



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 16, 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 HDC Regular Meeting of November 18, 2021.
- 4. PRESENTATIONS**
 - 4.1 **PRESENTATION: JELDWEN WINDOWS, PRESENTED BY RYAN DELANEY**
 - 4.2 **PRESENTATION: FERNANDINA BEACH MAIN STREET - ADOPT A FLOWERBED AND SIDEWALK SURFACES**
- 5. OLD BUSINESS**
 - 5.1 **HDC 2021-0034 - COTNER ASSOCIATES, INC., AGENT FOR CHARLES & BETH SMITH, 414 BROOME STREET**
Final Certificate of Approval (COA) to construct a 624 sq. ft. accessory structure and a 624 sq. ft. accessory dwelling unit. *(Quasi-Judicial)*
 - 5.2 **HDC 2021-0043 - PARKER CONTRACTING, INC., AGENT FOR DAVID & KIMBERLY PAGE, 220 N. 2ND STREET**
Amendment to a previously approved Certificate of Approval (COA) to use sand finish stucco on the exterior instead of the approved Tabby (coquina). *(Quasi-Judicial)*
- 6. NEW BUSINESS**
 - 6.1 **HDC 2021-0044 - BUILT TO LAST CONSTRUCTION INC., AGENT FOR, FYRE HOLDINGS II, LLC., 227 S. 7TH STREET**
Certificate of Approval (COA) to demolish an existing 400 sq. ft. accessory structure. *(Quasi-Judicial)*
 - 6.2 **HDC 2021-0045 - BUILT TO LAST CONSTRUCTION INC., AGENT FOR, FYRE HOLDINGS II, LLC., 227 S. 7TH STREET**
Certificate of Approval (COA) to construct a 2-story 625 sq. ft. accessory structure. *(Quasi-Judicial)*

7. BOARD BUSINESS

7.1 CHAIR & VICE-CHAIR NOMINATION AT JANUARY MEETING

8. STAFF REPORT

8.1 Staff Certificates of Approval - November 2021

9. PUBLIC COMMENT

10. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JANUARY 20, 2022

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
REGULAR MEETING
NOVEMBER 18, 2021**

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

MEMBERS PRESENT

James Pozzetta	Teresa Duncan
Michael Spino	Tammi Kosack
Michael Harrison (Chair)	Froilan Esclusa (Alt 1)
Tim Poynter (Alt 2)	

MEMBERS ABSENT:

None

OTHERS PRESENT:

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

No members disclosed ex parte communications.

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

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

- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MEETING MINUTES**

4.1 Approval of Minutes for the Regular Meeting of October 21, 2021.

Member Spino noted an addition to Item 6.1 as Member Pozzetta seconded the motion.

Chair Harrison noted that a certificate of appreciation was presented to Member Morrison and members thanked him for his dedication and service to the HDC.

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

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

5. OLD BUSINESS

5.1 HDC 2021-0029 - COTNER ASSOCIATES, INC., AGENT FOR FRANK & REBECCA POSTMA, 12 S. 6TH STREET

Certificate of Approval (COA) to demolish and reconstruct additions, add pool, paver terrace, and associated fencing. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, agent for the applicant, provided the Board with an overview of changes made to the proposed plans since the conceptual approval in August 2021; the changes pertaining adjusting the front window configuration and exterior siding style.

Member Spino expressed concern about the removal of the current asbestos siding and the presence of the original wood siding and inquired about possible alternatives if none is present. He also suggested that a conditional approval with a list of suggested replacement materials might be an option.

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

Mr. Cumella provided the Board with a brief overview of how residential garages have historically been completely detached from the primary structure. He also stated that the particular location and design of the proposed garage would not significantly alter the current streetscape.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to approve HDC case 2021-0029 with the condition that new construction siding dimensions should be differentiated from original construction; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0029, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval with conditions at this time.

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

6. NEW BUSINESS

6.1 HDC 2021-0038 - ROBERT ALLEN, 818 SAN FERNANDO STREET

Certificate of Approval (COA) for a 360 sq. ft. accessory structure. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Robert Allen, 818 San Fernando Street, applicant, spoke about wanting to clean up the property and replace a former utility shed that was torn down due to its poor condition.

Members asked for clarity on the type of window that will be installed. Mr. Cumella confirmed that it is a single-hung window.

Mr. Allen confirmed that the window will have a grid pattern and the exterior siding will be painted to match the principal structure.

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

Member Kosack expressed concern for the low height of the proposed shed as compared to the tall and somewhat narrow house.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Spino to approve HDC case 2021-0038 with the condition that a dimensioned survey is submitted showing compliance with the 5

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foot side and rear yard visibility corridors; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0038, 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 with conditions at this time.

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

6.2 HDC 2021-0040 - MIRANDA ARCHITECTS, AGENT FOR KARI BURGESS-WATKINS, 220 N. 3RD STREET

Certificate of Approval (COA) to construct front/rear porches, accessory dwelling unit, accessory structure, and pool. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Jose Miranda, 309 ½ Centre Street, agent for the applicant, stated that the proposed project will be done in phases, as materials are available.

Public Hearing was opened.

Chip Ross, 210 N. 3rd Street, spoke as a neighbor of the property being presented and stated that he is in favor of the proposed renovations.

Member Esclusa inquired about the proposed pool finishes. Mr. Miranda confirmed that the pool deck will be comprised of concrete pavers.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case 2021-0040 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0040, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6.3 HDC 2021-0041 - COTNER ASSOCIATES, INC., AGENT FOR LEE THOMAS, 330 S. 7TH STREET

Certificate of Approval (COA) to demolish and reconstruct accessory structure, accessory dwelling unit, and 1-story addition to primary structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, agent for the applicant, provided the Board with an overview of the proposed plans which include a change to the originally submitted aluminum fence which will instead be a wood shadowbox style fence that is 42" high.

Member Spino inquired about any potential tree loss. Mr. Cotner stated that there are no trees in the immediate path 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 approve HDC case 2021-0041 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0041, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

7. BOARD BUSINESS

7.1 Land Development Code Text Amendments: Direction for Old Town View Corridor

Mr. Cumella reviewed the current LDC language as it relates the Old Town View Corridor guidelines and 3 possible options for amending what is and/or isn't permissible.

Chair Harrison stated that he feels it is equally important to protect the Old Town grid as well as how it relates to each property. He also stated that a clear definition should be discussed and agreed upon regarding the definition of connecting elements.

Member Spino commended Mr. Cumella for his work in preparing the proposed LDC text amendment document and also expressed concern over wanting to ensure that Staff has the specific language needed to provide citizens with clear expectations of the visibility corridor.

Member Poynter stated that he felt people should have a bit of latitude in order to present the best possible design.

Bill Kavanaugh, 112 N. 6th Street, spoke about Old Town being focused on indoor and outdoor living with porches and green spaces. He also spoke in favor of allowing open aired connecting elements in the visibility corridor.

Ms. Bach provided the Board with some proposed changes so to clarify the definition of connecting elements.

Members all agreed that Option 2, which allows for unconditioned and open aired connecting elements within the visibility corridor is the best option and the one to recommend to the Planning Advisory Board as an LDC text amendment.

Member Spino asked all Board members to contact commissioners and recommend Chair Harrison for reappointment.

8. STAFF REPORT

8.1 Staff Certificate of Approval - October 2021

9. PUBLIC COMMENT

No parties wished to speak.

10. ADJOURNMENT 7:01

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



JELD-WEN
WINDOWS & DOORS

SITELINE®
WOOD AND CLAD-WOOD
WINDOWS AND PATIO DOORS



ABOUT JELD-WEN

DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and patio doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as a driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function for years to come.





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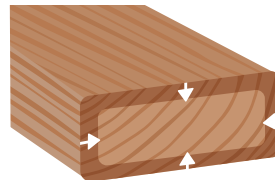
AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

LIFETIME
LIMITED
WARRANTY

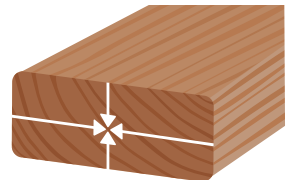
See page 45 for warranty information.

TRADITIONAL TREATMENT



SURFACE ONLY

 AuraLast™



SURFACE TO CORE

Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.



EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.



TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

DETAILS THAT MAKE ALL THE DIFFERENCE

The result of more than a decade of research and development, JELD-WEN® Sitaline® windows and patio doors are designed to be more than beautiful. They are made to be reliable and efficient and are backed by a warranty that gives you peace of mind.

INNOVATION

Double-hung styles are designed with concealed jamb liners for a unique and uniform appearance. Casements feature recessed sash for heightened detail and energy efficiency.

PROTECTION

Built with superior AuraLast® pine protection against wood rot, water damage, and termites.

See page 4 for more information.

VERSATILITY

Available with a wood or aluminum clad exterior, with extensive finish and hardware choices. Impact options available for most styles.

AUTHENTICITY

Able to meet most historical building requirements (please check your local regulations).

CONFIDENCE

Backed by a 20-Year Limited Warranty on each window or patio door, plus a Limited Lifetime Warranty on AuraLast® pine.

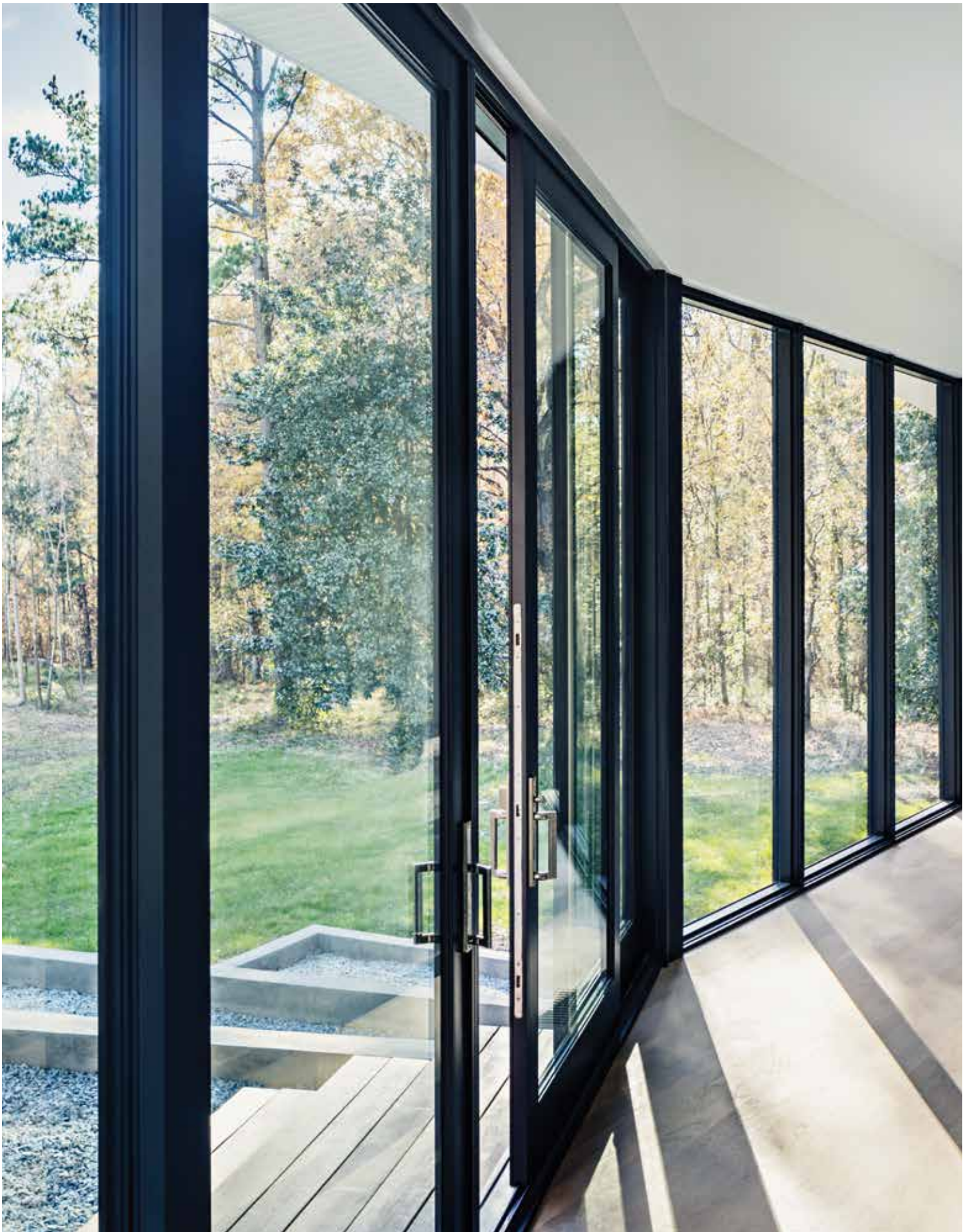
See page 45 for more information.





VERSATILE DESIGN POSSIBILITIES

Siteline® windows and patio doors are designed and crafted to feel at home in any residential architectural style. See for yourself over the next few pages. Which style is closest to your vision for your home?





CONTEMPORARY

The simplicity, minimalism, and natural elements of contemporary architecture are elegantly embodied in Sitaline's clean, uniform look and feel.





TRANSITIONAL

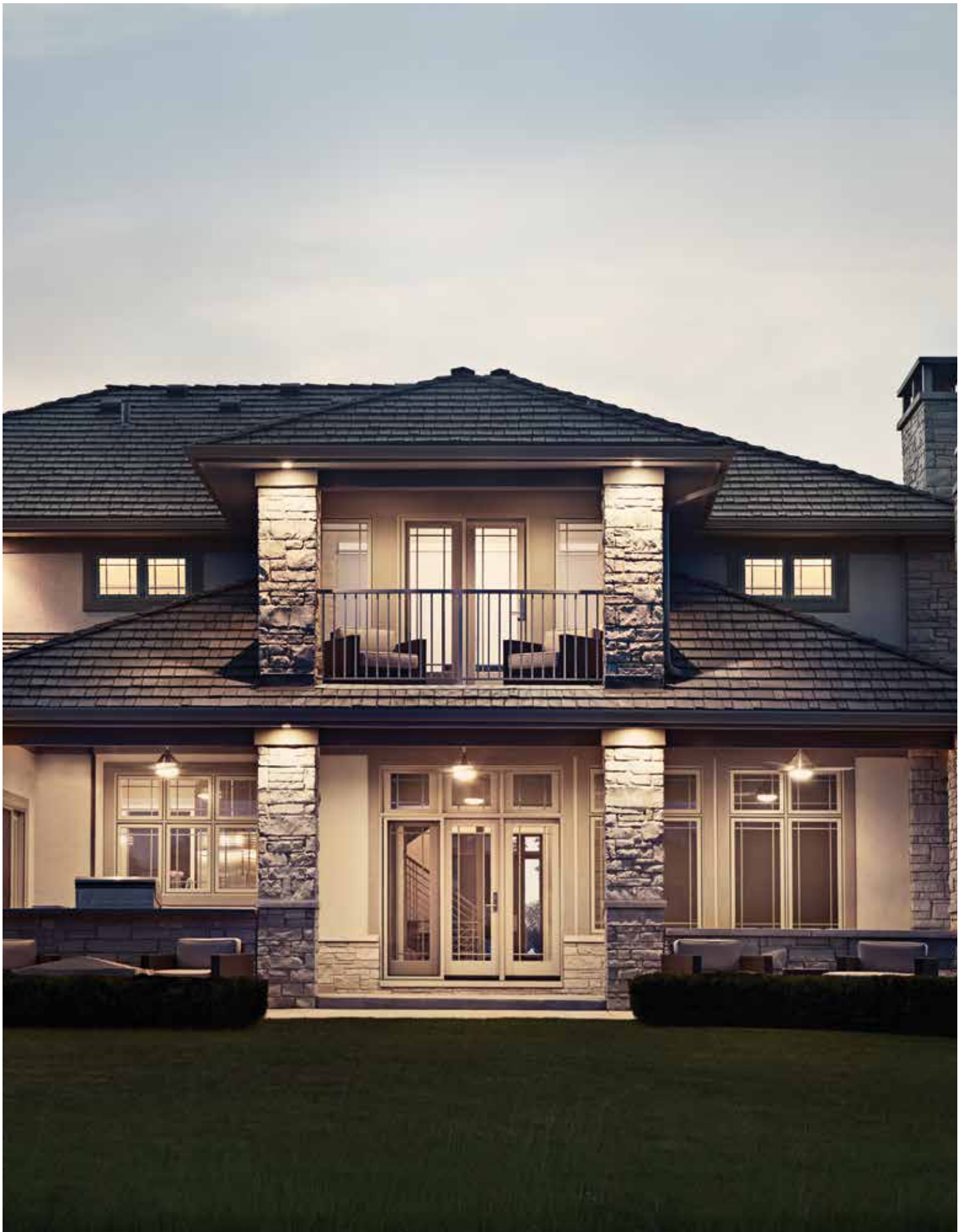
Confidently blend and celebrate the best of traditional and modern elements with Sitaline's beautifully adaptable designs.





FARMHOUSE

Siteline's warm, natural beauty complements the comfort, ruggedness, and soul of timeless farmhouse design.





MODERN CRAFTSMAN

Experience the classic charm and fresh vitality of Modern Craftsman design with Sitaline's graceful authenticity.

CHOOSING YOUR WINDOWS

Consider placement and appearance, available space, and your preferences for views and ventilation. Whatever you're looking for, Sitaline® has a solution.





CASEMENT AND AWNING WINDOWS

Maximize ventilation and add a clean, modern accent to any room in the house.

AESTHETIC APPEAL

Both styles feature recessed sash for architectural interest and energy efficiency, plus a choice of traditional or contemporary glazing profiles.

PERFORMANCE

Siteline's design includes heavier hardware and greater thermal performance to help you achieve better efficiency.

PUSH-OUT OPTIONS

We also offer push-out styles that feature swinging screens and stylishly simple push-out handles.

DOUBLE-HUNG WINDOWS

State-of-the-art engineering meets traditional design, with a variety of elegant options and innovative features.



BEAUTY

Concealed jamb liners create a uniform appearance that's unique to Sitaline®.



DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/clad sash or clad frame/wood sash).

STRENGTH

Built with chambered composite interior sills for added strength and thermal efficiency.

CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.

POCKET & SASH PACK WINDOWS

Bring superior quality, versatility, and heightened aesthetics to any residential construction project with Sitaline® Double-Hung Pocket, Casement Pocket, and Double-Hung Sash Pack windows. Each style is easy to install and includes quick connectors that conceal the jamb liners for a clean, uniform look.





SMALLER JAMB DEPTH

Siteline® replacement options offer wood or clad-wood windows with a jamb depth of 3 1/4".

AUTHENTICITY

Meets most historical building requirements (please check your local regulations).

EFFICIENCY

Upgrade any window with more energy-efficient, dual-pane sash options.





SPECIALTY SHAPES (FIXED, RADIUS, AND GEOMETRIC)

Radius and geometric windows, available as fixed or operating units, add distinction and variety to any room in your house.



CHOOSING YOUR PATIO DOORS

With AuraLast® pine or cladding outside, Siteline® patio doors provide multiple color and style selections with solid craftsmanship and durability built in.









SLIDING PATIO DOORS

Simple, elegant, and built to last, these doors slide along horizontal tracks that don't take up any additional floor space.

CONSISTENCY

Choose wide or narrow stile designs to match your windows and complement your architectural style.

ALSO IN FOLDING

Siteline® folding patio doors are also available.
See page 44 for more information.



LOW-FRICTION GLIDER™

The first product of its kind to deliver the benefits of a wall system at a price comparable to that of a sliding door.

SIZE

Configurations of 1-4 panels, each as large as 7' wide and 10' tall, maximize natural light and panoramic views.

EASE

Innovative rollers let active panels shift outward and glide effortlessly, then draw back toward the frame for a superior seal.

PERFORMANCE

Robust design earns performance ratings up to PG50, depending on panel size and configuration.

MULTI-SLIDE

This unique luxury offering creates openings up to 57' wide, filling the home with natural light and blurring the line between indoor and outdoor living space.

OPTIONS

Panels up to 5' wide and 9' tall, with stacking or pocketing configurations; up to six panels in a single direction, or 12 panels parting from the middle.

OPERATION

Acetal wheels deliver smooth, quiet operation, even with extreme panel weights.

APPEARANCE

Narrow 3" stiles and rails provide more glass, more natural light, and better views.





SWINGING PATIO DOORS

Create an impressive, sophisticated entrance with swinging patio doors available in a variety of configurations, including French doors.

CHOICE

Available with one to four panels that swing out or in on side hinges.

PERFORMANCE

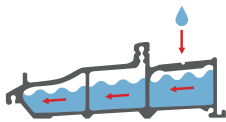
The energy-efficient fiberglass sill allows water to drain away while preventing high winds and rain from coming in.

ACCESS

Inswing and outswing patio doors are available with an optional ADA-compliant sill for wheelchair accessibility.

INSWING PATIO DOOR WITH HYDROLOCK™ TECHNOLOGY

Featuring a redesigned sill with Hydrolock™ technology, these doors deliver robust water management that matches or surpasses industry-leading performance ratings.



HYDROLOCK™ TECHNOLOGY

INNOVATION

Patent-pending fiberglass sill and corner key design continually moves water away from the home.

RATINGS

PG45 rating on 1- and 2-panel systems up to 36" panel width; PG35 rating on 1- and 2-panel systems greater than 36" panel width and 3- and 4-panel systems.





PATIO DOOR HARDWARE

A wide range of hardware and hardware finishes ensures that your Siteline® windows and patio doors will beautifully align with any architectural style.

WHITBY™ CONTEMPORARY



BELMAR™ TRANSITIONAL

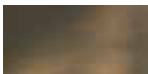


HARLESTON™ TRADITIONAL

Finishes will perform at or above PVD-tested finishes.

*Plated finish

**Finish will not change over time

	
White	Polished Chrome*
	
Polished Brass*	Brushed Brass*
	
Antique Brass*	Satin Nickel*
	
Oil-Rubbed Bronze**	Chestnut Bronze
	
Matte Black	Black Chrome*



WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

Casement and Awning	Double-Hung and Horizontal Sliding
STANDARD FOLDED NESTING HANDLE 	CONCEALED SASH LOCK 
PUSH-OUT HANDLE 	

		
White	Desert Sand	Satin Nickel
		
Brushed Chrome	Polished Brass	Antique Brass
		
Oil-Rubbed Bronze	Chestnut Bronze	Black Powdercoat

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

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.



Window Open

Window Closed



COLOR

Personalize your wood or aluminum clad windows and patio doors with 27 exterior finishes and 12 interior finishes. Custom colors and PVDF protection are also available.

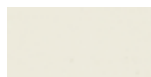
BRILLIANT WHITE



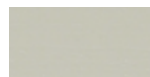
INTERIOR PAINTS



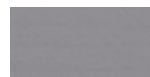
Brilliant
White



Ivory



Desert
Sand



Dove



Gunmetal



Black

INTERIOR STAINS



Fruitwood



Cordovan



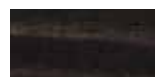
Walnut



Kodiak



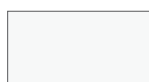
Charcoal



Americano



EXTERIOR CLADDING COLORS



Bone White



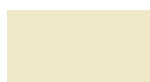
Brilliant White



Ivory



French Vanilla



Heirloom White



Mocha Cream



Desert Sand



Silver



Smoke



Stone



Flagstone



Cocoa



Surf



Sea
Foam



Hunter
Green



Moss



Hartford
Green



Cranberry



Mesa
Red



Stormy



Admiral



Navy



Steele
Gray



Dark
Chocolate



Chestnut
Bronze



Luxury
Bronze



Black

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

EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.



Adams



3 1/2" Flat



Brickmould

OTHER OPTIONAL TRIM



2" Exterior Jamb Extension



Standard



1" Sill Nosing



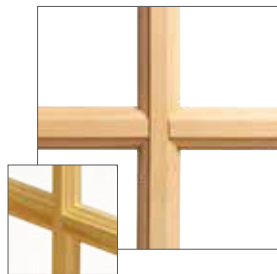
2" Sill Nosing

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



Simulated Divided Lites (SDL)



Full-Surround (FS)
Wood Grilles



Grilles Between
the Glass (GBG)



Contemporary Simulated
Divided Lites (SDL)

GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.

DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

SPACERS

STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



THERMOPLASTIC

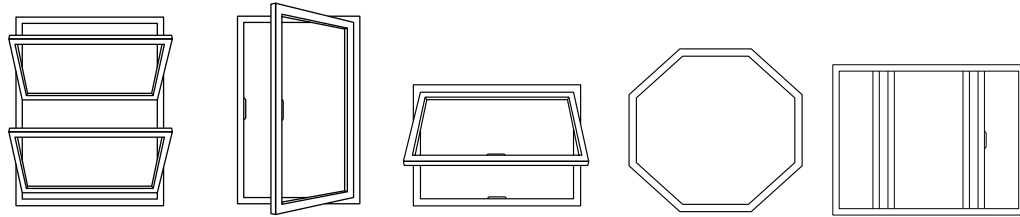
Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that “disappears” into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

BLINK® BLINDS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.

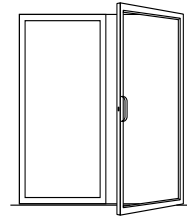
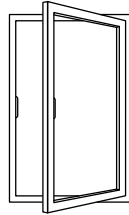
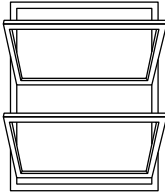
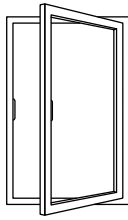


PRODUCT DETAIL MATRIX



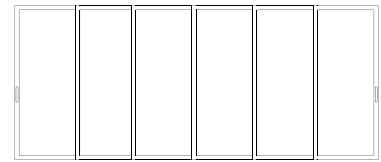
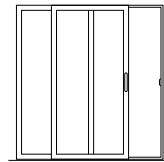
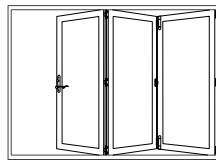
	Double-Hung	Casement	Awning	Geometric	Sliding
Hardware	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min Max	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A

Other options available, including impact-rated options (depending on operating type) and screens.
For more information, please see your JELD-WEN representative or visit jeld-wen.com.



	Push-out Casement	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors
Hardware	Push-out handle	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	10 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min Max	18" x 18" 36" x 72"	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	36" x 72" - PG50	45" x 78" - PG50	36" x 72" - PG35	N/A	Inswing: PG35, PG50 Limited Water Outswing: PG50 WZ3 available
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms available
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	N/A	N/A	N/A	N/A

PRODUCT DETAIL MATRIX



	Sliding Patio Doors	Folding Patio Doors	Low-Friction Glider™	Multi-Slide
Hardware	Harleston™, Whitby™, Belmar™	Standard	Hoppe®	Recessed
Hardware Finishes	10 Finishes	10 Finishes	3 Finishes	3 Finishes
Glass Options	50+ Choices	50+ Choices	4 Choices	Low-E
Sizes: Min Max	30" x 79" 48" x 96" (Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size)	39" X 79 1/2" (1-Panel Size) 291 1/8" X 122 1/2" (4-Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size) Openings up to 57'
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	Bead: 7/8" Putty: 7/8" Contemporary: 7/8"	Bead: 7/8" Putty: 5/8", 7/8"
Performance Rating	2-Panel Wide Stile - PG65 4-Panel Wide Stile - PG25 2-Panel Narrow Stiles - PG40 4-Panel Narrow Stiles - PG25	PG35 (Pending Configurations)	PG35 & PG50 (Pending Configuration & Sizing)	PG35 & PG50 (Pending Configuration & Sizing)
Configurations	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel	Fixed, OX, XO, OOX, XOO, OXO, OXXO	6 panels in one direction or 12 panels in bi-parting direction w/ pocketing options
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black, Gray, Silver	Black, Gray, Silver
Blink® Blinds	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A	N/A

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

What This Warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl and Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor² Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass. Stress cracks occur when the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with double strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.
Finish Options	Coverage	Notes
Clad Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change ³ . Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Continued on next page

Other Special Coverages	Coverage	Notes
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec Canada G0S 2E0	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

What This Warranty Does NOT Cover

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification to the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.

Continued on next page

- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information -- Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.



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11-96987 02/20



JELD-WEN[®]
WINDOWS & DOORS

CUSTOM[™] WOOD
WINDOWS AND PATIO DOORS

About JELD-WEN

Dedication From Day One

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and well-designed. It's the result of innovation as the driving force in all that we do.

In addition to responsible sourcing practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function reliably for years to come.

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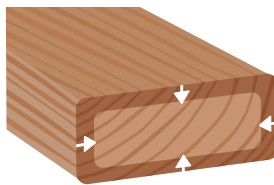


AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

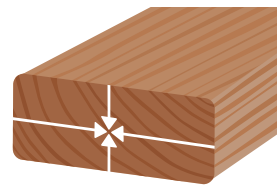
LIFETIME
LIMITED
WARRANTY

TRADITIONAL TREATMENT



SURFACE ONLY

 AuraLast™



SURFACE TO CORE

Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.

For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.



EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.



TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.



Supporting responsible forestry



The mark of
responsible forestry

At JELD-WEN, environmental stewardship is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors, and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust.

To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment.



Only JELD-WEN makes window and door products with natural AuraLast® pine.

AuraLast pine releases 96% fewer volatile organic compounds (VOCs) during the manufacturing process than traditional submersion treatment methods used by other manufacturers.

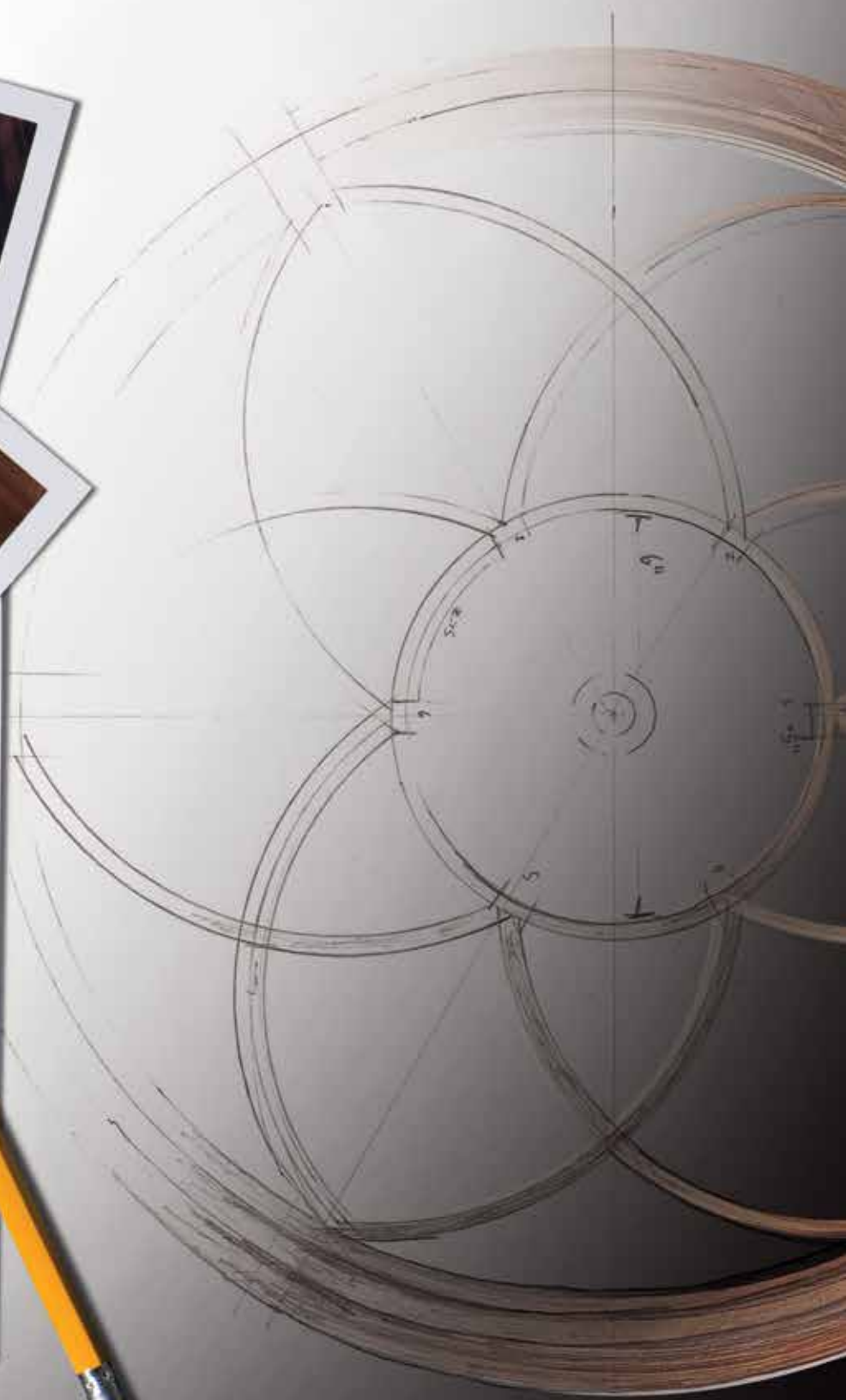
AuraLast is manufactured with a water-based solution that is safer to handle compared to much harsher, solvent-based treatments.

Best of all, our Limited Lifetime Warranty protects against termites, water saturation, and wood rot for as long as the owner owns and occupies their home.

Environmental stewardship is a journey, and our ongoing efforts will remain directed toward continual improvement of our products, processes, and culture.

We do this not because it's popular.

We do it because it's the right thing to do.





Window and patio door choices

Our Custom™ Wood windows and doors come in a variety of designs, including those you create yourself. The following pages contain choices to inspire.



The only
limitation
is your
imagination.

INTERIOR OPTIONS



INTERIOR WOOD OPTIONS

(Custom wood species also available)

Full list on page 13

INTERIOR STAINS



Fruitwood

Cordovan

Walnut



Kodiak

Charcoal

Americano

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

SURFACE TEXTURING AND ANTIQUING AVAILABLE

See page 15 for details



INTERIOR TRIM



WM316

WM346

WM356

WM366

WM445

EXTERIOR OPTIONS



EXTERIOR WOOD OPTIONS

Full list on page 13

WOOD EXTERIOR TRIM



Adams



Flat



Brickmould



Backband

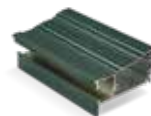


Pendleton



Heritage

ALUMINUM EXTERIOR TRIM



Adams



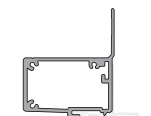
Flat



Brickmould



Manchester



Kenison



Pendleton

3 COPPER CLADDING OPTIONS



Bright Copper



Speckled
Patina Copper



Hand-Rubbed
Patina Copper

In addition to our standard wood and aluminum clad trim selection, we can create custom trim options for commercial, historical, and retrofit projects.

See pages 20-21 for details



Beautiful, rich, and durable.
The look and feel
of natural wood.

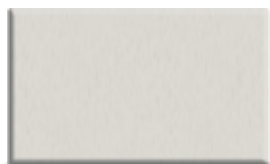
WOOD SPECIES AVAILABILITY

I Interior Wood Species

E Exterior Wood Species

Primed AuraLast® Pine

I E



Our primed windows and doors are light gray in color and are ready to paint.

Mahogany

I E



Mahogany is a highly dense, long-lasting hardwood with deep, rich-looking grain and a natural elegance. It accepts stain well.

AuraLast® Pine

I E



Pine is harvested from plantation forests. Pine is a softwood with distinct grain patterns and color variations. The wood will darken and yellow with age, adding character and charm.

Oak

I



Oak is a hardwood known for its pronounced grain pattern, which varies from a tight, vertical grain to a beautifully arched pattern. Oak accepts stain very well.

Knotty Alder

I



This hardwood is smooth with a straight, even grain and knots that create beautiful swirl patterns. Color ranges from tan to a pale pinkish brown. This species stains well, enhancing its natural grain.

Walnut

I



Walnut's durability makes it ideal for our windows. The color varies from a rich, dark brown to black with purple undertones. Walnut generally has a straight grain with occasional waves or curls.

Vertical-Grain Douglas Fir

I E



The texture of this wood is smooth with a straight, even grain. It is slightly softer and lighter than hardwoods.

Cherry

I



This is a strong wood species with a smooth texture and a fine, straight and close grain. Cherry stains easily and smoothly, and it will darken slightly with age.

Reclaimed Douglas Fir

I



Reclaimed wood is recovered from old barns, houses, fences, and factories. The naturally weathered appearance and texture of reclaimed lumber gives every room a classic look of its own. Reclaimed wood is not FSC Certified.

Custom Species

I



We also offer many other types of wood species. Check with your sales associate to see what exotic species we can offer to fulfill your project design needs.



FSC® certified wood available.

See your JELD-WEN dealer for details.



SURFACE TEXTURE DETAILS

All of our wood species are available with unique surface textures that allow you to create one-of-a-kind windows and doors with weather-worn, rustic appeal. Mix and match any of our surface textures for a custom distressed look.

► LIGHT DISTRESSING

Distress marks only, no wormholes or hand hewing.



WIRE BRUSHED ▲

Windows and doors with this texture feature a charming, uneven, and rough appearance. We achieve this by running the wood through a wire brushing wheel that grooves the wood for a raised-grain appearance.

ANTIQUING ▼

This look is achieved through a multi-step process beginning with a base stain for overall color. Next, depending on base color, a dark brown or black stain is applied between the mouldings, panels, and character marks, which highlights these areas.





Paint & Stain Colors

Personalize your wood or aluminum clad windows and patio doors with 27 exterior finishes and 12 interior finishes. Custom colors and PVDF protection are also available.

BRILLIANT WHITE



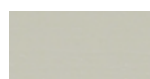
INTERIOR PAINTS



Brilliant
White



Ivory



Desert
Sand



Dove



Gunmetal



Black

INTERIOR STAINS



Fruitwood



Cordovan



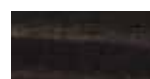
Walnut



Kodiak



Charcoal



Americano

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



Exterior Cladding Colors

Our aluminum clad color finishes will stay truer and brighter because they feature a commercial-grade 70% PVDF resin system that resists fading and chalking. Plus, they're backed with a 20-Year Limited Warranty.*

EXTERIOR CLADDING COLORS

						
Bone White	Brilliant White	Ivory	French Vanilla	Heirloom White	Mocha Cream	Desert Sand
						
Silver	Smoke	Stone	Flagstone	Cocoa	Surf	



						
Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
						
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

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

COPPER CLADDING



Bright Copper



Speckled Patina Copper



Hand-Rubbed Patina Copper

Enjoy a dynamic look with our copper cladding. Copper is a living finish that changes in appearance over time (color will vary based on interaction with atmospheric elements). The look of these windows will age to a rustic charm that only copper can offer. If you prefer it to look aged without the wait, we offer Speckled Patina and Hand-Rubbed Patina. If you prefer the sheen of our Bright Copper and want it to last, proper cleaning will keep it looking new for years to come.

Copper is available on the window sash component or patio door panel only, so you can select a contrasting or complementary metal clad color for the frame or choose the natural look of a wood frame.



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





Custom™ Wood casement
windows with copper
cladding that has aged
to a rich green patina. »

DIVIDED LITES & GRILLES

Authentic divided
lite appearance for
increased visual
appeal.



DESCRIPTIONS & OPTIONS



SIMULATED DIVIDED LITES (SDL)

Select SDL for an authentic divided lite appearance, with interior wood bars, metal spacers between panes of glass, and exterior metal bars. Bars are available in five widths and two profiles. Exterior metal bars come in 27 clad colors or your custom color; or choose primed metal bars, which may be painted any color.

HIGH PROFILE SIMULATED DIVIDED LITES (SDL)

For historical projects, upgrade to our high profile traditional SDL for increased architectural aesthetics and added depth. The same color and profile options available for the traditional SDL apply.



GRILLES BETWEEN THE GLASS (GBG)

Designed for lower maintenance, GBG feature spacer bars between panes of glass. We offer 5/8" flat grilles or 23/32" or 1" contour grilles; contour grilles are available with two-tone coloring (Brilliant White inside / Desert Sand outside or vice versa).

FULL-SURROUND WOOD GRILLES (FS)

Our Full-Surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. They're available with 7/8", 1-1/8" or 1-3/8" grilles.

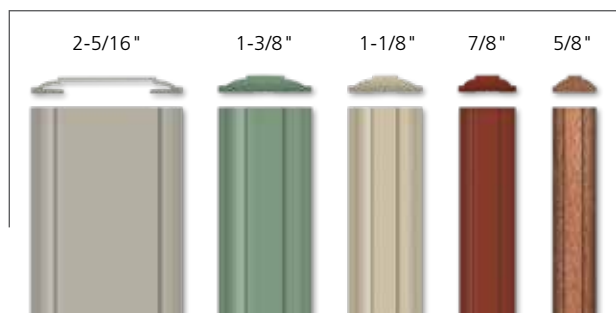


CONTEMPORARY SQUARE SIMULATED DIVIDED LITES

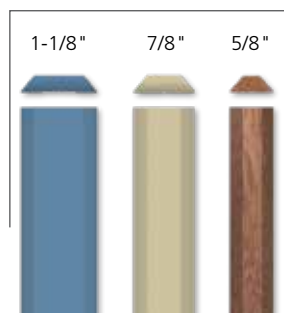
For the most contemporary appearance, choose this low-profile option for the interior of your windows. Available in all standard SDL sizes and color choices, contemporary square SDLs are permanently adhered to the glass.

SIMULATED DIVIDED LITE PROFILES

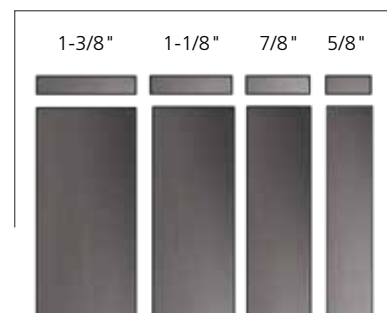
BEAD



PUTTY



CONTEMPORARY



Refined. Window
art worth your
presentation.



Nothing dresses up your custom windows like the classic look of Decorative Metal Grilles. Choose from our styles such as Georgian™, Chateau™, Heritage™, Lotus™, Monte Carlo™, and more. These selections feature the customized look of old world artisans, while showing your creative taste in window art.





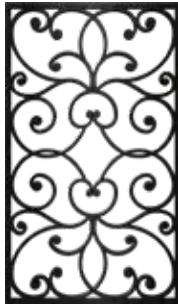
DECORATIVE GRILLE OPTIONS

RADIUS TOP



Versailles™

RECTANGLE



Versailles™

FULL CIRCLE



Etruscan™

SEGMENT TOP



Chateau™



Georgian™



Sundial™



Chateau™



Infinity™



Heritage™



Lotus™



Lotus™



Lotus™



Monte Carlo™



Monte Carlo™

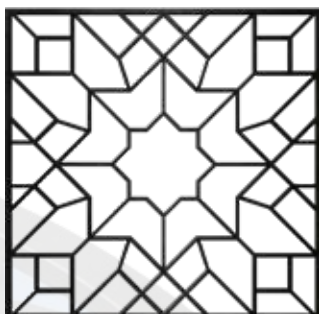


Armada™



Armada™

SQUARE



Etruscan™



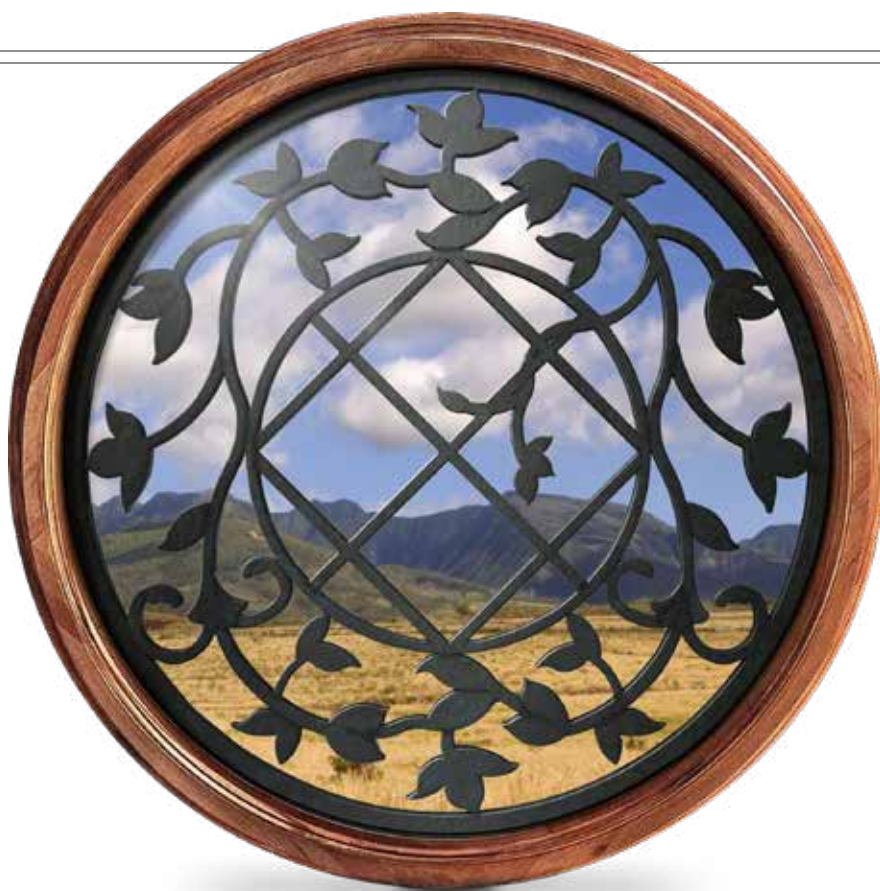
Infinity™



Heritage™



Armada™



JELD-WEN'S Decorative Grille
Program features custom capabilities
to build your own creations.

Using your sketches and combinations
of patterns, we can build nearly
anything you imagine.



GLASS OPTIONS

TEXTURED GLASS



Obscure



Seedy Reamy



Glue Chip



Rain



Narrow Reed



Cross Reed



Sandblasted



Water



Aquatex



Delta Frost



Sycamore



Autumn

TINTED GLASS



Gray Tinted



Bronze Tinted



Azurite Tinted



Green Tinted



Bronze Reflective



Gray Reflective



Graylite Tinted

Add a distinctive touch to our Custom™ Wood windows and patio doors with textured, tinted, or decorative glass. The best choice for you will balance your preferences for light flow and privacy.

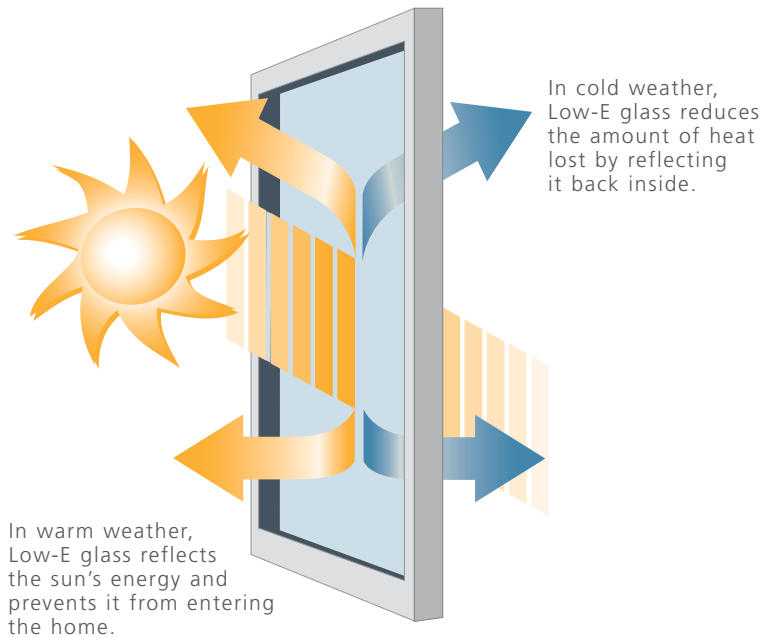




PERFORMANCE GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.



PROTECTIVE FILM

Standard for all Custom™ Wood styles, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

DIRT-RESISTANT GLASS

This innovative option harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.



ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR® certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR® partner since 1998. Please see your local dealer for options in your area.

IMPACT RESISTANT GLASS



Optional ImpactGuard™ glass, which features a protective inner layer laminated between two sheets of glass, helps minimize structural damage by preventing windborne debris from breaching the building envelope (through broken doors and windows). In the event of breakage, most of the broken glass adheres to the protective inner layer or falls to the outside of the home. ImpactGuard glass also helps resist forced-entry attempts involving breaking the window glass and decreases sound transmission from outside the home.

SAFE IMPACT-RESISTANCE

During a severe storm, a broken window can affect a home's structural integrity. Windows and patio doors with ImpactGuard® protection are designed to help resist impacts so even if the glass cracks, the fragments will adhere to the interlayer, so the shards remain within the frame.

ImpactGuard protection also meets the nation's toughest building codes. These codes specify that windows must withstand a nine-pound 2x4 traveling at 50 feet per second (34 miles per hour).



Standard Glass ImpactGuard™ Glass



SECURE FORCED-ENTRY RESISTANCE

Windows and patio doors with ImpactGuard® protection help resist forced entry. Because the interlayer separating the panes helps resist a potential intruder's glass cutter, break-ins are less likely.

DECREASED SOUND TRANSMISSION

Unwanted outdoor noise is noticeably dampened with ImpactGuard™ glass.

To compare, a single pane of glass generally has an STC rating around 27, a typical insulating glass unit has an improved STC rating of 31, and a laminated insulated glass unit can achieve an STC rating up to 35. The higher the STC rating, the better the sound dampening effects.



DECORATIVE GLASS

Unlock your
imagination.
We'll customize a window
creation just for you.



Send us a sketch or picture of your ideas and we will turn them into a unique decorative glass creation. We have developed a program that supports nearly any customized design. You can also choose from our five unique glass collection styles, which draw from popular JELD-WEN entry door designs. Make a statement with your doors and windows.





DECORATIVE GLASS OPTIONS

Featuring five popular standard glass collections, this program gives you the capabilities to design endless decorative glass creations. Using combinations of patterns, colors, obscure glass, and coming options, we can build nearly anything you can imagine.



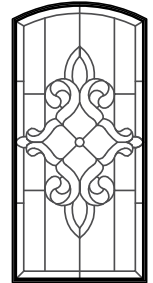
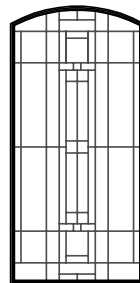
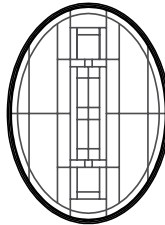
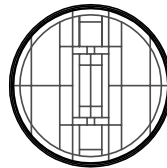
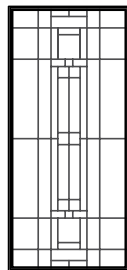
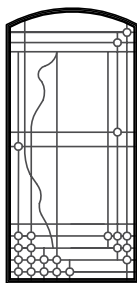
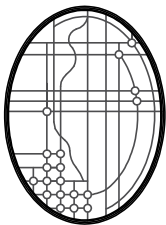
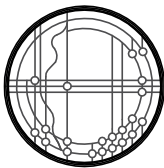
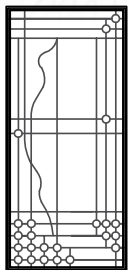
CONTEMPORARY COLLECTION



ESTATE COLLECTION



CLASSIC COLLECTION



Caming Selections: Choose one of our five coming selections to determine how your glass will appear.



Satin Nickel



Copper



Patina



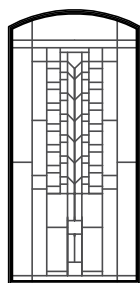
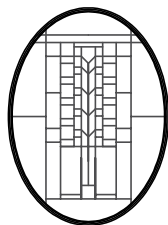
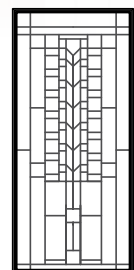
Brass



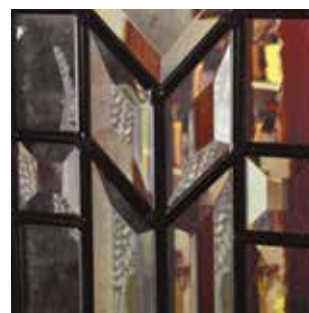
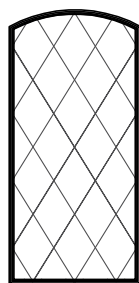
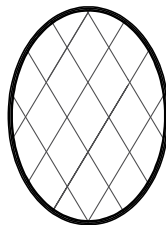
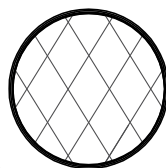
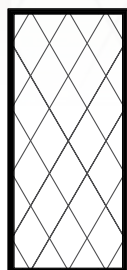
Zinc



CRAFTSMAN COLLECTION



DIAMOND COLLECTION



*Note: Glass patterns will change based on size and style of window.
Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.*

SCREENS

PHANTOM SCREENS® TECHNOLOGY

Available to match interior wood species

Our windows are available with Phantom Screens Technology. This feature includes convenient, retractable insect screens that fully reveal beautiful exterior views. They're made to be durable, secure, and easy to use, and they'll integrate seamlessly with the rest of the window. Screens for double-hung windows also have a removable track that allows sash to tilt in for easy cleaning.

1. Integrated design creates a seamless look
2. Fully retractable for a clear view
3. Removable tracks allow sash to tilt in for easy cleaning on double-hung windows

Note: Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.



WOOD FRAME SCREENS

For greater beauty and design consistency, select optional wood insect screen frames for casement and awning windows. They're available in our interior wood species. The mesh consists of durable charcoal fiberglass screen cloth that resists dents. Also available in Red Oak, Walnut, and Cherry.

Pine

Knotty Alder

Vertical-Grain
Douglas Fir

Mahogany



ULTRAVUE® SCREENS

Note: The below images are for illustration purposes only.



View through regular fiberglass insect screen

View through UltraVue insect screen

These screens are designed to keep more insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. UltraVue insect screens are now standard for awning, casement, double-hung, and sliding windows.

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

ALUMINUM FRAME SCREENS

Combine your window with one of the five standard aluminum screen colors or select optional color match to get your aluminum screen in the same color as any of our 27 cladding colors. Custom color matching is also available. Also available in Silver and Black.

Chestnut Bronze

Brilliant White

Desert Sand





WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

Casement and Awning	Double-Hung and Horizontal Sliding
STANDARD FOLDED NESTING HANDLE 	CAM-LOCK WITH CONCEALED TILT LATCH 
PUSH-OUT HANDLE 	

		
White	Desert Sand	Satin Nickel
		
Brushed Chrome	Polished Brass	Antique Brass
		
Oil-Rubbed Bronze	Chestnut Bronze	Black Powdercoat

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

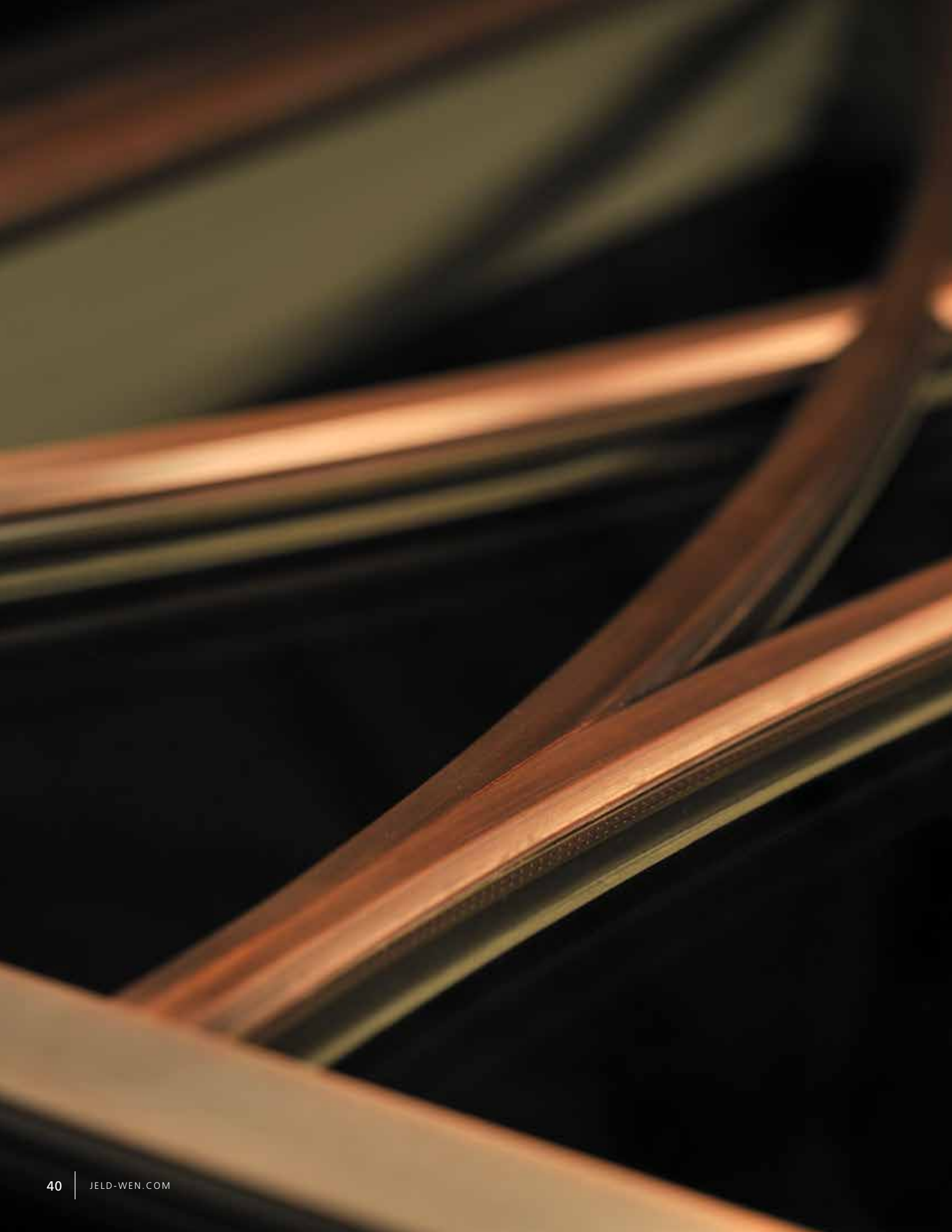
Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.



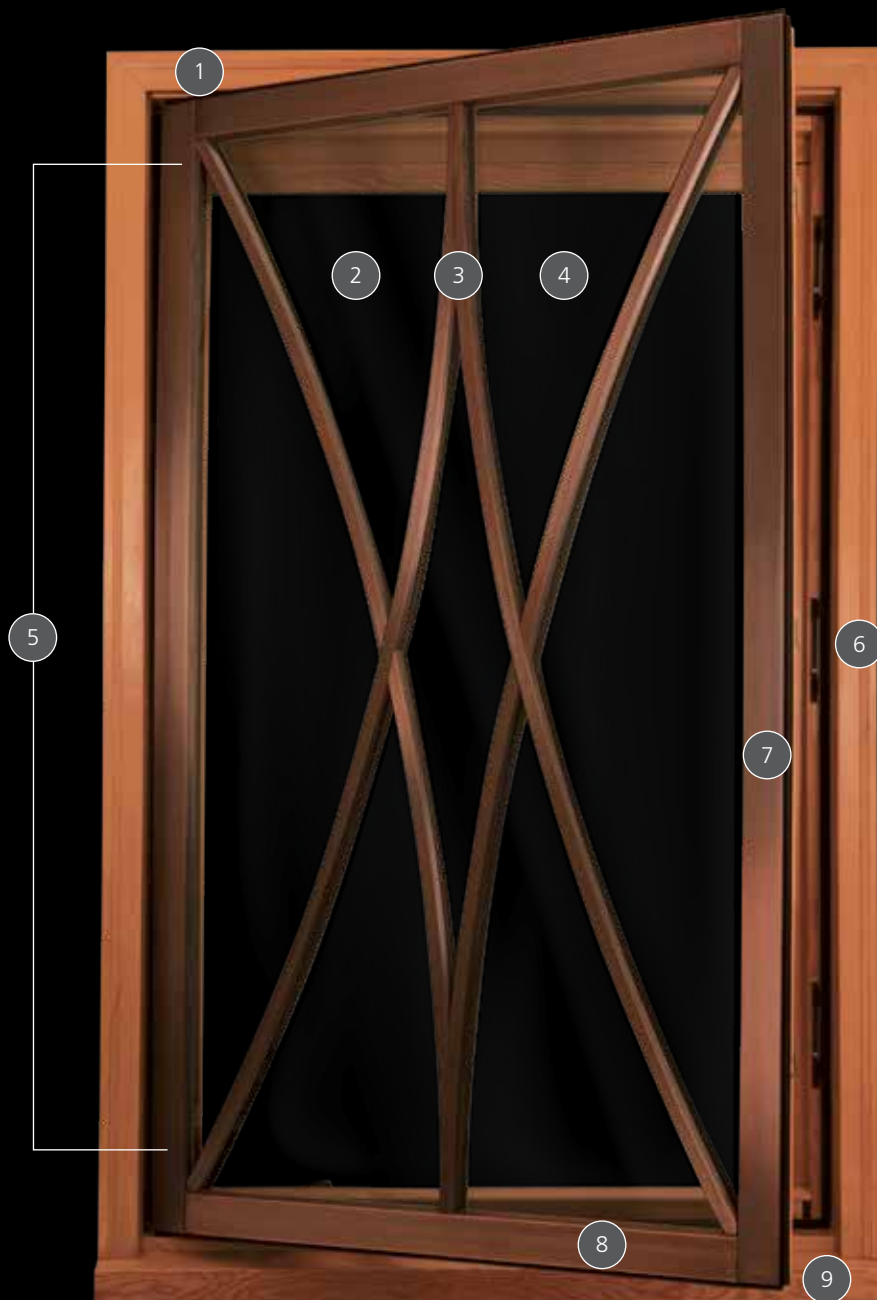
Window Open



Window Closed



ANATOMY OF A WINDOW



ANATOMY OF A CUSTOM CASEMENT / AWNING WOOD WINDOW

1. Head jamb

2. Lites

3. Grille

4. Glazing / glass

5. Sash

6. Side jamb

7. Stile

8. Rail

9. Sill

The window frame consists of the head jamb, side jamb, and sill.

Casement in Bright Copper clad with custom Argyle SDL



CASEMENT WINDOWS

These stylish windows lend a sense of elegance to any home, and they deliver the most unobstructed viewing areas, structural integrity, and ventilation of any operating window. Each one is hinged so the sash opens in a swinging motion.

For a window with heightened grandeur and presence, select our Epic® or Epic® Plus casement windows. We also offer push-out casement windows that operate simply with friction hinges and have a particularly clean look. Learn more about these windows on pages 44 and 45.



EPIC[®] CASEMENT

What differentiates this casement from our standard Custom[™] Wood window is that its top rail, bottom rail, and stiles are all 2-3/32" wide – making it architecturally sound in its design.

