



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 21, 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 for the Special Workshop of September 16, 2021.
 - 3.2 Approval of Minutes for the Regular Meeting of September 16, 2021.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2021-0012 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., BLOCK 11, LOTS 11 & 12 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft. (*Quasi-Judicial*)
 - 4.2 **HDC 2021-0013 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., BLOCK 11, LOT 8 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft. (*Quasi-Judicial*)
 - 4.3 **HDC 2020-0012: JOSE MIRANDA, ARCHITECT, AGENT FOR ADAM KAUFMAN & LINDA TORRE, 116 S. 10TH STREET**
AMENDMENT to a previously approved Certificate of Approval (COA) to remove all aluminum siding on the North and West faces of the primary structure and replace with Hardie plank. (*Quasi-Judicial*)
- 5. NEW BUSINESS**
 - 5.1 **HDC 2021-0036 - MARK ROSS, 205 N. 3RD STREET**
Certificate of Approval (COA) to construct a 1,375 sq. ft. primary structure, 2 accessory structures, and a swim spa. (*Quasi-Judicial*)
 - 5.2 **HDC 2021-0033 - CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC, NASSAU TRUST LLC, AND MACEDONIA AME CHURCH.**

Expansion of Local Downtown Historic District Boundary to include:
BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS
"1", "3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4".

6. BOARD BUSINESS

7. STAFF REPORT

7.1 Staff Certificate of Approval - September 2021

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR NOVEMBER 18, 2021

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



**MINUTES
HISTORIC DISTRICT COUNCIL
WORKSHOP
SEPTEMBER 16, 2021**

1. CALL TO ORDER 4:00

2. ROLL CALL

MEMBERS PRESENT

James Pozzetta

Tammi Kosack

Froilan Esclusa (Alt 2)

Michael Spino

Michael Harrison (Chair)

MEMBERS ABSENT:

Teresa Duncan (Alt 1)

Benjamin Morrison (Vice-Chair)

OTHERS PRESENT:

Sal Cumella, Historic Preservation Planner

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. BOARD BUSINESS

4.1 Expansion of Local Downtown Historic District Boundary to include:

BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1", "3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4"

Mr. Cumella presented a slideshow reviewing each of the 3 properties requesting inclusion within the boundaries of the Downtown Historic District. All proposed properties qualify as contributing structures due to the quality of architecture and cultural heritage, among other traits. All 3 properties would be contiguous to the current Historic District boundaries. He specified that ballots have been mailed to each applicant and those votes will be counted at the October 21, 2021, Historic District Council Regular Meeting.

Member Kosack inquired about a parking lot being included. Mr. Cumella clarified that this specific lot is tied to the Shops on Beech property requesting inclusion.

Public Hearing was opened.

Jenny Schaffer, owner of the Standard Marine Building, inquired about potential conflicts for a property located in both the CRA and Historic District. Mr. Cumella confirmed that in such a circumstance, the HDC overrides CRA guidelines.

Lowell Hall, Macedonia Church, inquired about any future potential change of use of the structure and

DRAFT

if there is a process for property owners wishing to be removed from the Historic District boundaries.

Zen Carver, Macedonia Church, inquired about the ballot deadline.

Mike Kepler, Macedonia Church, spoke about his research and experience with cultural history tourism and how the City of Fernandina Beach is rich in African American history.

Brian Olyphant, 509 Cedar Street, stated that because his house is no longer a contributing structure, he will be filing to leave the Historic District.

Public Hearing was closed.

5. PUBLIC COMMENT

No parties wished to speak.

6. ADJOURNMENT 4:34

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 16, 2021**

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Michael Harrison (Chair)

Michael Spino

Froilan Esclusa (Alt 2)

James Pozzetta

Tammi Kosack

Teresa Duncan (Alt 1)

MEMBERS ABSENT:

Benjamin Morrison (Vice-Chair)

OTHERS PRESENT:

Tammi Bach, City Attorney

Sal Cumella, Historic Preservation Planner

Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Member Duncan was seated as a voting member for all cases.

Members agreed to hear Item 5.3 first under New Business.

City Attorney Tammi Bach explained the Quasi-Judicial hearing process and Robert's Rule for reconsidering cases.

Members all disclosed an ex parte communication, via one email from Chris Hastings, regarding the side yard setback. Member Kosack disclosed ex parte communications with staff regarding cases 2021-0035 and 2021-0028. Member Spino disclosed an ex parte communication with City Attorney Bach regarding the reconsideration of cases. Member Esclusa disclosed an ex parte communication with staff regarding items on the agenda. Chair Harrison disclosed ex parte communications with staff regarding all cases on the agenda and with City Attorney Bach regarding the reconsideration of cases. No other members disclosed ex parte communications.

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

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the August 19, 2021 Regular Meeting.

Member Kosack noted that under Item 5.4 she also inquired about the durability of the proposed 1x6 timber caps and suggested they be changed to 2x6's.

Member Froilan noted that under Item 5.2 the roof eave was also encroaching into the side yard visibility corridor.

DRAFT

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

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

4. OLD BUSINESS

**4.1 HDC 2021-0001 - COTNER ASSOCIATES, INC., AGENT FOR ROBERT & CHERYL VIRTUE,
424 N. 3RD STREET**

Amendment to a previously approved Certificate of Approval (COA) to construct front and rear porches on new addition, install a new window on second floor of west façade, and install a new front entry door. (Quasi-Judicial)

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, agent for the applicant, provided a brief overview of the proposed plans.

Member Kosack inquired about the proposed cattle railing.

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 the amendment to HDC case 2021-0001 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the amendment to HDC case 2021-0001, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

4.2 (RECONSIDERATION) 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)

Member Spino stated that after reflection he felt that this case was held to Old Town standards whereas the Board had previously held other cases to standards within the Land Development Code.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to hear HDC Case HDC 2021-0018 for reconsideration.

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

Mr. Cumella presented the case and recommended approval.

Member Pozzetta stated that he felt that the case proposes a 2-story porch that is screened in the connection to the outside elements and that this is different than previous allowances for encroachment into side yard corridors.

Mr. Cumella stated that the guidelines do not speak to a single-story versus second-story structure. He also indicated that there is conflicting language in the Land Development Code.

Keri Campbell, 907 San Fernando Street, stated that the submitted revised plans no longer show the encroachment into the side yard corridor. She also indicated that she feels all citizens should

DRAFT

be treated with respect and felt that Mr. Bill Kavanaugh, agent for the applicant, was owed an apology from the Board.

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

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Spino to approve HDC case 2021-0018 as presented; 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 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.

4.3 (RECONSIDERATION) HDC 2021-0025 - CHRIS HASTINGS, 831 GARDEN STREET
Certificate of Approval (COA) to install an in-ground pool. (Quasi-Judicial)

Member Spino stated that after reflection he felt that this case was held to Old Town standards whereas the Board has previously held other cases to standards within the Land Development Code.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to hear Case HDC 2021-0025 for reconsideration.

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

Mr. Cumella presented the case and recommended approval with the condition that the applicant submit pool deck colors and materials to be approved by staff prior to issuance of a COA.

Amy Hastings, 831 Garden Street, provided the Board with additional architectural drawings and a brief explanation of why the applicants chose this particular proposed plan.

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

Members all agreed that having a detailed rendering of the side yard corridor and the applicant's explanation of the flow of stormwater provided significant clarity.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to approve HDC case 2021-0025 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0025, as presented with the noted conditions, 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.

5. NEW BUSINESS

The Board moved Item 5.3 HDC 2021-0030 to be heard first.

5.1 HDC 2021-0028 - MOLLY NORTHERN, 123 N. 4TH STREET
Certificate of Approval (COA) to remove exterior staircase, existing landing, and rear porch, install a pool, fence, and accessory structure. (Quasi-Judicial)

Heard after HDC Case 2021-0030.

Mr. Cumella presented the case and recommended approval.

Molly Northern, 123 N. 4th Street, applicant, was present to answer any questions.

Member Kosack asked about the landing and the steps and past rental history. Ms. Northern noted that this was being converted to a single-family unit.

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

Member Kosack inquired about any rear yard vegetative buffer. Ms. Northern confirmed that currently there is only a chain-link fence and that they plan to replace it with a wood fence in the future.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2021-0028 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0028, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5.2 HDC 2021-0034 - COTNER ASSOCIATES, INC., AGENT FOR CHARLES & BETH SMITH, 414 BROOME STREET

Conceptual Certificate of Approval (COA) to construct a 624 sq. ft. accessory structure and a 624 sq. ft. accessory dwelling unit. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, provided a brief explanation of the proposed plans.

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 CONCEPTUALLY approve HDC case 2021-0034 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0034, 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.

5.3 HDC 2021-0030 - MIRANDA ARCHITECTS, AGENT FOR RONALDO CHRISTIANSON, 31 S. 10TH STREET

Certificate of Approval (COA) to re-configure exterior window locations. (*Quasi-Judicial*)

This Item was presented first under New Business.

Mr. Cumella presented the case and recommended approval.

Member Esclusa asked about the windows matching the existing ones.

Jose Miranda, 309.5 Centre Street, Suite 206, agent for the applicant was present to answer any questions.

Member Kosack inquired about the type of existing windows and whether the new ones would match appropriately.

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

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

DRAFT

HDC case 2021-0030 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0030, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5.4 HDC 2021-0032 - MOSER DESIGN GROUP, AGENT FOR OLD TOWN PROPERTIES, LLC., BLOCK 19 LOT 10, COMMANDANT STREET

Certificate of Approval (COA) for a 497 sq. ft. accessory dwelling unit and 220 sq. ft. accessory structure.

(Quasi-Judicial)

Mr. Cumella presented the case and recommended approval.

Chair Harrison inquired about the discrepancy between the applicant and property owner. Mr. Cumella stated that an adjacent property would like to purchase the parcel pending HDC approval.

Bill Kavanaugh, 112 N. 6th Street, owner, was present to answer any questions.

Public hearing was opened.

Jennifer Harrison, 800 Someruelus Street, thanked Mr. Kavanaugh for his efforts in Old Town as well as Mr. Rex Lester for his efforts in keeping Marine Street open. Ms. Harrison also inquired about the possibility of making the remainder of Commandant Street a footpath only.

Public hearing was closed.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Spino to approve HDC case 2021-0032 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0032, 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.

5.5 HDC 2021-0031 - CALLAHAN DRAFTING, INC, AGENT FOR TINA SMITH BLOCK 16 LOT 10, SOMERUELUS STREET

Certificate of Approval (COA) to construct a 2,785 S.F. single family residence. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Ethan Thomas, 541669 US Highway 1, agent for the applicant, provided an overview of the proposed plan.

Member Kosack inquired about the fabrication and application of the lattice work.

Chair Harrison inquired about the space available to access the garage.

Public Hearing was opened

Gary Pongetti, 1102 White Street, spoke about an existing 24' easement.

Phyllis Pongetti, 1102 White Street, pointed out that the proposed driveway egress uses the recorded easement and strongly disagrees with this.

Aaron Sweat, 95503 Barbara Place, contractor, expanded on the driveway line and access point.

Isabelle Sala, 1111 Someruelus Street, inquired about the location of stormwater runoff.

Bob Sala, 1130 White Street, inquired about the location of stormwater runoff.

Public Hearing was closed.

Member Spino indicated that there seems to be a trend of building larger and larger homes on relatively small lots.

Members discussed crafting language in order to approve with conditions.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case 2021-0031 with the following conditions: that alternate windows be chosen from the pre-approved window list, to increase the separation between carport and house to a minimum of five feet, to modify the carport so no elements encroach into the ingress/egress easement, and to revise lattice infill detail to have articulation and to better replicate a pier foundation, all to be reviewed by staff; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0031, as presented with conditions, 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.

5.6 HDC 2021-0035 - TAYLOR SIGN & DESIGN, INC., AGENT FOR 502 ASH STREET PARTNERSHIP, 502 ASH STREET

Certificate of Approval (COA) to install a non-illuminated plastic wall sign. (*Quasi-Judicial*)

Mr. Cumella explained that signage application usually come in as a Staff approval, but since plastic signs are not permissible, the applicant requested that it be presented for the Board's consideration.

Randy Taylor, 4162 St. Augustine Road, agent for the applicant, provided the Board with an overview of the manufacturing process, methods of attaching the lettering to the asphalt shingle roof, and paint options.

Chair Harrison asked staff to clarify exactly what the Board will be approving. Mr. Cumella confirmed that this application is for the lettering only, at this location.

Member Duncan inquired about any other potential locations to affix a sign.

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

Member Pozzetta felt that the matte white painted letters were most appropriate for the location.

Member Duncan expressed concern that this might set a precedent and/or expectation from future applicants.

Members discussed the material and appearance of the lettering and this decision's impact on non-contributing structures and it creating a precedent.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Duncan to approve HDC case 2021-0035 with the condition that the signage lettering be painted a flat white and reviewed by staff; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC

DRAFT

case 2021-0035, as presented 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 and being as follows:

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

Motion carried.

6. BOARD BUSINESS

6.1 CRA (placed on the agenda by Member Kosack)

Member Kosack stated that the CRA was brought up at the most recent City Commission meeting. She asked members how they can best support the CRA Committee, which is comprised of the 5 City Commissioners. A discussion about the importance of the CRA, its impact and members involvement ensued.

6.2 Chair Harrison stated that the Board needs to identify ways to be more consistent with decisions regarding side yard corridors.

Mr. Cumella reviewed sections of the LDC where the language is in conflict. He mentioned that the LDC's rewrite to take place next year and that the conflict between the LDC and the HD Guidelines should be addressed. In the meantime, he will draft language that provides more clarity on possible rewrite options regarding the view corridor.

7. STAFF REPORT

8.1 Staff Approval Certificates - August 2021

8. PUBLIC COMMENT

Jennifer Harrison, 800 Someruelus Street, spoke about consequences of various LDC guidelines, specifically with regards to disallowing kitchens in accessory structures and the ability to rent them out.

Mr. Cumella clarified that the LDC does allow a kitchenette, without an oven and a limited size refrigerator.

Chip Ross, 210 N. 3rd St., stated that he would encourage the Board to adopt and apply the current Accessory Dwelling Unit guidelines effective within the city, to Old Town area as well.

9. ADJOURNMENT 7:41

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-12
OCTOBER 21, 2021

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

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This new single-family residence will be located on Block 11, Lots 11 & 12, on the northeast corner of Someruelus and Commandant Streets in Old Town. This parcel consists of two media peonias. The size, mass, and scale of the structure are similar to other homes in the neighborhood.

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

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the home design is compatible with Old Town in terms of materials, scale, proportions, roof forms, and orientation. The project does have the 10’ mid-lot corridor clearly indicated through the roofline of the connecting element.

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:

FINAL APPROVAL of HDC 2021-12

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-12 **with or without** conditions;

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

That HDC case HDC 2021-12, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

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

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7960

Date Submitted: 8/24/2021

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?*

4/29/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0110

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Artisan Homes

Last Name*

LLC

Mailing Address*

9995 Gate Parkway N, Ste 400

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9044294800

E-mail Address*

tim@fcginc.net

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 South Third Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042774593

E-mail Address

benjamin@cotnerassociates.com

Project Description*

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

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

Design Vision Statement*

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

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, 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
James Hardie	Siding	SW 7641 Collonade Gray (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
SEMCO	Standing Seam	Old Town Gray (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Trim	SW 7008 Alabaster (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
TBD	Brick	TBD (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
PT Wood		Natural (Name/Number)

FENCING

Manufacturer	Product Description	Color
PT Wood		White (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Coquina		 (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
Final HDC Drawings.pdf	Product Cut Sheets.pdf	Onwers Authorization.pdf	Tree survey.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Warranty Deed - Someruelus-Artisan.pdf	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*

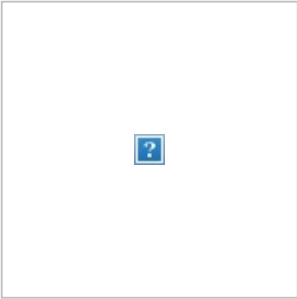
Benjamin

Applicant Last Name*

Morrison

Today's Date*

8/24/2021



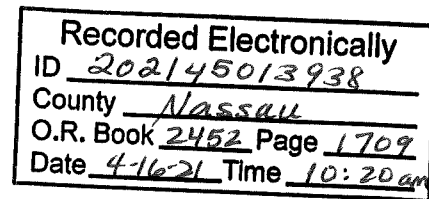
DEPARTMENT OF PLANNING & CONSERVATION

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

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

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

Consideration: \$262,500.00



WARRANTY DEED

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

W I T N E S S E T H:

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Cathy Garry
Print Name: CATHY GARRY

Christy Anderson
Print Name: Christy Anderson

Thomas E White
THOMAS E. WHITE

Rebecca E. White
REBECCA WHITE

(Witnesses as to both signatures)

STATE OF FLORIDA
COUNTY OF NASSAU

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

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

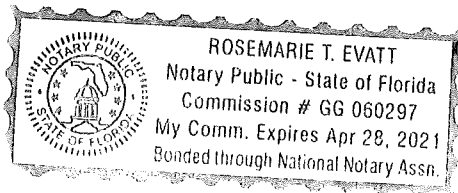


EXHIBIT "A"

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

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

Consideration: \$262,500.00

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

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

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

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

[Signature]
(Signature of owner)

(Signature of owner)

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

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

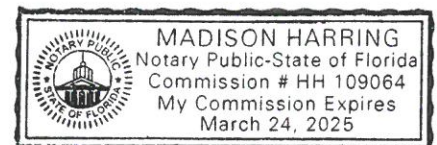
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 20 21, by TIM RITCH.

Madison Harring
Notary Public

Madison Harring
Printed Name

3/24/25
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



MAP SHOWING SURVEY OF

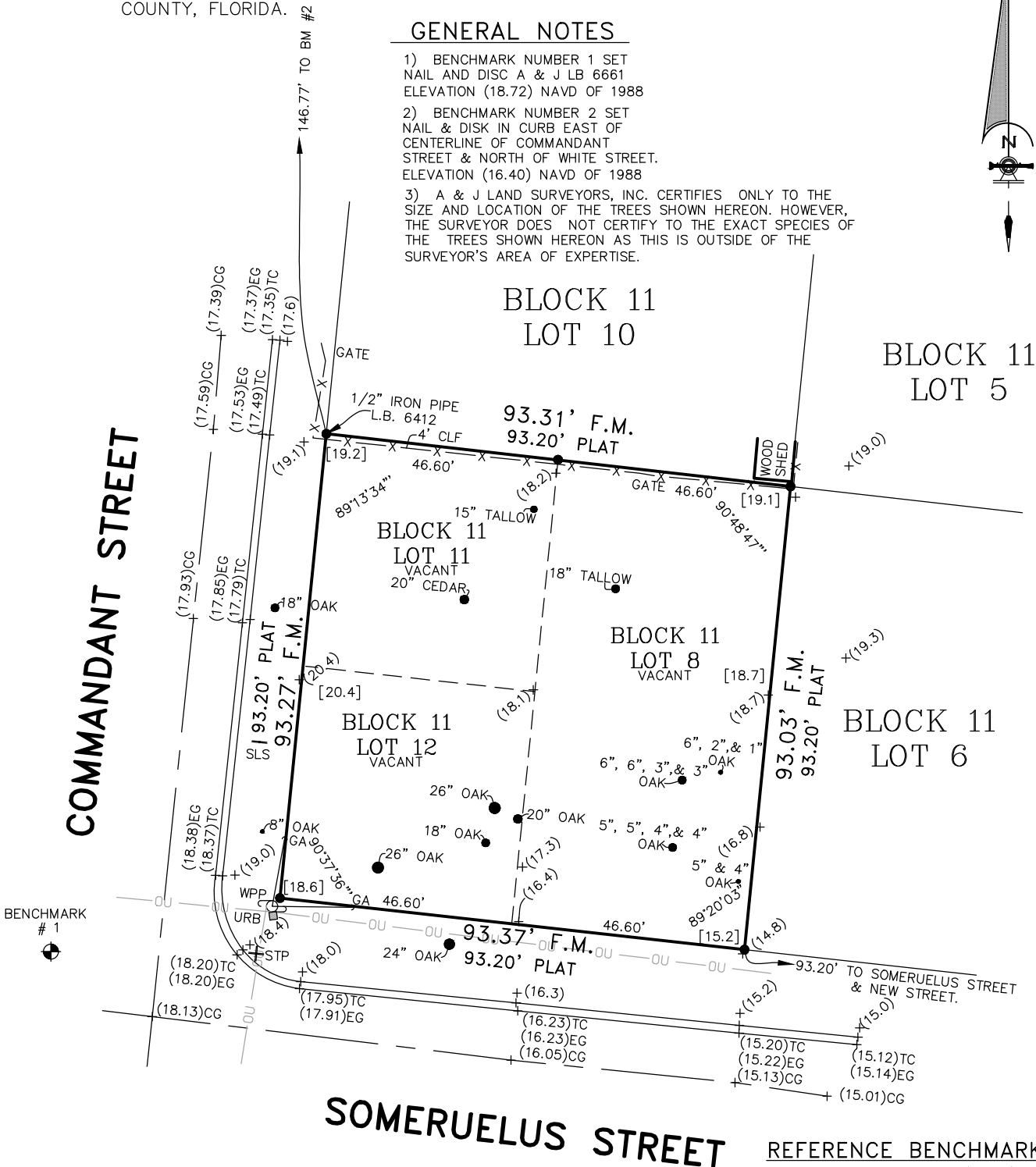
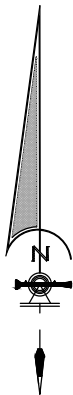
LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 29, 2021 @ 8:00 A.M.
FILE NUMBER: 2080-5198929

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

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

GENERAL NOTES

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



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

REFERENCE BENCHMARK

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

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

NOTES:

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

LEGEND

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

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

A & J LAND SURVEYORS, INC.

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

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

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

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

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

[Our Message on Coronavirus/COVID-19\(/notifications/covid19-response\)](#)

[WHERE TO BUY](#)
(/WHERE-TO-BUY)

[GET HELP ON YOUR PROJECT \(/EN-US/GET-HELP?JWCT_GETHELP=UTILITYLINKS\)](#)

[FOR INVESTORS](#)
USA

[|PRO SIGN IN \(/EN-US/SIGN-IN\)](#)

([HTTP://INVESTORS.JELD-WEN.COM/](http://investors.jeld-wen.com/))



Premium™ Vinyl (V-4500) Window: Double-Hung

Explore the options

See your JELD-WEN Dealer to verify available interior-exterior combinations.

On-screen colors/finishes vary from actual products.

Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Color Combinations ▾

White / White



See all options and features >

Reset +



**PROJECT TYPE**

New construction and replacement

MAINTENANCE LEVEL

Minimal

WARRANTY

Lifetime Warranty

COLORS & FINISHES

3 Interior Colors

5 Exterior Colors

1 Window Color Technology

SCREEN & TRIM OPTIONS

2 Insect Screens

FRAME OPTIONS

Block Frame/Replacement

Integral Flat Casing

Integral Nailing Fin

Retrofit Brickmould Accessory

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 7 finishes

CONSTRUCTION

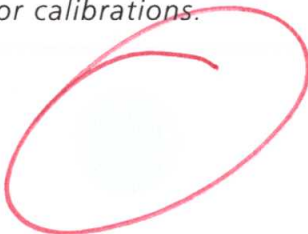
Tilt Sash

Model Details & Options

Colors & Finishes

INTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



White



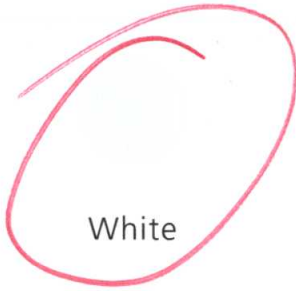
Desert Sand



Almond

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



White



Desert Sand



Almond



Bronze



Black

WINDOW COLOR TECHNOLOGY



FiniShield™

Our vinyl window and patio doors lines are now available with FiniShield™, a new finish that's superior to paint in appearance, quality, and longevity. This new finish technology provides improved durability for the builder and peace of mind for homeowners.

Glass

ENERGY EFFICIENT GLASS



[Back to Search](#)

WALK IN CLOSET DOORS

Clear

Textured/Privacy

Clear

SDL



FINISH





in



with



+1

Fir -
Fiberglass

Smooth

Where to Buy

Door Features

Flush-glazed doors, with up to 18% more visible glass area

Solid hardwood square edges

Low maintenance and excellent weather resistance – will not rot, rust or dent

Available with 14", 20" or 22" wide glass

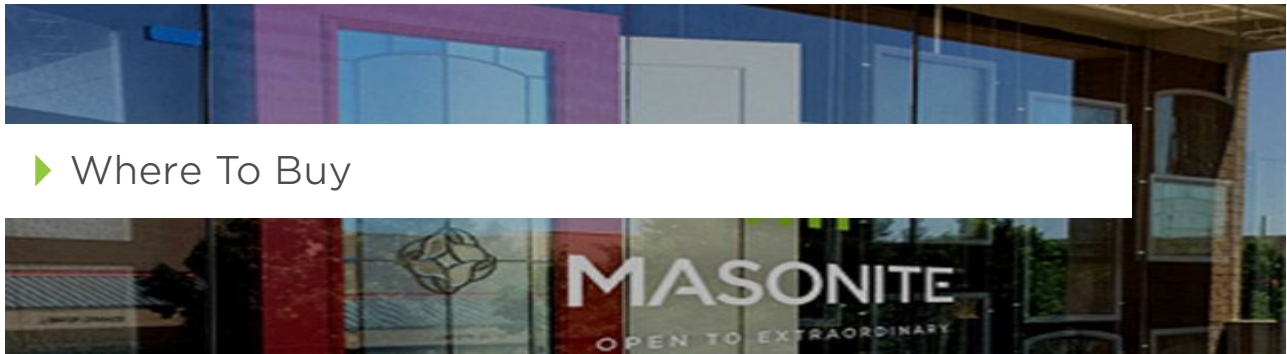
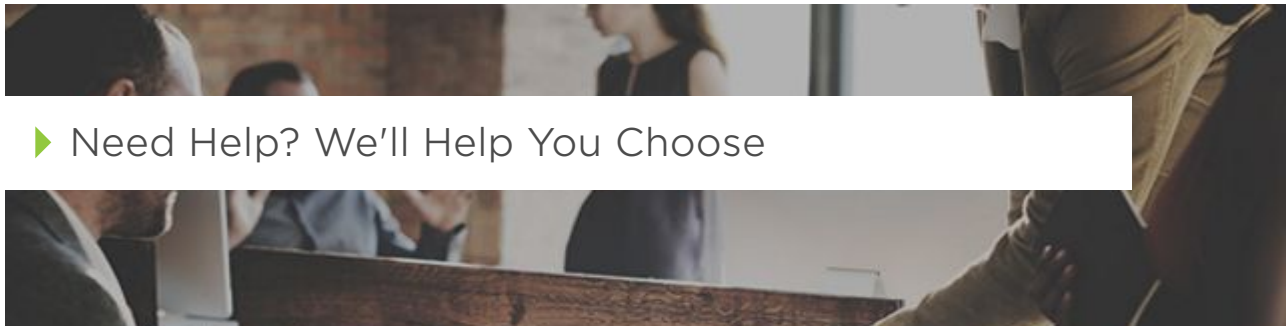
Lifetime limited warranty

ADA Compliant

Technical Documents

- [Installation Instructions](#)
- [Finishing Instructions](#)
- [STC Performance](#)
- [Architectural Specification](#)
- [Technical Manual](#)
- [Energy Efficiency Performance](#)
- [Warranty](#)





Products	▼
<u>Doors 101</u>	▼
Inspiration	▼
Professional Resources	▼
MConnect	▼
<u>Configure Your Door</u>	



© 2021 Masonite All Rights Reserved

United States ▼

[Privacy Policy](#)

[California Consumer Privacy Policy](#)

[CCPA Form](#)

[California Transparency in Supply Chains Act Disclosure](#)

Metal Roofing Beauty That Lasts!



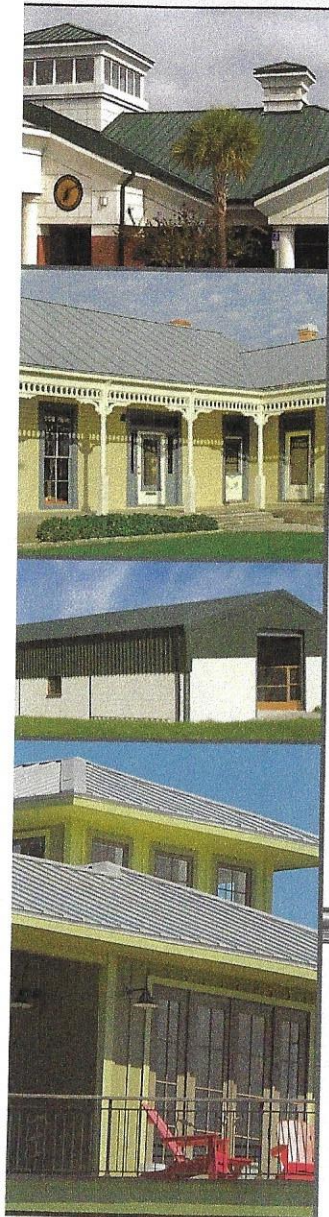
Metal Roofing

Trusted Quality
Tested Strength



A GIBRALTAR INDUSTRIES COMPANY 

Authorized Dealer



Metal Roofing Beauty That Lasts!

Trusted Quality. Tested Strength.

Residential • Commercial • Agricultural • Industrial



A complete line of roof and wall panel systems

- Lasts longer than conventional roofing
- Low maintenance
- Color matched accessories and trims
- Fire-resistant and non-combustible
- May reduce insurance premiums
- Energy efficient
- Superior warranty
- Impact resistant to hail
- Good value-to-life cycle cost
- Enhances resale value
- 100% recyclable
- Attractive appearance



SM-RIB

Design Features

- Architectural exposed fastener panel
- 36" width coverage
- 9" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 3/4" major rib height
- Minimum roof slope 3/12 pitch
- 29 and 26 gauge
- Anti-siphon channel side lap design
- Architectural Applications Applied over decking

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • MIAMI-DADE • UL • FL CODE



SM-RIB



PBR & R PANELS

Design Features

- Architectural/structural exposed fastener panel
- 36" width coverage roofing (PBR)
- Or siding (R-Panel)
- 12" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 1-1/8" major rib height
- Minimum roof slope 1/12 pitch
- PBR - 26 and 24 gauge
- R - 29 gauge
- Architectural and Structural Applications Applied over decking and over open framing

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • UL • FL CODE



PBR-PANEL RECOMMENDED FOR ROOFING

R-PANEL RECOMMENDED FOR SIDING ONLY



SEM-LOK

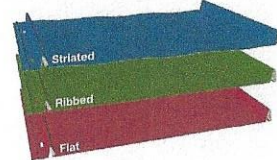
Design Features

- Architectural concealed fastener standing seam panel
- 16" width coverage
- 1" seam height
- Minimum roof slope 2/12 pitch
- Hemmed snap lock design
- Low gloss paint finish
- 26 and 24 gauge
- Anti-siphon channel side lap design
- Available in Ribbed, Flat or Striated
- Nail fin design with slotted holes for attachment
- Architectural Applications Applied over decking

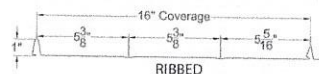
Material

- Galvalume
- SemCoat Plus

Approvals: MIAMI-DADE • UL • FL CODE



SEM-LOK



2-1/2" & 1-1/4" CORRUGATED

Design Features

- Architectural exposed fastener panel
- 24" width coverage (siding) and 21-1/2" width coverage (roof)
- 1-1/4" and 2-1/2" corrugations on center spacing availability
- 1/4" or 1/2" corrugation height
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Architectural Applications Applied over decking

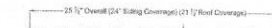
Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: UL • FL CODE



2-1/2" CORRUGATED



1-1/4" CORRUGATED



5-V CRIMP

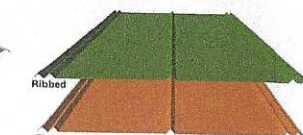
Design Features

- Architectural exposed fastener panel
- 24" width coverage
- 7/16" height inverted V(s)
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Anti-siphon channel side lap design
- Architectural Applications Applied over decking

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • MIAMI-DADE • UL • FL CODE



5-V CRIMP



See individual product descriptions for applicable certifications.

www.semetals.com

Technical Support 800.SE Specs 800.737.7327



Metal Roofing Color Guide

11801 INDUSTRY DRIVE • JACKSONVILLE, FLORIDA 32218



SemCoat SP - 40 Year Warranty



Barn Red*
(SR).35 (TE).83 (SRI)36



Hawaiian Blue*
(SR).32 (TE).83 (SRI)32



Bone White*
(SR).55 (TE).83 (SRI)63



Light Stone*
(SR).55 (TE).83 (SRI)63



Burnished Slate
(SR).25 (TE).83 (SRI)22



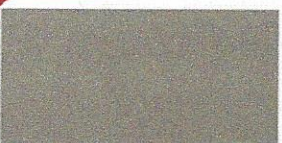
Charcoal Gray*
(SR).25 (TE).83 (SRI)22



Mocha Tan*
(SR).32 (TE).83 (SRI)32



Cocoa Brown*
(SR).25 (TE).83 (SRI)22



Old Town Gray*
(SR).35 (TE).83 (SRI)36



Forest Green*
(SR).25 (TE).83 (SRI)22



Reflective White*
(SR).55 (TE).83 (SRI)63

SemCoat Plus - 45 Year Warranty



Brick Red*
(SR).25 (TE).86 (SRI)24



Regal Blue
(SR).25 (TE).85 (SRI)23



Chamois Tan*
(SR).43 (TE).86 (SRI)48



Regal White*
(SR).64 (TE).83 (SRI)76



Copper Penny*
(SR).43 (TE).82 (SRI)46



Silver Dollar*
(SR).54 (TE).81 (SRI)61



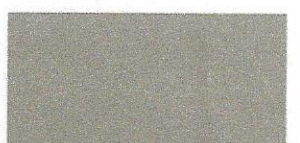
Hartford Green*
(SR).12 (TE).83 (SRI)5



Slate Bronze*
(SR).9 (TE).84 (SRI)2



Onyx Gray*
(SR).37 (TE).88 (SRI)41



Slate Gray*
(SR).17 (TE).87 (SRI)4

PPG Cool Color Technology



* Meets or exceeds Energy Star® requirements

Solar Reflectance (SR), Thermal Emittance (TE), Solar Reflectance Index (SRI)
Cool Color

NOTE: Colors shown are for reference only. Limited by printing process and viewing conditions the colors are only a close approximation. Actual metal color samples are available upon request.

283

283-C1

SW 7632
Modern Gray

283-C2

SW 7641
Colonnade Gray

**Main
Color**

283-C3

SW 1015
Skyline Steel

283-C4

SW 7643
Pussywillow

255

255-C1

SW 7005
Pure White

255-C2

SW 7008
Alabaster

**Trim
Color**

255-C3

SW 7566
Westhighland White

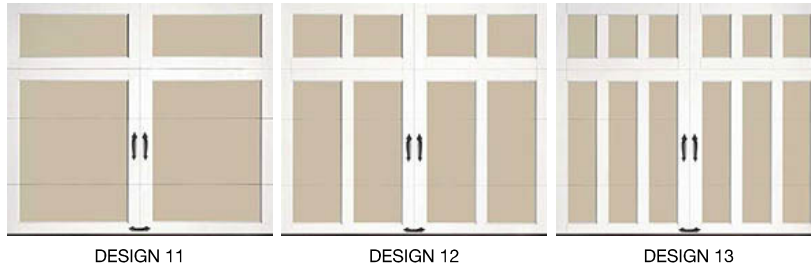
255-C4

SW 7570
Egret White



DOOR DESIGNS

SERIES 1



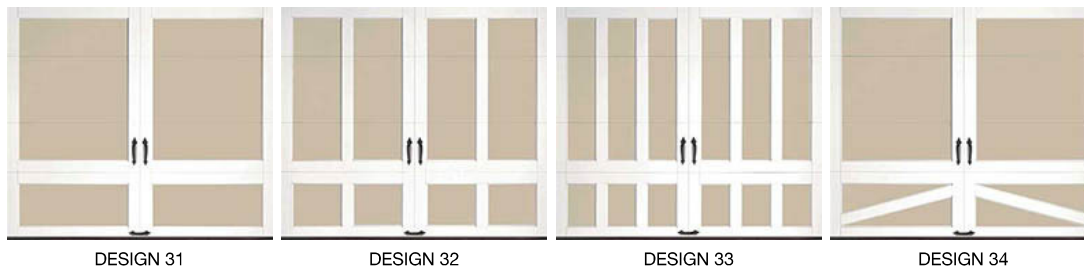
[View All Door & Window Combinations for Series 1](#)

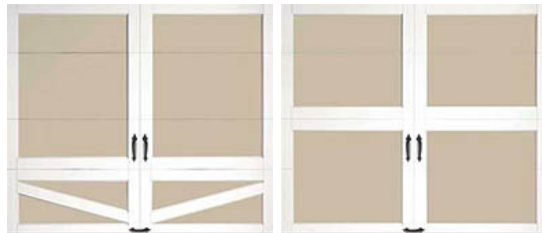
SERIES 2



[View All Door & Window Combinations for Series 2](#)

SERIES 3



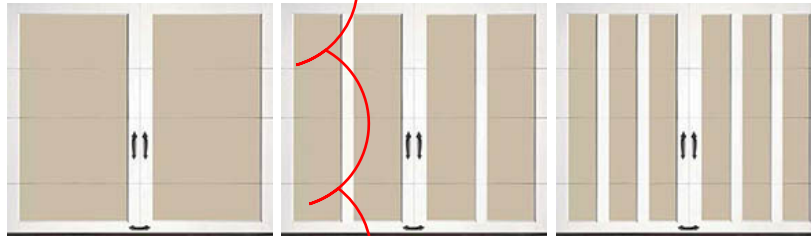


DESIGN 35

DESIGN 36

[View All Door Combinations for Series 3](#)

SERIES 4



DESIGN 41

DESIGN 42

DESIGN 43

[View All Door Combinations for Series 4](#)

For size and color availability, [click here](#).

TOP SECTIONS

SOLID TOP SECTIONS



TOP11

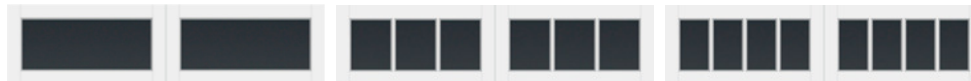
TOP12

TOP13



ARCH1

WINDOW DESIGNS



REC11

REC13

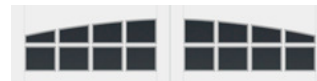
REC14



ARCH1



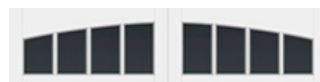
ARCH3



ARCH4



ARCH13



ARCH14



SQ23



SQ24

DOUBLE TOP SECTIONS

ARC1A - SOLID (DOUBLE DOOR)



ARC1A - WINDOW (DOUBLE DOOR)



ARC3A - WINDOW (DOUBLE DOOR)



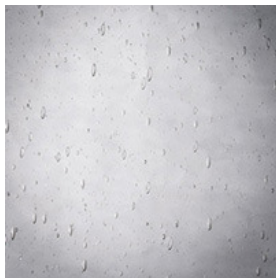
ARC4A - WINDOW (DOUBLE DOOR)



ARC13A - WINDOW (DOUBLE DOOR)



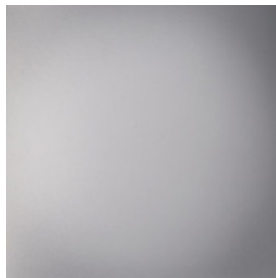
ARC14A - WINDOW (DOUBLE DOOR)

SPECIALTY GLASS OPTIONS

SEEDED



RAIN



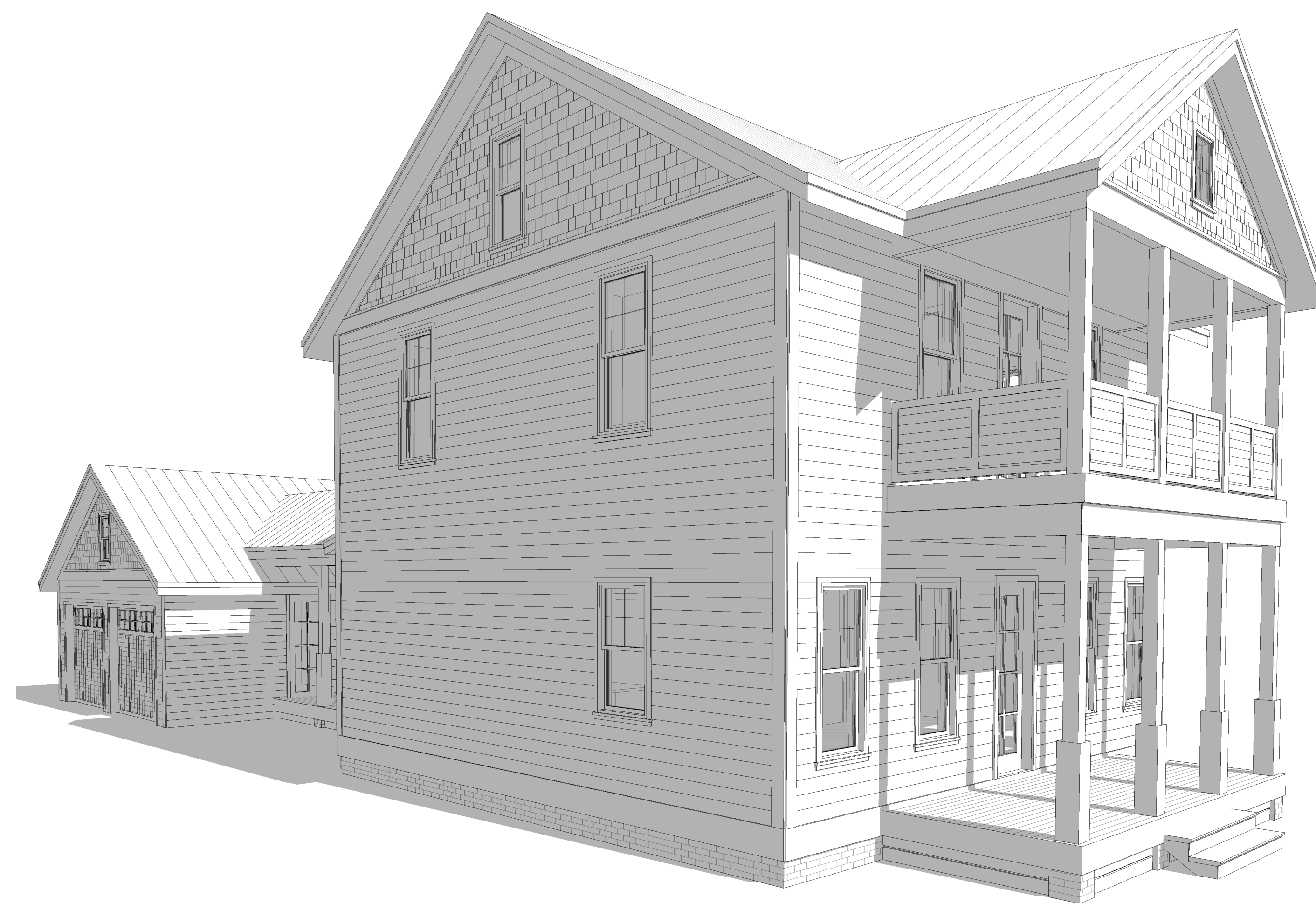
FROSTED*



OBSCURE

COLORSWHITE
OVERLAY /
WHITE BASEWHITE
OVERLAY /
ALMOND BASEWHITE
OVERLAY /
DESERT TAN
BASEWHITE
OVERLAY /
SANDTONE
BASEALMOND
OVERLAY /
ALMOND BASEALMOND
OVERLAY /
WHITE BASEALMOND
OVERLAY /
DESERT TAN
BASEALMOND
OVERLAY /
SANDTONE
BASEDESERT TAN
OVERLAY /
DESERT TAN
BASEDESERT TAN
OVERLAY /
WHITE BASEDESERT TAN
OVERLAY /
ALMOND BASEDESERT TAN
OVERLAY /
SANDTONE
BASESANDTONE
OVERLAY /
SANDTONE
BASESANDTONE
OVERLAY /
WHITE BASESANDTONE
OVERLAY /
ALMOND BASESANDTONE
OVERLAY /
DESERT TAN
BASE**REQUEST COLOR SAMPLES**

- For size & color availability, [click here](#).



Artisan Homes

**Sumeruelus & Commandant
Fernandina Beach
Nassau County, Florida**



Progress Prints		
Issued To/For		Date
IDC	Final	08-12-21

These drawings and specifications
of instruments of service are, and
shall remain, the property of the
Architect whether the project for
which they are made is executed
or not. They are not to be used on
other projects or extensions to this
project except by agreement in
writing with the Architect.

STATE OF FLORIDA
JOHN MARK COTNER
— ★ —
AR0012646
REGISTERED ARCHITECT

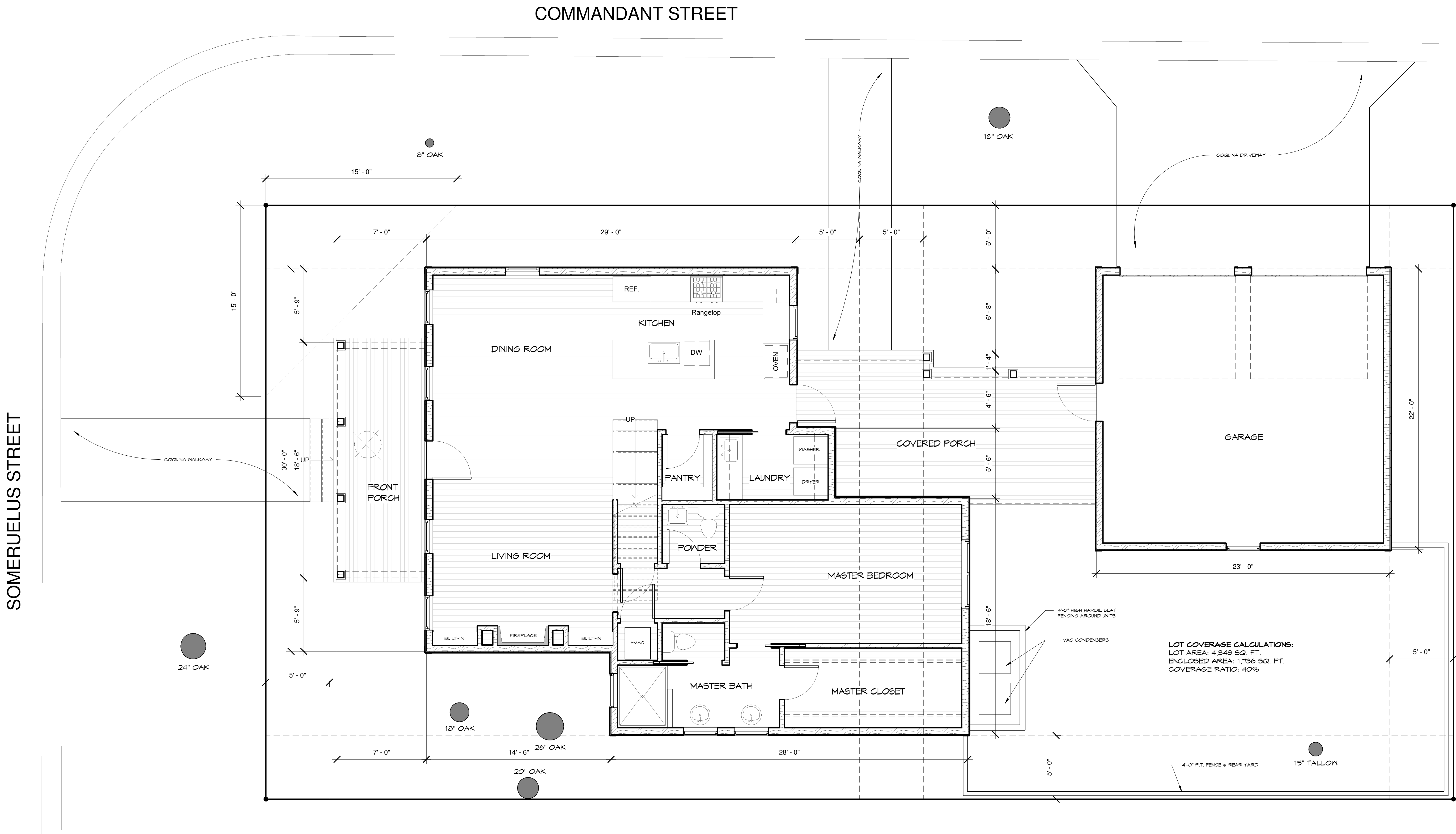
**ARTISAN HOMES
SOMERVELUS & COMMANDANT
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

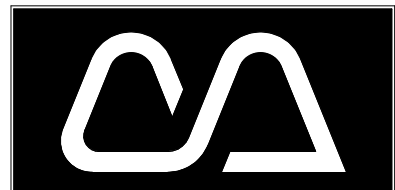
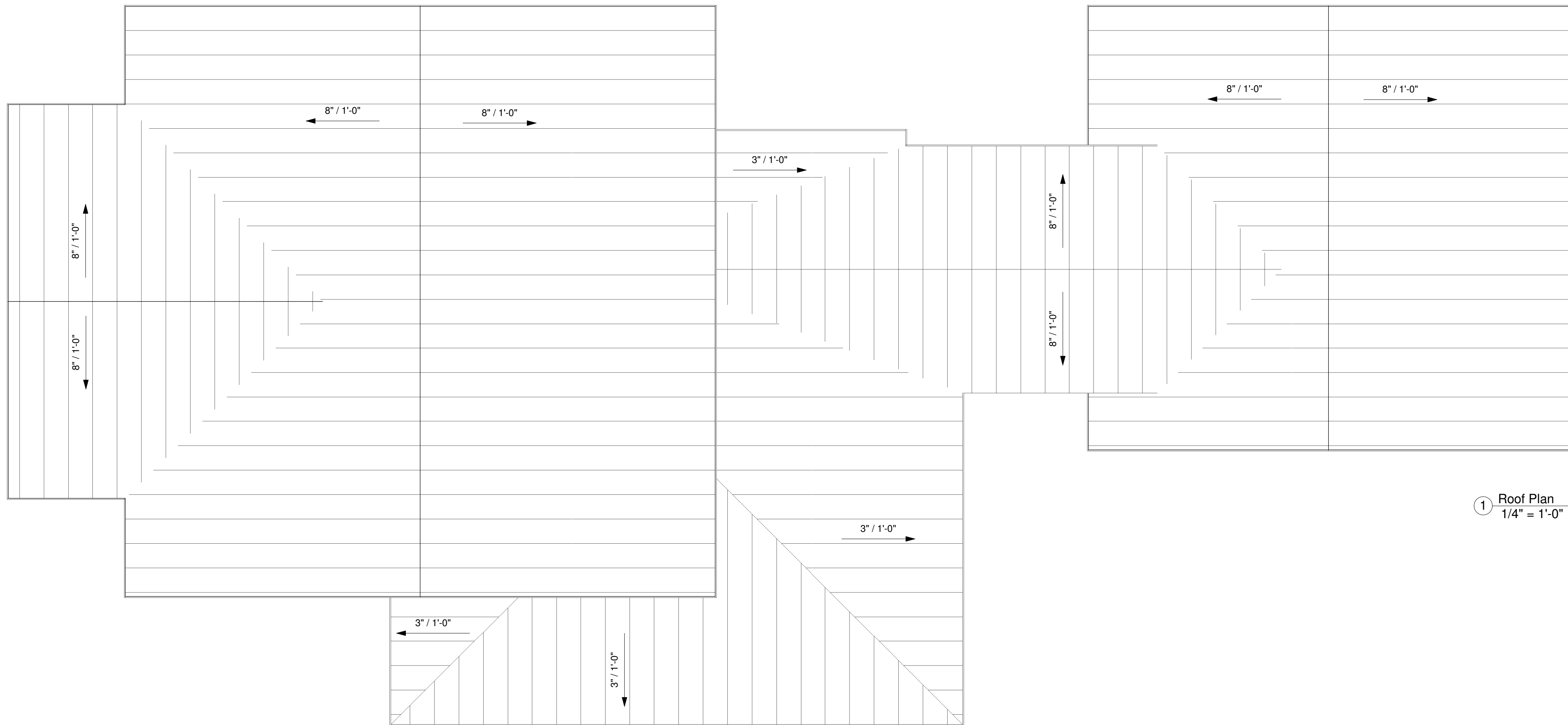
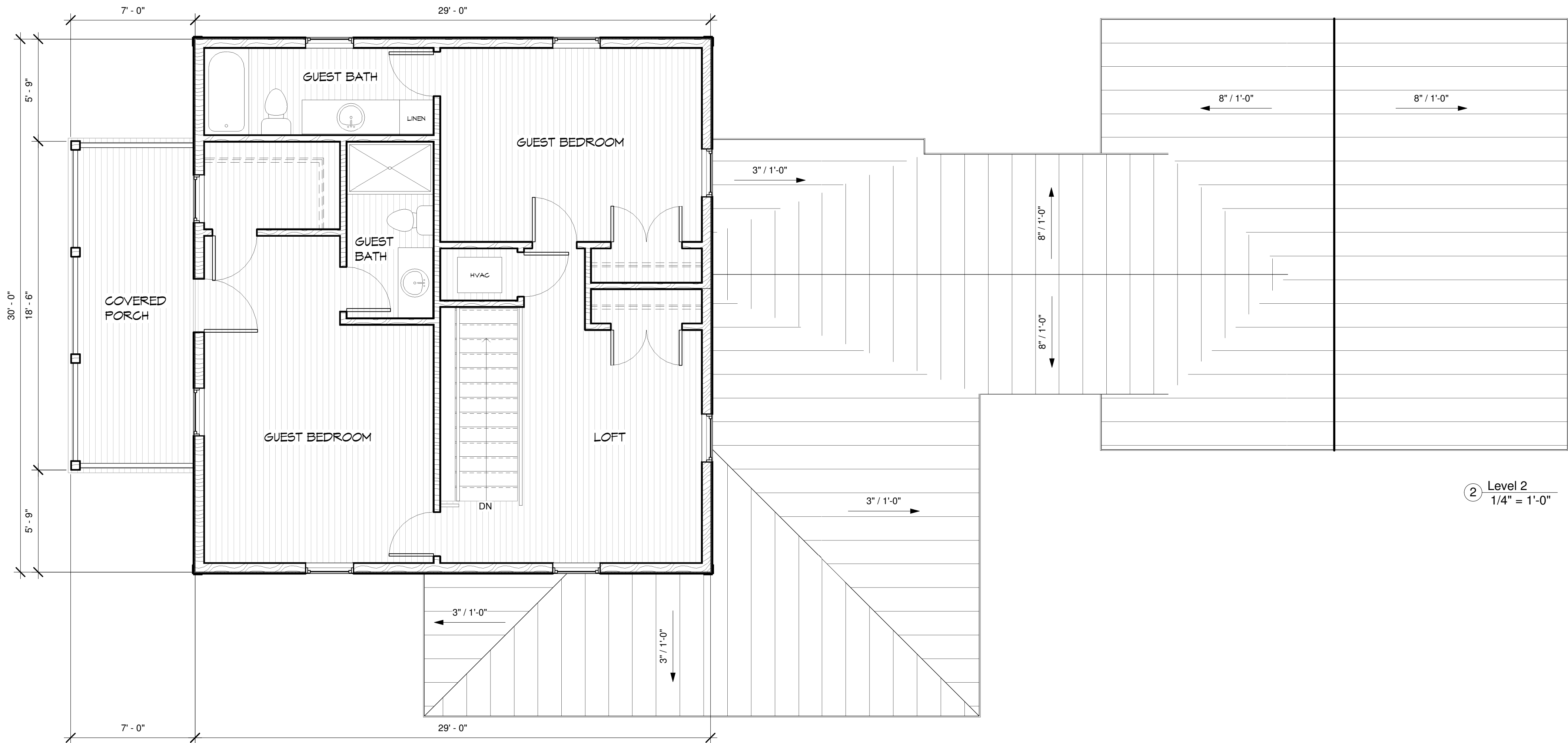
Site & First Floor Plans

