-person with another 10
people attending virtually)

Overview

Located on the northern end of Amelia Island, north of the City of Fernandina Beach, Old Town is bordered on the west by the Amelia River (Marine Street), north by Egans Creek and the Tiger Point Marina and Boat Work (Ladies Street), east by North 14th Street, and south by the historic Bosque-Bello Cemetery (established by the Spanish in 1798).

The Spanish originally platted Old Town in 1811. New and Towngate Streets and an area called Southpoint on Estrada Street (south of Garden Street) were added in 1821. The orientation to the Amelia River, orthogonal grid with consistently sized blocks, and central plaza (San Carlos Plaza), among other historic settlement features, make Old Town a prime example of the application of the “Law of the Indies.” Established in 1573 under the rule of Phillip II, the Law of the Indies contained 148 principles governing the planning and development of a town addressing things like location, land use, property dimensions, public space, and social propriety.

Sited on a bluff above the Amelia River, the original Old Town plan consisted of some 13 blocks arranged around a Plaza at the western edge of the settlement. Each block was made up of four to six *peonia*, a basic urban lot type established by the Law of the Indies, and as many as eight *media peonia* or half lots. The size of the peonia was based in part on its use as a residential lot that provided an area for agriculture.

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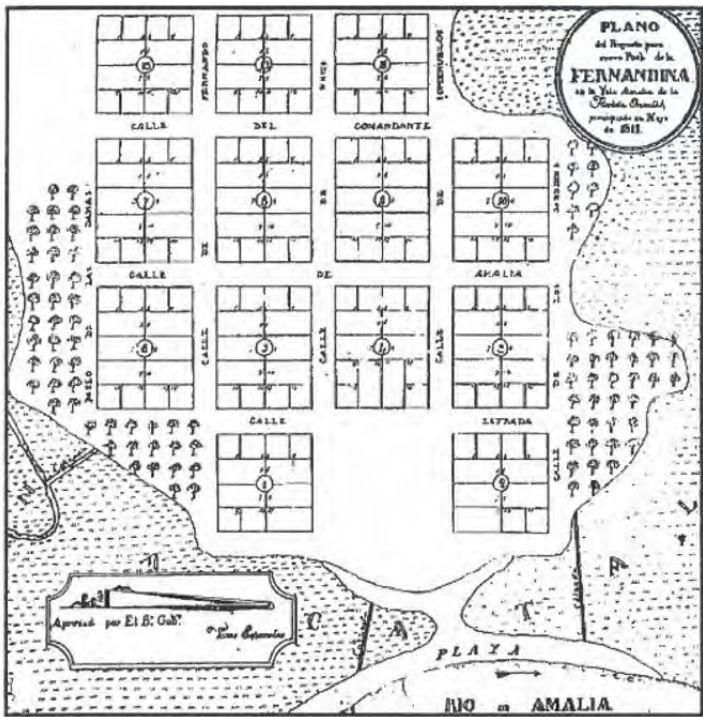


Figure 1. 1811 Plat of Old Town Fernandina.

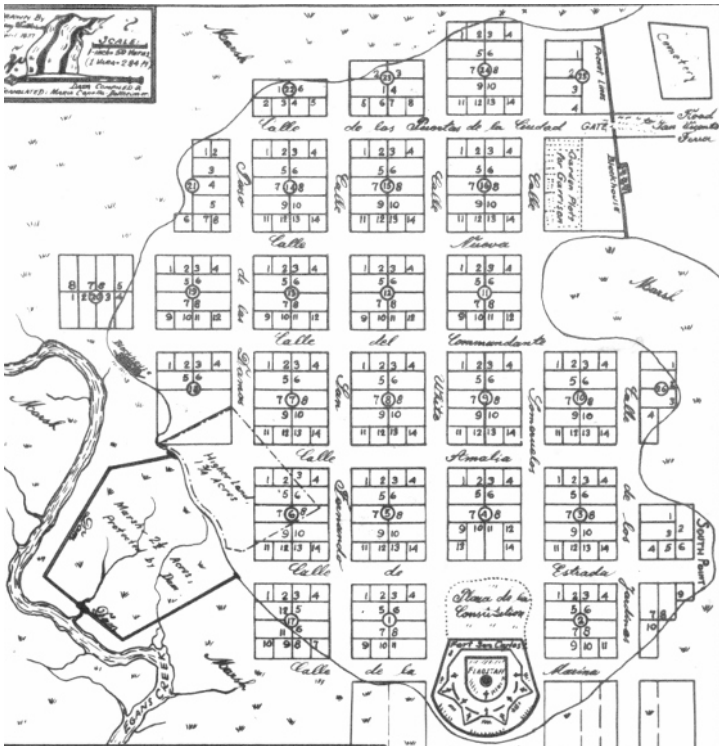


Figure 2. 1937 Map of Old Town drawn by Franz Dollheimer.

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The Spanish used the *vara* (equivalent of 33-inches today) to establish the size of the peonia (46-feet, 6-inches x 93-feet) and media peonia (46-feet, 6-inches x 46-feet, 6-inches). By 1937, the original settlement had been expanded to some 20 full blocks and seven smaller blocks – all made up of peonia and media peonia. As dictated by the Law of the Indies, the Spanish plan provided for the orderly distribution of buildings based on type with civic and religious structures sited near the plaza. Most of the structures of the original settlement were primarily residential.

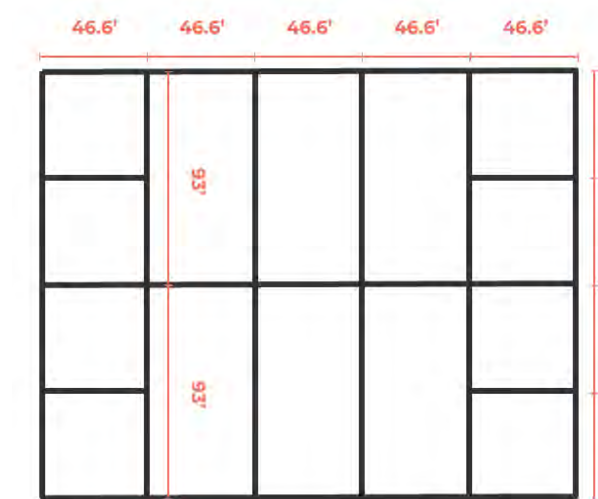


Figure 3: Plan Diagram of Old Town Block with Peonia and Media Peonia.

No original Spanish or colonial-era structures, including Fort San Carlos, remain in Old Town. Despite this loss of architectural integrity, the “Original Town of Fernandina Historic Site” was added to the National Register of Historic Places on January 29, 1990 based on its association with Spanish Colonial exploration, settlement, and community planning and development. The focus of the National Register nomination is the survival of the Law of the Indies informed Old Town plat and potential archaeological remains. New construction began to be regulated by the City and the Historic District Council shortly after the area became a National Register Historic District.

At the time of its listing, Old Town was comprised of approximately 42 residential buildings ranging in age as follows:

Pre-1900	6 (one of the earliest being the 1888, Victorian era Captain’s House)
1900-1920	10
1920-1940	13
1940-1960	7
1960-1980	4
1980-2000	2

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As noted in the 1999 Guidelines, “Historical Overview—Patterns of Development, Section 1.5 Building Construction in Old Town” (Page 16), the extant buildings largely adhered to the original Spanish grid and blocks made up of peonia and media peonia.

Since 2000, more than 55 new residential buildings have been constructed. As of February 2021, two residences and one commercial building were under construction with some 20 new additional buildings and alterations to existing buildings approved by the City and Historic District Council.

There are 91 vacant parcels. Parcels are made up of peonia or full lots (approximately 85) and combined media peonia or half lots (81) that adhere to the original Spanish plat. (Note that approximately six lots do not adhere to the historic peonia and media peonia dimension as they have been dissected by North 14th Street, which runs southeast to northwest at an angle.)



Figure 4. Buildings by Age (20 Year Increments).

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Figure 5. Current vacant parcels of Old Town.

Evaluation and Analysis of Guidelines and their Application

The *Old Town Fernandina Preservation and Development Guidelines* (prepared in 1999 and updated in 2013), identified four broad goals:

- Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat [peonia and media peonia] in order to make a spatial connection to the history of Old Town.
- Encourage inventive ways of adapting contemporary building practices to historical constraints.
- Enable the design of diverse outdoor spaces to encourage public interaction and maintain privacy.
- Design buildings and landscape to reinforce the order of the historic city plan.

The evaluation and analysis focused on “Chapter 4 – Building Typology: New Residential Construction and New Commercial Construction” (Pages 51-65) and “Chapter 5 – Design Guidelines for Setting and Landscape (Pages 67-76). Results include:

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Streets, Driveways, Fences, and Landscape

The original gridded plan of the Spanish settlement remains intact and is the focus of the National Register Historic District nomination. The 18-foot width of original streets remains intact with no radial corners. With the exception of White and Estrada Streets, the street surfaces are crushed shell with simple curbs that are flush with grade. There are no sidewalks or storm drainage.

Given the smaller scale of existing, individual lots, driveways are small serving primarily as parking areas. Driveways are not permitted on the frontage portion of corner lots. Driveways typically accommodate two cars in a single or double, side-by-side parking arrangement. Permeable materials are suggested for the driveway surface. Existing driveway materials include concrete, pavers and bricks, crushed shell, or a mix of materials. (Page 68)



Figure 6. Driveways are small serving primarily as parking areas.

Fences and walls are addressed in the Guidelines. (Page 67) Fence is defined as a light weight construction of wood or metal whereas wall is identified as a more substantial barrier constructed of stone or masonry. Fences and walls that allow for passage of light are encouraged over solid fencing and walls. The height is dictated by zoning: 4-feet height in front

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yards and 6-feet height in rear yards. There are a range of fences (mostly) and walls (fewer) existing today throughout the District.



Figure 7. Fences, walls and hedges.

With the landscape of Old Town, protected trees are those with a circumference of 5-inches or more or a “heritage” tree as designated by the City. A permit is required to remove a protected tree and authorization of the City Commission to remove a heritage tree. The Guidelines state that “removed trees must be replaced with approved species to maintain a net zero loss,” and “that all development activity shall take protective measures to avoid damage of trees.” (Page 69)

Despite the amount of construction over the past five or so years, the District is characterized by a significant amount of mature, older growth trees and a sizeable tree canopy.

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Figure 8. Existing trees and landscape.

Use

Following the City of Fernandina Beach Land Development Code, Old Town has two zoning designations:

Old Town Historic District One (OT-1): District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single family residential dwellings, along with their customary accessory uses in the same lot.

Old Town Historic District Two (OT-2): District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.

The vast majority of buildings in the District are residential. A commercial building is under construction along Someruelus (historically spelled Somerolous) Street near Bosque Bello Cemetery.

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Figure 9. Zoning Map of Old Town.

Architectural Style

Unlike many historic districts, there is no specific architectural style or styles that are required and regulated for Old Town. Rather there are a number of historical styles emulated by the new buildings constructed since 1999. The most prevalent styles are what are referred to by the City as Low Country / Coastal and Florida Vernacular. There is at least one residence with Spanish Colonial features. The prevalence of Low Country / Coastal is due in part to the Guidelines encouraging that “new construction should be built in keeping the climate of north Florida” including the use of tall floor to ceiling heights, large porches and verandas, wide roof eaves, and landscaping that provides shade. (Page 53)

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Figure 10. Low Country / Coastal.

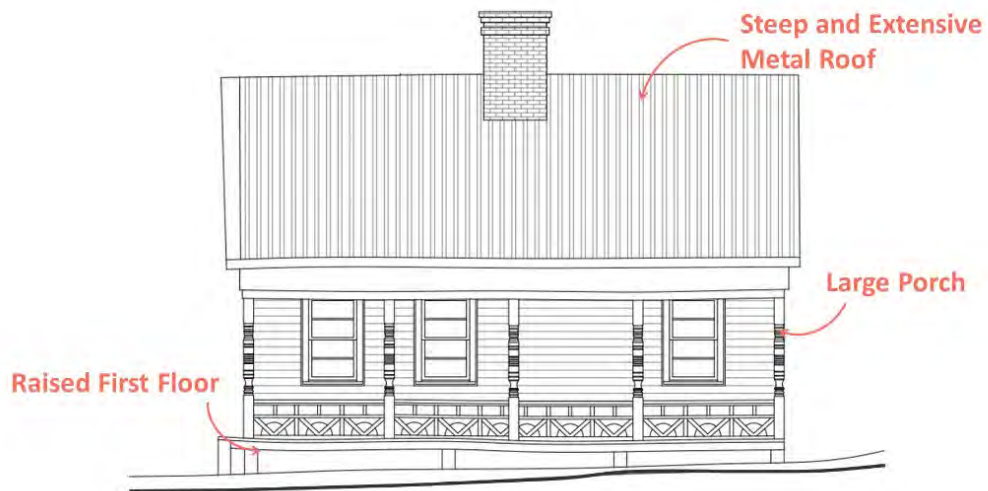


Figure 11. Florida Vernacular.

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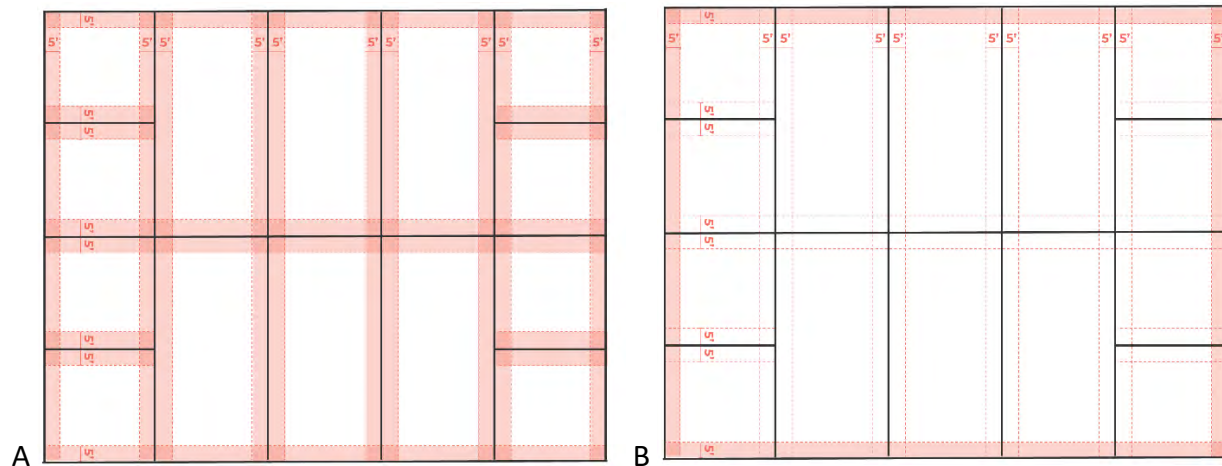


Figure 12: Spanish Colonial.

Visibility Corridors, Density, Scale, and Massing

The Guidelines established “visibility corridors” as a primary tool for spatially acknowledging and preserving the original Spanish grid. (Pages 61-63) These 5-foot visibility corridors include:

- Lot Corridors
- Frontage Corridors
- Sideyard Corridors
- Mid-Lot Corridors



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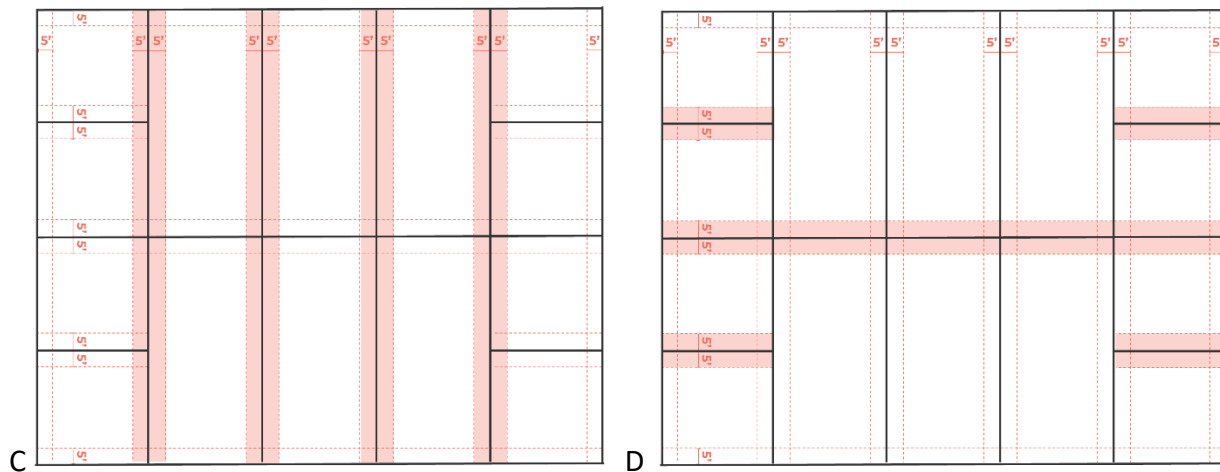


Figure 13. Corridor Plan Diagrams. A) Lot Corridors, B) Frontage Corridors, C) Sideyard Corridors, D) Mid-Lot Corridors.

Maximum projections of 24-inches are allowed into the visibility corridors for chimneys, roof eaves, balconies, and porches, among other architectural features. Landscape elements are not covered by this restriction.

With lot density, the total coverage allowed is 45%. Lots single are a single peonia, two media peonia combined, or what is referred to as an “assemblage” of one or more peonias and / or media peonias.

To regulate scale, the Guidelines focus on lot coverage or footprint, height restriction of 35-feet, and the organization of functions into a “Primary Building” and “Out Buildings.” Primary Buildings are defined as the principal unit of occupation, i.e. private residential unit. Out Buildings are defined as “ancillary to the primary structure in size and degree of occupation.” Out Buildings include garages, garage apartments (Accessory Dwelling Units as defined by the Land Development Code, storage sheds, greenhouses, workshops, and gazebos. (Pages 52-53) Out Buildings can be stand alone or connected to Primary Buildings by what the Guidelines refer to as “Connecting Elements” – enclosed spaces that are not permanently conditioned. Unconditioned Connecting Elements are not considered as part of the 45% lot coverage. Examples include:

- Porches
- Pergolas
- Colonnades
- Loggias
- Florida Rooms
- Breezeways
- Carports

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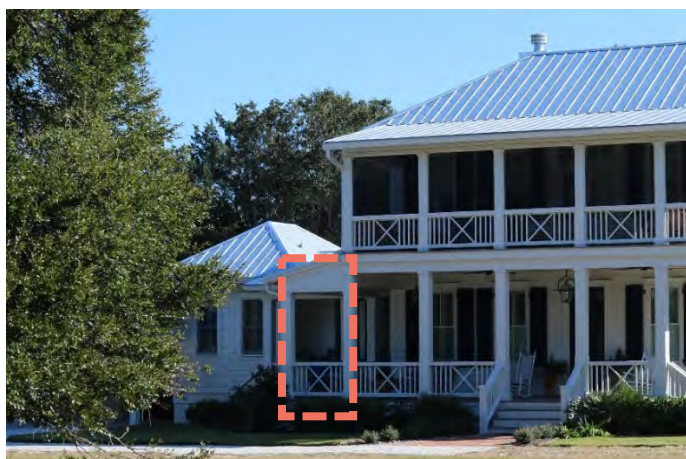


Figure 14. Connecting elements. Example of Porch.



Figure 15. Connecting elements. Example of Breezeway.



Figure 16. Connecting elements. Example of Carport.

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Figure 17. Axonometric of example blocks with residential dwellings. View toward northeast.

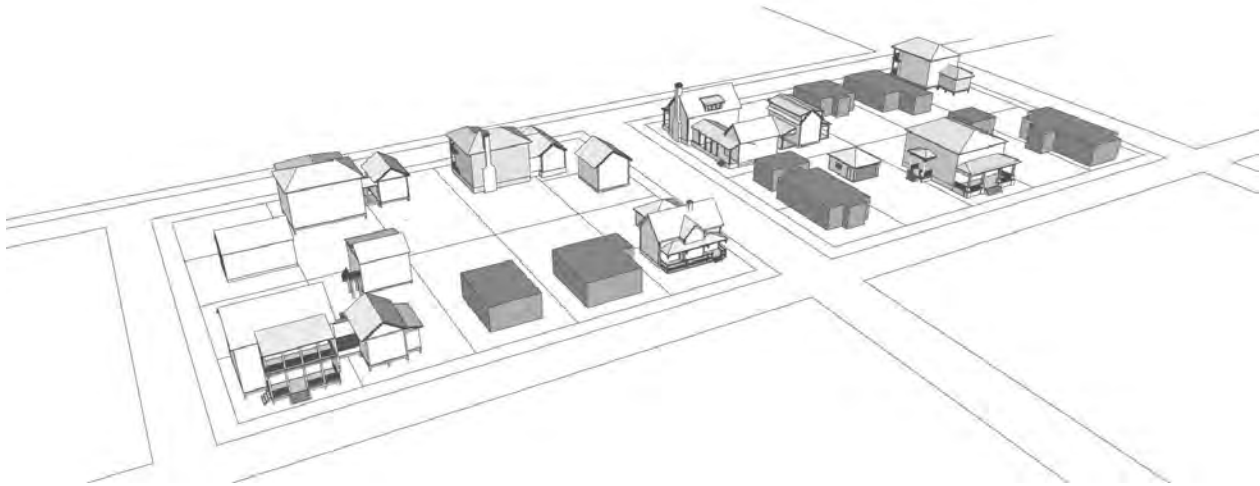


Figure 18. Axonometric of example blocks with residential dwellings. View toward Southwest.

To help evaluate and analyze the effectiveness of the Guidelines in regulating new construction, UFHP used GIS data provided by Nassau County, a site survey that included field measurements and the digital imaging and modeling of White and Estrada Streets using terrestrial laser scanning, and consultation with City staff. The evaluation and analysis determined that the majority of new construction (1999 to present) adheres to the visibility corridors and density regulations. The exceptions are Mid-Lot Corridors. Over time, the Historic District Council began to allow a range of approaches to recognizing the Mid-Lot Corridors. These include, among others, the following:

- Bump-outs
- Gabled Entries
- Decorative Elements
- Bay Window / Windows
- Material / Siding Change
- Porches

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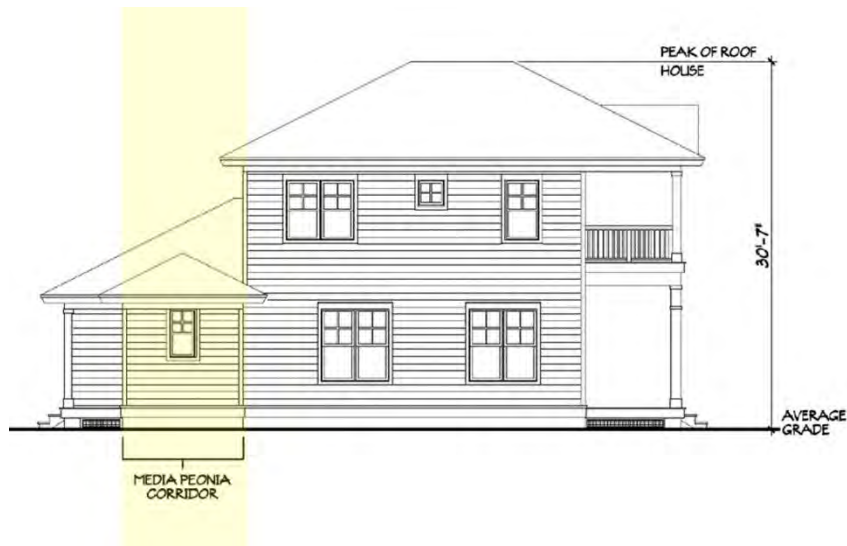


Figure 19. Bump outs to recognize visibility corridors.



Figure 20. Gabled entries to recognize visibility corridors.

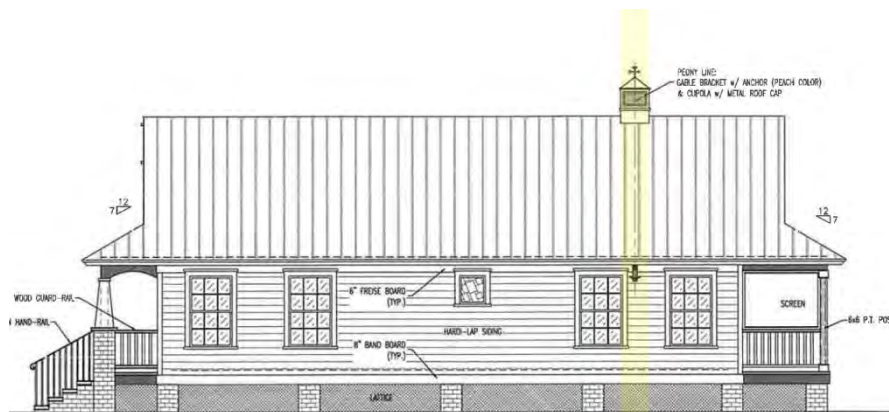


Figure 21. Decorative elements to recognize visibility corridors.

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Figure 22. Bay window/windows to recognize visibility corridors.

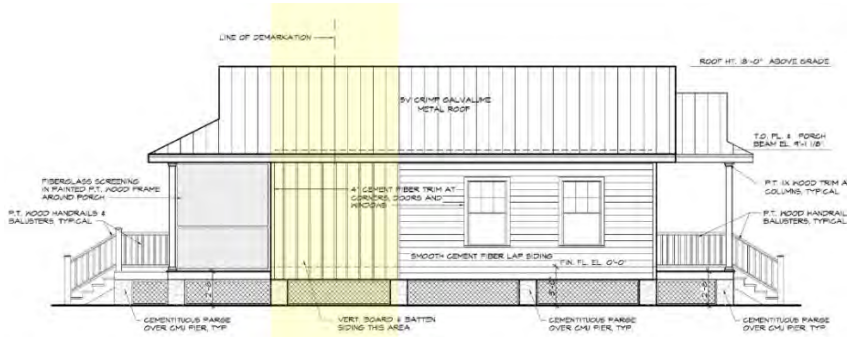


Figure 23. Material/siding change to recognize visibility corridors.