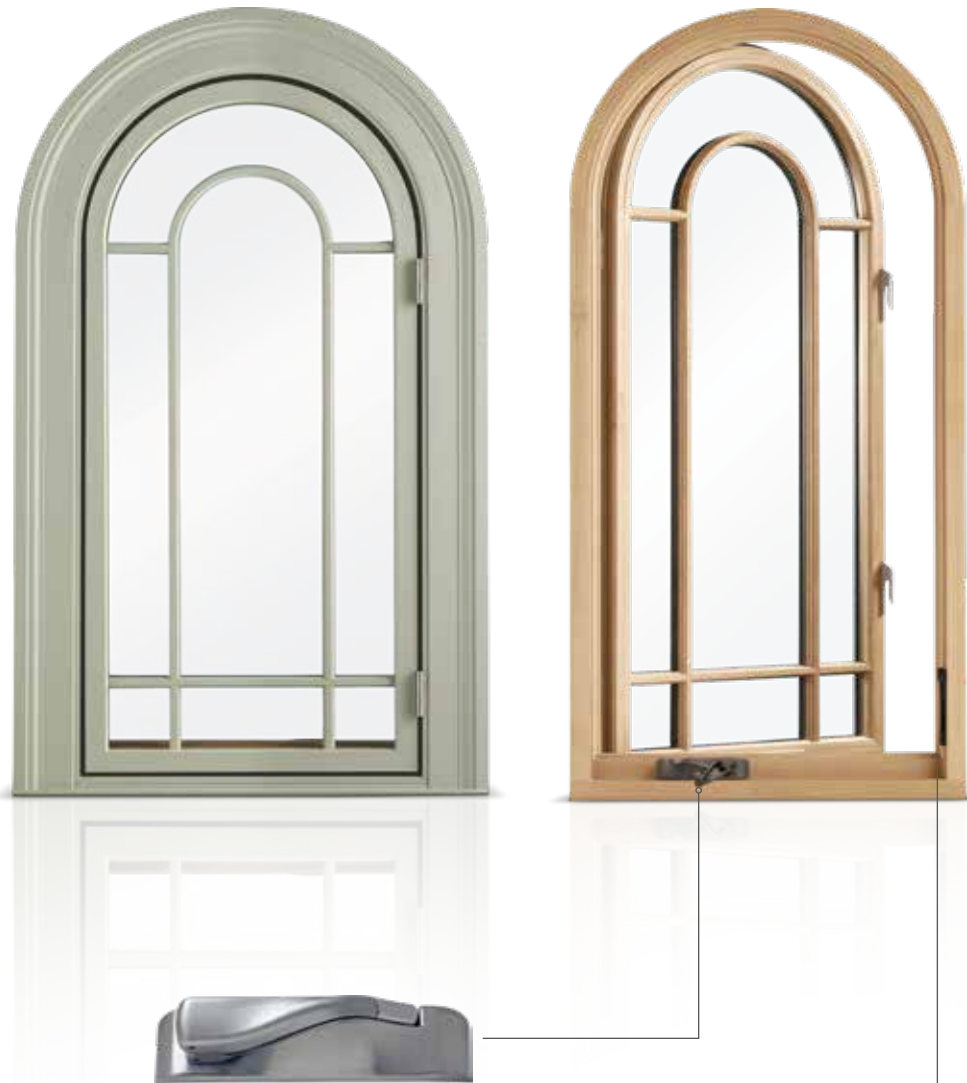


EPIC® PLUS CASEMENT

As our largest casement window, the Epic® Plus pushes the boundaries with enormous expanses of glass made possible with thicker stiles and rails, larger hardware, and extruded sash – all designed for strength while making a big style statement. This window can be configured to fit openings 5' wide by 5' tall or 4' wide by 9' tall, respectively.



RADIUS TOP CASEMENTS



NESTING FOLDING HANDLE

Stylishly recessed, this hardware allows for hassle-free movement of window treatments

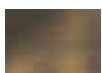
SINGLE ACTION UNISON LOCK

One lever operates two locking mechanisms for ease of operation and increased security

AVAILABLE HARDWARE FINISHES FOR ALL CASEMENT WINDOWS*



Oil-Rubbed
Bronze**†



Antique
Brass



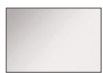
Polished
Brass



Brushed
Chrome



Polished
Chrome



Powder-Coat
White



Chestnut
Bronze



Desert Sand



Powder-Coat
Black



Satin Nickel†

*Finishes may appear different due to variations in printing

**Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration

PUSH-OUT CASEMENTS



1 - HIDDEN MAGNETIC CLOSURES

For a clean, unobstructed look

2 - SWINGING SCREEN

Historically-detailed swinging screen matches wood and hardware finishes

3 - STAY BAR

Stay bar holds sash open in windy conditions and is reminiscent of Old World architectural detail



4 - PUSH-OUT HANDLE

Simple and secure, this handle is reminiscent of Old World charm but with the added benefits of modern security





AWNING WINDOWS

These versatile windows are compatible with a variety of architectural styles. They're hinged at the top and open out from the bottom in an upward swing.



DUAL LOCK LEVERS

For easy, smooth operation and increased security

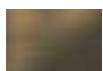
NESTING FOLDING HANDLE OR PUSH-OUT HANDLE AVAILABLE

Our stylish nesting folding handle allows for hassle-free movement of window treatments while our simple and secure push-out handle is reminiscent of Old World charm but with the added benefits of modern security.

AVAILABLE HARDWARE FINISHES*



Oil-Rubbed Bronze**†



Antique Brass



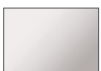
Polished Brass



Brushed Chrome



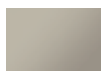
Polished Chrome



Powder-Coat White



Chestnut Bronze



Desert Sand



Powder-Coat Black

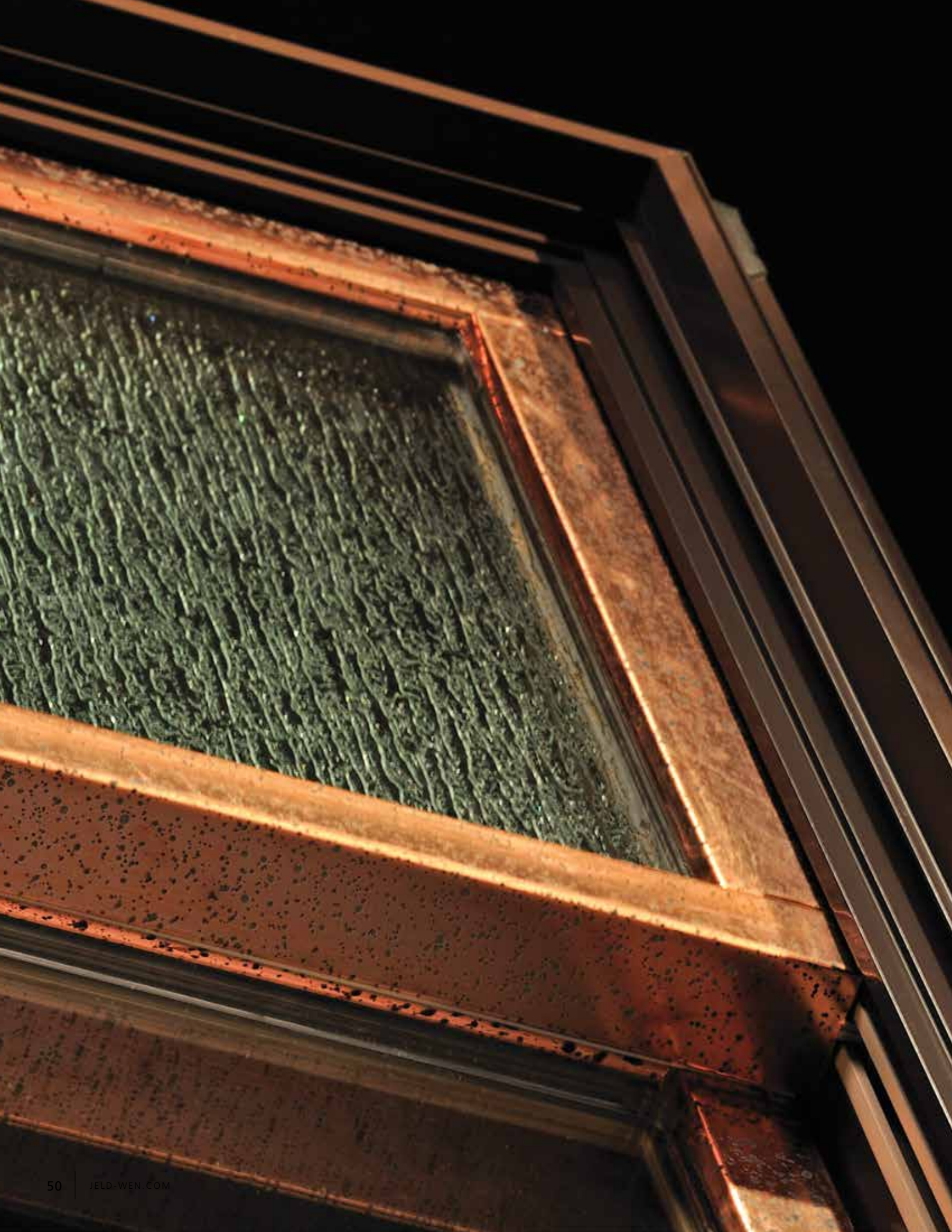


Satin Nickel†

*Finishes may appear different due to variations in printing

**Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration



ANATOMY OF A WINDOW



ANATOMY OF A CUSTOM DOUBLE-HUNG WOOD WINDOW

- | | |
|--------------------|--------------|
| 1. Head jamb | 5. Side Jamb |
| 2. Grille | 6. Stile |
| 3. Glazing / glass | 7. Rail |
| 4. Sash | 8. Sill |

The window frame consists of the head jamb, side jamb, and sill.

Double-Hung in Mesa Red clad with SDL



DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation. We also offer large-scale Epic® series double-hung windows (shown below; see page 55 for more information).



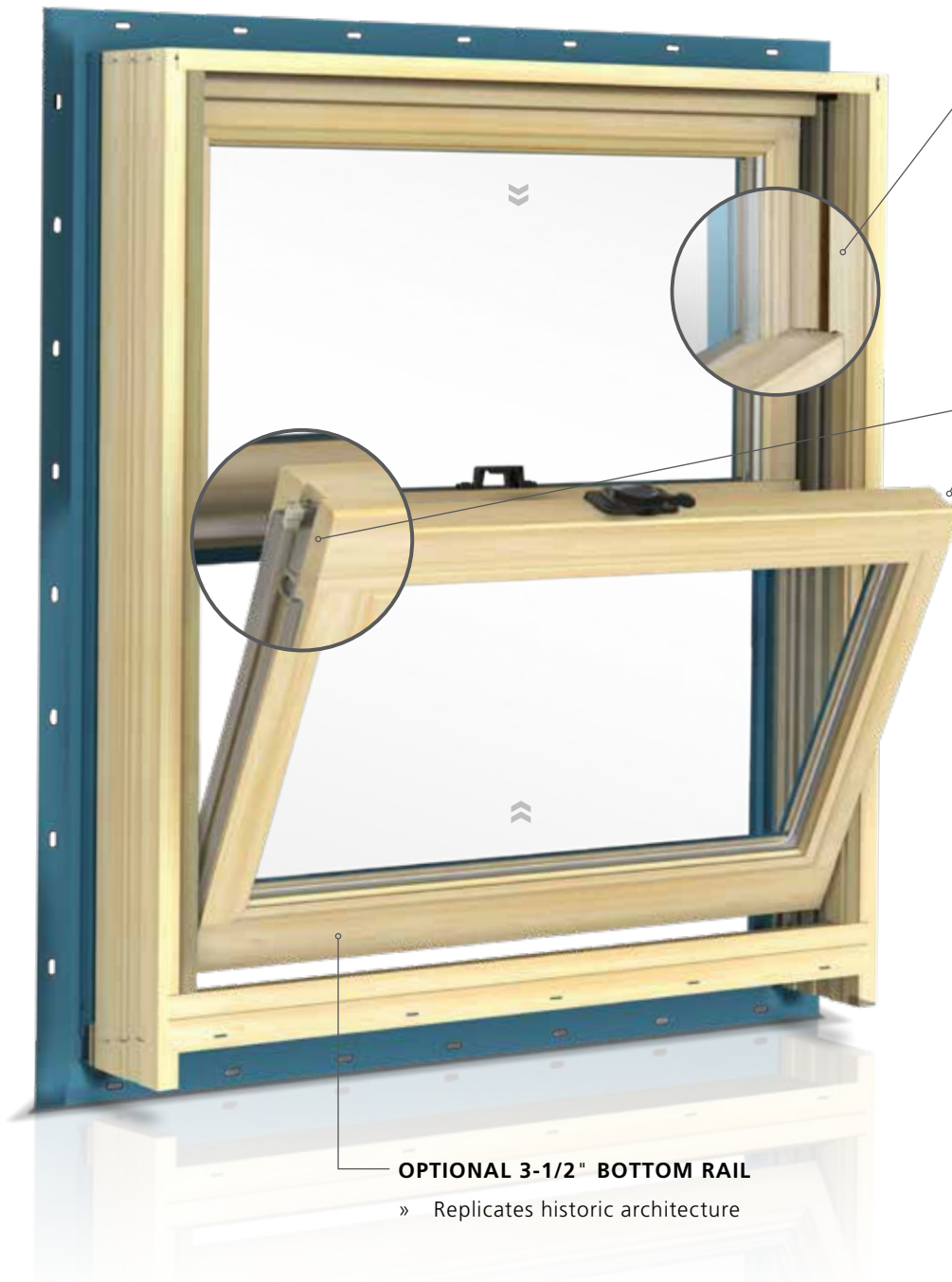


EPIC[®] DOUBLE-HUNG WINDOWS

When you select Epic[®] double-hung windows, you are choosing something more than ordinary. You choose an attitude towards substance, performance, and bold visual statements. Whether you're considering windows for historic renovation, commercial projects, mixed-use developments, or residential use, you'll be pleased to find a flexible and feature-rich product to suit your requirements and architectural style. These windows can be incorporated into new or existing rough openings up to 5'6" wide and 8'6" tall or up to 4'6" wide and 10'6" tall, respectively.



DOUBLE-HUNG FEATURES & OPTIONS



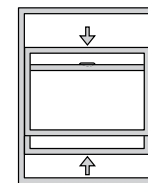
CONCEALED JAMB LINER

- » Replicates historic architecture
- » No exposed track
- » Cover will match interior species and finish



CAM-LOCK WITH CONCEALED TILT LATCH

- » Tilt sash allows for easy cleaning from the inside of your home
- » A single mechanism controls both the locking and tilting of the sash
- » Tilt latches are concealed within the sash for a clean, streamlined appearance



DOUBLE-HUNG

Uses moving sash on top and bottom to increase usability and air circulation

AVAILABLE HARDWARE FINISHES*



Oil-Rubbed
Bronze**†



Antique
Brass



Polished
Brass



Brushed
Chrome



Polished
Chrome



Powder-Coat
White



Chestnut
Bronze



Desert Sand



Powder-Coat
Black



Satin Nickel†

*Finishes may appear different due to variations in printing

**Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration

SASH REPLACEMENT SYSTEM



SASH REPLACEMENT SYSTEM

Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact



POCKET WINDOWS

Replacing drafty, old windows with new JELD-WEN® double-hung, casement, or pocket replacement windows is an easy way to make a big impact in your home. These windows will give any renovation project years of reliability and beauty.





SLIDING WINDOWS

Streamlined sliding windows allow for ventilation without taking up additional space when open. Each one has a stationary sash and a sash that glides to the right or left.



GLIDING SASH

Moves effortlessly in either a right or left hand direction

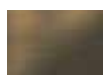
CAM-LOCK

Classic styling with unobtrusive lines; simple, elegant, secure

AVAILABLE HARDWARE FINISHES*



Oil-Rubbed
Bronze**†



Antique
Brass



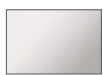
Polished
Brass



Brushed
Chrome



Polished
Chrome



Powder-Coat
White



Chestnut
Bronze



Desert
Sand



Powder-Coat
Black



Satin
Nickel†

*Finishes may appear different due to variations in printing

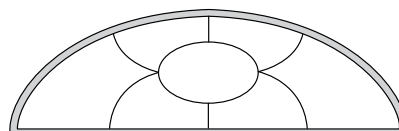
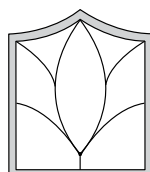
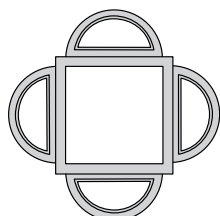
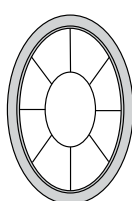
**Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration



FIXED, RADIUS & GEOMETRIC WINDOWS

Our fixed, radius, and geometric windows are a distinctive choice that can emphasize a home's architecture or a stunning vista. They're available as fixed (direct set or in-sash) units or operating units in a wide range of standard shapes and sizes. In addition to our standard offerings, you may select a custom design for a unique look.





ANATOMY OF A DOOR



ANATOMY OF A CUSTOM PATIO DOOR

1. Head jamb
2. Top rail
3. Lites
4. Grille
5. Handle set
6. Keyway
7. Glazing/glass
8. Stile
9. Bottom rail
10. Transom
11. Sidelite
12. Panel
13. Side jamb
14. Sill

The patio door frame consists of the head jamb, side jamb, and sill.

Open your home to the joy of nature and protect it from the harshest weather.
Our enduring patio doors make it possible.



Swinging patio door, transom, and sidelites in Bright Copper clad with Black clad frame.



Lift & Slide Patio Door

Style and individuality.



Multi-Slide Patio Door

PATIO DOOR SYSTEMS



JELD-WEN has a comprehensive offering of patio door systems — folding, swinging, multi-slide, and sliding — showcasing our ability to fill any opening. Our doors help capture the beauty right outside your home. We believe that our systems offer the best combination of style, craftsmanship, reliability, and individuality and are the perfect solution to bridge your indoor and outdoor living space. We've created a wide array sizes, exterior colors, copper finishes, and decorative options to suit your imagination and add a customized look to your home.





FOLDING PATIO DOORS

Our folding patio door systems operate accordion-style, which means each section slides on an overhead track and neatly folds away for full access to the indoors or outdoors. To accommodate a variety of openings, we also offer various door configurations, ranging from two to eight panels (depending on opening width). Special order options include door heights up to 9'10" and widths up to 3'3".



FLUSH BOLT LOCKS

Flush bolt levers engage and disengage easily to secure the door



PULL HANDLE

For security, our folding door systems feature night latches and mortise locks (or hook latches, depending on the configuration).



INNOVATIVE CHOICES

We're pleased to provide a radiant new option for your home: our folding door systems. These systems operate accordion-style, which means each section slides on an overhead track and neatly folds away for full access to the indoors or outdoors.

Folding door hardware

Standard hardware finishes include Brushed Stainless Steel and Oil-Rubbed Bronze*. Optional finishes are also available. The sill is a low-level bronze anodized combination for ease of access.



Folding door configurations

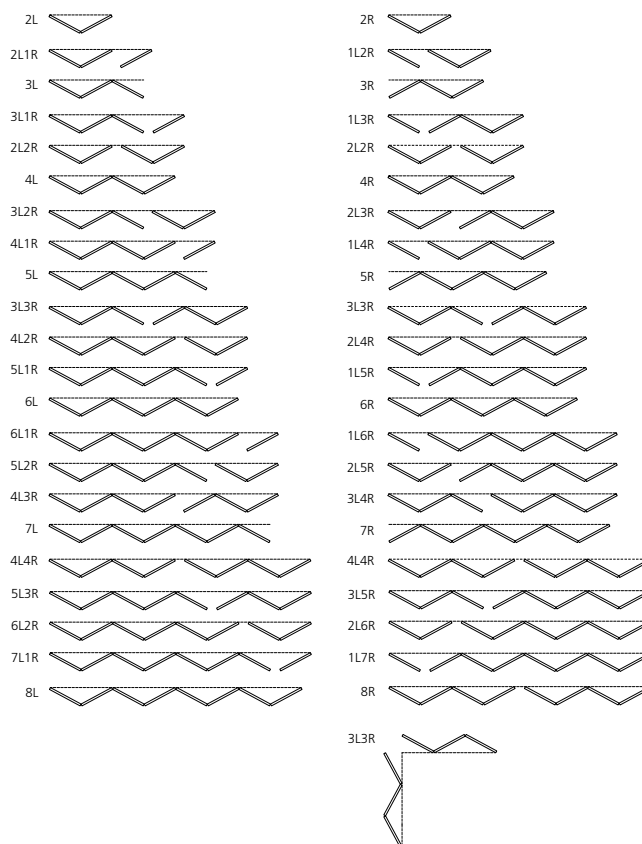
The exterior folding door systems we create are truly customizable, because they're available in several configurations, ranging from two to eight leaves (depending on the opening width). Special order options include door heights up to 9'10". We offer widths up to 48' (for doors opening from the center with a properly engineered header).

Standard size guide

Number of doors	Door configuration
2	2L or 2R
3	2L1R, 1L2R, 3L or 3R
4	2L2R, 3L1R, 1L3R, 4L or 4R
5	4L1R, 1L4R, 3L2R, 2L3R, 5L or 5R
6	5L1R, 1L5R, 4L2R, 2L4R, 3L3R, 6L, 6R or 3L3R90
7	6L1R, 1L6R, 5L2R, 2L5R, 4L3R, 3L4R, 7L or 7R
8	6L2R, 2L6R, 5L3R, 3L5R, 4L4R, 7L1R, 1L7R, 8L or 8R

Please note all units are outswinging

*Please note, Oil-Rubbed Bronze will change in appearance over time.



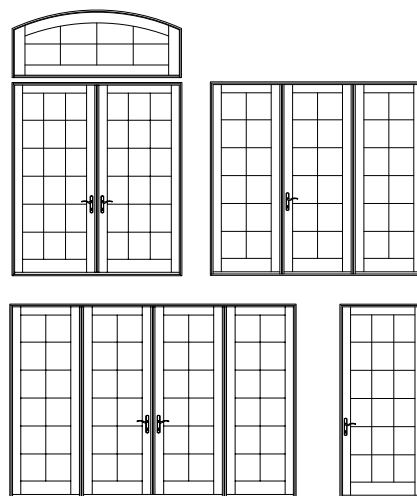
« 5037 Genuine Mahogany Door System, Eggshell Paint Finish on interior, Ebony Finish on exterior, Low-E IG Glass



SWINGING PATIO DOORS

Add charm to any home with French or center-swinging patio doors. These patio doors swing either out or in on side hinges. Both are built with the same design profile as our window line, which ensures architectural correctness.

In addition, we offer Epic® series patio doors for new projects or historic renovations. They feature 6-5/8" stiles and a 10-1/4" bottom rail to incorporate commercial hardware needs.



MULTIPLE CONFIGURATIONS AVAILABLE

**4" X 4"
ADJUSTABLE HINGES**
With stainless steel pin



**STANDARD BRONZE
EXTRUDED ALUMINUM SILL**

With thermal break; door panels are fitted with a dual-durometer vinyl sweep for increased energy efficiency.



Outswing sill shown



SLIDING PATIO DOORS

Our sliding patio doors join contemporary styling with the traditional warmth of wood. They open by gliding along horizontal tracks at the head and sill. Typically, they feature two panels, but they're also available in three- and four-panel designs.



STEEL BALL BEARING TANDEM ROLLERS

Allow the panels to
glide smoothly



EXTRUDED FIBERGLASS SILL

Adds to the strength and
reliability of the door

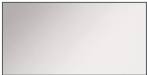


PATIO DOOR HARDWARE

A wide range of hardware and hardware finishes ensures that your Custom™ Wood windows and patio doors will beautifully align with any architectural style.

WHITBY™ CONTEMPORARY



	
White	Polished Chrome*
	
Polished Brass*	Brushed Brass*
	
Antique Brass*	Satin Nickel*
	
Oil-Rubbed Bronze**	Chestnut Bronze
	
Matte Black	Black Chrome*

Finishes will perform at or above PVD-tested finishes.

*Plated finish. **Finish will not change over time.

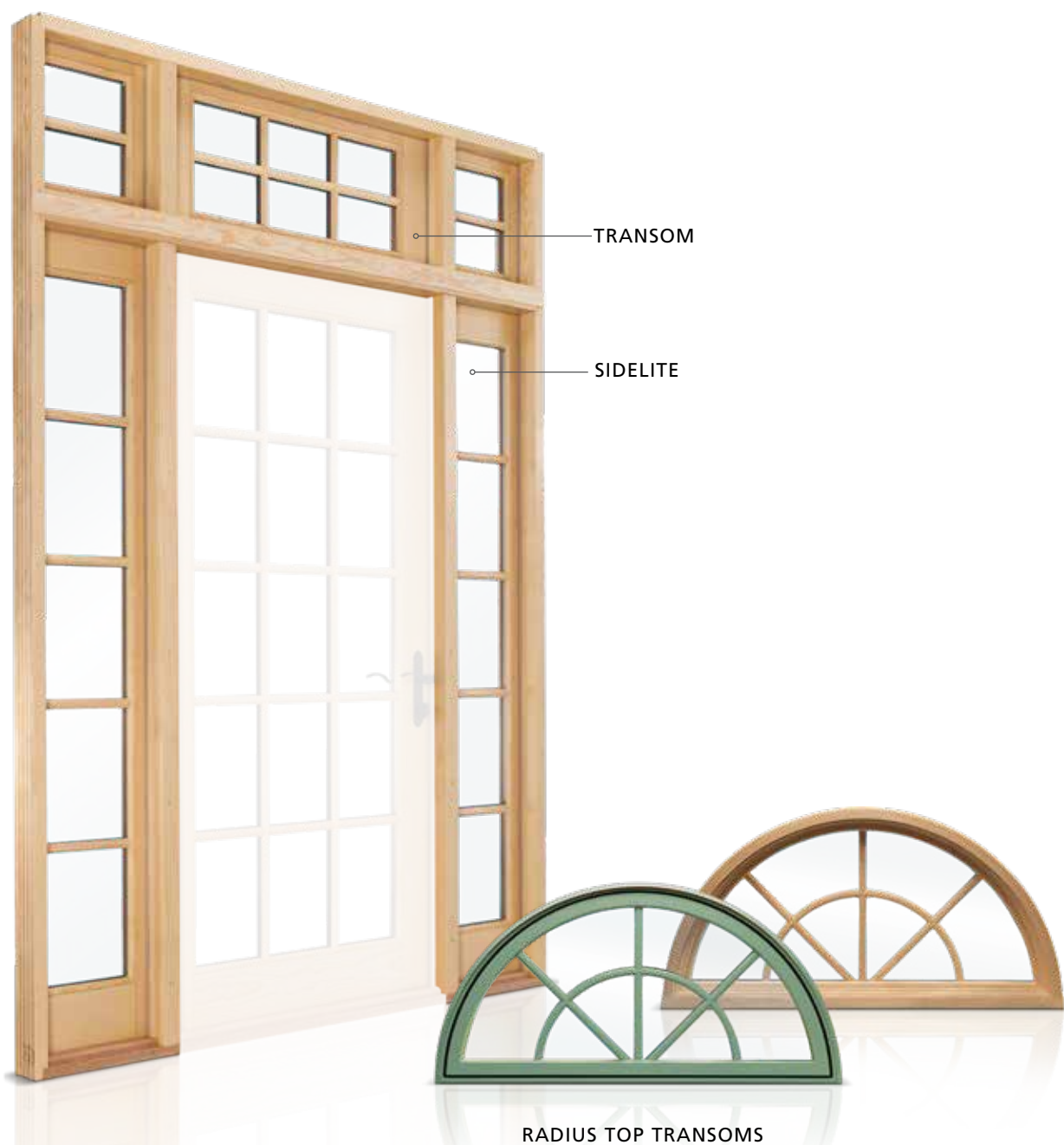
Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



SIDELITES & TRANSOMS

Sidelites and transoms can increase the sense of elegance or drama in any home.

A sidelite is simply a window installed on one or both sides of a patio door. A transom is a fixed window (direct set or in-sash) set above another window or a door.





Behold a collection
crafted to accentuate
your individuality.

For the complete line of JELD-WEN® custom
window and door catalogs, visit
jeld-wen.com or see your local dealer.



IWP® WOOD CUSTOM
EXTERIOR DOORS



IWP® AURORA®
EXTERIOR DOORS



IWP® WOOD CUSTOM
INTERIOR DOORS



CUSTOM™ WOOD
PATIO DOORS



CUSTOM™ WOOD
WINDOWS



CUSTOM CLAD ENTRY DOOR SYSTEMS



Your Custom™ Wood clad window package blends perfectly with a custom clad entry door frame system. All 27 custom colors with a 70% PVDF finish are available for entry door frame systems (or, choose your own: an optional color match is also available).

Custom™ Wood clad windows and patio doors pair perfectly with IWP® Aurora® custom fiberglass exterior doors. These unique fiberglass exterior doors stand up to any climate and appear virtually indistinguishable from solid wood doors.



FIBERGLASS ENTRY DOOR SELECTIONS

In the hands of JELD-WEN artisans, fiberglass is transformed into exceptionally beautiful doors. These doors feel and look like solid wood (even down to the knots and character marks). To enhance them, we offer luxurious woodgrain finishes and paint colors, sparkling glass, and charming hardware options to support any design preference and architectural style. The combination of options you select allows you to enjoy a customized look that will endure year after year.

To see the complete line of IWP® Aurora® doors, please visit jeld-wen.com to view product pages and get the brochure.



A1202

Knotty Alder woodgrain door, Caramel finish, optional 1-3/4" diamond clavos in dark patina



A1322

Mahogany woodgrain door, Honey finish, optional 1-3/4" round clavos in dark patina



A1301

Knotty Alder woodgrain door, Antique Caramel finish, optional 1" round clavos, corner straps and speakeasy with rustic grille in dark patina



A362

Mahogany woodgrain door, Antique Cashmere finish, insulated glass, optional shelf (Note: 9-lite configuration in 8'0" door)



A252

Mahogany woodgrain door, Sequoia finish, A glass (Clear Beveled, Rain), Polished Zinc caming



A412

Mahogany woodgrain door, Sequoia finish



A225

Oak woodgrain door, Honey finish



A302

Mahogany woodgrain door, Cashmere finish

FIBERGLASS ENTRY DOOR SELECTIONS



A200

Paint surface doors, Khaki finish, Y glass (Clear Beveled, Reed, Glue Chip, Rain/Cotswald), Patina coming



A1208

Knotty Alder woodgrain panel door, Antique Caramel finish



A1301

Paint surface woodgrain segment top panel door, custom finish, optional 1" round clavos in Dark Patina



A110

Oak woodgrain door, Mocha finish, J glass (Clear Beveled, Glue Chip), Brass coming



A5037

Knotty Alder woodgrain door with optional segment top, Mocha finish, clear insulated glass with Heritage grille in Dark Patina

STYLE & DESIGN



A5944 SDL Door and A5703 SDL Sidelite
Mahogany woodgrain door, Sequoia finish,
clear insulated glass



A5506
Mahogany woodgrain segment top SDL
doors, Mocha finish, clear insulated glass



A5037
Mahogany woodgrain door,
Caramel finish, clear insulated
glass with Century grille in
Dark Patina



A110
Mahogany woodgrain
radius top panel door,
Sequoia finish



A1202
Knotty Alder woodgrain
panel door, Chappo finish

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

What This Warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl and Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor² Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass. Stress cracks occur when the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with double strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.
Finish Options	Coverage	Notes
Clad Finish on Metal Clad Exteriors	AAMA 2605: 30 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change ³ .
	AAMA 2603/2604: 10 years	Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
	Anodized: 5 years	
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Other Special Coverages	Coverage	Notes
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec Canada GOS 2EO	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

What This Warranty Does NOT Cover

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification to the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.

- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information -- Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.





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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0034
DECEMBER 16, 2021

Owner/Applicant:	Cotner Associates, Inc. Agent for Charles & Beth Smith, Owners
Property Address:	414 Broome Street
Requested action:	Certificate of Approval (COA) to construct a 624ft ² accessory structure and a 624ft ² accessory dwelling unit. (Quasi-Judicial)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00614
Year Built:	1866 (FMSF)
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Final Certificate of Approval (COA) to construct a 624ft² accessory structure and a 624ft² accessory dwelling unit. One will be utilized as a pool house/guest suite and the other a garage with storage.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

Staff finds that the proposed accessory structures are compatible with the neighborhood and meet all setback/height/design requirements.

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:

FINAL APPROVAL of HDC 2021-0034

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0034 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 2021-0034, 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
EXHIBIT 3 Florida Master Site File 8NA00614

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8296

Date Submitted: 11/4/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

8/10/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

414 Broome Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0022-0071

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Charles & Beth

Last Name*

Smith

Mailing Address*

95044 Spring Tide

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

231-329-1115

E-mail Address*

chucksmith183@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The construction of a pool house/guest suite accessory structure of 624 square feet and a garage with storage also of 624 square feet. The approach here is to utilize forms and materials sympathetic yet varying/distinguishing from primary contributing historic structure.

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

Design Vision Statement*

The accessory structures are envisioned as subordinate garden structures set well away from primary contributing structure. Materials and colors are to be sympathetic with the primary structure.

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
Hardie or Nichiha	Lap & shingle	Match house (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Metal	Match house	Match house (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie trim		Match house (Name/Number)

FOUNDATION

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

SHUTTERS

Manufacturer	Product Description	Color
Plank	P.T. pine	Match body (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Tremron	Pavers	Earth blend (Sierra) (Name/Number)

FENCING

Manufacturer	Product Description	Color
Existing		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Gravel & shell		 (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
11-04-2021 Pool Garage HDC.pdf	Survey.pdf	Owners Authorization for Agent.pdf	Warranty deed Smith, 414 Broome St.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Applicant Last Name*

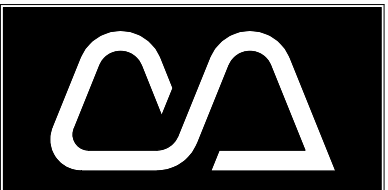
Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH 904/277-4383 FAX 904/277-6734

Revisions	
No.	Date

Progress Prints		
Issued	To/For	Date
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SMITH GARAGE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00
Released:

Sheet Number
C-101
Page of

WIND DESIGN / OTHER PER FBC 2020

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: I
METHOD OF OPENING PROTECTION: NA
DESIGN PRESSURE: 40 PSF OR GREATER +/-
TYPE OF CONSTRUCTION: V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: AE "X"
PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: Exist'g
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): NA
PROPOSED ELEVATION OF GRADE IMMEDIATE ADJACENT TO STRUCTURE: Exist'g
ROOF HEIGHT: 34'-0" (Exist'g)
NUMBER OF STORIES: Two
ZONING DESIGNATION: R-2
SETBACKS PER ZONING: 25' front / 10% side / 20' rear
NEW CONDITIONED AREA: 104 sq. ft.
NEW UNCONDITIONED AREA: 178 sq. ft.
NEW COVERED TERRACES & PORCHES: 88 sq. ft.
LOT AREA: 17,500 sq. ft.
LOT COVERAGE: 21%

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

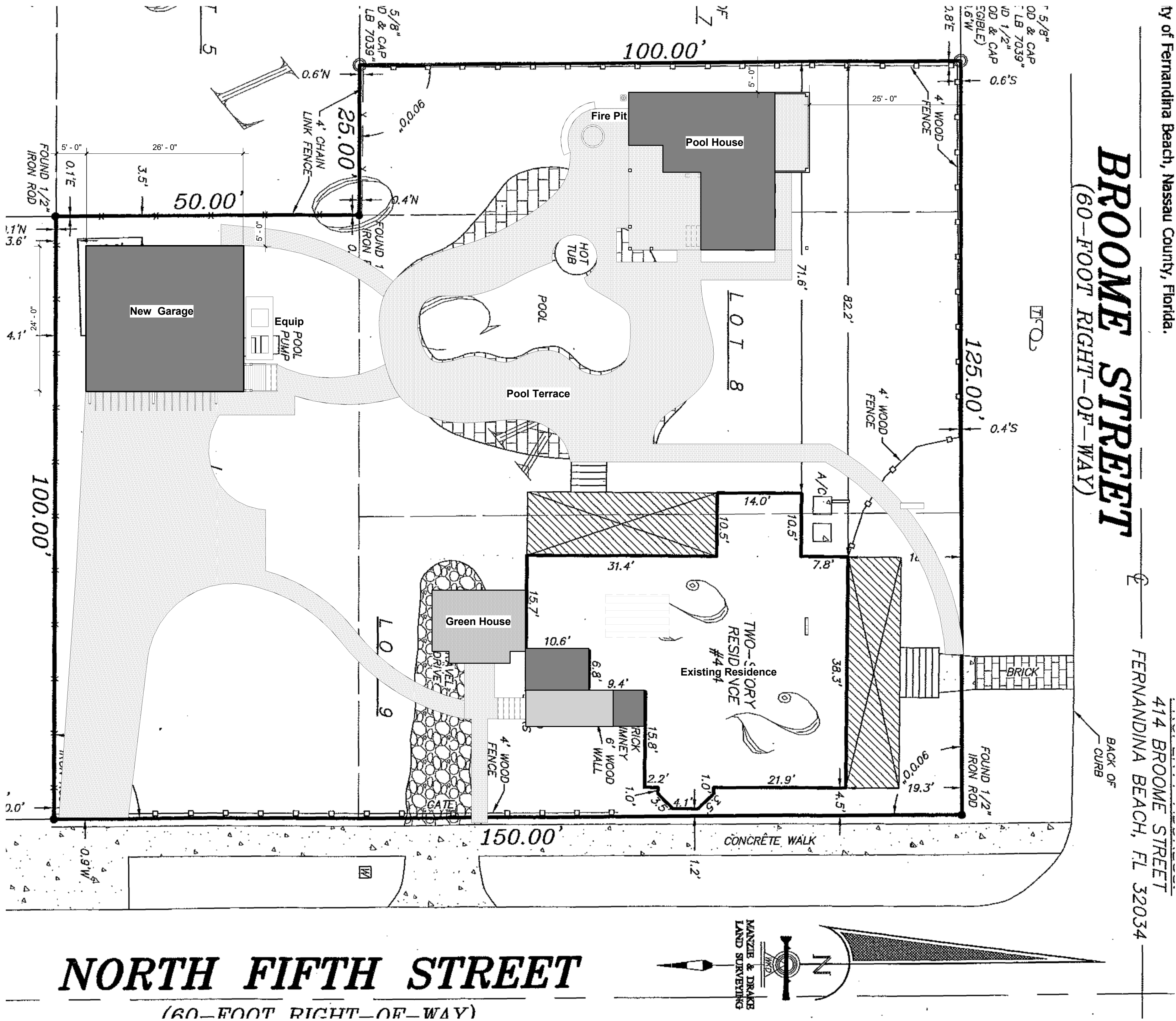
THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

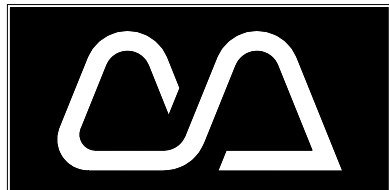
I HEREBY CERTIFY THAT THIS BUILDING, AS DESIGNED AND DETAILED BY COTNER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA BUILDING CODE 2020 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ASSOCIATES, INC. ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION.

JOHN M. COTNER, A.I.A. #AR0012646 DATE



① Site Plan
1" = 10'-0"



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
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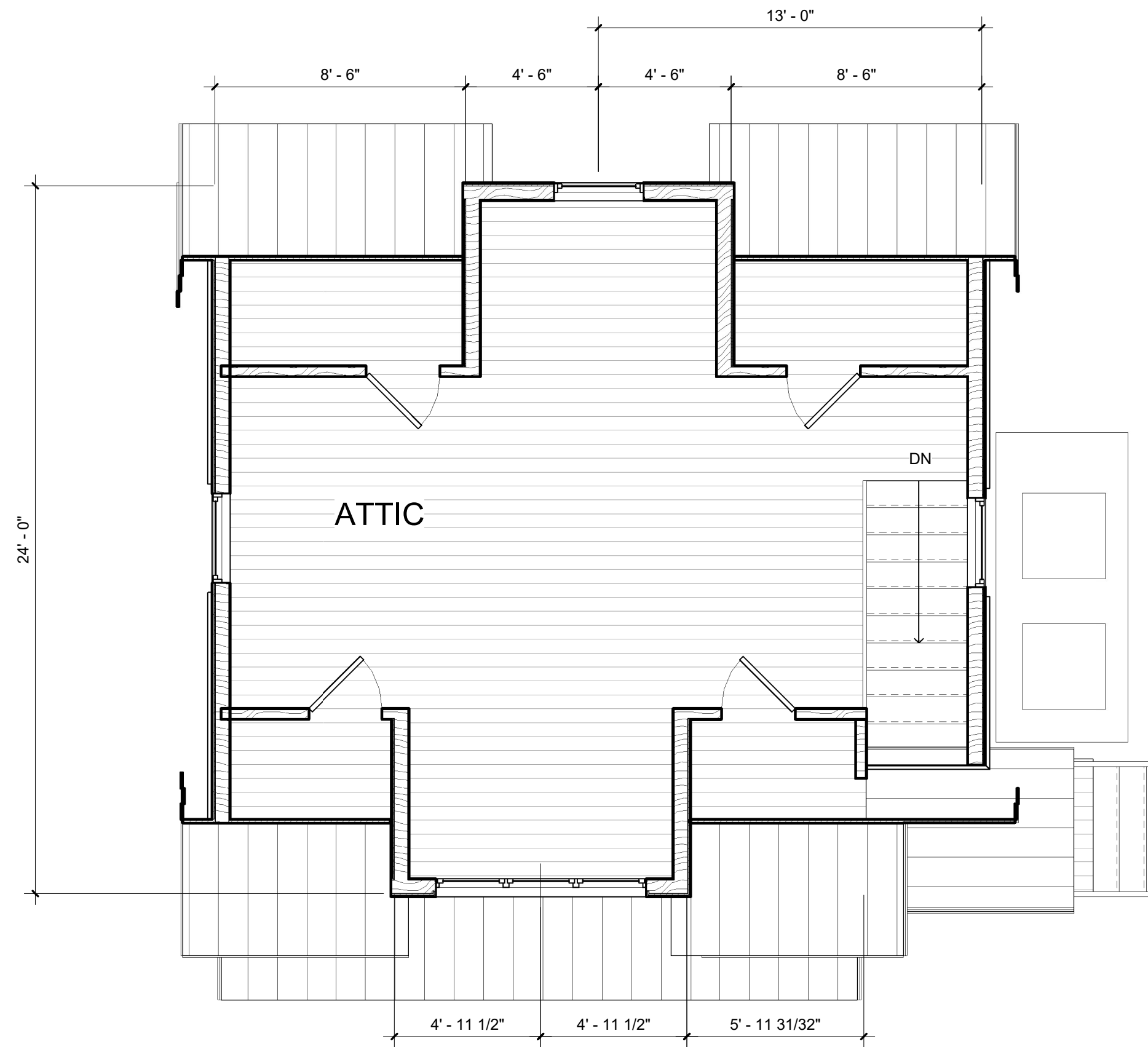
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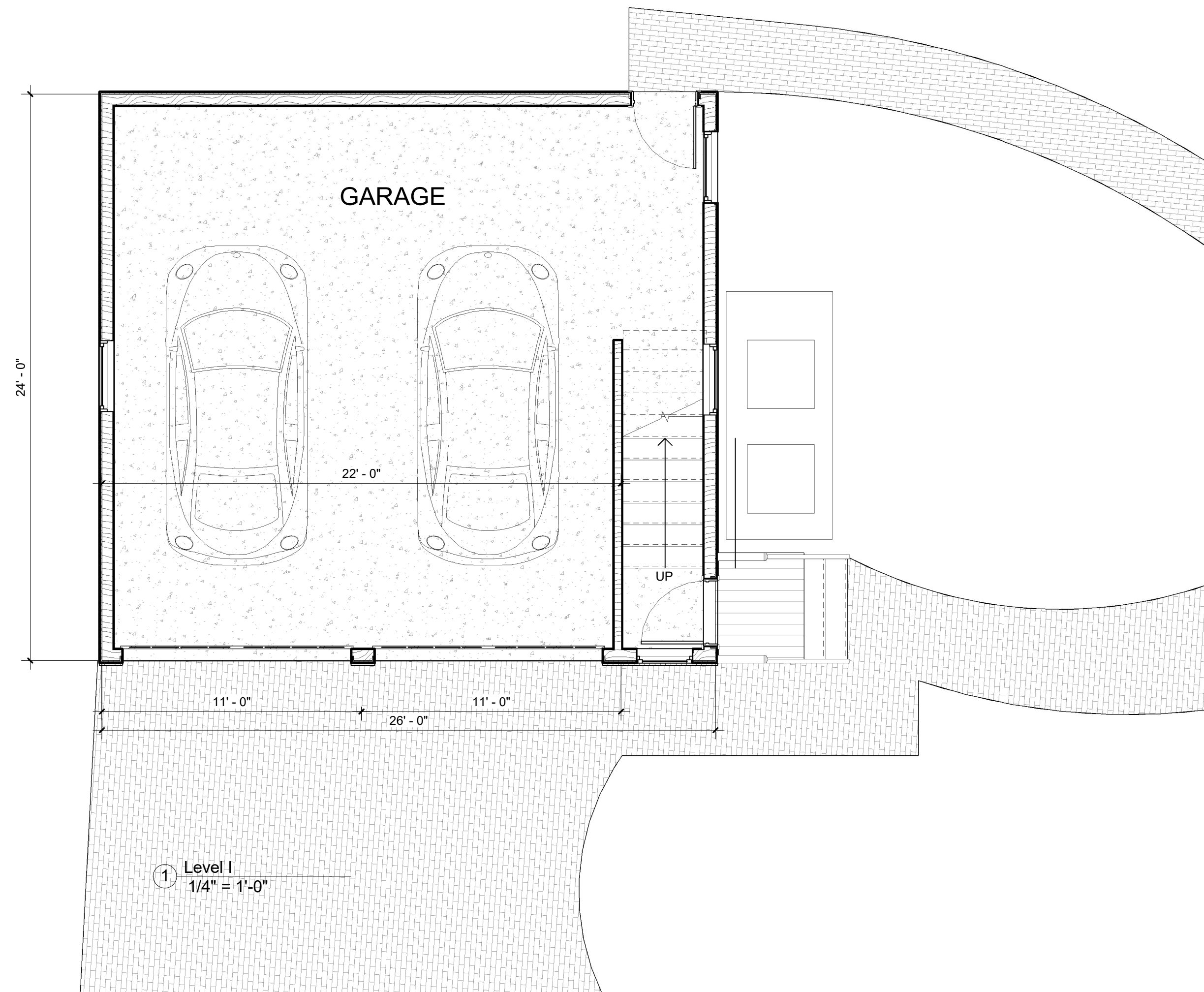
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SMITH GARAGE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

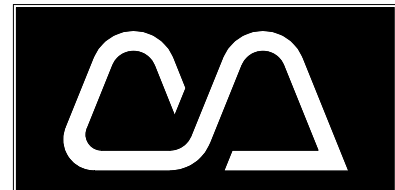
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② Level II
1/4" = 1'-0"



① Level I
1/4" = 1'-0"



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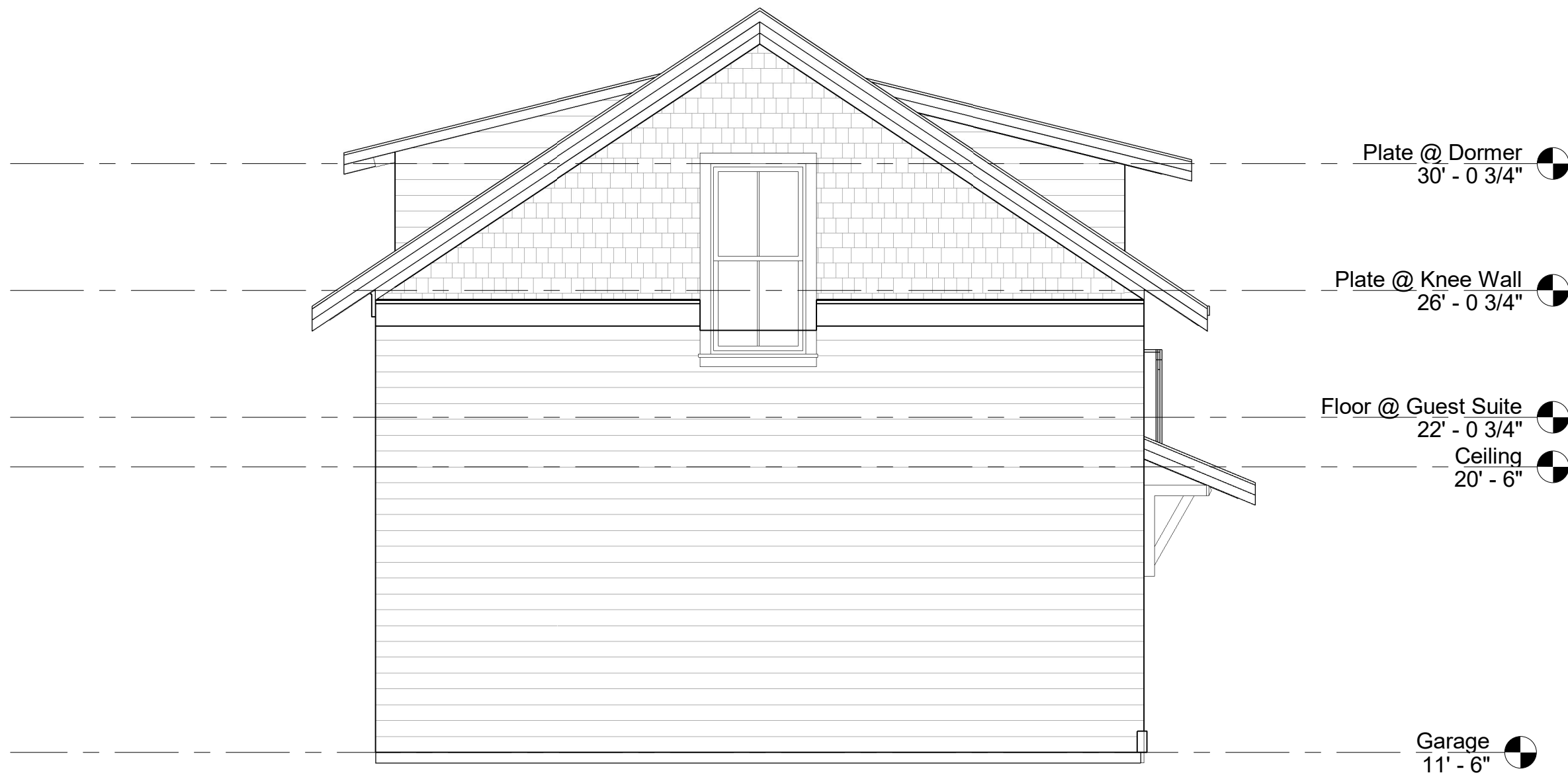


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SMITH GARAGE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00

Released:



① South Elevation
1/4" = 1'-0"



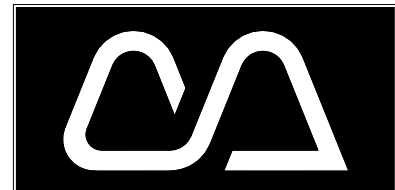
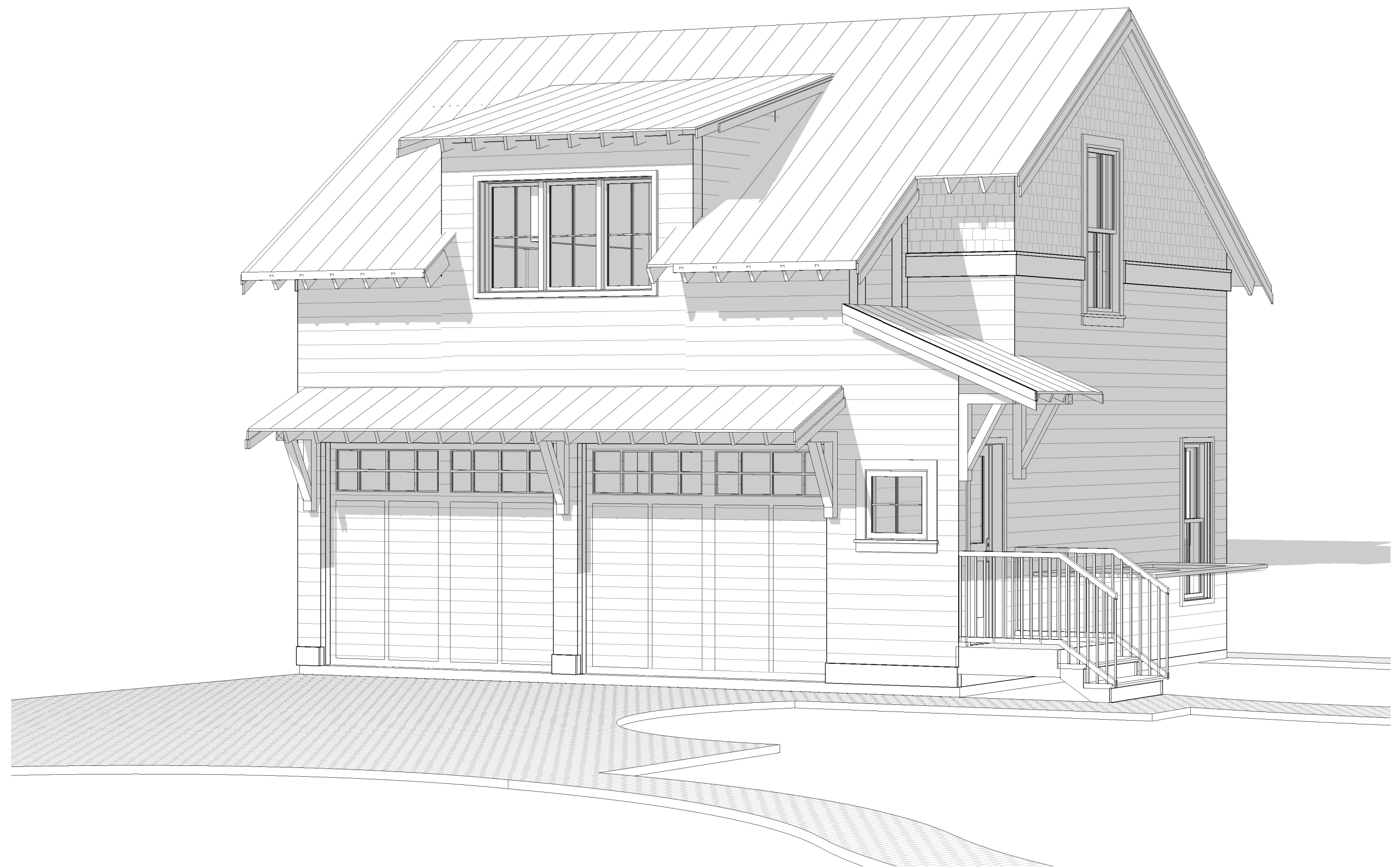
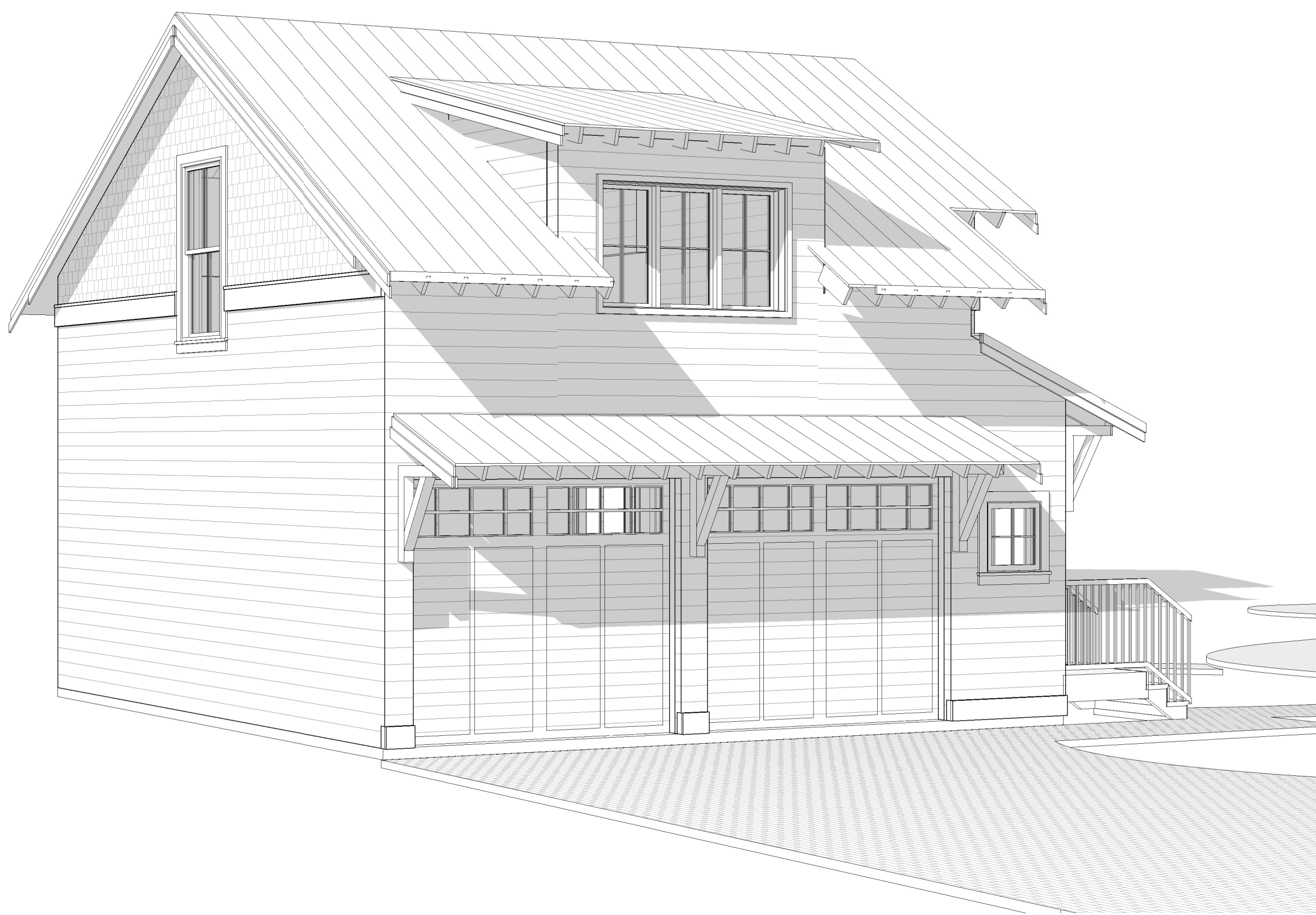
③ North Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"



④ West Elevation
1/4" = 1'-0"



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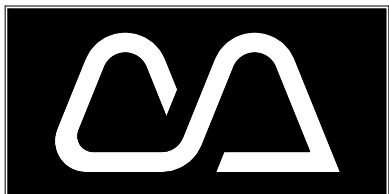
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SMITH GARAGE
414 BROOME STREET
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NASSAU COUNTY, FLORIDA

Project:	201686.00
Released:	



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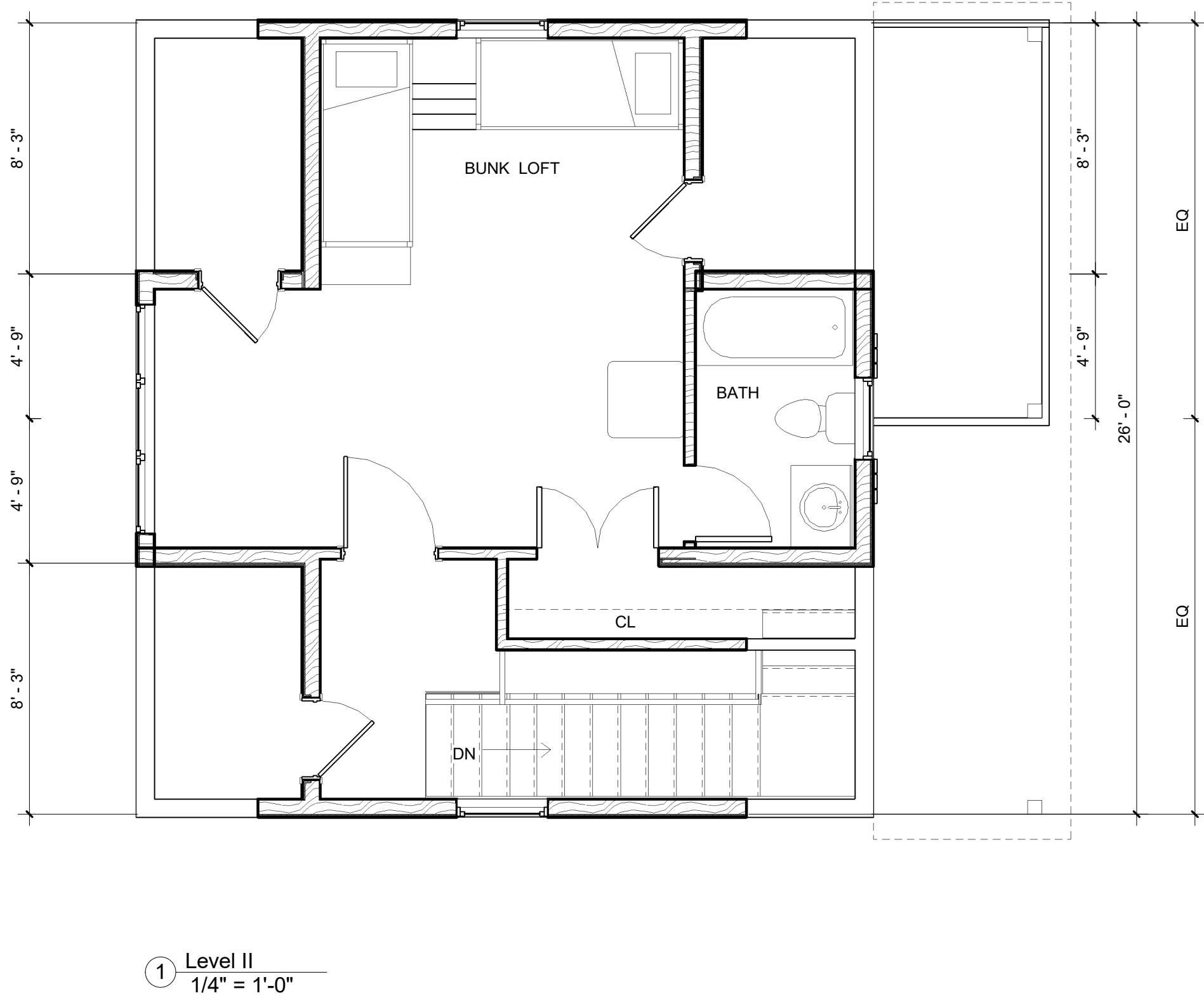
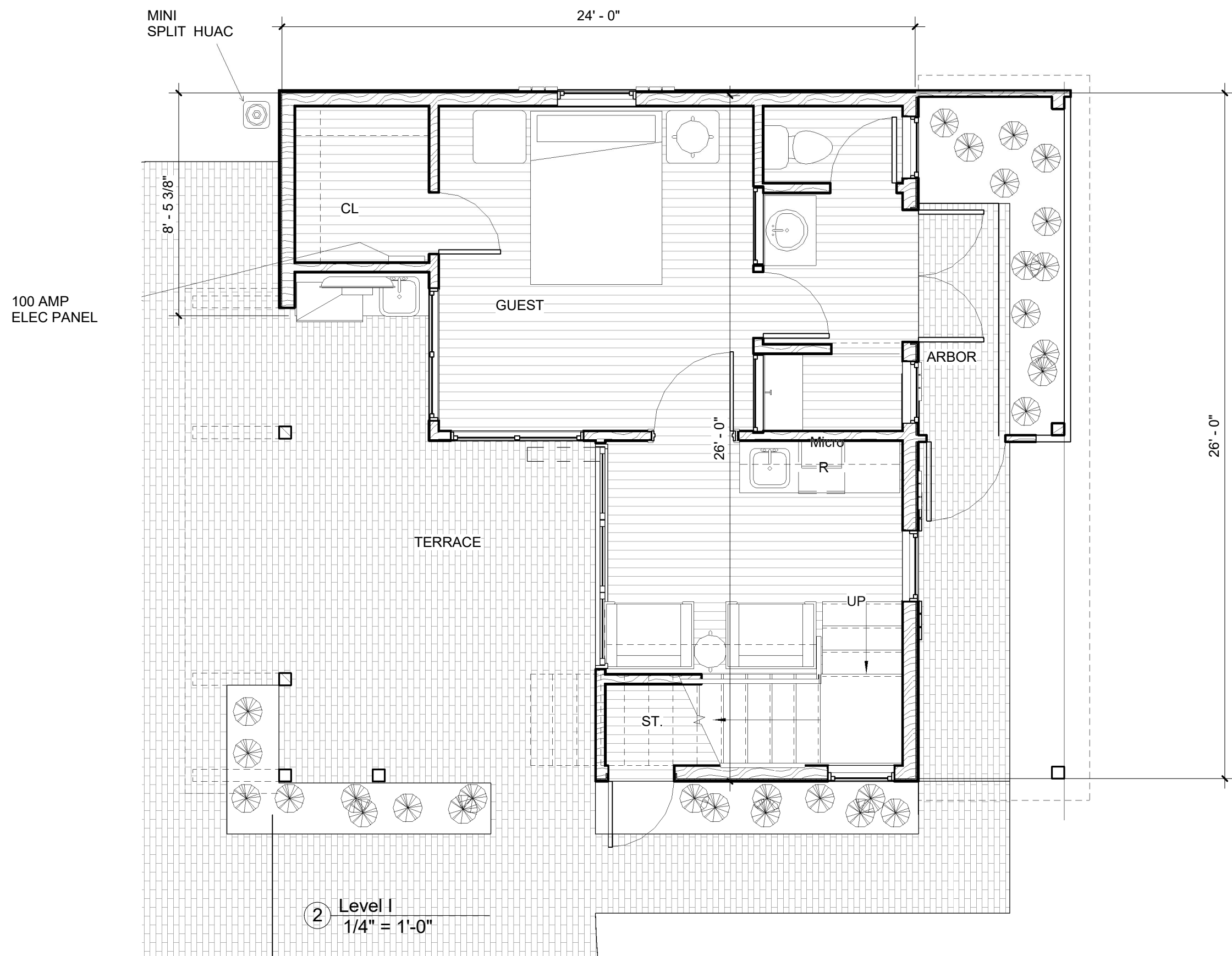
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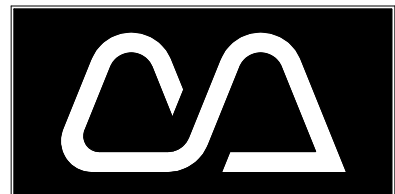


