



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 15, 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 from the August 18, 2022 Regular Meeting.

4. OLD BUSINESS

4.1

HDC 2021-0007 - JAMES POZZETTA ARCHITECT, AGENT FOR BRAD EVANS, 1015 SOMERUELUS STREET

Amendment to previously approved Certificate of Approval (COA) to expand the second floor and remove rafter tail detail from the non-porch roof elements.. (*Quasi-Judicial*)

4.2 HDC 2022-0057 - CITY OF FERNANDINA BEACH, 102 CENTRE STREET

Amendment to a previously approved Certificate of Approval (COA) to eliminate masonry detail from the scope of the project with the exception of four columns. (*Quasi-Judicial*)

5. NEW BUSINESS

5.1 HDC 2022-0065 - MICHAEL + JESSICA VILLA, BLOCK 18 LOT 6, LADIES STREET

Certificate of Approval (COA) to construct a two-story single-family residence and swimming pool . (*Quasi-Judicial*)

5.2 HDC 2022-0066 - MIRANDA ARCHITECTS, AGENT FOR JCJ TRUST LLC, 10 + 12 + 14 N. 2ND STREET

Conceptual Certificate of Approval (COA) to construct an elevator tower, rear porch, and stairs, and to restore the exterior facades, windows and doors. (*Quasi-Judicial*)

5.3 HDC 2022-0067 - MICHAEL STAUFFER ARCHITECT, AGENT FOR DAVID C. + GINA M. BARRY, 310 S. 6TH STREET

Certificate of Approval (COA) to construct a shed roofed addition on the second-floor (rear), reconfigure the rear section of house to accommodate interior changes, reroof with metal roof, replace front door, repair siding in-kind where needed, and repaint. (*Quasi-Judicial*)

5.4 HDC 2022-0068 - RICE ARCHITECTS, AGENT FOR KAREN L. WEBER + ANDEEW B.

SEGAL, 232 S. 7TH STREET

Certificate of Approval (COA) to replace 29 windows, remove existing wood ramp at side yard, remove shed addition on garage and rebuild, cut brick garden wall to create new parking, and close an opening in garden wall at south property line. (*Quasi-Judicial*)

5.5 HDC 2022-0069 - ACATECTS LLC, AGENT FOR 101 CENTRE STREET LLC - 101 CENTRE STREET

Certificate of Approval (COA) to demolish existing middle bay of storefront (non-historic) and construction of a temporary construction entrance. (*Quasi-Judicial*)

5.6 HDC 2022-0070 - DOWNTOWN CRAB LLC, 101 ALACHUA STREET

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

6. BOARD BUSINESS

6.1 Draft Letter to the PAB regarding Tringali Property

7. STAFF REPORT

7.1 Staff Certificate of Approval for the month of August 2022.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR OCTOBER 20, 2022

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



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 18, 2022
5:00 PM
CITY HALL CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: James Pozzetta, Member O'Donnell, Froilan Esclusa, Michael Spino, Michael Harrison

Member Absent: Tammi Kosack

Others Present: Salvatore Cumella, Preservation Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino seated Member O'Donnell for HDC case HDC2022-0063 and Member Poynter for HDC case HDC2022-0064. All Board Members approved by voice vote.

No Board Members disclosed any ex parte communications.

City Attorney Bach explained the Quasi-Judicial procedures.

Ms. McCann administered the oath to all parties wishing to speak.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of the Minutes from the July 21, 2022 Regular Meeting.

ACTION TAKEN: A motion was made by Member Harrison seconded by Member Esclusa to approve the Minutes as presented.

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

4. OLD BUSINESS

5. NEW BUSINESS

5.1 HDC2022-0063 - POYNTER FAMILY HOLDINGS LLC, 116 N. 2ND STREET
Conceptual Certificate of Approval (COA) to construct a multi-purpose pavilion with gardens, and 3 pickleball courts. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Harrison voiced concern about sound abatement and levels of noise this event facility may create. It was noted that the noise ordinance would be followed. Ms. Bach clarified that these concerns don't fall under the design guidelines and purview of this board.

Tim Poynter, owner, spoke about the concerns for sound abatement and that he would follow the requirements from engineering when it is finalized and Board Members discuss this requirement further. He clarified the aspects of the projects regarding the business

Member Pozzetta noted that a sound engineer may be helpful in finding the necessary solutions to any sound abatement requirements. Member O'Donnell commented about what sound engineers are faced with and the type of mitigation that could be taken.

Member Pozzetta asked about the cooking pavilion SCIP panels and spoke of the need of trying to keep cohesive elements. Member Esclusa asked about the mechanical equipment and members discussed the level of screening that may be needed.

Public Hearing was opened.

Bob Carpenter, 113 N. 3rd Street, neighbor to the rear of this project, asked about the dimension of the structure where the kitchen will be, the occupancy and estimated number of occupants for the proposed events. He also voiced concerns about lighting, the sound level, and parking with an estimated 100 to 200 people attending the venue. He also noted concerns about the trees to be removed and drainage.

Nancy Carpenter, 113 N. 3rd Street, voiced concerns about level of decibel of pickle ball courts and stated that residents deserve quiet enjoyment of their property and that this project would reduce that quality of quiet enjoyment.

Public Hearing was closed.

Members discuss potential intentions from the applicant to look further into addressing the issue with sound abatement, sound engineering and noise levels.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member O'Donnell to conceptually approve HDC case 2022-0063 as presented with all noted conditions stated by Staff except condition #4 regarding sound abatement; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0063, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Redevelopment Area Design Guidelines to warrant conceptual approval at this time.

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

5.2 HDC2022-0064 - NANCY L. CORLISS CHAPIN TRUST, 301 S. 7TH STREET

Certificate of Approval (COA) to demolish existing metal shed and install a pre-manufactured shed in rear yard. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Pozzetta asked about the overhang and its possible encroachment into the setbacks. Although the current LDC does not allow a 2 ft. encroachment for overhang to an accessory structure, Mr. Cumella clarified that there is current staff discussion regarding this issue to potentially be presented in front of the PAB and that an upcoming policy amendment to the LDC could soon be effective to allow the 2 ft. encroachment to the setbacks for the accessory structure.

James Lepkowski, 301 S. 7th Street, representative for the owner, was present to answer any questions from the Board. Mr. Lepkowski assured the board that the owner would be flexible as to the location of the structure in regard to the setbacks but will accept the current recommendation of the Board.

Public Hearing was opened and then closed.

Board discussion was opened, and past design standards approved by the Board were discussed compared to this project.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison. to approve HDC case 2022-0064 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0064, 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 and being all ayes, carried.

6. BOARD BUSINESS

Member Harrison gave an update from the Bicentennial Committee. He noted that the year 2024 will offer a number of events leading into the Bicentennial Day which is January 1st, 2025, and that it is expected that events will be held during 2024. Member Harrison also stated that he will attend the remaining meetings with September 14th being the next planned meeting.

7. STAFF REPORT

7.1 Staff Certificate of Approval for June 2022.

7.2 Staff Certificates of Approval for July 2022

8. PUBLIC COMMENT

Jose Miranda, Miranda Architect, gave an update on the McJunkin façade project. He also commented on the reasons for the removal and non-removal of materials. The consensus by Board Members was to preserve the building as best as possible.

Chair Spino commented on the lack of repurposing materials requirement in the State of Florida.

9. ADJOURNMENT 6:17 PM

Sylvie McCann, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-07 AMENDMENT
SEPTEMBER 15, 2022

Owner/Applicant:	James Pozzetta Architect, agent for Brad Evans
Property Address:	1015 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0060
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:	Amendment to previously approved Certificate of Approval (COA) to expand the second floor and remove rafter tail detail from the non-porch roof elements.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to amend a previously approved COA to include:

1. Expansion of the second floor to include another bedroom and closet;
2. Removal of exposed rafter tail detail from all except porch element.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the requested amendments are compatible with Old Town in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of this amendment to HDC 2021-07

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to case number HDC 2021-07 **with or without** conditions;

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

That this amendment to HDC case HDC 2021-07, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-07 Amendment Application & Backup Materials**

EXHIBIT 2 **Plans and Elevations**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9648

Date Submitted: 7/29/2022

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Board Approval: Final ▼

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

2021-007

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

Yes

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

3/4/2021

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*

1015 Someruelus Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Brad

Last Name*

Evans

Mailing Address*

2904 West 5th Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

904-504-5695

E-mail Address*

bradfevans1@bellsouth.net

OWNER'S AGENT

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

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

Yes

First Name*

James

Last Name*

Pozzetta

Company (if applicable)

James Pozzetta Architect

Street Address

103 South 18th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042063447

E-mail Address

jamespozzetta@comcast.net

Project Description*

The previously approved project has had the the following changes made to the design: 1. The second floor has been expanded to include another bedroom and closet 2. The exposed rafter tail detail has been kept at the front porch elements but removed from the non-porch roof elements 3. All other aspects of the project remain the same 4. Project Drawings will be emailed separately 5. Property is jointly owned by Brad Evans and John Evans

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, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Evans Warranty Deed and Owner Authorization.pdf	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE John Evans

(print name of property owner(s))

hereby authorize:

(print name of agent)

to represent me/us in processing an application for:

(type of application)

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

(Signature of owner)

(Signature of owner)

John Evans

(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 27th day of July, 2022, by JOHN EVANS.

Rosemarie T. Evatt

Notary Public

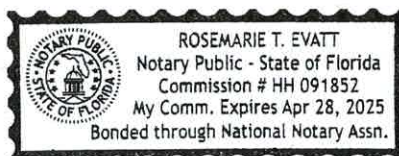
ROSEMARIE T. EVATT

Printed Name

04-28-2025

My Commission Expires

Personally Known ☒ OR Produced Identification ☒ ID Produced: YES



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

File Number: 22-233

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Straight Cut Construction LLC

Signed and Sealed in Our Presence:

Witness
Print Name: Lynne Brittingham
Witness
Print Name: TERESA A. MAY

By: David R. Shields Sr.
David R. Shields, Sr.
Its: Managing Member

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of April, 2022, by David R. Shields, Sr., Managing Member of Straight Cut Construction LLC, a company existing under the laws of the State of Florida, on behalf of the company. They have produced a driver's license as identification.

Teresa Ann May (Seal)
Notary Public
Notary Printed Name: TERESA ANN MAY
My Commission Expires: September 4, 2023
Commission # GG 910497
Expires September 4, 2023
Bonded Thru Budget Notary Services

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

File Number: 22-233

COPY

Warranty Deed

This Indenture, made, April 8, 2022 A.D.

Between Straight Cut Construction LLC whose post office address is: 1823 Atlantic Beach Drive, Atlantic Beach, Florida 32233, a company existing under the laws of the State of Florida, Grantor and **Bradley Evans and John Evans, as joint tenants with rights of survivorship** whose post office address is: 1441 N. Fletcher Avenue, Fernandina Beach, Florida 32034, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

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 known and described of 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 I 1887 and 1901) as Lot 6, Block 11, in the section known as Old Town of The City of Fernandina Beach, Nassau County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 00-00-31-1580-0011-0060

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

AREA OF LOT (0.1 ACRE) =	4,356 SQ.FT.
HOUSE + COVERED PORCHES =	1,586 SQ.FT.
CARPORT =	336 SQ.FT.
TOTAL LOT COVERAGE =	1,922 SQ.FT.
(1,922 / 4,356) = 44.1% LOT COVERAGE	

AREA OF LOT (0.1 ACRE) =	4,356 SQ.FT.
HOUSE + COVERED PORCHES =	1,586 SQ.FT.
CARPORT =	336 SQ.FT.
TOTAL IMPERVIOUS SURFACE =	1,922 SQ.FT.
(1,922 / 4,356) =	44.1% IMPERVIOUS
DRIVEWAY (PERVIOUS PAVERS) =	693 SQ.FT.
WALKWAYS (PERVIOUS PAVERS) =	65 SQ.FT.

ASSESSED BY DAVE HOLLEY ON 03/01/21
ISA CERTIFIED ARBORIST FL-6452A

REMOVE (4) BAD TREES = 44''

RETAIN (3) TREES = 27''

NO REPLACEMENT PLANTING REQUIRED

#	REVISIONS	DATE

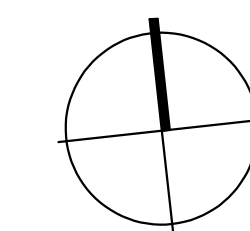
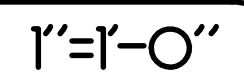
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, IT IS NOT TO BE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net

PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A1.1


$$1/8''=1'-0''$$

$$\overline{I' = I - O''}$$

1) ALL SITE INFORMATION FROM SURVEY PROVIDED BY:

DURDEN SURVEYING & MAPPING, INC.
965 TITEN AVENUE, SUITE
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6522

2) FLOOD ZONE "X" PER
DURDEN SURVEYING & MAPPING, INC.

3) CLEAR ONLY AREAS WITHIN IMMEDIATE
CONSTRUCTION AREA; ALL OTHERS TO
REMAIN APPROPRIATE - SUBJECT TO OWNER
APPROVAL.

4) G.C. TO INSPECT FOR DEAD TREES,
VERIFY W/ OWNER PRIOR TO REMOVAL.

5) G.C. TO PROVIDE POSITIVE DRAINAGE
AWAY FROM NEIGHBORHOOD TRAIL, VERY
DIFFICULT CONDITIONS W/ ARCHITECT.

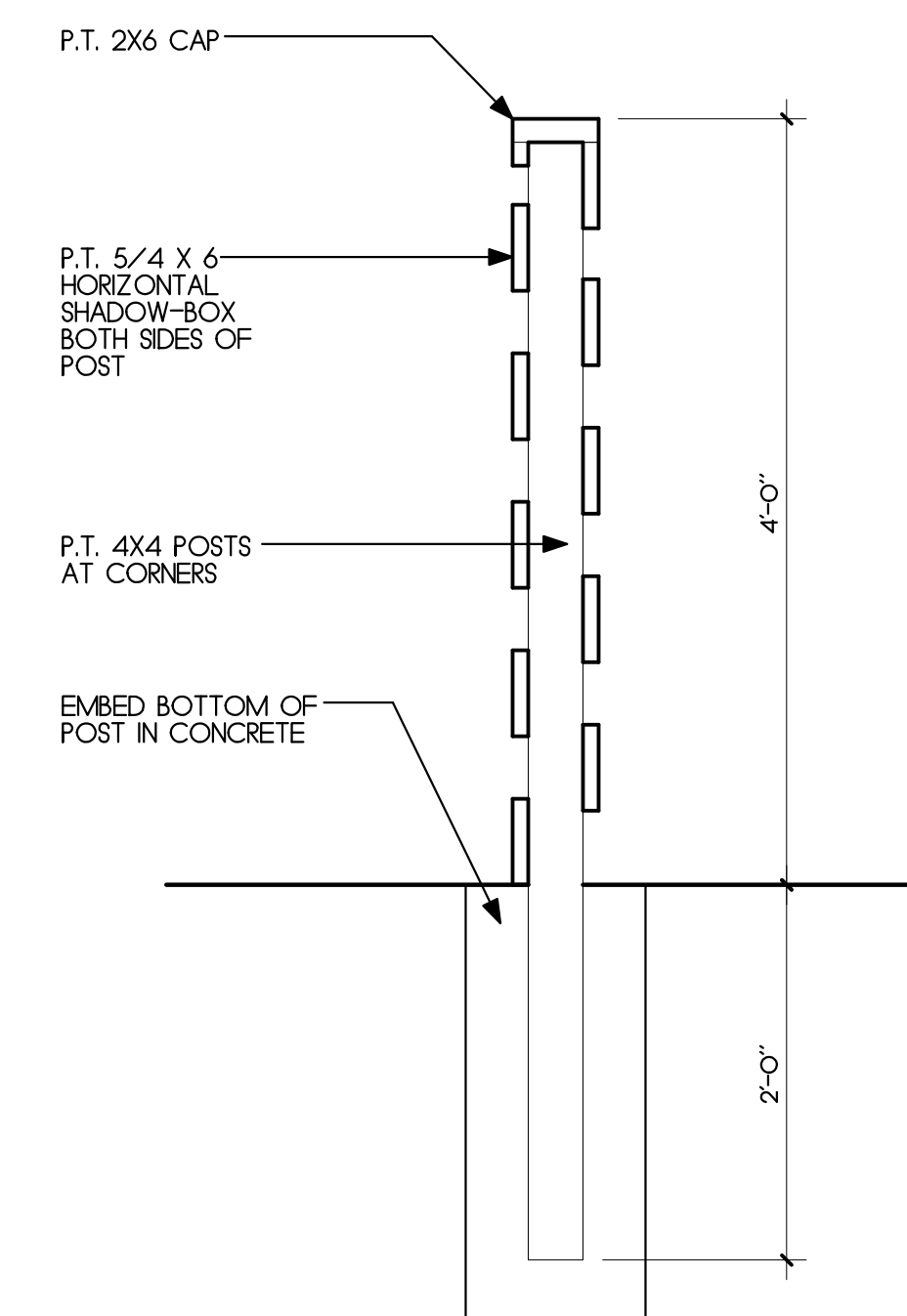
CONSTRUCTION SILT FENCE NOTE:
PROVIDE SILT FENCING ALONG
PROPERTY LINE IN AREAS OF
CONSTRUCTION AND MAINTAIN
THROUGHOUT CONSTRUCTION

CONSTRUCTION DUMPSTER NOTE:
DUMPSTER SHALL NOT BE PLACED
WITHIN THE RIGHT-OF-WAY

PORTALET NOTE:
PORTALET SHALL NOT BE PLACED
WITHIN THE RIGHT-OF-WAY

CONSTRUCTION MATERIALS NOTE:
CONSTRUCTION MATERIALS ARE
TO BE STORED/STAGED ON THE
PROJECT SITE. DO NOT STORE/
STAGE MATERIALS OUTSIDE OF
PROJECT PROPERTY.