Figure 24. Porches to recognize visibility corridors.

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Foundations, Exterior Materials, and Roofs

As an alternative to slab-on-grade, the Guidelines require that new buildings be raised off the ground on piers or a continuous foundation. Existing piers and foundations in Old Town are compliant with the regulations being made primarily of brick, but “rock-faced” concrete block and coquina or manufactured coquina are allowed. (Page 57)



Figure 25. Foundations.

Real wood is encouraged for exterior materials including siding, trim, posts and columns, porch railings, and other architectural details although cementitious and other sustainable materials are allowed. Extant, exterior building materials are compliant with regulations and includes horizontal, clapboard type and vertical board-and-batten siding and a range of architectural components. (Page 57)

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Figure 26. Real wood is encouraged for exterior materials.

A number of roof types are addressed in the Guidelines including gable and hip. Roof materials are architectural shingle or different types of metal. (Page 56)



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Figure 27. Roofs.

Windows, Doors, and Shutters

Specific windows types are not dictated. Rather, the double hung sash are encouraged as the primary window type with 1/1, 2/2, and 6/6 as the multi-light pattern configuration. Raised window muntins are preferred over flush or snap-in muntins. There are no preferred door types or pattern and repetition for window and door openings. “Bahama” style shutters are identified by the Guidelines as being appropriate for the District. (Page 58)



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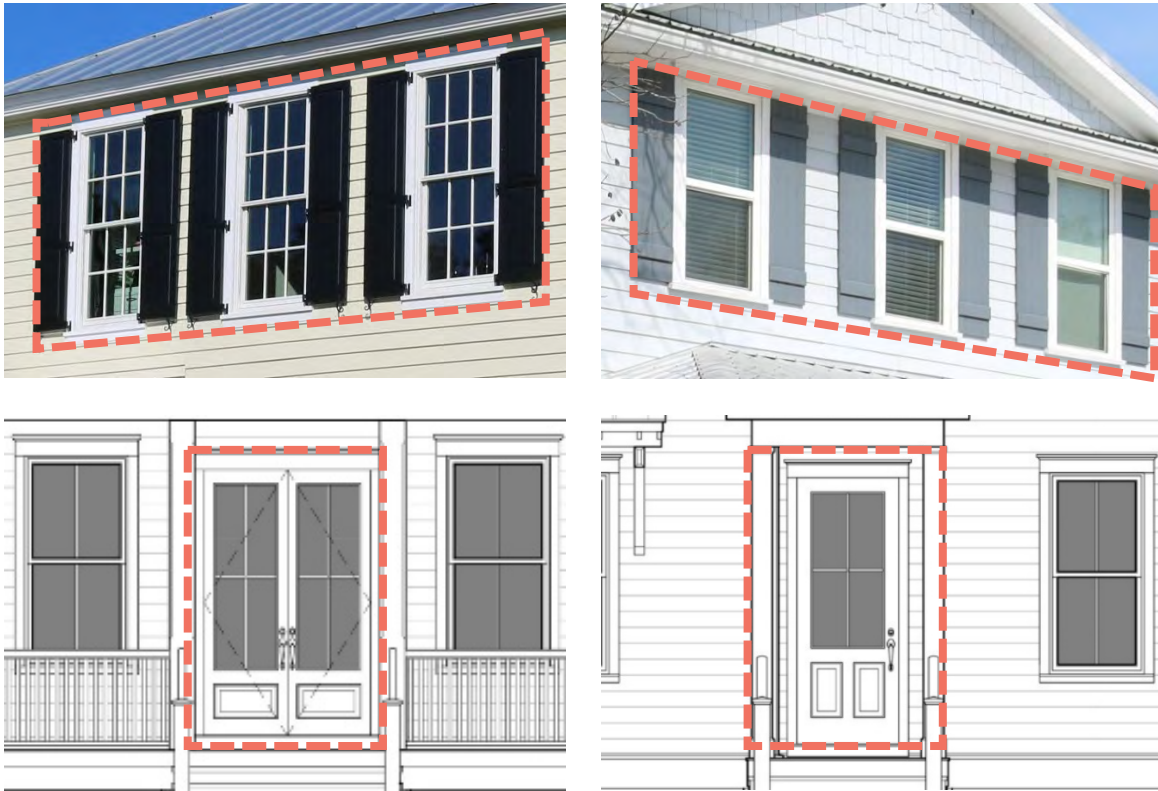


Figure 28. Windows, doors, and shutters.

Public Engagement: Online Survey and Interactive Meeting

Online Survey

An online survey was launched in fall 2020. The survey was comprised of multiple choice and open-ended questions. The results shared at a public meeting on December 16, 2020. A postcard was sent to the residents of Old Town with information on how to access the link to the survey on the City's website. Residents and other stakeholders were also permitted to submit their responses on paper and / or send comments via email. The following are the results of the survey:

Property Owner and Resident Respondents

30 Respondents total (100%) completed the entire survey.

- 17 Old Town Property Owners (56.67%)
- 7 Fernandina Beach Property Owners (23.33%)
- 6 Historic Preservation Advocates (20.00%)
- 63.16% of respondents have lived in Fernandina Beach or Old Town full-time for 5 or more years

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- 40.00% of respondents own more than one property

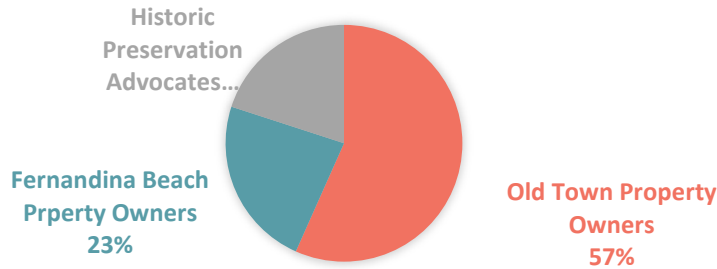


Figure 29. Property owner and Resident Description.

What makes Old Town special to you?

“My wife and I like Old Town because of its expressed individuality.”

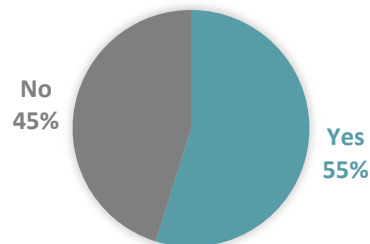
“The quiet and quaint feeling of a fishing / water town that has not suffered large-scale commercialization.”

- History, charm, and character
- “Off-the-beaten-path” feel
- Small neighborhood
- Protected grid with shell streets
- Greenspace and connection to water and natural environment
- Limited traffic
- Scale of residences
- Mix of old and new houses
- New construction based on historic architecture styles (not “cookie cutter”)
- Residents – “feisty independent spirits”

Should Old Town have a required architectural style?

30 Respondents (100%)

- Yes (17 or 54.84%)
- No (14 or 45.16%)



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Figure 30. Respondents answer to “Should Old Town have a required architectural style?”

If there is a required architectural style, which style or styles should be required?

28 Respondents (100%)

- Low Country / Coastal (10 or 35.71%)
- Florida Vernacular (10 or 35.71%)
- Spanish Colonial (6 or 21.43%)
- Modern (2 or 7.14%)

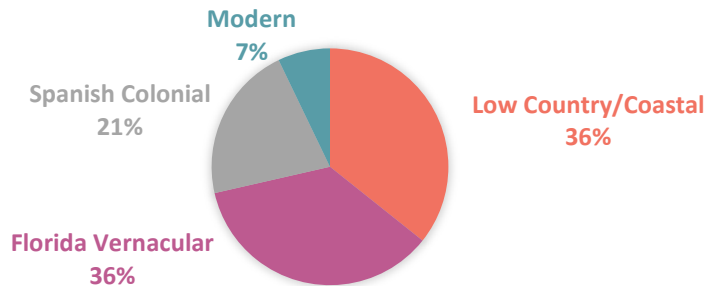


Figure 31. Respondents answer to “If there is a required architectural style, which style or styles should be required?”

Should Accessory Dwelling Units (ADU) be rentable?

31 Respondents (100%)

- Yes (13 or 41.93%)
- No (18 or 58.06%)

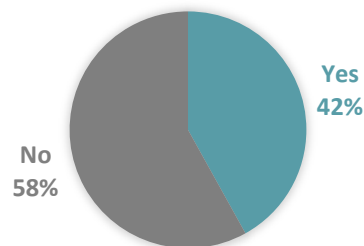


Figure 32. Respondents answer to “Should Accessory Dwelling Units (ADU) be rentable?”

YES Respondents Comments

- If long-term, not vacation rentals
- Caretaker rentals
- Rentals limited to new residents while house under construction
- Affordable housing options could be good

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NO Respondents Comments

- Potential complaint driven code enforcement divides neighbors
- Short-term or vacation rentals do not reflect character of community
- Increased traffic and parking issues
- Kitchens should be allowed

Rate your experience with the Historic District Council design review?

23 Respondents (100%)

- Extremely Positive (8 or 34.78%)
- Somewhat Positive (6 or 26.09%)
- Neither Positive nor Negative (3 or 13.04%)
- Somewhat Negative (2 or 8.7%)
- Extremely Negative (4 or 17.39%)

Over 70% of respondents viewed the experience as fine or positive.

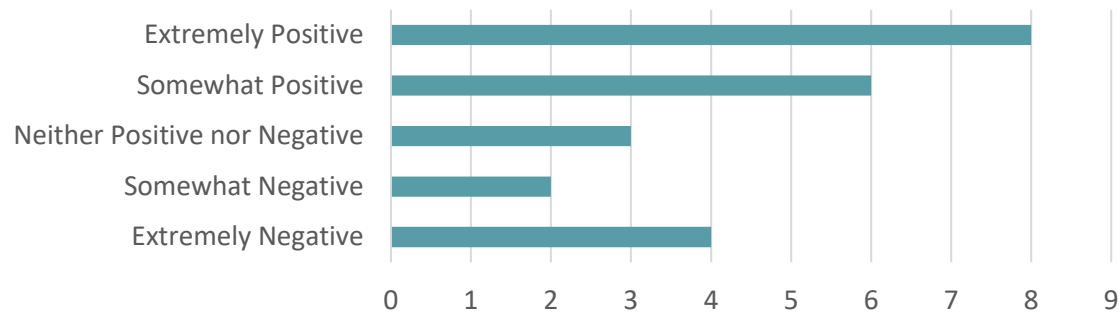


Figure 33. Rating on experience with the Historic District Council design review.

Comments:

- Consistency is important (objective, not subjective)
- Expensive process
- Architect is an important guide
- City staff is competent and collaborative
- Board needs to understand Land Development Code as well as Guidelines
- Concept of grandfathering properties that do not adhere to the Guidelines

How effective are the Guidelines?

Overall, the majority of respondents found the Guidelines moderately effective.

Maintaining the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town?

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31 Respondents (100%)

- Extremely Well (3 or 9.68%)
- Very Well (5 or 16.13%)
- Moderately Well (17 or 54.84%)
- Slightly Well (2 or 6.45%)
- Not Well (4 or 12.90 %)

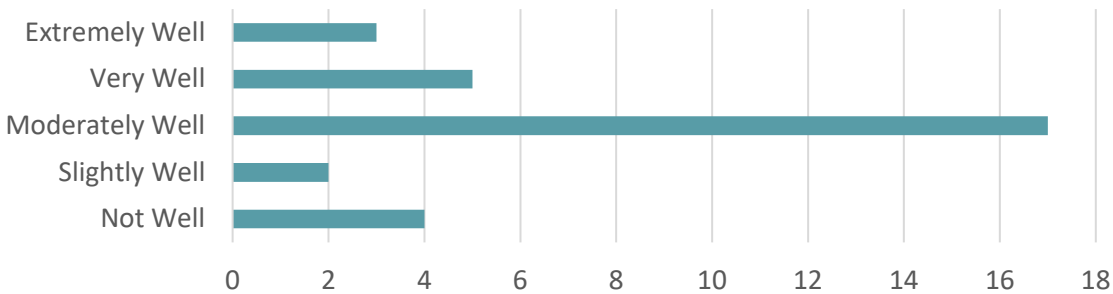


Figure 34. Rating on the effectiveness of the Guidelines. Respondents answer to “Maintaining the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town?”

Enabling the design of diverse outdoor spaces to encourage public interaction and maintain privacy.

31 Respondents (100%)

- Extremely Well (2 or 6.67%)
- Very Well (5 or 16.67%)
- Moderately Well (10 or 33.33%)
- Slightly Well (7 or 23.33%)
- Not Well (6 or 20.00%)

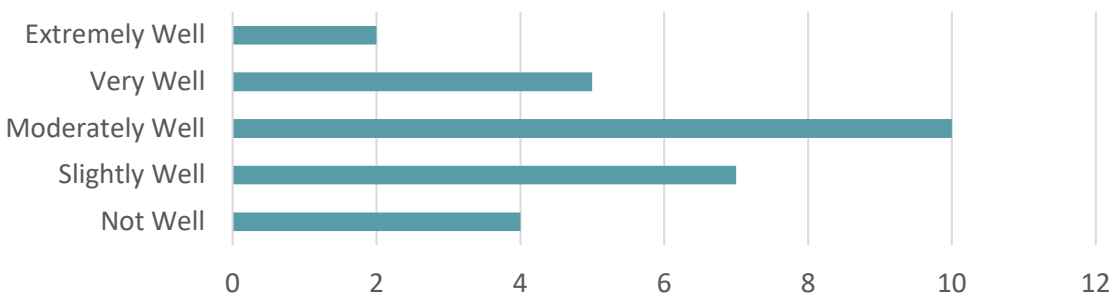


Figure 35. Rating on the effectiveness of the Guidelines. Respondents answer to “Enabling the design of diverse outdoor spaces to encourage public interaction and maintain privacy?”

Designing buildings and landscape that reinforce the order of the historic city plan?

- Extremely Well (3 or 9.68%)
- Very Well (5 or 16.13%)

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- Moderately Well (13 or 41.94%)
- Slightly Well (6 or 19.35%)
- Not Well (4 or 12.90%)

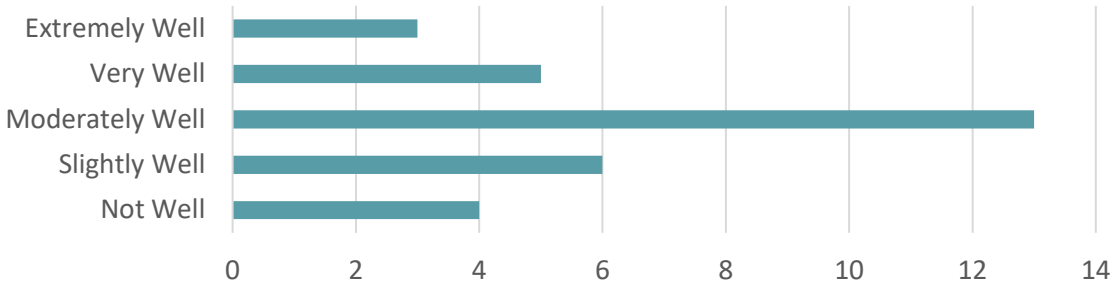


Figure 36. Rating on the effectiveness of the Guidelines. Respondents answer to “Designing buildings and landscape that reinforce the order of the historic city plan?”

Through a visual preference survey, respondents were then asked to choose and rank architectural approaches to recognizing Mid-Lot Visibility Corridors:

- Bump Out 53%
- Gabled Entry 50%
- Lot Line Survey Markers 35%
- Decorative Element 32%
- Bay Window / Windows 31%
- Markers at Street Curb 30%
- Material / Siding Change 4%

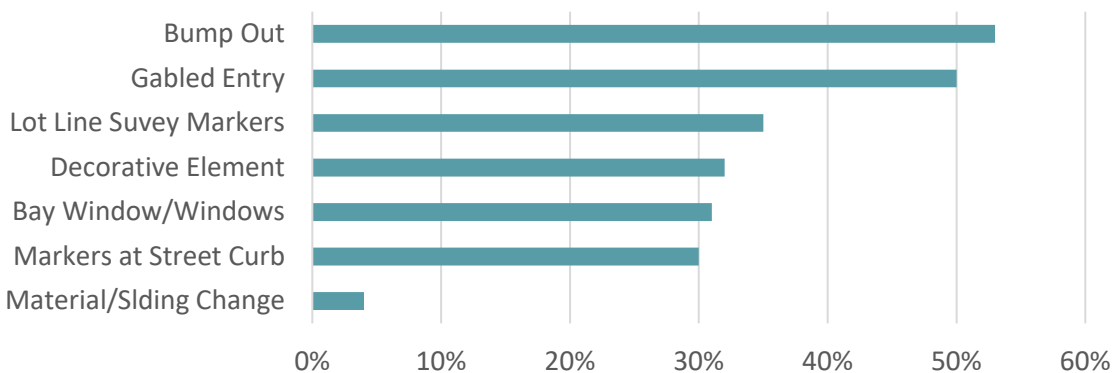


Figure 37. Voting on architectural approaches to recognize Mid-Lot Visibility Corridors.

General Comments

- Garage size (500 sf) is too small.
- Most homes are too large for the lot.
- Older homes that do not reflect the newer architectural styles should be allowed to be demolished and replaced.
- Explore a road surface that looks like shell, but is less dusty.

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- More emphasis needed on defining the peonia and media peonia.
- Oppose visitor center adjacent to cemetery.
- Volume and height of some new buildings are out of scale with neighborhood.
- Keep White Street paved, but enhance quality.

Public Meeting – Interactive Session

There were approximately 35 residents of Old Town present at a public meeting on May 26, 2021. During the meeting, residents were given different colored stickers and asked to vote on eliminating the Historic District Council review and a number of design approaches for recognizing the Mid-Lot Visibility and Sideyard Corridors. (Note that not all residents voted on each item and they were allowed to place more than one sticker on something they strongly liked or disliked.) The following:

Do you agree with making Old Town Design Guidelines part of the Land Development Code and eliminate the Historic District Council review?

- Agree 20 (60%)
- Disagree 13 (40%)

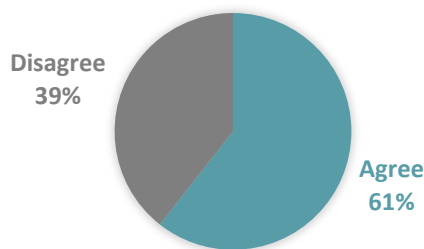


Figure 38. Voting on making Old Town Design Guidelines part of the Land Development Code and eliminating the Historic District Council review.

Mid-Lot Visibility Corridors Options

- Open Breezeway 20 Likes, 4 Dislikes
- Enclosed Breezeway 21 Likes, 14 Dislikes
- Visibility Corridor 16 Likes, 13 Dislikes
- Porch 9 Likes, 17 Dislikes
- Bay Window 8 Likes, 19 Dislikes
- Bump Out 7 Likes, 22 Dislikes
- Recessed Porch 4 Likes, 24 Dislikes

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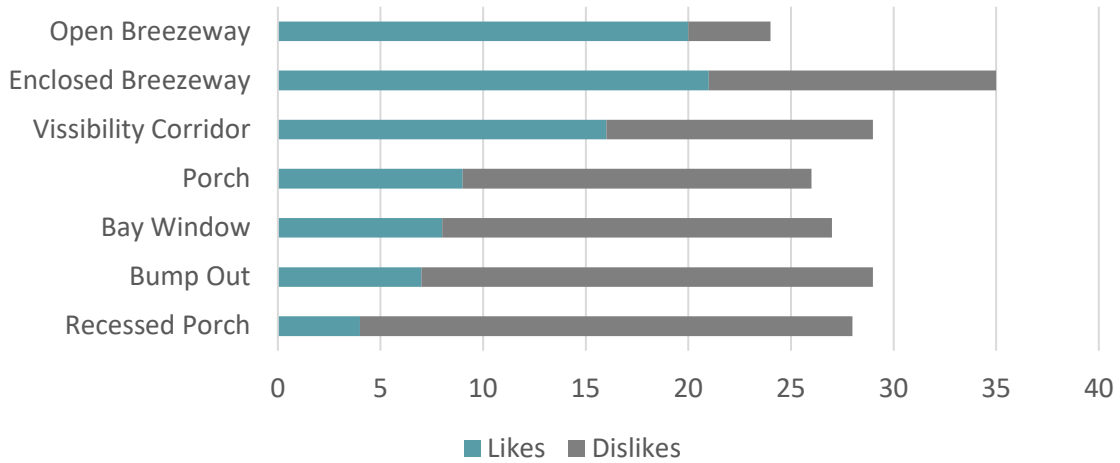


Figure 39. Voting on Mid-Lot Visibility Corridors Options.

Sideyard Visibility Corridors Options

- Porch 25 Likes, 7 Dislikes
- Enclosed Breezeway 28 Likes, 22 Dislikes
- Visibility Corridor 14 Likes, 6 Dislikes
- Open Breezeway 13 Likes, 4 Dislikes

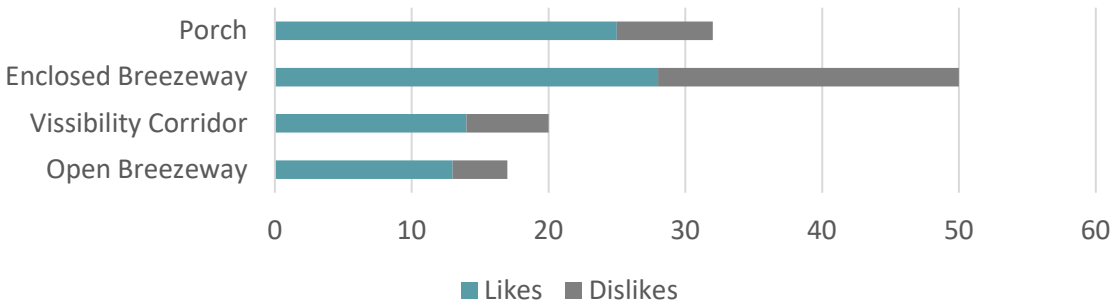


Figure 40. Voting on Sideyard Visibility Corridors Options.

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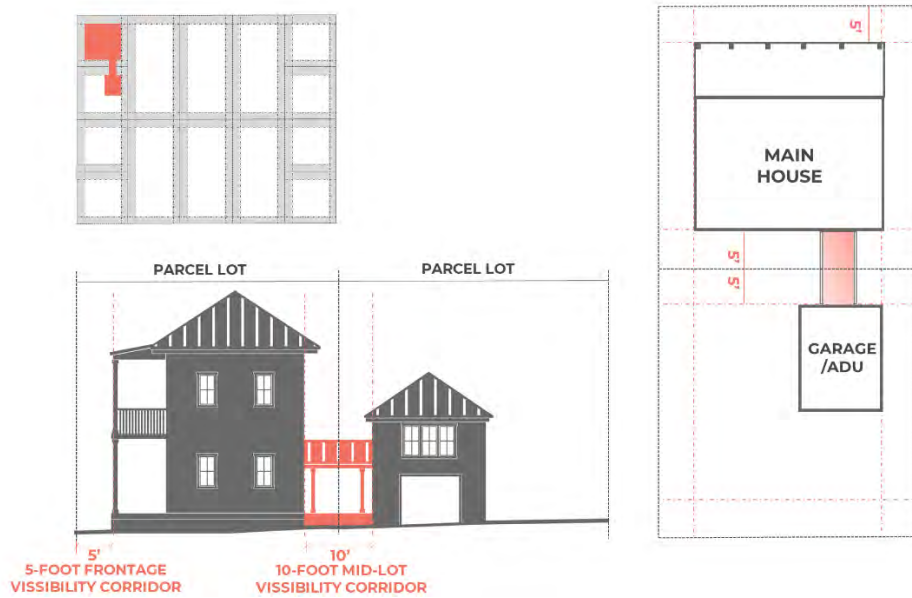


Figure 41. Mid-Lot Visibility Corridor Options – Open Breezeway.

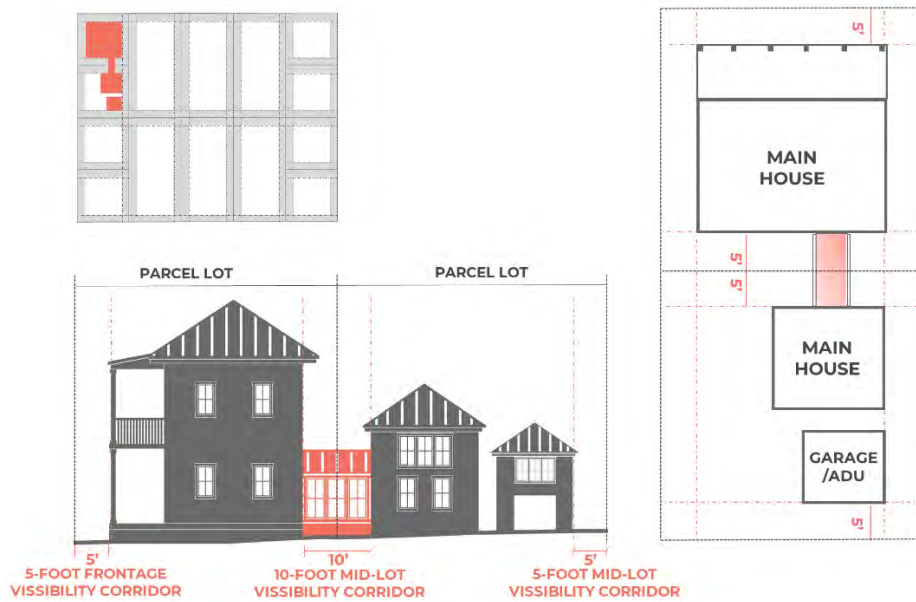


Figure 42. Mid-Lot Visibility Corridor Options – Enclosed Breezeway.

