AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
FEBRUARY 17, 2022
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 January 20, 2022 Regular Meeting.

4. OLD BUSINESS

4.1 **HDC 2021-0022 - COTNER ASSOCIATES, INC., AGENT FOR STEVEN BUGG, 117 N. 3RD STREET**
Final Certificate of Approval (COA) to demolish old additions, replace existing decks in the same location, new metal roof, repair/replace siding, repair/replace windows, add 336 sq. ft. carriage house. . *(Quasi-Judicial)*

5. NEW BUSINESS

5.1 **HDC 2021-0042 - LANCE YOUNG, 902 SOMERUELUS STREET**
Certificate of Approval (COA) to construct an 1800 sq. ft. primary structure and 300 sq. ft. accessory dwelling unit. *(Quasi-Judicial)*

5.2 **HDC 2022-0048 - JOSE MIRANDA, AGENT FOR, JENNY SCHAFFER, 101 N. 2ND STREET**
Conceptual Certificate of Approval (COA) for Adaptive Re-Use and Addition to the C.H. Huot Building (Standard Marine). *(Quasi-Judicial)*

5.3 **HDC 2022-0049 - MIKE STAUFFER, AGENT FOR, DAVID & GINA BARRY, 310 S. 6TH STREET**
CONCEPTUAL Certificate of Approval (COA) to enclose a portion of the rear porch, eliminate solid paneling, install a new roof, and relocate existing windows. *(Quasi-Judicial)*

5.4 **HDC 2022-0050 - MIKE STAUFFER, AGENT FOR MCDOWELL SOUTH, LLC., 224 S. 7TH STREET**
Conceptual Certificate of Approval (COA) to enclose the existing porch and NE corner of the building, enclose the existing deck to be a screened porch, and build a new brick fireplace and chimney. *(Quasi-Judicial)*

6. BOARD BUSINESS

7. STAFF REPORT

7.1 Certificate of Approval (COA) - January 2022

7.2 American Planning Association Florida - Equity, Diversity, and Inclusion Committee 2022 Black History Month Series: *Florida Main Street and Historically Black Communities*

7.3 Annual Report on the Economic Impact of the Federal Historic Tax Credits for Fiscal Year 2020

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MARCH 24, 2022 (Rescheduled from March 17, 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.

DRAFT

MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 20, 2022

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta
Michael Spino
Michael Harrison (Chair)
Michael O'Donnell (Alt 2)
Froilan Esclusa
Tammi Kosack
Tim Poynter (Alt 1)

MEMBERS ABSENT:
None

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

3. PLEDGE OF ALLEGIANCE

Chair Harrison welcomed Member O'Donnell and invited him to introduce himself. Member O'Donnell provided the Board with a brief overview of his professional background.

Chair Harrison disclosed one ex parte communication with staff regarding all cases on the agenda. No other members disclosed ex parte communications.

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

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

4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes for the December 16, 2021, Regular Meeting

Member Esclusa noted that under item 4.1 he stated that hex pavers adoption would require a detailed base outline and cost estimates were provided.

Chair Harrison requested that the verbiage indicating the seating of Member Esclusa should Member Pozzetta be absent be stated more clearly.

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

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

5. PRESENTATIONS

5.1 UTILIZING SANBORN FIRE INSURANCE MAPS FOR HISTORIC RESEARCH- SALVATORE CUMELLA

Mr. Cumella presented the Board with a slideshow introducing and detailing the historic Sanborn Maps. He then explained how to read them and why they play a vital role in the preservation of historic structures within the City.

6. OLD BUSINESS

6.1 HDC 2020-0002 - JEAN BONVOULOIR, 131 N. 3RD STREET

Amendment to a previously approved Certificate of Approval (COA) to change window manufacturer from PGT to Kolbe. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Jean Bonvouloir, 507 S. 6th Street, applicant, stated that some of the reasons for the change in manufacturer are due to lead time and the decision to switch to a double-hung window style. Mr. Bonvouloir also had a sample window for the Board to evaluate.

Member Pozzetta stated that in his research, he felt that this window is a superior to the PGT design.

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

Member Kosack inquired if this window approval by Board would mean that it would then be added to the HDC Pre-approved Window List. Mr. Cumella stated that it would not be added.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Esclusa to approve HDC case 2020-0002 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0002, 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. NEW BUSINESS

7.1 HDC 2021-0046 - MIRANDA ARCHITECTS, AGENT FOR DOUGLAS & KIMBERLY GEIB, 612 BEECH STREET

Certificate of Approval (COA) to construct an addition to the rear of the house. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Member Spino commented on the amount of work that the applicant has put into restoring the original wood siding.

Jose Miranda, 309 ½ Centre Street, agent for the applicant, stated that they will not try to match all siding styles, each section of the house will "speak to its own vintage".

Members commented that the proposed change will not be visible from the public right-of-way.

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

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

case 2021-0046 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0046, 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.

8. BOARD BUSINESS

Mr. Cumella stated that City Attorney Bach has a scheduling conflict during the March 17, 2022 meeting for cost saving, is inquiring if the Board would be opened to meet the week following that date on Thursday March 24, 2022. All Board members agreed to the change by voice vote.

Member Kosack stated that the OHPA failed in its attempt to gain approval to expand into the Historic District due to the community support and advocacy. There is now a push to move House Bill 1593 which is harder to change and stronger. She noted that the House Bill needs to be moved along through committee and asked that if the ILA is achieved commissioner should continue to prohibit expansion into the Historic District.

Chip Ross, 210 N. 3rd Street., stated that Cord Byrd would prefer an Interlocal Agreement (ILA). Mr. Ross expressed concern that there is the potential for a veto.

Ms. Bach encouraged Board members to individually reach out to their City Commissioners.

8.1 Appointment of Chair

8.2 Appointment of Vice-Chair

Chair Harrison stated that he would prefer to not serve a second term as chair.

Member Spino state that he would like to serve as chair and nominate Member Esclusa as Vice-chair. Member Esclusa accepted the invitation to serve as Vice-Chair with the annotation that his employment could call upon him to travel at times.

All members agreed.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Kosack to appoint Member Spino as Chair and appoint Member Esclusa as Vice-Chair.

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

Chair Harrison expressed gratitude to the Board and staff.

8.3 VISION 2045 - (Member Spino)
http://www.fbfl.us/DocumentCenter/View/22930/Appendix-B---Community-Engagement-Summary

http://www.fbfl.us/DocumentCenter/View/22929/Appendix-A---Existing-Conditions-Analysis

Member Spino encouraged members to read the Vision 2045 plan and provide feedback.

9. STAFF REPORT

9.1 Staff Certificate of Approval - December 2021

DRAFT

10. PUBLIC COMMENT

No parties wished to speak.

11. ADJOURNMENT 6:11

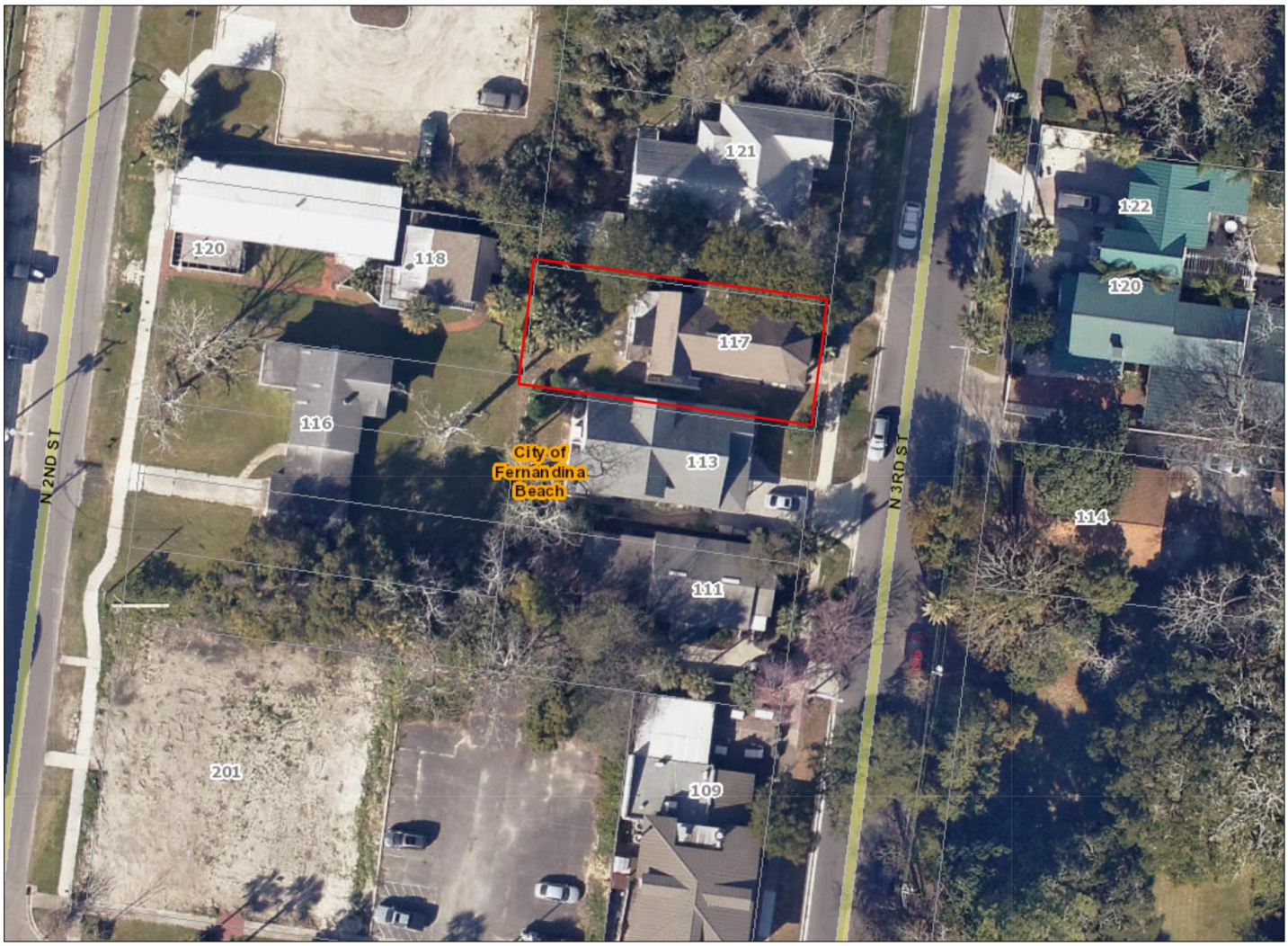
_____ _____

Taylor Hartmann, Recording Secretary Michael Harrison, Chair

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0022
FEBRUARY 17, 2022

Owner/Applicant:	Cotner and Associates, Inc., agent for Steven E. Bugg Living Trust
Property Address:	117 N. 3rd Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home
FL Master Site File #	NA00253
Year Built:	1900
Contributing Status:	Contributing
Requested action:	Final Certificate of Approval (COA) to demolish old additions, reconstruct front porches to original design, add new metal roof, remove asbestos siding repair/replace original wood siding (as needed), repair/replace windows/doors (as needed), repair brick pier foundation, add 383 sq. ft. carriage house.

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

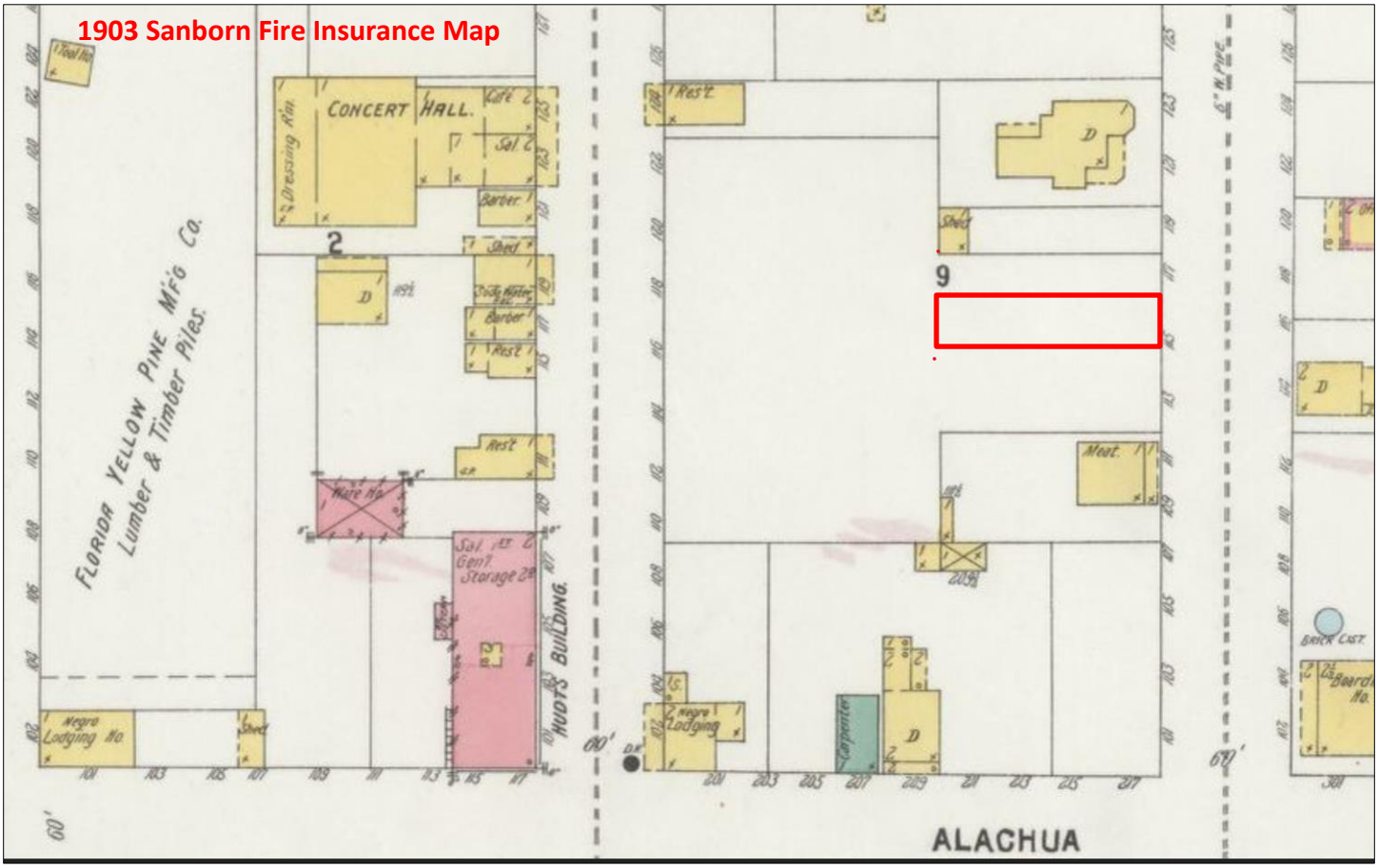


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

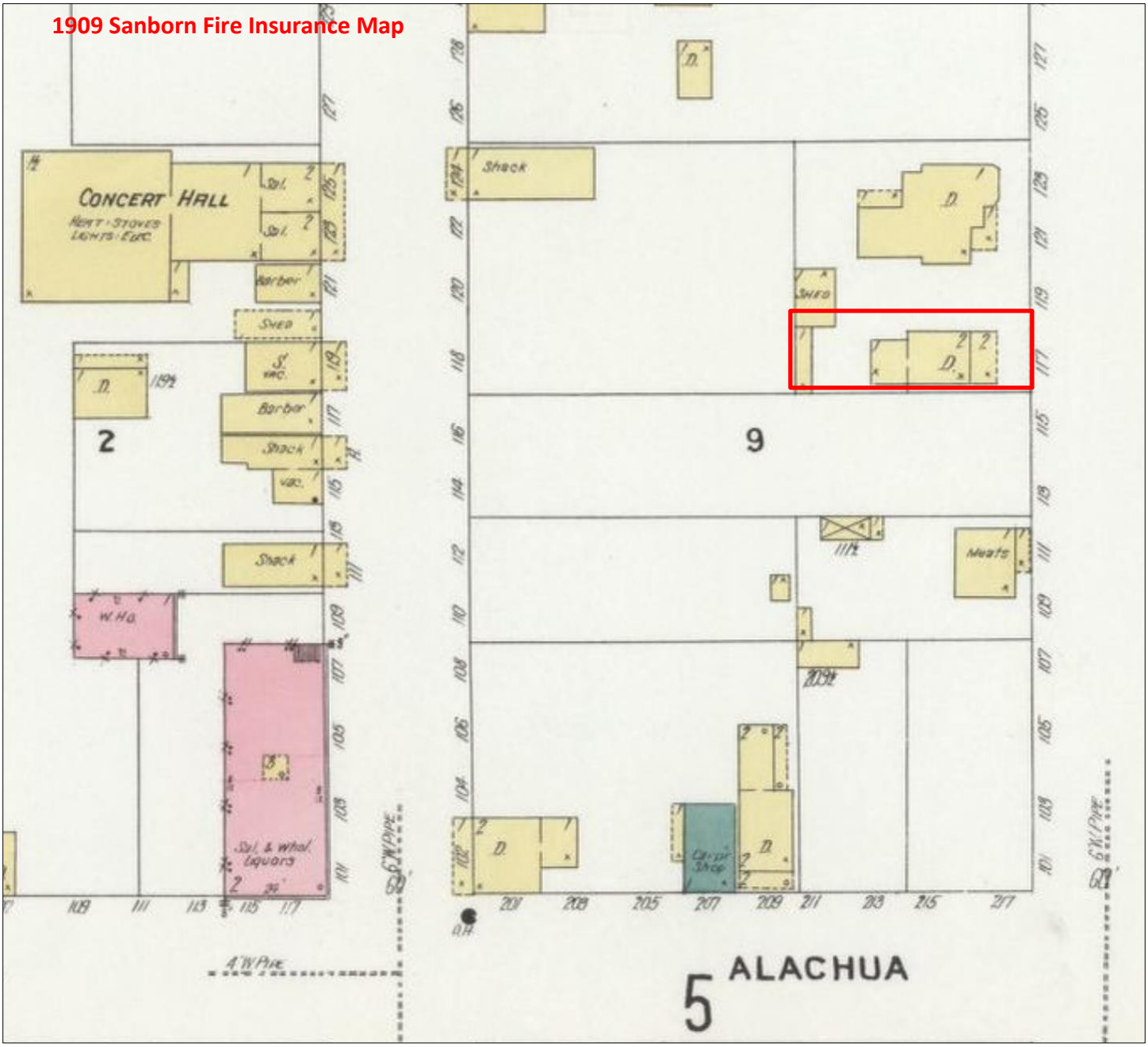
Originally the residence of George J. Peace, a fruit dealer as listed in the 1907-08 Florida Gazetteer and Business Directory, the home is a two story frame vernacular structure constructed circa 1905.

This project was granted Conceptual Approval at the July 15, 2021 regular meeting of the HDC.

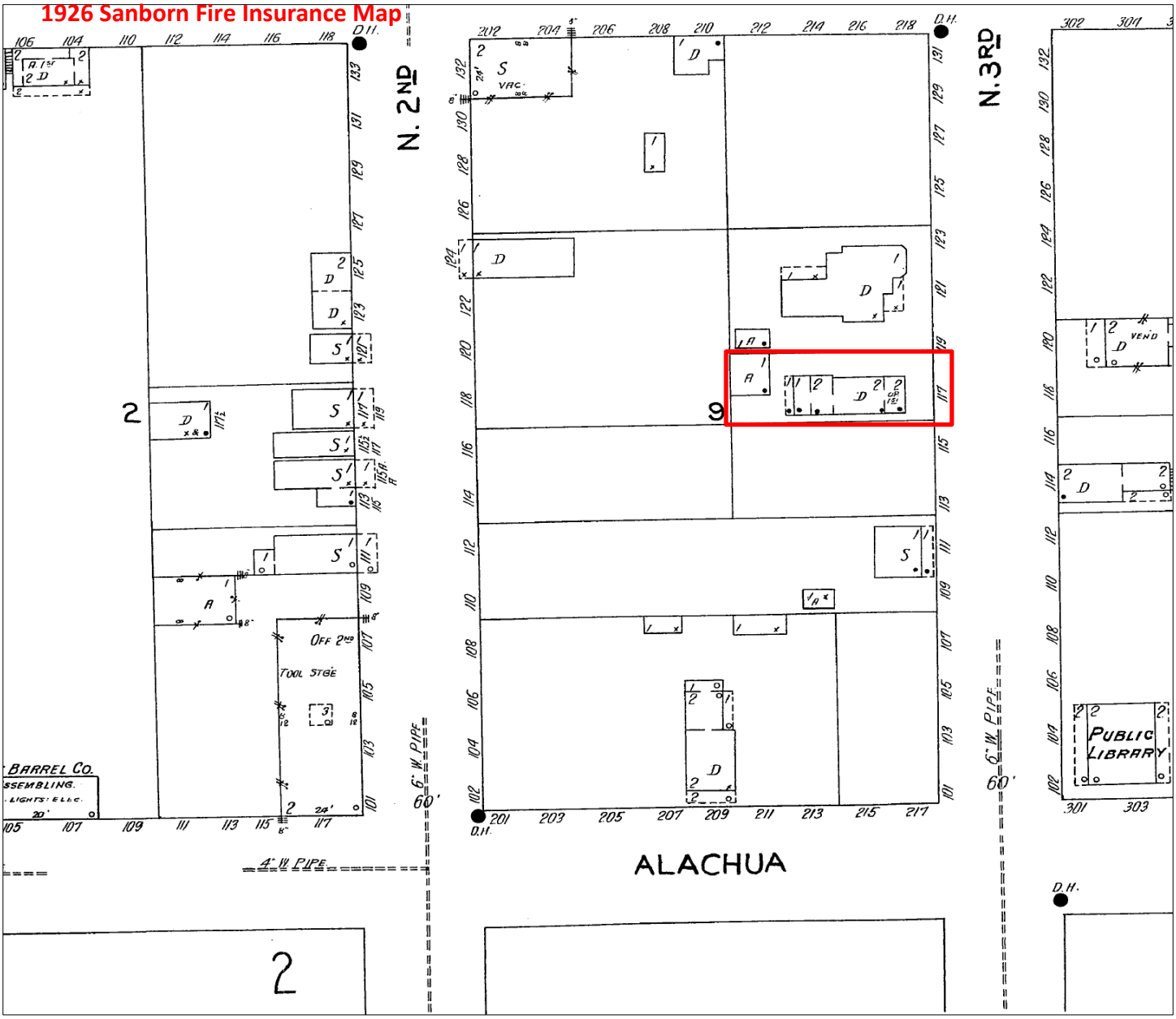
The applicant is seeking approval for the demolition and replacement of the western walls to return the footprint back to its original design, add a metal roof to the entire structure, remove asbestos siding and repair/replace wood siding, repair/replace windows, repair/replace decking within its existing footprint and construction of a 336 sq. foot carriage house.



1909 Sanborn Fire Insurance Map



1926 Sanborn Fire Insurance Map



1949 Sanborn Fire Insurance Map

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

The proposed additions are compatible in scale, massing, materials, setbacks, and heights with the Downtown Historic District. Changes to the front elevation are designed to correct previous alterations that were not compatible with the building style. The addition of the third floor as a half-story is appropriately designed to the rear of the structure to minimize visual impact and massing from the streetscape (see perspective drawings).

STAFF RECOMMENDATION:

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

Staff recommends:
APPROVAL of HDC 2021-0022.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0022 **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 2021-0022, as presented, **is or is not** substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-0022 Application and Backup Materials
EXHIBIT 2 FL Master Site File NA00253

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8551

Date Submitted: 1/6/2022

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

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

Fees

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

Basis for Review

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

2022 Submission Deadlines + Board Meetings Calendar

hdc 2022

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

Application Requirements

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

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

- [x] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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?*

5/21/2021

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*

117 3rd Street N (unit) 1, 2 &3

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

`00-00-31-1800-0009-0330

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Steven E Bugg

Last Name*

Living Trust

Mailing Address*

117 N 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

860-662-1489

E-mail Address*

stevenbugg@img-sis.com

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The objectives being pursued with the renovation to 117 N 3rd are to improve plan function, demolish and reconstruct poorly executed additions to the west and return the home to an aesthetic as close as discernible to its original state on its 3rd Street frontage. Plans include reconstruction of front porches to original geometry, demolition of additions to west, reconstructing porches and study within same footprint and adding a carriage house of 383 square feet in the northwest corner of the property. In this process we expect to incorporate a new standing seam metal roof, remove asbestos siding, repair original siding, repair/replace windows and doors as needed and similarly with foundation. HDC2021-0022 for final review.

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

Design Vision Statement*

To return the home to an aesthetic as close as discernible to its original state on its 3rd Street frontage.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Garage - Horizontal siding, board & batten, House - horizontal lap to match existing	White
		(Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
Andersen	Sliders & Outswing French Include FL Product Approval # for Windows and Doors	Black (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Tamco	Standing seam metal roofing	Grizzle Grey (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie @ garage, wood @ house	Match existing	White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Sand finish stucco		Light grey (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Composite	Black (Name/Number)

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

Manufacturer	Product Description	Color
	N/A	(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
Warranty deed.pdf	Bugg FL Survey.pdf	2022-01-04 Bugg HDC.pdf	Bugg Materials Colors.pdf

Upload 5	Upload 6	Upload 7	Upload 8
As-Built photos.pdf	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Certification*

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

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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

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

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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

Applicant First Name*

Cotner Associates, Inc.

Applicant Last Name*

Architects

Today's Date*

1/6/2022

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.

Inst. Number: 202145014721 Book: 2454 Page: 1749 Page 1 of 2 Date: 4/22/2021 Time: 12:29 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.70

THIS INSTRUMENT WAS PREPARED BY:
Matthew A. Wiley, Esq.
AFTER RECORDING, PLEASE RETURN TO:
Wiley Etter Doyon, LLC
ATTN: Matthew A. Wiley, Esq.
97 Washington Avenue, Suite 2
North Haven, CT 06473

CONSIDERATION: $10.00

To All People To Whom These Presents Shall Come, Greeting:

Know Ye, that **Steven E. Bugg, as Member of J. R. Maxx Properties, LLC**, a Connecticut Limited Liability Company, authorized to do business in the State of Florida and authorized to sell real estate, of 117 N 3rd Street, Fernandina Beach, FL 32034, herein designated as the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration received to Grantor's full satisfaction from:

> **Steven Eric Bugg and Lisa Pitt Bugg, Trustees, or their successors in interest, of the Steven Eric Bugg Living Trust dated May 24, 2018, and any amendments thereto**

whose mailing address is of 117 N 3rd Street, Fernandina Beach, FL 32034, herein designated as the Grantee, does by these presents remise, release and forever Quit-Claim unto the Grantee and to the Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Grantor has or ought to have in or to real property located in Nassau County, Florida, being known and designated as 117 N 3rd Street, Fernandina Beach, FL 32034, to wit:

Parcel ID Number: **00-00-31-1800-0009-0220**

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

The South One-half (S ½) of Lot Twenty-one (21), and all of Lot Twenty-two (22), and the North Five (5.0) feet of Lot Twenty-three (23), all in Block Nine (9).

Being the same premises more particularly described in Instrument Number 201945010118 which was recorded in Book 2265 at Page 257 of the Public Records of Nassau County, Florida.

** This instrument was prepared without the benefit of a title examination. **

To have and to hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the Grantee and to the Grantee's heirs, successors and assigns forever, so that neither the Grantor nor the Grantor's heirs, successors or assigns nor any other person claiming under or through the Grantor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Grantor and they are by these presents forever barred and excluded.

In Witness Whereof, the Grantor has signed and sealed this instrument to be hereto affixed this 26 day of March, 2021.

Signed, Sealed and Delivered in the Presence of or Attested by:

Witness: Pauline Collins

Steven E. Bugg, as Member of J. R. Maxx Properties, LLC

Witness: Keri Diggers

STATE OF FLORIDA)
) ss. Amelia Island
COUNTY OF Nassau)

On this 26 day of March, 2021, the undersigned notary public, by means of ☒ physical presence or ☐ online notarization, personally appeared Steven E. Bugg, as Member of J. R. Maxx Properties, LLC, who is ☒ personally known to me or who has ☐ provided _____ as identification, to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, in his authorized capacity and of his free act and deed.

[Seal]

ELAINE MATTS
Notary Public - State of Florida
Commission # GG 307142
My Comm. Expires Jun 22, 2023
Bonded through National Notary Assn.

Elaine Matts
Notary Public:

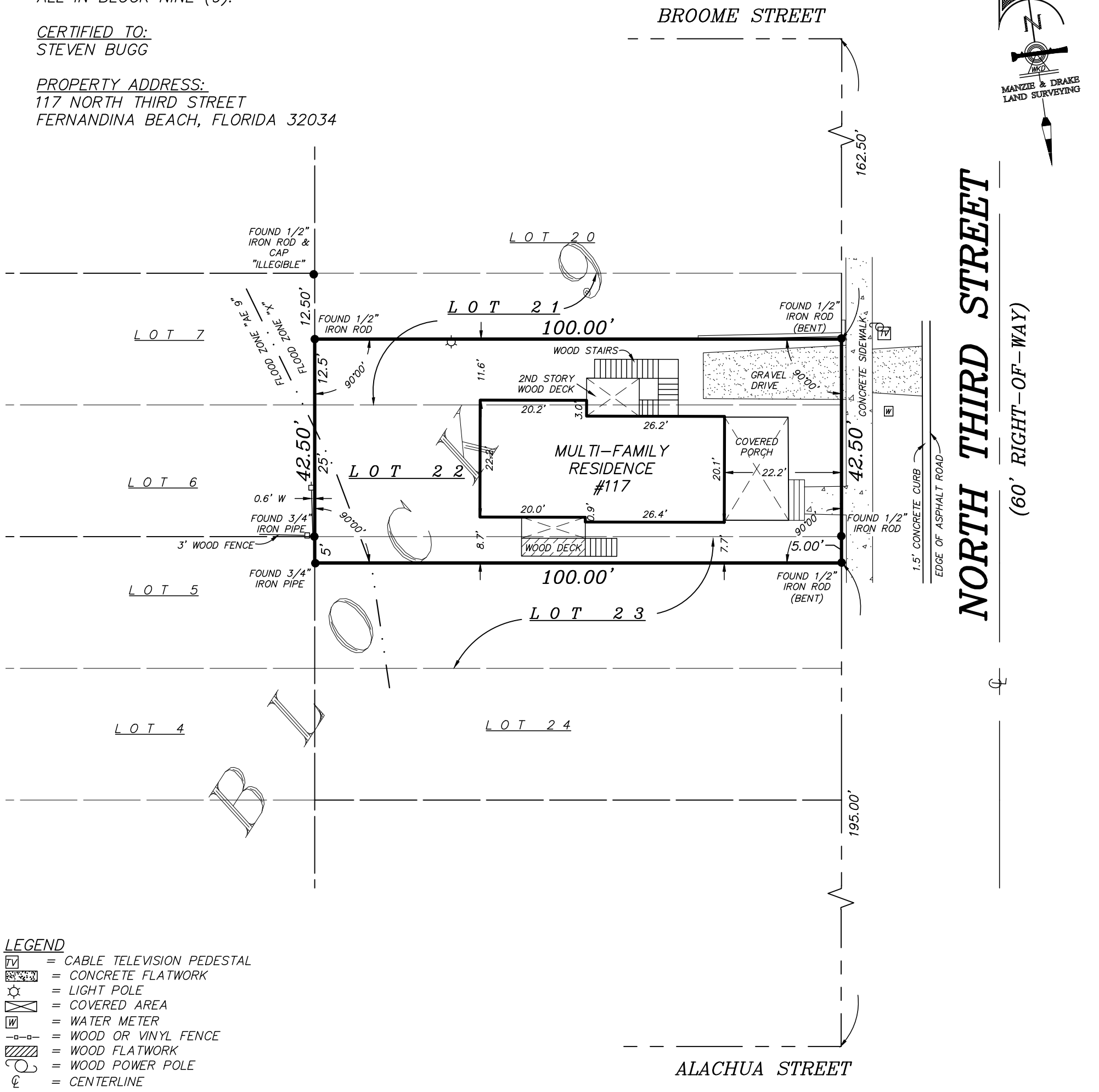
MAP OF BOUNDARY SURVEY

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

THE SOUTH ONE–HALF (S 1/2) OF LOT TWENTY–ONE(21), AND ALL OF LOT TWENTY–TWO (22), AND THE NORTH FIVE (5) FEET OF LOT 23, ALL IN BLOCK NINE (9).

CERTIFIED TO:
STEVEN BUGG

PROPERTY ADDRESS:
117 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND

- TV = CABLE TELEVISION PEDESTAL
- = CONCRETE FLATWORK
- = LIGHT POLE
- = COVERED AREA
- W = WATER METER
- = WOOD OR VINYL FENCE
- = WOOD FLATWORK
- = WOOD POWER POLE
- ℄ = CENTERLINE

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 here on are based on recovered monumentation.
5) The property shown hereon lies within flood zone "X & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", 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.

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

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491–5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21103 DATE: 12/08/2020 CADD: LP
F.B. NO: X–341 PAGE NO: 37 FIELD CREW: SS FILE NO: A–5277

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BUGG RESIDENCE

Sorted by name

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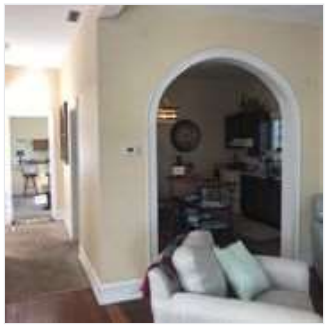

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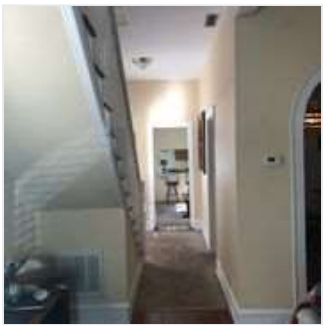

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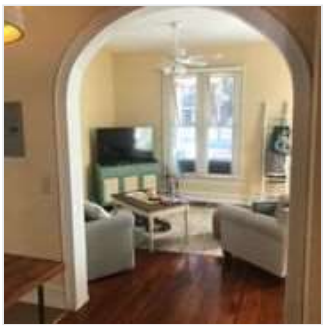
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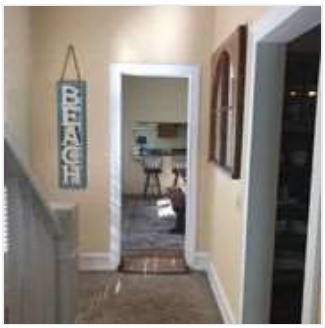

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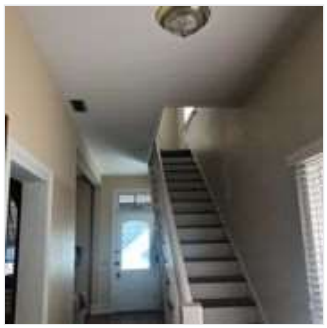
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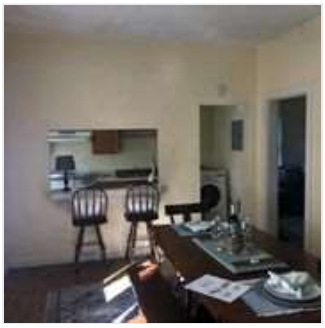

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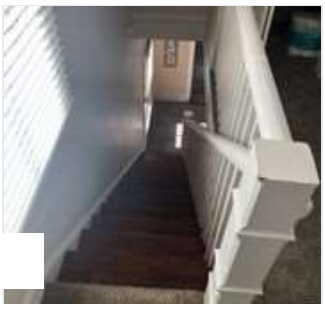

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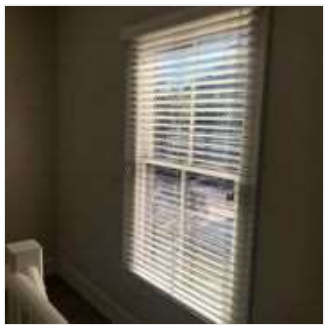

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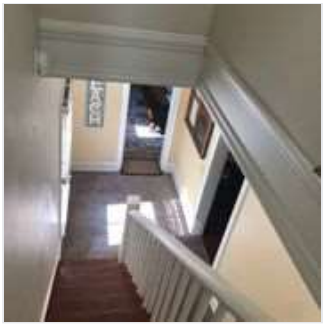

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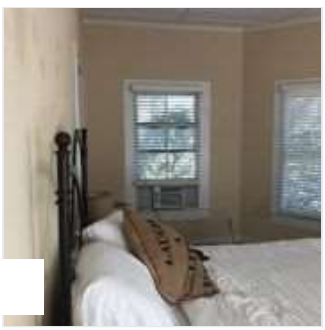

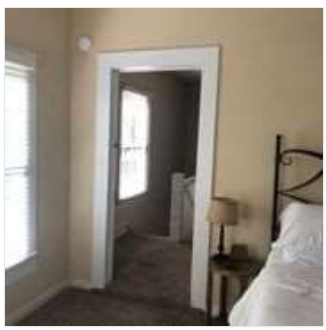

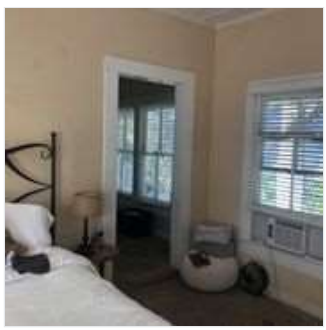

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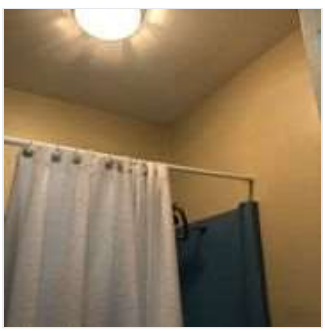

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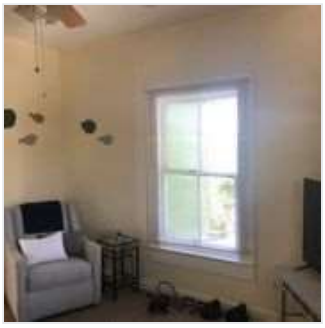

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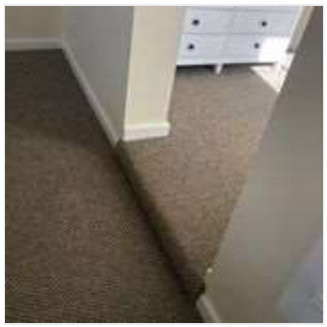

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PANEL STYLE #179 STRAIGHTLINE GLASS PANEL

Interior

Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	Albany, Black
Grille Pattern	None
Exterior	Mahogany

LOVE THE LIFE YOU SEE™

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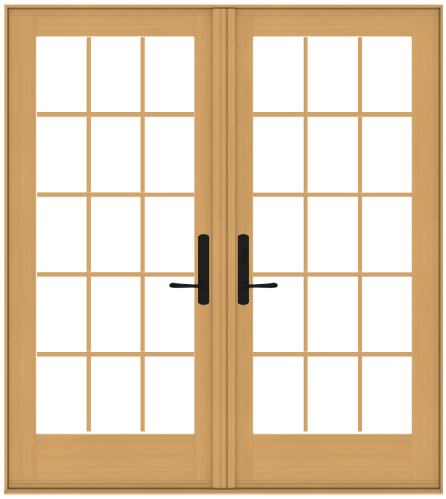
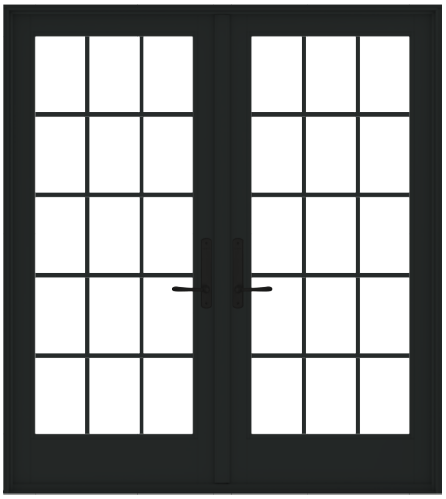
Feedback

ABOUT ANDERSEN

A-SERIES HINGED PATIO DOOR



Interior



Exterior

Summary

Product ID#	FWHID6068
Unit Width	71 1/4"
Unit Height	79 1/2"
Interior Color	Pine
Interior Stain	Unfinished Oak
Glass	Low-E4® Glass
Hardware	Albany, Black
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Door Color	Black
Exterior Trim Profile	None
Exterior Trim Color	Black

Feedback

ANDERSEN™ WINDOWS & DOORS

400 SERIES Windows

BUILT TO PERFORM BEAUTIFULLY

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style.

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Add style with grilles, exterior trim, art glass or patterned glass
- Available with Stormwatch® Protection for coastal areas

PRODUCT TYPES

- Casement and awning windows
- Woodwright® double-hung full-frame and insert windows
- Tilt-wash double-hung full-frame and insert windows
- Bay and bow windows
- Gliding windows
- Specialty windows
- Narroline® double-hung conversion kit

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

400 SERIES Windows

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E4® glass
- Low-E4 glass with HeatLock® Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

Additional glass options, including tempered glass and patterned glass, are available. Contact your Andersen supplier.

ASK ABOUT ENERGY STAR

EXTERIOR OPTIONS

White | Canvas* | Sandtone | Terratone

Forest Green | Dark Bronze* | Black*

*Canvas, dark bronze and black exteriors not available on 400 Series patio doors.

INTERIOR OPTIONS

Maple** | Oak** | Pine

White | Dark Bronze† | Black†

**Maple and oak wood species are available on Woodwright® double-hung windows only.

†Products with dark bronze and black exteriors have matching interiors. Dark bronze and black interiors not available on Woodwright double-hung windows.

HARDWARE OPTIONS††

WOODWRIGHT® DOUBLE-HUNG

Standard

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone | White

TILT-WASH DOUBLE-HUNG

Standard

Standard: Stone | White
Optional: Black | **Gold Dust**

Estate™

Antique Brass | **Bright Brass** | Brushed Chrome
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

CASEMENT & AWNING

Contemporary Folding

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Traditional Folding

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

GLIDING WINDOW

Antique Brass | Black
Bright Brass | **Brushed Chrome**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Bold name denotes finish shown.

††Hardware is sold separately, except standard hardware. Additional hardware available, visit andersenwindows.com/400series.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/400series**

METAL ROOFING **PANEL** SYSTEMS

5V PANELS

Product Detals >

TM-RIB PANELS

Product Details >

TM-LOCK PANELS

Product Details >

PBR/R PANELS

Product Details >

CORRUGATED PANELS

Product Details >

METAL ROOF ACCESSORIES

Product Details >

15 Standard Colors, Galvanized/Galvelume, 6 Premium Colors and Custom Colors Too!

STANDARD COLORS

PREMIUM COLORS

All our standard colors meet energy star requirements.
Cool-Coat Chemistry Colors available in Standard and most Custom Colors.
Colors are an approximation.
Actual production colors may vary slightly from the samples on this website. To get a truer color please contact us for our printed Color Chart.
Custom Colors available on TM-Lok and 5V upon request. Minimum quantities required.
*Thompson White also meets Florida Power and Light requirements.
**Formerly known as Sand Stone and Barn Red.

Thompson White*

Clay

Almond

Bone White

Grey

Grizzle Gray

Beige

Wicker

Light Stone**

Med Bronze

Marine Green

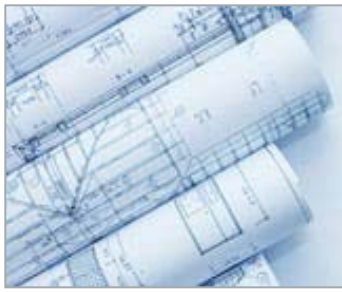
Forest Green

Country Red**

Brown

Musket Brown

Galvalume/Galvanized



TAMCO Architectural Metal Roofing Take-offs and Site Specific Engineering Are Available Upon Request

See our Blueprint Size Shop Drawings

Roof Panel Florida Building Code

LINK >

Find our roof products on the Energy Star Website.
Our company is listed as TAMCO.
Cool Coat Roof Systems and matching accessories meet Energy Star® requirements.

METAL PRODUCTS

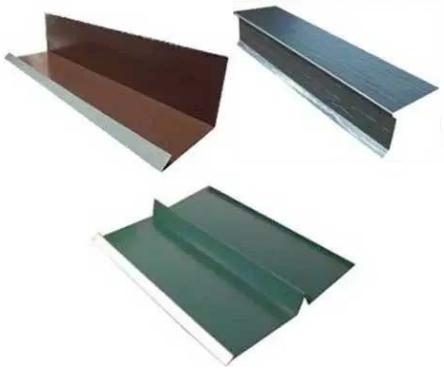
- Metal Products Overview
- **Metal Roofing Panels & Accessories**
- Tile Eave Closures & Components
- Open & Closed Gravel Stops
- Flashing – Angle & Roll
- Roof Edges
- Eave Drips
- Gooseneck Vents
- Off-Ridge Vents

Need Help? Call Us at 800.248.3456

Or complete our response form to receive more information on our products and specifications.

GET MORE INFO

TAMCO IS YOUR ONE-STOP FOR METAL, ALUMINUM & VINYL ROOFING PRODUCTS



METAL ROOFING PRODUCTS

Metal Roofing Panel Systems
Tile Eave Closures & Components
Gravel Stops
Angle Flashing
Eave Drips
Gooseneck Vents
Off Ridge Vents

ALUMINUM ROOFING PRODUCTS

Aluminum Gutters & Downspouts
Aluminum Gutter & Downspout Accessories
Aluminum Soffit

VINYL PRODUCTS

Vinyl Gable Vents
Vinyl Shutters
Vinyl Siding
Vinyl Siding Accessories

CUSTOM BRAKE WORK

Wall Flashing
Drip Edge
Valley Flashing

Carriage House COLLECTION

Charming carriage house design paired with the thermal performance of insulated steel.

The Genuine. The Original.

OVERHEAD DOOR®

Cover image: Model 303 8' high, Walnut stained finish with Plain Window Square, decorative hardware
Image above: Model 307 8' high Gray painted finish, 12 Window Square, decorative hardware

Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.

Model 308 7' high Clay/White painted finish

Carriage House Collection

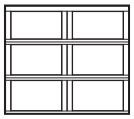
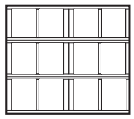
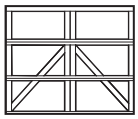
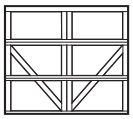
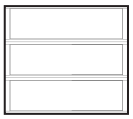
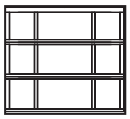
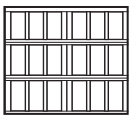
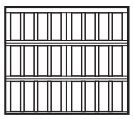
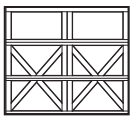
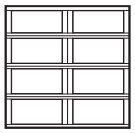
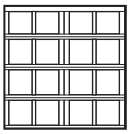
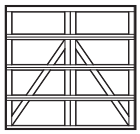
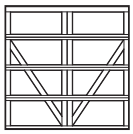
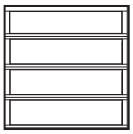
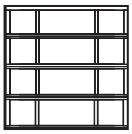
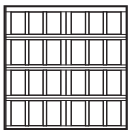
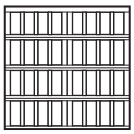
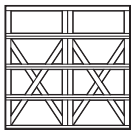
Door Designs

Select your door panel style and color

1 Choose a panel style:

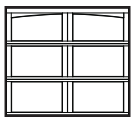
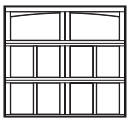
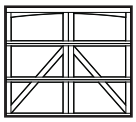
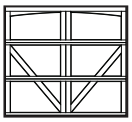
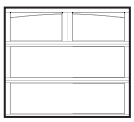
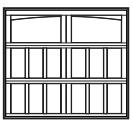
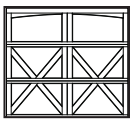
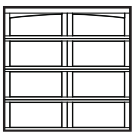
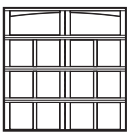
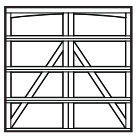
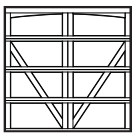
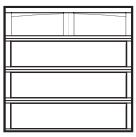
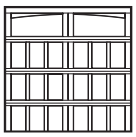
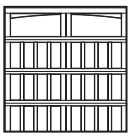
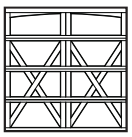
Square top

Models:

	301	302	303	304	305	306	307	308	309
7' tall									
8' tall									

Arched top

Models:

	301	302	303	304	305	306	307	308	309
7' tall						No arched option available			
8' tall						No arched option available			

Carriage House Collection

Door Designs

Select your door panel finish

2 Choose a finish:

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Painted finishes

White

Gray

Clay

Green

White is standard. All other colors are an optional upgrade.

Two-toned painted finishes

Gray/White

Clay/White

Green/White

With two-tone option the trim boards are white (standard).