	BUILDING FOOTPRINT
	AREA OF PVIOUS PAVING
	PROPERTY LINE
	SETBACK LINE
	SITE FEATURES
	FENCE LINE
	TREE TO BE REMOVED
	TREE TO REMAIN


$$I'' = I - O''$$

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DRAINAGE CALCULATIONS

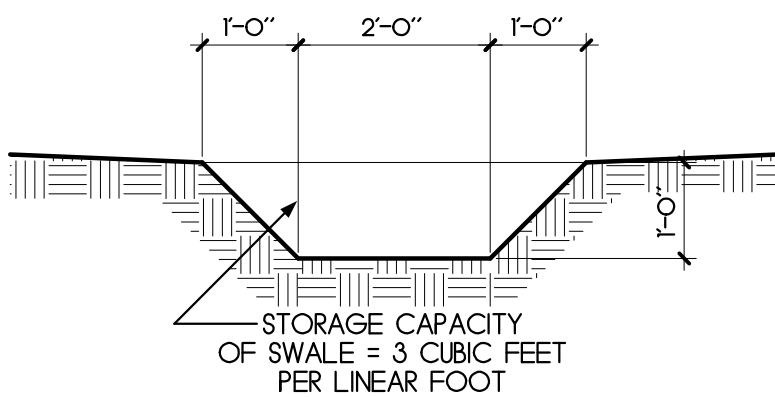
NEW STORMWATER SURFACES CALCULATION

HEATED SPACE SURFACE	1,278 SQUARE FEET
COVERED PORCHES SURFACE	308 SQUARE FEET
CARPORT SURFACE	336 SQUARE FEET
TOTAL STORMWATER SURFACE	1,922 SQUARE FEET

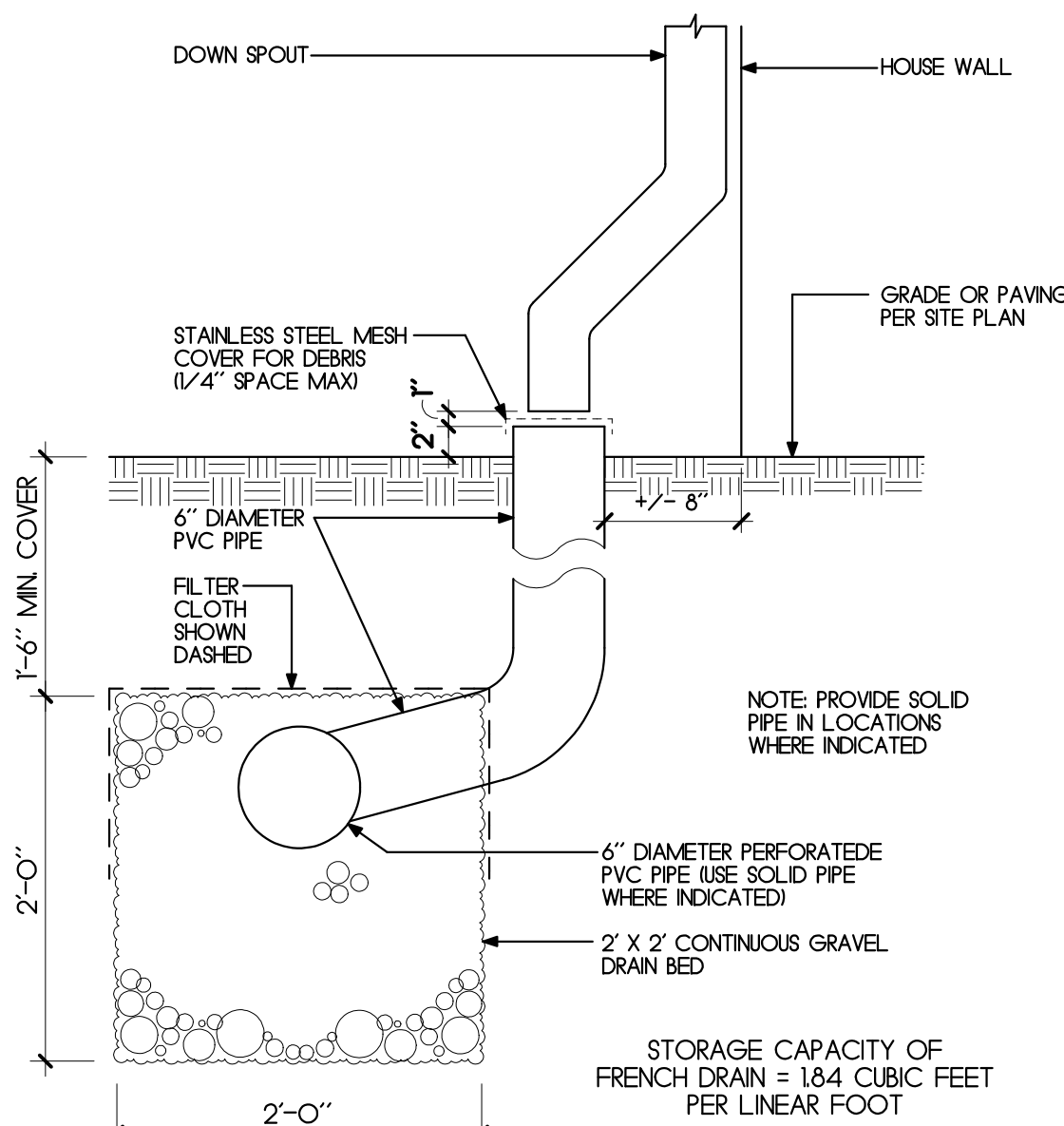
STORMWATER CALCULATION (1,922 / 12) = 161 CUBIC FEET REQUIRED

ITEM	CAPACITY	LENGTH	CAPACITY
FRENCH DRAIN #1	1.84 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #2	1.84 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #3	1.84 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #4	1.84 / FOOT	10'	18.4 CUBIC FEET
SWALE #1	3 / FOOT	46'	138 CUBIC FEET

TOTAL PROVIDED 211.6 CUBIC FEET



1 SWALE SECTION 1' = 1'-0"

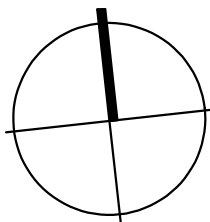


2 FRENCH DRAIN SECTION 1' = 1'-0"

DRAINAGE LEGEND

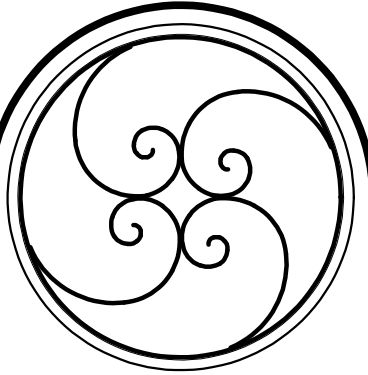
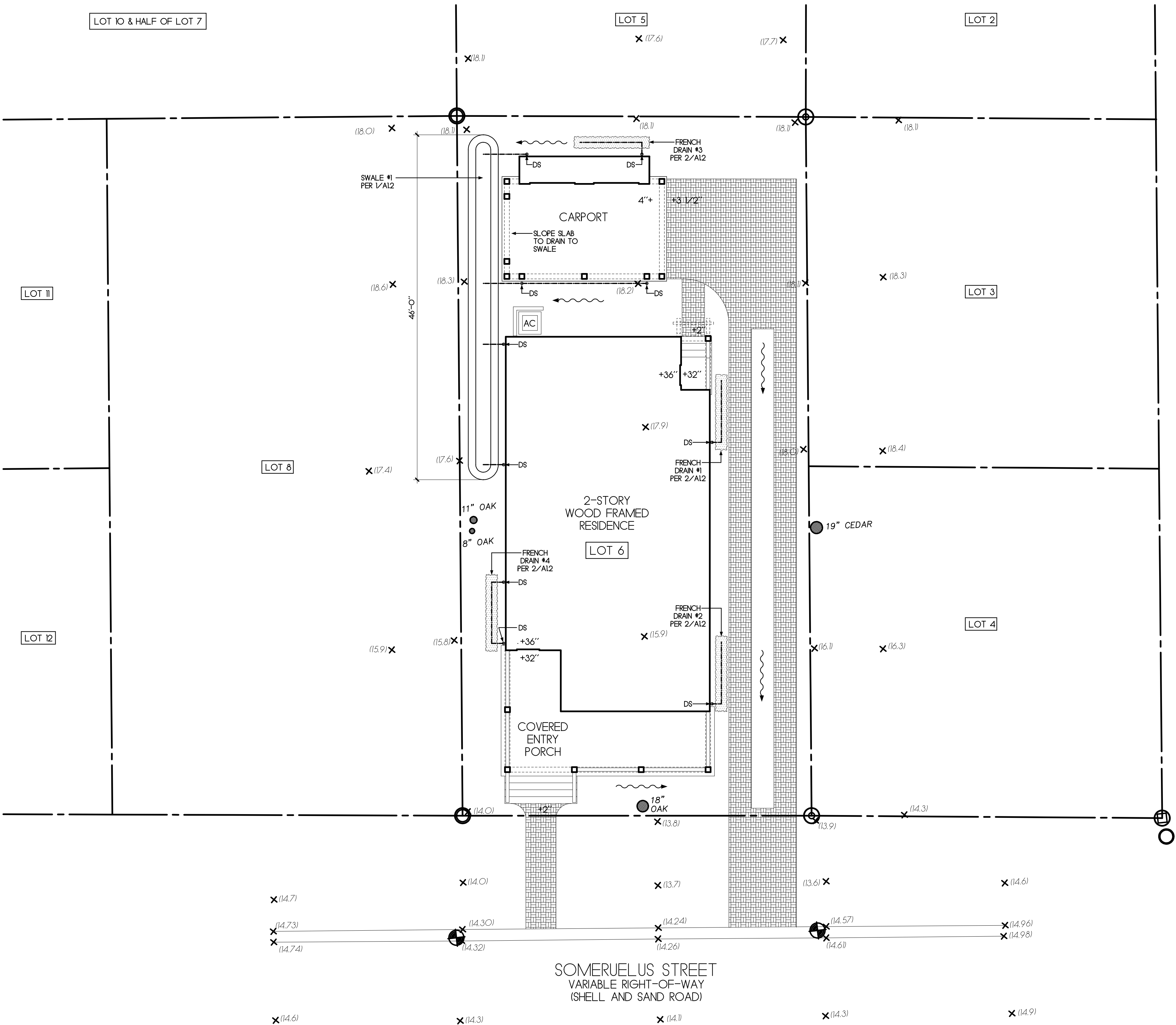
- BUILDING FOOTPRINT
- AREA OF PERVIOUS PAVING
- FRENCH DRAIN PER DETAIL
- SWALE PER DETAIL
- DOWNSPOUT
- BURIED PERFORATED PVC PIPE
- PROPERTY LINE
- SITE FEATURES
- FENCE LINE
- TREE TO REMAIN

NEW STREET
VARIABLE RIGHT-OF-WAY



1/8" = 1'-0"

DRAINAGE PLAN



DATE	REVISIONS

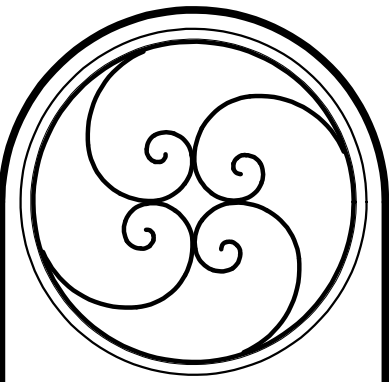
JAMES POZZETTA, ARCHITECT
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PROJECT: EVANS
DRAWN BY: J.P.
CHKD BY: J.P.
DATE: 07/12/2022

EVANS RESIDENCE
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FERNANDINA BEACH, FLORIDA 32034

A1.2

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FOUNDATION PLAN

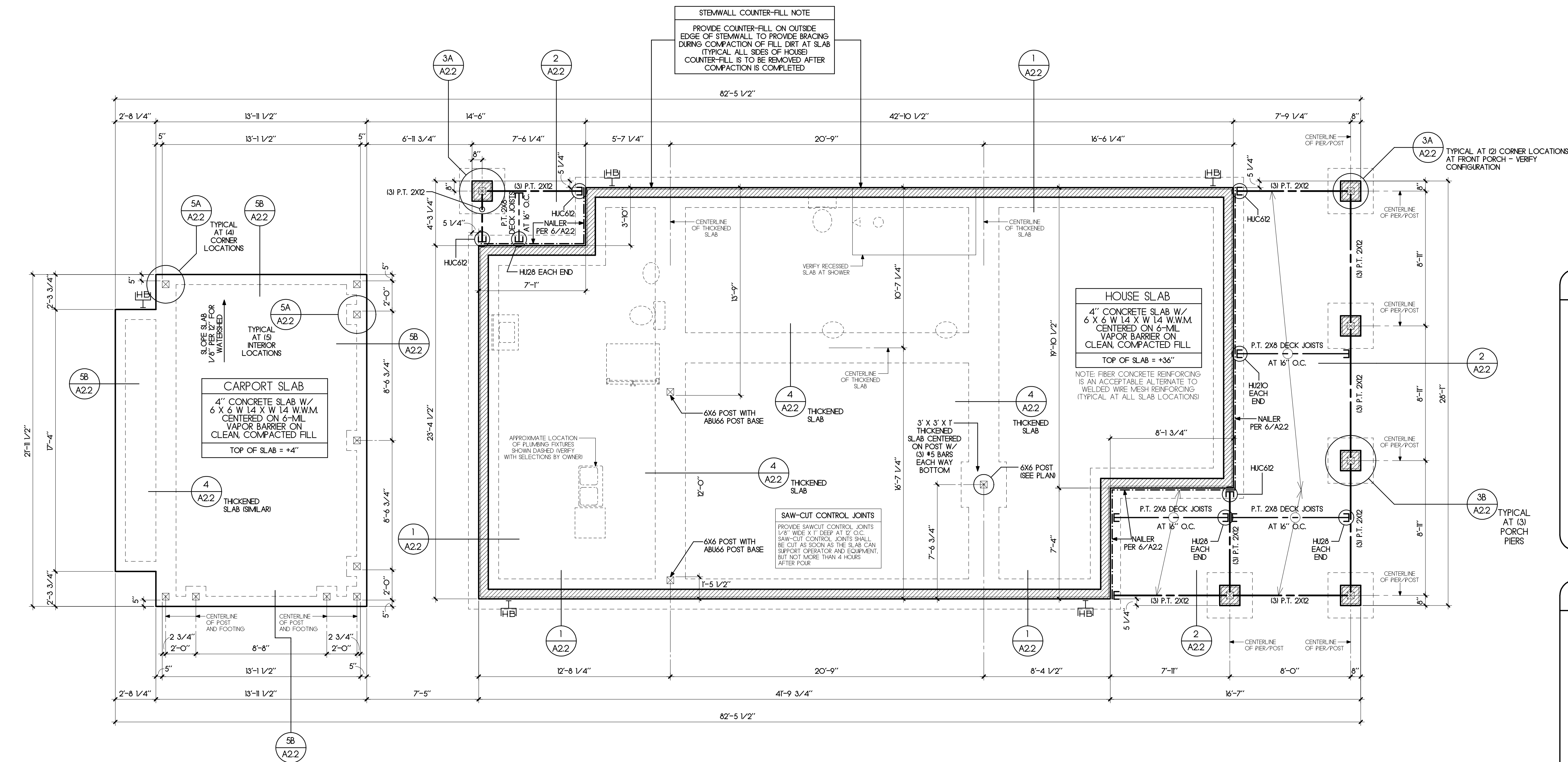
#	REVISIONS	DATE

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PROJECT: EVANS	DRAWN BY: JWP	CHD BY: JWP
DATE: 07/12/2022		

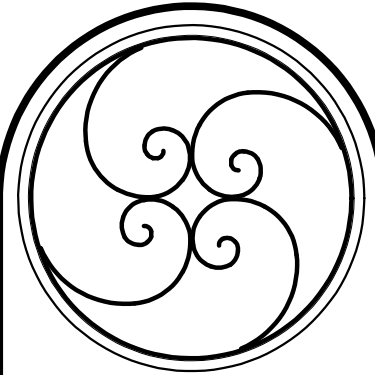
EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK II, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A2.1



FOUNDATION PLAN

1/4"=1'-0"