Sheet Number
A-101

Page of

① Level 1
1/4" = 1'-0"





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

Revisions
No. Date

Progress Prints
Issued To/For Date
HDC Final 08-12-21

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

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



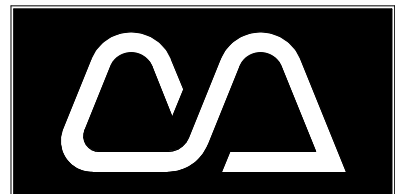
This item has been electronically signed and sealed by John Mark Cotner, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

ARTISAN HOMES
SOMERUELUS & COMMANDANT
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:
Released:

Second Floor & Roof Plans

Sheet Number
A-102
Page of



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

Revisions
No. Date

Progress Prints
Issued To/For Date
HDC Final 08-12-21

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

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



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

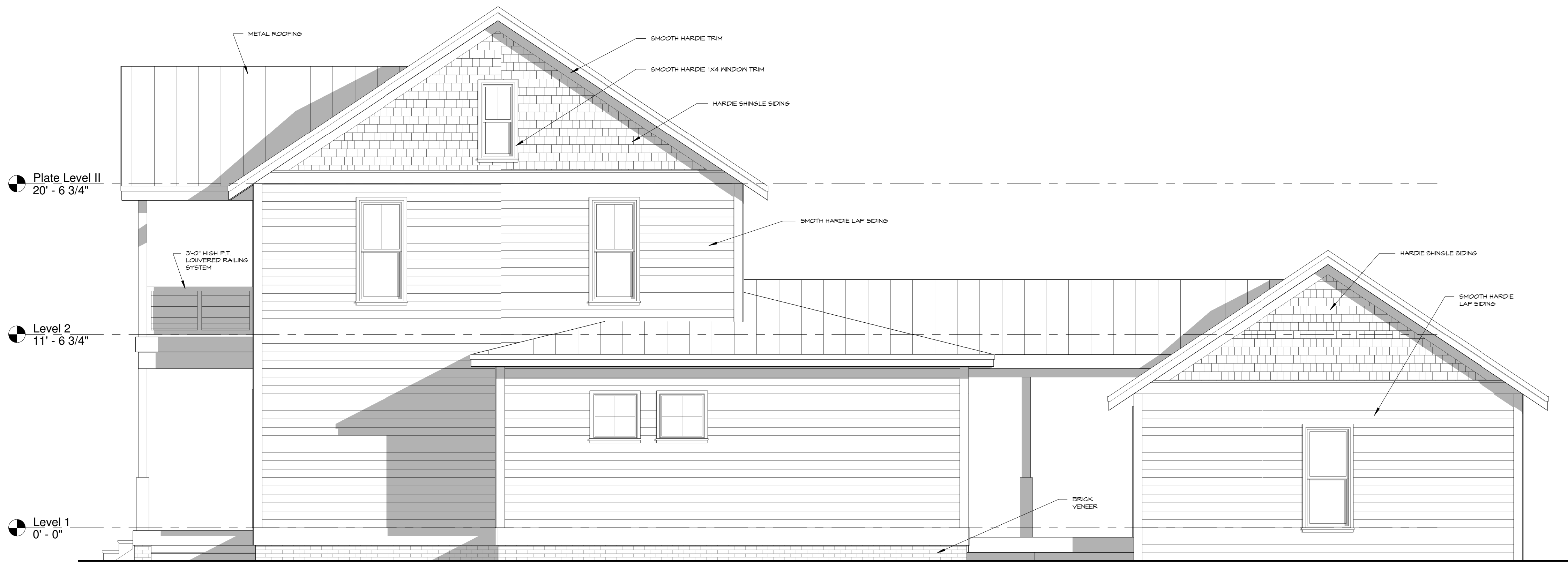
ARTISAN HOMES
SOMERUELUS & COMMANDANT
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:
Released:

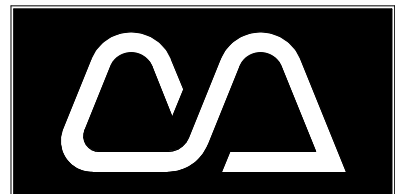
Elevations
Sheet Number
A-201
Page of



① South Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"



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

Revisions	
No.	Date

Progress Prints		
Issued To/For	Date	
HDC Final	08-12-21	

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

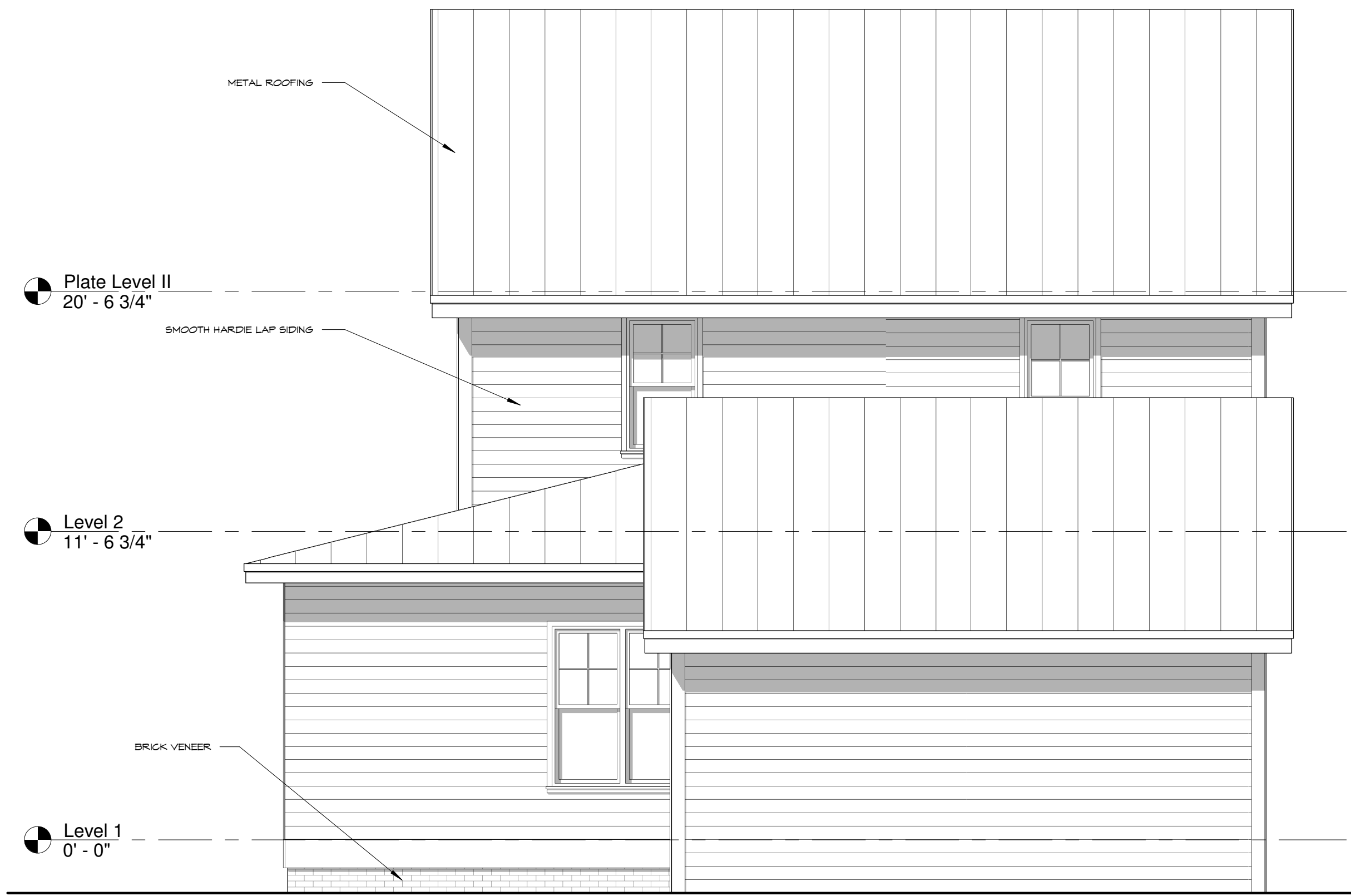
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



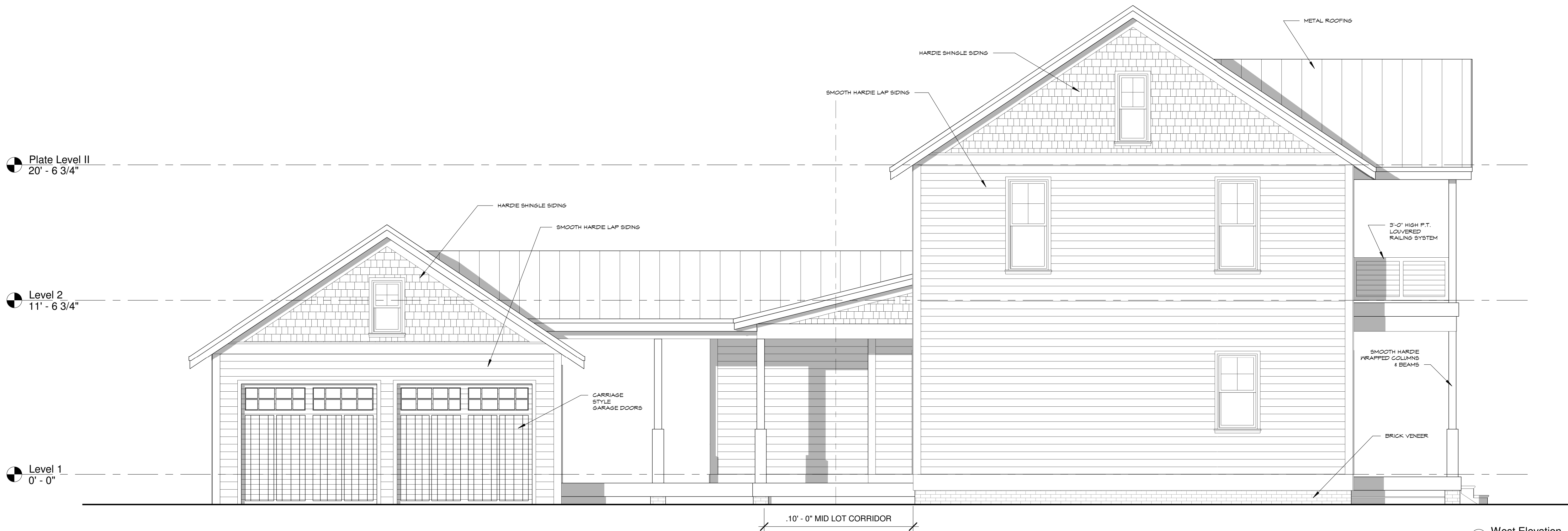
This item has been electronically signed and sealed by John Mark Cotner, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

ARTISAN HOMES
SOMERUELUS & COMMANDANT
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____



1 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-13
OCTOBER 21, 2021

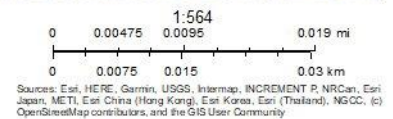
Owner/Applicant:	Cotner Associates, Inc., agent for Artisan Homes, LLC., owners
Property Address:	Block 11, Lot 8 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File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

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

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



May 17, 2021



2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

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

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-13

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-13 **with or without** conditions;

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

That HDC case HDC 2021-13, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

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

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7961

Date Submitted: 8/24/2021

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?*

4/29/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Artisan Homes

Last Name*

LLC

Mailing Address*

9995 Gate Parkway N, Ste 400

City*

Jacksonville

State*

FL

Zip Code*

32246

Telephone Number*

904-429-4800

E-mail Address*

tim@fcginc.net

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc

Last Name*

Architects

Company (if applicable)

Street Address

9 South Third Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

benjamin@cotnerassociates.com

Project Description*

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

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

Design Vision Statement*

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

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, 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
James Hardie	Siding	SW 6112 Biscuit (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
GAF	Timberline	Charcoal (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Trim	SW 7008 Alabaster (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco		SW 7008 Alabaster (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Hardie Plank	Site Built	SW 7008 Alabaster (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
PT Wood		Natural (Name/Number)

FENCING

Manufacturer	Product Description	Color
PT Wood		White (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Coquina		 (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 Product Cut Sheets.pdf	Upload 2 Interior Unit Drawings.pdf	Upload 3 Onwers Authorization.pdf	Upload 4 Tree survey.pdf
Upload 5 Warranty Deed - Someruelus-Artisan.pdf	Upload 6 Choose File No file selecte	Upload 7 Choose File No file selecte	Upload 8 Choose File No file selecte

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*



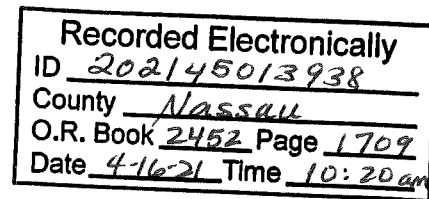
DEPARTMENT OF PLANNING & CONSERVATION

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.

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

Consideration: \$262,500.00



WARRANTY DEED

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

W I T N E S S E T H:

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Cathy Garry
Print Name: CATHY GARRY

Christy Anderson
Print Name: Christy Anderson

Thomas E White
THOMAS E. WHITE

Rebecca E. White
REBECCA WHITE

(Witnesses as to both signatures)

STATE OF FLORIDA
COUNTY OF NASSAU

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

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

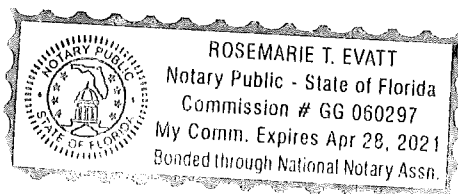


EXHIBIT "A"

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

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

Consideration: \$262,500.00

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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

MAP SHOWING SURVEY OF

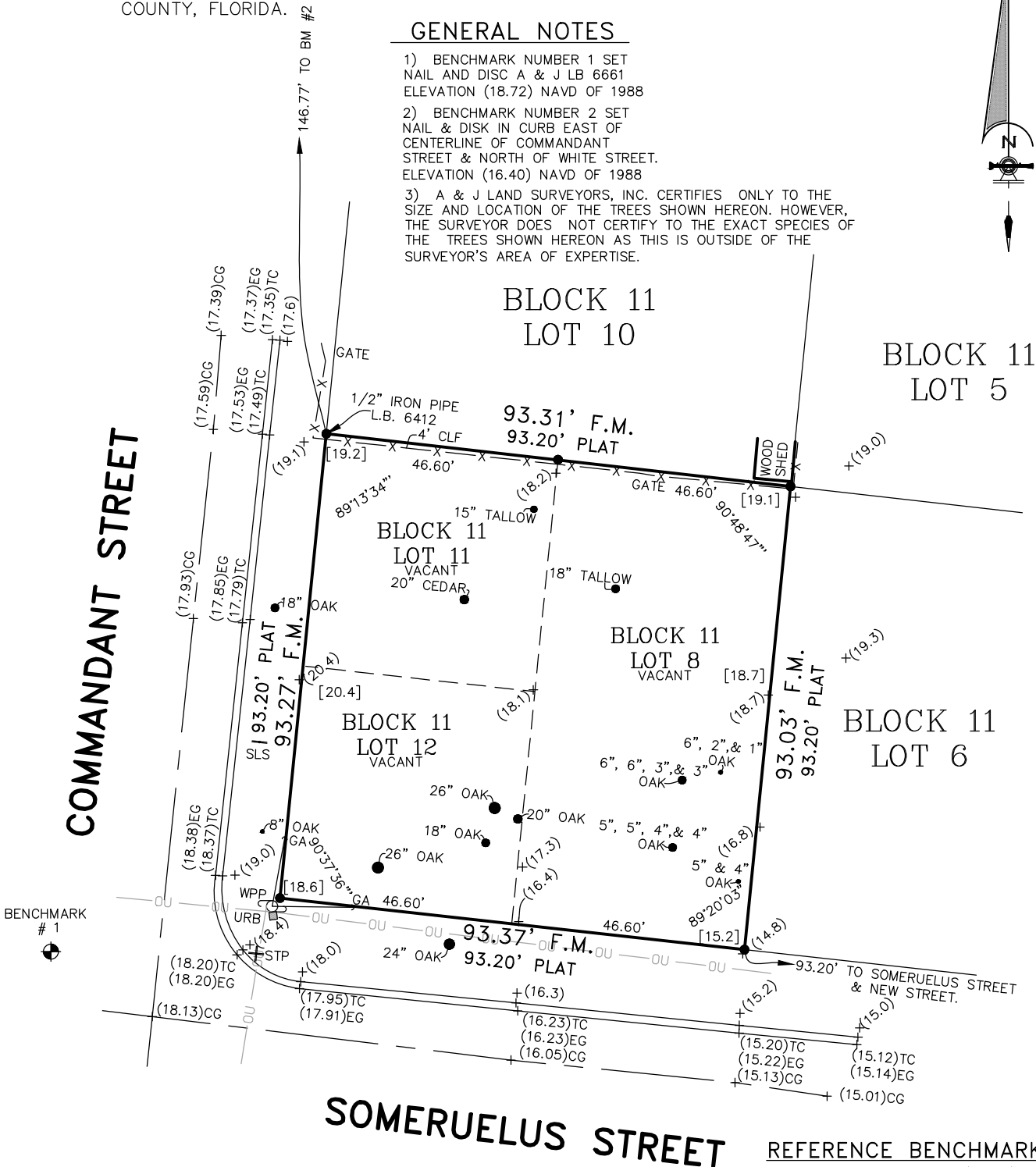
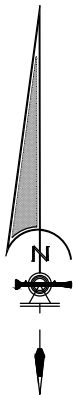
LEGAL DESCRIPTION PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 29, 2021 @ 8:00 A.M.
FILE NUMBER: 2080-5198929

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

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

GENERAL NOTES

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



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

REFERENCE BENCHMARK

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

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

NOTES:

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

LEGEND

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

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

A & J LAND SURVEYORS, INC.

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

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

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

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

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

[Our Message on Coronavirus/COVID-19\(/notifications/covid19-response\)](#)

[WHERE TO BUY](#)
(/WHERE-TO-BUY)

[GET HELP ON YOUR PROJECT \(/EN-US/GET-
HELP?JWCT_GETHELP=UTILITYLINKS\)](#)

[FOR INVESTORS](#)
USA

[|PRO SIGN IN \(/EN-
US/SIGN-IN\)](#)

[\(HTTP://INVESTORS.JELD-
WEN.COM/\)](http://investors.jeld-wen.com/)



Premium™ Vinyl (V-4500) Window: Double-Hung

Explore the options

See your JELD-WEN Dealer to verify available interior-exterior combinations.

On-screen colors/finishes vary from actual products.

Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down
Grille

Color Combinations

White / White



See all options and features >

Reset



**PROJECT TYPE**

New construction and replacement

WARRANTY

Lifetime Warranty

SCREEN & TRIM OPTIONS

2 Insect Screens

GLASS

Energy efficient, tinted, textured and protective.

HARDWARE

1 Lock Option in 7 finishes

MAINTENANCE LEVEL

Minimal

COLORS & FINISHES

3 Interior Colors

5 Exterior Colors

1 Window Color Technology

FRAME OPTIONS

Block Frame/Replacement

Integral Flat Casing

Integral Nailing Fin

Retrofit Brickmould Accessory

DIVIDED LITES

Grilles between the glass.

CONSTRUCTION

Tilt Sash

Model Details & Options

Colors & Finishes

INTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



White



Desert Sand



Almond

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



White



Desert Sand



Almond



Bronze



Black

WINDOW COLOR TECHNOLOGY



FinishShield™

Our vinyl window and patio doors lines are now available with FinishShield™, a new finish that's superior to paint in appearance, quality, and longevity. This new finish technology provides improved durability for the builder and peace of mind for homeowners.

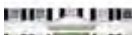
Glass

ENERGY EFFICIENT GLASS



Back to Search

VIEW ALL





Where to Buy

Temporarily Unavailable Information

- [Product Replacement Guide](#)

Door Features

Flush-glazed doors, with up to 18% more visible glass area

Solid hardwood square edges

Low maintenance and excellent weather resistance – will not rot, rust or dent

Available with 20" or 22" wide glass

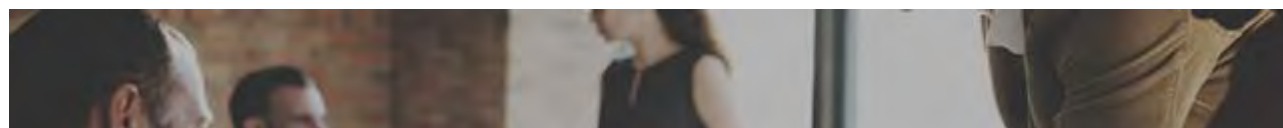
Lifetime limited warranty

ADA Compliant

Technical Documents

- [Installation Instructions](#)
- [Finishing Instructions](#)
- [STC Performance](#)
- [Architectural Specification](#)
- [Technical Manual](#)
- [Energy Efficiency Performance](#)
- [Warranty](#)

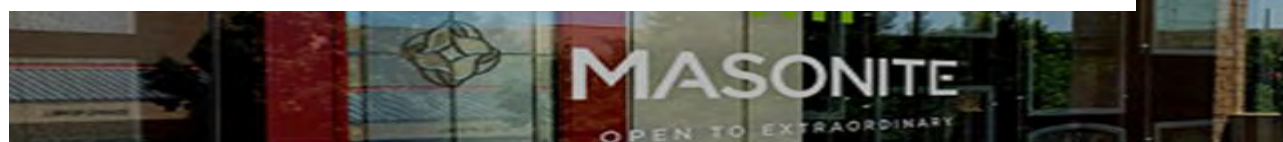




► Need Help? We'll Help You Choose



► Where To Buy



Products	▼
<u>Doors 101</u>	▼
Inspiration	▼
Professional Resources	▼
MConnect	▼
<u>Configure Your Door</u>	



© 2021 Masonite All Rights Reserved

United States ▼

[Privacy Policy](#)

[California Consumer Privacy Policy](#)

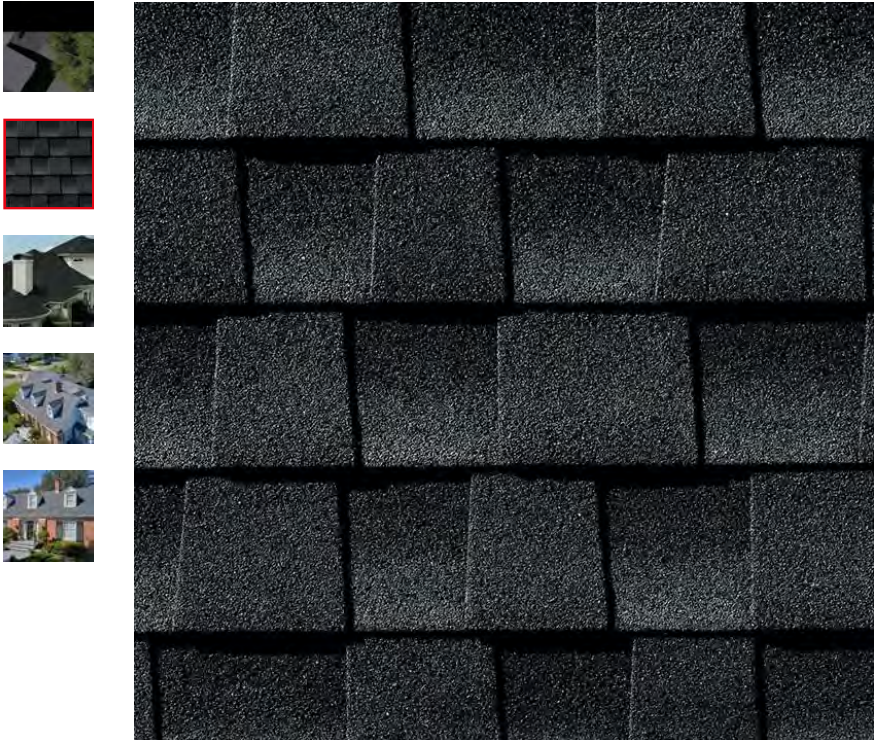
[CCPA Form](#)

California Transparency in Supply Chains Act Disclosure

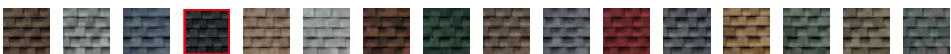


Timberline® HDZ™ Shingles

The look people know and love, now featuring LayerLock™ Technology



Color/Finish: Charcoal



[SEE COLORS AVAILABLE IN MY AREA > \(\)](#)

★★★★★ 4.8 (14813) [WRITE A REVIEW](#)

[FIND A CONTRACTOR \(/EN-US/ROOFING-CONTRACTORS/RESIDENTIAL\)](#)

[ABOUT \(HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ\)](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz)

[SPECS \(HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ/SPECIFICATIONS\)](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz/specifications)

[DOCS | PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ](#)

America's #1-selling shingle — now with LayerLock™ Technology

We use cookies to operate our website, enhance site navigation, analyze site usage, and assist in our marketing efforts. By clicking "Accept Cookies," you agree to this use. For more information please visit our [Cookie Notice](#).

[Cookie Preferences](#)

[Accept Cookies](#)

More homeowners in North America rely on Timberline® Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability — and are the best value in roofing today.

Learn more about the same shingle you know and love, now with LayerLock™ Technology (/en-us/layerlock), which powers the industry's widest nail zone and first wind warranty (/en-us/for-homeowners/warranties/windproven) with no maximum wind speed limitation.⁵



Timberline Shingles can increase the value of a home by an average of 10%

According to a survey of 380 real estate agents and certified appraisers of single-family residential homes, upgrading a roof with GAF Timberline® roofing shingles can increase the value of a home by an average of 10%.¹

¹ Estimated increase in home value is based on the opinions of survey participants. No comparative market analysis or actual sales data was evaluated. Survey commissioned by GAF and conducted by a third party in 2019.

SEE PRODUCTS (/ROOFING-PRODUCTS/RESIDENTIAL-FILTERS_300=B433507505544E2EA82C863C51328202,21FE8B7172E24CDAB37E728B7F00EAF2,50



GREAT VALUE

Architecturally stylish but practically priced to offer great value with outstanding performance



PEAK PERFORMANCE

Advanced Protection® Shingle Technology (/en-us/residential-roofing/advanced-protection-technology), provides excellent protection for your home



DIMENSIONAL LOOK

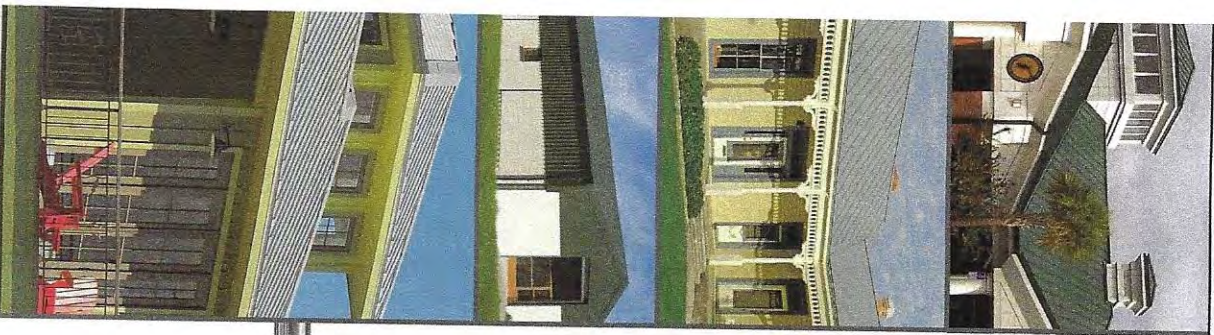
Gives your roof a striking appearance with exceptional depth and dimension

- **Great Value:** Architecturally stylish but practically priced — with a Lifetime Limited Warranty¹
 - **Dimensional Look:** Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look
 - **StainGuard® Algae Protection:** Helps ensure the beauty of your roof against unsightly blue-green algae²
 - **WindProven™ Limited Wind Warranty:** When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation³
 - **LayerLock™ Technology:** Proprietary technology mechanically fuses the common bond between overlapping shingle layers
 - **Up to 99.9% nailing accuracy:** The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test⁴
 - **Stays In Place:** Our legendary Dura Grip™ sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance
 - **Highest Roofing Fire Rating:** UL Class A, Listed to ANSI/UL 790
 - **Perfect Finishing Touch:** For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles
- We use cookies to operate our website, enhance site navigation, analyze site usage, and assist in our marketing efforts. By clicking "Accept Cookies," you agree to this use. For more information please visit our [Cookie Notice](#).

[Cookie Preferences](#)

Accept Cookies

Metal Roofing Beauty That Lasts!



Authorized Dealer



Trusted Quality
Tested Strength.

Metal Roofing



A GIBALTAR INDUSTRIES COMPANY



Metal Roofing Beauty That Lasts!

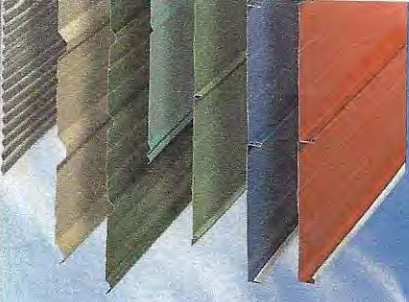
Trusted Quality. Tested Strength.

Residential • Commercial • Agricultural • Industrial



A complete line of roof and wall panel systems

- Lasts longer than conventional roofing
- Low maintenance
- Color matched accessories and trims
- Fire-resistant and non-combustible
- May reduce insurance premiums
- Energy efficient
- Superior warranty
- Impact resistant to hail
- Good value-to-life cycle cost
- Enhances resale value
- 100% recyclable
- Attractive appearance



SM-RIB

Design Features

- Architectural exposed fastener panel
- 36" width coverage
- 9" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 3/4" major rib height
- Minimum roof slope 3/12 pitch
- 29 and 26 gauge
- Anti-siphon channel side lap design
- Architectural Applications
- Applied over decking

Material

- Galvanized Steel or Galvalume
 - SemCoat SP or SemCoat Plus
- Approvals: TDI • MAM DDAE • UL • FL CODE



PBR & R PANELS

Design Features

- Architectural/structural exposed fastener panel
- 36" width coverage roofing (PBR)
- Or siding (R-Panel)
- 12" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 1-1/8" major rib height
- Minimum roof slope 1/12 pitch
- PBR - 26 and 24 gauge
- R - 29 gauge
- Architectural and Structural Applications
- Applied over decking and over open framing

Material

- Galvanized Steel or Galvalume
 - SemCoat SP or SemCoat Plus
- Approvals: TDI • UL • FL CODE



SEM-LOK

Design Features

- Architectural concealed fastener standing seam panel
- 16" width coverage
- 1" seam height
- Minimum roof slope 2/12 pitch
- Hemmed snap lock design
- Low gloss paint finish
- 26 and 24 gauge
- Anti-siphon channel side lap design
- Available in Ribbed, Flat or Striated
- Nail fin design with slotted holes for attachment
- Architectural Applications
- Applied over decking

Material

- Galvalume
 - SemCoat Plus
- Approvals: MAM DDAE • UL • FL CODE



2-1/2" & 1-1/4" CORRUGATED

Design Features

- Architectural exposed fastener panel
- 24" width coverage (siding) and 21-1/2" width coverage (roof)
- 1-1/4" and 2-1/2" corrugations on center spacing availability
- 1/4" or 1/2" corrugation height
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Architectural Applications
- Applied over decking

Material

- Galvanized Steel or Galvalume
 - SemCoat SP or SemCoat Plus
- Approvals: UL • FL CODE



5-V CRIMP

Design Features

- Architectural exposed fastener panel
- 24" width coverage
- 7/16" height inverted V/s
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Anti-siphon channel side lap design
- Architectural Applications
- Applied over decking

Material

- Galvanized Steel or Galvalume
 - SemCoat SP or SemCoat Plus
- Approvals: TDI • MAM DDAE • UL • FL CODE



SM-RIB



PBR-PANEL RECOMMENDED FOR ROOFING



R-PANEL RECOMMENDED FOR SIDING ONLY



See individual product descriptions for applicable certifications.



SEM-LOK



16" Coverage



2-1/2" CORRUGATED



1-1/4" CORRUGATED



5-V CRIMP



www.semco.com

Technical Support 800.SE Specs 800.737.7327



Metal Roofing Color Guide

11801 INDUSTRY DRIVE • JACKSONVILLE, FLORIDA 32218



SemCoat SP - 40 Year Warranty



Barn Red*
(SR).35 (TE).83 (SRI)36



Hawaiian Blue*
(SR).32 (TE).83 (SRI)32



Bone White*
(SR).55 (TE).83 (SRI)63



Light Stone*
(SR).55 (TE).83 (SRI)63



Burnished Slate
(SR).25 (TE).83 (SRI)22



Charcoal Gray*
(SR).25 (TE).83 (SRI)22



Mocha Tan*
(SR).32 (TE).83 (SRI)32



Cocoa Brown*
(SR).25 (TE).83 (SRI)22



Old Town Gray*
(SR).35 (TE).83 (SRI)36



Forest Green*
(SR).25 (TE).83 (SRI)22



Reflective White*
(SR).55 (TE).83 (SRI)63

SemCoat Plus - 45 Year Warranty



Brick Red*
(SR).25 (TE).86 (SRI)24



Regal Blue
(SR).25 (TE).85 (SRI)23



Chamois Tan*
(SR).43 (TE).86 (SRI)48



Regal White*
(SR).64 (TE).83 (SRI)76



Copper Penny*
(SR).43 (TE).82 (SRI)46



Silver Dollar*
(SR).54 (TE).81 (SRI)61



Hartford Green*
(SR).12 (TE).83 (SRI)5



Slate Bronze*
(SR).9 (TE).84 (SRI)2



Onyx Gray*
(SR).37 (TE).88 (SRI)41



Slate Gray*
(SR).17 (TE).87 (SRI)4

PPG Cool Color Technology



* Meets or exceeds Energy Star® requirements

Solar Reflectance (SR), Thermal Emittance (TE), Solar Reflectance Index (SRI)
Cool Color

NOTE: Colors shown are for reference only. Limited by printing process and viewing conditions the colors are only a close approximation. Actual metal color samples are available upon request.

265

265-C1

SW 7104
Cotton White

265-C2

SW 7558
• Medici Ivory

265-C3

SW 6112
Biscuit

265-C4

SW 6350
Intricate Ivory

265-C5

255

255-C1

SW 7005
Pure White

255-C2

SW 7008
Alabaster

255-C3

SW 7566
Westhighland White

255-C4

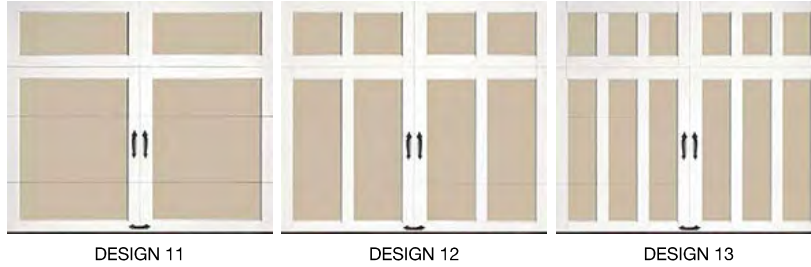
SW 7570
Egret White

255-C5



DOOR DESIGNS

SERIES 1



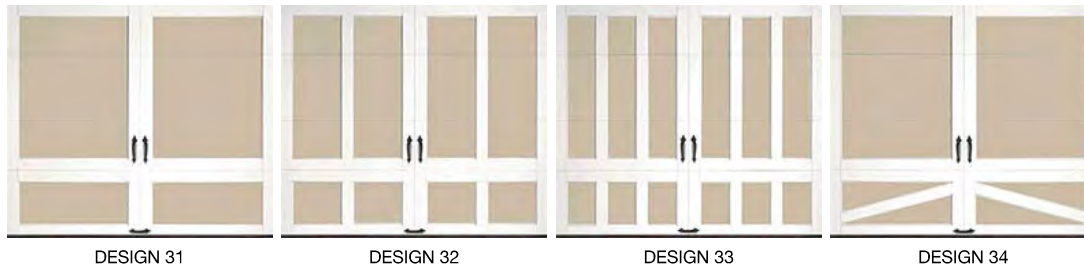
[View All Door & Window Combinations for Series 1](#)

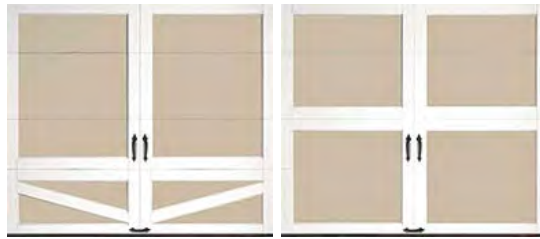
SERIES 2



[View All Door & Window Combinations for Series 2](#)

SERIES 3





DESIGN 35

DESIGN 36

[View All Door Combinations for Series 3](#)

SERIES 4



DESIGN 41

DESIGN 42

DESIGN 43

[View All Door Combinations for Series 4](#)

For size and color availability, [click here](#).

TOP SECTIONS

SOLID TOP SECTIONS



TOP11

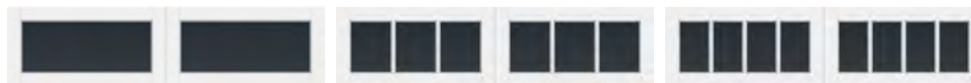
TOP12

TOP13



ARCH1

WINDOW DESIGNS



REC11

REC13

REC14



ARCH1

ARCH3

ARCH4



ARCH13

ARCH14

SQ23



SQ24

DOUBLE TOP SECTIONS

ARC1A - SOLID (DOUBLE DOOR)



ARC1A - WINDOW (DOUBLE DOOR)



ARC3A - WINDOW (DOUBLE DOOR)



ARC4A - WINDOW (DOUBLE DOOR)



ARC13A - WINDOW (DOUBLE DOOR)



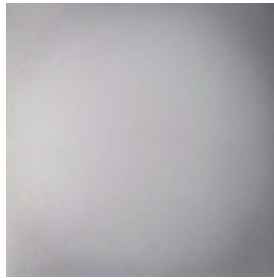
ARC14A - WINDOW (DOUBLE DOOR)

SPECIALTY GLASS OPTIONS

SEEDED



RAIN



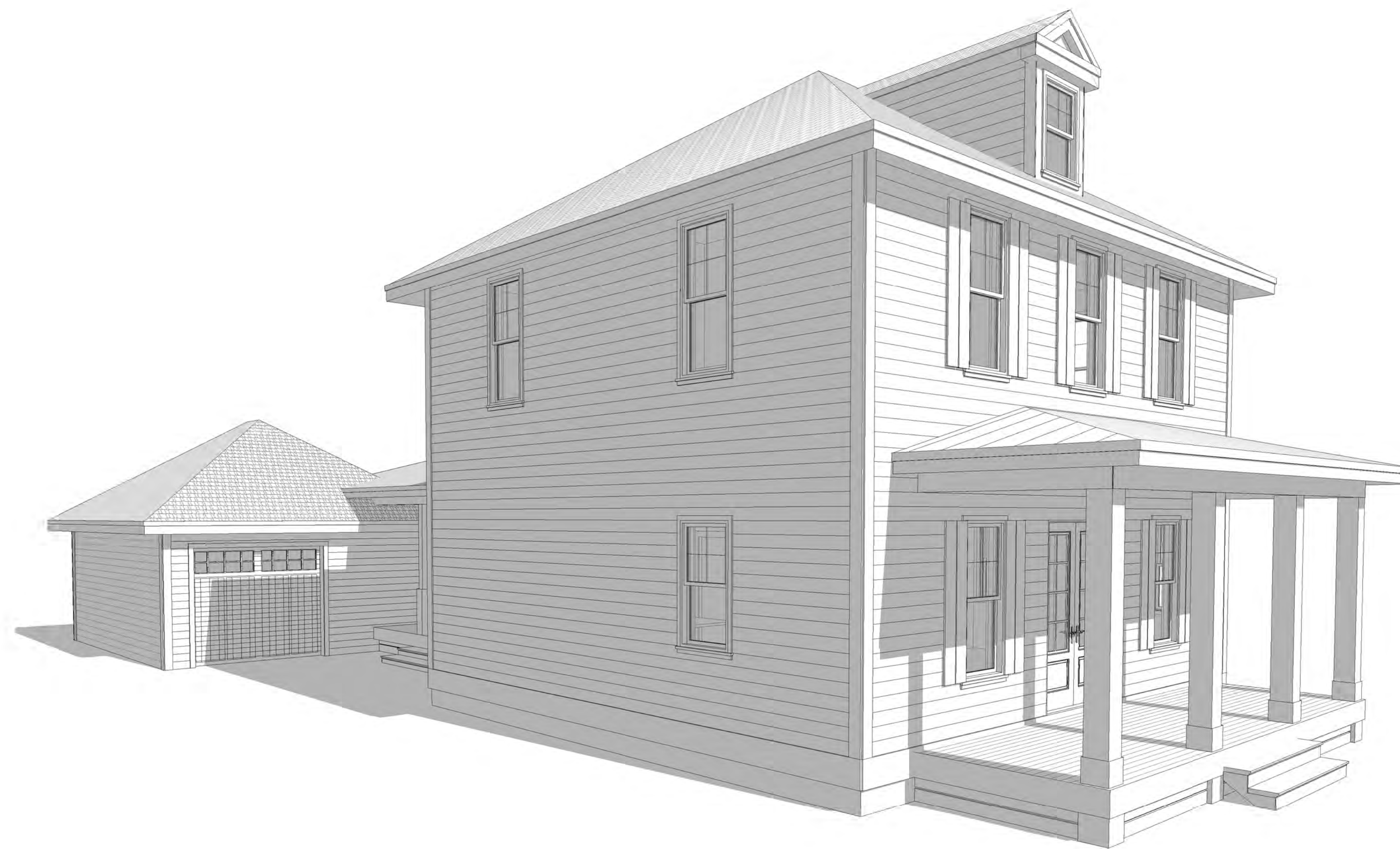
FROSTED*



OBSCURE

COLORSWHITE
OVERLAY /
WHITE BASEWHITE
OVERLAY /
ALMOND BASEWHITE
OVERLAY /
DESERT TAN
BASEWHITE
OVERLAY /
SANDTONE
BASEALMOND
OVERLAY /
ALMOND BASEALMOND
OVERLAY /
WHITE BASEALMOND
OVERLAY /
DESERT TAN
BASEALMOND
OVERLAY /
SANDTONE
BASEDESERT TAN
OVERLAY /
DESERT TAN
BASEDESERT TAN
OVERLAY /
WHITE BASEDESERT TAN
OVERLAY /
ALMOND BASEDESERT TAN
OVERLAY /
SANDTONE
BASESANDTONE
OVERLAY /
SANDTONE
BASESANDTONE
OVERLAY /
WHITE BASESANDTONE
OVERLAY /
ALMOND BASESANDTONE
OVERLAY /
DESERT TAN
BASE**REQUEST COLOR SAMPLES**

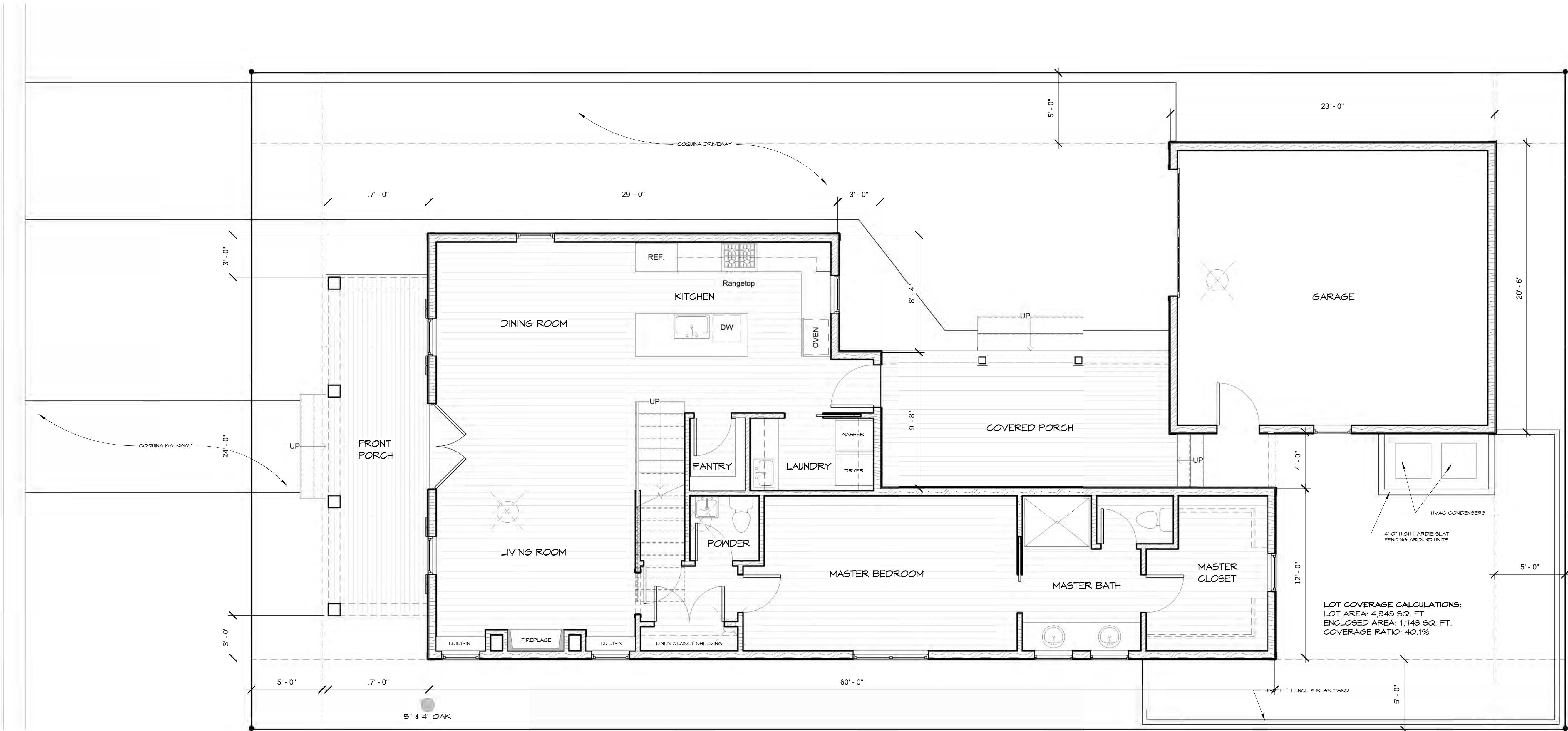
- For size & color availability, [click here](#).