Stained finishes

Mahogany

Walnut

Oak

Red Oak

Honduran Mahogany

Gray

Clay

Green

Carriage House Collection

Decorative Accents

Customize your door with windows

3 Choose a window style:

Single car Plain Window Square
Double car Plain Window Square

6 Window Square
12 Window Square

8 Window Square
16 Window Square

Single car 12 Window Square
Double car 24 Window Square

16 Window Square
32 Window Square

Single car Plain Window Arched
Double car Plain Window Arched

6 Window Arched
12 Window Arched

8 Window Arched
16 Window Arched

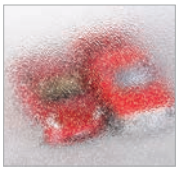
Single car 12 Window Arched
Double car 24 Window Arched

16 Window Arched
32 Window Arched

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).

Choose a glass type:

Clear



Obscure

Model 306 7' high Gray/White painted finish

Carriage House Collection

Decorative Accents

Customize your door with decorative hardware

4 Choose your hardware:

Spear hinge

Arrow hinge

Fleur-de-Lis hinge

Lift handle

Pull handles

Hammered knockers

For more hardware options contact your Overhead Door Company Distributor or see our website.

Model 309 8' high, Clay/White painted finish, 6 Window Square, custom glass, decorative hardware

5 Choose your opener:

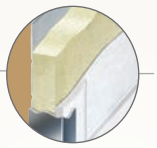
Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor™ will help you choose the opener that best suits your door and preferences.

Carriage House Collection

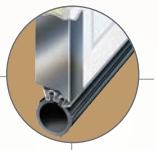
garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and decorative hardware for even greater curb appeal.

Built better from the inside out

Model 303 7' high, Red Oak stained finish, 16 Window Square

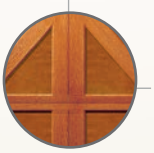


Polyurethane insulation
Provides thermal efficiency with an R-value* of 10.



Bulb seal
Protects against the elements.

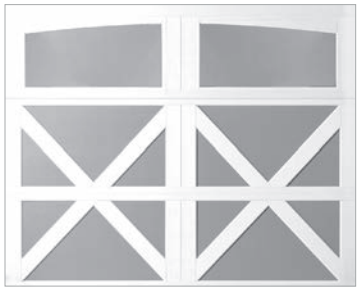
Embossed wood-grain texture
Adds beauty, sophistication and durability.



Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Wind load and custom options available upon request.



Transform Your Home with the DoorView® visualization tool.

Go to **overheaddoor.com to** try our on-line interactive software tool that lets you visualize what your home would look like with a Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.

Limited Warranty.

Carriage House Collection doors are backed by a limited lifetime warranty that protects against section rust-through for as long as you own your home. Also included is a one-year non-transferable, limited warranty ensuring high standards for materials and workmanship.

The Genuine. The Original.

Since 1921, Overhead Door has not only raised the standards of excellence for the industry – we've created them. Overhead Door created the first upward-acting door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
www.overheaddoor.com

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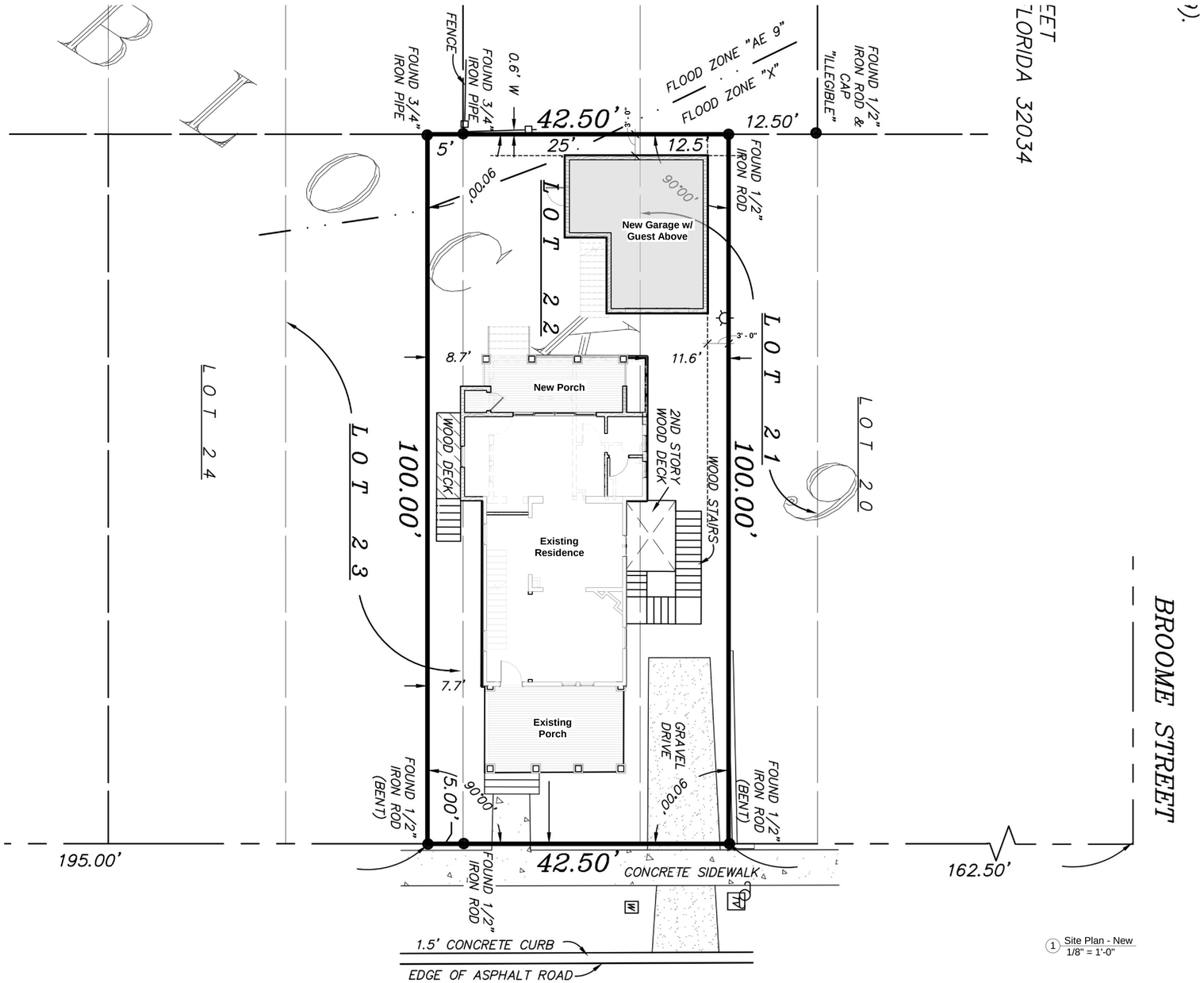
Drawing Index

C-101	Site Plan & Code Info	A-901	Perspectives
A-101	Level I	S-001	General Notes
A-102	Level II	S-101	Foundation plan
A-103	Level III	S-102	Level II Floor Framing
A-201	East & West Elevation	S-103	Level III Floor Framing
A-202	North & South Elevation	S-103	Roof Framing
A-301	Wall Section & Details	E-101	Electrical Level I
A-801	Specifications	E-102	Electrical Level II
A-802	Specifications	E-103	Electrical Level III

Bugg Residence

117 North 3rd Street
Fernandina Beach
Nassau County, Florida



1 Site Plan - New
1/8" = 1'-0"

AREA CALCS

NEW CONDITIONED AREA:

LEVEL I	=	NA
LEVEL II	=	NA
LEVEL III	=	328 S.F.
GUEST	=	316 S.F.
TOTAL	=	644 S.F.

NEW UNCONDITIONED AREA:

GARAGE	= 383 S.F.
TOTAL UNCOND	= 383 S.F.

NEW COVERED PORCHES:

LEVEL I	= 84 S.F.
LEVEL II	= 82 S.F.
LEVEL III	= 52 S.F.
GUEST	= 68 S.F.
TOTAL	= 286 S.F.

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 "9.0"

PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: EXISTING

PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): -3' BELOW LIVING

PROPOSED ELEVATION OF GRADE IMMED. ADJACENT TO STRUCTURE: VARIES

ROOF HEIGHT: 34'-6"

NUMBER OF STORIES: THREE

ZONING DESIGNATION: R-2

SETBACKS PER ZONING: 25' front / 10% side / 20' rear

NEW CONDITIONED AREA: 644 sq. ft.

NEW UNCONDITIONED AREA: 383 sq. ft.

NEW COVERED TERRACES & PORCHES: 286 sq. ft.

LOT AREA: 4,250 sq. ft.

LOT COVERAGE: 39%

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

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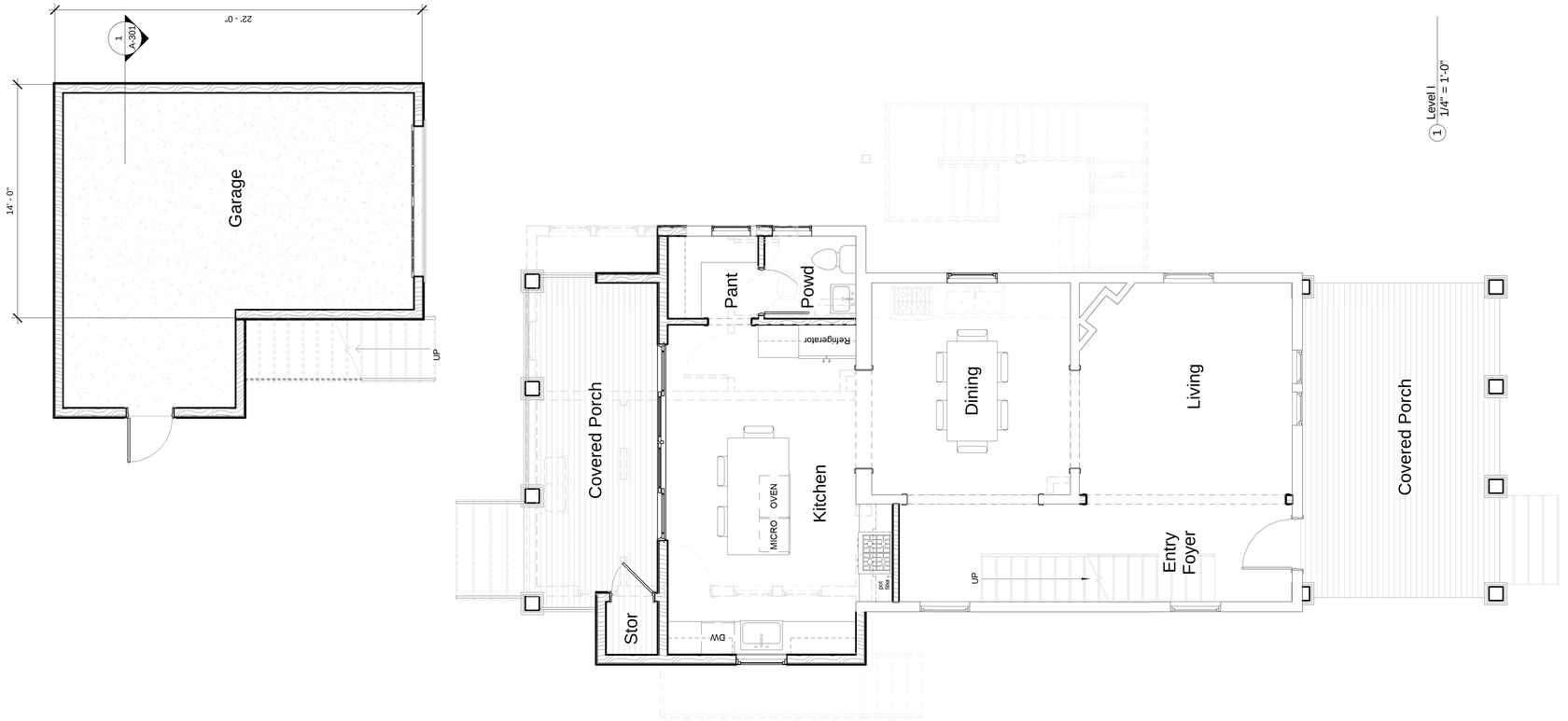

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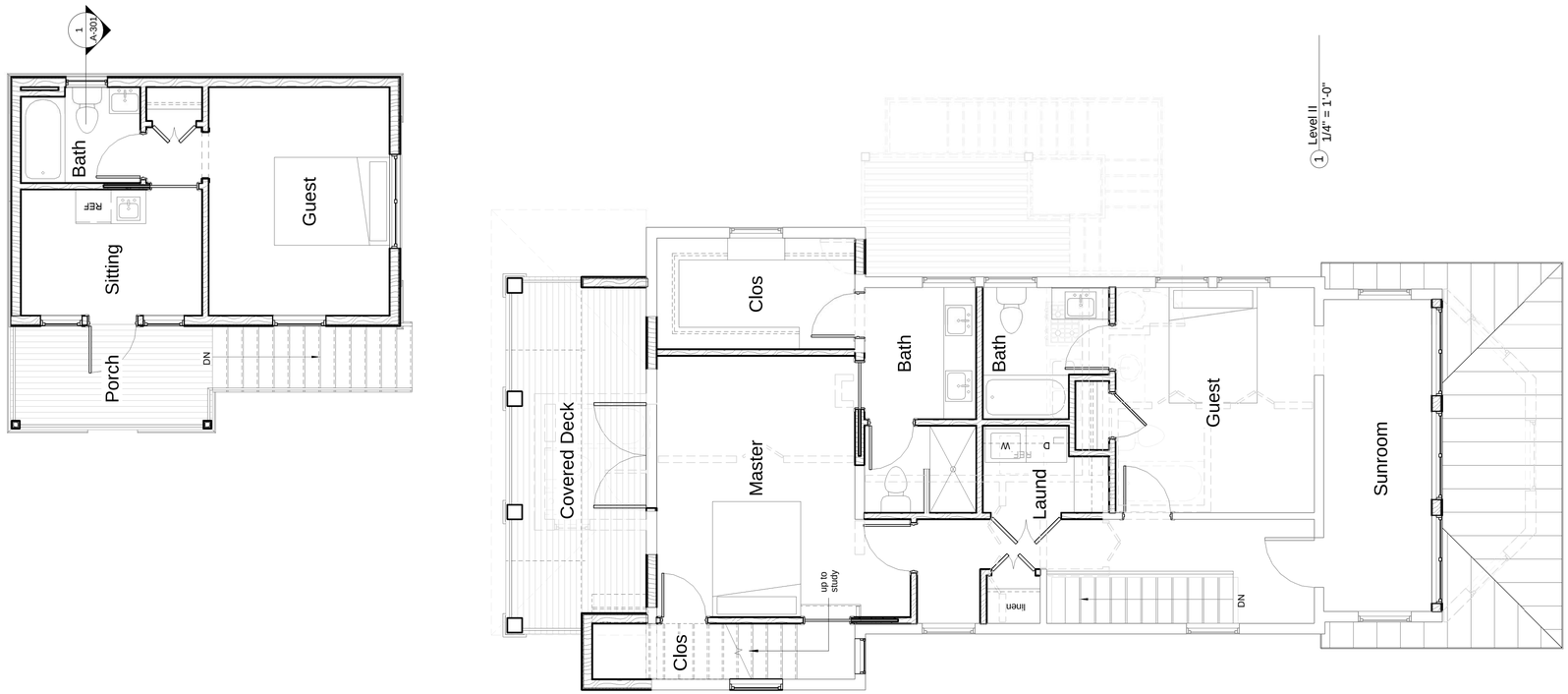

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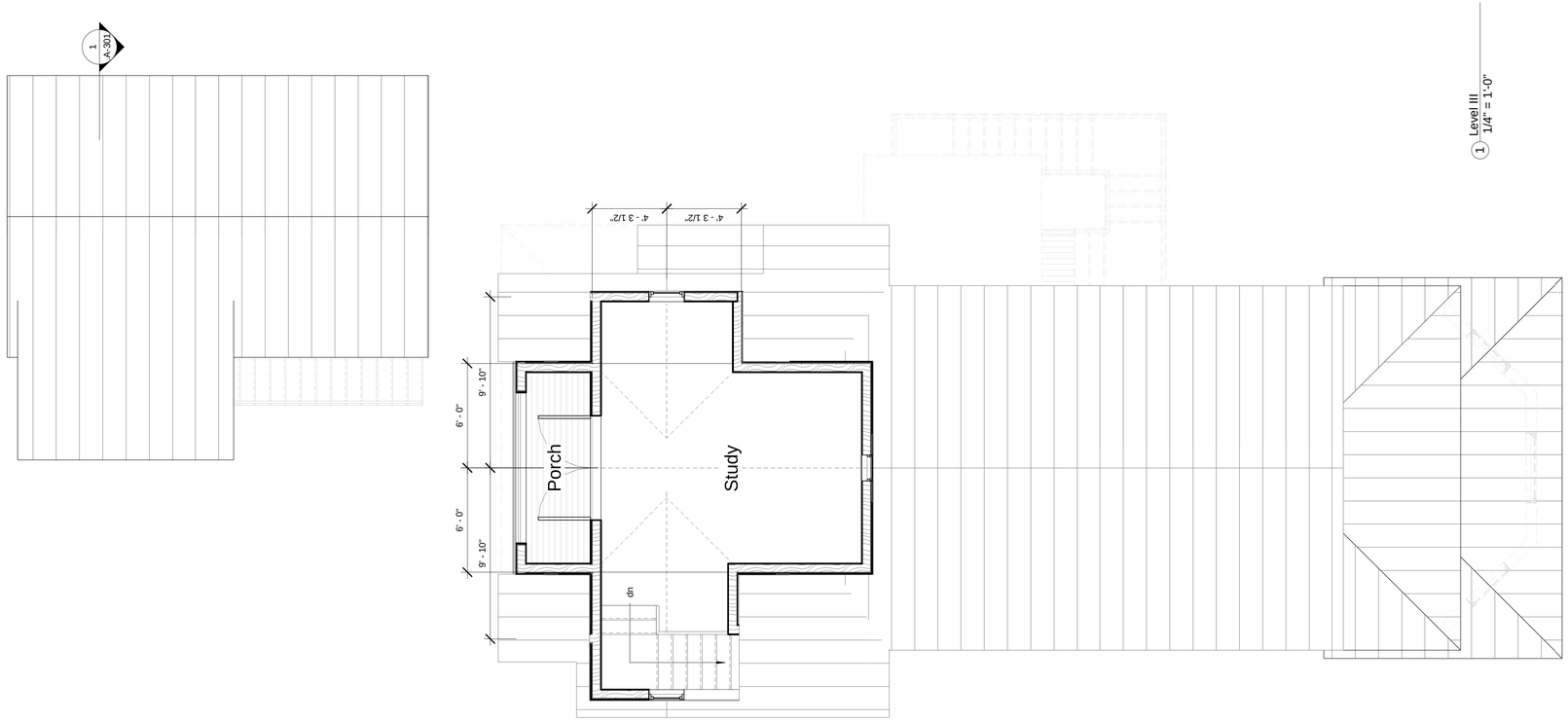

1 Level III
1/4" = 1'-0"

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

1 .East Elevation
1/4" = 1'-0"

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2 .South Elevation
1/4" = 1'-0"

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

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STUCCO APPLICATION

STUCCO A-0.0

- STANDARDS/REFERENCES: (NOTE: THE FOLLOWING INFO IS COMPILED/EXERPTED FROM THE FOLLOWING CODES; CONTRACTOR SHALL FOLLOW REFERENCED SPECS AS LISTED BELOW):
1. ASTM C 926; 2. ASTM C 1063; 3. PORTLAND CEMENT PLASTER (STUCCO) MANUAL, EB-049, PORTLAND CEMENT ASSOC.; 4. "GUIDE SPECIFICATIONS FOR METAL LATHING AND FURRING", METAL LATH/STEEL FRAMING ASSOC.

ELASTOMERIC FACTORY-PREPARED FINISH-COAT PRODUCT: (CONTRACTOR TO SELECT FROM ONE OF THE FOLLOWING PRODUCTS, AND USE (1) MANUFACTURER FOR ALL STUCCO PRODUCTS (NO MIXING OF DIFFERENT MANUFACTURER'S STUCCO PRODUCTS). SUBMIT TO ARCHITECT PRODUCT DATA AND APPLICATION PROCEDURE FOR WRITTEN APPROVAL PRIOR TO PROCEEDING WITH THE WORK. FOLLOW ALL MANUFACTURER'S INSTUCTIONS FOR APPLICATION AND USE ALL SUBSTRATE PREPARATION PRODUCTS PER MANUFACTURE. REPAIR ANY CRACKS PER MANUFACTURER. PROVIDE SAMPLES FOR OWNER'S SELECTION OF COLOR(S) AND TEXTURE(S)
- TROWEL ON FINISH (DO NOT USE ROLLER/PAINT APPLIED FINISHES):
1. DRYVIT: WEATHERLASTIC (DS418). TEXTURES: QUARZTUTS, SANDPEBBLE, SANDPEBBLE FINE, AND ADOBE.
2. STO: POWERFLEX SILCO. TEXTURES: FINE (226), MEDIUM (226), SWIRL (281), FREEFORM (286)
3. PAREX: E-LASTIC. TEXTURES: FLEXFINE (426), FLEXSAND (427), FLEXSWIRL (428), FLEXTEX (429).

NOM. PLASTER THK. - (3) COAT WORK:

BASE	1ST COAT	ND COAT	3RD COAT	TOTAL
MTL LATHE/FELT	3/8"	3/8"	1/8"	7/8"
UNIT MASONRY	1/4"	1/4"	1/8"	5/8"

PORTLAND CEMENT MIXTURE: PROPORTION SHOULD BE ADJUSTED TO SUIT USE AND CLIMATIC CONDITIONS AT PROJECT TO PRODUCE A HARD SURFACE THAT IS RESISTANT TO ABRASION AND UNAFFECTED BY DAMPNESS. FOLLOW TOLERANCES OF STANDARDS REFERENCES AS LISTED ABOVE.

- EXTERIOR TRIMS: (REFER TO ELEVATIONS FOR DESIGNATIONS)
-CAST STONE -AND/OR- HARDCOATED POLYSTYRENE OR URETHANE: WHERE DRAWN (1ST), -OR- COORDINATE LOCATIONS W/ OWNER (2ND); ALL TRIMS TO BE INSTALLED PER MANUF. INSTRUCTIONS W/ MANUF. ACCESSORIES

- FOR FINISHED-IN-PLACE FOAM BLOCKING (WHEN CALLED FOR IN DRAWINGS): USE DRYVIT PRODUCTS AS DETAILED BELOW, OR OTHER ARCHITECT APPROVED EQUAL. APPLY TO STUCCO FACE PRIOR TO FINISH COAT AND FINISH STUCCO AND FOAM BLOCKING AT SAME TIME (STEP #5). FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION
1. WRAP (BACKWRAP) DRYVIT REINFORCING MESH (4.3 WEIGHT) AROUND TRIM
2. ADHERE POLYSTYRENE FOAM BLOCKING TO SUBSTRATE W/ DRYVIT ADEPS, OR MECHANICALLY ATTACH.
3. SEAL JOINTS W/ MANUF. APPROVED SEALANT.
4. APPLY CEMENTITOUS BASE COAT OF DRYVIT GENESIS OR PRIMUS.
5. APPLY DRYVIT ACRYLIC FINISH COAT. TEXTURE(S) AND COLOR(S) T.B.S. BY ARCHITECT/OWNER.

- STUCCO SEQUENCE OVER LATH & FELT:

1. INSTALL SELF-FURRED DIAMOND-MESH LATH W/ PAPER-BACKING (GRADE D, 60 MIN.; FED. SPEC. LU-B-790-A) OVER **FELT TO SHEATHING (SEE MAT. AND FIN. FOR SHEATHING SPEC).** FOLLOW ASTM C1063 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.
- **A. LATH LAP:** 1/2" MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.
- **B.** LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.
- **C.** THE VERT AND HORIZ JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.

2. SCRATCH COAT. THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.
3. BROWN COAT. THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED.
4 FINISH COAT. USE ELASTOMERIC FACTORY-PREPARED ELASTOMERIC FINISH-COAT PRODUCT AS SPECIFIED ABOVE. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.

CONTROL JOINTS @ STUCCO OVER LATH & FELT: WHERE DRAWN (1ST), OR AS SPEC'D BELOW (2ND):
MAX. AREA OF PANEL: A. 144 S.F. ON VERT SURFACES; B. 100 S.F. ON HORIZONTAL SURFACES
MAX. DIST. BETW CONTROL JOINTS: 18'
MAX. LENGTH TO WIDTH RATIO: 2-1/2 TO 1

STUCCO OVER CMU BLOCK WALLS & CONCRETE WALLS:

(3) COAT CEMENTITIOUS STUCCO W/ ELASTOMERIC FINISH COAT W/ INTEGRAL COLOR OVER CMU BLOCK, STRUCK FLUSH) CMU JOINTS TYP @ RAKE BLOCK TO RECEIVE STUCCO. **- STUCCO SEQUENCE:**
1. CLEAN & ROUGHEN SUBSTRATE TO ENSURE CHEMICAL & MECHANICAL BOND.
2A. BONDING AGENT: APPLY BONDING AGENT PER ASTM C-932 DIRECTLY TO CONCRETE SURFACE AS RECOMMENDED BY MANUF.; -OR-
2B. INSTALL SELF-FURRED DIAMOND-MESH LATH W/ PAPER-BACKING (GRADE D, 60 MIN.; FED. SPEC. LU-B-790-A) OVER FELT TO **SHEATHING (SEE MAT. AND FIN. FOR SHEATHING SPEC).** FOLLOW ASTM C1063 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.
- **A. LATH LAP:** 1/2" MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.
- **B.** LATH SHOULD NOT BE CONTIN @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.
- **C.** THE VERT AND HORIZ JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.

-FOLLOW SEQUENCE FOR STUCCO OVER LATH TO THE LEFT IF OPTION 2B IS CHOSEN.
3. SCRATCH COAT. THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.
4. BROWN COAT. THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED. SMALL DELAY BETWEEN COATS PROMOTES COMPLETE CURING, LESS SHRINKAGE AND IMPROVED BOND.
5. FINISH COAT. USE ELASTOMERIC FACTORY-PREPARED ELASTOMERIC FINISH-COAT PRODUCT AS SPECIFIED ABOVE. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.
6. CONTROL JOINTS: STUCCO DIRECTLY OVER CMU NEED ONLY BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, UNO, AND WHERE DRAWN ON BUILDING ELEVATIONS. USE PVC/VINYL CORNER BEADS, CONTROL JOINTS, ETC.

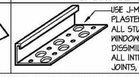
STUCCO JOINTS DETAILS

1. GROUND OF ACCESSORIES SHALL BE 3/8" DEEP FOR STUCCO OVER CMU, 1/8" DEEP FOR STUCCO OVER WOOD SHEATHING, NO EXCEPTIONS.
2. USE VINYL / PVC FOR ALL ACCESSORIES. DO NOT USE METAL ACCESSORIES.
3. USE ACCESSORIES ON ALL STUCCO WORK ON THIS PROJECT.

CORNER BEAD

USE AT ALL CORNERS

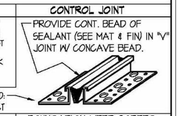
CASING BEAD



USE J-MOLD / CASING BEAD / PLASTER STOP TO TERMINATE ALL STUCCO/PLASTER AGAINST WINDOWS, DOORS, AND DISSIMILAR MATERIALS. CAULK ALL INTERSECTIONS, BUTT JOINTS, AND ENDS.

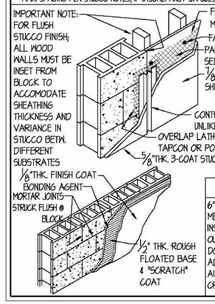
CONTROL JOINT

PROVIDE CONT. BEAD OF SEALANT (SEE MAT & FIN) IN "V" JOINT W/ CONCAVE BEAD.

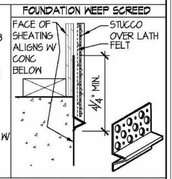


FOR STUCCO CONTROL JOINTS: USE "V" TYPE EXPANSION JOINTS PER: 1ST: DRAWINGS, AND 2ND: MAX. SPACING PER STUCCO NOTES; IF DISCREPANCY OR QUESTIONS EXIST, CONSULT ARCHITECT

IMPORTANT NOTE: FOR FLUSH STUCCO FINISH; ALL WOOD WALLS MUST BE INSET FROM BLOCK TO ACCOMODATE SHEATHING THICKNESS AND VARIANCE IN STUCCO BETW. DIFFERENT SUBSTRATES



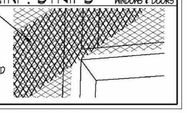
FOUNDATION WEEP SCREED

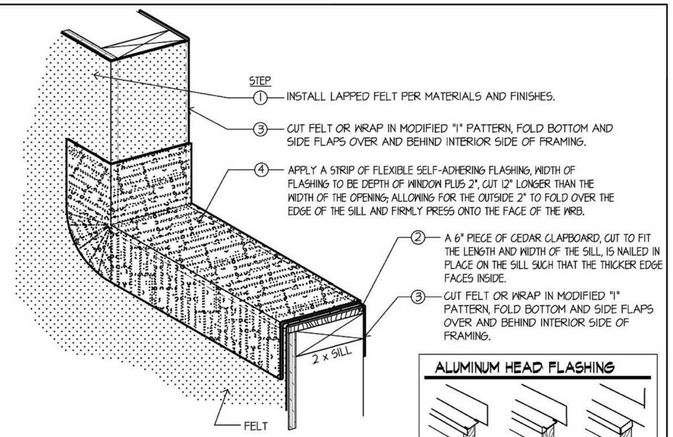


LATH REINF. STRIPS

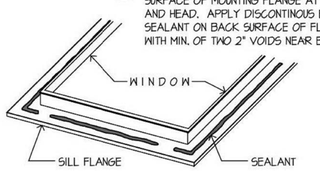
PERFORM @ ALL WINDOWS & DOORS

6" STRIP OF DIAMOND-MESHED GALV. LATH INSTALLED @ 45deg TO OUTSIDE CORNERS OF DOORS AND WINDOWS FOR ADDED REINFORCEMENT AND AID IN PREVENTION OF CRACKING

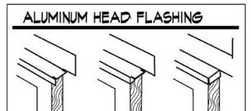




5 RUN CONTINUOUS 3/8" BEAD OF SEALANT ON BACK SURFACE OF MOUNTING FLANGE AT BOTH JAMBS AND HEAD. APPLY DISCONTINOUS BEAD OF SEALANT ON BACK SURFACE OF FLANGE AT SILL WITH MIN. OF TWO 2" VOIDS NEAR ENDS.



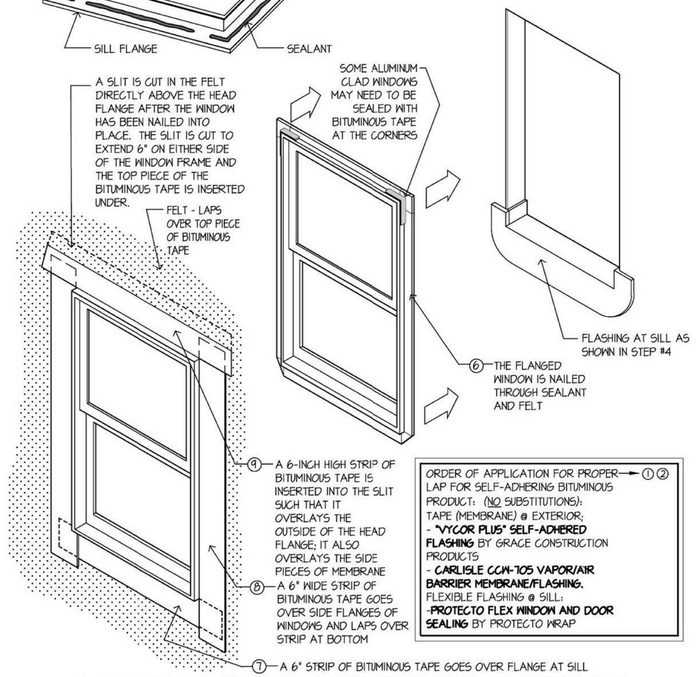
ALUMINUM HEAD FLASHING



STEP 1	STEP 2	STEP 3
TRIM FLASHING LONGER THAN HEAD CASING, NOTCH BACK TO CASING, AND FOLD IN FLASHING	FOLD FRONT TAB BACK AGAINST SIDE OF CASING	FLOW HORIZ. PART OF FLASHING DOWN OVER SIDE OF CASING.

A SLIT IS CUT IN THE FELT DIRECTLY ABOVE THE HEAD FLANGE AFTER THE WINDOW HAS BEEN NAILED INTO PLACE. THE SLIT IS CUT TO EXTEND 6" ON EITHER SIDE OF THE WINDOW FRAME AND THE TOP PIECE OF THE BITUMINOUS TAPE IS INSERTED UNDER.

SOME ALUMINUM CLAD WINDOWS MAY NEED TO BE SEALED WITH BITUMINOUS TAPE AT THE CORNERS



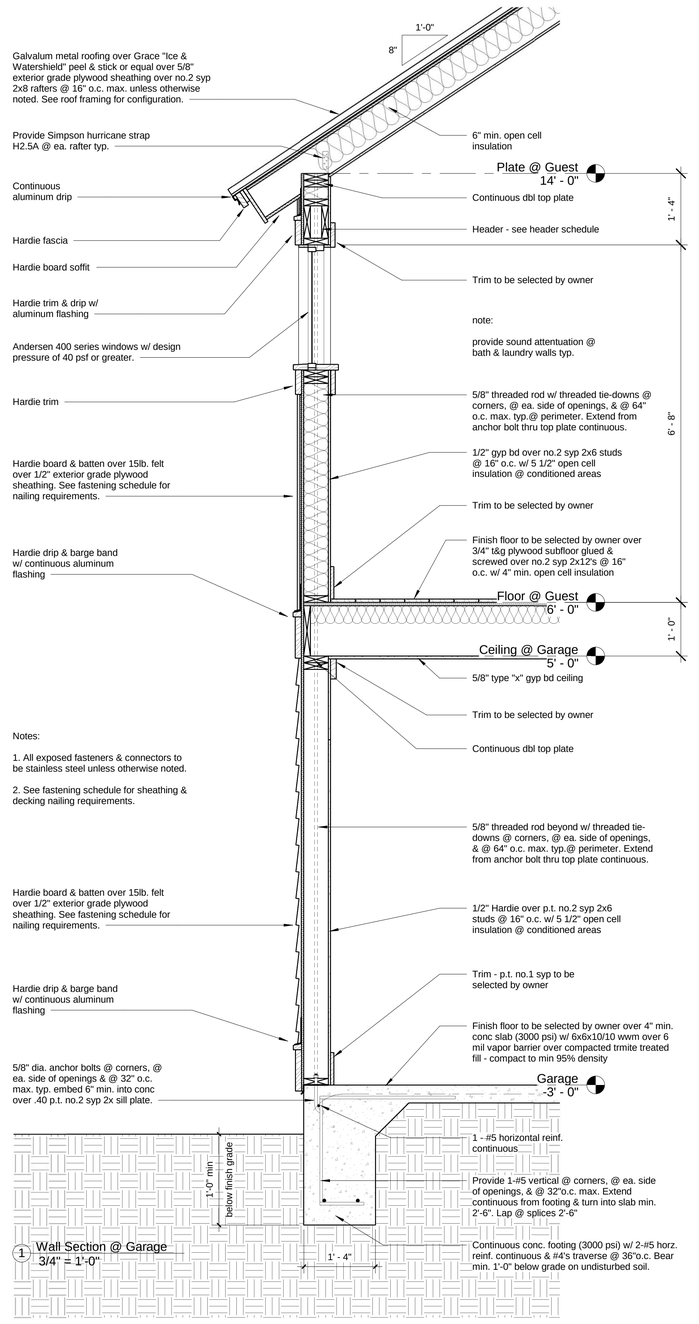
ORDER OF APPLICATION FOR PROPER LAP FOR SELF-ADHERING BITUMINOUS PRODUCT: (NO SUBSTITUTIONS): → ① ②
TAPE (MEMBRANE) @ EXTERIOR:
- **"VYCOR PLUS" SELF-ADHERED FLASHING** BY GRACE CONSTRUCTION PRODUCTS
- **CARLISLE CCW-705 VAPOR/AIR BARRIER MEMBRANE/FLASHING.**

FLEXIBLE FLASHING @ SILL:
-**PROTECTO FLEX WINDOW AND DOOR SEALING** BY PROTECTO WRAP

WINDOW & EXT. DOOR FLASHING DETAILS FOR WOOD FRAMED WALLS

FLASH 1 0

NOTE:
1. FOLLOW ALL MANUFACTUTER'S RECOMMENDATIONS FOR WINDOW & DOOR MOUNTING & WATERPROOFING. COORD. FOR VARYING FINISH MATERIALS THICKNESS(ES).
2. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR WINDOW & DOOR MOUNTING FOR WOOD, & WOOD BUCK TO MASONRY/CONCRETE, TO SATISFY SPECIFIED WIND REQUIREMENT.
3. ADD A METAL DRIP CAP AT THE HEAD OF THE WINDOW IF THE MANUFACURER DOES NOT WARRANT THE FLANGES AS WEATHERPROOF.
4. IF USING ALUMINUM-CLAD WINDOWS, SEAL ANY GAPS FOUND IN THE CORNERS WITH SELF-ADHERING BITUMINOUS TAPE.
5. REFER TO FMA/AAMA 100-1 STANDARD PRACTICE FOR THE INSTALLATION OF WINDOWS WITH FLANGES OR MOUNTING FINS IN WOOD FRAME CONSTRUCTION.



Notes:

1. All exposed fasteners & connectors to be stainless steel unless otherwise noted.

2. See fastening schedule for sheathing & decking nailing requirements.

1 Wall Section @ Garage
3/4" = 1'-0"

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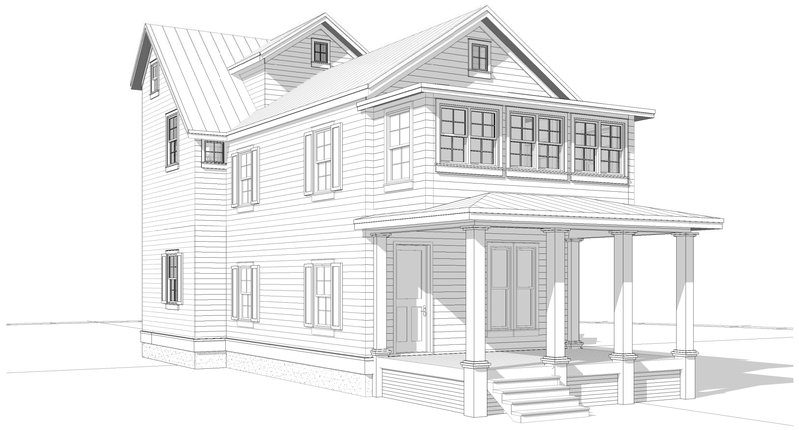
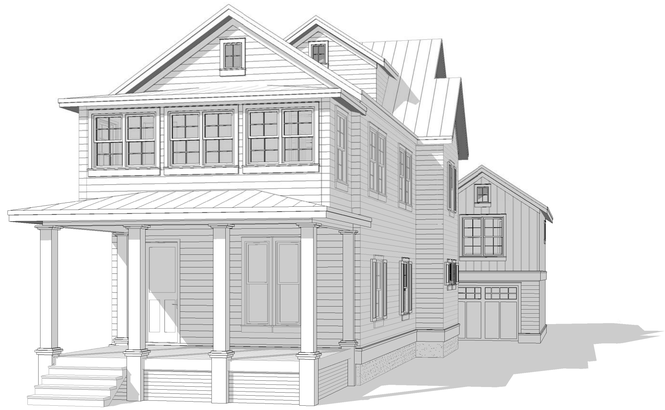
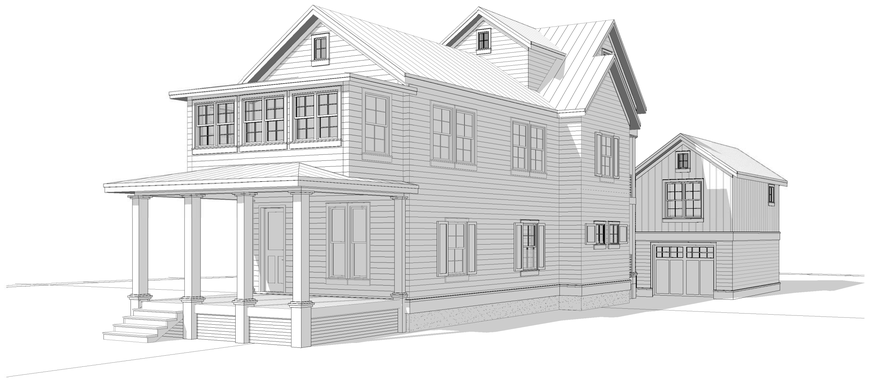
A-301
Page of







Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4393 FAX (904)277-6734

Revisions

No.	Date

Progress Prints

Issued To/For	Date

Not Published
All Rights Reserved

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

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

STATE OF FLORIDA
JOHN MARK COTNER
AR0012646
REGISTERED ARCHITECT

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

BUGG RESIDENCE

117 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:

Released:

Sheet Number
A-901
Page of

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00253
Recorder # 91
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) 117 North 3rd St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
117	North	3rd	Street	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Concrete Block
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Aluminum
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Cross gable
Other Roof Secondary Structure(s) polygonal bay
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00253

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1, 3/1

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: ALL this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 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

Idividually 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

8NA00253

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/07

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"

NA00253-200703

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:**
Concrete Block

> **Exterior fabrics:**
Aluminum
Brick

> **Roof types:**
Hip

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Cross gable
Other

> **Change status/year changed/date noted/nature:**

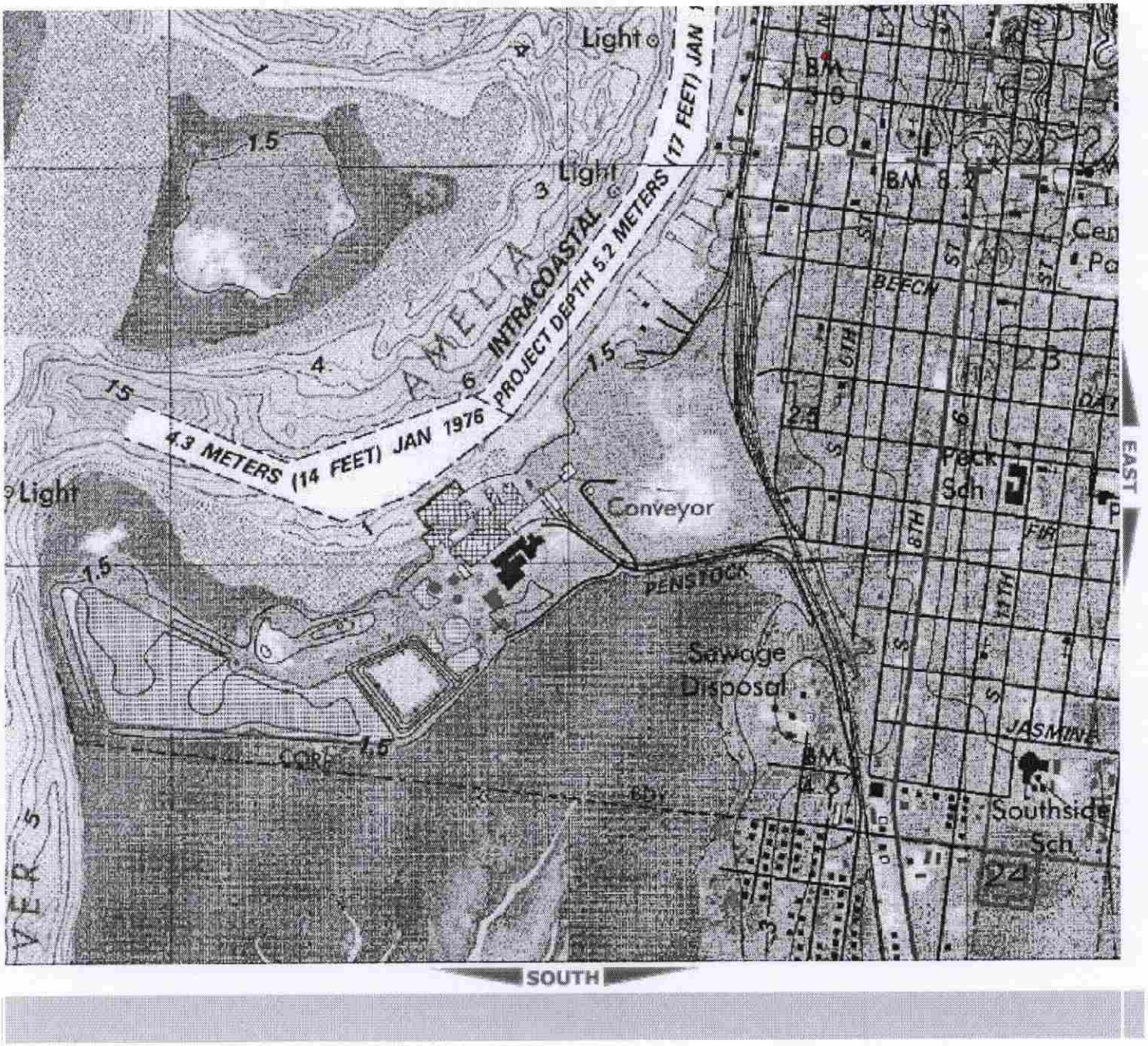
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

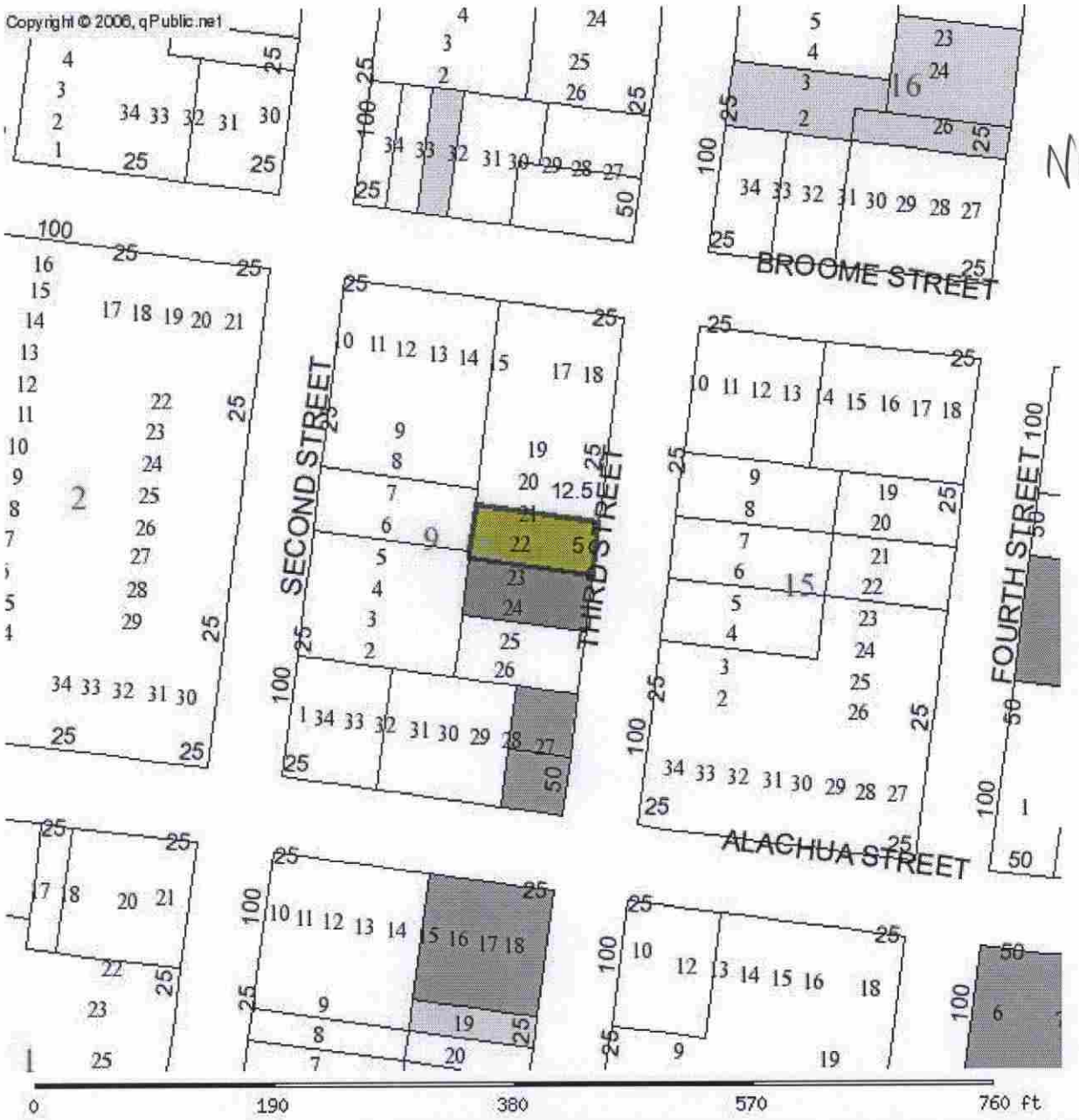

Light
1.5
Light
3
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4
6
1.5
1.5
4.3 METERS (14 FEET) JAN 1976
Light
Conveyor
PENSTOCK
1.5
Sewage
Disposal
CORP
1.5
BAY
BM
BM
PO
BEECH
ST
Peck
Sch
FIR
JASMINE
Southside
Sch
22
25
24
EAST
SOUTH

NA253

91

91

NA253



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0009-0220
GIS CALCULATED ACREAGE	0.1
Property Use	MULTI-FAMI
Land Use	MULTI-FAM
OWNERSHIP INFORMATION	
Name	BURNS PATRICIA
Mailing Address	1327 AUTUMN TRACE FERNANDINA BEACH, FL 32034
Situs/Physical Address	117 N 3RD ST
2006 PROPOSED VALUES	
Land Value	63,750
Ag Land Value	0

91

NA253

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 253

SITE NAME: 117 N. 3rd St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 117 N. 3rd St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 9 21,22
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: Robinson, James C.
ADDRESS: 1932 Sunrise Dr.
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: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
GOOD		UNALTERED	DATES c.+ 1905
x FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

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 11

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: weatherboard #
asbestos tile
STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story end,2-bay,access E,2nd bay#N/2-story
entr.,1-bay,access E,#S/1-story entr.,2-bay,access E,1st bay
ORIENTATION: E

FOUNDATION: continuous: concrete, poured

ROOF TYPE: gable #
beveled gable
SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: N:offset:lateral slope#E:offset:front slope

WINDOW TYPE: DHS,2/2,3/1,wood;bay(2nd story octagonal)#
also paired windows in structure
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

117 N. 3rd St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1905, it is a two-story frame vernacular residential building. It is noteworthy for its large second story bay. It has been significantly altered by addition of first story porch and asbestos tile shingles. It was originally the residence of George J. Peace, a fruit dealer as listed in the 1907-08 Florida Gazetteer and Business Directory.