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SMITH POOL HOUSE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00
Released: 06-08-2021





Cotner Associates, Inc.
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9 South Third Street
Fernandina Beach, Florida 32034
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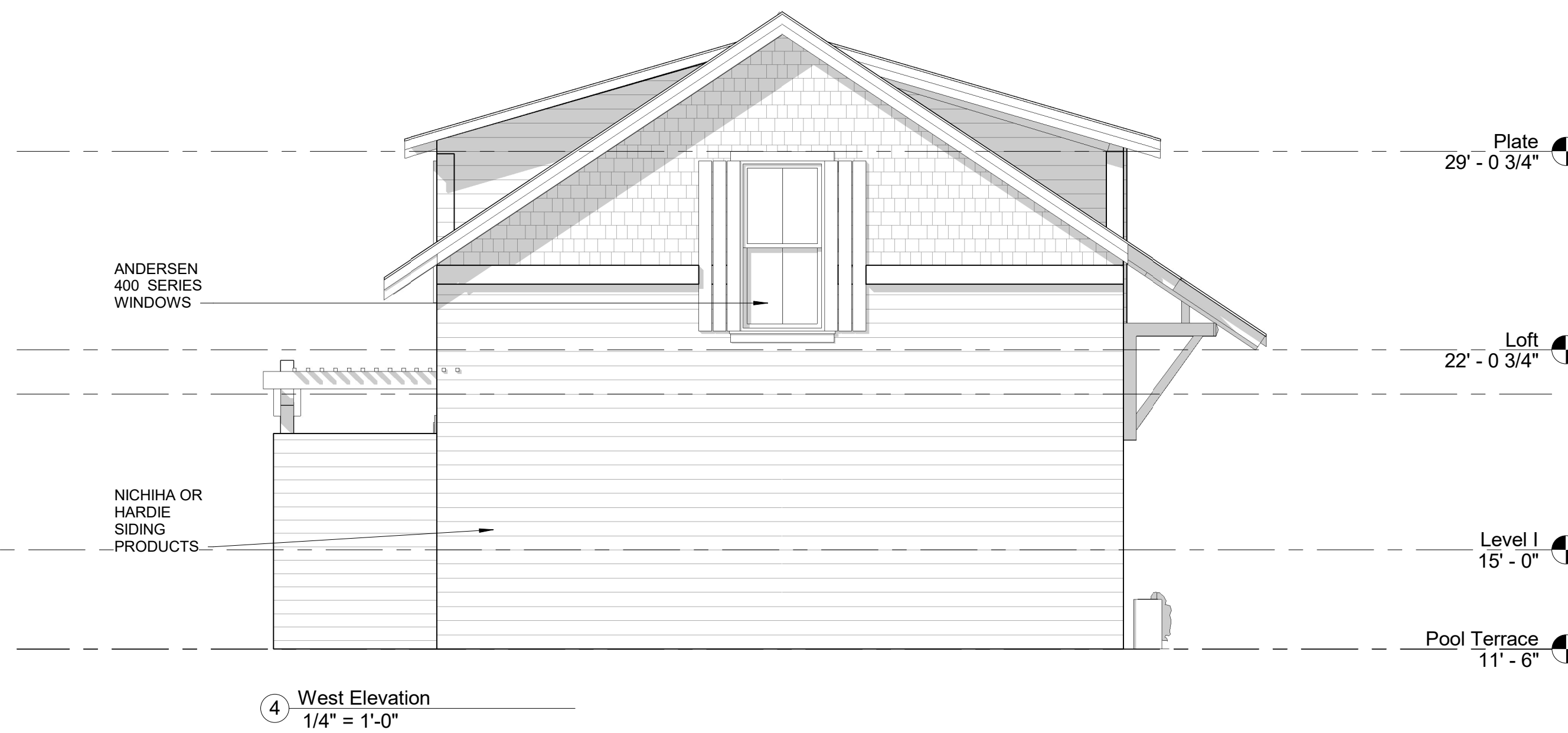
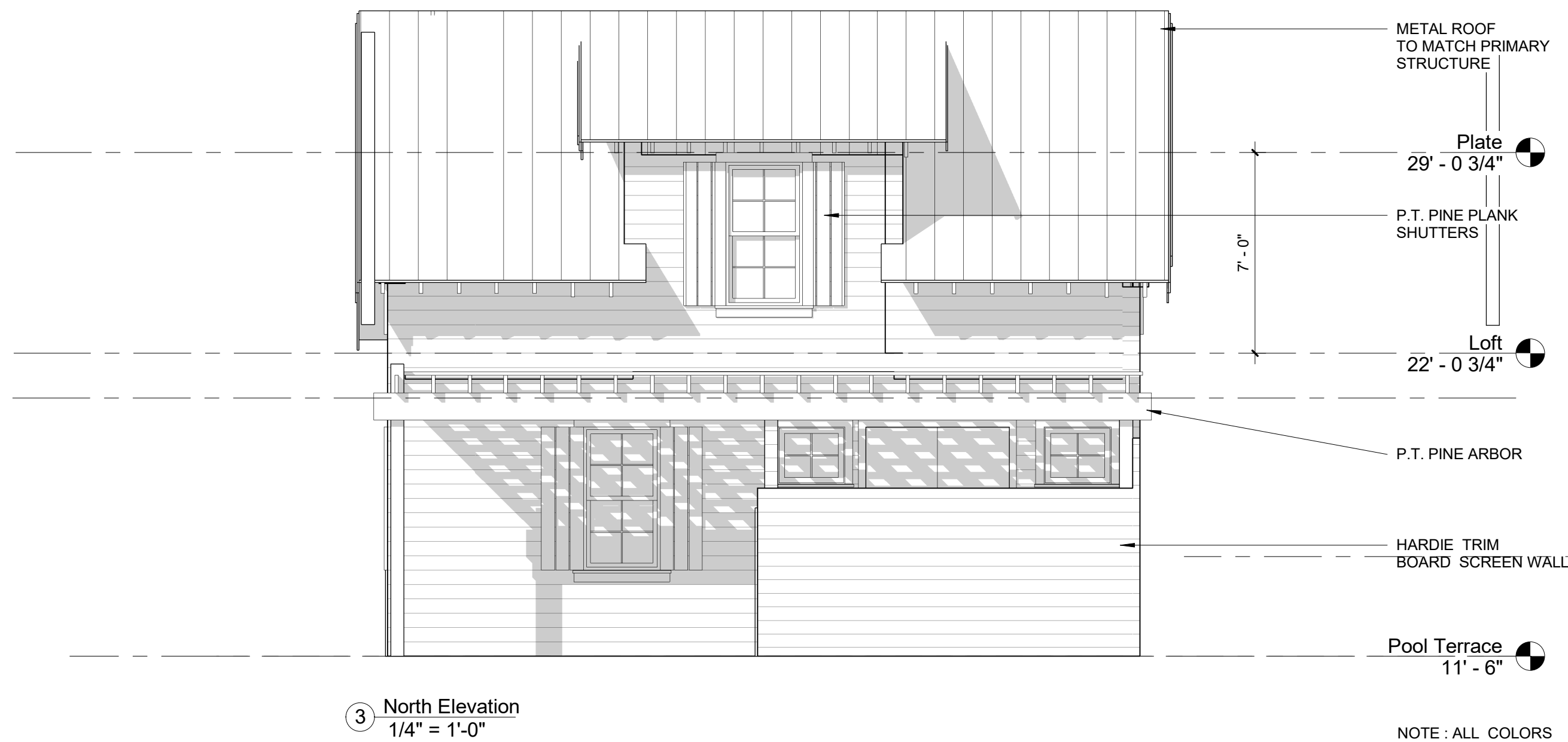
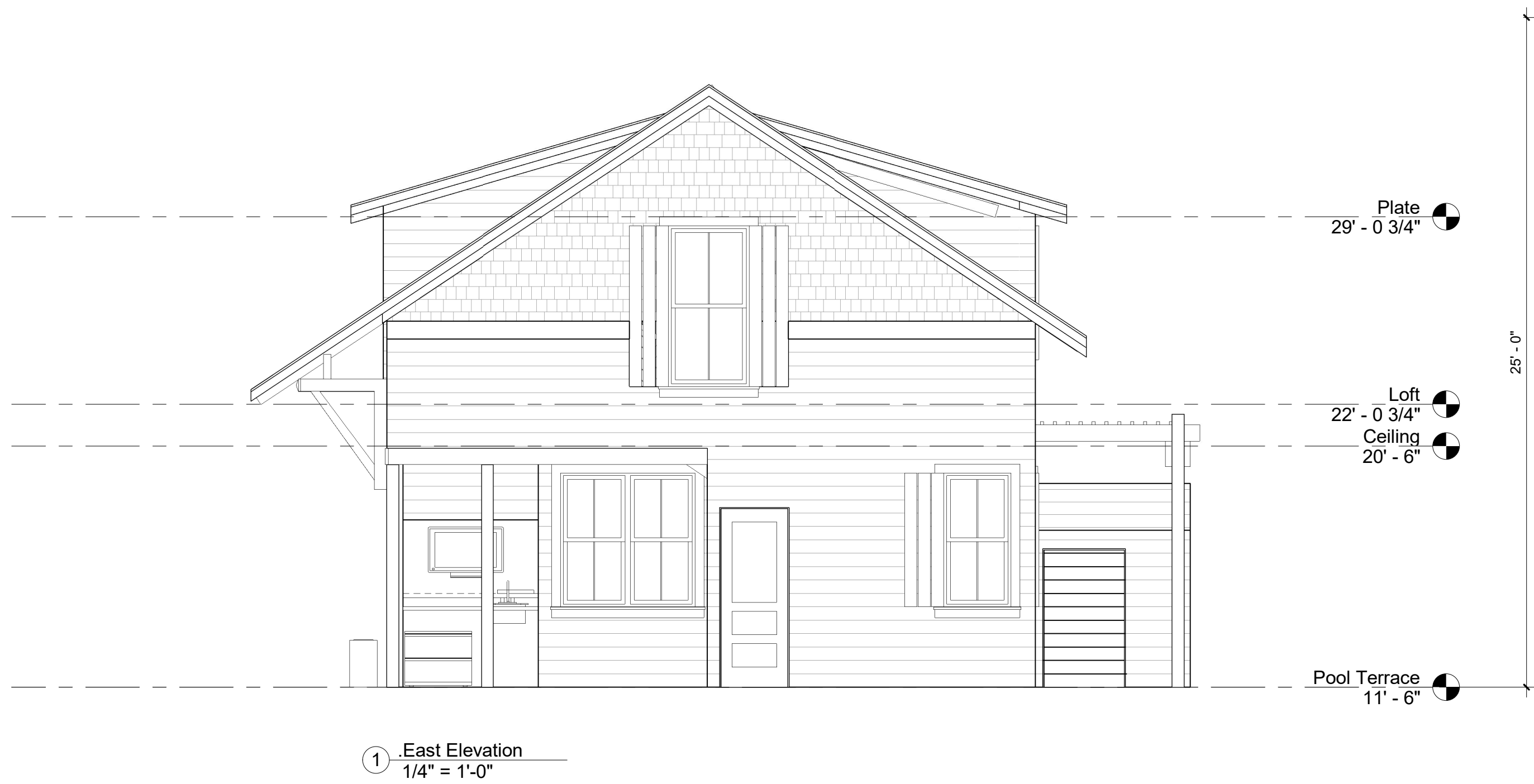


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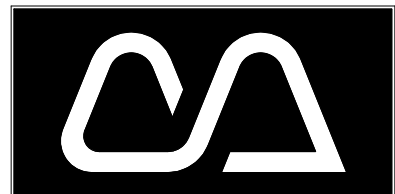
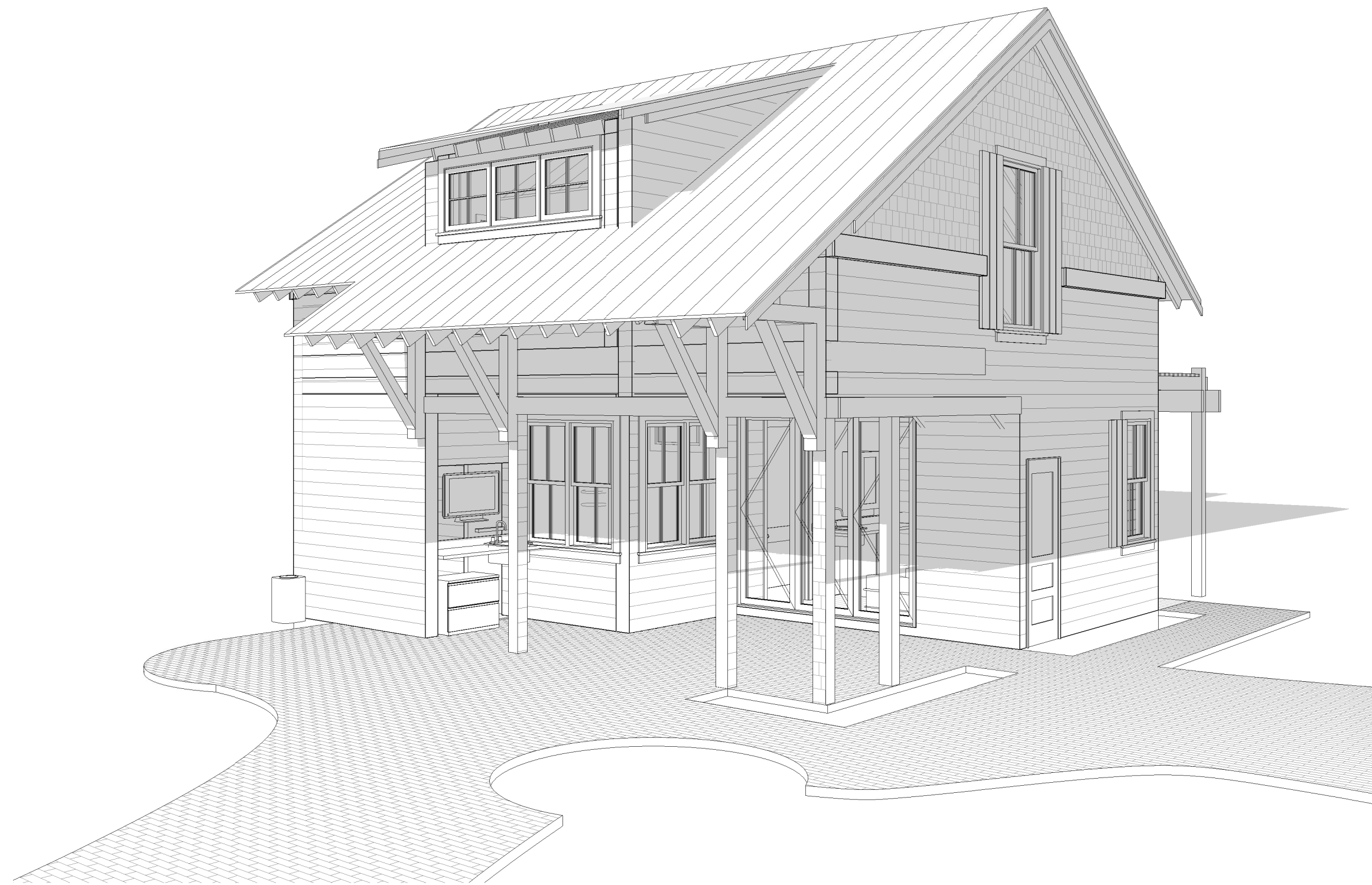
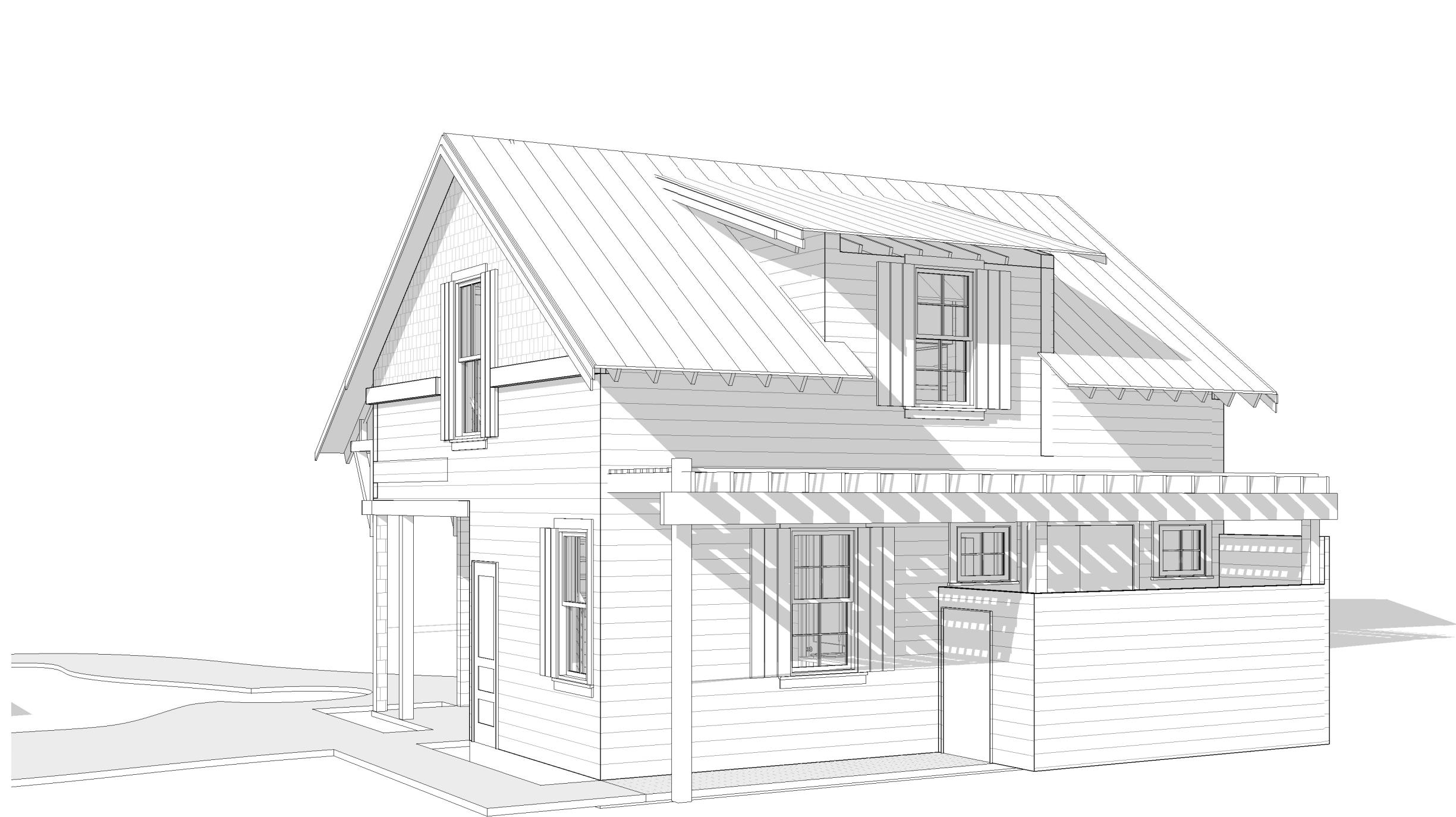
SMITH POOL HOUSE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00
Released: 06-08-2021

Sheet Number
Page of



NOTE: ALL COLORS TO MATCH PRIMARY STRUCTURE.



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	11-04-21

Not Published
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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



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SMITH POOL HOUSE
414 BROOME STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201686.00
Released:



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00614**

Recorder # **143**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

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

GENERAL INFORMATION

Site Name (address if none) **Steil House**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.

Direction

Street Name

Street Type

Direction Suffix

414

Broome

Street

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

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

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **1.5**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Continuous

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal:3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other

Other Roof Secondary Structure(s)

polygonal bay

Number of Chimneys **2**

Chimney Material **Brick**

Other Chimney Material(s)

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

HISTORICAL STRUCTURE FORM

8NA00614

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Type(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00614

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/15/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

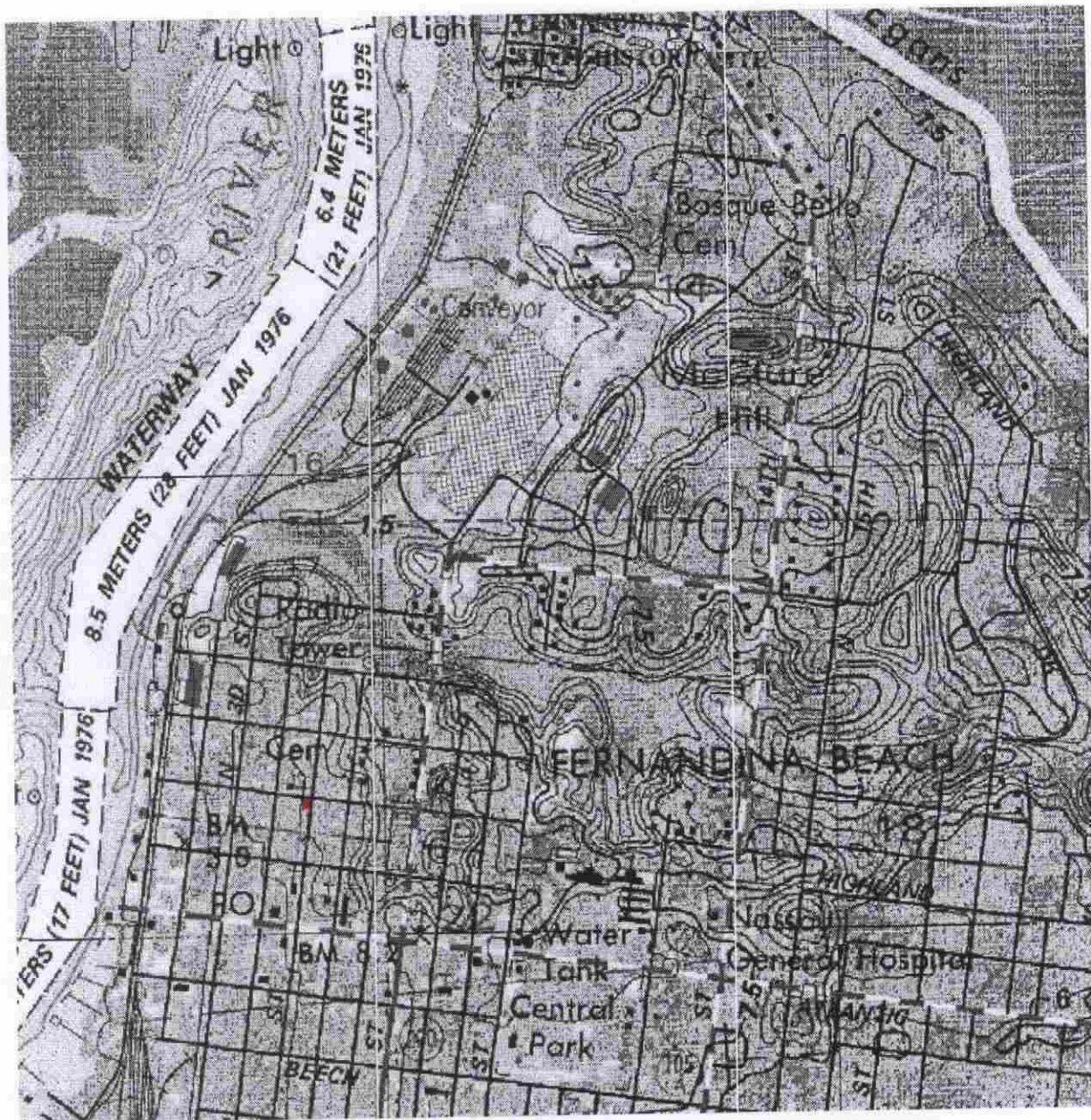
REQUIRED PAPER ATTACHMENTS

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

NA00614-200703

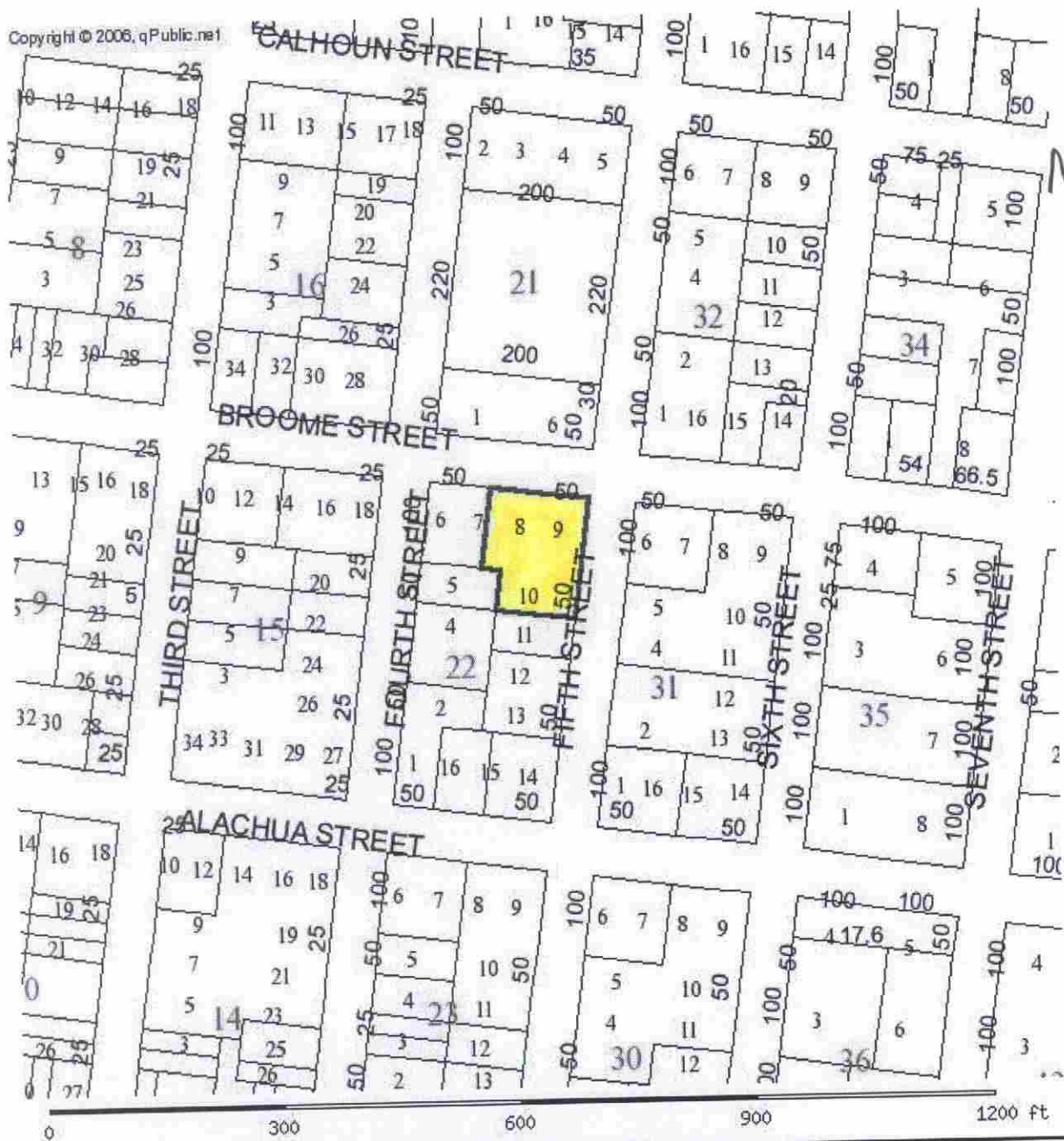
Supplementary Printout

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



NA 614

143



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0022-0071
GIS CALCULATED ACREAGE	0.41
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	SMITH HOWARD H & LISA F
Mailing Address	113 JELLIEFF MILL RD NEW CAANAN, CT 06840
Situs/Physical Address	414 BROOME ST
2006 PROPOSED VALUES	
Land Value	262,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. *8 NA 614*

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

SURVEY DATE: 09/30/85

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

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Cook, Robert H.

ADDRESS: 414 Broome St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

	EXCELLENT	x	ALTERED	ORIGINAL USE	pvt.residence
x	GOOD		UNALTERED	PRESENT USE	pvt.residence
	FAIR	x	ORIGINAL SITE	DATES	c.+ 1866
	DETERIORATED		RESTORED: / /	CULTURE/PHASE	American
			MOVED: / /	PERIOD:	19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 284

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): wood: ornamental shingles #

metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

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

ORIENTATION: N

FOUNDATION: piers: brick, brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable

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

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

DHS, 2/2, aluminum

CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1.5

NO. OF DORMERS: 5

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

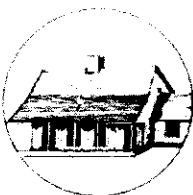
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00614**
 Field Date 2-3-2018
 Form Date 2-3-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 414 Broome Street Street Street Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0022-0071 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1866 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major B.C. Duryee, Federal officer during occupation; Arthur Steil, saloon owner
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

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

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

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

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

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

Required Attachments

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.













HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0043 (AMENDMENT to HDC 2019-0007)
DECEMBER 16, 2021

Owner/Applicant:	Parker Contracting, Inc. agent for David & Kimberly Page
Property Address:	220 & 224 N. 2 nd Street
Parcel ID(s) #	00-00-31-1800-0008-0050 & 00-00-31-1800-0008-0080
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	Currently Under Construction
Contributing Status:	N/A
Requested action:	Amendment to a previously approved Certificate of Approval (COA) [HDC 2019-0007] to use sand finish stucco on the exterior instead of the approved Tabby (coquina). (Quasi-Judicial)

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

224 & 220 N. 4th Street



December 6, 2021

☐ Land Parcels

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

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Approval for this project was granted through HDC 2019-0007 on October 15, 2020. Original approval of the project included two 3-story mixed use structures on one parcel. The parcel has since been split and is now referenced as two separate parcels (00-00-31-1800-0008-0050 and 00-00-31-1800-0008-0080). The amendment that is being considered would apply to both buildings/parcels.

The applicant is seeking to amend the exterior material on this project from the approved tabby finish to a sand finished stucco.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

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

ANALYSIS:

Staff finds that the proposed material change is compatible with the Waterfront Community Redevelopment Area (CRA).

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0014

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0043 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 2021-0043, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and Waterfront Community Redevelopment Area (CRA) Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-0043 Application**

EXHIBIT 2 **Original Application HDC 2019-007 with Backup Materials**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8292

Date Submitted: 11/3/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

See Certificate of Approval Matrix for details

Previously Approved Case

hdc# 2018-44

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

220 n. 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0008-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

David & Kimberly

Last Name*

Page

Mailing Address*

1702 Atlantic Ave

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-415-3243

E-mail Address*

kimbeachcottage@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*

Dylan

Last Name*

Parker

Company (if applicable)

Parker Contracting Inc.

Street Address

2619 Midway Rd

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-322-2900

E-mail Address

parkercontractinginc@gmail.com

Project Description*

Use a sand finish stucco on exterior instead of Approved Tabby (coquina).

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

Design Vision Statement*

See previous approved COA

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 of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 oa dp.pdf	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

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.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Kimberly Page
(print name of property owner(s))

hereby authorize: Dylan Parker
(print name of agent)

to represent me/us in processing an application for: Amendment to previously approved 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.

Kimberly Page
(Signature of owner)

(Signature of owner)

Kimberly Page
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

ss }
}

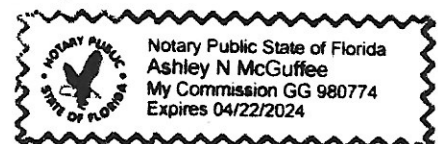
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 3 day
of November, 2021, by Kimberly Page.

Ashley McGuffee
Notary Public

Ashley McGuffee
Printed Name

4-22-2024
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐





CERTIFICATE OF APPROVAL (COA) HDC2019-0007 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 01/18/2019
Work Class: Commercial	District: Default	Exp Date: 02/18/2019
Status: Approved	Square Feet: 0.00	Completed: 10/17/2019
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/16/2020

Description: Certificate of Approval (COA) to construct two 3-story mixed-use structures.
**Amendment - 7/29/21 - Request to make a modification to fenestration on west facade of unit
containing residential dwelling on first floor

Parcel: 00-00-31-1800-0008-0080 Main	Address: 224 N 2Nd St Main Fernandina Beach, 32034	Zone: C-3(Central Business District)
---	--	---

Agent Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Owner Kimberly Pruitt Page 1702 ATLANTIC AV FERNANDINA BEACH, 32034	Owner David & Kimberly Page 1702 Atlantic AVE Fernandina Beach, FL 32034 Home: 9044153243
---	---	--

Note 1. Amendment approved removing sidelights from door on one ground floor unit.	Created By Salvatore Cumella	Date and Time Created 08/04/2021
---	--	--

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000034-2019		Salvatore Cumella	01/18/2019
HDC Decision	DEC-000152-2019		Samantha Rogic	04/23/2019
HDC Decision	DEC-000409-2019		Samantha Rogic	10/22/2019
Notice	NOT-000035-2019		Salvatore Cumella	01/18/2019

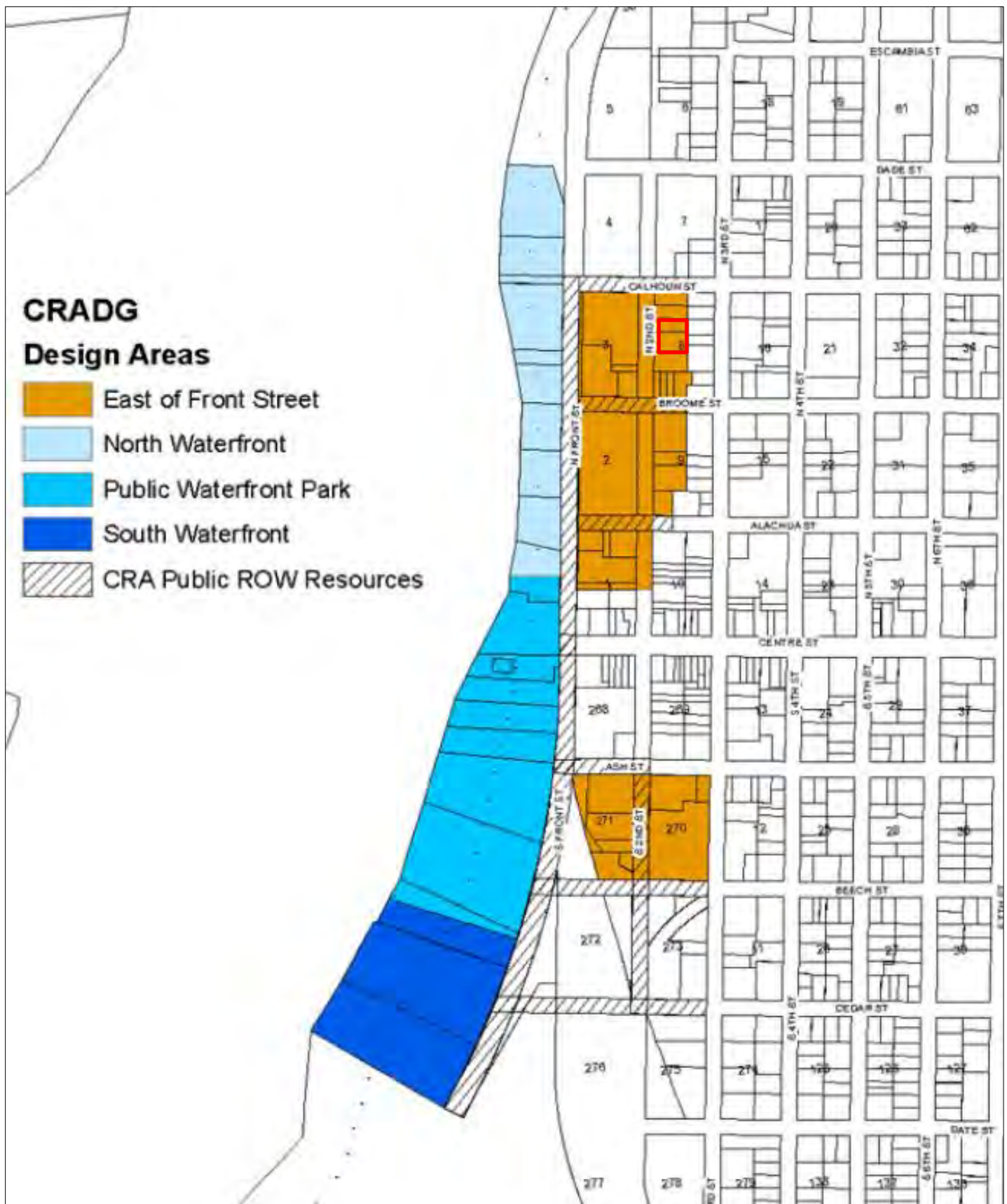


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-07 (PREVIOUSLY HDC 2018-44)
OCTOBER 17, 2019

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2 nd Street				
Requested action:	Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	N/A				
Contributing Status:	N/A				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct an approximately 10,000 square foot mixed-use project in two buildings.

This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all new constructions are required to be reviewed by the Historic District Council.

Conceptual approval was received April 18, 2019. The applicant is now seeking Final Approval.

APPLICABLE GUIDELINES:

COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

4.4 East of Front Street Design Area (sec4 pg41)

Building Heights and Setbacks

Properties located within the CRA east of Front Street are subject to the following standards:

Guidelines

1. Facades up to 30 feet in height shall have a maximum front yard setback of no more
2. than 10 feet.
3. Facades up to 45 feet in height shall be recessed back from the first 30 feet of facade
4. a minimum of 10 feet. Awnings, pergolas, or covered balconies may project into this setback, but shall not extend beyond the first 30 feet of the façade.

Properties adjacent to residential non-CRA properties

Properties located on the east side of North 2nd Street which share a property line with residentially zoned non-CRA properties shall meet the following standards:

1. Building height shall be limited to 35 feet, including the parapet for flat roofed structures.
2. Buildings shall provide a front yard setback of 10 feet. Side yard setbacks are not required (figs. 4.57, 4.58).
3. All projects shall maintain a 20 foot rear yard setback for principal structures.
4. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in LDC Table 4.05.05(B).
5. All sides of the building shall be designed to be viewed.

Properties adjacent to residential non-CRA properties

Building styles for this area shall be compatible with the historic commercial downtown, particularly along Second Street. Although the architectural styles vary, the area is characterized by the following patterns of building:

1. Simple geometric forms and simple plans with all sides of the building being designed (fig. 4.59)
2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function (fig. 4.60)
3. The body of the buildings defined with brick, stone, or stucco over block construction (fig. 4.61)

4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies (fig. 4.62, 4.63)
5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners (fig. 4.64)
6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces (fig. 4.65)

Awnings and Canopies

Historic photographs of Fernandina reveal that awnings were used where needed to protect shop interiors from the sun, mostly on the south side of the street. Flat-roofed fixed canopies and awnings can be decorative as well as functional, and should be designed to complement the architecture. Today, as in the past, their greatest value is energy conservation through protection of spaces from unwanted heat gain. Over the last 100 years several types of awnings and canopies, such as retractable fabric awnings which roll or fold back toward the façade, stationary fabric awnings on a fixed pipe system, fixed canopies with sloping roofs and, less extensively, fixed canopies with flat roofs and railings (like small balconies) have been utilized in Fernandina. These designs are still appropriate for new construction in this design area:

Guidelines

1. The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront.
2. Awnings should fit within the storefront space and not cover side piers, lintels, or other important architectural elements of the structure.
3. The color of awnings should complement facade colors; solid colors or stripes are historically appropriate.
4. Awnings should project no more than 4 to 6 feet from the façade (see fig. 4.66).
5. Awnings illuminated from behind are not acceptable as this illumination detracts from the overall character of the facade. Interior lighted awnings shall be permitted if the lighting system is encased or screened from view underneath.
6. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility. Large letter sizes and message areas shall not be permitted on awnings.

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awnings that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

Enclosing a setback space on the upper floor of a structure (see fig. 4.56 on p.43) is an acceptable option to allow for control of sun, wind, privacy, and to introduce visual variety along the street. These spaces are also referred to as “loggias” or “porches” (See definitions in Glossary).

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic

conditions of Fernandina (figs. 4.67, 4.68).

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.01.02 Amelia River Waterfront Community Redevelopment Area

A. Purpose

It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.

- B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.
- C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the

underlying zoning district.

D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

1. All new construction that is a water dependent or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.
4. Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.
5. Front and rear yard setbacks are not required. In order to preserve view corridors and pedestrian access to the Amelia River, side yard setbacks and breaks between structures shall be provided as follows:

A. View Corridors

1. A 15-foot side yard setback on each side yard is required for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome and Calhoun Streets.
2. Water lots to the south of Centre Street (water lots 25 through 40) shall provide a 30-foot minimum view corridor between buildings.
3. These view corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment.

B. Pedestrian Access

1. Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10) feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement the overall project design. To encourage architectural variety and visual interest, certain encroachments and structural elements may be permitted within the accessways subject to compliance with the adopted CRA Design Guidelines. These accessways may be dedicated to public use through easements or dedication of right-of-way, or they may be retained under private ownership. In either case, these accessways shall remain open to and accessible by the public. If deemed necessary for security purposes, accessway closures may be permitted based on the posted operational hours of City beach access parking (exclusive of Main Beach or Seaside Parks).

E. Properties located within the CRA east of Front Street are subject to the following standards:

1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.
3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
5. Floor area ratio and density are established in the underlying zoning district.
6. Only one primary structure is permitted per lot of record.
7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
8. Side yard setbacks are not required.
9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard but is permitted in the side or rear yard. Parking is also permitted beneath structures.
10. CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive Program as described in Section 4.01.02.

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

In an effort to protect the Historic District designations within the City of Fernandina Beach, the specific provisions in this article shall take precedence where conflicts arise in this sign code.

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
 1. Signs shall not project more than five (5) feet from the face of the building;
 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet . One side of the sign may

be no more than two (2) feet in height or width.

7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
1. Limited to one (1) sandwich board or easel sign per business;
 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 5. Signs are limited to a green background with white writing;
 6. Must apply for a sign permit as set forth in 5.03.03; and
 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.
- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are

not permitted in the historic districts or CRA:

1. Signs with fluorescent or day-glow coloring.
2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
3. Pixelated LED signs.
4. Internally lit signs.
5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

ANALYSIS:

Setbacks – a 10-foot front yard setback is required for properties adjacent to residential non-CRA properties (CRA Guidelines Section 4 Page 44). The proposed front yard setback is 7 feet. Section 4 page 43 states: “1. Facades up to 30 feet in height shall have a maximum front yard setback of no more than 10 feet.” This conflicts with the definitive 10-foot front yard setback called out on page 44. It is believed that the intent of this setback is to encourage a pedestrian friendly area where ground floor commercial is encouraged. When the guidelines were translated into the Land Development Code, they included the language *“buildings shall provide a front yard setback of no more than ten (10) feet.”*

Since the LDC clarifies this section of the Guidelines, a variance is not necessary for a setback of less than 10 feet and can be considered by the HDC.

The project is demonstrating compliance with both its 20-foot rear yard setback and the required 15-foot buffer along the rear property line (per LDC 4.05.12).

Side yard setbacks are not required.

While the Guidelines require that “buildings that exceed 30 feet are required to have a step-back of a minimum of 10 feet for the portion of the building above 30 feet” (section 4 page 44), the Land Development Code clarifies the setback requirements in section 8.01.02(E) as follows:

3. *CRA properties located on the east side of North 2nd Street which share a property line with residentially zoned, non-CRA properties shall meet the following standards:*
 - a. *Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.*
 - b. *Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.*
 - c. *Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).*
 - d. *All projects shall maintain a twenty (20) foot rear yard setback for principal structures*

As such, a step back above 30 feet is not required.

Height – Buildings in CRA adjacent to residential non-CRA properties are limited to a maximum height of 35'. This height includes parapets. The proposed project is 32' 8 ¼" from approved finished grade to the top of the roof. The Parapet around the rooftop mechanical add approximately 1' to the height of the structure.

Building Style – the design, materials, and roof forms of the proposed structure are compatible with the historic commercial downtown as recommended by the CRA guidelines (section 4 page 45).

Parking – Parking in the CRA is required to be provided with pervious surfaces. Parking areas adjacent to residential uses shall provide buffering through landscape or architectural buffers. The proposed project will provide 10 on-site spaces, and 4 parallel spaces in the right of way. This meets the requirement for the residential units to provide 1 space per unit and allows for one additional handicapped parking space. Parking surface materials are gravel and pervious pavers as is required by

Lighting – Building mounted

Signage – No details provided; will require separate HDC and permit approvals.

Mechanical – HVAC units are shown on rooftop and are appropriately screened by a parapet. If additional mechanical is required by future commercial tenants, it will be required to be appropriately screened as part of its approval.

Materials – The proposed project follows the CRA guidelines that call for the the expression of construction to be evident through the use of materials such as wood, metal, and stone. Although simple in form, the building possesses a high level of articulation and attention to detail in materials.

Archaeological Sensitivity – Although this is a disturbed site, land near rivers are areas where archeological resources often exist. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff Recommends Approval of HDC 2019-07

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-07 **with or without** conditions;

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

That HDC case 2019-07, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-07 Application & Backup Materials.

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



Cotner Associates, Inc.

A r c h i t e c t s

LETTER OF TRANSMITTAL

To: Samantha Rogic, Planning Tech
Company: City of Fernandina Beach
Phone: (904) 310-3485
Re: 224 North 2nd St
Project #: 181307.00
From: John M. Cotner, AIA
Date: September 12, 2019
Pages excluding cover:
Sent via: Delivery

Please find the following:

Completed application for HDC final review for October 17th agenda/meeting
Accompanying paperwork for submittal

Plans were submitted electronically 9/11/19, this completes the package

**HDC 2019-0**REC'D: 9/12/19BY: [Signature]

INVOICE #:

PAYMENT:

TYPE:

APPLICATION COMPLETE: Y N PRE-CONFERENCE: Y N DATE

BOARD MEETING DATE:

PLANNER:

DATE:

 APPROVED DENIED**APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)****APPROVAL TYPE:**

Staff Approval



Board Approval:

Conceptual or Final ✓**PROJECT TYPE:**

New Construction



Addition



Alteration



Relocation



Demolition



Variance



Repair



Paint



Fence



Sign



Re-roof



Other:

PROPERTY INFORMATIONProperty information can be found at the [Nassau County Property Appraiser's Website](#) → Map SearchStreet Address: 224 N 2ND STREET

Historic District:



Downtown



Old Town



CRA Waterfront

Parcel Identification Number(s):

00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050

Zoning District:

C-3Lot / Block Number (optional) 5,6,7,8,9 / 8**Owner of Record**As recorded with the Nassau
County Property Appraiser

Owner(s) Name

DAVID PEYTON PAGE, JR & KIMBERLY PRUITT

Company (if applicable)

PAGE

Street Address

1702 ATLANTIC AVE.

City State Zip

FERNANDINA BEACH, FL 32034

Telephone Number

904-415-3243

Email Address

DAVID PAGE MD@COMCAST.NET
KIM BEACH COTTAGE@COMCAST.NET**Applicant
or Agent**If other than owner. If an agent will be
representing the owner, an Owner's Authorization
For Agent Representation form must be included

Applicant Name

Company (if applicable)

COTNER ASSOCIATES, INC

Street Address

95. 3RD ST.

City State Zip

FERNANDINA BEACH, FL 32034

Telephone Number

904-277-4593

Email Address

JOHN@COTNERASSOCIATES.COM

PROJECT DESCRIPTION (REQUIRED)

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

VACANT LOT

Part 2. 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.

CONSTRUCTION OF TWO 3-STORY MULTI-USE BUILDINGS & ASSOCIATED SITEWORK

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	BOARD & BATTEN		WHITE
Doors	PGT	HINGED & SLIDING		BLACK
Windows	PGT	FIXED & DOUBLE HUNG		BLACK
Roofing	CAF ABC	TPO 5V CRIMP METAL ROOFING		WHITE NATURAL GALVALUM
Fascia/Trim	HARDIE	SMOOTH HARDIE TRIM		WHITE
Foundation	N/A	TABBY STUCCO		NATURAL
Shutters	ATLANTIC	BAHAMA SHUTTERS		GREY
Porch/Deck	N/A	P.T. WOOD		NATURAL
Fencing	N/A			
Driveways/Sidewalks	N/A	GRAVEL		
Signage	N/A			
Other				

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



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

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.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
BM	Proof of ownership (copy of deed or tax statement)	BR
BM	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	BR
BM	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	BR
BM	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	BR
BM	Photographs of the existing site and existing buildings if any, including views from the street.	BR
BM	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	BR
DM	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	BR
BM	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	BR
DM	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	BR
BM	New construction applications <u>must</u> show context of project within existing streetscape.	BR
NA	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	BR

CERTIFICATION (REQUIRED)

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 Community Development Department 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 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.

9-11-19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

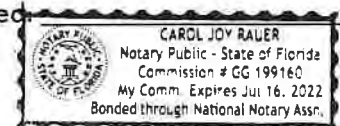
Subscribed and sworn to before me this 11th day of September, 2019.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced _____



USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE KIMBERLY P. PAGE AND DAVID P. PAGE, MD
(print name of property owner(s))

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

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

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

[Signature]
(Signature of owner)

David Page MD
(Signature of owner)

Kimberly P Page
(Print name of owner)

Kimberly P Page
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 7th day of September, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced ☐



Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1800-0008-0080

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **26th** day of **April 2017**, BETWEEN **Susan Courtney McCranie a Single Woman**

whose post office address is: **1521 Fernandina Road, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantor, and **David Peyton Page, Jr. and Kimberly Pruitt Page Husband and Wife**

whose post office address is: **1702 Atlantic Ave, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantee,

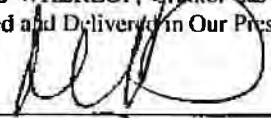
WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**
Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:
**All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the
State of Florida known and described as follows:**

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

**LOTS SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA
BEACH, FLORIDA.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:



Marie Davis



Susan Courtney McCranie (Seal)



Michelle Elliott (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **26th** day of **April 2017** by
Susan Courtney McCranie, a Single Woman
who is personally known to me or who has produced
as identification.

My Commission expires:

(Seal)



Marie Davis
Notary Public



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-------------------	--------

LENGTH: 96" boards

WIDTHS: 48"

EXPOSURES: 48"

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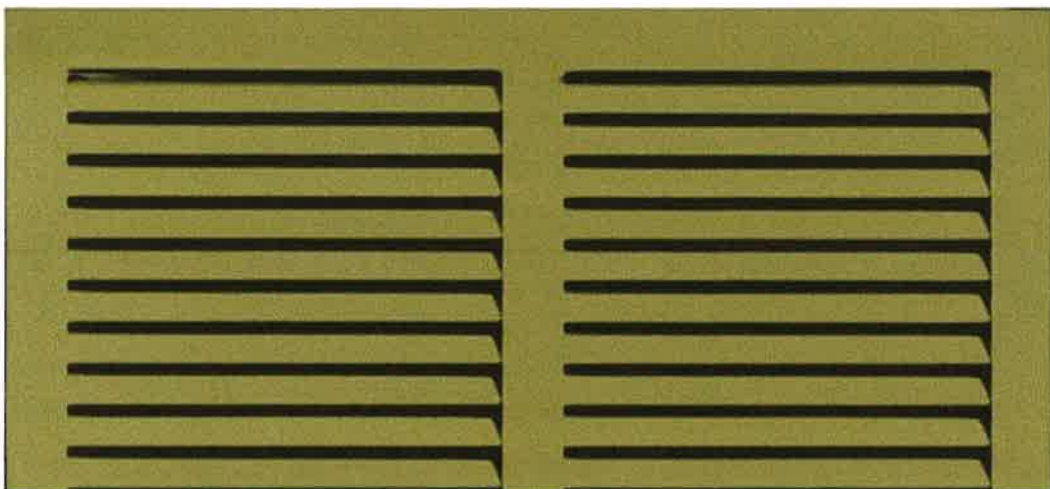




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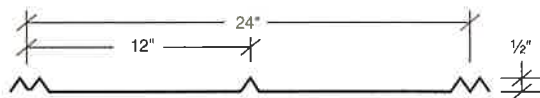
Rib Height: 1/2"

Panel Attachment: Exposed Fastening System

Gauges: 32, 29, 26

Finishes: Siliconized Polyester

Coatings: Galvalume Plus®, Signature® 200, G-40 Galvanized



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800.481.3035

5V Crimp

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
FIRE RESISTANCE	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof covering materials	Class 90 Rating - Construction Number 453.
	Roof Performance - Miami-Dade County	TAS 125 TAS 100	The Product Control Approval System establishes a protocol to evaluate the standards of products used in construction in Miami-Dade County. Miami-Dade County, with its inclusion in the High Velocity Hurricane Zone (HVHZ) has the most stringent code requirements of the Florida Building Code. Therefore, all products that comprise the structure's building envelope — doors, shutters, windows, prefabricated buildings and truss plates — require the issuance of an approval in order to be used for construction in Miami-Dade County	See NOA # 11-0810.10
ROOF LISTINGS	Roof Performance - Florida Approval	TAS-125 UL 580 UL 1897 U790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11903.1
	Roof Performance - Texas Department of Insurance	UL 580 UL 1897	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-392



AMERICAN
BUILDING
COMPONENTS

Color Chart



PREMIUM

★★★★

Final color selection should be made from metal color chips.

Gauge
29 and 26

Substrate
Galvalume

Paint System
Signature® 200
20 Colors

Warranty
40-Year Film Integrity

- For the most current information available, visit our website at www.abcmetalroofing.com.
- See the product catalog for gauge and color availability.
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Desert Sand★



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Coal Black★



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Galvanized



Rustic Red★



Saddle Tan★



Koko Brown★



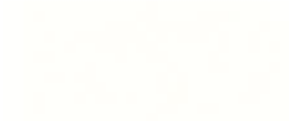
Light Stone★



Gray★



Ivy Green★



Polar White★
(also available in G-90 Galvanized)



Charcoal Gray★



Burnished Slate★



Galvalume Plus®

Available in 26 Gauge



★ ENERGY STAR® Qualified

EverGuard® TPO 60 mil Membrane Information Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



EVERGUARD® TPO

MEMBRANE

60 MIL

Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

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Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at cool.gaf.com
- Versatile Application Method

Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
 - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
 - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.*
- Easier to install due to:
 - Large welding window
 - Most complete line of accessories
 - 10' (3.05 m) wide sheets



Fall River Courthouse, Fall River, Massachusetts

Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.

**Based on GAF estimate to field-fabricate flashing details.



U.S. only



California
Title 24
Compliant



TPO membranes meet the
performance requirements
of ICC ER-6030

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kN/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>25,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

Roll Size	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					

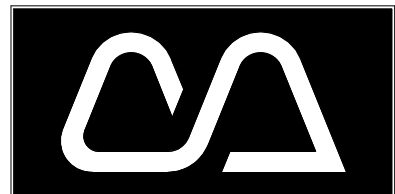
RhinoBond™ is a registered trademark of OMG.