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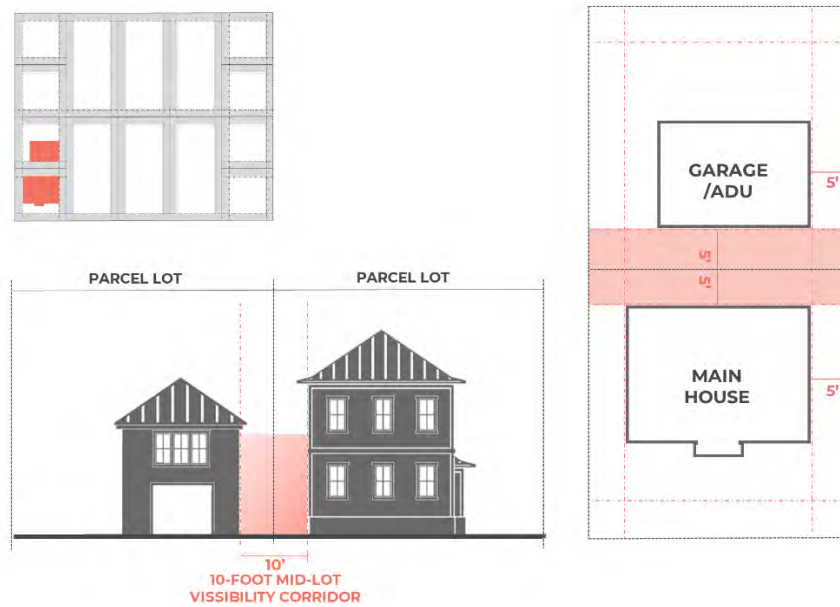


Figure 43. Mid-Lot Visibility Corridor Options – Visibility Corridor.



Figure 44. Mid-Lot Visibility Corridor Options – Porch.

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Figure 45. Mid-Lot Visibility Corridor Options – Bay Window.



Figure 46. Mid-Lot Visibility Corridor Options – Bump Out.

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Figure 47. Mid-Lot Visibility Corridor Options – Recessed Porch.

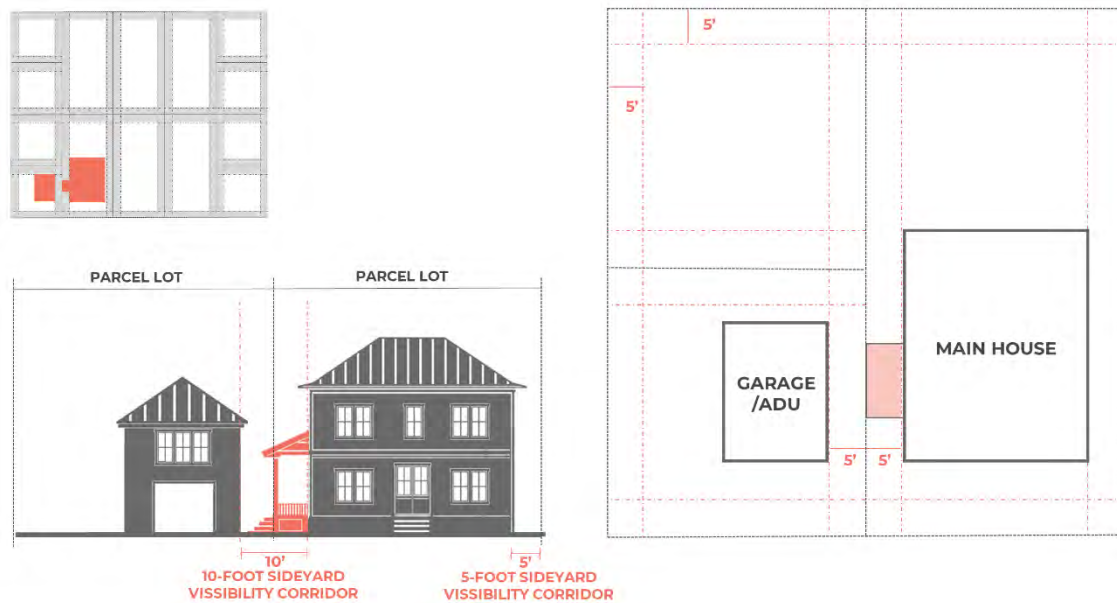


Figure 48. Mid-Lot Visibility Corridor Options – Recessed Porch.

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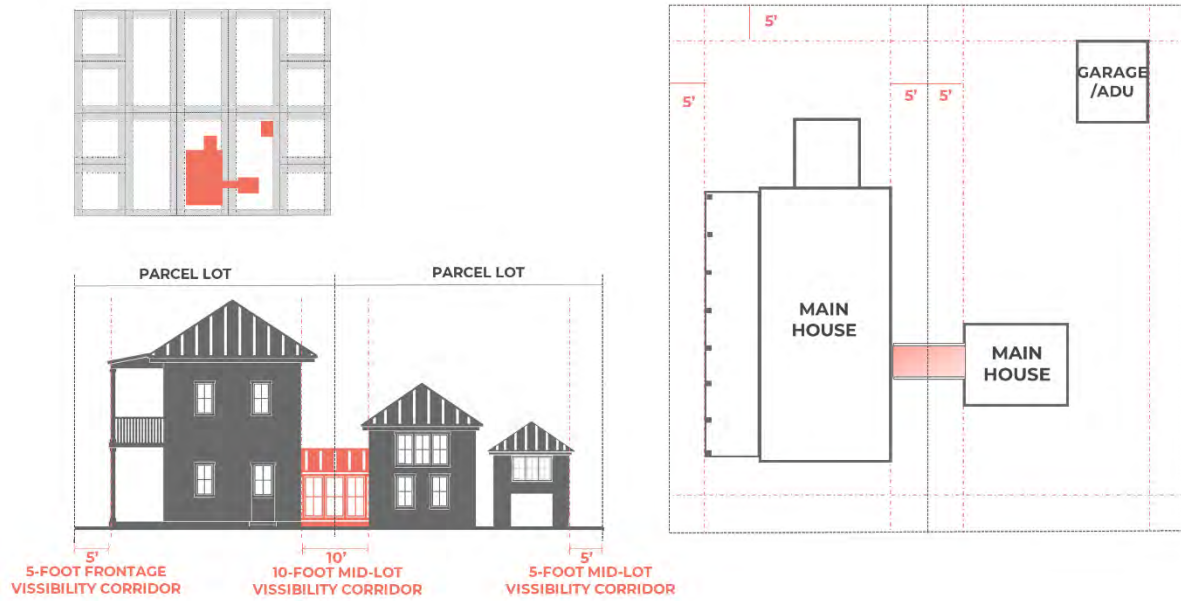


Figure 49. Mid-Lot Visibility Corridor Options – Recessed Porch.

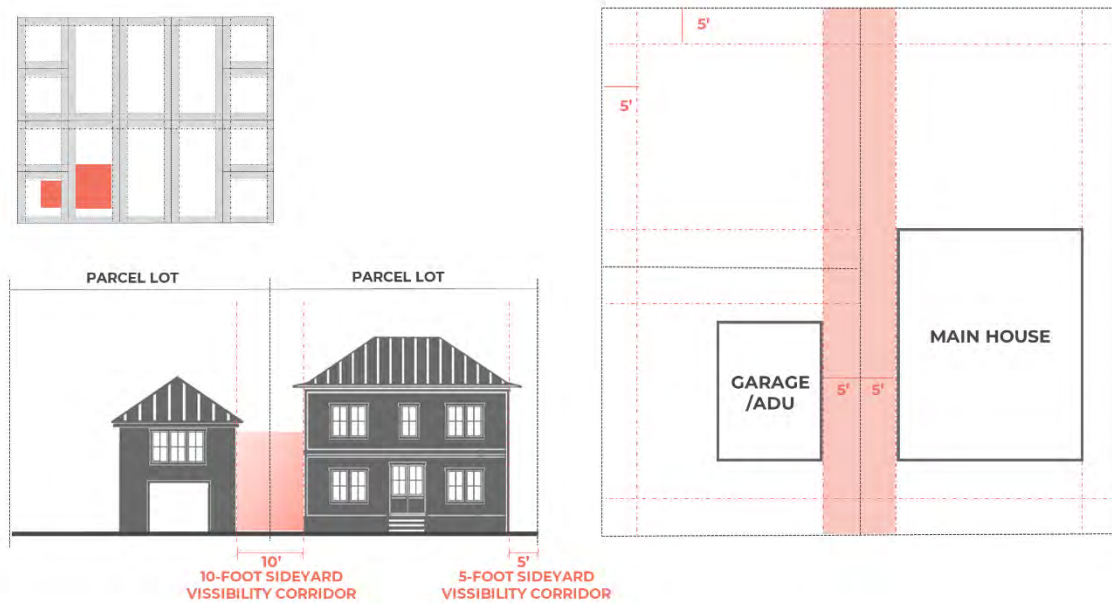


Figure 50. Mid-Lot Visibility Corridor Options – Recessed Porch.

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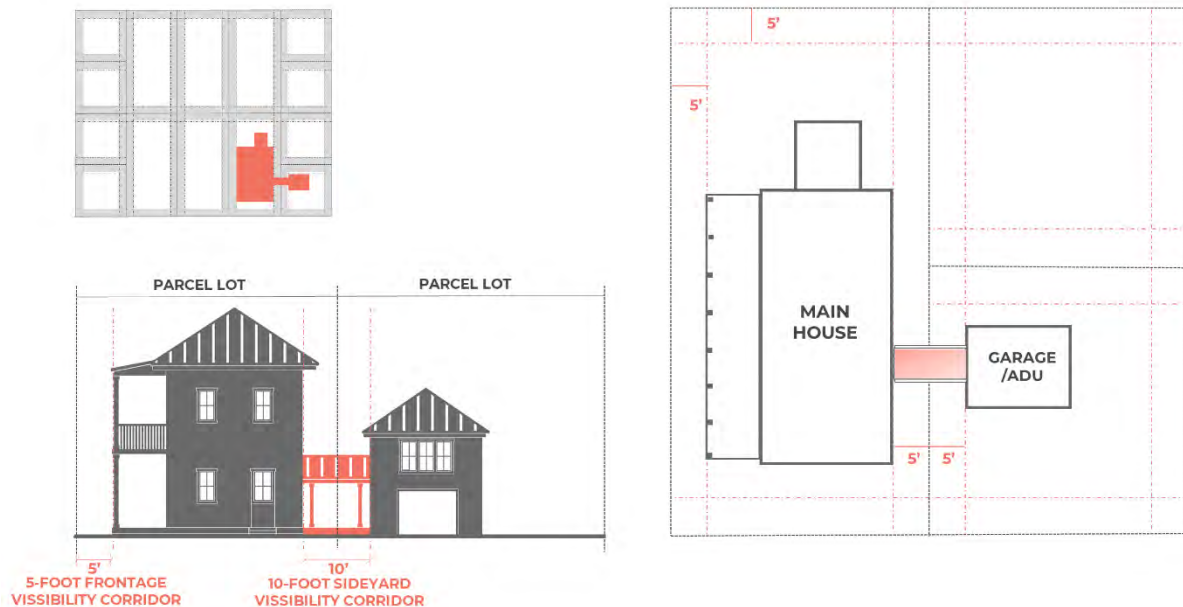


Figure 51. Mid-Lot Visibility Corridor Options – Recessed Porch.

Recommendations for Revising Guidelines

The UFHP team believes that the original 1999 Guidelines, with minor updates in 2013, have been effective in preserving and recognizing the original Old Town plat as a prime example of the application of the Spanish Law of the Indies in a North American colonial settlement. Exceptions are the Sideyard and Mid-Lot Visibility Corridors. These corridors are not always successfully recognized and interpreted by all of the architectural strategies that have been used. As stated previously, some are more successful than others. As documented by the public engagement activities, there was no clear consensus among residents on the better architectural approaches for recognizing Sideyard and Mid-Lot Visibility Corridors.

The interpretation of the more general, rather than prescriptive nature of the Guidelines (by owners, designers, City staff, and the HDC), have helped create an overall architectural and urban character that is both cohesive while allowing for variety, especially in scale and massing of the new residences constructed over the past 20 years.

The residents who expressed concern focused more on the process and interpretation of the Guidelines by the Historic District Council rather than the approach and effectiveness of the Guidelines themselves.

With the public engagement activities, the survey and interactive session coupled with conversations with residents and email correspondence demonstrated that there is no uniform consensus among Old Town residents and other stakeholders on if and how best to revise the

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Design and Development Guidelines to make them more effective, specifically for the regulation of new construction. However, based on the assessment of the outcomes of the public engagement exercises and the evaluation and analysis, UFHP proposes the following for consideration:

1. Rather than eliminate the Historic District Council review process for new construction, revise the guidelines to be somewhat more prescriptive – especially with Sideyard and Mid-Lot Visibility Corridors – to help encourage a more objective interpretation. Given that there are over 80 parcels left for development (essentially half of all parcels), the potential risk is a diminishing of the eclectic architectural character of the District and the promotion of a more homogenous built environment.
2. Proposed as a ‘pamphlet,’ simplify and reorganize the Guidelines and provide more diagrams and visuals to make them more user-friendly. (Refer to attached draft of *Old Town Fernandina Preservation and Development Guidelines [2021 revision]*).
3. While the Low Country / Coastal and Florida Vernacular are the prevailing references to historic buildings regionally, the Guidelines should not dictate a specific architectural style, which will help ensure the balanced variation of the built environment that helps lend the District its distinct sense of place.
4. Refine and limit the architectural approaches at the Sideyard and Mid-Lot Visibility Corridors to help make the Guidelines more effective in recognizing and interpreting the original plat and grid.
5. The landscape and site features such as fences and driveways – their placement, scale, design, and materials – help lend the District its sense of place. Like the architecture of Old Town, the landscape and site features are consistent in character while allowing variation.

Coastal Hazard Vulnerability Assessment

As part of the project, the City also asked UFHP to digitally document the embankment and shoreline that separates Old Town Fernandina (Marine Street and the Plaza) from the Amelia River and to perform a baseline vulnerability assessment. Considerations for potential future resilience and adaptation measures were also developed.

Today, there are three full blocks with five lots and the former Plaza, now the Fernandina Plaza Historic State Park, that border the western edge of the District. The elevation change from the top to bottom of the embankment ranges from 14 to 17 feet (north to south). The existing shoreline is comprised of a relatively modest beach made of crushed shell. Most of the remaining area is a coastal wetlands that is regularly flooded and drained by tides and, less

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frequently, by storm events. Depending on the tide, the shoreline, including coastal wetland, ranges from 80 to 110 feet from the edge of the water to the base of the embankment.

There are no specific, physical interventions that promote recreation by residents and visitors of Old Town. However, there is a small, informal path that leads from the north side of the Plaza (top of embankment) to the shoreline (bottom of embankment). There is one, custom wood bench located along the south end of the shoreline. (The origin of the bench is not known.)

Analysis of historic maps and aerial photographs show that the shoreline along the Amelia River has had a significant cycle of *erosion*¹ and *accretion*² over time. This pattern is due in part to past storm events like hurricanes that have eroded the shore and wetland and undermined the embankment. This erosion – coupled with modern development – in this area contributed to the loss of Fort San Carlos. (Guidelines, Page 9)



Figure 52. Shoreline 1943.

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Figure 53. Shoreline 1969.



Figure 54. Shoreline 1994.

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Figure 55. Shoreline 2014.



Figure 56. Shoreline 2019.

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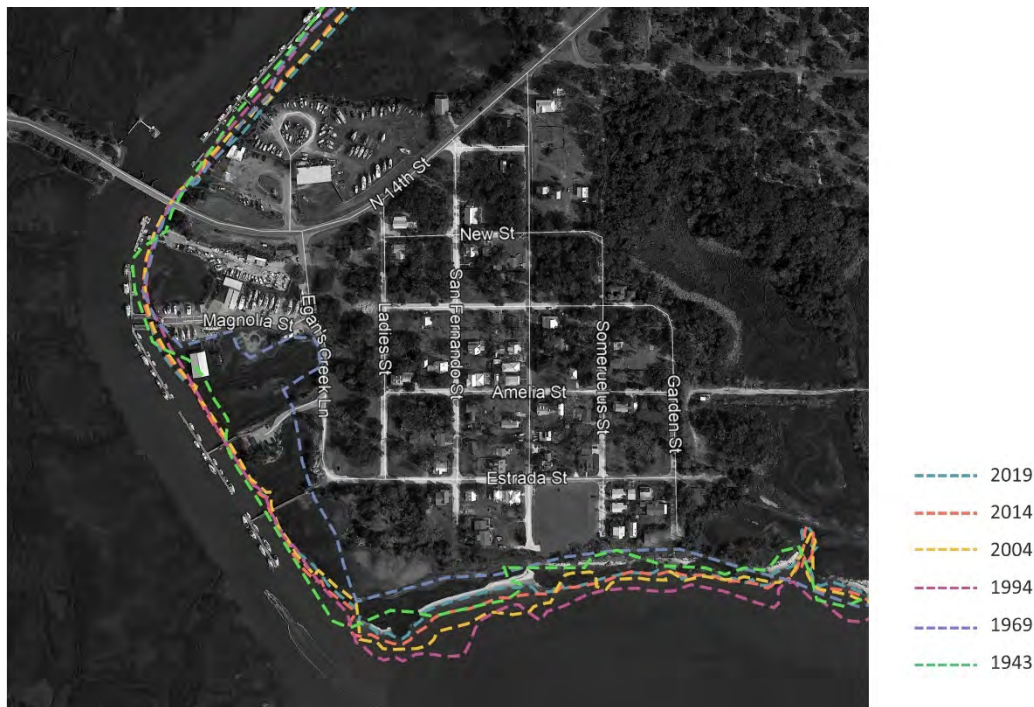


Figure 57. Shoreline Development.

A brick sea wall was built sometime between ca.1821 and 1842 as part of a federal plan to stabilize the erosion of the embankment and fortify the plaza and Fort San Carlos. The sea wall is constructed of bricks made in St. Mary. The length of the wall is approximately 188-feet long by 24-inches wide and runs north-south. The brick sea wall should be thoroughly documented and, if possible, should remain in place and incorporated into any future stabilization measures.



Figure 58. Historic brick sea wall part of an early stabilization plan.

The UFHP team digitally documented the shoreline and embankment using terrestrial laser scanning (Faro Focus X330) with a 2 to 4 mm accuracy. The resultant point cloud and drawing

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document the current status of the embankment and shoreline and provide a baseline for ongoing monitoring and assessment.



Figure 59. Point cloud of embankment and shoreline.

The point cloud produced from laser scanning was used to augment elevation data from GIS. This elevation information was used to model *Intermediate-High* sea level rise projections from the National Oceanic and Atmospheric Administration (NOAA). These bath tub projections are based on a median high tide that would occur twice daily.

2030 3.79 feet related to NAVD88

2050 4.71 feet related to NAVD88

2100 8.78 feet related to NAVD88

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Figure 60. NOAA Intermediate-High Sea Level Rise Scenarios 2030.



Figure 61. NOAA Intermediate-High Sea Level Rise Scenarios 2050.

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Figure 62. NOAA Intermediate-High Sea Level Rise Scenarios 2100.

With the 2030 projection, 3.79 feet of sea level rise completely inundates the existing shoreline along the Amelia River and begins to encroach significantly on the north and south sides of the neighborhood. Between 2050 and 2100, the north area of the neighborhood, including Egan Creek Lane and Ladies Street, and the south area of the neighborhood, including Garden Street and portions of Bello Bosque Cemetery, are impacted.

Considerations

The City asked UFHP to provide some considerations for potential future adaptation measures that could help enhance the resilience of the Amelia River shoreline and embankment.

Resilience is defined as the “ability to anticipate, prepare for, and adapt to changing conditions and withstand, respond to, and recover rapidly from disruptions (DOD Directive 4715. 21)³ Adaptation is defined as “adjustment in natural or human systems in response to a new or changing environment that exploits beneficial opportunities or moderates negative effects.” (The U.S. Global Change Research Program)⁴ There are three broad approaches to adaptation: protect, accommodate, and retreat.

A nature-based approach to resilience could be used to help stabilize the shoreline and enhance the health of the existing coastal wetlands to absorb the impact of tides and storm surge made worse by sea level rise. One option is the creation of a living shoreline. A living shoreline, according to NOAA, “is a protected, stabilized coastal edge made of natural materials

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such as plants, sand, or rock. Unlike a concrete seawall or other hard structure, which impede growth of plants and animals, living shorelines grow over time.”⁵ Living shorelines may also incorporate oyster beds or castles that can serve as an offshore breakwater.



Figure 63. Living Shoreline Treatments. Source: [Island-diagram-citation-info-on-text-document-2.jpg \(971x506\) \(marinediscoverycenter.org\)](#)

Information Center

The City asked the UFHP team to prepare a conceptual design for an Information Center to serve the visitors of Old Town Fernandina and Bosque Bello Cemetery. The design of the Center was inspired by a historic residence in the District that is slated for demolition. The building program for the Center includes an office with an area for interpretative and orientation materials, storage for cemetery equipment, and two, ADA-compliant public restrooms. A limited number of parking spaces would be provided. The Center would only be used during business hours (9:00 am to 5:00 pm), Monday through Friday. (This project task was separate from the Florida Division of Historic Resources Small Matching Grants FY2021.)

<u>Information Center</u>	<u>862 sf</u>
Office with Exhibition Space	534 sf
Cemetery Equipment Storage	164 sf
Public Restroom No. 1	82 sf
Public Restroom No. 2	82 sf

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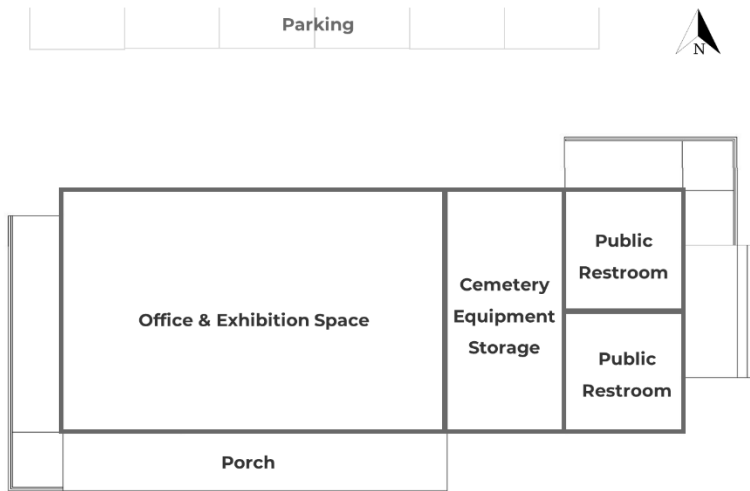


Figure 64. Conceptual plan for Information Center at Old Town and Bosque Bello Cemetery.



Figure 65. Conceptual elevation for Information Center at Old Town and Bosque Bello Cemetery.

¹ Erosion is defined as the process of eroding or being eroded by wind, water, or other natural elements.

² Accretion is defined as the process of growth or increase, typically by the graduate accumulation of additional layers or matters.

³ "Climate Change: Defining Adaptation and Resilience, with Implications for Policy." In Focus: Congressional Research Service (May 11, 2021).

⁴ Ibid.