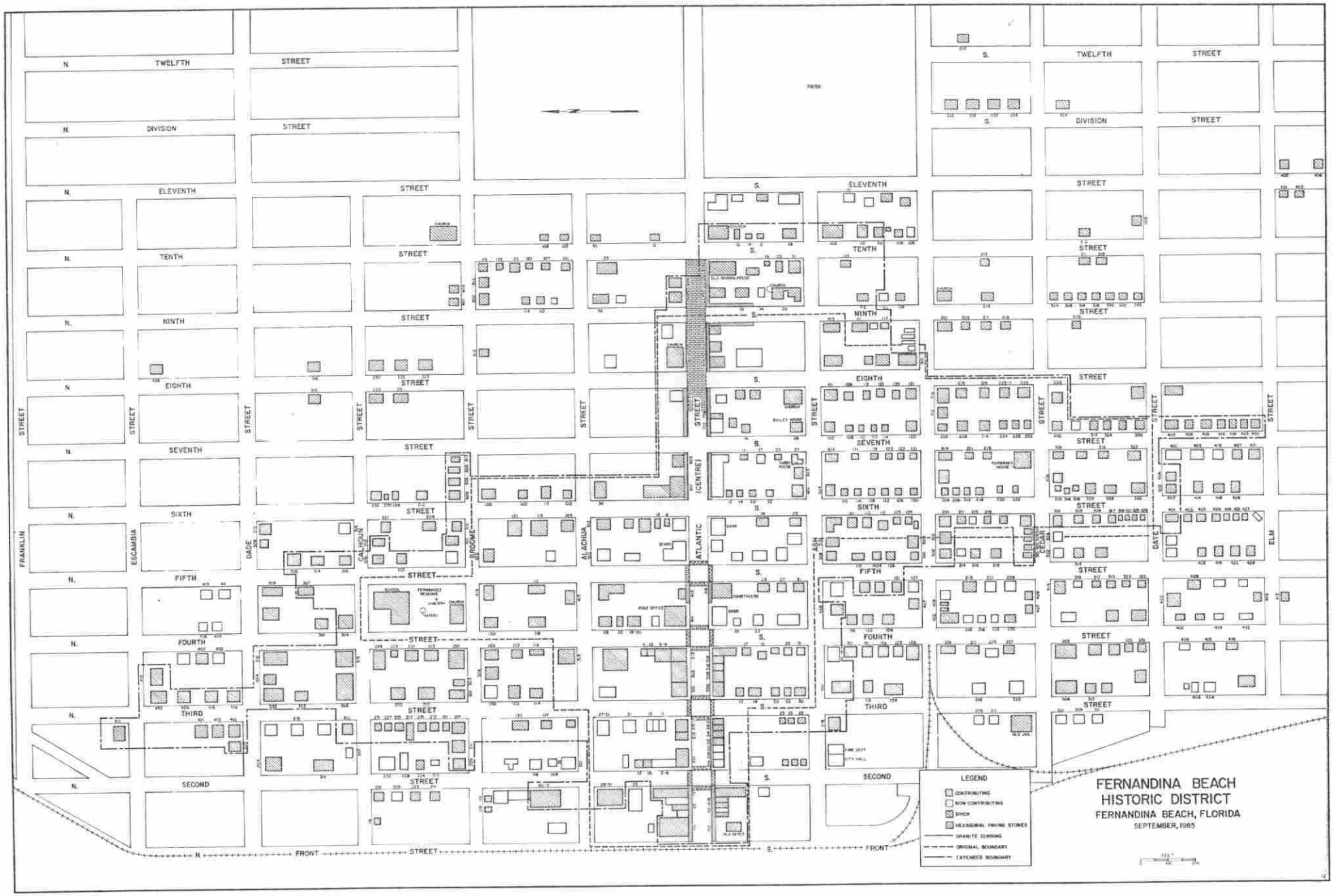
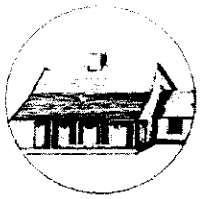

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
N. TWELFTH STREET
S. TWELFTH STREET
N. DIVISION STREET
S. DIVISION STREET
N. ELEVENTH STREET
S. ELEVENTH STREET
N. TENTH STREET
S. TENTH STREET
N. NINTH STREET
S. NINTH STREET
N. EIGHTH STREET
S. EIGHTH STREET
N. SEVENTH STREET
S. SEVENTH STREET
N. SIXTH STREET
S. SIXTH STREET
N. FIFTH STREET
S. FIFTH STREET
N. FOURTH STREET
S. FOURTH STREET
N. THIRD STREET
S. THIRD STREET
N. SECOND STREET
S. SECOND STREET
N. FRONT STREET
S. FRONT STREET
PARK
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
(CENTRE) STREET
ASH STREET
CEDAR STREET
DATE STREET
ELM STREET

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site # NA00253
Field Date 2-1-2018
Form Date 2-1-2018
Recorder # _____

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

Site Name(s) (address if none) 117 N. 3rd St. Multiple Listing (DHR only) _____
Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	117	N	3rd	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown **County** Nassau
Township 3N **Range** 28E **Section** 22 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0009-0220 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

Style Frame Vernacular **Exterior Plan** Irregular **Number of Stories** 2
Exterior Fabric(s) 1. Shingles-asbestos 2. Weatherboard 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Cross gable 2. _____
Windows (types, materials, etc.) DHS, 2/2, 1/1, 3/1, wood, paired; 3-part picture
Distinguishing Architectural Features (exterior or interior ornaments) Exposed rafters; bay window
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

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

HISTORICAL STRUCTURE FORM

Site #8 NA00253

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) Decorative half-light, lead glass door & transom

Porch Descriptions (types, locations, roof types, etc.) E/1-story end;S/entry stoop

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. 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.

1185
Calhoun St
1188
246
259
258
1184
1230
N Front St
N 2nd St
1187
610
611
256
Broome St
255
253
1186
N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.

117

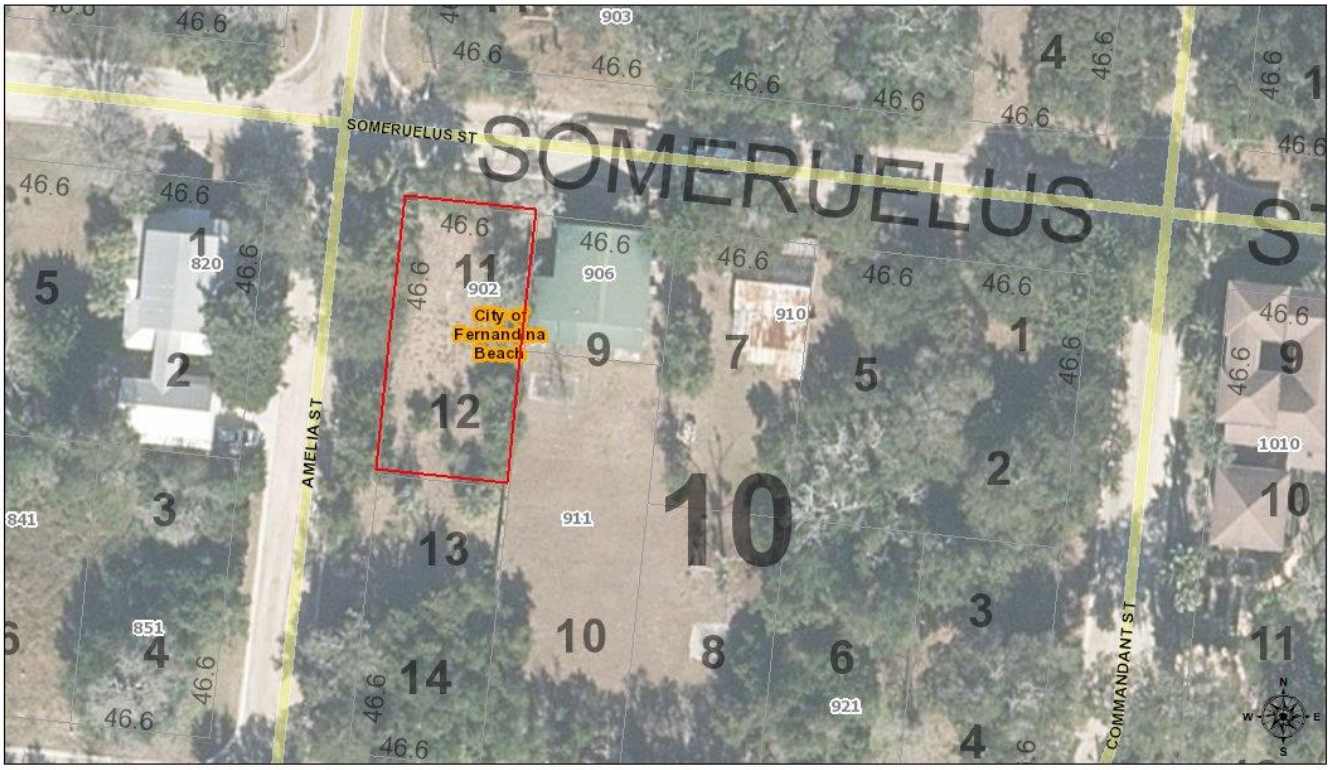
117

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0042
FEBRUARY 17, 2022

Owner/Applicant:	Lance Young, owner
Property Address:	902 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0010-0110
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct an 1800 sq. ft. primary structure and 300 sq. ft. accessory dwelling unit. (Quasi-Judicial)

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

902 Someruelus Street



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This proposed two-story single-family residence will be located on block 10 in Old Town on two media peonias, lots 10 & 11. A detached two-story is also proposed.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

ANALYSIS:

Staff finds that the home design is compatible with Old Town in terms of materials, scale, proportions, roof forms, and orientation. The design recognizes the mid-lot corridor dimension, as well as the corner visibility triangle.

STAFF RECOMMENDATION:

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

Staff recommends:
APPROVAL of HDC 2021-0042

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-0042 **with or without** conditions;

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

That HDC case HDC 2021-0042, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**
EXHIBIT 2 **Plans and Elevations**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8205

Date Submitted: 10/16/2021

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

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

Fees

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

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

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

Application Requirements

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

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

- [ ] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™s decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Staff Approval

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

3/5/2021

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*

Old Town

Site Address*

902 SOMERUELUS

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0010-0110

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

LANCE M & KIMBERLEE A

Last Name*

YOUNG

Mailing Address*

40 Paddock Ct

City*

Etters

State*

PA

Zip Code*

17319-9054

Telephone Number*

7175991730

E-mail Address*

lanceyoung29@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Project to build a two-story single-family home and detached two story garage on a currently vacant lot. The home will be approximately 1,800 sqft. and the second floor of the will be approximately 300 sqft. The lot located on the southeast corner of Amelia and Someruelus streets consists of two media-peonia described as BLOCK 10 lots 11 & 12.

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

Design Vision Statement*

The design is heavily influenced by the low country coastal architecture of the southeast and was selected to compliment the neighboring structures. The deep two-story wrap around porches exposed rafters and metal roof reflect the Florida cracker style homes of the area. The two-story front of the home stops at the mid lot visibility corridor and then extends as a single story. The mid lot visibility corridor is further delineated by the offset roof elevations and the position and scale of the Â¾ glass rear door and transom located on the media-peonia line.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
NICHIHA	SAVANNAH - SMOOTH - PRIMED	SHERWIN WILLIAMS COMFORT GRAY (SW 6205)
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
PELLA	RESERVE - TRADITIONAL FL# XXXXX	white exterior
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
PELLA	LIFESTYLE (double hung FL# 12952) (casement FL# 20675)	white exterior
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
TBD	STANDING SEAM METAL	GALVALUME
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
TBD		SHERWIN WILLIAMS OYSTER WHITE (SW7637)
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
TBD	CONCRETE SLAB	
		(Name/Number)

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
TIMBERTECH	VINTAGE COLLECTION	COASTLINE
		(Name/Number)

FENCING

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

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
TBD	Concrete pavers and crushed shells	TBD (Name/Number)

SIGNAGE

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

OTHER

Manufacturer	Product Description	Color
TUCKER DOOR	ENTRY DOORS MODEL 4621LEFRE	SHERWIN WILLIAMS ROOKWOOD RED (SW 2802) (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Nassau-County-Real-Estate-00-00-31-1580-0010-0110-2020-Annual-bill.pdf	193112 (kf) Young 9.10.2021 (1).pdf	Young.jpeg	Choose File No file selecte

Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Certification*

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

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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™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*

LANCE

Applicant Last Name*

YOUNG

Today's Date*

10/16/2021

DEPARTMENT OF PLANNING & CONSERVATION

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

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

E-BILL
Sign up to get bills by e-mail!
www.nassautaxes.com

JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2020 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2020	00-00-31-1580-0010-0110	9298	002	

YOUNG LANCE M & KIMBERLEE A
40 PADDOCK CT
ETTERS, PA 17319

Property Address and Legal Description:
902 SOMERUELUS

BLOCK 10 LOTS 11 & 12
OLD TOWN

Exemptions:

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	93,200	0	93,200	637.26
TRANSPORTATION	0.5902	93,200	0	93,200	55.01
AI BEACH RENOURISHMENT MSTU	0.0960	93,200	0	93,200	8.95
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	93,200	0	93,200	69.71
CAPITAL OUTLAY	1.5000	93,200	0	93,200	139.80
SCHOOL BOARD LOCAL EFFORT	3.7160	93,200	0	93,200	346.33
ST JOHNS RIVER MGMT DIST	0.2287	93,200	0	93,200	21.31
FL INLAND NAVIGATION DIST	0.0320	93,200	0	93,200	2.98
MOSQUITO CONTROL DISTRICT	0.1331	93,200	0	93,200	12.40
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.4683	93,200	0	93,200	509.65
VOTER APPROVED DEBT	0.1553	93,200	0	93,200	14.47

TOTAL MILLAGE 19.5052 **TOTAL AD VALOREM TAXES** $1,817.87

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT

TOTAL NON-AD VALOREM TAXES $0.00

TOTAL COMBINED TAXES AND ASSESSMENTS $1,817.87

AMOUNT DUE IF PAID BY	Jan 31, 2021				
	$0.00				

RETAIN FOR YOUR RECORDS

2020 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
00-00-31-1580-0010-0110
PROPERTY ADDRESS
902 SOMERUELUS
ALT KEY
9298

YOUNG LANCE M & KIMBERLEE A
40 PADDOCK CT
ETTERS, PA 17319

Make checks payable to:
JOHN M. DREW, CFC
Nassau County Tax Collector
86130 License Rd, Ste 3, Fernandina Beach, FL 32034
Pay online at www.nassautaxes.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

- If Paid By Jan 31, 2021 ☐ $0.00
- If Paid By ☐
- If Paid By ☐
- If Paid By ☐
- If Paid By ☐

RETURN WITH PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

Paid 01/21/2021 Receipt # INT-20-00053931 $1,781.51 Paid By LANCE MICHAEL YOUNG

SW 7637
Oyster White
NU 03

SW 6205
Comfort Gray
217-C2

SW 2802
Rookwood Red
Victorian

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 — = SECTION OR ELEVATION
SHEET NUMBER

ROOM TITLE
KITCHEN
10' CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 DRAWING TITLE
1 — DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SSC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
2	FIRST/ SECOND FLOOR PLANS
3	ELEVATIONS
4	ELEVATIONS
5	ELEVATIONS
6	DETAILS
G2	GARAGE PLANS
G3	GARAGE ELEVATIONS

NOT FOR CONSTRUCTION:
FOR REVIEW ONLY

GENERAL INFO

AREA CALCULATIONS
FIRST FLOOR HEATED = 1163 S.F.
SECOND FLOOR HEATED = 585 S.F.
TOTAL HEATED = 1748 S.F.

GARAGE = 350 S.F.
GOLF CART CARPORT = 126 S.F.
LOFT = 340 S.F.

YOUNG RESIDENCE

902 SOMERUELUS STREET; CITY OF FERNANDINA BEACH, FLORIDA

YOUNG RESIDENCE

902 SOMERUELUS STREET
CITY OF FERNANDINA BEACH, FLORIDA

ALLISON RAMSEY Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort S.C., 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET CITY PERMITTING, ENGINEERS AND PROJECTS. HOMEOWNER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE CONSTRUCTION: VERIFY ALL DIMENSIONS AND CONDITIONS. ALLISON RAMSEY ARCHITECTS, INC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
•SLABS INDICATE LOCATIONS ONLY; ENGINEERING EXPERTS SHOULD BE CONSULTED
•ALL ELECTRICAL LOCATIONS ARE APPROXIMATE
•WALL & FLOORING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL MILL CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
ANY ITEM ELEMENTS IN SECTIONS AND DETAILS THAT CONFLICT FOR YOUR SPECIFIC REGION AND CONDITIONS, SHOULD BE ADJUSTED WITH LOCAL CODES AND/OR ENGINEERS.

DATE:	01/05/2022
JOB NO.	193112
DWN. BY:	KF
DWG. NAME:	20220105-193112.dwg

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0

REFERENCE BENCHMARK

SANITARY MANHOLE S-12, CENTERLINE INTERSECTION OF AMELIA STREET AND SOMERUELUS STREET.
ELEVATION = 16.49' NAVD 1988
FIELD BOOK X-296, PAGE 7

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

REFERENCE PLAT:LOT 11 + 12, BLOCK 10
OLD TOWN FERNANDINA BEACH, FL
PREPARED FOR:LANCE + KIMBERLY YOUNG
PREPARED BY: MANZIE + DRAKE LAND SURVEYING
117 SOUTH NINTH STREET
FERNANDINA BEACH, FL 32034
PREPARED ON: 07/27/2021 AS JOB # 19762

SITE BENCHMARK

NAIL & DISK FOUND IN 24" CAMPHOR TREE
ELEVATION = 20.99' N.A.V.D. 1988
FIELD BOOK X-284, PAGE 67

LEGEND

℄ = CENTERLINE
[S] = SEWER CLEANOUT
-o-o- = WOOD OR VINYL FENCE
(M) = MEASURED
(P) = PLAT
(PRO) = PRORATED

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) Bearings shown hereon are based on an assumed bearing of S83°16'44"E for the southerly right-of-way line of Someruelus Street. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229 G, 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.
6) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
7) The Reference Benchmark is sanitary manhole S-12 located at intersection of Amelia and Someruelus Streets. (Elevation = 16.49' NAVD 1988). Manzie & Drake Job no. 19502

TREE LEGEND

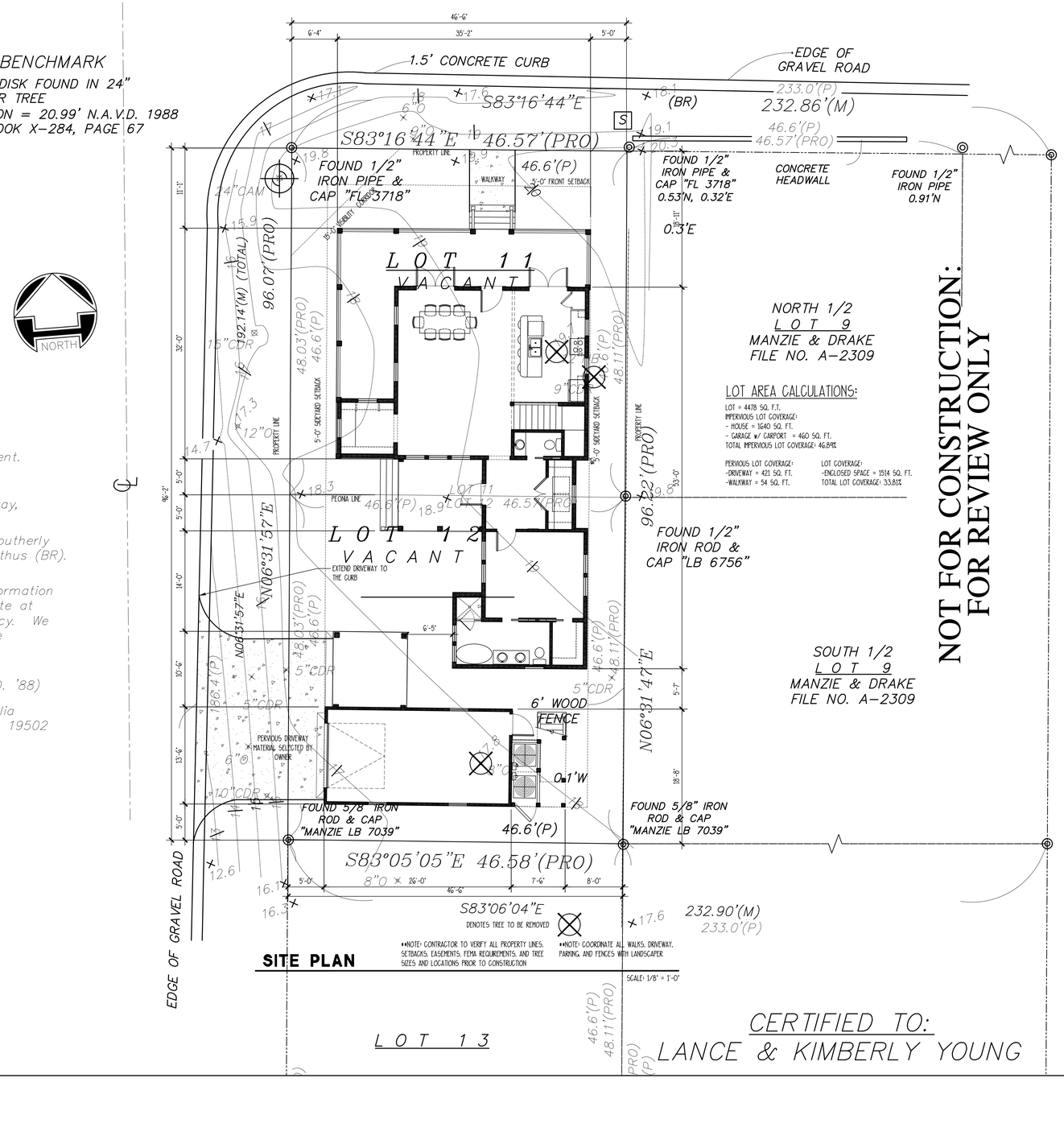
CDR = CEDAR TREE
HB = HACKBERRY TREE
O = OAK TREE
CAM= CAMPHOR TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 14

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.



CERTIFIED TO:
LANCE & KIMBERLY YOUNG

NOT FOR CONSTRUCTION: FOR REVIEW ONLY

YOUNG RESIDENCE

902 SOMERUELUS STREET
CITY OF FERNANDINA BEACH, FLORIDA

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1003 Charles St.
Beaufort SC, 29902
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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; FOUNDATIONS ASPECTS SHOULD INCORPORATE LOCAL ENGINEERING DESIGNS
- DETAIL 4, FLOORING LAYERS ARE NOT INCLUDED. THESE SHOULD BE ORDERED FROM A LOCAL FIELD CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ARE THE ELEVATIONS IN SECTION CORRECT? DO YOU HAVE PREVAILING WIND AND CONDITIONS. VERIFY ALL STRUCTURAL SYSTEMS WITH LOCAL CODES AND ARCHITECT

DATE:	01/05/2022
JOB NO.	193112
DWN. BY:	KF
DWG. NAME:	20220105-193112.dwg

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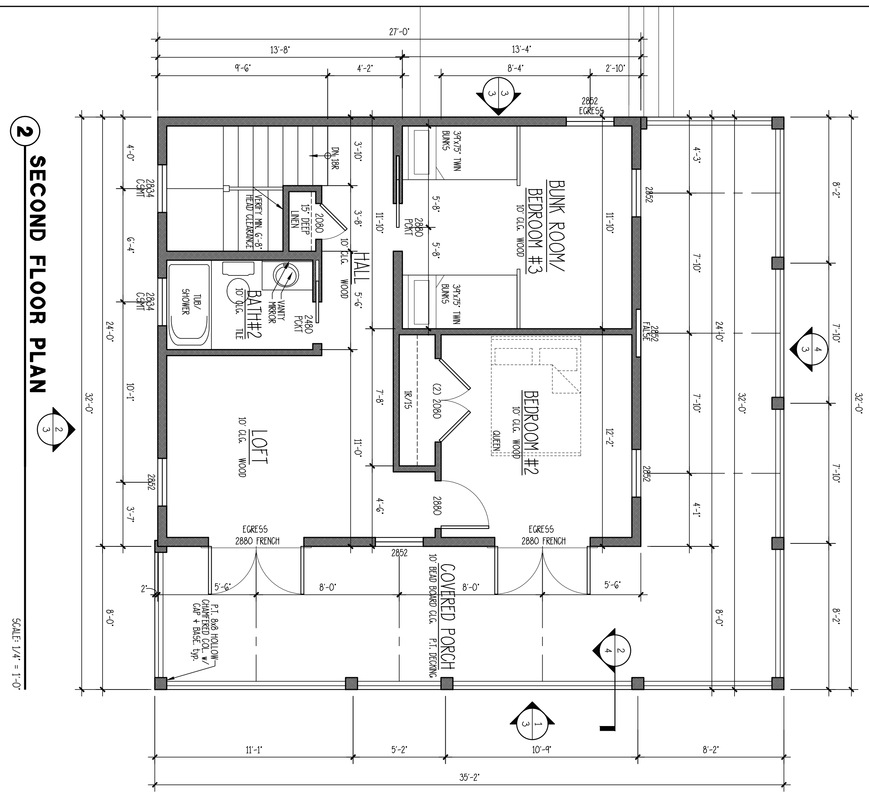

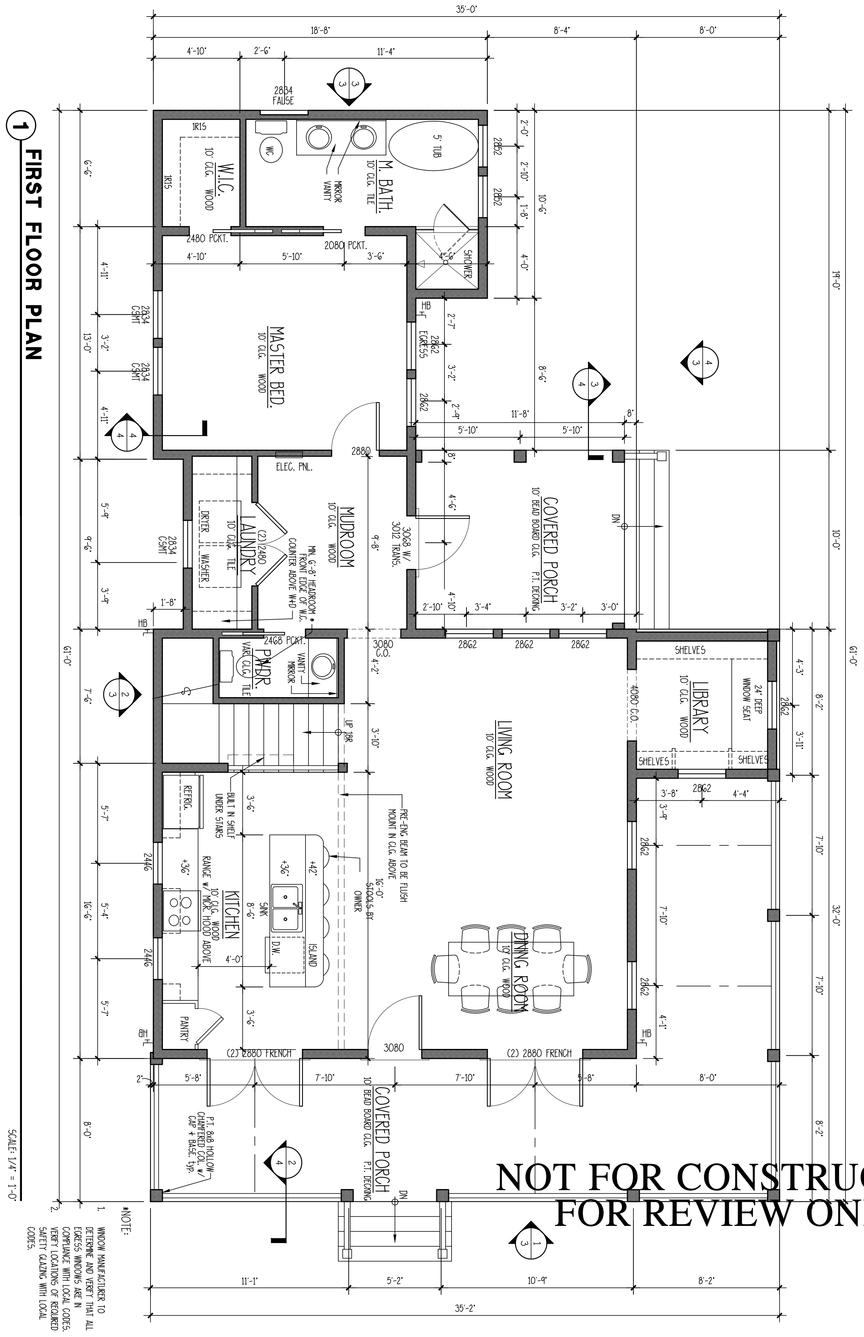

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FOR REVIEW ONLY

*NOTE:
1. WINDOW MANUFACTURERS TO FURNISH AND INSTALL ALL EGRESS WINDOWS TO BE IN COMPLIANCE WITH LOCAL CODES. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.
2.

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2

DATE:	01/05/2022
JOB NO.	193112
DWN. BY:	KF
DWG. NAME:	20220105-193112.dwg

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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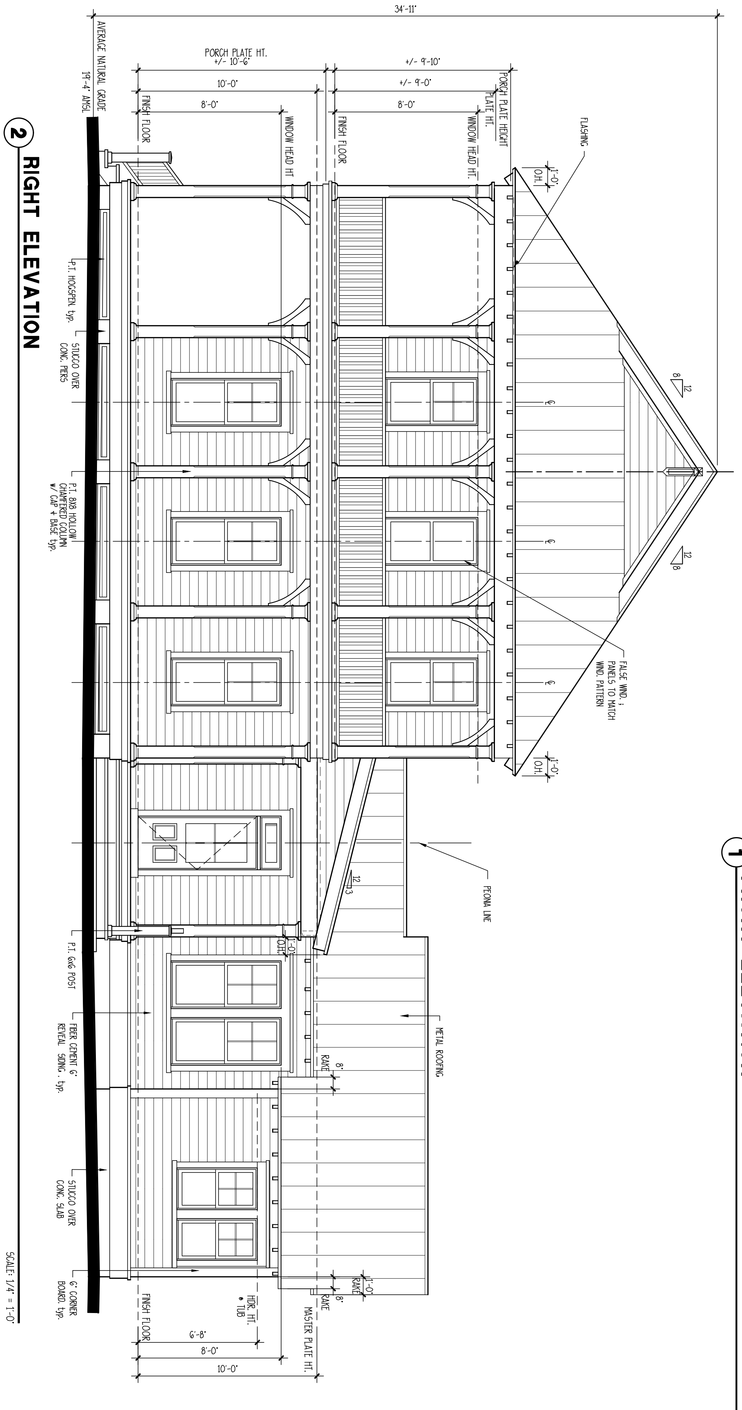
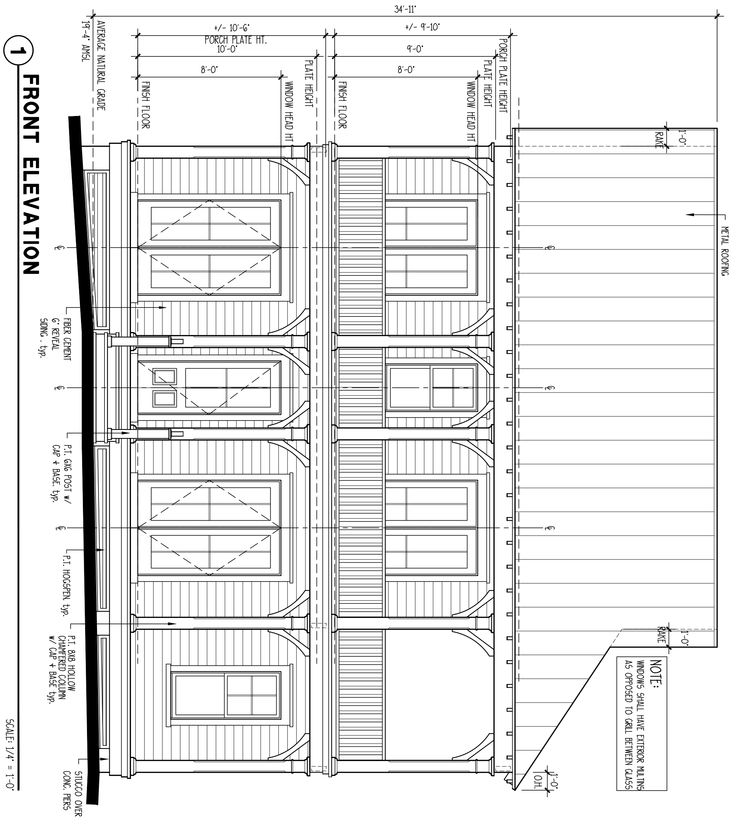
YOUNG RESIDENCE

902 SOMERUELUS STREET
CITY OF FERNANDINA BEACH, FLORIDA





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3

DATE:	01/05/2022
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- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

ALLISON RAMSEY
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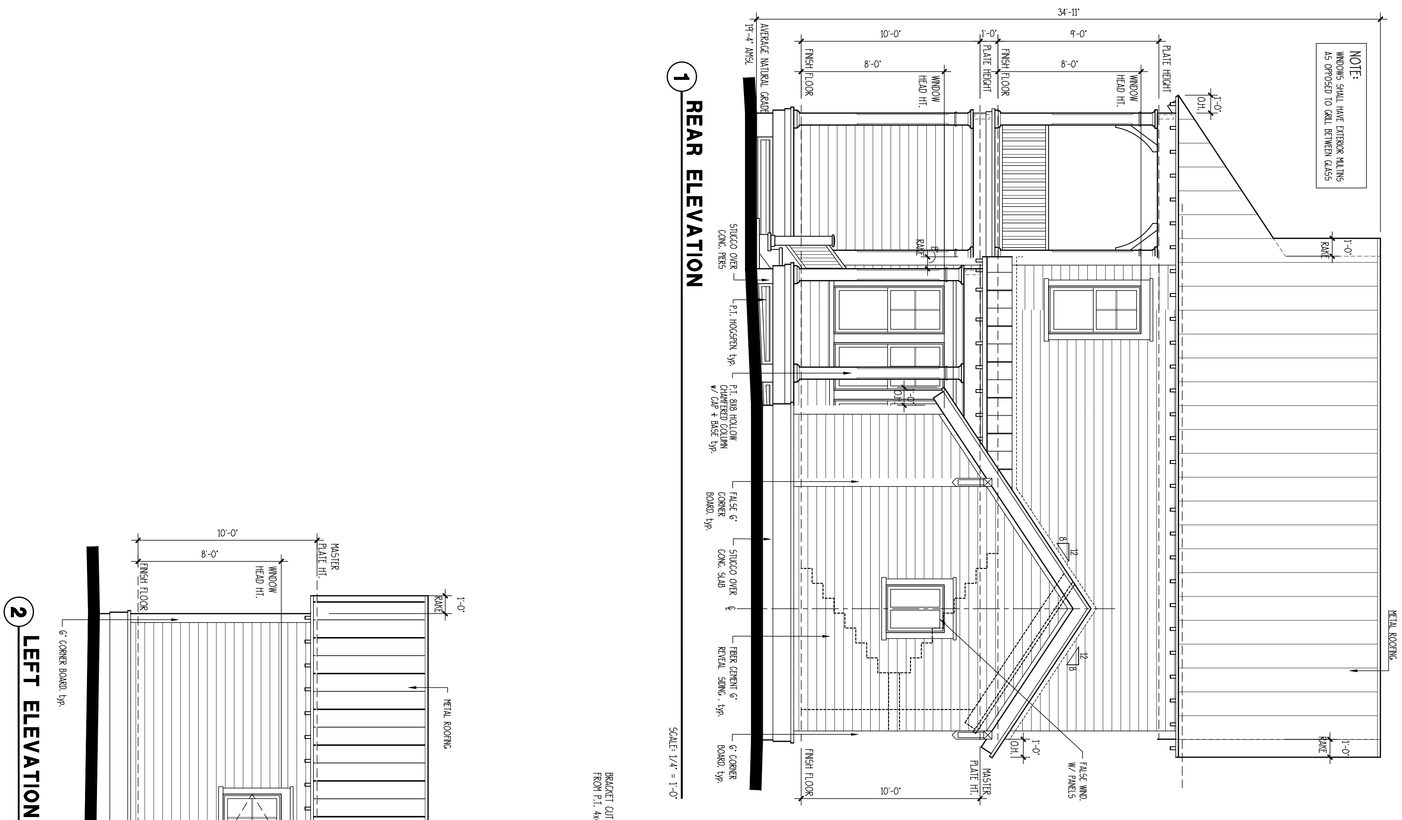

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DATE:	01/05/2022
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DWN. BY:	KF
DWG. NAME:	20220105-193112.dwg

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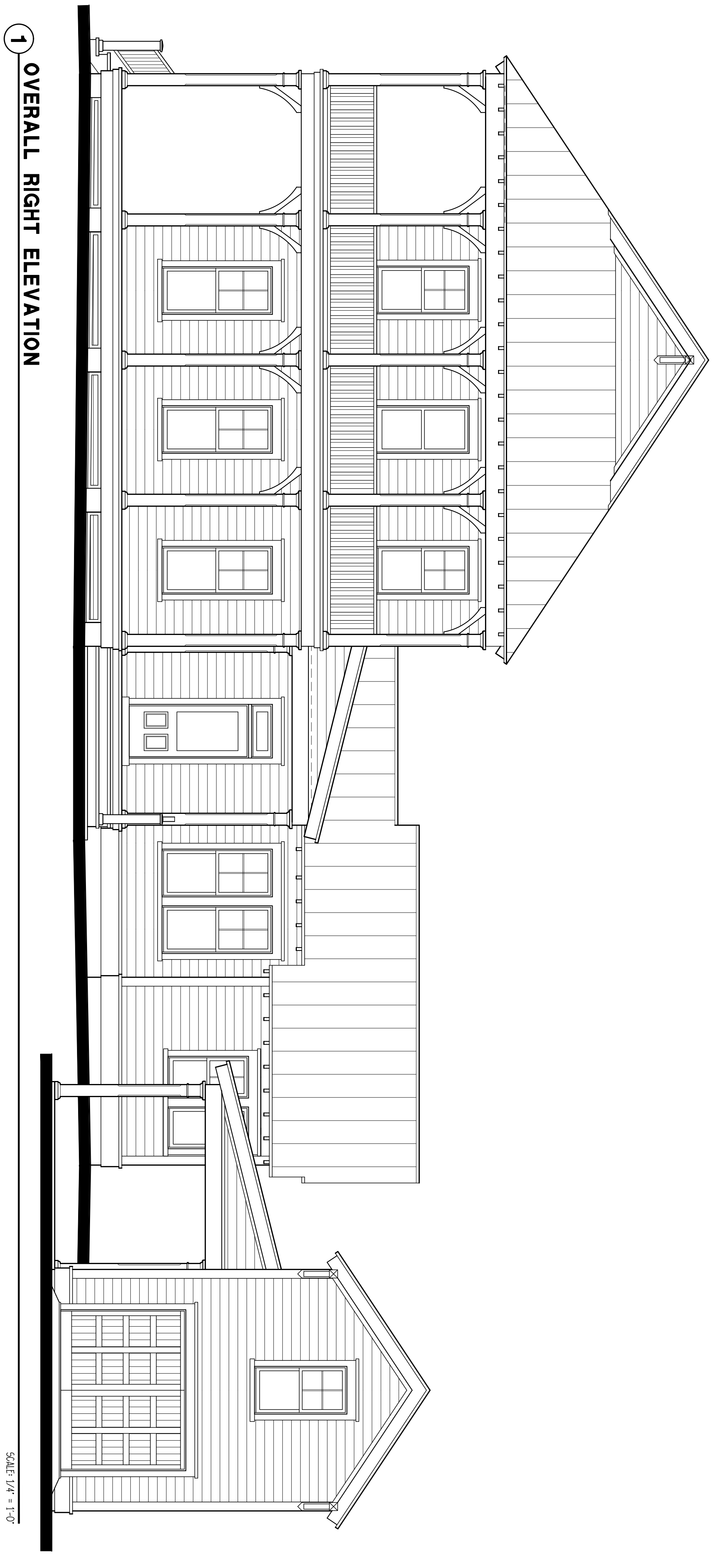
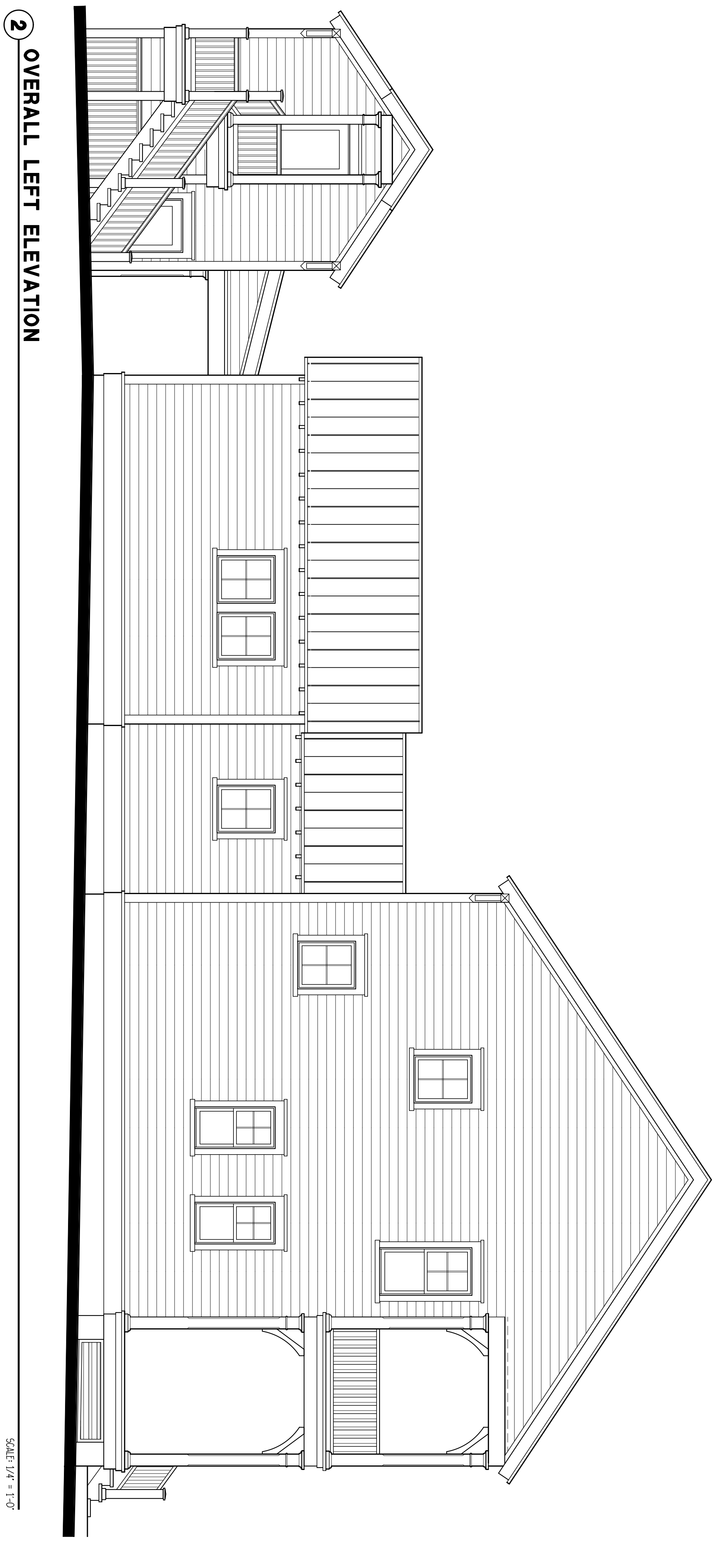
1 OVERALL RIGHT ELEVATION



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

2 OVERALL LEFT ELEVATION



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

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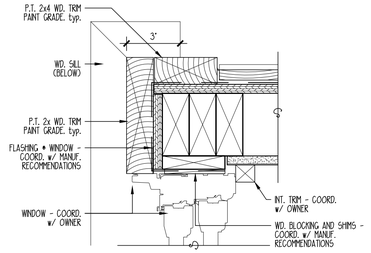

17 TYPICAL DORMER JAMB

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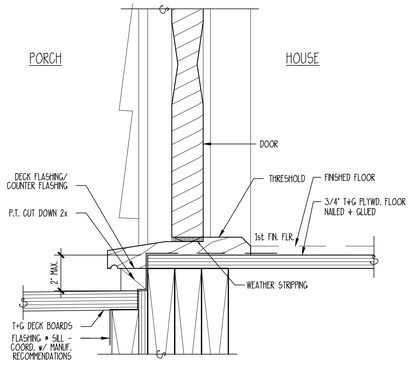

12 TYPICAL EXTERIOR DOOR SILL

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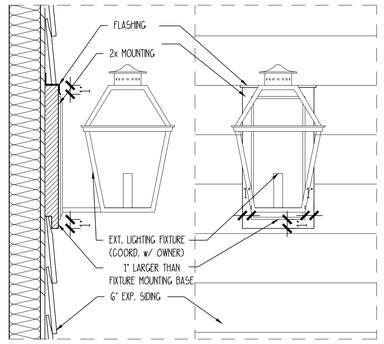

9 EXTERIOR LIGHTING MOUNT DETAIL

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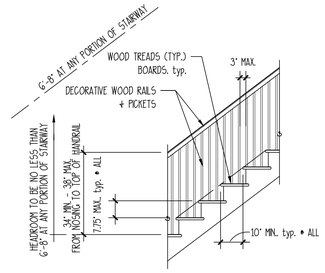
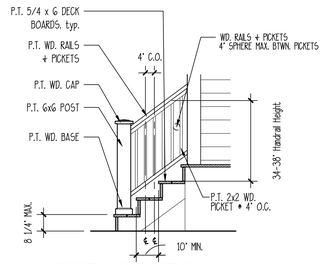