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Fernandina Beach
Nassau County, Florida



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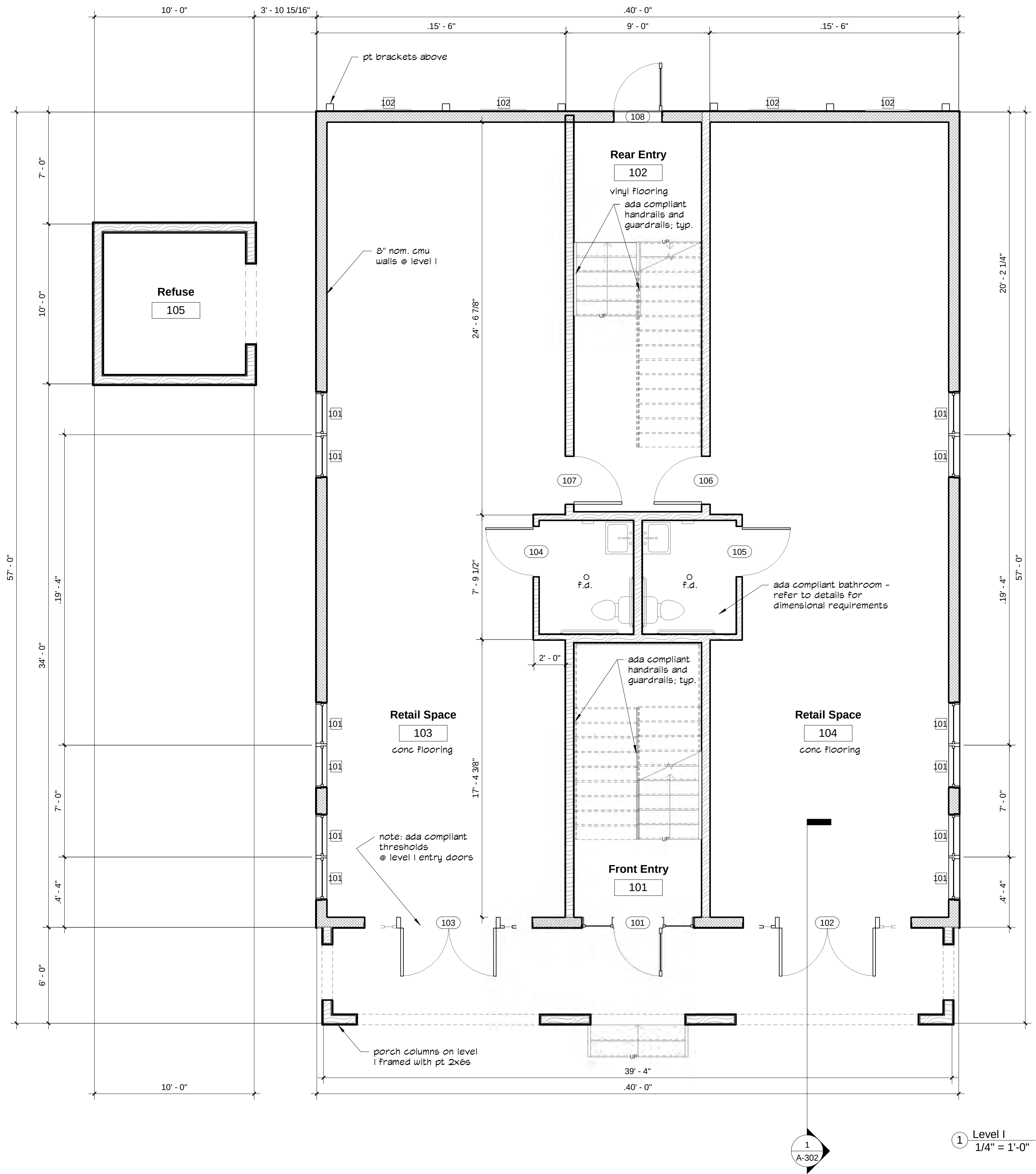
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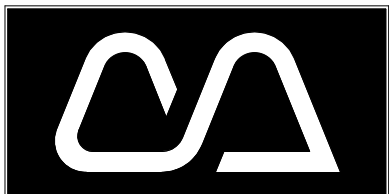
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Level I Floor Plan

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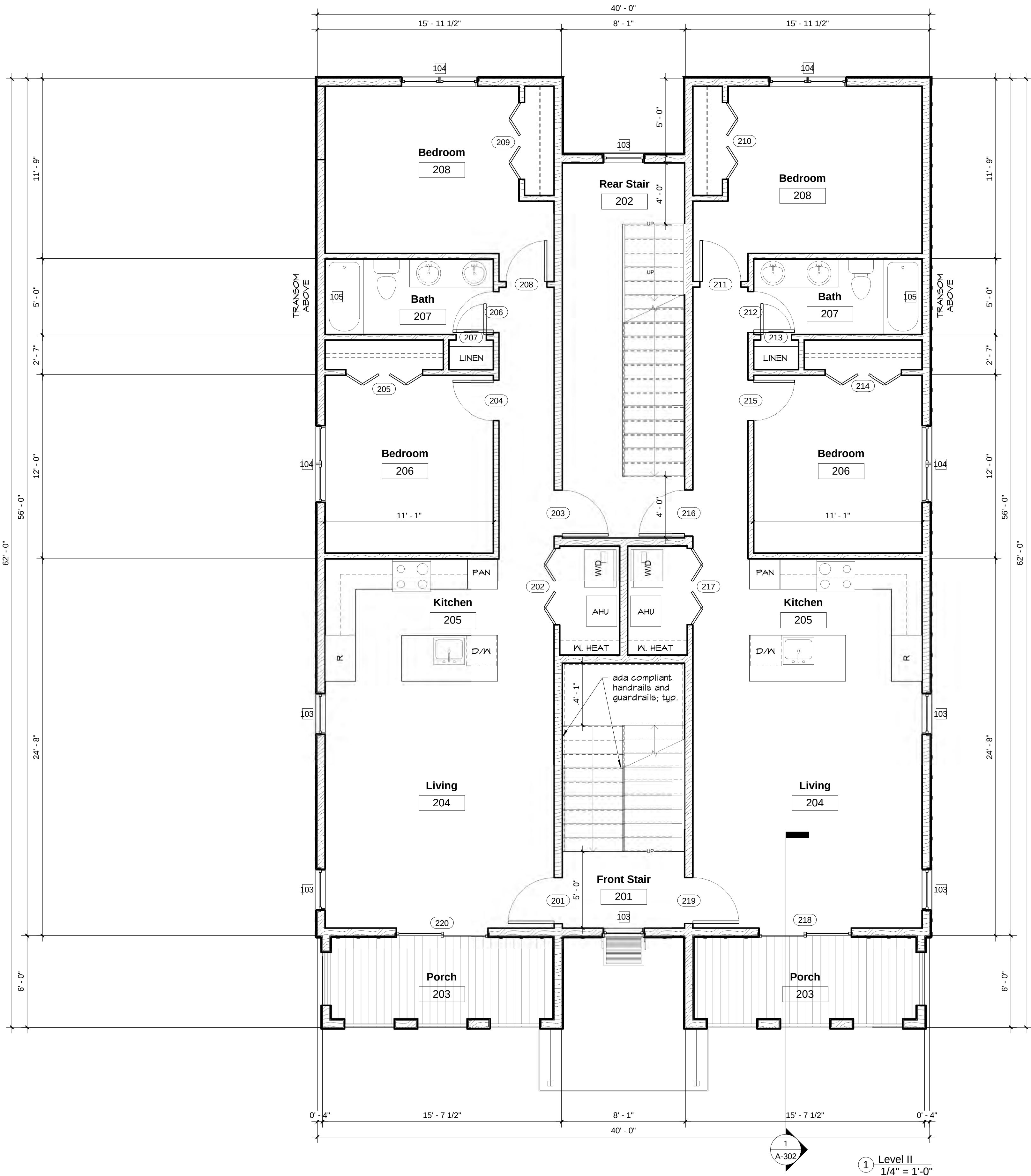
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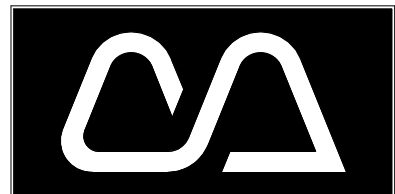
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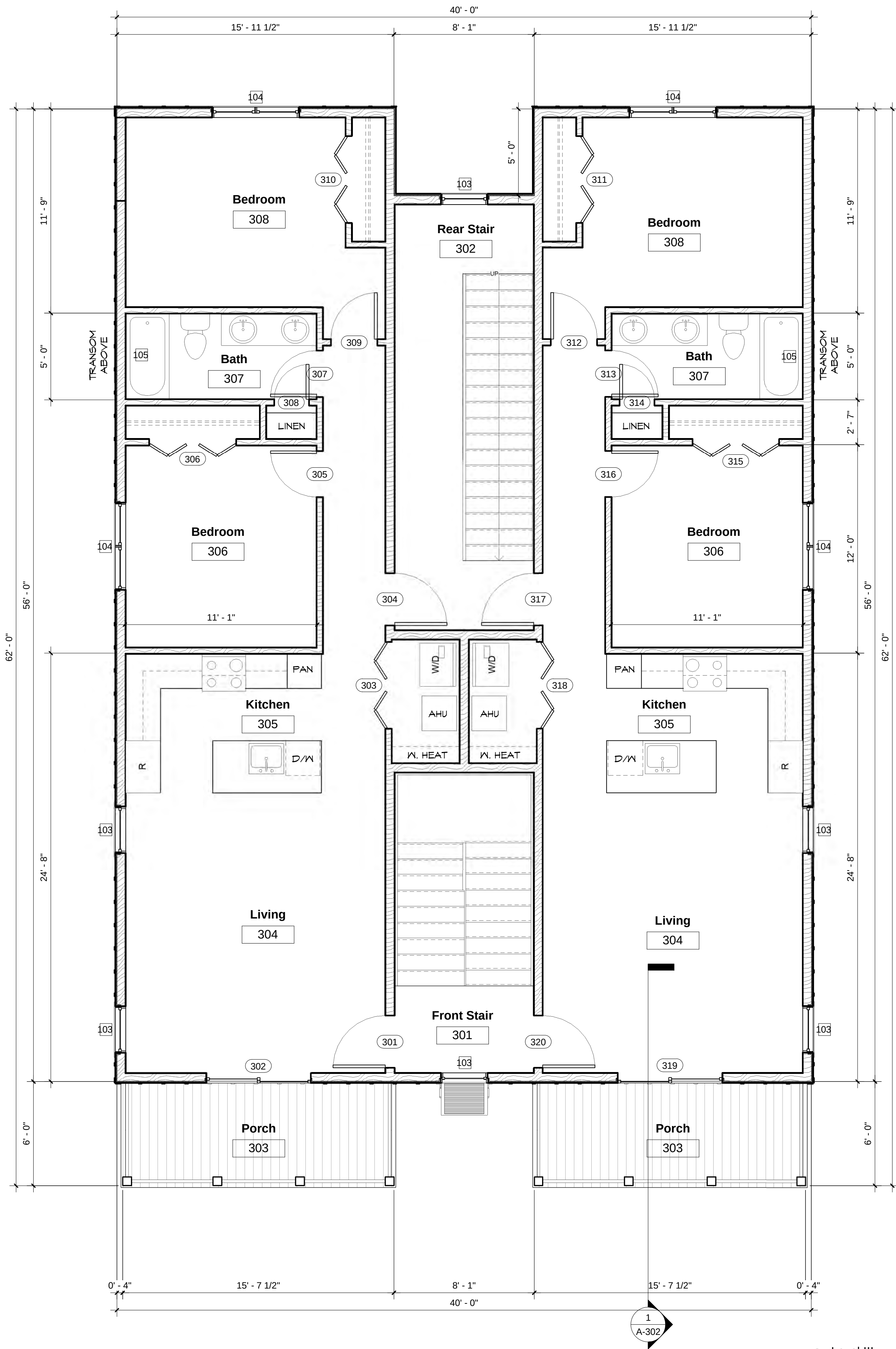
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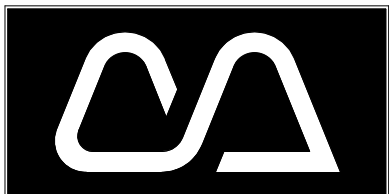
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Level III Floor Plan

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



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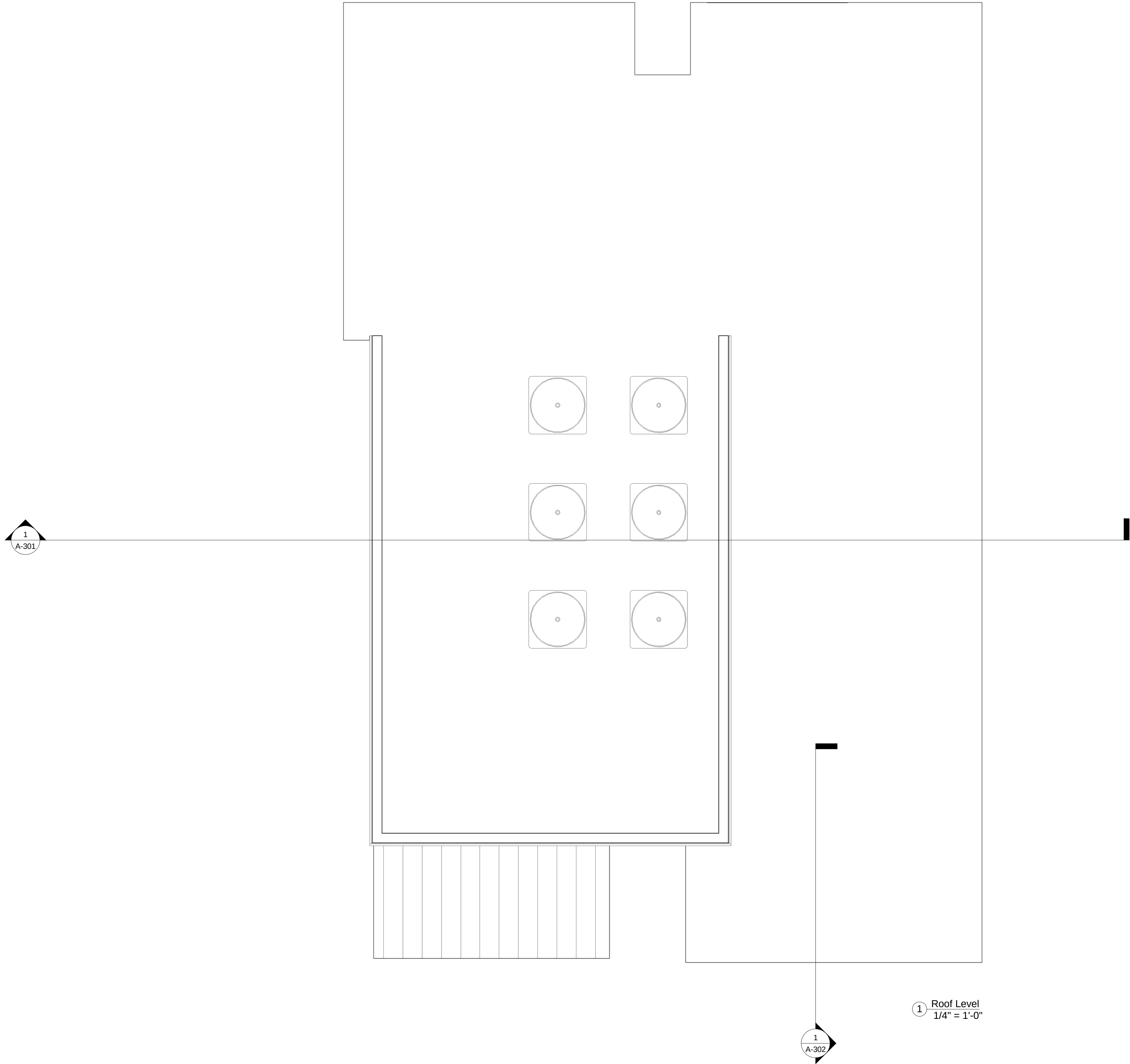
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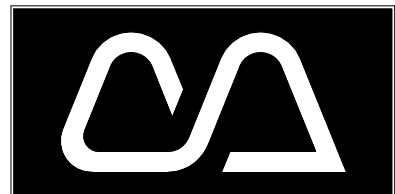
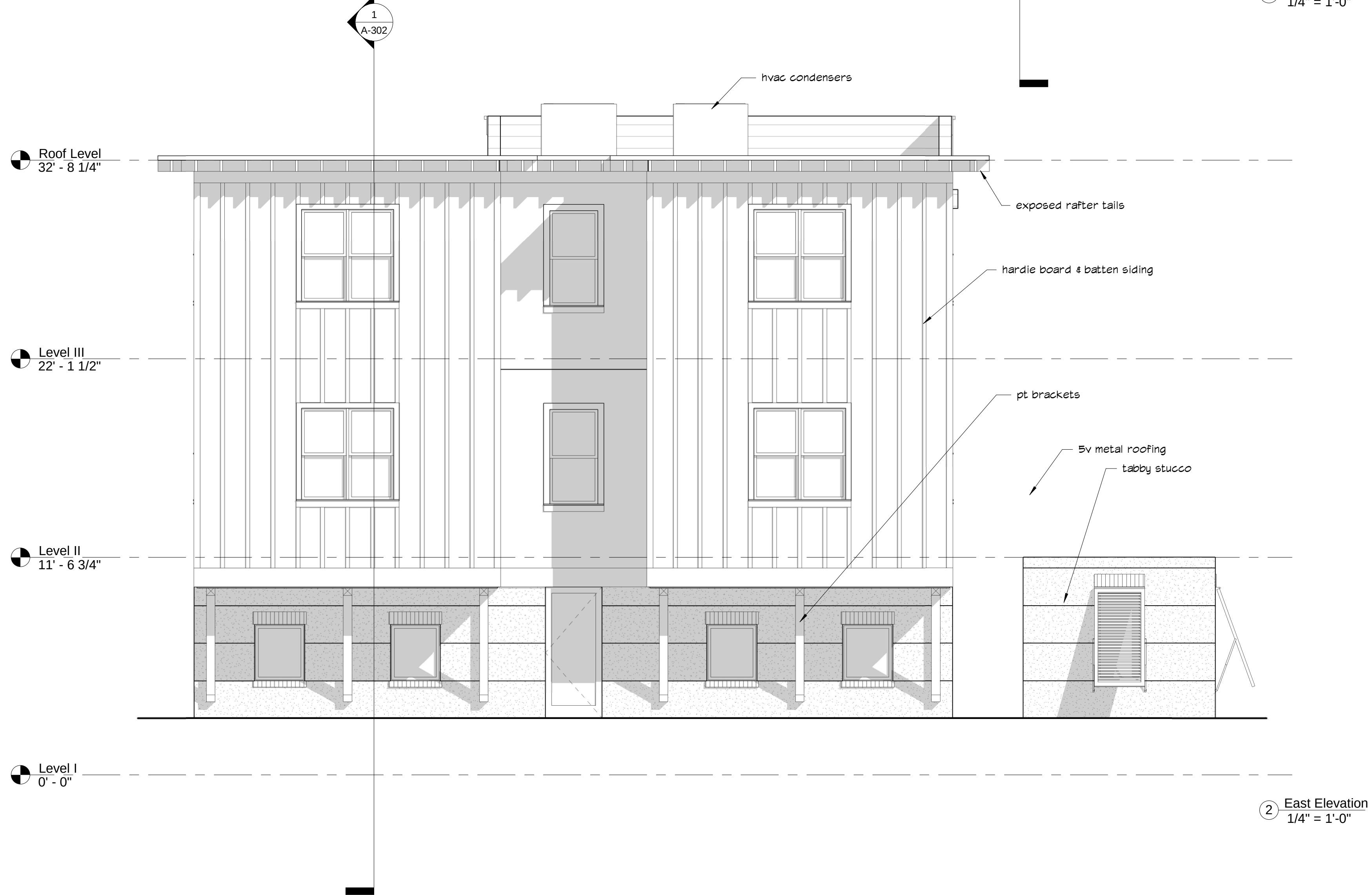
Roof Level Plan

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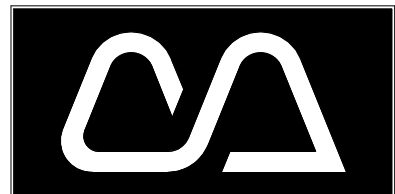
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① North Elevation
1/4\" = 1'-0\"



② South Elevation
1/4\" = 1'-0\"

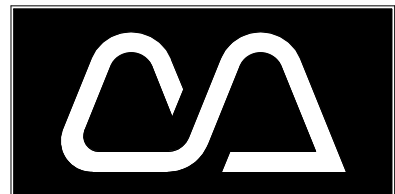
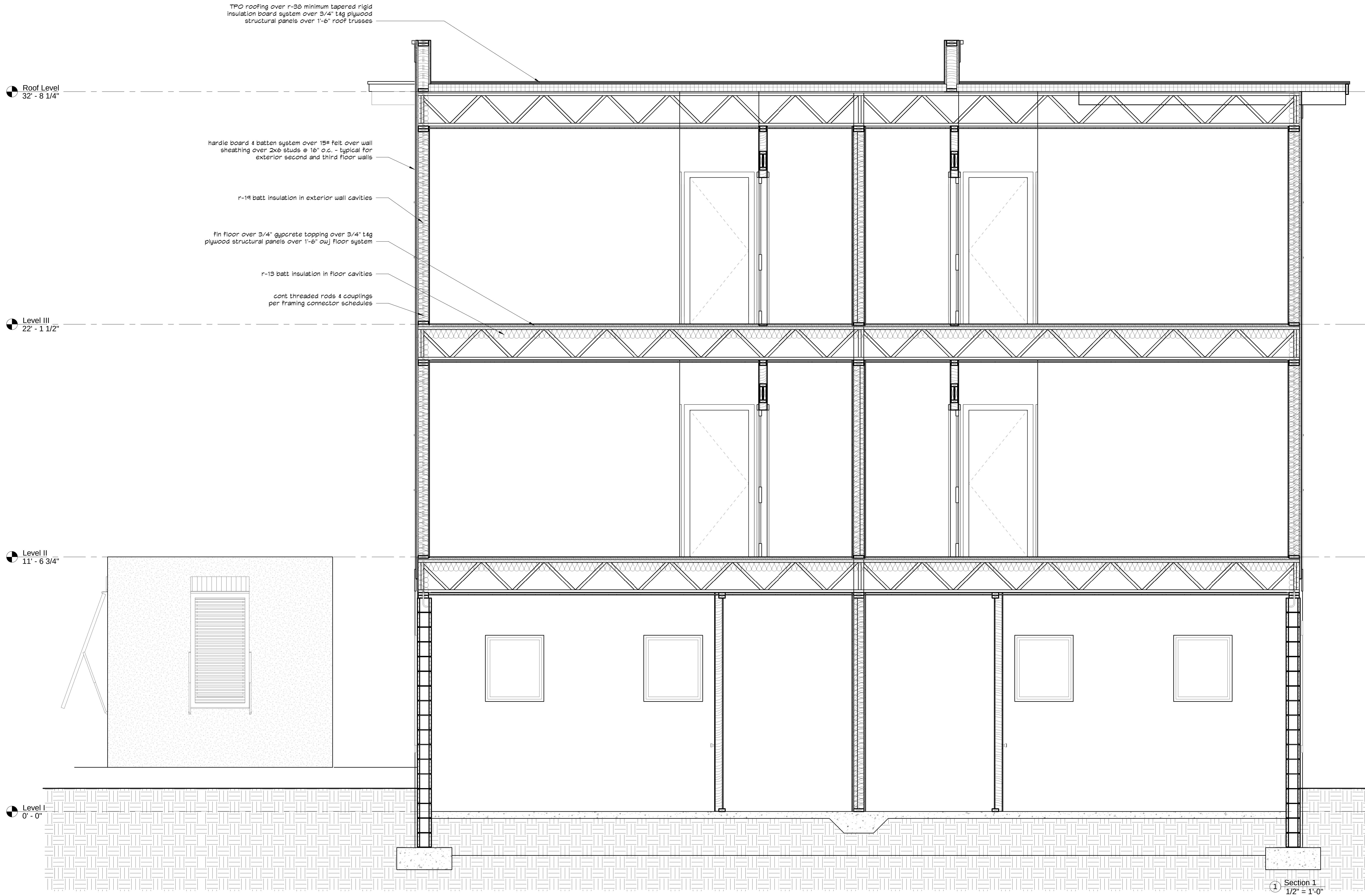
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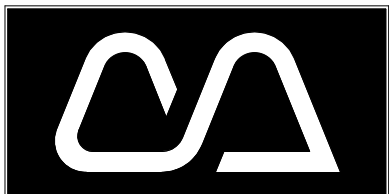
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Building Sections

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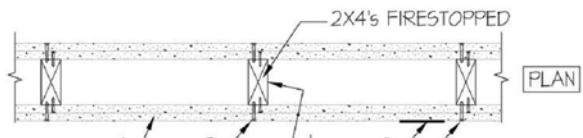
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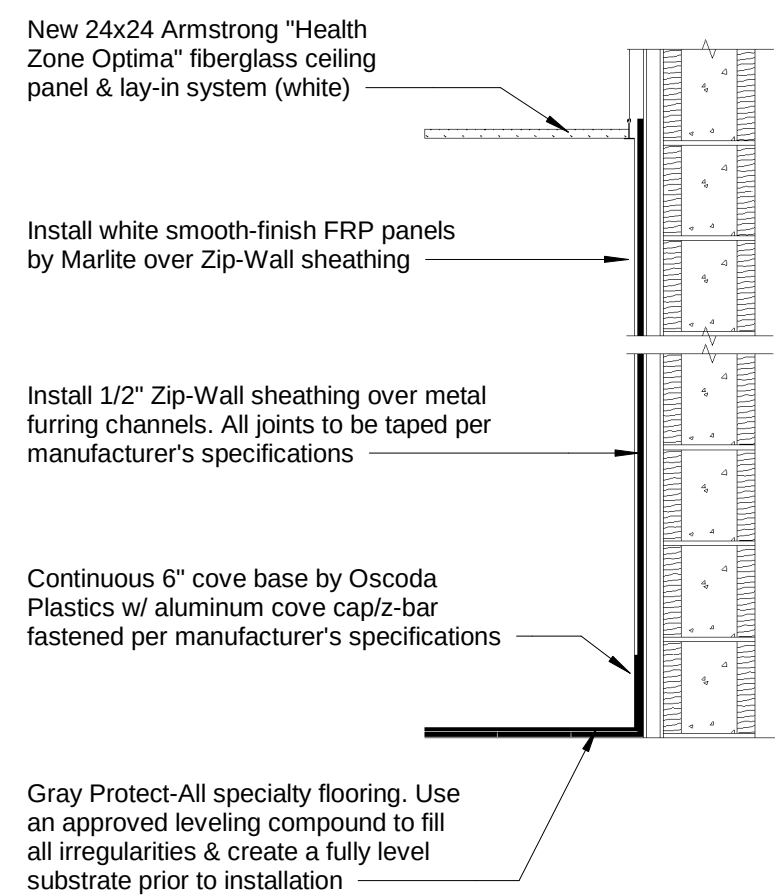
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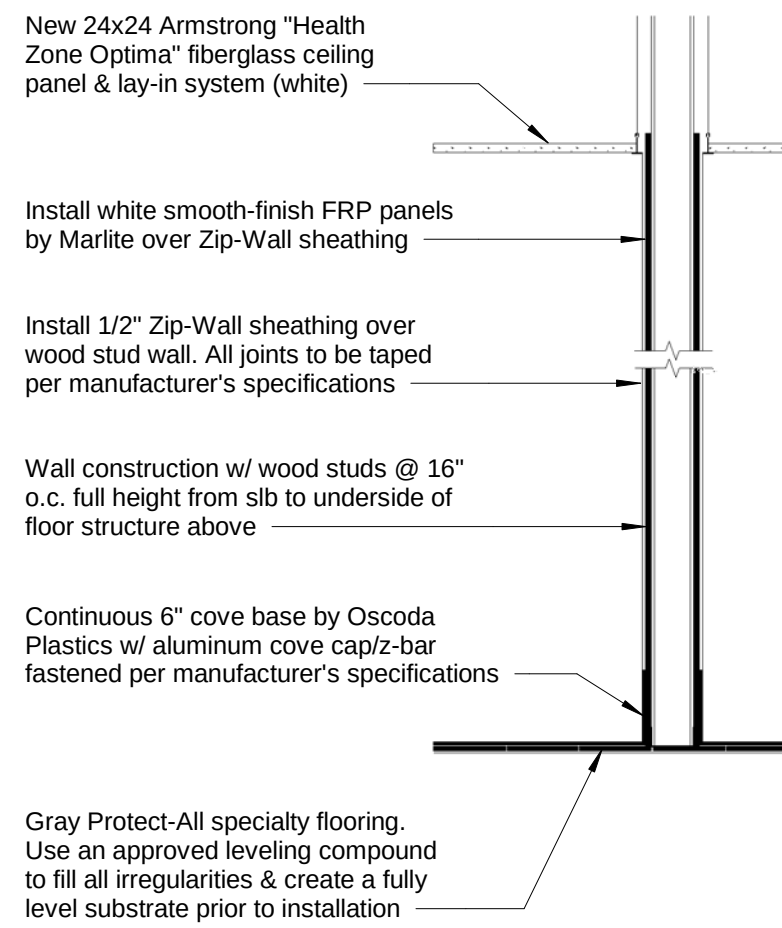
Wall Sections
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- 1. NAIL HEADS:** EXPOSED OR COVERED WITH JOINT FINISHER.
- 2. JOINTS:** EXPOSED OR COVERED WITH FIBER TAPE AND JOINT FINISHER, AS AN ALTERNATE, NOMINAL $\frac{3}{32}$ " THK. GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.
- 3. NAILS:** 6d CEMENT COATED NAILS $1\frac{1}{8}$ " LONG, 0.0195" SHANK DIAM. $\frac{1}{4}$ " DIAM. HEADS, AND 6d CEMENT COATED NAILS $2\frac{3}{8}$ " LONG, 0.119" DIAM SHANK, $\frac{3}{32}$ " DIAM. HEADS.
- 4. GYPSUM BOARD:** (BEARING THE UL CLASSIFICATION MARK): $\frac{5}{8}$ " THK. (2) LAYERS APPLIED EITHER HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH THE $1\frac{1}{8}$ " NAILS SPACED 6" O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE $2\frac{3}{8}$ " LONG NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EDGE BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE. PRODUCTS:
AMERICAN GYPSUM CO. -- TYPES AG-G, ASK-1, ASK-2, ASK-3, ASK-4, ASK-5, ASK-6, ASK-7, ASK-8, ASK-9, ASK-10, ASK-11, ASK-12, ASK-13, ASK-14, ASK-15, ASK-16, ASK-17, ASK-18, ASK-19, ASK-20, ASK-21, ASK-22, ASK-23, ASK-24, ASK-25, ASK-26, ASK-27, ASK-28, ASK-29, ASK-30, ASK-31, ASK-32, ASK-33, ASK-34, ASK-35, ASK-36, ASK-37, ASK-38, ASK-39, ASK-40, ASK-41, ASK-42, ASK-43, ASK-44, ASK-45, ASK-46, ASK-47, ASK-48, ASK-49, ASK-50, ASK-51, ASK-52, ASK-53, ASK-54, ASK-55, ASK-56, ASK-57, ASK-58, ASK-59, ASK-60, ASK-61, ASK-62, ASK-63, ASK-64, ASK-65, ASK-66, ASK-67, ASK-68, ASK-69, ASK-70, ASK-71, ASK-72, ASK-73, ASK-74, ASK-75, ASK-76, ASK-77, ASK-78, ASK-79, ASK-80, ASK-81, ASK-82, ASK-83, ASK-84, ASK-85, ASK-86, ASK-87, ASK-88, ASK-89, ASK-90, ASK-91, ASK-92, ASK-93, ASK-94, ASK-95, ASK-96, ASK-97, ASK-98, ASK-99, ASK-100, ASK-101, ASK-102, ASK-103, ASK-104, ASK-105, ASK-106, ASK-107, ASK-108, ASK-109, ASK-110, ASK-111, ASK-112, ASK-113, ASK-114, ASK-115, ASK-116, ASK-117, ASK-118, ASK-119, 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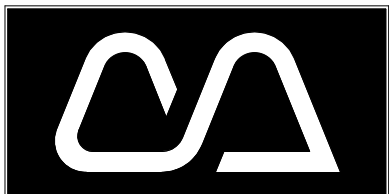
4 Kitchen Wall - Masonry
3/4" = 1'-0"



⑤ Kitchen Wall - Wood
3/4" = 1'-0"

Revisions		
No.	Description	Date

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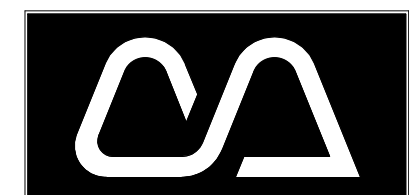
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Window and Door Schedules

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Door Schedule				
Mark	Manufacturer	Description	Width	Height
101	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	3' - 0"	8' - 0"
102	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	6' - 0"	8' - 0"
103	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	6' - 0"	8' - 0"
104	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
105	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
106	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
107	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
108	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	3' - 0"	7' - 0"
201	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
202	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
203	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
204	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
205	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
206	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
207	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
208	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
209	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
210	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
211	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
212	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
213	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
214	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
215	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
216	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
217	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
218	PGT	Glass Sliding Door	6' - 0"	8' - 0"
219	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
220	PGT	Glass Sliding Door	6' - 0"	8' - 0"
301	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
302	PGT	Glass Sliding Door	6' - 0"	8' - 0"
303	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
304	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
305	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
306	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
307	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
308	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
309	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
310	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
311	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
312	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
313	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
314	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
315	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
316	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
317	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
318	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
319	PGT	Glass Sliding Door	6' - 0"	8' - 0"
320	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"

Window Schedule				
Type Mark	Manufacturer	Description	Width	Height
36			2' - 6"	5' - 0"
101	PGT	Vinyl Insulated Low-E Fixed Window	2' - 8"	5' - 0"
102	PGT	Vinyl Insulated Low-E Fixed Window	2' - 8"	3' - 0"
103	PGT	Vinyl Insulated Low-E Double-Hung Window	2' - 8"	5' - 2"
104	PGT	Vinyl Insulated Low-E Double-Hung Window	5' - 0"	5' - 0"
105	PGT	Vinyl Insulated Low-E Double-Hung Window	2' - 6"	2' - 6"
229			2' - 0"	8' - 0"



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Revisions	
No.	Date

Progress Prints	
Issued To/For	Date
HDC	9/11/19

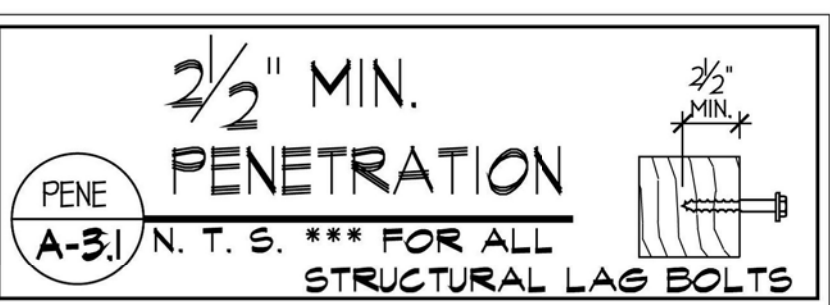
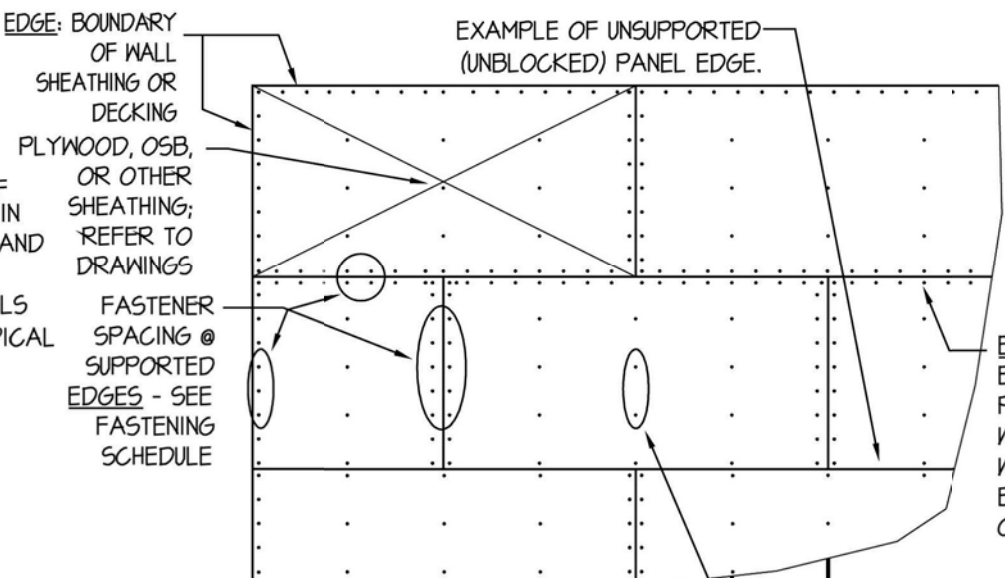
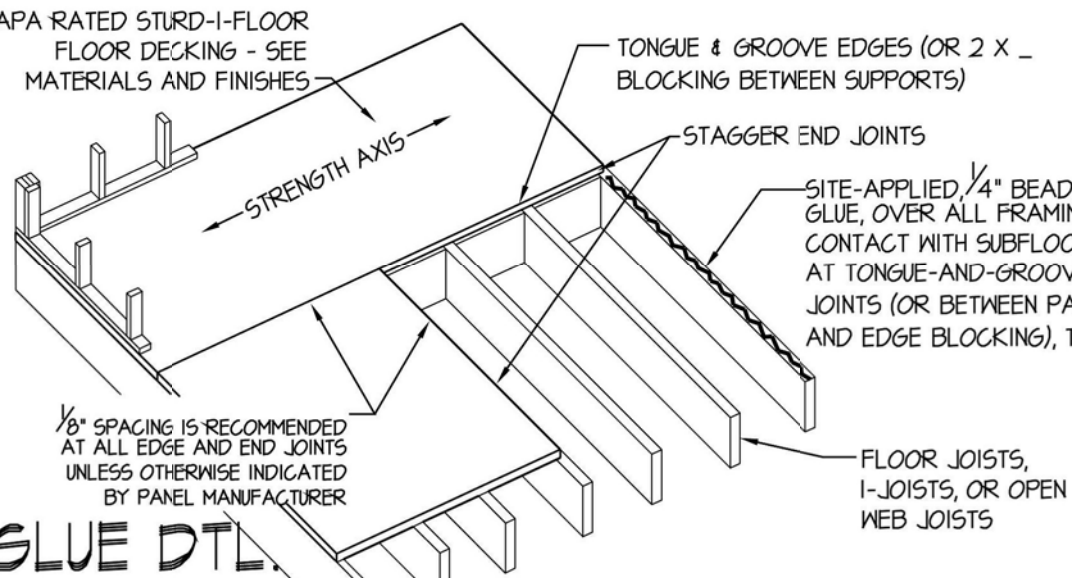
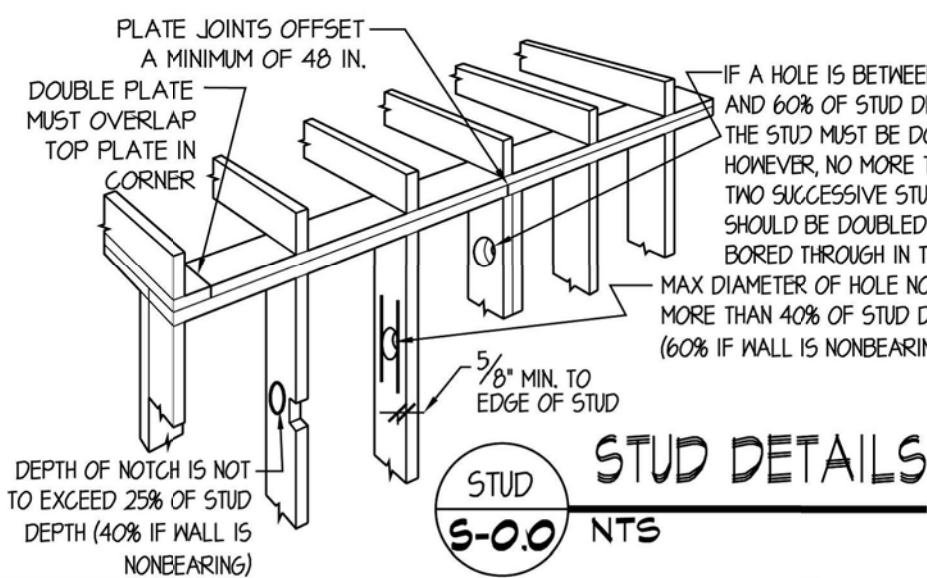
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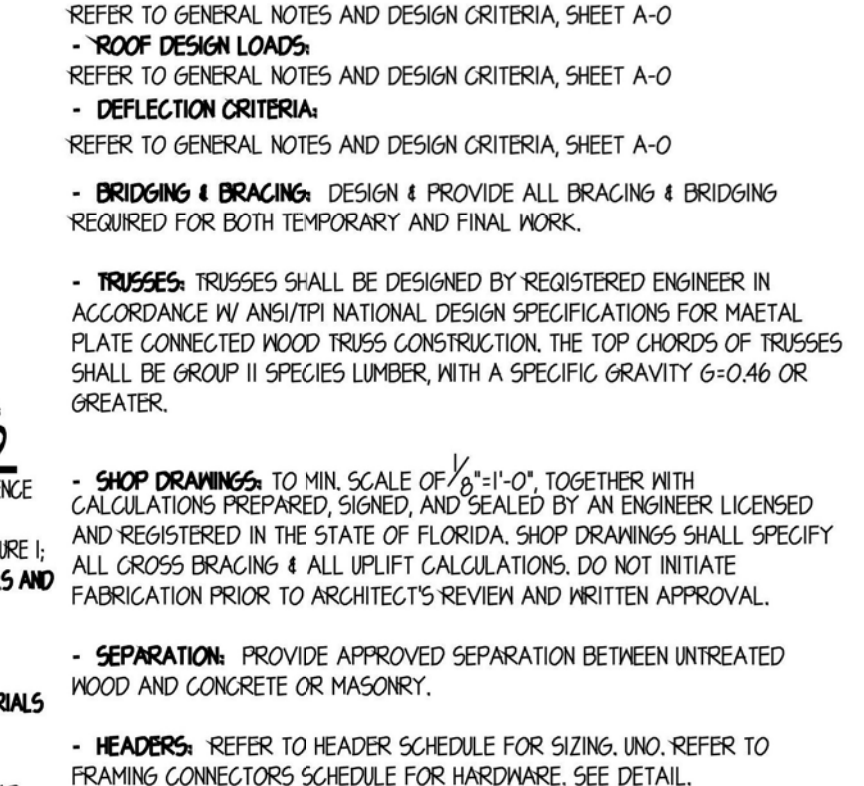
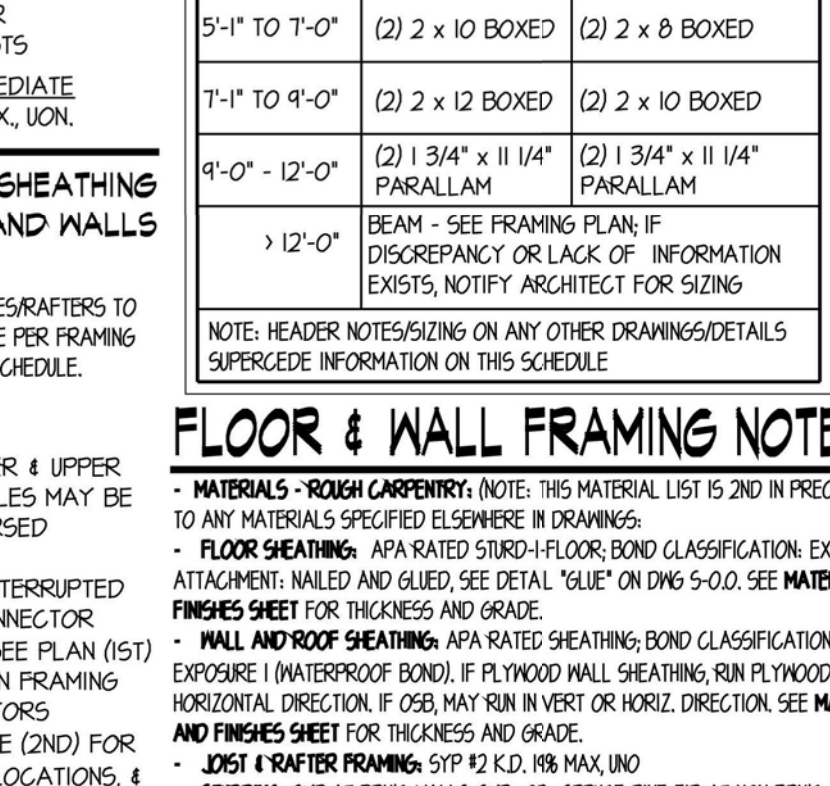
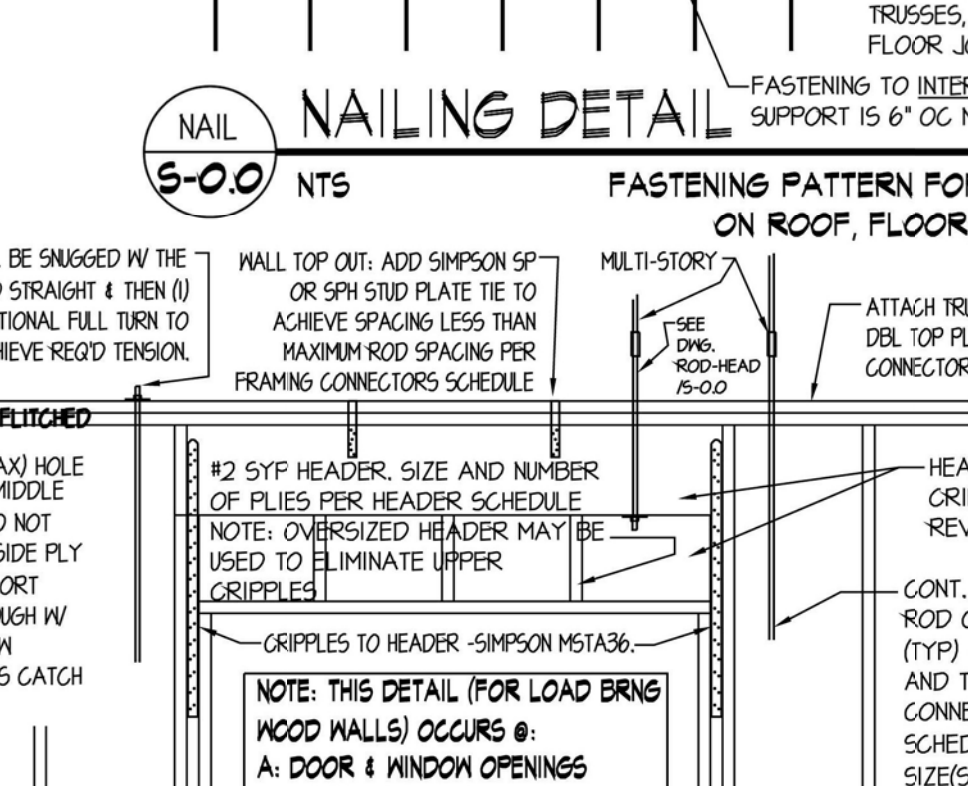
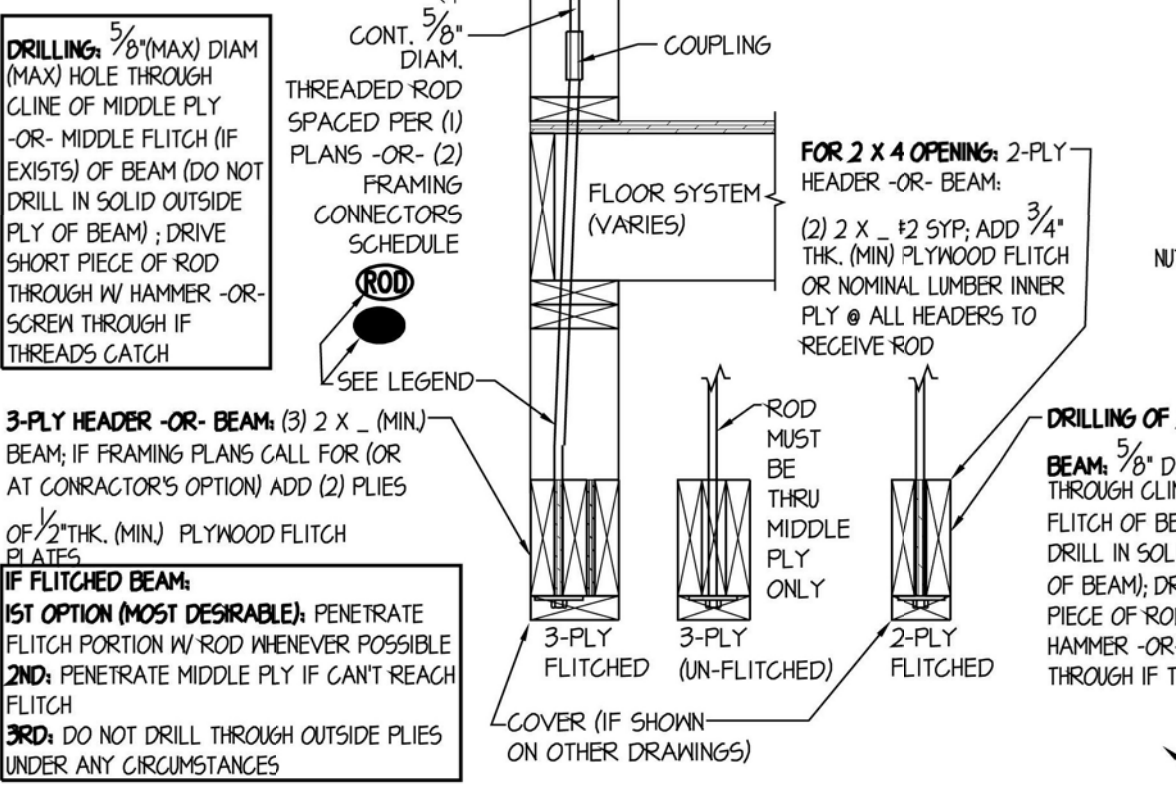
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Fernandina Beach
NASSAU COUNTY, FLORIDA

Project: 181307
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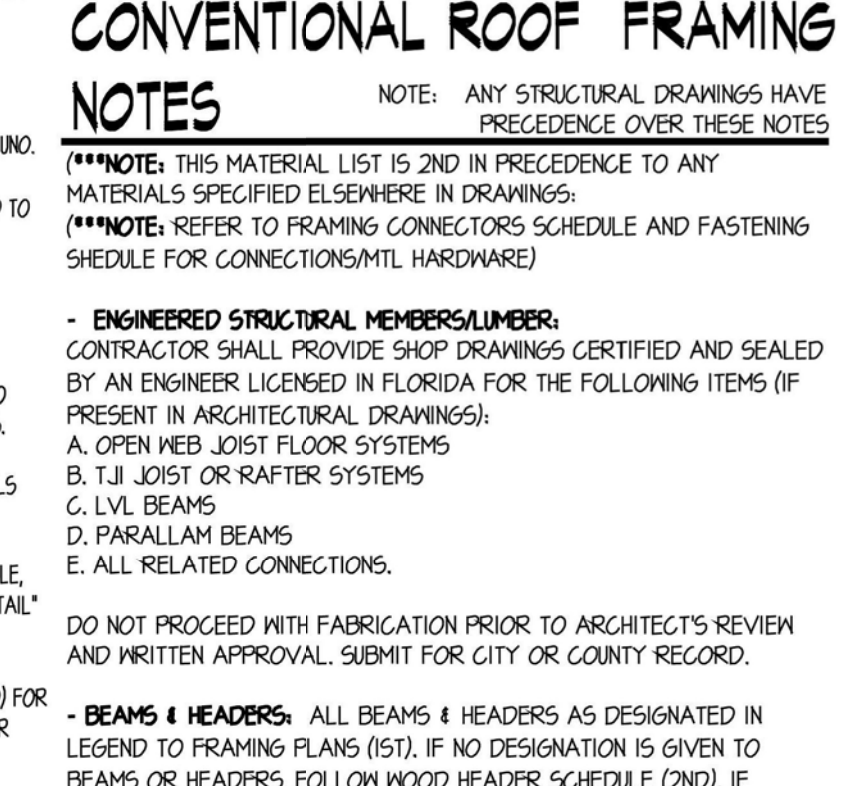
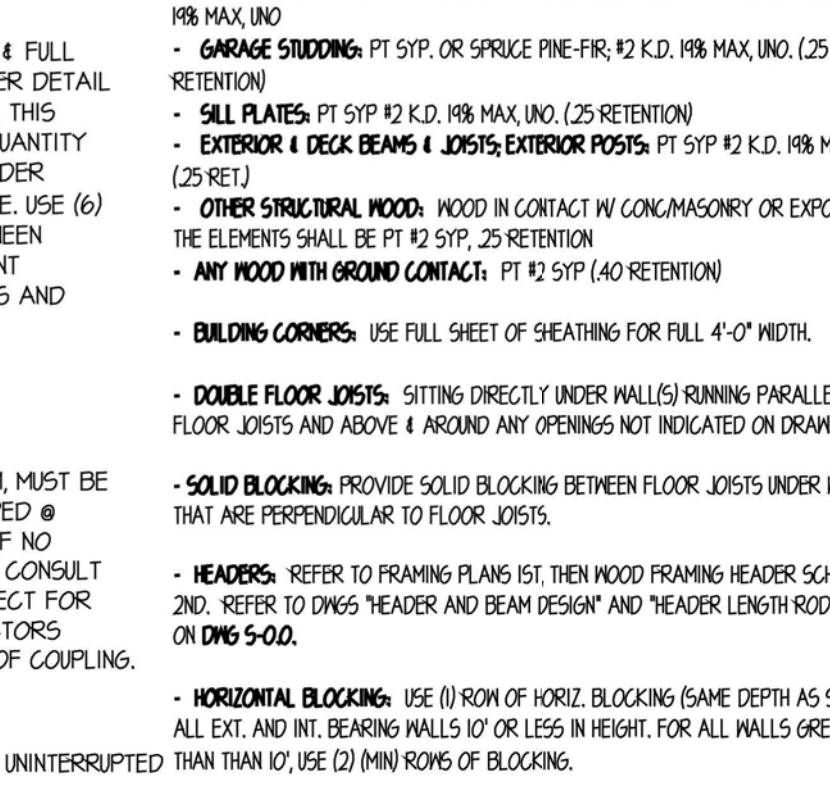
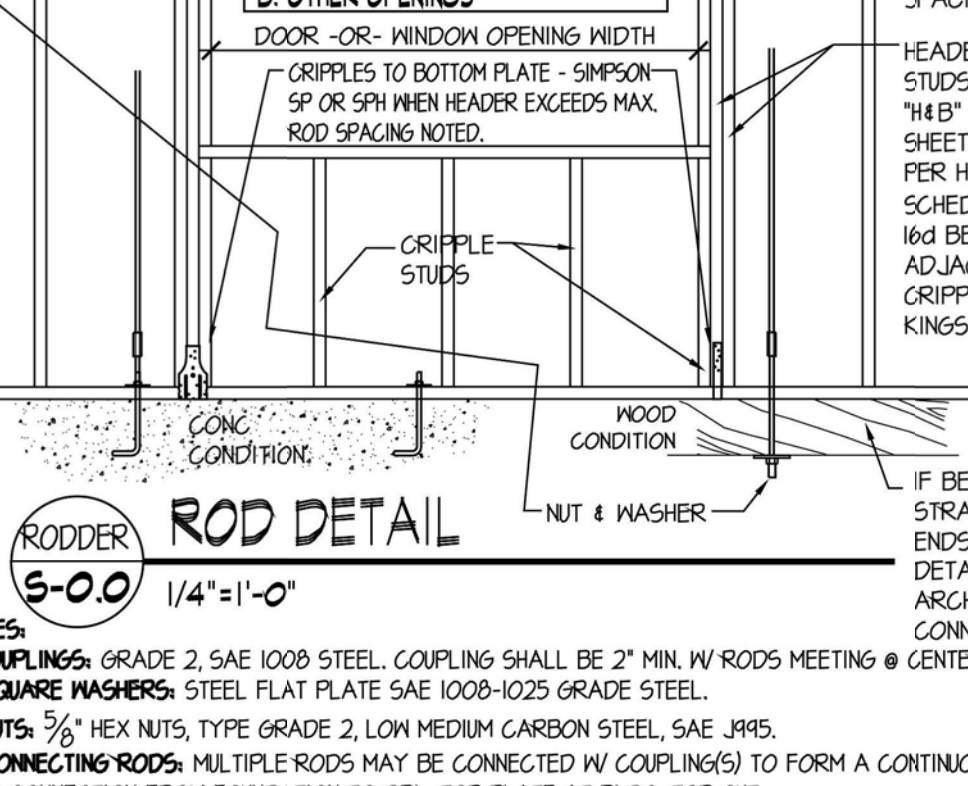
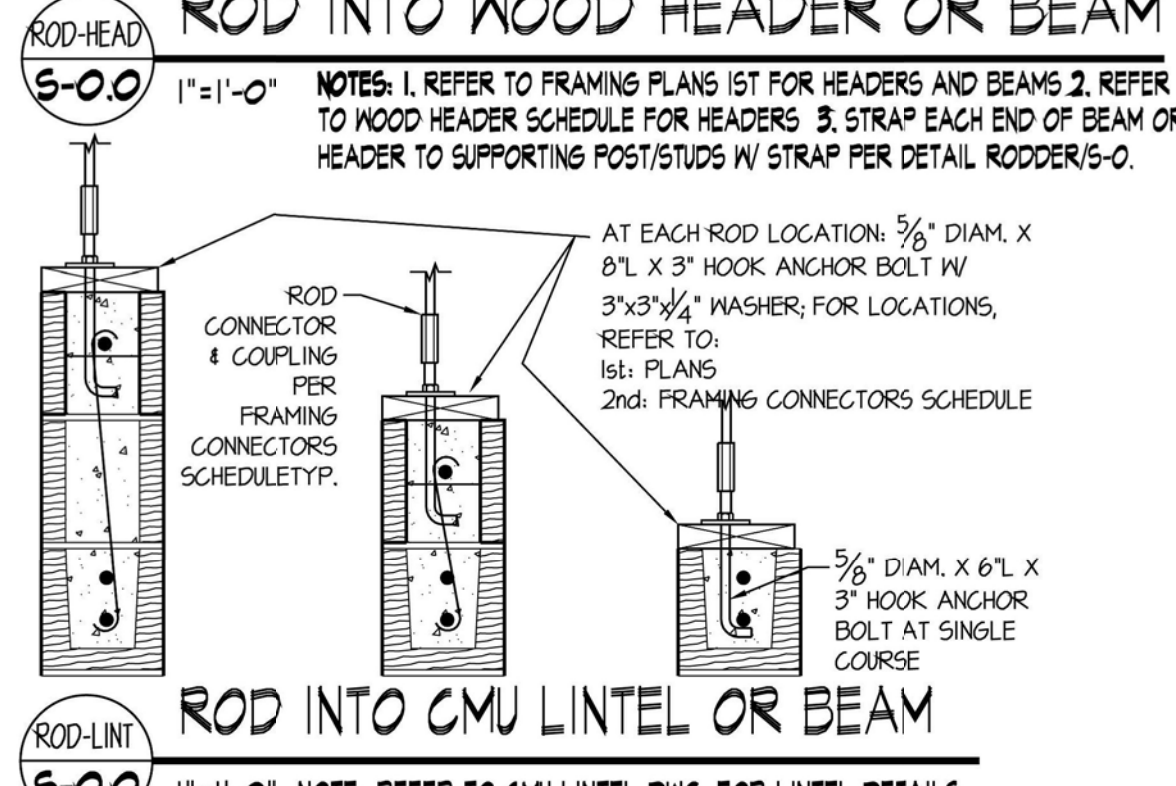
FOUNDATION & STRUCTURAL NOTES	
REFERENCE: ASTM C 90, ACI 309	
DIMENSIONS: COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.	
FOOTINGS: REFER TO STRUCTURAL DWGS. FIRST, IF NO INFO APPEARS, THEN CENTER FOOTINGS UNDER LOAD BEARING MATERIALS AND COLUMNS; FOOTINGS MAY BEAR ON EITHER COMPACTED NATURAL SOILS OR COMPACTED STRUCTURAL FILL; THE BEARING LEVEL SOILS, AFTER COMPACTION, SHOULD EXHIBIT DENSITIES EQUIVALENT TO 95% OF THE MODIFIED PROCTOR DRY DENSITY (ASTM D 1557) TO A DEPTH OF AT LEAST 12" BELOW THE FOUNDATION BEARING LEVELS.	
CONFACTION TESTS AND STRUCTURAL BACKFILL: BACKFILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6" AND COMPACTED. CONTRACTOR SHALL PROVIDE COMPACTION DENSITY TESTS AND SUBMIT TO ARCHITECT AT BEARING LEVELS OF SOIL AS FOLLOWS (PER ASTM D1556, D2161, D2422, OR D3017): 1. UNDER SLABS: (2) MIN DENSITY TESTS (MINI 105 AREA & FINISHED GRADE OF SLAB 202); 2. PAD FOOTINGS: (1) DENSITY TEST FOR EVERY 50 sq. ft. OF DRNG AREA; 3. CONT. FOOTINGS: (1) DENSITY TEST PER 100 LIN. FEET OF CONT. FTG'S BEARING SURFACE	
FILL TYPES: A. GENERAL FILL (WHERE NOTED): SUBSOIL EXCAVATED ON-SITE OR IMPORTED NATURAL RIVER OR BANK SAND; FREE OF SILT, LOAM, FRAGILE OR SOLUBLE MATERIALS, OR ORGANIC MATTER; NO SUGAR SAND FREE OF LUMPS 1/4" FREE OF ROCK 1/4" B. GRANULAR FILL (UNDER SLABS OR GRADE): CRUSHED STONE, GRADED AND FREE OF SHALE, CLAY, SAND, FRAGILE MATERIALS AND DEBRIS C. SAND (OVER BURIED UTIL. PIPING & CONDUITS IN TRENCHES & UNDER SLABS): NATURAL RIVER OR BANK SAND; WASHED, FREE OF SILT, CLAY, LOAM, FRAGILE OR SOLUBLE MATERIALS, AND ORGANIC MATTER (ASMTD2481 GROUP SYMBOL SW)	
CONCRETE: NORMAL WEIGHT, 28 DAY, (AVG. 2 CYLINDERS) CONVENTIONAL SHALLOW FOOTINGS -----3000 PSI SLABS ON GRADE ----- 3000 PSI ELEVATED SLABS ----- 4000 PSI BEAMS ----- 4000 PSI ALL OTHER CONCRETE (NON) ----- 3000 PSI ALLOWABLE SLIPS: SLABS AND FOOTINGS, BEAMS: 3"-5" NOTE: STRUCTURAL CONCRETE SUSCEPTIBLE TO EFFECTS OF SALT ENVIRONMENT TO BE 5000 PSI (I.E. PILLES, BEAMS & COLUMNS OF OCEANFRONT PROPERTIES)	
GRAOUT: 8"-11" SLUMB, 3000 PSI @ 28 DAYS, MAX. COURSE AGGREGATE SIZE OF 3/8"	
MASONRY/CMU: HOLLOW CMU, ASTM C40, TYPE II, Fm 1500 PSI; MASONRY MORTAR: ASTM C270, TYPE "S"	
HORIZONTAL JOINT REINFORCEMENT: 9 GAUGE LADDER TYPE ASTM A183 CLASS B-2 W/ 15 OUNCES OF ZINC PER FOOT COATING; INSTALL @ 16" O.C. VERT. UNDO.	
REINFORCING BARS: ASTM A615, GRADE 60 DEFORMED BILLET STEEL. COVER OVER REINFORCEMENT BARS: CONC. IN CONTACT WITH EARTH = 3" CONC. EXPOSED TO WEATHER = 2" CONC. NOT EXPOSED TO WEATHER = 1 1/2" MASONRY NOT EXPOSED TO WEATHER = 2" MASONRY NOT EXPOSED TO WEATHER = 1 1/2" REINFORCEMENT BARS EMBEDDED IN GROUTED MASONRY CELLS SHALL HAVE A MIN. CLEARANCE OF 1/2" BETWEEN BARS AND ANY FACE OF A CELL. ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF THE CONCRETE.	
PROTECTION OF METALS IN CONCRETE: ALL ANGLES, BAR, ANCHOR BOLTS, ETC. EMBEDDED IN CONCRETE SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. STRUCTURAL ITEMS TOO LARGE TO BE HOT DIPPED GALVANIZED SHALL BE PAINTED WITH GALV. COLD PRIMER.	
ANCHOR BOLTS/EMBEDMENT FOR WOOD PLATE CONNECTION: PROVIDE 5/8" diam GALV. ANCHOR BOLTS W/ 3" x 3" x 1/8" GALV. PLATE WASHERS AT BOTH SIDES OF CORNERS, EACH SIDE OF ALL OPENINGS, SHEAR WALL, ANCHOR LOCATIONS, AND AT 32" O.C. EMBED BOLTS MIN. OF 5" IN CONC. SLABS & WALLS. REFER TO FRAMING CONNECTORS SCHEDULE FOR REFERENCE.	
CONCRETE SLABS: 4" MIN. THICKNESS OVER 6 MIL VAPOR BARRIER OVER TERMITE TREATED SOIL (APPLIED IMMED. PRIOR TO INSTALL OF VAPOR BARRIER IS YEAR INSTALLER'S WARRANTY-COORD. DETAILS W/ OWNER) COMPACTED TO 95% MIN. COMPACTION. SUBMIT TO ARCHITECT CERTIFICATE OF TREATMENT FOR TREATED SOILS.	
CONCRETE CRACK CONTROL: AT EXPOSED LOCATIONS: 6x6x10/10 MUF. @ ALL CONCRETE SLABS TO BE LEFT EXPOSED; CENTER AND SUPPORT MESH @ 3" O.C. EACH MAY MAX. W/ APPROVED SUPPORTS; WELDED WIRE FABRIC (WUF) @ ASTM A185, WELDED STEEL WIRE FABRIC, PLATE TYPE AND FINISH, LAP @ 6" @ SIDES. AT CONCEALED LOCATIONS (TO BE COVERED BY FINISH FLOORING) AT CONTRACTOR'S OPTION BUT FIRST MUST RECEIVE APPROVAL FROM OWNER), SYNTHETIC FIBER REINFORCEMENT MAY BE SUBSTITUTED. FIBER LENGTHS SHALL BE 12" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM .75# TO 1.5# PER CUBIC YARD IN ACCORDANCE W/ MANUF. RECOMMENDATIONS. COMPLY W/ ASTM C 116.	
EXPANSION AND CONTRACTION JOINTS: PROVIDE AS REQUIRED TO COMPLY WITH STANDARDS OF THE AMERICAN CONCRETE ASSOCIATION. PROVIDE 1/2" PREMOULDED EXPANSION JOINT WHERE SLABS ON GRADE ARE POURED AGAINST COLUMNS, PEDESTALS, AND FOUNDATION MATS, GRADE BEAMS OR WALLS, UNDO.	