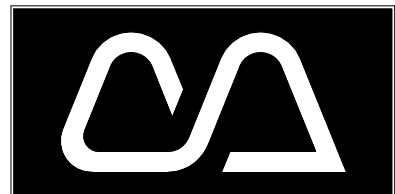
Artisan Homes

**Sumeruelus Street
Fernandina Beach
Nassau County, Florida**

SOMERUELUS STREET



1 Level 1
1/4" = 1'-0"



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

Revisions

No. Date

Progress Prints

Issued To/For Date

HDC Final 08-12-21

Not Published

All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

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



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

ARTISAN HOMES
SOMERUELUS STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:

Released:

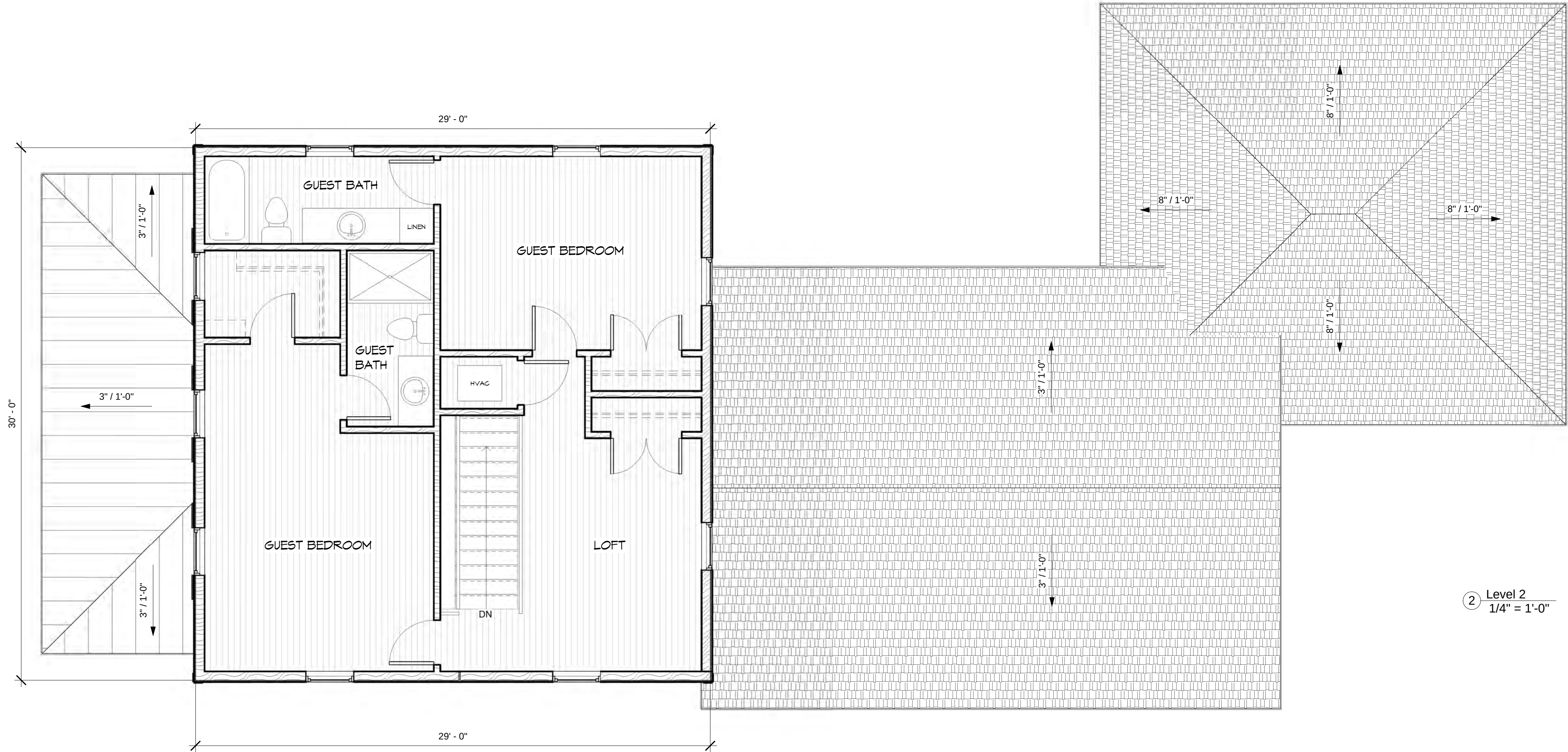
Site & First Floor Plans



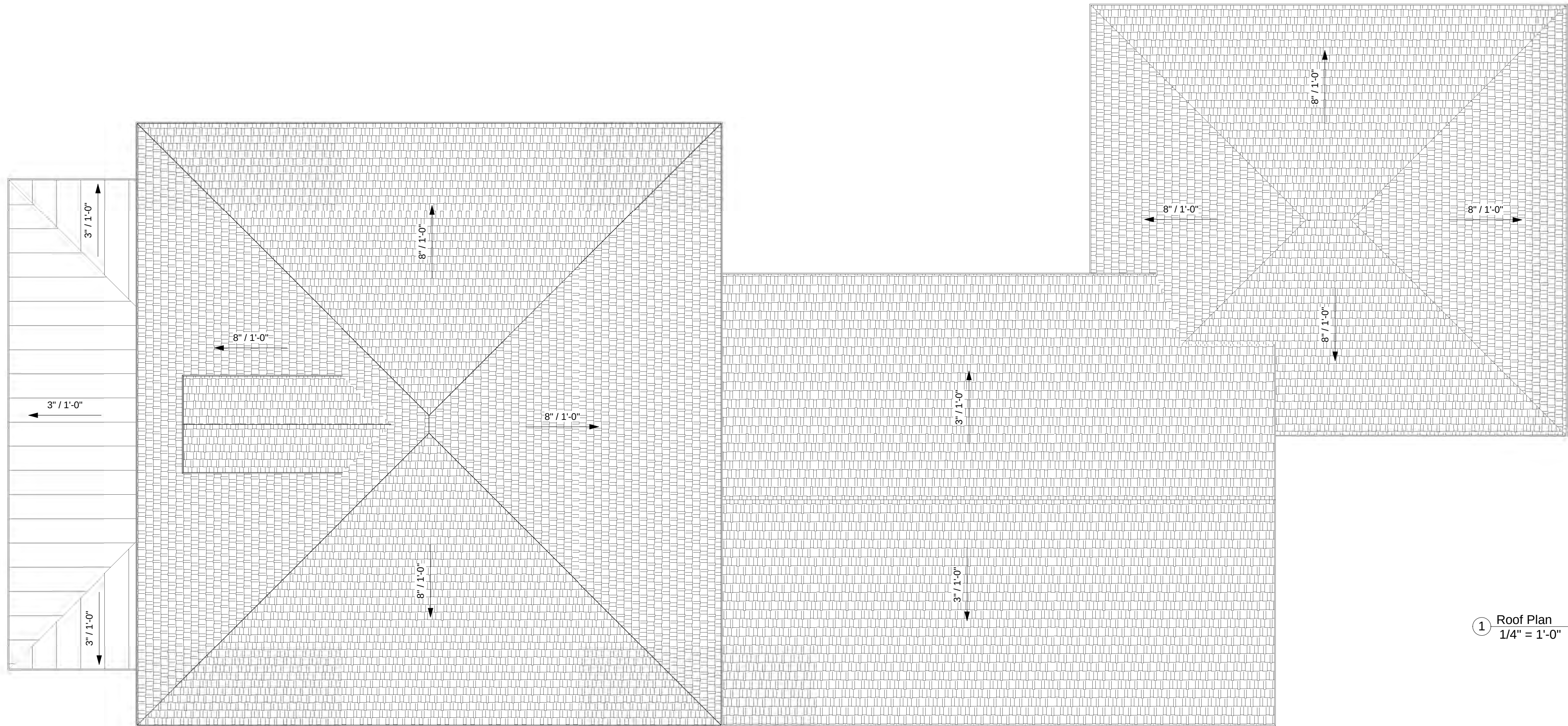
Sheet Number

A-101

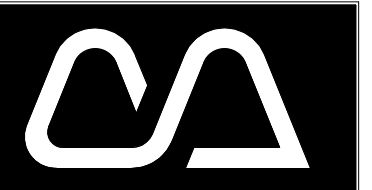
Page of



② Level 2
1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"



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

Revisions

No. Date

Progress Prints

Issued To/For Date

HDC Final 08-12-21

Not Published

All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

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



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

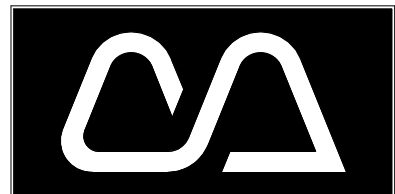
ARTISAN HOMES
SOMERVELUS STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:

Released:

Second Floor & Roof Plans

Sheet Number
A-102
Page of



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

Revisions	
No.	Date

Progress Prints	
Issued To/For	Date
HDC Final	08-12-21

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

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



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

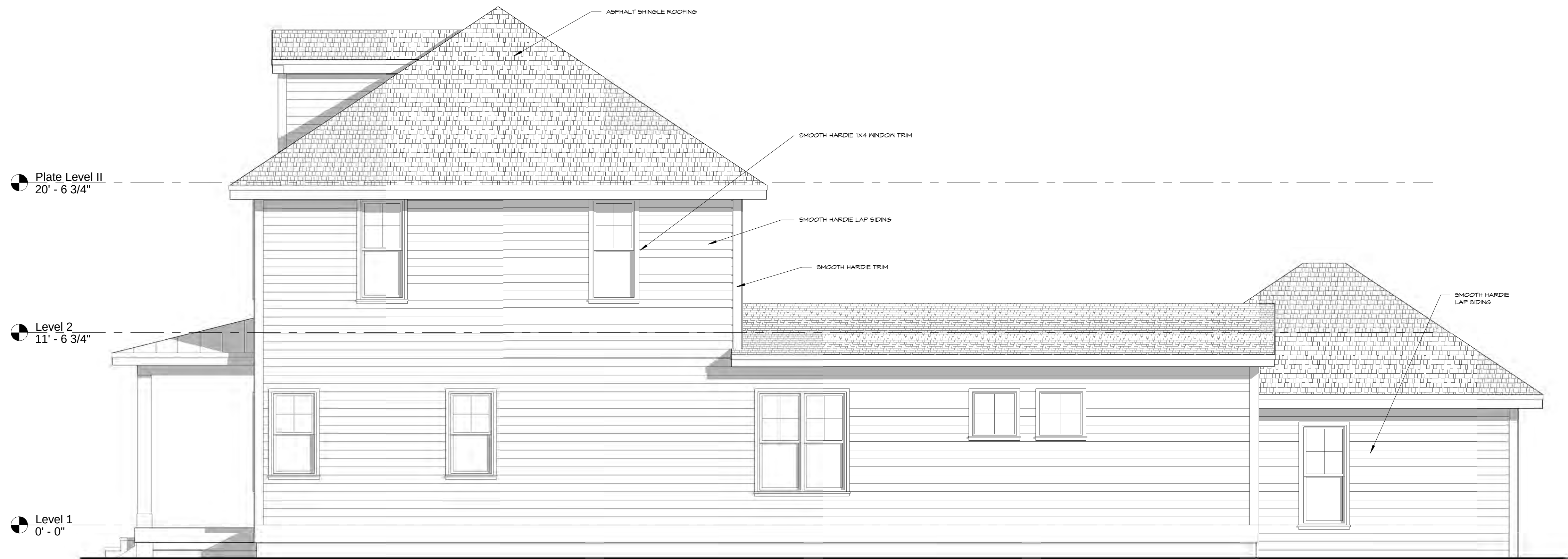
ARTISAN HOMES
SOMERVELUS STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:
Released:

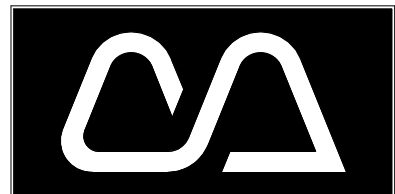
Elevations
Sheet Number
A-201
Page of



① South Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"



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

Revisions	
No.	Date

Progress Prints		
Issued To/For	Date	
HDC Final	08-12-21	

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

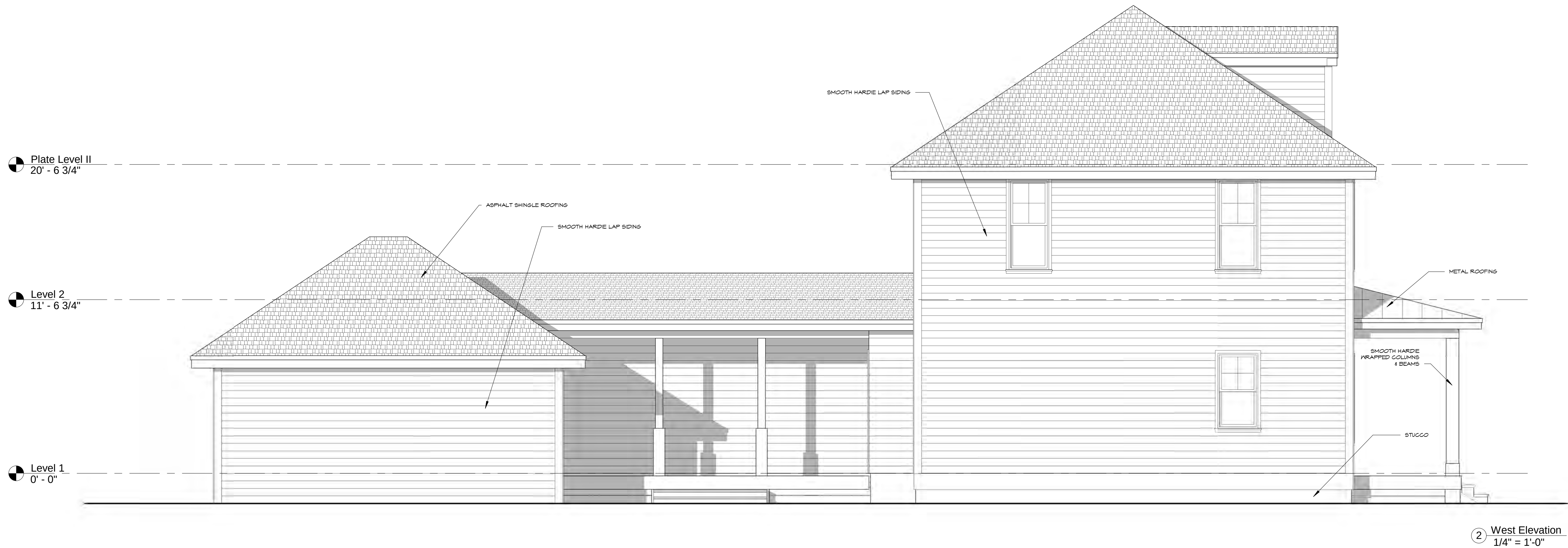
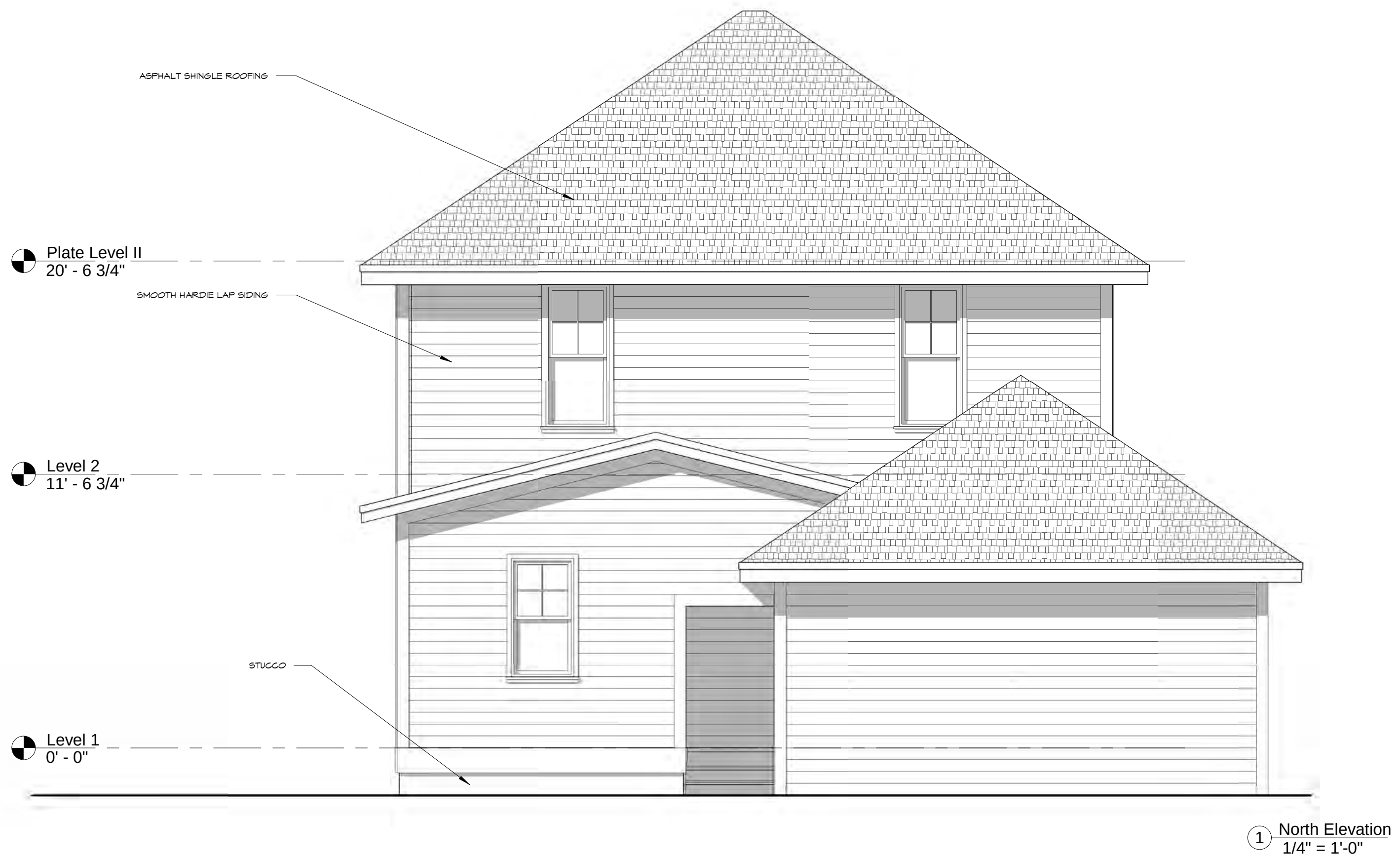
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



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

ARTISAN HOMES
SOMERVELUS STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____



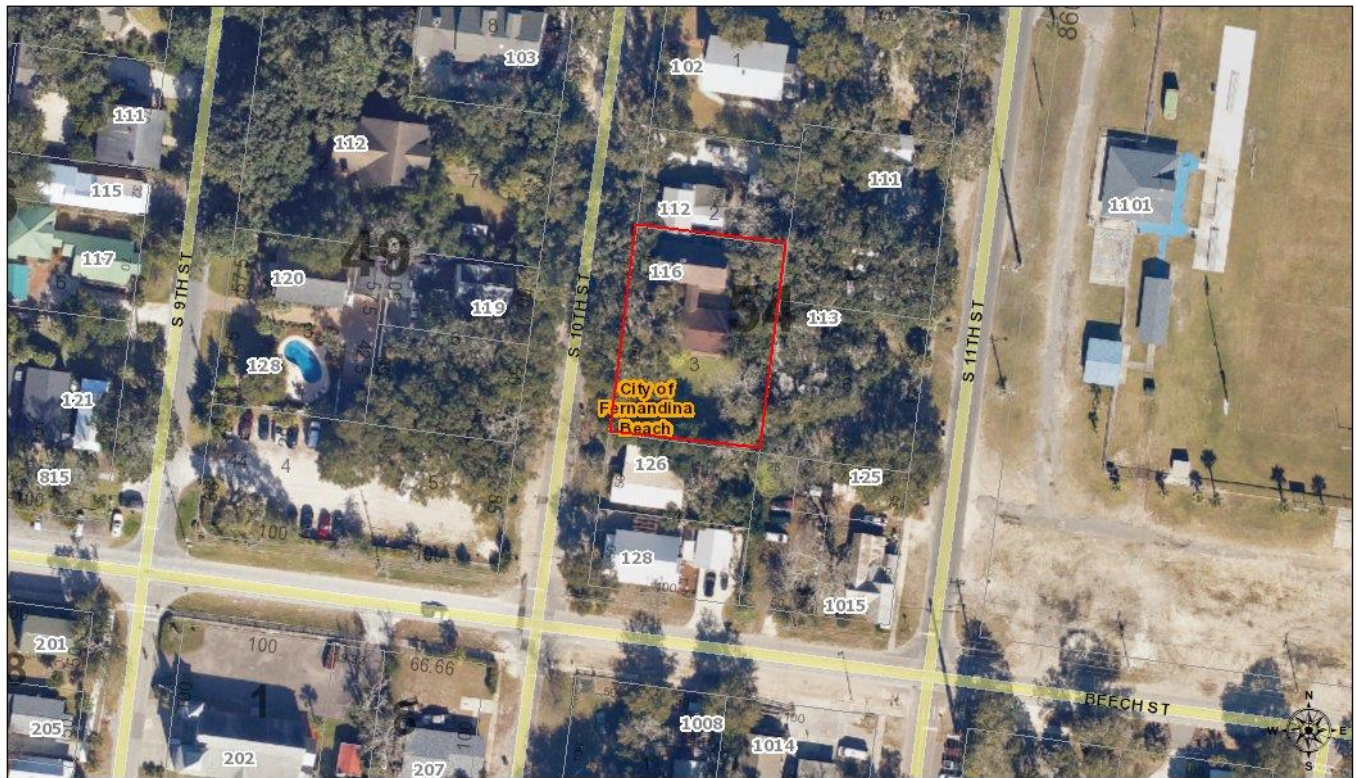


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020 – 0012 AMENDMENT
OCTOBER 21, 2021

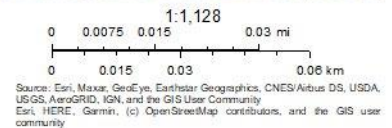
Owner/Applicant:	Miranda Architects, agent for Adam Kaufman & Linda Torre
Property Address:	116 South 10 th Street
Current zoning:	Split C-3 & MU-8
FLUM land use category:	Central Business District & 8 th Street Mixed Use
Existing uses on the site:	Single Family Residential and Detached Garage connected via Breezeway
FL Master Site File #	NA00555
Year Built:	1897 (FMSF)
Contributing Status:	Contributing
Requested action:	AMENDMENT to a previously approved Certificate of Approval (COA) to remove all aluminum siding on the North and West faces of the primary structure and replace with Hardie plank. (Quasi-Judicial)

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

116 S. 10th Street



October 15, 2021



2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking an amendment to a previously approved Certificate of Approval to include removal of all aluminum siding on primary structure and replacement with Hardiplank siding on north and west elevations. South and east elevations were part the scope of the remodel and addition that was approved July 16, 2020.

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:

This contributing historic structure, constructed in 1897 has seen a number of alterations over the years. The 1985 survey notes that this “two-story altered Gothic Revival frame residential building is noteworthy for its pointed arch window surrounded by chambered truss. It has been significantly altered by use of aluminum siding, removal of original porch and addition of a classical-style door.” These alterations occurred before the inclusion of the district onto the National Register of Historic Places.

Given the alterations that have already affected the material integrity of the property, efforts should be made to preserve the remaining historic fabric. Per the HDC Design Guidelines, the removal of the aluminum siding is encouraged. Currently, there is not enough information about the condition of the original wood siding under the aluminum siding to recommend approval of wholesale covering with a cementitious siding versus repairing the original wood materials. If the wood siding underneath can be restored on the original portions of the home, it is the option that is best in line with guidance from the Secretary of the Interior’s Standards for Rehabilitation, which encourage the preservation of materials that define the character of the historic resource.

It should also be noted that alterations that obscure character defining features and materials have in the past caused a loss of contributing status of historic structures in the district when evaluated by independent consultants.¹ Opportunities for rehabilitation should work to enhance the historic character and materials of historic structures, or reverse previous insensitive alterations.

Staff recommends further evaluation of the original materials of the structure to determine the condition of the original siding materials. This information is critical to make informed decisions about the restoration of the wood siding on the original portion of the home. This approach would take into consideration compliance with SOIS # 1,2,5, and 6. At this time there is not enough evidence to support wholesale covering of the structure with cementitious siding.

STAFF RECOMMENDATION:

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

Staff recommends:

Denial of this amendment to HDC 2020-0012.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2020-0012 **with or without** conditions;

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

That this amendment to HDC case 2020-0012, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

¹ *Fernandina Beach Historic Resources Survey Update*. p 81. Brockington Cultural Resources Consultants. June 2018.

LIST OF EXHIBITS:

- EXHIBIT 1 HDCA 2020-0012 Application and Backup Materials
- EXHIBIT 2 Application & Backup Materials (as approved July 16, 2020)
- EXHIBIT 3 Florida Master Site File #8NA00555

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



Form Center

By [signing in or creating an account](#), some fields will auto-populate with your information and your submitted forms will be saved and accessible to you.

Historic District Council (HDC) Certificate of Approval (COA) Application

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.

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

PROJECT TYPE*

Amendment to Previously Approved COA ✓

APPROVAL TYPE*

Board Approval: Final ✓

*See Certificate of Approval Matrix for details***Previously Approved Case #**

DEC 00792 2020

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

No ✓

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

[HDC Pre-Application Meeting Request](#)**PROPERTY INFORMATION**

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

Historic District*

Downtown ✓

Site Address*

116 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00 oo 31 1800 0054 0022

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Adam

Last Name*

Kaufman

Mailing Address*

116 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034-3641

Telephone Number*

9044910644

E-mail Address*

ADKRESOLVE@COMCAST.NET

OWNER'S AGENT

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

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

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309.5 Centre Street

City

Fernandina Beach

State

FL

Zip

32034-3641

Telephone Number

904 261 4585

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

ATTACHED

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

Motion for approval with modifications from original submission

Decision 00792-2020 116 South 10th Street

Whereas, the Historic District Council approved the application made on behalf of Adam Kaufman by Jose Miranda for renovations, additions and demolition to construct an addition to the kitchen and the sunroom and to demolish the existing garage and breezeway and to construct a new detached garage and driveway on Parcel 00 00 31 1800 0054 0022 Main at 116 South 10th Street Zone C-3 R-2 MU-8 by Decision 00792-2020 July 23, 2020, and

Whereas, that demolition and construction required removal of non-historic aluminum siding, and

Whereas, after removal of that existing non-historic aluminum siding, the dwelling's new additions on its South and East side, as well as the detached garage, have now been constructed, using cementitious Hardie Plank siding, with the new siding fully covering the South and East faces of the dwelling, as well as the detached garage, and the Hardie Plank having been installed and painted, and

Whereas, the North side of the dwelling has damage and requires, among other renovation, replacement and removal of various electrical conduit, attached to and integrated with its existing non-historic aluminum siding, and

Whereas, an outdated and damaged circuit breaker box attached to and placed on the outside of the structure on the North side, required removal, replacement and rewiring necessary to support the upgraded electrical systems within the renovated structure, and

Whereas. The Historic District Design Guidelines provide: If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond reasonable repair, the use of synthetic

replacement siding may be permitted, and that smooth cementitious siding products are preferable to vinyl or aluminum siding, and

Whereas, during the hearing held with regard to the above referenced application, Members of the Historic District Council questioned why it would not be sensible and prudent to remove and replace all of the remaining aluminum siding with Hardie Plank on the North and West faces of the dwelling to complete the renovation, and

Whereas, Mr. Miranda responded to that question, indicating to the effect, that while practical, it might be cost prohibitive, and

Whereas, the owners and their contractor, after assessment of the condition of the siding, specifically on the North face of the dwelling, the scope and effect of the removal, repair and replacement of electrical conduit and the circuit breaker unit and the required removal of siding associated with that repair together with the installation of the new circuit breaker unit on the outside of the structure, as approved by the City of Fernandina Beach, now accept and acknowledge that replacement of the non-historic aluminum siding on the North and West faces of the dwelling with cementitious Hardie Plank siding is warranted and justified, and

Whereas, such cementitious Hardie Plank siding material matches and is consistent with the siding now on the dwelling's additions and its South and East faces and the detached garage, and

Whereas, the City of Fernandina Beach has required repair and replacement of the siding on the North face of the dwelling before a "final" electrical inspection can be completed and approval given,

Therefore be it,

Resolved, That Decision 000792 2020 be amended with the following modification: that the owners of the dwelling at 116 South 10th Street are permitted to remove all existing non-historic aluminum siding on the North and West faces of the structure and, after making necessary repairs, replace that siding on the North and West faces of the dwelling with materials that match the cementitious siding (Hardie Plank) now on the structure's East and South faces and the detached garage, and be it furthe

Resolved, That Historic District Council incorporates the recital contained above as findings of fact and conclusions of law and are made part of the record, and finds that Historic District Council case 000792 2020 as modified by this resolution is substantially compliant with the Land Development Code and the Secretary of the Interior's Standards to warrant approval.

116 South 10th Street

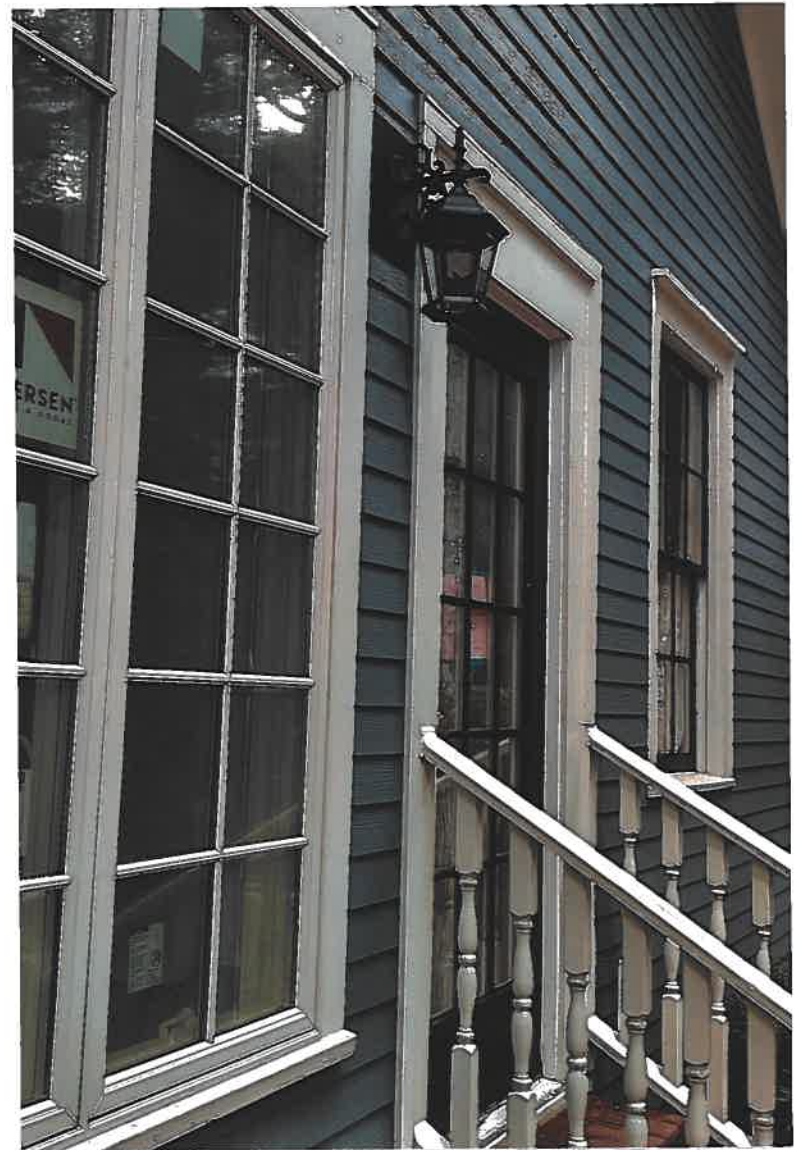
South to North

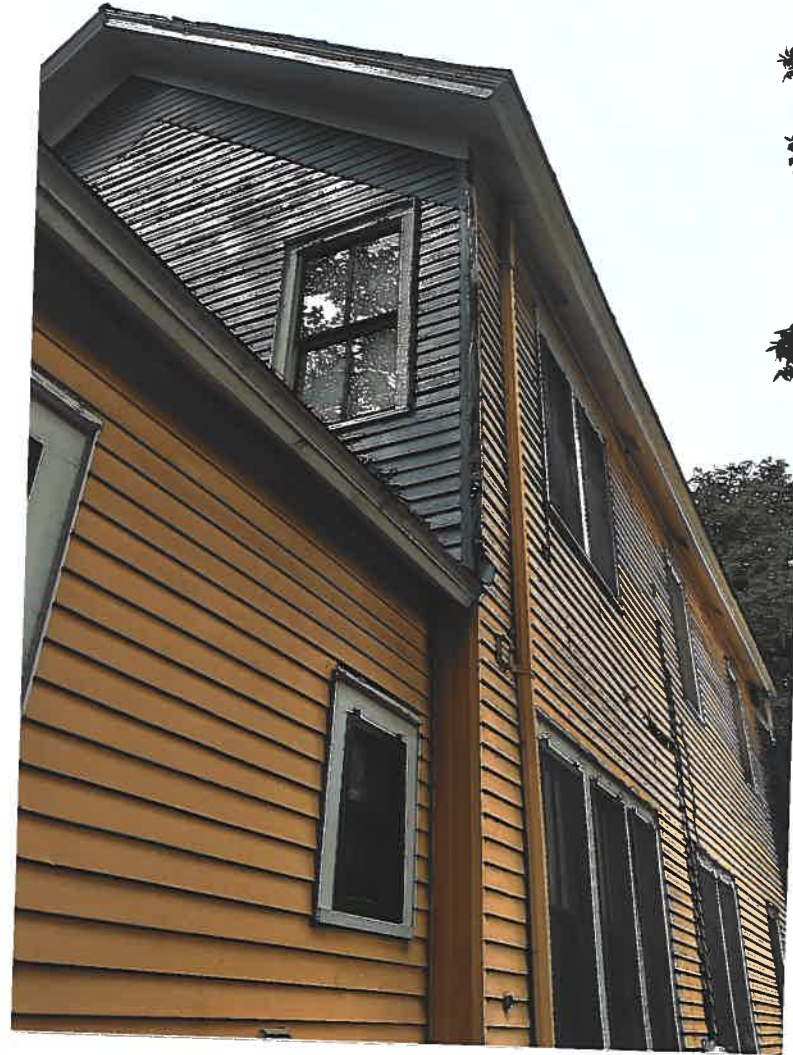
September 12, 2021

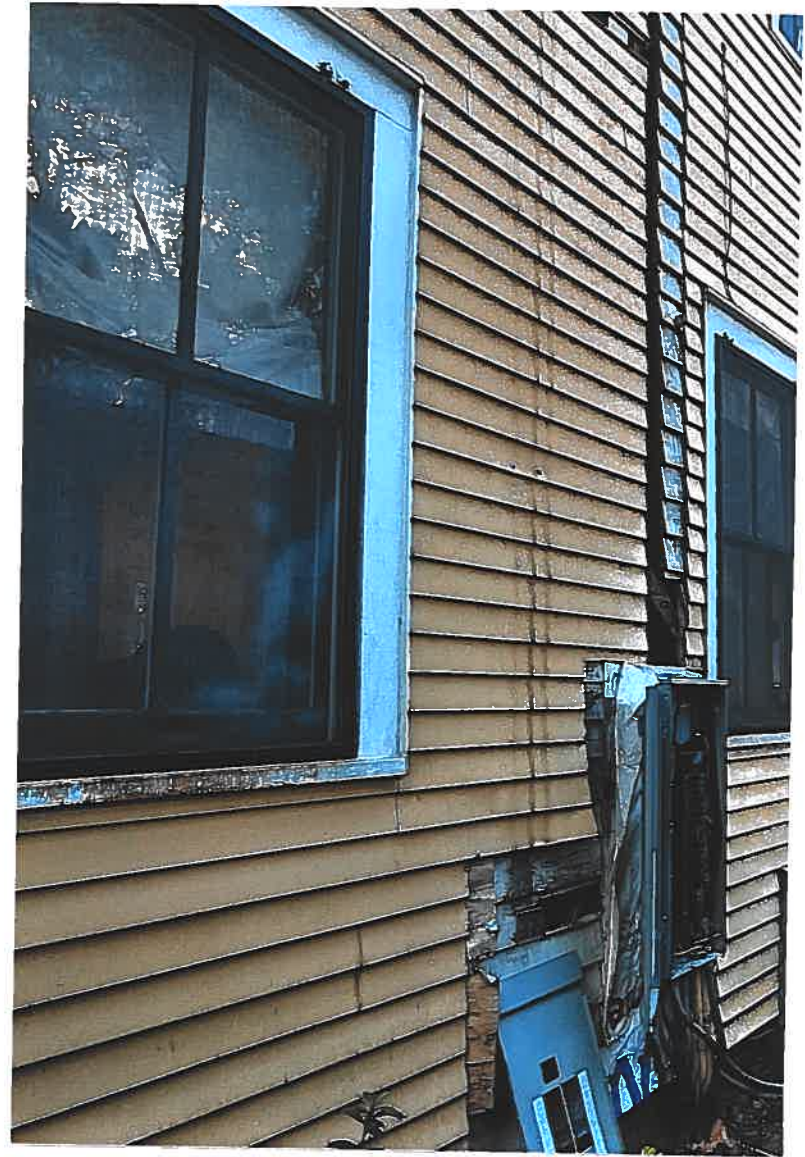


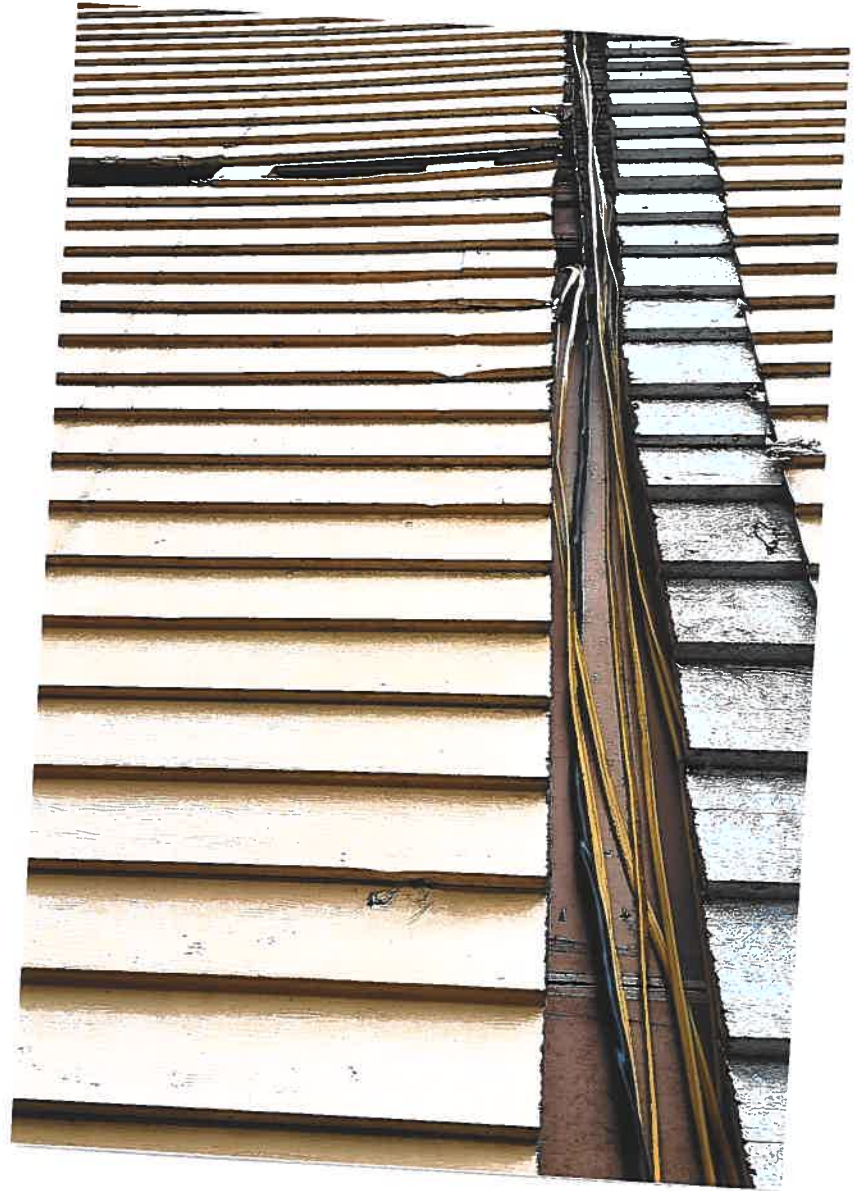














Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1

No fil...cted.

Upload 2

No fil...cted.

Upload 3

No fil...cted.

Upload 4

No fil...cted.

Upload 5

No fil...cted.

Upload 6

No fil...cted.

Upload 7

No fil...cted.

Upload 8

No fil...cted.

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*

Adam

Applicant Last Name*

Kaufman

HISTORIC DISTRICT COUNCIL (HDC)

Certificate of Approval Application



HDC
DEPARTMENT OF PLANNING & CONSERVATION
 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 904 310-3480
 www.fbpl.us/planning

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

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

Type of Review	Fee
Certificate of Approval (COA): Staff Review	\$20
Certificate of Approval (COA): Board Review - Residential	\$200
Certificate of Approval (COA): Board Review - Commercial	\$250
Demolition of a Primary Structure - Non-Contributing	\$300
Demolition of a Primary Structure - Contributing	\$1,200
After-the-Fact Certificate of Approval (COA): Staff Review	\$80
After-the-Fact Certificate of Approval (COA): Board Review	\$1,000

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.

PROJECT TYPE:

- ☒ New Construction
 ☐ Addition
 ☐ Alteration
 ☐ Demolition
 ☐ Fence
☐ Paint
 ☐ Relocation
 ☐ Repair
 ☐ Re-roof
 ☐ Sign
☐ Other: _____
 ☐ Amendment to COA# _____

*One free amendment is included with board reviews. Subsequent amendments will be charged full COA fees.

APPROVAL TYPE:

See Certificate of Approval Matrix

- ☐ Staff Approval
☒ Board Approval:
 ☐ Conceptual or
 ☒ Final

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

Overlay District: Downtown Historic District

Site Address 116 South 10th Street

Parcel ID #(s) 00 - 00 - 31 - 1800 - 0054 - 0022

Zoning District C-3

Future Land Use Designation Central Business District

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

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

Owner(s) Name Adam Kaufman & Linda Torre	Applicant Name Jose Miranda
Company (if applicable)	Corporation or Company Miranda Architects
Street Address 116 South 10th Street	Street Address 309 1/2 Centre St., Suite 206
City State Zip FB, FL 32034	City State Zip FB, FL 32034
Telephone Number 491-0644	Telephone Number 261-4586
E-Mail Address adkresolve@comcas.net	E-Mail Address jmirandaarch@gmail.com

Historic District Council Meetings are held the 3rd Thursday of the month at 5PM in the City Commission Chambers (204 Ash Street)

Application Deadline (4:30PM)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	Jun 04 2020	Jul 09 2020	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 21 2020	Jun 18 2020	Jul 16 2020	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).



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.



Application Requirements

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

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Additions to kitchen and sunroom at side/rear of historic residence at 116 South 10th Street. Demolition of existing garage and breezeway. Construction of new free-standing garage. New concrete driveway.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	Hardie	Lap Siding		
Doors	Clopay	Garage Door		
	ThermaTru	Fiberglass Door		
Windows	Pella	Aluminum Clad		
Roofing		Asphalt Shingles		
Fascia/Trim		Harditrim		
Foundation		conc. block w/ brick ve		
Shutters				
Porch/Deck				
Fencing				
Driveways/ Sidewalks		plain concrete		
Signage				
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

**Did You Remember...**

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable Downtown, Old Town, or CRA Guidelines;
- ☐ Review the Secretary of the Interior's Standards;
- ☐ A pre-application meeting is required before a final application for Board Review can be processed.



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
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ 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.

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.

Jose L Miranda, Jr
Applicant (Signature)

06/01/2020
Date



Please submit this application and all backup materials via email to Planninginfo@fbfl.city

Please include applicants name and project address in subject line.

PRINT

CLEAR FORM

To be completed by city staff
HDC _____

Revised 3/23/2020



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Adam Kaufman & Dee Torre
(print name of property owner(s))

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

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

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

[Signature]
(Signature of owner)

[Signature] Jose Kaufman
(Signature of owner)

Adam D. Kaufman
(Print name of owner)

Linda D. Torre Kaufman
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2 day
of June, 2020, by Adam D Kaufman.

[Signature]
Notary Public

Heather Gonyeau
Printed Name

5/5/2024
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: _____

Linda - FLDL K155524528080
Adam - FLDL K155004421680

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0054-0022

Owner Name TORRE LINDA D &
Mailing Address KAUFMAN ADAM D (J/RS)
116 S 10TH ST
FERNANDINA BEACH, FL 32034
Location Address 116 10TH ST S
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 54 S35 FT OF LOT 2 & ALL OF LOT 3 IN OR 1266/897

2019 Certified Values

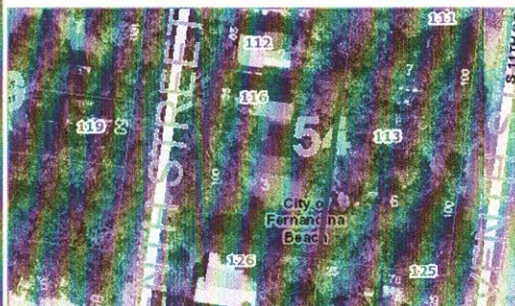
Land Value	\$165,375
(+) Improved Value	\$211,490
(=) Market Value	\$376,865
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$69,411
(=) Assessed Value	\$307,454
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$282,454
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$257,454

Note: *10% Cap does not apply to School Taxable value

PARCEL MAP



2019 AERIAL MAP

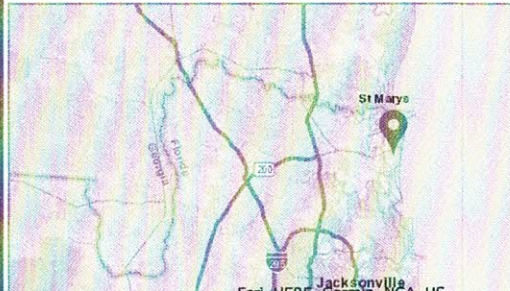


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2291	2128	2	2.5	AL SIDING		AIR DUCTED	FORCED AIR	1900



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-2-DB-AV	0 X 0	1	1900
FP-2-DB-AV	4 X 12	48	1980
GR/UT-A-WD	32 X 24	768	1980
CONC 12"	4 X 3	12	1980
BRICK	6 X 10	60	1965

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2004-10-18	1266 / 897	\$100	WD	U	Y	TORRE LINDA D & ADAM D KAUFMAN	TORRE LINDA D & ADAM D KAUFMAN
2003-12-05	1193 / 837	\$350,000	WD	Q	Y	CLARK BARBARA B	TORRE LINDA D & ADAM D KAUFMAN
2001-10-08	1011 / 1304	\$100	WD	U	Y	CLARK BARBARA B	CLARK BARBARA B

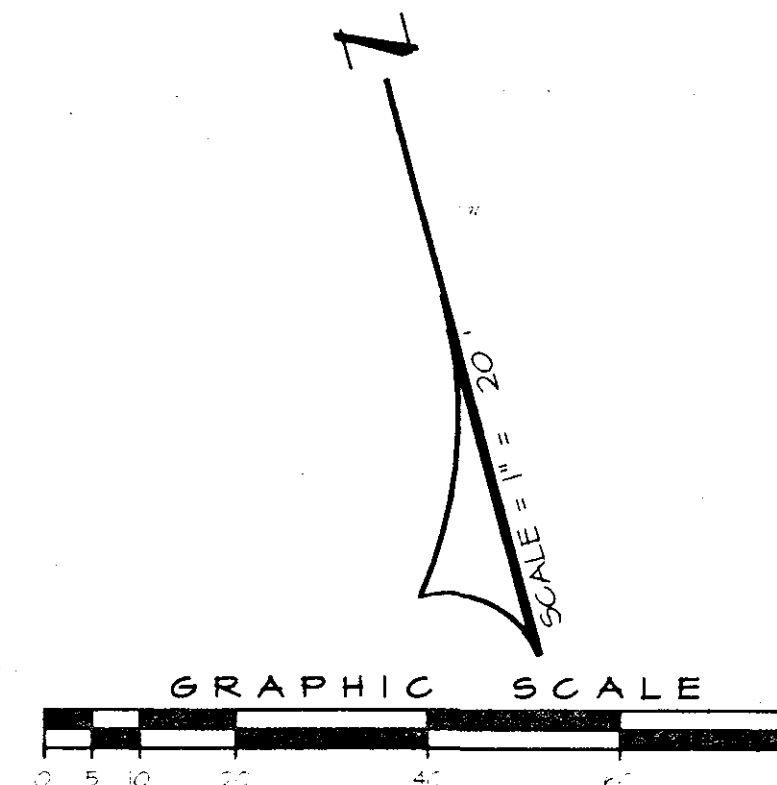
MAP SHOWING BOUNDARY SURVEY OF THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 3, AND THE SOUTH 35 FEET OF LOT 2, IN BLOCK NUMBERED
54 ACCORDING TO THE OFFICIAL MAP OR PLAT OF THE CITY OF
FERNANDINA BEACH, FLORIDA, THE SAME FRONTING ON THE EAST SIDE
OF SOUTH 10TH STREET, SAID CITY OF FERNANDINA A WIDTH OF 35
FEET AND EXTENDING BACK EAST, EQUAL WIDTH AS FRONT 100 FEET.

PREPARED FOR:
LINDA D. TORRE & ADAM D. KAUFMAN

FOR THE BENEFIT OF:
INGLE & ASSOCIATES MORTGAGE SERVICES, INC.
MARSHALL E. WOOD, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
1165 SOUTH 10TH STREET



SURVEYOR'S NOTES:

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY CLIENT.
- 2) THE UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- 3) ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
- 4) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG.
- 5) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- 6) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OF MATTERS AFFECTING THE TITLE TO OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 7) OWNERSHIP OF FENCES UNDETERMINED; FENCE TIES ARE TO THE FACE OF THE FENCING.
- 8) THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES NOT DETERMINED.
- 9) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF R.E. HOLLAND & ASSOCIATES, INC.
- 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.
- 11) THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 12) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, COMMUNITY NUMBER 120112, PANEL NO. 00041, DATED 05-10-1992, BY GRAPHIC SCALE.
- 13) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 14) INTERNAL ANGLES SHOWN HEREON ARE BASED ON RECOVERED MONUMENTATION.
- 15) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
- 16) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.

LEGEND:

- - DENOTES CENTERLINE
- - DENOTES IRON MARKER FOUND (AS NOTED)
- ▨ - DENOTES CONCRETE
- x— DENOTES CHAIN LINK OR HOG-WIRE FENCING
- ▩ - DENOTES ROOF OVERHANG
- ⊙ - DENOTES WELL
- A/C - DENOTES AIR CONDITIONER

© COPYRIGHT 2003: R.E. HOLLAND & ASSOCIATES, INC.

BEECH STREET
(60-FOOT RIGHT-OF-WAY)

Professional Surveyors & Mappers
R. E. Holland & Associates, Inc.

1901 ISLAND WALKWAY, SUITE 300 TEL (904) 261-2772
FERNANDINA BEACH, FL 32034 FAX (904) 261-3331
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6755

ROY T. FLOWERS, JR.
FL REGISTRATION NO. 6271
ROBERT E. HOLLAND
FL REGISTRATION NO. 4242

DATE OF SIGNATURE: 11/18/03

WORK ORDER NO.: 547.03
PROJECT NUMBER: N40303
SHEET 01 OF 01 SHEETS
DRAWING NO. N40303

DATE OF SURVEY: 11-11-03

PARTY CHIEF: DAB

COMPUTED BY: MKD

CADD TECH: MKD

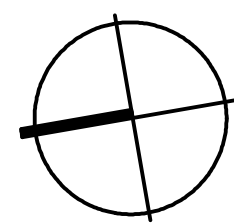
DC FILE NO.: N40303

P.G.: 43

This drawing and its design, ideas and concepts, if represented in any form, including electronic, shall remain the property of the architect and shall not be reproduced or used in any way, or any other project, and is to be returned upon request.

SITE PLAN

1/8"=1'-0"



SOUTH 10TH STREET (60' RIGHT OF WAY)

36" DIA.
LAUREL OAK

PROPERTY LINE 135.00'

PROPOSED INTERMEDIATE PROPERTY LINE
LEAVING 50' WIDE LOT TO SOUTH

NEW CONCRETE
DRIVEWAY

EXISTING GARAGE
AND COVERED
WALKWAY TO
BE REMOVED

EXISTING RESIDENCE
116 S. 10TH STREET

NEW
GARAGE

KITCHEN
ADDITION

SUNROOM
ADDITION

EXISTING BURIED
GAS TANK SHOWN
DASHED (VERIFY
LOCATION AND
ORIENTATION)

EXISTING
WELL

9'-0"

PROPERTY LINE 135.00'

PROPERTY LINE 100.00'

LOT 4

PROPERTY LINE 100.00'

NORTH
65' OF
LOT 2

LOT 7

LOT 6

LOT 5

SITE PLAN
REVISIONS

DATE

DESIGN FOR THE

KAUFMAN - TORRE ADDITION
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

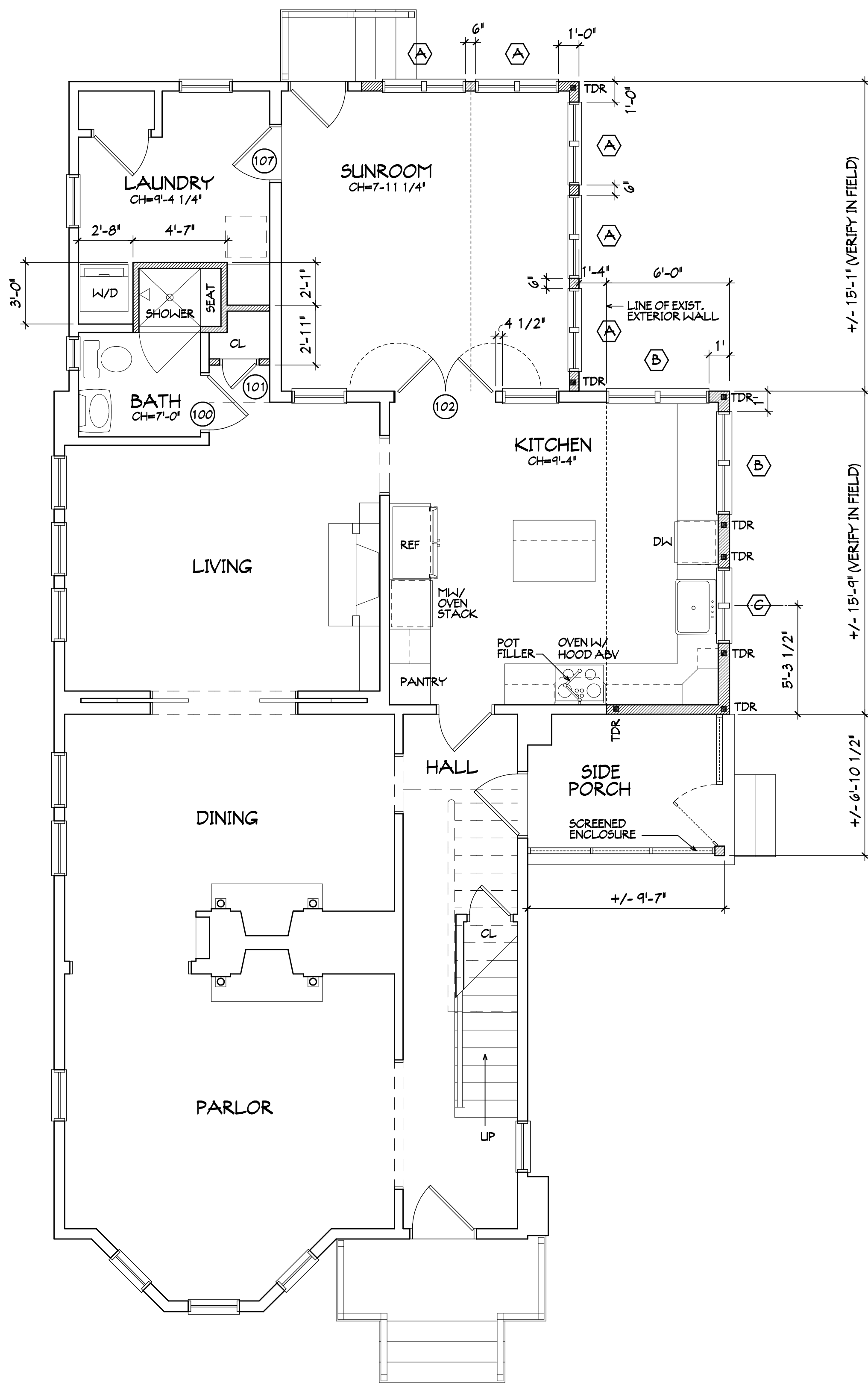


**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 14700000

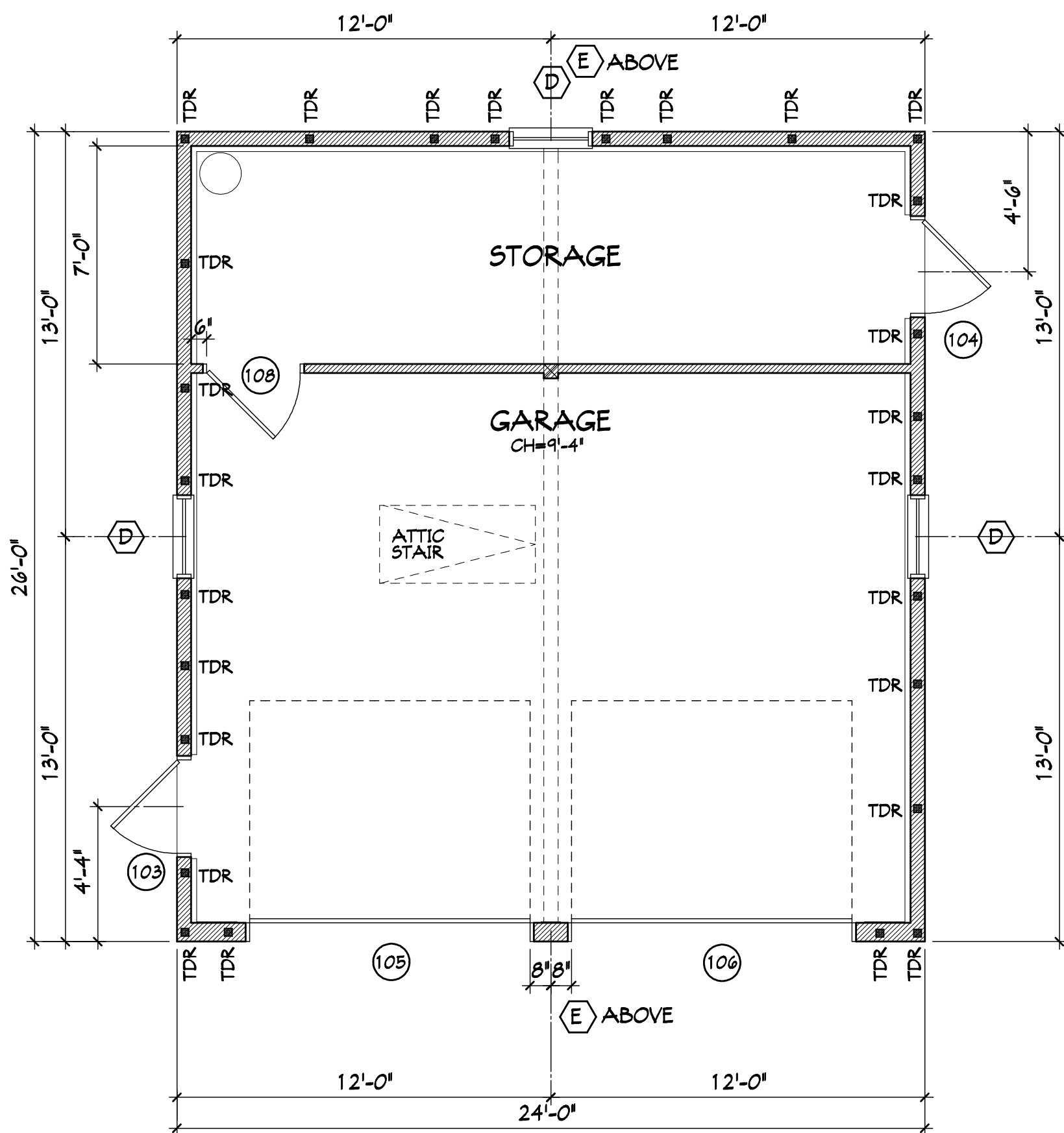
A1 KAUFMAN TORRE
SITE PLAN
PROJECT # K191029
DRAWN BY -- LSH
CHKD BY -- JLT
DATE -- 07-15-20

A1

This drawing and the design ideas and concepts it represents are the property of KAUFMAN TORRE ARCHITECT, P.A. and are not to be reproduced, stored in a retrieval system, or used in any form or by any means, without the prior written permission of KAUFMAN TORRE ARCHITECT, P.A. If this drawing is used for any purpose other than that intended, it is to be returned on request.