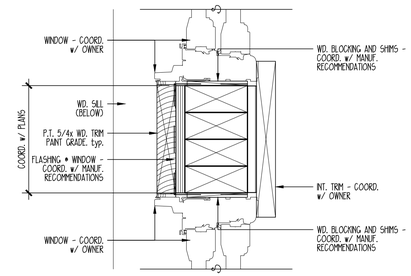
8 DETAIL @ INT. STAIRS

SCALE: 3/8" = 1'-0"



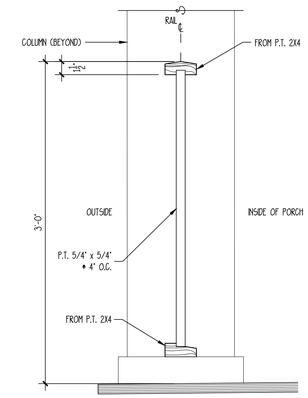
7 EXT. STAIRS

SCALE: 3/8" = 1'-0"



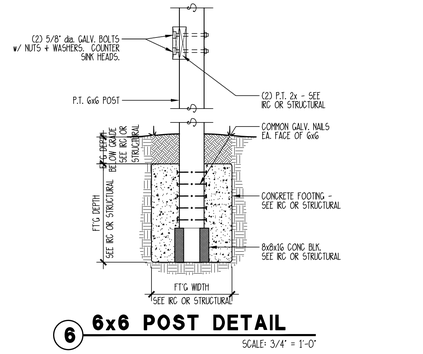
16 TYPICAL WINDOW JAMB @ MULL

SCALE: 3" = 1'-0"



11 PICKET & RAIL DETAIL

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



6 6x6 POST DETAIL

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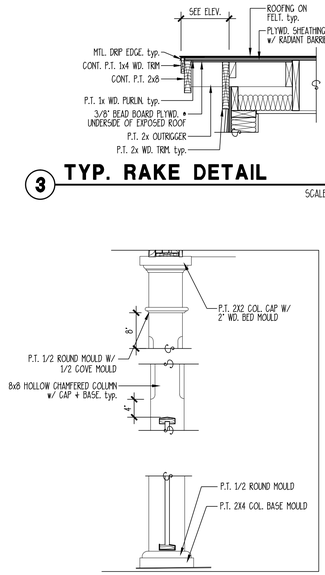
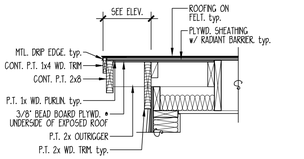


2 TYPICAL COLUMN

SCALE: 3/4" = 1'-0"



3 TYP. RAKE DETAIL

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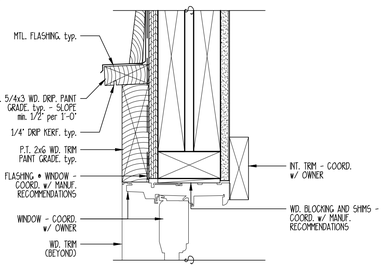

15 TYPICAL WINDOW & DOOR HEAD

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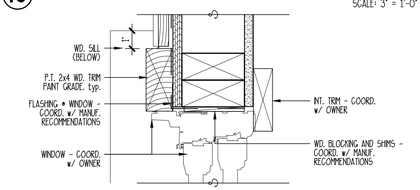
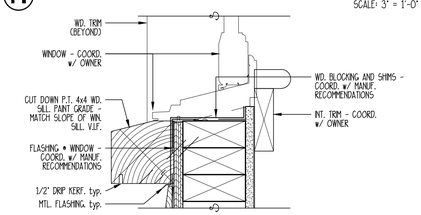


14 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



13 TYPICAL WINDOW SILL

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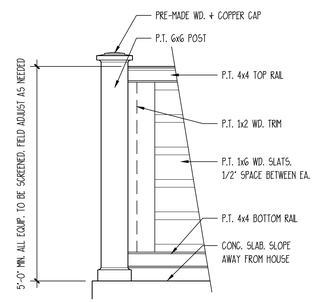
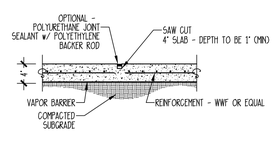


10 DETAIL @ SERV. YARD

SCALE: 3/8" = 1'-0"



5 CONTROL JOINT DETAIL

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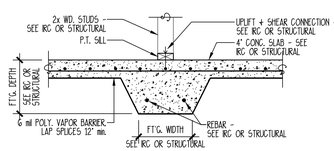
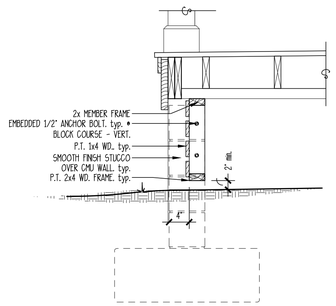


4 THICKENED SLAB DETAIL

NOT TO SCALE



1 WD. HORIZ. HOGSPEN DETAIL

SCALE: 3/4" = 1'-0"

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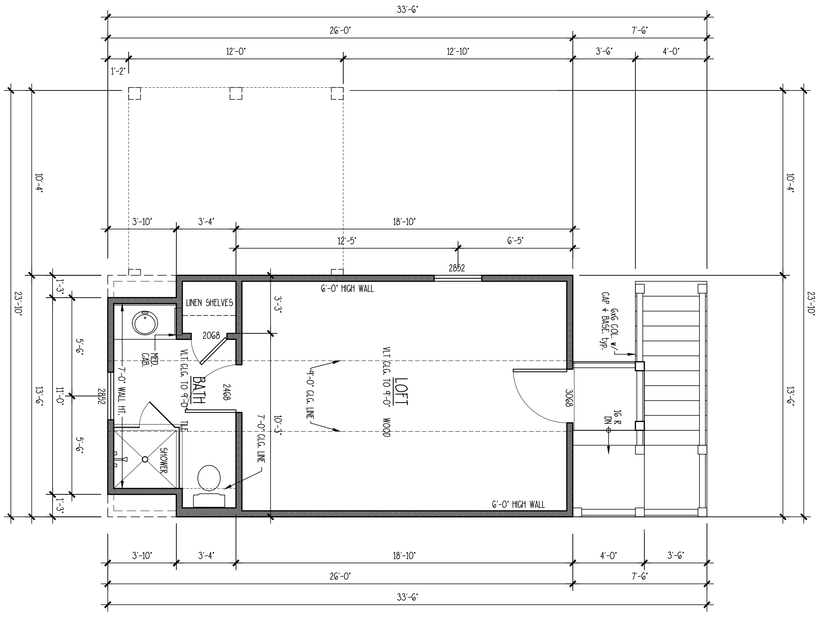
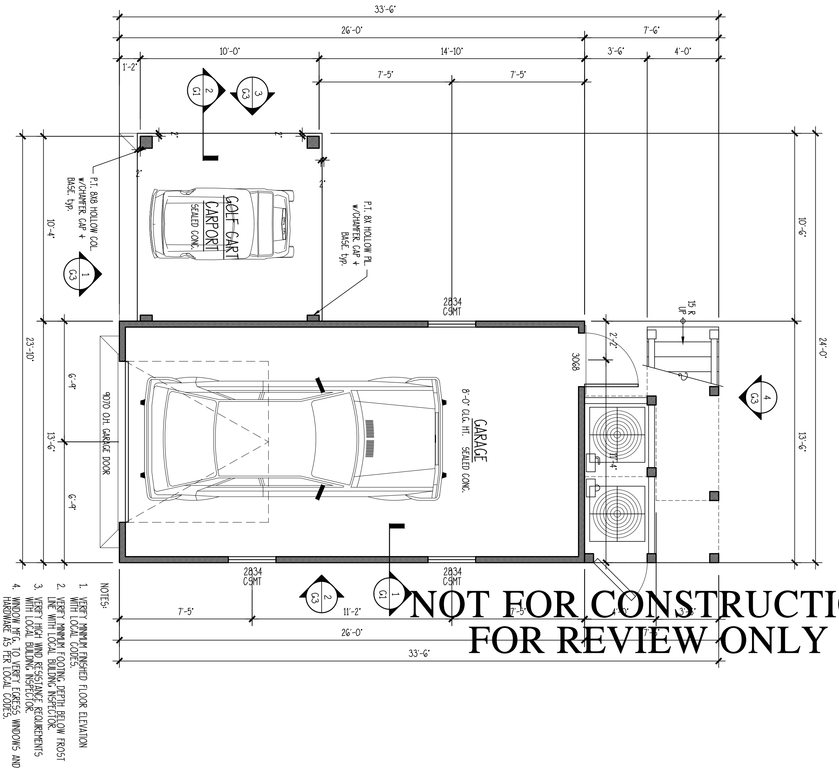
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



NOTES:

1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST WITH LOCAL CODES.
3. VERIFY HEAD AND EGRESS REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. WINDOW U/C TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

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G2

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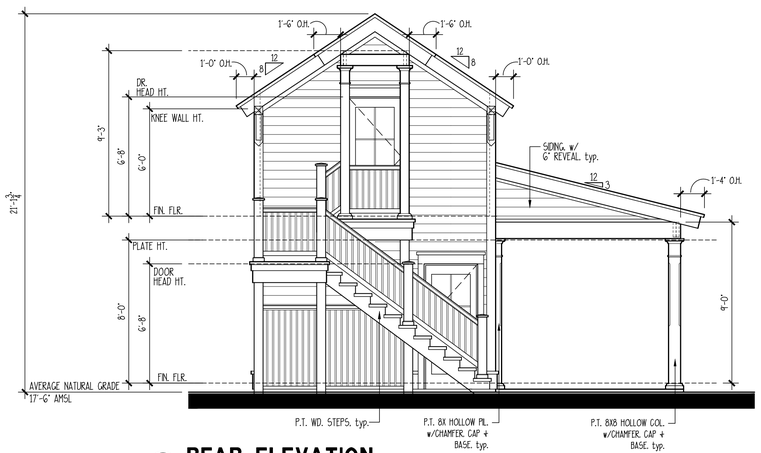
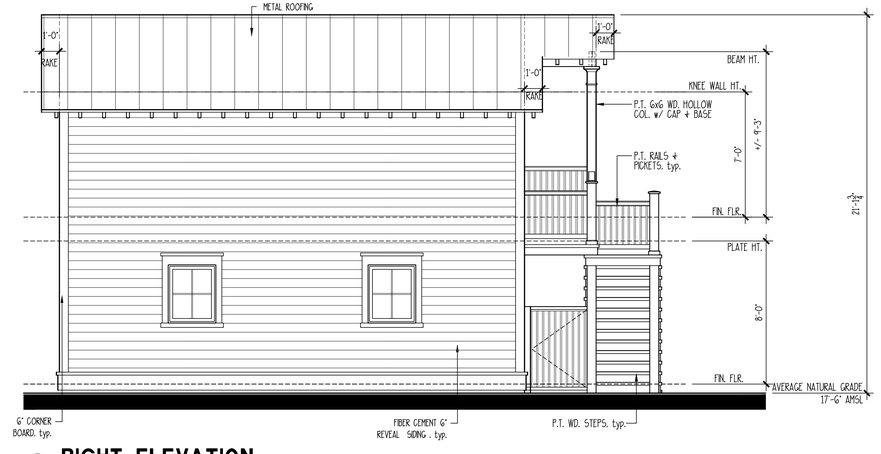


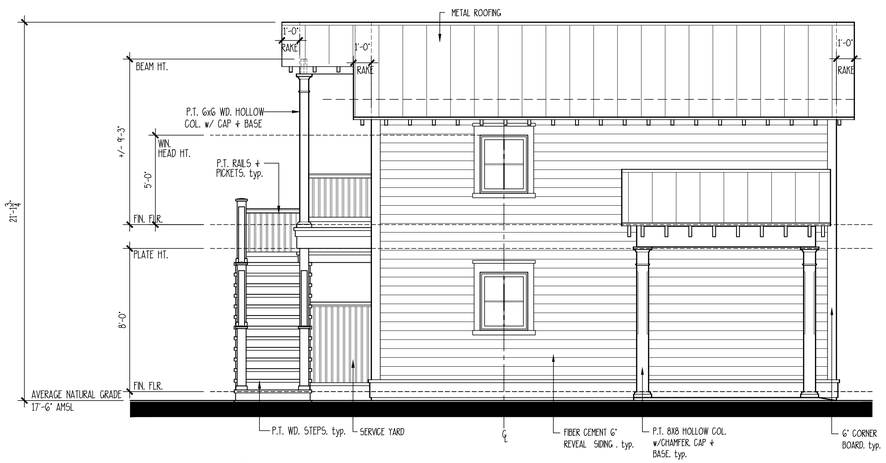
4 REAR ELEVATION

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



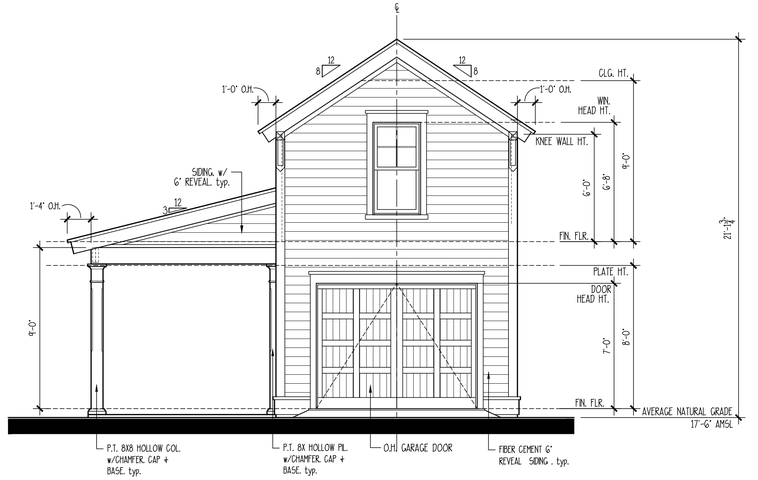
3 RIGHT ELEVATION

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



2 LEFT ELEVATION

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



1 FRONT ELEVATION

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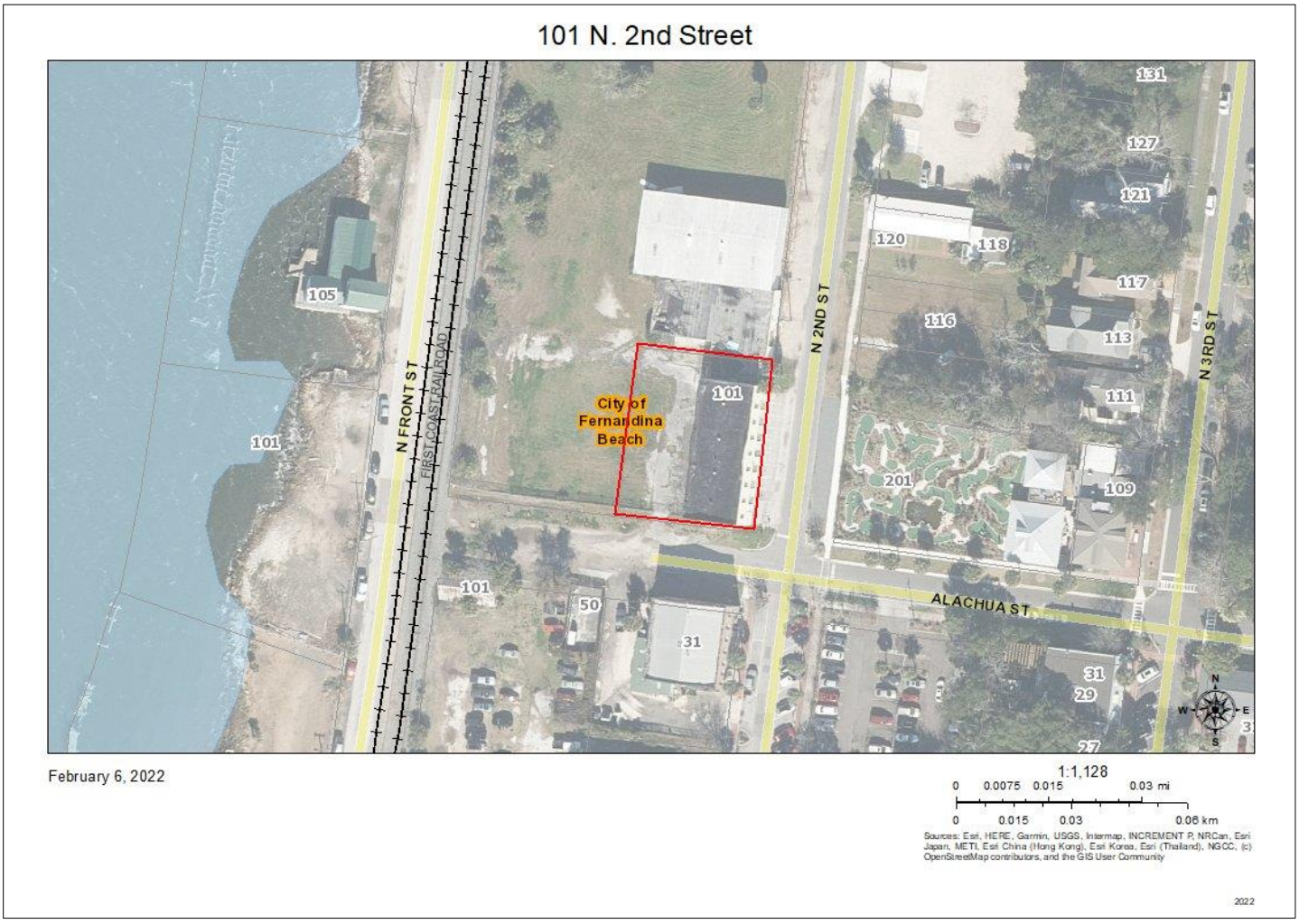
G3

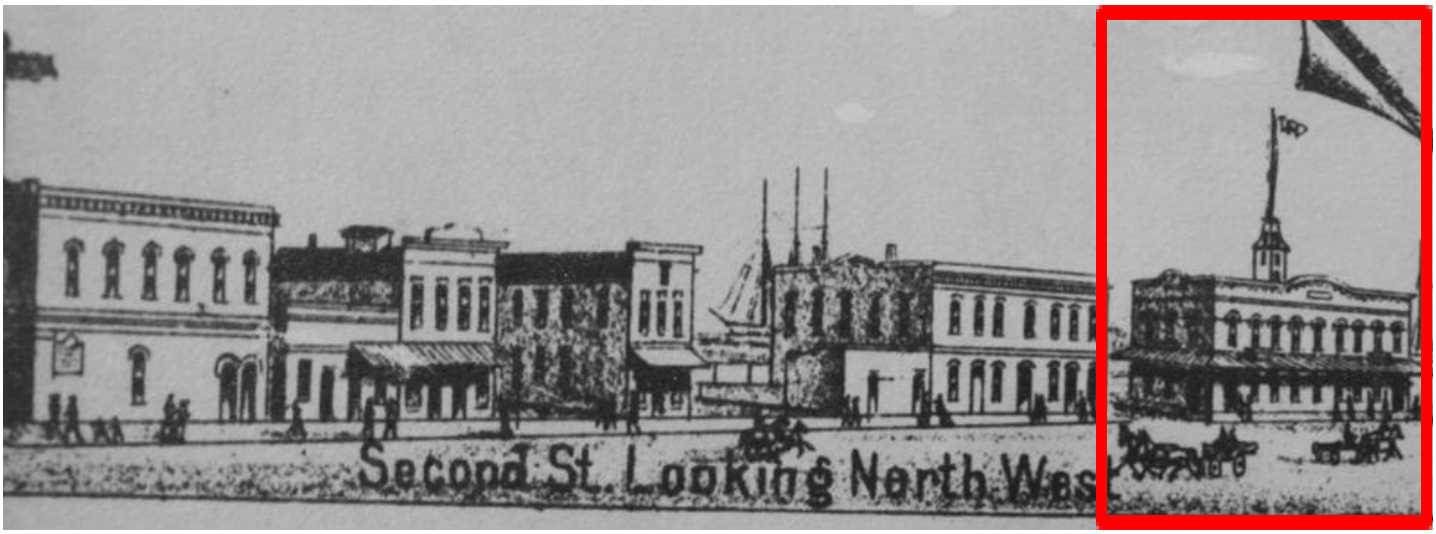
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0048
FEBRUARY 17, 2022

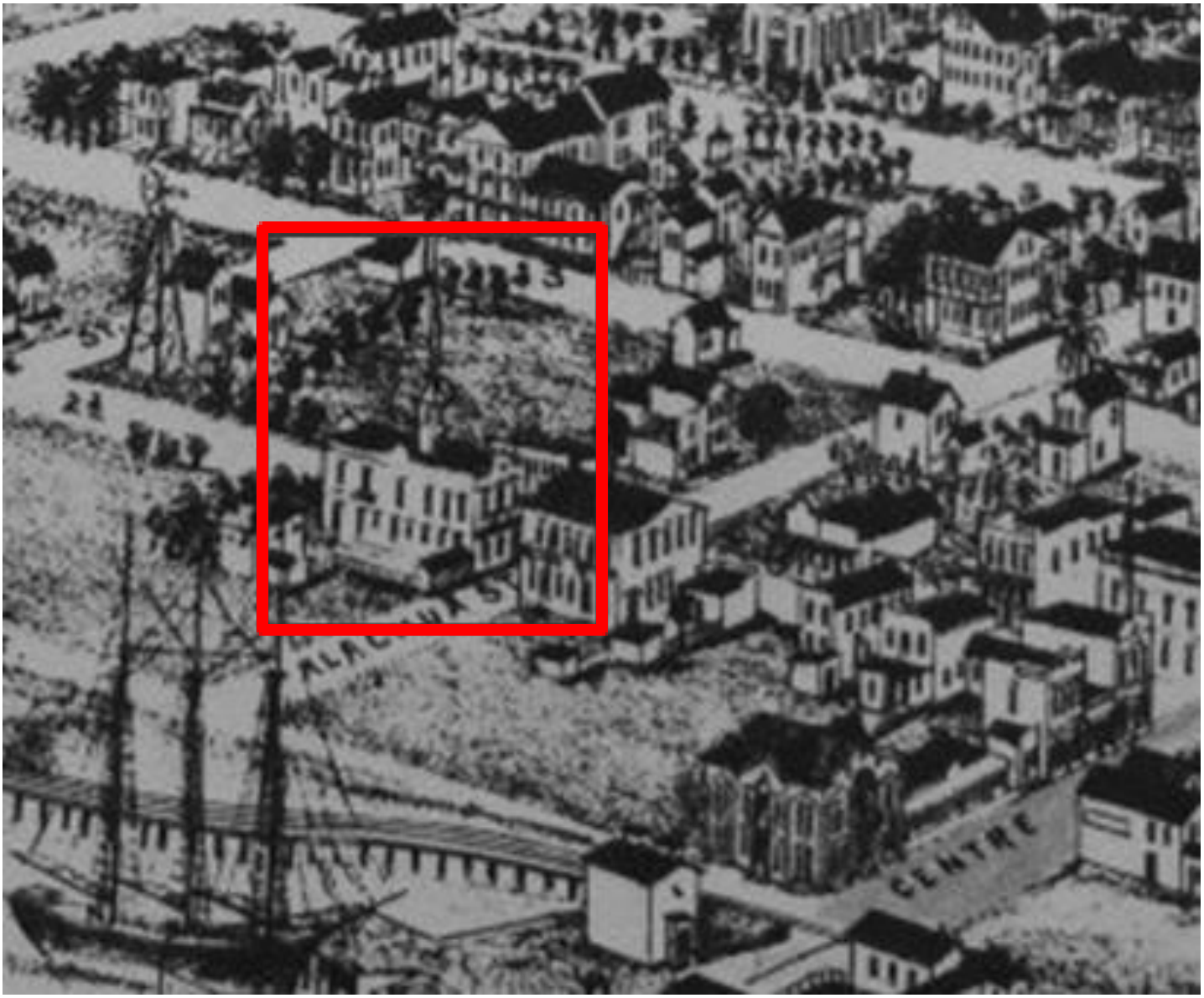
Owner/Applicant:	Miranda Architects, agent for IP Holdings LLC
Property Address:	101 N. 2nd Street (C.H. Huot Building)
Parcel ID #	00-00-31-1800-0002-0290
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial Structure
FL Master Site File #	8NA00244
Year Built:	1882
Contributing Status:	Contributing to NR District, In process of inclusion into the Local Historic District
Requested action:	Conceptual Certificate of Approval (COA) for Adaptive Re-Use and Addition to the C.H. Huot Building (Standard Marine). (Quasi-Judicial)

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



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


Second St. Looking North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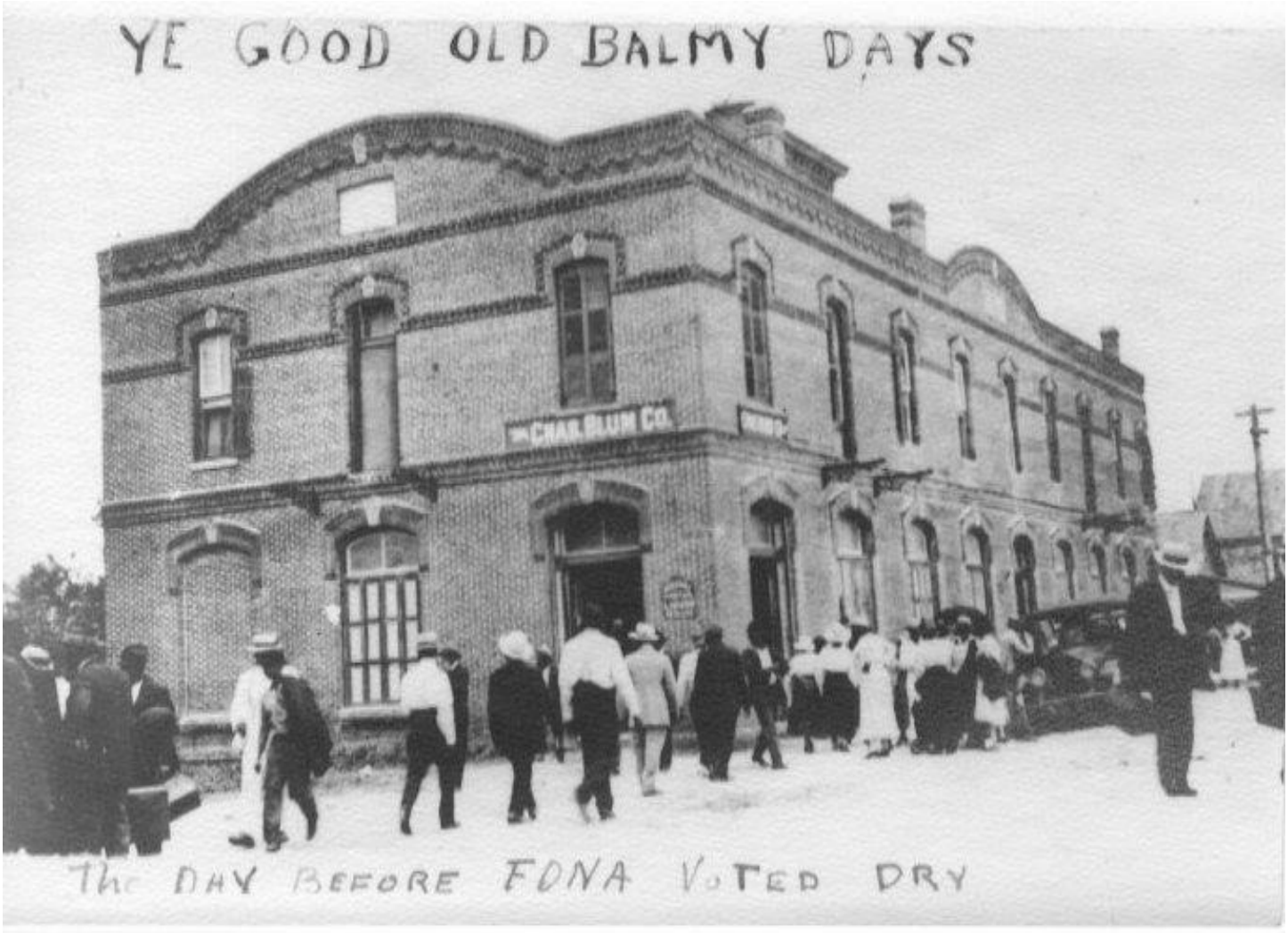


CONCEPTUAL APPROVAL

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.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed in 1882, C.H. Huot's 1882 Building is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on the second-story windows and for its fleur-de-lis motif on the window keystones. It has been significantly altered by stuccoing. It was originally the second building which C.H. Huot, of France, erected for his sawmill and merchandise enterprises." – September 30, 1985 FL Master Site File Site Inventory Form

The applicant is seeking Conceptual Approval for the adaptive reuse of the structure to house a restaurant/bar at the first floor and boutique hotel on the second floor. A new addition is proposed for the northwest corner of the building, taking advantage of an opening at the first floor where a later addition was recently demolished. Missing historic features such as the tower, balconies, and awnings will be added back to the building based on historic photographic evidence.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

ANALYSIS:

Staff finds that the proposed adaptive re-use plans for this structure are conceptually compatible with the Downtown Historic District and appear to meet requirements including, height, scale, massing, and materials.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2022-0048

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0048 **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 2022-0048, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **Plans & Elevations**

EXHIBIT 3 **FL Master Site File 8NA00244**

EXHIBIT 4 **"A Tale of Two Huot Buildings" – *Fernandina Observer.* June 30, 2021**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8548

Date Submitted: 1/6/2022

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

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

Fees

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

Basis for Review

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

2022 Submission Deadlines + Board Meetings Calendar

hdc 2022

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

Application Requirements

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

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

- [ ] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [x] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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*

Alteration

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?*

1/4/2022

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

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

101 North 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0002-0290

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jenny

Last Name*

Schaffer (IP Holdings LLC)

Mailing Address*

316 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9045574739

E-mail Address*

jenny@summerhouserealty.com

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmirandaarch@gmail.com

Project Description*

Adaptive Re-Use and Addition to the CH Huot Building (Standard Marine)

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	painted brick veneer and stucco	(Name/Number)

DOORS

Manufacturer	Product Description	Color
	restored wood doors + new mahogany doors Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
	restored wood windows + new aluminum clad wood windows Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
	standing seam metal for canopies + flat roof membrane	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	hardie trim	(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
	pre-finished aluminum fencing	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	pavers	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Standard Marine Proof of Ownership.pdf	Standard Marine HDC Agent Authorization Form.pdf	Standard Marine Survey.pdf	Standard Marine Design Concept Bundle 4 Jan 22.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Certification*

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

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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

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

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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

Applicant First Name*

Jose

Applicant Last Name*

Miranda

Today's Date*

1/6/2022

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 IP Holdings LLC
(print name of property owner(s))

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

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

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

(Signature of owner) **(Signature of owner)**

(Print name of owner) **(Print name of owner)**

ASHLEY HOGAN
Notary Public-State of Florida
Commission # HH 160768
My Commission Expires
August 03, 2025

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 20 day of October, 2021, by _____.

Notary Public — Ashley Hogan — Printed Name — Aug 3, 2025 — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0002-0290

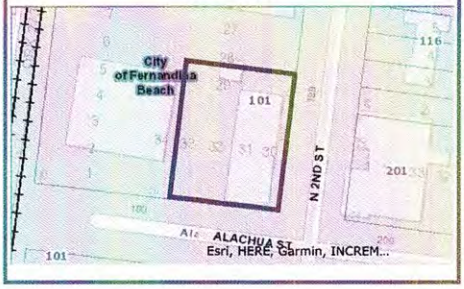
Owner Name	I P HOLDINGS GROUP LLC
Mailing Address	316 ASH ST
	FERNANDINA BEACH, FL 32034
Location Address	101 N 2ND ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	STORES, 1 001100
Deed Acres	0
Short Legal	BLOCK 2 LOTS 29 THRU 33 IN OR 2471/1649 CITY OF FDNA BEACH

2021 Certified Values

Land Value	$
(+) Improved Value	$
(=) Market Value	$
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	$
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	$

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

PARCEL MAP

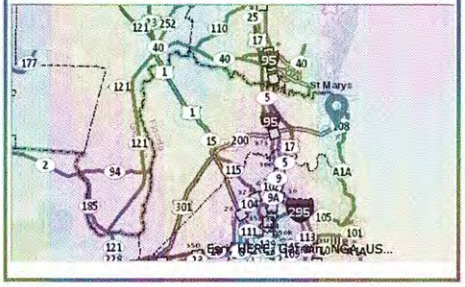


2021 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
STORE RETL	8160	4080	0	0	COMMON BRK		NONE	NONE	1882

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CL FNC 6B	0 X 0	44	1980
CL FNC 6B	0 X 0	1	1980
FIRE SPRNK	0 X 0	8160	1950

SALES INFORMATION

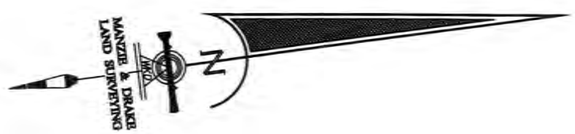
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-06-18	2471 / 1649	$750,000	SW	Q	Y	FRONT STREET ALACHUA LLC	I P HOLDINGS GROUP LLC

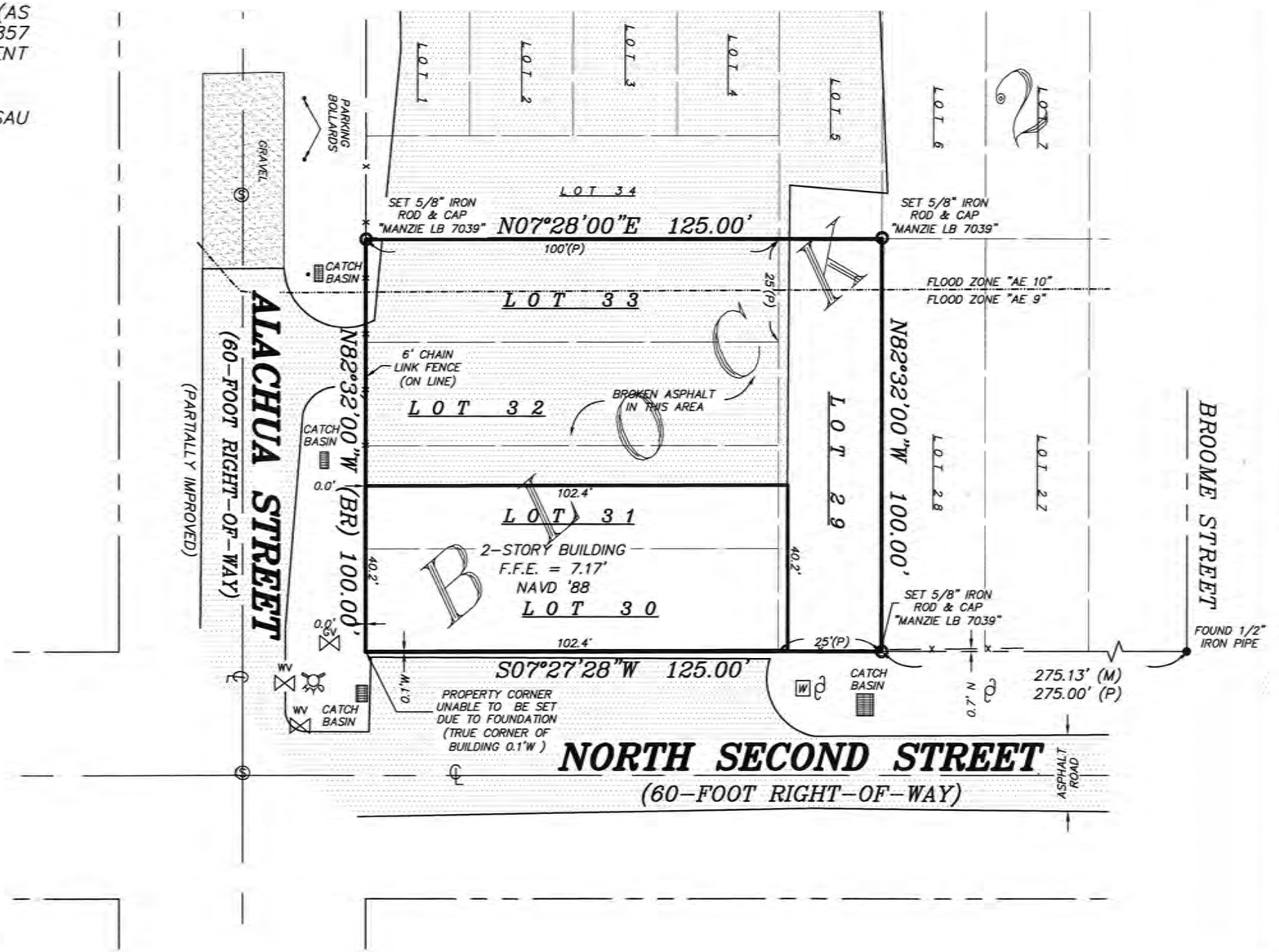
MAP OF BOUNDARY SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN 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) KNOWN AND DESCRIBED AS FOLLOWS:

LOTS 29 THROUGH 33, BLOCK 2, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
IP HOLDINGS GROUP, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY





LEGEND
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
F.F.E. = FINISHED FLOOR ELEVATION
= FIRE HYDRANT
= LIGHT POLE
(M) = MEASURED
(P) = PLAT
Ⓢ = SEWER MANHOLE
Ⓣ = TELEPHONE PEDESTAL
Ⓦ = WATER METER
= WOOD POWER POLE
WV = WATER VALVE
GV = GATE VALVE

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) Bearings shown hereon are based on an assumed bearing Of N082°32'00"W for the northerly right-of way line of Alachua Street. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "AE 9 & AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", 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.

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

MICHAEL A. MANZIE, P.L.S. 4069 6/2/21

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"=30' JOB NO: 18929-29-33 DATE: 05/18/2021 CADD: LP
F.B. NO: X-328 PAGE NO: 67 FIELD CREW: JM FILE NO: A-5393

NAPA RIVER INN
HISTORIC NAPA MILL

PARKING

PARKING

Alachua St

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

fence
landscape buffer
gate
Storage
fence
Trellis
FLOOD ZONE "AE 10"
FLOOD ZONE "AE 9"
Outdoor Restrooms
ENTRY PORTAL & GATE
Access Driveway
OUTDOOR ENTERTAINMENT VENUE
Outdoor Bar
sailboat fountain
ADA PARKING SPACE
Addition
Rooftop Access Stair
gate
ramp
Entry
Kitchen
fence
Standard Marine Building
2-STORY BUILDING
FFE= 9.71'
NAVD '88
Restrooms
Restaurant Entry
Dumpster
gate
Restaurant Entry
Hotel Entry
Bar Entry

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

CONCEPTUAL SITE PLAN | 1/8"=1'-0"

This drawing and the design ideas and concepts incorporated herein, as an instrument of service, is the property of Miranda Architects, Inc. and is not to be reproduced or utilized in whole or in part for any other project without the written authorization of Miranda Architects, Inc.

STANDARD MARINE SITE DESIGN CONCEPT
PROJECT # 5210726
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-28-21

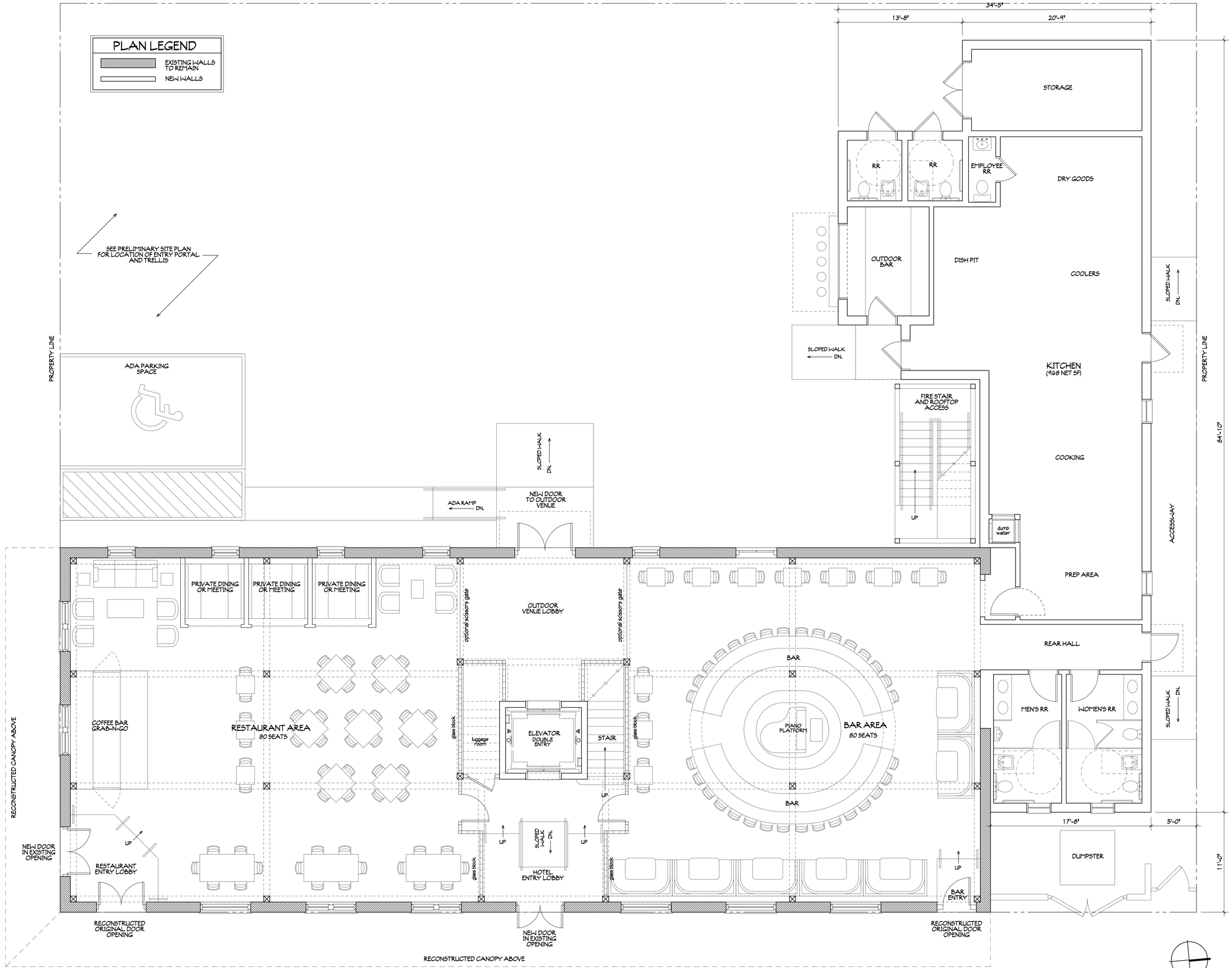
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL

ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

CONCEPTUAL SITE PLAN

#	REVISIONS	DATE

P1



CONCEPTUAL FIRST FLOOR PLAN | 1/4"=1'-0"

This drawing and the design ideas incorporated herein, as an instrument of service, is the property of Jane Miranda, Architects and is not to be used in whole or part for any other project and is to be returned upon request.

P1 STANDARD MARINE RENOVATION
PROJECT # 5210726
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-28-21

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4568 TEL
FL. REG. NO. AA26001897

ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

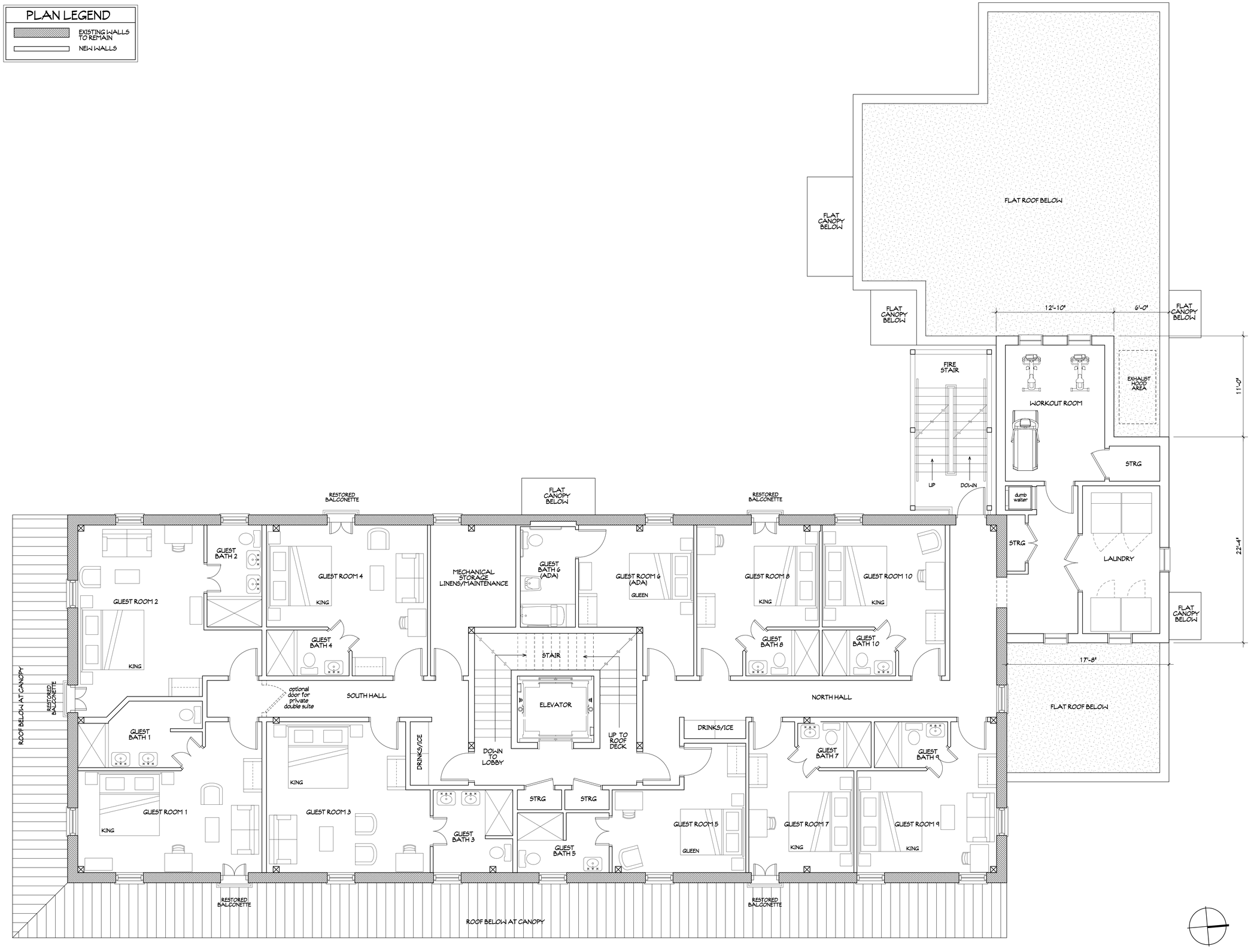
CONCEPTUAL FIRST FLOOR PLAN

#	REVISIONS	DATE

P2

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS



CONCEPTUAL SECOND FLOOR PLAN — 1/4"=1'-0"

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P1 STANDARD MARINE RENOVATION
PROJECT # 5210726
DRAWN BY — JLM
CHKD BY — JLM
DATE — 12-28-21

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

ADAPTIVE RE-USE OF THE
CH HLIOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

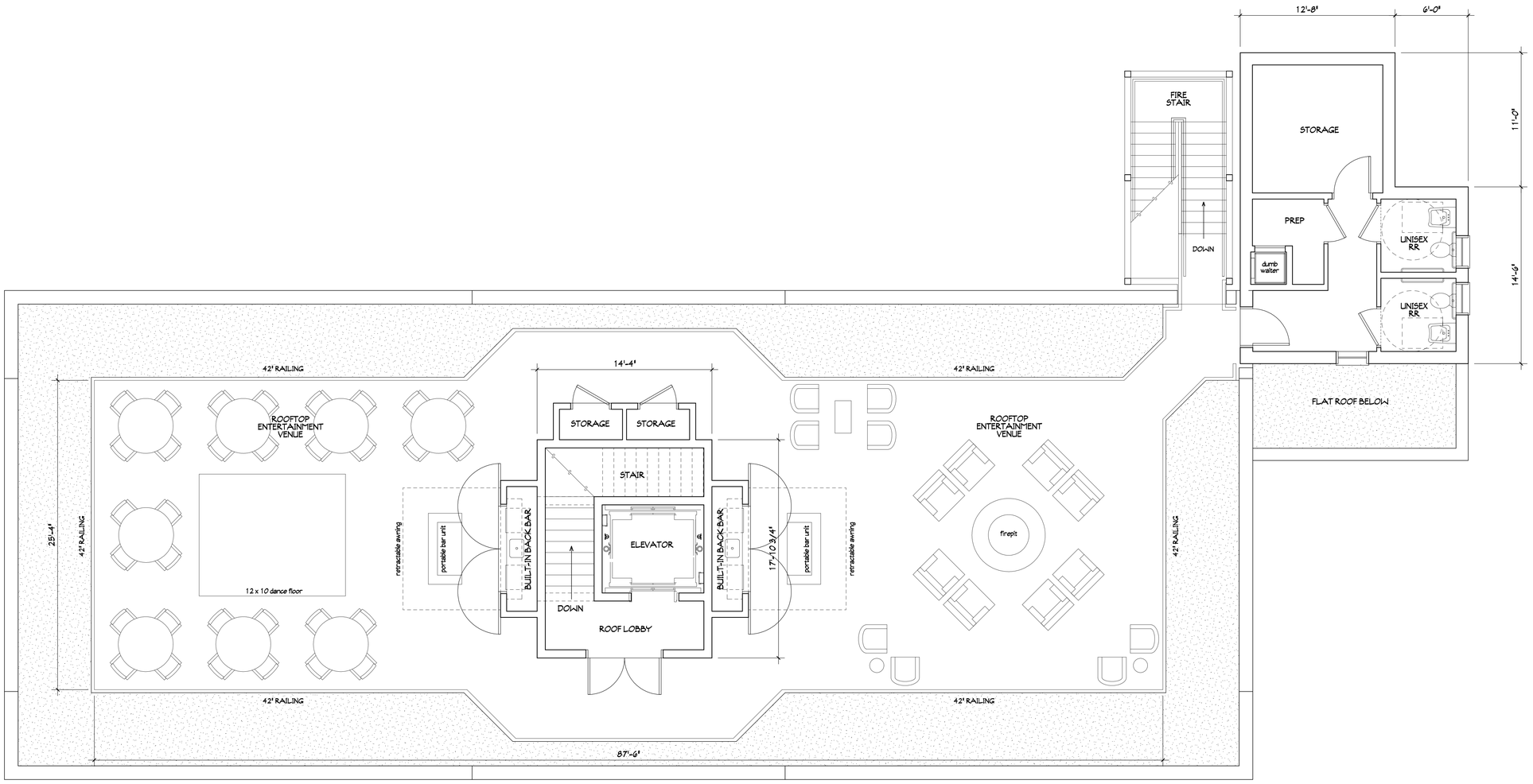
CONCEPTUAL SECOND FLOOR PLAN

#	REVISIONS	DATE

P3

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS



CONCEPTUAL ROOF DECK PLAN | 1/4"=1'-0"

This drawing and the design ideas and arrangements shown thereon are the property of Miranda Jr. Architects, P.A. and shall not be reproduced or copied in any form or used in connection with any work other than that for which it is specifically prepared or reference on request.