FASTENING SCHEDULE	
CONNECTION	FASTENER
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	16d
JOIST TO BAND JOIST, FACE NAIL	16d common
JOIST TO SILL OR GIRDER, TOE NAIL	16d common
JOIST TO SILL OR GIRDER, TOE NAIL	16d common
BRIDGING TO JOIST, TOE NAIL	16d common
2x LEDGER STRIP	16d common
1x6 SUBFLOOR TO EA. JOIST, FACE NAIL	16d common
OVER 1x6 SUBFLOOR TO EA. JOIST, FACE NAIL	16d common
2" SUBFLOOR TO JOIST OR GIRDER, FACE NAIL	16d common
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d common
TOP OR SOLE PLATE TO STUD, TOE NAIL	16d common
STUD TO SOLE PLATE, TOE NAIL	16d common
DOUBLED STUDS, FACE NAIL	16d common
DOUBLED TOP PLATES, FACE NAIL	16d common
CONTINUOUS HEADER, TWO PIECES	16d common
CEILING JOISTS TO PLATE, TOE NAIL	16d common
CONTINUOUS HEADER TO STUD, TOE NAIL	16d common
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	16d common
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	16d common
RAFTER/TRUSS TO PLATE, TOE NAIL	16d common
1" BRACE TO EA. STUD & PLATE, FACE NAIL	16d common
1x6 SHEATHING OR LESS TO EA. BEARING, FACE NAIL	16d common
OVER 1x6 SHEATHING TO EA. BEARING, FACE NAIL	16d common



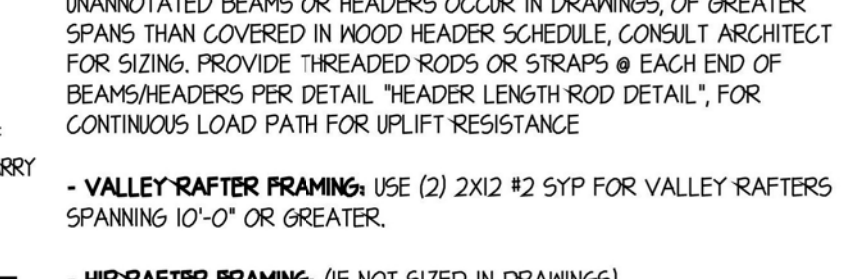
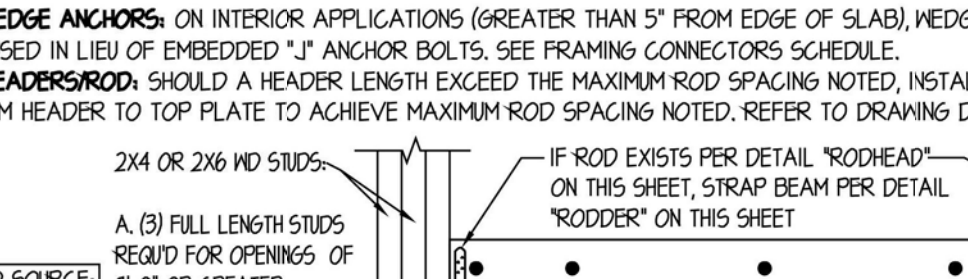
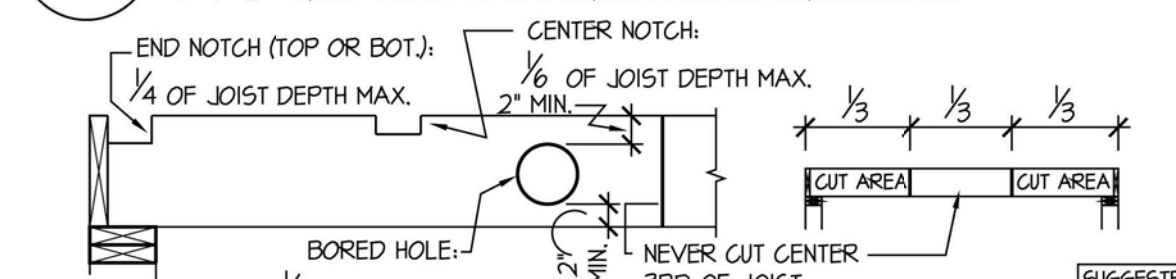
REBAR SPLICE SCHEDULE	
BAR SIZE	LAP SPICE
#4	15"
#5	20"
#6	25"

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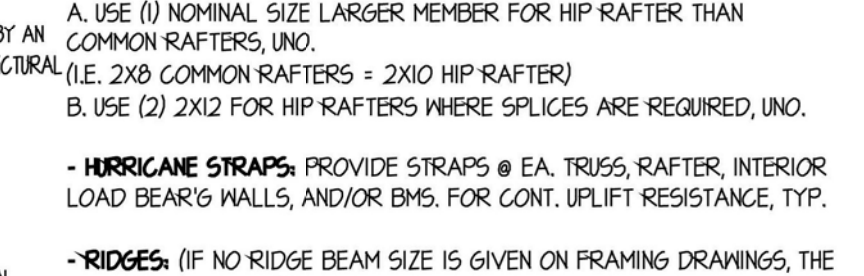
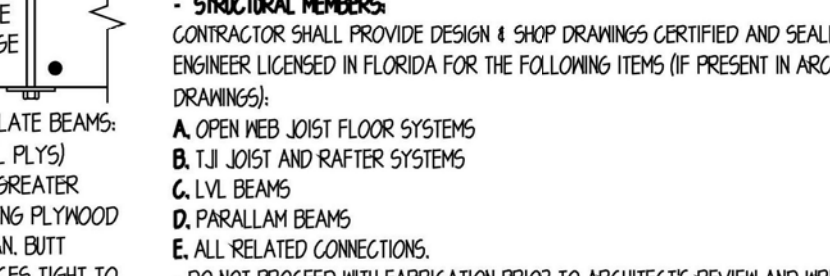
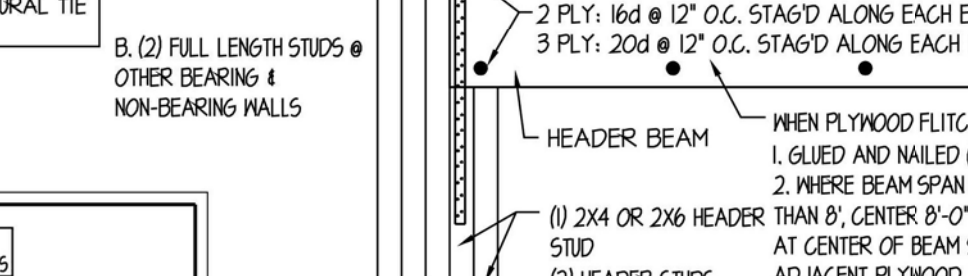
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DOUBLED TOP PLATES, FACE NAIL	16d common
CONTINUOUS HEADER, TWO PIECES	16d common
CEILING JOISTS TO PLATE, TOE NAIL	16d common
CONTINUOUS HEADER TO STUD, TOE NAIL	16d common
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	



No.	Date
-----	------

Progress Prints

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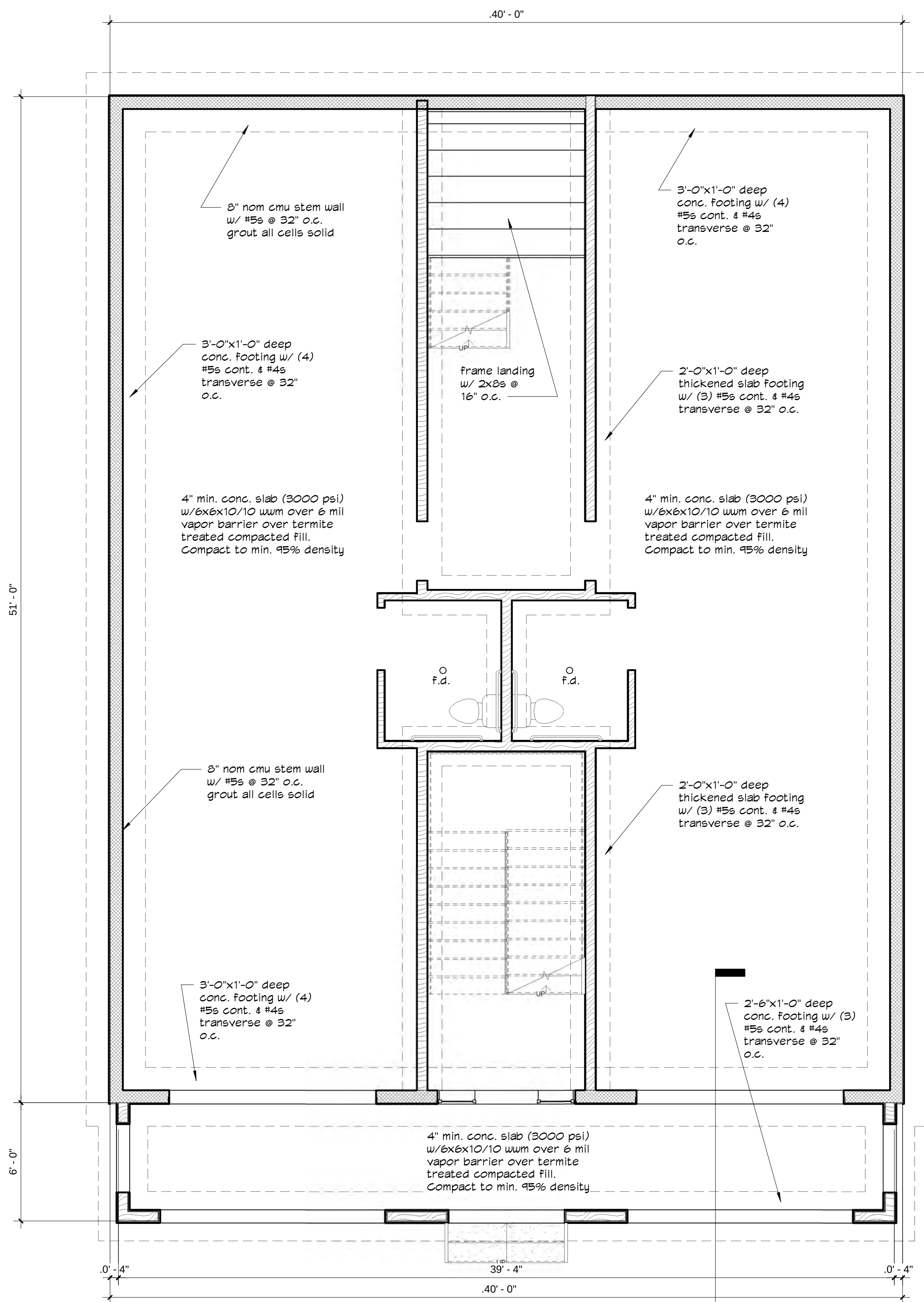
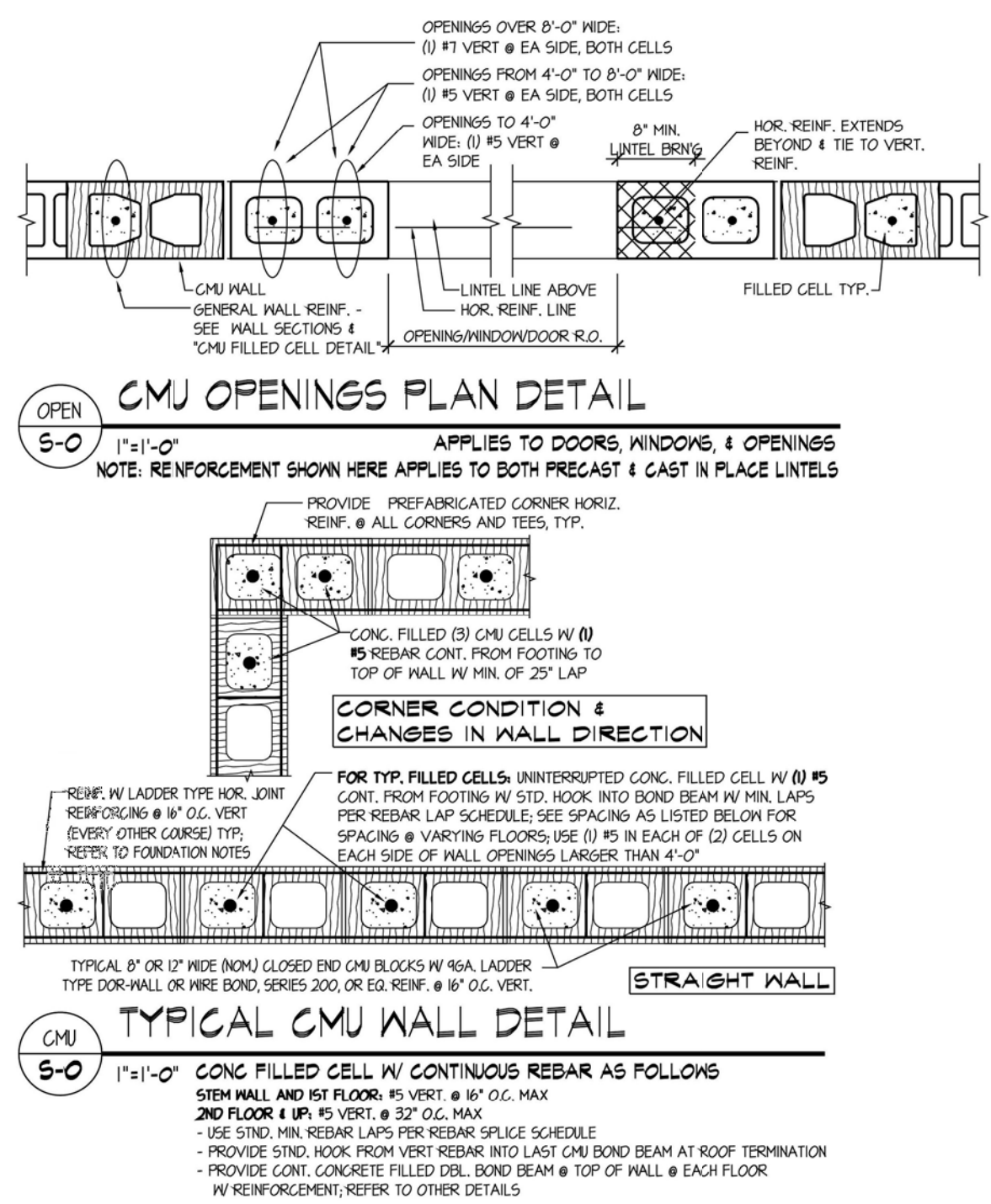
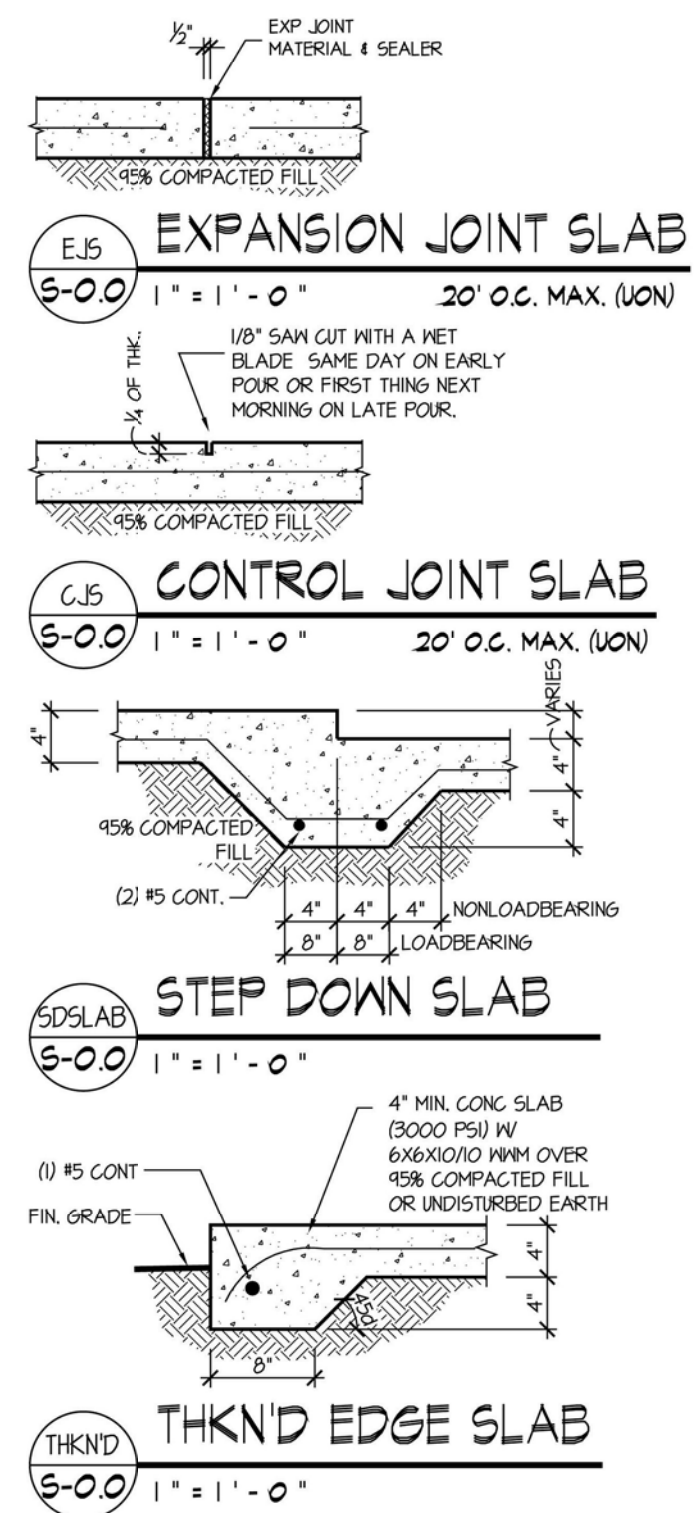
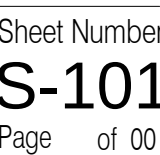
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Fernandina Beach
NASSAU COUNTY, FLORIDA

project: 181307

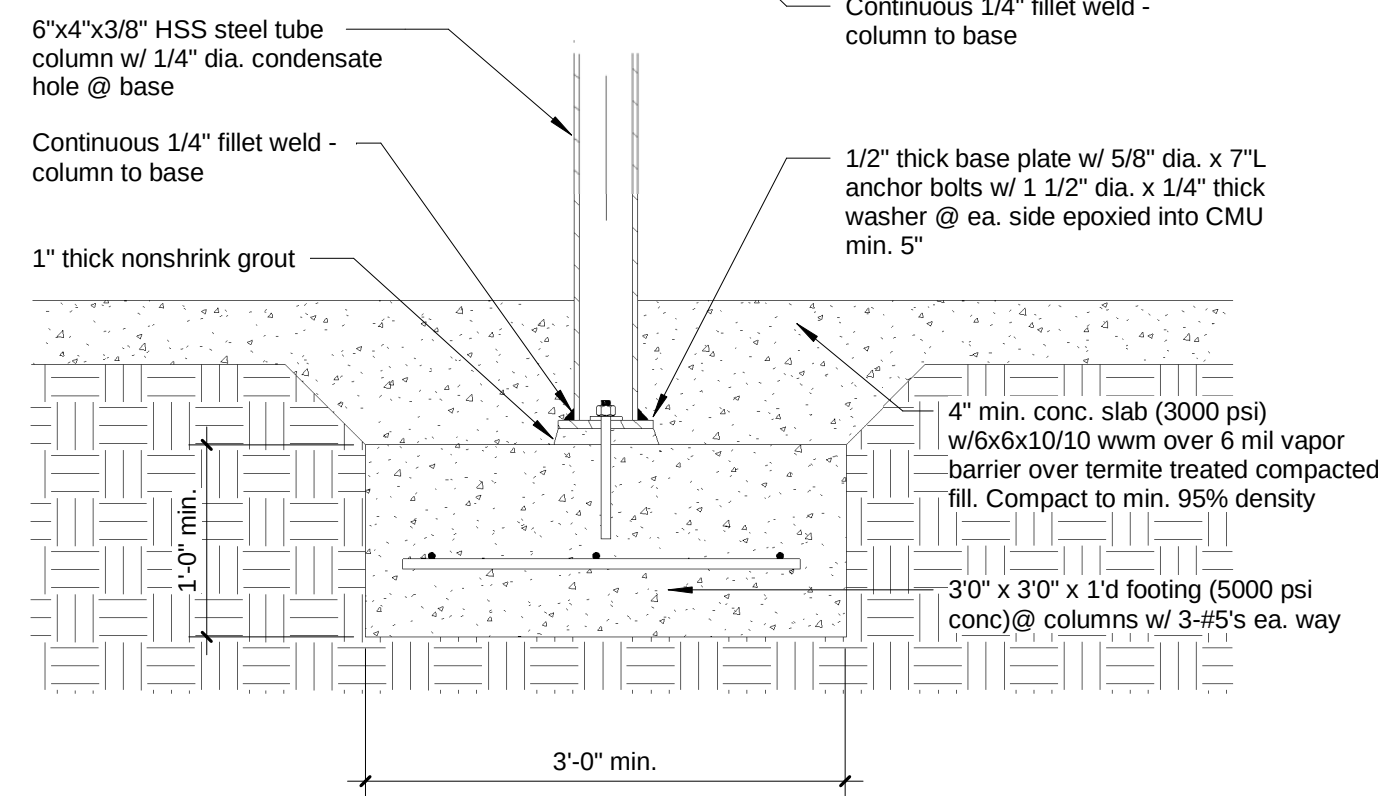
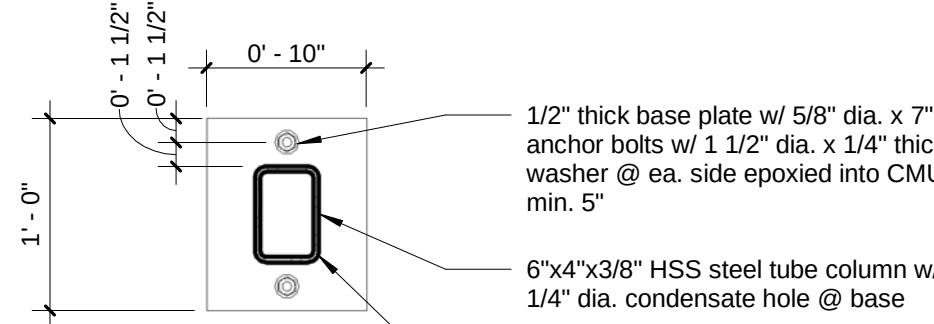
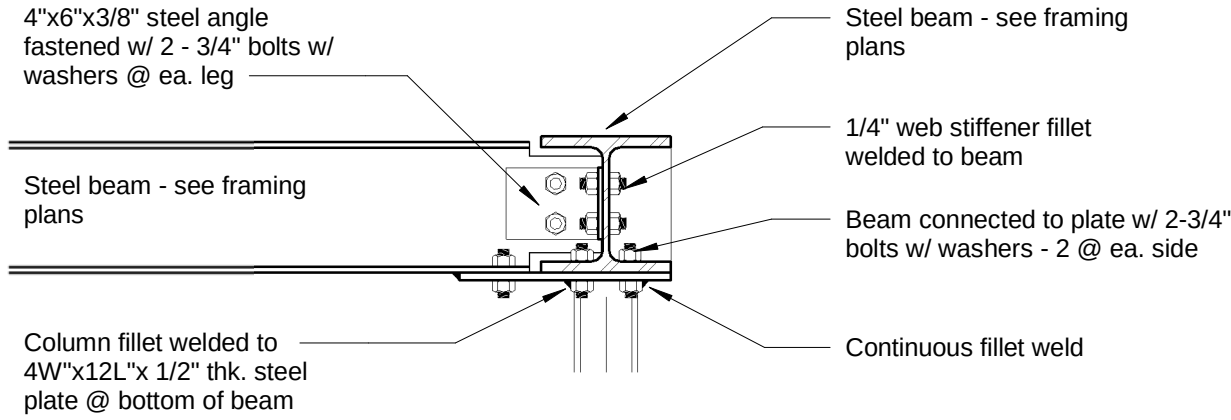
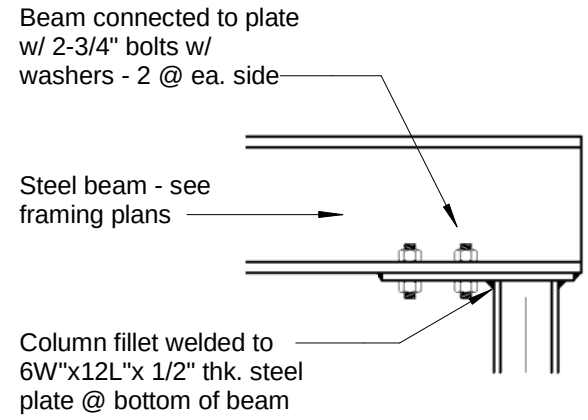
released:

Foundation Plan

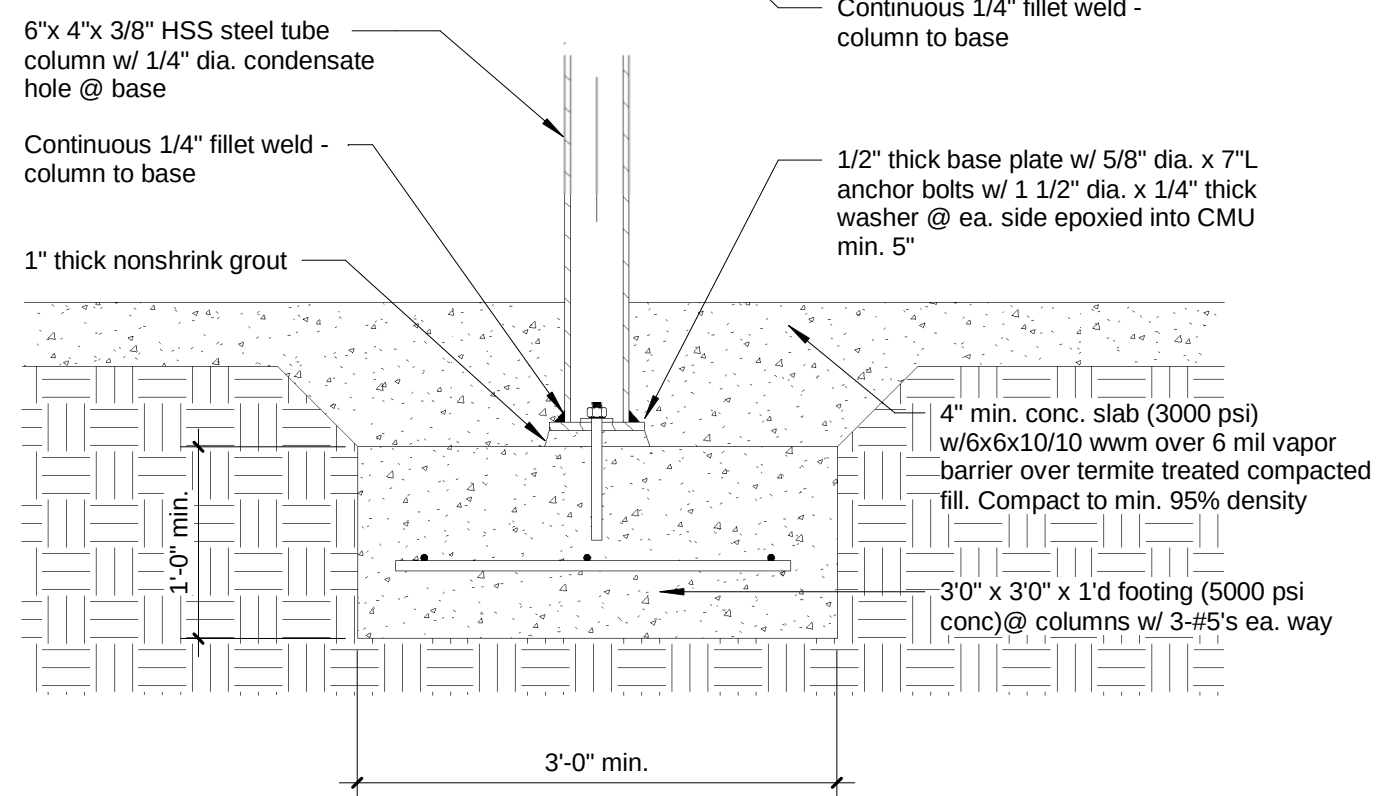
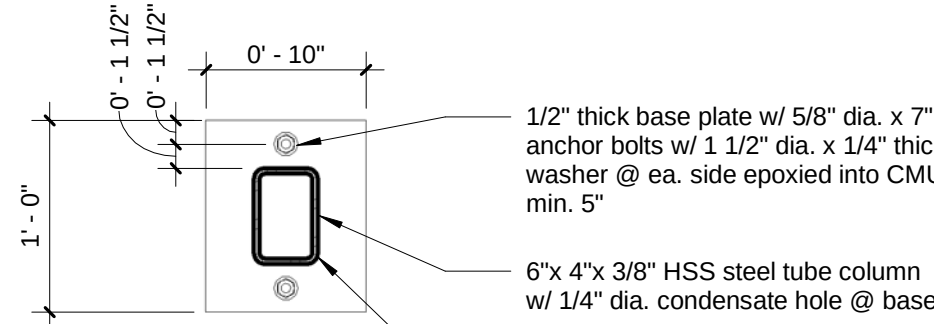
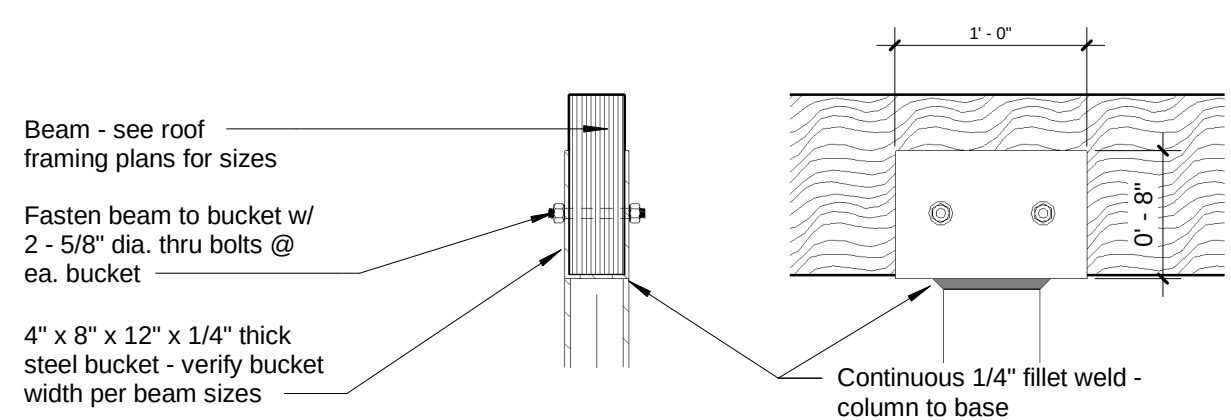


① Foundation Plan
1/4" = 1'-0"

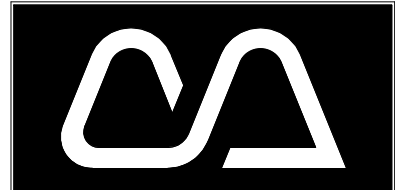
1
A-302



③ Steel Column / Steel Beam
1" = 1'-0"



② Steel Column / Wood Beam
1" = 1'-0"



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Architects
9 South Third Street
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Revisions

No.	Date

Progress Prints

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HDC	9/11/19

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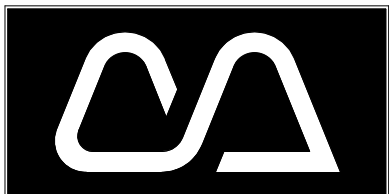
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Project: 181307
Released:

Level II Floor Framing

Sheet Number
S-102
Page of 00



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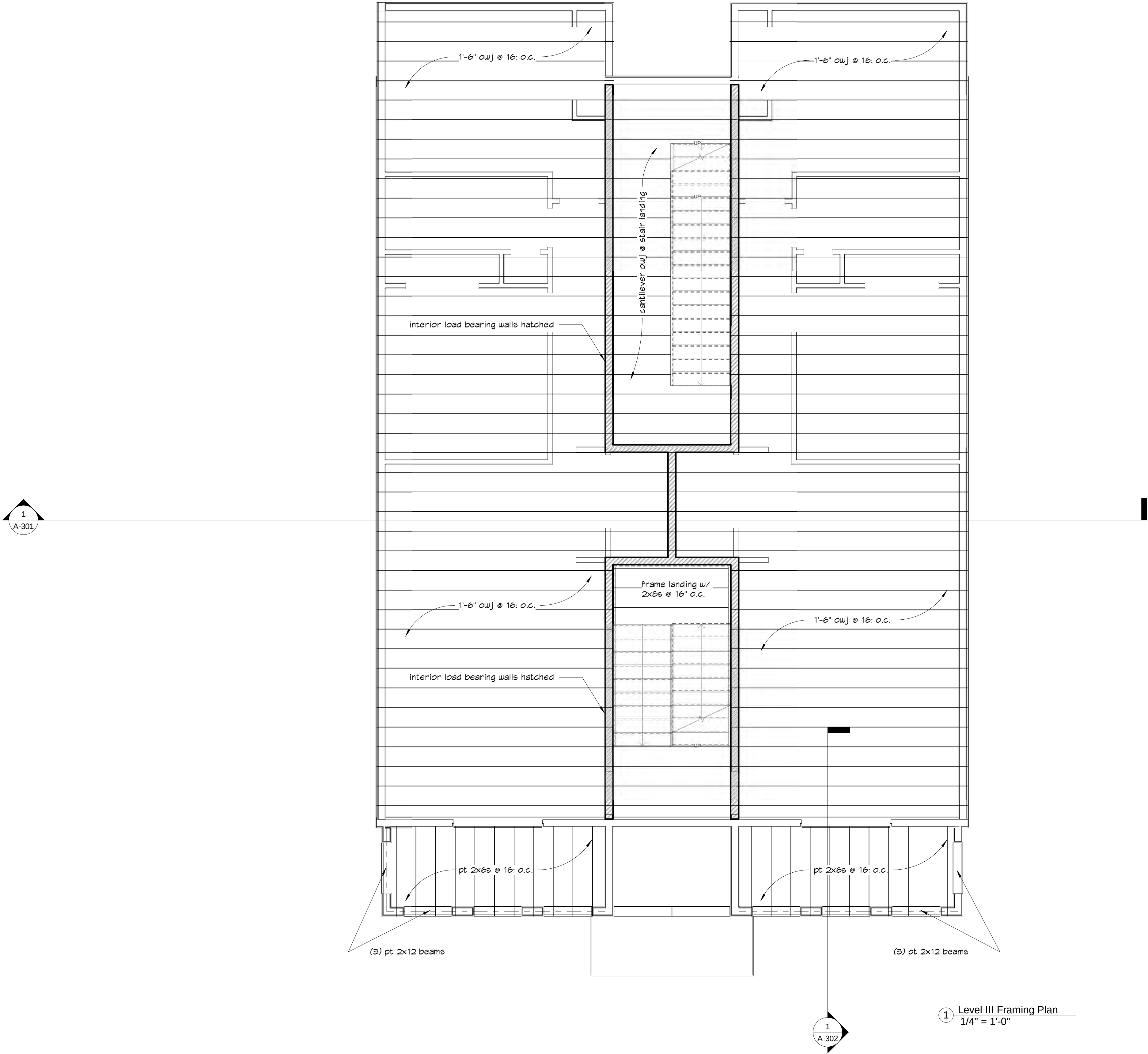
Project: 181307

Released:

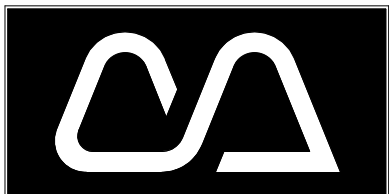
Level III Floor Framing

Sheet Number
S-103
Page of 00

note: coordinate truss engineering to accomodate chases for HVAC ductwork



1 Level III Floor Framing
1/4" = 1'-0"



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No.	Date

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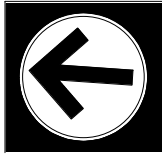
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NASSAU COUNTY, FLORIDA

Project:	181307
Released:	

Roof Framing



Sheet Number
S-104
Page of 00

Engineering Plans

For

224 North 2nd Street

for

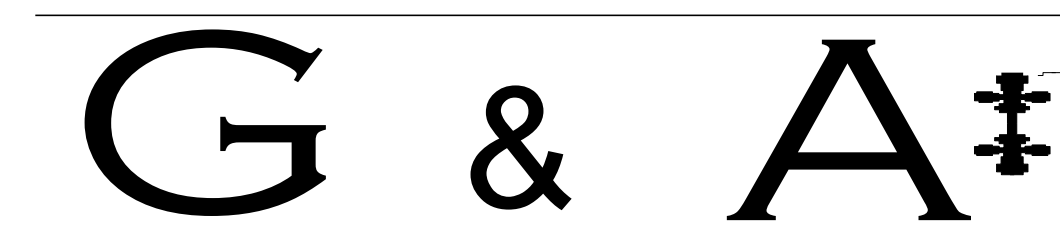
Page Properties

North 2nd Street
Fernandina Beach, Florida

Gillette & Associates, Inc.

Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

20 South 4th Street Amelia Island, Florida 32034
Phone: (904) 261-8819



Issue Date:
September 11, 2019

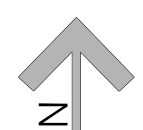
G&A Project
No.: 19-80.10

224 North 2nd Street

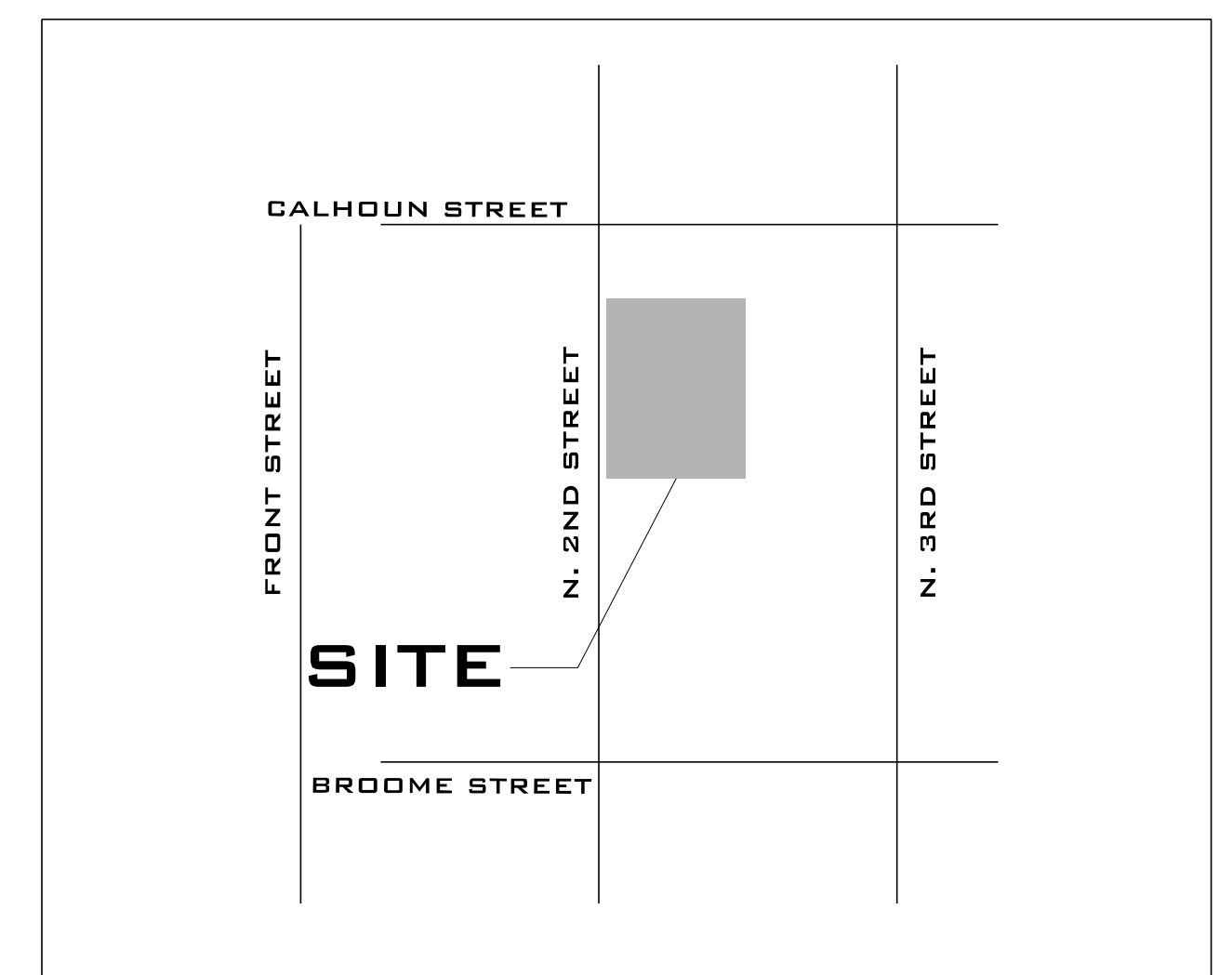
FOR

Page Properties

RELEASED FOR CONSTRUCTION BY _____



SITE LOCATION MAP



GENERAL NOTES

P.I.N.: 00-00-31-1800-0008-0102 & 00-00-31-1800-0008-0080

ZONING- C-3

FLUM- CENTRAL BUSINESS DISTRICT

PROPOSED USE- MIXED-USE (COMMERCIAL & RESIDENTIAL)

LOT SIZE- 15,625 SF = 0.36 ACRES

MAX BLDG.HEIGHT- 45'

MAX IMP.SURFACE RATIO- 0.75 (0.69 SHOWN)

MAX FLOOR AREA RATIO- 2.0 (0.80 SHOWN)

MAX DENSITY- 34 UNITS / ACRE (33 UNITS/ACRE SHOWN)

SETBACKS- NONE

LIGHTING TO BE BUILDING MOUNTED

TRASH TO BE COLLECTED VIA ROLL-OUT BINS

PERVIOUS PAVERS TO BE CLEANED OR VACCUMED AT MINIMUM EVERY 6 MONTHS, AND INSPECTED ANNUALLY FOR INFILTRATION RATES

PARKING NOTES

BUSINESS/COMMERCIAL- 1 SPACE / 300 SF GFA
975 SF X (1 SPACE / 300 SF) = 3 SPACES / UNIT
3 UNITS X (3 SPACES / UNIT) = 9 SPACES

RESIDENTIAL- 1.5 SPACES PER DWELLING UNIT IN CRA
9 DWELLING UNITS X 1.5 = 14 SPACES

SHARED PARKING APPLIES FOR RESIDENTIAL AND COMMERCIAL SPACES IN THE SAME AREAS, VACANT RESIDENTIAL SPACES DURING THE DAY.

TOTAL PARKING REQUIRED = 14 TOTAL SPACES

ON-STREET SPACES SHOWN - 4 SPACES
OFF-STREET SPACES SHOWN- 10 SPACES

ADA PARKING- 1 SPACE PER 25 SPACES = 1 SPACE
SPACES SHOWN: 1 ADA & 13 STANDARD SPACES

LEGEND

LANDSCAPED AREA

BUILDING FOOTPRINT

CONCRETE

PERVIOUS PAVERS

GRAVEL

K					
J					
I					
H					
G					
F					
E					
D					
C					
B					
A	LA	09/11/19	TRC Submittal		
No.	By	Date	Revision		

Scale: 1" = 20'	
Project Mgr: AG	
Designed by: AG	
Drawn by: LA	
QA/QC: AG	
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Page Properties

224 North 2nd. Street

GEOMETRY PLAN

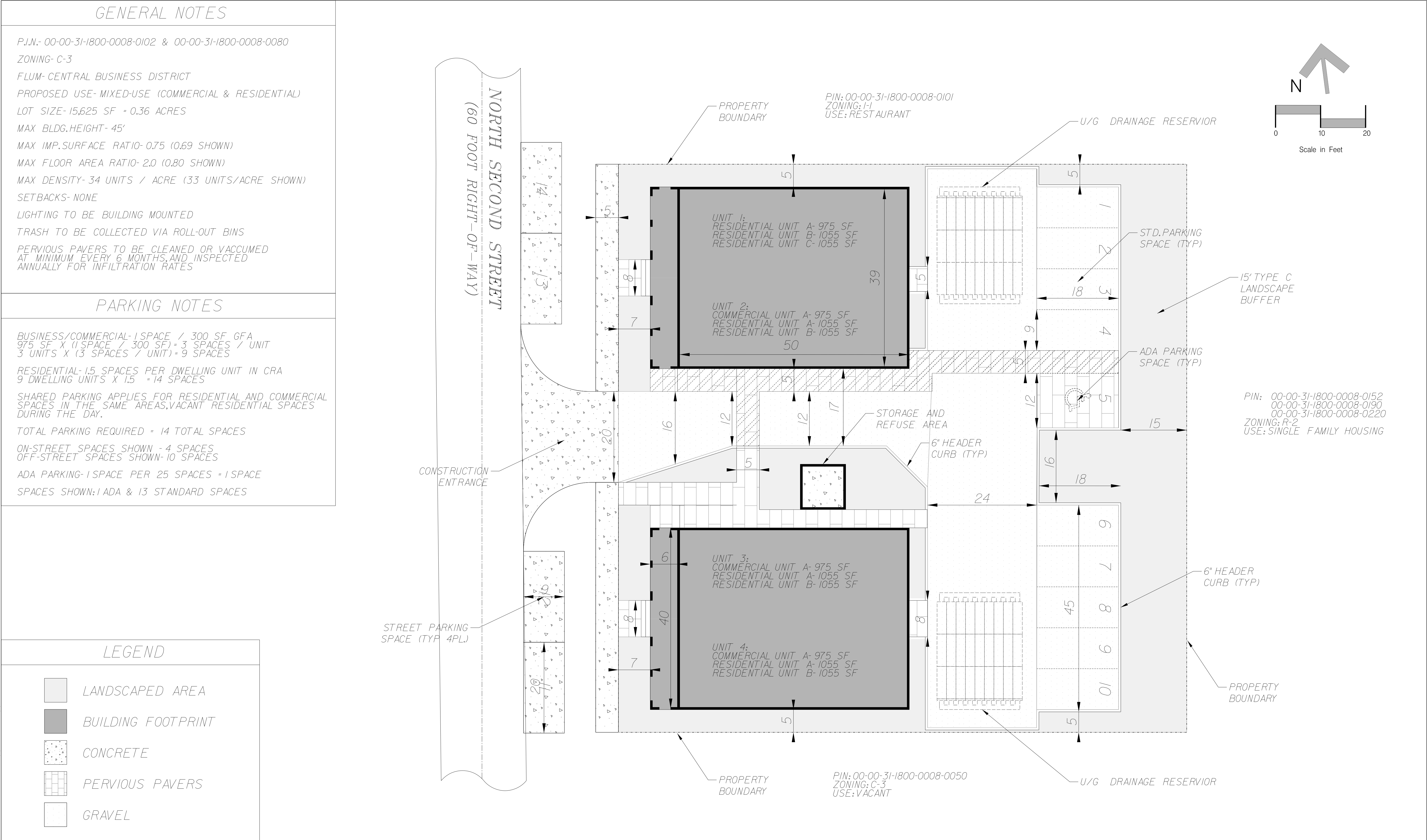
Registered Professional

Sheet No.
GE-1

4 of 12

Issue Date
September 11, 2019

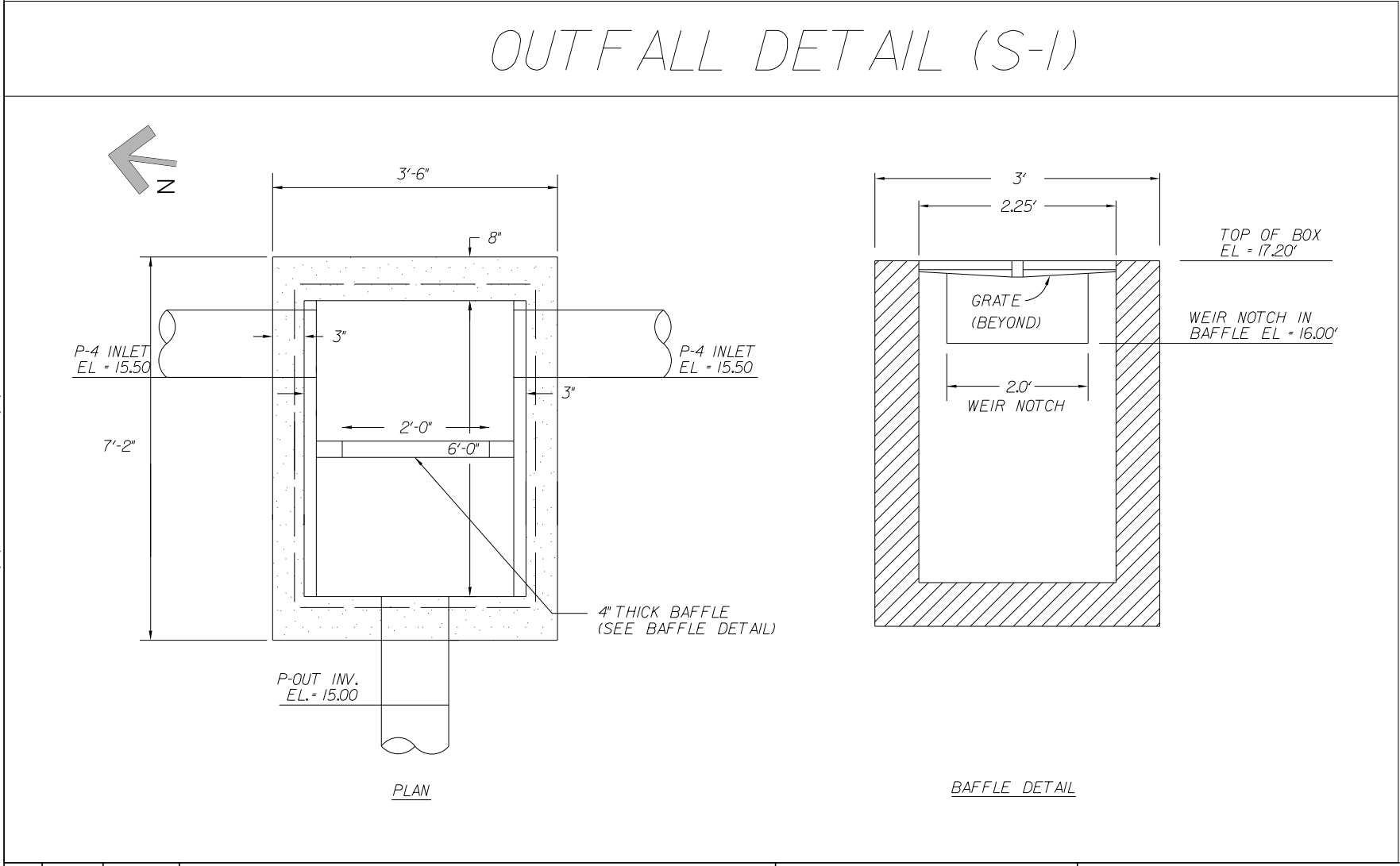
Project No.
19-80-10



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PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	12"	25'	HDPE
P-2	S-1	S-3	12"	35'	HDPE
P-OUT	S-1	S-OUT	12"	66'	HDPE

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	TYPE E INLET	17.20	15.50	15.50	-	15.00
S-2	STORMTECH SC-160LP	-	-	15.50	-	-
S-3	STORMTECH SC-160LP	-	15.50	-	-	-
S-4	TYPE C INLET	17.00	-	-	-	-
S-OFF	TYPE C INLET	14.15	12.50	-	-	-



K

J

I

H

G

F

E

D

C

B

A

No.

LA

By

Date

09/11/19

TRC

Submittal

Revision

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Project Mgr: AG

Designed by: AG

Drawn by: LA

QA/QC: AG

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224 North 2nd. Street

POST-DEVELOPMENT DRAINAGE PLAN

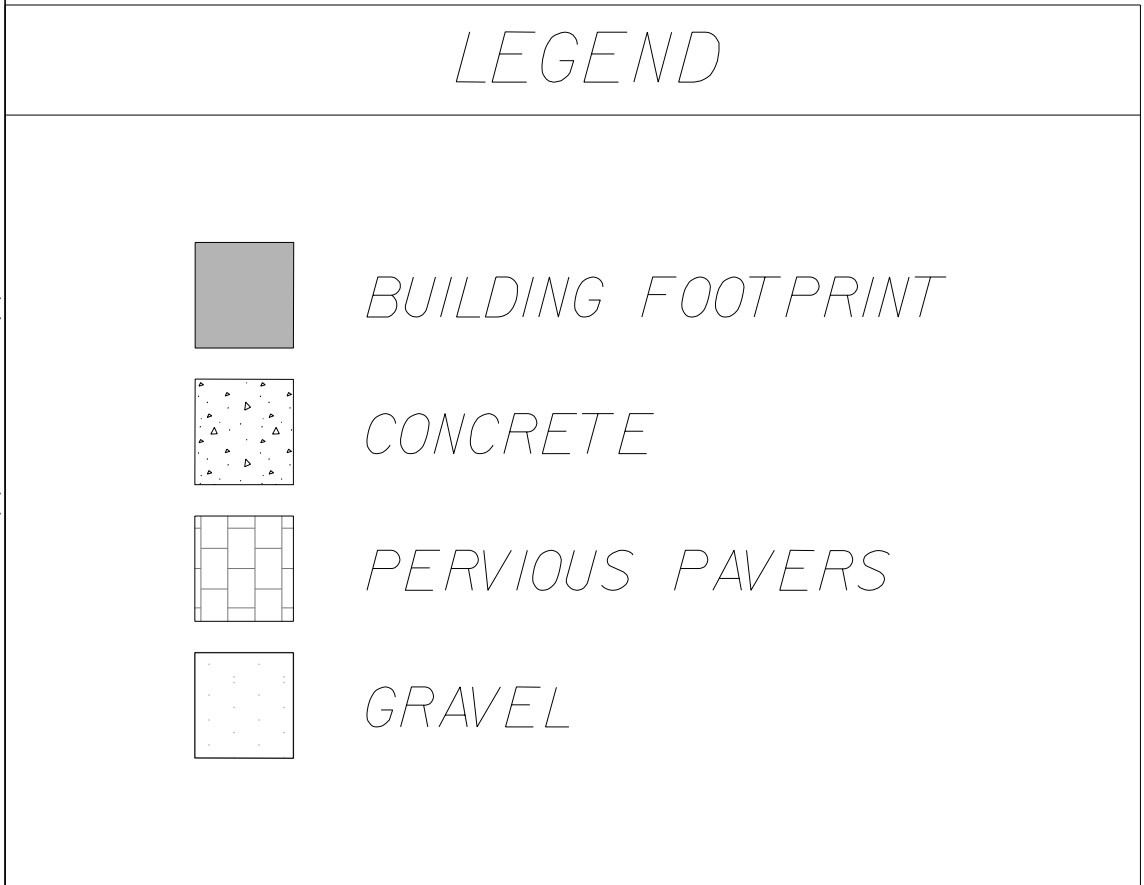
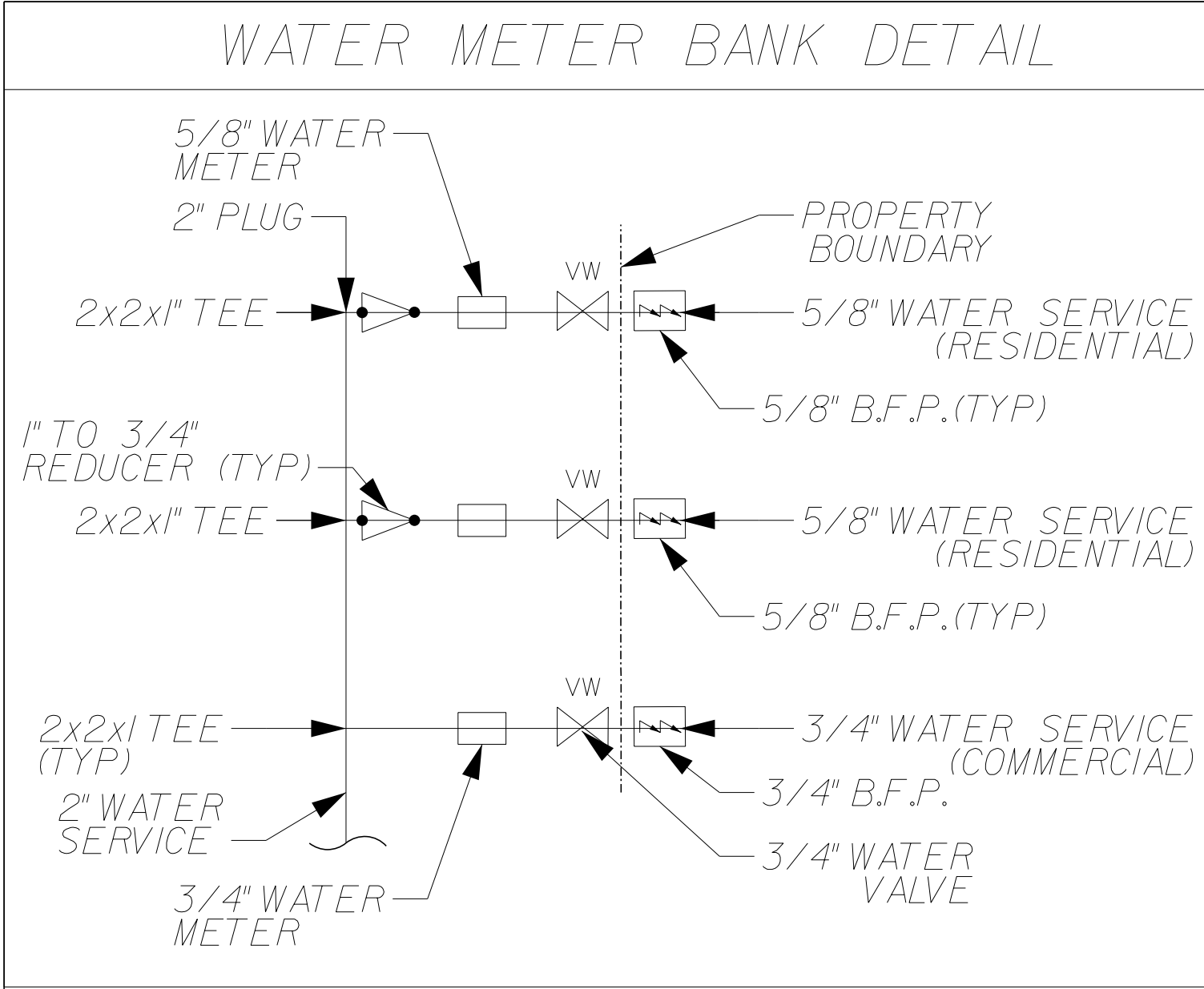
Registered Professional

Sheet No. DR-1

5 of 12

Issue Date September 11, 2019

Project No. 19-80-10



K					
J					
I					
H					
G					
F					
E					
D					
C					
B					
A	LA	09/11/19	TRC	Submital	
No.	By	Date	Revision		

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Project Mgr: AG	
Designed by: AG	
Drawn by: LA	
QA/QC: AG	
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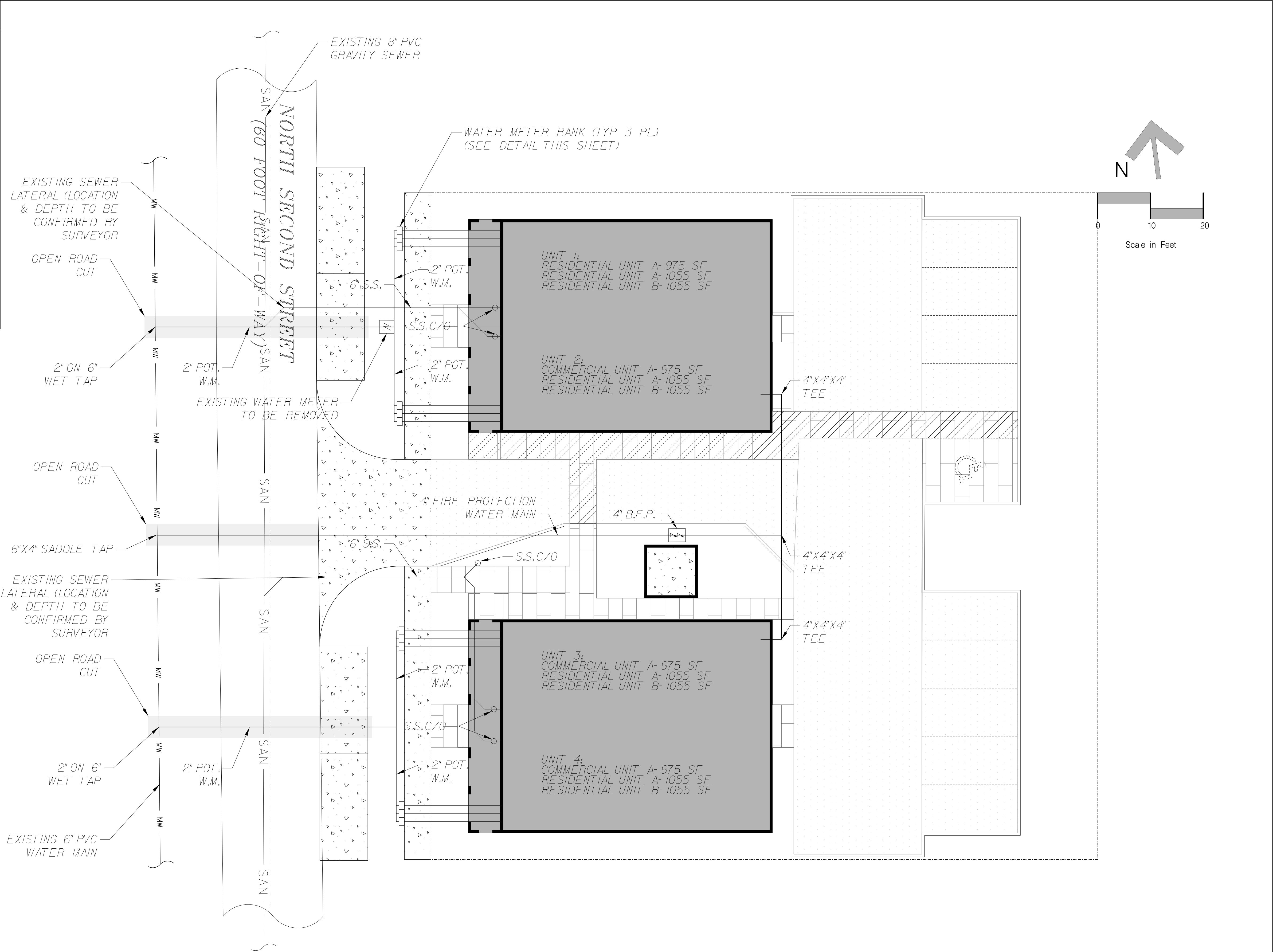
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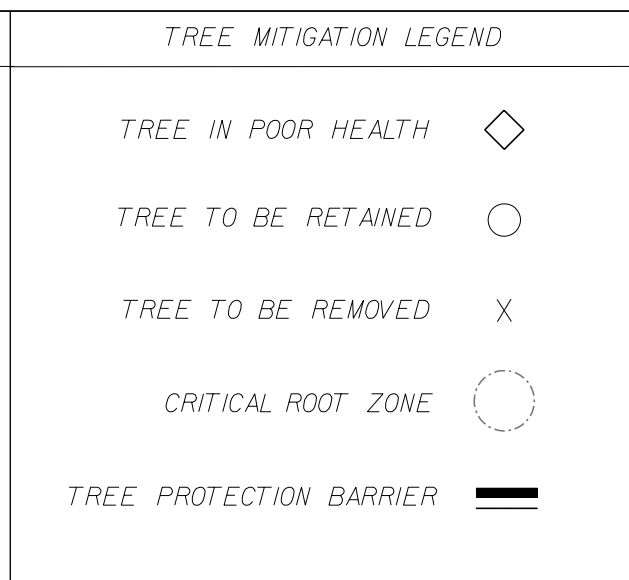
224 North 2nd. Street

UTILITY PLAN

Registered Professional

Sheet No.
UT-1
6 of 12
Issue Date
September 11, 2019
Project No.
19-80-10

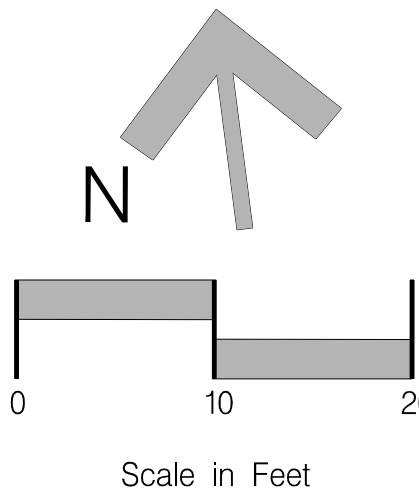




Tree ID	Species	DBH	(1-5)	DBH w Credits	Retained (Y or N)	DBH Retained with Credits	Comment
1	SP	15	3	30	N		tree leans significantly,
2	SP	10	5	15	N		Growth tip has been
3	LAU	20	2	60	N		Tri-dominate leaders split
4	LAU	31	4	93	N		Multiple co-dominate
5	LAU	16	4	32	N		Co-dominate split in stem
6	LAU	13	3	19.5	N		Overall healthy, some
7	LAU	17	2	34	N		Overall healthy, Minor
8	HB	12	2	18	N		Overall healthy, Minor
9	LAU	17	3	34	N		Overall healthy and good
10	LAU	14	2	28	Y	28	Overall healthy, Minor
11	LAU	15	2	30	Y	30	Overall healthy, Minor
12	PCN	12	3	18	Y	18	poor growth form and
13	LAU	12	2	18	N		Overall appears healthy
14	HB	13	3	19.5	N		good form and structure,
15	HB	30	3	90	Y	90	good form and structure,
16	CAM	36	5	108	N		FLEPLC Invasive leader
17	HB	17	3	34	Y	34	Tri-dominate leaders split

Health Status:		3=keep tree but has defects	
1= no apparent defect		4=poor health and suggest removal	
2=minor defects		5=severe defect and should be removed.	