FLOOR PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
NEW WALL
LIMIT OF EXISTING STRUCTURE
WINDOW SYMBOL
DOOR SYMBOL
WALL SECTION
NEW 5/8" DIA. THREADED TIE DOWN ROD DRILLED & EPOXIED INTO FOUNDATION WALL 1/4" MIN. 10' EMBED.

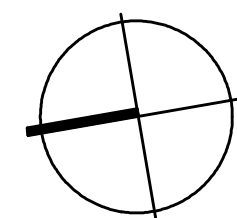
WINDOW SCHEDULE

MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
A C26	4'-0 1/2"	6'-0 3/8"	CSMT-CSMT	ANDERSEN	+ 26.8 / - 35.3	+ 45 / - 45	
B TW2436-2	4'-11 15/16"	3'-8 7/8"	DH-DH	ANDERSEN	+ 26.8 / - 35.3	+ 40 / - 40	
C TW18210-2	3'-7 15/16"	3'-8 7/8"	DH-DH	ANDERSEN	+ 26.8 / - 35.3	+ 40 / - 40	
D TW26410	2'-8 1/8"	5'-0 7/8"	DOUBLE HUNG	ANDERSEN	+ 26.8 / - 35.3	+ 40 / - 40	
E TW18310	1'-10 1/8"	4'-0 7/8"	DOUBLE HUNG	ANDERSEN	+ 26.8 / - 35.3	+ 40 / - 40	

egress = window unit to meet FBC egress requirements
temp = tempered glass unit
wood = window opening control device per FBC-R312.2

DOOR SCHEDULE

SIZE	TYPE	MFR.	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
100 +/- 2'-8" X 6'-8"	SWING				SALVAGED DOOR PER DEMO PLAN
101 +/- 2'-0" W X 6'-8"	SWING				SALVAGED DOOR PER DEMO PLAN
102 (2) 2'-4" X 6'-8"	DBL. SWING				
103 3'-0" X 6'-8"	OUTSWING	THERMA TRU	+ 26.8 / - 35.3	+ 45 / - 45	
104 3'-0" X 6'-8"	OUTSWING	THERMA TRU	+ 26.8 / - 35.3	+ 45 / - 45	
105 9'-0" X 7'-0"	OVERHEAD SECTIONAL	CLOPAY	+16.1/-18.2	+ 41 / - 46	
106 9'-0" X 7'-0"	OVERHEAD SECTIONAL	CLOPAY	+16.1/-18.2	+ 41 / - 46	
107 +/- 2'-7" W X 6'-8"	SWING				SALVAGED DOOR PER DEMO PLAN
108 3'-0" X 6'-8"	SWING				

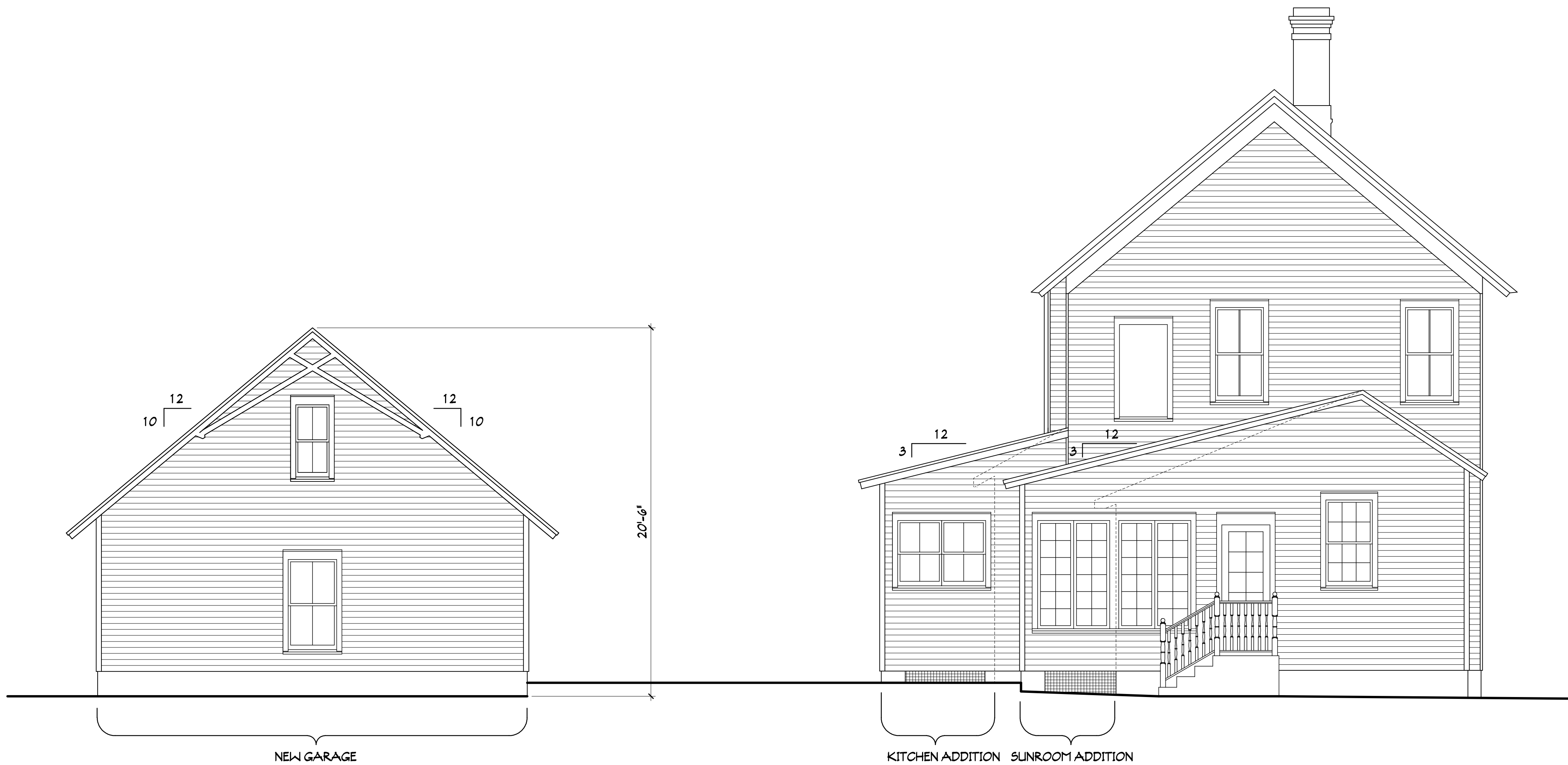


1/4"=1'-0"

The design and the design ideas and concepts are the property of the Architect, and are not to be reproduced, copied, or used in any way without the written consent of the Architect.

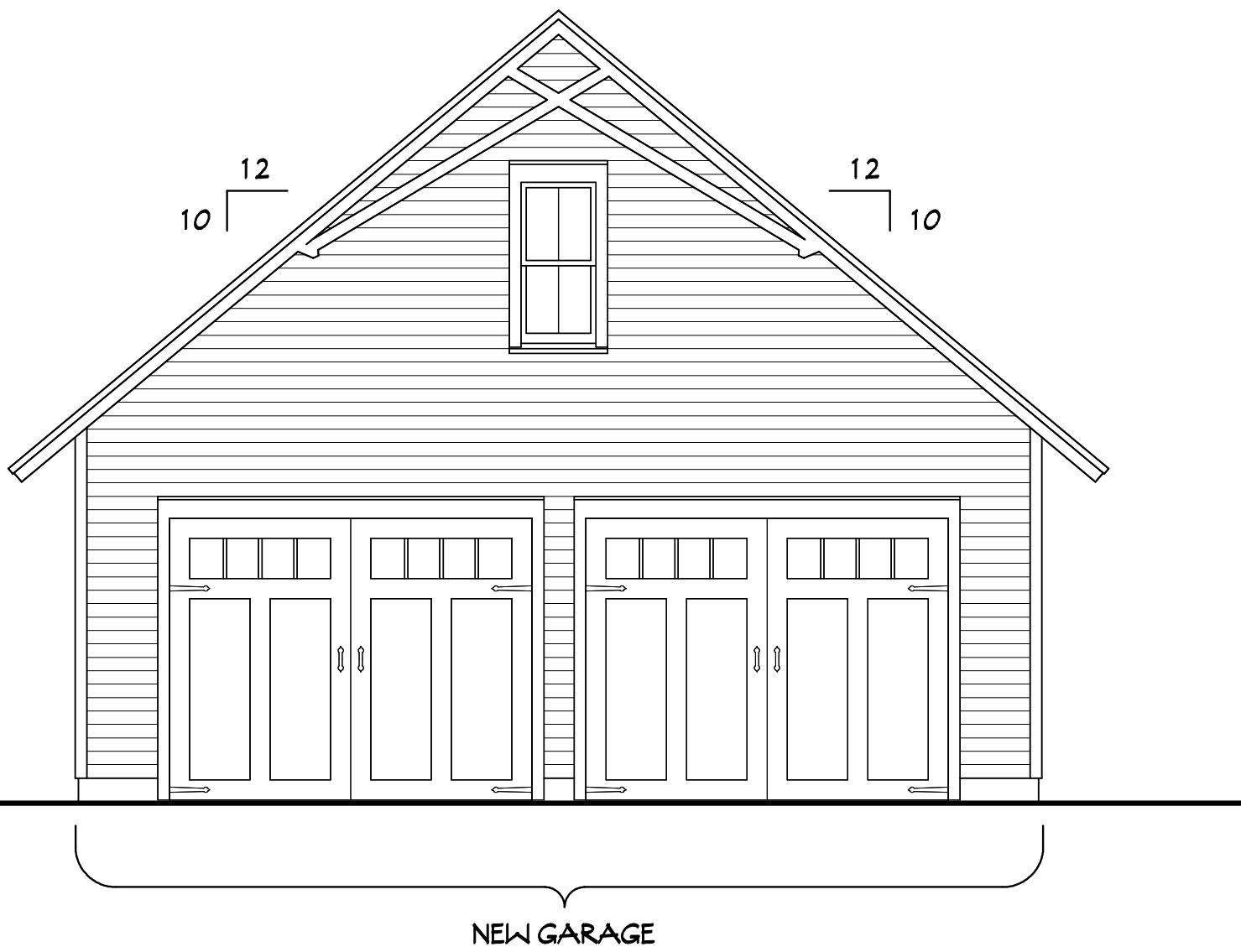


WEST ELEVATION



EAST ELEVATION

1/4"=1'-0"



NEW GARAGE

1/4"=1'-0"

ELEVATIONS	
REVISIONS	DATE

DESIGN FOR THE

KAUFMAN - TORRE ADDITION
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



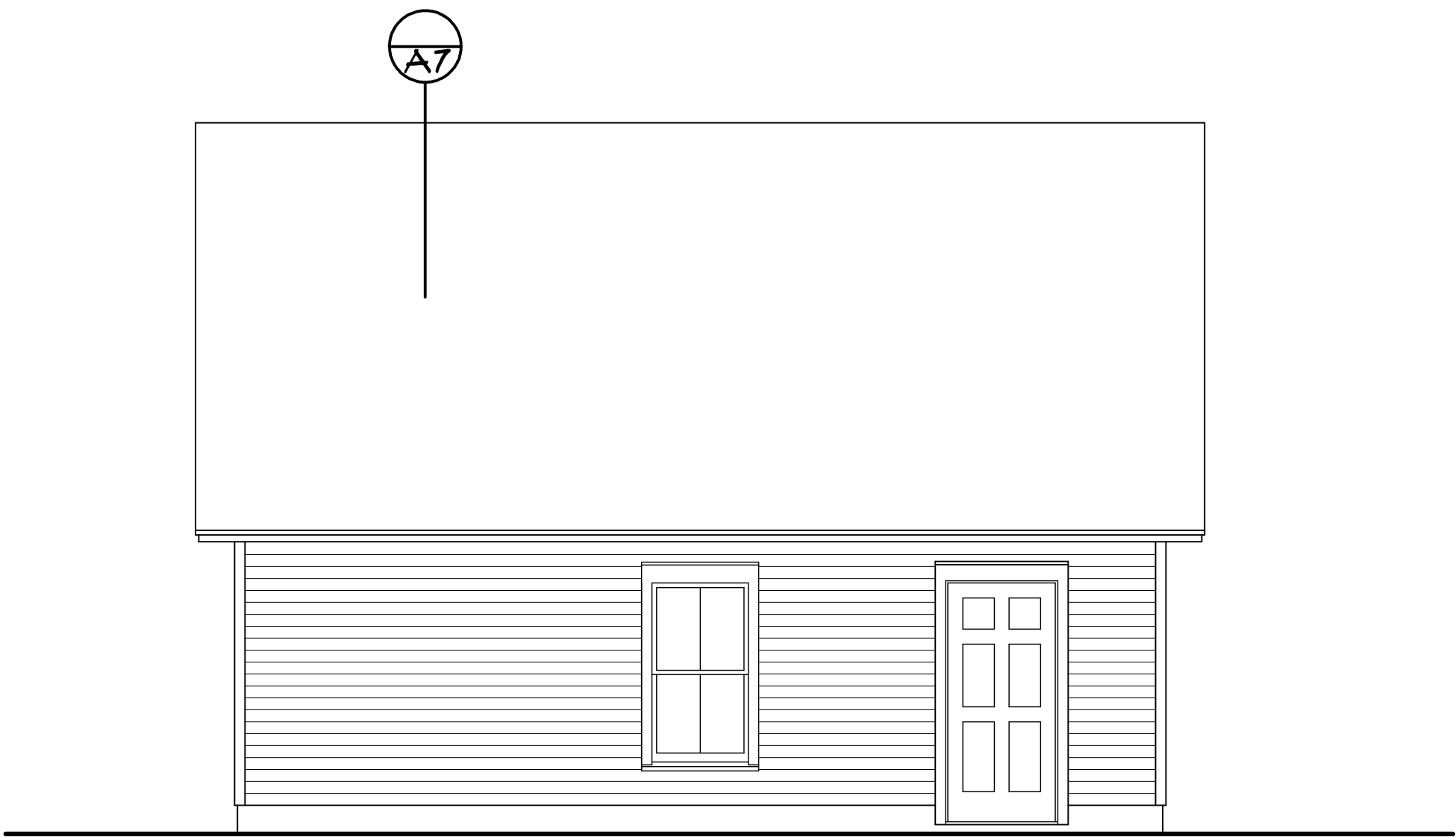
**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. 00000000

AS KAUFMAN TORRE ELEVATIONS
PROJECT # K191028
DRAWN BY -- L511
CHKD BY -- JLT1
DATE -- 07-15-20

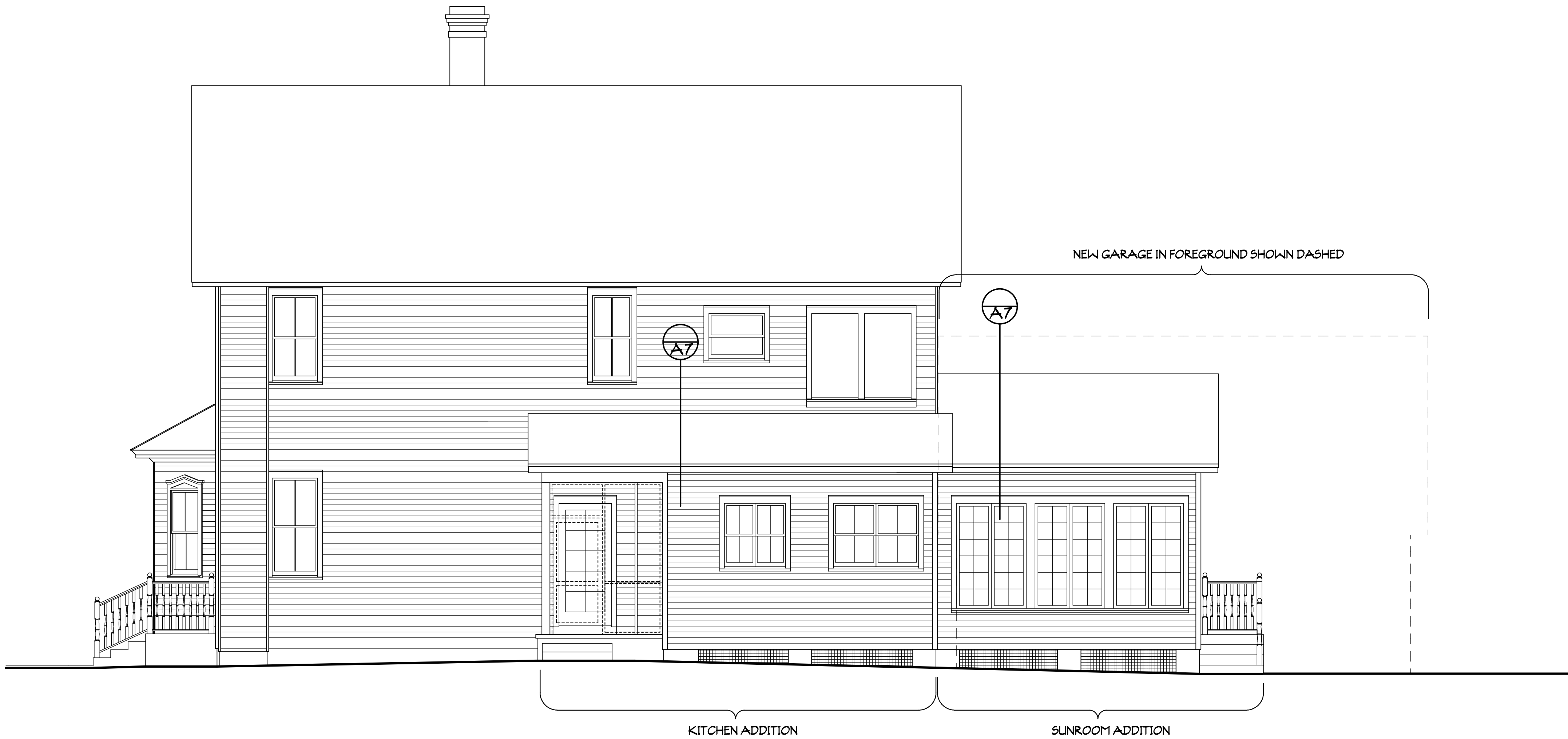
A5



GARAGE NORTH ELEVATION 1/4"=1'-0"



GARAGE SOUTH ELEVATION 1/4"=1'-0"



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

This drawing and its design ideas and concepts are the property of KAUFMAN TORRE ARCHITECTS. It is to be used only for the project and site for which it was prepared. It is not to be reproduced or copied in whole or in part without the written consent of KAUFMAN TORRE ARCHITECTS.

AS KAUFMAN TORRE ELEVATIONS	PROJECT # K191028
	DRAWN BY --LSM
	CHKD BY --JLM
	DATE --07-15-20



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AA 10008

DESIGN FOR THE

KAUFMAN - TORRE ADDITION
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

ELEVATIONS	
REVISIONS	DATE



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # **NA00555**

Recorder # **181**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

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

GENERAL INFORMATION

Site Name (address if none) **116 South 10th St**

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
116	South	10th	Street	

Cross Streets (nearest/ between) _____

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> **FERNANDINA BEACH;2003**

Township: _____

Range: _____

Section: _____

1/4 section: _____

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

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

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

DESCRIPTION

Style **Frame Vernacular**

Other Style _____

Exterior Plan **Irregular**

Other Exterior Plan _____

Number of Stories **2**

Structural System(s) _____

>> _____

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> _____

Continuous

Other Foundation Types _____

Foundation Material(s) _____

>> _____

Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> _____

Clapboard

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> _____

Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> _____

Composition shingles

Other Roof Material(s) **asbestos shingles**

Roof Secondary Structure(s) (dormers etc) _____

>> **Other**

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

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s) _____

Chimney Location(s) **northern slope**

HISTORICAL STRUCTURE FORM

8NA00555

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00555

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

SHPO's Evaluation of Resource

Date _____

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

FMSF Staffer: _____

Computer Entry Date: 5/20/2007Form Comments: _____

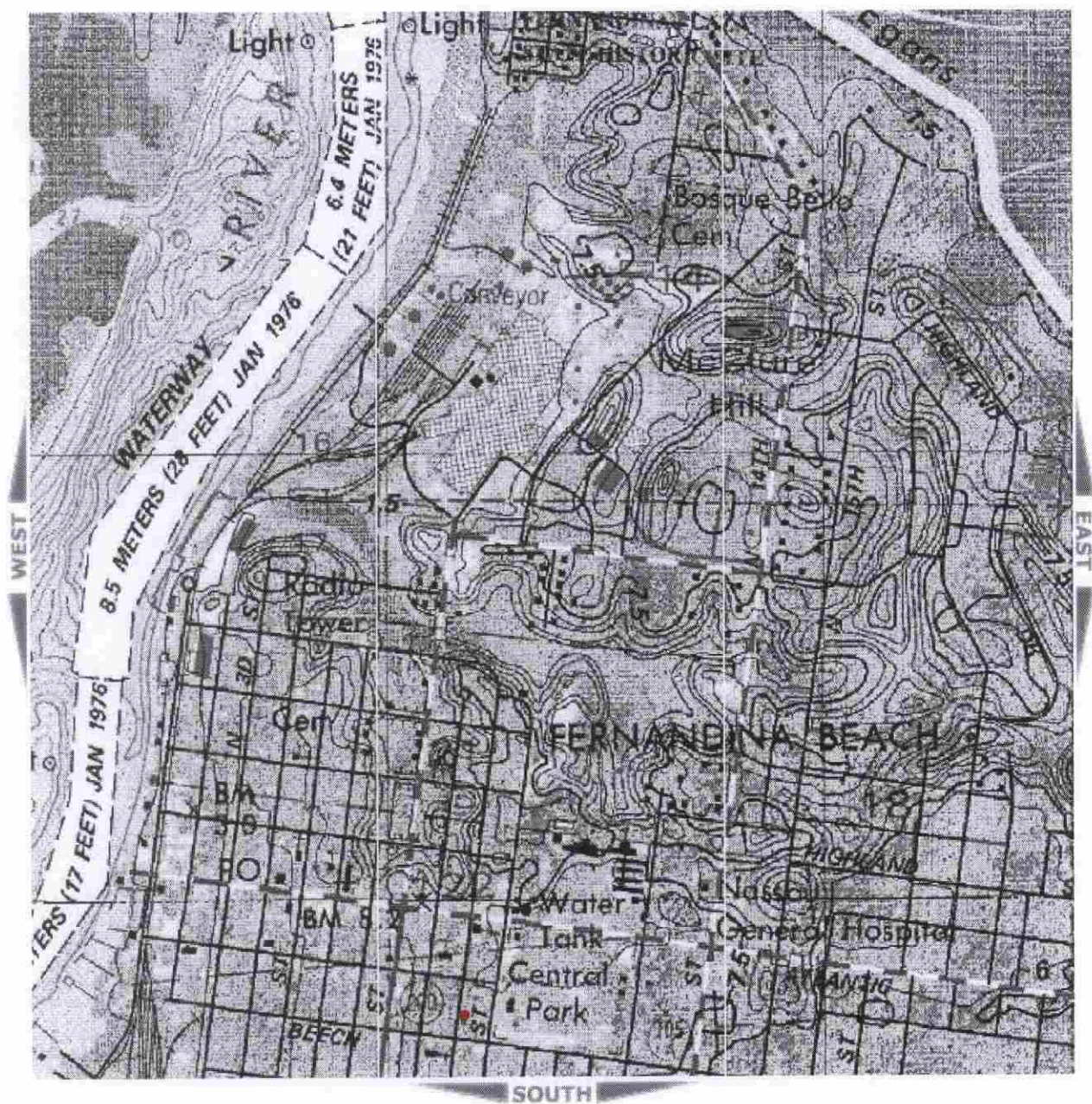
REQUIRED PAPER ATTACHMENTS

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

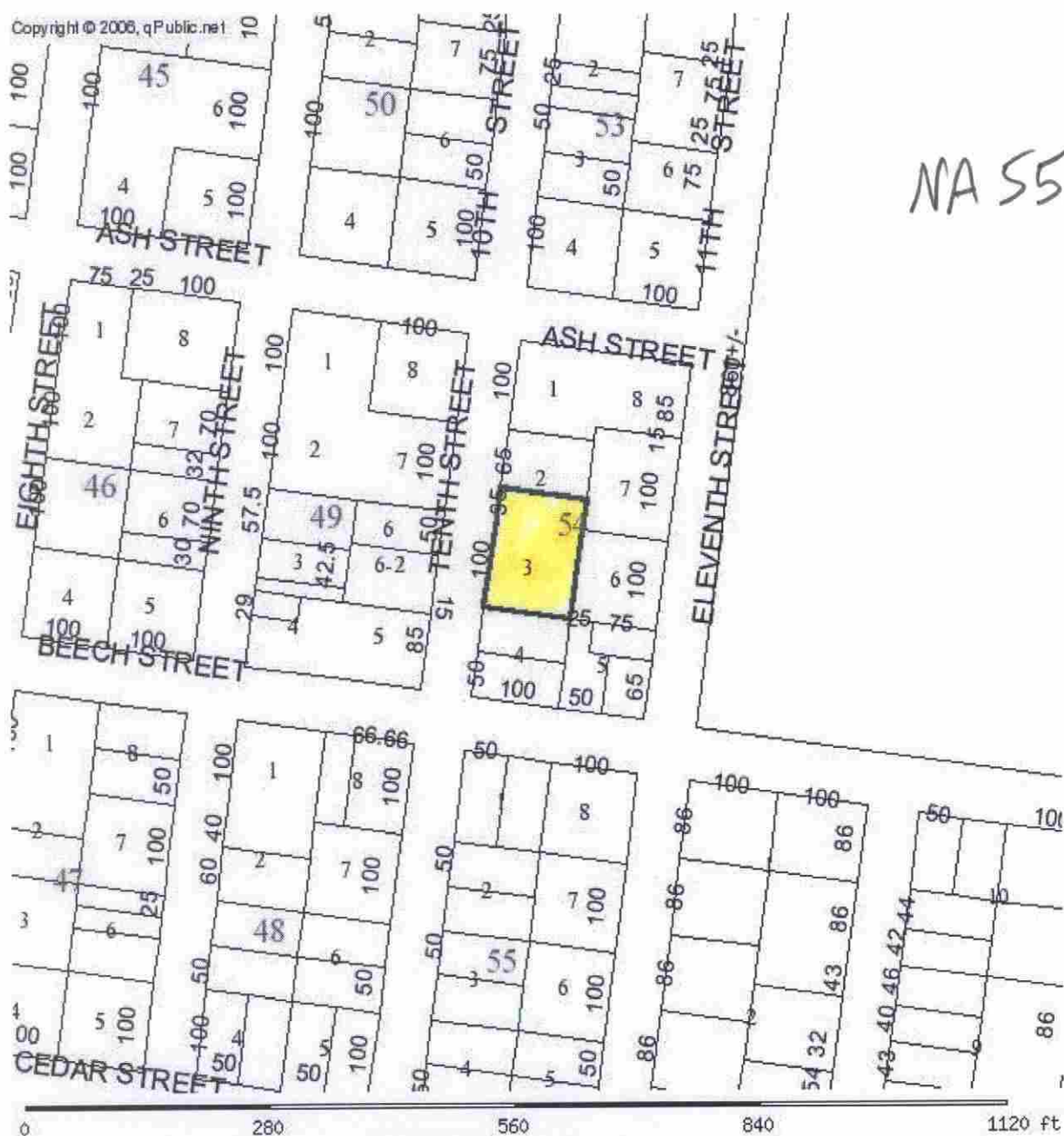
NA00555-200703

Supplementary Printout

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



NA555



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0054-0022
GIS CALCULATED ACREAGE	0.31
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	TORRE LINDA D &
Mailing Address	KAUFMAN ADAM D (JT/RS) 116 SOUTH 10TH STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	116 SOUTH 10TH ST
2006 PROPOSED VALUES	
Land Value	135,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 555*

SITE NAME: 116 S. 10th St.
ADDRESS OF SITE: 116 S. 10th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 54 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Clark, Thomas J. & Barbara B.

ADDRESS: 116 S. 10th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

	EXCELLENT	x	ALTERED	ORIGINAL USE	pvt.residence
x	GOOD		UNALTERED	PRESENT USE	pvt.residence
	FAIR	x	ORIGINAL SITE	DATES	c.+ 1897
	DETERIORATED		RESTORED: / /	CULTURE/PHASE	American
			MOVED: / /	PERIOD:	19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 254

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Gothic Revival

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story stoop, 1-bay, access W; replaces original porch

ORIENTATION: W

FOUNDATION: piers: brick; brick, pierced/continuous

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W: offset: ridge

WINDOW TYPE: DHS, 2/2, wood; bay, 1-story, hexagonal, paired

CHIMNEY: stucco

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

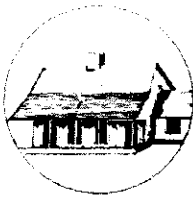
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

116 S. 10th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1897, it is a two-story altered Gothic Revival frame residential building. It is noteworthy for its pointed arch window surrounded by chamfered truss. It has been significantly altered by use of aluminum siding, removal of the original porch and addition of a classical-style door.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site # **NA00555**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

Site Name(s) (address if none) 116 S. 10th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 116 S 10th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0054-0022 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Side attached gable garage
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Aluminum 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 dhs w storm windows, paired; arched pediments; bay window
 Distinguishing Architectural Features (exterior or interior ornaments) Classical door surround; decorative jig saw cut vergeboard & spindle detailing

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w classical pedimented surround

Porch Descriptions (types, locations, roof types, etc.) Uncovered entry stoop

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☒ yes ☐ no ☐ insufficient information

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0036
OCTOBER 21, 2021

Owner/Applicant:	Mark Ross
Property Address:	205 N. 3 rd Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a 1,375 sq. ft. primary structure, 2 accessory structures, and a swim spa. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a 1,375 sq. ft. primary structure, 2 accessory structures, and a swim spa.

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:

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 Guidelines.

Staff recommends:

APPROVAL of HDC 2021-0036

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0036 **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 2021-0036, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application and Backup Materials
EXHIBIT 2 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7998

Date Submitted: 9/1/2021

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?*

8/12/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

205 N 3rd St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0008-0271

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Mark

Last Name*

Ross

Mailing Address*

201 N 3rd St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-237-6603

E-mail Address*

mrossjax@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?*

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

New construction of a 1,375 sq. ft., 2 story home on currently vacant lot. In addition to constructing primary structure, the owner will construct two (2) accessory structures (an open air post and beam structure housing a summer kitchen and outdoor dining area) and a small storage building. The owner will also be installing a 8' X 13' swim spa. The house will be wood frame construction with Hardie lap siding and metal roofing. Both lower and upper front porches will be featured. The porches will use Trex 2"x6" boards. Driveway will consist of concrete strips to be scored to resemble 24" X 96" pavers. Walkways and rear patio will be constructed of Tremron pavers.

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

Design Vision Statement*

The home to be constructed will be in a similar style to other homes located in the downtown historic district. It will consist of lap siding, metal roofing, upper/lower front porches and 1 over 1 windows. The paint color is Classical White (SW2829) with trim of Classic Light Buff (SW0050). Roof will be galvalume. See architectural plans for all elevations.

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
James Hardie	Cementious Boards Primed and painted Classical White	SW2829 (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma-Tru	Smooth Start Series 8' 3/4 Lite Style # S82104-GBGF Include FL Product Approval # for Windows and Doors	Chestnut Brown (Name/Number)

WINDOWS

Manufacturer

Jeld Wen

Product DescriptionVinyl One over One Double Hung Builders Vinyl Series
Include FL Product Approval # for Windows and Doors**Color**

White

(Name/Number)

ROOFING**Manufacturer****Product Description**

Galvalume with exposed fasteners

Color

Silver

(Name/Number)

FASCIA/TRIM**Manufacturer**

James Hardie

Product Description

Allura Smooth Lap Siding 5"

Color

Classical White SW2829

(Name/Number)

FOUNDATION**Manufacturer****Product Description**

CMU foundation wall w/ medium sand finish

Color

Revere 3102

(Name/Number)

SHUTTERS**Manufacturer****Product Description****Color**

(Name/Number)

PORCH/DECK**Manufacturer****Product Description**

Off-Grade with pier foundation and red w/ buff bricks. Trex 5" decking.

Color

Red w/ Buff; Enhance

(Name/Number)

FENCING**Manufacturer****Product Description**6' wood fence to connect house to existing wood fence.
Black aluminum fencing 3'.**Color**

Cypress with grey staining

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Concrete strips scored to resemble 2' x 8' pavers. gravel in center.	Grey (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 Survey, SIte Plan and Elevations.pdf	Upload 2 Lot Elevation.jpg	Upload 3 Survey PDF.pdf	Upload 4 Set Back Approval.pdf
Upload 5 Tax Record.pdf	Upload 6 Tree Survey-Updated 8-24-21.pdf	Upload 7 Materials List.pdf	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

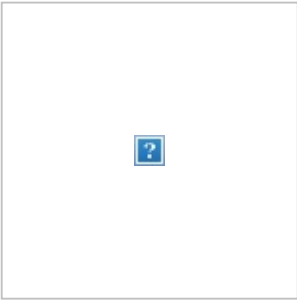
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



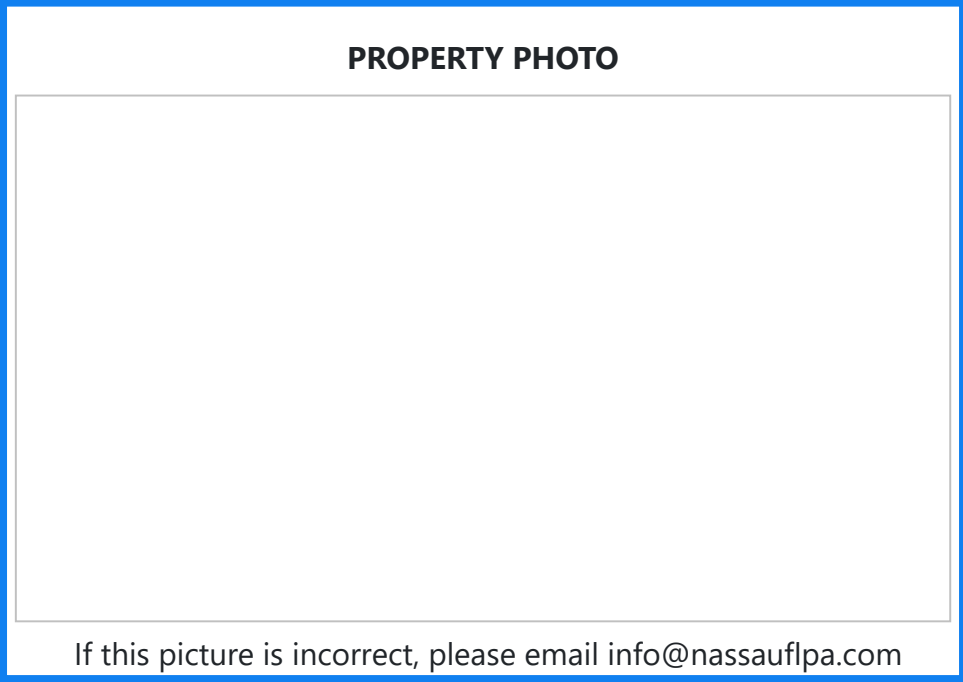
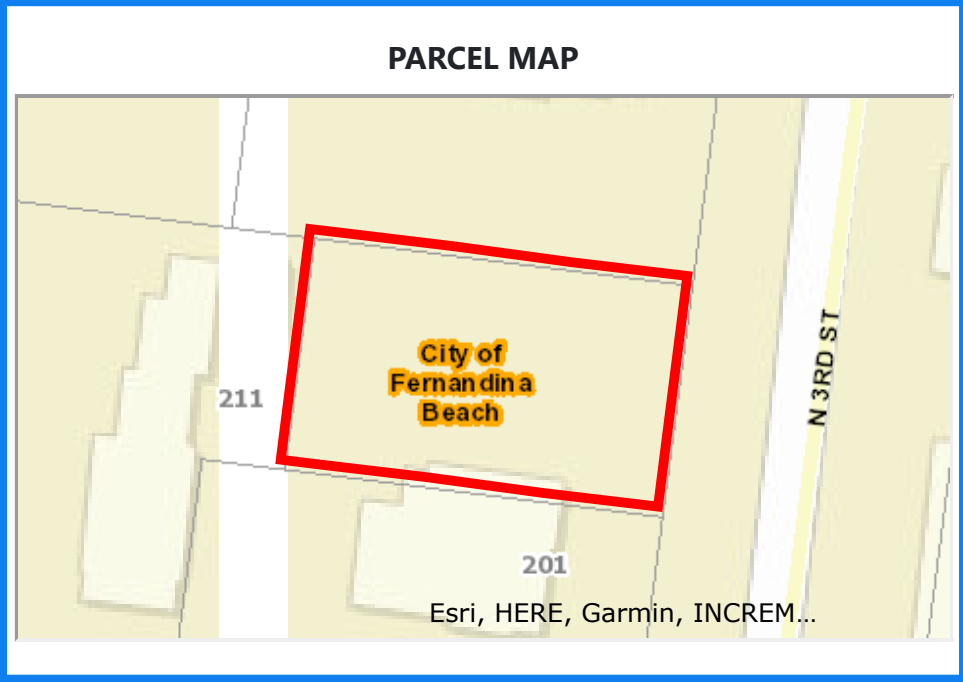
DEPARTMENT OF PLANNING & CONSERVATION

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

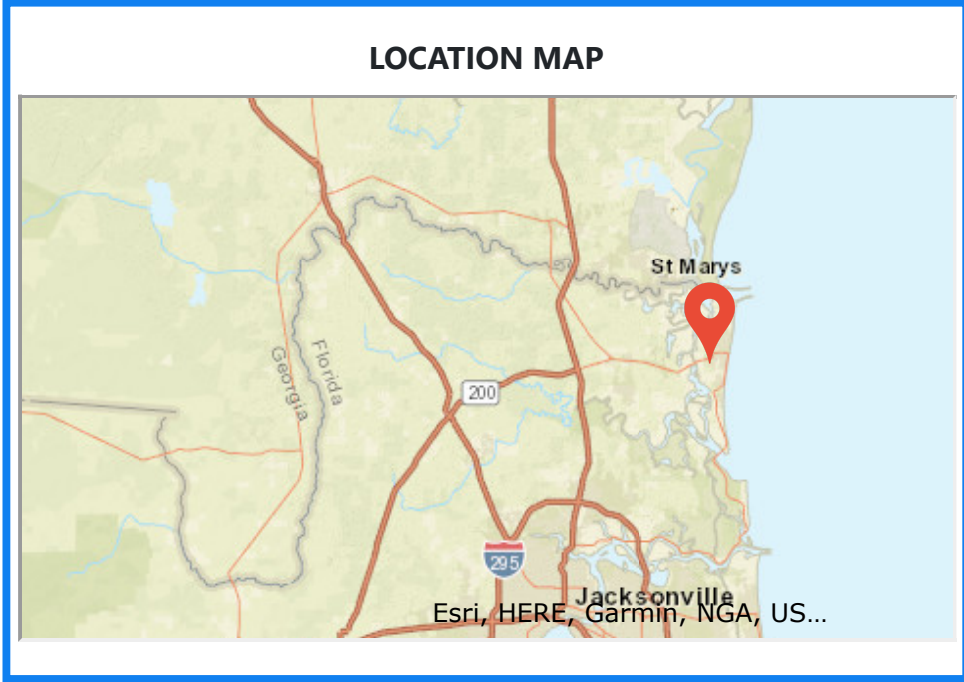
Please make sure to disable pop-up blocker in order to submit.

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0008-0271	
Owner Name	ROSS MARK W
Mailing Address	201 N 3RD ST
	FERNANDINA BEACH, FL 32034
Location Address	205 N 3RD ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	VACANT 000000
Deed Acres	0
Short Legal	BLOCK 8 LOT N1/2 OF 27 28 29 E7 FT OF N 1/2 OF 30 CITY OF
	FDNA BEACH

2020 Final Values	
Land Value	\$91,000
(+) Improved Value	\$0
(=) Market Value	\$91,000
(-) Agricultrual Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$91,000
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$91,000
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$91,000
Note - *10% Cap does not apply to School Taxable Value	



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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-10-29	2404 / 317	\$175,000	WD	Q	N	CLARK MARION FRANCIS II & MARION B CLARK(H&W)	ROSS MARK W
2020-10-09	2399 / 1351	\$100	FJ	U	N	CLARK EDNA CHRISTINE ESTATE	CLARK MARION F II
2020-06-15	2369 / 252	\$100	SW	U	N	CLARK MARION FRANCIS II	CLARK MARION FRANCIS II & MARION B (H&W)
1988-02-03	536 / 151	\$100	QC	U	Y	CLARK ASA REX JR	CLARK MARION F II
1986-02-01	481 / 279	\$100	QC	U	Y		



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Daphne Forehand

City Planner

10/01/20

Marion (Hank) Clark II
168 Corbin Ave
Macon, GA 31204

RE: 205 N. 3rd Street Context Sensitive Review

Mr. Clark,

Your application for a context sensitive review determination (File# ADMIN 2020-0023) has been approved as of October 1st, 2020.

A copy of the staff report has been enclosed with this letter.

If you have any further questions, please contact the City of Fernandina Beach Department of Planning & Conservation at 904-310-3480.

Sincerely,

Daphne Forehand
City Planner

Attachment

CC: File

**CITY OF FERNANDINA BEACH**

Department of Planning & Conservation

Daphne Forehand

City Planner

APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

OWNER/APPLICANT:	Mark Ross, Agent for Marion (Hank) Clark II
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	00-00-31-1800-0008-0271 205 N. 3 rd Street
LAND USE + ZONING:	Medium Density Residential, R-2
EXISTING USES ON SITE:	Vacant

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

BACKGROUND INFORMATION:

The applicant has requested a context sensitive review determination for 205 N. 3rd Street in accordance with Section 4.02.03(F) of the Land Development Code.

The applicant has provided measurements as validated by a licensed land surveyor for the other properties on the block face meeting the 50% requirement as per 4.02.03(F)(1)(a). The setbacks for the properties on the block face are:

- 231 N. 3rd Street – 12.2'
- 227 N. 3rd Street – 12.6'
- 221 N. 3rd Street – 13.7'
- 217 N. 3rd Street – 21.1'
- 215 N. 3rd Street – 12.1
- 213 N 3rd Street – 11.9'

The resulting average front yard setback, based on this information, is $86.6/6 = 13.93'$

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan policies are applicable:

Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

Policy 1.06.07 – The City shall review its existing suburban design standards and establish urban design standards or overlays in select areas of the city, as appropriate, in order to better reflect the particular character of an identified neighborhood. Changes to the suburban design standards may include changes in setback requirements.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The applicant has demonstrated that the proposed front yard setback is consistent with the requirements as outlined in LDC 4.02.03(F).

Section 4.02.03(F) states:

4.02.03(F) Context Sensitive Setback Determination

1. Authority and Limitation

The City Manager is authorized to alter setback standards in Table 4.02.03(E) of this LDC based on context sensitive review of setbacks in the vicinity of the subject property. Accessory structure setbacks are not eligible for context sensitive setback determinations. The authority to alter setback standards is limited to the following:

- a. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.
 - i. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
 - ii. On properties seeking a context sensitive setback determination, principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face, using measurements obtained in 4.02.03(F)(1)(a)(i).
 - iii. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
 - iv. In using a context sensitive setback determination, front-loaded garages must be setback at least twenty-five (25) feet in all cases.

2. Procedure

- a. An application and applicable fees for a context sensitive setback determination shall meet the requirements set forth in Section 11.01.03, and City policies, as amended from time to time.
- b. Measurements accompanying an application must be validated by a licensed land surveyor.
- c. The City Manager shall evaluate the application for a context sensitive setback determination for compliance with the requirements set forth in Section 4.02.03(F)(1) above.
- d. Upon approval, the City Manager shall provide a notice of intent to approve, to be posted on the subject property for a period of ten (10) days. Any appeals of this intent to approve shall follow the process provided in Section 11.07.00.
- e. Following the notice period, the City Manager issue a written order stating the approved setbacks for the subject property. A copy of such order shall be submitted with any building permit application for the property.



CONCLUSION:

The requested context sensitive review is compliant with the City's Land Development Code and Comprehensive Plan. There will not be an impact to the privacy or light, air, or open space of adjacent properties. This change is consistent with the intent of the Comprehensive Plan to modify design standards to better reflect the character of the neighborhood.

Further, the application meets the criteria for a context sensitive review determination as outlined in Section 4.02.03(F). The new front yard setback will be **13.93'**.

RECOMMENDATION:

Staff recommends approval of the **13.93'** front yard setback and will post the property accordingly.

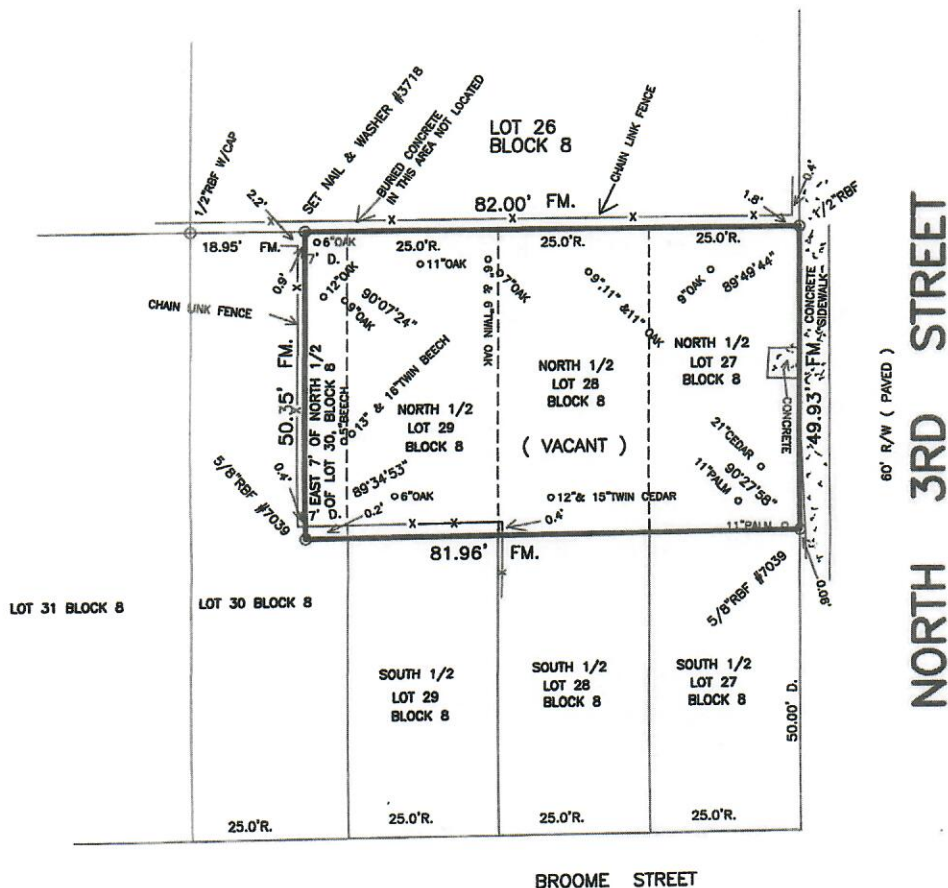
A handwritten signature in blue ink, appearing to read "Daphne Forehand".

Daphne Forehand
City Planner

MAP SHOWING BOUNDARY SURVEY OF
THE NORTHERLY 1/2 OF LOTS 27, 28 AND 29, BLOCK 8
TOGETHER WITH THE EAST 7.00 FEET OF THE NORTHERLY
1/2 OF LOT 30, BLOCK 8,

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).

FOR: MARK ROSS,



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.

[Signature]
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LICENSED BUSINESS NO. 6412

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. 02376

DATED 8/2/17

DATE OF SURVEY: AUGUST 24, 2020

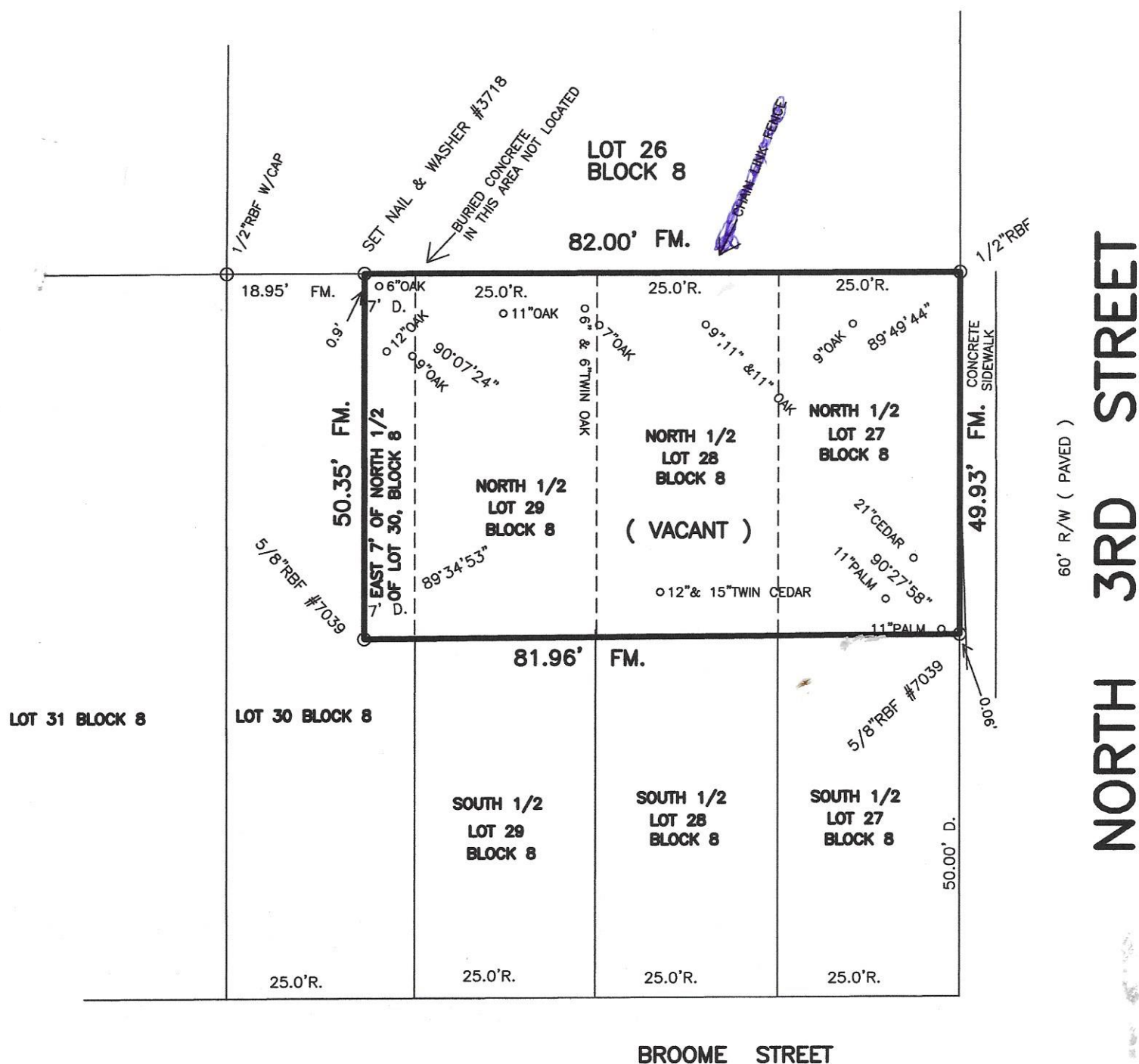
SCALE 1"=20'

JOB NO. 2008-20 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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

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).



REVISD AND RECHECKED 8-23-21

& MAPPERS, INC.

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

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

 LICENSED BUSINESS NO. 6412
8-23-21
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237G
DATED 8/2/17

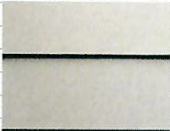
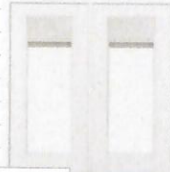
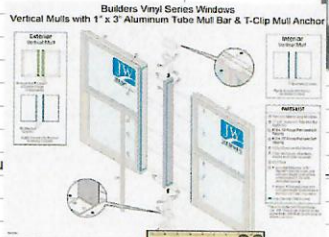
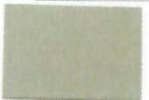
DATE OF SURVEY: AUGUST 24, 2020
SCALE 1"=20'
JOB NO. 2008-20 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IPF	POWER LINE ---P----
IRON PIPE SET - IPS	PLAT - P.
RE/BAR 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 ---X---
RIGHT-OF-WAY - R/W	RIGHT-OF-WAY - R/W
POINT OF CURVE - PC	POINT OF REVERSE CURVE - PRC
POINT OF TANGENCY - PT	
CENTERLINE - C	OFFICIAL RECORDS BOOK - O.R.B.