P1 STANDARD MARINE RENOVATION
PROJECT # 5210726
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-28-21

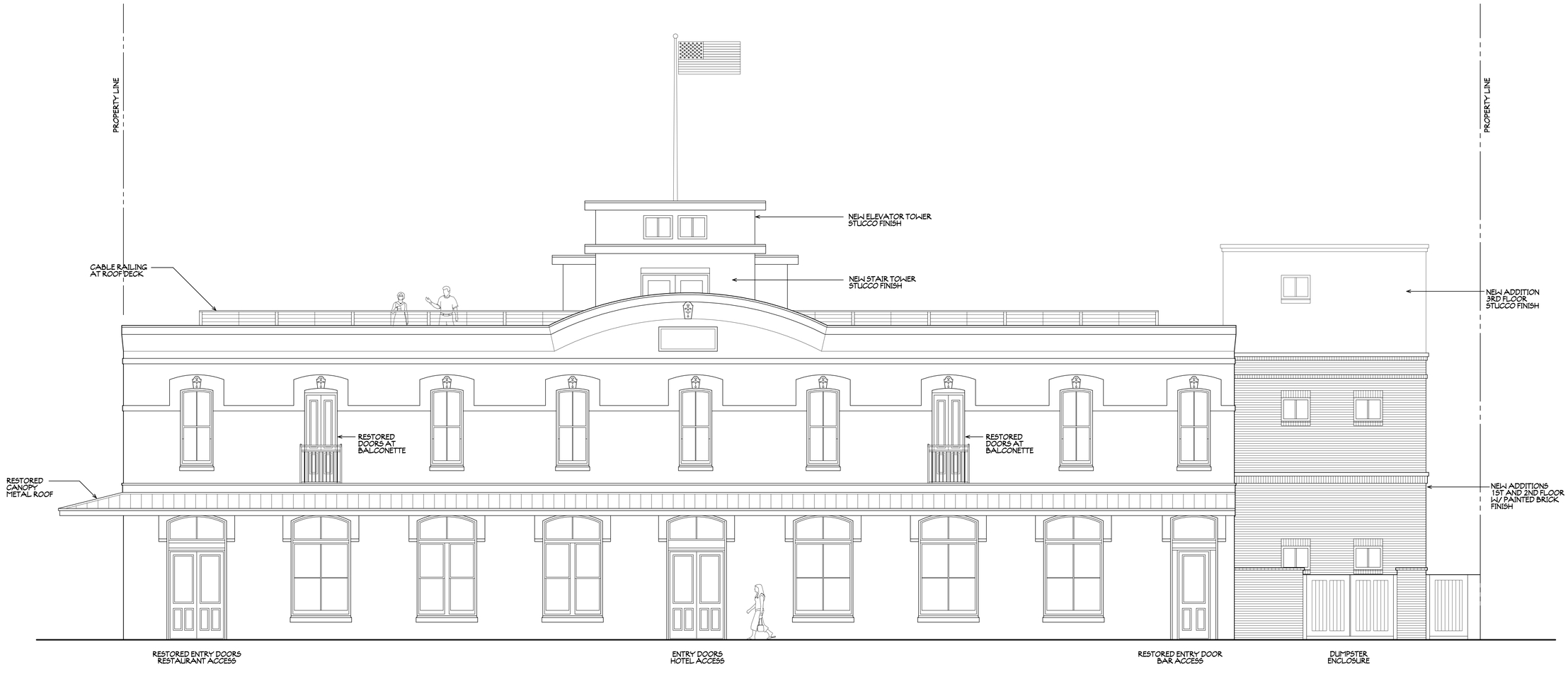
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
www.miranda.design
MIRANDA

ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

CONCEPTUAL ROOF DECK PLAN

#	REVISIONS	DATE

P4



CONCEPTUAL EAST ELEVATION -- N. 2ND STREET | 1/4"=1'-0"

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P15 STANDARD MARINE RENOVATION
PROJECT # 5210726
DRAWN BY -- JLM
CHK'D BY -- JLM
DATE -- 12-28-21

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309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 26868
MIRANDA architects

ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

CONCEPTUAL ELEVATIONS

#	REVISIONS	DATE

P5

CONCEPTUAL SOUTH ELEVATION -- ALACHUA STREET | 1/4"=1'-0"

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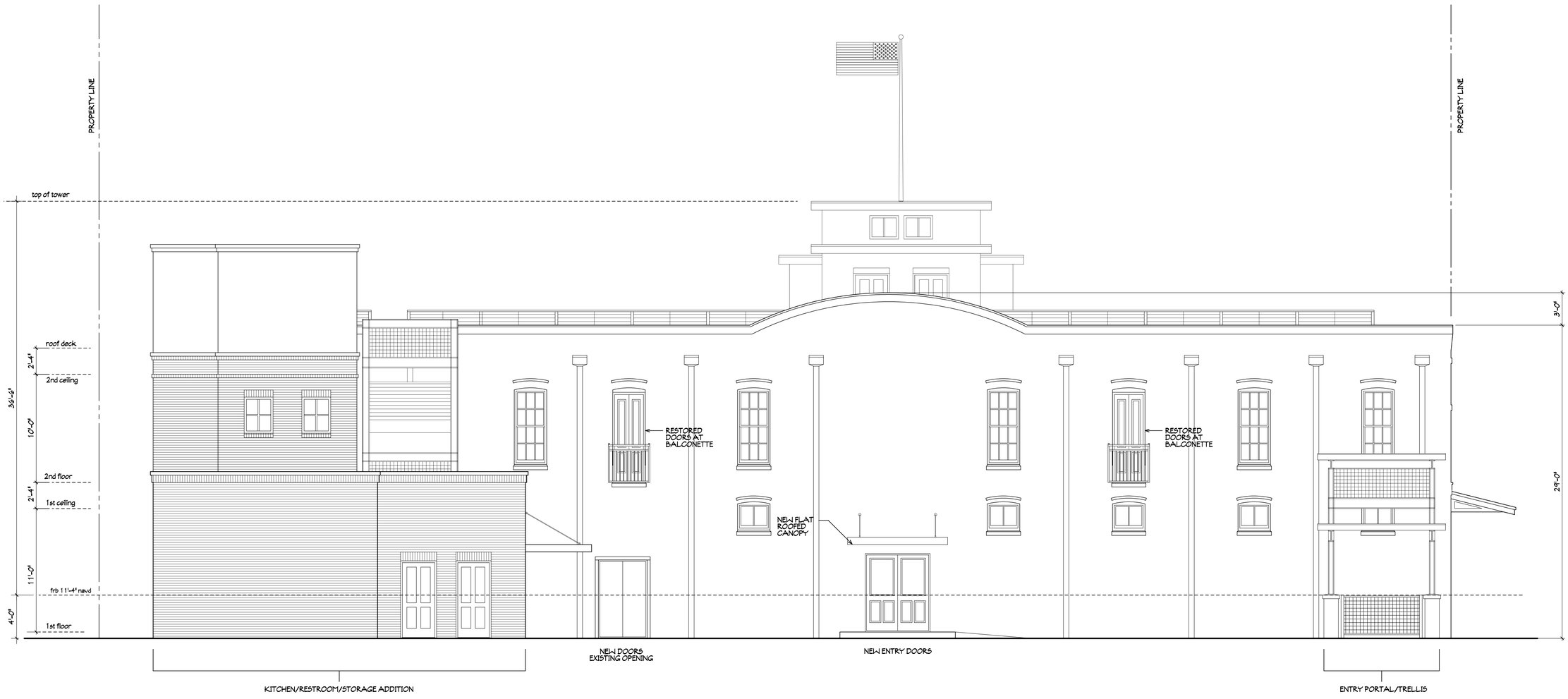
ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

CONCEPTUAL ELEVATIONS

#	REVISIONS	DATE



CONCEPTUAL WEST ELEVATION | 1/4"=1'-0"

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PROJECT # 5210726
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-28-21

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101 NORTH 2ND STREET
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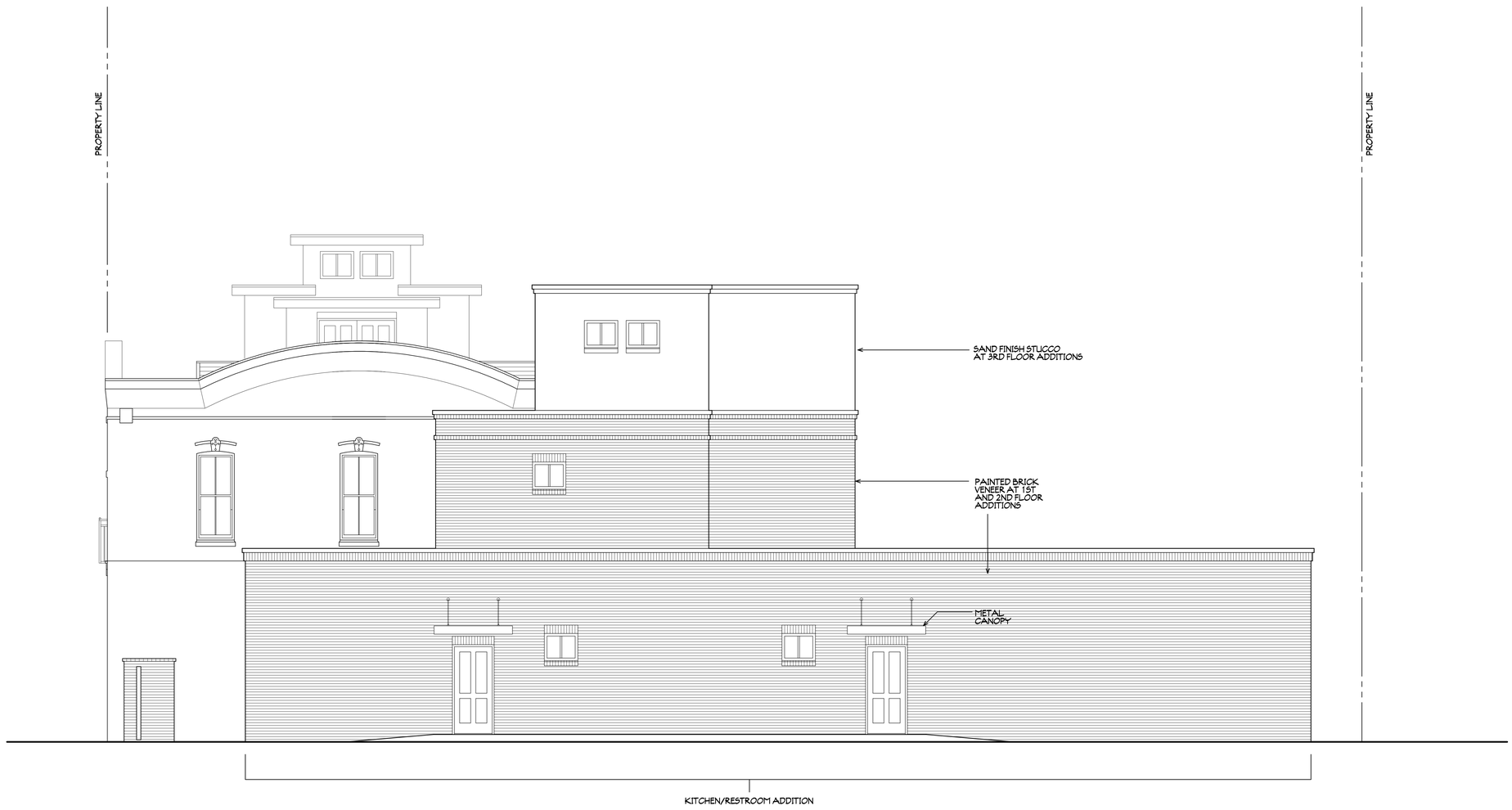
CONCEPTUAL ELEVATIONS

#	REVISIONS	DATE

P7



CONCEPTUAL NORTH ELEVATION | 1/4"=1'-0"

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P1 STANDARD MARINE RENOVATION
PROJECT # 521.0726
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-28-21

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FL. REG. NO. AA26002

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ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

CONCEPTUAL ELEVATIONS

#	REVISIONS	DATE

P8

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 244

SITE NAME: C. H. Huot Bldg. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 101-07 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 2 30,31
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: corporate RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE commercial
	EXCELLENT	x ALTERED	PRESENT USE commercial
x	GOOD	UNALTERED	DATES +1882
	FAIR	x ORIGINAL SITE	CULTURE/PHASE American
	DETERIORATED	RESTORED: / /	PERIOD: 19th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 5

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: textured

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

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

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

101-107 N. 2nd St. is located within a subdivision known as the City of Fernandina. The subvision was layed-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 1882, C. H. 'Huot's 1882 building' is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the window keystones. It has been significantly altered by stuccoing. It was originally the second building which C. H. Huot, of France, erected for his sawmill and merchandise enterprises.

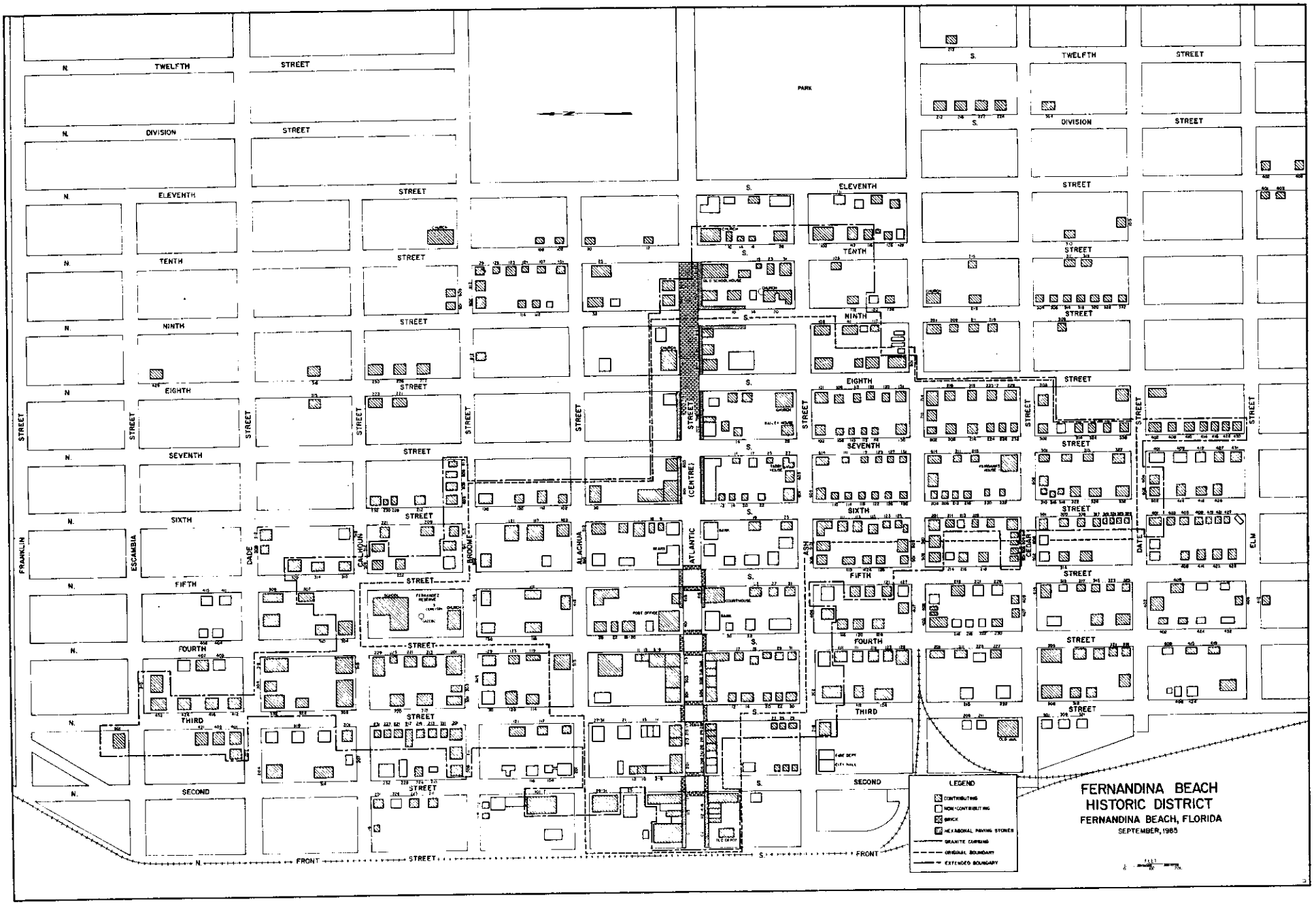
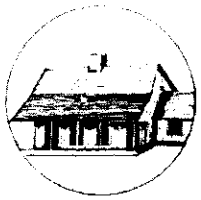

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
PARK
TWELFTH
DIVISION
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FRONT
STREET
FRANKLIN
ESCAMBIA
DADE
CALHOUN
BROOME
ALACHUA
ATLANTIC
CENTRE
ASH
CEDAR
DATE
ELM

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #: NA00244
Field Date: 2-1-2018
Form Date: 2-1-2018
Recorder # _____

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	101-107	N	2nd	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 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 00-00-31-1800-0002-0010 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1882 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — **From (year):** 1882 — **To (year):** _____
Current Use Abandoned/Vacant — **From (year):** _____ — **To (year):** _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — **Nature** Enclosed windows; stucco; doors
Additions: ☐ yes ☒ no ☐ unknown — Date: _____ — **Nature** _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Original/C. H. Huot, merchant

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

DESCRIPTION

Style Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1, 2/2, 6/6 Dhs, wood; segmental arches; some boarded up

Distinguishing Architectural Features (exterior or interior ornaments) Parapet w sign: C.H. Huot's Building 1882; drip molding above windows; fleur-de-lis motifs on keystones

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA00244

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Double replacement doors w fixed lights; segmental arch transom

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building 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. Commerce 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 _____

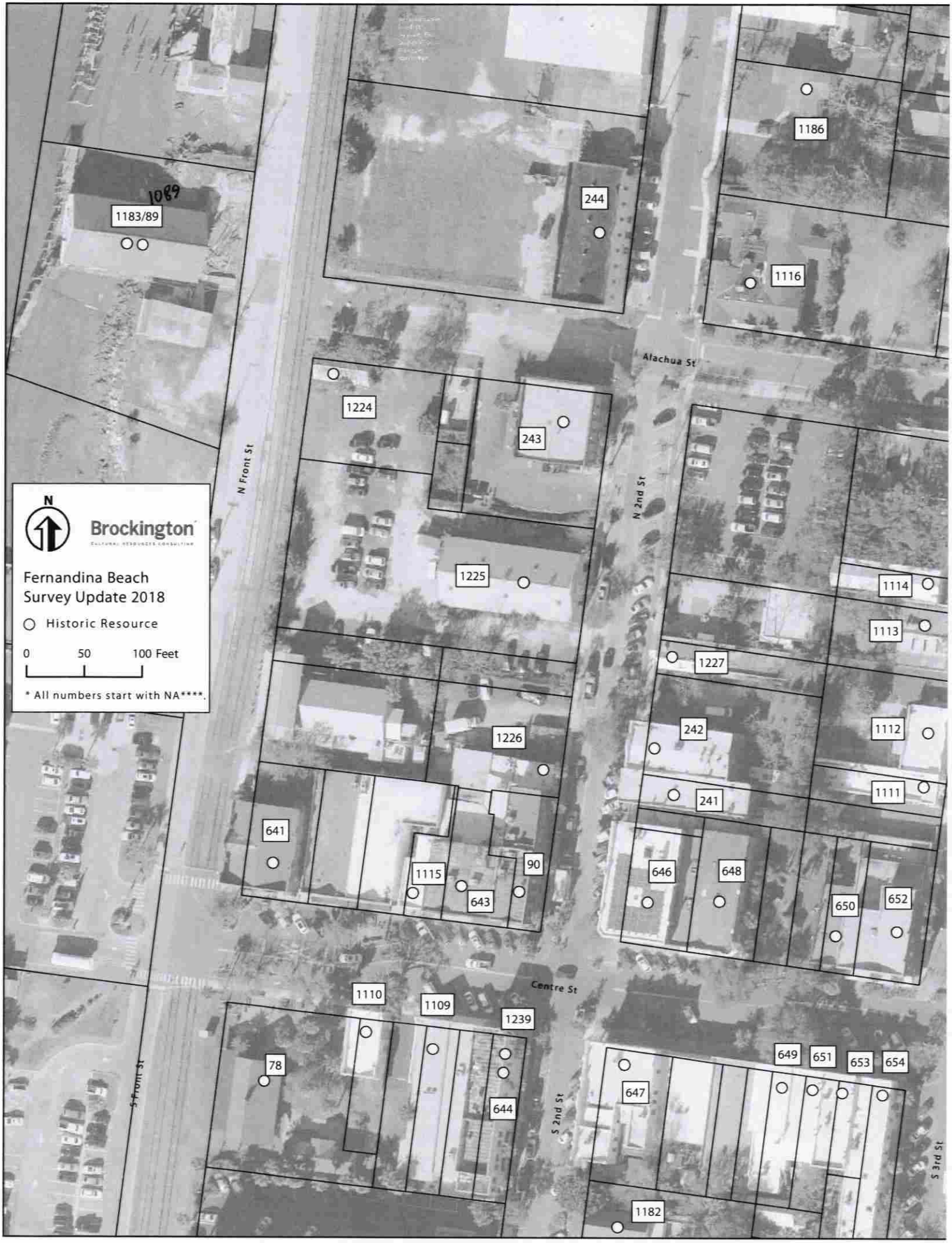
RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. 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.


N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0 50 100 Feet
* All numbers start with NA****.
1089
1183/89
244
1186
1116
Alachua St
1224
243
N Front St
N 2nd St
1225
1114
1113
1227
242
1112
1226
241
1111
641
90
1115
643
646
648
650
652
Centre St
1110
1109
1239
78
649
651
653
654
647
644
S Front St
S 2nd St
S 3rd St
1182

DEAD
END
N. 2 ST.
ALACHUA ST.

O.H. HUOT'S BUILDING 1882
MOTORCYCLE PARKING ONLY
Centre St.
PUBLIC PARKING

February 9, 2022 1:04 pm

Fernandina Observer™
A JOURNAL OF NEWS AND OPINION

SPECIAL FEATURES

A Tale of Two Huot Buildings

POSTED ON JUNE 30, 2021 BY SUANNE THAMM

Submitted by Suanne Z. Thamm
Reporter – News Analyst
June 30, 2021

11

Former Standard Marine building

The Fernandina Beach historic preservation community recently breathed a sigh of relief at the news that the former Standard Marine Building on the northwest corner of Alachua and North 2nd Streets appears to be headed for a significant rehabilitation and repurposing under its new owners, James and Jenny Schaffer. The two-story masonry vernacular building, which dates to 1882, appeared headed for demolition as its roof and various other structural elements seemed to be on the verge of failure. But the Schaffers, not to be deterred, are moving ahead with assistance from local architect Jose Miranda to transform the aging and ailing structure into a new commercial venue.

While many locals have only known the building as the Standard Marine, or Stan Mar Building, the building has a rich and varied history dating back to the 19th century. The property has served as a a sawmill, a ship's chandlery and sailor warehouse, a bath house for horses, and a tent factory prior to being the home of Standard Marine following a fire that broke out in the Standard Marine Building originally located on Centre Street.

The original name for the building — as seen in brick on the building's pediment — is the Huot Building. Researching this building under its original name can be a bit dicey, since there are two Huot Buildings, both on North Second Street.

The Great Fire of 1876

Post fire view of N. 2nd Street looking north. (Photo: Florida Memory Project)

Both existing Huot Buildings trace their birth to the aftermath of the Great Fire of 1876, during which existing industrial, commercial and government buildings on North Second Street were completely destroyed, including a sawmill owned by

the Huots.

According to a contemporary newspaper account, on March 23, 1876, the fire broke out in a carpenter's shop in the district and spread so rapidly that 40 buildings were destroyed, including the post office, city and county government buildings, the newspaper printing office and the storehouse of the Charleston Shipping Company. A steam tug was credited with saving the depot and the wharves.

The fire virtually reduced a thriving industrial business district on North Second Street to ashes. In reporting this fire days later, the *Charlotte Observer* claimed that the loss to the city was in the range of $50,000. North Second Street until the fire had been the major commercial street of the city, home to lumber companies, sawmills, barrel makers and related marine businesses. The Huot brothers, whose buildings also perished in the fire, set out to rebuild on the now vacant land they already owned.

Who were the Huots?

Files at the Amelia Island Museum of History indicate that C. H. Huot emigrated from France to the United States in 1852. He arrived in Fernandina in 1857. His brother, Dr. L. V. Huot, was a partner in business ventures, but there is no evidence that he ever lived in Fernandina. He apparently stayed in France. C. H. Huot, who was married with 12 children, returned to France in 1882, apparently satisfied with the fortune he made in business in Fernandina and having just completed his second building.

10-12 North Second Street

11

Original Huot building (white) at 10 N. 2nd Street (Photo: Florida Memory Project)

The first new Huot Building was completed in 1879. Located at 10 North Second Street and later merged with the building to the north at 12 North Second Street, it is known to many people in Fernandina Beach today as the location of the former 1878 Steakhouse and more recently, the Dog Star Tavern. Here is an account of that building entitled "*Improvements*" as reported in the Florida Mirror, February 8, 1879:

> *We have already alluded to the creditable enterprise of our esteemed fellow-citizen, Mr. C. H. Huot, in the erection of one of the finest blocks in the city, but as it approaches completion we deem it well worthy of special notice. The building is of solid brick, 25 feet front, 75 feet deep, with large show windows; height of ceiling on first floor 14 feet and 12 feet on the second floor. The office, situated about the center of the room*

on the north side is surrounded by a neat railing. The counters, shelving, etc., are models of neatness and good taste. The woodwork throughout is of selected yellow pine, varnished, thus showing to good advantage and with beautiful effect the handsome grain of the wood. Covered boxes and bins are conveniently arranged for the holding of coffee, sugars, spices, etc., thus completely protecting the goods from dust.

The second story is divided into six large, well-lighted and airy rooms, suitable for offices or private rooms, with a fireplace in every room. In the rear of the main building is a stable and carriage house, also a large room which is to be kept especially for the use of captains of vessels, and to be supplied with all the leading maritime and other newspapers. This will be a convenient place of rendezvous for seafaring men, and all are cordially invited to make it their headquarters while in port. Between the main building and the reading room is a brick cistern, with a capacity of 6,000 gallons.

Mr. Huot is pardonably proud of his property, but is public spirited enough to wish that some other good citizens may follow suit with a building that may throw his entirely in the shade.

Museum files indicate that Huot operated a dry goods warehouse on the first floor, supplying local merchants with bulk goods brought in by ship. He seemed to run an export/import business, because he also stored goods awaiting shipment on departing ships. The second floor of the building was home to Huot, his wife and 12 children. The family returned to France in 1882.

The next tenants were the Kelly brothers, who operated the building as a feed and grocery store until the 1930's. By 1945, the building was a derelict with a hefty tax lien against it. Bar Pilot Captain George Davis paid the $5,000 tax bill that year and transformed the building into first a woodworking shop, then a furniture store. After Davis sold it, it was joined with the adjacent building and began decline. It was eventually used to store a campaign button collection. In 1974, Gene Oviatt bought the building and turned it into the 1878 Steakhouse.

As this building changed owners over the years, it underwent many changes of use, including that as the first known library in the town. From a general store to a woodworking shop, a furniture store, a steak house and a tavern. The

building is currently undergoing additional rehabilitation as it readies itself for its next occupants.

101 North Second Street

Building (pink) appears on 1884 Sanborn Fire Insurance Map. (Note shoreline of Amelia River)

11

This building replaced another Huot-owned building that appeared to house a sawmill, that was destroyed during the March 23,1876 fire. Huot operated a sawmill near the new building which employed 25 workers and produced 25,000 feet of lumber per day.

The following description of the Huot building at 101 North Second Street shortly after its completion, appeared in the *Florida Mirror*, Dec 23, 1882 . It was entitled: *Huot's New Store:*

> *The schooner Ellwood Doran arrived in port Wednesday from New York with a full cargo of merchandise, consigned to Mr. C. H. Huot. The cargo consists principally of dry goods, groceries, provisions and ship chandlery, and was purchased by Mr. Huot personally at the North for his new store, which he recently occupied. This new building of Mr. Huot's is the handsomest, most convenient and best constructed business block in the city, occupying the site of the old store of the Huot brothers, corner of Second and Alachua streets, which was destroyed in the great fire of 1876. The store is 101×40 feet, two stories and is built entirely of Philadelphia brick. The whole lower floor is utilized as a store, the west and south side being occupied by the dry-goods department, while the north end is devoted to the sale of general merchandise. On the east side is Mr. Huot's private office and counting room. The handsome counter is in semi-circular form, and is provided with three desks, with teller's windows. The middle one will be presided over by Mr. Huot's cashier and book-keeper, Mr. John Gunn, and will be used for the firm's mercantile business exclusively. Those on either side are to be used for settling the accounts of the mill hands in Mr. Huot's saw-mill, and for the convenience of captains to pay their crews and stevedores. The store is well lighted on the Alachua and Second street sides by large windows and has two front entrances, one on each street.*
>
> *The second story, which is not quite finished, will contain six rooms. At present it will be principally used for storing goods. From this story a flight of stairs leads to the cupola, from which a magnificent view can be obtained of the city and harbor. Mr. McGiffin superintended the work of construction.*
>
> *Mr. C. H. Huot and his brother, Dr. L. V. Huot, who now resides in Paris, have been identified with the business interests of this city since before the war, and by their shrewdness, close attention to business and economy,*

have amassed quite a fortune, and own considerable real estate, several stores, and a saw-mill in this city.

We believe that around 1910 a German immigrant named Charles Blum expanded his growing wholesale liquor business that was based in Jacksonville to Fernandina and the 1882 Huot Building.

The photo below, courtesy of the Amelia Island Museum of History, was taken the day prior to the start of Prohibition. It clearly shows the Chas. Blum name on the building. According to research found in Museum files, Palace Saloon owner Louis Hirth used the 1882 Huot Building to store liquor sold at the Palace Saloon. On the last day before Prohibition became the law of the land, Palace patrons paid for their liquor at the Saloon, then headed toward the warehouse to take delivery of their purchases.

11

Both Hirth and Blum abandoned liquor sales during Prohibition. Hirth turned the Palace Saloon into an ice cream parlor; Blum moved quickly into non-alcoholic beverages. He was owner, president or founder of four soft drink companies: Blum Beverage Co.; Charles Blum Beverage Co., Inc.; Jacksonville Gay-Ola Bottling Co., and Tropical Manufacturing Co.

In an interview with Jim Hardee conducted by Beverly Miller for the News Leader, more stories about the next chapter of the building's history were revealed. Hardee told Miller, "Rumor has it that at one time there was a brothel upstairs, and the placement of the fireplaces indicating individual rooms up there seems to bear that out."

Hardee added that In World War I horses were washed in the building; during World War II Army tents were made there. “At that time the shrimping boats were commandeered for the Coast Guard. After the war, shrimping began again. “When [Standard Marine] moved into the building in 1949,” Hardee added, “a man had been murdered up there.”

Standard Marine moves to 101 N. Second Street 1949-2004

Brothers John and Noble Hardee founded Standard Hardware & Grocery Co. at Fernandina in 1900 and located their business on Centre Street. Later younger brother Ira joined the company. In 1949 following a fire, the company divided into two businesses: Hardee Brothers Co., serving the family hardware business; and Standard Hardware catering to the shrimping industry. Standard Hardware, later known as Standard Marine occupied the historic Huot Building at 101 North Second Street while Hardee Brothers remained in the original building on Centre Street, where Fantastic Fudge stands today. Standard Marine Corporation went on to expand to Key West and Tampa exporting marine supplies to South America and all over the world. The company was headquartered in Tampa.

11

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Fire in the Centre Street Standard Marine business. Photo courtesy Susan Hardee Steger

With the decline of the shrimp industry due to imports and shrimp farming, the Standard Marine Corporation made the decision to close its Fernandina Beach location in 2004, while still retaining ownership of the building. The Burbank Family networks continued in operation west of the main building along Alachua Street, but eventually relocated to the former pogey plant property at the north end of Amelia Island.

In 2004 the building and adjoining property sold to the Lane Corporation, but development plans faltered. In 2014, the property sold again, this time to Front Street Property, LLC, owned by Atlanta developer Richard Goodsell.

Several interested parties presented the property owner with plans to develop the property. However, Goodsell, a strong proponent of historic preservation, rejected all of them because he believed that the projects were not in the best interests of the City. In many cases, the plans included tearing down the Standard Marine Building.

With the effects of time and weather taking their toll on the building, many people complained to the City that the continued existence of the now unsightly building was in jeopardy while Goodsell tried to find the right buyer for the property. In 2018, City Code Enforcement, the Historic District Council, and the Code Enforcement and Review Board all demanded action to address the building's structural integrity and appearance.

Following an architectural study and several public hearings, Goodsell agreed to undertake a variety of actions to both stabilize the building and improve its appearance until a new owner could be found.

Goodsell believes he has found the right owners to rehabilitate the old building in James and Jenny Schaffer, who are already moving to incorporate the building into the City's local historic district.

11

An aside

Following the 1876 fire, a smaller fire that occurred a few months later south of Centre Street and another major fire that occurred in 1883 on Centre Street, the Fernandina City Council amended their recently passed fire ordinance as follows:

"... it shall be unlawful to build, erect or construct any wooden buildings, or buildings covered (except the roof) with corrugated iron or tin, within that portion of the city lying south of Broome Street, west of Fourth Street, and north of Beech Street."

Acknowledgements

The author extends gratitude to the Amelia Island Museum of History for archivist Ronda Outler's generous assistance and use of their files. She also crediits Cara Curtin for several accounts found in the Museum files. And finally, thanks to Susan Hardee Steger for her wealth of knowledge about "the family business" — Standard Marine.

This entry was posted in Special Features. Bookmark the permalink.

SUANNE THAMM

Suanne Z. Thamm is a native of Chautauqua County, NY, who moved to Fernandina Beach from Alexandria,VA, in 1994. As a long time city resident and city watcher, she provides interesting insight into the many issues that impact our city. We are grateful for Suanne's many contributions to the Fernandina Observer.

Nassau County hires Assistant County Attorney

Safe driving on City streets encouraged by “calming devices”

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11 COMMENTS

Oldest

Benjamin Morrison 7 months ago

What a wonderful and informative article. Thank you Suanne. And thank you to the Schaffer’s for taking on this important project. I know they will be good stewards of this building for a long time to come.

Reply

w. wayne arrants 7 months ago

Downright enjoyable read. Thank you.

+ 0 − Reply

Robert Warner 7 months ago

Really enjoyed reading this. Thanks Suanne – and the buyers.

+ 0 − Reply

Charles Loouk 7 months ago

Quite some history – thanks for sharing.

+ 0 − Reply

Mark Shotwell 7 months ago

A well written and researched article. Very informative. Thank you.

+ 0 − Reply

chuck hall 7 months ago

excellent historical recount, thank you

+ 0 − Reply

Deborah 7 months ago

Fascinating history. Thanks for excellent article and photos! I'm happy the fate of the building looks so promising!

+ 0 − Reply

Paul Palmer 7 months ago

Incredibly interesting article on a fragment of Fernandina history. Thanks Suanne

+ 0 − Reply

DAVID LOTT 7 months ago

Great article Suanne! With all its history, one wonders how it escaped being included in the City's Historic District. Maybe there is another chapter there.

0 Reply

Margo Story 7 months ago

Fascinating read, thanks Suanne always peaks my interest about how downtown was in those days.

0 Reply

Peggy Bulger 7 months ago

Suanne, you have captured the importance of Fernandina's on-going historic preservation efforts and expressed the delight that we all find in saving one of our city treasures . . . . I am so happy with the new owners and their plans to preserve the building for all of us while bringing that building to a new purpose and new life!! Suanne, you get the local Fernandina Pulitzer Prize (in my humble opinion)!

0 Reply

11

About Author

Suanne Thamm

Suanne Z. Thamm is a native of Chautauqua County, NY, who moved to Fernandina Beach from Alexandria,VA, in 1994. As a long time city resident and city watcher, she provides interesting insight into the many issues that impact our city. We are grateful for Suanne's many contributions to the Fernandina Observer.

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Recent Thoughts

Joseph Kayne on Florida has an Additional $740.4 Million for Emergency Rental Assistance Available for Families

Feb 9, 12:32

Peter Usher on Letter from Bradford Space to City re thruster testing at airport
Feb 9, 09:19

Lynda Bell on Beach smoking change heads to final Senate Committee after amendment
Feb 9, 08:03

Mark Tomes on Beach smoking change heads to final Senate Committee after amendment
Feb 9, 07:15

Mark Tomes on Letter from Bradford Space to City re thruster testing at airport
Feb 9, 07:03

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11

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0049
FEBRUARY 17, 2022

Owner/Applicant:	Michael Stauffer Architect, agent for David and Gina Barry
Property Address:	310 S. 6th Street
Parcel ID #	00-00-31-1800-0127-0012
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00402
Year Built:	1883 (FMSF)
Contributing Status:	Contributing
Requested action:	CONCEPTUAL Certificate of Approval (COA) to enclose a portion of the rear porch, eliminate solid paneling, install a new roof, and relocate existing windows. (Quasi-Judicial)

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

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.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Constructed circa 1883, this one-and-a-half-story frame vernacular residential building was originally the residence of Eugene E. Lassere, a contractor and builder.

The applicant is seeking Conceptual Approval to add a shed dormer at the second-floor rear elevation, enclose a portion of the rear side porch to include in the kitchen remodel, remove lower infill panels in remaining rear porch, relocate windows, install metal roof, and paint exterior.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

ANALYSIS:

Staff finds that the proposed rehabilitation and addition plans for this structure are conceptually compatible with the Downtown Historic District and meet requirements including, height, scale, massing, and materials.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2022-0049

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0049 **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 2022-0049, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **Plans & Elevations**

EXHIBIT 3 **FL Master Site File 8NA00402**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8517

Date Submitted: 1/3/2022

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

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

Fees

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

Basis for Review

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

2022 Submission Deadlines + Board Meetings Calendar

hdc 2022

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

Application Requirements

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

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

- [x] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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*

Alteration

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?*

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 â†' Map Search

Historic District*

Downtown

Site Address*

310 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0127-0012

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

David Christopher & Gina Michelle

Last Name*

Barry

Mailing Address*

310 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

703-932-5138

E-mail Address*

dbarry@chgms.com

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Renovation to existing home including: - adding bath on 2nd floor in dormer - enclosing a portion of the rear side porch to add to the Kitchen - Renovation the porch screen by eliminating the solid paneling below - Interior renovations not affecting the exterior - Relocating existing windows - New metal roof - Paint exterior This is conceptual approval and all product info and colors will be provided with final submission

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Hardie Siding similar to existing lap siding	TBD (Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
	Marvin or similar - TBD Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

ROOFING

Manufacturer	Product Description	Color
	metal roof	TBD (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Smooth Hardie trim	TBD (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Brick to match existing	Red brick (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	No new	NA (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	New PT wood deck on rear - front to remain as is	TBD (Name/Number)

FENCING

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

OTHER

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Deed_Barry.pdf	Barry_310 S 6th Street.pdf	Barry_310 S 6th Street.pdf	Barry_310 S 6th Street.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Barry_310 S 6th Street.pdf	Barry_310 S 6th Street_Proposed Site Plan.pdf	Barry_310 S 6th Street_Proposed Plans.pdf	Choose File No file selecte

Certification*

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

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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™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*

Michael

Applicant Last Name*

Stauffer

Today's Date*

1/3/2022

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 _____
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER
(print name of agent)

to represent me/us in processing an application for: H.D.C.
(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 of owner)

_____
(Signature of owner)

David C. Barry
(Print name of owner)

Gina M. Barry
(Print name of owner)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 1ST day of JANUARY, 2022, by Viraf Ranji.

VIRAF RANJI
Notary Public — Printed Name

5/19/2024
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

VIRAF RANJI
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 2446408
MY COMMISSION EXPIRES 05/19/2024

Inst. Number: 202145017206 Book: 2459 Page: 1812 Page 1 of 2 Date: 5/7/2021 Time: 3:31 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 4,550.00

Prepared by and return to:
Ronald J. Conte, Esq.
The Law Office of Ronald J. Conte, P.L.
5850 T.G. Lee Blvd., #180
Orlando, FL 32822

File Number: **21-0153**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6th **day of May, 2021**, between **Terri L. Oliver, a single person** whose post office address is **1631 C South Fletcher, Fernandina Beach, FL 32034**, grantor, and **David Christopher Barry and Gina Michelle Barry, husband and wife,** whose post office address is **310 S. 6th Street, Fernandina Beach, FL 32034**, grantee;

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

Witnesseth, that said grantor, for and in consideration of the sum of **SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS** (U.S. **$650,000.00**) 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 and assigns forever, the following described land, situate, lying and being in the **Nassau County, Florida**, to-wit:

All that certain lot, piece or parcel of land situate, lying and seeing in the city of Fernandina beach, (formerly named Fernandina), county of Nassau and state of Florida and being further described according to the official map or plat of said city (as lithographed and issued by the Florida railroad company in 1857 and enlarged, revised and reissued by the Florida town improvement company In 1887 and 1901) as:

The southerly 40 feet of lot 1 and the north 1/2 of lot 2, in block 127.

Parcel Identification Number: 00-00-31-1800-0127-0012

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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:

Terri L. Oliver

First Witness Signature
Printed Name: RONALD J. CONTE

Second Witness Signature
Printed Name: Diane Miller

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of May, 2021, by **Terri L. Oliver**, she (_) is personally known to me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)

RONALD J CONTE
Notary Public - State of Florida
Commission # GG 310701
My Comm. Expires Mar 12, 2023
Bonded through National Notary Assn.

Notary Public
Printed Name: _____
My Commission Expires: _____

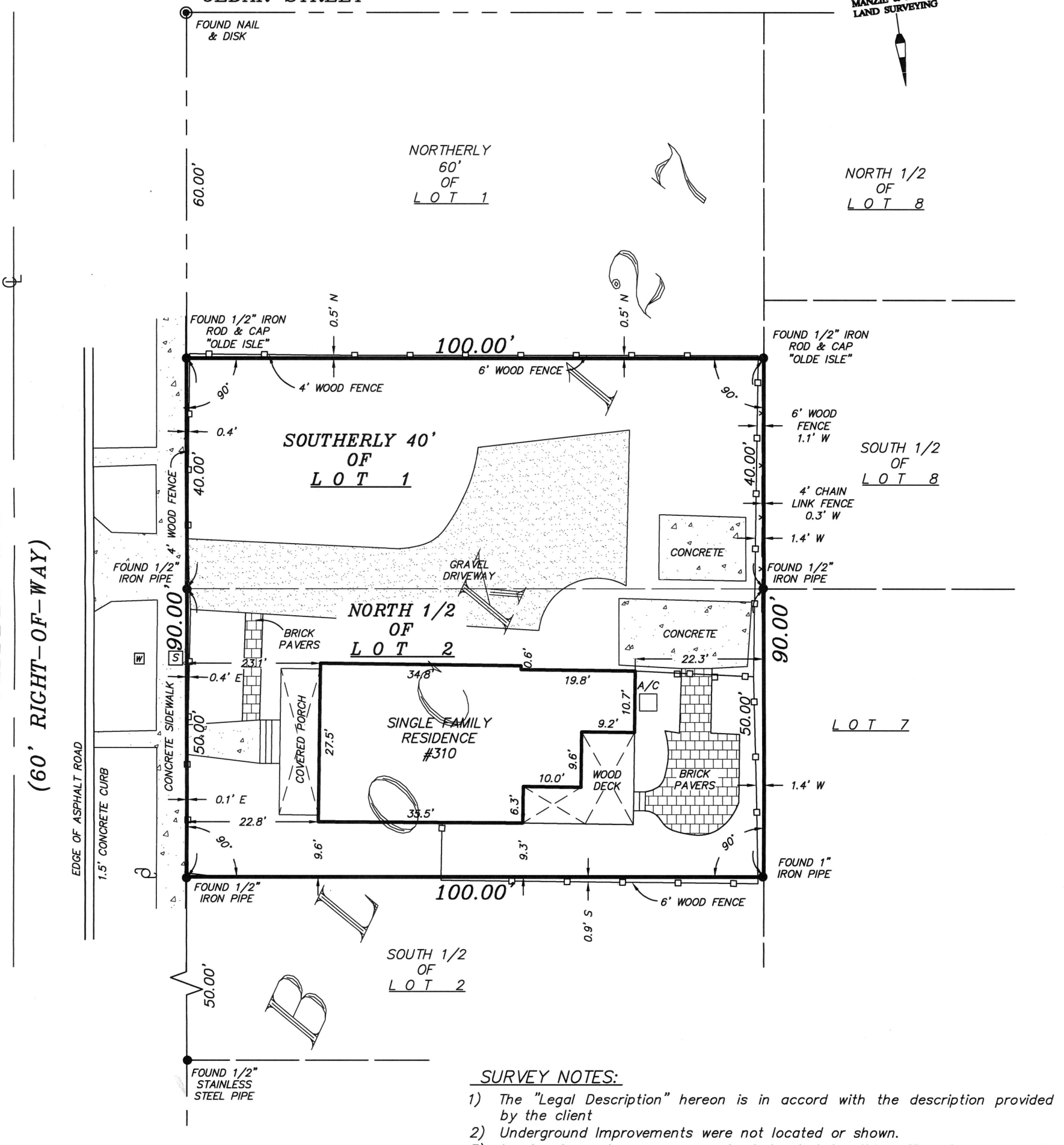
MAP OF BOUNDARY SURVEY

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

THE SOUTHERLY 40 FEET OF LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 127.

CERTIFIED TO:
DAVID CHRISTOPHER BARRY
THE LAW OFFICE OF RONALD J. CONTE, P.L.
OLD REPUBLIC TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
310 SOUTH SIXTH STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND

- = CONCRETE FLATWORK
- = COVERED AREA
- [S] = SEWER CLEANOUT
- [W] = WATER METER
- —▫—▫— = WOOD OR VINYL FENCE
- = WOOD POWER POLE
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- x—x—x= CHAIN LINK OR WIRE FENCE

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 0237 G", 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.