	# Stems	Dbh (in)	Dbh w credits*
Total on Site	17	300	681
Required Replacement (25% DBH)			75
Preserved	5		200
Total on site			200
Net			125
			Preservation Credits (in)



Scale: 1" = 20'	
Project Mgr:	AG
Designed by:	AG
Drawn by:	LA
QA/QC:	AG

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TREE MITIGATION PLAN

Sheet No.
TM-1

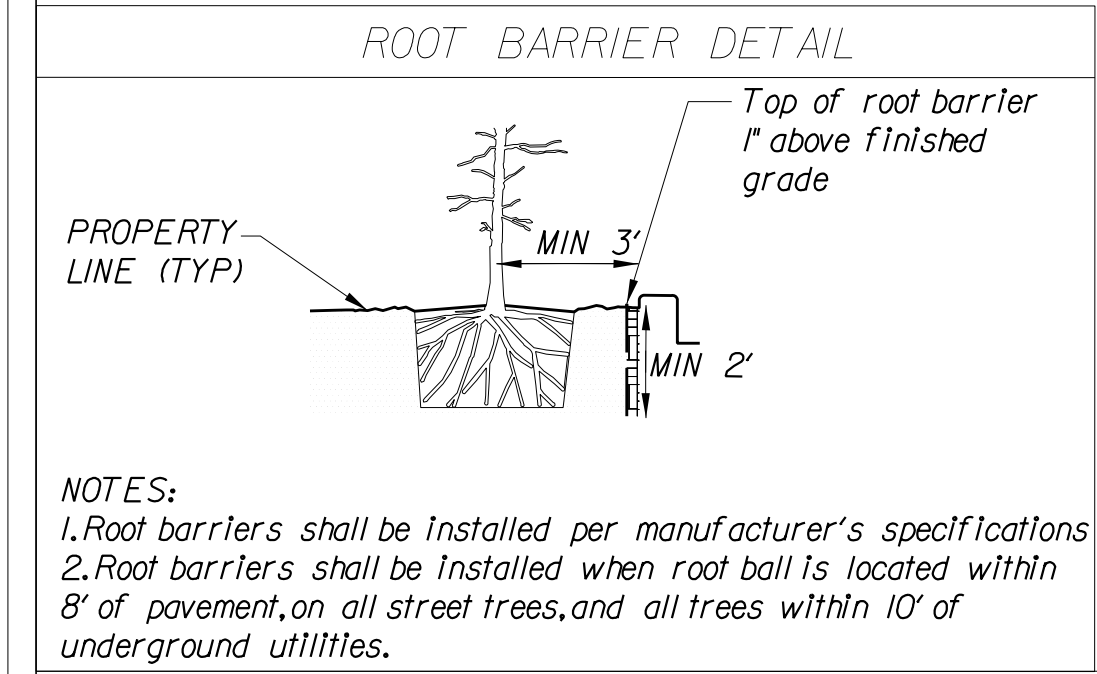
7 of 12

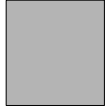
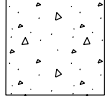
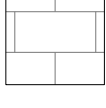
Issue Date
September 11, 2019

Project No.
19-80-10

INTERNAL PLANTING PLANT/MATERIAL SCHEDULE				
	QUANTITY	KEY	SPECIES	SIZE/REMARKS
	405	PA	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	LP50 18"x18" SPACING
	75	VO	VIBURNUM OBOVATUM WALTER'S VIBURNUM 'MRS SCHILLERS'	MIN 18" HT.,15" WD. 3' SPACING
	45	SM	SABAL MINOR DWARF BLUESTEM PALMETTO	MIN 18" HT.,15" WD. 3' SPACING
	8	SP	SABAL PALMETTO CABBAGE PALM	10' MIN HT
	3	UP	ULMUS PARVIFOLIA 'ALLEE' CHINESE ELM 'ALLEE'	8' MIN HT,2.5' CAL.
	6	LxN	LAGERSTROEMIA x 'NATCHEZ' CRAPE MYRTLE 'NATCHEZ'	8' MIN HT. 6' COMBINED CAL.
	3	QV	QUERCUS VIRGINIANA LIVE OAK	8' MIN HT,2.5' CAL.
	840 SF	SOD	STENOTAPHRUM SECUNDATUM ST.AUGUSTINE SOD	LAYERED EVENLY WITHOUT GAPS
		MULCH	LONGLEAF PINESTRAW	3" DEEP

NOTE: ALL STREET TREES TO BE PLANTED WITH ROOT BARRIER



LEGEND	
	GRAVEL
	BUILDING FOOTPRINT
	CONCRETE
	PERVIOUS PAVERS

K			
J			
I			
H			
G			
F			
E			
D			
C			
B			
A	LA	09/11/19	TRC Submittal
No.	By	Date	Revision

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Project Mgr: AG
Designed by: AG
Drawn by: LA
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Page Properties
224 North 2nd. Street
LANDSCAPE PLAN

Sheet No. LS-1
8 of 12
Issue Date September 11, 2019
Project No. 19-80-10
Registered Professional

PIN: 00-00-31-1800-0008-0101
ZONING: I-1
USE: RESTAURANT

UNIT 1:
RESIDENTIAL UNIT A- 975 SF
RESIDENTIAL UNIT A- 1055 SF
RESIDENTIAL UNIT B- 1055 SF

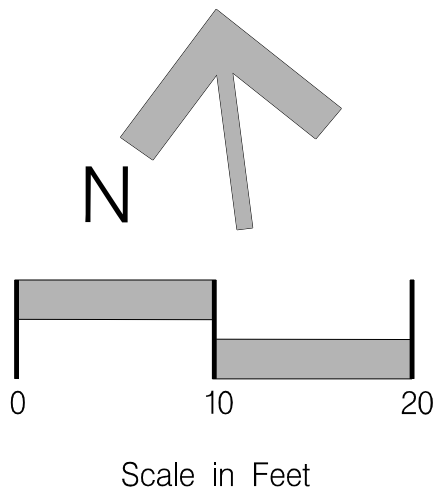
UNIT 2:
COMMERCIAL UNIT A- 975 SF
RESIDENTIAL UNIT A- 1055 SF
RESIDENTIAL UNIT B- 1055 SF

UNIT 3:
COMMERCIAL UNIT A- 975 SF
RESIDENTIAL UNIT A- 1055 SF
RESIDENTIAL UNIT B- 1055 SF

UNIT 4:
COMMERCIAL UNIT A- 975 SF
RESIDENTIAL UNIT A- 1055 SF
RESIDENTIAL UNIT B- 1055 SF

PIN: 00-00-31-1800-0008-0050
ZONING: C-3
USE: VACANT

PROPOSED
TREE (TYP)



TYPE C BUFFER

LANDSCAPING NOTES

P.I.N: 00-00-31-1800-0008-0050 &
00-00-31-1800-0008-0080

ZONING- C-3

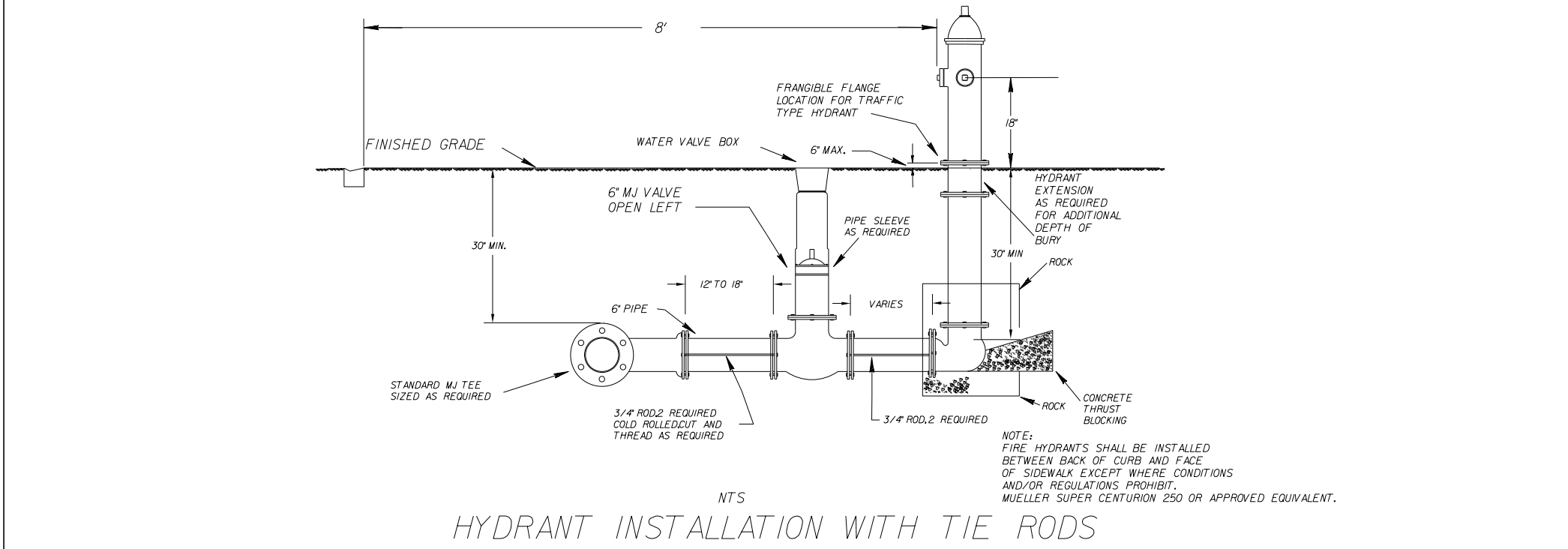
LOT SIZE- 15,625 SF

MIN. LANDSCAPED AREA (10% LOT) AREA:
15,625 SF X 0.10 = 1,568 SF
(1,608 SF PROPOSED)

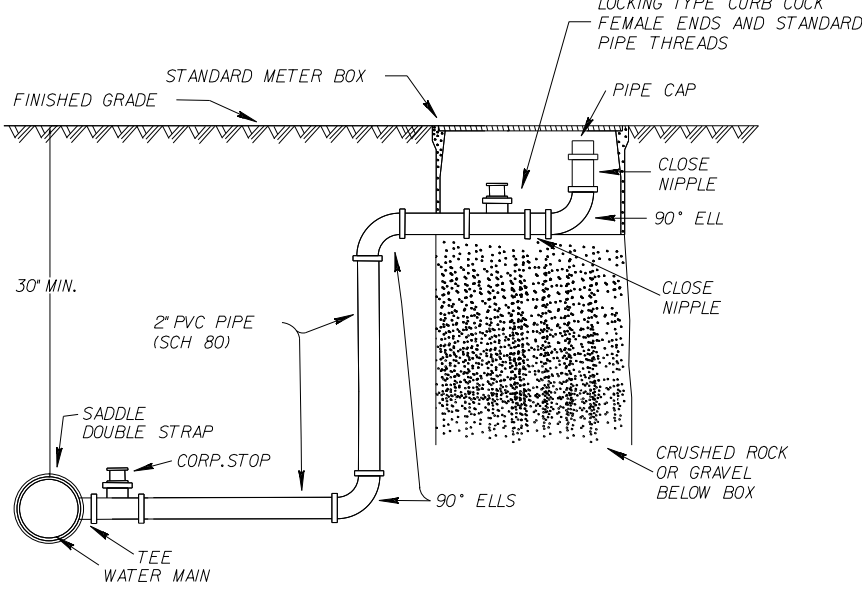
MINIMUM SHADE TREE (ST) REQUIREMENTS:
1 ST / 1,500 SF LOT SIZE 15,625 SF X
1/1,500 (ST/SF) = 10 ST
5 SHADE TREES RETAINED ON SITE
7 SHADE TREES PROPOSED

PARKING LOT LANDSCAPING:
10% GROSS AREA FOR VEHICULAR USE
5,908 SF X 0.10 = 591 SF REQUIRED,
2,262 SF PROPOSED

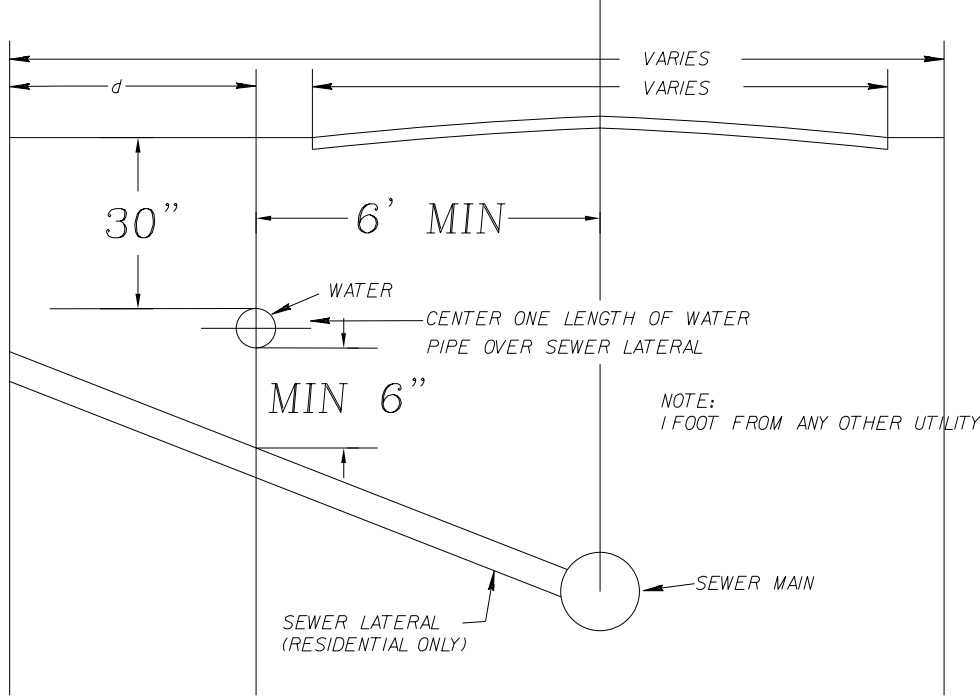
LANDSCAPE BUFFERS:
EAST- TYPE C
2 ST / 100' X 125' = 2 ST
4 ST / 100' X 125' = 4 ST
SHOWN: 5 PRESERVED, 3 PROPOSED



NTS
HYDRANT INSTALLATION WITH TIE RODS



NTS
FLUSHING VALVE

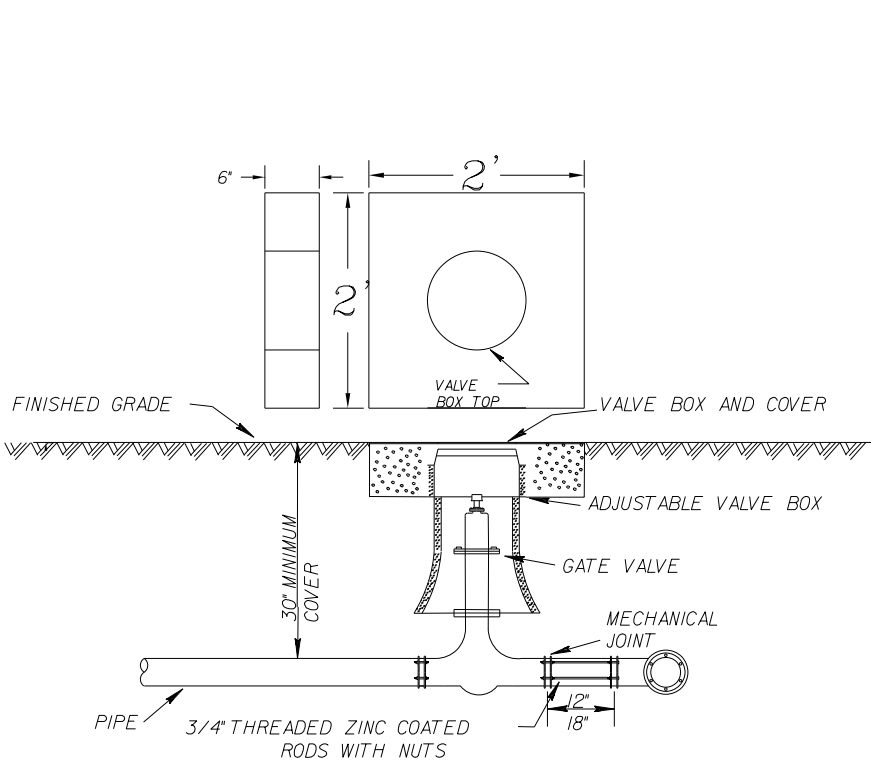


- NOTES:
- 1.MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS.WHERE THIS IS NOT POSSIBLE, REPLACE WASTE WATER MAIN WITH DUCTILE IRON.FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED,(BY OTHERS)
 - 2.MAINTAIN MINIMUM 6' VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
 - 3.MAINTAIN MINIMUM 12' SEPARATION BETWEEN ALL OTHER FACILITIES

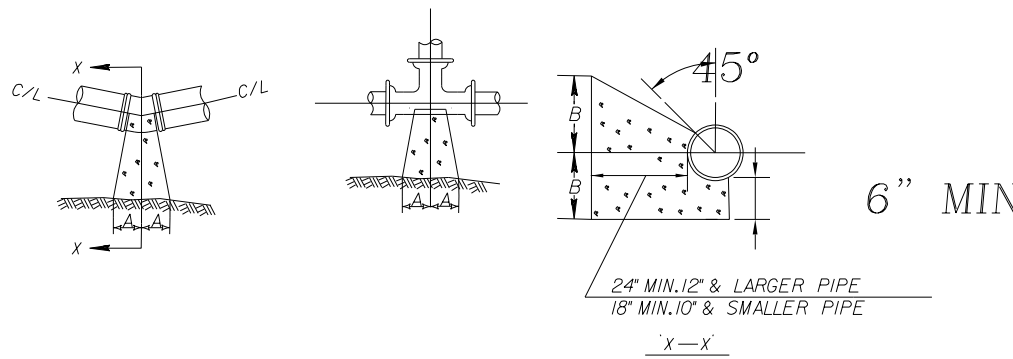
HORIZONTAL AND VERTICAL CLEARANCES
BETWEEN WATER AND SEWER MAINS

TIE RODS

TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



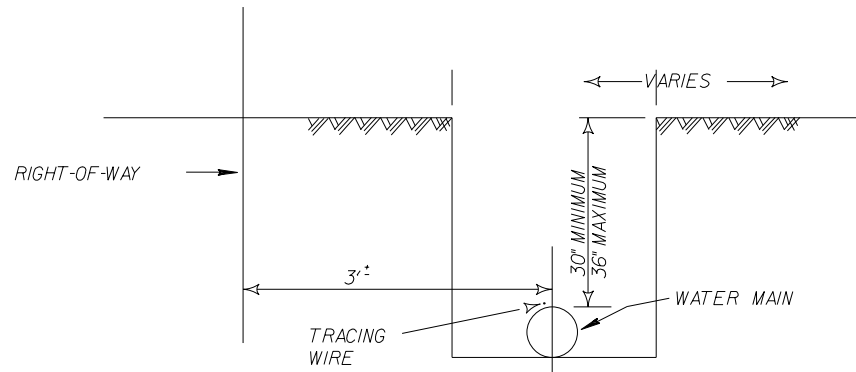
NTS
GATE VALVE & BOX DETAIL



1/4" BENDS				1/8" BENDS				1/2" BENDS				TEE			
SIZE	A	B	CONC.	SIZE	A	B	CONC.	SIZE	A	B	CONC.	SIZE	A	B	CONC.
6"	10"	10"	3/2"	8"	10"	10"	3/2"	6"	10"	10"	3/2"	6"	10"	10"	3/2"
8"	12"	12"	3/2"	10"	12"	12"	3/2"	8"	12"	12"	3/2"	8"	12"	12"	3/2"
10"	14"	14"	3/2"	12"	14"	14"	3/2"	10"	14"	14"	3/2"	10"	14"	14"	3/2"
12"	16"	16"	3/2"	14"	16"	16"	3/2"	12"	16"	16"	3/2"	12"	16"	16"	3/2"
14"	18"	18"	3/2"	16"	18"	18"	3/2"	14"	18"	18"	3/2"	14"	18"	18"	3/2"
16"	20"	20"	3/2"	18"	20"	20"	3/2"	16"	20"	20"	3/2"	16"	20"	20"	3/2"
18"	22"	22"	3/2"	20"	22"	22"	3/2"	18"	22"	22"	3/2"	18"	22"	22"	3/2"
20"	24"	24"	3/2"	22"	24"	24"	3/2"	20"	24"	24"	3/2"	20"	24"	24"	3/2"

- NOTE:
- 1.ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
 - 2.THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A-1 THROUGH A-3,CLEAN SAND AND GRAVELS)
 - 3.POOR SOIL (A-4 THROUGH A-6,SILTY SOILS,CLAYS,MUCK AND PEAT)WILL REQUIRE LARGER THRUST BLOCKS.

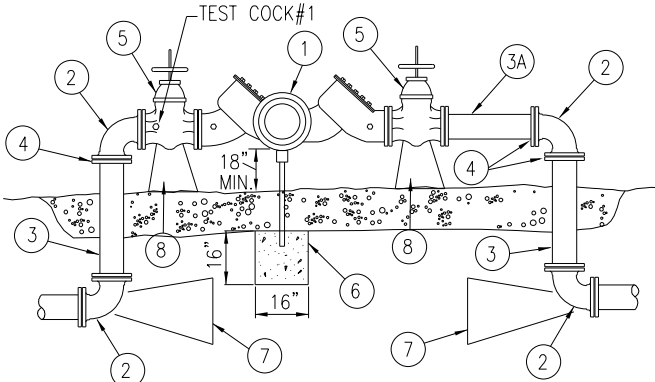
NT.S.
THRUST BLOCKS FOR BENDS & TEE'S



WHITE PVC DR 25 C900 PIPE FOR ALL 4",6",8",10" AND 12" MAINS
*10' IF SOILD TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

TRENCH DETAILS

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-F
3	2	2.5"-10" D.I.P. (48" LONG) F-PE
3A	1	2.5"-10" D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)



LARGE WATER SERVICE
DOUBLE CHECK AND REDUCED PRESSURE
BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2" - 10"

N.T.S.

BACKFLOW PREVENTER

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS' SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000-1499 GPM
ORANGE (SW4083) 500-999 GPM
RED (SW4081) LESS THAN 500 GPM

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345,F.A.C.

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE,BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINTERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900,DR25 PIPE. WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



WATER SPECIFICATIONS

SCALE: N.T.S.
DATE: 2/5/98
CITY OF FERNANDINA BEACH
FERNANDINA BEACH,FLORIDA 32034

K			
J			
I			
H			
G			
F			
E			
D			
C			
B			
A	09/11/19	TRC Submittal	
No.	By	Date	Revision

Scale:	NOTE
Project Mgr:	AG
Designed by:	AG
Drawn by:	LA
QAQC:	AG
Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	
Certificate of Authorization No.9332	
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE.DRAWING IS REDUCED IF LESS THAN 22' x 34'	

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

Page Properties

224 North 2nd.Street

WATER DETAILS

Sheet No.
DT-2
10 of 12
Issue Date
September 11,2019
Project No.
19-80-10

Registered Professional

NOTE: - DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT. - CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.	SHALLOW MANHOLE	TYPE I SHAPE BOTTOM W/TAMPED TYPE II COMPACTED GRANULAR BEDDING CLASS "B"	1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 400 PSI TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE. 2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL. 3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABRITITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY. 4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL. 5. SEWER SERVICES SHALL BE CAST IRON IF 2 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE. 6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248. 7. THE MAXIMUM NUMBER OF DIPS IS ONE INCH DIP PER 135 LF OF PIPE; NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5' OR GREATER.
CLEANOUT	TYPE "C" MANHOLE	BEDDING DETAILS	GRAVITY SEWER STANDARD SPECIFICATIONS
NOTE: - SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES. - TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE. - CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.	C.I. TO PVC COUPLING ADAPTER	MANHOLE JOINT	ENCASEMENT AT WATER LINE
TYPICAL SEWER SERVICE	INSIDE PVC DROP CONNECTION TO MANHOLE	STANDARD PRECAST SANITARY MANHOLE	MANHOLE COVER

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. (PAVER SYSTEM)	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. UTILIZE 6" LIMEROCK	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2, 3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE"
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND
CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS

The diagram illustrates the cross-section of the Stormtech SC-160LP Chamber System. It shows the following layers and components from top to bottom:

- Layer D:** Final fill material above the chamber.
- Layer C:** Initial fill material above the chamber, starting from the top of the embedment stone.
- Layer B:** Embedment stone surrounding the chamber.
- Layer A:** Foundation stone below the chamber.
- Subgrade Soils:** Located below the foundation stone.
- SC-160 End Cap:** Two end caps are shown, each 12" wide.
- Perimeter Stone:** Surrounds the chamber and end caps.
- Excavation Wall:** Can be sloped or vertical.

Dimensions and Elevations:

- Top of pervious paver (EL = 17.00 +/- MIN : SEE PLANS)
- 6" thick layer above chamber
- 14" total height from top of stone to top of pervious paver
- 8" thick layer above chamber
- 12" thick layer above chamber
- 12" thick layer above chamber
- 25" width of the chamber
- 12" width of the end cap
- Bottom of chamber (EL = 14.84)
- Bottom of stone (EL = 13.84)
- Existing shwt (EL = 9.00)

NOTES:

1.SC-160LP CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

2.SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3."ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.

4.THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

5.PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

6.ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1.SC-160LP CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

3."ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.

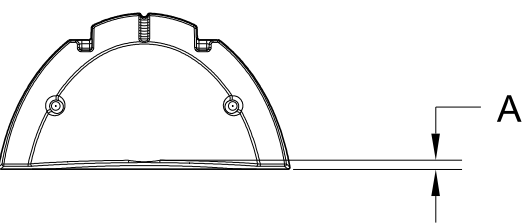
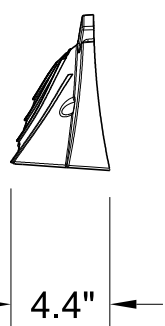
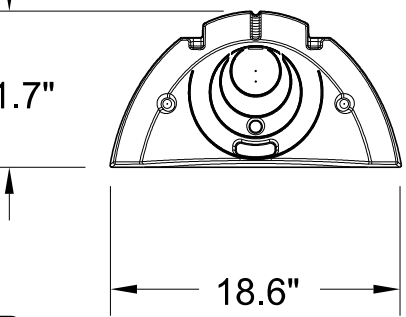
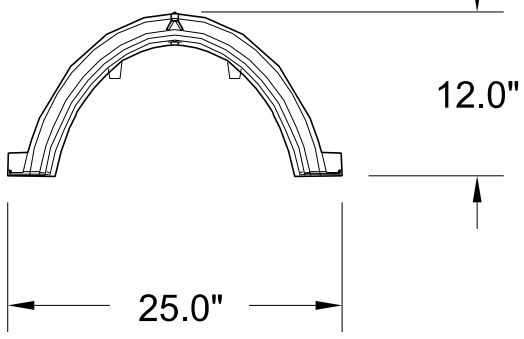
5.PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

SIZE (W x H x INSTALLED LENGTH) :	25.0" x 12.0" x 85.4"
CHAMBER STORAGE:	6.85 CUBIC FEET
MINIMUM INSTALLED STORAGE:	16.0 CUBIC FEET
WEIGHT:	24.0 LBS.

PART #	STUB	A
SC160IEPP08	8"	0.96"

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL



INFILTRATION GALLERY CROSS SECTION

\$\$\$FileName\$\$\$

STORMTECH SC-160LP CHAMBER

INFILTRATION GALLERY CONNECTION DETAILS									
K					Scale: <i>NONE</i>		GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	<i>Page Properties</i>	
J									
I									
H				Project Mgr: <i>AG</i>	<i>Gillette & Associates, Inc.</i> <i>20 South 4th Street</i> <i>Fernandina Beach, FL 32034</i>				
G				Designed by: <i>AG</i>					
F									
E				Drawn by: <i>LA</i>	<i>Certificate of Authorization No.9332</i>				
D				QA/QC: <i>AG</i>	<i>DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"</i>				
C									
B									
A	LA	09/11/19		TRC Submittal					
No.	By	Date		Revision					

K			
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C			
B			
A	LA	09/11/19	TAC Submittal
No.	By	Date	Revision

Scale: *NONE*Project Mgr: AGDesigned by: AG

Drawn by: LA

QAQC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No.9332

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G & A[†]
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

Page Properties

224 North 2nd Street

DRAINAGE GALLERY
SHEET

Registered Professional

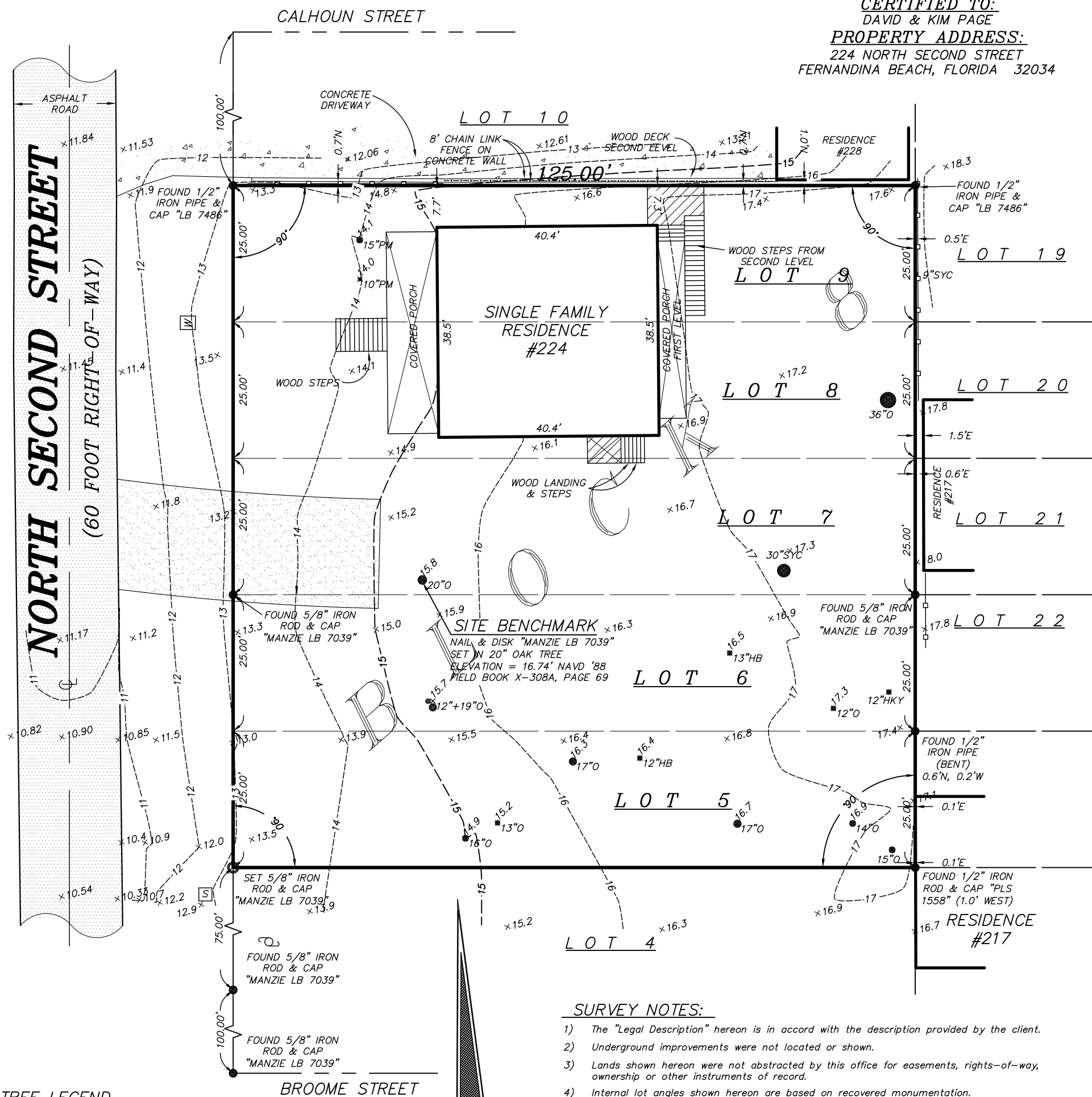
Sheet No.
DT-4

12 of 12
Issue Date
September 11, 2019
Project No.
19-80-10

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE , LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED REVISED AND REISSUED IN 1897 AND 1901) AS: LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

CERTIFIED TO:
DAVID & KIM PAGE
PROPERTY ADDRESS:
224 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034



TREE LEGEND

O = OAK TREE
PM = PALM TREE
SYC = SYCAMORE TREE
HB = HACKBERRY TREE
HKY = HICKORY TREE

TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS:

- 1) REVISED ON 07/17/2018 TO ADD LOTS
5 & 6, BLOCK 8, TO MAP. (BH)

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is a found Nail & Disk in a Wood Utility Pole located at Southwest corner of intersection of Broome Street & North Second Street. (Elevation = 10.30' NAVD '88).
- 10) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20234 DATE: 03/26/2018 CADD: BH

F.B. NO: X-308A PAGE NO: 69 FIELD CREW: SS FILE NO: A-4505

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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0044
DECEMBER 16, 2021

Owner/Applicant:	Built To Last Construction Inc., Agent for, Fyre Holdings II, LLC
Property Address:	227 S. 7 th Street (Fairbanks House)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Bed & Breakfast
FL Master Site File #	8NA00084
Year Built:	Primary Structure (1885) Accessory Structure (post 1949)
Contributing Status:	Non-Contributing (accessory structure)
Requested action:	Certificate of Approval (COA) to demolish an existing 400 sq. ft. accessory structure. (Quasi-Judicial)

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

227 S. 7th Street



December 7, 2021

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

2021

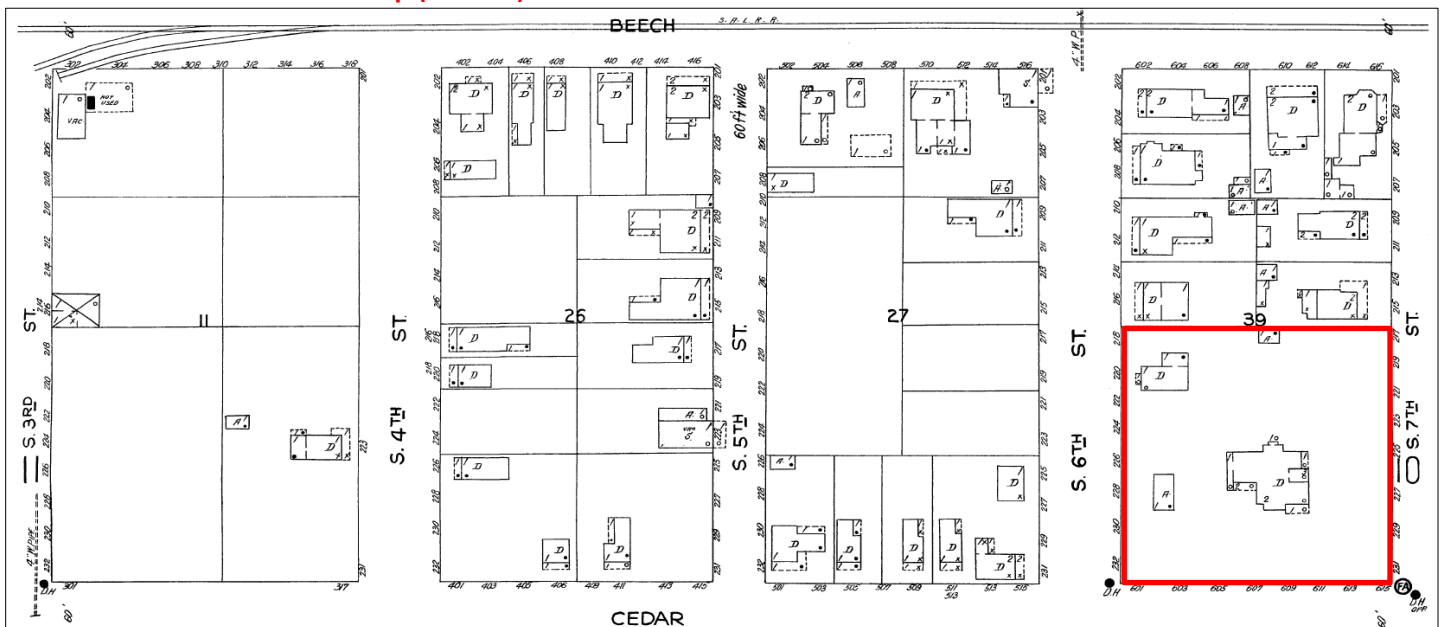
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“Constructed in 1885, 227 S. 7th Street is a two-and-a-half story, frame residential building, designed in the Italianate style. It is noteworthy for its tower, arcaded galleries, arched and pedimented windows and bracketed cornice. It has been significantly altered by enclosing the porch. It was originally the residence of Major George Rainsford Fairbanks, a native of Watertown, New York who served in the Confederate Army and was editor of the Florida Mirror in Fernandina; Fairbanks was a pioneer in the Florida citrus industry and a founder of the Florida Historical Society and the University of the South at Sewanee, Tennessee. The architect of the building was Robert S. Schuyler.

Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Fairbanks House he designed St. Peter's Episcopal Church, the Tabby House, Hirth House, and Public School No. 1. Two of his buildings, the Tabby House, and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach.” – *FL Master Site File Site Inventory Form, September 1985*

The applicant is seeking approval for the demolition of a non-contributing accessory garage structure that was constructed after 1949. The structure is proposed to be replaced with a 2-story 625 sq ft accessory structure being heard concurrently as HDC 2021-0045.

1926 Sanborn Fire Insurance Map (Sheet 9)



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

As the structure does not date to the primary structure's period of significance or that of the Downtown Historic District as a whole, the structure is considered a non-contributing accessory structure. The applicant has provided estimates for rehabilitation, photos, and an architect's evaluation. After reviewing provided evidence and demolition criteria set forth in the Land Development Code section 8.03.03.01, staff agrees that it is not feasible to rehabilitate the current structure and that doing so, would not benefit the historic district.

Demolition Criteria (LDC 8.03.03.01)	
Criteria	Staff Analysis
1. Whether the structure or site would meet national, state, or local criteria for designation;	The structure would not meet national, state, or local criteria for designation.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	The structure is a non-contributing accessory structure not associated with the district or individual property's period of significance.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;	Loss of the structure would not negatively impact the quality or continuity of the district or surrounding neighborhood.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;	Constructed as an accessory structure, utilizing simple design and materials, the structure could be reproduced without great difficulty and/or expense.
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;	The structure or site is typical of accessory structures built in the area and is not a distinct example of an architectural or design style which contributes to the character of the district.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	Removal of the structure would not impact the historic relationship between structures or open space.
7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;	Retention of this structure would not promote the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	The applicant had originally evaluated the structure for rehabilitation. Applicant has provided estimated costs for rehabilitation and documentation from an

	architect addressing the deficiencies of the structure.
<i>9. Whether the applicant will be denied a reasonable return on his or her investment;</i>	Based on the evidence provided by the applicant, it appears that a reasonable return on investment would be denied.
<i>10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;</i>	The applicant has not demonstrated economic hardship.
<i>11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.</i>	The Code Enforcement and Appeals Board has not evaluated this structure.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Land Development Code, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2021-0044.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0044 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 2021-0044, as presented, is or is not substantially compliant with the Land Development Code and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-0044 Application and Backup Materials**
EXHIBIT 2 **Photos**
EXHIBIT 3 **FL Master Site File NA00084**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8298

Date Submitted: 11/5/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

11/2/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

227s 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Rob

Last Name*

Barrington

Mailing Address*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-277-0500

E-mail Address*

innkeeper@thefairbankshouse.com

OWNER'S AGENT

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

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

Yes

First Name*

Rob

Last Name*

Psulkowski

Company (if applicable)

Built to Last Construction Inc

Street Address

710 Beech St

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-556-0064

E-mail Address

btlconstructioninc@gmail.com

Project Description*

Demolition of an existing 400 sf garage. The garage was originally built with the bottom plate sitting on the sand. On two sides the bottom plate has gone away, to the point that the entire gable wall is just flapping in the breeze. We propose to raze the entire structure to the ground

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

Design Vision Statement*

After taking down the old garage we would propose the construction of a new two story garage 3' off of the property line as per zoning requirements.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

no

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

no

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

no

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

no

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

no

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

no

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

no

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

yes

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

no

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

no

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

no

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Wood siding	buff (Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
	None Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
	metal 5 V crimp	Red (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	wood	green (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	NONE	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	NONE	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	NONE	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	NONE	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

gravel

Color

(Name/Number)

SIGNAGE

Manufacturer

Product Description

NONE

Color

(Name/Number)

OTHER

Manufacturer

Product Description

NONE

Color

(Name/Number)

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

Upload 1

owners agent form.pdf

Upload 2

Carriage House Structural
Repair Ballpark
Price.docx

Upload 3

Fairbanks House
Garage_Structural
Letter.pdf

Upload 4

Existing Garage Fairbanks
House.pdf

Upload 5

All 2x4 Construction
Purlins on roof.pdf

Upload 6

Close up of flooring over
sand.pdf

Upload 7

Doors and hardware to be
reused.pdf

Upload 8

Flooring to sand transition
at entry door.pdf

Certification*



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



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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

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

Applicant First Name*

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.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE FYRG Holdings II LLC
(print name of property owner(s))

hereby authorize: Rob Bulkowski
(print name of agent)

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

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

[Signature]
(Signature of owner)
ROBERT BATTERTON
(Print name of owner)

[Signature]
(Signature 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 21 day
of June, 20 21, by Robert mark Batterton.

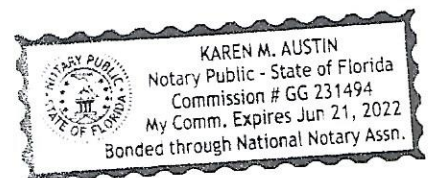
Karen m austin
Notary Public

Karen m Austin
Printed Name

6-21-22
My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: ☒

FL DL
exp 7-18-29



Built To Last Construction Inc.

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

The Fairbanks House

227 South 7th St Fernandina Beach

Carriage House

All work will be done after an inspection after Architect Mike Stauffer does a full and complete inspection.

Carriage House doors removed for reinstallation

Collar ties will need to be replaced with 2x8 over the few existing 2x4

Existing wooden floor removed and disposed of

Concrete flooring poured after the area has been excavated. Side by side will have to be jacked up and hand dug footings poured one side at a time

Slab will have to be pinned on edges before each footing is dug

Existing roof removed and disposed of, Entire roof resheathed as per city requirements, moisture barrier and new matching metal roof installed

Siding replaced as needed on the lower side

Entire building pressure washed, scraped, and primed and two coat painted two colors as approved by HDC

Electric installed as per code

I am concerned regarding two items, first thing is that the building is failing 2x4 construction throughout, termite damage and the very temporary nature of the original construction itself.

Secondly is the idea of jacking this up side by side without it falling over hopefully Mike will be able to shed some light on this

Ballpark Pricing- \$40,000

MICHAEL STAUFFER
A r c h i t e c t

August 2, 2021

Rob Psulkowski
Built to Last Construction Inc.
710 Beech Street
Fernandina Beach, FL 32034

RE: *Fairbanks House Garage – S. 7th Street, Fernandina Beach, Florida
Structural Evaluation*

Dear Rob:

After an inspection of the garage at the Fairbanks House I must conclude that the structure is in such disrepair that it is not cost effective to try and salvage the building.

The root issue is that the garage is below grade by about 6-8". This has led to water damage and rot in almost all of the wall studs. Except for the one side that had some repair work, the sill plates are virtually non-existent and the wall studs are resting on the ground.

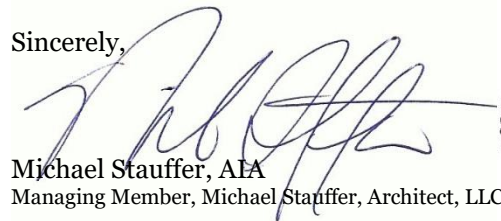
In addition, the floor of the garage is wood and is below grade and almost completely rotted. There is also a significant amount of termite damage and in the studs, roof and rot in many of the exposed rafter tails.

It is my professional option that the option raising the entire building to be above grade and building a concrete foundation below would be impracticable. Given the state of the building I am not sure this would be successful not to mention cost prohibitive after doing all of the other repairs required.

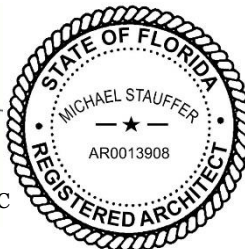
As much as I would like to preserve this building, I believe it there is no viable option for doing so. I do believe the garage door and brackets could be salvaged and reused in a new building.

If you have any questions, please let us know.

Sincerely,



Michael Stauffer, AIA
Managing Member, Michael Stauffer, Architect, LLC



















**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

8 NA 84

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Florida	
COUNTY: Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Fairbanks House
AND/OR HISTORIC: Major George R. Fairbanks House

2. LOCATION

STREET AND NUMBER: 227 South Seventh Street			
CITY OR TOWN: Fernandina Beach			
STATE: Florida	CODE: 12	COUNTY: Nassau	CODE: 089

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☒ Building ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)				
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____	☐ Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME: Miss Reba Haile		
STREET AND NUMBER: 227 South Seventh Street		
CITY OR TOWN: Fernandina Beach	STATE: Florida	CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Nassau County Courthouse		
STREET AND NUMBER:		
CITY OR TOWN: Fernandina Beach	STATE: Florida	CODE: 12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: N/A			
DATE OF SURVEY: _____			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE:	

SEE INSTRUCTIONS

STATE: Florida	COUNTY: Nassau	ENTRY NUMBER	DATE

FOR NPS USE ONLY

7. DESCRIPTION	
CONDITION	(Check One)
	☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed
	(Check One) ☐ Altered ☒ Unaltered (Check One) ☐ Moved ☒ Original Site
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
An article in the June 21, 1884 edition of <u>The Florida Mirror</u> stated that during that summer Major George R. Fairbanks would begin construction on his "large, elegant residence" in Fernandina Beach. The article further stated that Mr. R. V. Schuyler, the architect, had the plans nearly completed and the contracts for construction were ready to be given out. A description of the house was included within the text. It stated, "The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L, and have wide piazzas on the east, south and west sides. The house is to contain from fourteen to sixteen rooms, constructed with an eye solely to comfort". The Fairbanks' residence, completed in 1885, is exactly as described prior to its construction. Although of frame, the house stands as an outstanding example of the Italianate style in domestic architecture. The building has a tower, square in plan, placed slightly off center. The building consists of "well-defined, rectilinear blocks, asymmetrically grouped; although the elevations of the individual blocks are symmetrical". All roofs are of low pitch, hipped and gabled in combination. Eaves of considerable projection are supported on brackets. The main facade (south elevation) is a complex variety of rounded and flat topped windows in groups of two, three and four. Bays occur on the south and west sides of the house. As was frequently employed in the later, more elaborate versions of this style, pediments and hoodmolds are used over the windows, in addition to exterior louvered shutters. On the south front a balustraded balcony forms a hoodmold for the windows below. Beautiful arched loggias on the south and west sides of the house in combination with the Palladian treatment of the main entrance gives the house a strong feeling of the Italianate. The house sits in the middle of a large, well landscaped yard, described in the same newspaper article as having been "planted to orange trees, which are all now in a flourishing condition".	

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1885			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify)
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape Architecture	☐ Social/Humanitarian	
☐ Art	☐ Literature	☐ Theater	
☐ Commerce	☐ Military	☐ Transportation	
☐ Communications	☐ Music		
☐ Conservation			
STATEMENT OF SIGNIFICANCE			
George Rainsford Fairbanks was born in Waterford, New York on July 5, 1820. In 1842, he was admitted to the New York State Bar Association and in that same year he moved to Florida. In 1846, one year after Florida was admitted to the Union, Fairbanks was elected State Senator. Moving from St. Augustine to Fernandina Beach, he assumed editorship of <u>The Florida Mirror</u>, a position which he held from 1879 to 1885. It was during this period that he built "Fairbanks Folly". During the Civil War, he enlisted in the Confederate Army, serving as a Major in the Commissary Department of the Army of Tennessee. Major Fairbanks, as he was always known, was a historian and scholar very much interested in the history of Florida. He was the author of three books, <u>The Spaniards in Florida</u>, <u>History of the University of the South</u>, and <u>History of Florida</u>. The latter of these was for a long time used for the teaching of Florida history in the public school system. Fairbanks was instrumental in the founding of the University of the South at Sewanee, Tennessee. From 1875 to 1906, he served continuously as a trustee of that institution. In 1866, he built Rebel's Rest, a log dwelling that served for a time as his home and still stands today on the University campus. At the General Convention of the Episcopal Church which was held in Boston in 1904, Fairbanks was "specially singled out as the oldest representative of that body in attendance for over half a century". Fairbanks died in Sewanee, Tennessee on August 3, 1906. The Fairbanks House, which stands as a tribute to its builder, is a singularly fine example of the Italianate style of architecture in a domestic dwelling. Dating from the appropriate period, it possesses all the characteristics of the most refined examples of this style in the country and certainly is one of the most important examples in the state.			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Guerry, Moultrie. Men Who Made Sewanee. Sewanee, Tenn.: University Press, 1944.

Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court. (Subgroup: Deeds). "Reflections". The Florida Mirror. Vol. VI, Issue 30. June 21, 1884.

Whiffen, Marcus. American Architecture Since 1780. Cambridge, Massachusetts: The M.I.T. Press, 1969.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	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
NW	0 0 0	0 0 0		N30°	40'	03"
NE	0 0 0	0 0 0		W81°	27'	39"
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

Diane D. Greer, Historic Sites Specialist

ORGANIZATION

Division of Archives, History, & Records Mgt.

DATE

7/25/72

STREET AND NUMBER:

Department of State, The Capitol

CITY OR TOWN:

Tallahassee

STATE

Florida

CODE

12

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name _____

Title State Liaison Officer

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

August 13, 1973

Miss Reba Haile
227 South Seventh Street
Fernandina Beach, Florida 32034

Dear Miss Haile:

It is a pleasure to advise you that the Fairbanks House has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

We have enclosed a pamphlet entitled, "The National Register of Historic Places."

With every good wish and warm regards.

Sincerely,

Robert Williams


RW:Nsr

Enclosures (2)



DEPARTMENT OF STATE

DIVISIONS: ARCHIVES, HISTORY & RECORDS MANAGEMENT - CORPORATIONS
CULTURAL AFFAIRS - ELECTIONS - STATE LIBRARY SERVICES

News Release

CONTACT: Jim Purks or David Fountain 224-2171

TWX Number: 810-931-3677

6/ /73

Judy:
All Nassau
Duval
media
JP

TALLAHASSEE -- Three historic houses in Fernandina Beach have been added to the National Register of Historic Places, "further adding to Florida's inventory of historic places," says Secretary of State Richard (Dick) Stone.

"This is indeed good news. We congratulate the citizens of Fernandina Beach ~~upon this~~ and all those who are participating in ~~the~~ historic preservation efforts," said Stone.

Secretary Stone, by law the state's No. 1 archives and history official, received the news from Washington. All research for sites nominated for the National Register of Historic Places is done by the Division of Archives, History and Records Management under the Secretary of State.

Added to the National Register were the Bailey House, the "Tabby" House or the C. W. Lewis House, and the Fairbanks House, all of them important in the history of Fernandina Beach and the Nassau County area.

-next page-

The Fairbanks house was the home of ~~the~~ George Rainsford Fairbanks, who came to Florida in 1842 and served as a state senator and later editor of The Florida Mirror. He was the author of three books on Florida history. The Fairbanks house is an example of the Italianate style of architecture in a domestic dwelling.

The "Tabby" House or C. ~~WXXX~~ W. Lewis House is an elaborate and unusual version of the rambling Victorian house. It is the only house in Fernandina Beach, dating from the 1880 period, which was constructed in this manner.

Delite { It has always been considered locally ~~xxxx~~ to be constructed of tabby, because of the high percentage of shell in the mortar, while actually the building has a binding of cement, with the aggregate being shell.

The Bailey House was built by E. W. Bailey in 1895 and is a Victorian structure of irregular plan and was nominated for the National Register on the basis of its architectural criteria.

The National Register of Historic Places is a national inventory of historic and cultural sites considered worth saving. Sites chosen are afforded a degree of protection and are eligible for federal grants.

M E M O R A N D U M

RICHARD (DICK) STONE
SECRETARY OF STATE

TO: Jim Purks

Date: June 18, 1973

FROM: Randy Nimnicht

SUBJECT: News Releases - National Register Sites

Would you please prepare a news release for each of the sites listed below which have been added to the National Register of Historic Places:

Big Mound City - Palm Beach County
Canal Point vicinity

Launch Complex 39 - Brevard County
Kennedy Space Center

Yent Mound - Franklin County
Alligator Harbor vicinity

The Bailey House - Nassau County
Fernandina Beach

Matheson House - Alachua County
Gainesville

The Neilson House - Alachua County
Windsor vicinity

Porter, Dr. Joseph Y., House - Monroe County
Key West

The "Tabby" House - Nassau County
Fernandina Beach

Fairbanks House - Nassau County
Fernandina Beach

St. Margaret's Episcopal Church - Clay County
Hibernia vicinity

RFN:ser

Enclosures (10)

M E M O R A N D U M

RICHARD (DICK) STONE
SECRETARY OF STATE

TO: Jerry Butterfield

Date: June 18, 1973

FROM: Randy Nimnicht

SUBJECT: National Register Certificates

Please have certificates prepared for the following sites which have been placed on the National Register of Historic Places:

Big Mound City

Launch Complex 39

Yent Mound

The Bailey House

Matheson House

The Neilson House

Porter, Dr. Joseph Y., House

The "Tabby" House

Fairbanks House

St. Margaret's Episcopal Church

RFN:ser

Enclosures (10)

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

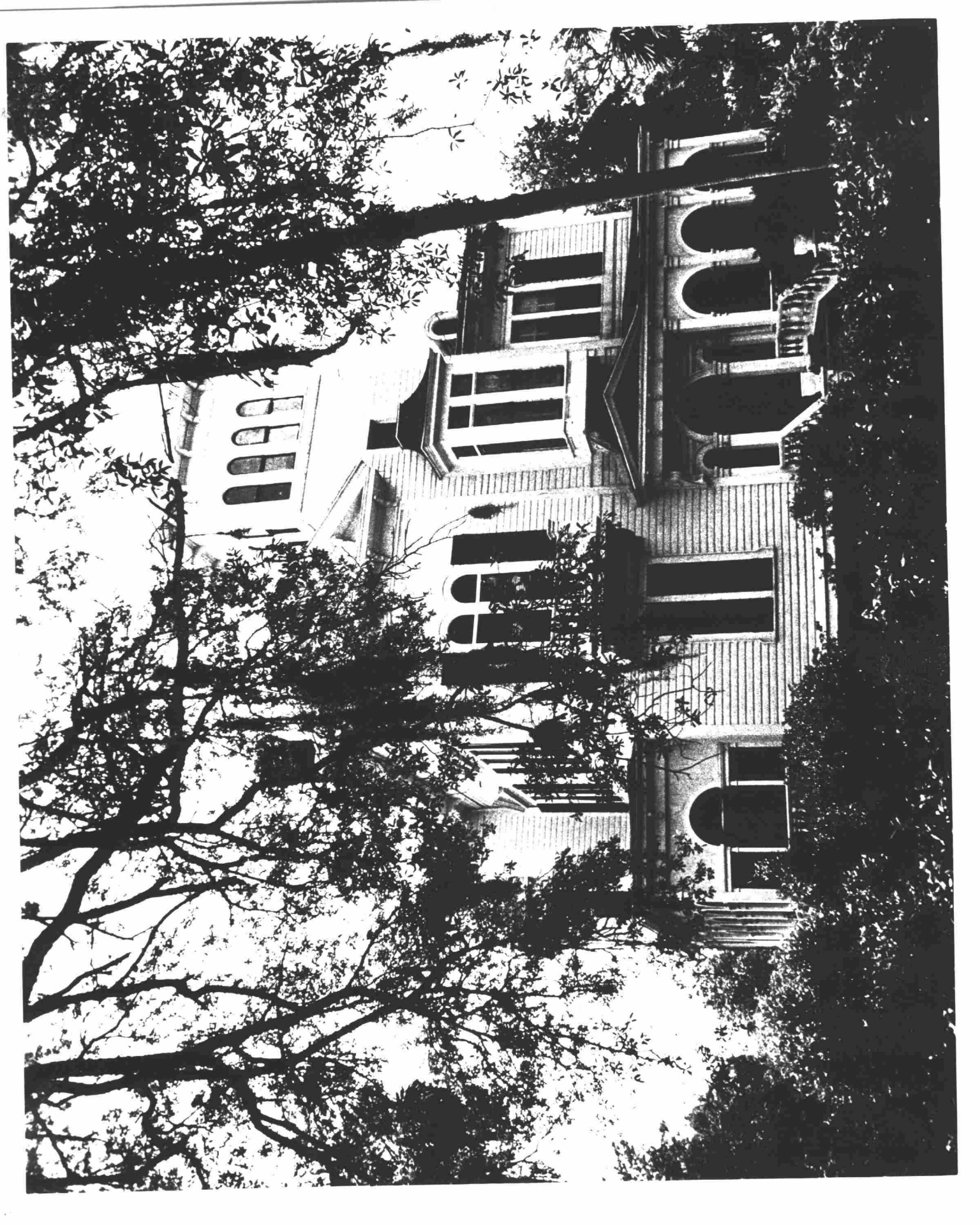
Date Entered JUN 4 1973

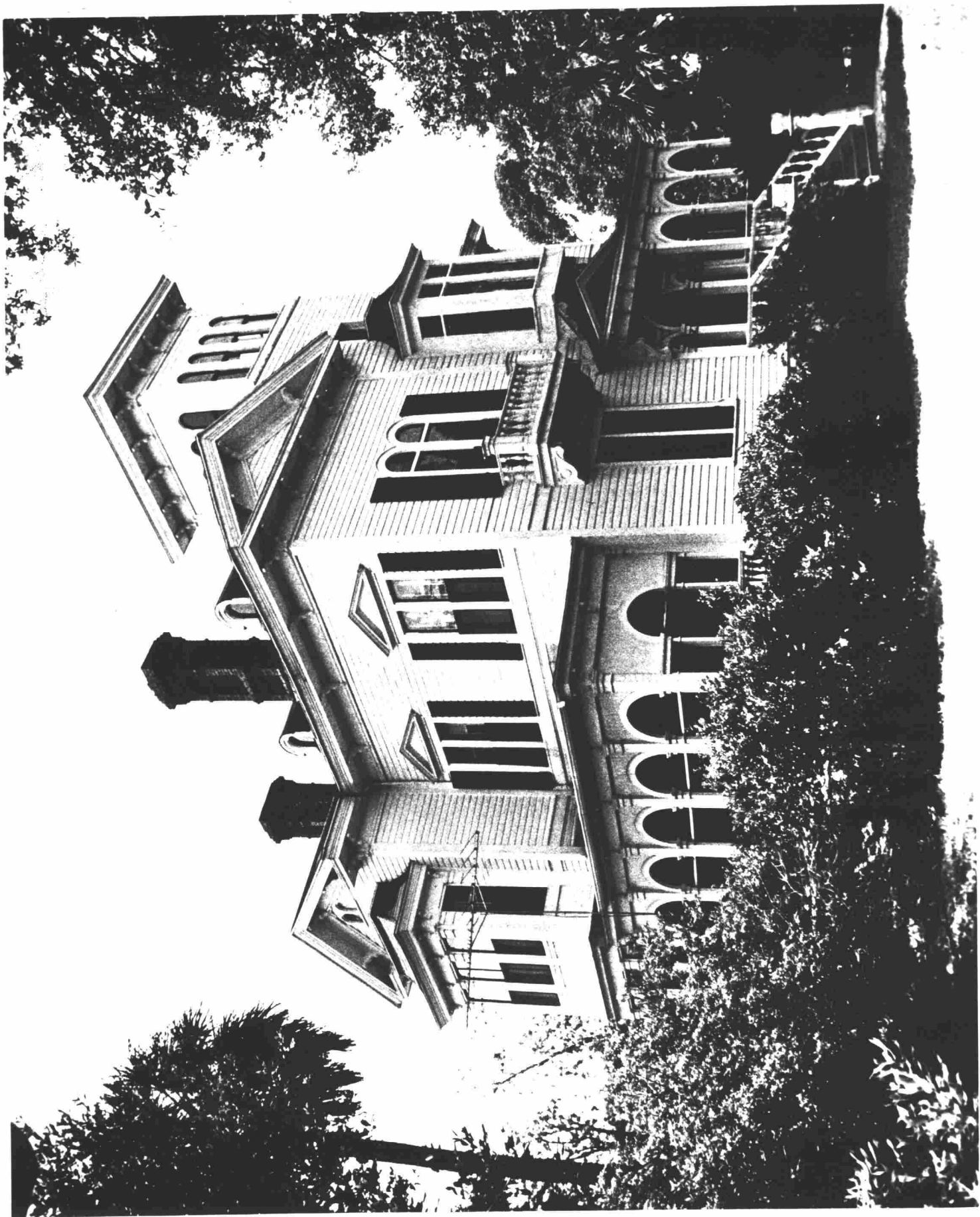
<u>Name</u>	<u>Location</u>
• The Bailey House	Fernandina Beach Nassau County
• Matheson House	Gainesville Alachua County
• The Neilson House	Windsor vicinity Alachua County
Porter, Dr. Joseph Y., House	Key West Monroe County
• The "Tabby" House	Fernandina Beach Nassau County
• <u>Fairbanks House</u>	Fernandina Beach Nassau County
• St. Margaret's Episcopal Church	Hilbernia vicinity Clay County

COPY OF CONGRESSIONAL NOTIFICATION

Also Notified

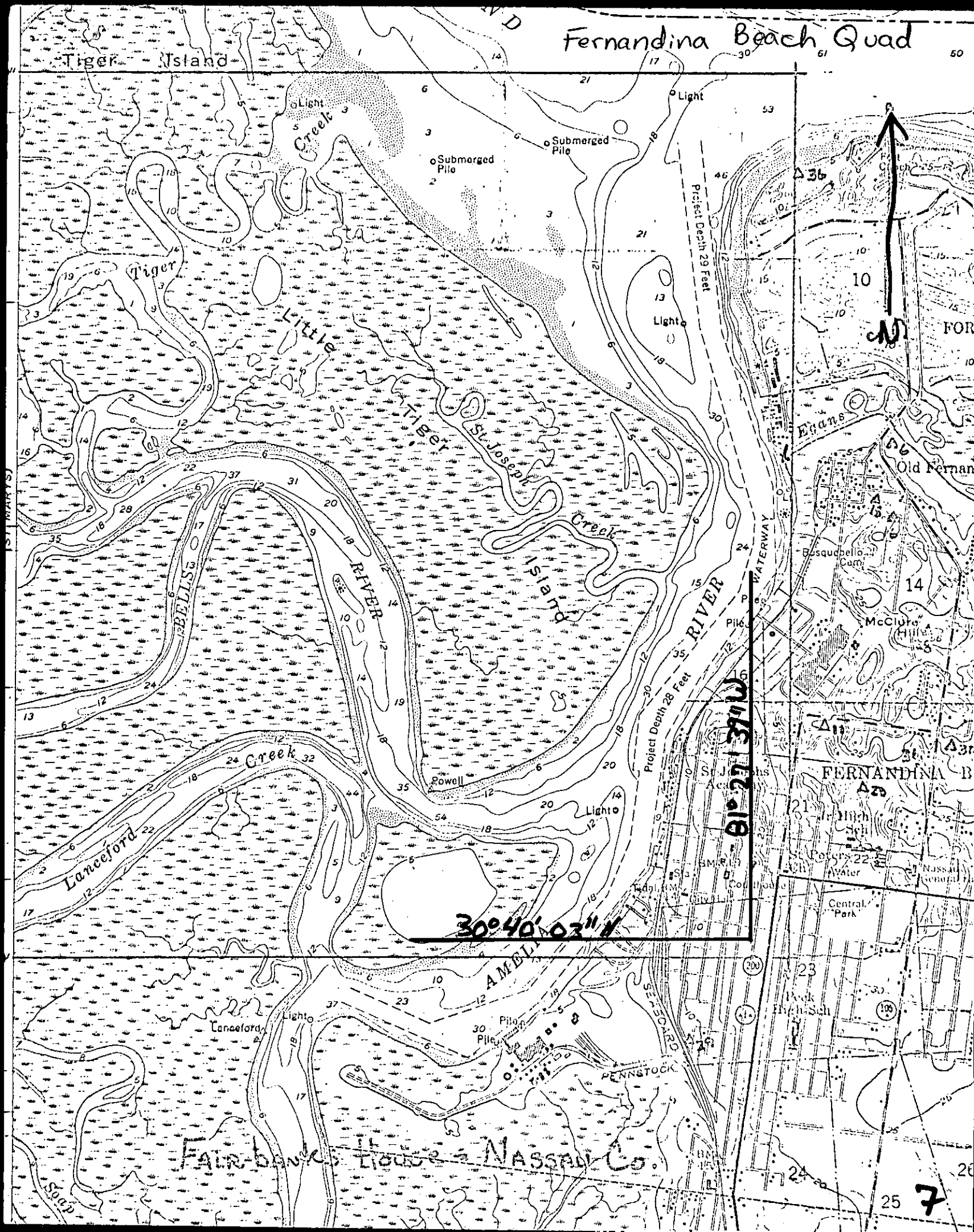
Hon. Edward J. Gurney
Hon. Lawton Mainor Chiles, Jr.
Hon. Don Fuqua
Hon. J. Herbert Burke







Fernandina Beach Quad



30°40'03" N

81°21'37" W

Fairbanks House - Nassau Co.