⁵ [Understanding Living Shorelines | NOAA Fisheries](#)

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Appendix
Cad Drawing & Orthographic Examples



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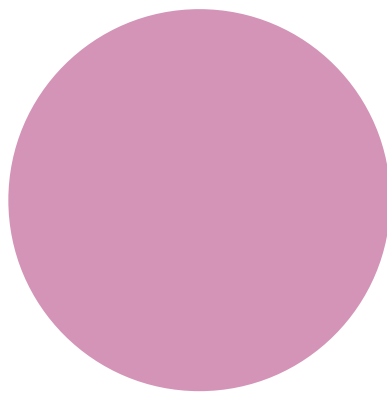
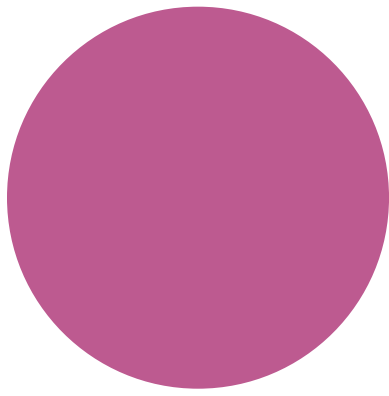


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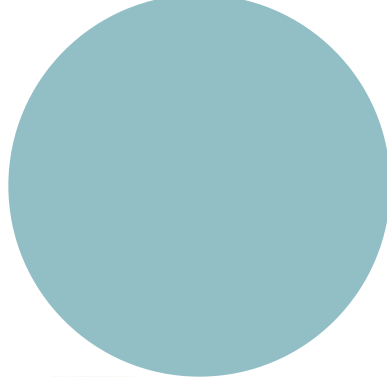
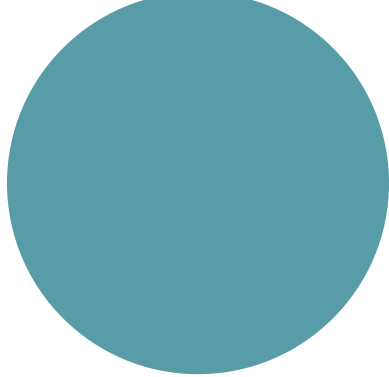
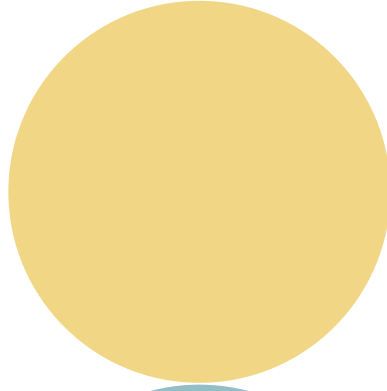
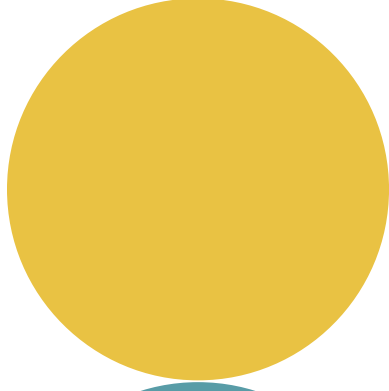
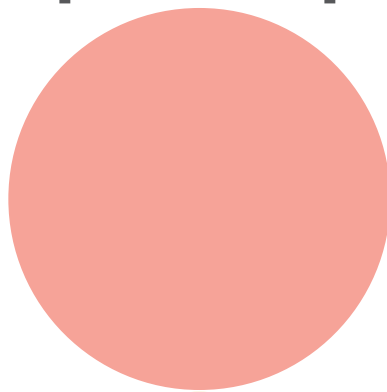
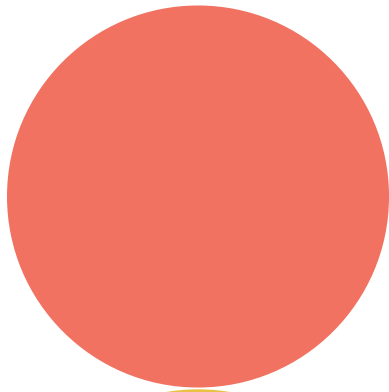
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OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

[2021 revision]



July 28, 2021

Prepared by the University of Florida College of Design, Construction and Planning Historic Preservation Program based on original guidelines developed by the University of Florida Preservation Institute: Caribbean in 1999 and updated by Thomason and Associated in 2013. This update was funded by a Florida Division of Historical Resources Small Matching Grant.

The City of Fernandina Beach and the University of Florida Historic Preservation Program project team would like to thank the residents of Old Town and the larger community who participated in this effort to revise and refine the Preservation and Development Guidelines.

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Sideyard	
Open	
Open Breezeway / Loggia	
Enclosed Breezeway	
Porch / Double Story Porch	
Carport (maximum two cars)	
Mid-Lot	
Open	
Open Breezeway / Loggia	
Enclosed Breezeway	
Porch / Double Story Porch	
Carport (maximum two cars)	
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Introduction

As required by Chapter 8 of the Land Development Code for the City of Fernandina Beach (“City”), these preservation and development guidelines establish standards in the Old Town Historic District. These guidelines adhere to the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties. There are four broad goals:

- Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat [peonia and media peonia] in order to make a spatial connection to the history and original layout of Old Town, as informed by the Law of the Indies (see “Section 1: Historical Significance”).
- Encourage inventive ways of adapting contemporary building practices to historical constraints.
- Enable the design of diverse outdoor spaces to encourage public interaction and maintain privacy.
- Design buildings and landscape to reinforce the order of the historic city plan.

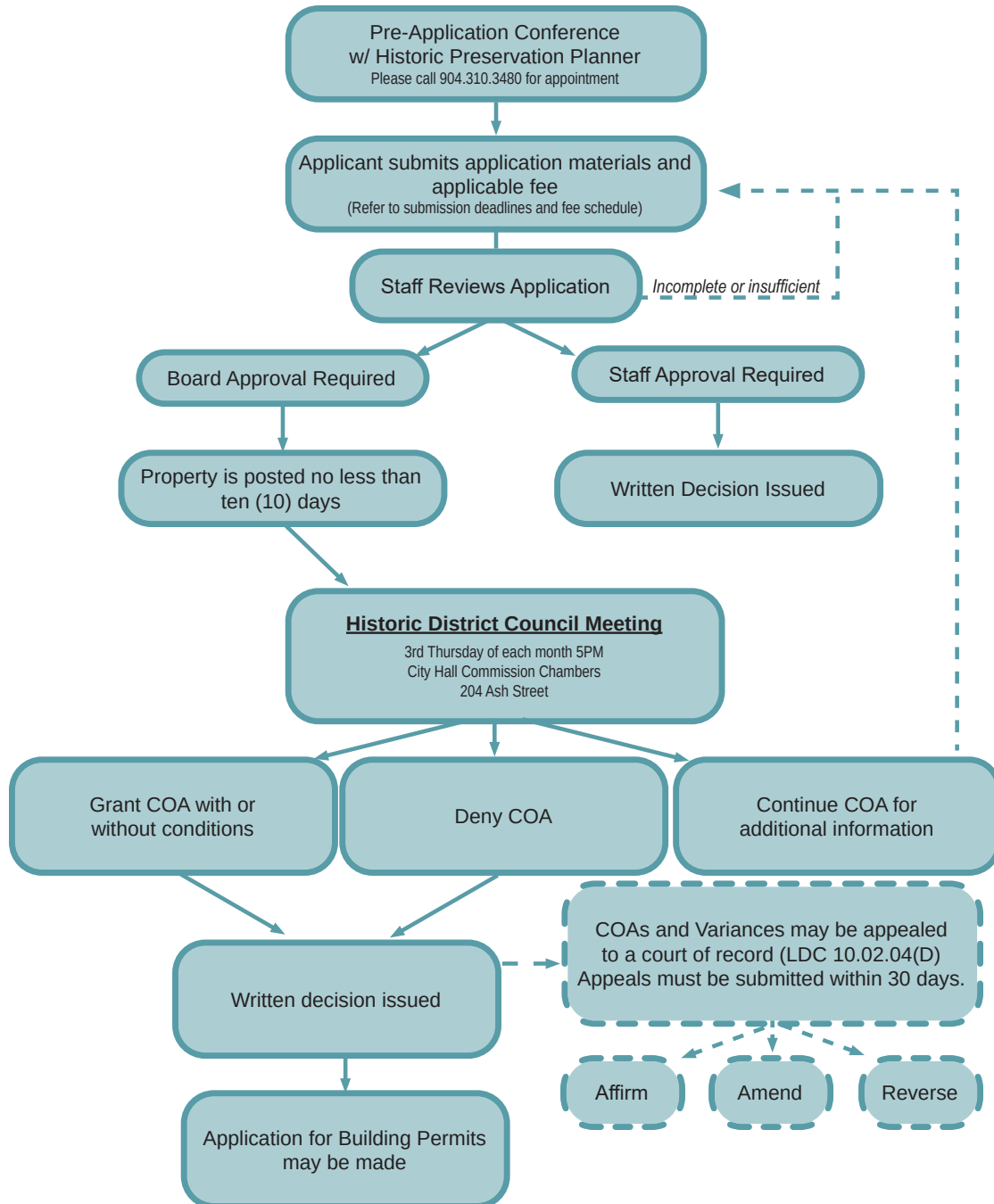
As part of the review process by the City and Historic District Council (HDC), these guidelines are intended for use by property owners, residents, City staff, and members of the Historic District Council, among others.

Design Review Process

The following are considerations for those constructing a new residential or commercial building in the Old Town Historic District.

- Review these guidelines in conjunction with the City of Fernandina Beach Land Development Code with an emphasis on “Chapter 8 – Historic Districts and the Amelia River Waterfront Community Redevelopment Area.”
- Consult with the City’s Historic Preservation Planner and / or staff early in the process.
- Work closely with an architectural designer and / or builder to ensure the design of the new building (residential or commercial) adheres to the guidelines.
- Refer to “Certificate of Approval Process” on opposite page.
- Property owners need to consult with staff if they are making a change to their home or property such as tree removal, roof/chimney change, etc. Follow this link for contact information. <http://www.fbfl.us/FormCenter/Planning-Conservation-15/Historic-District-Council-HDC-Certificat-166>

Certificate of Approval Process



Historical Significance

Located on the northern end of Amelia Island, north of the City of Fernandina Beach, Old Town is bordered on the west by the Amelia River (Marine Street), north by Egans Creek and the Tiger Point Marina and Boat Work (Ladies Street), east by North 14th Street, and south by the historic Bosque-Bello Cemetery (established by the Spanish in 1798).

The Spanish originally platted Old Town in 1811. New and Towngate Streets and an area called Southpoint on Estrada Street (south of Garden Street) were added in 1821. The orientation to the Amelia River, orthogonal grid with consistently sized blocks, and central plaza (San Carlos Plaza), among other historic settlement features, make Old Town a prime example of the application of the “Law of the Indies.” Established in 1573 under the rule of Phillip II, the Law of the Indies contained 148 principles governing the planning and development of a settlement addressing things like location, land use, property dimensions, public space, and social propriety.

No original Spanish or colonial-era structures, including Fort San Carlos, remain in Old Town. Despite this loss of architectural integrity, the “Original Town of Fernandina Historic Site” was added to the National Register of Historic Places on January 29, 1990 based on its association with Spanish Colonial exploration, settlement, and community planning and development. The focus of the National Register nomination is the survival of the Law of the Indies informed Old Town plat and potential archaeological remains. New construction began to be regulated by the City and the Historic District Council shortly after the area became a National Register Historic District.

At the time of its listing as a Historic District, Old Town was comprised of approximately 42 residential buildings with the majority constructed before 1940. Some 55 new residences have been constructed since the adoption of the original guidelines in 1999. There are some 90 lots remaining in the District as of June 2021.

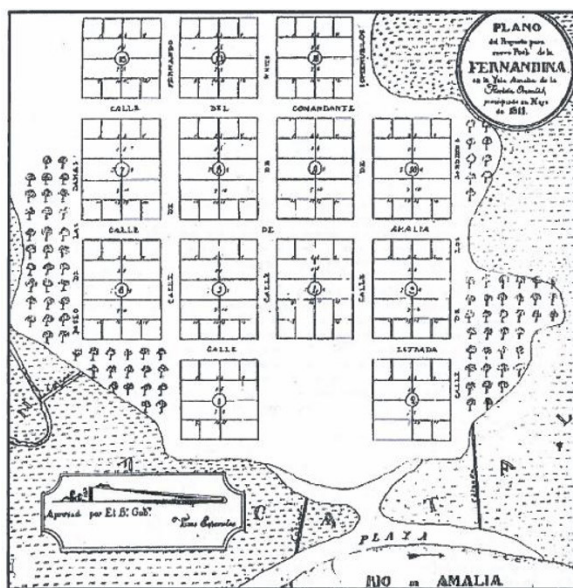


Figure 1: Original plan of Old Town Fernandina as platted by Spanish colonists in 1811.

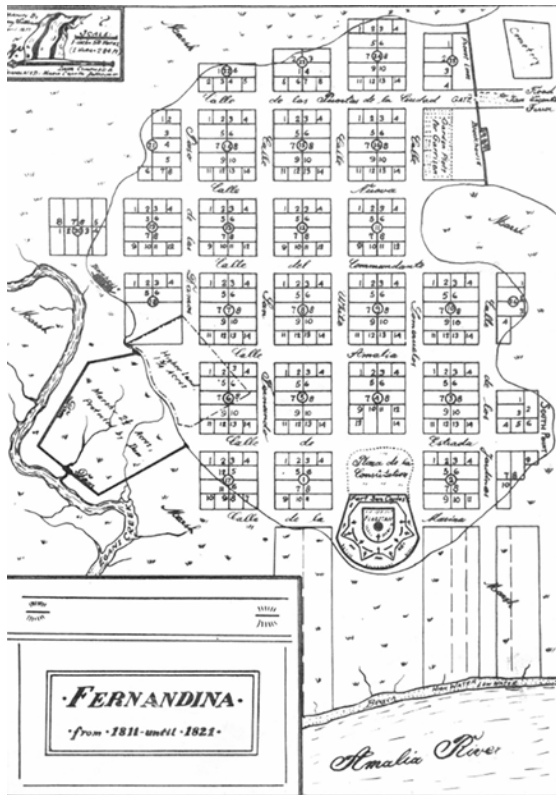


Figure 2: Map of Old Town drawn by Franz Dollheimer in April 1937 based on data compiled and translated by Maria Copella Dollheimer.

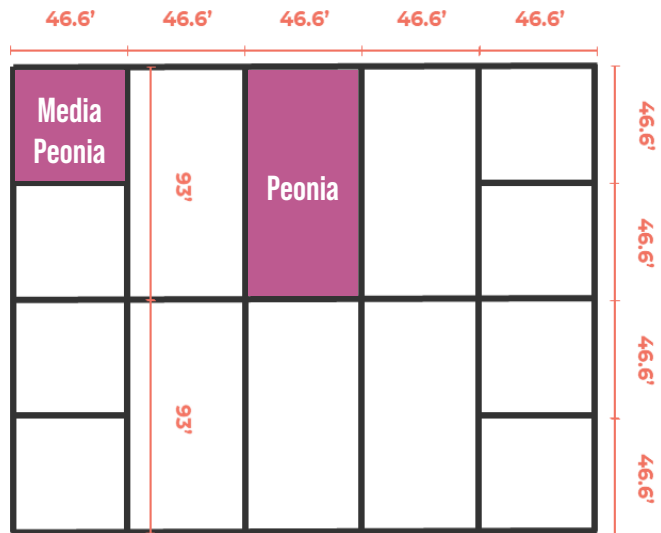


Figure 3: Typical block with peonia (original, full lots) and media peonia (original, half lots).

Old Town Plan

Sited on a bluff above the Amelia River, the original Old Town plan consisted of some 13 blocks arranged around a Plaza at the western edge of the settlement. Each block was made up of four to six peonias, a basic urban lot type established by the Law of the Indies, and as many as eight media peonias or half lots. The size of the peonia was based in part on its use as a residential lot that provided an area for agriculture.

The Spanish used the vara (equivalent of 33-inches today) to establish the size of the peonia (46-feet, 6-inches x 93-feet) and media peonia (46-feet, 6-inches x 46-feet, 6-inches). By 1937, the original settlement had been expanded to some 20 full blocks and seven smaller blocks – all made up of peonias and media peonias. As dictated by the Law of the Indies, the Spanish plan provided for the orderly distribution of buildings based on type with civic and religious structures sited near the plaza. Most of the structures of the original settlement were primarily residential.

Section 1: Existing Trees and Landscape

The Old Town Historic District is characterized by a significant amount of mature, older growth trees and a sizeable tree canopy.

Goal:

Preserve existing trees and introduce new vegetation in keeping with the character of the District.

Considerations:

1. Protected trees are those with a circumference of 5-inches or more and designated “heritage” trees.
2. Property owners should consult with the City before removing protected trees.
3. Property owners are encouraged to develop designs that help retain as many existing, protected trees and native plantings as possible.
4. New construction shall take protective measures to avoid the damage of existing protected trees.



Figure 4: Property owners are encouraged to place and design buildings to retain as many protected trees as possible.

Section 2: Use

Following the City's Land Development Code, Old Town has two zoning designations for single family dwellings and in some areas of the District, limited commercial use.

Goal:

Regulate building use focused primarily on residential and limited commercial.

Considerations:

Old Town Historic District One (OT-1): District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses in the same lot.

Old Town Historic District Two (OT-2): District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.



Figure 5: Zoning map with OT-1 and OT-2 designations.

Section 3: Visibility Corridors

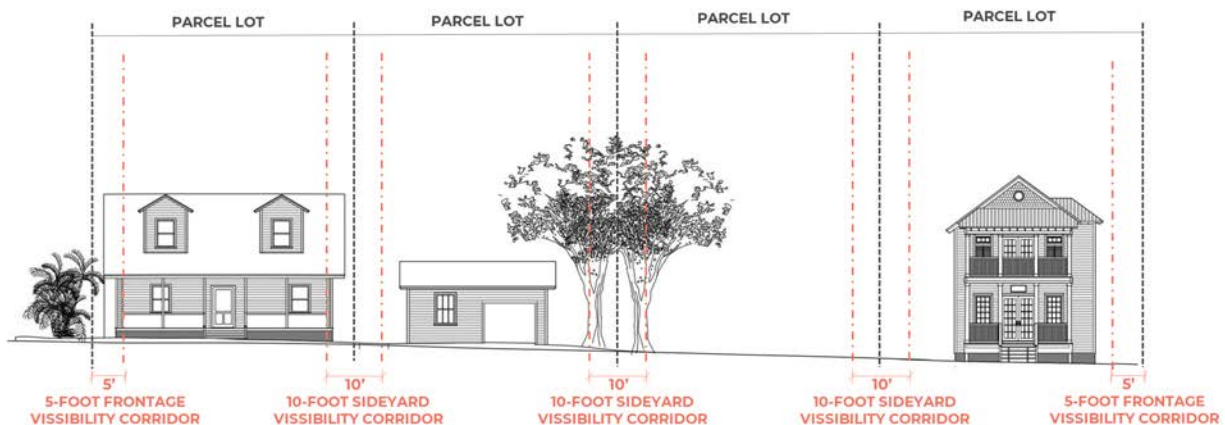
Setbacks in the Old Town Historic District are referred to as lot “visibility corridors.” They are a primary tool for spatially recognizing and helping preserve the historic Spanish grid as it was originally platted in 1811 and expanded over time.

Goal:

Regulate and preserve the historic peonia and media peonia lot line divisions.

Considerations:

1. Lot Visibility Corridors are organized into Frontage, Sideyard, and Mid-Lot Visibility Corridors.
2. Lot Visibility Corridors are made up of 5-foot (Frontage) or 5-foot / 10-foot (cumulative 5-foot Sideyard and Mid-Lot) setbacks from lot lines.
3. Connecting elements are allowed at Sideyard and Mid-Lot Visibility Corridors (refer to Section 5).
4. Maximum projection of 24-inches is allowed into the visibility corridors for chimneys, roof eaves, balconies, and porches, among other architectural features. Landscape elements are not covered by this restriction.



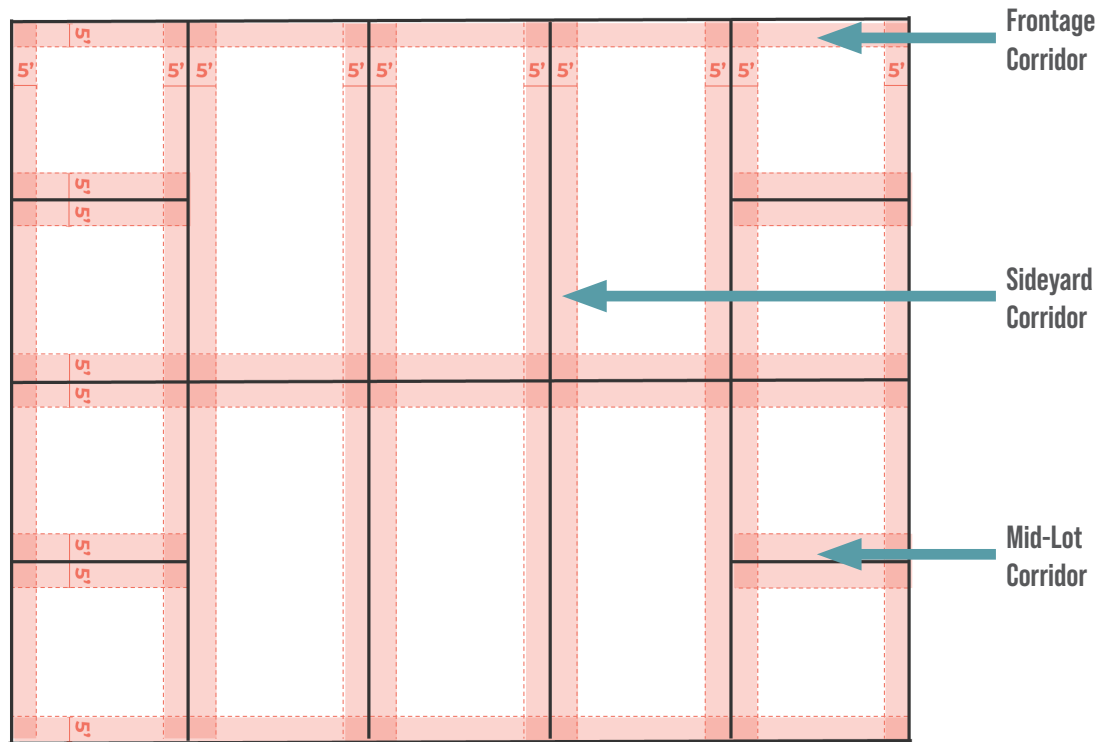


Figure 6: Visibility Corridors plan diagram for a typical block.

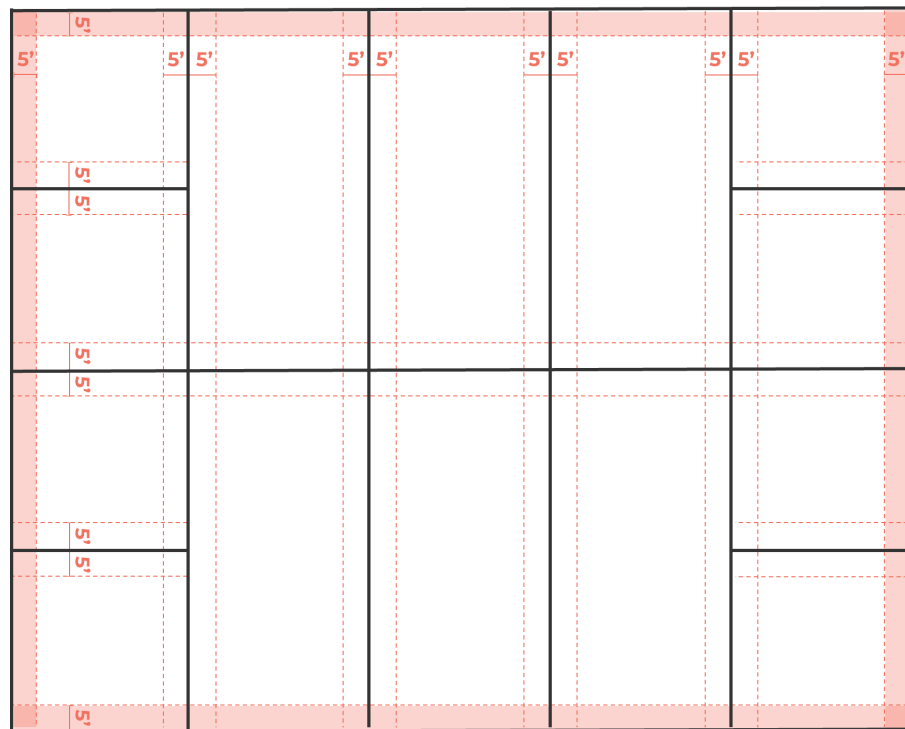


Figure 7: Frontage Corridors plan diagram for a typical block.

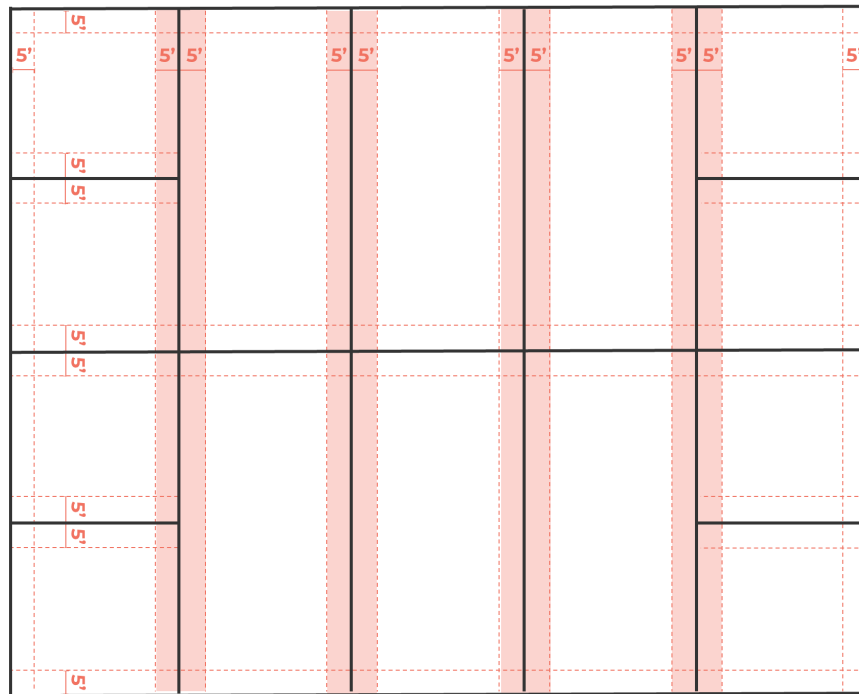


Figure 8: Sideyard Corridors plan diagram for a typical block.