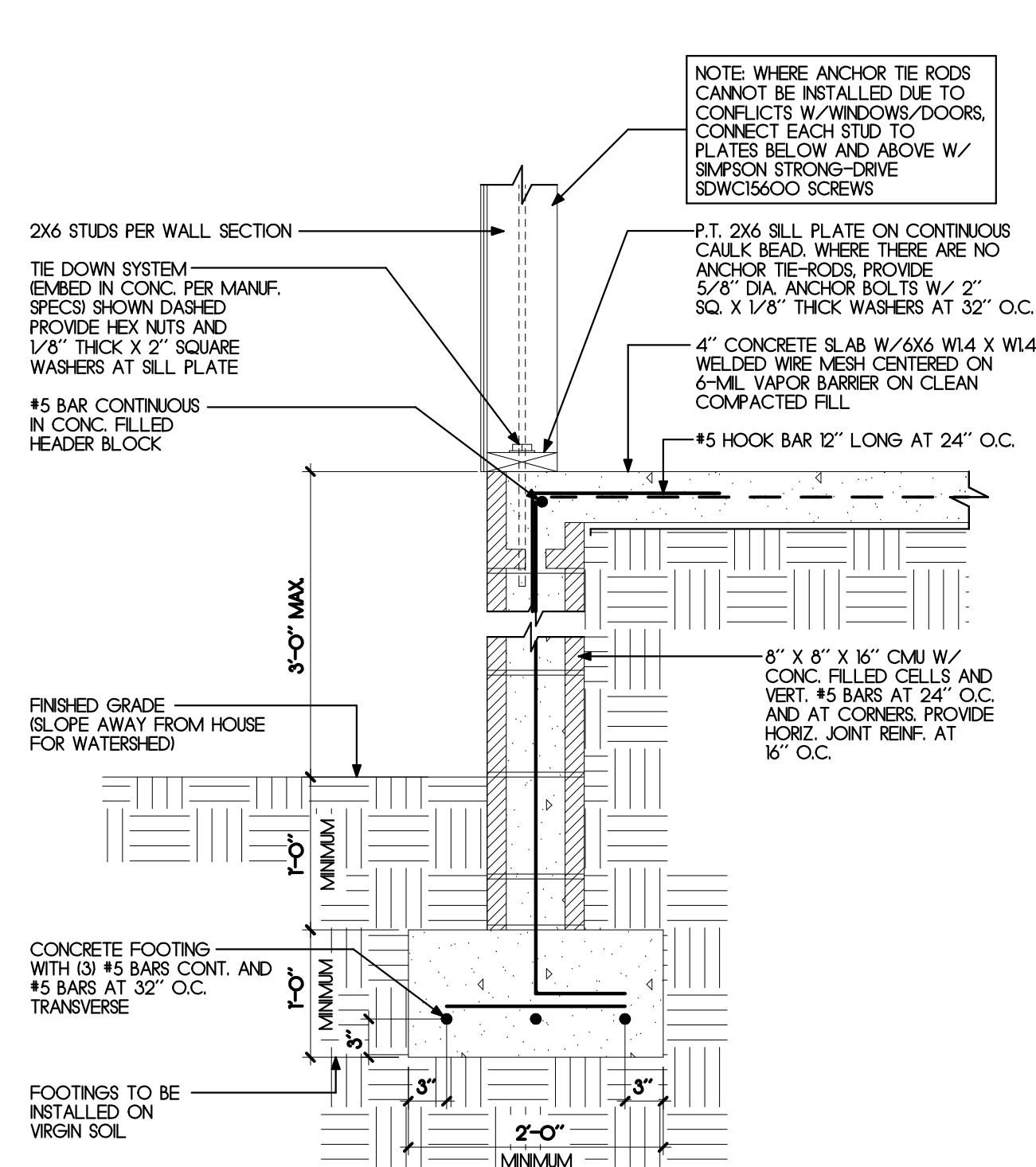
FOUNDATION DETAILS	
REVISIONS	DATE
1	
2	
3	
4	
5	

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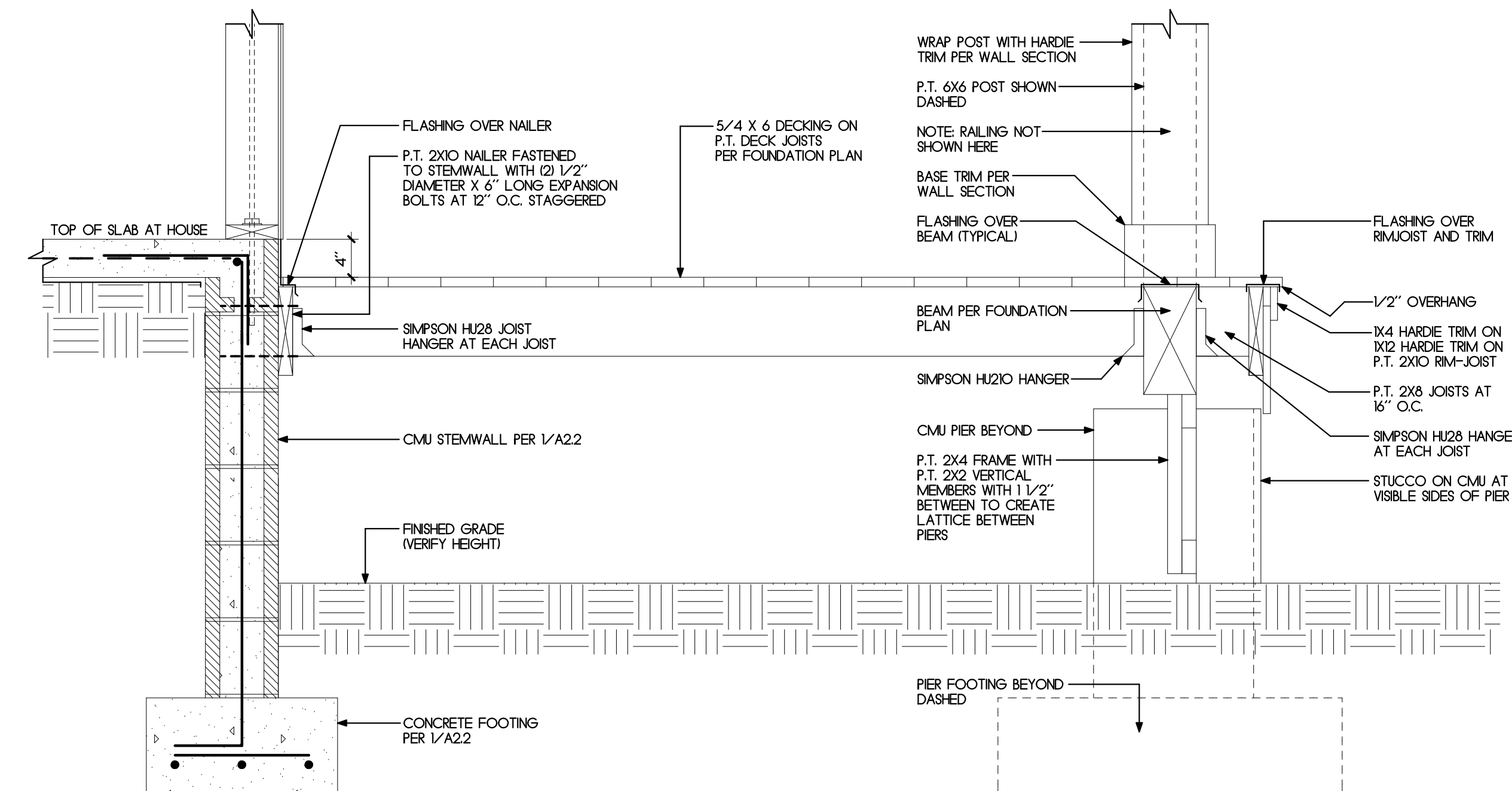
EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A2.2



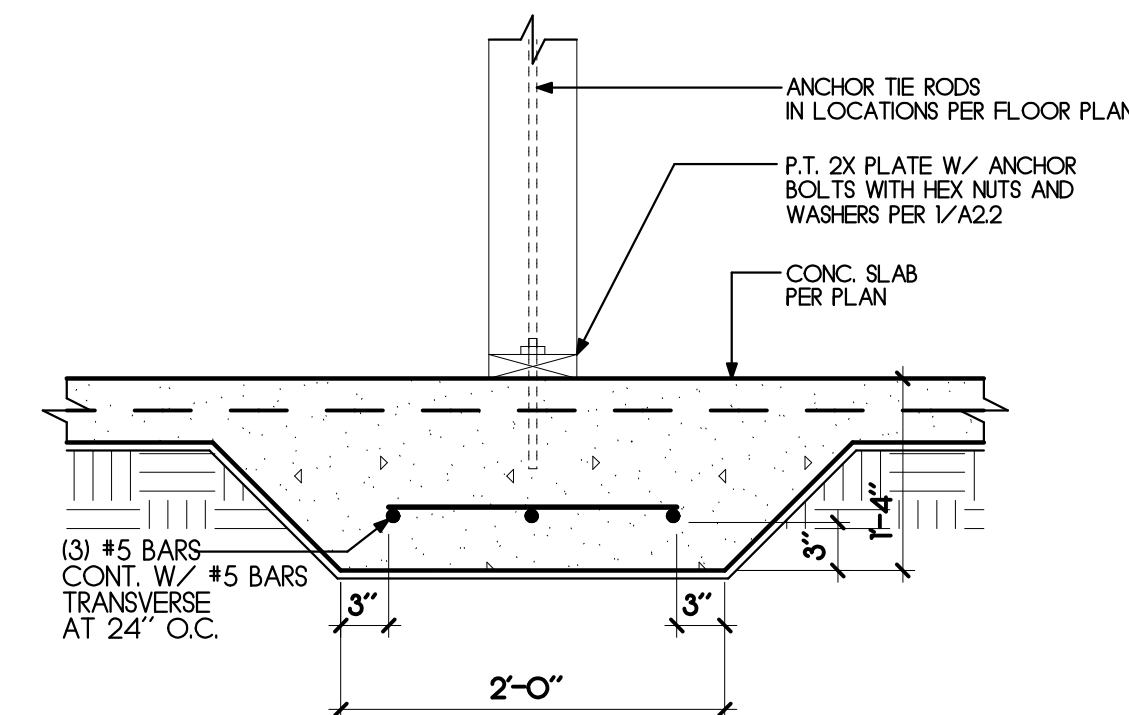
1) TYPICAL FOUNDATION WALL

1" = 1'-0"



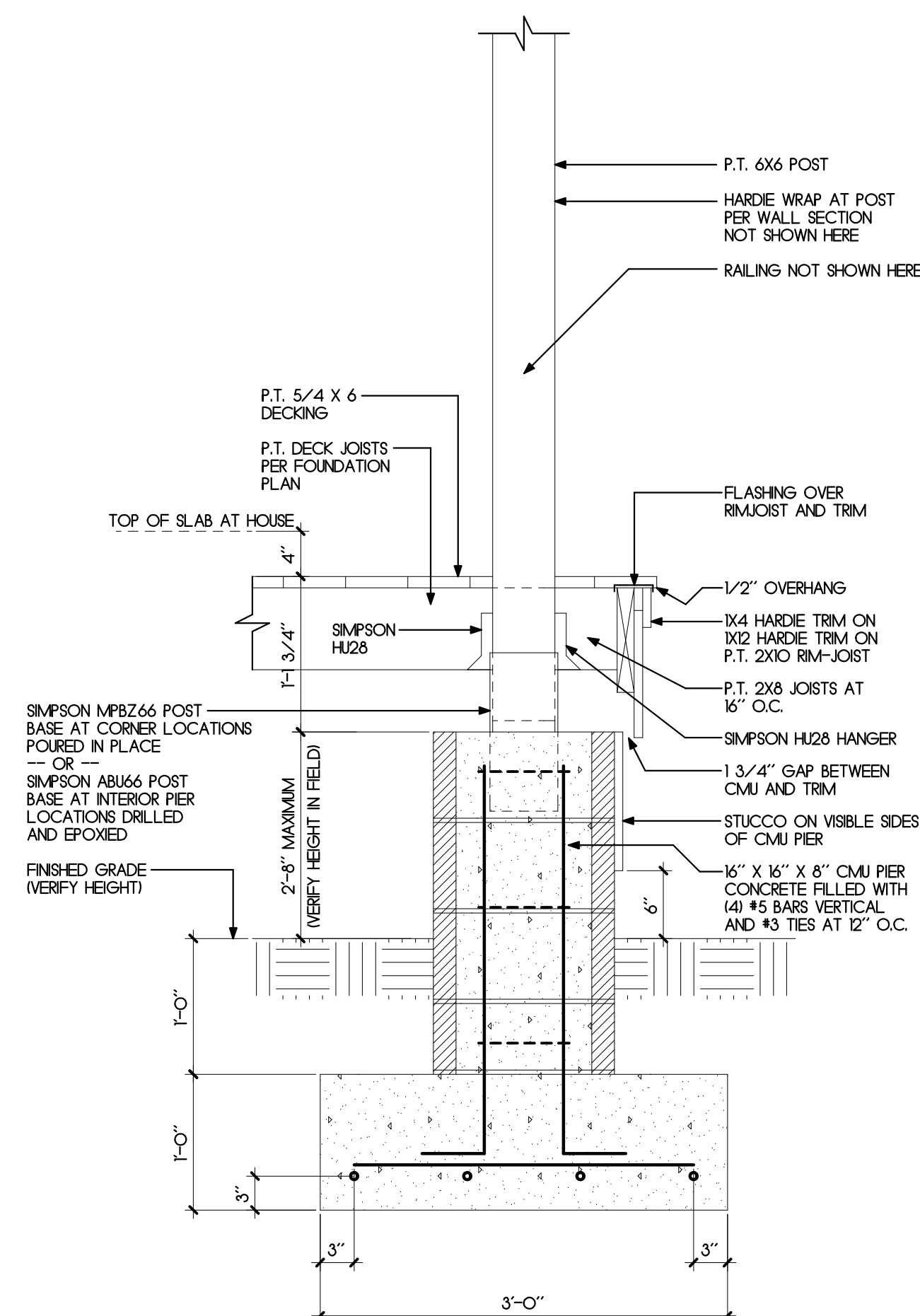
2) TYPICAL PORCH DETAIL

1" = 1'-0"

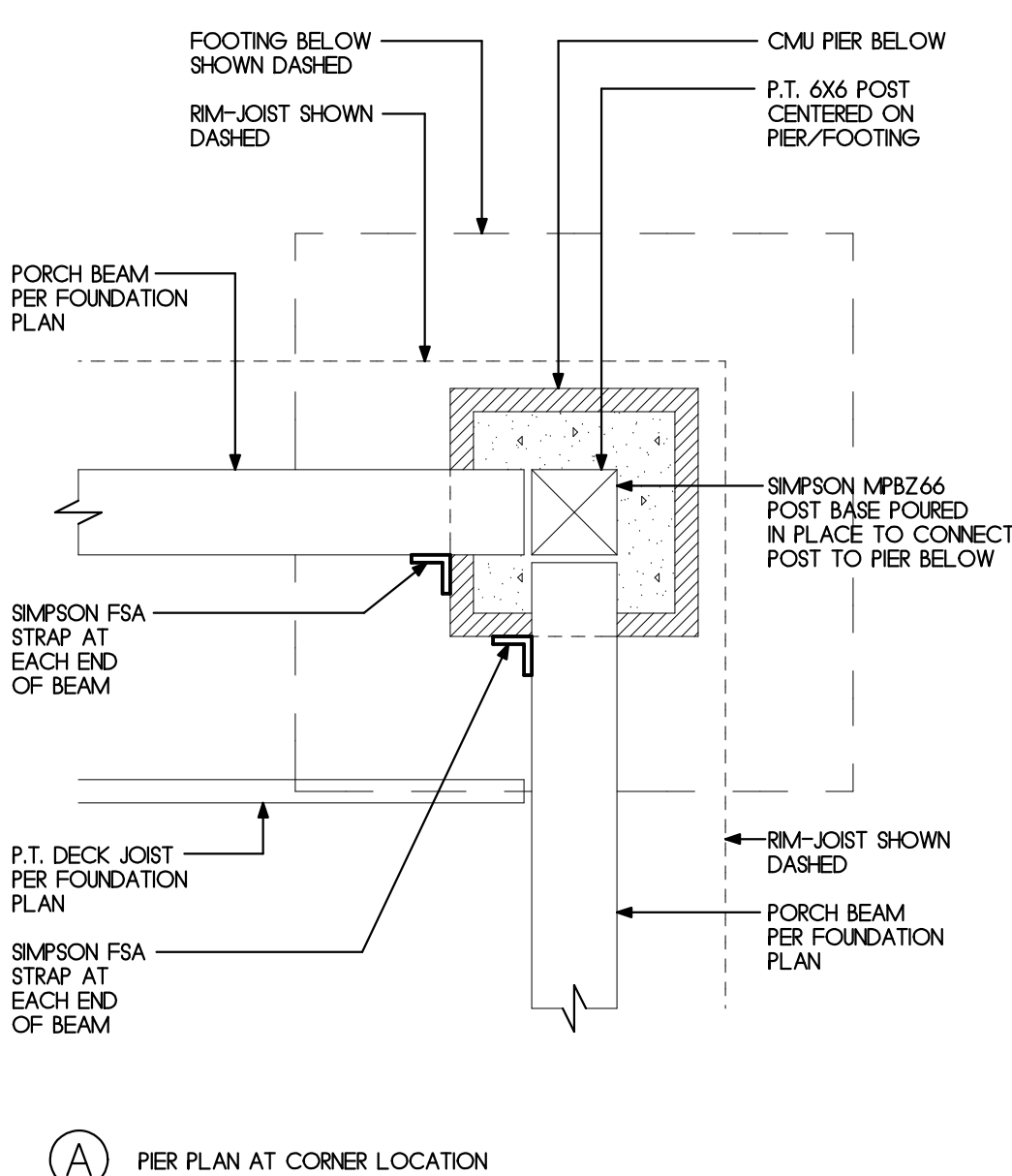


4) THICKENED SLAB

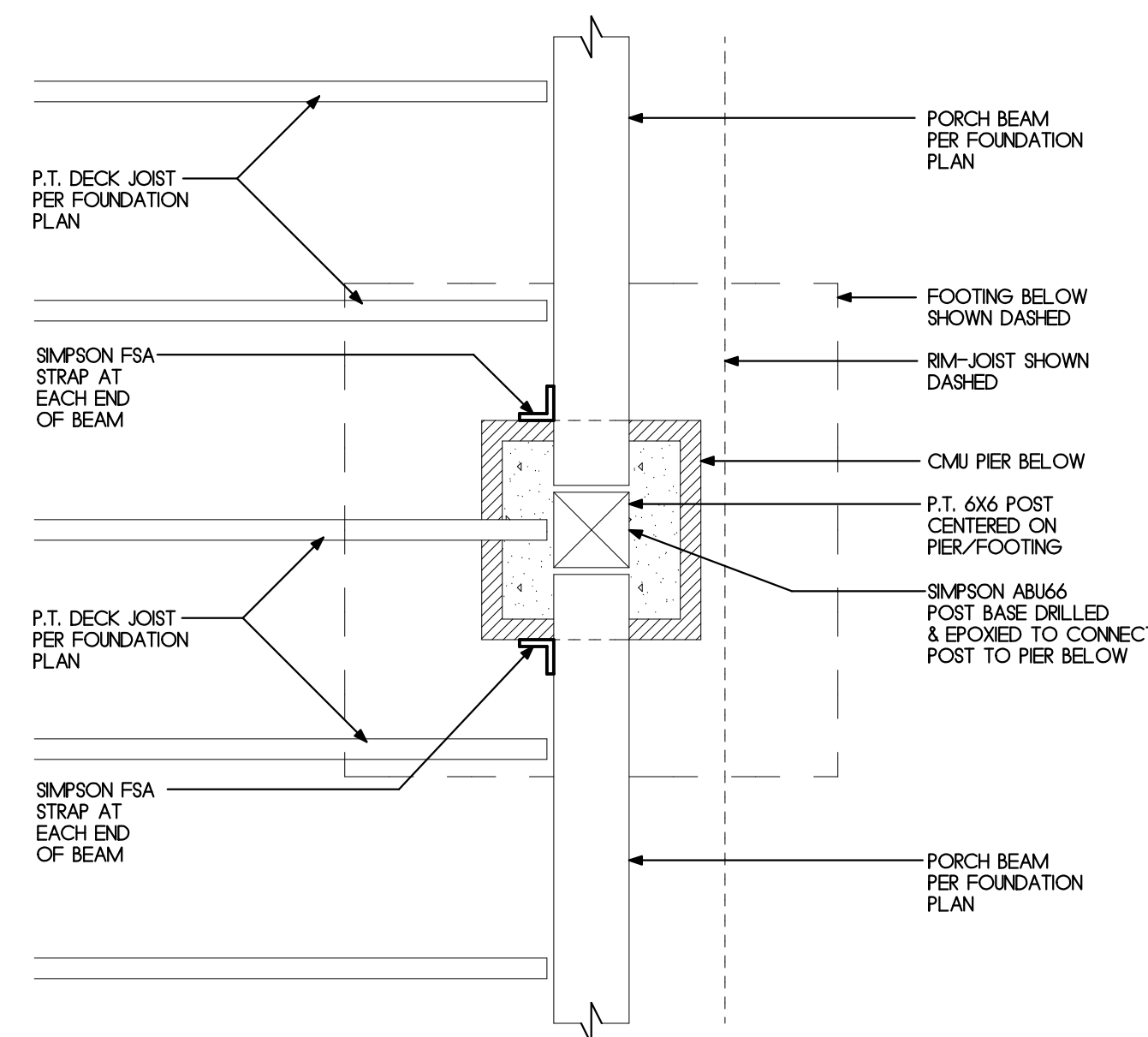
1" = 1'-0"