STATE OF FLORIDA
Department of State

DIVISION OF ARCHIVES, HISTORY
AND RECORDS MANAGEMENT

Bureau of Historic Preservation

HISTORIC SITES INVENTORY

County Nassau

Entry No. _____ Date _____

SEE INSTRUCTIONS

1. NAME					
COMMON: Fairbanks House on the state marker out front it is referred to as Fairbanks Folly					
AND/OR HISTORIC: Major George R. Fairbanks House					
2. LOCATION					
STREET AND NUMBER: 227 South Seventh Street					
CITY OR TOWN: Fernandina Beach					
STATE: Florida		CODE	COUNTY: Nassau		CODE
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object		☐ Public ☒ Private ☐ Both		Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)					
☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments	
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)		
☐ Educational	☐ Military	☐ Religious			
☐ Entertainment	☐ Museum	☐ Scientific			
4. OWNER OF PROPERTY					
OWNER'S NAME: Miss Reba Haile					
STREET AND NUMBER: 227 South Seventh Street					
CITY OR TOWN: Fernandina Beach			STATE: Florida	CODE	
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC: Nassau County Courthouse					
STREET AND NUMBER:					
CITY OR TOWN: Fernandina Beach			STATE: Florida	CODE	
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY: None					
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:	CODE	

County _____
Entry No. _____
Date _____

7. DESCRIPTION

CONDITION	(Check One)					
	☒ Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☐ Altered	☒ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

An article in the June 21, 1884 edition of The Florida Mirror stated that during that summer Major George R. Fairbanks would begin construction on his "large, elegant residence" in Fernandina Beach. The article further stated that Mr. R.V. Schuyler, the architect, had the plans nearly completed and the contracts for construction were ready to be given out. A description of the house was included within the text. It stated, "The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L, and have wide piazzas on the east, south and west sides. The house is to contain from fourteen to sixteen rooms, constructed with an eye solely to comfort".

The Fairbanks residence, completed in 1885, is exactly as described prior to its construction. Although of frame, the house stands as an outstanding example of the Italianate style in domestic architecture. The building has a tower, square in plan, placed slightly off center. The building consists of "well-defined, rectilinear blocks, asymmetrically grouped; although the elevations of the individual blocks are symmetrical". All roofs are of low pitch, hipped and gabled in combination. Eaves of considerable projection are supported on brackets.

The main facade (south elevation) is a complex variety of rounded and flat topped windows in groups of two, three and four. Bays occur on the south and west sides of the house. As was frequently employed in the later, more elaborate versions of this style, pediments and hoodmolds are used over the windows, in addition to exterior louvered shutters. On the south front a balustraded balcony forms a hoodmold for the windows below. Beautiful arched loggias on the south and west sides of the house in combination with the Palladian treatment of the main entrance give the house a strong feeling of the Italianate.

The house sits in the middle of a large, well landscaped yard, described in the same newspaper article as having been "planted to orange trees, which are all now in a flourishing condition."

SEE INSTRUCTIONS

SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1885			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify)
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape	☐ Social/Humanitarian	
☐ Art	☐ Architecture	☐ Theater	
☐ Commerce	☐ Literature	☐ Transportation	
☐ Communications	☐ Military		
☐ Conservation	☐ Music		
STATEMENT OF SIGNIFICANCE			
George Rainsford Fairbanks was born in Waterford, New York on July 5, 1820. In 1842, he was admitted to the New York State Bar Association and in that same year he moved to Florida. In 1846, one year after Florida was admitted to the Union, Fairbanks was elected State Senator. Moving from St. Augustine to Fernandina Beach, he assumed editorship of <u>The Florida Mirror</u>—a position which he held from 1879 to 1885. It was during this period that he built "Fairbanks Folly". During the Civil War, he enlisted in the Confederate Army, serving as a Major in the Commissary Department of the Army of Tennessee. Major Fairbanks, as he was always known, was an historian and scholar very much interested in the history of Florida. He was the author of three books, <u>The Spaniards in Florida</u>, <u>History of the University of the South</u>, and <u>History of Florida</u>. The latter of these was for a long time used for the teaching of Florida history in the public school system. Fairbanks was instrumental in the founding of the University of the South at Sewanee, Tennessee. From 1875 to 1906, he served continuously as a trustee of that institution. In 1866, he built Rebel's Rest, a log dwelling that served for a time as his home and still stands today on the University campus. At the General Convention of the Episcopal Church which was held in Boston in 1904, Fairbanks was "specially singled out as the oldest representative of that body in attendance for over half a century". Fairbanks died in Sewanee, Tennessee on August 3, 1906. The Fairbanks House, which stands as a tribute to its builder, is a singularly fine example of the Italianate style of architecture in a domestic dwelling. Dating from the appropriate period, it possesses all the characteristics of the most refined examples of this style in the country and <i>certainly is one of the most important examples in the state.</i>			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Guerray, Moultrie. Men Who Made Sewanee. Sewanee, Tenn.: University Press, 1944.
 Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court. (Subgroup: Deeds).
The Florida Mirror. Vol. VI, Issue 30, June 21, 1884.
 "Reflections".
 Whiffen, Marcus. American Architecture Since 1780. Cambridge, Massachusetts: The M.I.T. Press, 1969.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	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
NW	° ' "	° ' "		30° 40' 03" N	81°	27' 39" W
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

Diane D. Greer

ORGANIZATION

DATE

July 25, 1972

STREET AND NUMBER:

CITY OR TOWN:

STATE

CODE

12. PHOTO REFERENCE

PHOTO CREDIT: Jerry Newell

DATE OF PHOTO: June 27, 1972

NEGATIVE FILED AT:

Archives

IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

1. South facade, main elevation
2. Southwest corner of house
3. Detail of main entrance and tower

MAP REFERENCE

SOURCE:

USGS Fernandina Beach Quadrangle 7.5 minute series

SCALE: 1:24000

DATE: 1958

REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

SEE INSTRUCTIONS

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 84*

SITE NAME: Fairbanks House
ADDRESS OF SITE: 227 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 27 9
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
GOOD
FAIR
DETERIORATED

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

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES + 1885
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

227 S. 7th St. or the Fairbanks House is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in 1885, 227 S. 7th Street is a two-and-a-half story, frame residential building, designed in the Italianate style. It is noteworthy for its tower, arcaded galleries, arched and pedimented windows and bracketed cornice. It has been significantly altered by enclosing the porch. It was originally the residence of Major George Rainsford Fairbanks, a native of Watertown, New York who served in the Confederate Army and was editor of the Florida Mirror in Fernandina. Fairbanks was a pioneer in the Florida citrus industry and a founder of the Florida Historical Society and the University of the South at Sewanee, Tennessee. The architect of the building was Robert S. Schuyler.

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

RECORD NUMBER 189

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S&E&N&W/1-story entrance, gallery, 3/2/1/1-bay, access
E, 2nd bay, arcaded galleries; bracktd. eaves; turned balustrades
ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: hip # gable #
mansard # pyramidal

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

CHIMNEY LOCATION: N:Offset:frt.slope#S:Offset,lat.#W:offset,rear

WINDOW TYPE: DHS, 1/1, wood; bay, 2-story, square, paired #
DHS, 1/1, wood; arched, paired/grouped (4), oriel
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 3

NO. OF STORIES 2.5

NO. OF DORMERS: 4

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

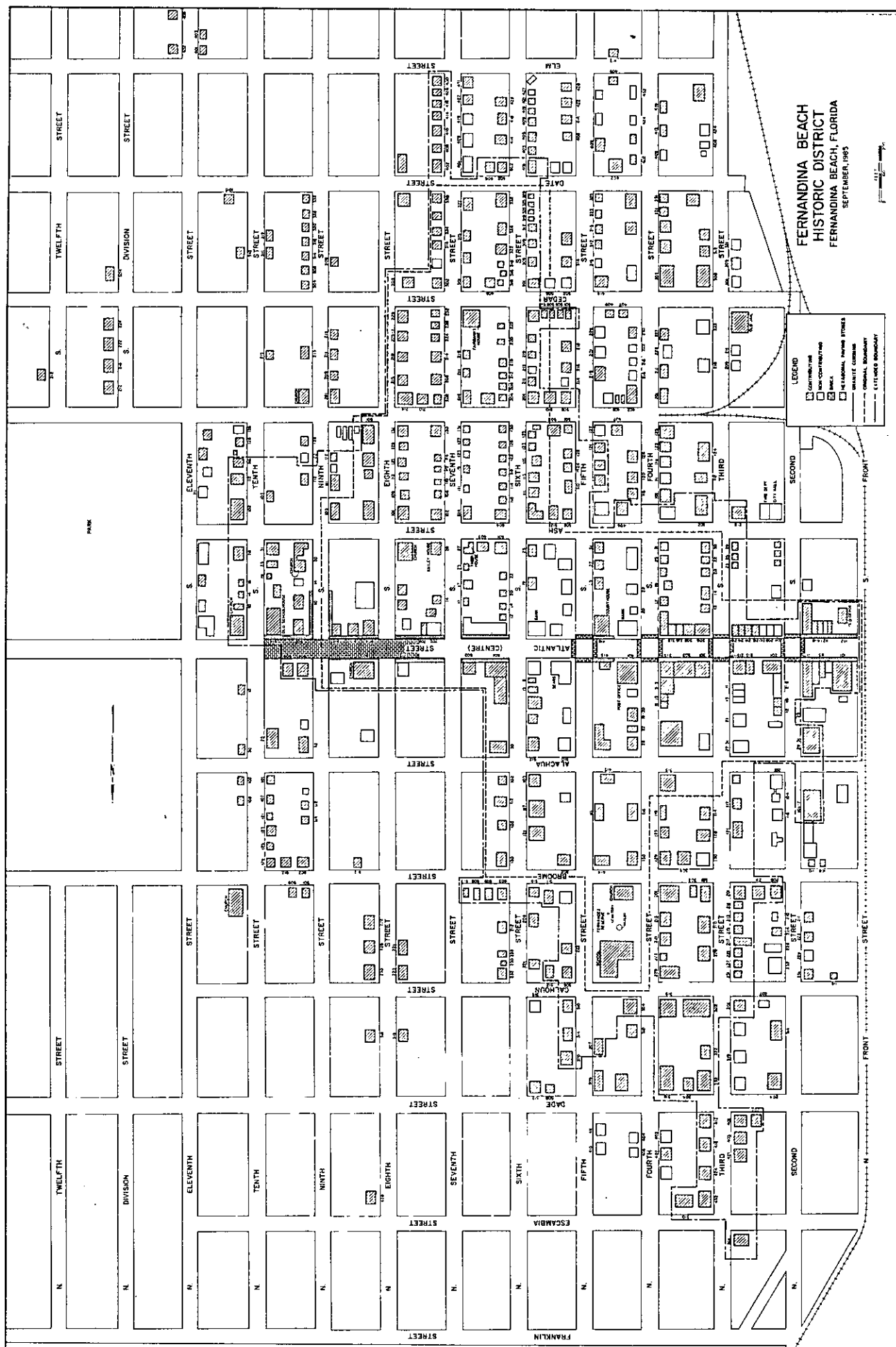
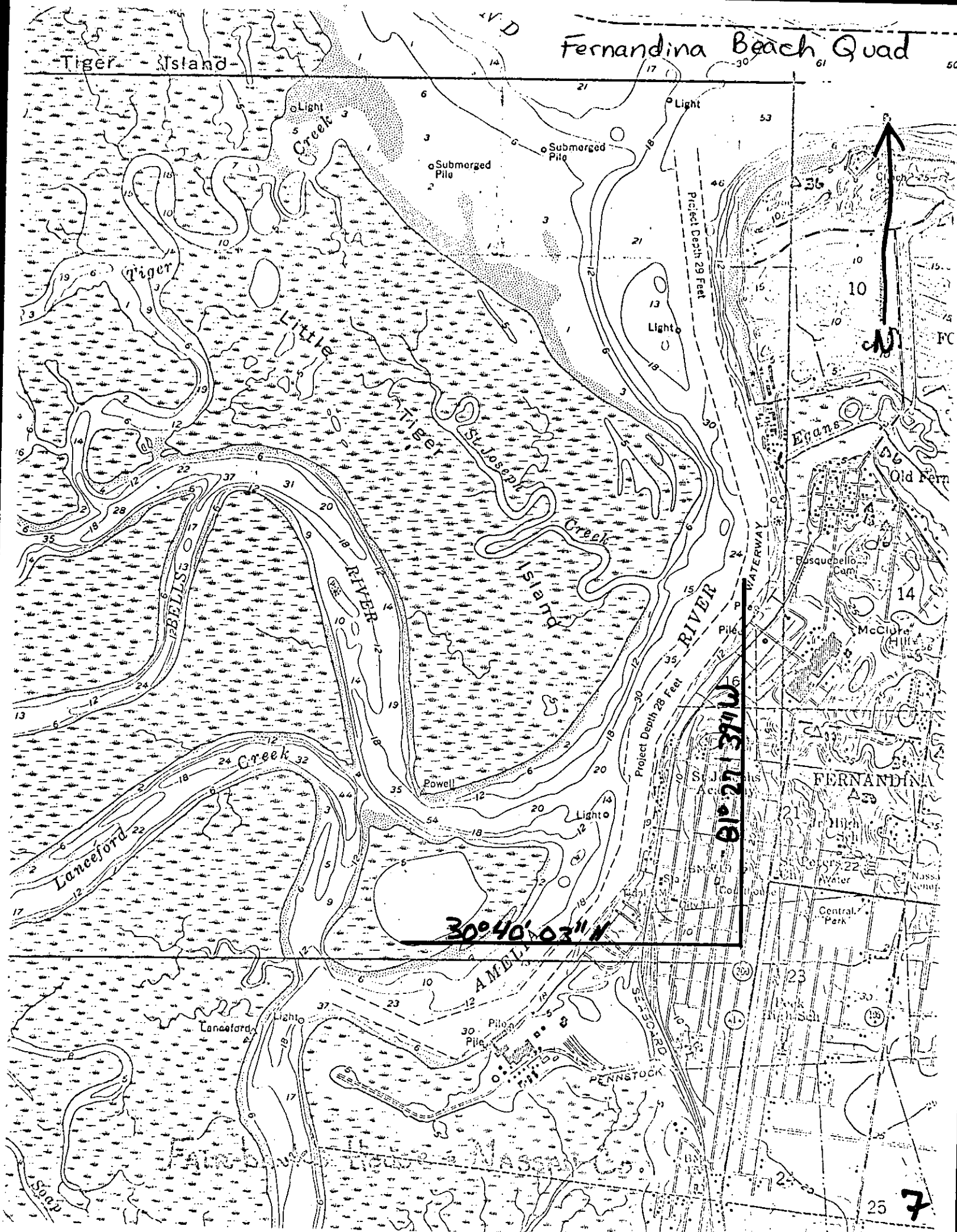


Figure 24

Fernandina Beach Quad

50



FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 1009==

Site Name Fairbanks House 830==

Other Name(s) for Site Major George R. Fairbanks House 930==

Other Nos. for Site 906==

Type of Site Historical 832==

Location of Site:

County Nassau 808==

Instructions for locating site (or address) 227 South Seventh Street
Fernandina Beach, Florida 813==

Ownership:

Owner of Site: Name Miss Reba Haile 902==

Address 227 South Seventh Street, Fernandina 903==

Occupant, Tenant or Manager:

Name 904==

Address 905==

Form Prepared By:

Reporter (or local contact):

Name 816==

Address 817==

Recorder:

Name & Title Diane D. Greer 818==

Address Division of Archives, History, and Records
Mgt., Department of State, Tallahassee 819==

Date of Site Survey 7/25/72 820==

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).

N/A

839==

Photographic Record Numbers

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Fernandina Beach Quadrangle 812==
 scale: 1:24000 Date: 1958

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
<u>3N</u>	<u>28E</u>	<u>23</u>			
812==					

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES						
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"		N30°	40'	03"	W81°	27'	39"	
	°	'	"	°	'	"								
	°	'	"	°	'	"								
	°	'	"	°	'	"								
	°	'	"	°	'	"								
	°	'	"	°	'	"								
812==														

Global Reference Code 884==

Description of Site:

Site Size (approx. acreage of property) less than an acre 833==

Present Condition of Site

Check one			Check one			Check one if appropriate		
☒ Excellent	863==		☐ Deteriorated	863==		☐ Moved	863==	
☐ Good	863==		☐ Ruins	863==		☒ Original Site	863==	
☐ Fair	863==		☐ Unexposed	863==				

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

An article in the June 21, 1884 edition of The Florida Mirror stated that during that summer Major George R. Fairbanks would begin construction on his "large, elegant residence" in Fernandina Beach. The article further stated that Mr. R. V. Schuyler, the architect, had the plans nearly completed and the contracts for construction were ready to be given out. A description of the house was included within the text. It stated, "The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L, and have wide piazzas on the east, south and west sides. The house is to contain from fourteen to sixteen rooms, constructed with an eye solely to comfort".

The Fairbanks residence, completed in 1885, is exactly as described prior to its construction. Although of frame, the house stands as an outstanding example of the Italianate style in domestic architecture. The building has a tower, square in plan, placed slightly off center. The building consists of "well-defined, rectilinear blocks, asymmetrically grouped; although the elevations of the individual blocks are symmetrical". All roofs are of low pitch, hipped and gabled

CONTINUATION SHEET

Present & Original Physical Appearance (page 2)

in combination. Eaves of considerable projection are supported on brackets.

The main facade (south elevation) is a complex variety of rounded and flat topped windows in groups of two, three and four. Bays occur on the south and west sides of the house. As was frequently employed in the later, more elaborate versions of this style, pediments and hoodmolds are used over the windows, in addition to exterior louvered shutters. On the south front a balustraded balcony forms a hoodmold for the windows below. Beautiful arched loggias on the south and west sides of the house in combination with the Palladian treatment of the main entrance gives the house a strong feeling of Italianate.

The house sits in the middle of a large, well landscaped yard, described in the same newspaper article as having been "planted to orange trees, which are all now in a flourishing condition".

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Fairbanks 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 1885 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):
_____ 910== |
| ☐ 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)

George Rainsford Fairbanks was born in Waterford, New York on July 5, 1920. In 1842, he was admitted to the New York State Bar Association and in that same year he moved to Florida. In 1846, one year after Florida was admitted to the Union, Fairbanks was elected State Senator. Moving from St. Augustine to Fernandina Beach, he assumed editorship of The Florida Mirror, a position which he held from 1879 to 1885. It was during this period that he built "Fairbanks Folly". During the Civil War, he enlisted in the Confederate Army, serving as a Major in the Commissary Department of the Army of Tennessee.

Major Fairbanks, as he was always known, was a historian and scholar very much interested in the history of Florida. He was the author of three books, The Spaniards in Florida, History of the University of the South, and History of Florida. The latter of these was for a long time used for the teaching of Florida history in the public school system.

911==

23

Remarks & Recommendations:

835==

Major Bibliographic References:

Guerry, Moultrie. Men Who Made Sewanee. Sewanee, Tennessee: University Press, 1944.

Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court. (Subgroup: Deeds).

Whiffen, Marcus. American Architecture Since 1780. Cambridge, Massachusetts: The M.I.T. Press, 1969.

"Reflections". The Florida Mirror. Vol. VI, Issue 30. June 21, 1884.

920==

CONTINUATION SHEET

Statement of Significance (Page 2)

Fairbanks was instrumental in the founding of the University of the South at Sewanee, Tennessee. From 1875 to 1906, he served continuously as a trustee of that institution. In 1866, he built Rebel's Rest, a log dwelling that served for a time as his home and still stands today on the University campus.

At the General Convention of the Episcopal Church which was held in Boston in 1904, Fairbanks was "specially singled out as the oldest representative of that body in attendance for over half a century". Fairbanks died in Sewanee, Tennessee on August 3, 1906.

The Fairbanks House, which stands as a tribute to its builder, is a singularly fine example of the Italianate style of architecture in a domestic dwelling. Dating from the appropriate period, it possesses all the characteristics of the most refined examples of this style in the country and certainly is one of the most important examples in the state.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00084
Recorder # 314
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>227</u>	<u>South</u>	<u>7th</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 ; 23; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Italianate Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Other
Other Roof Type(s) flat hip
Roof Material(s) >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Cone tower
Other Roof Secondary Structure(s) square bay
Number of Chimneys 4
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) north ridge, south slope, 2 west slope

HISTORICAL STRUCTURE FORM

8NA00084

DESCRIPTION (continued)

Window Descriptions 1/1, 6/6, 2/2, 1 light casement

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) garage, 2 cottages

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1885

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

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Bed & Breakfast;;

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource is individually NR listed (1973) and contributes to the Fernandina Beach Historic District (1973, extended 1987).

HISTORICAL STRUCTURE FORM

8NA00084

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/07

Form Comments: _____

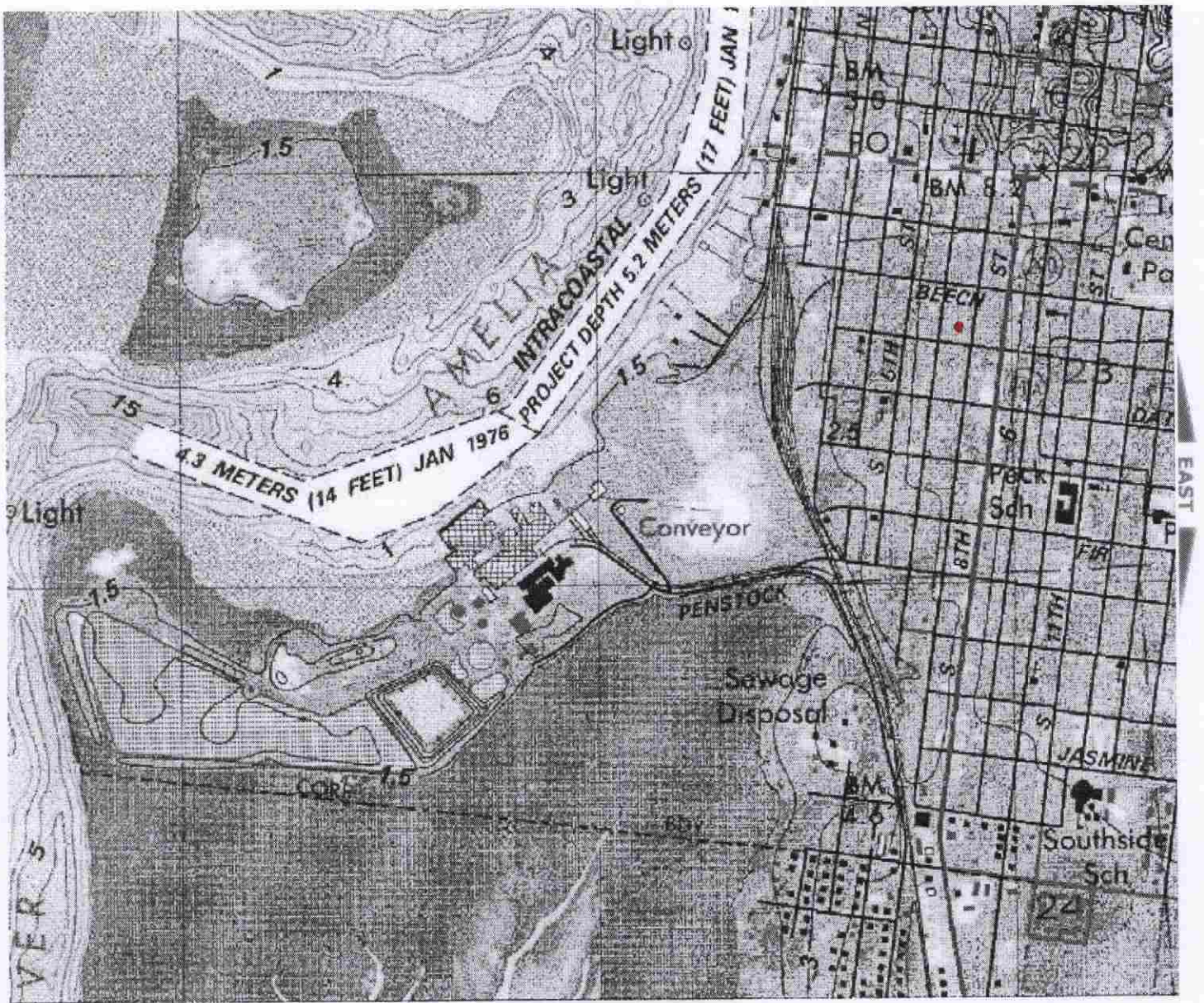
REQUIRED PAPER ATTACHMENTS

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

NA00084-200703

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

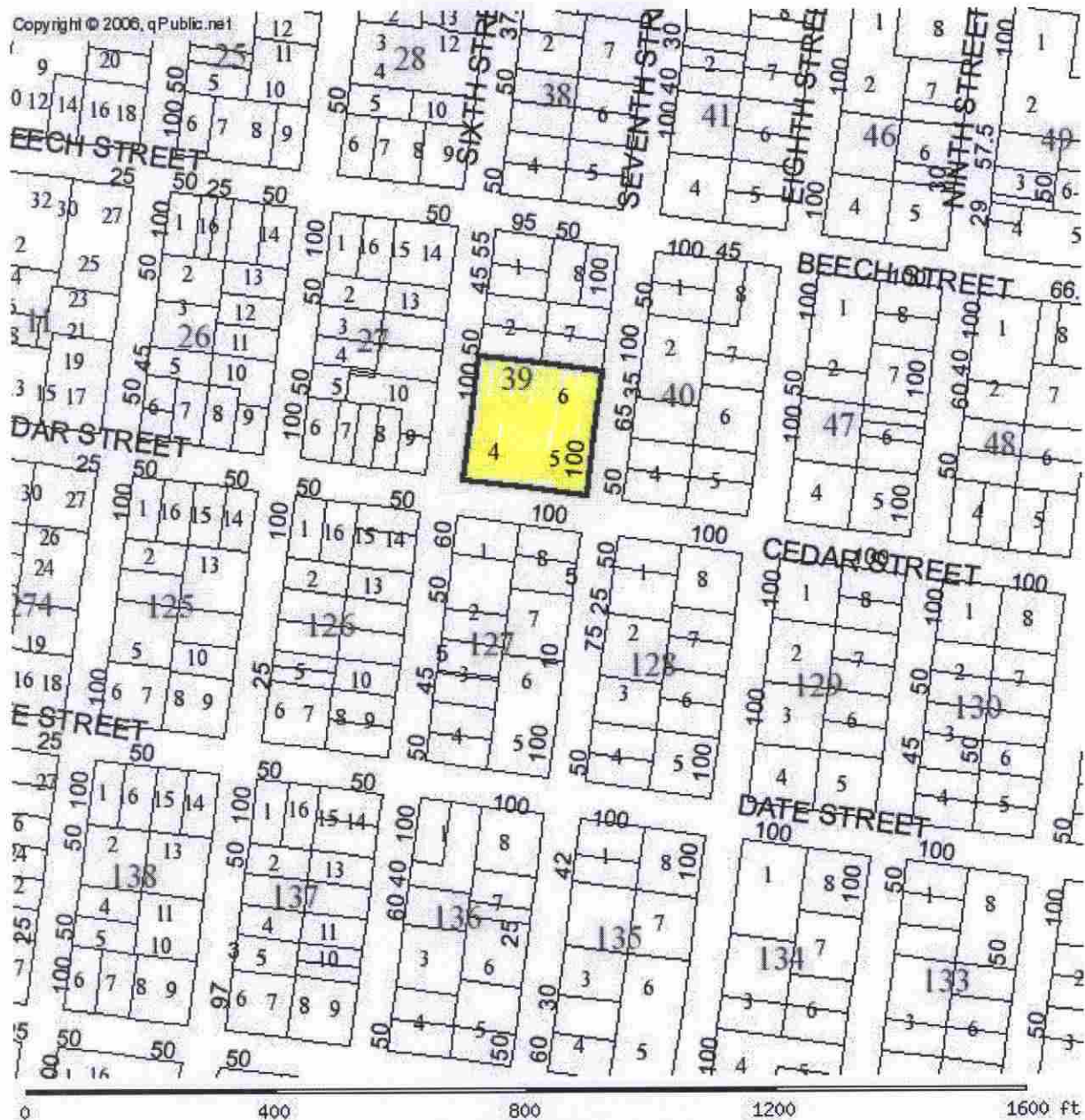


NA 84

314

314

NA84



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0039-0030
GIS CALCULATED ACREAGE	0.92
Property Use	HOTELS AND
Land Use	HOTEL
OWNERSHIP INFORMATION	
Name	FAIRBANKS HOUSE INC
Mailing Address	C/O WM M JR & THERESA HAMILTON 227 SOUTH 7TH STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	227 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	600,000

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00084**
 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) Fairbanks House Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 227 S 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0039-0030 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: 1885 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1885 To (year): _____
 Current Use Bed & Breakfast From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Orientation changed, S to E
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Hip & gable, W/N
 Architect (last name first): Schuyler, R.V. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major George R. Fairbanks, lawyer/historian/editor

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

DESCRIPTION

Style Italianate Exterior Plan Irregular Number of Stories 2.5
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. Cross-gabled 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2. Arched dormer
 Windows (types, materials, etc.) 1/1 DHS, wood; bay, 2 story; arched, paired, grouped, oriel, pediments, hoodmolds

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brackets; several bay windows; arched loggias; wide eaves; Palladian arches

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Pool on SW; garage

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 3 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) Palladian arches w square supports & pediment; double wood and glass doors; side lights; arched transom light
 Porch Descriptions (types, locations, roof types, etc.) S&E/entrance, 1 story loggias, hip; S/piazza, 2 story; turned wood balustrades, square column supports

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

Narrative Description of Resource NA00393, NA00395 & NA00397 are cottages associated with the bed and breakfast

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

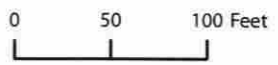
- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD AND in hard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



Brockington
CULTURAL RESOURCES CONSULTING

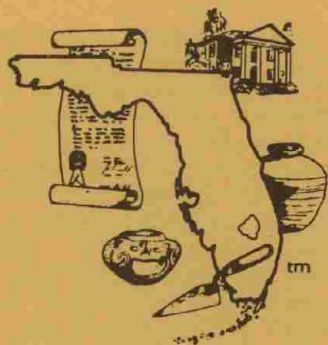
**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****

NA84



Archives & History news

MARCH - APRIL, 1973

VOL. 4, NO. 2

GAMBLE MANSION: Its Heritage Restored

by Michael Schene, Bureau of Historic Sites and Properties

Built in Bradenton during the waning years of the antebellum period, the Gamble Mansion has survived the ravages of time and remains one of the few extant symbols of South Florida's early settlement and development.

At the end of the Second Seminole War (1842), a swarm of settlers were attracted to South Florida by the prospect of the fertile lands that were available at little or no cost. Among the immigrants were several notable Middle Florida planters, including the Bradens and Major Robert Gamble, Jr.

Major Gamble was a member of one of Florida's most illustrious families. The Gambles, originally wealthy and influential merchants in Richmond, settled in Jefferson County in the 1820s, establishing extensive plantations for the production of cotton, tobacco, and sugarcane. In addition to being leading Florida producers of these crops, they were closely involved with the territory's most important financial institution, the Union Bank of Florida. Their involvement in the bank and its precipitous decline may have furnished the motivation for Major Gamble to settle along the Manatee River where he hoped to resurrect his family's fortunes.

Sometime in the early 1840s, Major Gamble established a 3,500 acre plantation with 140 slaves to produce sugarcane. In transforming the raw cane into a finished product, he used steam powered machinery that was as elaborate and expensive as any to be found in the South at the time. By 1850 he was the leading producer of sugar and molasses in Florida. Fixed capital cost and declining prices finally forced him to sell the plantation for \$190,000 to two Louisiana planters, John Calvin Cofield and Robert McGroyson Davis.

Cofield and Davis continued the cultivation of sugarcane until 1861 when they sold most of the plantation's slaves, equipment, and livestock. During the Civil War, Captain Archibald McNeill used the Mansion as his home and may have conducted Confederate business from the premises. There is also a possibility that

the Confederate Secretary of State, Judah P. Benjamin, may have used the Mansion as a refuge during his escape through Florida, although this has not been substantiated.

The Mansion was abandoned in 1865, and outside of a brief occupancy by George Patten and his family, it remained uninhabited and neglected until the local chapter of the United Daughters of the Confederacy assisted the State in acquiring the property. In 1970 the site was placed on the National Register of Historic Places. Thus, it received federal protection and also became eligible for matching federal funds under which this research was accomplished. Incidentally, Gamble Mansion was recently designated a "Bicentennial Trail Site" by the Bicentennial Commission of Florida.

Prior to research by this writer, there had never been an in-depth study undertaken on the Gamble family. The information that was available was a mixture of specious facts and a romantic stereotype of the planter class. The site's historical credibility would be in doubt until the legends and fictitious stories surrounding the property were separated from the facts, and the latter drawn together into a cohesive synthesis. The Division of Archives, History and Records Management matched federal funds with State funds provided by the Division of Recreation and Parks, and supervised an intensive four-month study of the Gamble family and the Gamble Mansion.

The research for the project necessitated a considerable amount of travel. To collect the necessary data for the project, the researcher worked for varying periods of time at over 14 libraries and courthouses. Literally thousands of miles were logged through Florida and the South searching for missing sources. The research also included a trip to Washington, D.C. to the Library of Congress and the National Archives. Many interviews were conducted and correspondence carried on

before the project was completed.

This comprehensive and meticulous investigation was necessary to collect specific information about a single family. However, in spite of the assiduous efforts, the research was not an unqualified success. Certain aspects of the family's economic and



The Gamble Mansion is a Greek Revival Mansion typical of the Louisiana plantation type that flourished in the Gulf Coast region in the early 1800s.

social pursuits are still unknown or unclear. The sources often tantalizingly illuminate certain minor points while they remain silent on major ones. Living in another era, correspondents and officials who drafted public documents did not feel the need to comment on matters that were common knowledge; just as today we feel no necessity to comment upon the many ordinary experiences that occur daily. (Surely some future historian will also castigate us for our failure.)

Even though we were not able to provide as complete a picture of the Gamble operation as we would have liked, considerable new light was shed on

cont'd. on page 4

The Florida Master Site File

by Frank B. Syman, Jr.
Bureau of Historic Sites & Properties

In the March-April, 1972 issue of *Archives and History News* this writer reported on the progress of the division's systematization and computerization program involving the automation of data being collected by programs of the Bureau of Historic Sites and Properties and the Bureau of Historical Museums. At that time a computerized system of data storage and retrieval (called GRIPHOS) had been selected and was to be implemented at one of the State's computer centers. The system would allow for the development of a "data bank" for all archaeological and historical data being collected and recorded concerning sites and associated artifacts, including the non-archaeological collections for the Museum of Florida History.

To date, information on over 15,000 artifacts has been processed for computer entry (including accessioning/cataloguing and preliminary analysis) and of these, data on nearly 12,000 have been stored in the computer file. As work continues on preparing input records on artifacts from the division's collections, new material is automatically processed for computer entry, i.e., accessioned/catalogued and the information recorded on computer-coded artifact/feature forms.

THE DATA BANK SITE FILE

Although no significant amount of site data has as yet been entered in the computerized site file (primarily due to shortage of funds at this time), site data is presently being processed for eventual computer entry. As a first step to computerizing the site data, it was necessary to compile and systemically collate all existing site records into one master file. The division had been maintaining three separate site files: 1) an archaeological site file containing mostly prehistoric sites; 2) a statewide site file of archaeological, historical and architecturally significant sites (mostly historically and architecturally important sites); and 3) an underwater site file containing mostly shipwreck sites.

In addition to the division's site files, several other site files (containing mostly prehistoric sites) are maintained in institutions and museums in the state that also needed to be included in any compilation of a master site file. Archaeologists and museum officials responsible for these files readily granted permission to have them copied for inclusion in the master file. The files were copied and now all existing site records have been systematically collated into the Florida Master Site File (FMSF). The master file is kept up-dated through the excellent cooperation of professionals and other interested citizens around the state who keep the division informed of all sites added to the local and regional files.

The file is organized by counties and

each site is numbered sequentially within the county. To ensure that site numbers are not duplicated, all newly recorded sites in the state are now assigned a number by the State Archaeologist's office and included in the FMSF.

As was mentioned previously, several types of sites are included in the FMSF: prehistoric and historic archaeological sites located on land and underwater; underwater shipwreck sites; and historical and/or architecturally significant structures, buildings and districts. In order to systematically handle the data for the different kinds of sites, a new site form had to be designed that would allow for standardizing the data categories common to the different types of sites and still provide for the data categories unique to certain kinds of sites. To accomplish this, a form was designed containing data categories common to all types of sites, and a supplemental page containing specific data categories unique to the particular type of site. Each data category on the form has a code number, thus providing a tag or handle for the different items of information for use in computer storage and retrieval.

The categories and their definitions have been generally agreed upon by the users of the GRIPHOS system so that the data one user puts in a coded category is compatible with what other users put in that particular category. New categories for data may be created when a justifiable need arises. At present, the system will allow up to a million different coded categories to be used.

The FMSF now contains over 5,000 site records. The largest percentage by far are prehistoric sites, but with the ongoing statewide survey of the division's historic preservation program, more historical and architectural sites are being recorded and documented. (Ed. note: approximately 120 sites were added to the file as a result of a recent intensive site survey in northeast Florida. See accompanying article in this issue.)

The amount and quality of documentation for the site records varies considerably: for many of the earlier recorded prehistoric sites, very little information was apparently obtained. However, every effort is being made to locate and resurvey poorly documented sites whenever survey work is being conducted in an area. The types of information needed when recording a site include: location, owner of property, description of the site and the environmental setting, past history and present condition of the site, judgment as to cultural and chronological periods represented, and recommendations concerning future research.

USES OF THE FMSF

The file is the most comprehensive repository of data on known archaeological, historical and architecturally significant sites in the

state, and as such, constitutes an important data base for evaluating the cultural and historical resources in areas of possible impending disturbance through land development, urban renewal, etc. In this respect, the division aids in the protection of sites by providing input to all proposed building or development projects in the state involving federal funds, in accordance with recent federal legislation. In such cases, the FMSF becomes the prime source for information in making the initial evaluation of the possible effects of such projects. With adequate knowledge of the cultural and historical resources of a given area, the State can then properly assess the possible danger and, if warranted, suggest alternatives. For instance, the FMSF is consulted for all projects requiring environmental impact statements and for assessment of dredge and fill and beach nourishment activities.

In addition, site file data is being used as input to programs of various state, regional and local planning councils and environmental protection agencies. Knowledge of the cultural and historical remains in the geographical areas served by these agencies is necessary for a full evaluation of a specific area's resources. This kind of cooperation among agencies is also helping to protect and preserve the state's irreplaceable remains of the past.

Another important use of the site file is in research. For example, the archaeologist and architectural historian can utilize the data in the FMSF for distributional studies of site types or house types through time and space. Archaeologists can study the spatial-temporal distribution of various artifact types associated with recorded sites. Even urban planners can make use of the site data concerning metropolitan areas in their research.

These and many other types of research can be undertaken with the FMSF data, particularly when more complete data is obtained for the already recorded sites and when more new site data is forthcoming. The sites in the file represent only a sample of what still exists. Because sites are disappearing every day in the wake of progress, every effort must be made to obtain this irreplaceable scientific information. Interested and concerned citizens of Florida can help by alerting the division to sites by requesting site forms for recording the sites for inclusion in the FMSF.

Eventually, the data in the FMSF will become even more useful in all of the above mentioned programs when it is stored in the division's computerized data storage and retrieval system. Hopefully, in the not-too-distant future the current site file data (and associated artifact/feature data) will be retrievable with maximum efficiency and usability. ●

REMAINS OF EARLY MAN RECOVERED FROM SPRING CAVE

by W.A. Cockrell, Bureau of Historic Sites & Properties

The prehistoric remains of an ancient man, alive perhaps 10,000 years ago, were recovered from Warm Mineral Springs, Sarasota County in February under the supervision of Wilburn Cockrell, underwater archaeologist for the Bureau of Historic Sites and Properties.

Also found at the underwater cave site were small animal bones and the remains of oak and hickory nuts and leaves. The remarkable preservation of the deposits is attributed to the lack of dissolved oxygen in the water.

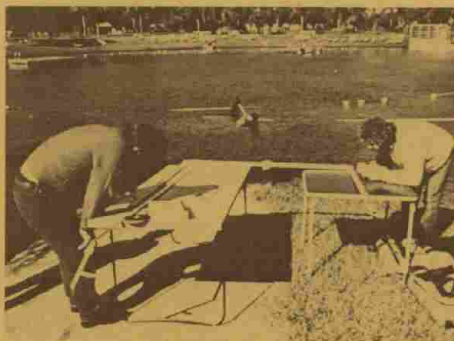
Although excavations have been temporarily discontinued, laboratory analysis of recovered material and other scientific studies are in progress.

The Division of Archives, History and Records Management wishes to publicly thank John Saba, chairman of the Sarasota County Commission, and Mrs. Ralph Davis, county historian, for their enlightened concern and assistance in the project. Warm Mineral Springs, Inc., owners of the property, were most cooperative in allowing archaeologists to do the professional job necessary and provided the security for the Springs so that work could continue unhampered.

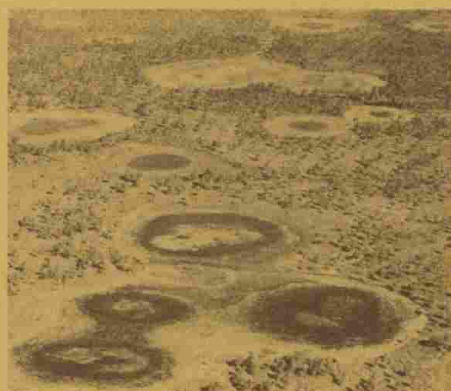
A more comprehensive report of the Warm Mineral Springs excavations will be featured in a future issue of *Archives & History News*.



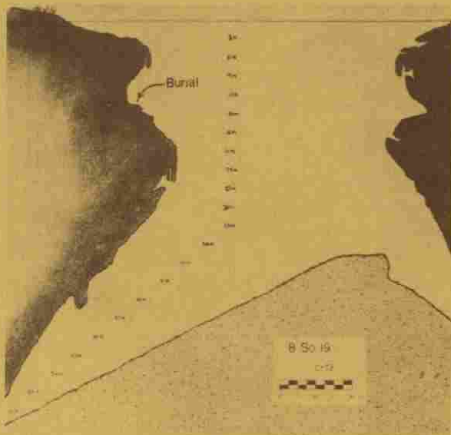
State Underwater Archaeologist W.A. Cockrell (right) removes the skull from under a ledge as Dr. Reynold Ruppé, chairman of the anthropology department at Arizona State University, operates an air lift to keep suspended silt vacuumed from the area. If as suspected, the skeletal materials recovered are subsequently dated as early as surrounding leaf-mold, then the skeleton will be the earliest reported human in the eastern United States.



Staff of the Bureau of Historic Sites and Properties prepare a mapping device for use underwater. An essential tool for the archaeologists, the device enabled scientists to record the placement of all recoveries and site features for future study.



An aerial view of Sarasota County in the area of Warm Mineral Springs shows the affluence of sink holes which may contain similar finds.



The profile of Warm Mineral Springs indicates the location of the skull when it was discovered. It was in a cave at the 15 meter depth under a rock fall.



Secretary of State Richard (Dick) Stone (center) and State Senator Warren Henderson (right), look on as W.A. Cockrell explains to media representatives the significance of the project and the discovery of the skull. The Division of Archives, History and Records Management is administered by the Secretary of State's Office.



Dr. Ruppé inspects the skull shortly after it was brought to the surface. Barbara Smith of Satellite Beach also participated in the project as a safety diver.



W.A. Cockrell and Colonel William Royal, who discovered the human remains, inspect a wood sample that was touching the jaw bone of the ancient skull when discovered. Radiocarbon dates of the wood should indicate the possible age of the bone. (Carbon dating of the bone would destroy it.)

Survey Locates Many Significant Structures

by Diane D. Greer, Bureau of Historic Sites and Properties

the subject. One important question that remains unanswered, however, concerns who built the Mansion. While in all probability Gamble built the structure, no documentary evidence was uncovered to substantiate the supposition.

Another question concerns the contention that Judah P. Benjamin was hidden at the Gamble Mansion during his escape through Florida. After examining all of the relevant sources, including Benjamin's own letters detailing his escape through the South, it was concluded that it cannot be established with any degree of certainty, that Benjamin was even given accommodation at "Gamble Mansion."

One of several legends that research dispelled was the apocryphal story that Cofield and Davis transformed Major Gamble's plantation into the largest sugarcane plantation in the South. The reverse is closer to the truth. The owners had disposed of most of the plantation's slaves and equipment by 1860. Without these essential ingredients, it would have been difficult to produce any sugar and molasses, let alone being the largest producer of this staple in the South.

There were several instances where research substantiated existing material. Perhaps the most important point validated was that Major Gamble was indeed Florida's leading producer of sugar and molasses during the late 1840s and early 1850s.

The Gamble Mansion is one of South Florida's few remaining structures built during the antebellum period. Properly interpreted, it can function to illustrate and illuminate some of the themes significant in the settlement of Southwest Florida.

This public document was promulgated at an annual cost of \$4,780.32, or 8 cents per copy, including postage, to inform Florida citizens, history teachers and other interested people of the activities and research of the Division.

After a comprehensive architectural and historical site survey of nine North Florida counties conducted during the past summer, some 125 buildings and structures of the area have been listed as historically significant. The survey team, headed by the author, an historic sites specialist for the historic preservation section, worked closely with local historical societies and with individuals familiar with the history of the area. The counties covered by the survey were Nassau, Clay, Putnam, Union, Bradford, Baker, Columbia, Suwannee and Hamilton. A preliminary archaeological survey, part of which covers the above named counties, was also initiated last summer.

Through the survey effort, many buildings and structures were located and identified which are historically significant either to Florida's architectural development or to the locality in which they exist. Some of the finest examples of period building styles which are rare in other parts of the state are prevalent in northeast Florida. For instance, a wide range of Victorian styles is represented, including the Queen Anne, Italianate and Shingle Style. Structures range from fine examples of a given style, to transitional pieces and finally to the architecturally unique.

A magnificent residence displaying characteristics of the transition from Queen Anne to the mature Shingle Style is embodied in the Crescent City home of Henry G. Hubbard, a noted entomologist. Another style of building which is rare in Florida is that of the Fernandina Beach residence of George Rainsford Fairbanks, one of the founders of the University of the South at Suwannee, Tennessee. The house is an architecturally well executed Italianate building designed by a local architect, Robert V. Schuyler. Perhaps two of the finest Queen Anne houses in the state, both designed by George Barber of Knoxville, Tennessee in the 1880s, are located in northeast Florida. The E.W. Bailey House at Fernandina is an example of the style in its earlier and simpler form, whereas the Henderson House at Lake City is a later, more elaborate example.

The Hull-Hawkins House in rural Suwannee County near Live Oak is a fine example of what has come to be called "Carpenter Classic", that is, the work of a local artisan without the aid of an architect. The house was built in the Classic Revival style and is impressive in its severity and solidity. The McIntosh House at Luraville, the Lake Alycon Hunt Club near Bellville and the Iva Connell House near Hilliard, to name a few, are also good examples of the "Carpenter Classic" which is most often seen in rural areas.

Churches are often the expression of a specific style or period. Within the survey area, churches vary in type from the simple board and batten construction of St. Margaret's at Hibernia, to the very sophisticated First Presbyterian Church at Green Cove Springs with its delicately pierced bargeboards and brackets.

Public buildings are perhaps even more expressive of the time in which they were constructed. Architecturally outstanding public buildings are the Victorian railway depots at Callahan and Fernandina Beach, the 1886 Waterworks Building in Palatka, the Live Oak City Hall, the Bath House at White Springs, and the courthouses in Nassau, Clay, Bradford and Suwannee counties.

Of the 125 sites located, described, mapped and included within the Statewide Inventory of Historic Sites, approximately 25 meet the criteria for individual nomination to the National Register of Historic Places.

Published by
STATE OF FLORIDA
DEPARTMENT OF STATE
Division of
Archives, History and Records Management

The Capitol
Tallahassee, Florida 32304

Richard (Dick) Stone
Secretary of State

Robert Williams
Division Director

March - April, 1973 Vol. 4, No. 2

EDITOR
Jerry Butterfield
Bureau of Publications

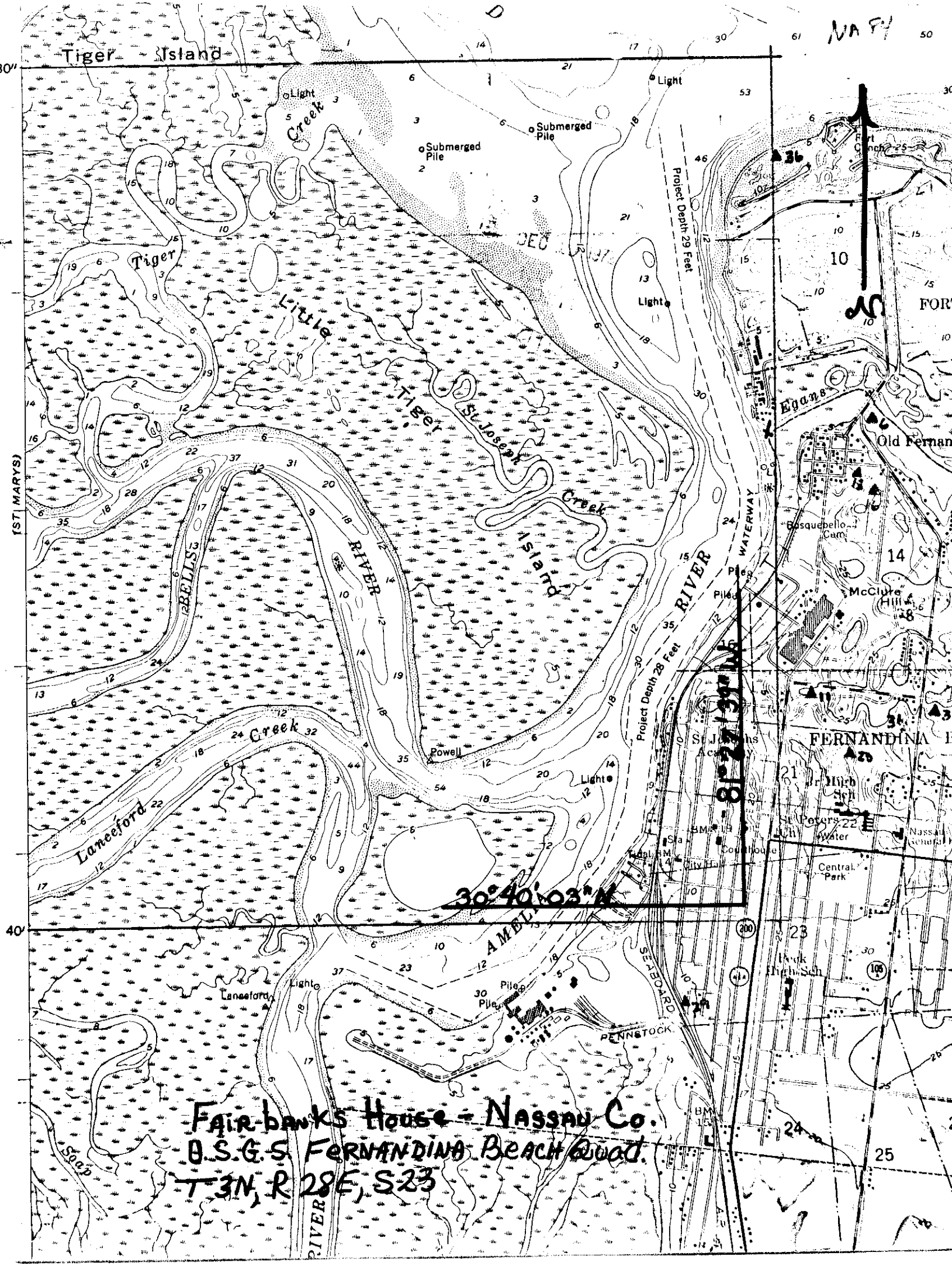
ADDRESS CORRECTION REQUESTED

RETURN POSTAGE GUARANTEED

BLK. RT.
U. S. POSTAGE

PAID

Miami, Fla.
Permit No. 616



(Fairbanks House) = ^{Basement} elevator for trunks

Built 1885 George Ramsford Fairbanks
lawyer, historian + editor born 1820 at
Watertown, N.Y. - Moved to Fla 1842 - Major in
Confed. Army.

Documents - (Maybe upstairs in attic) -

Date of Construction -

Architect - Schuyler -

Info on Fairbanks }

March 5, 1970. Fernandina Bch News Leader

July 18, 1965. Page 61 - The Fla Times-Union

James Bernard

Dr Britton's wife is granddaughter of Fairbanks

34 N. 14th St - 261-03673

on vacation til July 31

Furniture from Dure's house

Atlantic Corner - Dure was there

Call

Dr. Ash Williams
born in house

Miss Sue Williams
502 Stanley Dr.
261-3760

Miss Haile - 261-3350

Find will
work it out
N. Fla. Univ.
Charles, F. Charles

Don't tell Boss
What Fred
said —

He saved to
keep it under
yr. hat

225-R.T.

Sept. 11

Union College
grad. 1839

NA84

Men Who Made Sewanee
Biographical Sketches
by M. Pultrius Guerry
Univ. Press
Univ. of the South
Sewanee, Tenn - 1944

1875-1906 - contin. a trustee
Major in the Commissary
Dept. of the Army of Tennessee

at the Gen. Conv. of the
Episco. Church which
met in Boston in 1904
He was 85 "he was
especially singled out as
the oldest representative
of that body in attendance
for over half a century".

July 5, 1820 born
MA from Union & Trinity

1842 - Admitted to the
bar - N.Y. State -
Moved to Fla.

1846 - Elected State Senator
1 yr. after Fla. admitted
to Union

1862 - Major in Army

Sept 7, 1866 - Erected Rebels
home on the mountain Rest

1906 died, Aug 3

11A80

The Spaniards in Florida | Comprising
the Notable Settlement of the Huguenots
in 1564 and the History and Antiquities
of ~~the~~ St. Augustine, Founded A.D. 1565
by George R. Fairbanks, Jacksonville, Fla.,
Columbus Drew, (1868).

History of the University of the South
of Sewanee, Tennessee From its founding
by the Southern Bishops, Clergy + Laity
of the Episcopal Church in 1857 to the
year 1905, by George R. Fairbanks,
Jacksonville, Fla., The H. + W. B. Drew Company,
(1905).

History of Florida from its discovery by Ponce
de Leon in 1512, to the close of the Florida
War in 1842, by George R. Fairbanks,
Philadelphia, J. B. Lippincott + Co.,
Jacksonville, Fla., Columbus Drew, (1871)

Though a native of the North, (Maj. F.
was ~~devoted~~ to the South) ~~which~~
~~devotion was a dedication~~ which
resulted in his authorship of three
histories (~~history books~~)

3RD Thompson house
not frame is brick
Painted white

39

2 3 4 5 6 NA84

1894 Assessed $S\frac{1}{2}$ of lot 2 to G.R. Fairbanks

May 22, 1883 - Spear Alden + Caroline M - Lot 4 blk 39 Fdna
 " " " - Mahoney Catherine - Lots 3-5-6 Blk 39 " ^{DEED}
 June 25, 1884 - FLA. Town Imp. Company - Ls 3-5-6 Blk " ^{W. DEED}
 Jan 18, 1892 - Swann Samuel A. - $S\frac{1}{2}$ lot 2 blk 39 Fdna ^{DEED}
 Apr 17, 1903 " " " - $N\frac{1}{2}$ " " " " ^{W. DEED}
 Dec 3, 1887 " " " - lot 2 blk 39 Fdna ^{W. DEED}

Sold 1915 to Edwin R. Williams
 lots 3, 4, 5, 6,
 what about
 lot 2?

House sits on 5

Haile Has 4 + 5

Buddy
Jacobs
lawyer

- The Florida Mirror -
Vol VI Issue 30, June 21, 1884
"Reflections" 2ND Column - 2ND paragraph

Major George R. Fairbanks will construct this summer a large, elegant residence. Some two years ago he purchased the south half of block 39, containing four lots of one hundred feet square each. This he had planted to orange trees, which are now all in a flourishing condition. The new residence will front Seventh street, setting back from the street some fifty feet. The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L and have wide piazzas on the east, south and west sides. The house is to contain from 14 to 16 rooms, constructed with an eye solely to comfort. Mr. Schuyler, the architect, has the plans nearly completed, when the contracts will be given out. The shell for the foundation is already on the ground."

7/24/72

From interview w/ Miss Sue Williams,
(step-granddaughters of Fairbanks) who
lived in house as a child —

House once painted dark + light
green with rose and red trim —

Johnny Ferris -

NA 84

article in
Cynthia Parks Times Union Article

Maj Fairbanks N.Y. - St. Augustine
Started 1st newspaper in Fla -

"Fla Mirror" - Wrote history of Fla which
was used in schools.

F. married Susan Beard - lived in
St Augustine - Built & furnished house
without telling wife - Surprise!

^{c 1907}
Died - Suwanee, Tenn. - Edwin T. Williams
inherited house?

Siege of Atlanta ^{log} - house on mt in Suwanee
Tenn, He & Gen Pope got together &
founded Univ of South - Theological
School - all southern - ~~the~~

Benjamin Wright in St Aug - his
sister Sarah married Maj F
Sarah died - then married Susan
Beard

Williams sold to Jones - Jones started
porgy factory - Sold to Haile

servants house out back - now
sold
stable

little brick house where kept records

Editor - The Florida Mirror 1879-1885

Ad for R. S. Schuyler - Architect
P. 3, Fla Mirror Sat, Sept. 12, 1885

Vol 5 No. 30 Sept
G R Fairbanks house begun 7th
+ cedar

File
Fairbanks
for Bch

Na 84

GEORGE R. FAIRBANKS

Excerpts from BRIEF BIOGRAPHICAL SKETCH OF LIFE OF G. R. FAIRBANKS
by his son-in-law James G. Glass

".....in 1866.....he joined Bishop Charles T. Quintard in reclaiming the landed property of the University(of the South, Sewanee, Tenn.).....and they each built a log cabin(which).....became the residence of Major Fairbanks and his family.....summer and winter.

But finding the winter climate too severe, he decided to go to Florida for the winter, and being persuaded, mainly by Senator Yulee, who urged his acceptance of the editorship of the Fernandina Mirror he decided to go to Fernandina in 1881 and make that his winter home.

So strong was his faith in the future of Fernandina, that in 1885 he engaged an architect, Mr. Robert Schuyler, and built a handsome residence, which was occupied by his family as a winter home until the time of his death in 1906, and then became the home of his widow until her death in 1911, and then became the home of Mr. Edwin R. Williams, at that time the Clerk of the Circuit Court of Nassau County.