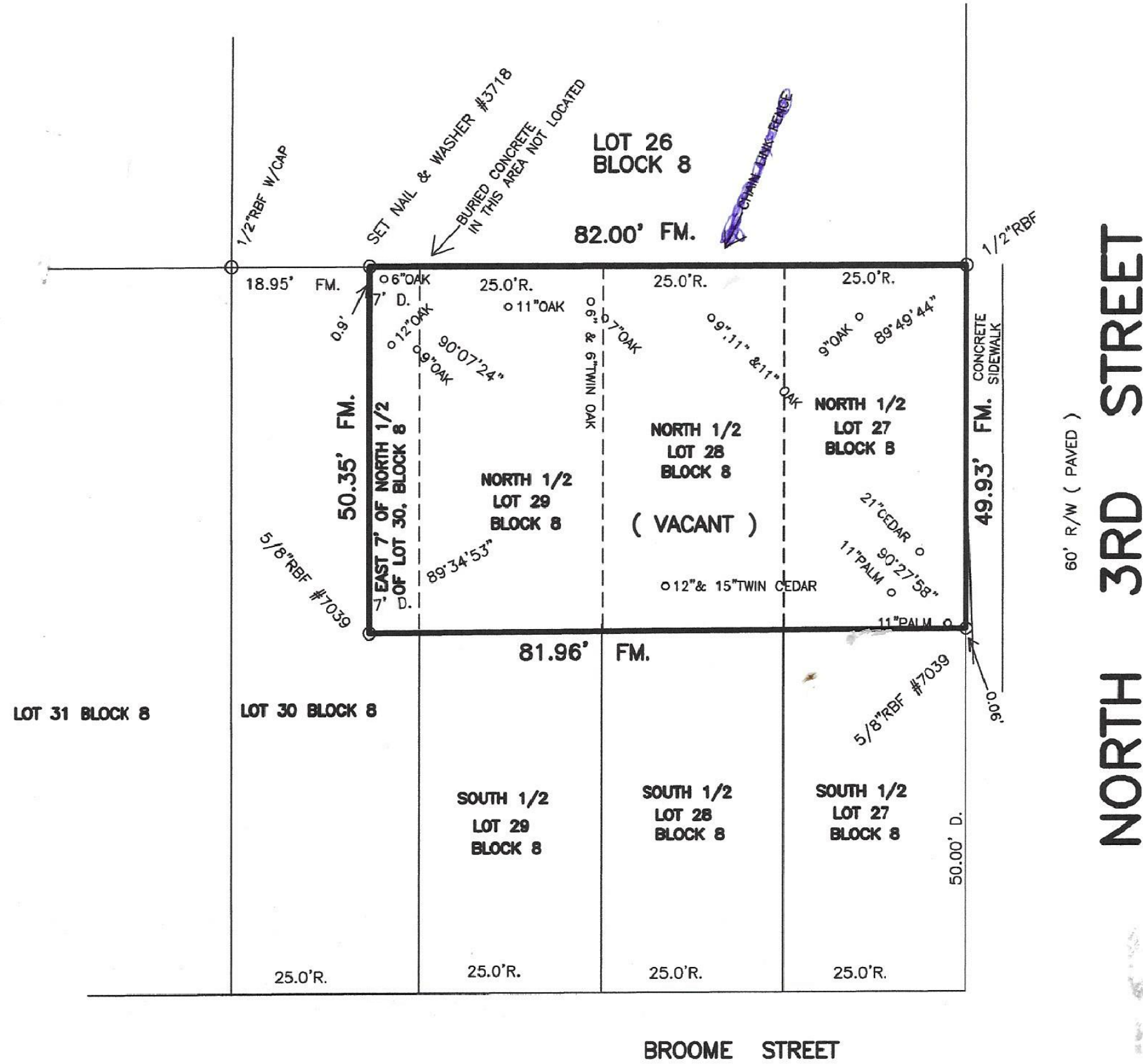
15			
Description	Link	Photo	
Hardiplank Lap Siding Hardiplank "Allura" traditional Smooth lap siding, 5/16 x 5 1/4" x 12' (https://www.becn.com/search/5-1%2F4%20smooth%20lap Arctic White		 Hardiplank Smooth Lap Siding	 Similar to Existing Home
Rear Doors JELD-WEN 72-in x 80-in Blinds 72" opening, 2 pair = 4 door system White	https://www.lowes.com/pd/JELD-WEN-JW-6FT-FBG-FR-BBG-Le-LHOSNBW-WZ4C/1002854634		
Entry Doors - Therma-Tru Smooth Start Series 8' 3/4 Lite 1 Panel Flush-Glazed Style No. S82104-GBGF Chestnut Brown	https://www.thermatru.com/explore-products/door-style/S82104-GBGF	Rear - clear glass, full light french doors	Front - 3/4 Lite 36" entry door with side lites
Entry Doors - Therma-Tru Smooth Start Series 8' 3/4 Lite Sidelite 1 Panel Style No. S8313SL-GBGF White	https://www.thermatru.com/explore-products/door-style/S8313SL-GBGF		
Vinyl or Fiberglass One over One Double Hung Window Jeld - Wen Builders Vinyl Series or Pella per HDC Window List White	https://www.lowes.com/pd/JELD-WEN-49-375-in-White-Vinyl-Mu	 Windows	 Windows
harditrin 5/4 x 4" x 10' trim White / off white to match existing house	https://www.becn.com/productDetail/C-355650	 hardi trim	
Stucco CMU foundation wall with Medium Sand Finish Stucc applied 3102 Revere	http://www.centralstucco.com/senergy/color-selection/ https://www.classichomeremodeling.com/6-stucco-texture-options-with-pictures/	 3102 Revere Stucco Color	 Medium Sand Finish Stucco
Red Brick Modular Brick, Concrete Backfill Pier Foundation Red with Buff / buff mortar	https://www.cherokeebrick.com/view-our-products/classic/georgia-classic-collection/ Cherokee Brick Company - 1-800-277-2745		

Glulam Laminated Columns 2 x laminated Natural color, primed and painted white	https://www.capitolcitylumber.com/product/laminated-hollow-ypt-timber-columns/ https://www.yellowood.com/products/columns/	 Porch Pier Brick  Glulam Column  Cumaru trim
cumaru 1 x 4 / 6 decking brown (natural color), oiled = darker brown	https://buy.advantagelumber.com/collections/cumaru-decking Advantage Lumber	
Trex 1 x 6 "Enhance" decking or similar TBD	https://www.trex.com/products/decking/enhance/	 Arbor   Trex Decking
Treated lumber - primed and painted white #2 or better, SYP treated, sized per details. Primed and painted White to match house trim	https://www.yellowood.com/products/columns/	
Concrete Concrete, scored / sawcut pattern as shown. natural concrete gray.		 Concrete

MAP SHOWING BOUNDARY SURVEY OF THE NORTHERLY 1/2 OF LOTS 27, 28 AND 29, BLOCK 8 TOGETHER WITH THE EAST 7.00 FEET OF THE NORTHERLY 1/2 OF LOT 30, BLOCK 8,

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).

FOR: MARK ROSS,



REVISED AND RECHECKED 8-23-21

COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8850 FAX 904-277-8850

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 51-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

8-23-21
LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
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. 02376
DATED 8/2/17

DATE OF SURVEY: AUGUST 24, 2020
SCALE 1"=20'
JOB NO. 2008-20, F.B. 389

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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

SITE SURVEY

SCALE: NTS, FOR REFERENCE ONLY

12" & 15" Twin Cedar

11" Palm

11" Palm

21" Cedar

12" Oak

9" Oak

11" Oak

6" Twin Oak

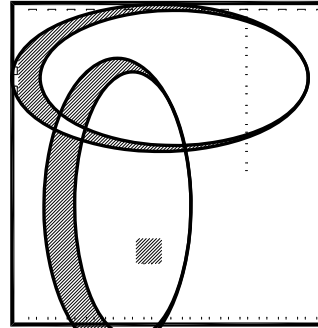
7" Oak

9", 11", 11" Triple Oak

9" Oak

SITE COVERAGE PLAN

SCALE: 1" = 50'



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE, FL 32210
(904) 236-9757

SITE COVERAGE

PROPERTY AREA:	4,111 SF
HOUSE LIVING - FIRST FLOOR:	687.9 SF
COVERED PORCHES:	258.8 SF
REAR EXTERIOR STAIRS:	117.2 SF
SHED:	32 SF
SPOOL:	104 SF
SPOOL / PAVILION PAVING:	993.4 SF
PARKING STRIPS:	132.4 SF
FRONT WALK:	71 SF
TOTAL BUILDING COVERAGE:	2,396.70 SF
SITE COVERAGE:	58%

DRAINAGE AREA

(A) LOT AREA:	4,111 SF
(B) OFFSITE DRAINAGE AREA:	0
(C) TOTAL DRAINAGE AREA:	4,111 SF

IMPERVIOUS COVERAGE

(D) PROPOSED HOME FOOTPRINT:	687.9 SF
(E) PROPOSED SEMI-PERVIOUS AREA:	24 SF
(F) PROPOSED IMPERVIOUS AREA:	1,708.80 SF
(G) OFFSITE IMPERVIOUS AREA:	NA
(H) TOTAL IMPERVIOUS COVERAGE:	2,420.7 SF

TREATMENT VOLUME REQUIREMENTS

RAINFALL OVER TOTAL DRAINAGE AREA (1/2):	171 CF
RAINFALL OVER IMPERVIOUS AREA (1/2):	201.7 CF

BUILDING AREA SUMMARY

FIRST FLOOR:	
ENCLOSED CONDITIONED	687.9 SF
ENCLOSED UNCONDITIONED (SHED)	24 SF
UNENCLOSED COVERED (PORCHES)	258.8 SF

SECOND FLOOR:	
ENCLOSED CONDITIONED	687.9 SF
UNENCLOSED COVERED (PORCHES)	258.8 SF

TOTAL ENCLOSED CONDITIONED 1,375.8 SF

TREE CALCULATION

TREES RETAINED	TREES REMOVED
11" OAK	9" OAK
6" OAK	9", 11" & 11" TRIPLE OAK
12" OAK	7" OAK
9" OAK	6" & 6" TWIN OAK
12" & 15" TWIN CEDAR	
21" CEDAR	
11" PALM	
11" PALM	

108" RETAINED	64.5%	59" REMOVED
8 TREES RETAINED	61.5%	4 TREES RETAINED

Ross / Ross / Waldrip
205 NORTH 3RD ST

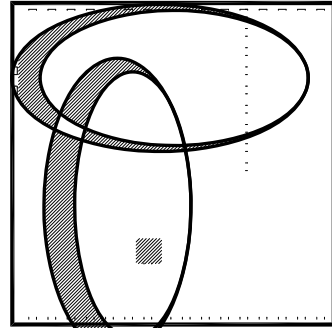
SF RESIDENCE
Survey / Site Area

REVISIONS

no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

SHEET:
DATE: AUGUST 23, 2021

S-1



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE FL 32210
(904) 236-9757

SITE COVERAGE	
PROPERTY AREA:	4,111 SF
HOUSE LIVING - FIRST FLOOR:	687.9 SF
COVERED PORCHES:	258.8 SF
REAR EXTERIOR STAIRS:	117.2 SF
SHED:	32 SF
SPOOL:	104 SF
SPOOL / PAVILION PAVING:	993.4 SF
PARKING STRIPS:	132.4 SF
FRONT WALK:	71 SF
TOTAL BUILDING COVERAGE:	2,396.70 SF
SITE COVERAGE:	58%

DRAINAGE AREA	
(A) LOT AREA:	4,111 SF
(B) OFFSITE DRAINAGE AREA:	0
(C) TOTAL DRAINAGE AREA:	4,111 SF

IMPERVIOUS COVERAGE	
(D) PROPOSED HOME FOOTPRINT:	687.9 SF
(E) PROPOSED SEMI-PERVIOUS AREA:	24 SF
(F) PROPOSED IMPERVIOUS AREA:	1,708.80 SF
(G) OFFSITE IMPERVIOUS AREA:	NA
(H) TOTAL IMPERVIOUS COVERAGE:	2,420.7 SF

TREATMENT VOLUME REQUIREMENTS	
RAINFALL OVER TOTAL DRAINAGE AREA(1/2):	171 CF
RAINFALL OVER IMPERVIOUS AREA (1 '):	201.7 CF

BUILDING AREA SUMMARY	
FIRST FLOOR:	
ENCLOSED CONDITIONED	687.9 SF
ENCLOSED UNCONDITIONED (SHED)	24 SF
UNENCLOSED COVERED (PORCHES)	258.8 SF

SECOND FLOOR:	
ENCLOSED CONDITIONED	687.9 SF
UNENCLOSED COVERED (PORCHES)	258.8 SF
TOTAL ENCLOSED CONDITIONED	1,375.8 SF

TREE CALCULATION		
TREES RETAINED		TREES REMOVED
11" OAK		9" OAK
6" OAK		9", 11" & 11" TRIPLE OAK
12" OAK		7" OAK
9" OAK		6" & 6" TWIN OAK
12" & 15" TWIN CEDAR		
21" CEDAR		
11" PALM		
11" PALM		
108" RETAINED	64.5%	59" REMOVED
8 TREES RETAINED	61.5%	4 TREES RETAINED

Ross / Ross / Waldrup
205 NORTH 3RD ST

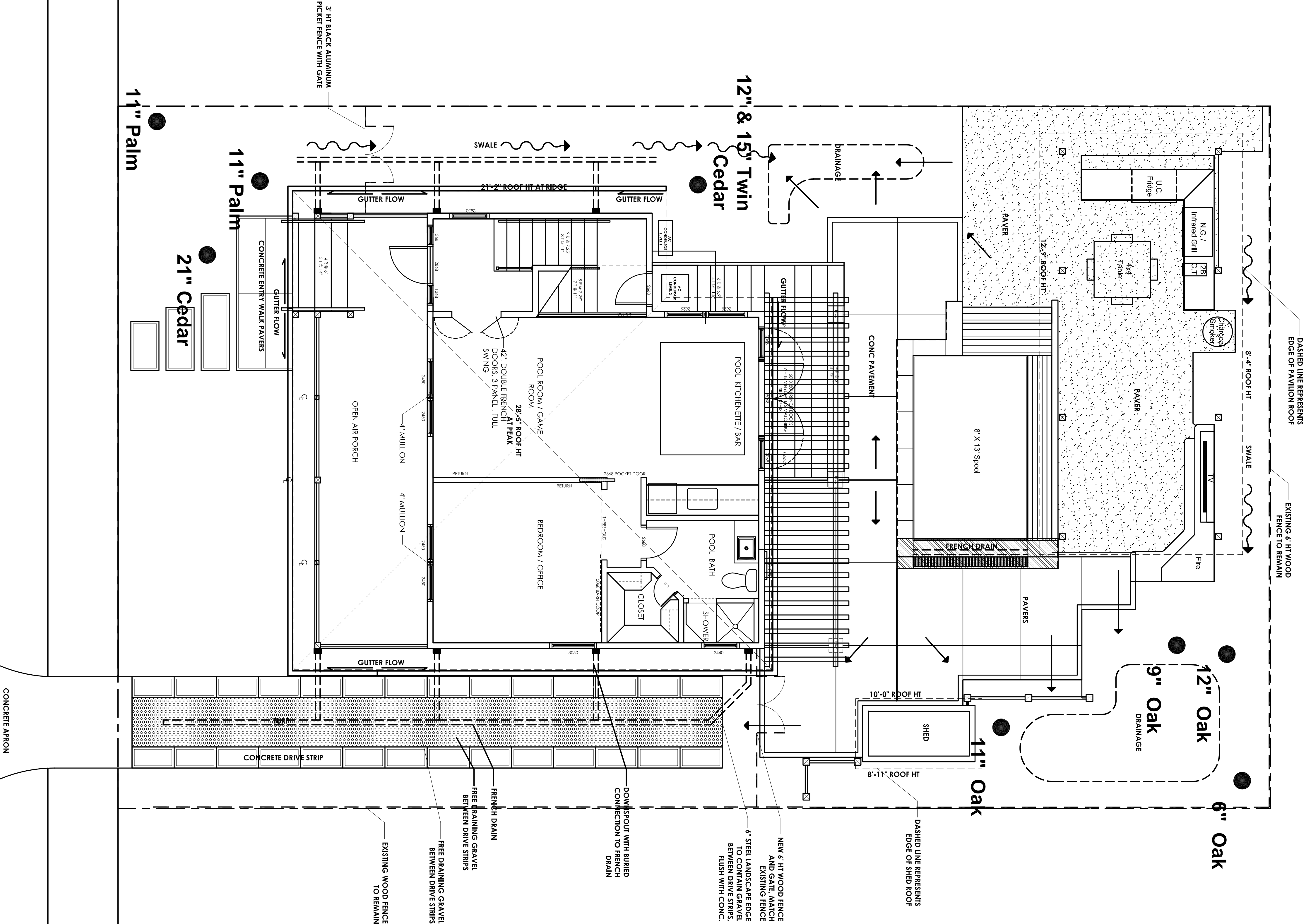
SF RESIDENCE Drainage Plan

REVISIONS

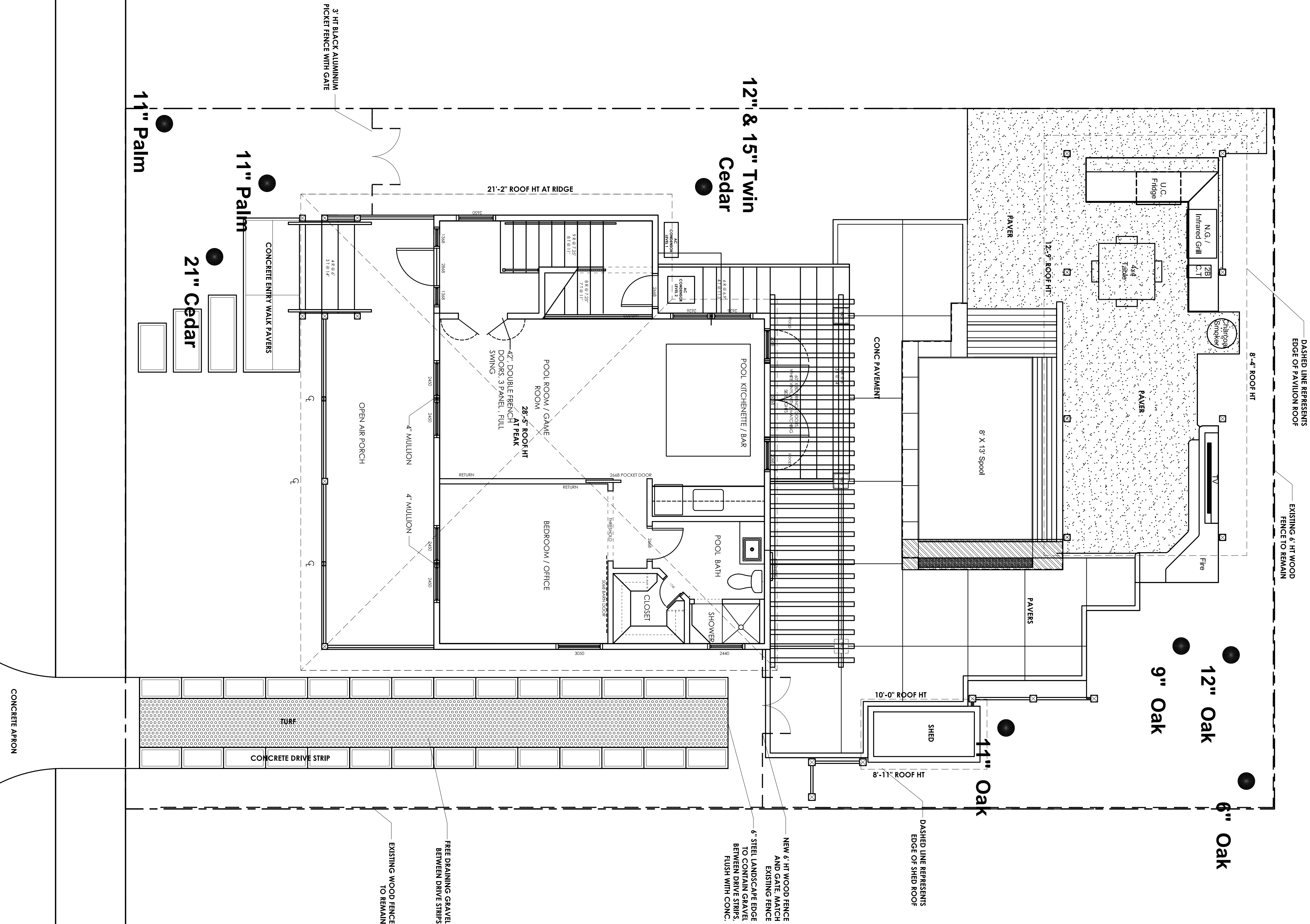
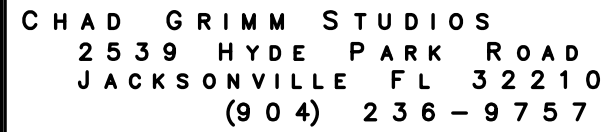
no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

SHEET:
DATE: AUGUST 23, 2021

D-1



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



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

Ross / Ross / Waldrup
205 NORTH 3RD ST

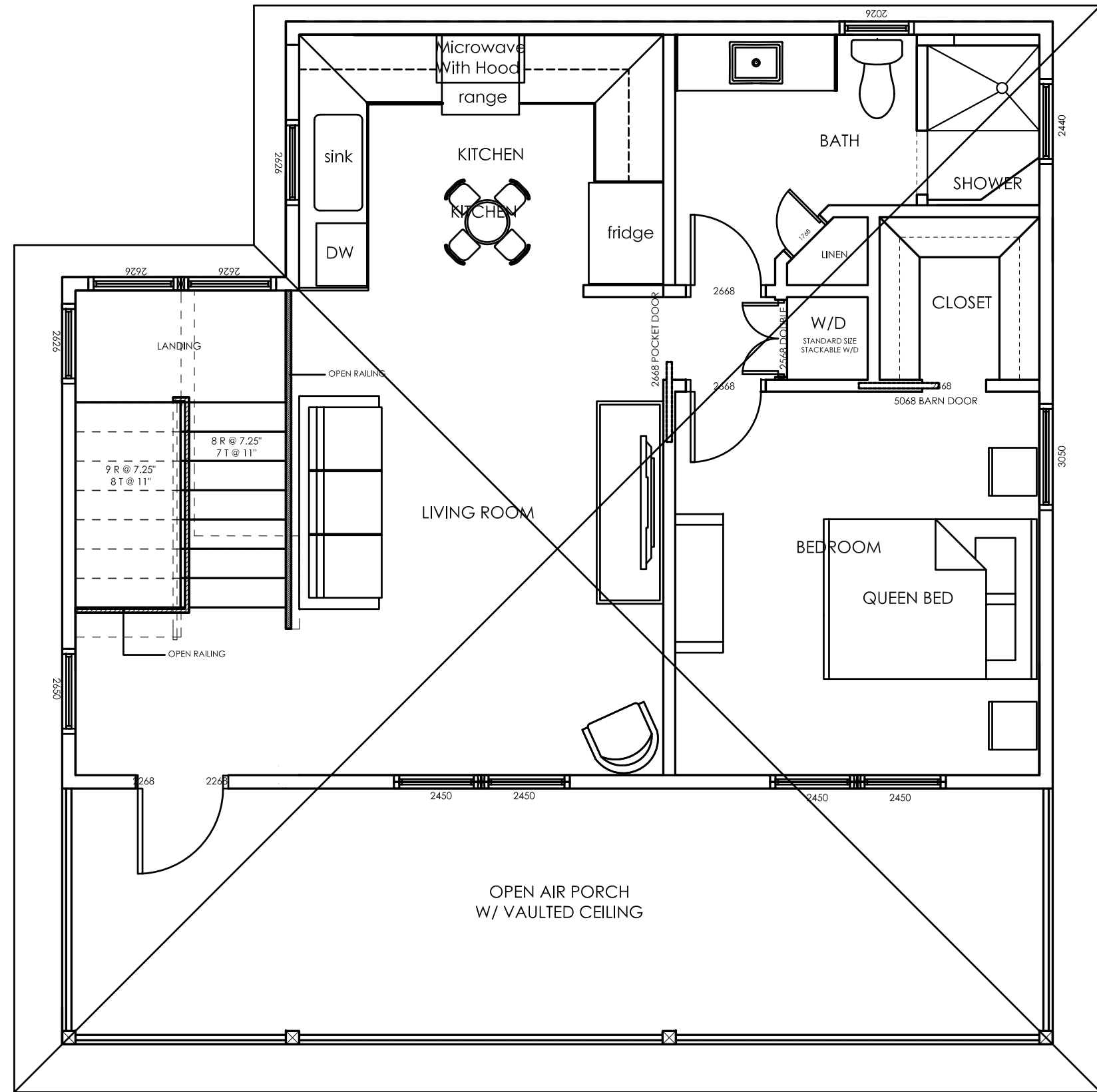
SF RESIDENCE Site Plan

REVISIONS			
no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

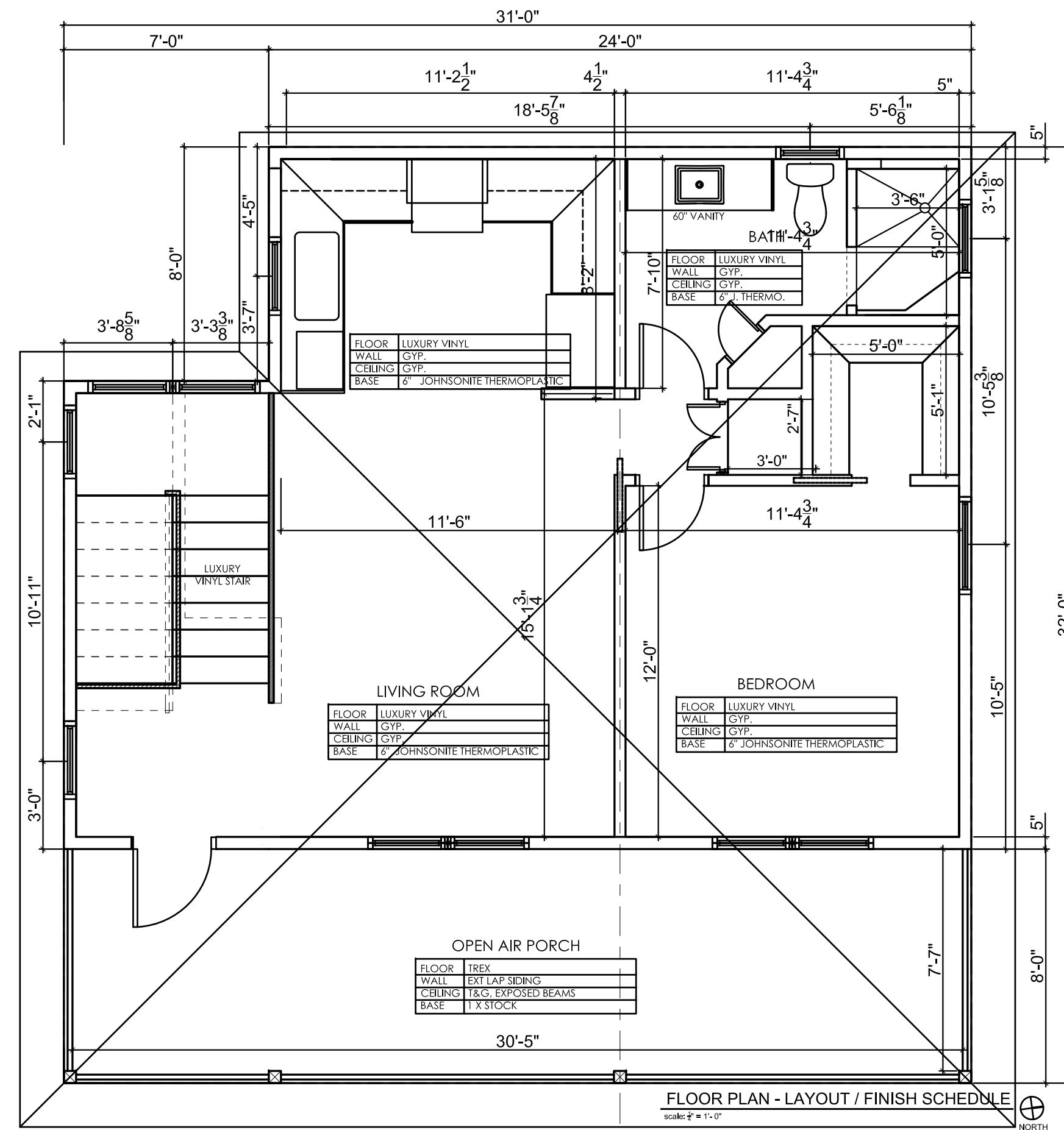
SHEET: **SF**
DATE: AUGUST 23, 2021

SP-1

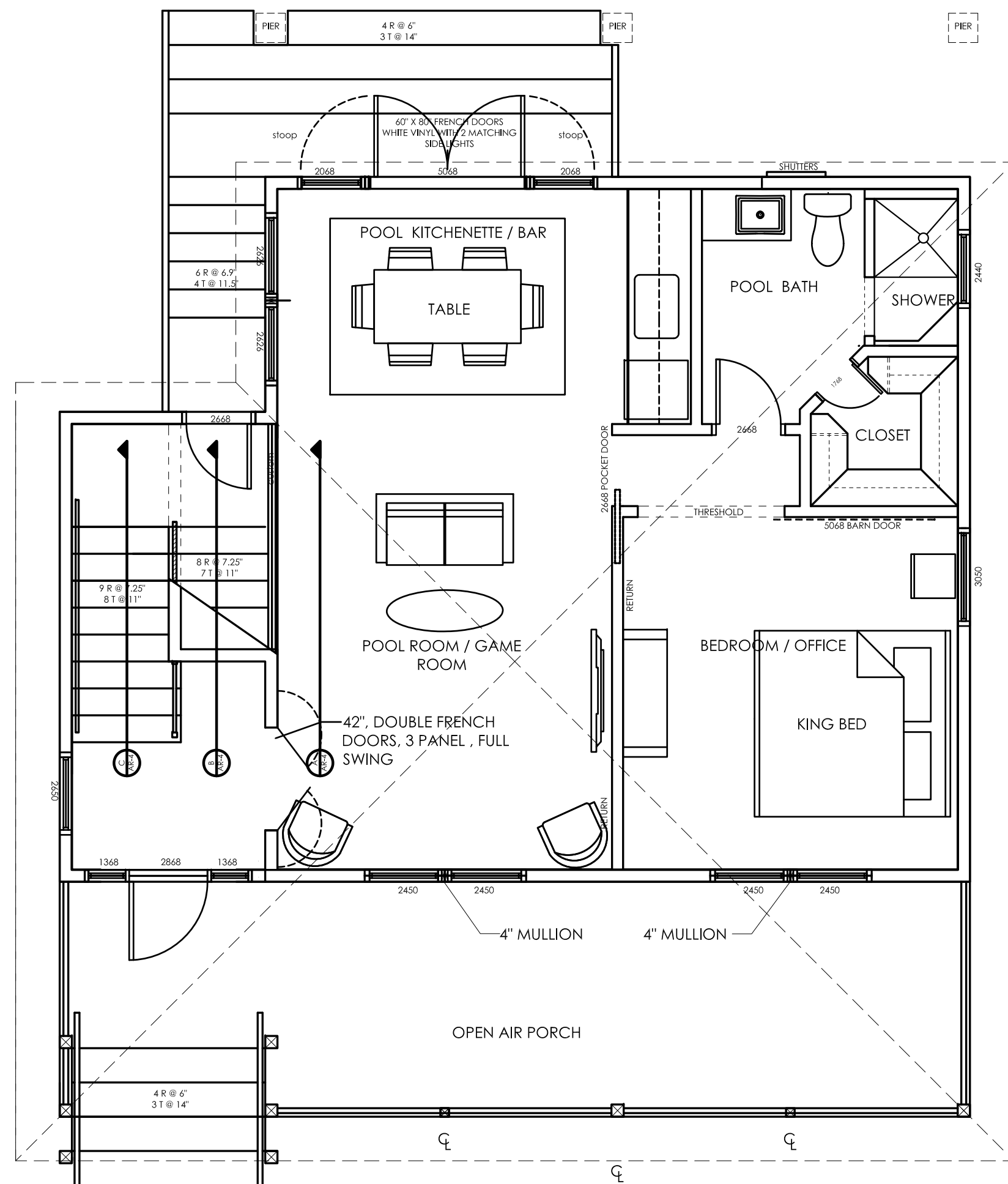




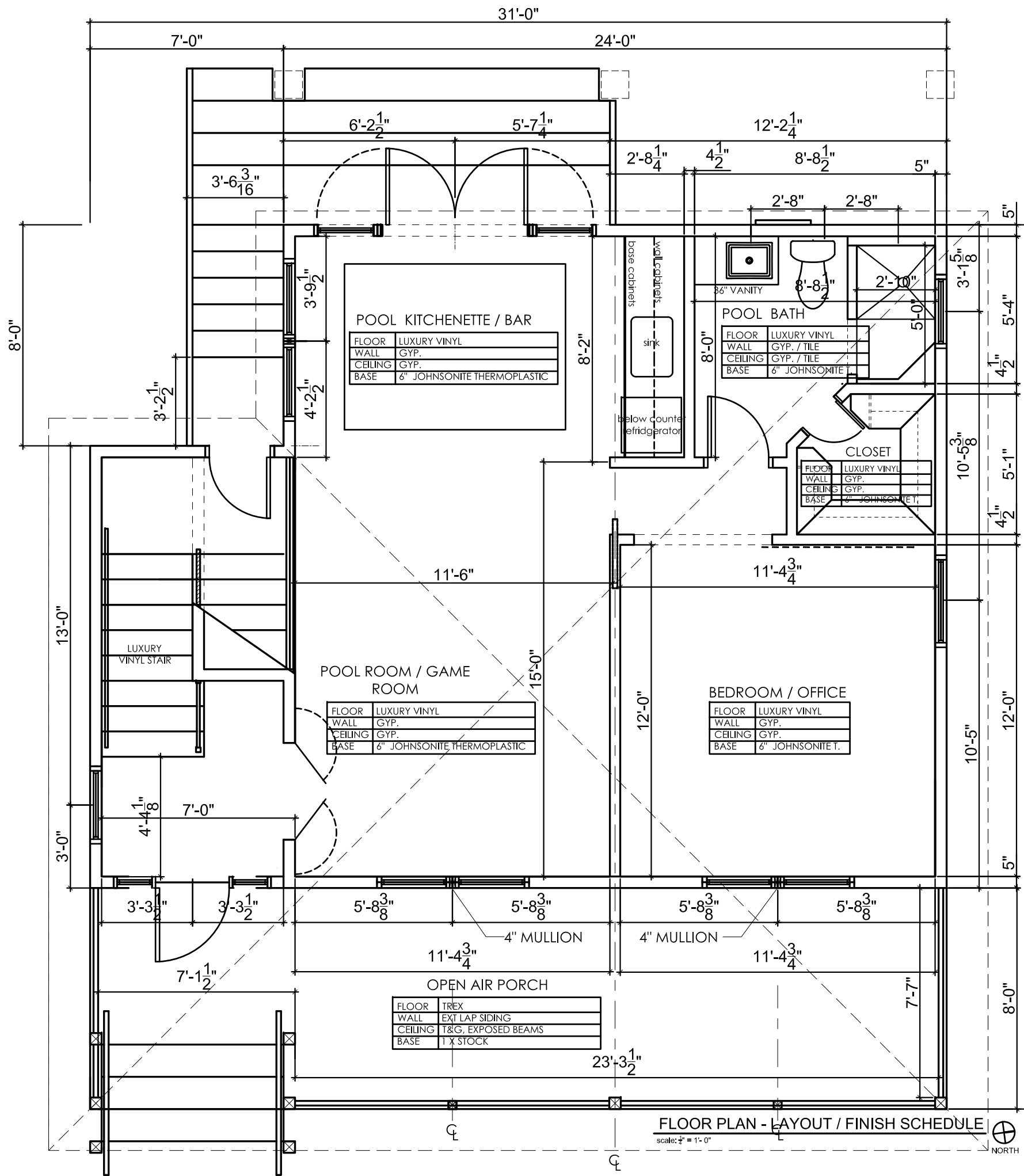
FLOOR PLAN - LEVEL 2
scale: 1/8" = 1'-0"



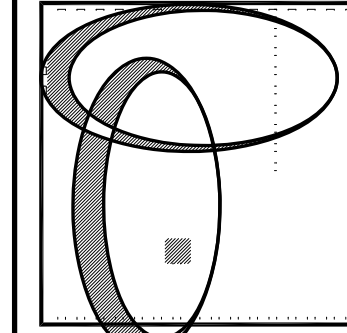
FLOOR PLAN - LAYOUT / FINISH SCHEDULE
scale: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1
scale: 1/8" = 1'-0"



FLOOR PLAN - LAYOUT / FINISH SCHEDULE
scale: 1/8" = 1'-0"



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE, FL 32210
(904) 236-9757

Ross / Ross / Waldrup
205 NORTH 3RD ST

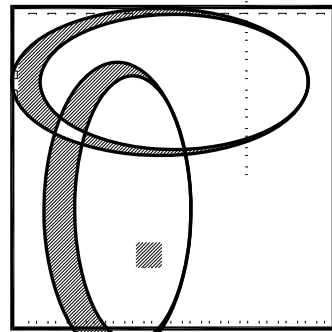
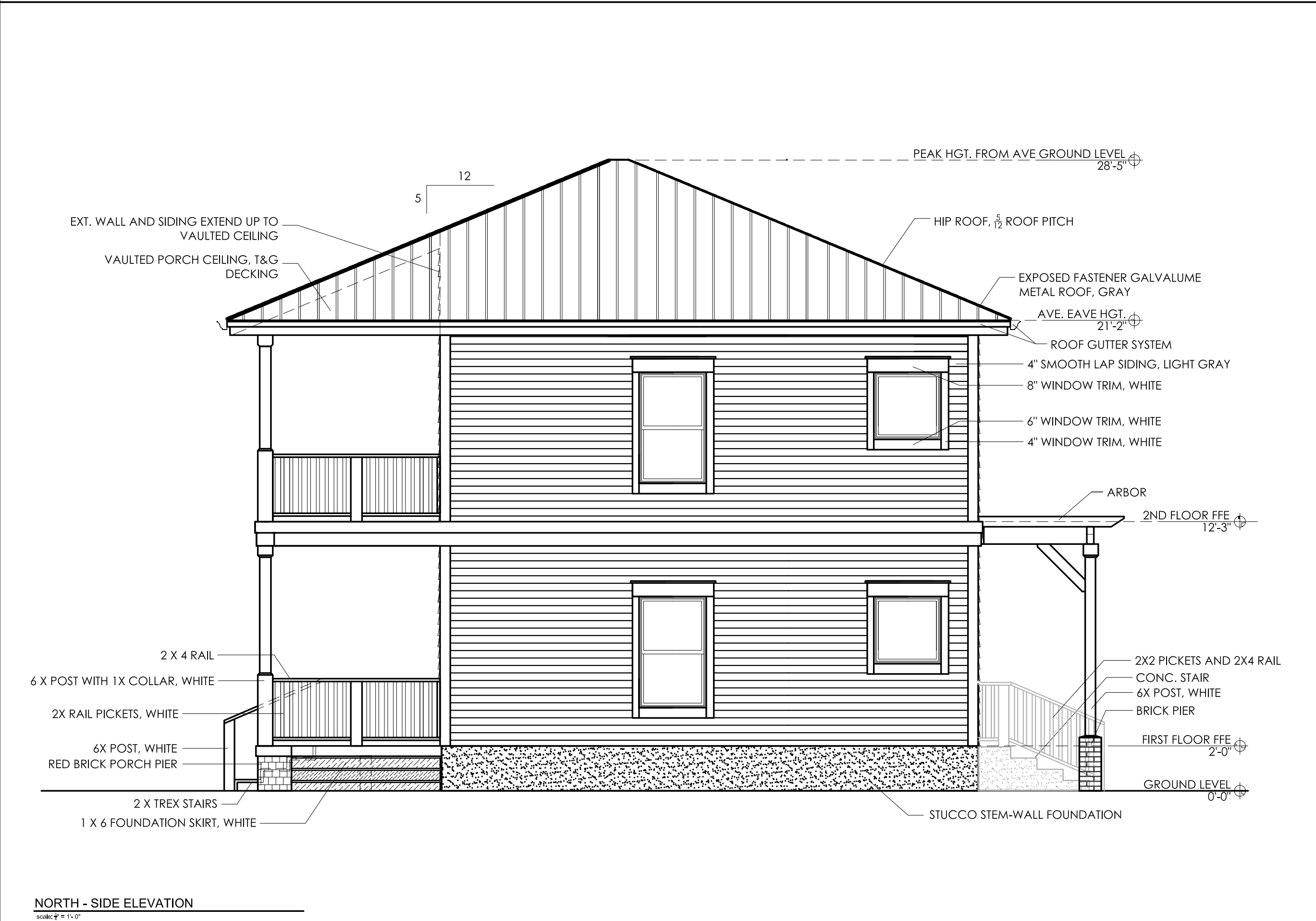
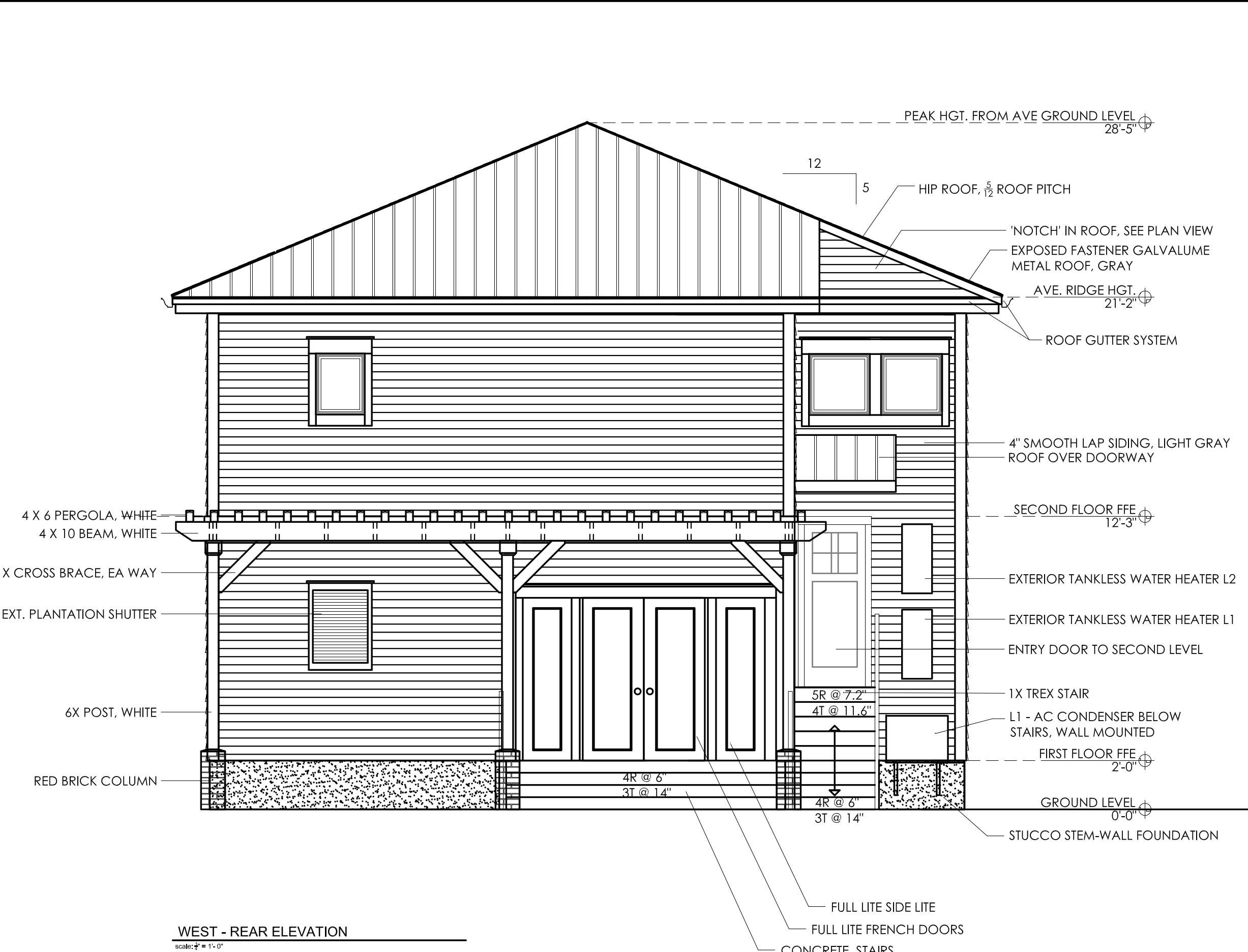
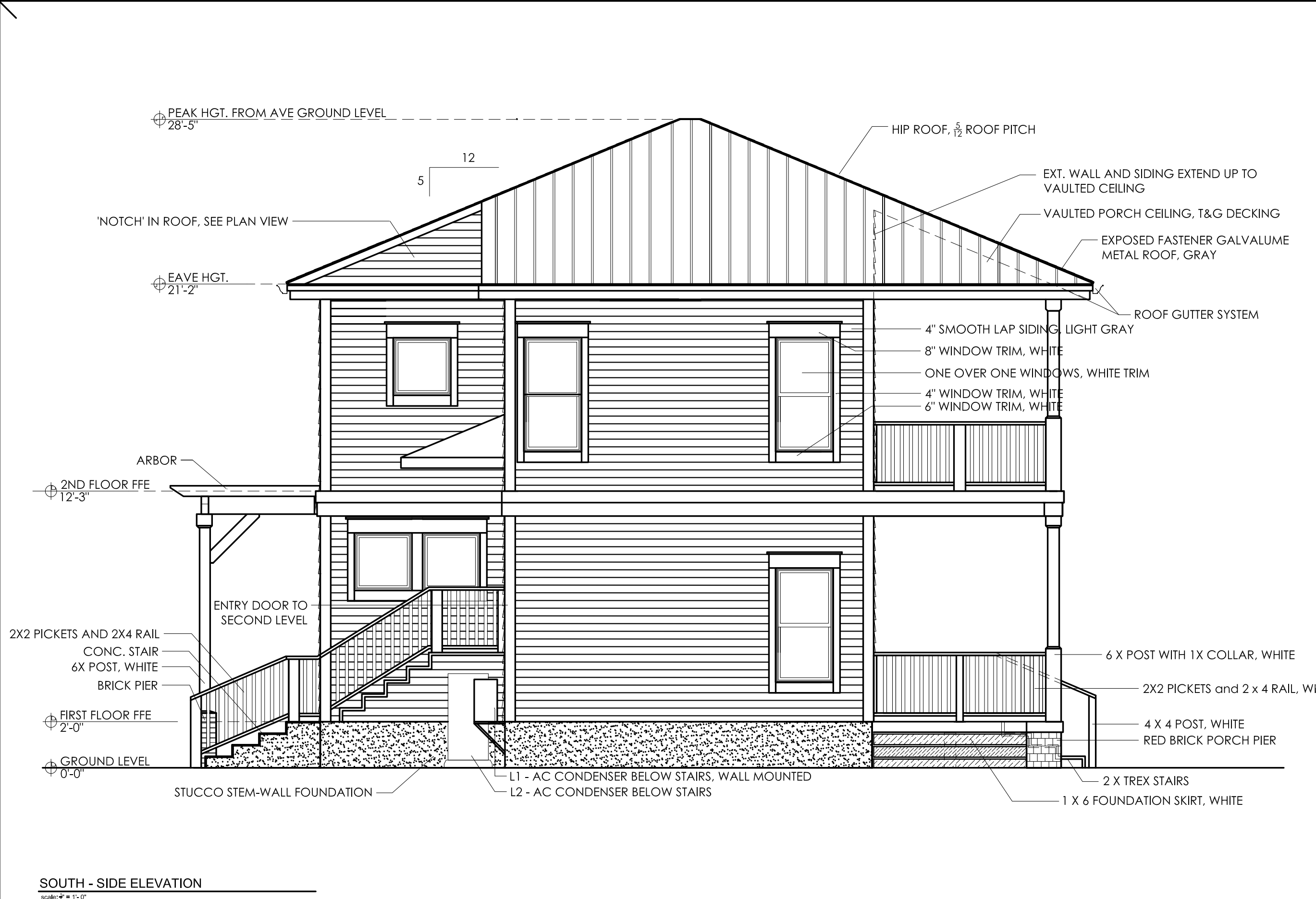
SF RESIDENCE Floor Plans

REVISIONS

no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

SHEET:
DATE: AUGUST 23, 2021

AR-1

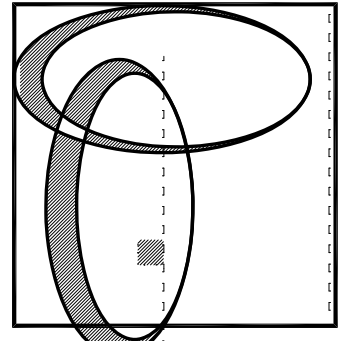
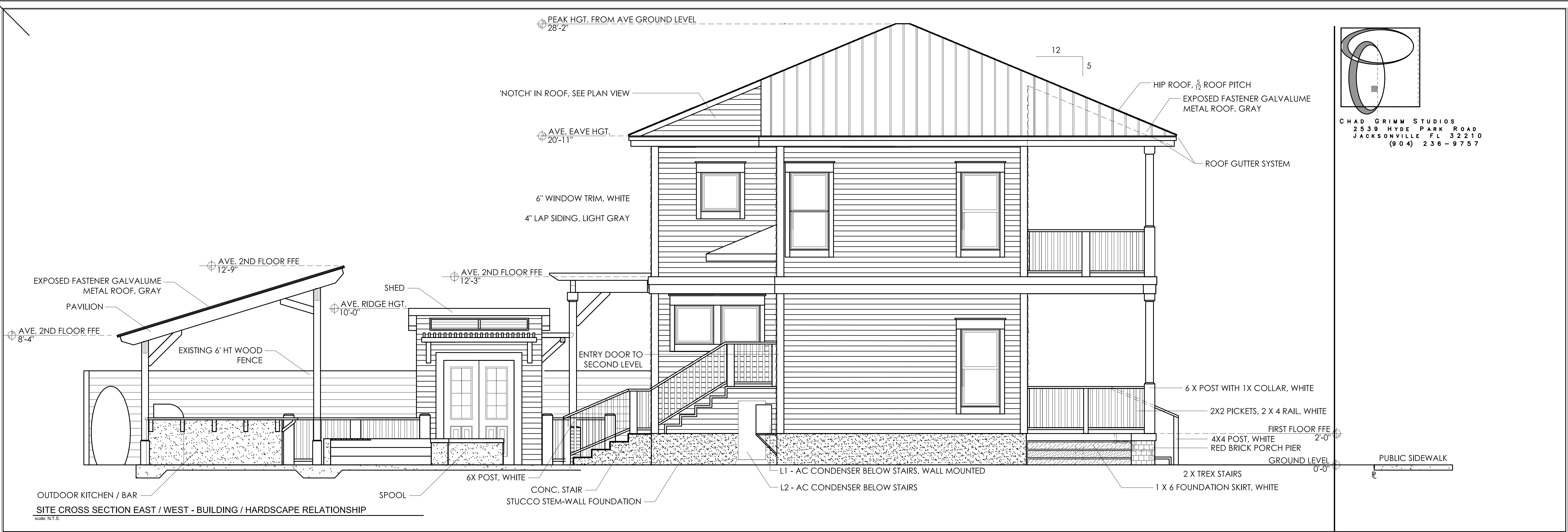


CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE, FL 32210
(904) 236-9757

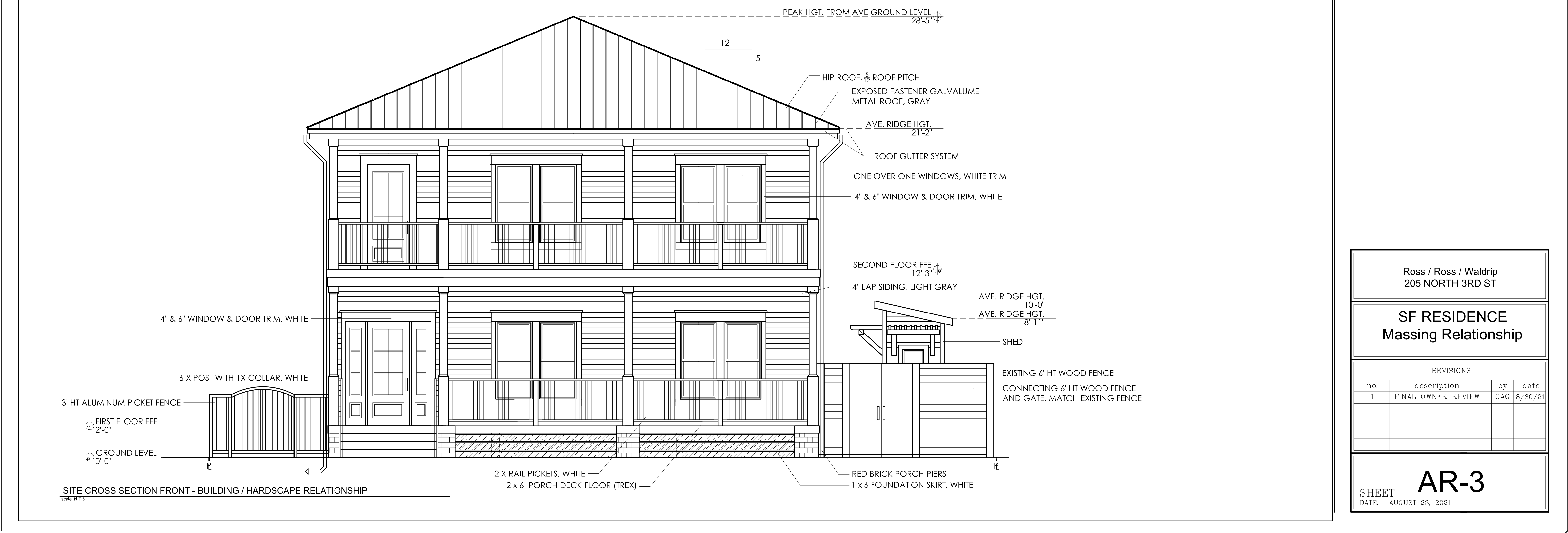
GENERAL NOTES

1. ROOF HEIGHTS SHOWN BASED ON MEASURING FROM AVERAGE GRADE OF LOT.

Ross / Ross / Waldrip 205 NORTH 3RD ST			
SF RESIDENCE Exterior Elevations			
REVISIONS			
no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21
SHEET: DATE: AUGUST 23, 2021			
AR-2			