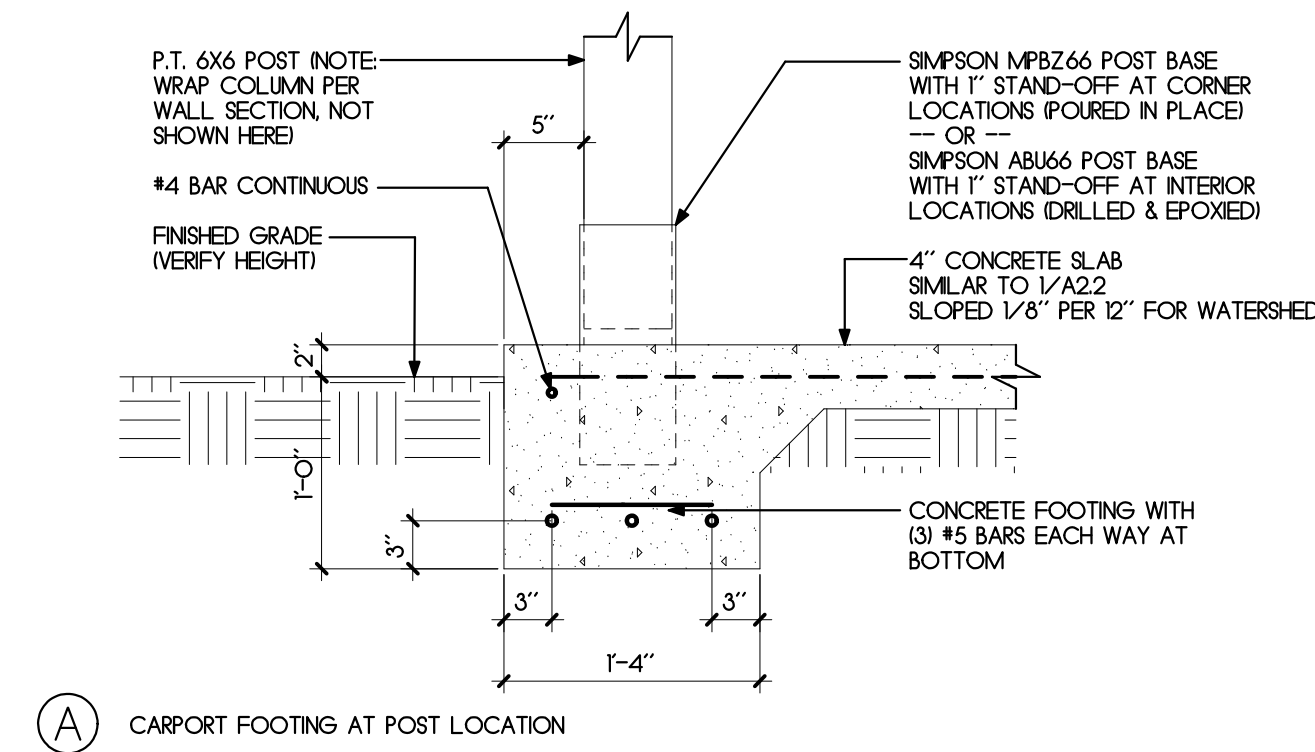
3) TYPICAL PORCH PIER DETAIL



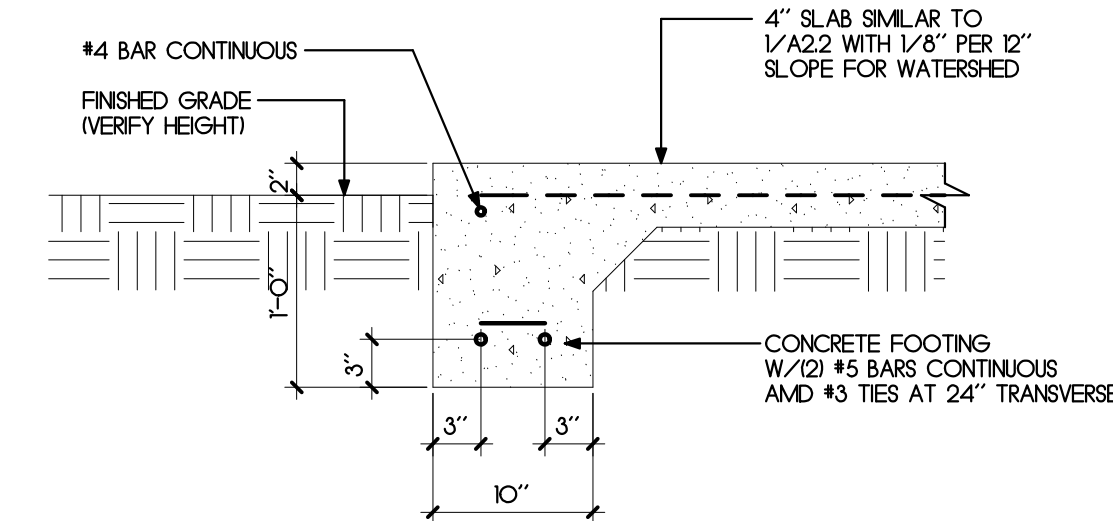
A) PIER PLAN AT CORNER LOCATION



B) PIER PLAN AT INTERIOR LOCATION



A) CARPORT FOOTING AT POST LOCATION



B) CARPORT FOOTING AT SLAB EDGE

5) CARPORT SLAB EDGE

1" = 1'-0"



FIRST FLOOR PLAN

#	REVISIONS	DATE

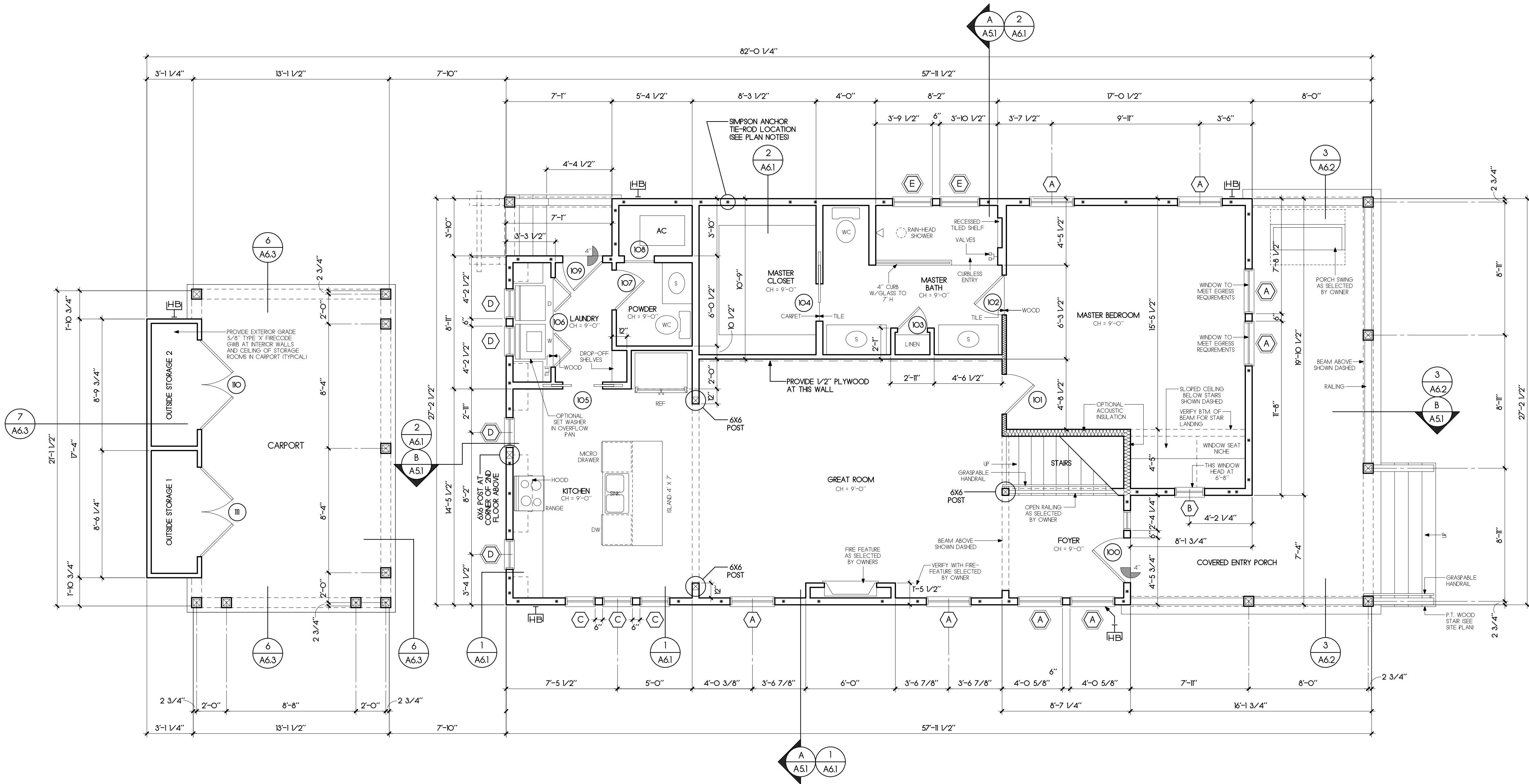
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BLOCK 11, LOT 6 OLD TOWN
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A3.1



FIRST FLOOR PLAN

1/4"=1'-0"

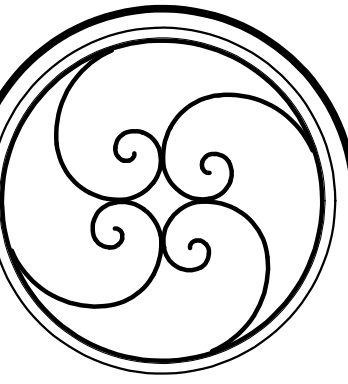
PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL. COORDINATE TIE-ROD LOCATIONS WITH WINDOWS/DOORS AT SECOND FLOOR.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)

PLAN LEGEND

- STUD FRAMED WALL
- OPTIONAL ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BIB (VERIFY LOCATION W/OWNER)
- AS S.O. AS SELECTED BY OWNER

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SECOND FLOOR PLAN	
REVISIONS	DATE
•	
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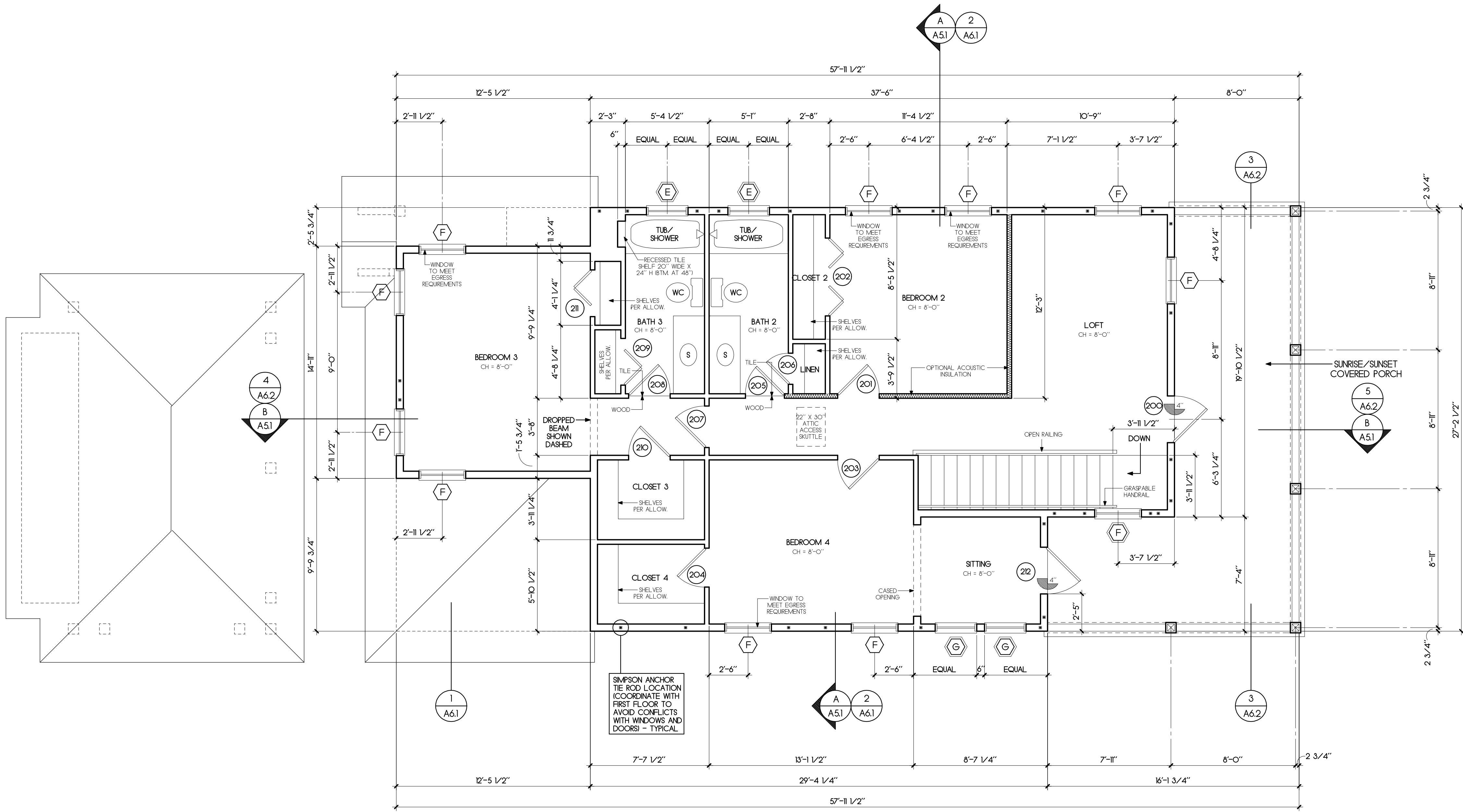
PROJECT: EVANS
DRAWN BY: J.M.P.
CHKD BY: J.M.P.
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A3.2

SECOND FLOOR PLAN

1/4"=1'-0"



PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER.
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL. COORDINATE ANCHOR TIE ROD LOCATIONS WITH WINDOWS/DOORS AT FIRST FLOOR BELOW.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
5. CLOSET SHELVE: CLOSET SHELVE AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)