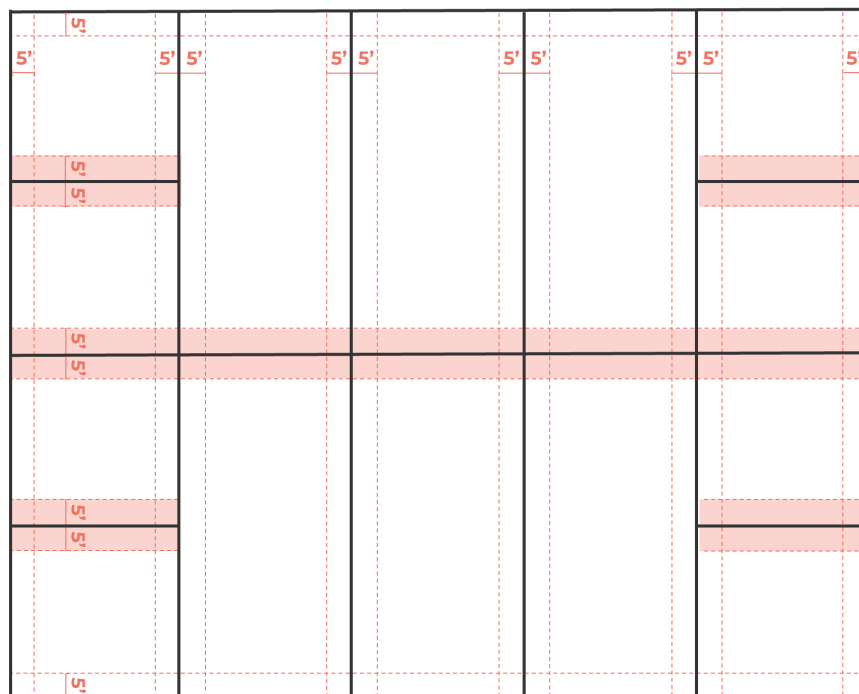


Figure 9: Mid-Lot Corridors plan diagram for a typical block.

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Section 4: Density, Scale, and Massing

The architectural and urban character of the District is largely defined by the density, scale, and massing and groupings of individual buildings.

Goal:

Manage the density, scale, and massing of buildings to help maintain the architectural and urban character of the District.

Considerations:

1. The total lot coverage is 45%.
2. Lots are a single peonia, two media peonia combined, or what is referred to as an “assemblage” of one or more peonias and / or media peonias.
3. Buildings are designated as “Primary” or “Out Buildings.” Primary Buildings are the principal unit of occupation, i.e. private residential unit. Out Buildings are ancillary to the primary structure in size and degree of occupation.” Out Buildings include garages, garage apartments (also known as Accessory Dwelling Units or ADU as defined by the Land Development Code), storage sheds, greenhouses, workshops, and gazebos.
4. Out Buildings can be stand alone or be connected to Primary Buildings by “connecting elements” – enclosed spaces that are not permanently conditioned. Unconditioned Connecting Elements are not considered as part of the 45% lot coverage. Examples include: porches, pergolas, colonnades, loggias, Florida Rooms, breezeways, and carports (refer to Section 5).
5. There is a maximum building height restriction of 35-feet for Primary Buildings and 24-feet for Out Buildings (Accessory Dwelling Units or ADU).

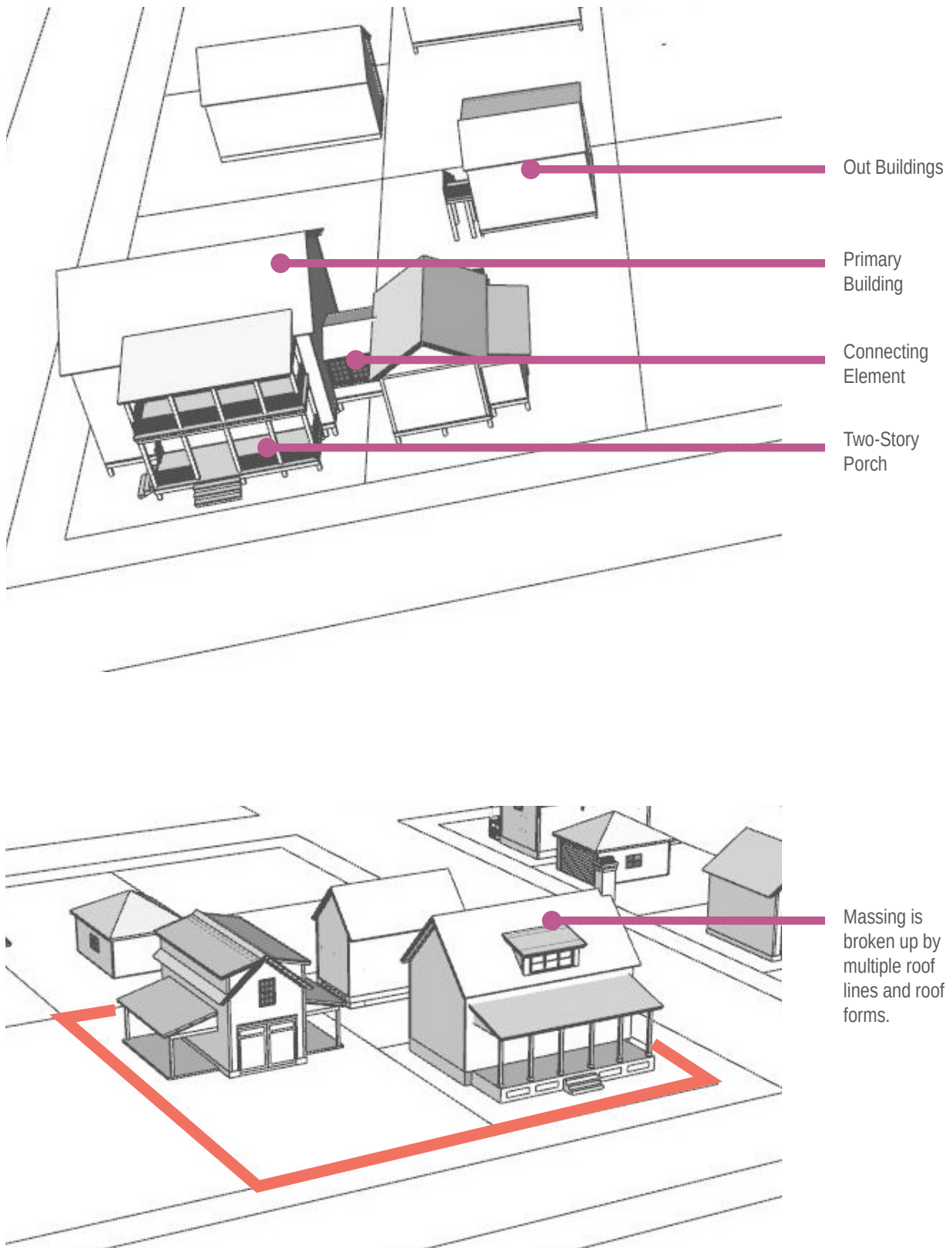


Figure 10: Rather than a single structure, property owners are required to distribute the massing of buildings into a Primary Building and Out Building(s) with a total maximum lot coverage of 45%.

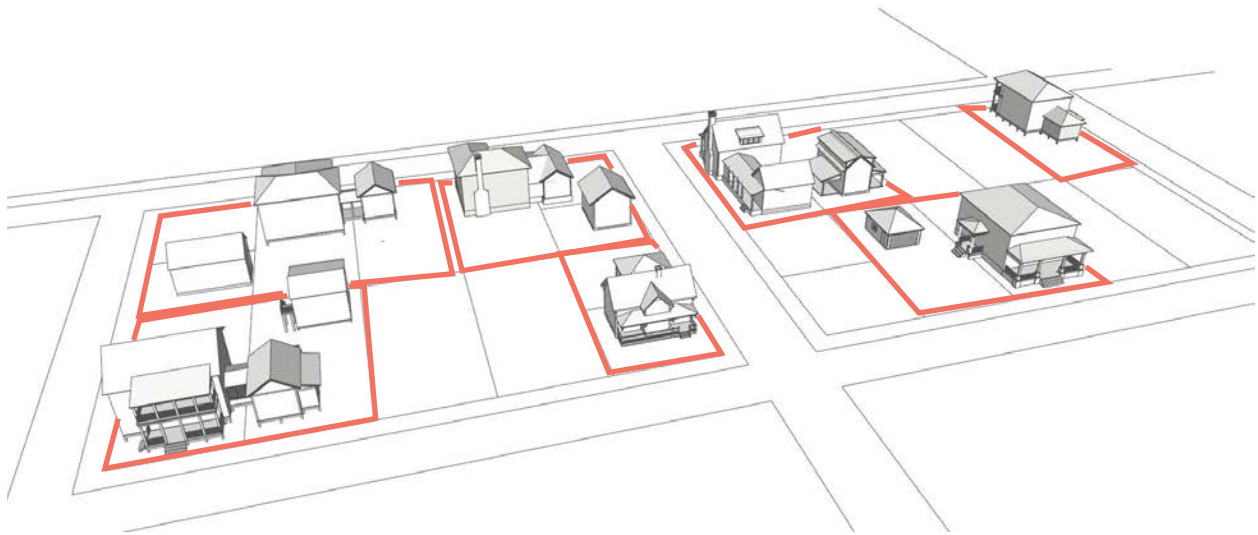


Figure 11: Examples of density, scale, and massing.

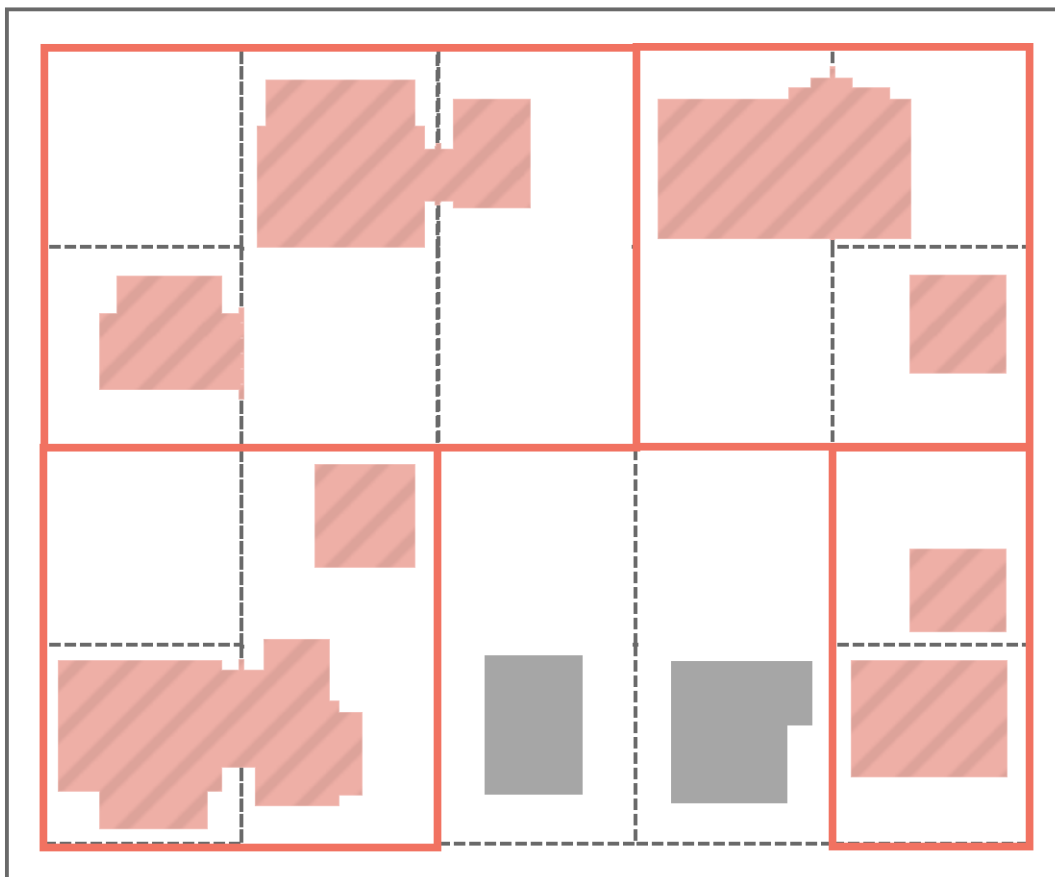


Figure 12: Plan depicting distribution of primary and out buildings on lots of varying size and configuration.

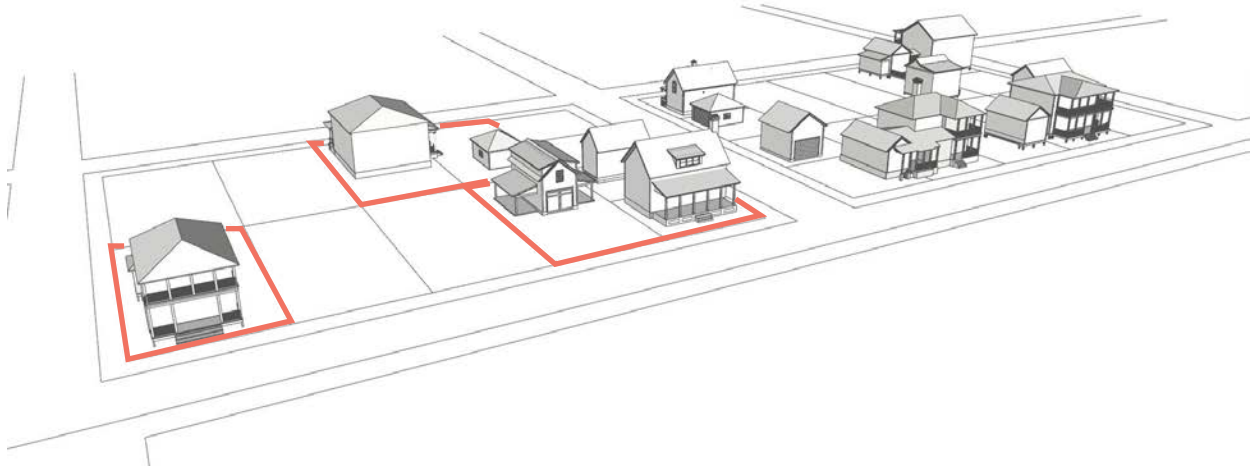


Figure 13: Examples of density, scale, and massing.

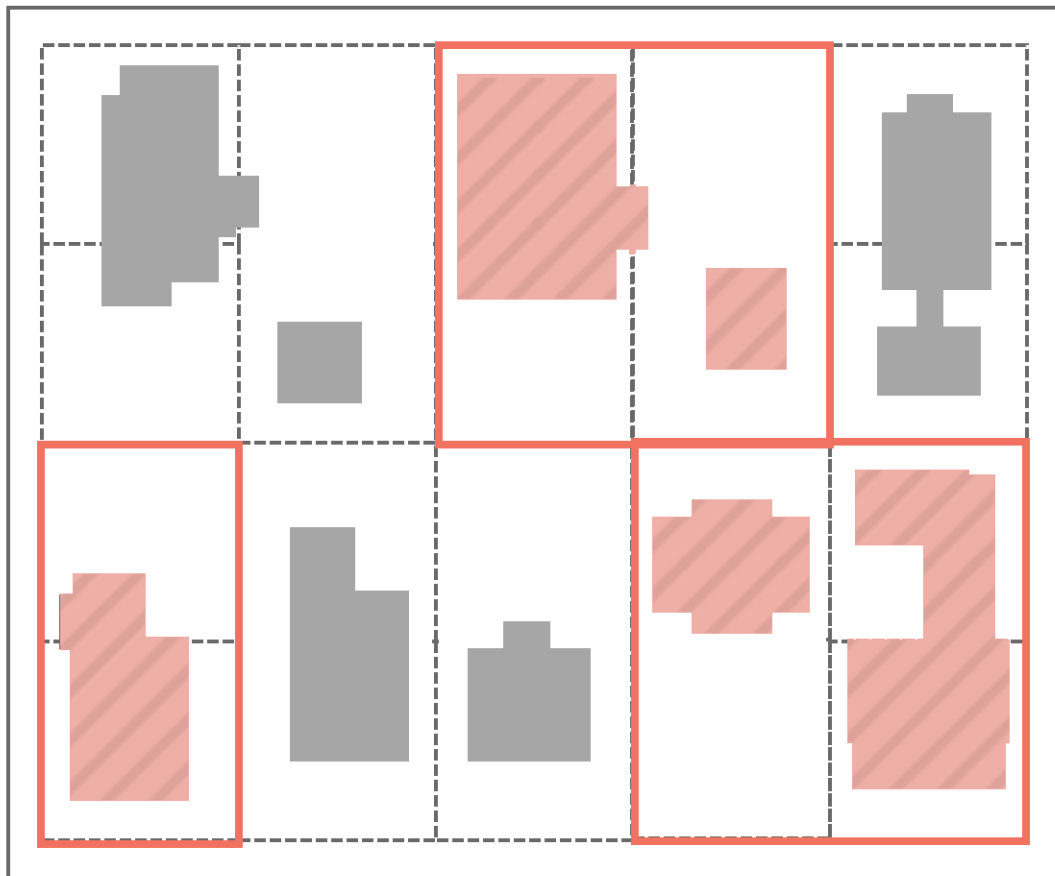


Figure 14: Plan depicting distribution of primary and out buildings on lots of varying size and configuration.

Section 5: Sideyard and Mid-Lot Visibility Corridors

This section offers different approaches to recognizing Sideyard and Mid-Lot Visibility Corridors including connecting and other elements that cross the 5-foot and 10-foot (cumulative 5-foot) setbacks.

Goal:

Regulate approaches to the treatment of Sideyard and Mid-Lot Visibility Corridors.

Considerations:

1. Primary Buildings and Out Buildings cannot cross lot lines (peonia and media peonia).
2. Connecting elements that are unconditioned are not included in the 45%.



Figure 15: Example of a Sideyard Open Visibility Corridor.

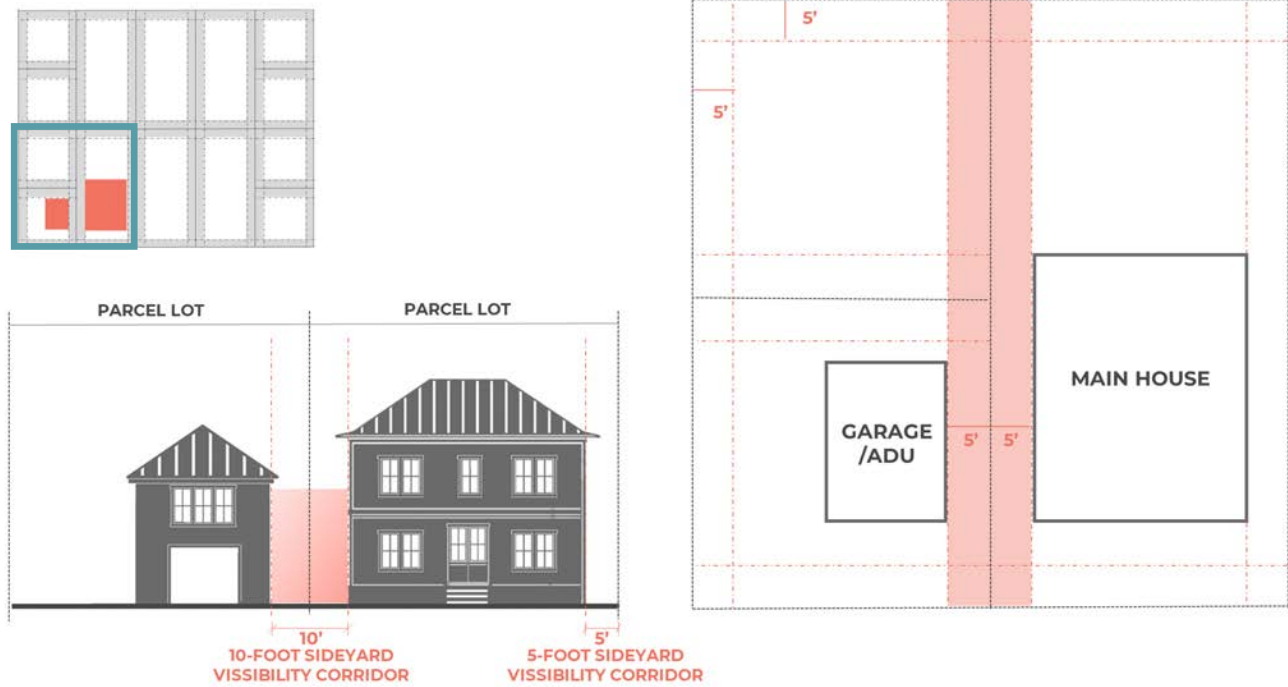


Figure 16: Sideyard Visibility Corridor – Open Corridor option.

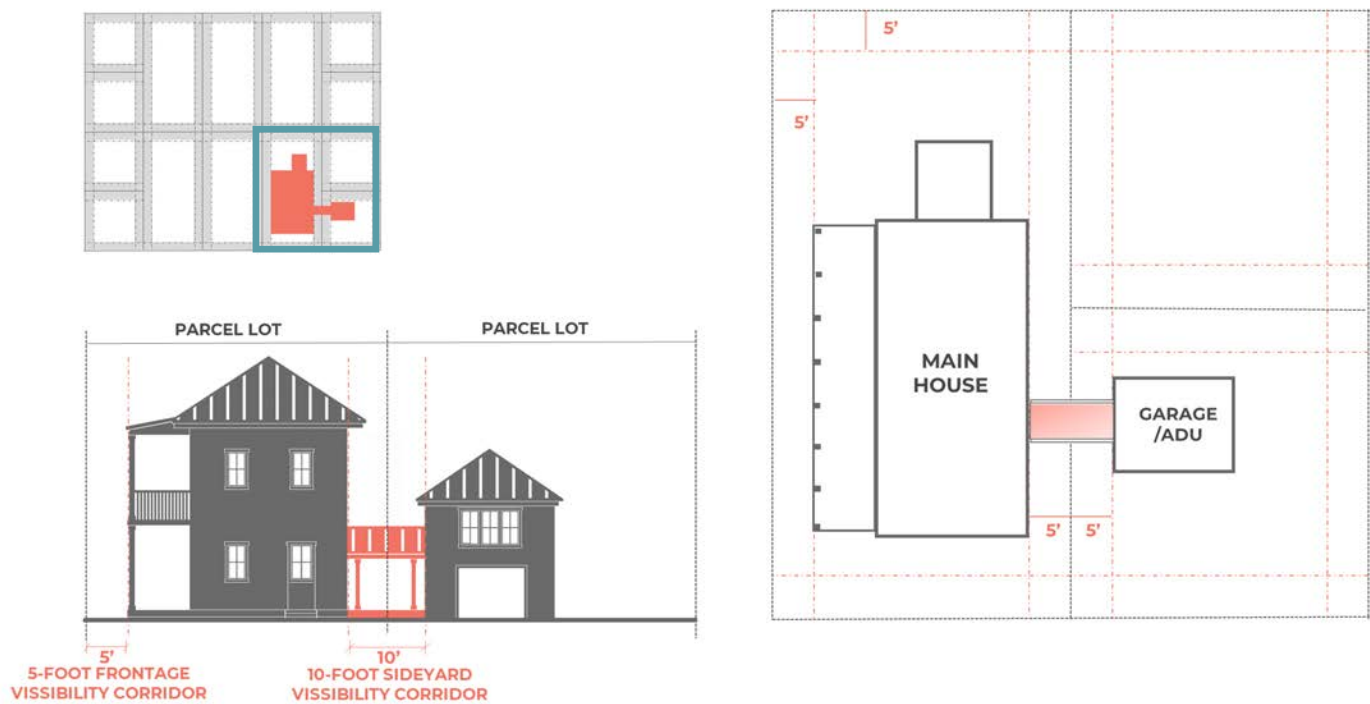


Figure 17: Sideyard Visibility Corridor – Open Breezeway option.

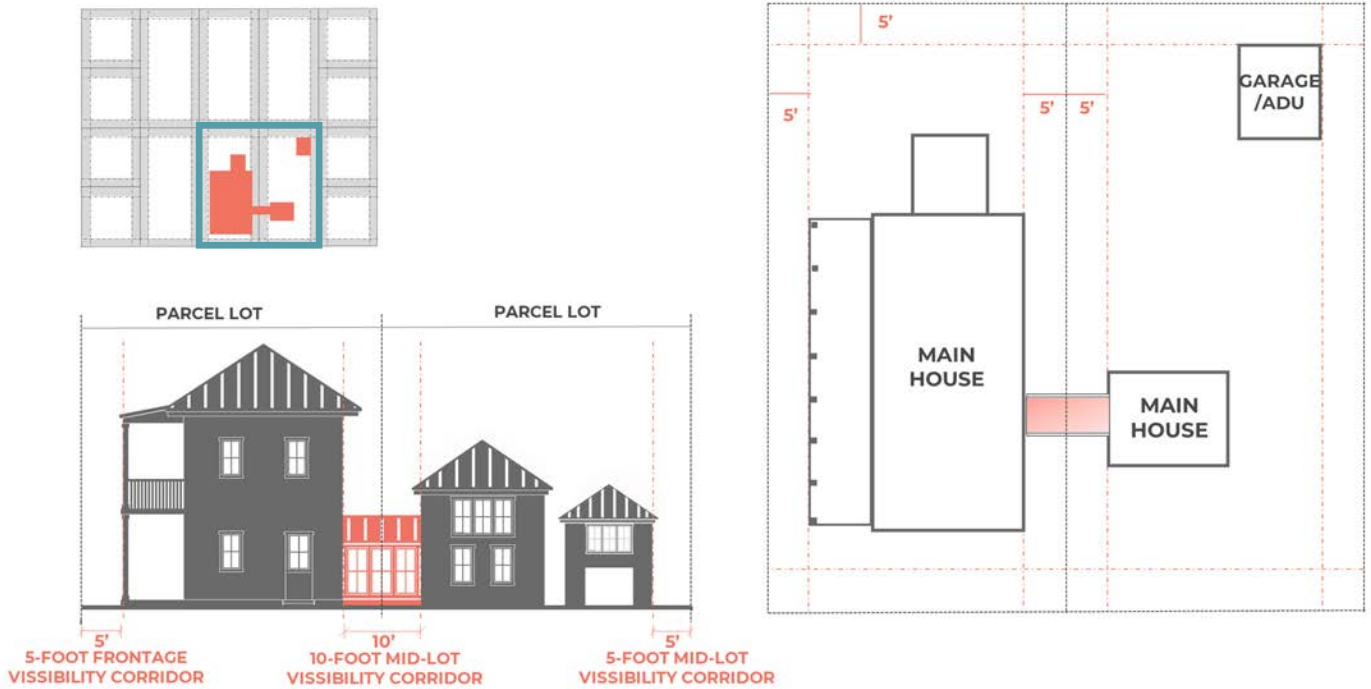


Figure 18: Sideyard Visibility Corridor – Enclosed Breezeway option.