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE FL 32210
(904) 236-9757



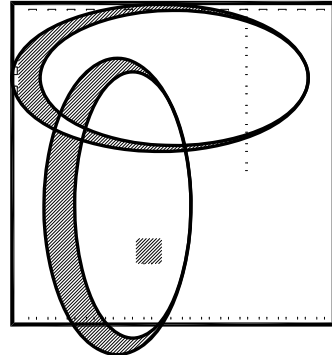
Ross / Ross / Waldrup
205 NORTH 3RD ST

SF RESIDENCE
Massing Relationship

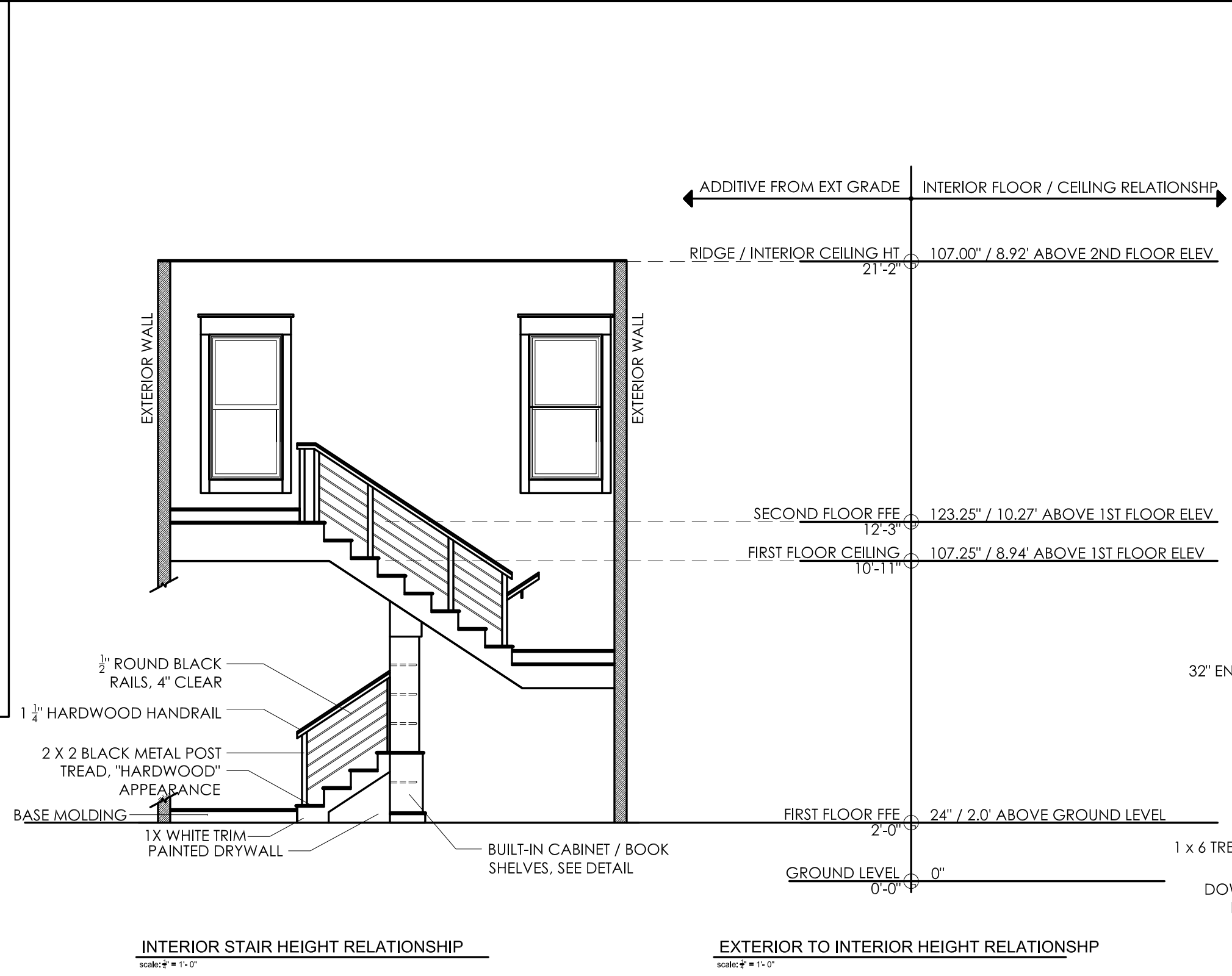
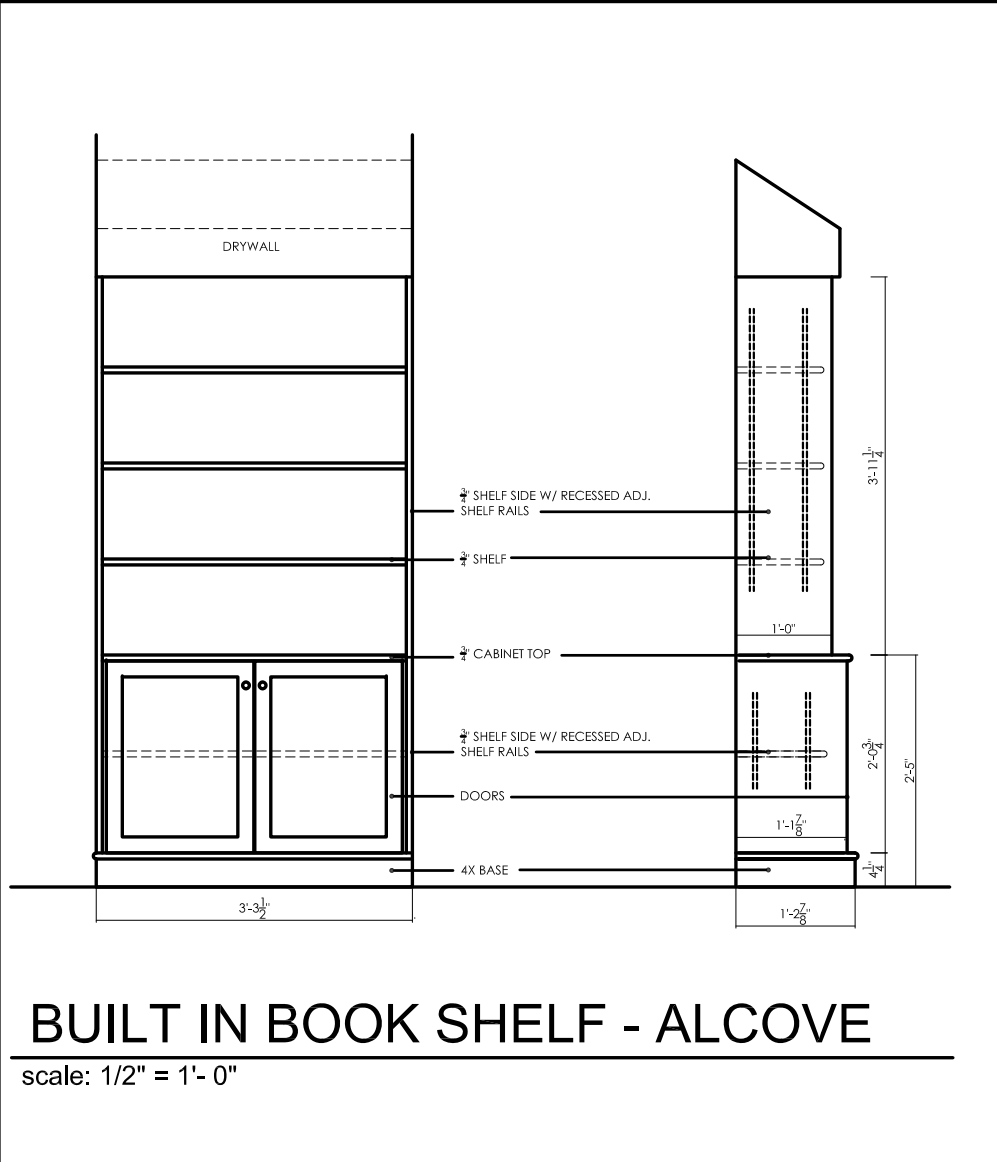
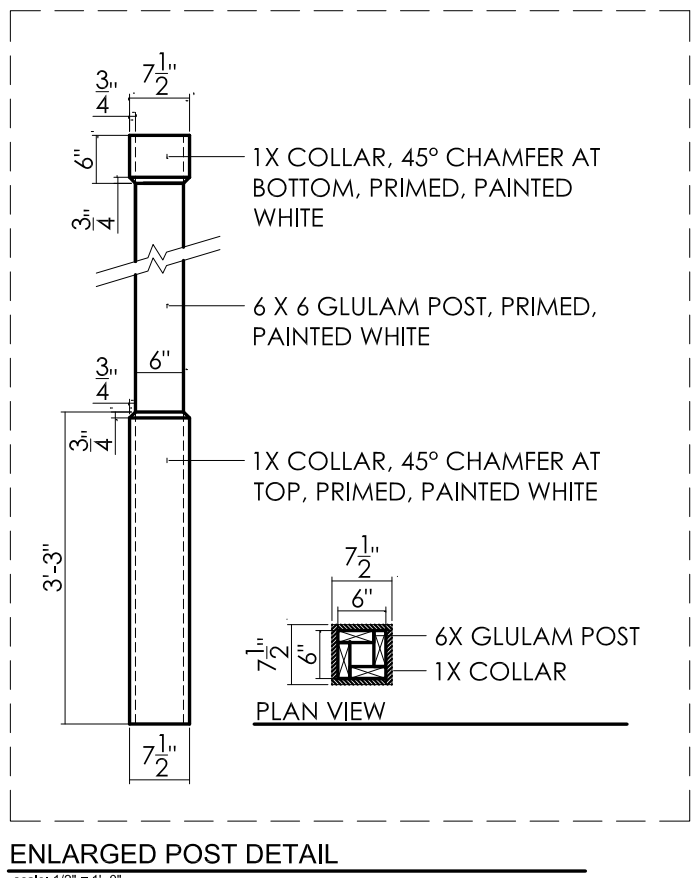
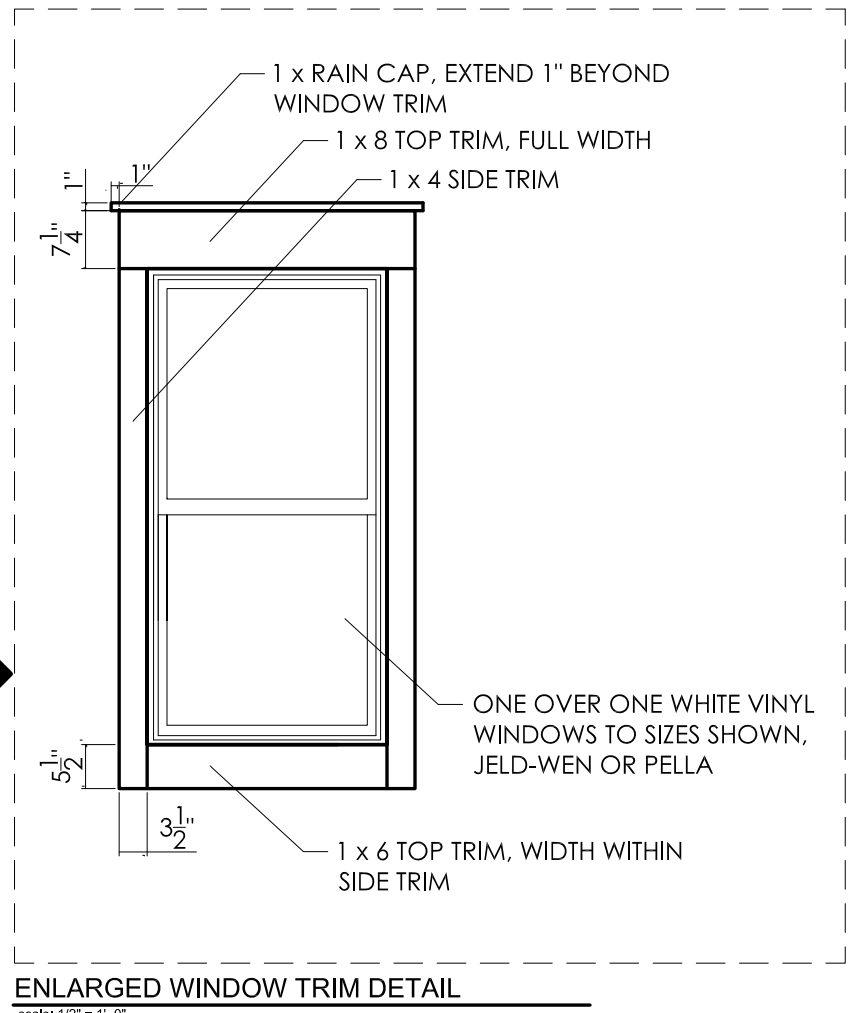
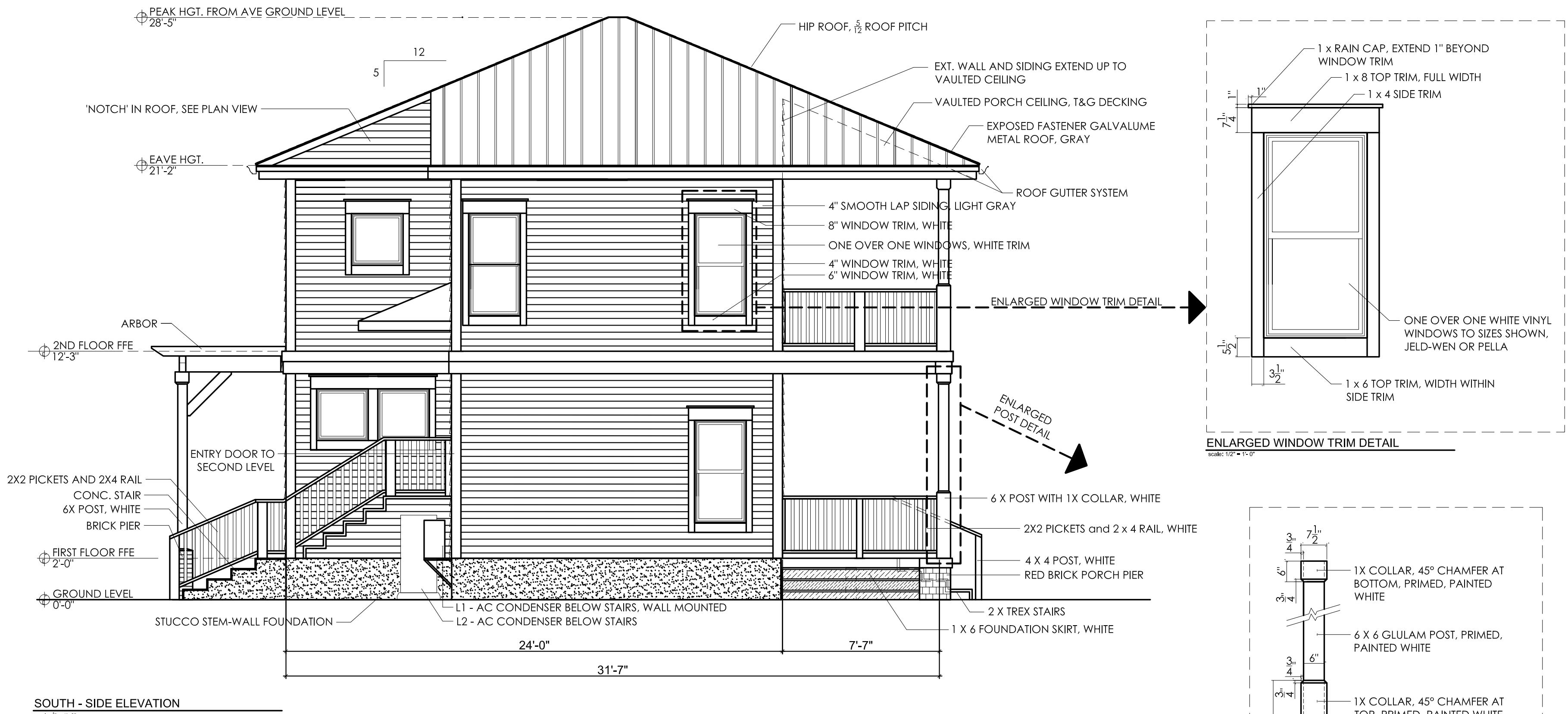
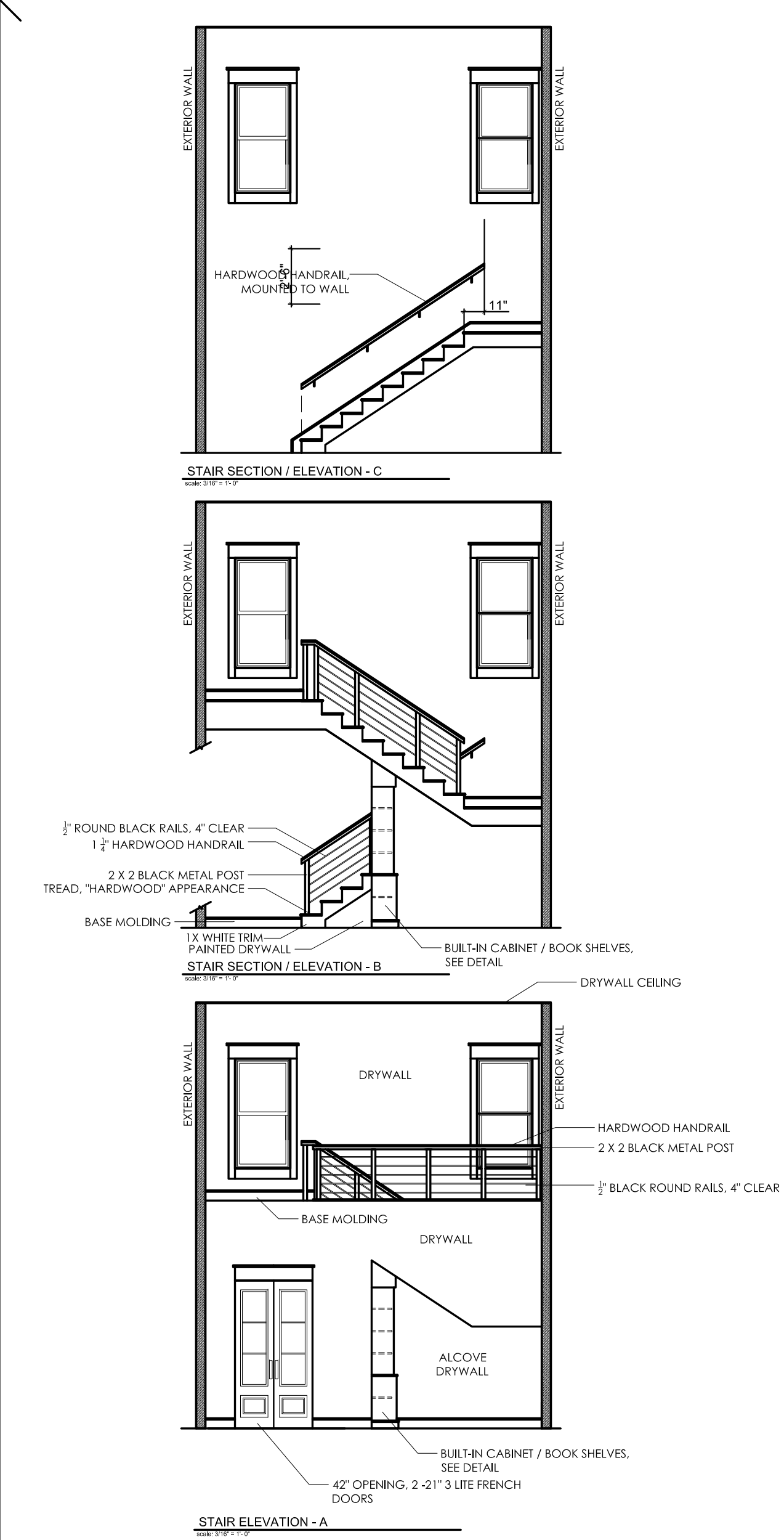
REVISIONS			
no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

SHEET:
DATE: AUGUST 23, 2021

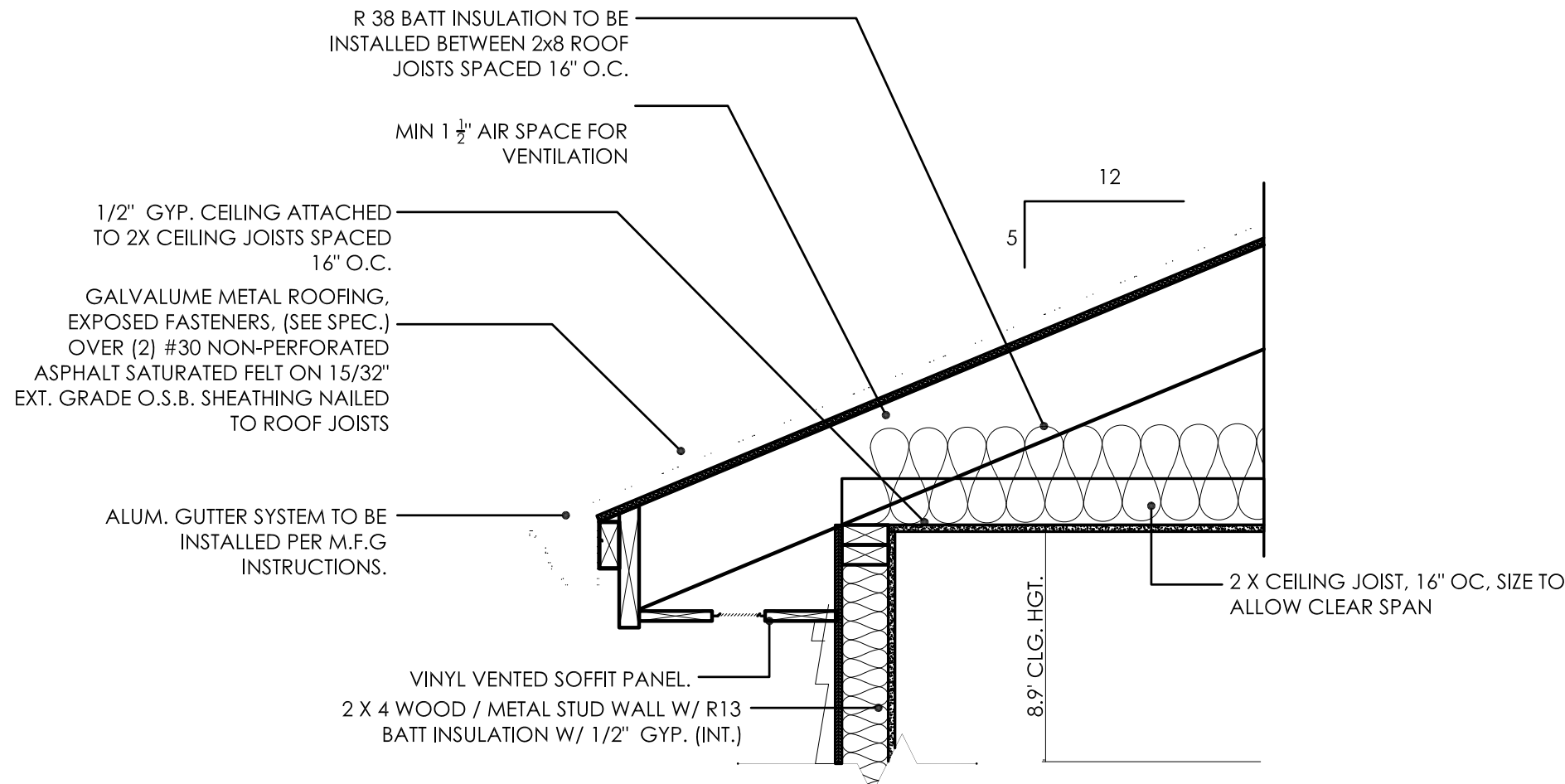
AR-3



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE, FL 32210
(904) 236-9757

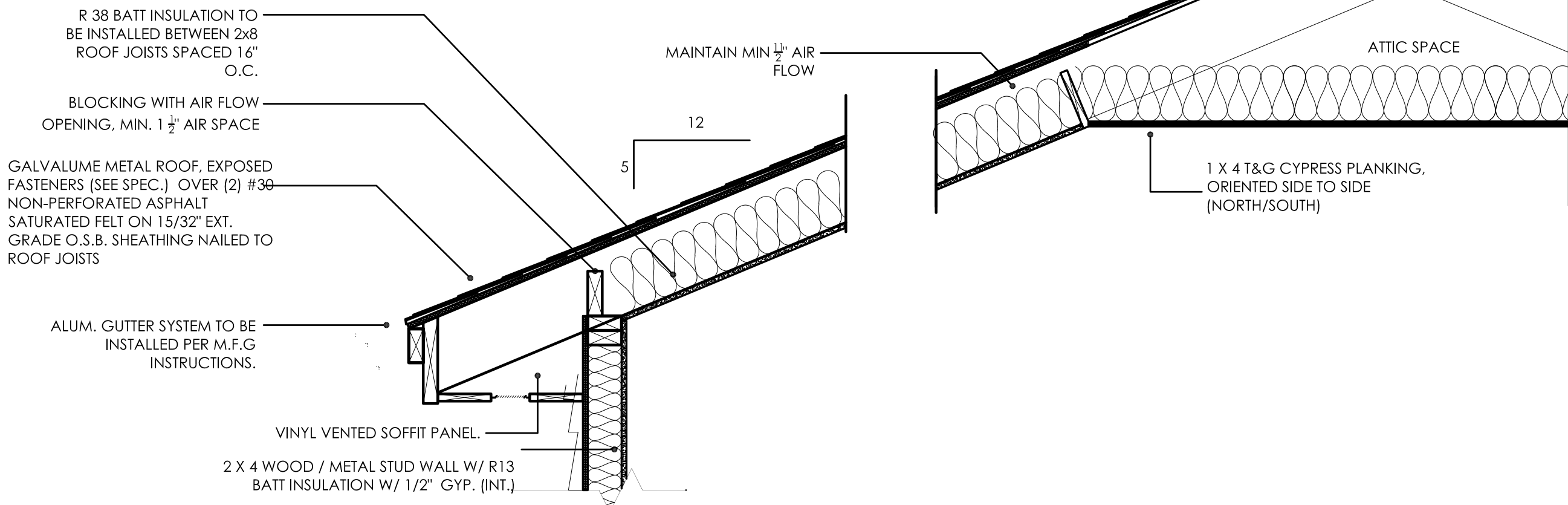


Ross / Ross / Waldrup 205 NORTH 3RD ST			
SF RESIDENCE Details			
REVISIONS			
no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21
SHEET: AR-4			
DATE: AUGUST 23, 2021			



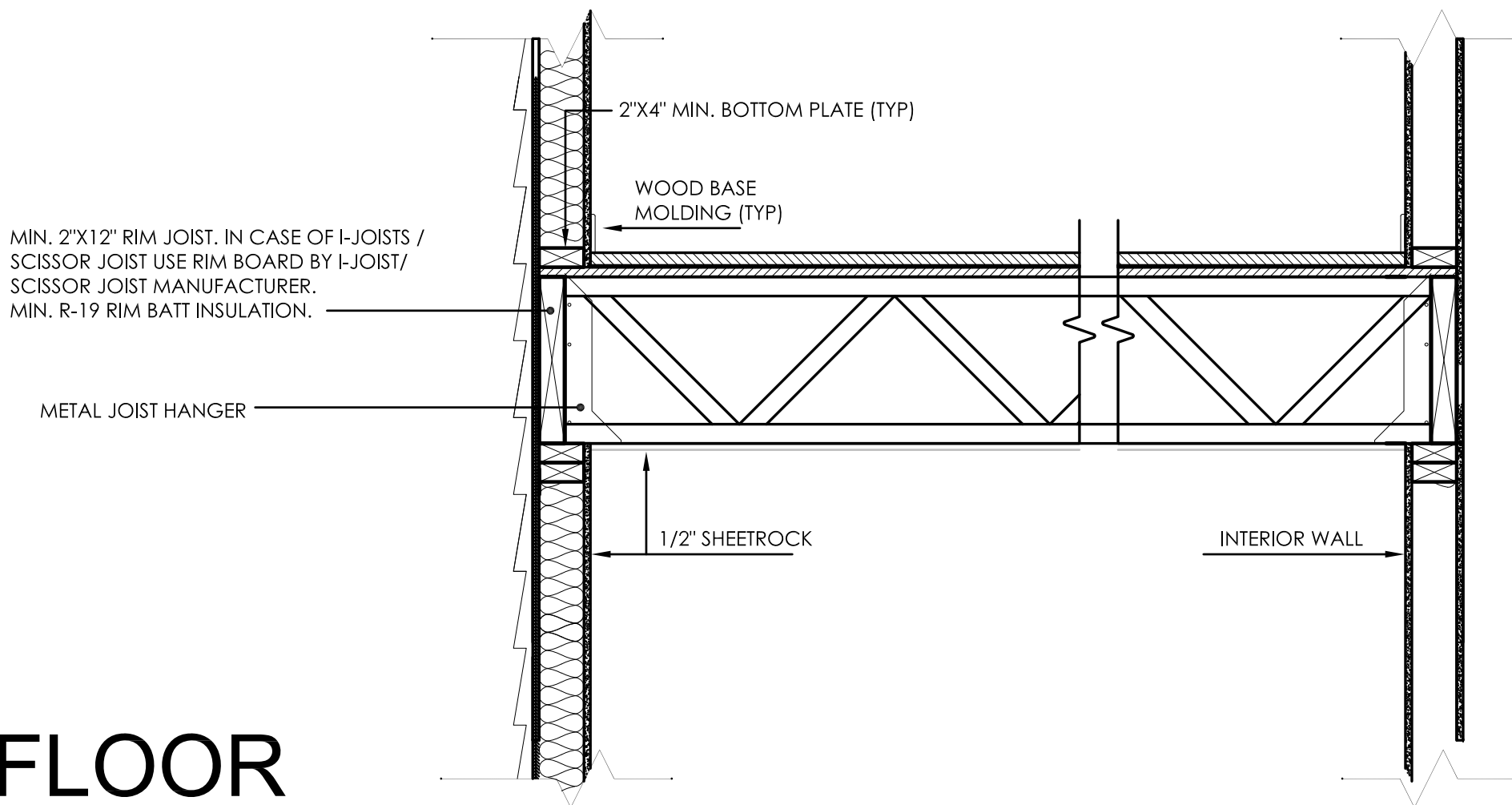
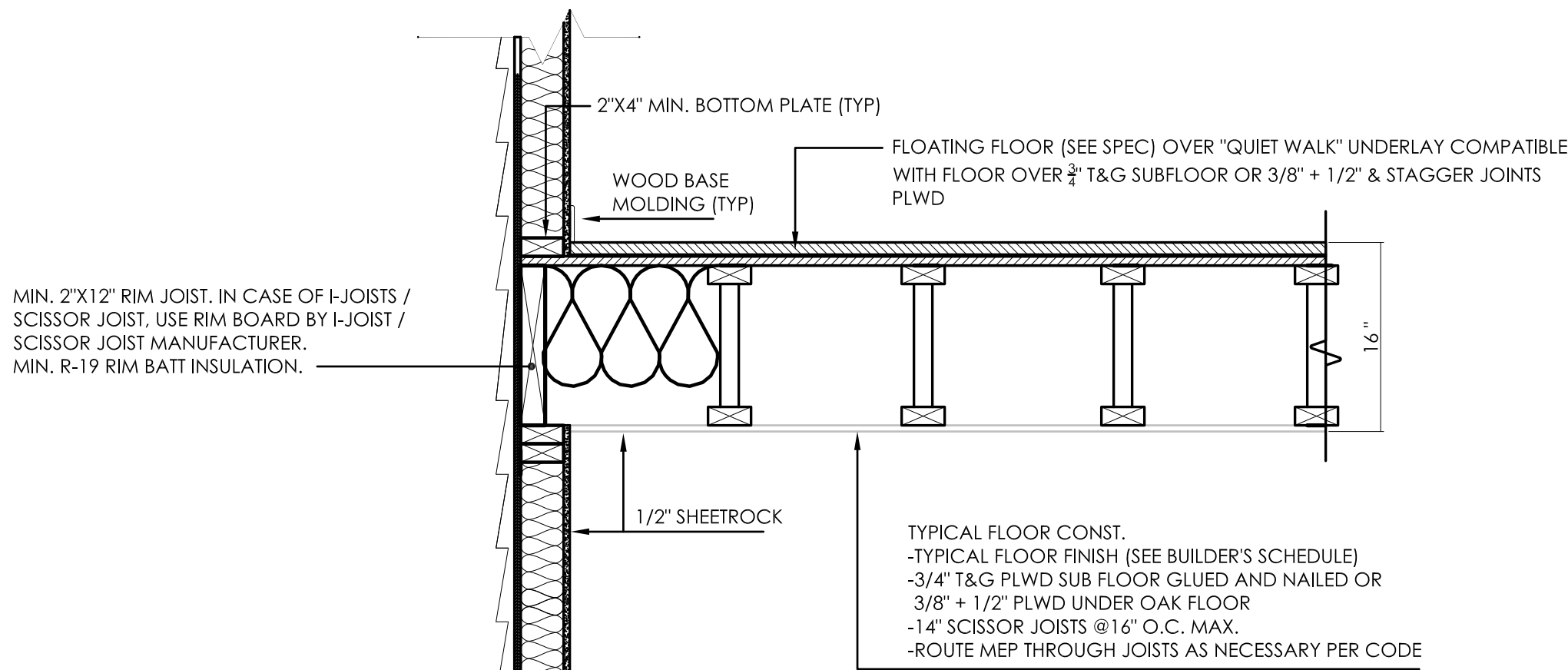
STANDARD CEILING

BASE PRICE



VAULTED CEILING

ADD ALT #1

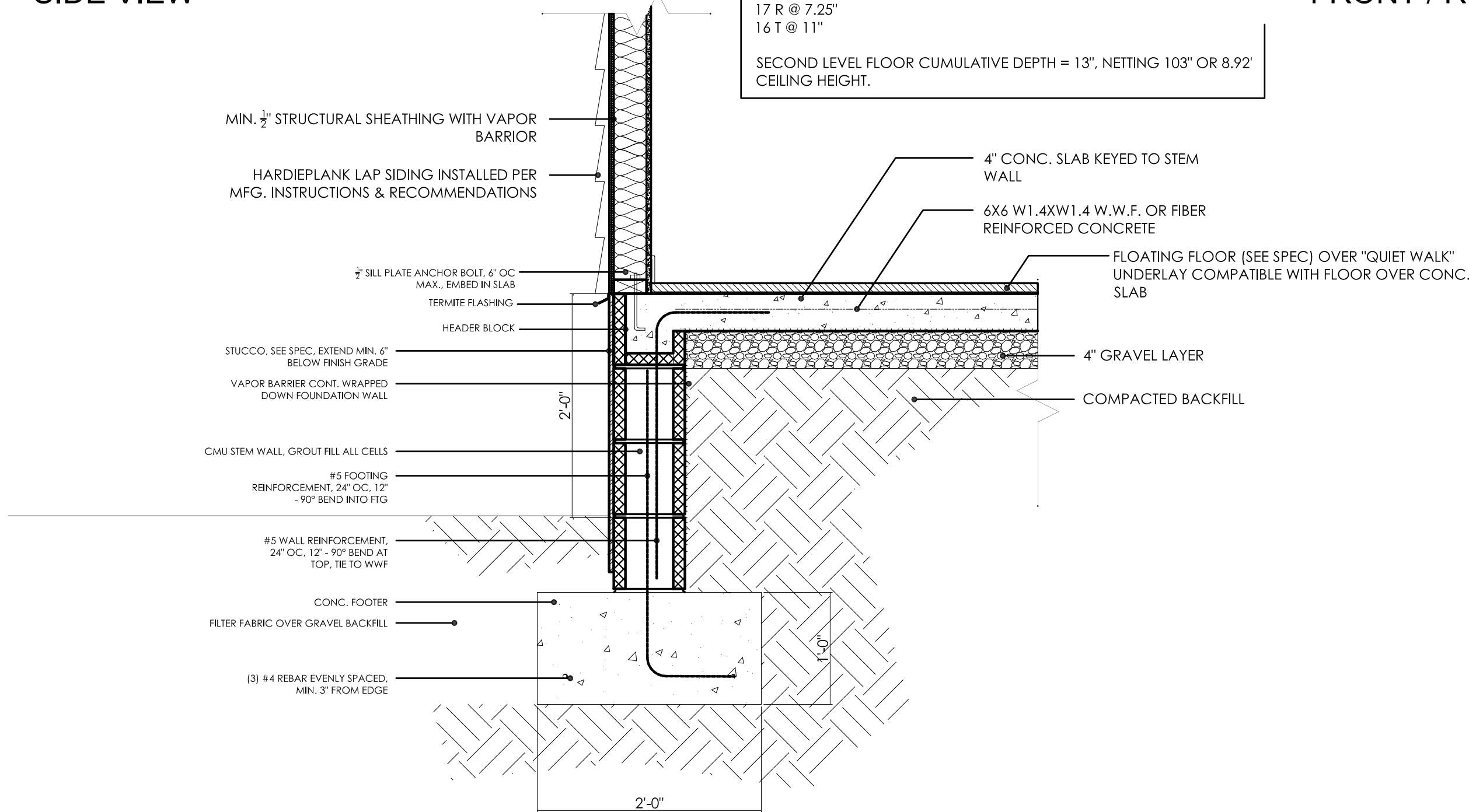


SECOND FLOOR

SIDE VIEW

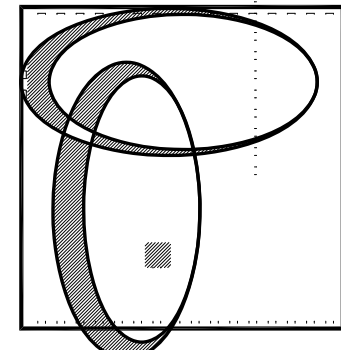
SECOND FLOOR

FRONT / REAR VIEW

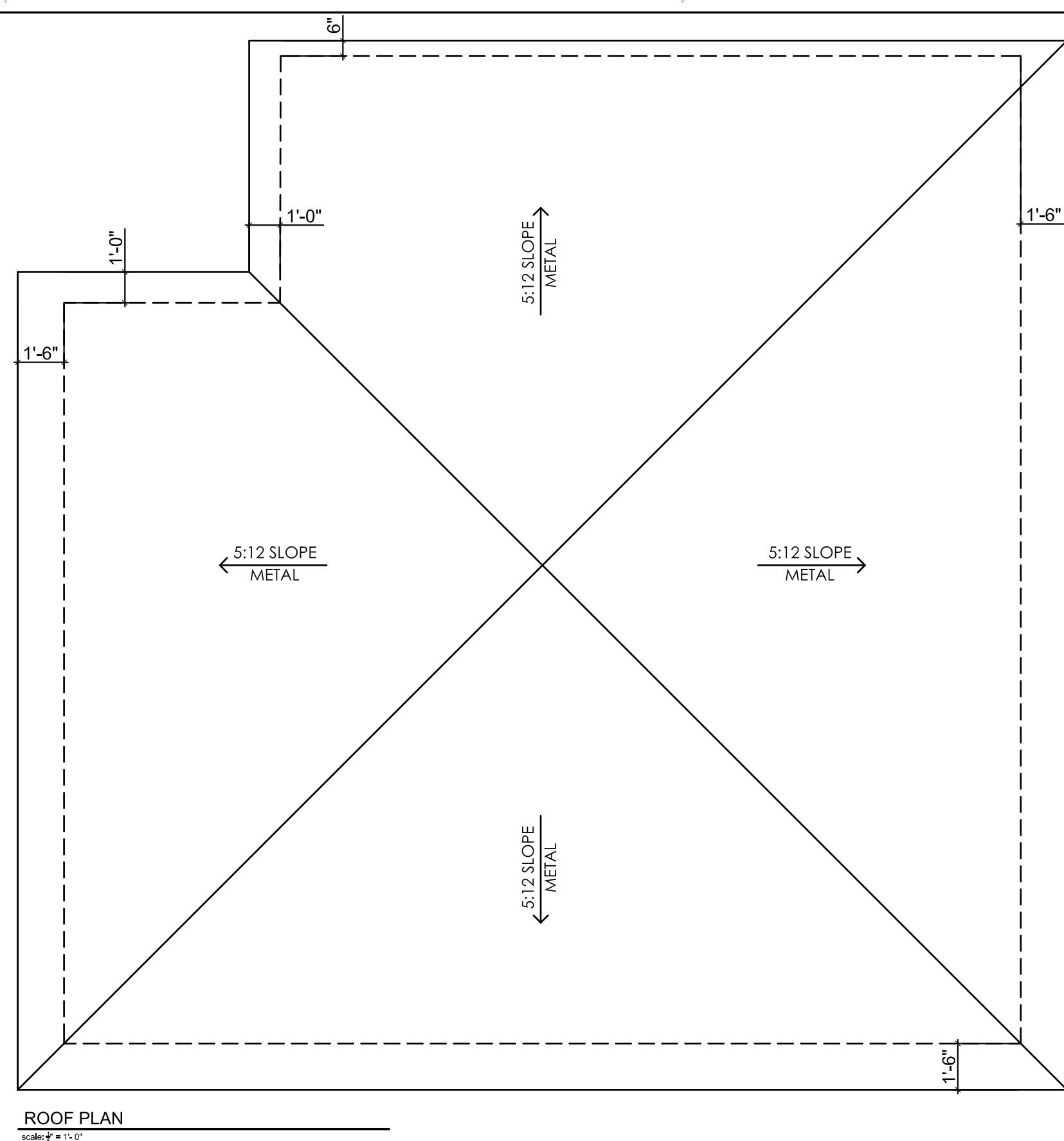


FOUNDATION / WALL SECTION DETAIL

scale: 1/2" = 1'- 0"



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE FL 32210
(904) 236-9757



Ross / Ross / Waldrip
205 NORTH 3RD ST

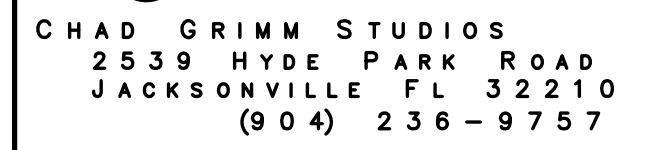
SF RESIDENCE Details

REVISIONS

no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

SHEET:
DATE: AUGUST 23, 2021

AR-5



scale: $\frac{1}{4}" = 1' - 0"$



scale: $\frac{1}{8}'' = 1' - 0''$



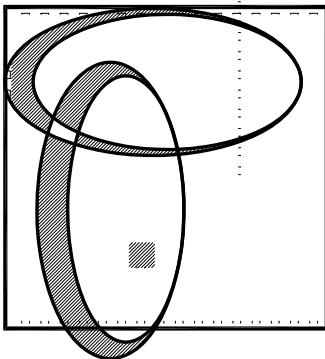
scale; $\frac{1}{4}'' = 1' - 0''$

Ross / Ross / Waldrip 205 NORTH 3RD ST			
SF RESIDENCE Site Hardscape			
REVISIONS			
no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

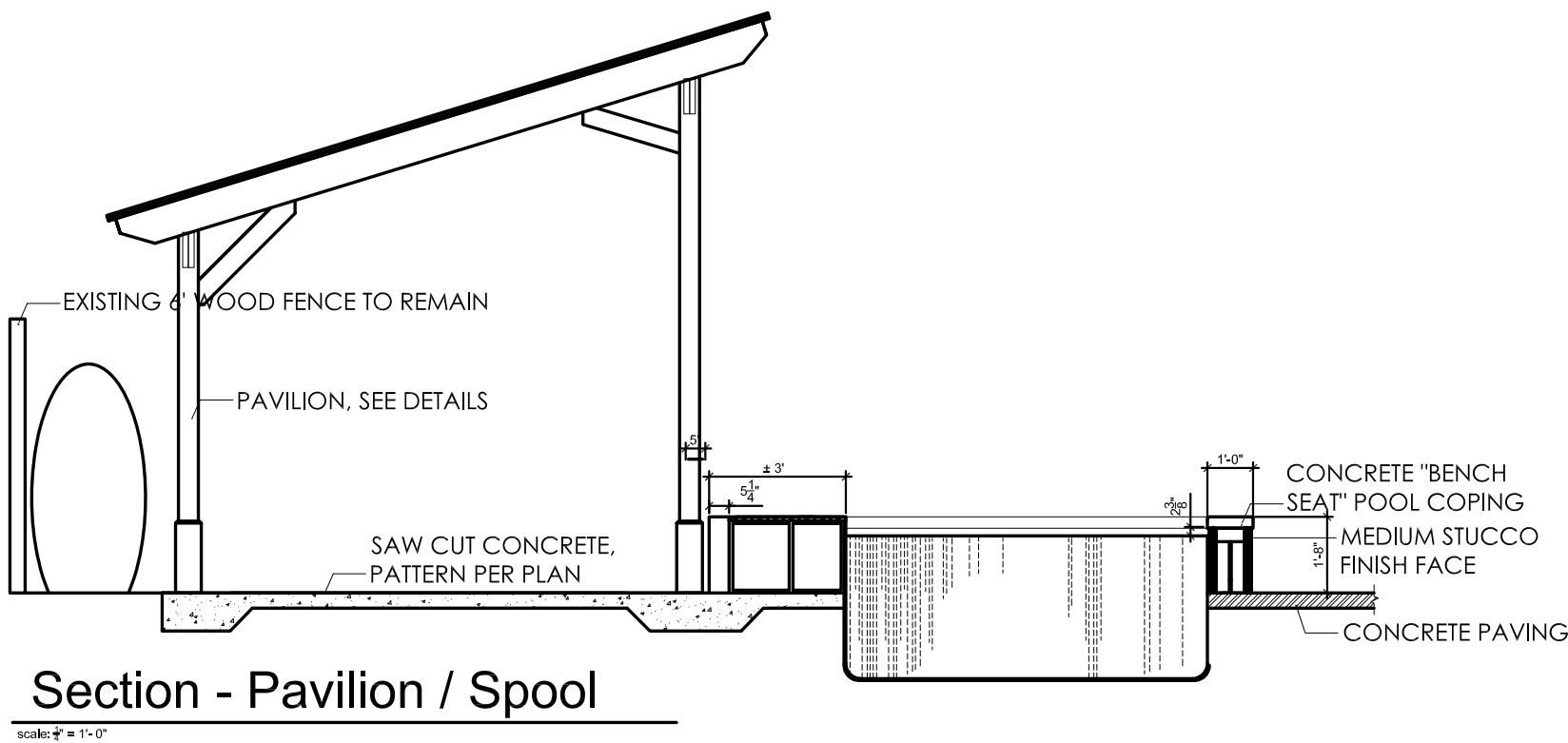
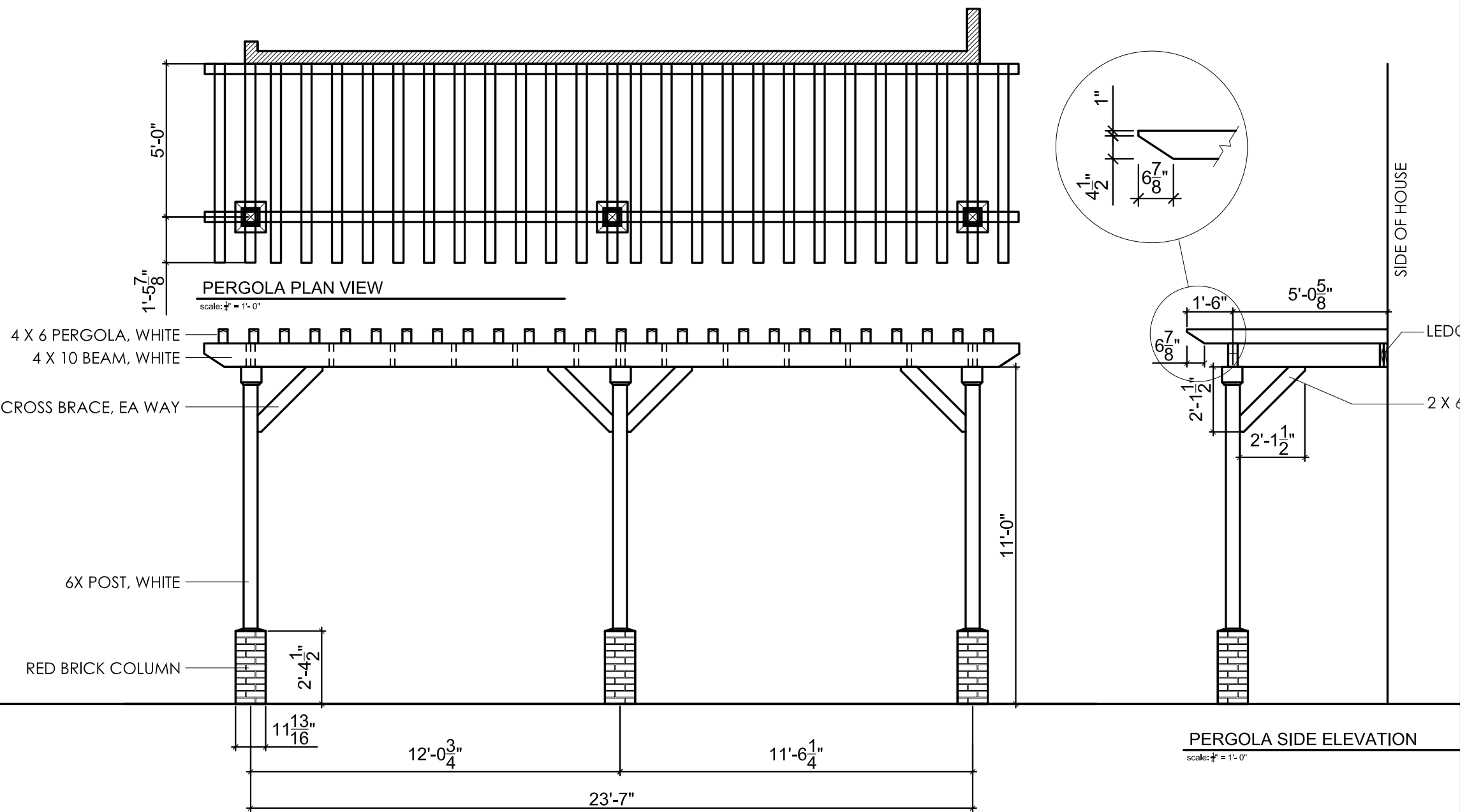
SHEET:

DATE: AUGUST 23, 2021

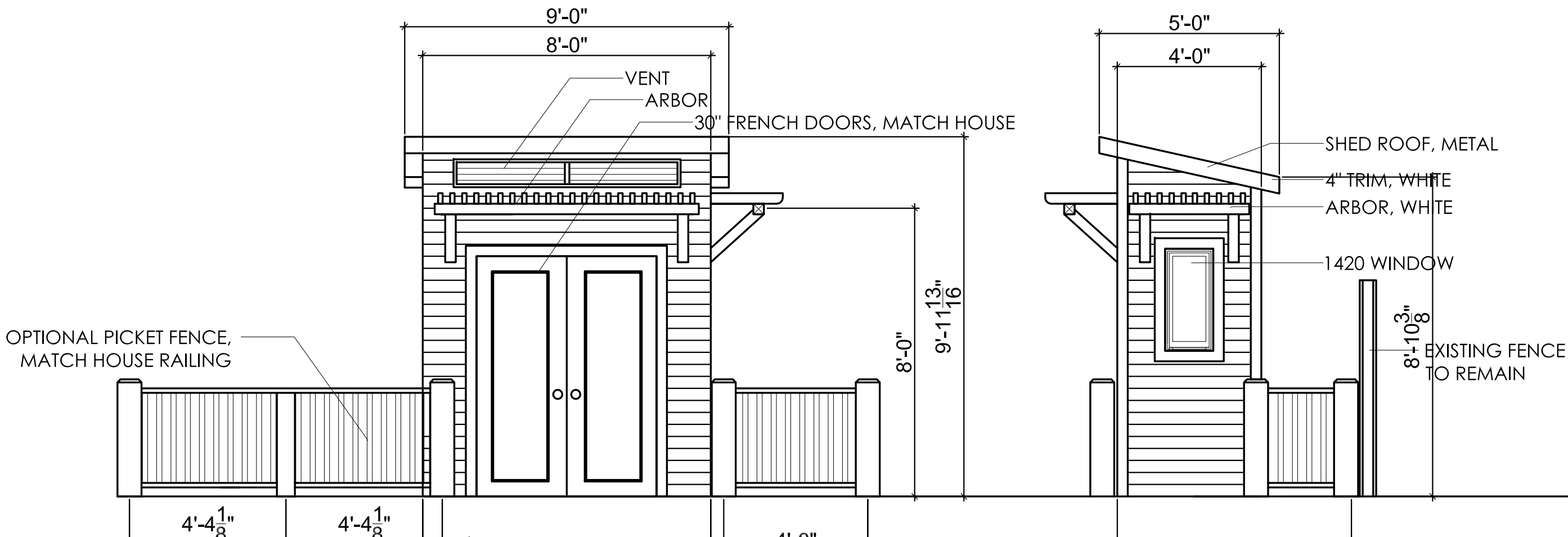
H-1



CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE FL 32210
(904) 236-9757



MOVED
S RETAINED



Ross / Ross / Waldrup
205 NORTH 3RD ST

SF RESIDENCE Details

REVISIONS

no.	description	by	date
1	FINAL OWNER REVIEW	CAG	8/30/21

SHEET:
DATE: AUGUST 23, 2021

H-2

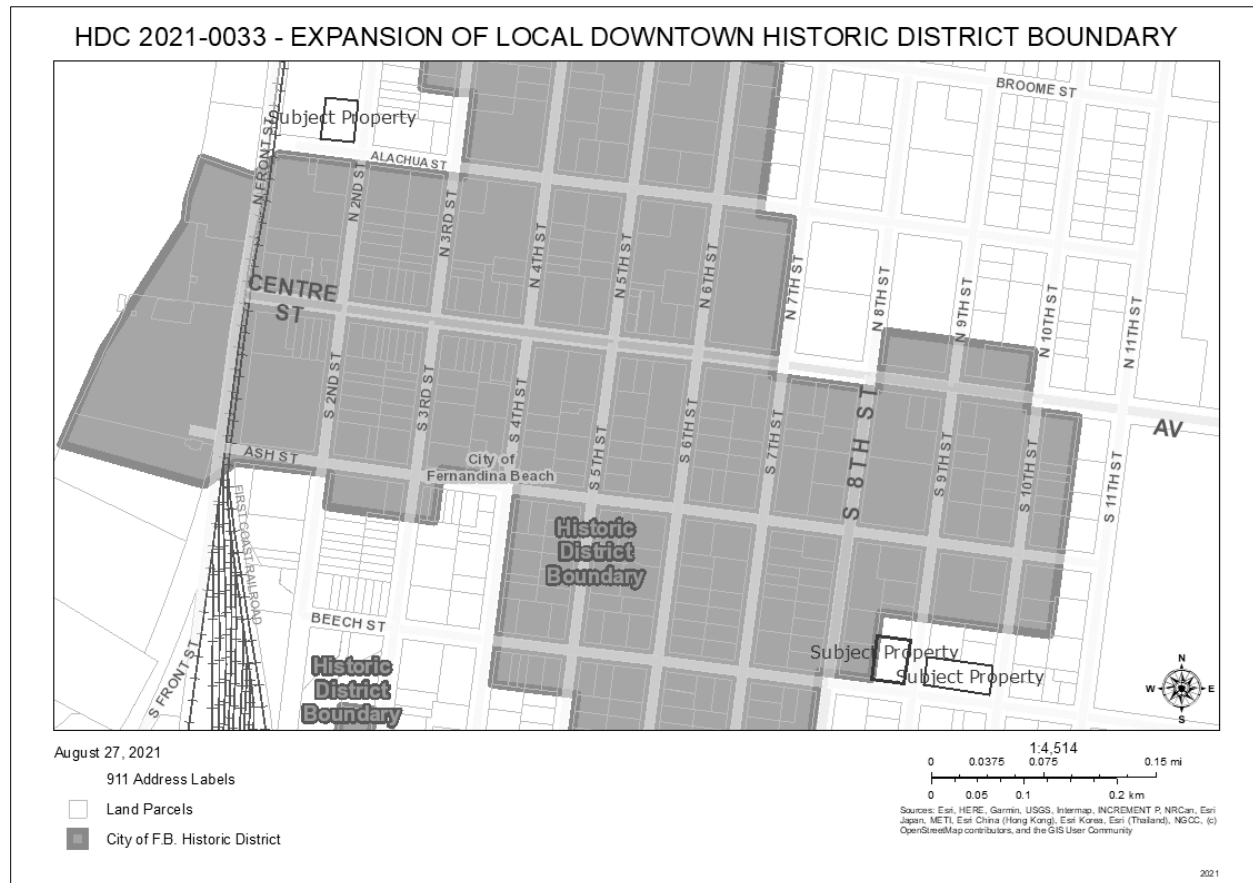


**NOTICE OF PUBLIC HEARING
HISTORIC DISTRICT COUNCIL WORKSHOP
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that the Historic District Council of the City of Fernandina Beach, Florida, will hold a workshop on **Thursday, September 16, 2021 at 4:00 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider:

CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC AND NASSAU TRUST LLC (HDC 2021-0033): EXPANSION OF LOCAL DOWNTOWN HISTORIC DISTRICT BOUNDARY TO INCLUDE:

BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1","3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4". (*Quasi-Judicial*)



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation.