PLAN LEGEND

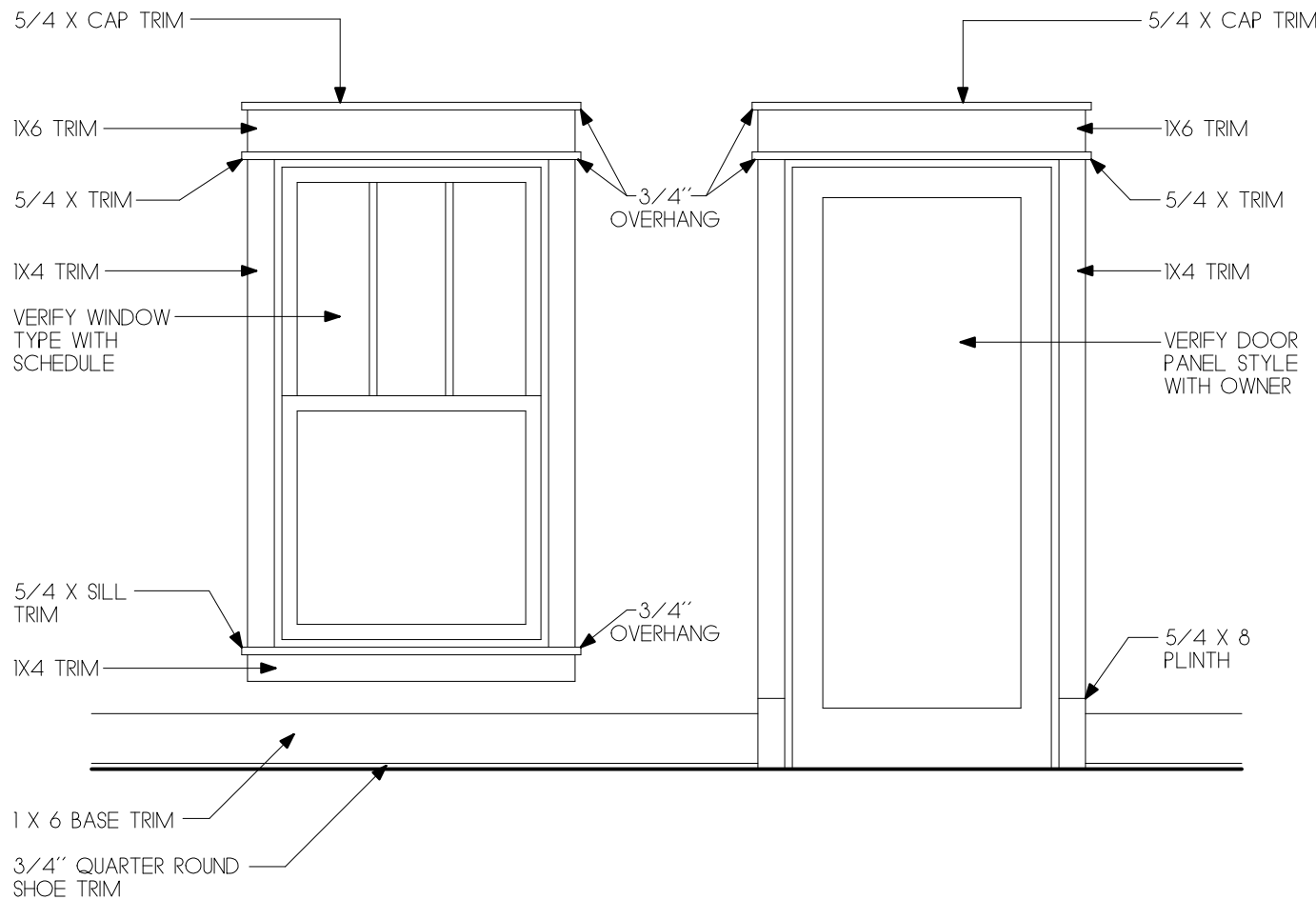
- STUD FRAMED WALL
- OPTIONAL ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BB (VERIFY LOCATION W/OWNER)
- AS S.O.
- AS SELECTED BY OWNER

DOOR SCHEDULE								
○	SIZE OR R.O.	TYPE	OPERATION	MATERIAL	MANUFACTURER	MINIMUM D.P.	UNIT D.P.	NOTES
100	3'-0" X 8'-0"	ENTRY	SWING	SC	A.S.B.O.	+27.9/-36.8	VERIFY	ENTRY DOOR AS SELECTED BY OWNER WITH 16" WIDE SIDE LIGHT
101	2'-8" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
102	2'-8" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
103	2'-0" X 8'-0"	-	SWING	HC	A.S.B.O.	N/A	N/A	-
104	2'-6" X 8'-0"	-	POCKET	SC	A.S.B.O.	N/A	N/A	-
105	(2) 1'-4" X 8'-0"	-	POCKET	SC	A.S.B.O.	N/A	N/A	-
106	(2) 3'-0" X 8'-0"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
107	2'-8" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
108	2'-0" X 8'-0"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
109	2'-9" X 8'-0"	FRENCH	SWING	SC/GLASS	ANDERSEN	+27.9/-36.8	+40 / -40	ANDERSEN 400 SERIES, FWH2980, VERIFY HINGE SIDE WITH PLAN
110	(2) 3'-0" X 6'-8"	EXTERIOR	SWING	FIBERGLASS	A.S.B.O.	+27.9/-36.8	VERIFY	EXTERIOR RATED FIBERGLASS DOOR
III	(2) 3'-0" X 6'-8"	EXTERIOR	SWING	FIBERGLASS	A.S.B.O.	+27.9/-36.8	VERIFY	EXTERIOR RATED FIBERGLASS DOOR
DOOR NOTES: 1. EXTERIOR DOORS WITH GLASS, GLASS IS TO BE INSULATED DOUBLE PANE GLASS 2. ALL DOORS TO BE PAINTED - VERIFY WITH OWNER 3. VERIFY ALL DOOR SELECTIONS W/OWNER PRIOR TO ORDERING								
200	3'-1" X 6'-8"	FRENCH	SWING	SC/GLASS	ANDERSEN	+27.9/-36.8	+40 / - 40	ANDERSEN 400 SERIES, FWO3168, VERIFY HINGE SIDE WITH PLAN
201	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
202	(2) 2'-6" X 6'-8"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
203	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
204	2'-6" X 6'-8"	-	SWING	HC	A.S.B.O.	N/A	N/A	-
205	2'-6" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
206	2'-0" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
207	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
208	2'-8" X 6'-8"	-	SWING	SC	A.S.B.O.	N/A	N/A	-
209	3'-0" X 6'-8"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
210	2'-8" X 6'-8"	-	SWING	HC	A.S.B.O.	N/A	N/A	-
211	3'-0" X 6'-8"	-	BIFOLD	HC	A.S.B.O.	N/A	N/A	-
212	3'-1" X 6'-8"	FREMCH	SWING	SC/GLASS	ANDERSEN	+27.9/-36.8	+40 / - 40	ANDERSEN 400 SERIES, FWO3168, VERIFY HINGE SIDE WITH PLAN

DOOR NOTE: G.C. TO FIELD VERIFY DOOR ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES

WINDOW SCHEDULE							
⬡	MODEL NUMBER	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	MINIMUM D.P.	NOTES
A	TW21056	3'-0 1/8"	5'-8 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, VERIFY TO MEET EGRESS REQUIREMENTS W/MINTINS PER ELEVS.
B	OVL2030	2'-0 1/2"	3'-0 1/2"	OVAl	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, THIS WINDOW AT 6'-8" HEAD HEIGHT W/MINTINS PER ELEVS.
C	TW20410	2'-2 1/8"	5'-0 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES W/MINTINS PER ELEVS.
D	TW2042	2'-2 1/8"	4'-4 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES W/MINTINS PER ELEVS.
E	AX281	2'-8"	2'-8"	AWNING	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, PG UPGRADE W/MINTINS PER ELEVS.
F	TW210410	3'-0 1/8"	5'-0 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, VERIFY TO MEET EGRESS REQUIREMENTS W/MINTINS PER ELEVS.
G	TW2636	2'-8 1/8"	3'-8 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES W/MINTINS PER ELEVS.
⬡ DENOTES TEMPERED GLASS WINDOW UNIT PER LOCATIONS ON PLAN							
NOTES: 1. ALL WINDOWS TO HAVE INSULATED, DOUBLE PANE GLASS 2. PROVIDE WINDOWS WITH EXTERIOR MOUNTED MINTINS AS SHOWN ON ELEVATIONS (TYPICAL)							

WINDOW NOTE: G.C. TO FIELD VERIFY WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES



A INTERIOR TRIM DETAILS 1/2"=1'-0"

FINISH SCHEDULE									
ROOM NAME	FLOORS	BASE	WALLS	TRIM	CEILING	NOTES			
	WIDE PLANK WOOD FLOOR AS SELECTED BY OWNER TILE AS SELECTED BY OWNER CARPET AS SELECTED BY OWNER SEALED CONCRETE	1X6 BASE --- PAINTED	DRYWALL --- PAINTED AT SHOWER/TUB: TILE FLOOR TO CEILING (A.S.B.O.) EXTERIOR SIDING --- SEE ELEVATIONS	DOOR TRIM PER 1/A3.3 --- PAINTED WINDOW TRIM PER 1/A3.3 --- PAINTED	DRYWALL --- SMOOTH FINISH --- PAINTED HARDEE PANEL WITH BATTENS --- PAINTED				
FOYER	●	●	●	●	●				
GREAT ROOM	●	●	●	●	●				
KITCHEN	●	●	●	●	●				
LAUNDRY	●	●	●	●	●				
POWDER	●	●	●	●	●				
AC ROOM	●	●	●	●	●				
STAIR	●	●	●	●	●				
MASTER BEDROOM	●	●	●	●	●				
MASTER BATH	●	●	●	●	●				
MASTER CLOSET	●	●	●	●	●				
CARPORT	●	●	●	●	●				
OUTSIDE STORAGE 1	●	●	●	●	●				
OUTSIDE STORAGE 2	●	●	●	●	●				
LOFT	●	●	●	●	●				
BEDROOM 2	●	●	●	●	●				
CLOSET 2	●	●	●	●	●				
BATH 2	●	●	●	●	●				
BEDROOM 3	●	●	●	●	●				
CLOSET 3	●	●	●	●	●				
BATH 3	●	●	●	●	●				
BEDROOM 4	●	●	●	●	●				
CLOSET 4	●	●	●	●	●				
SITTING	●	●	●	●	●				
* A.S.B.O. = AS SELECTED BY OWNER									
FINISH NOTES: 1. TILE AT FLOORS TO BE PLACED OVER CRACK ISOLATION MEMBRANE 2. TILE AT WET LOCATIONS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE 3. TILE AT WALLS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE									

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James Pozzetta
Architect
1998

SCHEDULES

REVISIONS

DATE

JAMES POZZETTA, ARCHITECT

FLORIDA REGISTERED ARCHITECT

103 SOUTH 18TH STREET

FERNANDINA BEACH, FLORIDA 32034

904-206-3447

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FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS

DRAWN BY: JWP

CHKD BY: JWP

DATE: 07/12/2022

EVANS RESIDENCE

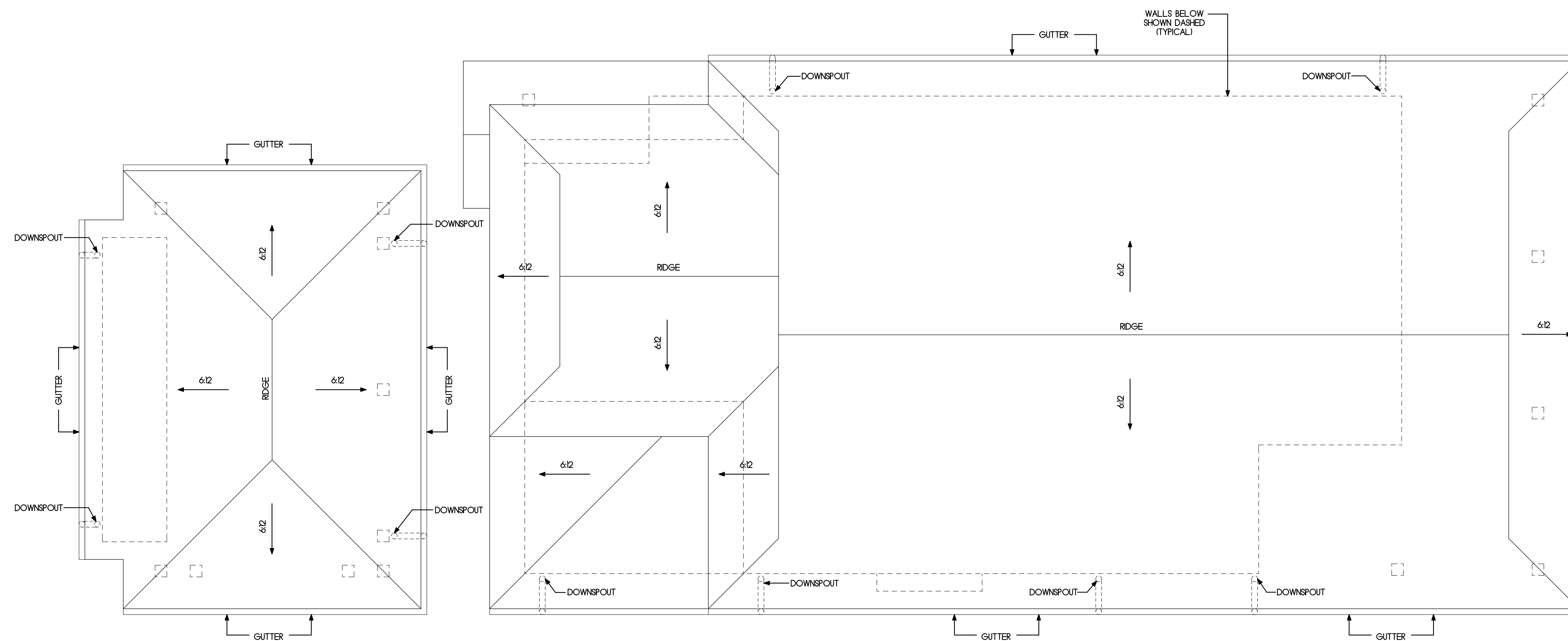
1015 SOMERUELLES STREET

BLOCK 11, LOT 6 OLD TOWN

FERNANDINA BEACH, FLORIDA 32034

A3.3

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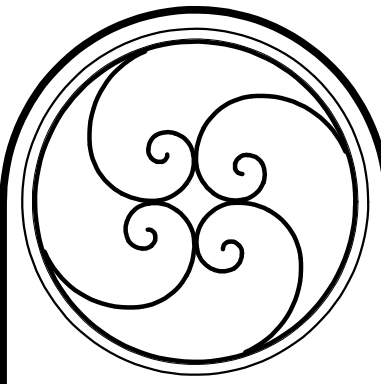
ROOF PLAN

$$1/4''=1'-0''$$

GUTTER NOTE

VERIFY THE QUANTITY AND LOCATION OF
GUTTERS AND DOWNSPOUTS IN THE FIELD
WITH RECOMMENDATIONS PER THE
GUTTER SUPPLIER

1. PROVIDE GUTTERS AND DOWNSPOUTS IN LOCATIONS PER ROOF PLAN
2. COORDINATE IN FIELD TO AVOID WINDOWS/DOORS FOR DOWNSPOUTS
3. SEE DRAINAGE PLAN FOR FRENCH DRAIN LOCATIONS
4. PROVIDE HALF-ROUND GUTTERS AND ROUND DOWNSPOUTS IN COLOR AS SELECTED BY OWNER



ROOF PLAN			
#	REVISIONS	DATE	

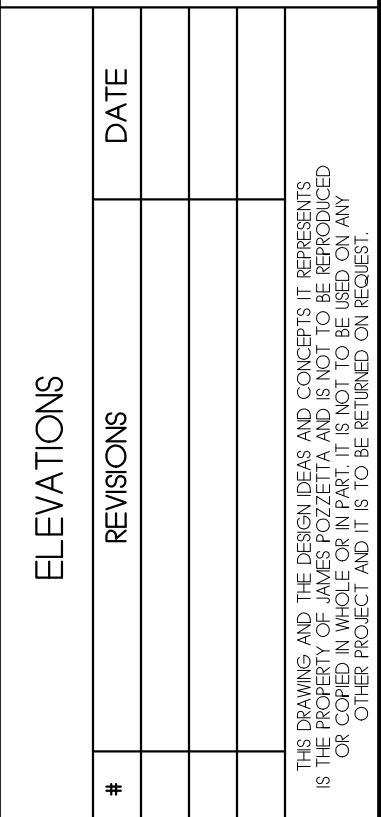
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PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 1I, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A3.4.



PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/12/2022

(A4.1)


$$1/4'' = 1' - 0''$$


1/4"=1'-0"

1. PROVIDE GUTTERS AND DOWNSPOUTS IN LOCATIONS PER ROOF PLAN
2. COORDINATE IN FIELD TO AVOID WINDOWS/DOORS FOR DOWNSPOUTS
3. SEE DRAINAGE PLAN FOR FRENCH DRAIN LOCATIONS
4. PROVIDE HALF-ROUND GUTTERS AND ROUND DOWNSPOUTS IN COLOR AS SELECTED BY OWNER


$$1/2''=1'-0''$$

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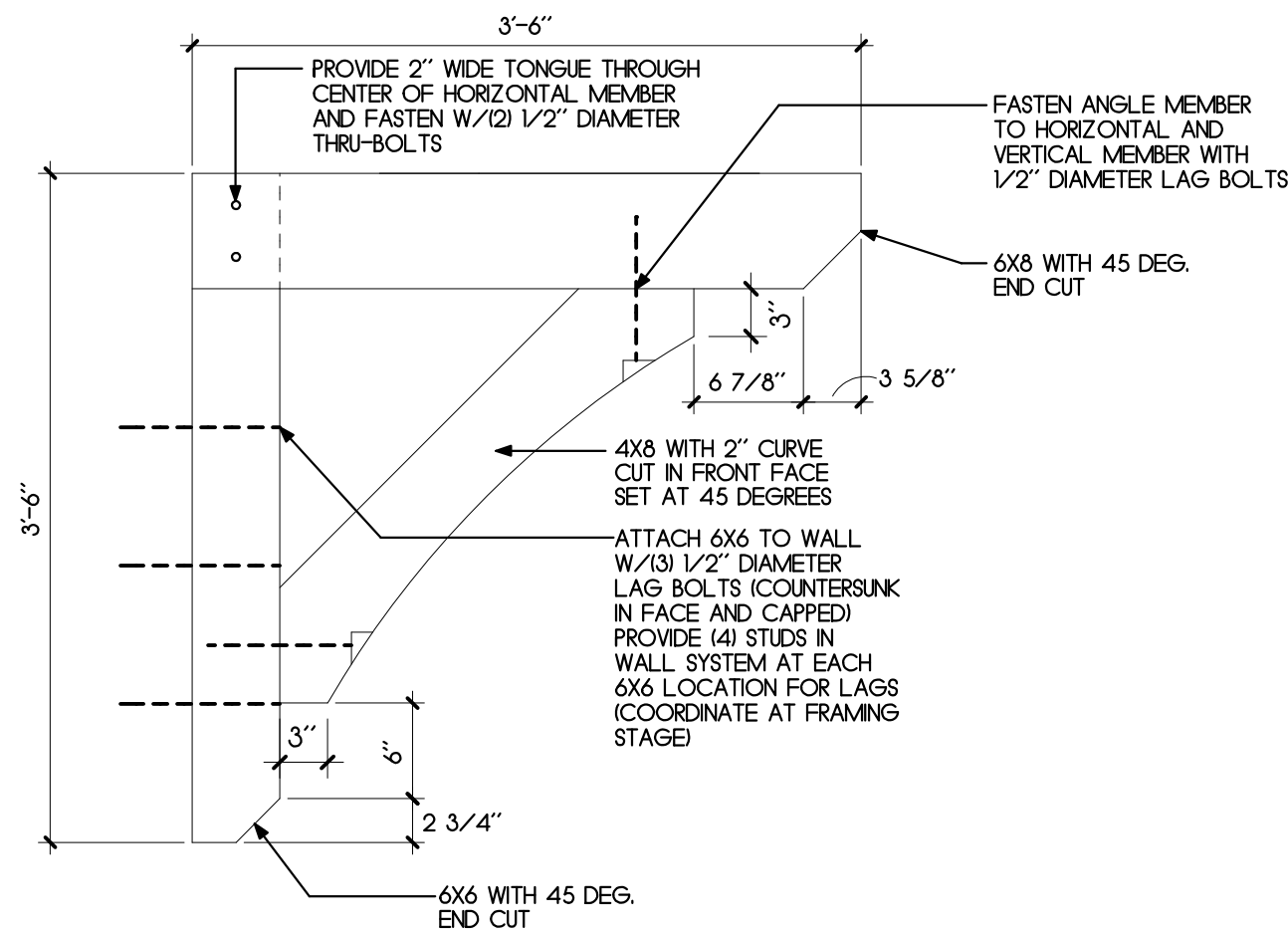
LEFT SIDE ELEVATION