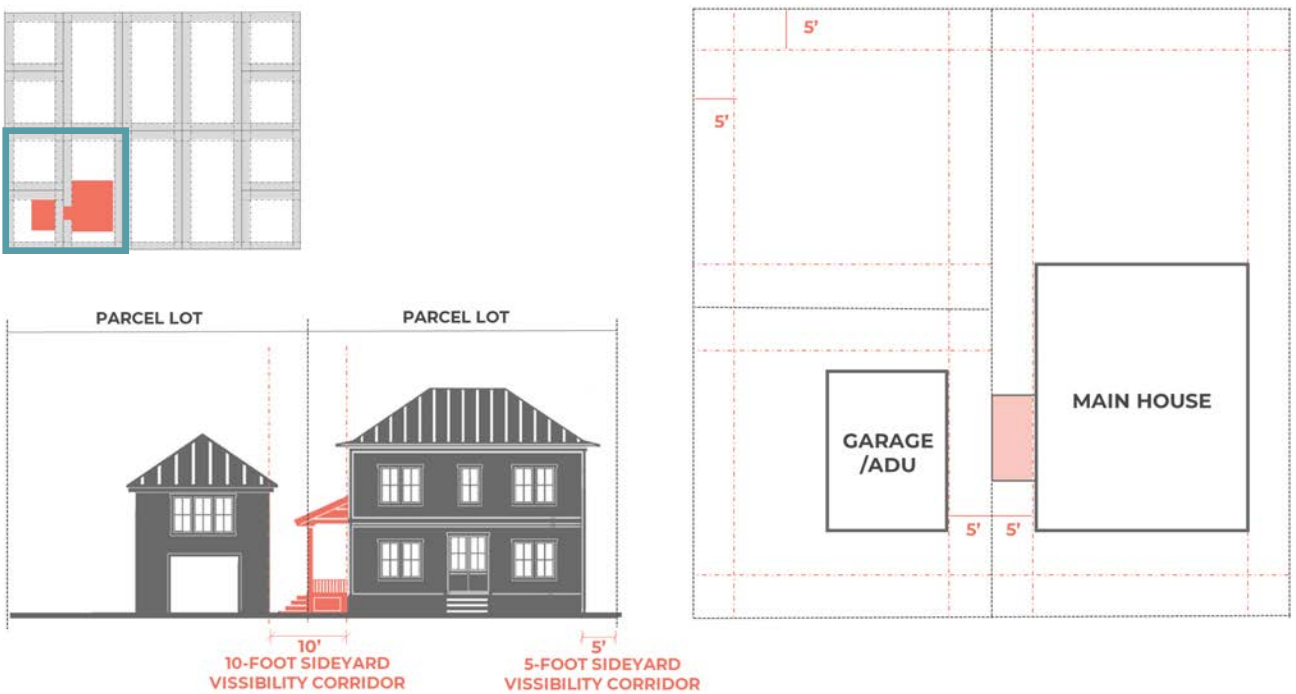


Figure 19: Sideyard Visibility Corridor – Porch / Double Story Porch option.

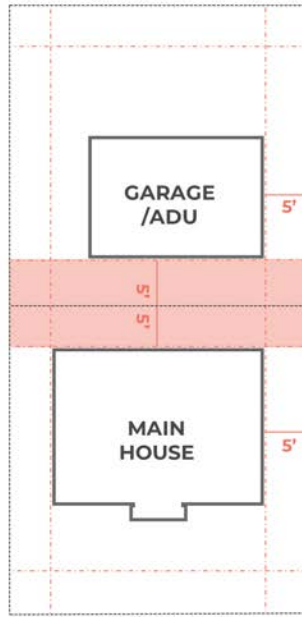
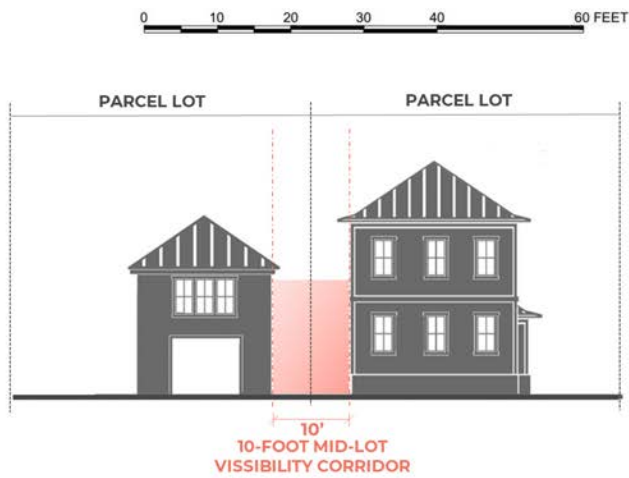


Figure 20: Mid-Lot Visibility Corridor – Open Corridor option.

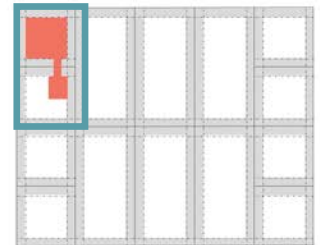
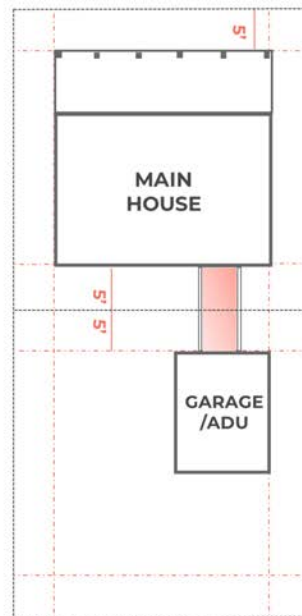
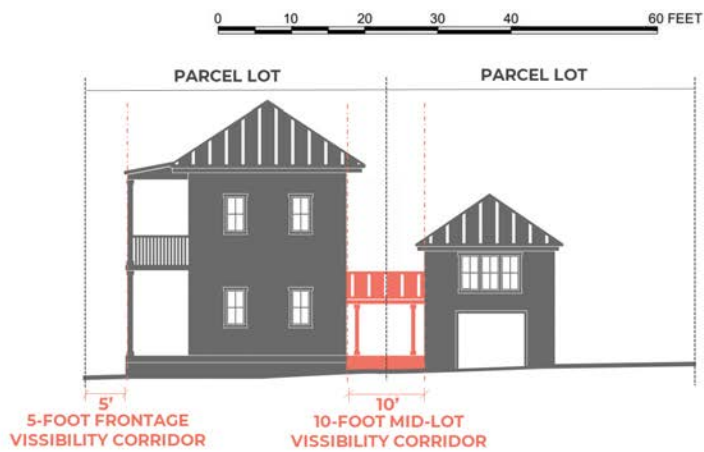


Figure 21: Mid-Lot Visibility Corridor – Open Breezeway option.

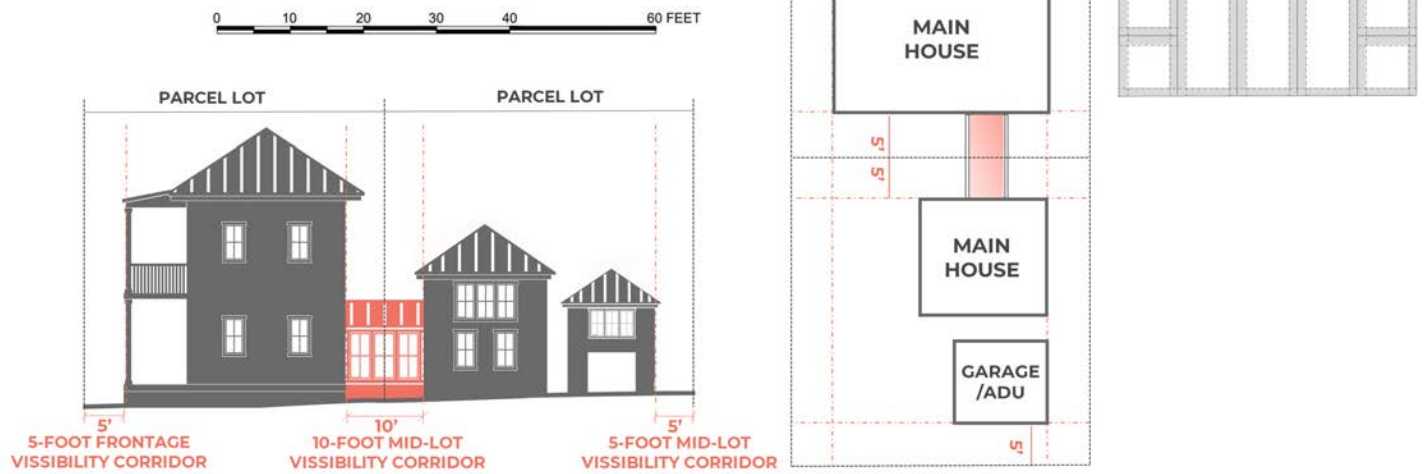


Figure 22: Mid-Lot Visibility Corridor – Enclosed Breezeway option.

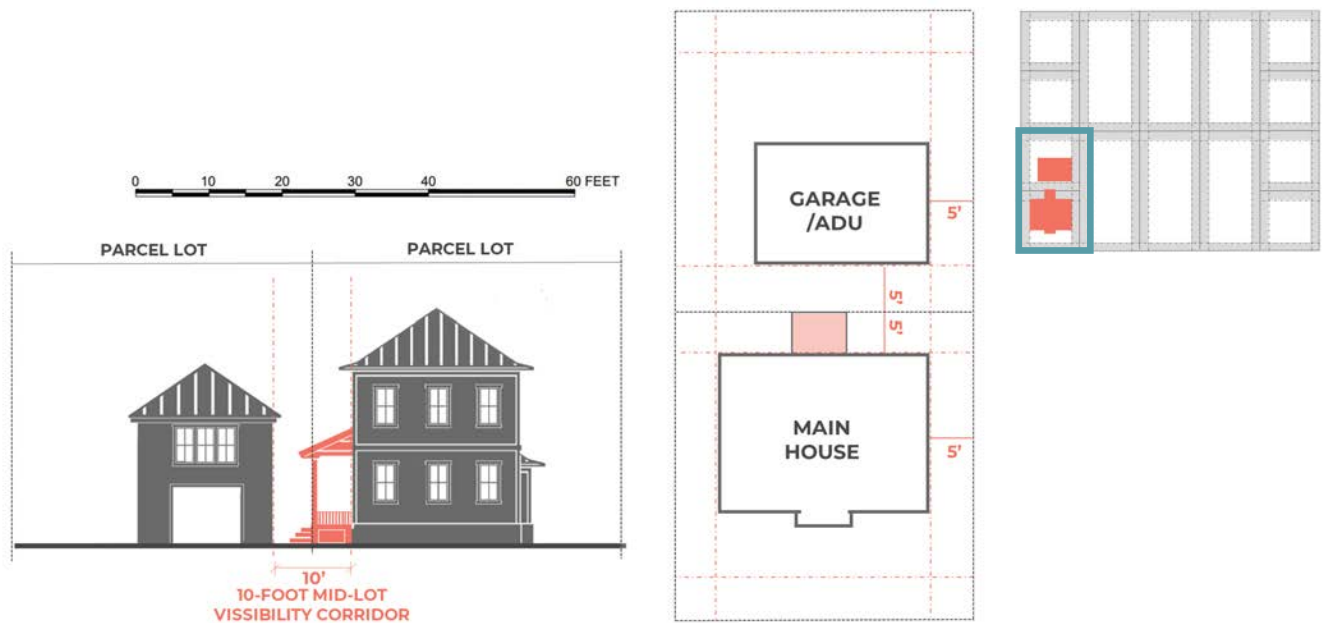


Figure 23: Mid-Lot Visibility Corridor – Porch / Double Story Porch option.



Carports are allowed, but limited in size to accommodate two cars maximum.

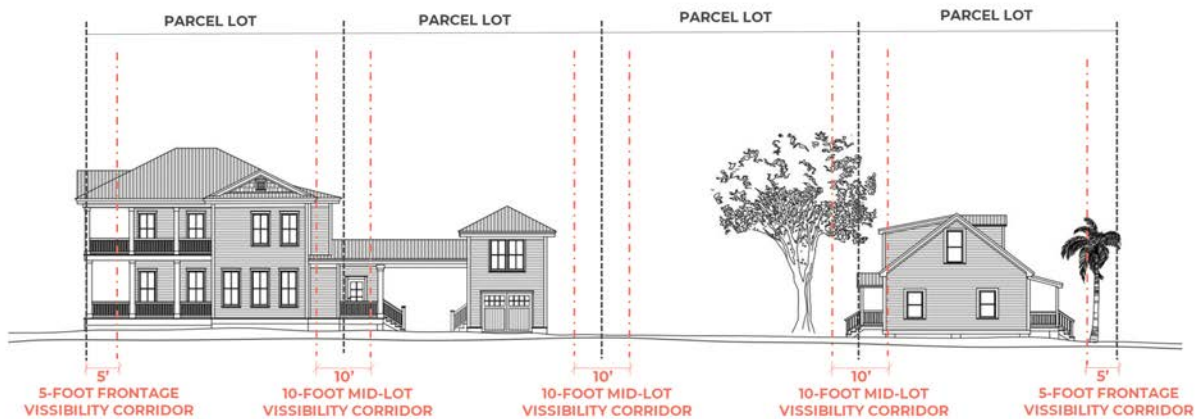


Figure 24: Mid-Lot Visibility Corridor – Carport (maximum two cars).

Section 6: Architectural Style

Unlike many historic districts, there is no specific architectural style or styles that are required and regulated for Old Town. Rather there are a number of historical styles represented by new buildings including:

- Low Country / Southeast Atlantic Coastal
- Florida Vernacular
- Spanish Colonial
- Modern / Contemporary

Goal:

Encourage a range of styles that reference the history of Old Town and the larger region.

Considerations:

1. New construction should be built in keeping with the climate of north Florida including the use of tall floor to ceiling heights, large porches and verandas, and wide roof eaves.
2. Materials and details should be appropriate for the chosen style.



Figure 25: Low Country / Southeast Atlantic Coastal Architectural Style.

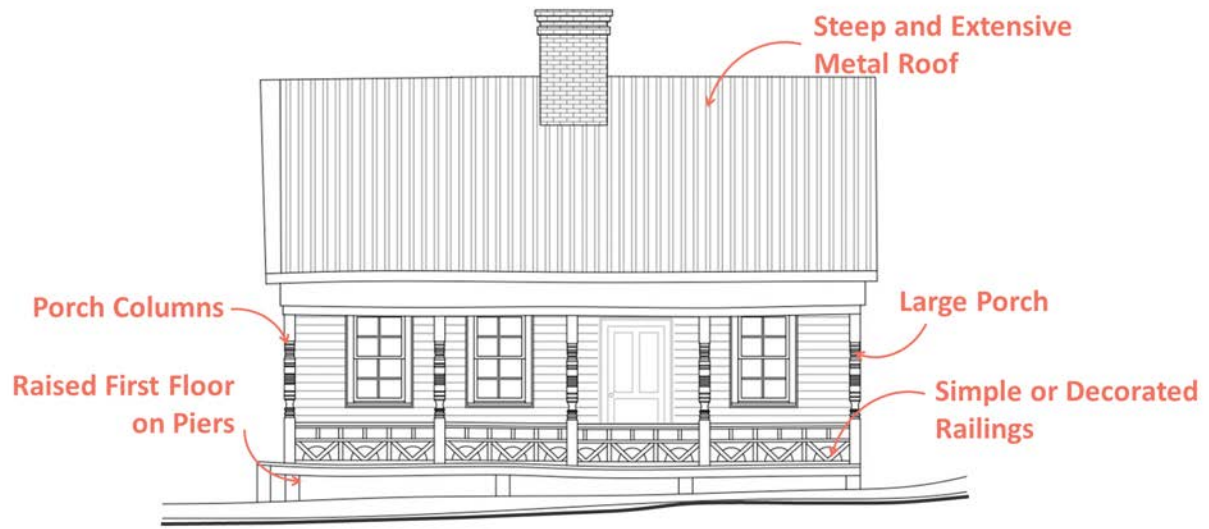


Figure 26: Florida Vernacular Architectural Style.



Figure 27: Spanish Colonial Architectural Style.

Section 7: Foundations

New buildings should be raised off the ground on piers or a continuous foundation.

Goal:

Regulate the design of foundations and visible materials.

Considerations:

1. Piers or continuous foundations should be faced with brick, coquina, stucco, or an equivalent material.
2. Infill between foundation piers should be lattice, pierced brick, continuous brick or an equivalent material.

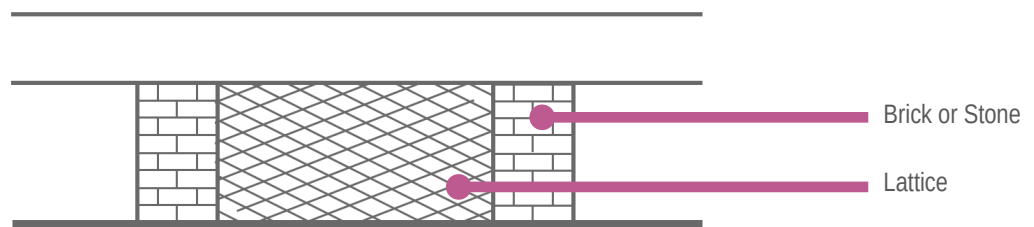


Figure 28: Example of brick piers with lattice in between type foundation.



Figure 29: Example of stucco piers with horizontal wood boards in between type foundation.



Figure 30: Examples of the types of foundations encouraged in the District. Foundations include brick, stone, lattice, stucco, and horizontal or vertical boards.

Section 8: Exterior Materials and Architectural Details

A range of exterior materials and details are permissible in the District.

Goal:

Encourage the use of exterior materials and details that are in keeping with the chosen style and architectural character of the District.

Considerations:

1. Real wood is encouraged although cementitious and other sustainable materials are allowed.
2. The finish of all cementitious materials should be smooth.
3. Brick and shell finished stucco are also common materials historically seen in Old Town.



Wood or Cementitious Siding -
Vertical, Horizontal/Clapboard,
Board and Batten, Etc.

Continuous Foundation with
Stucco, Brick, or Stone

Figure 31: Example of materials and architectural details encouraged in the District.



Double Hung Windows
with Shutters

Wood Porch Posts

Figure 32: Example of materials and architectural details encouraged in the District.



Dormer Window

Chimney with Stucco Finish

Figure 33: Example of materials and architectural details encouraged in the District.



Horizontal Clapboard Siding with
Vertical Cornerboards

Simplified Neoclassical Wood Porch
Columns and Engaged Columns

Foundation with Stucco Piers
and Lattice

Figure 34: Example of materials and architectural details encouraged in the District.

Section 9: Roofs and Chimneys

A range of roof types and materials are permissible in the District.

Goal:

Encourage the use of roof types, materials, and chimneys that are in keeping with the chosen style and architectural character of the District.

Considerations:

1. Roof types include gable and hipped, among others.
2. Roofing materials include wood shingles, architectural shingles, and standing seam metal, among others.
3. Chimney designs vary according to architectural style.
4. Chimney materials include brick and stucco or an equivalent.
5. Architectural roof details like cupolas are allowed and do not have to adhere to the height restrictions unless occupied space. (Primary Building height is restricted to 35-feet and Out Buildings / Accessory Dwelling Unit is restricted to 24-feet).

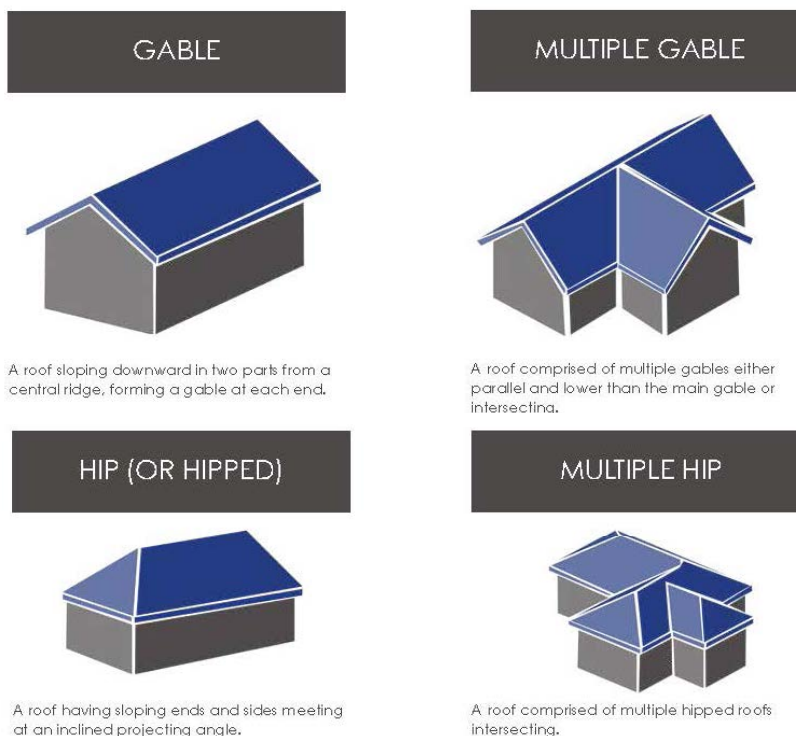


Figure 35: A range of roof types are allowed in the District. [Show: Gable, Hipped, Cross Gable, Roofs with Dormers)



Gable Roof



Hip Roof



Multiple Gable



Gable



Gable with Dormer Window



Hip-Gable Combination Roof

Figure 36: Examples of roofs, roof materials, and chimneys encouraged throughout the District.

Section 10: Windows, Doors, and Shutters

Specific window and door types and configurations are not dictated. A range of shutters are permissible.

Goal:

Encourage the use of window, door, and shutter types and configurations that are in keeping with the chosen architectural style and character of the District.

Considerations:

1. Double hung sash windows types are encouraged with 1/1, 2/2, and 6/6 multi-light patterns.
2. Raised window muntins are required over flush or snap-in.
3. Energy efficient windows are highly encouraged.
4. Traditional and Bahamian style shutters are encouraged.
5. Shutters should be wood or composite materials with a smooth finish. Plastic and metal shutters are not permitted.

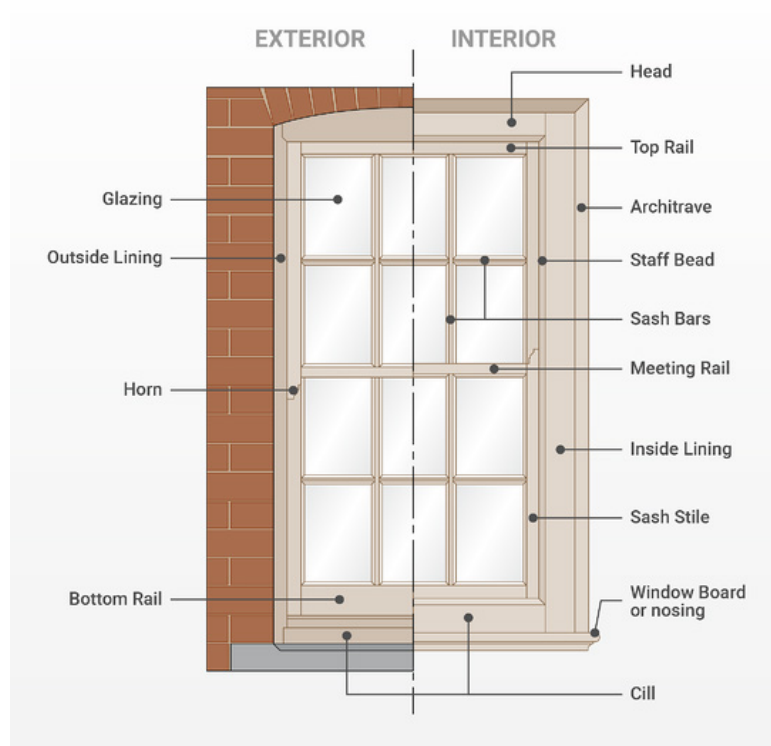


Figure 37: Anatomy of a sash window.



2/2 Double Hung Sash



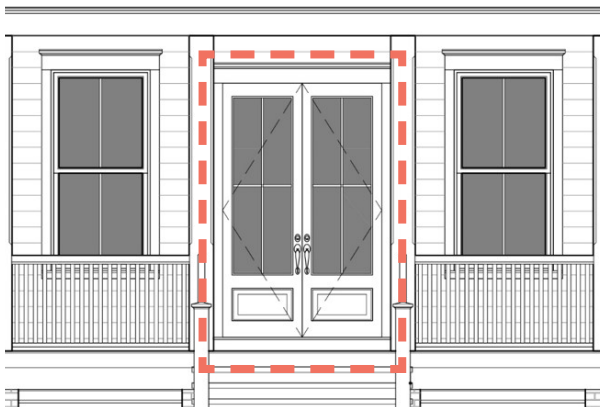
6/6 Double Hung Sash



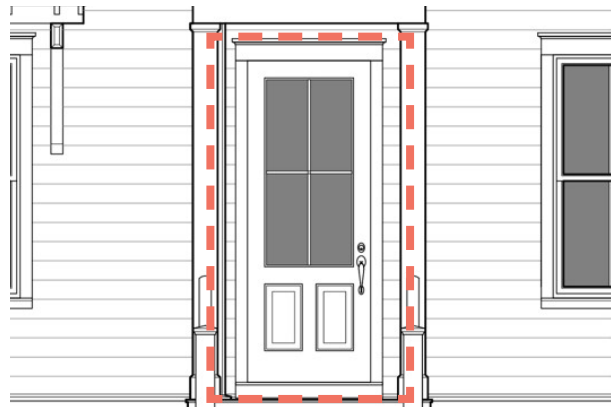
Double Hung Sash with Decorative Muntin Pattern on Top Sash



1/1 Double Hung Sash



French Type Double Doors with Glass and Raised Panels



French Type Single Door with Divided Glass and Raised Panels

Figure 38: Examples of windows, doors, and shutters encouraged throughout the District.