Copies of the applications may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.

Note to News Leader:

**** This ad cannot be included in the legal or the classified section of the newspaper. ****
Please run as a DISPLAY ad in the Wednesday, September 1, 2021 issue.



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

August 16, 2021

NOTICE OF PUBLIC HEARING HISTORIC DISTRICT COUNCIL – WORKSHOP CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that the Historic District Council of the City of Fernandina Beach, Florida, will hold a workshop on **Thursday, September 16, 2021 at 4:00 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider:

CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC, NASSAU TRUST LLC, AND MACEDONIA AME CHURCH (HDC 2021-0033): EXPANSION OF LOCAL DOWNTOWN HISTORIC DISTRICT BOUNDARY TO INCLUDE:

BLOCK 2, LOTS 29-33 &

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

BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4" &

BLOCK 48 LOT 1 & N 40 FT OF LOT 2 (**See Maps Attached**)

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish the building. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The ordinance adding these properties to the Downtown Historic District will contain designations of all properties as either contributing or non-contributing to the district.
- The owners of these properties will have the right to vote as to whether they wish to have this building included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.
- Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3480, TTY 711 (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.
- If any person decides to appeal any decision made by the Board with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Respectfully,

City of Fernandina Beach Department of Planning & Conservation

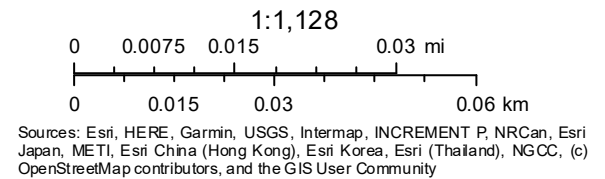
Meeting Schedule for Historic District Boundary Expansion			
Meeting Type	Date	Time	Location
HDC Workshop	Thursday September 16, 2021	4PM	Commission Chambers, City Hall (204 Ash St)
Historic District Council (HDC) Regular Meeting	Thursday October 21, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
Planning Advisory Board (PAB) Regular Meeting	Wednesday December 8, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
City Commission Regular Meeting	Tuesday December 28, 2021	6PM	Commission Chambers, City Hall (204 Ash St)

Block 2 Lots 29 thru 33



August 10, 2021

911 Address Labels

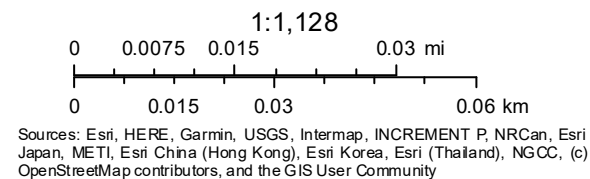


BLOCK 46, LOTS 5 & PT OF LOT 6 and BLOCK 49 PT OF LOTS 4 & 5



August 13, 2021

911 Address Labels

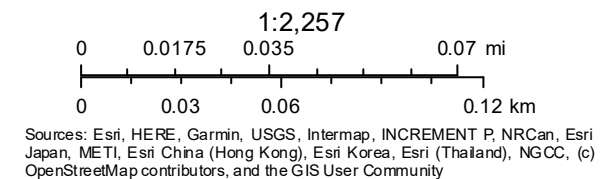


BLOCK 48 LOT 1 & N 40 FT OF LOT 2 CITY OF FDNA BEACH



August 31, 2021

911 Address Labels





Historic District Boundary Expansion Vote

Inclusion of (Block 2, Lots 29-33) into the Fernandina Beach Downtown Historic District

Owner of Record: IP Holdings Group, LLC

Owners Address: 101 N 2nd Street

Parcels: 00-00-31-1800-0002-0290

- The addition of this building as a contributing structure to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding this building to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish the building. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have this building included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If the building is included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

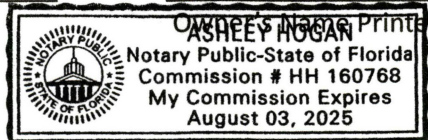
As owner of the subject property I vote to:

- ☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Owner's Name Signed

STATE OF FLORIDA
COUNTY OF NASSAU

} ss



James Schaffer
Printed Name

8-23-2021
Date

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 23 day of August 2021, by James Schaffer

Ashley Hogan
Notary Public

Ashley Hogan
Printed Name

August 3, 2025
My Commission Expires



Personally Known _____ OR Produced Identification _____ ID Produced: _____



Historic District Boundary Expansion Vote

INCLUSION OF BLOCK 48 LOT 1 & N 40 FT OF LOT 2 INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

Owner of Record: MACEDONIA A.M.E. Church

Owners Address: PO Box 6216 Fernandina Beach, FL 32035

Parcel: 00-00-31-1800-0048-0010

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish these properties. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have these properties included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property(s) I vote to:

- ☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Anthony C. Daniel ANTHONY C. DANIEL Oct 4, 2021
 Owner's Name Signed Owner's Name Printed Date

STATE OF FLORIDA
 COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of October, 2021, by Anthony C. Daniel
Victoria Khali Victoria Khali 10/16/2021
 Notary Public Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification ☒ ID Produced: Florida Driver License

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3135 • TDD/TTY 711

www.fbfl.us

Equal Opportunity Employer

Victoria Khali
 Notary Public
 State of Florida
 My Commission Expires 10/16/2021
 Commission No. GG 151895





Historic District Boundary Expansion Vote

INCLUSION OF (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") INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

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

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish these properties. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have these properties included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property(s) I vote to:

- ☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

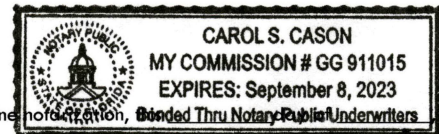
Owner's Name Signed

Owner's Name Printed

Date

STATE OF FLORIDA
COUNTY OF NASSAU

} ss



Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notary commission, Bonded Thru Notary Public Underwriters 2021, by _____

Carol S. Cason
Notary Public

Carol S. Cason
Printed Name

My Commission Expires

☒ Personally Known _____ OR Produced Identification _____ ID Produced: _____

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3135 • TDD/TTY 711

www.fbfl.us

Equal Opportunity Employer

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 244*

SITE NAME: C. H. Huot Bldg.
ADDRESS OF SITE: 101-07 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 2 30, 31
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: corporate

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

☐ EXCELLENT
☒ GOOD
☐ FAIR
☐ DETERIORATED

☒ ALTERED
☐ UNALTERED
☒ ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE commercial
PRESENT USE commercial
DATES +1882
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 5

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: textured

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood #
DHS, 6/6, wood # DHS, 1/1, wood
CHIMNEY:

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

101-107 N. 2nd St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ship's captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in 1882, C. H. 'Huot's 1882 building' is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the window keystones. It has been significantly altered by stuccoing. It was originally the second building which C. H. Huot, of France, erected for his sawmill and merchandise enterprises.

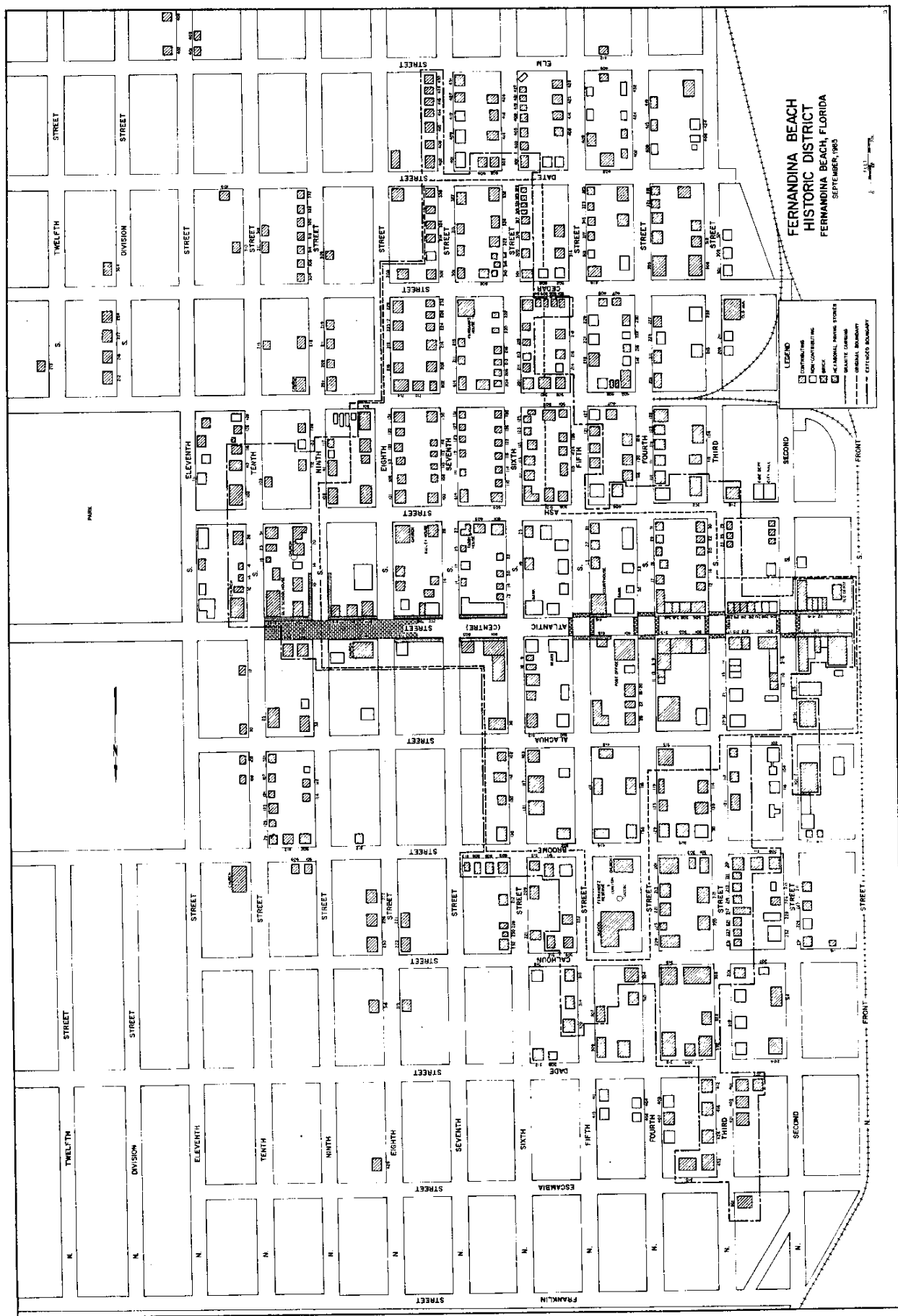


Figure 24



FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 521*

SITE NAME: AME Church
ADDRESS OF SITE: 202 S. 9th St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

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

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: institutional

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE religious

GOOD

UNALTERED

PRESENT USE religious

FAIR

x

ORIGINAL SITE

DATES c.+ 1899

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 469

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story entrance, 1-bay, access W; gable roof;
not original porch

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable #
bell-cast hip

SECONDARY ROOF STRUCTURE(S): cross gable #
tower: pavilion

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood #
arched vents in groups of 3 # ocular

CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 1.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

202 S. 9th St., the A. M. E. Church, is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1899, it is a one-and-a-half-story frame vernacular religious building. It is noteworthy for its flanking towers, pilasters, dentils, and cornice on windows. It has been altered by a frame shed addition to the south side.

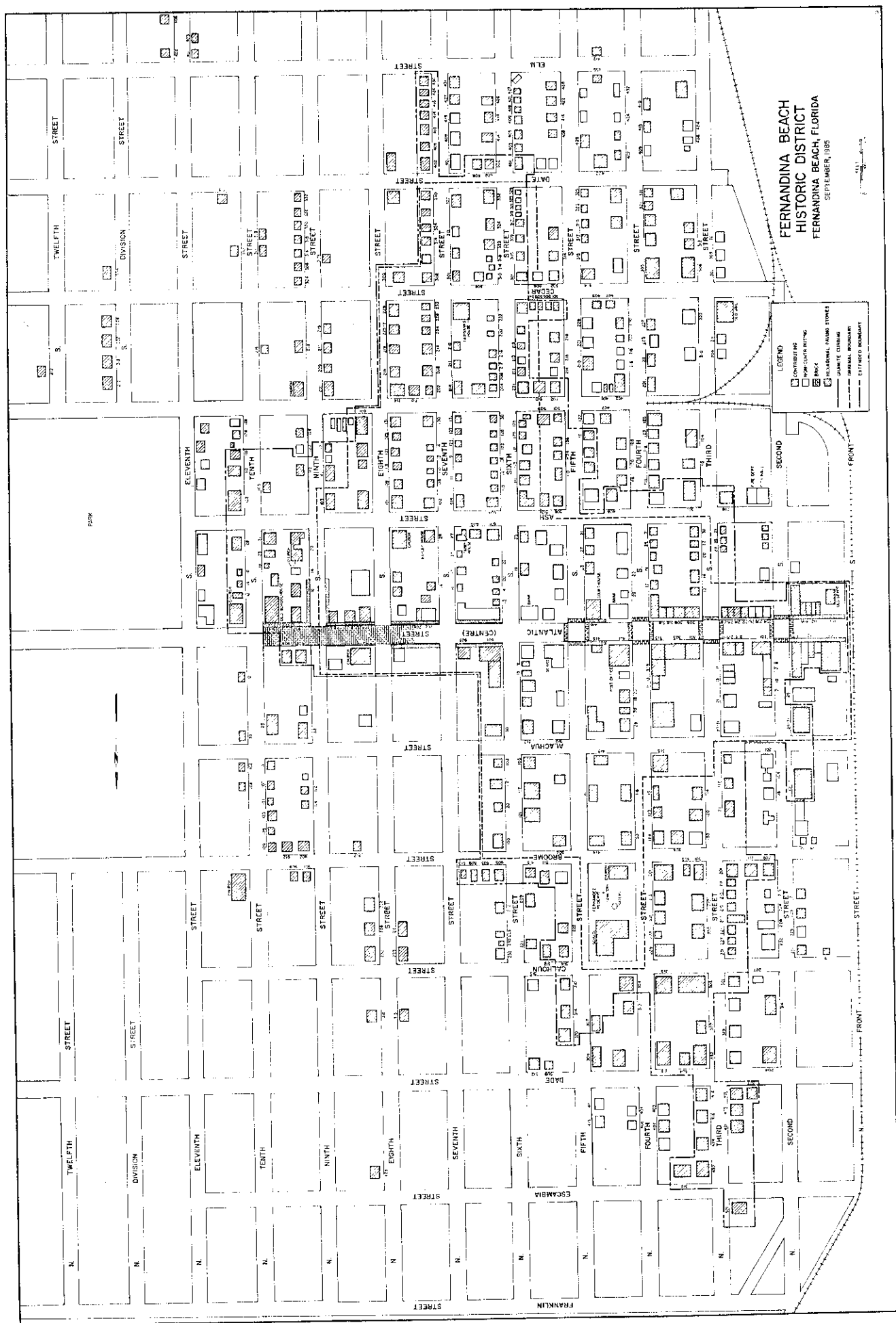


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00521

Recorder # 254

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Macedonia A.M.E Church

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
202	South	9th	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH; 2003

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ; 28E ; 23; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

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

DESCRIPTION

Style Gothic Revival

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>> _____

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> _____

Piers

Other Foundation Types _____

Foundation Material(s) _____

>> _____

Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> _____

Drop siding

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> _____

Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> _____

Sheet metal: 3V crimp

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> _____

Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00521

DESCRIPTION (continued)

Window Descriptions stained glass

Main Entrance Description (stylistic details)

Porches: #open 1 #closed _____ #incised _____ Location(s) westPorch Roof Type(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial:

Residential: MOSTly this categoryInstitutional: SOME of this category

Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1899

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

>>

Church; 1899;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible

Individually Eligible for National Register? YESPotential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criteria A and C in the areas of significance of architecture, ethnic heritage, and religion.

HISTORICAL STRUCTURE FORM

8NA00521

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: 6/18/2007

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"

NA00521-200703

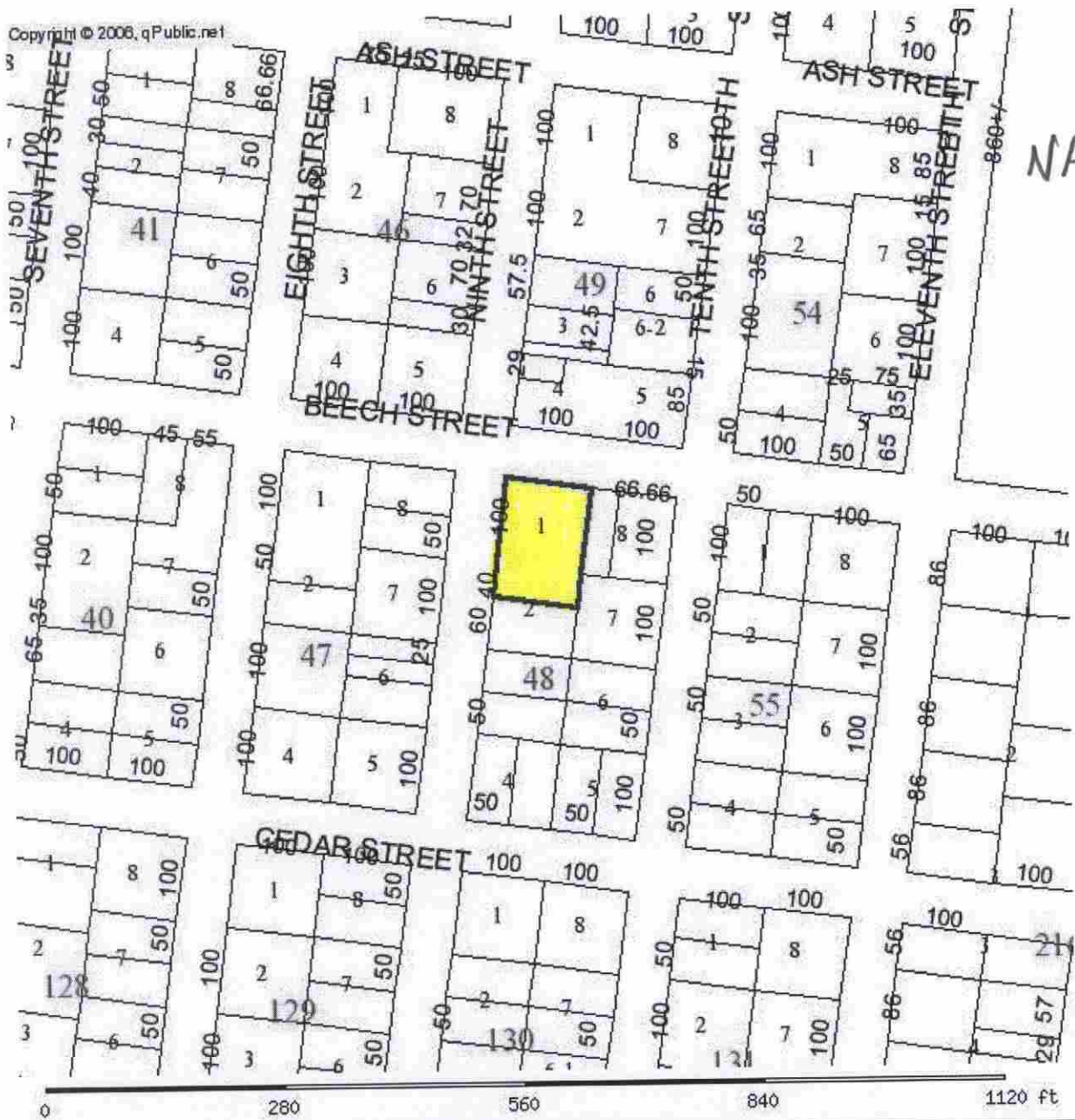
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
Wood shingles
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed extension
Cone tower
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Church;1899;
- > **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)]:**



NA521

254



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0048-0010
GIS CALCULATED ACREAGE	0.32
Property Use	CHURCHES
Land Use	CHURCH
OWNERSHIP INFORMATION	
Name	MACEDONIA A M E CHURCH
Mailing Address	P O BOX 6216 FERNANDINA BEACH, FL 320356216
Situs/Physical Address	202 SOUTH 9TH ST
2006 PROPOSED VALUES	
Land Value	91,000
Ag Land Value	0





FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 546*

SURVEY DATE: 09/30/85

SITE NAME: 14 S. 10th St.
ADDRESS OF SITE: 14 S. 10th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 53 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Dove, Ona Lee

ADDRESS: 14 S. 10th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

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

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

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

RECORD NUMBER 245

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, 3-bay, access W, 2nd bay; shed roof;
truncated columns on concrete piers

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset: lateral slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

14 S. 10th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1903, it is a one-story frame Bungalow residential building. It is noteworthy for its truncated columns on concrete piers.

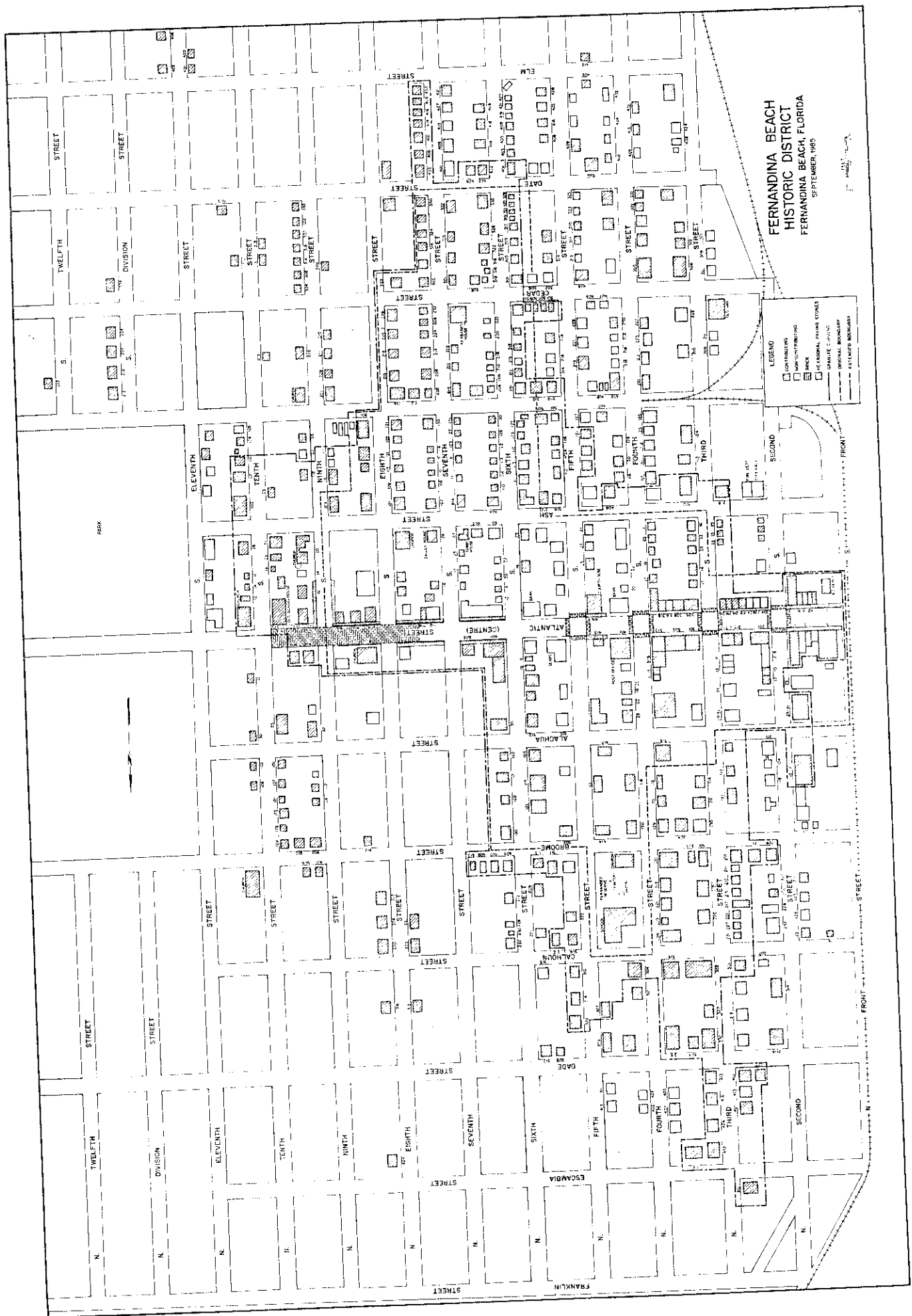


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00546
Recorder # 173
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 14 South 10th St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>14</u>	<u>South</u>	<u>10th</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Gable
Other Roof Type(s) _____
Roof Material(s) _____ >> Sheet metal: 3V crimp
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00546

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year _____

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

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

Other Structure Uses no date available w/prop appr

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00546

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/20/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

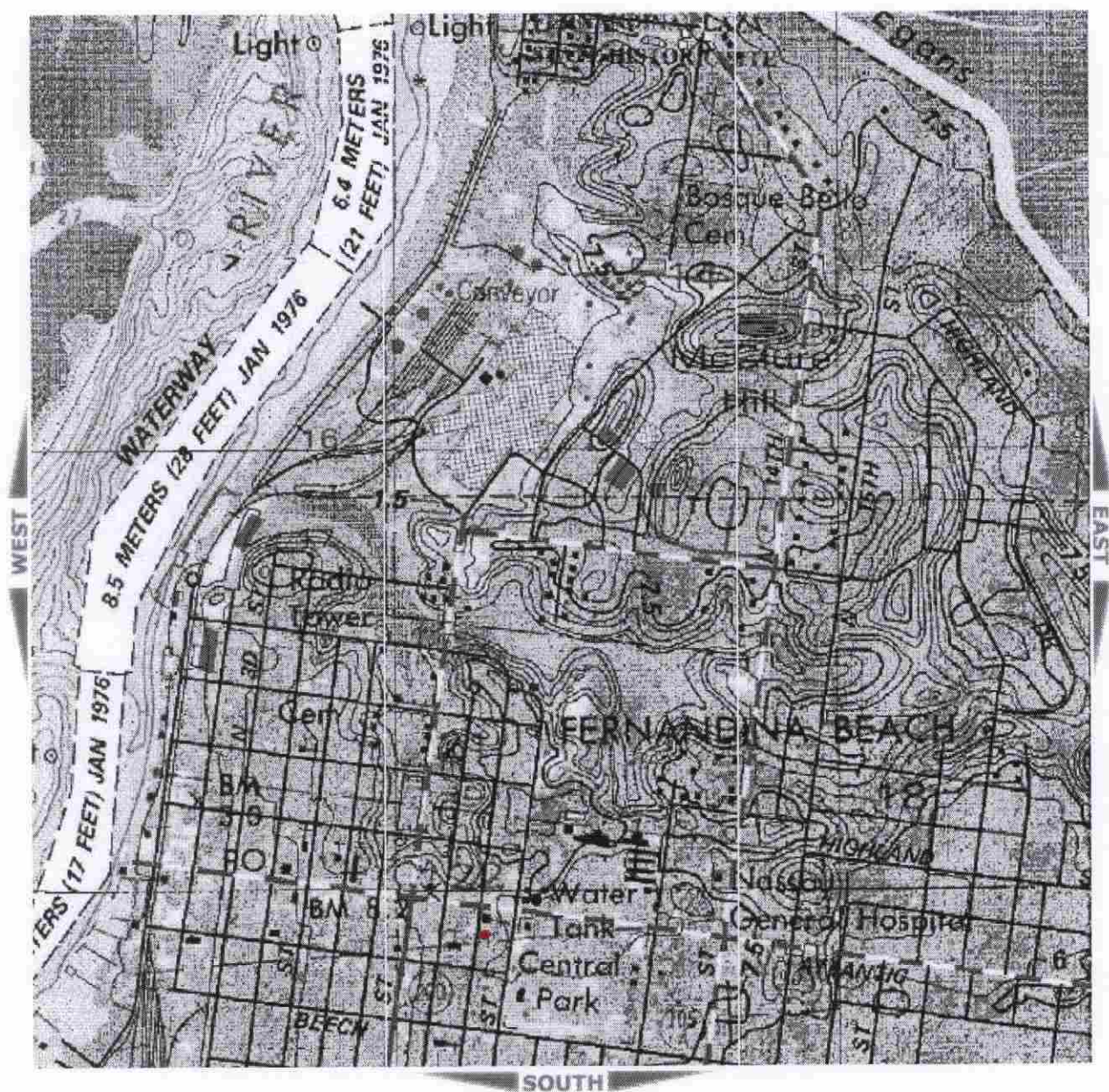
REQUIRED PAPER ATTACHMENTS

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

NA00546-200703

Supplementary Printout

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



NA546

173

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0053-0022
	0
Property Use	
Land Use	
OWNERSHIP INFORMATION	
Name	
Mailing Address	
Situs/Physical Address	
2006 PROPOSED VALUES	
Land Value	
Ag Land Value	
Building Value	

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00546**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) 14 S. 10th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 14 Direction S Street Name 10th Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0053-0022 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Abandoned/Vacant From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Modern replacement; some boarded

Distinguishing Architectural Features (exterior or interior ornaments) Bungalow form; exposed rafters

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. Concrete Block
 Main Entrance (stylistic details) Boarded up

Porch Descriptions (types, locations, roof types, etc.) Entry/W, enclosed/screened, boarded up, shed

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

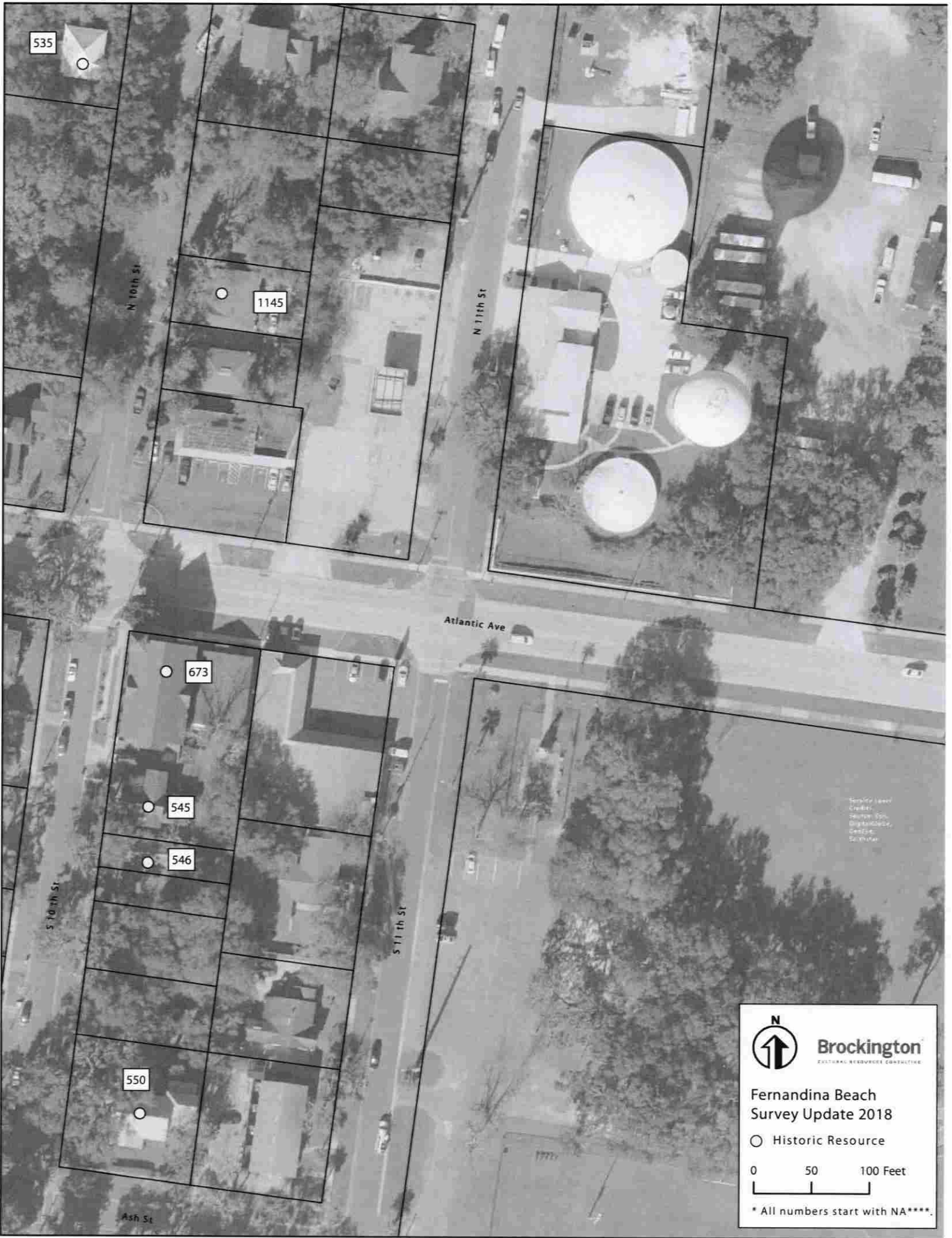
Required Attachments

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

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

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

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



Graphic: Jason
Credits:
Source: Esri,
DigitalGlobe,
GeoEye,
Satellite
Imagery



Brockington
CULTURAL RESOURCE CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.









HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00504**

Recorder # **273**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

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

GENERAL INFORMATION

Site Name (address if none) **215 South 8th St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
215	South	8th	Street	

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH; 2003**

Township: Range: Section: 1/4 section:

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

Irregular Section Name:

Landgrant

UTM: Zone Easting Northing

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

DESCRIPTION

Style **Stick**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal: 3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **south slope**

HISTORICAL STRUCTURE FORM

8NA00504

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

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

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00504

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc

Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

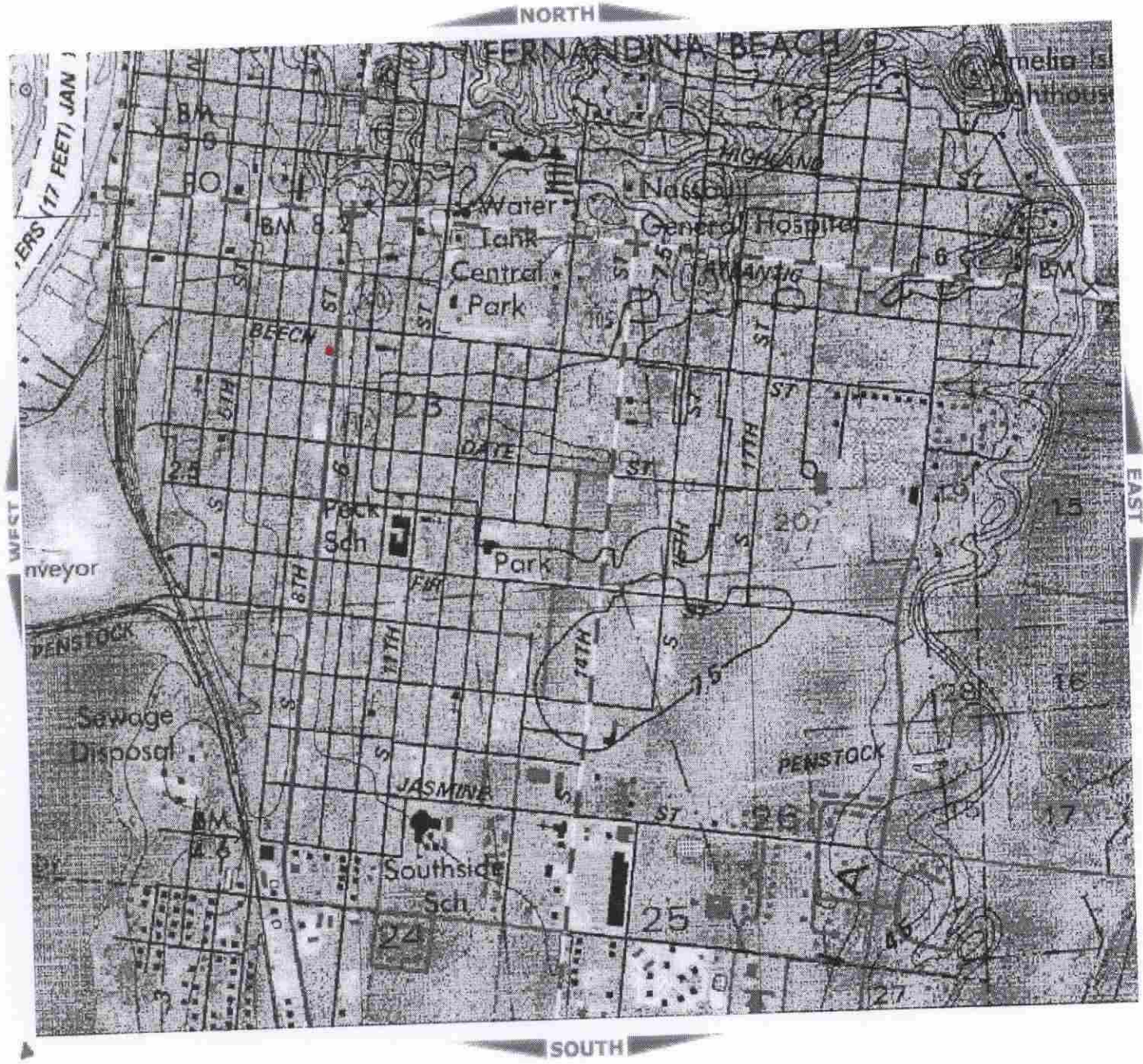
REQUIRED PAPER ATTACHMENTS

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

NA00504-200703

Supplementary Printout

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

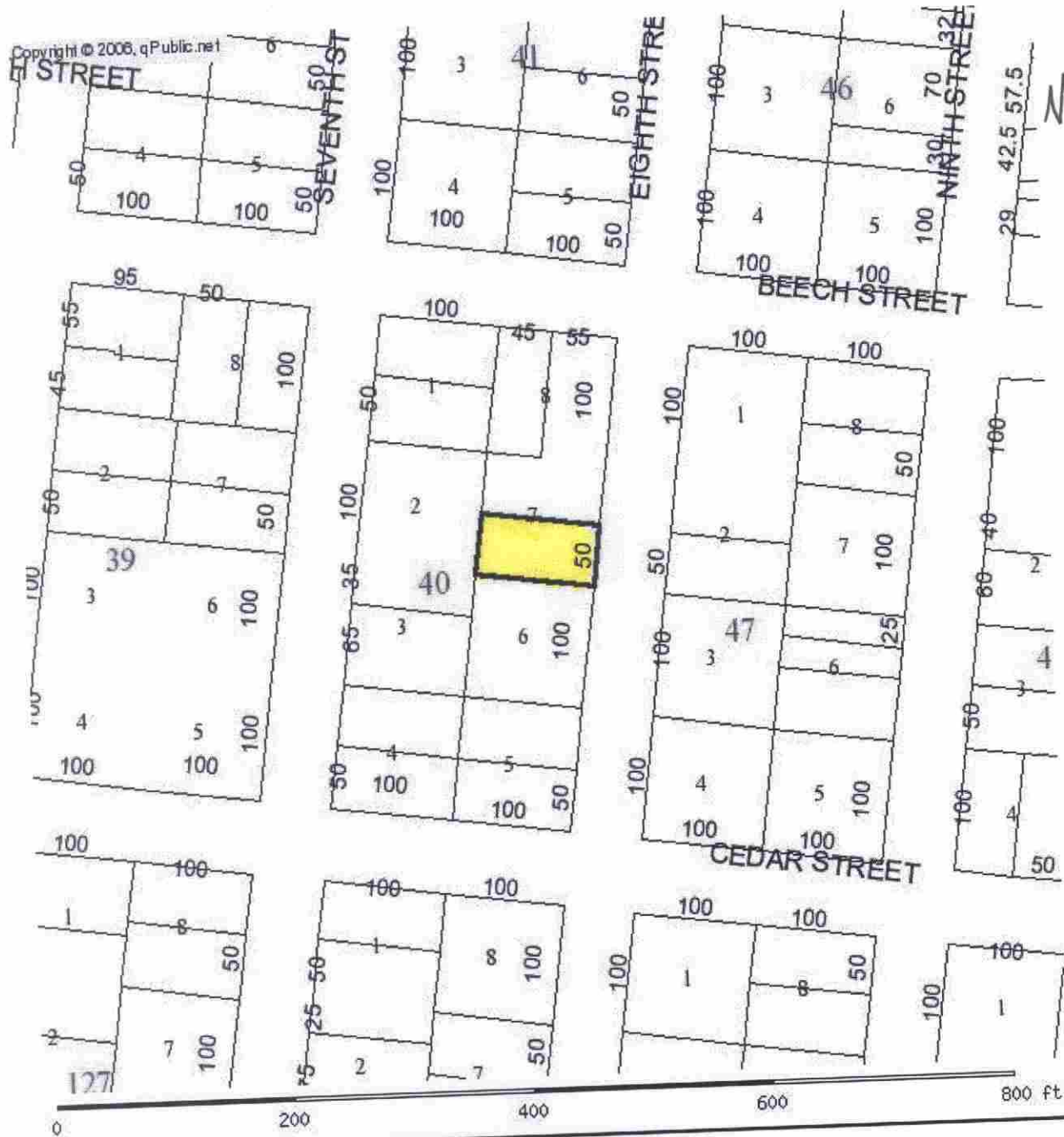


NA504

273

273

NA 504



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0072
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	COMMERCIAL
OWNERSHIP INFORMATION	
Name	VICTORIAN VENTURES INC
Mailing Address	DIANA METTS 116 BONNIEVIEW ROAD; FERNANDINA BEACH, FL 32034
Situs/Physical Address	217 SOUTH 8TH ST
2006 PROPOSED VALUES	
Land Value	75,000

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 504

SITE NAME: 215 S. 8th St.
ADDRESS OF SITE: 215 S. 8th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 40 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1926

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

x TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 218

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story end, 2-bay, access E, 1st bay; hip roof;
chamfered posts

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: offset: lateral slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1926, it is a one-story frame vernacular residential building.

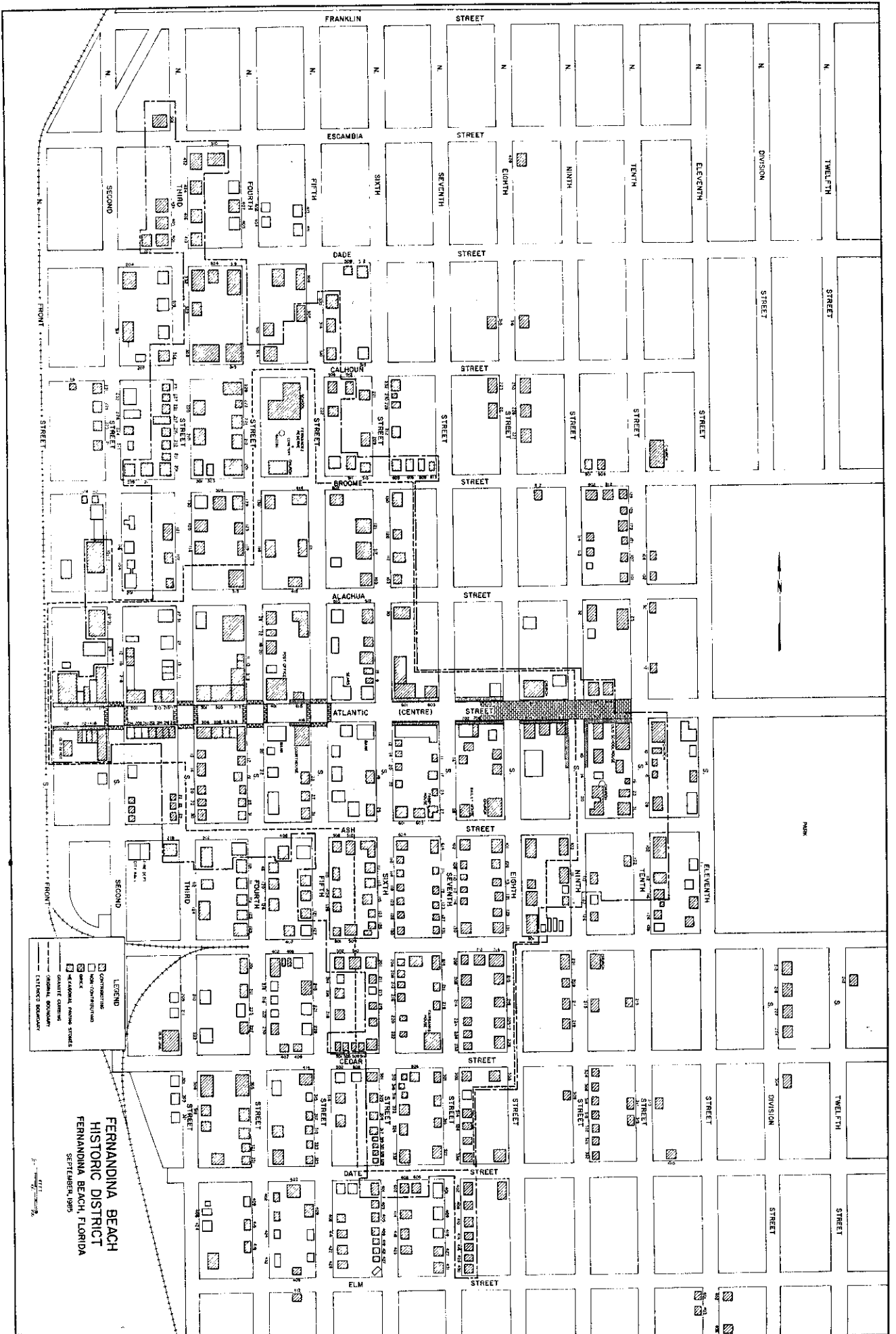
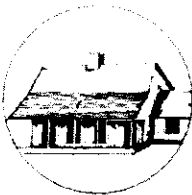


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00504**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 815 Beech Street
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0046-0040 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☒ yes ☐ no ☐ unknown Date: _____ Original address 215 S 8th St
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; deck
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 dhs

Distinguishing Architectural Features (exterior or interior ornaments) Exposed rafters; folk form

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

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

Porch Descriptions (types, locations, roof types, etc.) Entry/S, square wood supports & stick detail railing, open, hip

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

Narrative Description of Resource Moved to present location as part of a larger commercial complex connected via raised decking

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building was last deemed a contributing resource to the Fernandina Beach Historic District. The building has been moved out of the district to its current location, so is recommended non-contributing to the district.

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****





SALON & SPA

815



FLORIDA MASTER
SITE FILE

FDAHRM 802==

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

Site No. 8Na110 1009==

Site Name The Bell House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 801 Beech St, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Coker, Jack 902==

Address _____ 903==

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

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and
Name & Title William N. Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

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

Inventory Status _____ 914==

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

_____ 839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

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

1958 (PR 1970)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
<u>T 3N</u>	<u>R 28E</u>	<u>S 23</u>				812==

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

OR

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

Global Reference Code 884==

Description of Site:

Type Classification building ==

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

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

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

2-stories & of frame construction, has a central projecting bay on the main facade & an off-center entrance; porches on the S & W sides of the house are defined by intricately turned posts & balustrade influenced by the Chinese Chippendale

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name _____

Present Use (check one or more as appropriate)

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

Period (check one or more as appropriate)

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

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

Areas of Significance (check one or more as appropriate)

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

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☒ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

built by Captain Bill Bell in 1889

Remarks & Recommendations:

835==

Major Bibliographic References:

920==

FDAHRM 802==

1009==

830==

930==

906==

832==

Location of Site:

808==

Instructions for locating site (or address)

801 Beech St.

813==

Ownership:

902==

903==

Occupant, Tenant or Manager:

904==

905==

Form Prepared By:

Reporter (or local contact):

816==

817==

Recorder:

818==

819==

820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State, County or Local, Location of Survey Report(s) and Material's Collected).

839==

Photographic Record Numbers 72-N-07-88-90 and 72-N-07-72-79

860==

Location of Site (Specific):

Map Reference (incl. scale & date)

Fer. Bch. Quad. 1958 1:24000

812==

(USGS)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
3N	28E	21			
812==					

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"		°	'	"	°	'	"
	°	'	"	°	'	"		N30	40	09	W81	27	29
	°	'	"	°	'	"							
	°	'	"	°	'	"							
	°	'	"	°	'	"							
	°	'	"	°	'	"							

812==

Global Reference Code

884==

Description of Site:

Site Size (approx. acreage of property)

less than an acre

833==

Present Condition of Site

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

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

Two stories and of frame construction, this house would seem relatively non-descript were it not for the rather elaborate "Chinese Chippendale" pattern in the balustrade. This balustrade, in effect, dominates the entire main facade of the building. A large central bay projects from the main facade of the building (south) and is broken at both upper and lower level by four single light sash windows. All windows have exterior louvered shutters. The roof is a low pitch oriented east and west with a low cross gable creating a front pediment. Front porch posts are elaborately turned and even the lattice infill between piers is of the same ornate Chippendale pattern. The main entrance to the house is located on the extreme left of the main facade and consists of double panelled wood doors with transom and screen doors in front. An identical doorway is located immediately overhead at the second level. There is a later addition on the east rear of the house giving the building an overall L-shape. The building is in the process of being restored and is in fairly good condition.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Bell House

Present Use (check one or more as appropriate)

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

Period (check one or more as appropriate)

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

Specific Dates: Beginning 1889 (May) 844== Ending 846==

Areas of Significance (check one or more as appropriate)

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

Thematic Classification:

- | | | |
|---|---|--------------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): _____ |
| ☒ Architectural 912== | ☐ Political 912== | ☐ _____ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ _____ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ _____ 912== |

Statement of Significance (use continuation sheet if necessary)

This house was build by Capt. Bill Bell, the same man who built the Lassere House several blocks to the west. This, however, was the house in which he chose to reside. The building is most unique in that the choice of exterior decoration is this elaborate "Chinese Chippendale" pattern which does not occur elsewhere in the city. The building is in hte process of being restored for use as a commercial structure.

Remarks & Recommendations:

835==

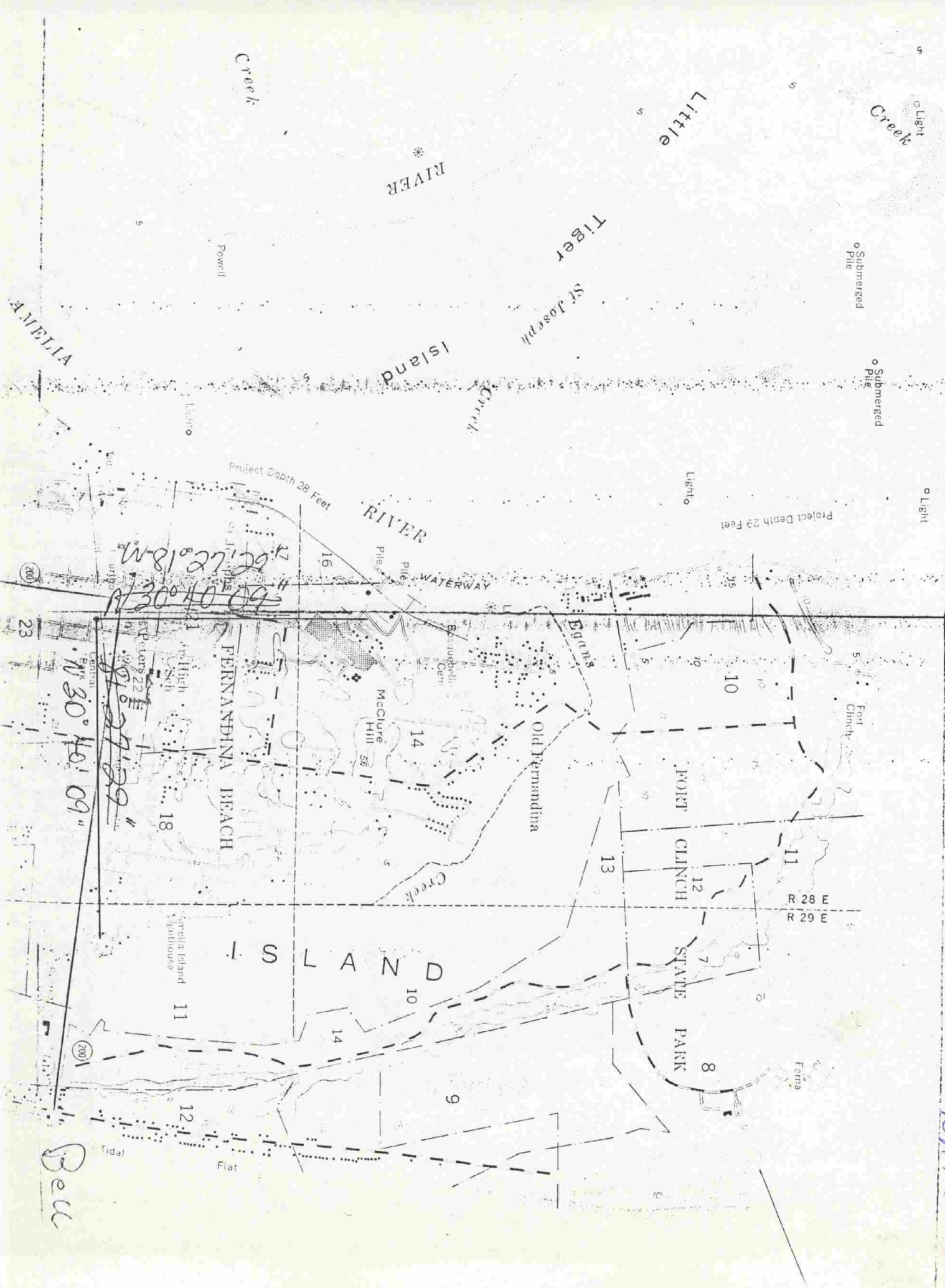
Major Bibliographic References:

Nassau County REcords, Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court.