1/4"=1'-0"



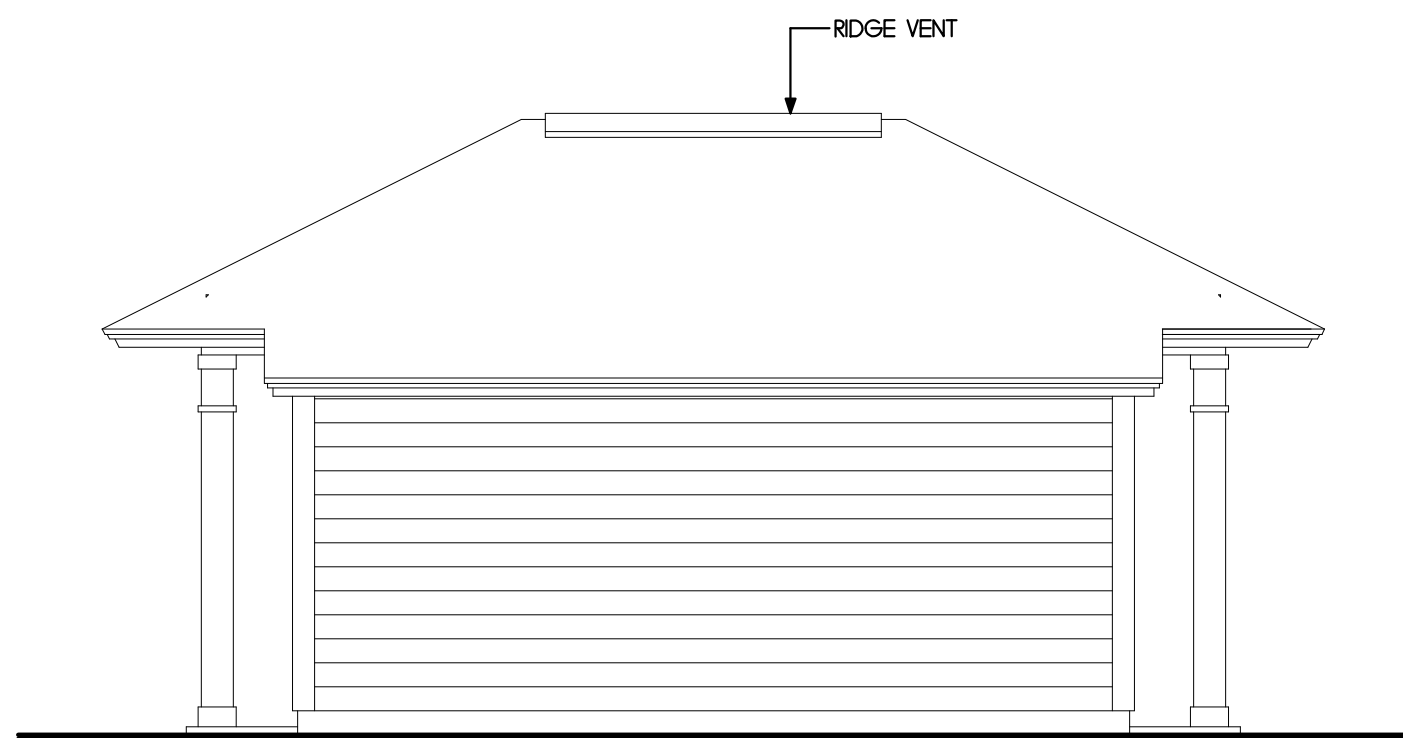
REAR ELEVATION

1/4"=1'-0"



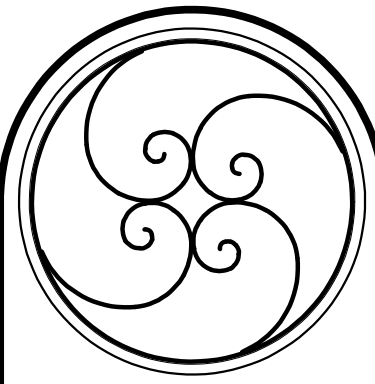
A) BRACKET DETAIL

1"=1'-0"



REAR CARPORT ELEVATION

1/4"=1'-0"



ELEVATIONS		DATE
REVISIONS		
1		

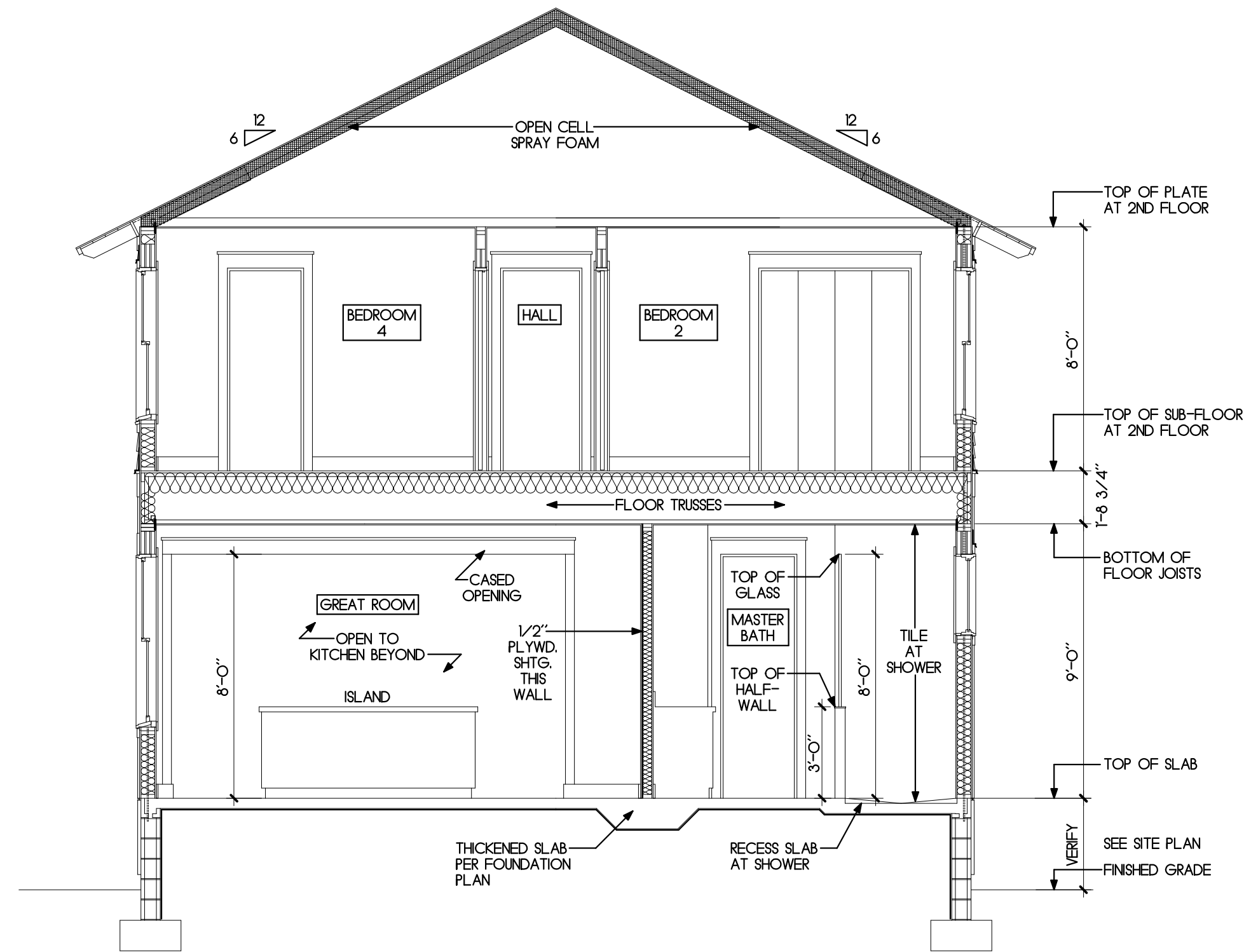
JAMES POZZETTA, ARCHITECT
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PROJECT: EVANS	DRAWN BY: J.P.	CHKD BY: J.P.	DATE: 07/27/2022
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1015 SOVEREIGNS STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

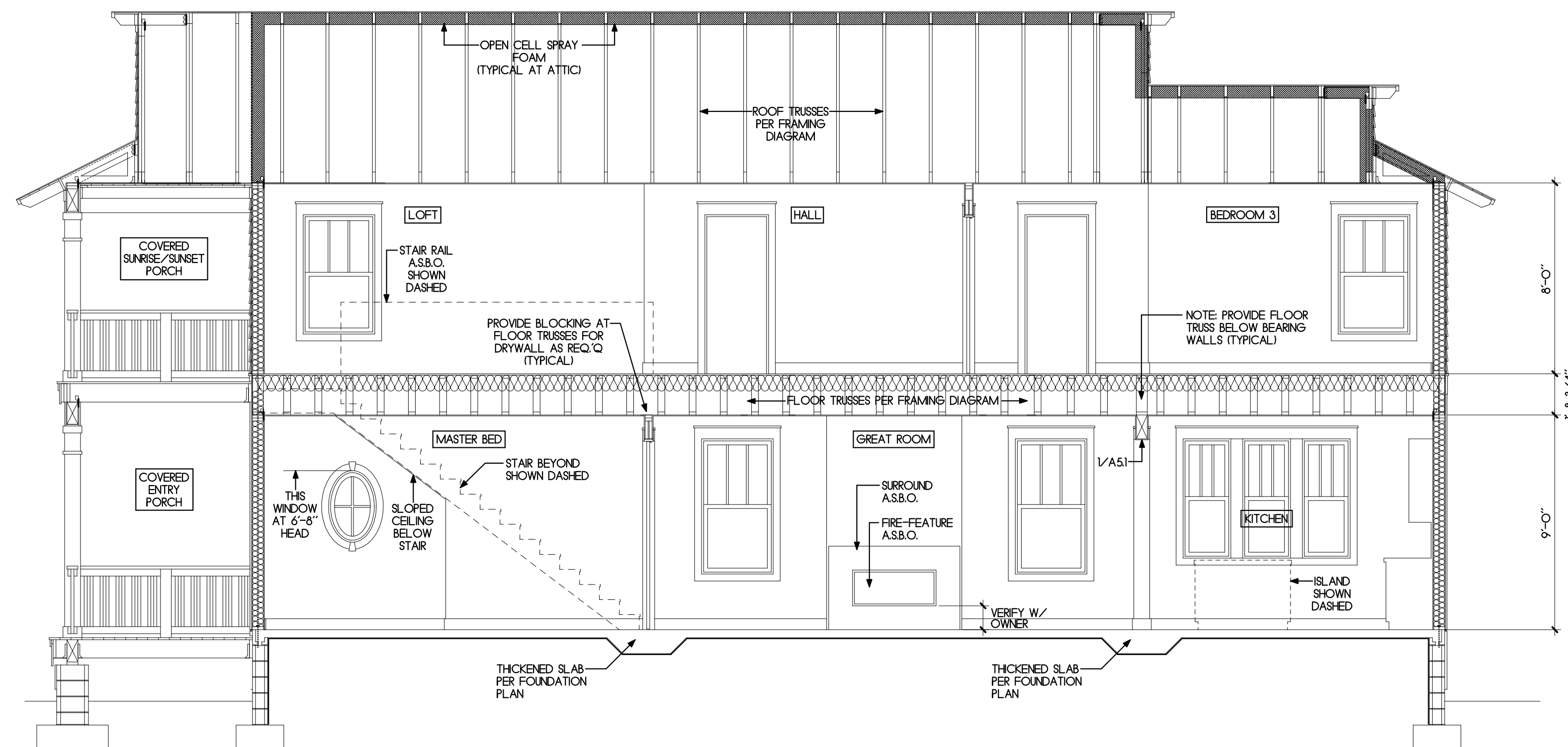
A4.2

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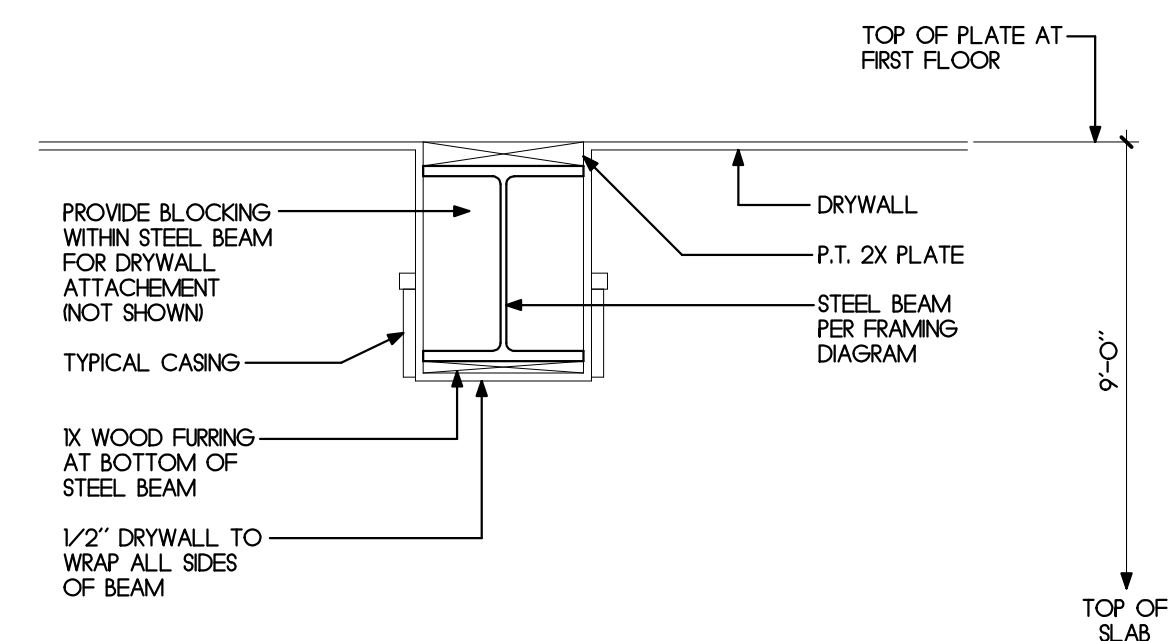
A BUILDING SECTION

1/4"=1'-0"



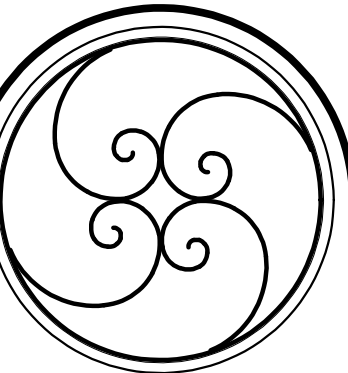
B BUILDING SECTION

1/4"=1'-0"



1 TRIM AT STEEL BEAM

1"=1'-0"