At that time, in 1885, Fernandina was looking forward to a great future, having one of the finest harbors on the South-Atlantic coast, and a group of remarkably able and efficient citizens, amongst whom were Senator David L. Yulee, Samuel A. Swann, Henry Dotterer, Marcellus A. Williams and others of equal note.

.....It was due largely to his co-operation and experience that the beautiful church of St. Peter's Fernandina was built, Mr. Schuyler being the architect.

.....
COPY
Dear Sir
Fernandina
March 24 1880

I have invited you, in behalf(of) the owners of the Florida Mirror newspaper to assume the duty of editing it, and you have obliged me by accepting the position.

It is understood that you assume the entire charge of the paper with full control in its management and that you are to recieve(sic) for compensation a salary of two thousand Dollars ~~per annum~~ (sic) per annum, commencing from 17 March instant, payable monthly at the office of the Florida Town Improvement Company.

If at the end of the first year(sic) you desire to become half owner of the publishing establishment, you may do so at ~~1/2~~(sic) its appraised value.

Yours very truly

D.L.Yulee

George R. Fairbanks, Esq.
.....

GEORGE R. FAIRBANKS (3)

Comments by R.G.Dudney: (Cousin Rinsford)

Mr. Kelly states that he became editor in 1879

Senator Yulee's letter of March 24 1880 states that he had accepted, but gives no date as to his acceptance- perhaps in 1879?

Senator Yulee further states that on March 17 1880 he is to assume the entire charge of the paper with full control in its management.....etc. Does this mean that he was already editor and would take on further control as of March 17 1880?

On Oct 30th 1886, a letter to Major Fairbanks from a Dr. Robert Wilson of Boston, was addressed: Maj. Geo. R. Fairbanks, Ed of Florida Mirror, Florida Historian etc.

.....

G.R.Fairbanks died August 3 1906

.....

I find a notation in grandma's Journal for Nov. 28 1883 saying "Went to sign deed". Have no idea what that deed was.

We all know Grandpa built the Folly, and both Father and Mr. Kelly said it was 1885. It seems to me that a search of the copies of the MIRROR for that year should have a notice of some kind which would give a definite date. I don't know where the MIRROR files are- Fernandina? Historical Society? The letter I copied from Senator Yulee is the only one I can find which even deals with the MIRROR appointment. As you know, all of Grandpa's correspondence was sent to the Library at FSUniversity- I made copies of everything before the stuff was sent. As for the journals, Grandma's writing was so terrible that I have had to make most of it up. You would like to read it, if you could, for she mentions so many people whom you remember. She also mentions the year the were repairing the house Aunt Mollie lived in, and mentions the date her mother broke her leg plus all sorts of things- mentions, of course, Uncle George and Charlie, mentions Tenna and Fanny Williams etc. etc.

Uncle Charlie was justice of the peace
in Fernandina - quite a character
last name. Beard. - think he was
Susan Beard Fairbanks nephew.

S. G.

GEORGE R. FAIRBANKS (2)

Excerpts from address by Mr. T. Howard Kelly at the dedication of the marker at the Fairbanks Home as printed by the News-Leader, Fernandina Beach, Fla. Thursday July 11 1964

".....settling in Fernandina.....Major Fairbanks became editor in 1879 of this city's noted newspaper THE FLORIDA MIRROR.....According to the historical marker we will presently unveil....Major Fairbanks built this great house in 1885-the year he resigned as active Editor of the Mirror.....serving as a contributing and advisory editor for many more years....."

.....

SITE REVIEW SLIP

Saunders House
Site Name

Deanne Green
Researcher

	<u>Initial</u>	<u>Date</u>
Draft		
Approved	<u>RFN</u>	<u>10 Aug 72</u>
Prepare		
Statewide	<u>RFN</u>	<u>11</u>
Prepare		
N.R.	<u>RFN</u>	<u>11</u>
Proofed		
Typist	<u>SL</u>	<u>8-11-72</u>
Proofed		
(Researcher)	_____	_____
Proofed		
(RFN)	_____	_____
Ready for		
Copying	<u>13 map</u>	_____
Complete	_____	_____

Notes:

~~Change bill~~ "Reflections" 52
12/15
to Wash ~~RFN~~ 72

NAME OF PROPERTY

Trunk Road, Florida

DATE:

3/21/93 AR

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below.

1. Name. _____
2. Location. _____
3. Classification. _____
4. Owner of Property. _____
5. Location of Legal Description. _____
6. Representation in Existing Surveys. _____
7. Description. _____
8. Statement of Significance. _____
9. Bibliography. _____
10. Geographical Data.
 - a. Longitude and Latitude Coordinates. _____
 - b. Acreage. _____
11. Form Prepared By. _____
12. Certification. _____
- Photographic Coverage. _____
- ☒ Map Coverage. Please send a map with at least one corner so that the longitude and latitude can be checked.
- Other. _____

Clarification or correction of the above items must be made prior to the initiation of our professional review. Correction of these technical errors does not necessarily insure that the nomination will then satisfy the National Register criteria in full.

Thank you for your attention to the above items checked.

SIGNED:

Shirley A. [Signature]

12-29-72

NA 84

We are pleased to acknowledge the receipt of the nomination
to the Office of Archeology and Historic Preservation on
_____.

When the property has been placed on the National Register
you will receive a copy of Congressional notification.

Little Salt Springs
The "Tabby" House
Fairbanks House
The Bailey House
Sand Key Lighthouse
Mercedes Hospital
Porter, Dr. Joseph Y., House
Lyndhurst Plantation
Cockroach Key

Sincerely yours,

William J. Murtagh (Sgd.)

William J. Murtagh
Keeper of the National
Register

INT: 1534-72

NA84



STATE OF FLORIDA
Department of State

THE CAPITOL
TALLAHASSEE 32304

RICHARD (DICK) STONE
SECRETARY OF STATE

ROBERT WILLIAMS, DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT

(904) 224-4159

December 15, 1972

Dr. William J. Murtagh
Keeper of the National Register
National Register of Historic Places
Department of Interior
1100 L Street, N.W.
Washington, D. C. 20005

Dear Bill:

Enclosed please find several nominations to the
National Register of Historic Places as listed on the attached
list. These nominations are worthy of submission to the
Register as approved by the Florida Review Committee and the
State Liaison Officer.

Thank you.

Sincerely,

Robert Williams
State Liaison Officer

RW:Ngl

Enclosures: (13) nominations to the National Register
(1) list of sites nominated

NOMINATIONS TO THE NATIONAL REGISTER

12/15/72

- | | | |
|-----|-------------------------------|----------------------|
| 1. | Matheson House | Alachua County |
| 2. | Rochelle School | Alachua County |
| 3. | The Ralph M.
Monroe House | Dade County |
| 4. | Yent Mound | Franklin County |
| 5. | Cockroach Key | Hillsborough County |
| 6. | Lyndhurst
Plantation | Jefferson County |
| 7. | Dr. Joseph Y.
Porter House | Monroe County |
| 8. | Mercedes Hospital | Monroe County |
| 9. | Sand Key Lighthouse | Monroe County |
| 10. | The Bailey House | Nassau County |
| 11. | <u>Fairbanks House</u> | <u>Nassau County</u> |
| 12. | The Tabby House | Nassau County |
| 13. | Little Salt Springs | Sarasota County |

Na 84

December 11, 1972

Miss Reba Haile
227 South 7th Street
Fernandina Beach, Florida

Dear Miss Haile:

It is my pleasure as Director of the Division of Archives, History, and Records Management to notify you that the "Fairbanks House" is being nominated to the National Register of Historic Places in accordance with procedures established by the National Historic Preservation Act in 1966. As you know the National Register is the official schedule of the nation's cultural property that is worth saving. Of course, this action in no way affects your property rights.

The nomination is considered for inclusion by the Keeper of the National Register of Historic Places in Washington. This procedure of evaluation ranges in duration from one to six months. We will notify you immediately when we receive word (if the property should be accepted).

I have enclosed a small pamphlet explaining the National Register in some detail but if you have any additional questions please call me (904/224-4159) or one of my staff members, Randy Nimnicht, Historic Preservationist (904/222-7072), collect.

Sincerely,

Robert Williams

RW:NR

Enclosure



RICHARD (DICK) STONE
SECRETARY OF STATE

STATE OF FLORIDA
Department of State
THE CAPITOL
TALLAHASSEE 32304

Taibanks House
Nassau Co
NA84

ROBERT WILLIAMS, DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT

August 25, 1972

Review Committee Members
University of Florida
Gainesville, Florida 32601

Dear Member:

Provided for your information Enclosure A lists sites currently included in the National Register of Historic Places. Also those sites which are currently being considered in Washington are indicated.

Enclosure B lists those sites to be reviewed by the committee. Please mark on the tally sheet your decision: (1) Approved; (2) Approved with specified corrections; or (3) Disapproved and/or to be held for discussion. Please mark on your copy any corrections you desire to have made. Return the tally sheet in the enclosed stamped envelop along with any of those nominations upon which you have marked corrections. You may keep those copies which have not been marked for correction. We will forward to you a summation of the voting.

The photo copies included in this batch were made on our new Itek Positive Printer which produces a better copy of a photo than the xerox. Incidentally, there will be a dramatic improvement in photograph quality when we receive a screen (100 line) attachment which will produce copies almost as clear as the original glossies.

As Dr. Doherty suggested we are going to assign a requested return date for these nominations and ask that they be mailed not later than September 20.

If I can answer any questions, please let me know (904/224-4159 or 4150 - collect). Thank you for your cooperation.

Respectfully,

Randy F. Nimnicht

Randy F. Nimnicht
Historic Preservationist

RFN:cgl

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

☐ approved ☐ approved with specified corrections ☐ disapproved and/or hold for discussion

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

B6. Lyndhurst Plantation
Jefferson County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B7. Matheson House
Alachua County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B8. Mercedes Hospital
Monroe County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B9. Dr. Joseph Porter House
Monroe County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B10. The Rochelle School
Alachua County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B11. Sand Key Lighthouse
Monroe County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B12. The "Tabby" House
Nassau County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B13. Warm Mineral Springs
Sarasota County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

B14. Yent Mound
Franklin County

☐ approved ☐ approved with specified
corrections ☐ disapproved and/or
hold for discussion

Remarks:

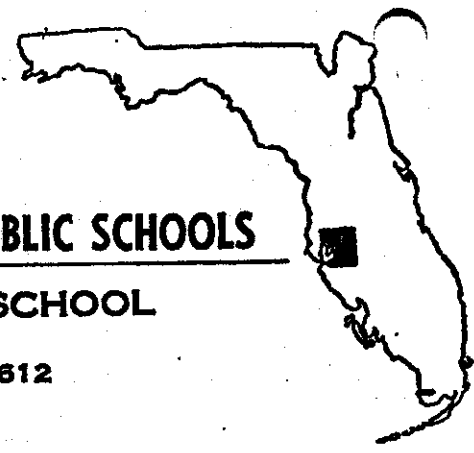
NA 84

SUPERINTENDENT OF SCHOOLS
RAYMOND O. SHELTON

HILLSBOROUGH COUNTY PUBLIC SCHOOLS

CHAMBERLAIN HIGH SCHOOL

9401 N. BOULEVARD
TAMPA, FLORIDA 33612



May 25, 1973

Mr. Jerry Butterfield, Editor
Archives History & Record Management
Capitol Building
Tallahassee, Florida

Dear Sir:

I would appreciate your advising me if possible the location of the old residence depicted on the back of the March-April folder "Florida Archives" which describes many old homes in northeast Florida which are available to the public for viewing. Also, I would be very grateful if you have printed a schedule of homes of this time which are open for public viewing, the days of the week they are open and admission costs. Thank you.

Sincerely yours,

Marilyn Chavez
(Mrs.) Marilyn Chavez

mc/

NA 84



RICHARD (DICK) STONE
SECRETARY OF STATE

STATE OF FLORIDA
Department of State

THE CAPITOL
TALLAHASSEE 32304

ROBERT WILLIAMS, DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT

(904) 488-1480

May 9, 1973

Mr. Jerry L. Rogers
Chief, Branch of Registration
Department of the Interior
18th and C. Streets, N.W.
Washington, D. C. 20240

Dear Jerry:

Please find enclosed nominations with requested changes and original USGS Quadrangle maps.

Please note that in most every case these nominations were received in December, prior to the new rule requesting the original quadrangle maps promulgated in January, 1973.

Respectfully,

Randy F. Nimnicht
Historic Preservationist

RFN:ser

Enclosures

Neilson House
Alachua County

St. Margaret's Episcopal Church
Clay County

The "Tabby" House
Nassau County

Matheson House
Alachua County

Fairbanks House
Nassau County

Bailey House
Nassau County

Porter, Dr. Joseph Y., House
Monroe County

Launch Complex 39
Brevard County

NA 84

NA84

①

May 31, 1973

Mrs. Marilyn Chavez
Chamberlain High School
9401 North Boulevard
Tampa, Florida 33612

Dear Mrs. Chavez:

In reply to your letter, the residence depicted in the March/April issue of "Archives & History News" is the George Fairbanks house located in Fernandina Beach.

I have forwarded a copy of your letter to Mr. Randy Nimmicht of our historic preservation section. He will send you information concerning old homes open for public viewing. You should be receiving this information soon.

If I may be of assistance in the future, please feel free to contact me. Your interest in Florida history is appreciated.

Sincerely,

Gerald A. Butterfield
Chief, Bureau of Publications

GAB/jh

cc: Randy Nimmicht

NAB4

August 13, 1973

Miss Raba Haile
227 South Seventh Street
Fernandina Beach, Florida 32034

Dear Miss Haile:

It is a pleasure to advise you that the Fairbanks House has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

We have enclosed a pamphlet entitled, "The National Register of Historic Places."

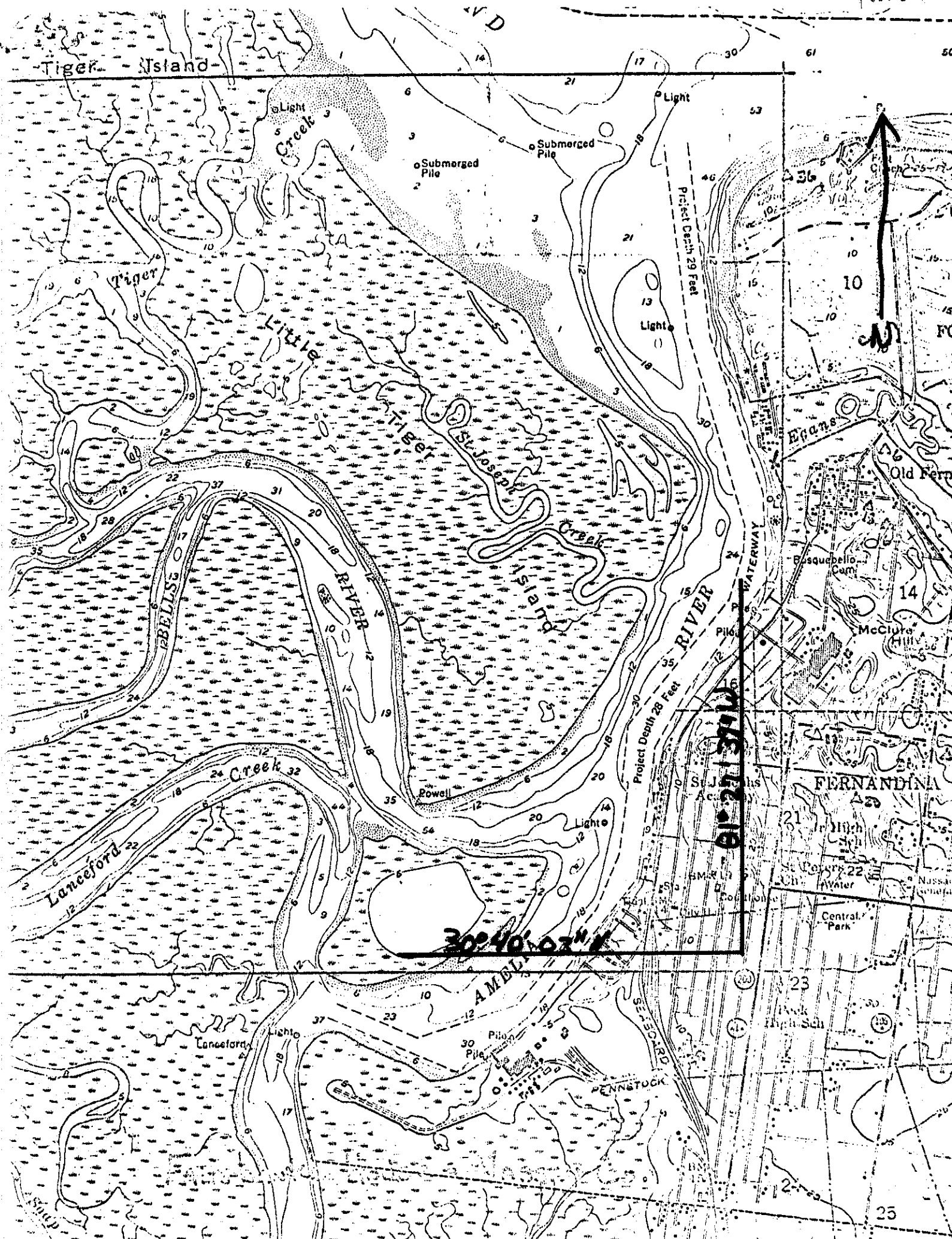
With every good wish and warm regards.

Sincerely,

Robert Williams

✓
RW:MSR

Enclosures (2)



SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

Florida	NAS4
COUNTY	
Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerry Newell			
DATE OF PHOTO: 6/27/72			
NEGATIVE FILED AT: Department of State			
Division of Archives, History, and Records Management			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
South facade, main elevation			

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	Florida
COUNTY	Nassau
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerry Newell			
DATE OF PHOTO: 6/27/72			
NEGATIVE FILED AT: Department of State			
Division of Archives, History, and Records Management			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Southwest corner of house			

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

Florida	
COUNTY	
Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerry Newell			
DATE OF PHOTO: 6/27/12			
NEGATIVE FILED AT: Department of State			
Division of Archives, History, and Records Management			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Detail of main entrance and tower			

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

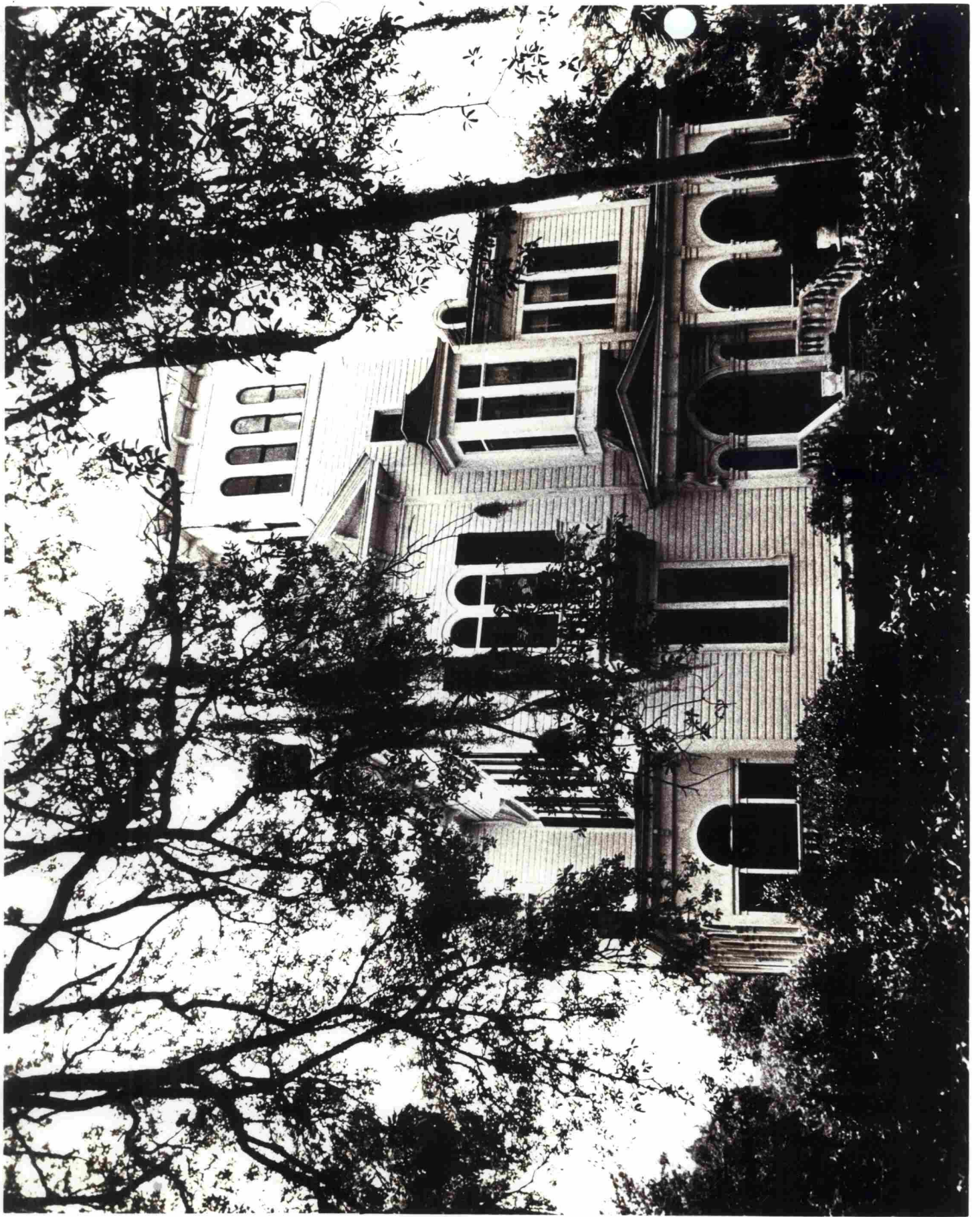
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

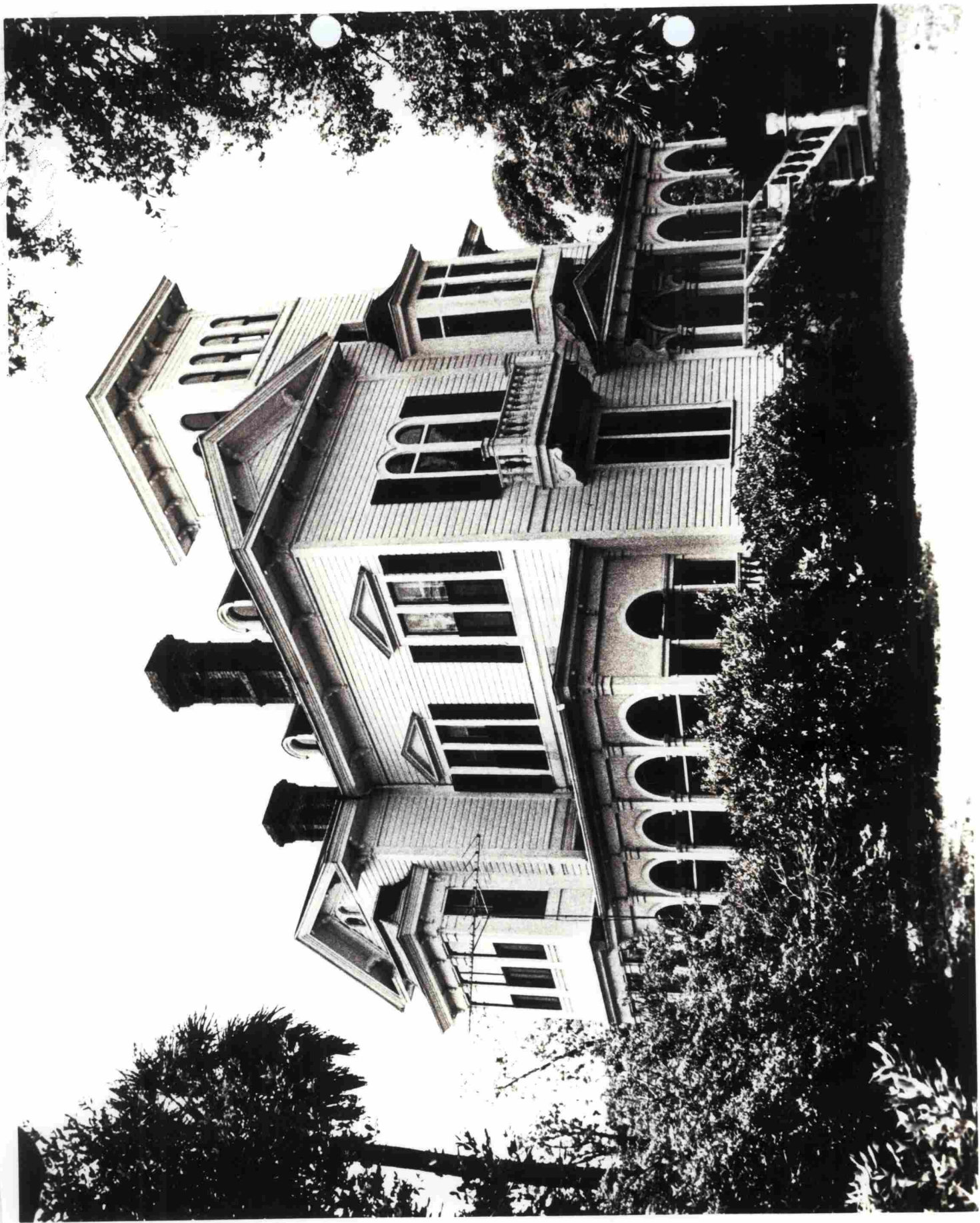
STATE	
Florida	
COUNTY	
Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. MAP REFERENCE			
SOURCE:			
USGS Fernandina Beach Quadrangle 7.5 minute series			
SCALE: 1:24000			
DATE: 1958			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



Saints House



NAY4

Yankton House
②



NA8U

③

Barbark House



The Fambanks Tolly
1885

Please come to our Open House
on

Sunday, December 12
3-5 P.M.

227 South Seventh Street
Seaside Beach, Florida

Buff Gordon

Sally Dickinson



→ 20A

→ 20

→ 19A

→ 19

NA84

72-N-07-109-110

2

FAIRBANKS

105

110



NA-84

72-N-07-63-70

78

FAIRBANKS HOUSE - Fer. Beh.

63

68

65

60

62

64

69

70



FAIRBANKS HOME

Built in 1885 by George Robinson Fairbanks, a lawyer, legislator and editor. Born in 1820 at Warrington, New York, Fairbanks moved to Florida in 1845 and became a leader in the Confederacy.

He served the *Florida Mirror*, presiding over the state's trade, pioneered in developing the citrus industry, and helped organize the University of the South at St. Augustine. He mentored thousands of school children and his "History of Florida" is a classic.

One of the founders of the Florida Historical Society in 1858.







227 S. 7th
Fairbanks House

Na 84

19



Fairbanks House
Fernandina Beach - Nassau County

NA 84

18

One of Florida's newest additions to the National Register of Historic Places is the Fairbanks House, located within the Fernandina Beach Historic District. Built by the editor of the local newspaper in 1885, the house is a fine example of Italianate architecture.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0045
DECEMBER 16, 2021

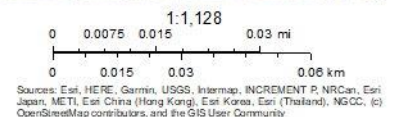
Owner/Applicant:	Built To Last Construction Inc., Agent for, Fyre Holdings II, LLC
Property Address:	227 S. 7 th Street (Fairbanks House)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Bed & Breakfast
FL Master Site File #	8NA00084
Year Built:	Primary Structure (1885) Accessory Structure (post 1949)
Contributing Status:	Non-Contributing (accessory structure)
Requested action:	Conceptual Certificate of Approval (COA) to construct a 2-story 625 sq. ft. accessory structure. (Quasi-Judicial)

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

227 S. 7th Street



December 7, 2021



2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant 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. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

The applicant is seeking conceptual approval to construct a 2-story 625 sq ft accessory structure.

“Constructed in 1885, 227 S. 7th Street is a two-and-a-half story, frame residential building, designed in the Italianate style. It is noteworthy for its tower, arcaded galleries, arched and pedimented windows and bracketed cornice. It has been significantly altered by enclosing the porch. It was originally the residence of Major George Rainsford Fairbanks, a native of Watertown, New York who served in the Confederate Army and was editor of the Florida Mirror in Fernandina; Fairbanks was a pioneer in the Florida citrus industry and a founder of the Florida Historical Society and the University of the South at Sewanee, Tennessee. The architect of the building was Robert S. Schuyler.

Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Fairbanks House he designed St. Peter's Episcopal Church, the Tabby House, Hirth House, and Public School No. 1. Two of his buildings, the Tabby House, and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach.” – *FL Master Site File Site Inventory Form, September 1985*

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 accessory structure is conceptually compatible with the Downtown Historic District and appears to meet requirements including, height, scale, massing, and materials. Staff notes that the north elevation presents as a large massing of siding and that opportunities should be explored to break up the massing of that elevation.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2021-0045.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0045 **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 2021-0045, as presented, **is or is not** substantially compliant with the Land Development Code and the Downtown Historic District Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-0045 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 #8299

Date Submitted: 11/5/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction 

APPROVAL TYPE*

Board Approval: Conceptual 

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

11/5/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Rob

Last Name*

Barrington

Mailing Address*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042770500

E-mail Address*

innkeeper@thefairbankshouse.com

OWNER'S AGENT

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

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

Yes

First Name*

Rob

Last Name*

Psulkowski

Company (if applicable)

Built to Last Construction Inc

Street Address

710 Beech St

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-556-0064

E-mail Address

btlconstructioninc@gmail.com

Project Description*

Construction of a two story garage on a 625 SF footprint in place of the existing single story garage

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

Design Vision Statement*

Construction of a 2 story frame garage that would be in keeping with the original garage. Complimentary colors to the Fairbanks House Design (attach) will reflect the age of the buildings on site, but does not look to compete with the grandeur of the main house A hidden stairway to the second floor will maintain the simplicity of the exterior, and not distract from having a set of exterior stairs cobbled onto the back of the building keeping the clean lines of the building We will be looking to reuse the existing doors and the sliding garage door tracks, which actually, when working correctly have the doors slide from the center around to each side of the building

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
Hardie	Horizontal Smooth Siding	TBD (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma Tru	Swinging door Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin	Elevate Double Hung Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

ROOFING

Manufacturer	Product Description	Color
	5 V Crimp	TBD (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Smooth 1x4 and 1x6 trim	TBD (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Poured Concrete	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
NONE		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
NONE		(Name/Number)

FENCING

Manufacturer	Product Description	Color
NONE		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Existing		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
NONE		
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
ORIGINAL	Garage Doors and Track	TBD
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Fairbanks Garage_Design.pdf	Proposed Two Story Garage Survey.pdf	owners agent form.pdf	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE FYRG Holdings II LLC
(print name of property owner(s))

hereby authorize: Rob Bulkowski
(print name of agent)

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

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

[Signature]
(Signature of owner)

ROBERT BATTERTON
(Print name of owner)

[Signature]
(Signature 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 21 day
of June, 2021, by Robert mark Batterton.

Karen m austin
Notary Public

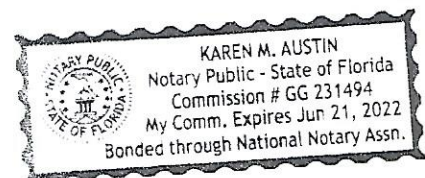
Karen m Austin
Printed Name

6-21-22
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: ✓

FL DL

exp 7-18-29



MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 816, PAGE 592

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

LOTS 3, 4, 5 AND 6, IN BLOCK 39, WHICH PREMISES MEASURE 200 FEET SQUARE, AND HAVE A FRONTAGE OF 200 FEET ON SEVENTH STREET, WHICH BOUNDS THEM ON THE EAST, AND ARE BOUNDED ON THE SOUTH BY CEDAR STREET, FOR A DISTANCE OF 200 FEET, AND ON THE WEST BY SIXTH STREET, FOR A DISTANCE OF 200 FEET. THE ABOVE LOTS DESCRIBED, CONSTITUTING THE SOUTH ONE-HALF OF SAID BLOCK 39.

TOGETHER WITH:

OFFICIAL RECORDS BOOK 817, PAGE 1000

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

THE SOUTH ONE-HALF OF LOT 2 IN BLOCK 39, WHICH SAID PART OF LOT MEASURES AND FRONT 50.0 FEET ON SOUTH SIXTH STREET, WHICH BOUNDS IT ON THE WEST FROM WHENCE IT EXTENDS AT RIGHT ANGLES EAST TO A DEPTH OF 100.0 FEET.

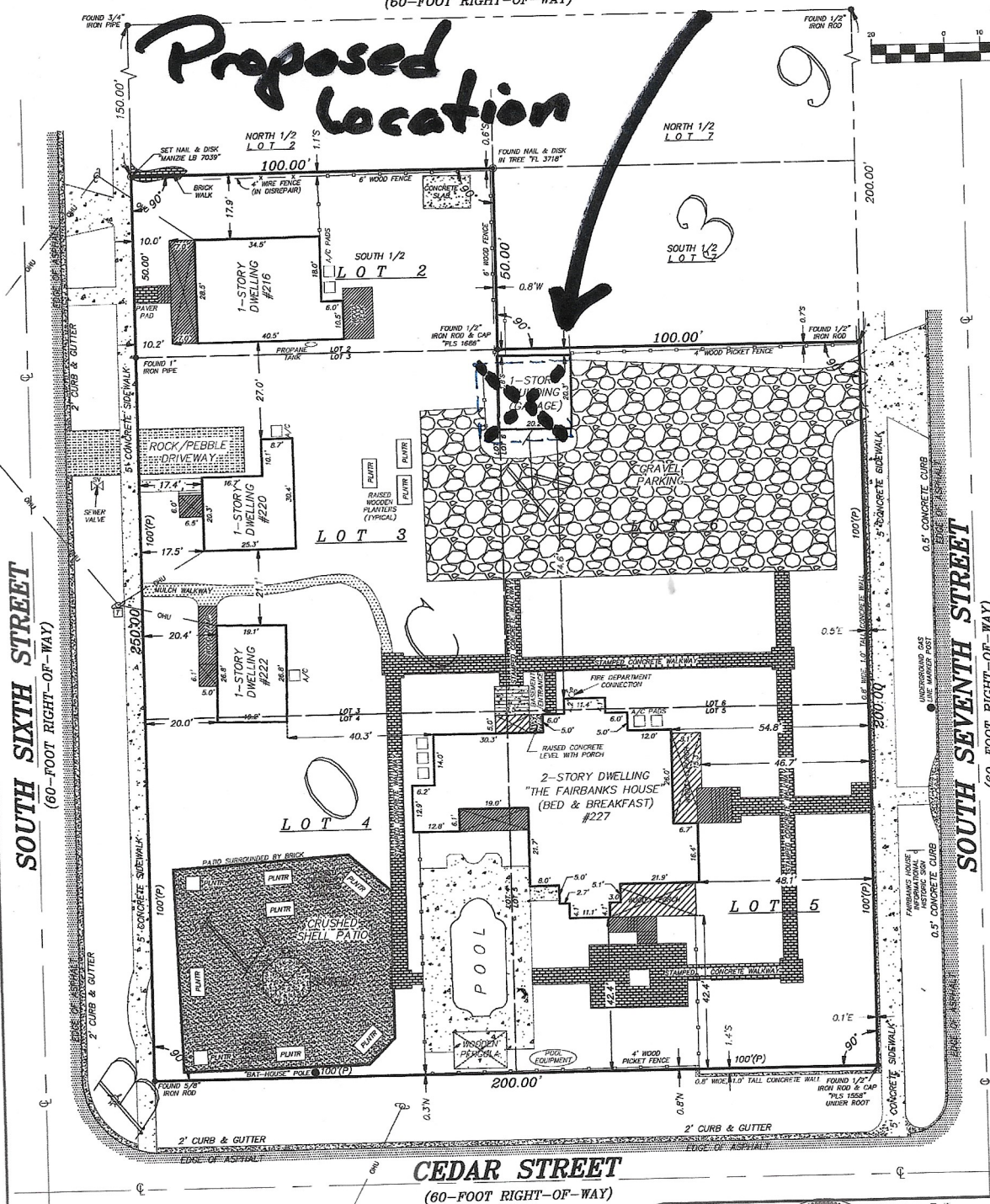
CERTIFIED TO: ROBERT BATTERTON AND YVONNE BATTERTON; WESTCOT LAND TITLE INSURANCE COMPANY; ANDREA F. LENNON, P.A.

PROPERTY ADDRESSES: 227 SOUTH SEVENTH STREET AND 216, 220 & 222 SOUTH SIXTH STREET, FERNANDINA BEACH, FL 32034

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



- LEGEND**
- = OVERHEAD UTILITY WIRES
 - ▨ = CONCRETE FLATWORK
 - ▩ = COVERED AREA
 - x—x— = WOOD OR VINYL FENCE
 - ▨ = WOOD FLATWORK
 - = WOOD POWER POLE
 - = CENTERLINE
 - A/C = AIR CONDITIONER
 - x-x-x = CHAIN LINK OR WIRE FENCE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - (P) = PLAT
 - (D) = DEED
 - (M) = MEASURED
 - PLNTR = RAISED WOOD PLANTER BOX
 - ⊞ = TELEPHONE PEDESTAL

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C-0232 G", Dated "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



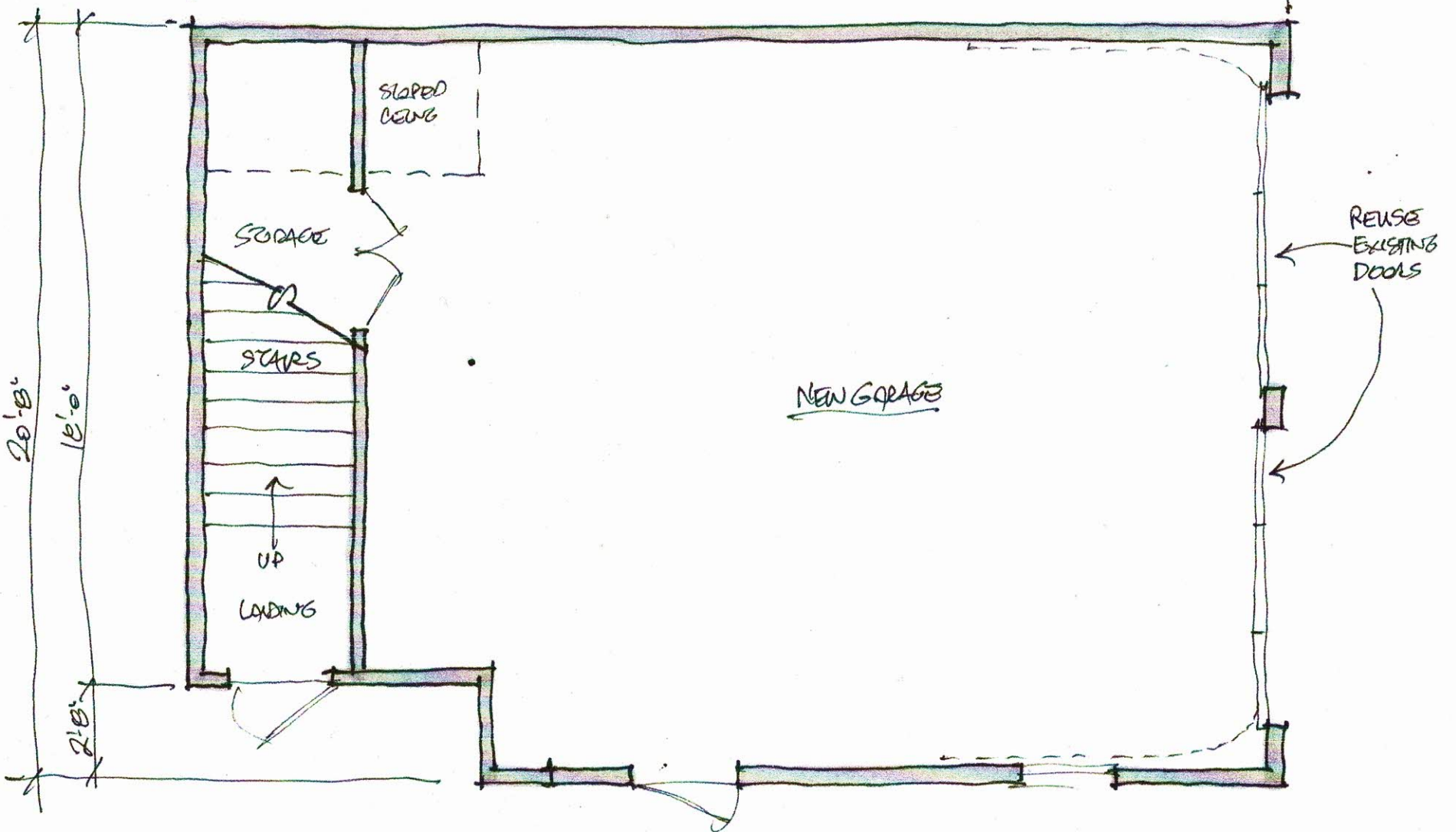
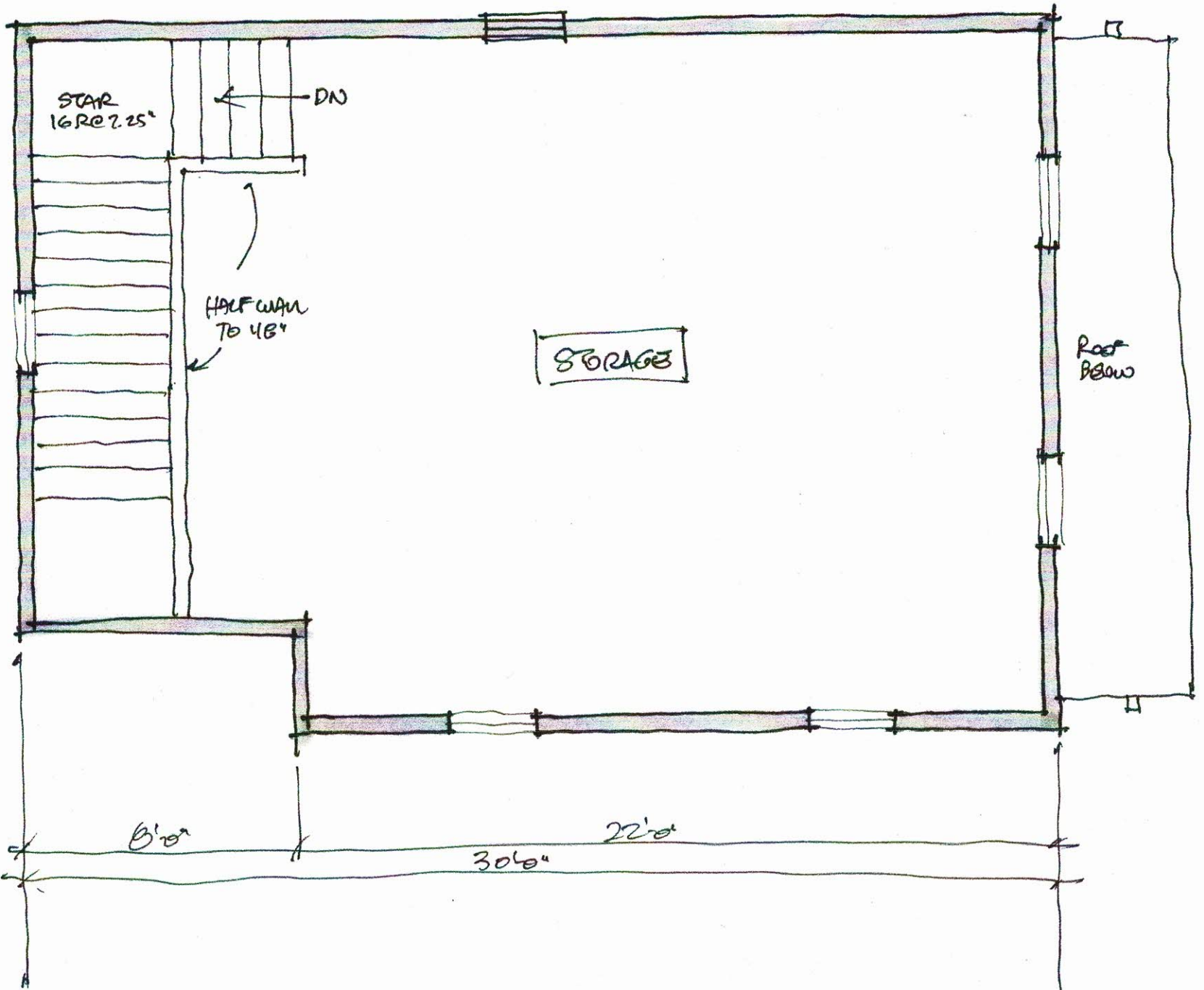
MANZIE & DRAKE LAND SURVEYING

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

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

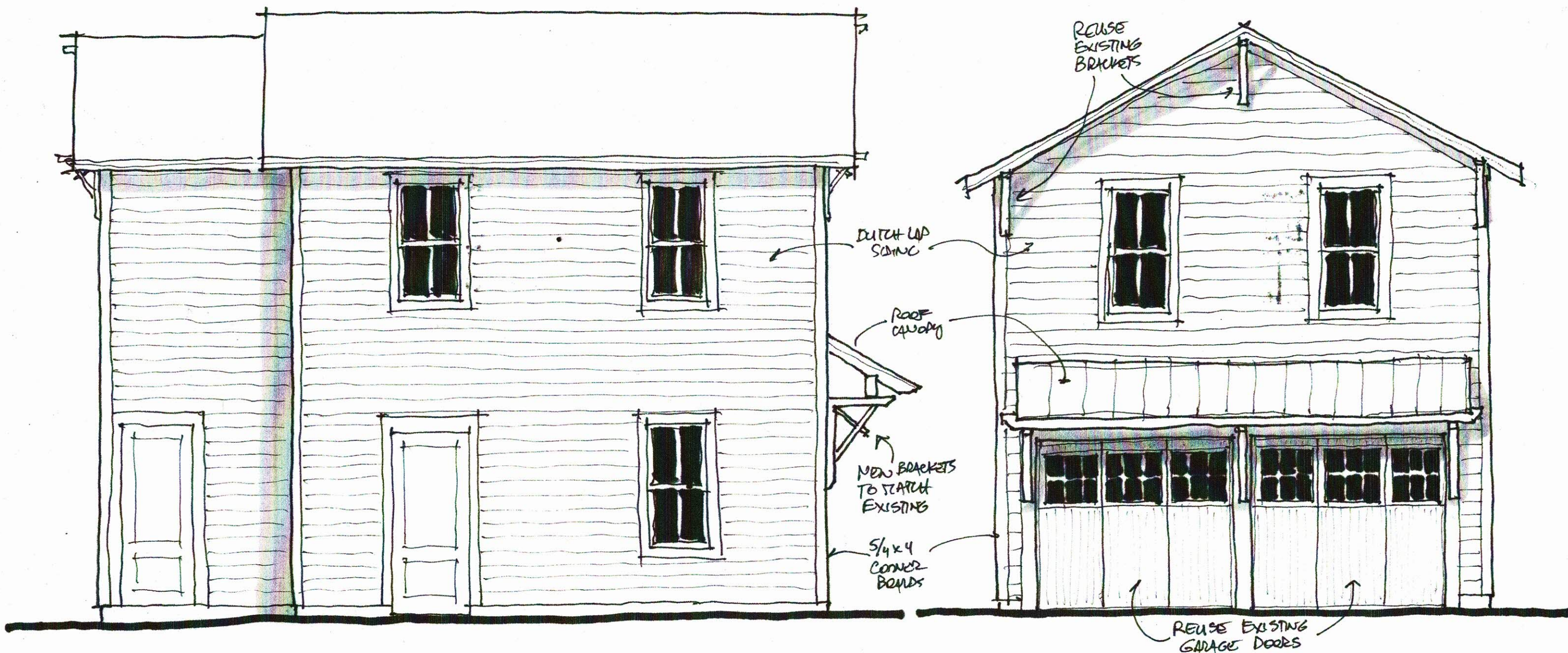
SCALE: 1"=20' JOB NO: 21037 DATE: 9/11/2020 CADD: WKO
F.B. NO: X-326 PAGE NO: 54 FIELD CREW: JM/MM FILE NO: B-1474

2ND Floor 1/4" = 1'-0"



1ST Floor Plan 1/4" = 1'-0"

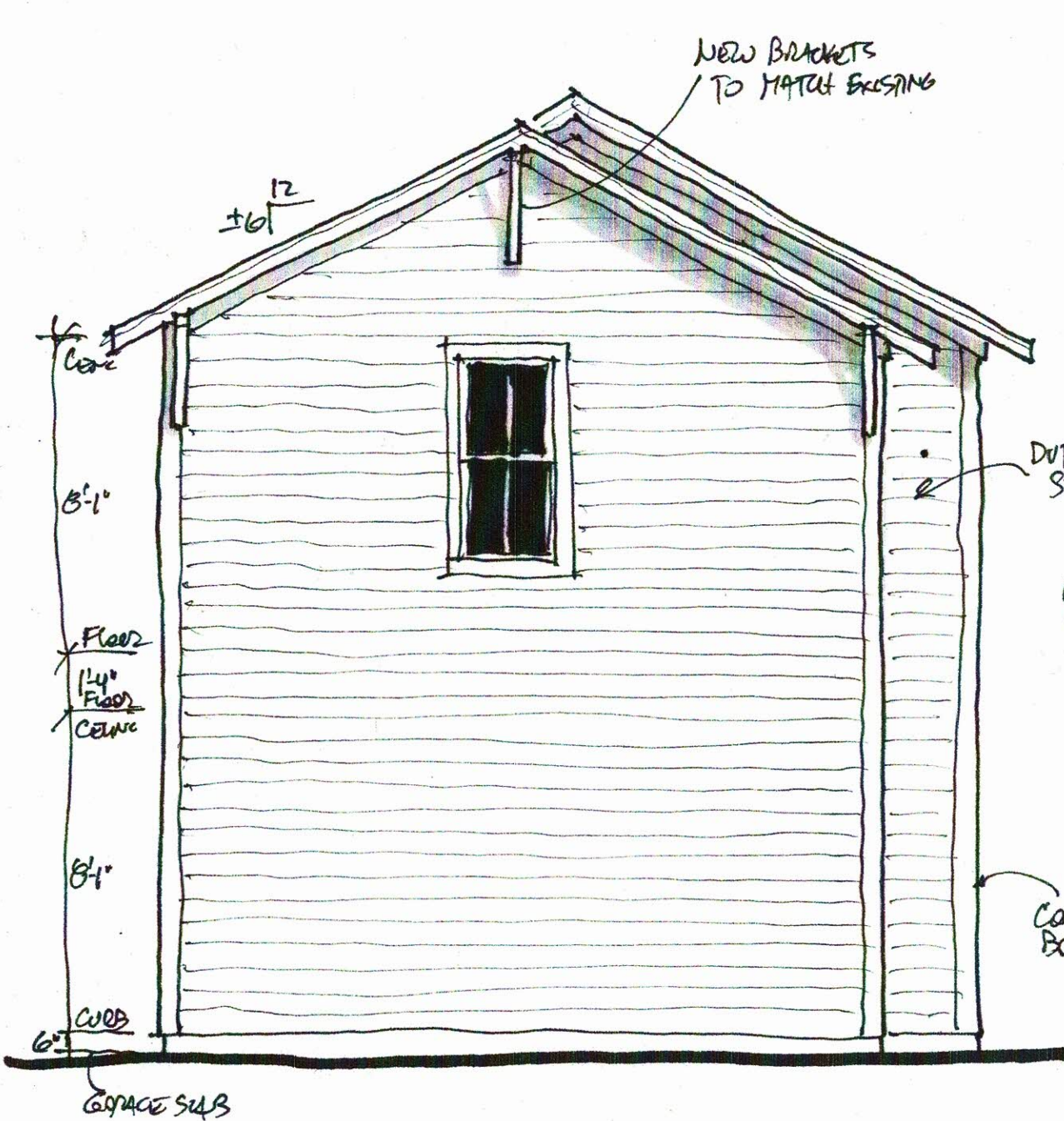
FAIRBANKS HOUSE
GARAGE + STORAGE
227 S. 7TH STREET
FERMINA BEACH, FL
8/26/21



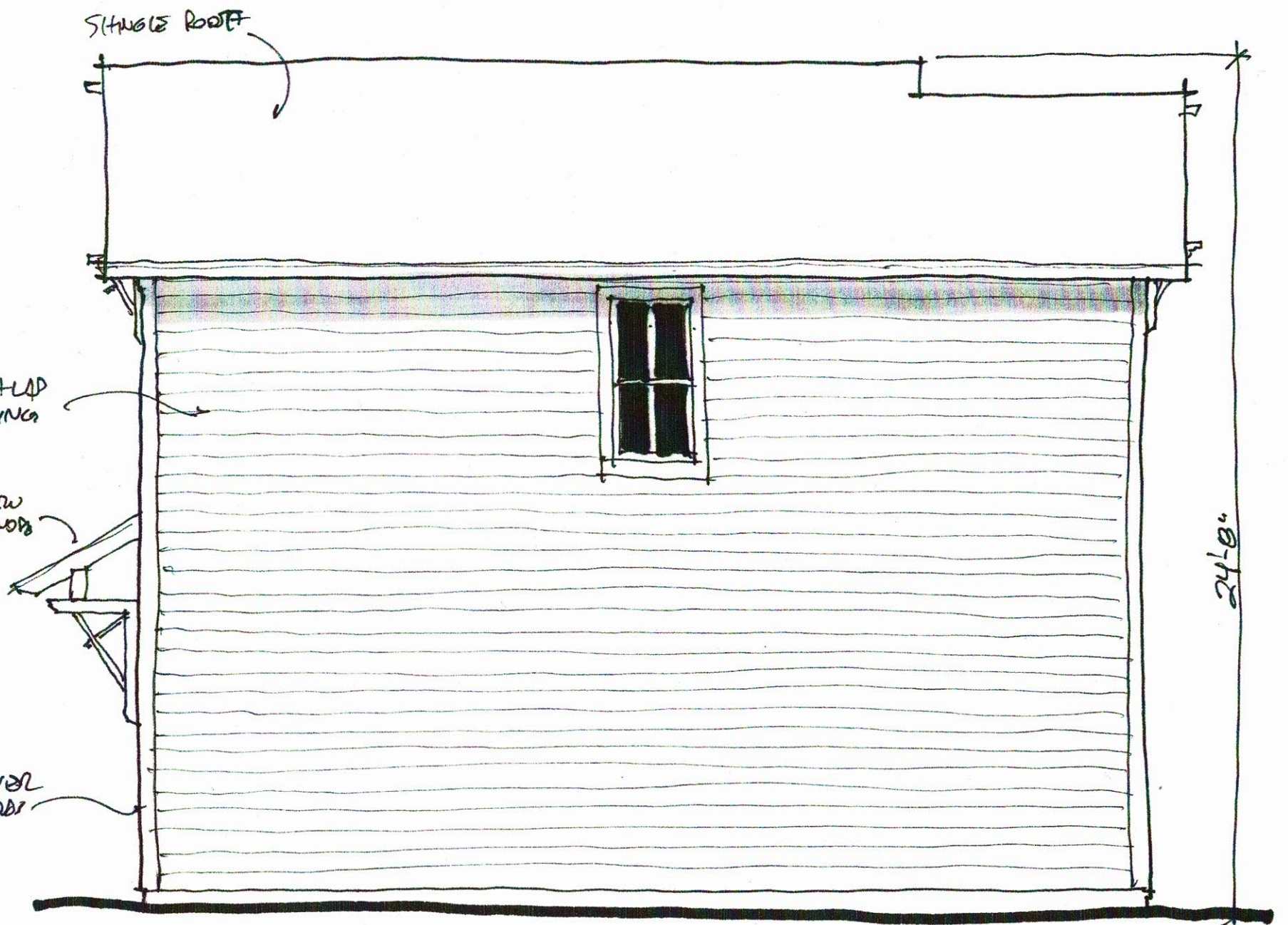
SOUTH ELEVATION $\frac{1}{4}" = 1'-0"$

EAST ELEVATION $\frac{1}{4}" = 1'-0"$

FAIRBANKS HOUSE
 GARAGE + STORAGE
 127 S. 7TH STREET
 FERNANDINA BEACH, FL
 8/26/21



WEST ELEVATION $\frac{1}{4}" = 1'-0"$



NORTH ELEVATION $\frac{1}{4}" = 1'-0"$

FAIRBANKS HOUSE
GARAGE & STORAGE
227 S. 7TH STREET
FERDINANDINA BEACH, FL
8/26/2021



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0117 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/27/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/27/2021
Status: Approved	Square Feet: 0.00	Completed: 11/22/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/22/2022
Description: Certificate of Approval (COA) to replace three (3) windows on front elevation (2nd floor) with Andersen 400 series 2/2 DH windows.		

Parcel: 00-00-31-1580-0005-0010 Main	Address: 818 San Fernando St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Owner ROBERT ALLEN 818 San Fernando St SAN FERNANDO FERNANDINA BEACH, FL 32034 Mobile: 843-263-0761	Applicant ROBERT ALLEN 818 San Fernando St SAN FERNANDO FERNANDINA BEACH, FL 32034 Mobile: 843-263-0761
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Note	Created By	Date and Time Created
1. Applicant will submit a new window survey	Taylor Hartmann	10/04/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001407-2021		Salvatore Cumella	11/22/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017934	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017934		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0122 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/08/2021
Status: Approved	Square Feet: 0.00	Completed: 11/18/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/18/2022

Description: Certificate of Approval (COA) replace siding & trim with cementitious lap siding (painted Benjamin Moore "Cliffside Gray" HC-180), remove and reinstall gutters, and remove and replace wood exterior stairs.

Parcel: 00-00-31-1800-0269-0300 Main	Address: 212 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Morrison Real Estate Investments LLC 1417 Sadler RD #376 Fernandina Beach, FL 32034	Applicant Skipper Construction Services, LLC. 96026 High Pointe Drive Fernandina Beach, FL 32034 Business: 19047531242 Mobile: 9045569677	Agent Skipper Construction Services, LLC. 96026 High Pointe Drive Fernandina Beach, FL 32034 Business: 19047531242 Mobile: 9045569677
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Note	Created By	Date and Time Created
1. Uploaded pic and scope - docs from permit submission - smc	Sylvie McCann	11/01/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018131	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018131		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0128 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/18/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/17/2021
Status: Approved	Square Feet: 0.00	Completed: 11/02/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/02/2022
Description: Certificate of Approval (COA) to re-side with cemetitious board and batten siding; enclose soffits with cemetitious material; and repaint: 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)
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Applicant	Owner
Jerry M Foster	Jerry Foster
PO Box 15912	95425 Mobley Heights RD
Fernandina Beach, FL 32035	Fernandina Beach, FL 32034
Business: 9042615990	Mobile: 9047530502
Mobile: 9047530499	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018250	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018250		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0132 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/03/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 12/03/2021
Status: Approved	Square Feet: 0.00	Completed: 11/03/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof using 5V metal panels in color Mill finish.		Expire Date: 11/03/2022

Parcel: 00-00-31-1800-0046-0040 Main	Address: 121 S 9Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District) MU-8(Mixed Use 8th Street)
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Owner Nassau Trust LLC 1993 Largo RD Jacksonville, FL 32204	Applicant Rob Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Mobile: 9045560064	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018447	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018447		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0133 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/08/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 12/08/2021
Status: Approved	Square Feet: 0.00	Completed: 11/15/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 22KW emergency generator and landscape to screen from view		Expire Date: 11/15/2022

Parcel: 00-00-31-1800-0031-0040 Main	Address: 121 N 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Montieth H Stewart 121 N 6th ST Fernandina Beach, FL 32034	Agent Anthony Schreiber 6353 Greenland RD Jacksonville, FL 32241 Business: 9046268199	Applicant Anthony Schreiber 6353 Greenland RD Jacksonville, FL 32241 Business: 9046268199
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018518	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018518		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0134 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/10/2021
Work Class: Amendment to COA	District: Default	Exp Date: 12/10/2021
Status: Approved	Square Feet: 0.00	Completed: 11/10/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/10/2022

Description: Amendment to a previously approved Certificate of Approval (COA) HDC 2018-0044 to change doors and windows from PGT to Jeld Wen and glass storefront from Kawneer to Coral FI300.
Paint Colors
SW 6249 Storm Cloud for the body of the buildings, including the roof of the ground level overhang on the back of them.
SW 7566 Westhighland White for all of the trim, including the large horizontal border between the stucco and the board and batten, the trim around all windows and doors, the fascia and roof overhang, and ground level columns on back.
SW 6992 Inkwell for the bahama shutters.

Parcel: 00-00-31-1800-0008-0080 Main	Address: 224 N 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Agent Parker Contracting Inc. 1035 Isle of Palms Ln Fernandina Beach, FL 32034 Business: 9046247955 Mobile: 9043222900	Owner David & Kimberly Page 1702 Atlantic AVE Fernandina Beach, FL 32034 Home: 9044153243	Applicant Dylan Parker 1035 Isle of Palms Ln Fernandina Beach, FL 32034 Business: 9046247955 Mobile: 9043222900
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018567	COA - 2nd Amendment	\$100.00	\$100.00
Total for Invoice INV-00018567		\$100.00	\$100.00
Grand Total for Plan		\$100.00	\$100.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0135 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/12/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 12/13/2021
Status: Approved	Square Feet: 0.00	Completed: 11/15/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof using galvalume standing seam metal panels in mill finish (silver).		Expire Date: 11/15/2022

Parcel: 00-00-31-1800-0020-0130 Main	Address: 307 N 5Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Joan Chandler 307 N 5 ST Fernandina Beach, FL 32034 Mobile: 904-465-4055	Agent Andrew Davis 3500 Beachwood CT 207 Jacksonville, FL 32224	Applicant Andrew Davis 3500 Beachwood CT 207 Jacksonville, FL 32224
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018611	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018611		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0137 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/19/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 12/20/2021
Status: Approved	Square Feet: 0.00	Completed: 11/29/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 11/29/2022
Description: Certificate of Approval (COA) to repair flaking paint on shutters, soffit, sills above windows, and fence.		

Parcel: 00-00-31-1800-0037-0050 Main	Address: 27 S 7Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner
Wilson Juanita Est	Wilson Juanita Est
27 S 7 ST	27 S 7 ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 904-583-5945	Mobile: 904-583-5945

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018698	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018698		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0138 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 11/22/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 12/22/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 11/30/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 11/30/2022
Description: Certificate of Approval (COA) for a 6' cypress shadowbox fence in rear and side yard.

Parcel: 00-00-31-1800-0126-0100 Main	Address: 321 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Melissa Rumsey Young 321 S 6th ST Fernandina Beach, FL 32034 Home: 904-410-4250	Applicant Melissa Young 321 S 6 ST Fernandina Beach, FL 32034 Mobile: 904-410-4250	Applicant Melissa Young 321 S 6 ST Fernandina Beach, FL 32034 Mobile: 904-410-4250	Owner Melissa R Young 321 6TH ST S Fernandina Beach, FL 32034 Home: 9044104250 Business: 9044104250 Mobile: 9045571705
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018747	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018747		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00