Personal Interview with Helen Litrico, local historian, conducted by Diane D. Greer. Fernandna Beach, Florida. July, 1972.

920==

nd





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00110
Recorder # 294
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Address _____
Street No. Direction Street Name Street Type Direction Suffix
801 _____ Beech Street

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

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 23; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Cross gable
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

8NA00110

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: SOME of this category

Residential: SOME of this category

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1889

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence; 1889;</u>

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00110

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:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

SHPO's Evaluation of Resource

Date

FMSF Staffer:

Computer Entry 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"

NA00110-

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1889;
- > **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)]:**
Bell House



NA110

294

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0046-0040
GIS CALCULATED ACREAGE	0.23
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	RIDISON-SOUTH INC
Mailing Address	801 BEECH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	801 BEECH ST
2006 PROPOSED VALUES	
Land Value	165,000
Ag Land Value	0

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA ¹¹⁰602

SITE NAME: Bell House
ADDRESS OF SITE: 801 Beech St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 46 4
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Coker, Jack D., Jr., & Susan S.

ADDRESS: 2121 Florida Ave.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE commercial

DATES + 1889

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 277

ARCHITECT:

BUILDER: Bell Brothers

STYLE AND/OR PERIOD: East Lake

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S&W/2-story gallery, 5-bay, access S, 1st bay;
turned posts; "stick" baulstrade and frieze

ORIENTATION: S

FOUNDATION: piers: brick, lattice

ROOF TYPE: hip, low-pitch

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: W: offset: lateral slope

WINDOW TYPE:

DHS, 1/1, wood; bay, 2-story, octagonal
CHIMNEY: brick

ROOF SURFACING:

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed in 1889, it is a two-story Eastlake frame residential building. It is noteworthy for its bay windows, two-story ornamented veranda. It has been significantly altered by use as a commercial building. It was originally the residence of Captain Bill Bell. The house was passed down through the family until 1972 when sold to Mr. and Mrs. Jack Coker to become a gift shop. Additions were made on the rear and right side when it was converted into an apartment house during the depression.

Captain James Bell was a harbor pilot. Like most harbor pilots, James Bell and his twin brother, William, had sideline businesses. The Bells were master builders, purchasing real estate and building some of the city's finest homes for themselves and others. James Bell constructed the Captain's House at 212 Estrada Street in Old Town which was later purchased by Captain Robert Downes, another harbor pilot. At about the same time he built for W. A. Mahoney a residence at 303 S. 8th Street. In 1888 William Bell purchased a lot at the northeast corner of Beech and S. 8th Street and in 1889 completed his own home, now known as the C-House. In 1900 William purchased lots at the northwest corner of S. 8th and Beech Streets and constructed 131 S. 8th by 1903 and 125 S. 8th by 1904. In 1902 James purchased the lot at 121 N. 3rd St. and built a Queen Anne cottage as his home. In 1904 William Bell completed another fine residence at 130 S. 7th Street. Around 1907, William constructed the last of the Bell houses, a residence for his son, Howard, at 714 Beech Street. James Bell died in 1903, and his brother William in 1915. The twin brothers are buried in the Episcopal Cemetery, their graves symbolically marked by identical tombstones.

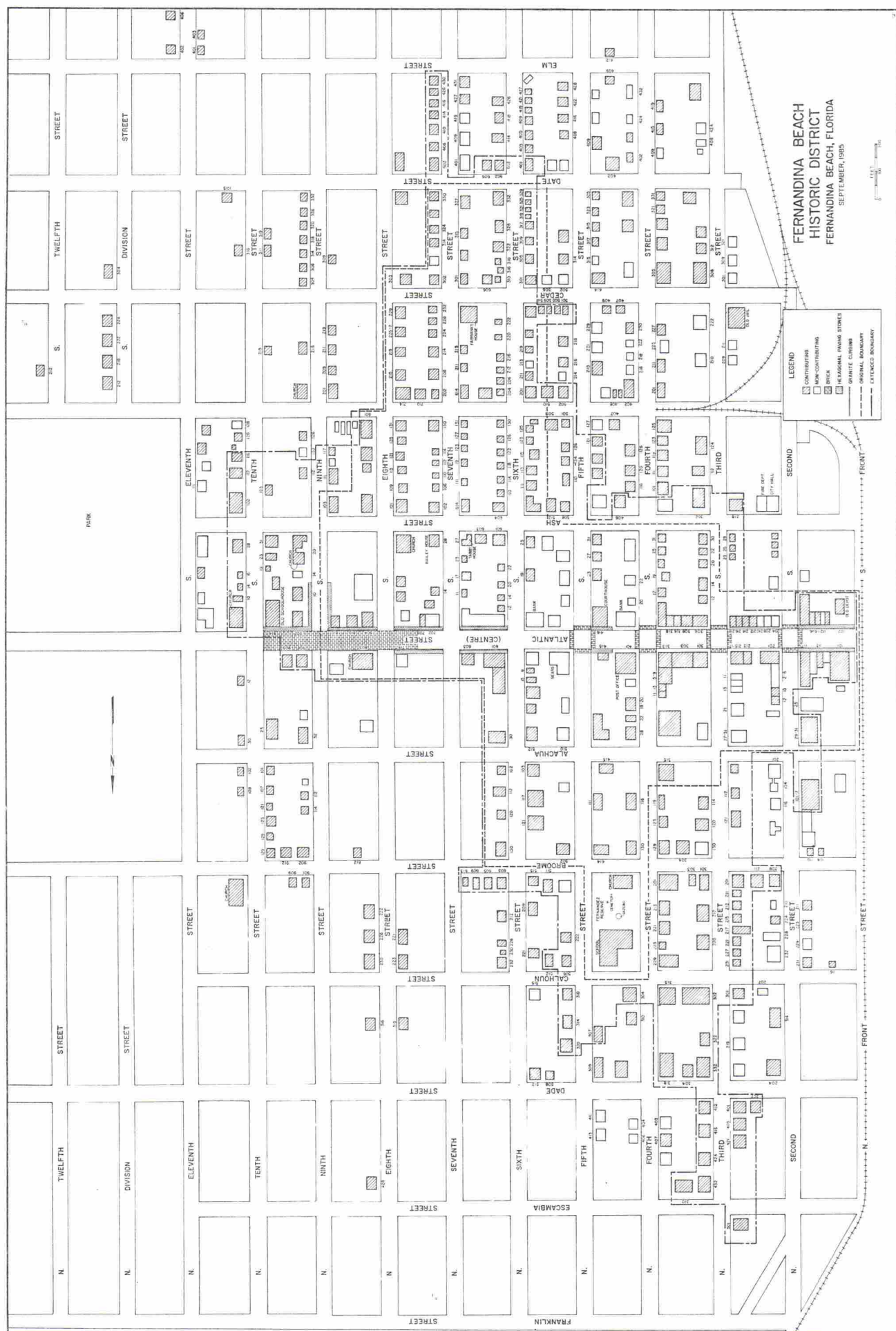
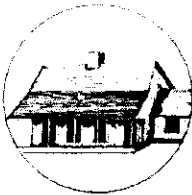


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # NA00110
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) The Bell House (801 Kitchen & Bar) Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 801 Street Number Direction Beech Street Name Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0046-0040 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1889 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1889 To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Exterior stairs added
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature N multiple gable extensions
 Architect (last name first): _____ Builder (last name first): Bell, William
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Other Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 1/1 DHS, wood; bay, 2-story, octagonal; operable shutters

Distinguishing Architectural Features (exterior or interior ornaments) Eastlake style details; Chinese Chippendale railing; jig-sawn decoration; intricate turned posts

Auxiliary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Low form poured concrete landscaping walls around lot; several smaller historic vernacular building joined to the E as part of a shopping complex

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Double half-light doors with round arched lights; transomPorch Descriptions (types, locations, roof types, etc.) S & W/ entry, open, gallery, 2-story, incisedCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

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

☒ yes☐ no☐ insufficient informationExplanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. _____ 5. _____2. Architecture 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

(address / phone / fax / e-mail)

Required Attachments

● USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

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



Brockington
CULTURAL RESOURCE CONSULTING

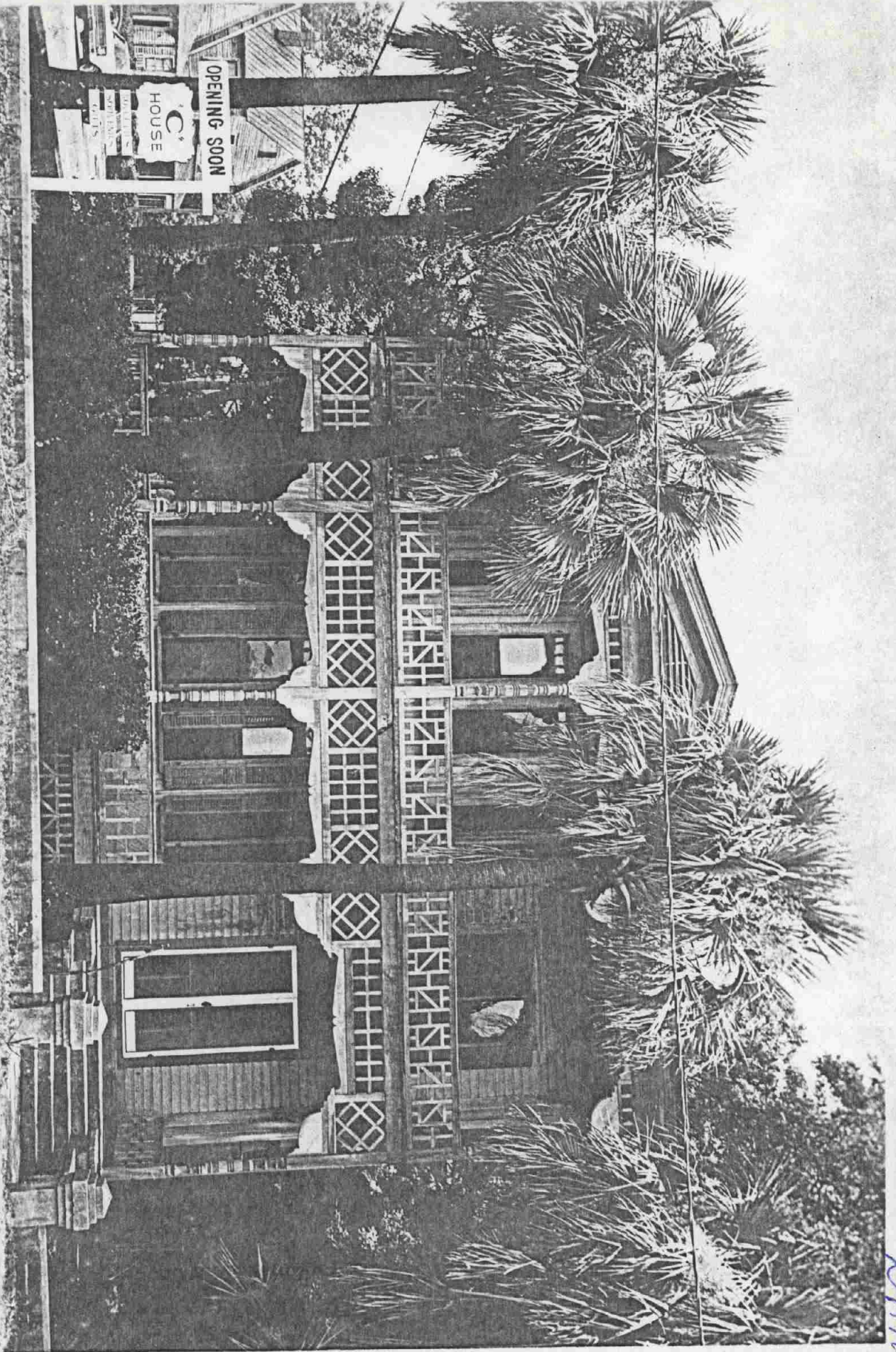
**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





KA120

KODAK SAFETY FILM

KODAK TRI X PAN FILM



→ 15

→ 15A

→ 16

→ 16A

→ 17

→ 17A

→ 18

→ 18A

→ 19

AK TRI X PAN FILM

KODAK SAFETY FILM



→ 4A

→ 5

→ 5A



→ 6

→ 6A

→ 7



→ 7A

→ 8

KODAK TRI-X P&N FILM



8 → 12A → 19 → 10A → 20 → 20A



LEFT TURN
YIELD
ON GREEN

Beech St







801 Kitchen & Bar

99
PPES
REET
& BAR
JA
!



2021 Downtown Historic District Boundary Expansion

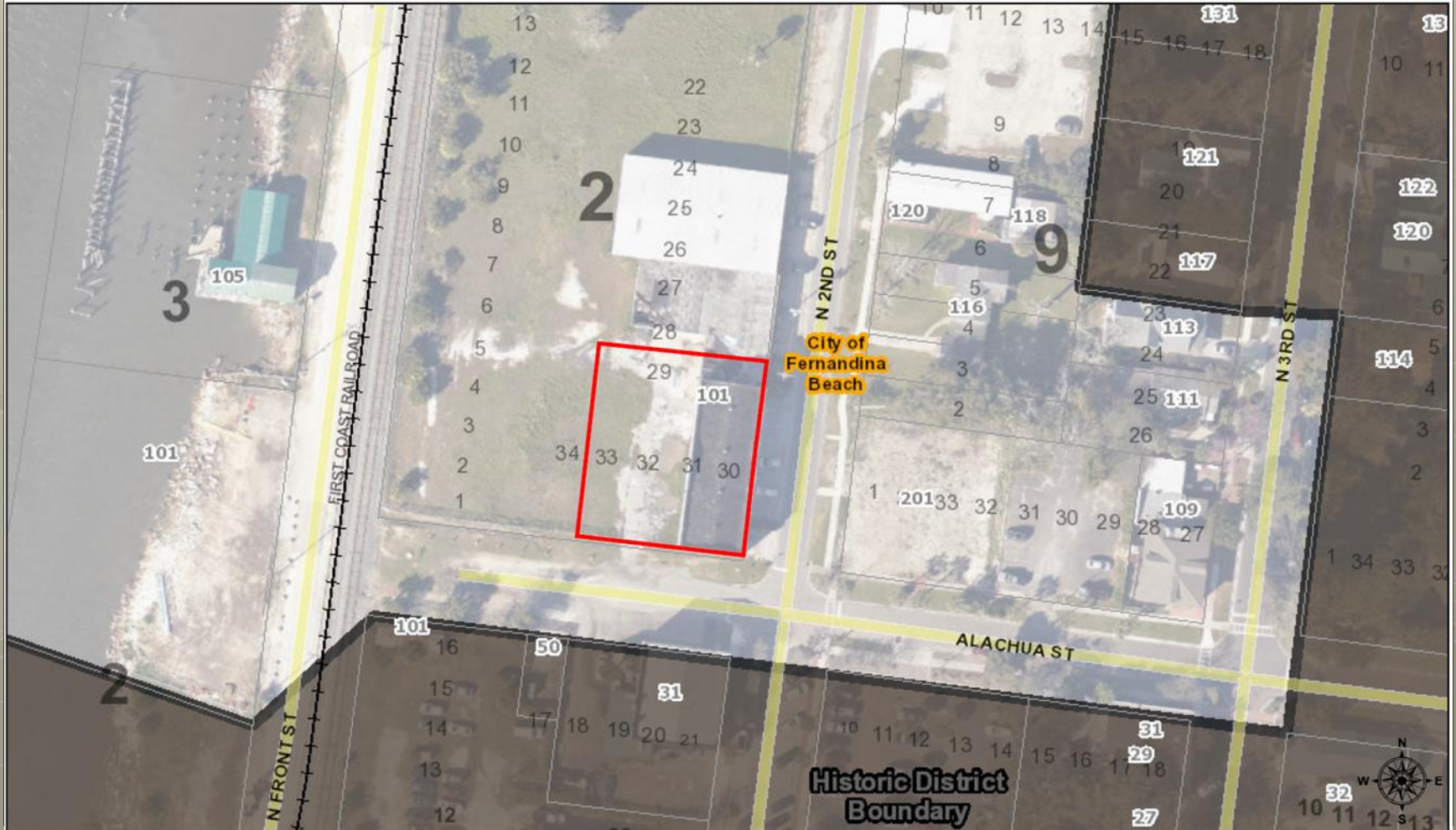
October 21, 2021
4:00 PM

City Hall Commission Chambers
204 Ash Street



BLOCK 2, LOTS 29-33

101 N. 2nd Street

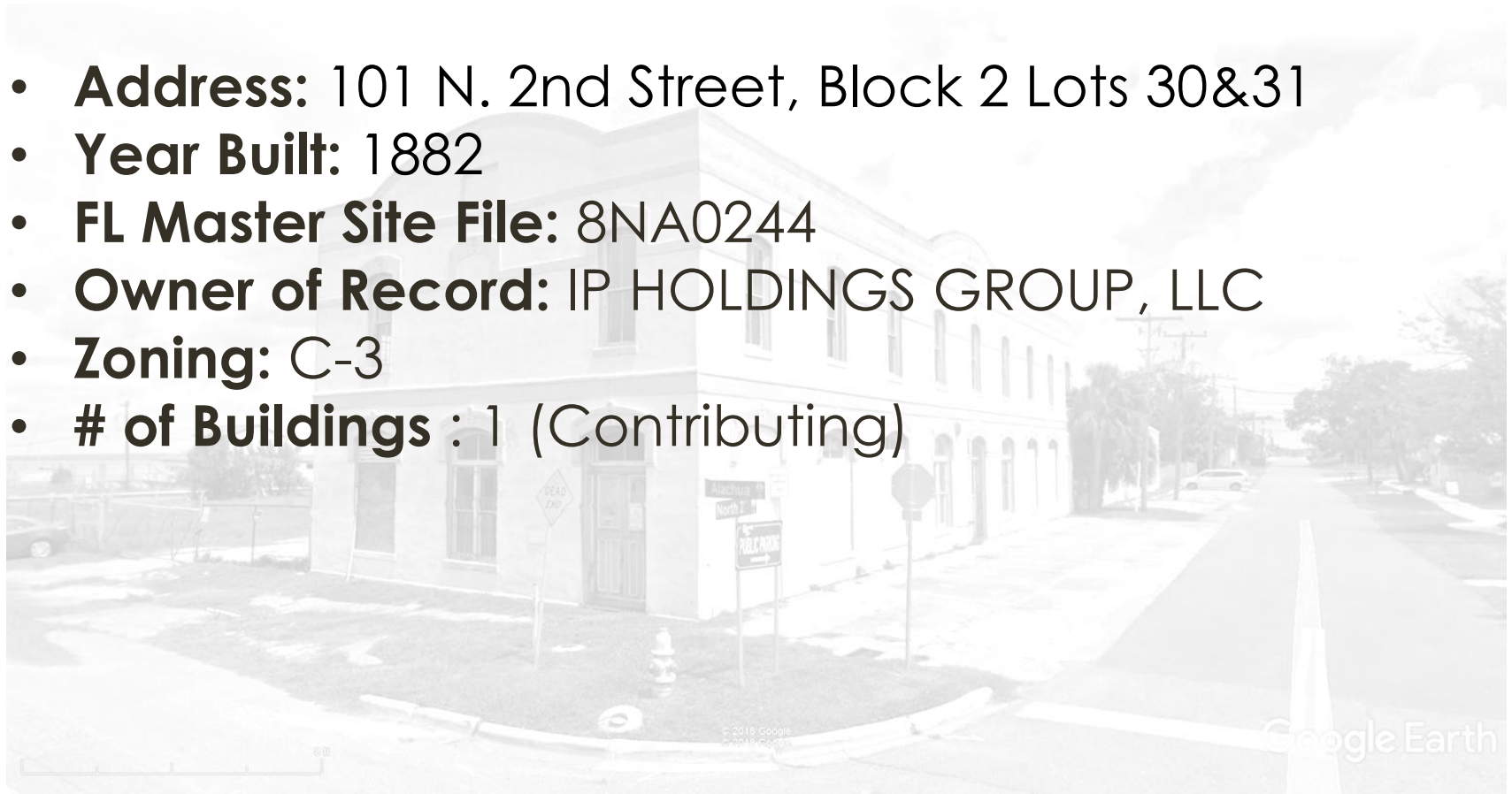


C.H. Huot 1882 Building



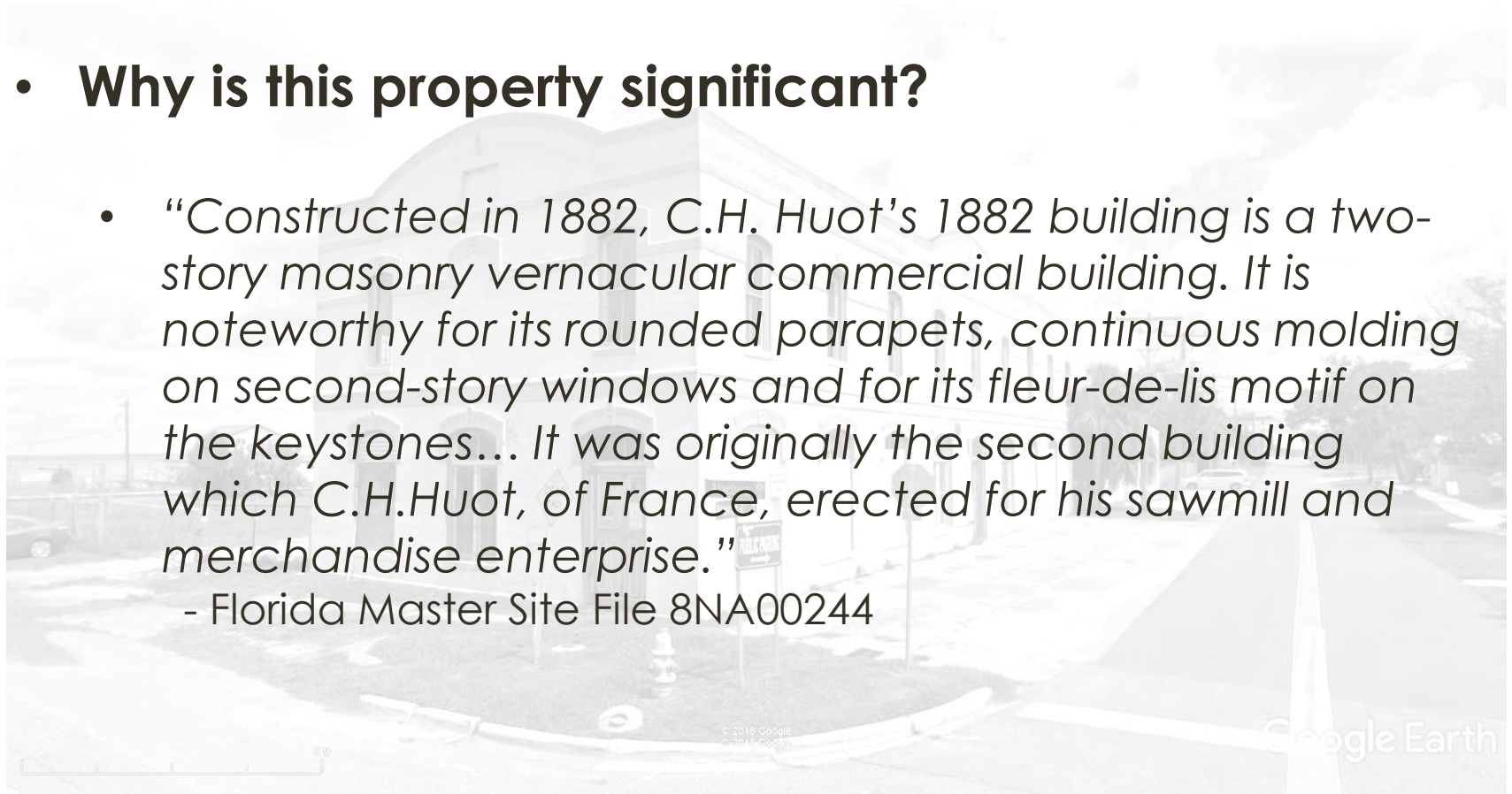
C.H. Huot 1882 Building

- **Address:** 101 N. 2nd Street, Block 2 Lots 30&31
- **Year Built:** 1882
- **FL Master Site File:** 8NA0244
- **Owner of Record:** IP HOLDINGS GROUP, LLC
- **Zoning:** C-3
- **# of Buildings :** 1 (Contributing)

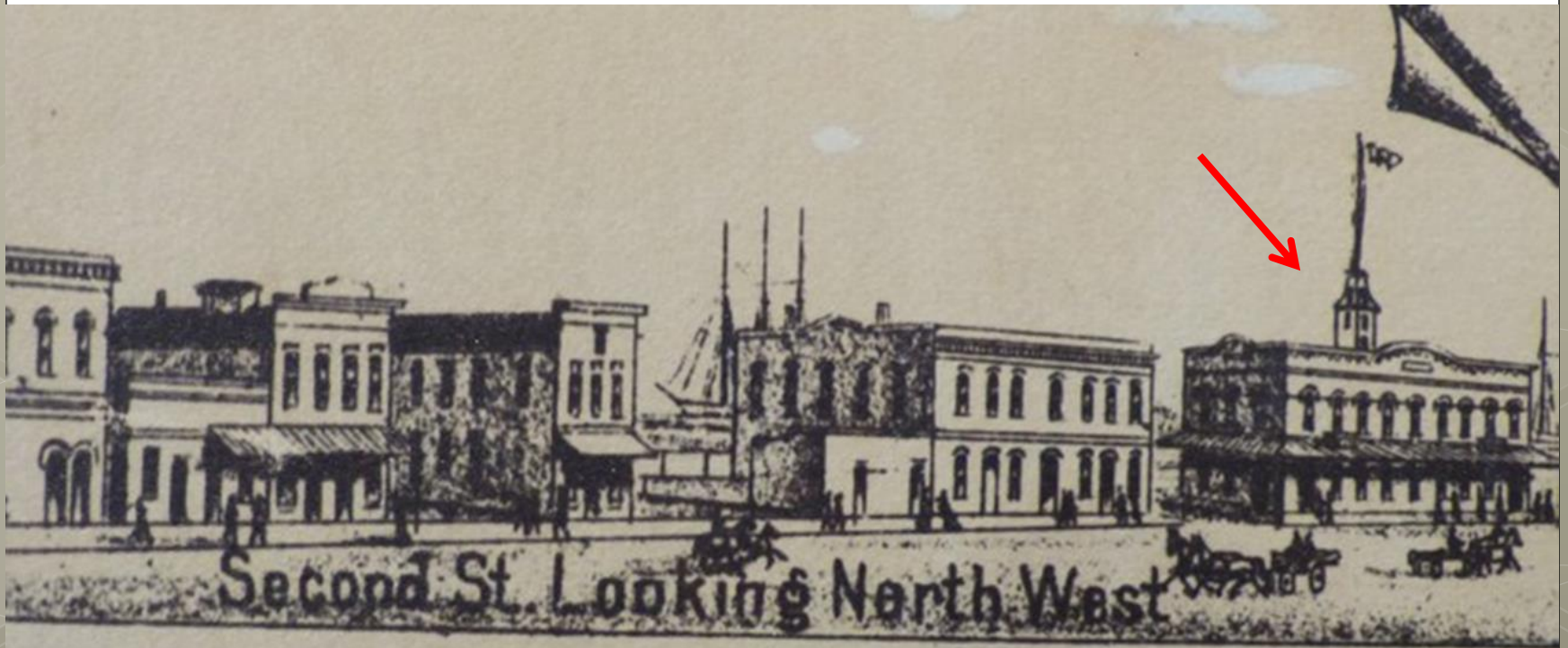


C.H. Huot 1882 Building

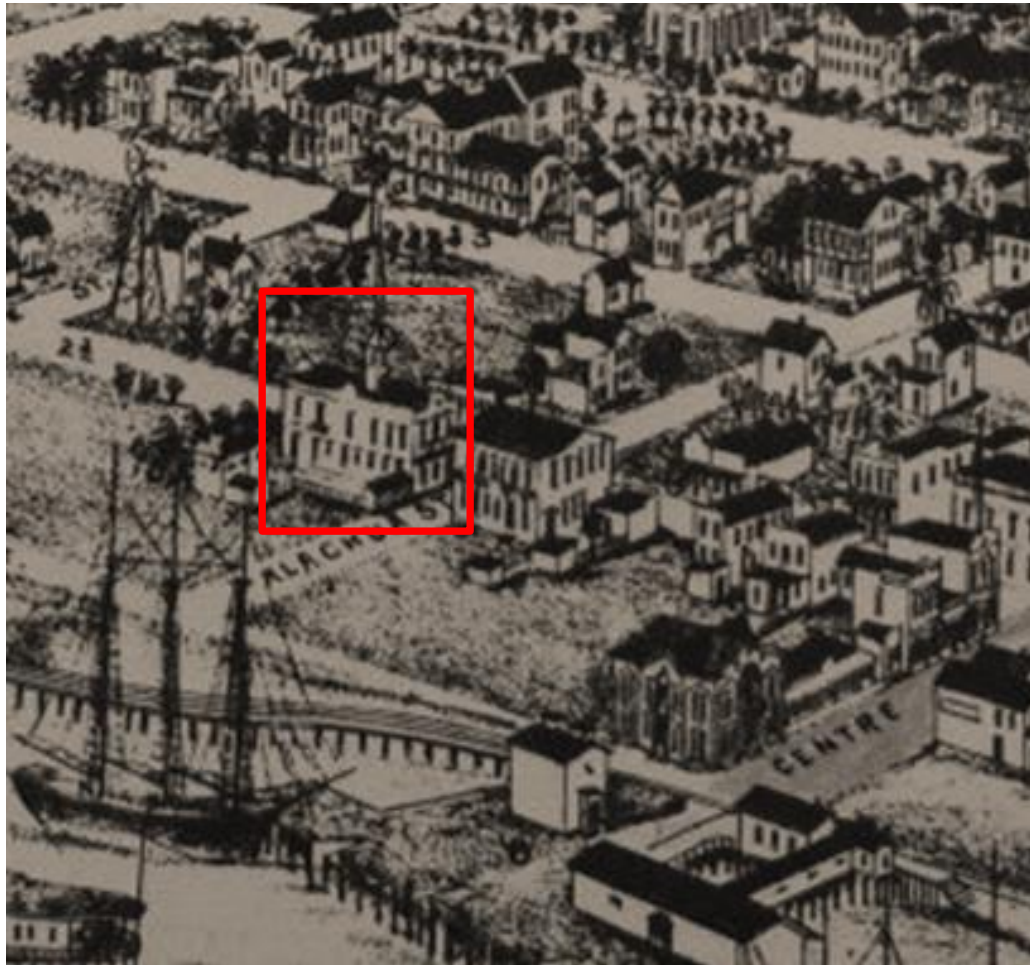
- **Why is this property significant?**
 - *“Constructed in 1882, C.H. Huot’s 1882 building is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the keystones... It was originally the second building which C.H.Huot, of France, erected for his sawmill and merchandise enterprise.”*
 - Florida Master Site File 8NA00244

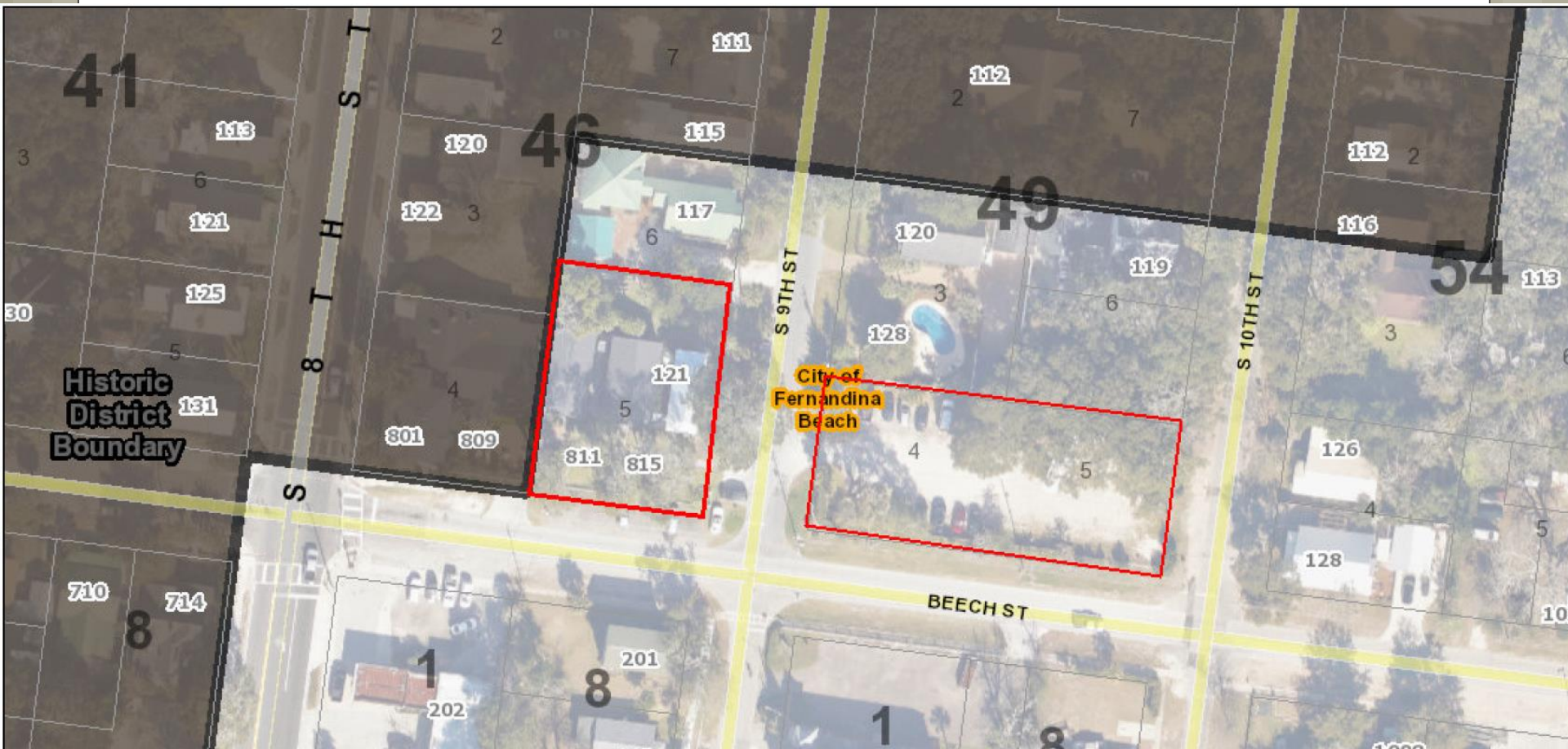


C.H. Huot 1882 Building



C.H. Huot 1882 Building





Shops on Beech

- **Address:** 811/815 Beech St & 121 S 9th St BLOCK 46, LOTS 5 & PT OF LOT 6 & BLOCK 49 PT OF LOTS 4 & 5
- **Year Built:** Various
- **FL Master Site File:** 8NA0110, 8NA00504 & 8NA00546
- **Owner of Record:** Nassau Trust LLC
- **Zoning:** MU-8
- **# of Buildings :** 3 (Contributing)
 - 121 S. 9th Street (relocated from 14 S. 10th St.
 - 815 Beech St. (relocated from 215 S. 8th St.
 - 811 Beech St.

Shops on Beech



Shops on Beech



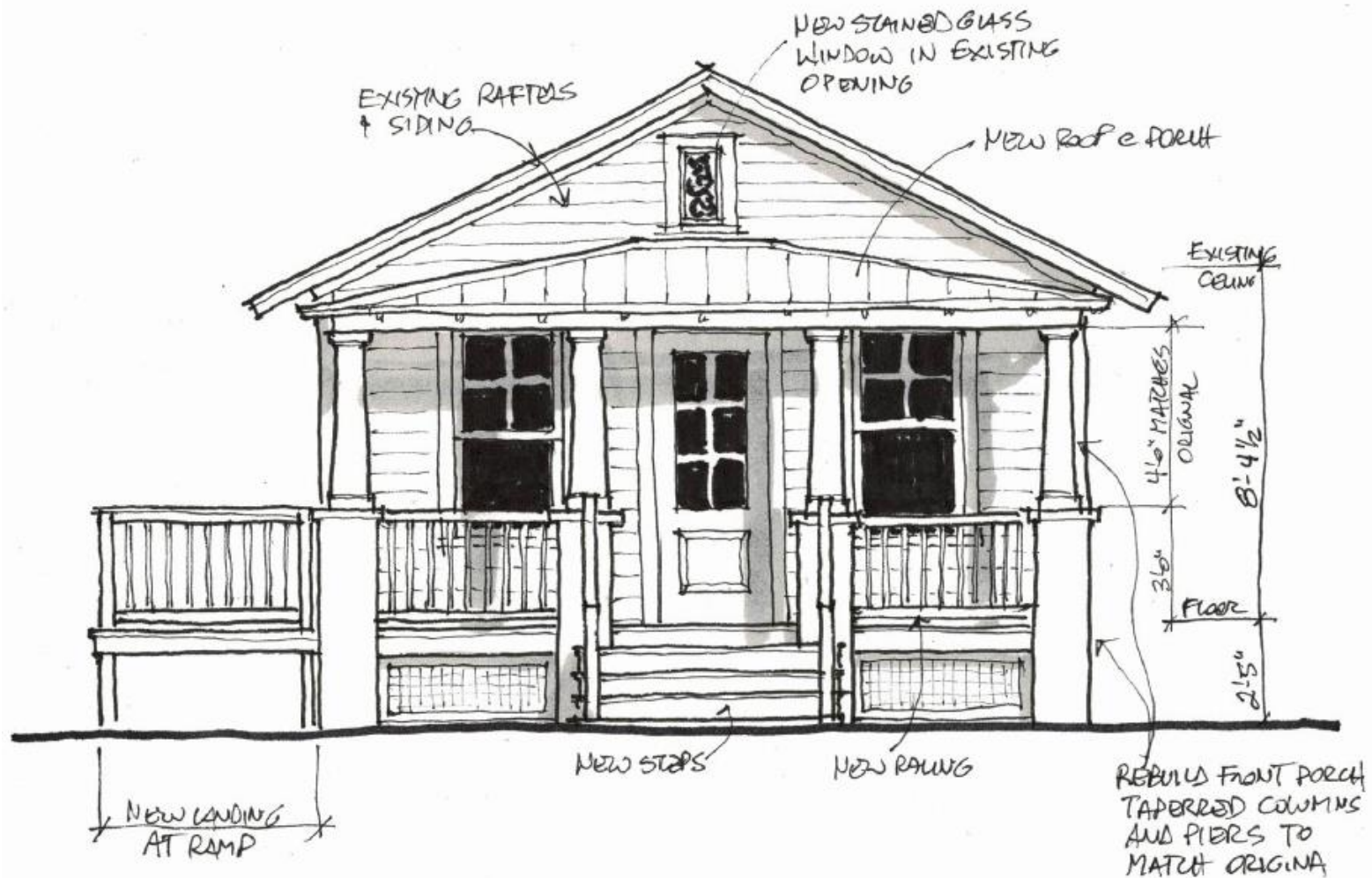
Shops on Beech



Shops on Beech



Shops on Beech



Shops on Beech



Shops on Beech



BLOCK 48 LOT 1 & N 40 FT OF LOT 2



Macedonia A.M.E. Church



Macedonia A.M.E. Church

- **Address:** 202 S. 9th Street
- **Year Built:** 1899
- **FL Master Site File:** 8NA00521
- **Owner of Record:** MACEDONIA AME CHURCH
- **Zoning:** MU-8
- **# of Buildings :** 1 (Contributing)
 - 202 S. 9th Street (built after original 1872 church, church was destroyed by fire in 1897)

Basis for Inclusion

- All structures in the proposed district expansion meet several of the criteria for designation as contributing structures to the National Register of Historic Places Fernandina Historic District, as outlined in Land Development Code section 8.03.02(I).

Basis for Inclusion

- Have value as a significant reminder of the cultural, historical or architectural heritage of the City.
- Have value as a building recognized for the quality of its architecture and retains sufficient elements showing their architectural significance.
- Have distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Their character is a geographically definable area or neighborhood possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events, or united in culture, architectural style, or aesthetically by plan or physical development.
- They are suitable for preservation or restoration

Guidelines

As part of the Fernandina Beach Historic District, properties would be held to the regulations of the Downtown Historic District Guidelines which can be found on the City website

www.fbfl.us/historicdistricts

CITY OF FERNANDINA BEACH



DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

THOMASON AND ASSOCIATES
PRESERVATION PLANNERS
NASHVILLE, TENNESSEE
2013



COAs

- A Certificate of Approval (COA) is required before a permit is issued for work on a historic landmark or site, or any property in a historic district
- Improvements to properties are subject to either staff or HDC approval as set forth in Table 8.03.03(B), the **Certificate of Approval Matrix**

Certificate of Approval Matrix		CONTRIBUTING		NON-CONTRIBUTING	
ACTION		STAFF	HDC	STAFF	HDC
ACCESSORY DWELLINGS			X		X
ADDITIONS					
1. Not visible from the street AND 20% or less of the existing building's square footage			X	X	
2. All other additions			X		X
AUTOMATED TELLER MACHINES (ATMs)			X		X
CANVAS AWNINGS		X		X	
CARPORTS (ADDITION OR ENCLOSURE)			X	X	
CHANGES TO BOARD-APPROVED PLANS			X		X
DECK, PATIOS, PERGOLAS					
1. With a structure			X	X	
2. Without a structure			X	X	
3. Not visible from right-of-way (with or without structure)		X		X	
DEMOLITIONS					
1. 10% or less of non-historic addition		X		X	
2. All other demolitions			X		X
DOORS + GARAGE DOORS					
1. Same materials, style, or size		X		X	
2. Change in materials or style		X		X	
3. Change in openings on main façade			X		X
4. Change in openings on a secondary façade			X	X	
DRIVEWAYS + SIDEWALKS		X		X	
GARAGES (ATTACHED OR DETACHED)			X		X
EXTENSION OF CERTIFICATE OF APPROVAL		X		X	
EXTERIOR WALL FINISH					
1. Removal of non-historic vinyl/aluminum/ asbestos siding (if original surface is salvagable or if replacement material matches structure's original exterior finish)		X		X	
2. All other finishes (including painting of originally unpainted surface)			X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)		X		X	
FENCES + WALLS		X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)		X		X	
PAINTING		X		X	
POOLS, POOL ENCLOSURES, IN-GROUND HOT TUBS			X		X
PORCHES					
1. Open an enclosed porch			X	X	
2. Enclose a porch on the main façade			X		X
3. Enclose a porch on a secondary façade			X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS			X		X
RELOCATION			X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)		X		X	
ROOF					
1. Same material and shape		X		X	
2. Change in material		X		X	
3. Change in shape and/or height			X		X
SCREEN DOORS					
1. Primary Entrance			X	X	
2. Secondary Entrance		X		X	
SIGNAGE		X		X	
SHEDS (up to 150 square feet)					
1. Custom-designed		X		X	
2. Pre-fabricated			X	X	
SHUTTERS (including temporary storm shutters/awnings)		X		X	
SKYLIGHTS			X	X	
SOLAR COLLECTORS			X		X
STORM WINDOWS AND DOORS		X		X	
VARIANCES			X		X
WIND GENERATORS			X		X
WINDOWS					
1. Same materials, style, or size		X		X	
2. Change in materials or style		X		X	
3. Change in openings on main façade			X		X
4. Change in openings on a secondary façade		X		X	
		STAFF		BOARD	
NEW CONSTRUCTION					X
LANDSCAPING (NEW CONSTRUCTION ONLY)		X			
LIGHTING (NEW CONSTRUCTION ONLY)		X			
PARKING MATERIALS (NEW CONSTRUCTION ONLY)		X			

Adopted September 5, 2006. Updated July 2020 through LDC Table 8.03.03(B) Certificate of Approval Matrix

Ballot

- LDC 8.03.02(K) Each owner of real property in the proposed historic district had been sent ballots to vote on the proposed district and the ballots must be signed, witnessed and delivered to the Historic District Council within 21 days after the hearing.



Historic District Boundary Expansion Vote

INCLUSION OF BLOCK 48 LOT 1 & N 40 FT OF LOT 2 INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

Owner of Record: MACEDONIA A.M.E. Church

Owners Address: PO Box 6216 Fernandina Beach, FL 32035

Parcel: 00-00-31-1800-0048-0010

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish these properties. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have these properties included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property(s) I vote to:

- ☐ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Owner's Name Signed _____

Owner's Name Printed _____

Date _____

STATE OF FLORIDA
COUNTY OF NASSEAU

} ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____

Notary Public _____

Printed Name _____

My Commission Expires _____

_____ Personally Known _____ OR Produced Identification _____ ID Produced: _____

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3135 • TDD/TTY 711

www.fbi.us

Equal Opportunity Employer

Next Steps

- Ballots to be counted and vote taken by HDC on **October 21, 2021**.

Meeting Schedule for Historic District Boundary Expansion

Meeting Type	Date	Time	Location
HDC Workshop	Thursday September 16, 2021	4PM	Commission Chambers, City Hall (204 Ash St)
Historic District Council (HDC) Regular Meeting	Thursday October 21, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
Planning Advisory Board (PAB) Regular Meeting	Wednesday December 8, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
City Commission Regular Meeting	Tuesday December 28, 2021	6PM	Commission Chambers, City Hall (204 Ash St)

Thank You





CERTIFICATE OF APPROVAL (COA) HDCSA2021-0091 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/19/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 08/18/2021
Status: Approved	Square Feet: 0.00	Completed: 09/10/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/12/2022

Description: Certificate of Approval (COA) to remove and replace 341 ft of 6' board on board wood fencing.
9/10/21 Revision: Remove and replace 341 ft of 6' board on board wood fencing. Includes replacing (1) 3ft gate, (3) 4ft gates, and (1) 10' double gate in the existing locations.
Fencing along the shared property line of 224 N. 5th Street and the homeowner that backs up to this property will be moved 6" away from the property line onto 224 N. 5th street property. (see orange highlighting)
The fencing along Calhoun Street will only have boards repaired as needed. (see pink highlighting)

Parcel: 00-00-31-1800-0032-0080	Address: 224 N 5Th St Fernandina Beach, FL 32034 510 Calhoun St Fernandina Beach, FL 32034 230 N 5Th St Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
00-00-31-1800-0032-0030		
00-00-31-1800-0032-0060 Main		

Owner
VICTOR GALEONE AS BISHOP
OF THE DIOCESE OF ST
AUGUSTINE
222 N 5 ST
Fernandina Beach, FL 32034

Agent
Heather Poynter
Mobile: 9047530096

Applicant
Heather Poynter
Mobile: 9047530096

Owner
Diocese of St. Augustine
230 N 5 ST
Fernandina Beach, FL 32034

Owner
St Michael Catholic Church
505 Broome ST
Fernandina Beach, FL 32034
Business: 9042613472

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001382-2021		Salvatore Cumella	09/10/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00015751	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00015751		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0103 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/13/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 09/13/2021
Status: Approved	Square Feet: 0.00	Completed: 09/10/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/12/2022

Description: Certificate of Approval (COA) to
1. Repaint exterior of house Body="Perfect Periwinkle" SW9065, Trim="Highly Reflective White"
SW7757, Windows="Anchors Aweigh Black" SW9179
2. Strip front door to natural wood, and
3. Remove arched portions of door to be replaced with glass

Parcel: 00-00-31-1800-0037-0070 Main	Address: 11 S 7Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Owner Ruth E. Maestre & Paul A. Lore (JT/RS) 11 S 7th ST Fernandina Beach, FL 32034 Mobile: 7346576295	Applicant Ruth Maestre 11 S 7th ST Fernandina Beach, FL 32034
--	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001386-2021		Salvatore Cumella	09/10/2021

Type of Hold	Created By	Date Created	Comments	Active
Property Hold	George Wells	02/16/2021	Code hold	Yes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00016959	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00016959		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0106 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/02/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/04/2021
Status: Approved	Square Feet: 0.00	Completed: 09/10/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/12/2022
Description: Certificate of Approval (COA) for a projecting sign		

Parcel: 00-00-31-1800-0030-0150 Main	Address: 503 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Agent Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Applicant Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Owner 503 Centre Street LLC P.O. Box 17529 Fernandina Beach, FL 32034
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001384-2021		Salvatore Cumella	09/10/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017478	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017478		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0107 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/07/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/07/2021
Status: Approved	Square Feet: 0.00	Completed: 09/10/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a projecting sign		Expire Date: 09/12/2022

Parcel: 00-00-31-1800-0010-0150 Main	Address: 27 N 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner Poynter Family Holdings LLC 29 N 3rd ST Fernandina Beach, FL 32034	Applicant Poynter Family Holdings LLLP 3967 First AVE Fernandina Beach, FL Mobile: 9044156533
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001385-2021		Salvatore Cumella	09/10/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017516	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017516		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0108 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/10/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/12/2021
Status: Approved	Square Feet: 0.00	Completed: 09/10/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/12/2022

Description: Certificate of Approval (COA) to replace deteriorated non-historic window with new historic replica window in Sapele (x2, windows #9 & 10), and replace deteriorated historic sash with replica historic sash in Sapele. New Sapele exterior back band and casing to match existing exactly. Localized repair to blind stop, jamb, and sill via epoxy consolidation and filler or dutchman (x5, window #11-15).

Parcel: 00-00-31-1800-0046-0020 Main	Address: 802 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	---	---

Owner D & M AMELIA LLC 41 Ocean Club Dr Fernandina Beach, FL 32034	Applicant Nicholas Olson 9605 US Highway 92 E Tampa, FL 33610 Mobile: 8134470664	Agent Nicholas Olson 9605 US Highway 92 E Tampa, FL 33610 Mobile: 8134470664
--	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001383-2021		Salvatore Cumella	09/10/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017549	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017549		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0110 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2021
Status: Approved	Square Feet: 0.00	Completed: 09/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install 127' of 6' tall wood board on board fence on side and rear property line.		Expire Date: 09/16/2022

Parcel: 00-00-31-1580-0009-0110 Main	Address: 900 White St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	---	-------------------------------

Owner Jerome P Gaines 900 White Fernandina Beach, FL 32034 Home: 850-509-6227	Applicant Jerome P Gaines 900 White Fernandina Beach, FL 32034 Home: 850-509-6227
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001387-2021		Salvatore Cumella	09/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017616	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017616		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0111 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2021
Status: Approved	Square Feet: 0.00	Completed: 09/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/16/2022

Description: Certificate of Approval (COA) to:

1. Replace deteriorating windows in the east wall of the non-historic addition. with Andersen 400 series d/h.
2. Move the drive gate (Calhoun St Drive) from the northeast corner of house to the southeast corner of house.
3. Install 6' shadow box fence to within 25' of property line and then 48' Gothic Picket to the gate post.
4. Repair the 2 second-floor tilt window sashes on the west (Third St) wall.
5. Touch up painting on all windows, door jams, and soffits (Sherwin Williams A89W2151 Bright White); metal tilt frames on the 3 southwest windows (Rustoleum metal Galvanized paint); Front doors (Sherwin Williams Clopay Chocolate)
6. Re-paint and seal east side of west wall of house at roof line (hip wall)

Parcel: 00-00-31-1800-0017-0010 Main	Address: 303 Calhoun St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Michael H Huffman 303 Calhoun Fernandina Beach, FL 32034 Mobile: 9375462876	Owner GLR Trust Agreement 303 Calhoun ST Fernandina Beach, FL 32034 Home: 937-546-2876
--	---

Note	Created By	Date and Time Created
1. emailed applicant for survey indicating fence placement	Taylor Hartmann	09/15/2021
2. applicant requested to remove fence installation from this application	Taylor Hartmann	09/16/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001388-2021		Salvatore Cumella	09/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017622	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017622		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0112 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/17/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/18/2021
Status: Approved	Square Feet: 0.00	Completed: 09/20/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof using like materials and colors; Certainteed asphalt shingles (Silver Birch)		Expire Date: 09/20/2022

Parcel: 00-00-31-1800-0036-0010 Main	Address: 601 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner Memorial United Methodist Church Inc. 601 Centre ST Fernandina Beach, FL 32034	Applicant William Slattery 85107 Commercial Park Dr Yulee, FL 32097 Business: 9048497758 Mobile: 9125902135	Agent William Slattery 85107 Commercial Park Dr Yulee, FL 32097 Business: 9048497758 Mobile: 9125902135
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001395-2021		Salvatore Cumella	09/20/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017657	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017657		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0113 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/20/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/20/2021
Status: Approved	Square Feet: 0.00	Completed: 09/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/21/2022
Description: Certificate of Approval (COA) to repaint exterior of primary structure Exterior = SW7019 "Gauntley Grey" Trim = SW7014 "Eider White" Doors = SW7621 "Silvermist"		

Parcel: 00-00-31-1580-0013-0100 Main	Address: 406 Commandant St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
---	--	-------------------------------

Applicant Jerry M Foster PO Box 15912 Fernandina Beach, FL 32035 Business: 9042615990 Mobile: 9047530499	Owner Jerry Foster 95425 Mobley Heights RD Fernandina Beach, FL 32034
---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001398-2021		Salvatore Cumella	09/21/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017677	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017677		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0114 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/20/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/20/2021
Status: Approved	Square Feet: 0.00	Completed: 09/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 09/21/2022
Description: Certificate of Approval (COA) to replace existing garage doors with mahogany wood doors		

Parcel: 00-00-31-1800-0126-0141 Main	Address: 301 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant STEPHEN HALL 301 S. 6th Street S FERNANDINA BEACH, FL 32034	Owner STEPHEN HALL 301 S. 6th Street S FERNANDINA BEACH, FL 32034
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001397-2021		Salvatore Cumella	09/21/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017739	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017739		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0116 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/24/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/25/2021
Status: Approved	Square Feet: 0.00	Completed: 09/24/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a 4 foot aluminum fence installation.		Expire Date: 09/26/2022

Parcel: 00-00-31-1580-0011-0030 Main	Address: 1021 Someruelus St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	---	-------------------------------

Applicant Cheryl D'Amico 1021 Someruelus St Fernandina Beach, FL 32034-5150 Home: 216-224-8361	Owner Cheryl D'Amico 85079 Christian Way #631 Yulee, FL 32097
---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001399-2021		Salvatore Cumella	09/24/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017912	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017912		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00