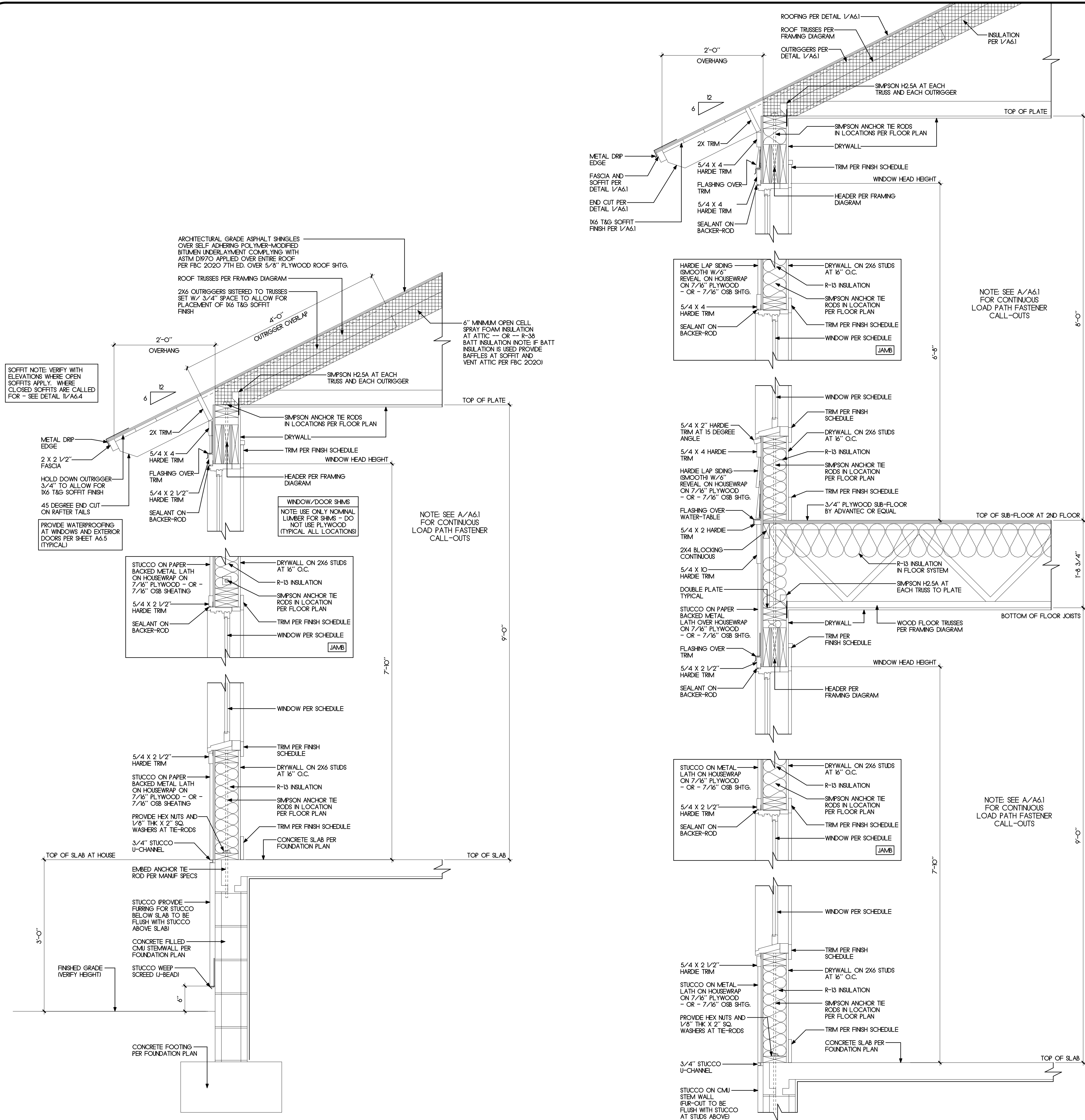
BUILDING SECTIONS		DATE
#	REVISIONS	

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PROJECT: EVANS
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DATE: 07/12/2022

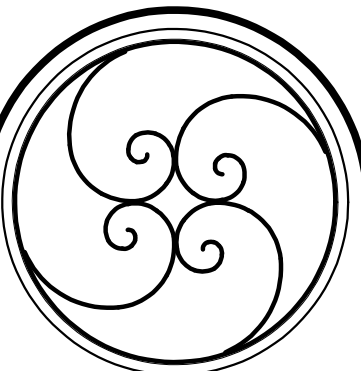
EVANS RESIDENCE
LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A5.1



- CONTINUOUS LOAD PATH STRUCTURAL FASTENERS**
- CONNECT 2ND FLOOR ROOF TRUSSES TO TOP PLATES WITH (I) SIMPSON H2.5A FRAMING ANCHOR AT EACH BEARING POINT.
 - 2ND FLOOR STUDS AT LOCATIONS WITHOUT ANCHOR TIE-RODS ARE TO BE FASTENED TO TOP PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD - AND - FASTEN TO SILL PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD.
 - 2ND FLOOR STUDS AT LOCATIONS WITH SIMPSON ANCHOR TIE-RODS DO NOT REQUIRE ADDITIONAL FASTENERS (NOTE: PROVIDE HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS AT TOP PLATES AND SILL PLATES AT ALL ANCHOR TIE ROD LOCATIONS)
 - CONNECT 2ND FLOOR SILL PLATE TO SUB-FLOOR AND FLOOR TRUSSES BELOW WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT 16" O.C. (AT EXTERIOR WALL LOCATIONS)
 - CONNECT FLOOR TRUSSES TO BEARING LOCATION (TOP PLATE OR BEAM) WITH SIMPSON H2.5A FRAMING ANCHORS AT EACH BEARING LOCATION.
 - CONNECT 1ST FLOOR ROOF TRUSSES TO TOP PLATES WITH (I) SIMPSON H2.5A FRAMING ANCHOR AT EACH BEARING POINT.
 - 1ST FLOOR STUDS AT LOCATIONS WITHOUT ANCHOR TIE-RODS ARE TO BE FASTENED TO TOP PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD - AND - FASTEN TO SILL PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD.
 - 1ST FLOOR STUDS AT LOCATIONS WITH SIMPSON ANCHOR TIE-RODS DO NOT REQUIRE ADDITIONAL FASTENERS (NOTE: PROVIDE HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS AT TOP PLATES AND SILL PLATES AT ALL ANCHOR TIE ROD LOCATIONS)
 - CONNECT 1ST FLOOR SILL PLATES TO SLAB BELOW WITH ANCHOR BOLTS AT 24" O.C. WITH HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS (NOTE: OMIT ANCHOR BOLTS AT LOCATIONS WHERE ANCHOR TIE RODS OCCUR. PROVIDE HEX NUTS AND WASHERS AT ANCHOR TIE-RODS)
 - HEADER AND BEAM FASTENERS ARE PER WALL SECTIONS AND FRAMING NOTES.

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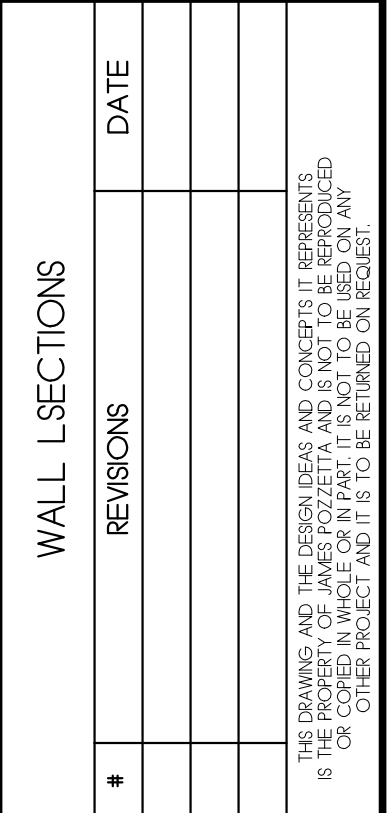
WALL SECTIONS	REVISIONS	DATE
#		

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PROJECT: EVANS	DRAWN BY: JWP	CHECK BY: JWP	DATE: 07/12/2022
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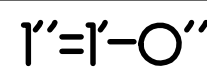
EVANS RESIDENCE
 1015 SOMERUELES STREET
 BLOCK 11, LOT 6 OLD TOWN
 FERNANDINA BEACH, FLORIDA 32034

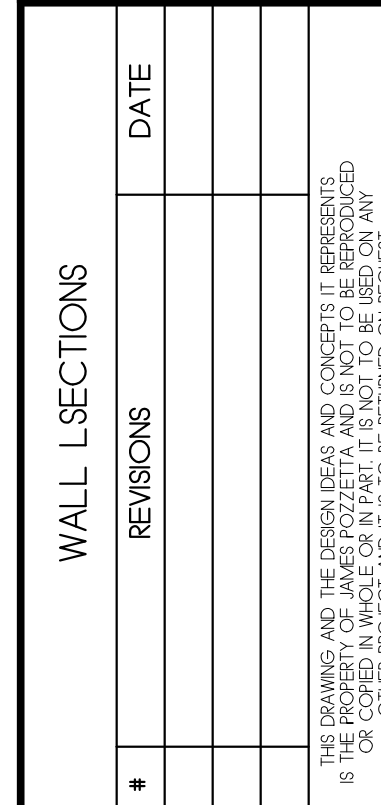
A6.1



PROJECT: EVANS
DRAWN BY: JMP
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DATE: 07/12/2022

A6.2



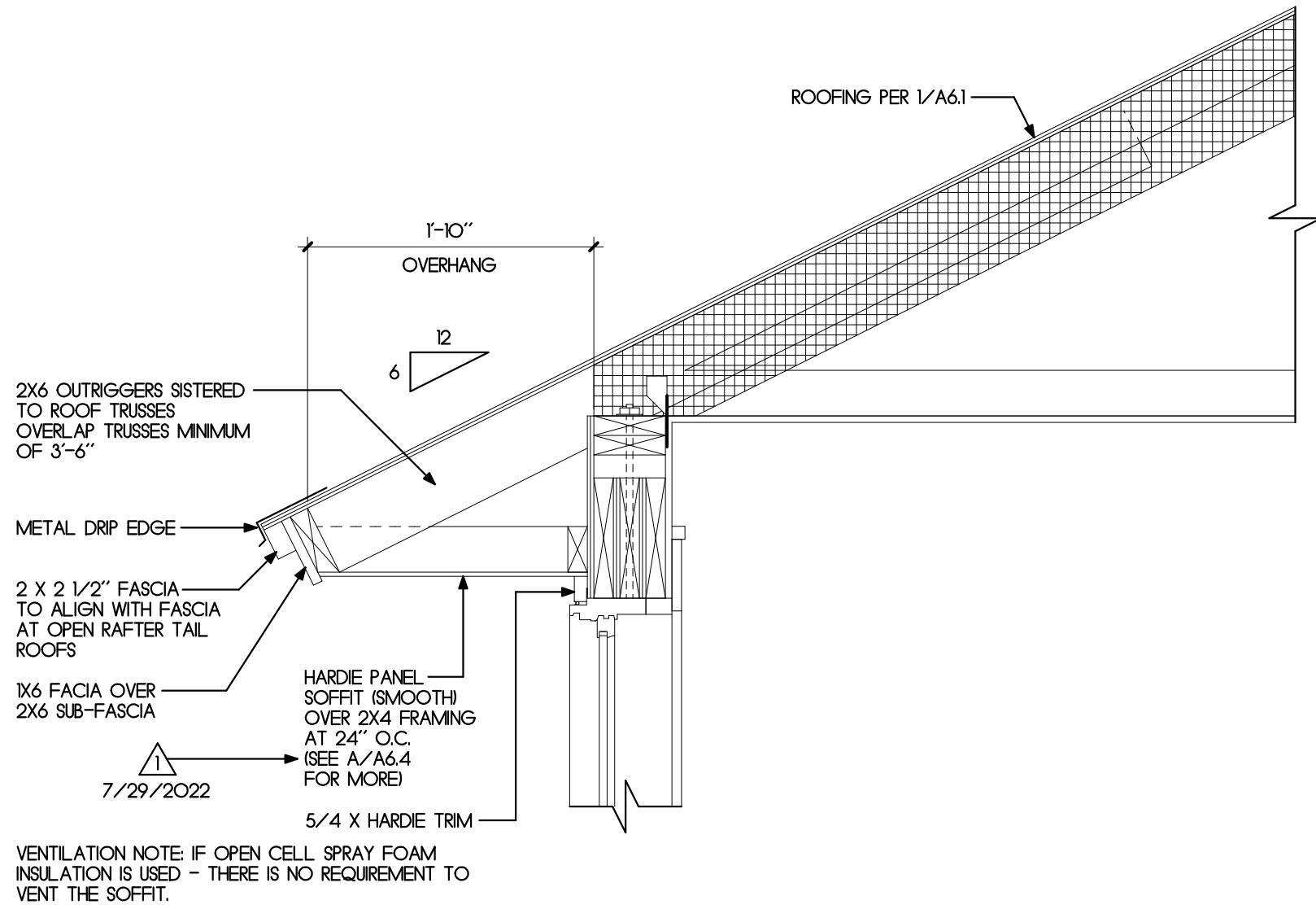


PROJECT: EVANS
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CHKD BY: JMP
DATE: 07/12/2022

(A6.3)

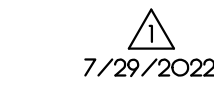


DETAIL OMITTED INTENTIONALLY



11 CLOSED SOFFIT DETAIL

1"=1'-0"

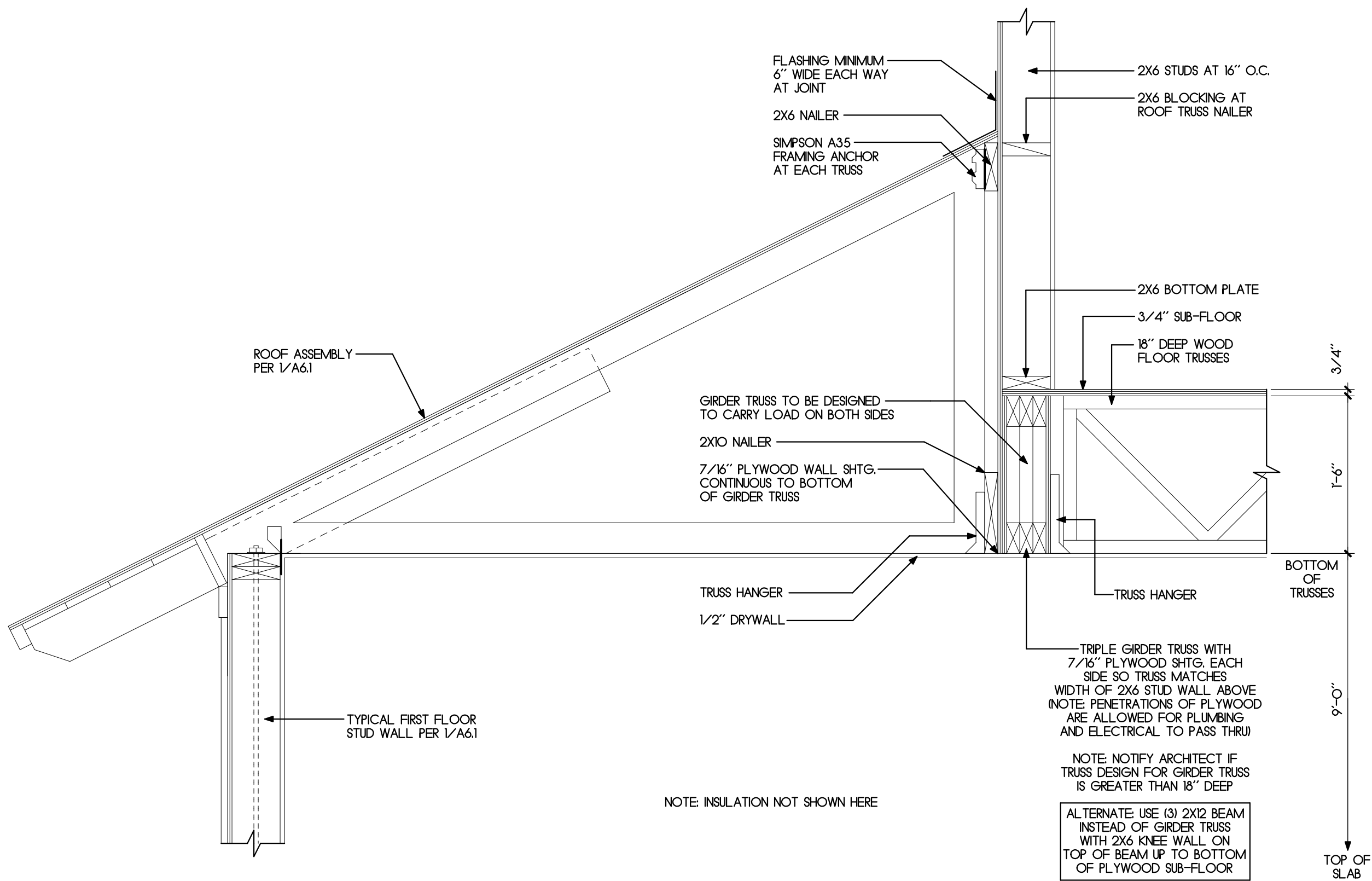


A HARDBOARD SOFFIT NOTES

1"=1'-0"

FLORIDA BUILDING CODE 2020 RESIDENTIAL R704.2.3 HARDBOARD SOFFIT PANELS

WHERE THE DESIGN WIND PRESSURE IS 30 PSF OR LESS, SOFFIT PANELS SHALL BE A MINIMUM OF 7/16 INCH IN THICKNESS AND SHALL BE FASTENED TO FRAMING OR NAILING STRIPS WITH 2 1/2" X 0.133" SIDING NAILS SPACED NOT MORE THAN 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. WHERE THE DESIGN WIND PRESSURE IS GREATER THAN 30 PSF, HARDBOARD SOFFIT PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE.