Section 11: Porches, Verandas, and Connecting Elements

Porches, verandas, and covered elements connecting Primary Buildings to Out Buildings are important character defining features of the District.

Goal:

Regulate the placement and design of porches, verandas, and other connecting elements.

Considerations:

1. The design of porches, verandas, and connecting elements vary throughout the District.
2. Railings and details vary throughout the District.
3. Wood is encouraged as the primary material, but cementitious and other sustainable materials are permissible.
4. The roof materials of porches, veranda, and connecting elements should match the roofs of Primary Buildings and Out Buildings.



Figure 39: Examples of porches and two-story porches..



Figure 40: Examples of breezeways as connecting elements.

Section 12: Driveways and Parking

Given the smaller scale of existing, individual lots, driveways are small serving primarily as parking areas.

Goal:

Regulate the placement, design, and materials of driveways.

Considerations:

1. Driveways are not permitted on the frontage portion of corner lots.
2. Driveways typically accommodate two cars in a single or double, side-by-side parking arrangement.
3. Permeable materials are required for the driveway surface including permeable pavers and bricks, crushed shell, or a mix of equivalent materials.
4. Adjacent driveways should be separated by fences and / or landscaping.

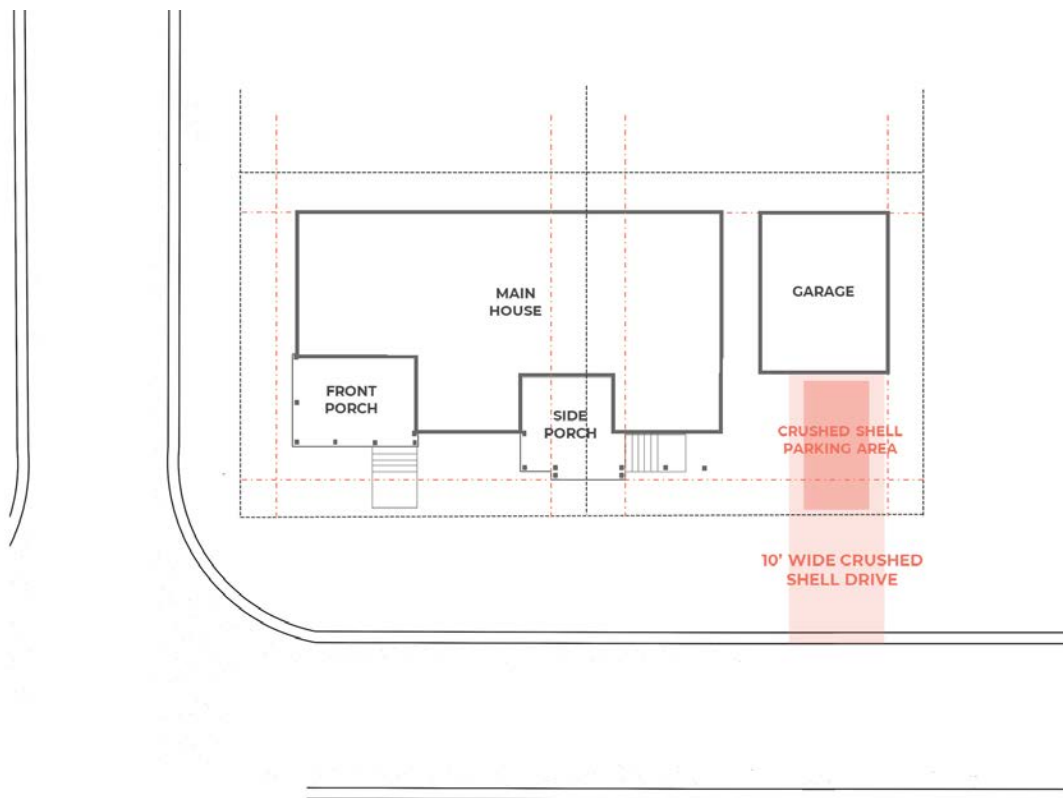


Figure 41: Detailed drawing of an approved driveway design.



Figure 42: Examples of driveways and configurations for parking.

Section 13: Fences and Garden Walls

Fence is defined as a light weight construction of wood, metal, or a combination of materials whereas a garden wall is identified as a more substantial barrier constructed of masonry or a combination of materials. .

Goal:

Regulate the placement, design, and materials used for fences and garden walls.

Considerations:

1. Fences and walls that allow for the passage of light are encouraged over solid fencing and walls.
2. The height of fences and garden walls is dictated by zoning: 4-feet height in front yards and 6-feet height in rear yards.
3. Front yard fences must be permeable.
4. Vinyl and chain link fencing are not permitted.



Figure 43: Examples of fences allowed in the District.



Figure 44: Examples of fences and walls throughout the District.

Section 14: Commercial Buildings

Old Town Historic District zoning OT-2 allows for “limited neighborhood and commercial development” such as corner grocery stores, bookstores, retail shops, and professional offices, among others.

Goal:

Ensure that commercial buildings are in keeping with the guidelines for residential buildings in the District.

Considerations:

1. Heights compatible with adjacent buildings, but no more than 35-feet in height.
2. Lot coverage should not exceed 45%.
3. Limited parking at the side or rear of building with a permeable paving surface.
4. Architectural style consistent with those present in District including Florida Vernacular.
5. Trees and landscaping consistent with District guidelines and historic character.



Figure 45: Example of a Commercial Building. This example does not exist in Old Town Fernandina.

Section 15: Design Guidelines for Existing Buildings



BUILDING TYPOLOGY: EXISTING BUILDINGS

3.1 General Approach to Building Rehabilitation

In Old Town, existing buildings are generally placed correctly on the grid, are simple in design, and promote a strong connection to the outdoors. The individuality and simplicity of buildings is a principal part of the character of Old Town.

As the town ages, new buildings will be added to the town. These buildings will also deserve consistent preservation measures. For this reason, this chapter provides some general recommendations for rehabilitation of historic properties and existing buildings. The philosophy promoted by these guidelines is to sustain the character of the town by keeping buildings, however modest, in useful service. This is an approach that residents in Old Town have followed for generations and it is consistent with current thinking on sustainable communities.

With these goals in mind, the following section emphasizes **rehabilitation**, which is the process of repairing or altering a historic property while retaining its historic features. A practical approach to preservation, rehabilitation is a compromise between remodeling, which has no sensitivity to the historic features of a building, and

restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

The Secretary of the Interior's Standards for Rehabilitation on page 31 serve as the basis for working within the Historic District. The intent of the Standards is to encourage the retention and preservation of historic buildings as expressed in their architectural design, materials and workmanship. The result of any project reviewed under the Standards should be the preservation of a building's historic materials and distinguishing character. Important characteristics of a building include its overall shape, materials, craftsmanship, decorative details, interior spaces and features, and site and environment.

The reasons for using the Secretary of the Interior's Standards are numerous. The first and most important is consistency. Rehabilitation projects in Florida receiving federal or state funding or tax credits already must observe the standards. Furthermore, property owners seeking a historic preservation property tax exemption under Section 196.1997, Florida Statutes, must also comply with them. A consistent set of standards will result in savings of time and

money, and permit avoidance of administrative overlap and conflicting regulations.

A second important reason for using the Secretary of the Interior's Standards is the large body of work developed as part of these guidelines by the National Park Service. The Standards have been successfully applied for many years and have resulted in a number of case studies, published in "Interpreting the Secretary of the Interior's Standards for Rehabilitation." These case studies are available from the Architectural Preservation Services Section of the Bureau of Historic Preservation and provide an excellent source of information for local review boards, preservation architects, preservation planners, owners of historic properties, and others undertaking modifications to historic buildings.

3.2 The Secretary of the Interior's Standards of Rehabilitation

The guidelines are based on the Secretary of the Interior's Standards of Rehabilitation. The Standards have become the authoritative source for the treatment of historic buildings both nationally and in Florida. They provide a logical point of departure for developing local guidelines. They pertain to historic buildings of all sizes, materials, and types, interior and exterior work, demolition, relocation, new construction, and handicap accessibility. Additional information on these standards can be found at the following website: www.flheritage.com/preservation.

Recommended Standards:

1. A property shall be used for its historic purpose or be adapted to 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 historic 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 archaeological 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.
-

3.3 General Approach to Building Rehabilitation

Old Town contains a number of notable 19th and early 20th century buildings which contribute to the character of the National Register-listed site. Identifying, retaining, and preserving the form and detailing of original architectural materials and features is basic to the sensitive treatment of all historic buildings. The guidelines which follow recommend measures to accomplish this goal, while avoiding actions which will cause the removal of features that form the historic character of a building.

3.4 Protect and Maintain

Protection generally involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as rust removal, caulking, limited paint removal, re-application of protective coatings, and cyclical cleaning of roof gutter systems; or stabilization through installation of fencing, protective plywood, alarm systems and other measures. Although a historic building will usually require more extensive work, an overall

evaluation should begin at this level.

3.5 Repair

Repairs are warranted when the physical condition of character-defining materials and features require it. Repair of historic material begins with the least degree of intervention possible, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading the material according to recognized preservation methods. Repair also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of materials is always the preferred option, substitute materials are acceptable if the form and design, as well as the substitute materials themselves, convey the visual appearance of the remaining parts of the feature and finish.

3.6 Replace

Replacement is appropriate when an entire character-defining feature is not reparable. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its

replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. The goal of using new materials should be to match the original materials as closely as possible. Replacement materials should promote the historic character of the building.

3.7 Design for Missing Historic Features

A new feature is appropriate when an entire interior or exterior feature is missing. Under these circumstances, the original feature no longer plays a role in physically defining the historic character of a building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the preferred course of action. If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, then designing and constructing a new feature based on such information is appropriate.

However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself so that a false sense of historical appearance is not created.

3.8 Alteration and Additions to Historic Buildings

The final step involves alterations and additions. Some exterior and interior alterations to a historic building are generally needed to assure its continued use. It is, however, generally important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; and installing an entirely new mechanical system. Alterations may include the selective removal of building or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic

building may seem to be essential for new use. The guidelines emphasize, however, that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be necessary, and it can be clearly differentiated from the historic building and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed, then it may be appropriate.

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed by Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of

building such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of a building and should result in minimal damage to it. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10 they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

3.9 Contributing Versus Non-Contributing Buildings

The Old Town Historic District is unusual since it derives its primary significance from its original Spanish grid plan and not from its collection of historic architecture. When Old Town was listed in the National Register in 1990 it was listed as a site, rather than a district. Within the site, only ten buildings were listed as contributing, while dozens more were included as non-contributing. Contributing buildings are defined in the LDC. Since listing on the National Register, several of these original contributing buildings have been demolished, and none of the existing buildings date to the period of Spanish occupation. Because of the loss of original buildings and the passage of time, a re-survey and update of the district is recommended.

New construction and rehabilitation is reviewed in the Old Town Historic District by the Historic District Council (HDC). Non-contributing buildings are reviewed by the HDC with greater flexibility than contributing buildings, but owners are encouraged to preserve and maintain the character of their older buildings.



This 19th century dwelling at 107 Estrada Street is an example of a contributing building within the Old Town Historic District.



The mid-20th century dwelling at 1012 Ladies Street is non-contributing but rehabilitation work should respect its original design and detailing.

While these guidelines apply to contributing buildings, they also may be used as a general reference for non-contributing buildings, for which maintenance and repair should be in keeping with the respective design and detailing.

3.10 Design Guidelines for Contributing Buildings

AWNINGS:

1. Retain, maintain, and repair historic metal awnings.
2. Ensure new awnings do not damage the building. Select awnings of canvas duck or cotton and polyester blends in colors that complement the building and mimic the shape of their opening.
3. Mid-20th century metal awnings should also be preserved and maintained.



Preserve functional and decorative awnings (212 Estrada Street).

BRICK/MASONRY:

1. Preserve and maintain original brick, stone, and other original masonry. This includes exterior wall surfaces, foundations, and chimneys.

Repair of masonry

2. Repair damaged masonry by patching, piecing in, or consolidating instead of removing an entire feature.
3. Repair cracks; they may indicate structural settling or deterioration and allow moisture penetration.

Moisture control on masonry

4. Repair leaking roofs, gutters, and downspouts; secure loose flashing.
5. Ensure that the ground slopes away from the foundation to prevent water from gathering at the base.

Cleaning of masonry

6. Masonry requires cleaning only to stop deterioration or heavy surface staining.
7. Use the gentlest means possible, generally low pressure water and mild detergent.
8. Test cleaning methods on an inconspicuous area and observe the results first.
9. Chemical cleaning is not recommended due to potential damage it may cause.

Machine cleaning of masonry

10. Do not use sand blasting or high-pressure water; these methods cause rapid deterioration.
11. Do not use electric saws or hammers to remove mortar.

Mortar issues with masonry

12. If repointing of mortar is needed, duplicate historic mortar in strength, composition, color, and texture. Use one part lime and two part sand with no more than 20% combined Portland cement.

13. Portland cement is not an appropriate replacement for historic mortar, as it is stronger and will not expand and contract, causing the bricks to crack, break, or spall.

14. Do not repoint with a synthetic caulking compound.

Painting of masonry

15. In general, leave unpainted historic masonry unpainted. If bricks have lost their protective outer coating due to sandblasting, paint may be used for preservation, or if the brick and mortar are extremely mismatched from repair work.

16. Only as a last resort should water-proof, water-repellent, or other non-historic coatings be used.

CHIMNEYS

1. Retain, maintain, and repair chimneys in keeping with the guidelines for masonry.
2. If possible, replace chimneys that are missing or too severely damaged for repair. Emulate other historic examples appropriate for the style and period of the building.
3. Retain extant chimney pots of terra cotta and brick. Replace in kind, do not substitute other non-historic materials such as sheet metal or concrete block.



Original corbelled brick chimneys should be maintained and repaired as needed (910 San Fernando Street).

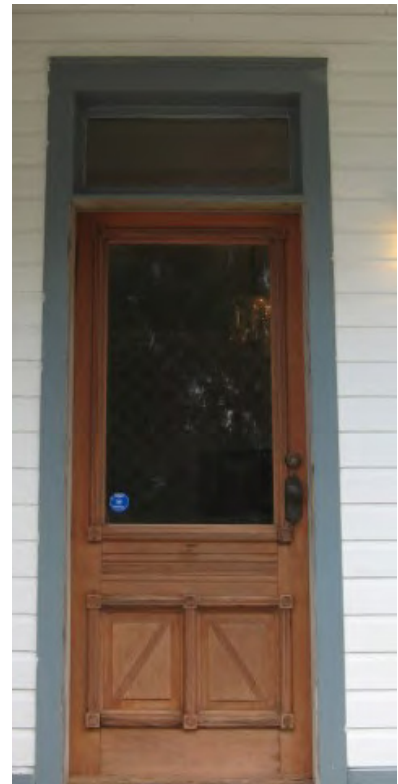
ENTRANCES + DOORS

1. Maintain entrances, doors, and related elements.
2. Follow the guidelines for wood to repair entrances, doors, and related elements. Reuse historic hardware and locks.
3. Replace an entrance door, or related element only when it is damaged beyond repair. The replacement element should match the historic one.



Original doors help convey a building's architectural style and date of construction (212 Estrada Street).

4. Do not add openings to a primary elevation.
5. Do not resize or otherwise alter an entrance.
6. If storm or screen doors are desired, select designs that allow the full view or obscure as little as possible of the door.



Original single-light, two-panel door and transom at 910 San Fernando Street.

DOORS, CONTINUED.



This appropriate storm door allows for view of the door behind it (117 Estrada Street).

FOUNDATIONS

1. Retain, maintain, and repair foundations in accordance with the guidelines for masonry.
2. Leave historically visible raised foundations visible - do not cover or conceal.
3. If infill is desired for raised pier foundations, use sections of lattice installed between the piers. Do not cover over the piers.



Wood lattices are appropriately fit into openings between brick piers of the foundation (910 San Fernando Street, above and 212 Estrada Street, below).



LIGHTING

1. Retain historic light fixtures.
2. Repair damaged historic light fixtures or replace damaged pieces with similar replacements.
3. If original fixtures are missing or too damaged for repair, replace them with new fixtures that imitate historic examples appropriate for the period and style of the building, or use unobtrusive design and materials and traditional placement.



Retain original light fixtures or those added in the early 20th century (212 Estrada Street).

PAINT

1. Maintain the painted finish of buildings and accessory structures and fences that were historically painted.
2. Unless extenuating circumstances exist, do not paint historically unpainted masonry or other surfaces.
3. Use oil paint on surfaces that have been painted with oil paint in the past; this is generally the case for historic buildings in the district.
4. Latex paint is not recommended as it does not adhere well and shrinks more than oil paint when drying. This can pull off underlying old paint. If latex is used, first completely prime the surface with an oil-based primer.
5. Before painting, remove dirt with household detergent and water. Allow surfaces to dry thoroughly.
6. Remove damaged or deteriorated paint to the next sound layer.
7. Use the gentlest means of paint removal possible, such as hand sanding and hand scraping.
8. If paint has blistered and peeled to the bare wood, remove all paint down to bare wood.
9. Use chemical strippers to supplement the above technique when more effective removal is required. Be certain to follow directions to thoroughly neutralize chemical strippers after use or new paint will not adhere.
10. Select paint colors that complement the style and period of the house.



Above: Regular painting helps protect the building's exterior and its architectural integrity (910 San Fernando Street).

Left: Repainting the house and window trim in contrasting colors will help protect the wooden elements and accentuate the original three-over-one wood sash windows.

11. Select one trim color for porch framing and columns, and window framing; a contrasting color for walls; and a darker color for doors and shutters.

12. Limit the number of colors used to three.

PORCHES

1. Retain, maintain, and repair wooden and masonry porches in keeping with the guidelines for wood and masonry.
2. Back porches are functional and less crucial to the historic character of the district, thus their treatment can be more flexible and may include alteration, replacement, or removal.
3. When replacement of a porch is necessary due to deterioration beyond repair, replace it using a design that matches the historic design and materials that support the historic character of the district to the greatest extent possible.
4. If enclosure of a porch is desired, use glass or screens with minimal structural elements instead of solid materials to better preserve the porch's historic transparency.
5. The use of substitute materials for porch floors such as wood and cementitious composites may be appropriate under some circumstances. If these treatments are used, they should not be readily visible from the street or painted to blend with the house colors.



A wide porch with posts on brick piers is a character-defining feature of this Bungalow dwelling (906 Someruelos Street).



Preserve and maintain porch elements such as this column at 107 Estrada Street.



This porch has appropriate screen panels and remains transparent (902 Ladies Street).

PORCH STAIRS/RAILINGS

1. Retain historic porch steps and railings.
2. Repair historic porch steps and railings with materials that match the original.
3. Replace porch stairs and railings with materials that match the porch materials.
4. Avoid using brick, concrete, or wrought iron steps for wooden front porches; these material combinations are discouraged, but acceptable.
5. Do not use pre-cast concrete steps on entrances that are readily visible from the street.

PORCH STAIRS/RAILINGS

6. Match the style and appearance of the porch in replacement railings. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

7. If desired, add wooden or metal handrails in keeping with the style and design of the building.

8. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches.



These porch steps are appropriate designs for rebuilding stairs on older houses or for new construction (115 Estrada Street).



This is an appropriate new design for a porch railing (801 White Street).



Simple porch columns and railings are recommended for vernacular dwellings such as on this rebuilt porch (714 San Fernando Street).

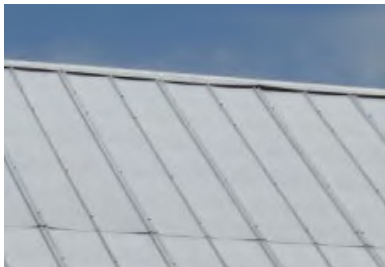
ROOFS

1. Retain, maintain, and repair historic roof forms and materials.
2. Replace individual damaged roofing elements.
3. If overall deterioration is beyond repair, install substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.
4. Keep gutters and downspouts clean and well maintained.
5. Repair leaking roofs, gutters, and downspouts.
6. Secure or replace loose or deteriorated flashing. If aluminum is used for flashing, fasten it with aluminum nails and paint.
7. Insure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.
9. Check seams of metal roofs and keep metal surfaces painted except for copper roofs, which are protected by their patinas.
10. Use metal fasteners on metal roofs that are compatible with the roofing material.

11. If supporting material has deteriorated below a slate or cement-tile roof, carefully remove and retain the tiles, repair the supports, and reinstall the tiles using copper nails to nail slate tiles to the roof.
12. If solar panels, skylights, rooftop satellite dishes, or other modern roof elements are installed, locate them out of public view. Use the smallest satellite dish possible.



Original roof shapes should be retained (808 San Fernando Street).



Metal roofs are also appropriate replacement materials (919 White Street).



The use of wood shingle roofs as a replacement material is appropriate for contributing dwellings (910 San Fernando Street).



Retain roof features like gable dormers (714 San Fernando Street).

SIDING

1. Retain and maintain historic siding and exterior materials.
2. Nail warped or loose shingles back in place.
3. Repair damaged historic sid-

ing and exterior materials with materials that match the historic materials. See the guidelines for wood or masonry for detailed repair information.

4. Repair stucco by removing loose material and patching with a new material that is similar in composition, colors, and texture.
5. Replace historic siding and shingles only as required and with materials that match the original as closely as possible.
6. If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond the reasonable possibility of repair, the use of synthetic replacement siding may be permitted.
7. If synthetic siding is used, choose siding that most closely matches the shape, size, profile, and texture of wood siding. Hardboard products such as smooth cementitious siding are preferable to vinyl or aluminum siding. Vinyl siding is not permitted.
8. If feasible, remove synthetic siding and restore the historic siding material.



Original wood siding at 808 San Fernando Street.



Preserve original wood shingle siding such as at 818 San Fernando Street.

WINDOWS

1. Retain and maintain historic windows.
2. Patch, paint, putty, and weatherstrip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. Replace historic windows only if they are damaged beyond reasonable repair. A good test for condition is to jab the sill or bottom rail of the frame with an ice pick; if the pick penetrates more than half an inch into the wood, the frame may require replacement.
4. If replacement of historic windows is required, use replacements that closely match the historic windows in size, type, and material.
5. For energy conservation, add storm windows rather than replacing the historic window with substitute windows. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
6. Reuse serviceable window hardware and locks.
7. Retain historic blinds or shutters.
8. If new blinds or shutters are installed, the preferred design are those constructed of wood, sized and installed like historic working ones that are operable.
9. Use storm windows that are white or painted to match the window trim.
10. Use storm windows that are full-view or with internal elements that match those of the windows.
11. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
12. Do not use bars in windows visible from the street.
13. Do not use snap-in or flush muntins.



Above: Original two-over-two wood sash window (808 San Fernando Street).

Below: The window screens are difficult to see, allowing for full-view of the original six-over-six wood sash window (902 Ladies Street).



Recommendations:

- Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

- Awnings should be historically appropriate and consistent with the architectural style and period of the building. Awnings should follow the lines of window or door opening they are intended to cover.

Avoid:

- Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

WOOD

1. Follow the guidelines for paint to help prevent moisture damage to all wood surfaces.
2. Remove vegetation that grows closely to wood.
3. Eliminate excessive moisture problems by repairing leaking roofs, gutters, and downspouts. Secure or replace loose or deteriorated flashing and insure proper ventilation.
4. Recaulk where rainwater might penetrate a building. These areas include junctions of dissimilar materials or construction joints such as siding and corner boards. Remove old caulk and dirt before recaulking. Refrain from caulking under individual siding boards or windowsills.
5. If wood is beginning to rot, dry it thoroughly and treat it with fungicide. Waterproof it, then fill any cracks and holes with putty and sand. Caulk between the wood members when necessary, then prime and paint the wood.
6. If wood is partially decayed, fill and strengthen it by applying semi-rigid epoxy into the decayed

wood and allowing it to harden. Then fill, patch, sand, and paint the consolidated wood. Caulk between the wood members when necessary, then prime and paint the wood.

7. If wood boards are split too wide to repair with putty, pry the crack or split wide enough to apply a strong exterior glue, then press the sections back together and use finishing nails to hold them together while the glue dries.
8. For convex warped boards, drill several holes along the centerline of the board. Insert countersunk screw (countersink enough so that screw heads end up below the surface of the board) and gradually tighten the screws to pull the board flush. Wet the board down during this procedure to avoid splitting. The procedure should be gradual, perhaps even taking days.
9. For concave warped boards, use a row of finishing nails at both the top and bottom edges to pull the edges back down. Countersink the nail heads and fill the holes with putty.
10. When a portion of a wooden board is too

deteriorated for repair, use a circular or hacksaw to remove the damaged portion as close to the edge of the board above as possible. Then replace the section with a section or board that matches the existing boards in size and profile by nailing it in place, countersinking the nails, putting the nail holes and any cracks, and painting the area.



Original wood shingles at 801 San Fernando Street.

CONNECTING ELEMENTS

Connecting Elements are those architectural components that link Principal and Secondary Structures. Connecting Elements include but are not restricted to **porches, pergolas, colonnades, loggias, Florida rooms, breeze-ways, and carports**. Additions of connecting elements to historic structures must be taken on with great care from both an architectural and technical point of view. Connecting elements are not restricted to the 45% maximum coverage of the building elements in order to maintain the “out of doors” lifestyle present in the town for generations.