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

Michael A. Manzie

MICHAEL A. MANZIE, P.L.S. 4069 4/22/21

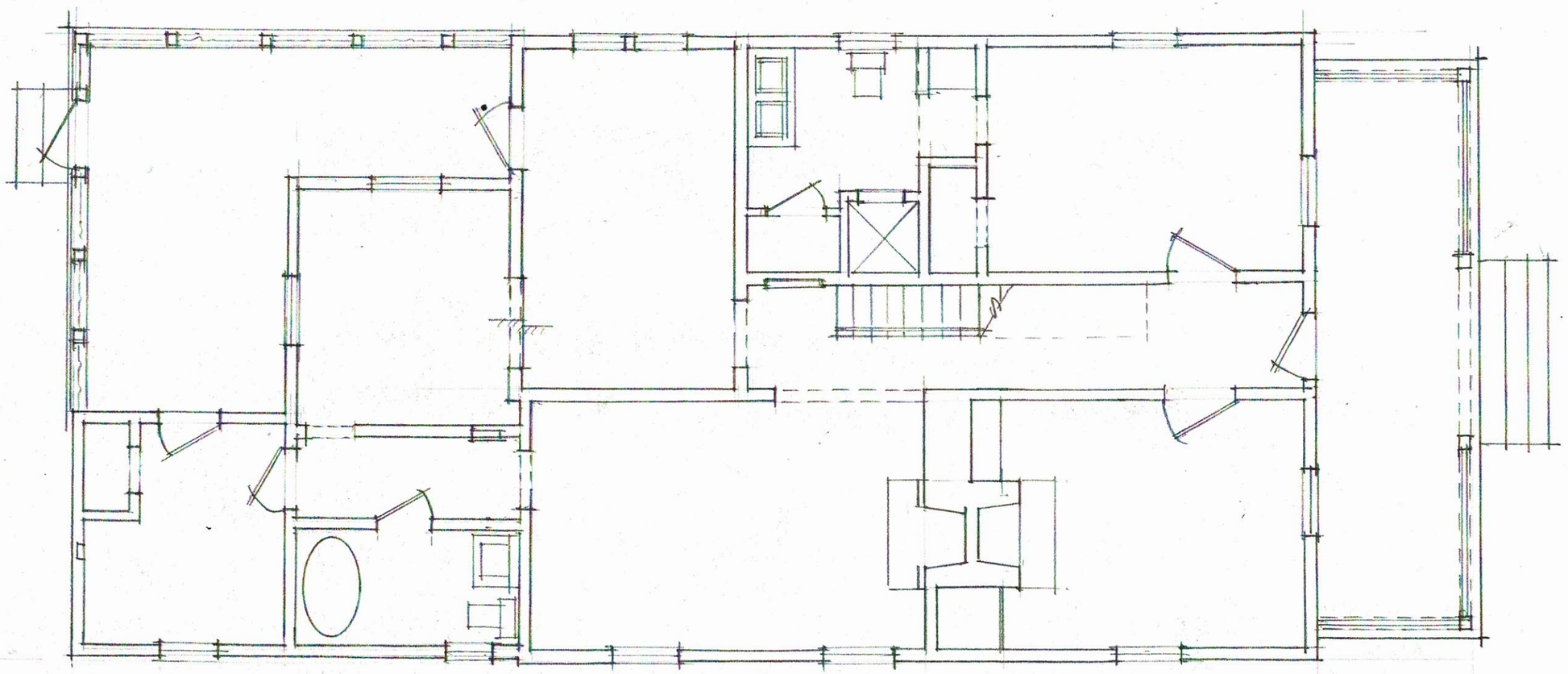
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

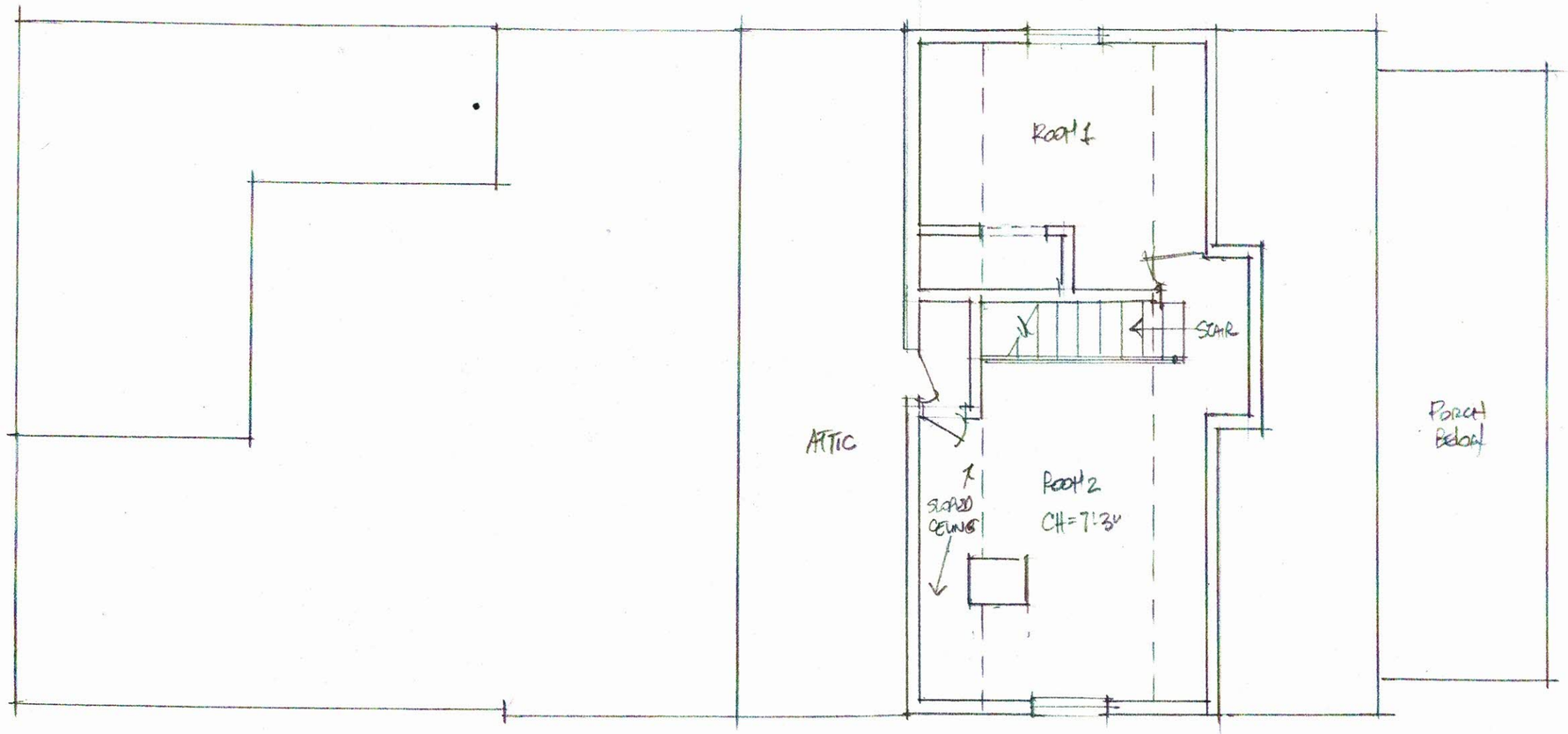
SCALE: 1"=20' JOB NO: 21219 DATE: 04/19/2021 CADD: LP
F.B. NO: X-353 PAGE NO: 6 FIELD CREW: JM FILE NO: A-5351

Barry Residence – 310 S 6th Street

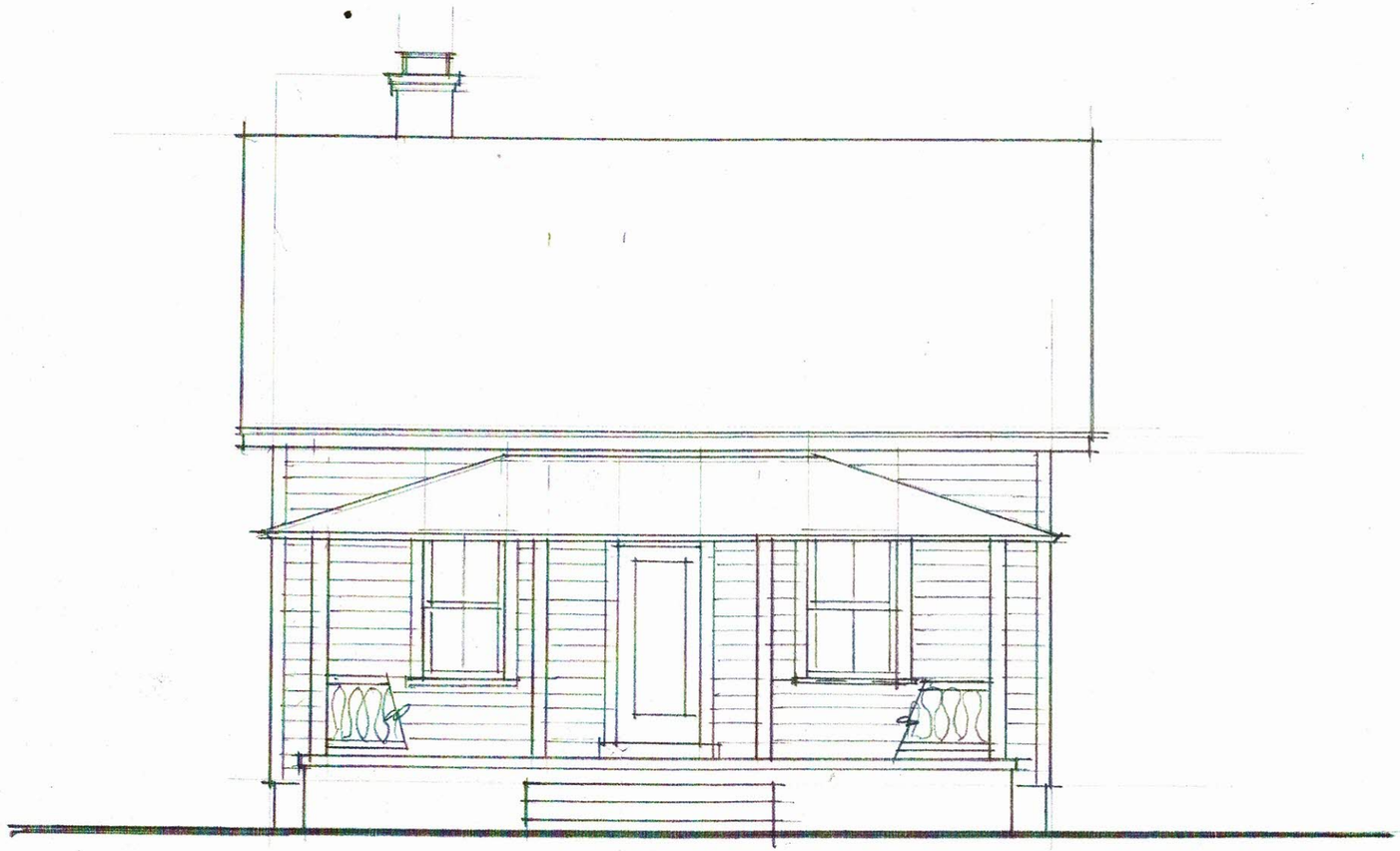
Barry Residence – 310 S 6th Street



1ST FLOOR - EXISTING PLAN	3/16"=1'0"
BARRY - 310 S. 6TH STREET	9/20/2021



2ND FLOOR - EXISTING PLAN	3/16"=1'-0"
BARRY - 310 S. 6TH STREET	8/20/2021



EXISTING WEST ELEVATION | 3/16"=1'0"

BARRY | 12/6/2021 | 310 S 6TH STREET

EXISTING SOUTH ELEVATION	3/16"=1'-0"
BARRY 12/6/2021 310 S. 6TH STREET	

EXISTING EAST ELEVATION | 3/16"=1'0"

BARRY | 12/6/2021 | 310 S. ~~6TH~~ STREET

EXISTING NORTH ELEVATION	3/16" = 1'-0"
BARRY	12/6/2021

310 S. 6TH STREET

MAP OF BOUNDARY SURVEY

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

THE SOUTHERLY 40 FEET OF LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 127.

CERTIFIED TO:
DAVID CHRISTOPHER BARRY
THE LAW OFFICE OF RONALD J. CONTE, P.A.
OLD REPUBLIC TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
310 SOUTH SIXTH STREET
FERNANDINA BEACH, FLORIDA 32034

PROPOSED SITE PLAN 1"=20'-0"
BARRY RESIDENCE 310 S. 6TH STREET
12/29/2021

N

MANZIE & DRAKE LAND SURVEYING

CEDAR STREET

FOUND NAIL & DISK

NORTHERLY 60' OF LOT 1

NORTH 1/2 OF LOT 8

60.00'

SOUTH SIXTH STREET

(60' RIGHT-OF-WAY)

EDGE OF ASPHALT ROAD

1.5' CONCRETE CURB

CONCRETE SIDEWALK

FOUND 1/2" IRON ROD & CAP "OLDE ISLE"

0.5' N

100.00'

6' WOOD FENCE

4' WOOD FENCE

9' SETBACK

90°

0.4'

SOUTHERLY 40' OF LOT 1

40.00'

25' SETBACK

20' SETBACK

6' WOOD FENCE 1.1' W

SOUTH 1/2 OF LOT 8

4' CHAIN LINK FENCE 0.3' W

1.4' W

CONCRETE

FOUND 1/2" IRON PIPE

GRAVEL DRIVEWAY

NORTH 1/2 OF LOT 2

90.00'

BRICK PAVERS

NEW AC LOCATION

CONCRETE

22.3'

0.6'

19.8'

34.8'

EXISTING SINGLE FAMILY RESIDENCE #310

EXISTING COVERED PORCH

27.5'

10.7'

9.2'

9.6'

10.0'

WOOD DECK

6.3'

35.5'

50.00'

LOT 7

0.4' E

23.1'

0.1' E

22.8'

NEW WOOD STEPS & LANDING

9' SETBACK

9.3'

FOUND 1" IRON PIPE

FOUND 1/2" IRON PIPE

100.00'

6' WOOD FENCE

SOUTH 1/2 OF LOT 2

50.00'

INFILL EXISTING PORCH TO BE INTERIOR

EXISTING SCREEN PORCH TO BE RENOVATED

FOUND 1/2" STAINLESS STEEL PIPE

LEGEND

- = CONCRETE FLATWORK
- = COVERED AREA
- S = SEWER CLEANOUT
- W = WATER METER
- -o-o- = WOOD OR VINYL FENCE
- = WOOD POWER POLE
- ℄ = CENTERLINE
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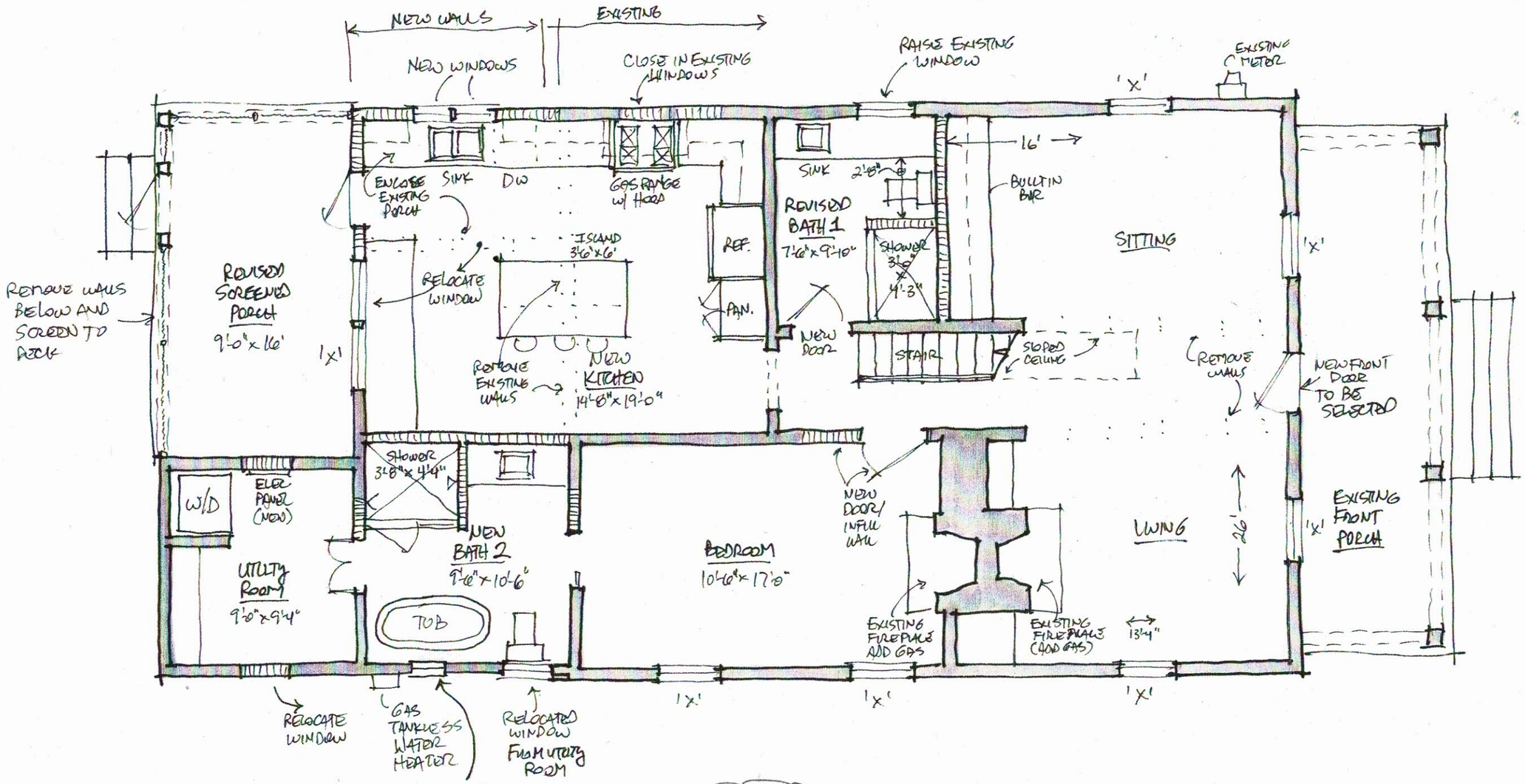
SCALE: 1"=20' JOB NO: 21219 DATE: 04/19/2021 CADD: LP
F.B. NO: X-353 PAGE NO: 6 FIELD CREW: JM FILE NO: A-5351

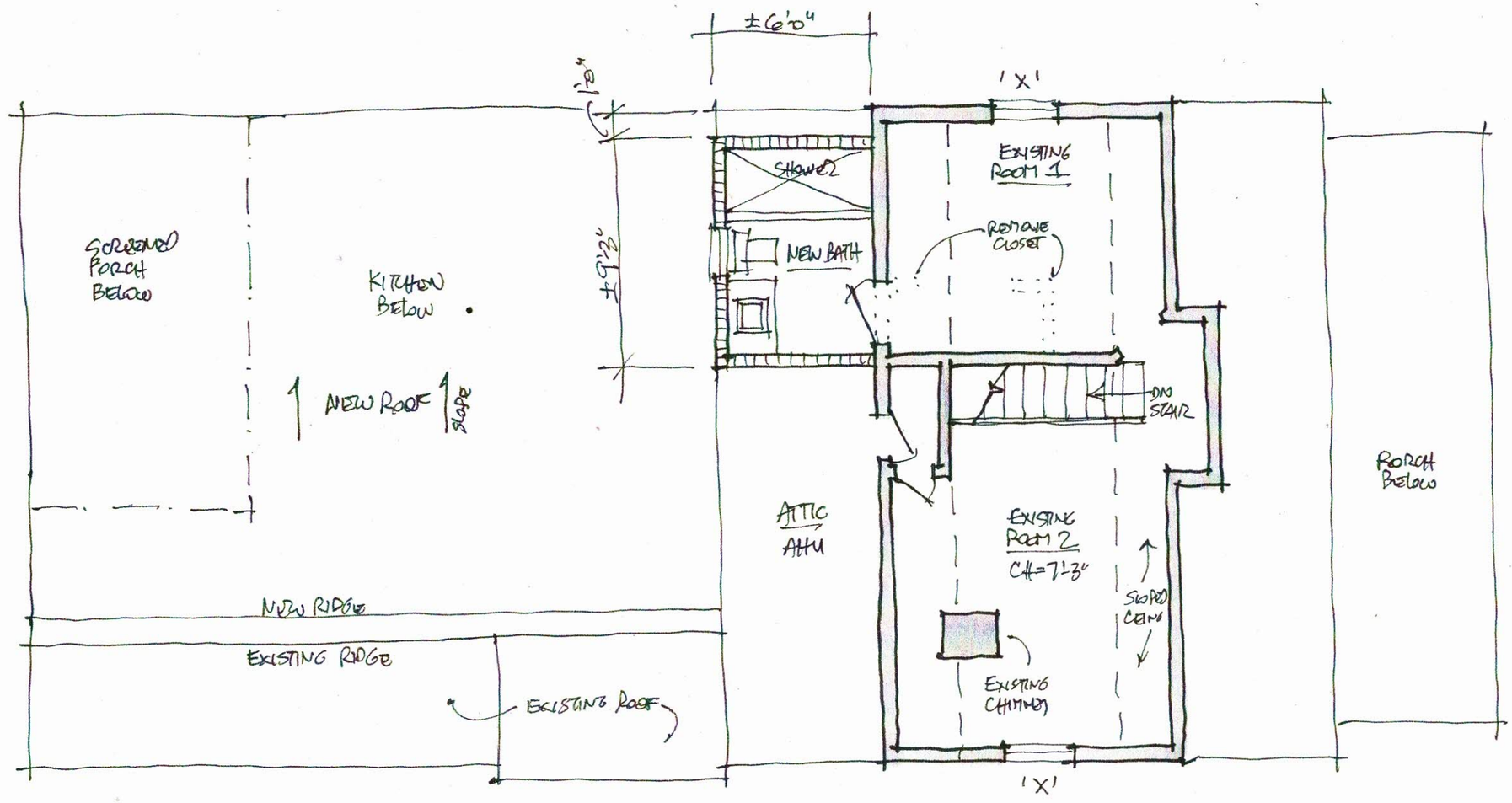


EXISTING WALLS
NEW WALLS
REMOVED WALLS
FEATURES ABOVE
'X' EXISTING FEATURES

PROPOSED

1ST FLOOR PLAN - PROPOSED | 3/16"=1'-0"

BARRY RESIDENCE | 12/29/2021 | 310 S. 6TH STREET



PROPOSED - 2ND FLOOR PLAN | 3/16"=1'-0"

BARRY RESIDENCE 12/29/21 310 S. 6TH STREET

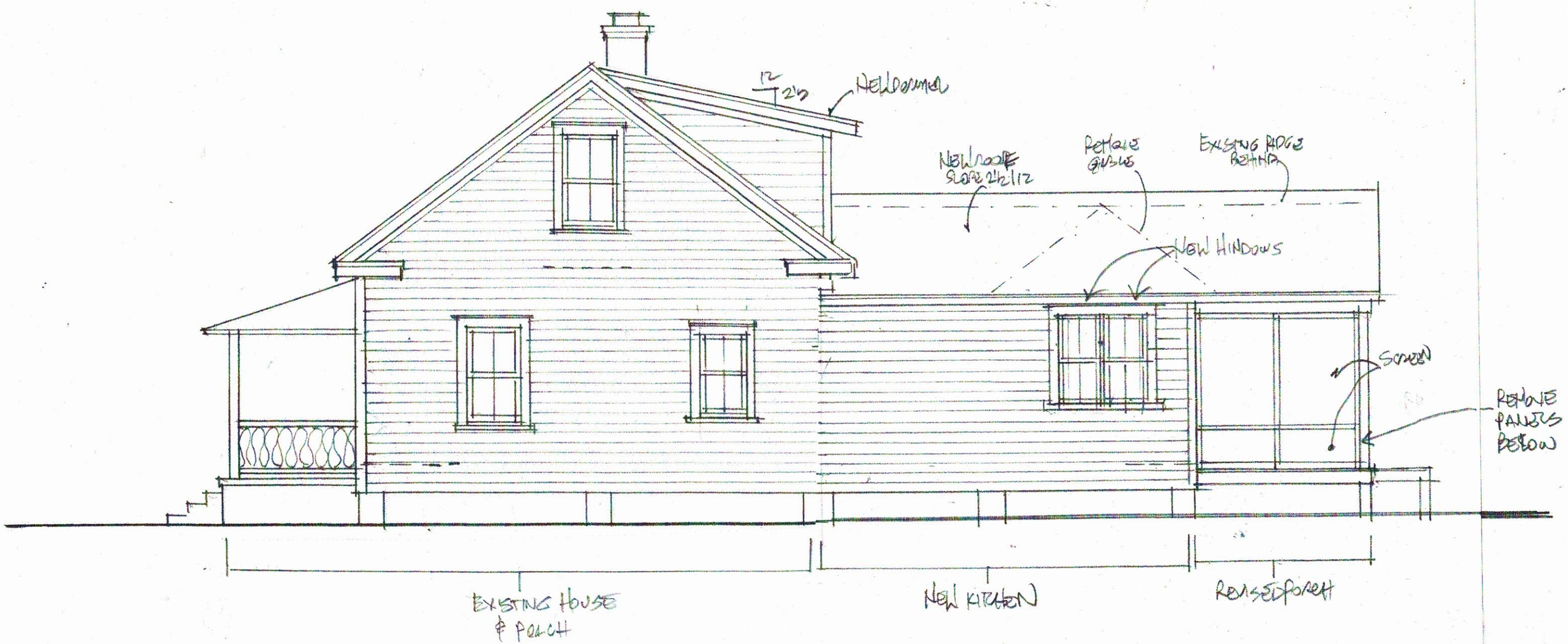
PROPOSED

EXISTING WALLS
NEW WALLS
REMOVED WALLS
FEATURES ABOVE
'X' EXISTING ITEMS

PROPOSED

SOUTH ELEVATION	3/16"=1'-0"

BARRY RESIDENCE 12/29/21 310 S. 6TH STREET

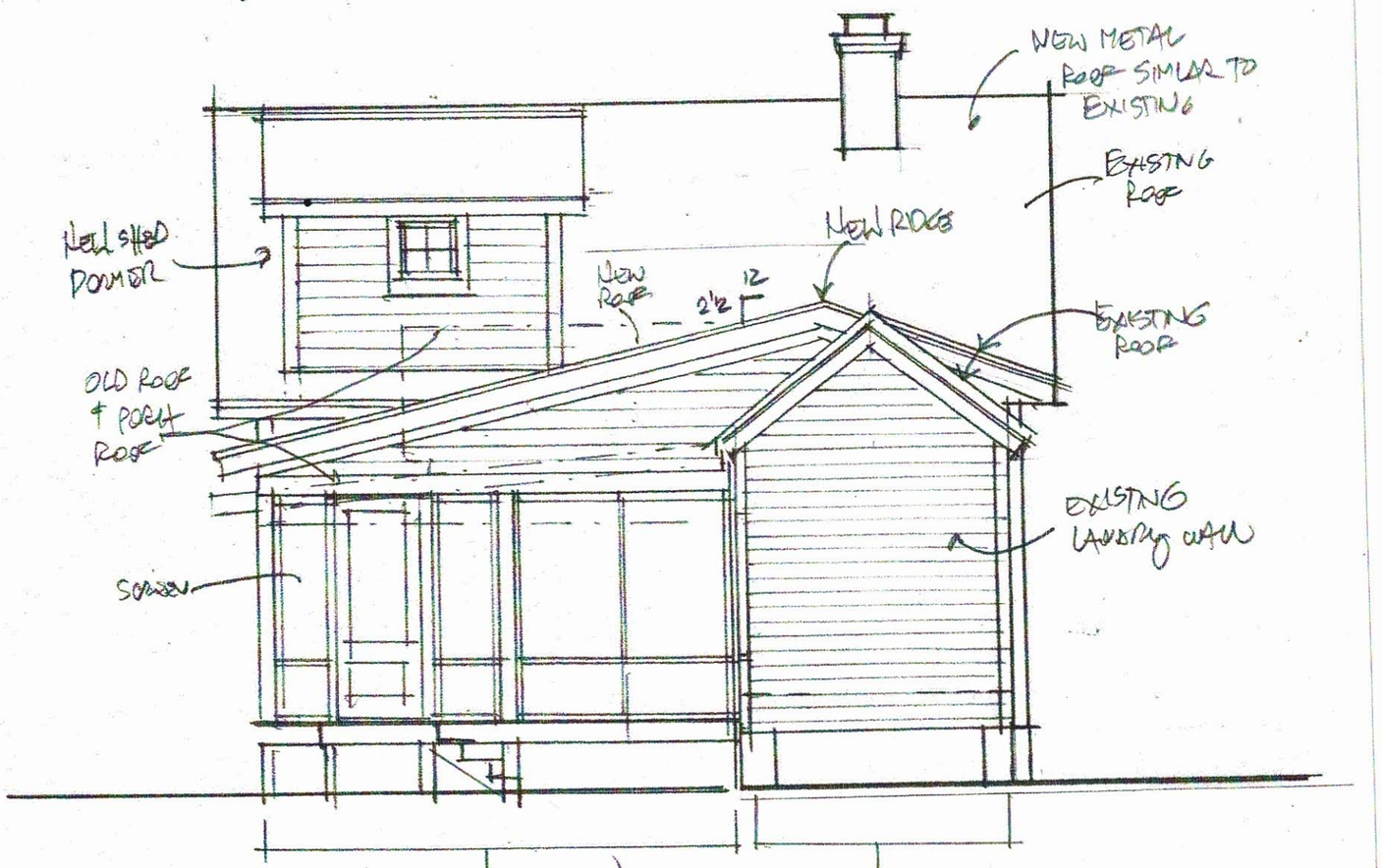


PROPOSED

NORTH ELEVATION 3/16"=1'-0"

BAILEY RESIDENCE 310 S. 6TH STREET

12/29/2021



EAST

REAR ELEVATION

3/16" = 1'0"

BARRY RESIDENCE
310 S. 6TH STREET

12/29/31

PROPOSED

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00402
Recorder # 330
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) 310 South 6th St
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
310	South	6th	Street	

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

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township: Range: Section: 1/4 section: >> 3N ;28E ;23;UNSP
Irregular Section Name:
Landgrant
UTM. Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> 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) >> Cross gable
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) east slope

HISTORICAL STRUCTURE FORM

8NA00402

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed ____ #incised ____ Location(s) west

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1879

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;1879;

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

Idividually 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

SNA00402

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: 6/6/2007

Form Comments: _____

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

NA00402-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Clapboard

> **Roof types:**
Gable

> **Roof materials:**
Sheet metal;3V crimp

> **Roof secondary structures (dormers etc):**
Cross gable

> **Change status/year changed/date noted/nature:**

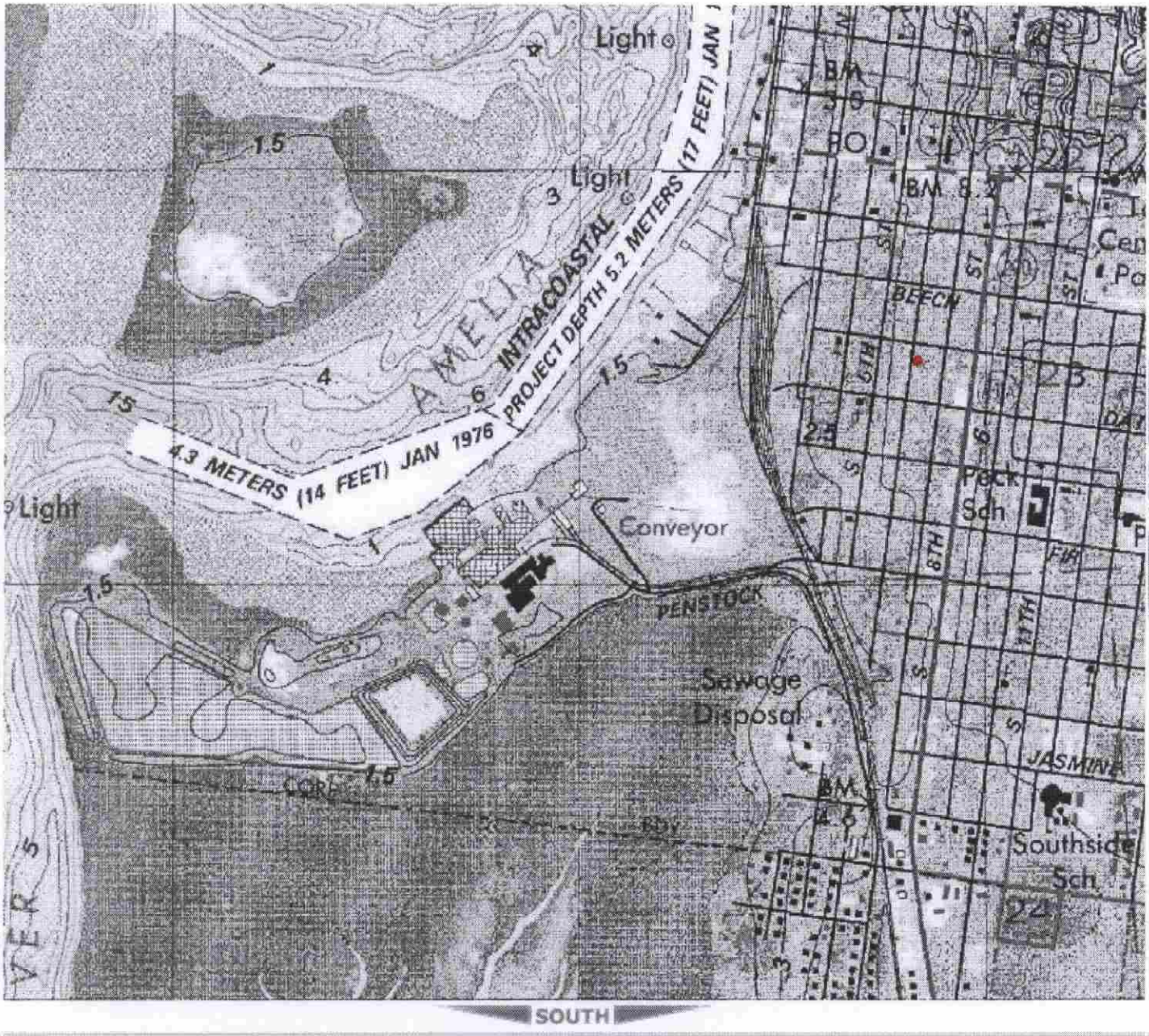
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1879;

> **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)]:**

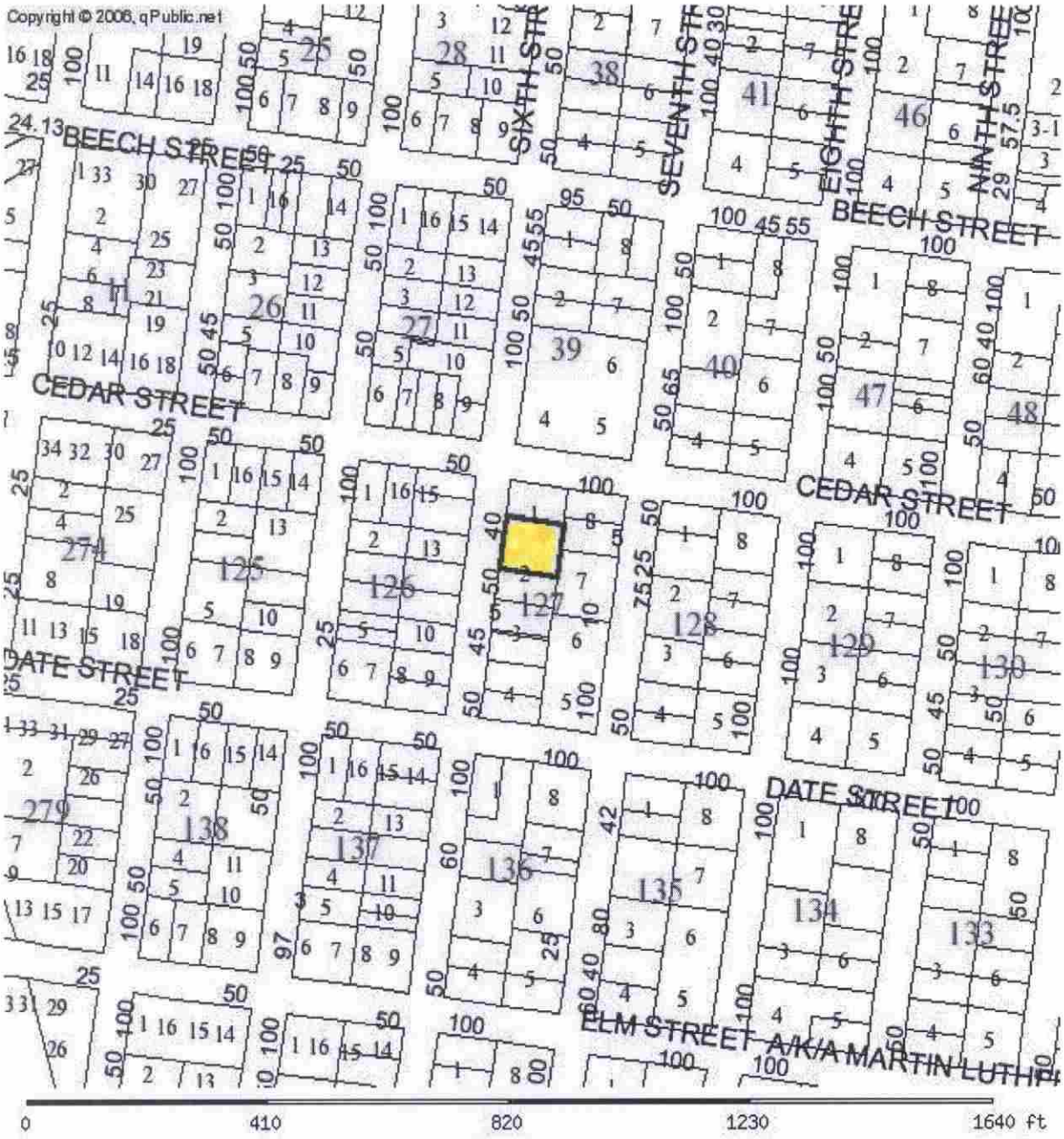

Light
1.5
3
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
4
6
1.5
1.5
Light
1
Conveyor
PENSTOCK
1.5
Sewage
Disposal
Cable
1.5
Bby
BM
4.6
JASMINA
Southside
Sch
22
BM
3.6
BO
BM
8.2
BEECH
4TH
5TH
6TH
11TH
FIR
Peck
Sch
EAST
SOUTH

NA402

330

330

NA402



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0127-0012
GIS CALCULATED ACREAGE	0.2
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	HOWARD JOHN L &
Mailing Address	ENGLE-HOWARD MARTHA S (H&W) 2204 ARYNESS DRIVE; VIENNA, VA 22181
Situs/Physical Address	310 SOUTH 6TH ST
2006 PROPOSED VALUES	
Land Value	135,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 402

SITE NAME: 310 S. 6th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 310 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 127 2
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: Hibbs, David John & Leellen
ADDRESS: 310 S. 6th St.
ADDRESS: Fernandina Beach, FL 32034
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1883
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 19th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 137

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story veranda, 3-bay, access W, 2nd bay; shed roof; square posts
ORIENTATION: W

FOUNDATION: continuous: concrete block

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset: rear slope

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

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1883, it is a one-and-a-half-story frame vernacular residential building. It has been significantly altered by a large rear addition. It was originally the residence of Eugene E. Lassere, a contractor and builder.

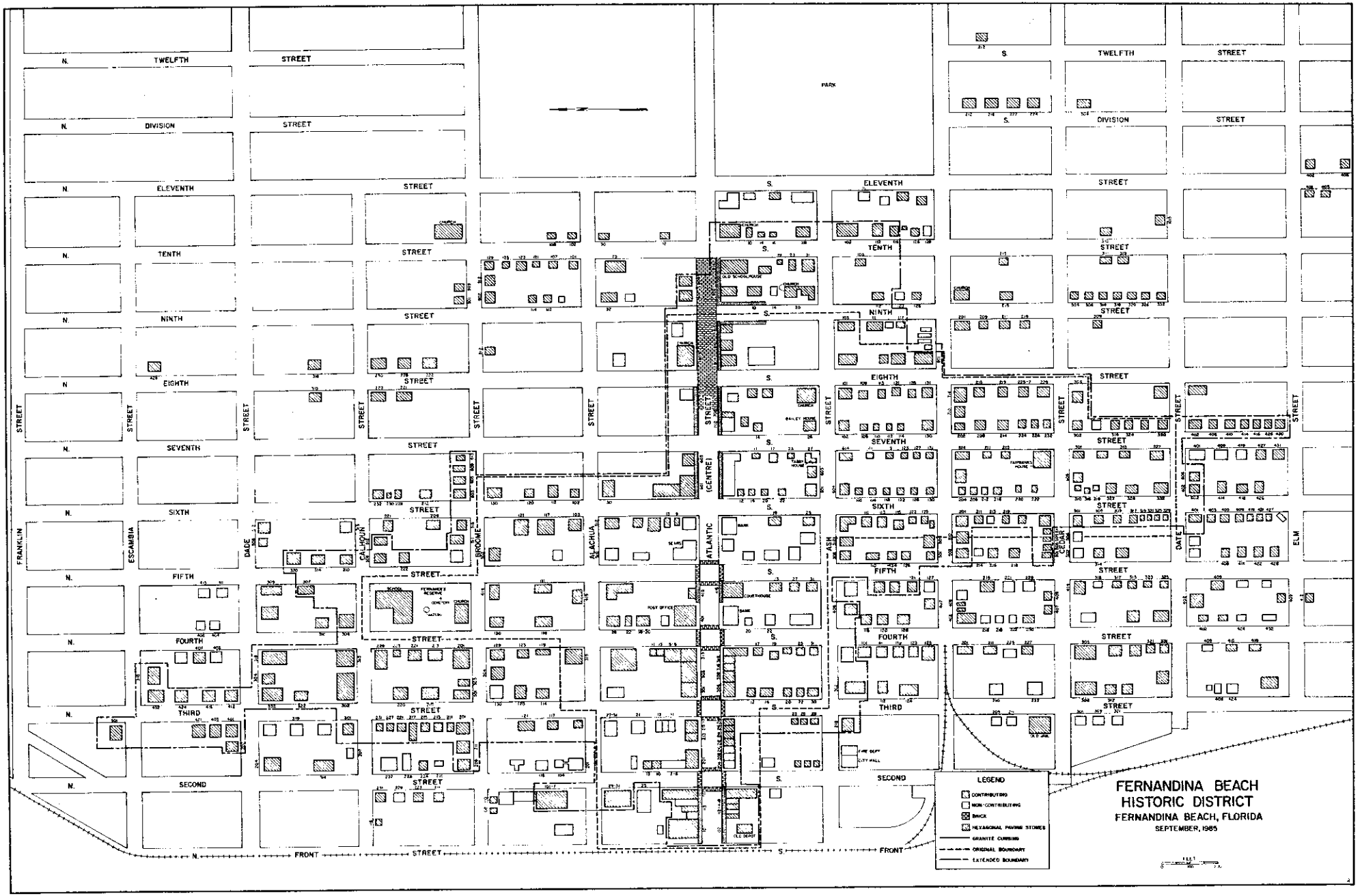
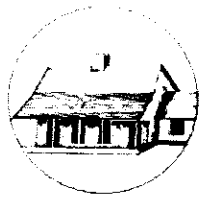

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
PARK
TWELFTH STREET
DIVISION STREET
ELEVENTH STREET
TENTH STREET
NINTH STREET
EIGHTH STREET
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FRONT STREET
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
ASH STREET
DATE STREET
ELM STREET

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA00402
Field Date 2-14-2018
Form Date 2-14-2018
Recorder # _____

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

Site Name(s) (address if none) 310 S. 6th St. Multiple Listing (DHR only) _____
Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	310	S	6th	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** 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0127-0012 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1879 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) **From (year):** _____ **To (year):** _____
Current Use Private Residence (House/Cottage/Cabin) **From (year):** _____ **To (year):** _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown Date: _____ **Nature** Porch; some siding
Additions: ☒ yes ☐ no ☐ unknown Date: _____ **Nature** Rear gable extensions
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular **Exterior Plan** Rectangular **Number of Stories** 1.5
Exterior Fabric(s) 1. Weatherboard 2. Composition Board 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 2/2 Dhs

Distinguishing Architectural Features (exterior or interior ornaments) Central hall form; end returns; exposed rafters and jig saw cut detailing on porch

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

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

HISTORICAL STRUCTURE FORM

Site #8 NA00402

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) Full light door

Porch Descriptions (types, locations, roof types, etc.) Entry/W, open, exposed rafters, hip, square wood supports & jig saw cut railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. 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.

590
591
593
1200
595
597
Beech St
389
598
390
340
391
392
458
1199
1192
393
460
341
394
1198
342
396
395
632
397
1197
635
636
638
639
398
84
S 5 th St
Cedar St
S 6 th St
N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.
637
399
1193
400
640
466
401
468
402
404
403
470
406
1332
405
407
408
409
410
112
411
412
S 7 th St
Date St

310

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0049
FEBRUARY 17, 2022

Owner/Applicant:	Michael Stauffer Architect, agent for McDowell South, LLC
Property Address:	224 S. 7th Street
Parcel ID #	00-00-31-1800-0040-0030
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00462
Year Built:	1926 (FMSF)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to enclose the existing porch and NE corner of the building, enclose the existing deck to be a screened porch, and build a new brick fireplace and chimney. (Quasi-Judicial)

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

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.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking Conceptual Approval to renovate the rear of the structure, which is a later addition to the 1926 home. The proposed modification encloses sections of the rear porch and infills the northeast corner to square off the building. The existing wood deck would be enclosed as a screen room and a double-sided brick fireplace would be added between the deck and the new kitchen addition. The new additions at the rear will feature cementitious lap siding to replicate the material of the historic portion of the home.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

ANALYSIS:

Staff finds that the proposed rehabilitation and addition plans for this structure are conceptually compatible with the Downtown Historic District and meet requirements including, height, scale, massing, and materials.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2022-0050

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0050 **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 2022-0050, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **Plans & Elevations**

EXHIBIT 3 **FL Master Site File 8NA00462**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8550

Date Submitted: 1/6/2022

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

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

Fees

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

Basis for Review

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

2022 Submission Deadlines + Board Meetings Calendar

hdc 2022

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

Application Requirements

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

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

- [x] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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*

Alteration

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?*

1/6/2022

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*

224 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

McDowell South LLC

Last Name*

McDowell

Mailing Address*

225 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

734-834-0105

E-mail Address*

mcsandall@comcast.net

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

This project includes the renovation and addition as follows: - enclose existing porch to make part of the Kitchen - enclose the NE corner of the building with an addition to expand the Kitchen - cover the existing deck to be a screened porch - build a new brick fireplace and chimney This is a conceptual approval application. Finished and colors will be provided in the Final Submission

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Hardie Lap Siding	TBD (Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
	Marvin or similar - TBD Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

ROOFING

Manufacturer	Product Description	Color
	Asphalt shingle to match existing	TBD (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Smooth Hardie trim	TBD (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Brick to match existing	Red brick (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	No new	NA (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	New PT wood deck on rear - front to remain as is	TBD (Name/Number)

FENCING

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

OTHER

Manufacturer	Product Description	Color
	NA	NA (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
McDowell_224 S 7th Street.pdf	McDowell_224 S 7th Street.pdf	McDowell_224 S 7th Street.pdf	Deed_McDowell.pdf

Upload 5	Upload 6	Upload 7	Upload 8
McDowell_Existing Floor Plan.pdf	McDowell_Existing Elevations.pdf	McDowell_224 S 7th Street_Proposed Design.pdf	Choose File No file selecte

Certification*

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

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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™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*

Michael

Applicant Last Name*

Stauffer

Today's Date*

1/6/2022

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.

INSTR # 201034034, Book 1715, Page 1329 Doc Type D, Pages 1, Recorded 12/20/2010 at 04:05 PM, John A Crawford, Nassau County Clerk of Circuit Court, Rec. Fee $10.00 Deed Doc Stamps. $758.94

Rec'd 10.00
Doc 758.94
Total 768.94

Record and Return to:
Marshall E. Wood, P.A.
303 Centre Street, Suite 100
Fernandina Beach, FL 32034

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2010, between

PAUL A. SILVER, a married person, INDIVDUALLY AND AS TRUSTEE OF THE MARGARET F. McDOWELL TRUST, UNDER AGREEMENT DATED SEPTEMBER 5, 2003,

whose address is:
50 Kennedy Plaza, Suite 1500
Providence, RI 02903-2393

Grantor,

and **McDOWELL SOUTH, LLC, a Florida Limited Liability Company**

whose address is:
224 South 7th Street
Fernandina Beach, FL 32034

Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in1887 and 1901) as:

The South 65 feet of Lot 3 in Block 40.

PARCEL NO. 00-00-31-1800-0040-0030

SUBJECT TO COVENANTS AND RESTRICTIONS of record, if any, AND to taxes accruing subsequent to December 31, 2009.

And Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid Trust Agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances.

And the Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons claiming under the Trust.

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

SIGNED, SEALED and DELIVERED
in the presence of:

Molly Kay
Witness

Joan K Tasillo
Witness

Paul A Silver
PAUL A. SILVER, INDIVIDUALLY AND AS TRUSTEE OF THE MARGARET F. McDOWELL TRUST UAD SEPTEMBER 5, 2003

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

The foregoing instrument was acknowledged before me this 14th day of December 2010, by **Paul A. Silver, Individually and as Trustee of the MARGARET F. McDOWELL TRUST UNDER AGREEMENT DATED SEPTEMBER 5, 2003**, who is personally known to me, ~~or who produced _____~~ as identification.

Maria A Eugenio
Notary Public, State of Rhode Island
My Commission Expires: 8/17/2012

Title to the lands, described herein have not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances.

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Martha M McDowell
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER
(print name of agent)

to represent me/us in processing an application for: H.D.C.
(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 of owner)

(Signature of owner)

Martha F. McDowell
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 13RD DAY of JANUARY, 2022, by MARTHA FERGUSON MC. DOWELL

Notary Public — Printed Name: DEBORAH ANN ST.HART — My Commission Expires: 07-07-2022

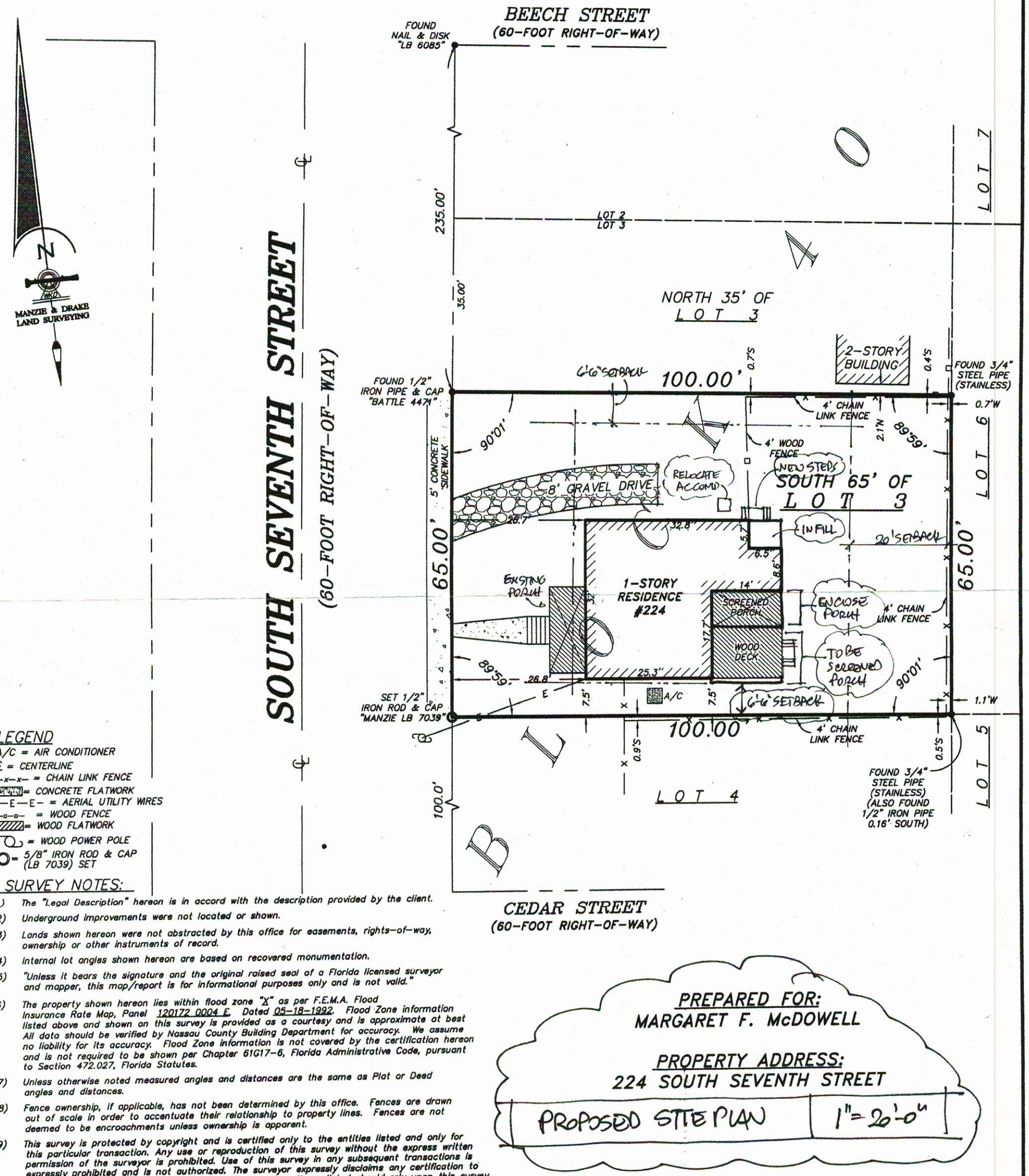
Personally Known _____ OR Produced Identification X ID Produced: FLDL

DEBORAH ANN ST.HART
Notary Public - State of Florida
Commission # GG 228366
My Comm. Expires Jul 7, 2022
Bonded through National Notary Assn.

MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

THE SOUTH SIXTY-FIVE (65.0) FEET OF LOT THREE (3). BLOCK FORTY (40) IN THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 89, PAGE 612, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



MANZIE & DRAKE LAND SURVEYING

LEGEND

A/C = AIR CONDITIONER
℄ = CENTERLINE
-x-x- = CHAIN LINK FENCE
= CONCRETE FLATWORK
-E-E- = AERIAL UTILITY WIRES
-o-o- = WOOD FENCE
= WOOD FLATWORK
= WOOD POWER POLE
= 5/8" IRON ROD & CAP (LB 7039) SET

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 120172 0004 E, Dated 05-18-1992. 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 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) Unless otherwise noted measured angles and distances are the same as Plat or Deed angles and distances.
8) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
9) 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.

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PREPARED FOR:
MARGARET F. McDOWELL

PROPERTY ADDRESS:
224 SOUTH SEVENTH STREET

PROPOSED SITE PLAN | 1"=20'-0"

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____

☒ MICHAEL A. MANZIE, P.L.S. 4069
☐ FRANK L. BOWEN, P.S.M. 2477

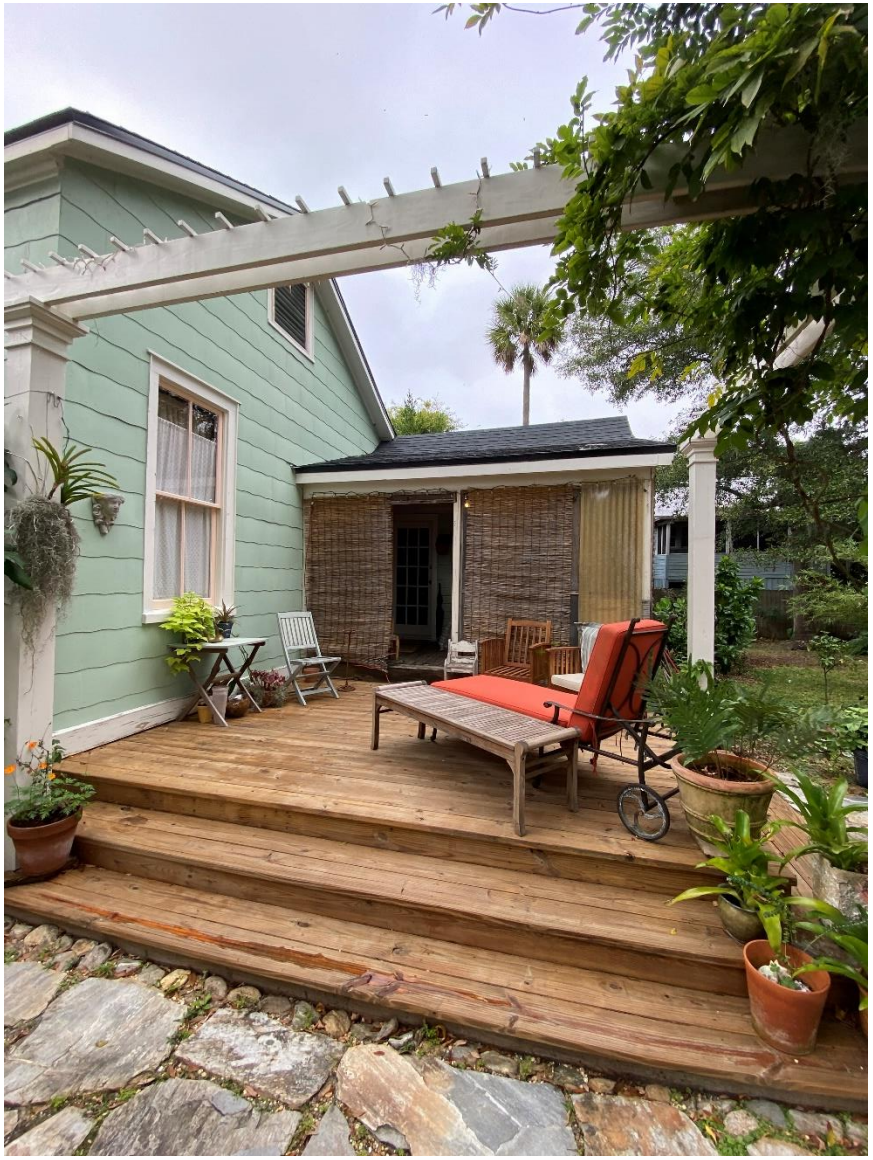
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

SCALE: 1"=20' JOB NO: 17487 DATE: 04-13-09 CADD: WKD
F.B. NO: X-241 PAGE NO: 10 FIELD CREW: BP FILE NO: A-2667

McDowell Residence – 224 S 7th Street

McDowell Residence – 224 S 7th Street

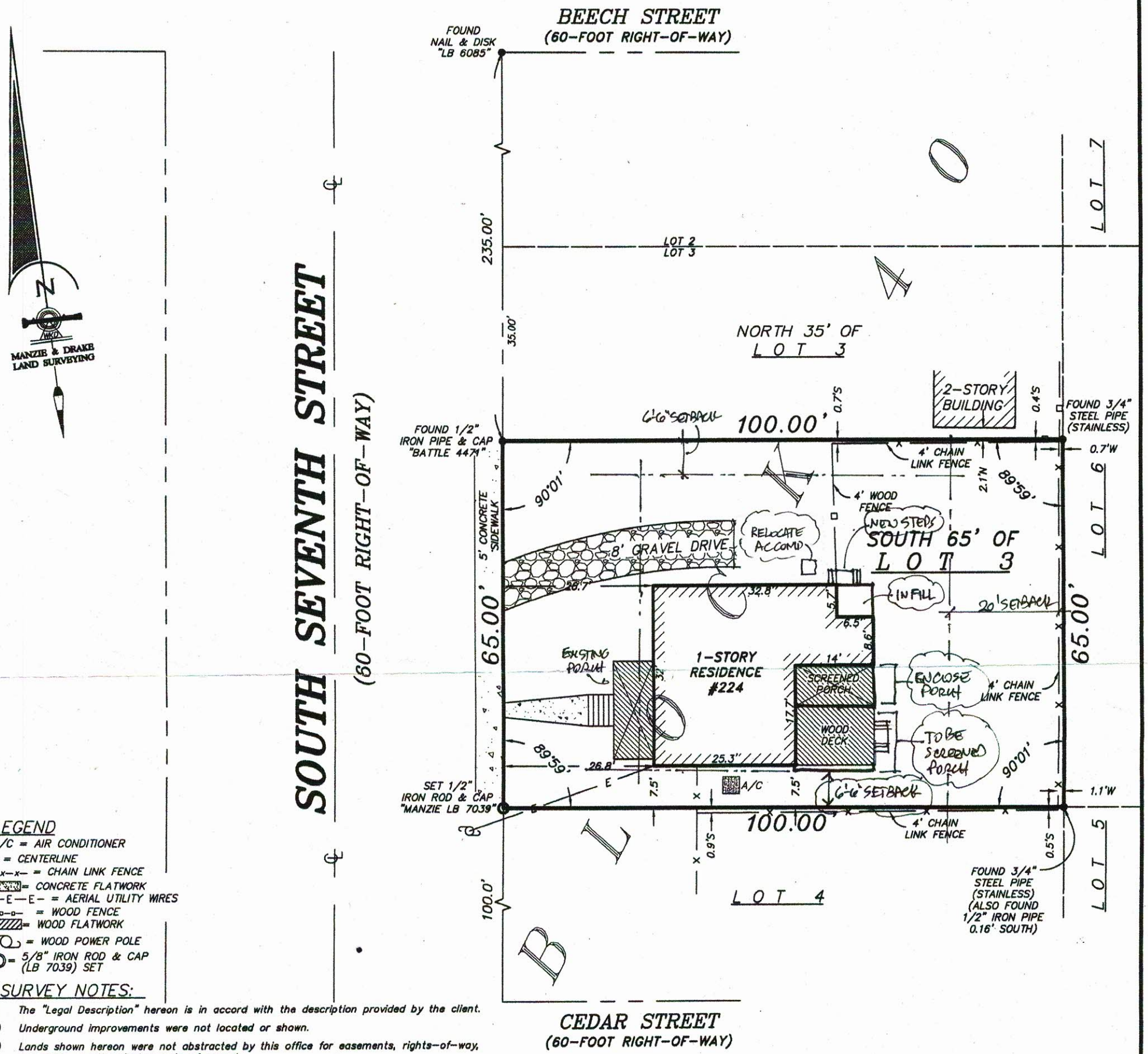
McDowell Residence – 224 S 7th Street



MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

THE SOUTH SIXTY-FIVE (65.0) FEET OF LOT THREE (3). BLOCK FORTY (40) IN THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 89, PAGE 612, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



LEGEND

- A/C = AIR CONDITIONER
- ℄ = CENTERLINE
- -x-x- = CHAIN LINK FENCE
- = CONCRETE FLATWORK
- -E-E- = AERIAL UTILITY WIRES
- -o-o- = WOOD FENCE
- = WOOD FLATWORK
- = WOOD POWER POLE
- = 5/8" IRON ROD & CAP (LB 7039) SET

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.
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6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120172 0004 E. Dated 05-18-1992. 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 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
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PREPARED FOR:
MARGARET F. McDOWELL

PROPERTY ADDRESS:
224 SOUTH SEVENTH STREET

PROPOSED SITE PLAN | 1"=20'-0"

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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SET YOUR *SITES* ON US."

SCALE: 1"=20' JOB NO: 17487 DATE: 04-13-09 CADD: WKD

F.B. NO: X-241 PAGE NO: 10 FIELD CREW: BP FILE NO: A-2667

EXISTING PORCH ENCLOSED

EXISTING DECK TO BE PORCH

NEW LANDING & STEPS

REUSE EXISTING WINDOWS

REF

RANGE & HOOD

SINK DW

NEW FRENCH DOOR

KITCHEN
13'6" x 14'6"
+ 6x6

REUSE EXISTING WINDOW

FIREPLACE

FIREPLACE

NEW LANDING & STEPS

PANTRY/ LAUNDRY
5'6" x 6'9"

W/D

INFILL WALL

NEW SCREENED PORCH
10'6" x 13'6"

NEW FRENCH DOOR

6'-6" TO PROP. LINE (SETBACK)

FILL IN WINDOW

NEW FRENCH DOOR IN WINDOW LOCATION

CLOSET

RENOVATED BEDROOM

STUDY

INFILL DOOR

CLOSET

LIVING

FOYER

BEDROOM

NEW FRONT DOOR TO BE SELECTED

FRONT PORCH

EXISTING

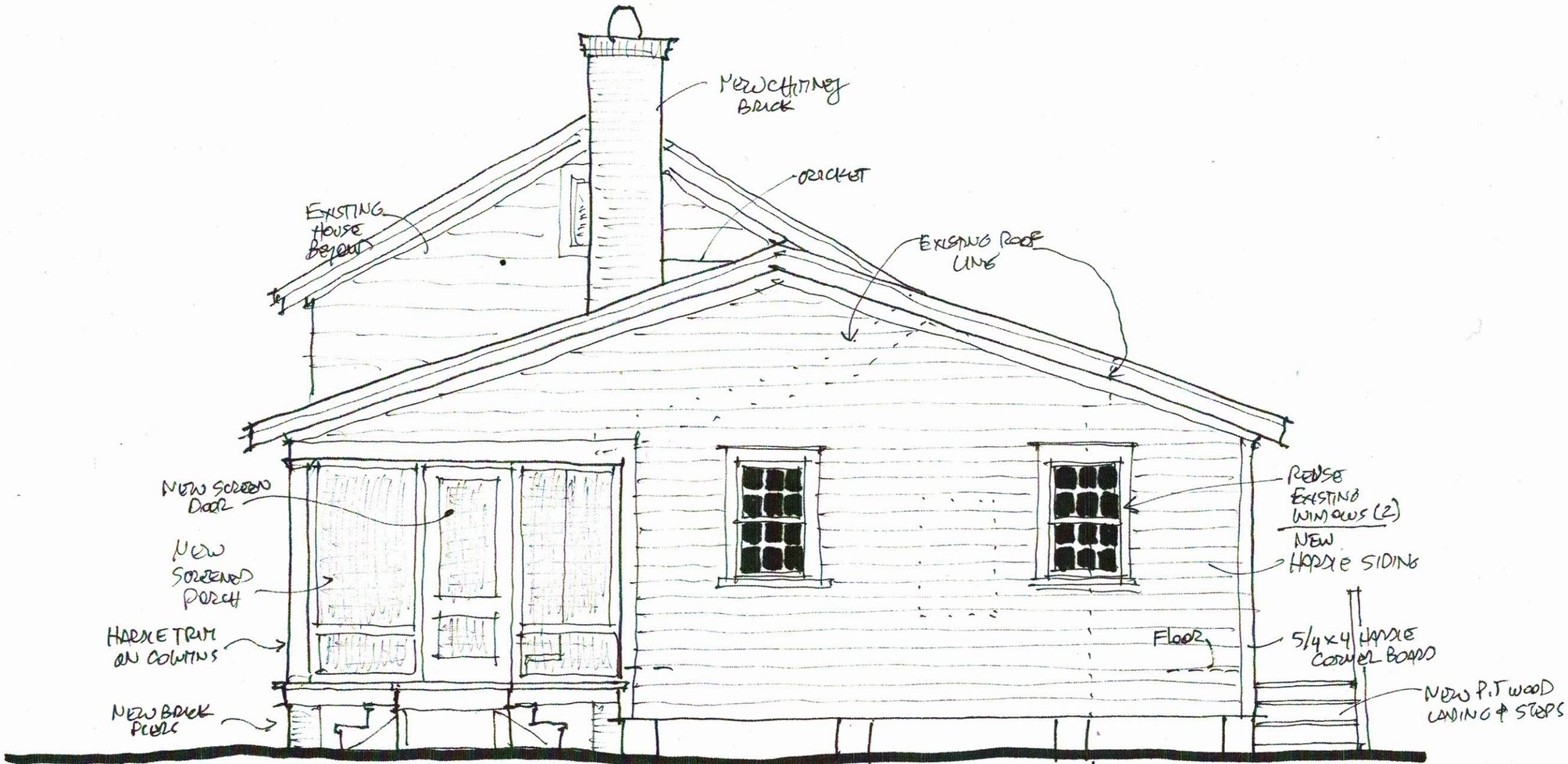
NEW

REMOVED

FEATURES ABOVE

PROPOSED - FLOOR PLAN | 1/4"=1'-0"

McDOWELL RESIDENCE | 12/10/2021 REV 12/29/2021 | 224 S. 7TH STREET



PROPOSED - REAR ELEVATION | 1/4"=1'-0"

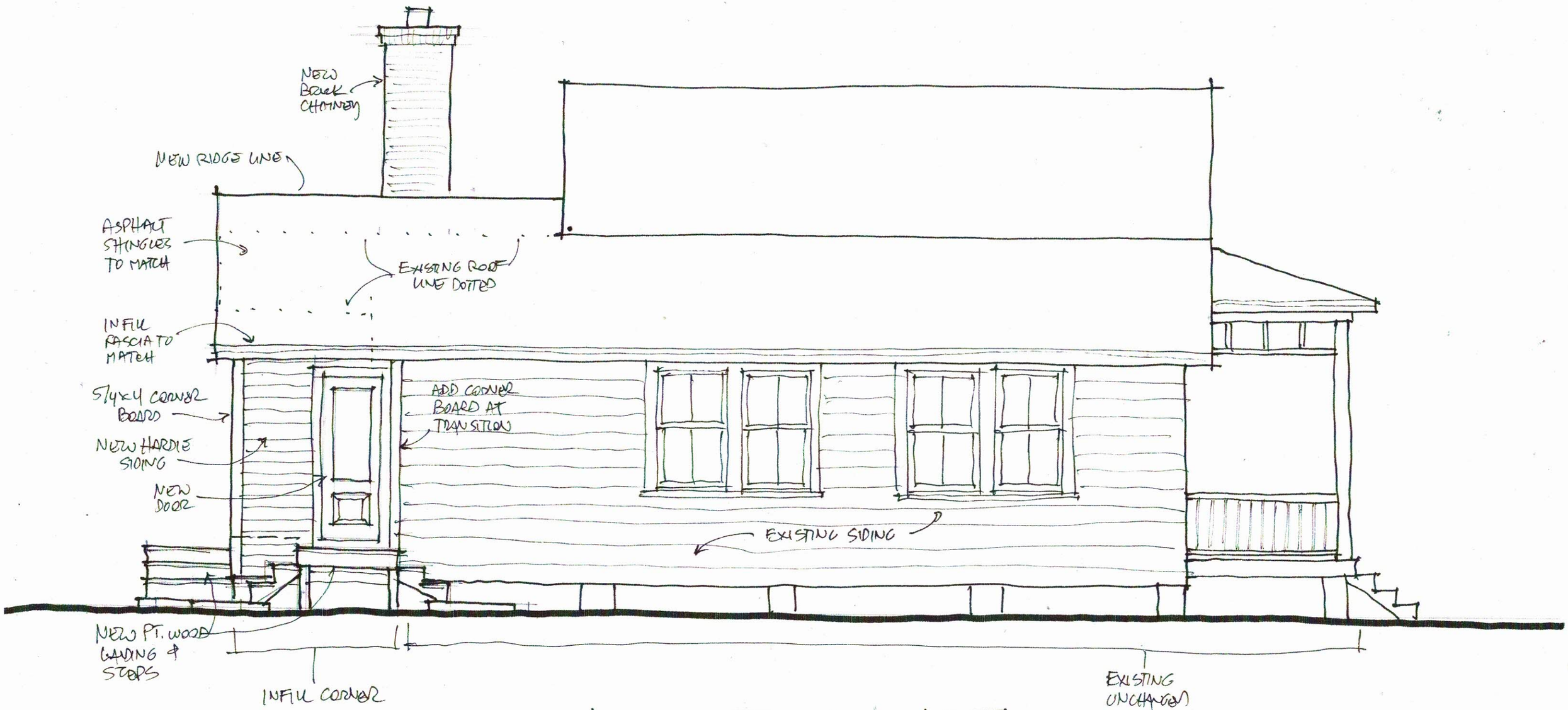
McDowell
224 S. 7TH STREET
REV. 12/29/2021

PROPOSED RIGHT SIDE (SOUTH) | 1/4"=1'-0"

McDowell

224 S. 7TH STREET

REV. 12/29/2021



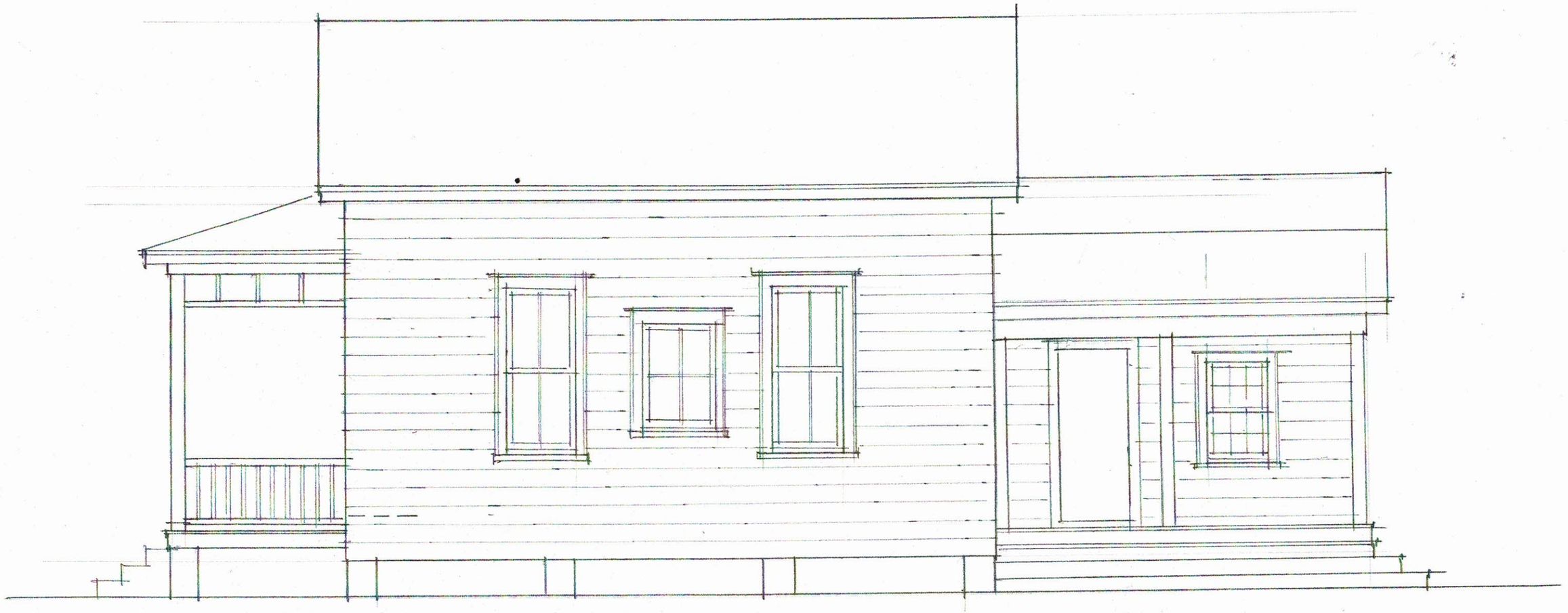
PROPOSED NORTH ELEVATION	1/4"=1'-0"

McDOWELL RESIDENCE
224 S. 7TH STREET
12/29/2021

EXISTING FRONT ELEVATION	1/4"=1'0"

REAR ELEVATION	1/4"=1'0"

McDOWELL 12/1/2021 S. 7TH STREET



EXISTING

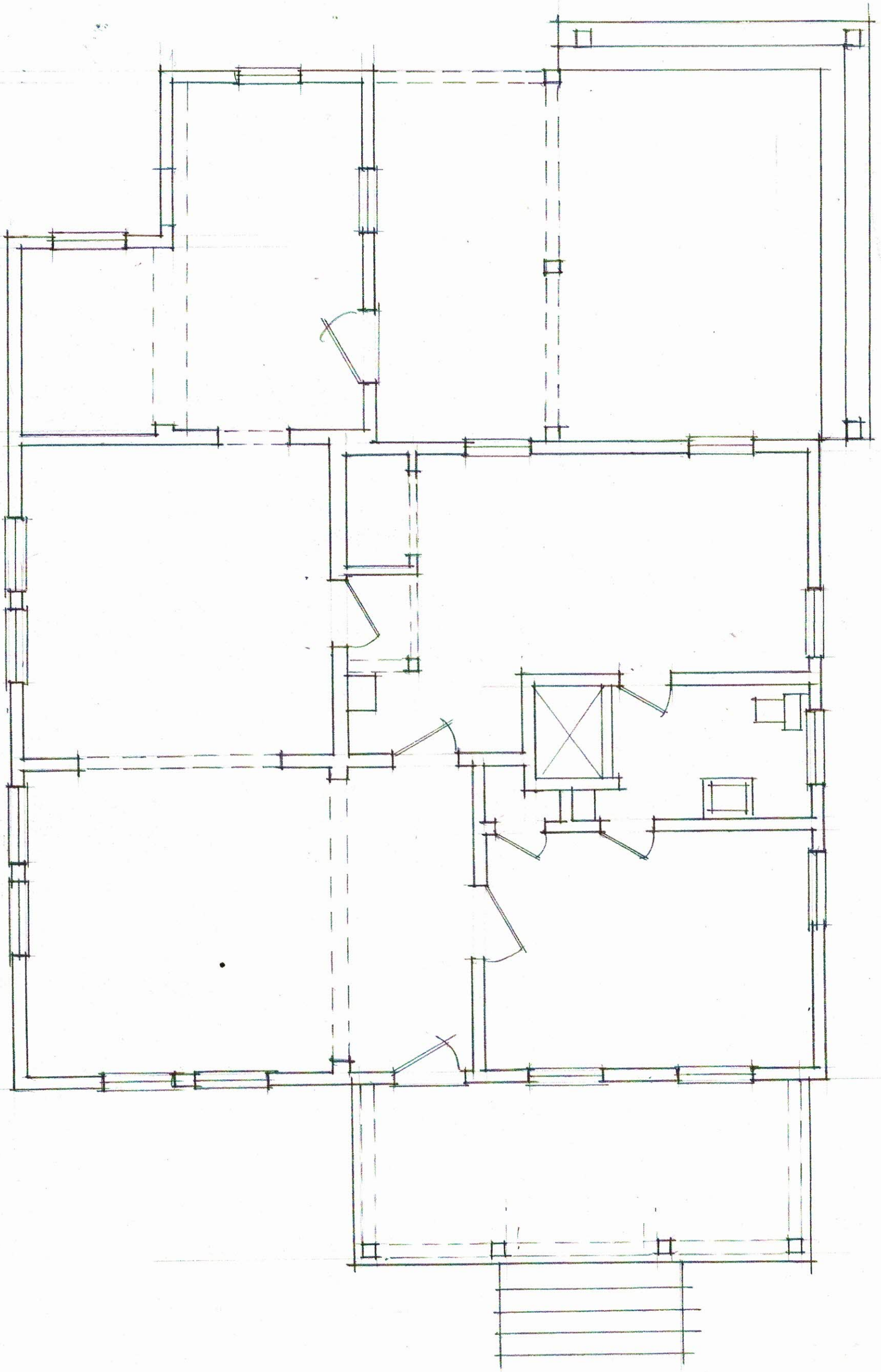
RIGHT SIDE ELEVATION	1/4"=1'-0"

MCDOWELL 12/1/2021 S 7TH STREET

EXISTING

LEFT SIDE ELEVATION	1/4"=1'0"

MCDONELL 12/1/2021 S. 7TH STREET



AS-BUILT FLOOR PLAN | 1/4"=1'0"

MCDOWELL 12/1/2021 S. 7TH STREET

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00462
Recorder # 288
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) 224 South 7th St Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
224	South	7th	Street	

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

MAPPING

USGS 7.5' Map Name Publication Date >> FERNANDINA BEACH;2003
Township: Range: Section: 1/4 section: >> 3N ;28E ;23;UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Asbestos
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Shed extension
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00462

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

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

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1930

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;1930;

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

Idividually 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

8NA00462

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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00462-200703

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:**
Asbestos

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Shed extension

> **Change status/year changed/date noted/nature:**

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1930;

> **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)]:**

NORTH
SOUTH
WEST
EAST
FERNANDINA BEACH
Water Tank
Central Park
Nassau General Hospital
Peck Sch
Park
Sewage Disposal
Southside Sch
BEECH
DATE
JASMINE
PENSTOCK
HIGHLAND
ST
BM

NA462

288

288

NA462

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0030
GIS CALCULATED ACREAGE	0.15
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	MCDOWELL MARGARET F
Mailing Address	226 S 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	224 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	97,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 462

SITE NAME: 224 S. 7th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 224 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 40 3
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: McDowell, Putnam & Margaret
ADDRESS: RD #1
ADDRESS: Prospect, PA 16052
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: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1926
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 188

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, 3-bay, access W, 2nd bay; flat roof;
chamfered posts and frieze ornamentation; simple balustrade
ORIENTATION: W

FOUNDATION: piers: brick, concrete block

ROOF TYPE: gable #
shed
SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood; paired #
DHS, 6/6, wood
CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0 NO. OF STORIES 1

NO. OF DORMERS: 0 OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

224 S. 7th St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1926, it is a one-story frame vernacular residential building. It is noteworthy for its square plan. It has been significantly altered by a frame shed addition.

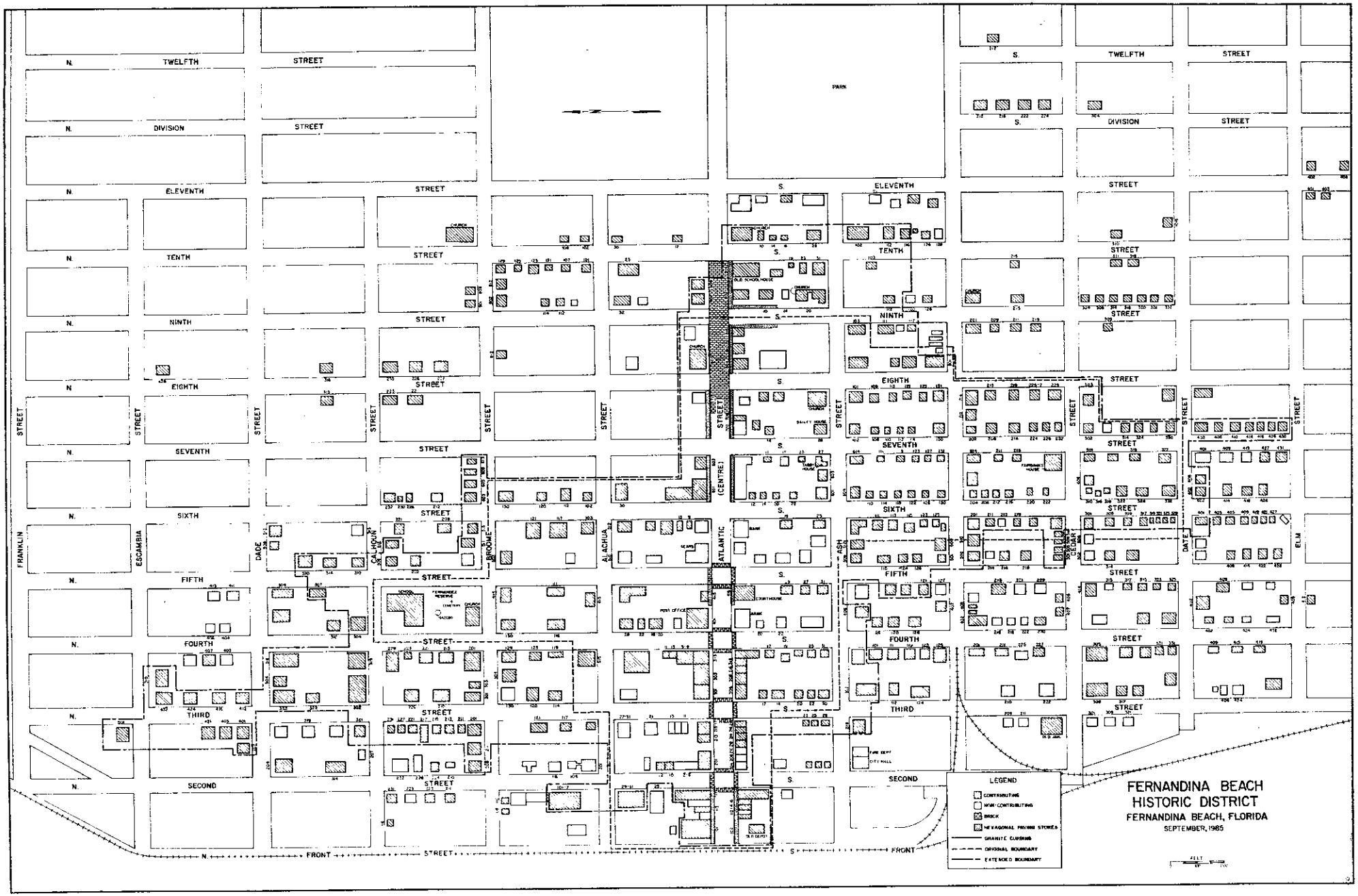
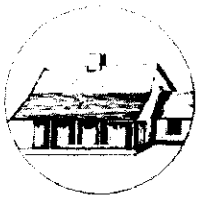

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
PARK
TWELFTH STREET
DIVISION STREET
ELEVENTH STREET
TENTH STREET
NINTH STREET
EIGHTH STREET
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FRONT STREET
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROME STREET
ALACHUA STREET
ATLANTIC STREET
ASH STREET
DATE STREET
ELM STREET

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA00462
Field Date 2-14-2018
Form Date 2-14-2018
Recorder #

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

Site Name(s) (address if none) 224 S 7th Street — Multiple Listing (DHR only)
Survey Project Name Fernandina Beach Historic Resource Survey Update — Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	224	S	7th	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** 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1800-0040-0030 — 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: 1930 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — **From (year):** 1930 — **To (year):**
Current Use Private Residence (House/Cottage/Cabin) — **From (year):** — **To (year):**
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: — **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: — **Nature** Asbestos shingles
Additions: ☒ yes ☐ no ☐ unknown Date: — **Nature** Frame shed on N elev
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Square — **Number of Stories** 1
Exterior Fabric(s) 1. Shingles-asbestos 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Asphalt shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) 2/2 DHS

Distinguishing Architectural Features (exterior or interior ornaments) Chamfered posts, balustrade, and spindles; louvered vent in front gable

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

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 *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA00462

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Asymmetrical door flanked by 2/2 DHS windows

Porch Descriptions (types, locations, roof types, etc.) 3/4 hipped roof; 3 bay with chamfered posts, balustrade, and spindles

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Simple frame vernacular house with a non-original, but historic N elevation shed addition

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 Assc. 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.

N
Brockington
CULTURAL RESOURCES CONSULTING
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.
Cedar St
Date St
5 7 th St
5 8 th St
5 9 th St
461
462
463
465
505
506
507
1167
1173
467
1175
508
111
471
472
474
1174
1166
1163
528
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529
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531
1164
532
533
476
477
479
480

VOLVO
240 TURBO
Kerry Edwards

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0148
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/10/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/09/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	01/18/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	01/18/2023

Description: Certificate of Approval (COA) to scrape, seal, and paint front porch, including ceiling and soffit. SW7006 "Pure White"

Parcel: 00-00-31-1800-0269-0090 Main	**Address:** 22 S 2Nd St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
Susan A Acosta
22 South 2nd Street
Fernandina Beach, FL 32034
Mobile: 904-557-5887

Owner
Norma M. & Susan A. Acosta
(JT/RS)
22 S 2nd ST
Fernandina Beach , FL 32034
Mobile: 9044328191

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019230	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00019230	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0149
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/14/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/14/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	01/20/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	01/20/2023

Description: Certificate of Approval (COA) to remove asphalt shingles from exterior of home to the original wood lap siding underneath.

Parcel: 00-00-31-1800-0269-0090 Main	**Address:** 22 S 2Nd St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
Susan A Acosta
22 South 2nd Street
Fernandina Beach, FL 32034
Mobile: 904-557-5887

Owner
Norma M. & Susan A. Acosta
(JT/RS)
22 S 2nd ST
Fernandina Beach , FL 32034
Mobile: 9044328191

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019303	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00019303	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0150
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/18/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/17/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	01/19/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	01/19/2023

Description: Install 1 hanging sign (24"x48") and 1 painted sign (21.71"x132.46") painted sign on N elevation.

Parcel: 00-00-31-1800-0029-0061 Main	**Address:** 2797 Jean Lafitte Dr Fernandina Beach, FL 32034 26 S 5Th St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Owner	Contractor
Andree Studios, Inc.	Dalton Signs Inc.
26 S 5th ST	610 N Lee ST
Fernandina Beach, FL 32034	Kingsland, GA 31548
Mobile: 301-518-3961	Business: 9125765858

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019317	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00019317	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0151
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/18/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/17/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	01/20/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	01/20/2023

Description: Certificate of Approval (COA) to build-out the existing 2nd level of the existing garage. All details/colors are to match existing. New windows will be Jeld-wen. A small awning is proposed over west entry stoop.

Parcel: 00-00-31-1800-0039-0081 Main	**Address:** 614 Beech St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Applicant	Owner	Agent
Cotner Asociates, Inc	Beth Nelson	John M Cotner
9 3rd S	614 Beech ST	425 S 13th ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Business: 9042774593	Mobile: 404-642-1545	Home: 904-277-4593

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019319	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00019319	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

Presented by the APA Florida Equity, Diversity and Inclusion Committee

2022 BLACK HISTORY MONTH SERIES

Tuesday, February 22

Florida Main Street and Historically Black Communities

REGISTER: https://bit.ly/32ZYxnM

Corion DeLaine,
City of Opa-locka
and Opa-locka CRA

Veatrice Farrell,
Deuces Live Main Street
St. Petersburg

Kenneth Bentley,
Historic Goldsboro
Main Street

Kathie Beck,
Florida Main Street
Coordinator

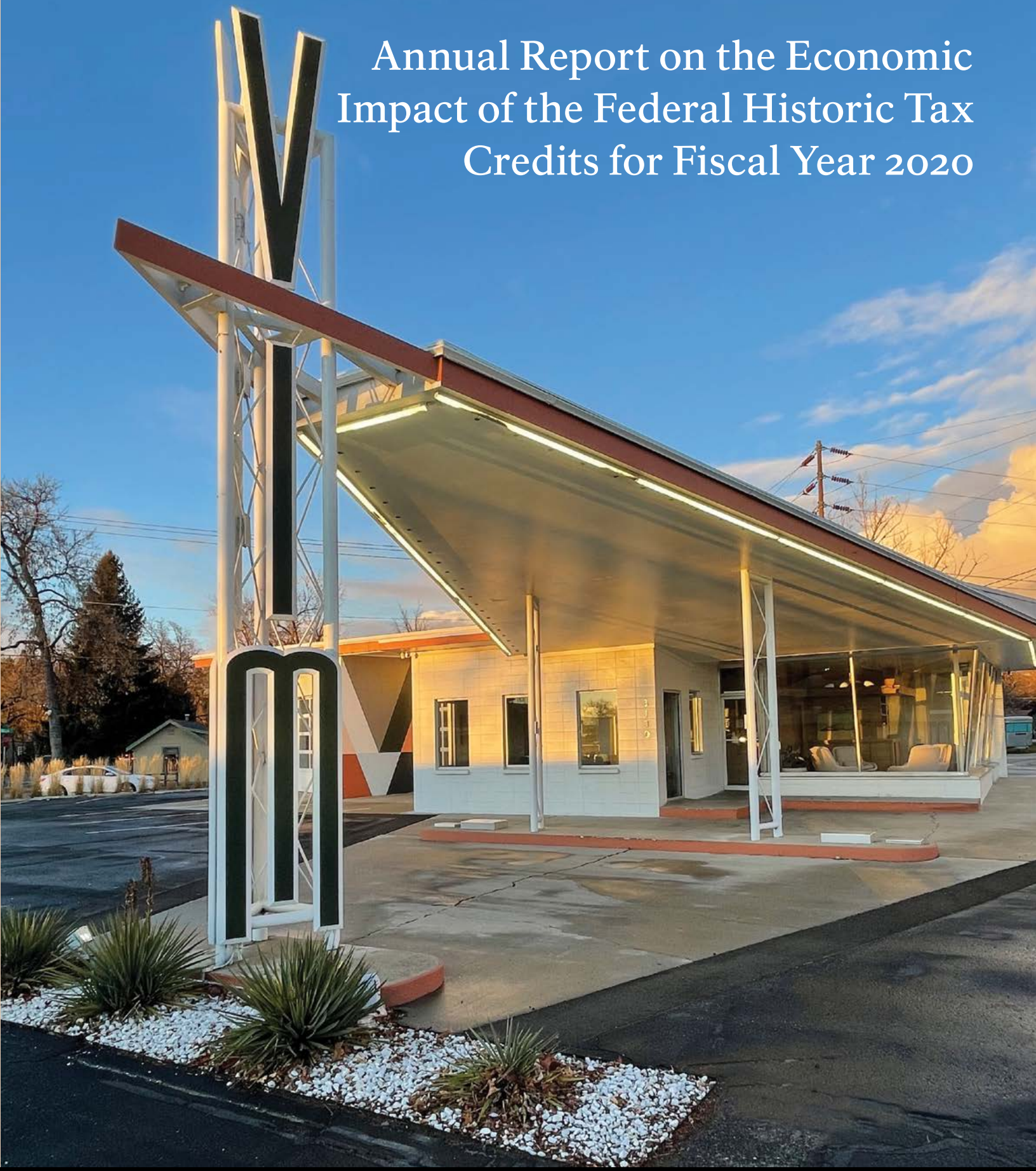
florida.planning.org/edi

American Planning Association
Florida Chapter

Creating Great Communities for All

This event is VIRTUAL and FREE and held from 12-1:30 pm EST.
This session is eligible for 1.5 AICP CM credits.

Annual Report on the Economic Impact of the Federal Historic Tax Credits for Fiscal Year 2020



RUTGERS
Edward J. Bloustein School
of Planning and Public Policy

National Park Service
U.S. Department of the Interior
Technical Preservation Services

A Message from the National Park Service

Beyond the National Park System, the National Park Service (NPS) through its Cultural Resources, Partnerships, and Science programs is part of a national preservation partnership working to promote the preservation of historic resources in communities small and large throughout the country. For the past 43 years the NPS, in partnership with the State Historic Preservation Offices, has administered the Federal Historic Preservation Tax Incentives Program. The program provides a 20% Federal tax credit to property owners who undertake a substantial rehabilitation of a historic building in a business or income-producing use while maintaining its historic character.

Commonly referred to as the Historic Tax Credit (HTC), the HTC is designed to not only preserve and rehabilitate historic buildings, but to also promote the economic revitalization of older communities in the nation's cities and towns, along Main Streets, and in rural areas. Since the program's inception in 1976, the NPS has certified the rehabilitation of more than 46,000 historic properties throughout the United States, with the HTC leveraging over $181.0 billion in private investment in historic rehabilitation and generating over 2.9 million jobs.

In Fiscal Year (FY) 2020, the NPS certified 989 completed historic rehabilitation projects, representing $6.5 billion in estimated rehabilitation costs that qualify for the 20% Federal tax credit. Another 1,282 proposed projects were also approved in FY 2020. Many of these projects involved buildings that were abandoned or underutilized and in need of substantial rehabilitation to return them to, or for their continued, economic viability. The HTC program also is an important tool in helping to revitalize older, economically depressed communities. Based on project data provided by the NPS, PolicyMap determined that 51% of the certified rehabilitation projects in FY 2020 were located in low- and moderate- income census tracks and 75% were located in economically distressed areas.

A common misconception about the HTC program is that it only supports large projects and projects in large cities. Almost half (46%) of all projects in FY 2020 were under $1 million, and 19% were under $250,000. PolicyMap determined that 29% of all certified rehabilitation projects in FY 2020 were located in communities with under 50,000 in population and 17% in communities with under 25,000 in population.

The NPS issues annual reports on the HTC program quantifying the number of historic rehabilitations certified each year, their reported costs, and other statistical information on the program. The annual report is available on the NPS Technical Preservation Services website at http://www.nps.gov/tps/tax-incentives.htm, along with information on the HTC program in general.

For FY 2020, the NPS also turned to the Rutgers University Center for Urban Policy Research, through a cooperative agreement, to undertake and report on the economic impacts of the HTC for the fiscal year ending September 30, 2020. This report highlights its main findings. An economic model originally developed by the Center under a series of grants from the NPS was utilized in the preparation of this report. The economic model was utilized by the Center for their prior reports on the Federal HTC, as well as for a number of other economic reports for state governments and others.

As the Center's report identifies, the level and breadth of the positive economic impacts resulting from the Federal HTCs in FY 2020 are quite significant. The report also includes information on the cumulative economic impact of the Federal HTCs for the past 43 years, starting in 1977–78 with the first completed rehabilitation project to be certified by the NPS under the program. Lastly, the report includes several case studies of HTC projects certified in FY 2020. The program remains the Federal government's largest and most effective program supporting historic preservation and community revitalization.

Technical Preservation Services, National Park Service

November 2021

Executive Summary

West Pullman Elementary School after rehabilitation. Left: Corridor looking toward open stairwell. Right: Historic school cabinets in a new apartment. Photos: MacRostie Historic Advisors

Overview of the Rutgers Economic Analysis

The Federal Historic Tax Credit (HTC) is a Federal income tax credit that promotes the rehabilitation of income-producing historic properties. This study examines the economic impacts of the HTC (a 20% credit since 1986) by analyzing the economic consequences of the projects it supports. This analysis focuses on the economic effects of these projects during construction, quantifying the total economic impacts (i.e., direct as well as multiplier, or secondary, economic consequences) for the Fiscal Year 2020, beginning October 1, 2019, and ending September 30, 2020, and for the period since the program's inception (beginning in FY 1978, with the certification of the first completed rehabilitation project under the program). The study utilizes the Preservation Economic Impact Model (PEIM), a comprehensive economic model developed by Rutgers University Center for Urban Policy Research for the National Park Service.