SITE FEATURES

1. Retain and maintain historic fences and walls.
2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and stone for new walls are generally appropriate materials. Vinyl fences are not permitted per the LDC.
3. Paint new wooden fences to complement their adjacent houses. New wood fences in front yards should be less than four feet tall and with pickets set less than three inches apart and less than four inches in width.
4. New metal fences should be less than four feet tall.
5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to blend with the building.
6. Chain link, split or horizontal rail, railroad tie, or timber fences are discouraged, especially where in public view.
7. Decks should be located on rear elevations out of public view, as they are not historic features.

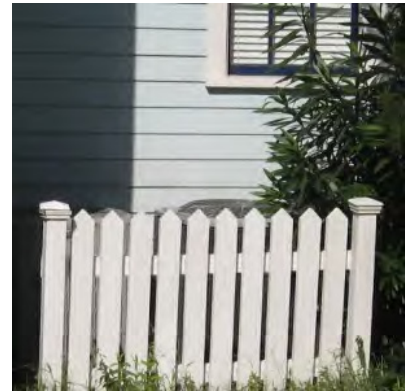
8. Ensure that modern conveniences (such as TV dishes, HVAC units, ADA ramps) are out of public view or are adequately screened.



Appropriate wood picket fence design at 807 White Street.



This privacy fence is an appropriate location and design in the back yard of 902 San Fernando Street.



Appropriate screening of HVAC unit (715 San Fernando Street).



Modern additions such as decks or satellite dishes should be placed on rear elevations (215 Amelia Street).

3.11 Relocating Buildings

Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique.

Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2.

Furthermore, an improperly relocated building can have a negative impact on the setting of existing buildings in a new location. Side and front setback, orientation, scale, mass, and individual features of existing building should be considered when choosing an appropriate site.

Despite the negatives, relocation is preferable to

demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural details. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

Recommendations:

- Retain the historic relationship between buildings and streetscape and landscape features.
- Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.
- To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.
- In choosing a new site for a

moved building, select a setting compatible with the original. Consider the age of the surrounding buildings, their height, mass, materials, setback, and architectural detailing.

- Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings. (See 4.1 for more on building placement.)

- Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible for re-use as a veneer on the new foundation.

Avoid:

- Relocating a historic building thus destroying the historic relationship between buildings, features and open space.
- Relocating a building not threatened by demolition.
- Relocating a building outside a historic district.

- Destruction or alteration of significant features, structures or archaeological sites at the new location.

- Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings.

- Placing the building on a new foundation whose design and materials are incompatible with the original. Examples include slab foundations or unfinished concrete blocks.

3.12 Demolition

Demolition exerts a negative impact on a historic district. Eliminating a building from a streetscape is like pulling teeth. Either a conspicuous void is created, or the replacement is usually less well-designed and constructed than the original.

In some instances, demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant components of a building

complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of non-significant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriages houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornament, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional

review and should be done on a case by case basis.

Recommendations:

- Approval for any demolition of a primary building or structure (contributing or non-contributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC.

- No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

- Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.

- Requests for demolition must follow the additional guidelines set forth in the LDC.

Recommendations:

- Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
- Retain the historic relationship between buildings and landscape and streetscape features.
- Remove non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Avoid:

- Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
- Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
- Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.



There are currently numerous vacant lots in the Old Town district.

3.13 Accessibility

The Americans with Disabilities Act (ADA) extends comprehensive civil rights to individuals with disabilities. Historic properties, including buildings, sites, and landscapes, are not exempt from the ADA and must comply with its regulations. However, as with other alterations, historic properties can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Modifications for accessibility should be compatible with the property under Standard 9 and reversible under Standard 10. They should be in scale with the property, visually compatible in terms of their design and materials, but be differentiated from the original. They should be reversible so that if removed in the future, the essential form and integrity of the property would be unimpaired.

Qualified historic properties include properties listed in or eligible for listing in the National Register of Historic Places and those designated under state or local law. Owners of qualified properties must first consult with the State Historic Preservation Officer (SHPO) or a preservation specialist before using the alternative minimum

requirements as opposed to adding or making accessibility changes. Details of ADA requirements can be found through a qualified building or design professional.

Recommendations:

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features, and finishes are preserved.
- Work with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

- Provide barrier-free access through removable or portable, rather than permanent, ramps.

- Design new or additional means of access that are compatible with the historic property and its setting.

- If providing barrier-free access threatens the integrity of a historic property, consult the SHPO about using the alternative minimum requirements.

Avoid:

- Designing new or additional means of access without considering the impact on the historic property and its setting.

- Altering, damaging, or destroying character defining spaces, features, and finishes while making modifications to a building or site to comply with barrier free access.

- Installing permanent ramps that damage or diminish character defining spaces.

- Providing access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

Glossary

American Bond A brickwork pattern where most courses are laid flat, with the long “stretcher” edge exposed, but every fifth to eighth course is laid perpendicularly with the small “header” end exposes, to structurally tie the wall together.

Apron A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch A curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch).

Attic The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade. Balustrade An entire rail system with top rail and balusters.

Bargeboard A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay Window A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt Course A horizontal band usually marking the floor levels on the exterior facade of a building.

Clapboards A long, thin, flat piece of wood with edges horizontally overlapping in series, used to cover the outer wall of buildings.

Corinthian Order Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.
Cresting A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable A secondary gable roof which meets the primary roof at right angles.

Dentils A row of small tooth-like blocks in a classical cornice. Doric order A classical order with simple, unadorned capitals, and with no base.

Dormer Window A window that projects from a roof.

Double-hung Window A window with two sashes, one sliding vertically over the other. Eave The edge of a roof that projects beyond the face of a wall.

Elevation Any of the external faces of a building.

Ell The rear wing of a house, generally one room wide and running perpendicular to the primary structure.

Engaged Column A column attached to a wall.

Entablature A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Facade The face or front elevation of a building.

Fanlight A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature. Fenestration The arrangement of windows on a building.

Finial A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale Shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish Bond A brick-work pattern where the long “stretcher” edge of the brick is alternated with the small “header” end for decorative as well as structural effectiveness.

Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation The lowest exposed portion of the building wall, which supports the structure above.

Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable The triangular section of a wall to carry a pitched roof.

Gable Roof A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel Roof A ridged roof with two slopes on either side. Ghosts Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building’s facade.

Guardrail A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hipped roof A roof with uniform slopes on all sides.

Hood Molding A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic Order One of the five classical orders used to describe decorative scroll capitals.

Infill New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Jack Arch (see Flat arch) Keystone The wedge-shaped top or center member of an arch.

Knee Brace An oversize bracket supporting a cantilevered or projecting element.

Lattice An openwork grill of interlacing wood strips used as screening.

Lintel The horizontal top member of a window, door, or other opening.

Luxfer Glass A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early twentieth century.

Mansard Roof A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry Exterior wall construction of brick, stone or adobe laid up in small units.

Massing The three-dimensional form of a building.

Metal Standing Seam Roof A roof composes of overlapping sections of metal such as copper bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion A heavy vertical divider between windows or doors. Multi-light window A window sash composed of more than one pane of glass.

Muntin A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Neo-classical Revival Style Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.

Oriel Window A bay window which emerges above the ground floor level.

Paired Columns Two columns supported by one pier, as on a porch.

Palladian Window A window with three openings, the central one arched and wider than the flanking ones.

Paneled Door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet A low horizontal wall at the edge of a roof.

Pediment A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier A vertical structural element, square or rectangular in cross-section.

Pilaster A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch The degree of the slope of a roof.
Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland Cement A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze -thaw cycles.)

Preservation The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Pressed Tin Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Pyramidal Roof A roof with four identical sides rising to a central peak.

Quoins A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Reconstruction The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.

Rehabilitation The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.

Restoration The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Ridge The top horizontal member of a roof where the sloping surfaces meet.

Rusticated Roughening of stonework of concrete blocks to give greater articulation to each block.

Sash The moveable framework containing the glass in a window.

Segmental Arch An arch whose profile or radius is less than a semicircle.

Semi-circular Arch An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing An exterior covering of boards or other surface applied to the frame of the structure. (see Siding)

Shed Roof A gently-pitched, almost flat roof with only one slope.

Sidelight A vertical area of fixed glass on either side of a door or window.

Siding The exterior wall covering or sheathing of a structure.

Sill The bottom crosspiece of a window frame.

Spindles Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Resources

City of Fernandina Beach Historic Preservation
<http://www.fbfl.us/503/Historic-Preservation-Sustainability>

Old Town Fernandina Preservation and Development Guidelines [1999; updated 2013]
https://www.fbfl.us/DocumentCenter/View/13541/Final-Old-Town-Design-Guidelines_with-links_111913-AS-APPROVED-BY-CC

Secretary of the Interior Standards for the Treatment of Historic Properties
<https://www.nps.gov/tps/standards.htm>

Florida Division of Historic Resources
<https://dos.myflorida.com/historical/preservation/>

Florida Trust for Historic Preservation
<https://www.floridatrust.org/>

National Trust for Historic Preservation
<https://savingplaces.org/>

National Register of Historic Places
<https://www.nps.gov/subjects/nationalregister/index.htm>

Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings
<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Tax Incentives for Preserving Historic Properties
<https://www.nps.gov/tps/tax-incentives.htm>

Main Street America
<https://www.mainstreet.org/home>

Florida Main Street Program
<https://dos.myflorida.com/historical/preservation/florida-main-street/>

Fernandina Beach Main Street
<https://www.fernandinamainstreet.com/>

National Park Service Technical Preservation Services Publications

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

National Park Service Presentation on Preservation and Sustainability
<http://ohp.parks.ca.gov/pages/1054/files/nps%20green.pdf>

Economic Impacts of Historic Preservation in Florida
<https://dos.myflorida.com/historical/publications/economic-impacts-of-historic-preservation/>

Contributions of Historic Preservation to Quality of Life in Florida
<https://evogov.s3.amazonaws.com/media/91/media/52092.pdf>

Preserving Florida's Heritage: Florida's Comprehensive Historic Preservation Plan 2017- 2021
<https://files.floridados.gov/media/699936/dhr-complan-2017-2021.pdf>

Disaster Planning for Historic Resources
<https://1000fof.org/wp-content/uploads/2019/08/special-reports.jpg>

Association for Preservation Technology
<https://www.apti.org/>

Vernacular Architecture Forum
<https://vafweb.wildapricot.org/>

The Cultural Landscape Foundation
<https://www.tclf.org/>

UNESCO World Heritage
<http://whc.unesco.org/>

National Center for Preservation Technology and Training: NCPTT
<https://www.ncptt.nps.gov/>

Guide to Researching the History of a House
<https://www.homeadvisor.com/r/a-guide-to-researching-the-history-of-a-house/>

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FLORIDA DEPARTMENT OF STATE
DIVISION OF

Historical Resources



AMELIA ISLAND
MUSEUM
OF HISTORY
UNLOCK THE PAST

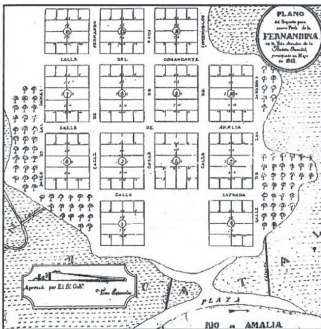
UF | Historic Preservation
UNIVERSITY of FLORIDA

Old Town Fernandina Historic District

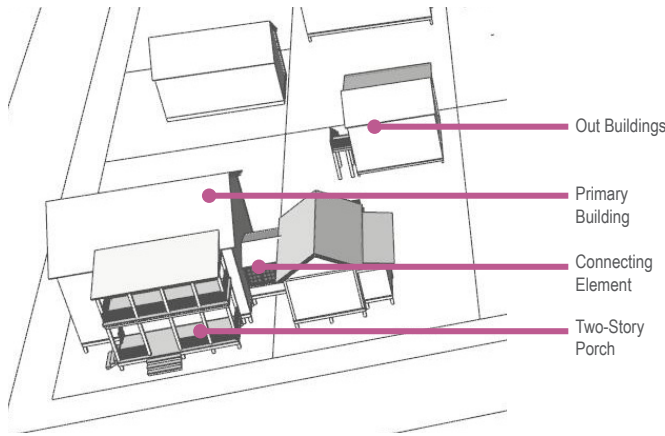
Located on the norther end of Amelia Island (north of the City of Fernandina Beach), Old Town Fernandina is a local and National Register Historic District (1990) based on its association with Spanish Colonial exploration, settlement, and community planning, and development. The orientation to the Amelia River, orthogonal grid with consistently sized blocks, and central plaza (San Carlos Plaza), among other historic urban characteristics, make Old Town a prime example of the application of the “Law of the Indies.” Established in 1573 under the rule of Phillip II, the Law of the Indies contained 148 principles governing the planning and development of a settlement addressing things like location, land use, property dimensions, public space, and social propriety.

The goal of the **District and Preservation and Development Guidelines [1999; 2017], including Preservation and Development Guidelines [revised 2021]**, is to preserve and honor the original Spanish Colonial town plat as new buildings are constructed.

At the time of its listing as a Historic District, Old Town was comprised of approximately 42 residential buildings with the majority constructed before 1940. Some 55 new residents have been constructed since the adoption of the guidelines. There are some 90 lots remaining in the District as of June 2021.



Original plan of Old Town Fernandina as platted by Spanish colonists in 1811.



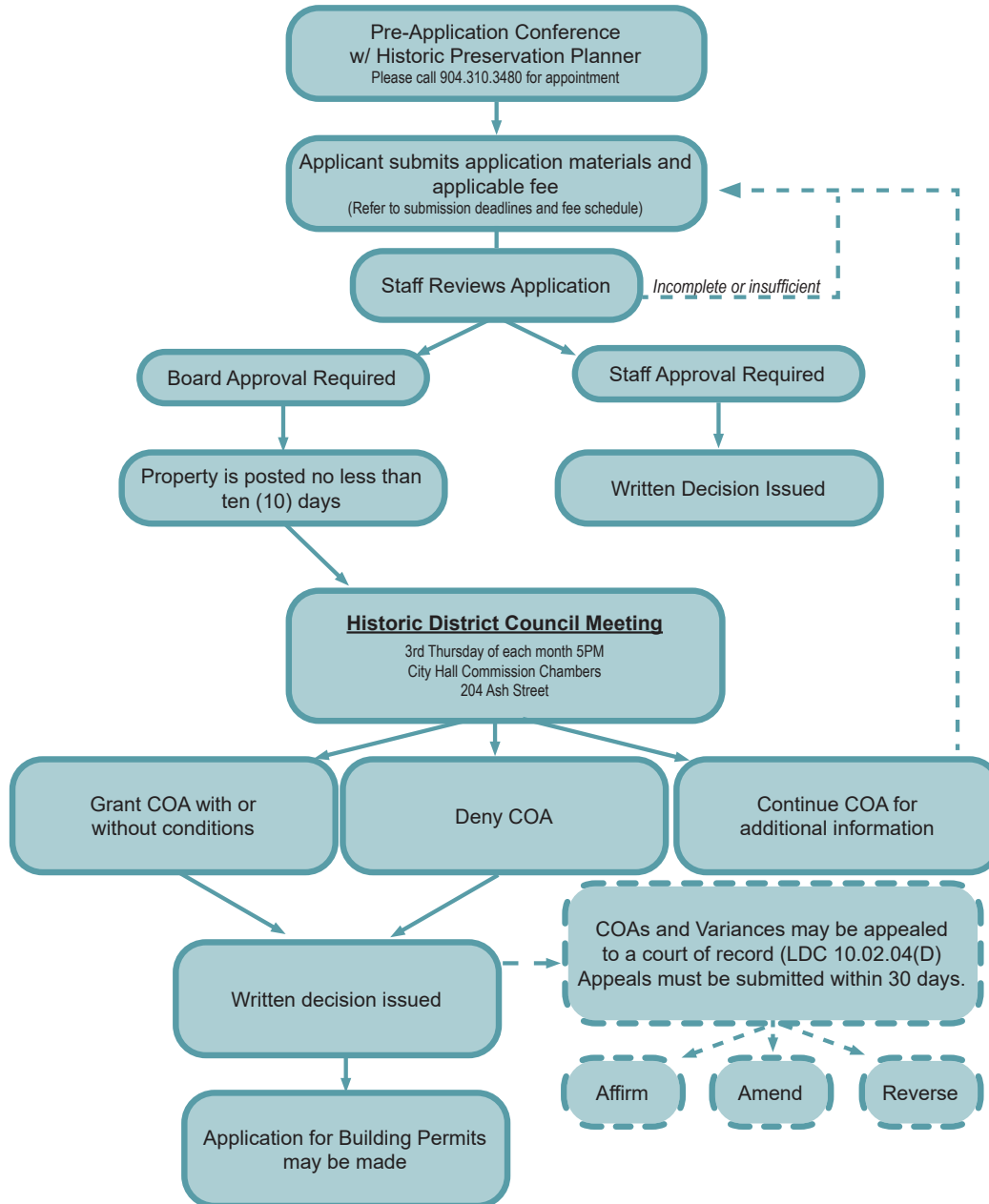
Preservation and Development Guidelines [updated 2021]

The Preservation and Development Guidelines regulate and encourage contemporary buildings that respect the original Spanish Colonial plat while allowing for architecture that is consistent, yet varied.

- The guidelines are to be used in conjunction with the Land Development Code for the City of Fernandina Beach.
- The primary building use in the District is residential with minimum, low-impact commercial allowed.
- Property owners are asked to help preserve existing trees, particularly those that are 5-inches in diameter or designated a heritage tree.
- “Visibility Corridors” (referred to as setbacks in many neighborhoods) are the primary tool for acknowledging and preserving the original Spanish plat – specifically the peonia and media peonia.
- Unlike many historic districts, there is no specific architectural style or styles that are required or regulated in Old Town. Rather there are a number of historical styles represented including: Low Country / Southeast Atlantic Coastal, Florida Vernacular, Spanish Colonial, and Modern / Contemporary.
- The architectural and urban character of the District is largely defined by the density, scale, massing, and groupings of individual buildings.
- A single residence is often made up of a Primary Building and Out Buildings which include garages, garage apartments (also known as Accessory Dwelling Units or ADU as defined by the Land Development Code), storage sheds, greenhouses, workshops, and gazebos.
- There are a variety of foundations, exterior materials and details, and roofs and chimneys found throughout the District.
- Porches, verandas, and connecting elements are common among the architecture of Old Town.
- Streets and driveways are made up of permeable materials like shell and spaced brick pavers.

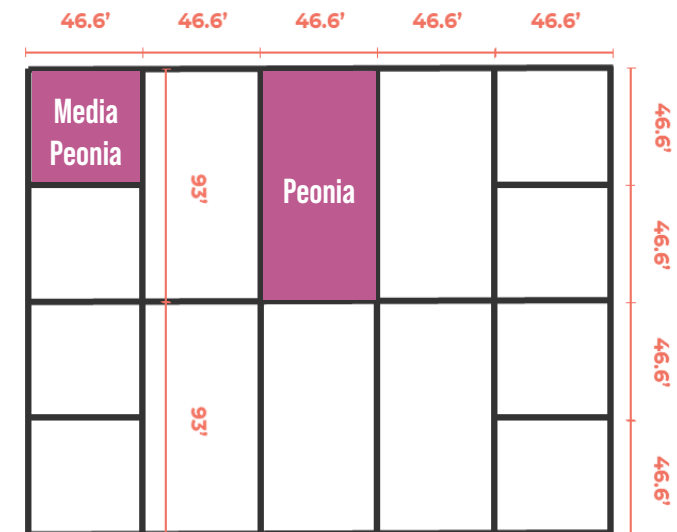


Certificate of Approval Process



Sited on a bluff above the Amelia River, the original Old Town plan consisted of some 13 blocks arranged around a Plaza at the western edge of the settlement. Each block was made up of four to six *peonias*, a basic urban lot type established by the Law of the Indies, and as many as eight *media peonias* or half lots. The size of the peonia was based in part on its use as a residential lot that provided an area for agriculture.

The Spanish used the vara (equivalent of 33-inches today) to establish the size of the peonia (46-feet, 6-inches x 93-feet) and media peonia (46-feet, 6-inches x 46-feet, 6-inches). By 1937, the original settlement had been expanded to some 20 full blocks and seven smaller blocks – all made up of peonias and media peonias. As dictated by the Law of the Indies, the Spanish plan provided for the orderly distribution of buildings based on type with civic and religious structures sited near the plaza. Most of the structures of the original settlement were primarily residential.



Typical block with peonia (original, full lots) and media peonia (original, half lots).



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0087 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/30/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 07/30/2021
Status: Approved	Square Feet: 0.00	Completed: 07/16/2021
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: Certificate of Approval (COA) for a 6' side and rear fence, exterior repaint, replace damaged siding, new roof, and other maintenance		Expire Date: 07/18/2022

Parcel: 00-00-31-1800-0039-0030 Main	Address: 227 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Fyre Holdings II LLC 216 S 6TH ST FERNANDINA BEACH, FL 32034 Mobile: 904-556-0064	Applicant Rob Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Mobile: 9045560064	Applicant Custom Carpentry by Rob Psulkowski, Inc 710 Beech ST Fernandina Beach, FL 32034 Mobile: 9045560064	Agent Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001352-2021		Taylor Hartmann	07/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014987	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014987		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0089 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/09/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 08/09/2021
Status: Approved	Square Feet: 0.00	Completed: 07/26/2021
Valuation: \$0.00	Assigned To: Taylor Hartmann	Approval
Description: Certificate of Approval (COA) to repair and stabilize foundation		Expire Date: 07/26/2022

Parcel: 00-00-31-1800-0054-0010 Main	Address: 102 S 10Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner ROBYN PHILIPS 102 S 10 ST FERNANDINA BEACH, FL 32034 Mobile: 858-692-3982	Agent Hygema House Movers Inc. 5404 CR 218 Middleburg, FL 32068 Business: 9047649509 Mobile: 9045091154	Applicant Richard M Boyles PO Box 2655 Jacksonville, FL 32203 Business: 9047649509 Mobile: 9045091154
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001364-2021		Taylor Hartmann	08/02/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00015225	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00015225		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0090 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/14/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 08/13/2021
Status: Approved	Square Feet: 0.00	Completed: 07/20/2021
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: Certificate of Approval (COA) to reroof with Atlas asphalt shingles		Expire Date: 07/20/2022

Parcel: 00-00-31-1800-0020-0120 Main	Address: 309 N 5Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant FRANCES GRIFFITHS 309 N 5 ST FERNANDINA BEACH, FL 32034	Owner FRANCES GRIFFITHS 309 N 5 ST FERNANDINA BEACH, FL 32034
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Note	Created By	Date and Time Created
1. voided 1st invoice never received email - re-issued invoice	Sylvie McCann	07/16/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001360-2021		Jacob Platt	07/20/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00015615	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00015615		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0092 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/26/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 08/25/2021
Status: Approved	Square Feet: 0.00	Completed: 07/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to Reroof w/ Owens Corning Duration architectural shingles (Estate Grey).		Expire Date: 07/28/2022

Parcel: 00-00-31-1800-0025-0130 Main	Address: 111 S 5Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential) C-3(Central Business District)
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Applicant James W Shelton III 63 Halsema RD N Jacksonville, FL 32220 Business: 9047531755	Agent James W Shelton 63 N Halsema RD Jacksonville, FL 32220 Mobile: 9044310564	Owner CHRISTOPHER MANUS 111 S 5TH ST FERNANDINA BEACH, FL 32034 Mobile: 904-310-5574
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001363-2021		Salvatore Cumella	07/28/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00016228	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00016228		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0093 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/27/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 08/26/2021
Status: Approved	Square Feet: 0.00	Completed: 07/28/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace 2 windows size for size; Anderson Renewal fl19560.1, fl19561.1		Expire Date: 07/28/2022

Parcel: 00-00-31-1800-0037-0062 Main	Address: 23 S 7Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Renewal By Andersen 9446 Philips HWY 7 Jacksonville, FL 32256 Mobile: 9048617709	Agent Renewal By Andersen 9446 Philips HWY 7 Jacksonville, FL 32256 Mobile: 9048617709	Owner ALAN & SARAH BURNLEY 23 S 7 ST FERNANDINA BEACH, FL 32034 Home: 9042069845
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Note 1. Converted from a board level review for final approval. HDC 2021-0024	Created By Taylor Hartmann	Date and Time Created 07/27/2021
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Activity Type Final Decision	Activity Number DEC-001362-2021	Name	User Salvatore Cumella	Created On 07/28/2021
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FOR IMMEDIATE RELEASE

News Contact:
Salvatore Cumella
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3480
www.fbfl.us/HistoricDistricts



July 28, 2021

2021 Preservation Awards Nomination Period Now Open

Historic structures contribute to the identity of our community, and sensitive treatment of these resources ensure future residents and visitors will experience the same community character. The City of Fernandina Beach wishes to recognize the efforts of those involved in preserving our unique architectural resources through an awards program that is held every other year.

Nominations for this year's awards are being accepted now through **August 27, 2021**. Nomination forms are available on the City website, www.fbfl.us/HistoricDistricts, or at the Planning & Conservation lobby in City Hall. Projects throughout the City are eligible, not just properties in the historic districts. Award categories will include:

- restoration/rehabilitation,
- sensitive addition,
- new construction,
- storefront façade renovation,
- craftsmanship,
- preservation champion, and
- the Keystone Award.

Award winners will be announced at a ceremony on October 7, 2021. For additional information, please contact the City's Historic Preservation Planner, Salvatore Cumella at 904-310-3480 or by email at scumella@fbfl.city.