The current analysis applies the PEIM to both cumulative (FY 1978 through FY 2020) HTC-related historic rehabilitation investment (about $181.0 billion in inflation-adjusted 2020 dollars) and single-year (FY 2020) HTC-related rehabilitation investment (about $7.3 billion). It considers the effects of the cumulative $181.0 billion rehabilitation investment as if it applied to one year (2020), rather than backdating the PEIM for each of the 43 years in the study period. It also considers the full rehabilitation investment associated with the HTC (e.g., $7.3 billion in FY 2020), and not the somewhat lower amount reported by the National Park Service based on estimated qualified rehabilitation costs indicated by property owners requesting certification of rehabilitation for purposes of the tax credit (e.g., $6.5 billion in FY 2020).[1]

PEIM results include many fields of data. The fields most relevant to this study include:

JOBS	**Employment, both part- and full-time, by place of work, estimated using the typical job characteristics of each industry.**
INCOME	**"Earned" or labor income; specifically, wages, salaries, and proprietor income.**
WEALTH	**Value-added—the sub-national equivalent of gross domestic product (GDP).**
OUTPUT	**The value of shipments, as reported in the Economic Census.**
TAXES	**Tax revenues generated by the activity, which include taxes to the Federal government and to state and local governments.**

[1] The HTC has a multi-step application process, encompassing Part 1 (evaluation of the historic significance of the property), Part 2 (description of the proposed rehabilitation work), and Part 3 (request for certification of completed work). Both Part 2 and Part 3 rehabilitation statistics include only costs considered "eligible" or "qualified" for the tax credit under the Internal Revenue Code (Qualified Rehabilitation Expenditures, or QREs), as opposed to "ineligible" or "nonqualified" costs. While the ineligible/nonqualified expenses do not count for tax credit purposes, they are a component of the total rehabilitation investment or cost borne by the HTC property owner. In practical terms, the total rehabilitation investment, including ineligible/nonqualified costs, helps pump prime the economy. For example, in FY 2020, the certified rehabilitation (Part 3) qualified rehabilitation expenditures amounted to about $6.5 billion, while the total rehabilitation outlay associated with the HTC was an estimated $7.3 billion.

National Economic Impacts

The following table summarizes the impacts of the HTC in inflation-adjusted 2020 dollars for each of these economic measures for the cumulative period FY 1978-2020 and for FY 2020.

	FEDERAL HTC-ASSISTED REHABILITATION	
National Total Impacts 2020 $ billion	**$181.0 billion CUMULATIVE (FY 1978–2020)[2] historic rehabilitation expenditures results in:**	**$7.3 billion ANNUAL FY 2020 historic rehabilitation expenditures results in:**
Jobs (person-years, in thousands)	2,908	122
Income ($ billion)	$143.6	$5.2
Output ($ billion)	$391.5	$13.8
GDP ($ billion)	$195.2	$7.0
Taxes ($ billion)	$55.6	$1.8
Federal ($ billion)	$39.4	$1.2
State ($ billion)	$8.0	$0.3
Local ($ billion)	$8.2	$0.3

The benefits of investment in HTC-related historic rehabilitation projects are extensive, increasing payrolls and production in nearly all sectors of the nation's economy. The cumulative effects for the period of FY 1978 through FY 2020 are illustrative. During that period, $181.0 billion in HTC-related rehabilitation investment created 2,908,000 jobs and $195.2 billion in GDP, about 30% of which (892,000 jobs and $57.9 billion in GDP) was in the construction sector. This is as one would expect, given the share of such projects that require the employment of building contractors and trades. Other major beneficiaries were the service sector (527,000 jobs, $25.9 billion in GDP), the manufacturing sector (612,000 jobs, $51.6 billion in GDP), and the retail trade sector (411,000 jobs, $13.8 billion in GDP). As a result of both direct and multiplier effects, and due to the interconnectedness of the national economy, sectors not immediately associated with historic rehabilitation, such as agriculture, mining, transportation, and public utilities, benefit as well. (see Exhibit 3.1).

The most recent economic benefits of the federal HTC are also most impressive. In FY 2020, HTC-related investments generated approximately 122,000 jobs, including 42,000 in construction and 27,000 in manufacturing, and were responsible for $7.0 billion in GDP, including $2.3 billion in construction and $2.0 billion in manufacturing. HTC-related activity in FY 2020 generated $5.2 billion in income, with construction ($1.9 billion) and manufacturing ($1.2 billion) reaping major shares. (See Exhibit 3.2)

[2] Changes in the official annual reported rates of inflation caused the Rutgers research team to make various changes in the calculations concerning the economic impacts of the HTC over time. The changes are particularly notable over the past few years when job counts ensuing from the HTC had to be adjusted.

Residents and community members relax in the lounge of the West Pullman School Senior Community. Photo: MacRostie Historic Advisors

The HTC National and State Economic Impacts

A breakdown by state of the national economic benefits, both for FY 2020 and cumulatively for the last five fiscal years (FY 2016–2020), shows the benefits of the program on the national economy. (See Exhibits 2.1 and 2.2)

HTC-related historic rehabilitation investment benefits state economies as well as the national economy. For example, in Minnesota in FY 2020, Federal HTC-related rehabilitation activity totaled about $58.7 million. The national impacts of that investment included 924 jobs, an additional $109.6 million in output, $41.2 million in income, $55.5 million in GDP, $9.5 million in Federal taxes, and $13.9 million in total taxes. In Minnesota alone, the same $58.7 million in HTC-related spending resulted in 526 jobs, $58.7 million in output, $26.1 million in income, $32.1 million in gross state product (GSP), and $7.1 million in total taxes.

HTC Impacts Compared with those of Non-Preservation Investments

How does HTC-related historic rehabilitation perform as an economic pump primer compared with other, non-preservation investments? In short, quite well. Numerous studies conducted by Rutgers University have shown that in many parts of the country, a $1 million investment in historic rehabilitation yields markedly better effects on employment, income, GDP, and state and local taxes than an equal investment in new construction or many other economic activities (e.g., manufacturing or services). These findings demonstrate that historic rehabilitation, combined holistically with the many activities of the broader economy, delivers a commendably strong "bang for the buck."

The Cost of the HTC

The HTC is a tax expenditure and has a public cost. In the simplest terms, the Federal cost of the HTC is equal to the credit percent (20% since 1986) applied to the Part 3 qualified rehabilitation expenditures.[3] Applying that calculation, the federal HTC costs the U.S. Treasury approximately $34.3 billion (in inflation-adjusted 2020 dollars) over the period of FY 1978 through FY 2020, while the cost for projects certified by the National Park Service in FY 2020 alone was about $1.308 billion.[4] Weighing against these costs are the significant economic impacts (i.e., jobs, income, GDP, and output) and tax revenue (Federal, state, and local) generated by HTC-aided rehabilitations and documented in this study. An important finding is that the HTC yields a net benefit to the U.S. Treasury, generating $39.4 billion in federal tax receipts over the life of the program, compared with $34.3 billion in credits allocated. (See Exhibit 1)

[3] See footnote 1, on page 1.

[4] These estimates are based on the full utilization of the credits in cases of certified rehabilitations. For various reasons, not all completed projects certified by the National Park Service may ultimately utilize the credit. Their economic impact, nevertheless, remains.

Fiscal Year 2020 Highlights

$7.3 billion
Total in rehabilitation investment

2020 POSITIVE IMPACTS on the national economy:
$13.8 billion in output,
$7.0 billion in GDP,
$5.2 billion in income, and
$1.8 billion in taxes, including
$1.2 billion in Federal tax receipts.

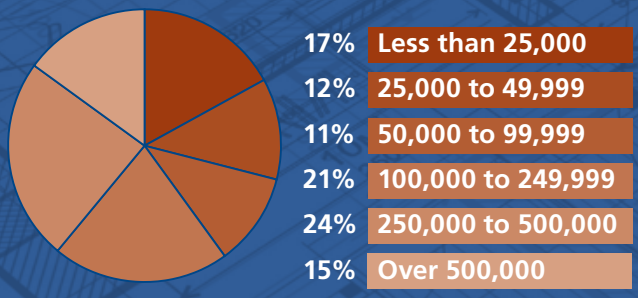
122,000
New jobs created and billions of dollars in total **(direct and secondary) economic gains**

51% Projects in **low- and moderate-income census tracts***

75% Projects in **economically distressed areas***

29% Projects in **communities of less than 50,000 people***

Projects by Community Size (Population)*



*Courtesy of PolicyMap (Estimated Population, 2015–2019. United States Census Bureau, American Community Survey 5-year estimates. New Markets Tax Credit (NMTC) Eligibility Status for 2019 using 2011–2015 eligibility data. United States Department of the Treasury, CDFI Fund)

Fiscal Year 1978 — Fiscal Year 2020 Cumulative HTC Impacts

$181.0 billion
in cumulative rehabilitation investment

An inflation-adjusted (2020 dollars) $34.3 billion HTC cost **encouraged a five times greater amount** of historic rehabilitation, $181.0 billion

2.9 million
New jobs created and billions of dollars in total **(direct and secondary) economic gains**

CUMULATIVE POSITIVE IMPACTS on the national economy:
$391.5 billion in output,
$195.2 billion in GDP,
$143.6 billion in income, and
$55.6 billion in taxes, including
$39.4 billion in Federal tax receipts.

These leverage and multiplier effects support the economic argument that the **Federal HTC is a strategic investment that works.**

Exhibit 1

Summary of Federal Historic Tax Credit Statistics

Dollar amounts are expressed in billions				
Investment/Tax Credit Component [a]	FY 1978–2020			
	Nominal $ [d]		Real $ [e]	
	Total	Annual Average	Total	Annual Average
Approved proposed (for tax credit) rehabilitation (Part 2)	$133.0	$3.09	$215.0	$5.00
Certified (for tax credit) rehabilitation (Part 3)	$98.6	$2.29	$162.9	$3.79
Total rehabilitation cost [b]	$109.5	$2.55	$180.9	$4.21
Federal tax credit [c]	$20.2	$0.47	$34.3	$0.80

Dollar amounts are expressed in billions		
Economic Impacts (See Exhibit 3.1 for details)	FY 1978–2020	
	Total	Annual Average
Jobs (in thousands)	2,908	68
Income	$143.6	$3.34
Gross Domestic Product	$195.2	$4.54
Output	$391.5	$9.10
Taxes-All Government	$55.6	$1.29
Taxes-Federal Government	$39.4	$0.92
Taxes-State Government	$8.0	$0.19
Taxes-Local Government	$8.2	$0.19

Technical Background: The HTC has a multi-step application process encompassing Part 1 (evaluation of the historic significance of the property), Part 2 (description of the rehabilitation work), and Part 3 (request for certification of completed work). With respect to the HTC's dollar magnitude, the most complete data is for the approved proposed (for tax credit) rehabilitation investment (Part 2). We do not have as good data on the year-by-year certified (for tax credit) rehabilitation (Part 3) volume over the full FY 1978–2020 period. (Only a portion of the Part 2 rehabilitation is ultimately certified as Part 3.) Further, we do not have specific data on the total rehabilitation investment associated with the HTC. By way of background, both Part 2 and Part 3 rehabilitation statistics include only what are termed "eligible" or "qualified" items (or Qualified Rehabilitation Expenditures—QRE) for the tax credit as opposed to what are called "ineligible" or "non-qualified" costs. Examples of eligible/qualified costs include outlays for renovation (walls, floors, and ceilings, etc.), construction-period interest and taxes, and architect fees; examples of ineligible/non-qualified costs include landscaping, financing and leasing fees, and various other outlays (for fencing, paving, sidewalks and parking lots). While the ineligible/non-qualified expenses do not count for tax credit purposes, they are a component of the total rehabilitation investment borne by the HTC developer and in fact, the total rehabilitation investment (including ineligible/non-qualified costs) help pump prime the economy. Based on the best published data and through additional case studies conducted specifically for the purposes of the current investigation, Rutgers University estimates some of the "missing information" noted above regarding the cumulative HTC investment over FY 1978–2020.

[a] Data estimated from best available information.

[b] Equals all rehabilitation outlays—both eligible/qualified expenses and ineligible/non-qualified costs. The total rehabilitation cost is estimated by dividing the Part 3 investment by 0.9. Case study investigation suggests that the Part 3 amount is closer to 85% of the total rehabilitation cost. However, we elected to apply the 0.9 factor to be conservative, that is, to derive a lower rather than a higher estimate of the total rehabilitation expense.

[c] Assumes a 25% HTC in FY 1978–FY 1986 and a 20% HTC in FY 1987–FY 2020. These percents are applied to the certified rehabilitation (Part 3) qualified rehabilitation expenditures.

[d] In indicated year dollars—not adjusted for inflation.

[e] In inflation-adjusted 2020 dollars.

SOURCES: Technical Preservation Services, National Park Service. Calculations by Rutgers University.

Exhibit 2.1 Fiscal Year 2020
National Economic and Tax Impacts of Federal HTC-Related Investment by State

State	Total Rehabilitation Costs (in 2020 $ millions)	National Economic Impacts (in 2020 $ millions)				Tax Impacts (in 2020 $ millions)			
		Employment (jobs)	Income	GDP	Output	Local	State	Federal	Total
Alabama	$21.50	397	$13.60	$25.60	$35.30	$0.40	$0.60	$3.30	$4.20
Alaska	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Arizona	14.10	243	8.30	10.70	27.10	13.30	8.60	2.40	24.30
Arkansas	98.20	2,034	68.30	102.00	181.50	1.90	3.60	16.40	21.90
California	43.30	645	31.40	41.00	84.70	1.10	1.70	7.90	10.80
Colorado	45.00	2,886	31.70	44.00	84.70	1.10	1.50	7.50	10.10
Connecticut	98.10	1,404	68.30	94.90	179.40	5.20	4.40	15.70	25.30
Delaware	13.30	210	9.40	12.80	24.80	0.60	0.60	2.10	3.30
District of Columbia	73.20	1,064	49.40	66.80	128.90	4.90	2.00	10.00	16.90
Florida	3.20	56	2.30	3.10	6.00	0.20	0.10	0.50	0.80
Georgia	128.20	2,532	89.00	130.90	234.70	6.00	5.90	21.70	33.60
Hawaii	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Idaho	11.40	217	7.70	11.10	20.50	0.30	0.30	1.70	2.20
Illinois	1,204.70	17,760	877.00	1,131.80	2,352.70	38.20	34.70	211.00	283.80
Indiana	68.60	1,202	49.00	66.00	130.90	22.60	15.10	11.70	49.30
Iowa	131.10	2,368	88.80	132.50	230.60	4.40	3.90	20.60	28.90
Kansas	63.00	1,145	44.10	61.00	116.80	14.90	10.30	10.10	35.40
Kentucky	60.30	1,155	41.80	59.00	110.50	6.00	4.80	9.60	20.50
Louisiana	182.50	3,225	130.10	170.40	345.80	6.40	6.60	29.90	42.90
Maine	24.50	371	14.40	21.60	46.90	1.10	1.00	3.90	6.00
Maryland	223.90	3,458	157.20	211.40	415.40	7.30	6.60	35.80	49.70
Massachusetts	295.90	3,846	207.70	278.60	551.10	7.90	9.50	47.80	65.20
Michigan	164.80	2,619	116.80	156.40	310.90	4.90	5.90	27.20	38.10
Minnesota	58.70	924	41.20	55.50	109.60	2.10	2.30	9.50	13.90
Mississippi	43.20	900	30.10	42.70	79.60	3.30	2.60	7.00	12.90
Missouri	573.20	9,821	408.80	541.60	1,089.90	15.80	18.10	94.90	128.90
Montana	10.70	207	7.40	10.50	19.60	0.40	0.40	1.70	2.40
Nebraska	7.20	138	4.90	7.10	12.90	1.50	1.00	1.10	3.60
Nevada	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
New Hampshire	19.20	295	13.40	18.60	35.60	0.80	0.30	3.10	4.10
New Jersey	61.00	875	43.30	56.90	115.80	1.20	1.80	10.00	13.00
New Mexico	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
New York	1,005.70	16,638	716.60	957.10	1,892.50	65.20	55.20	172.90	293.30
North Carolina	197.80	3,706	139.30	198.20	370.60	4.80	6.90	33.80	45.50
North Dakota	8.10	143	5.70	7.50	15.00	0.30	0.20	1.20	1.70
Ohio	436.50	7,842	310.80	430.10	829.00	19.00	16.00	75.70	110.60
Oklahoma	76.90	1,516	54.80	76.80	146.80	1.90	2.70	13.20	17.70
Oregon	24.20	429	17.60	23.10	47.20	0.60	0.80	4.20	5.70
Pennsylvania	321.10	5,219	233.10	309.00	626.10	10.70	9.10	56.50	76.30
Rhode Island	156.50	2,387	106.70	160.20	281.40	35.10	5.70	4.90	13.20
South Carolina	26.40	493	18.30	26.70	48.20	0.80	0.80	4.40	6.00
South Dakota	11.00	221	7.80	10.10	20.50	0.40	0.20	1.70	2.20
Tennessee	17.60	311	12.30	17.10	32.80	0.50	0.40	2.90	3.70
Texas	449.70	7,264	325.80	426.00	880.70	15.50	8.90	80.30	104.70
Utah	30.90	573	21.70	30.40	57.40	0.80	1.00	5.10	6.90
Vermont	8.70	154	6.30	8.20	16.60	0.30	0.40	1.40	2.20
Virginia	293.50	4,940	210.00	283.90	559.20	7.60	9.90	50.30	67.70
Washington	210.40	3,373	150.90	204.50	404.40	9.70	7.60	36.30	53.70
West Virginia	2.30	44	1.60	2.30	4.20	0.10	0.10	0.40	0.50
Wisconsin	244.50	4,255	173.20	238.10	459.30	8.60	9.80	41.20	59.70
Wyoming	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals	**$7,263.8**	**121,505**	**$5,167.7**	**$6,973.8**	**$13,774.1**	**$355.4**	**$290**	**$1,210.5**	**$1,823.4**

SOURCE: Technical Preservation Services, National Park Service. Calculations by Rutgers University.

Exhibit 2.2 Cumulative Fiscal Years 2016–2020 National Economic and Tax Impacts of Federal HTC-Related Investment by State

State	Total Rehabilitation Costs (in 2020 $ millions)	National Economic Impacts (in 2020 $ millions)				Tax Impacts (in 2020 $ millions)			
		Employment (jobs)	Income	GDP	Output	Local	State	Federal	Total
Alabama	$261.4	4,544	$165.7	$311.7	$429.1	$4.6	$7.0	$39.9	$51.4
Alaska	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arizona	132.7	2,145	78.5	101.1	255.4	125.6	81.1	22.3	228.8
Arkansas	294.6	5,862	204.9	305.9	544.4	5.8	10.7	49.3	65.8
California	621.3	8,859	450.3	588.2	1,215.3	15.7	25.1	114.1	154.9
Colorado	104.4	6,518	73.5	102.1	196.5	2.6	3.4	17.4	23.5
Connecticut	540.2	7,258	376.1	522.7	988.1	28.4	24.2	86.6	139.2
Delaware	68.7	1,029	48.6	66.1	128.1	3.1	3.2	10.8	17.2
District of Columbia	584.5	8,078	394.2	533.1	1,029.0	39.3	15.9	79.9	134.9
Florida	86.3	1,425	61.0	82.6	161.7	4.5	2.8	14.5	21.7
Georgia	534.2	10,148	370.7	545.1	977.5	25.1	24.5	90.4	139.9
Hawaii	8.0	106	5.4	7.6	13.9	39.2	46.3	169.9	255.3
Idaho	26.1	479	17.6	25.3	46.8	0.6	0.6	3.9	5.1
Illinois	2,328.4	33,181	1,694.9	2,187.5	4,547.2	73.8	67.1	407.8	548.7
Indiana	309.6	5,196	221.1	297.5	590.4	101.9	67.9	52.6	222.4
Iowa	884.6	15,155	599.1	894.2	1,556.2	29.6	26.3	138.9	194.8
Kansas	316.7	5,467	221.7	306.9	587.4	74.9	52.0	50.9	177.9
Kentucky	440.0	7,972	304.6	430.4	805.9	44.0	35.0	70.1	149.2
Louisiana	1,640.6	27,457	1,169.4	1,531.9	3,107.8	57.3	59.6	269.1	385.9
Maine	217.4	3,102	127.9	192.1	416.8	9.9	9.2	34.4	53.5
Maryland	769.3	11,301	540.2	726.5	1,427.5	25.0	22.7	123.1	170.7
Massachusetts	1,783.6	21,986	1,251.7	1,679.2	3,321.4	47.6	57.4	287.9	392.9
Michigan	1,140.2	17,354	808.0	1,082.2	2,151.0	33.8	41.0	188.4	263.2
Minnesota	967.7	14,282	679.5	915.4	1,807.2	34.0	38.5	156.0	228.5
Mississippi	121.9	2,438	84.9	120.3	224.5	9.2	7.3	19.8	36.4
Missouri	2,143.3	39,435	1,724.0	2,283.9	4,596.1	66.7	76.3	400.3	543.4
Montana	27.1	495	18.8	26.6	49.6	1.0	0.9	4.3	6.1
Nebraska	178.3	3,198	121.8	176.2	318.8	36.8	25.1	27.5	89.5
Nevada	1.4	19	1.0	1.3	2.6	0.0	0.0	0.2	0.3
New Hampshire	91.4	1,384	63.6	88.5	169.2	3.5	1.3	14.6	19.4
New Jersey	708.9	9,494	503.0	662.0	1,346.8	13.9	21.0	115.9	150.9
New Mexico	6.1	112	4.4	6.0	11.6	0.3	0.3	1.0	1.5
New York	4,716.5	74,220	3,360.7	4,488.6	8,875.5	305.7	259.0	810.8	1,375.4
North Carolina	1,327.1	23,667	934.8	1,329.4	2,486.1	32.0	46.3	227.0	305.5
North Dakota	21.2	363	14.9	19.6	39.2	0.7	0.5	3.1	4.4
Ohio	2,783.4	47,753	1,982.0	2,742.5	5,285.8	120.9	101.8	482.7	705.4
Oklahoma	411.4	7,694	293.1	411.1	785.8	9.9	14.3	70.6	94.7
Oregon	245.9	4,223	178.6	234.1	478.7	6.4	8.6	42.8	58.0
Pennsylvania	2,079.6	32,453	1,509.6	2,001.2	4,055.0	69.3	58.8	366.0	494.2
Rhode Island	608.0	8,853	414.7	622.5	1,093.5	51.4	19.9	75.5	114.4
South Carolina	297.4	8,330	324.5	474.3	854.8	13.5	15.0	77.8	106.2
South Dakota	21.4	377	13.6	17.6	35.8	0.6	0.3	2.9	3.9
Tennessee	486.6	8,189	341.3	472.0	906.9	13.8	10.5	79.3	103.5
Texas	1,775.7	27,560	1,286.3	1,682.2	3,477.9	61.3	35.1	317.0	413.4
Utah	54.4	980	38.2	53.5	101.2	1.4	1.7	9.0	12.2
Vermont	61.9	1,040	44.6	58.6	118.4	1.7	3.0	10.1	15.5
Virginia	1,751.5	28,103	1,253.4	1,694.0	3,337.2	45.4	58.9	299.9	404.1
Washington	548.2	8,474	393.1	532.7	1,053.3	25.4	19.9	94.6	139.8
West Virginia	73.5	1,343	50.9	73.8	134.2	2.2	2.5	11.8	16.7
Wisconsin	936.4	15,705	663.5	912.1	1,759.2	33.0	37.6	157.9	228.7
Wyoming	3.3	67	2.6	3.8	6.7	0.2	0.1	0.7	1.1
Totals	**$35,542.3**	**574,876**	**$25,486.3**	**$34,623.7**	**$67,909**	**$1,752.2**	**$1,547.6**	**$6,201.3**	**$9,470.1**

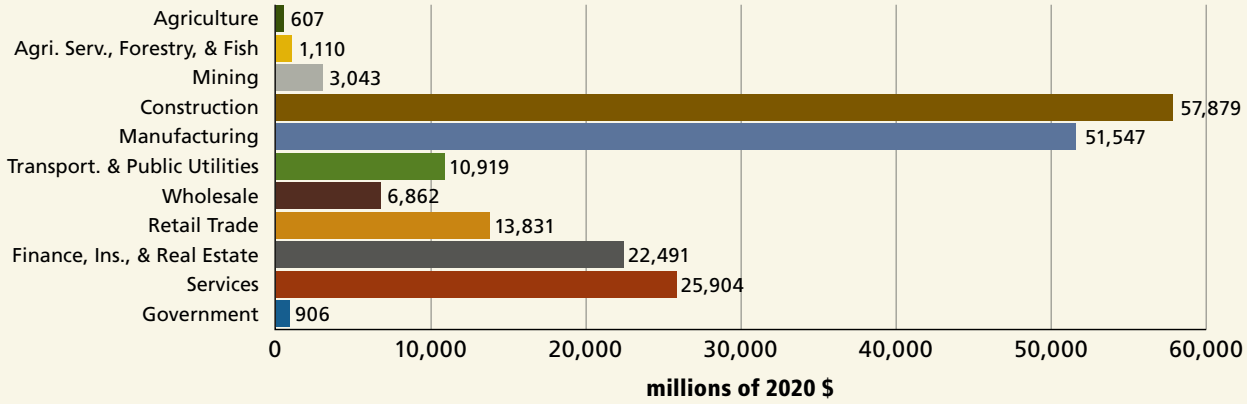
SOURCE: Technical Preservation Services, National Park Service. Calculations by Rutgers University.

Exhibit 3.1

National Economic and Tax Impacts of Federal HTC-Related Activity FY 1978 through FY 2020 (HTC Investment: $181.0 billion)

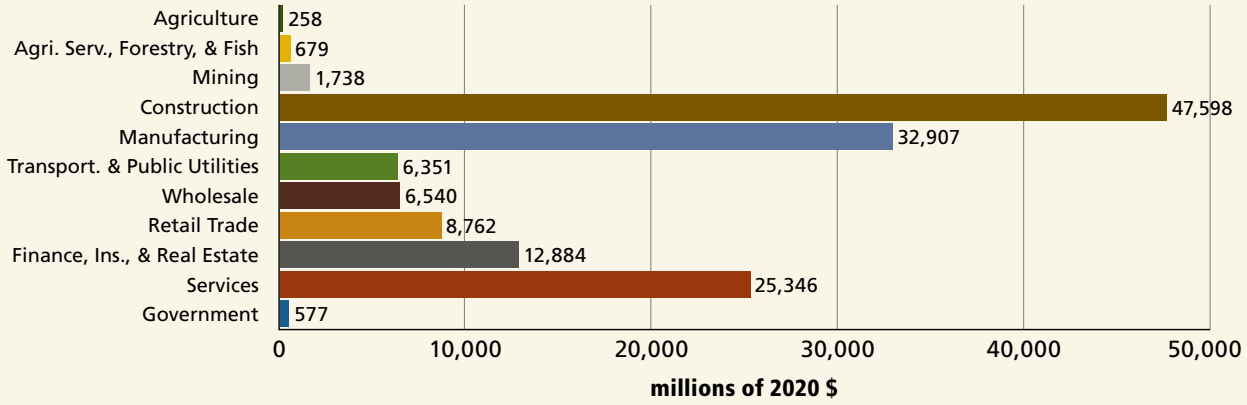
Gross Domestic Product by Sector from Federal Historic Preservation Investment

$195,199 million cumulative, FY 1978–2020



Income Created by Sector from Federal Historic Preservation Investment

$143,640 million cumulative, FY 1978–2020



Jobs Created by Sector from Federal Historic Preservation Investment

2,907,438 jobs cumulative, FY 1978–2020

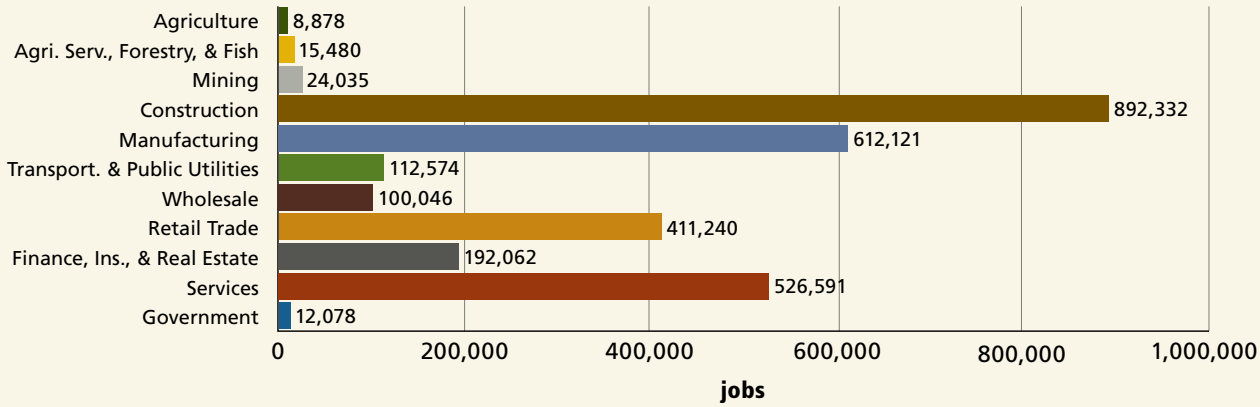
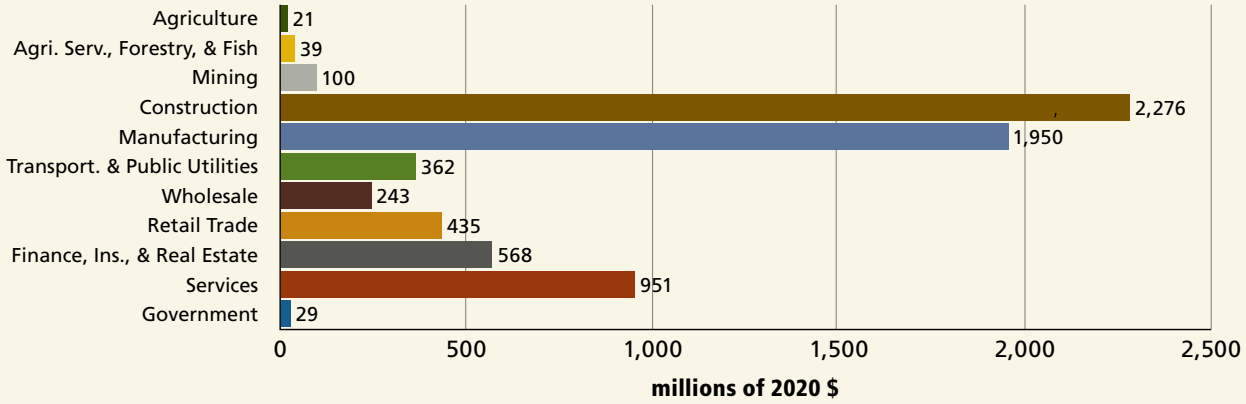


Exhibit 3.2

National Economic and Tax Impacts of Federal HTC-Related Activity FY 2020 (HTC Investment: $7.3 billion)

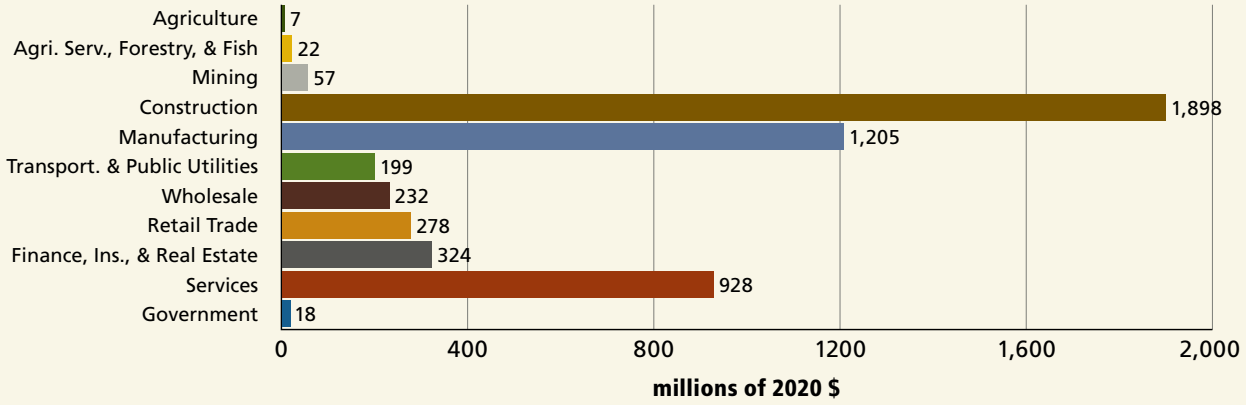
Gross Domestic Product by Sector from Federal Historic Preservation Investment

$6,973 million, FY 2020



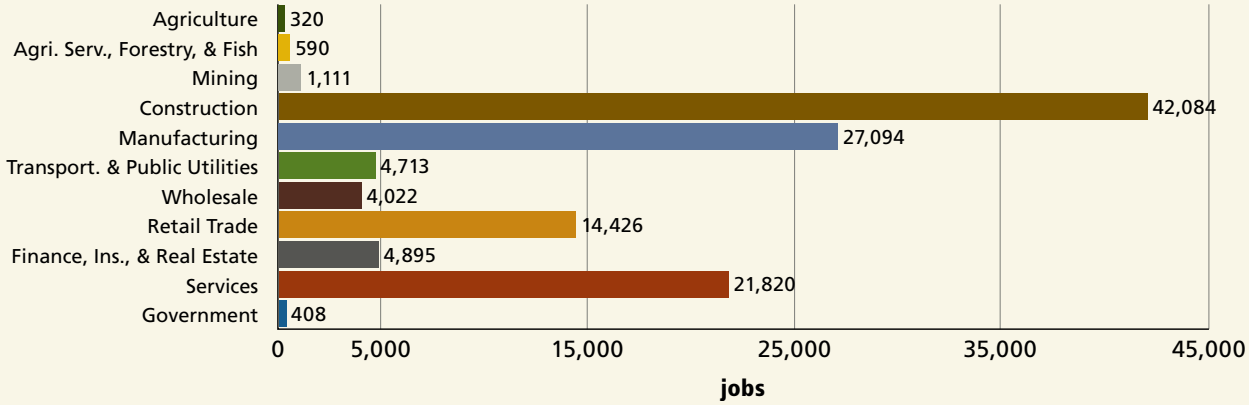
Income Created by Sector from Federal Historic Preservation Investment

$5,168 million, FY 2020



Jobs Created by Sector from Federal Historic Preservation Investment

121,505 jobs, FY 2020



CASE STUDY #1

Forty-Four & Sixty-Six Service Station Boise, Idaho

PROJECT PROFILE

Historic Name: Forty-Four & Sixty-Six Service Station

Current Name: Design Vim

Year Built: 1964

Rehabilitation Completed: 2020

Original Use: Gas and service station

New Use: Offices

Estimated Qualified Rehabilitation Expenditures: $157,004

Estimated Total Project Cost: $166,364

History

As post-war Americans hit the highways at the zenith of the nation's infatuation with car culture, automotive service stations proliferated across the country. Corporate branding became increasingly important as American oil companies vied to attract the attention of the motoring public. In 1956, Clarence Reinhardt, the corporate architect for Phillips Petroleum, began to experiment with dramatic V-shaped canopies at the company's branded filling stations. By 1960, a harlequin paint scheme and Reinhardt's "bat wing" canopy were launched as the "New Look" of the Phillips architectural brand.

Boise's only example of this design was constructed on State Highway 44 in 1964. This numerical highway identifier and the Phillips 66 brand of gasoline resulted in the gas station's first recorded name, the Forty-Four & Sixty-Six Service Station. By 1975, the building no longer functioned as a gas station and instead began to house a variety of auto service and sales companies. Milan and Blazena Kral, defectors from Soviet Czechoslovakia, purchased the building in 1977 and for 20 years operated the German Car Service auto repair shop.

Following Milan's death in 2016, the building was bequeathed to his son and daughter-in-law, Thames and Stacy Kral, who were determined to preserve and rehabilitate this vestige of mid-century Boise.

Forty-Four & Sixty-Six Service Station
Photos: Dan Everhart

Rehabilitation

Instead of demolition and sale of the land to the highest bidder, the Krals sought a tenant who would appreciate the quirky characteristics of the space and sensitively adapt it to a new use. Design Vim, a women-veteran-owned interior design firm approached the Krals with an intent to renovate the gas station for their offices. The Krals insisted that the original elements of the building be respected and retained.

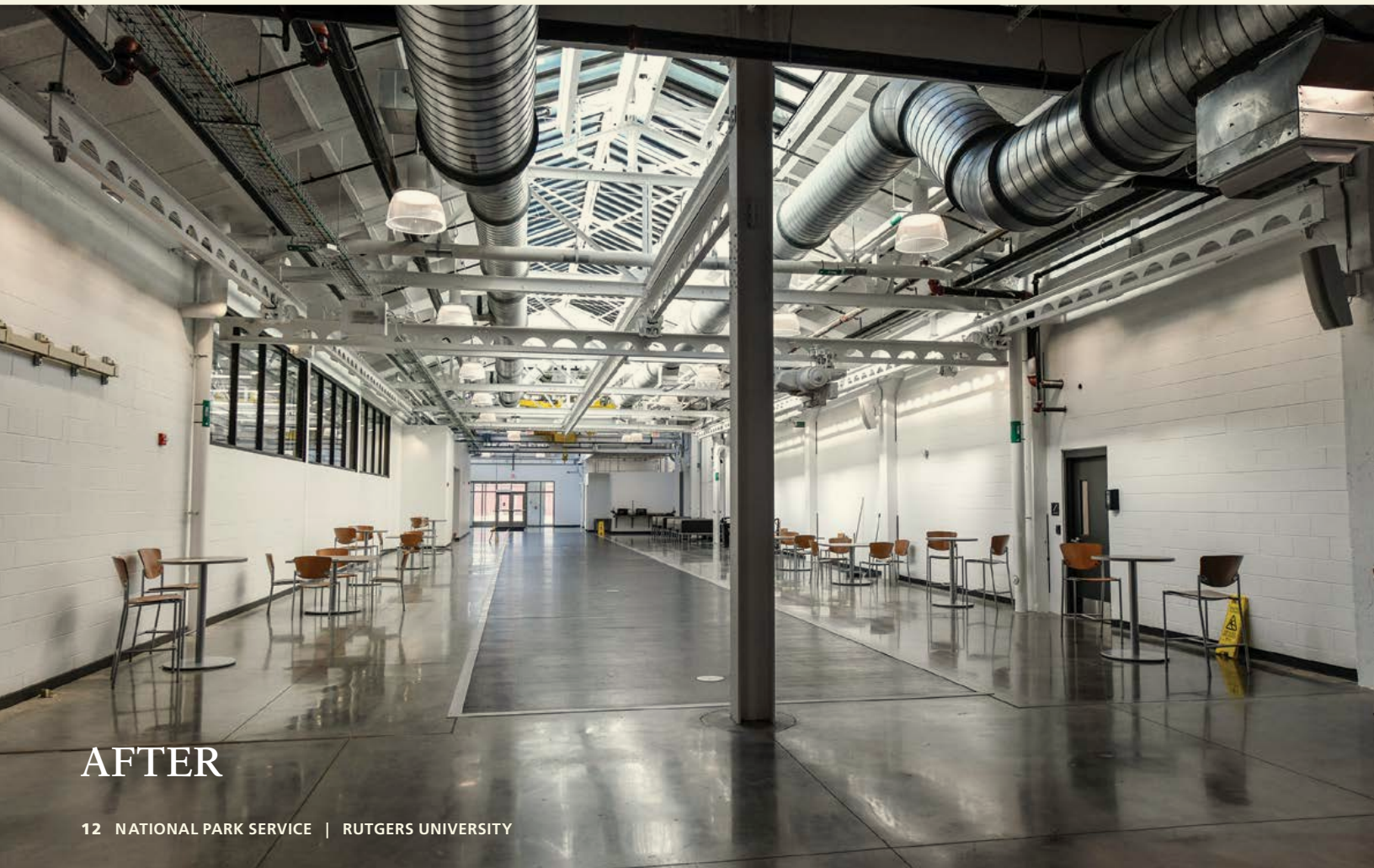
The Krals had the building listed in the National Register of Historic Places in 2019, the first of its style and property type to be listed in Idaho. They also submitted an application to the Idaho State Historic Preservation Office and the National Park Service to qualify for the historic tax credits. The Krals worked with Design Vim to retain key spaces and fixtures in the former garage and in the office area where original cabinetry, flooring, and windows have been retained or replaced in kind. Design Vim's current workspace reflects the historic uses of the interior, with a lobby in the customer service area and open-floor offices in the garage bays.

The Krals rehabilitation project was rewarded with a 2020 Orchid Award for Excellence in Historic Preservation from Preservation Idaho.

Courtesy: Dan Everhart, Idaho State Historic Preservation Office

CASE STUDY #2

Niagara Machine and Tools Works Buffalo, New York



Photos: Joseph M. Cascio

History

The Niagara Machine and Tool Works is an intact example of a large-scale tool and machine factory designed and built during the first half of the twentieth century. The company played an important role in defense contracting for World War I and World War II, as well as in the development of the East Side of Buffalo along the Belt Line railroad. Noted Buffalo architectural firm Green & Wicks designed the original buildings, with additions from local civil engineers. The complex includes an exposed reinforced-concrete-framed four-story office building and manufacturing spaces constructed of concrete, brick, and steel with steel-framed sawtooth and monitor skylights. Most of the company's manufacturing activities ceased at the site by 1999. A City of Buffalo development agency purchased the property from a private owner in 2015.

Rehabilitation

Although the buildings had been deteriorating for decades, they were mostly intact. The skylights and sawtooth monitors were reglazed, and new aluminum windows designed to match the original steel windows were installed throughout the complex. New partitions in the interior included windows along the walls between laboratory spaces to provide a visual continuation reminiscent of the former factory floor. To comply with current energy codes, interior insulation was added to some uninsulated exterior masonry walls, and existing walls were exposed where possible. The factory building was structurally sound but required some retrofits to meet current snow load requirements. An original entrance along the front elevation was restored as the main lobby public entrance.

In addition to the Federal Historic Tax Credit, several other incentives were critical to the project's financing, including the New York State Historic Tax Credit, the Federal New Markets Tax Credit, the Brownfield Tax Credit, and New York Power Authority grants. The project also received funding from Governor Andrew Cuomo's "Buffalo Billion" investment in the city of Buffalo.

The former manufacturing complex is now a training center focused on the Western New York workforce and specializing in training for the advanced manufacturing and energy sectors. It is supported by a public/private partnership of employers, educational institutions, community and faith-based organizations, and state and local governments.

The Northland Workforce Training Center represents a revival in an industrial neighborhood that was once considered forgotten by its residents. Its reuse as an energy and manufacturing educational center maintains the industrial significance and aesthetics of the complex. The rehabilitation was the first step in the revitalization and reuse of one of Buffalo's great historic factory districts, and it served as a catalyst for the rehabilitation of two other factory buildings and planning for infill housing in the area.

Courtesy: Barbara A. Campagna/Architecture + Planning

PROJECT PROFILE

Historic Name: Niagara Machine and Tool Works

Current Name: Northland Workforce Training Center

Year Built: 1910–1967

Rehabilitation Completed: 2020

Original Use: Company headquarters and manufacturing

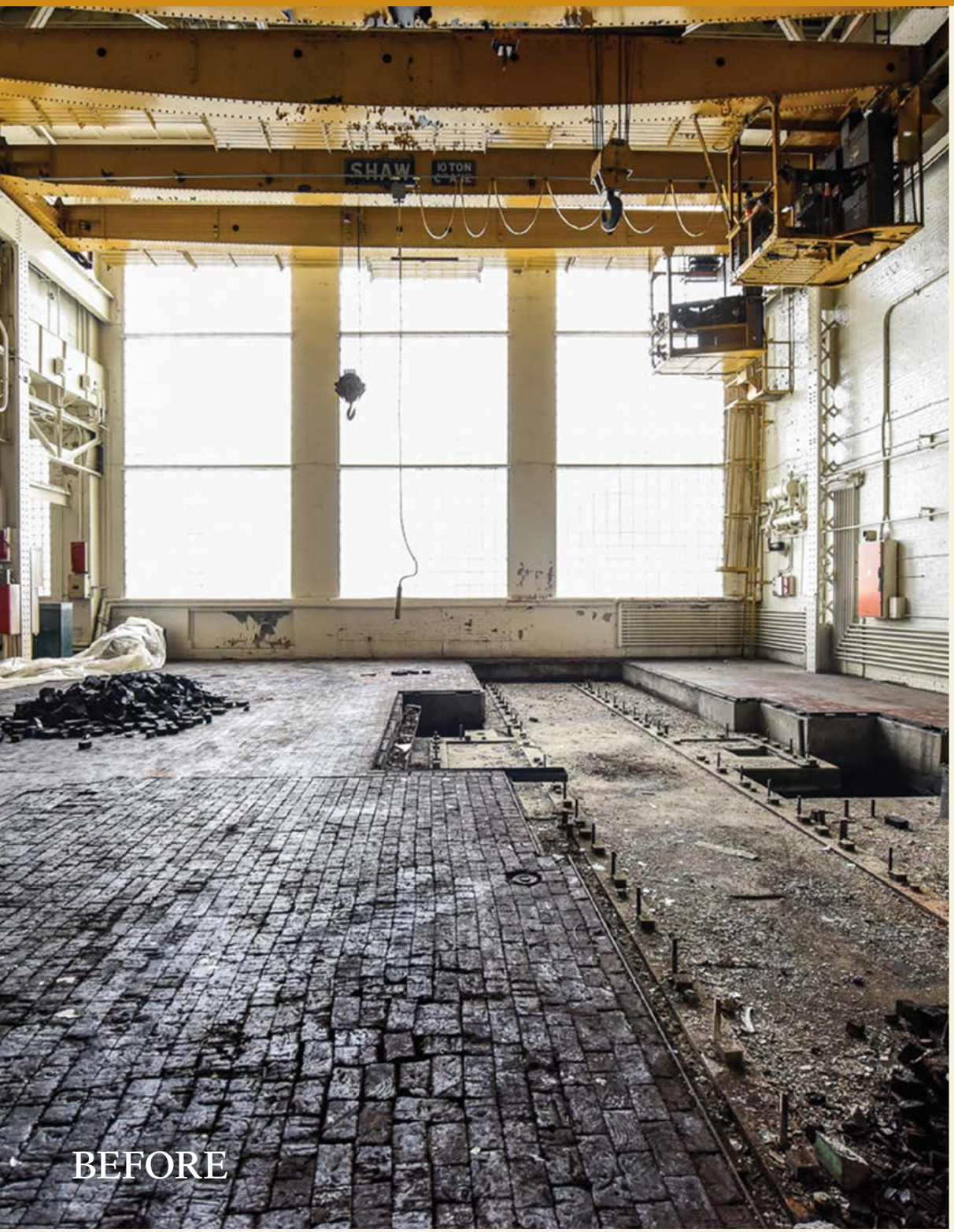
New Use: Workforce training center and related light industrial space

Estimated Qualified Rehabilitation Expenditures: $92,958,078

Estimated Total Project Cost: $111,702,975

CASE STUDY #2—Continued

Niagara Machine and Tools Works Buffalo, New York



Niagara Machine and Tool Works, photos: Joseph M. Cascio

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CASE STUDY #3

West Pullman Elementary School Chicago, Illinois

History

The West Pullman Elementary School is a former public school located on Chicago's Far South Side. Designed by Chicago Board of Education architects, the school was constructed in three stages between 1894 and 1923. The Romanesque Revival- and Classical Revival-style building maintained its original use as a school until 2013, when it was closed along with dozens of other Chicago schools to address the school district's mounting budget problems. The building sat vacant until 2017 when a developer proposed to rehabilitate it into affordable senior housing, which was much needed in the neighborhood. The rehabilitation process began with listing the school in the National Register of Historic Places and submitting applications for the Federal and State historic tax credits.

Rehabilitation

The rehabilitation maintained the building's exterior appearance while improving the envelope, accessibility, and landscaping. The interior changes retained the building's primary spaces including the 1923 auditorium and gymnasium, which now offer opportunities for resident wellness and for events that draw the wider community back to the historic building. All four historic stairs and the wide corridors were also preserved. While the classrooms were subdivided for apartments, the development team was able to preserve the historic trim, built-in cabinets, and chalkboards.

The successful rehabilitation not only met the Secretary of the Interior's Standards for Rehabilitation but filled an important community need. Landmark Illinois recognized the rehabilitation of the West Pullman Elementary School with a 2021 Richard H. Driehaus Foundation Preservation Award for Adaptive Reuse.

Courtesy: Darius Bryjka, Illinois State Historic Preservation Office

PROJECT PROFILE

Historic Name: West Pullman Elementary School

Current Name: West Pullman School Senior Community

Year Built: 1894–1923

Rehabilitation Completed: 2020

Original Use: Public elementary school

New Use: Senior apartments

Estimated Qualified Rehabilitation Expenditures: $17,760,120

Estimated Total Project Cost: $21,171,765

West Pullman School exterior after rehabilitation
Photo: Lee Bey

A resident of the new West Pullman School Senior Community sits in the entrance to the former school. Photo: MacRostie Historic Advisors

"It is well established that reusing an existing structure, particularly ones as solidly constructed as the West Pullman School, is the most sustainable response to new development. The embodied energy contained within these buildings remains, and landfills that might have been filled with the building's debris remain unused."

Project developer Scott Henry, Celadon Holdings, receiving a 2021 Landmarks Illinois Preservation Award

This report is based on the findings of a National Park Service-funded study undertaken through a cooperative agreement with Rutgers University's Center for Urban Policy Research. Rutgers University is responsible for the content of the study. Some additional demographic analysis was provided courtesy of PolicyMap.

Front and Back Cover Images:
Forty-Four & Sixty-Six Service Station, Boise, Idaho
Photos: Dan Everhart

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