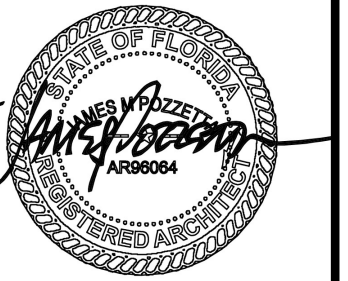
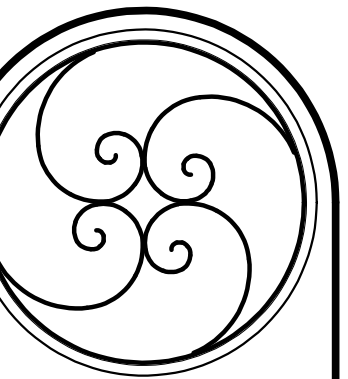


1"=1'-0"

10 TRIPLE GIRDER TRUSS DETAIL

1"=1'-0"

DETAIL OMITTED INTENTIONALLY

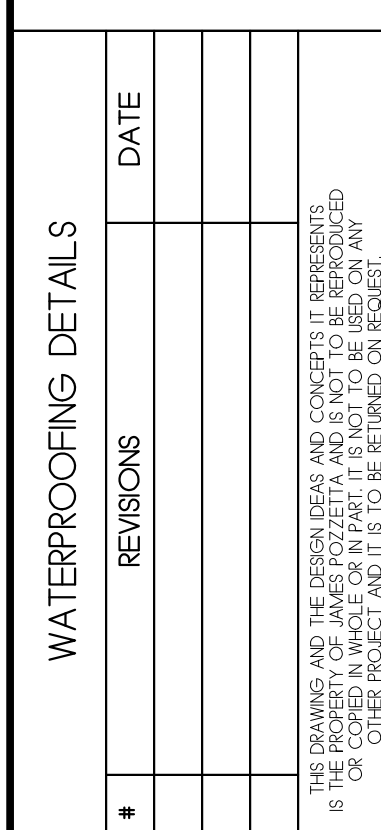


WALL L SECTIONS	
REVISIONS	DATE
1	07/29/2022
ADDED DETAIL A/A6.4 SOFFIT NOTES	
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PROJECT: EVANS	DRAWN BY: JWP	DATE: 07/12/2022
CHD BY: JWP		

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034



PROJECT: EVANS
DRAWN BY: JMP
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DATE: 07/12/2022

A6.5

1 Install lower barrier strip over weather-resistant barrier installed to underside of opening

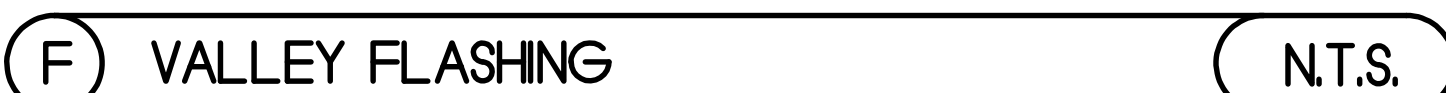
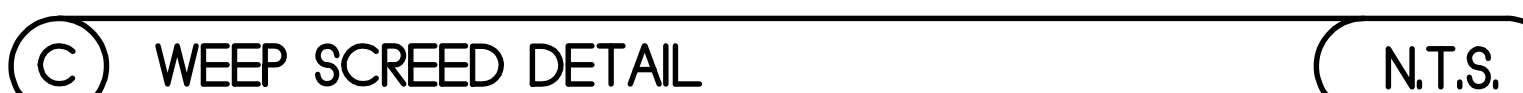
2 Install side window barrier strips

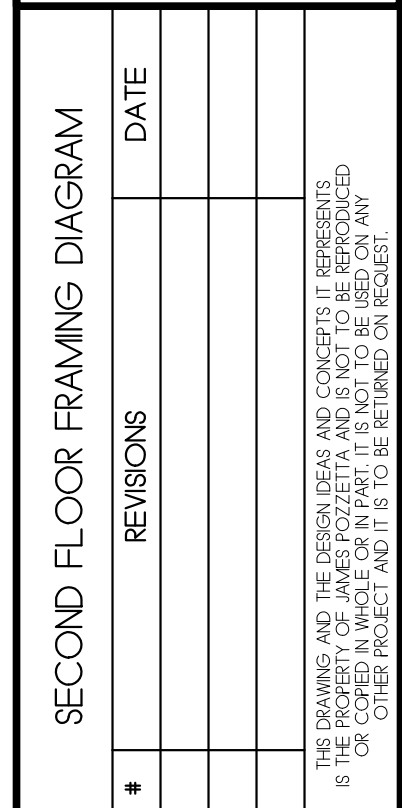
3 Install window

4 Install head flashing and overlap with upper window barrier strip

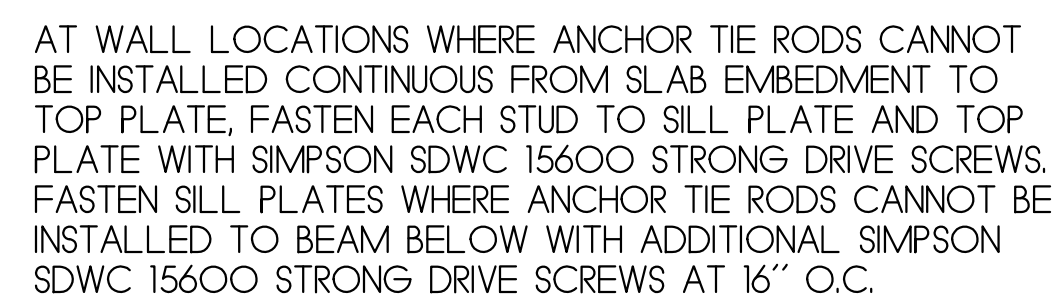
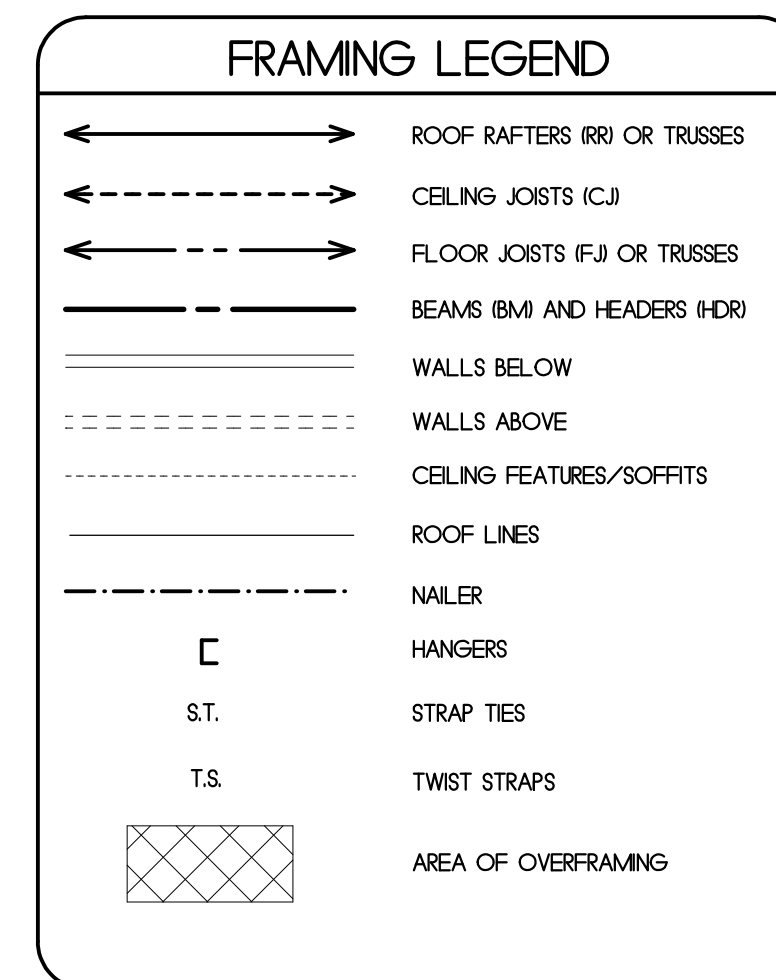
Overlap successive weather-resistant barriers in shingle fashion

(A) TYPICAL WINDOW WATERPROOFING DETAIL (N.T.S.)

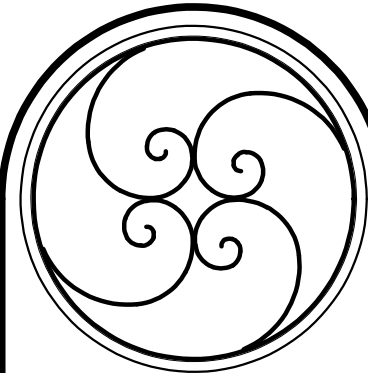




PROJECT: EVANS
DRAWN BY: JNP
CHKD BY: JNP
DATE: 07/12/2022


$$\overline{I''=I'-O''}$$
$$\overline{I'' = I' - O''}$$

$$1/4''=1'-0''$$

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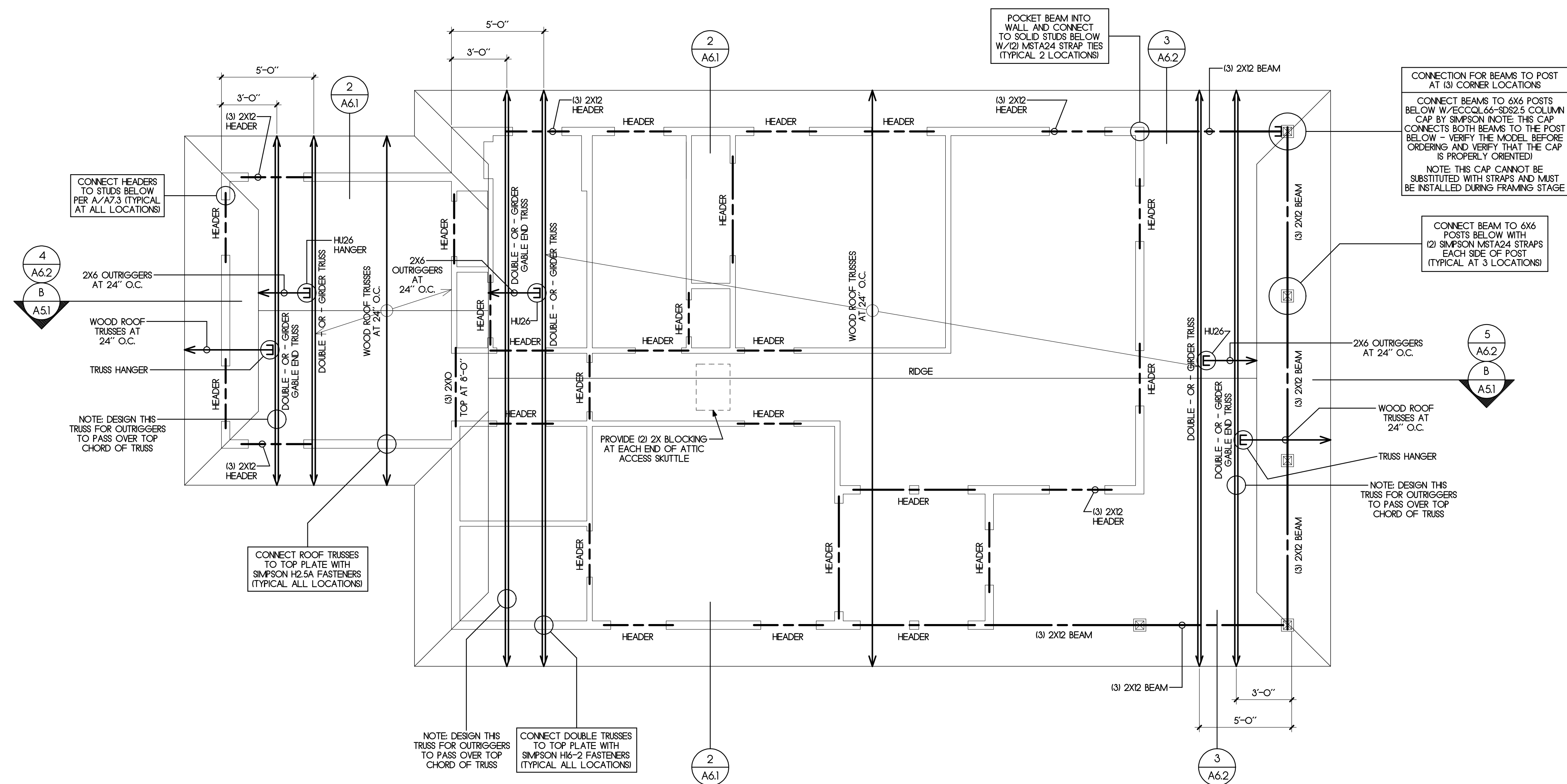
PROJECT EVANS
DRAWN BY: JWP
CHKD BY: JWP
DATE 07/10/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A7.2

ROOF FRAMING DIAGRAM

1/4"=1'-0"



FRAMING LEGEND	
	ROOF RAFTERS (RR) OR TRUSSES
	CEILING JOISTS (CJ)
	FLOOR JOISTS (FJ) OR TRUSSES
	BEAMS (BM) AND HEADERS (HDR)
	WALLS BELOW
	WALLS ABOVE
	CEILING FEATURES/SOFFITS
	ROOF LINES
	NAILER
	HANGERS
	STRAP TIES
	TWIST STRAPS
	AREA OF OVERFRAMING

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		UNDERCABINET PUCK LIGHT		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		SINGLE POLE LIGHT SWITCH		ELECTRICAL PANEL		GROUND FAULT CIRCUIT INTERRUPTER
	QUADRUPLE RECEPTACLE WALL OUTLET		MULTI POLE SWITCH		LOCATE IN FIELD		UNDERCABINET LIGHTS
	DUPLEX RECEPTACLE FLOOR OUTLET		SWITCH WITH RHEOSTAT DIMMER		STEP/WALL LIGHTS MOUNT AT +/-24" ABOVE DECK (VERIFY)		LIGHTED MIRROR
	SPECIAL EQPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		T.V. JACK		ELEVATOR CALL BUTTON		
	RECESSED DOWNLIGHT		PHONE JACK				
	SURFACE MOUNTED FIXTURE		FLOOR MOUNTED PHONE JACK				
	RECESSED (DIRECTIONAL)		DATA PORT				

WATER HEATERS

1. WATER HEATERS: PROVIDE TANKLESS WALL-MOUNTED WATER HEATER AS SELECTED BY OWNER. VERIFY MOUNTING LOCATION IN FIELD WITH OWNER.

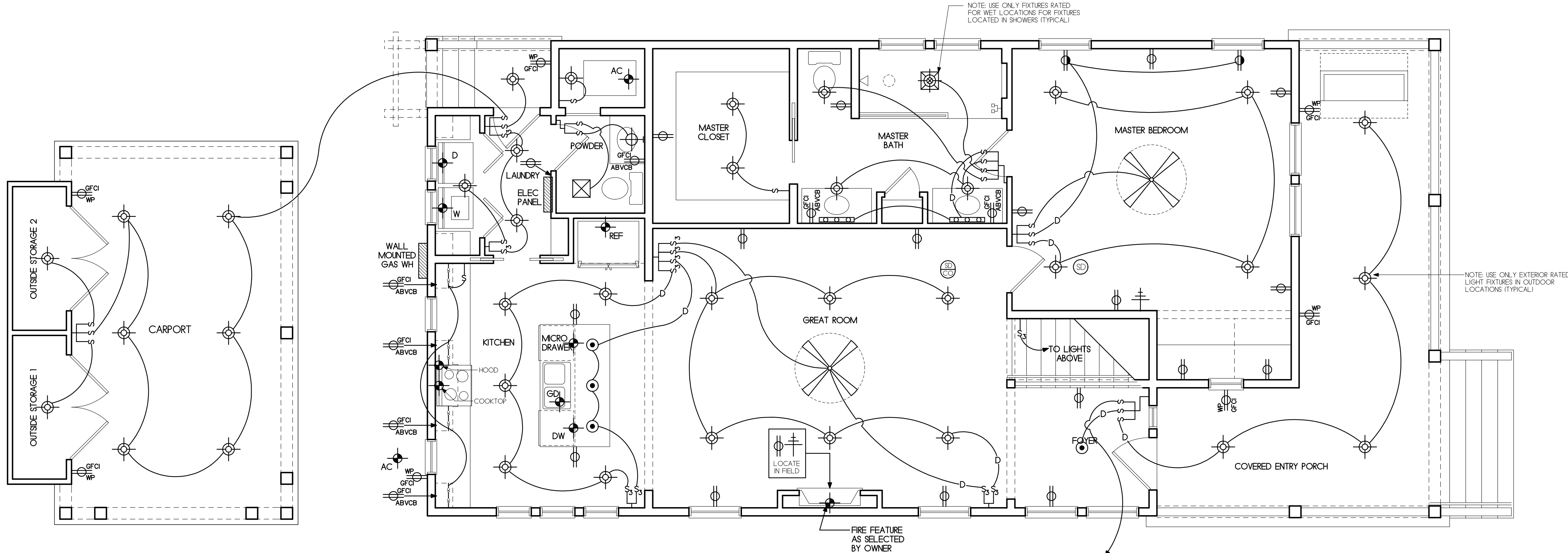
ELECTRICAL NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION. LOCATE BOX W/OWNER.
- FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH NFPA 70 - 2014 NATIONAL ELECTRIC CODE.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B), AND (C) AND FBC 839.0216.
- 75% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICIENCY (OR LED) LAMPS PER FBC - ENERGY CONSERVATION R404.

HVAC NOTES

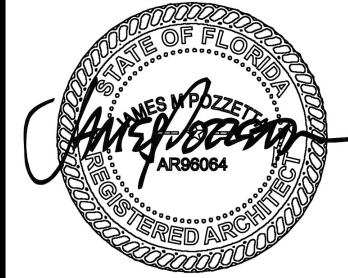
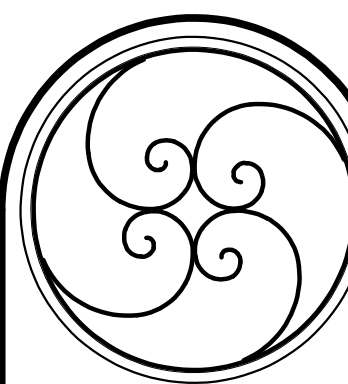
- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
 - CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
 - COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
 - EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
 - PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR & SECOND FLOOR
- NOTE: VERIFY QUANTITY OF UNITS W/OWNER (1 UNIT SHOWN ON PLANS)
- AHJS: FOR ALL AHJS PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
 - COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
 - VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.

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FIRST FLOOR ELECTRICAL DIAGRAM

1/4"=1'-0"



FIRST FLOOR ELECTRICAL DIAGRAM	
DATE	
REVISIONS	
1	

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EVANS RESIDENCE
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FERNANDINA BEACH, FLORIDA 32034

A8.1

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		UNDERCABINET PUCK LIGHT		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		SINGLE POLE LIGHT SWITCH		ELECTRICAL PANEL		GFCI GROUND FAULT CIRCUIT INTERRUPTER
	QUADRUPLE RECEPTACLE WALL OUTLET		MULTI POLE SWITCH		L.I.F. LOCATE IN FIELD		
	DUPLEX RECEPTACLE FLOOR OUTLET		SWITCH WITH RHEOSTAT DIMMER		STEP/WALL LIGHTS MOUNT AT +/-24" ABOVE DECK (VERIFY)		
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		T.V. JACK		ELEVATOR CALL BUTTON		
	RECESSED DOWNLIGHT		PHONE JACK				
	SURFACE MOUNTED FIXTURE		FLOOR MOUNTED PHONE JACK				
	RECESSED (DIRECTIONAL)		DATA PORT				

WATER HEATERS

1. WATER HEATERS: PROVIDE TANKLESS WALL-MOUNTED WATER HEATER AS SELECTED BY OWNER. VERIFY MOUNTING LOCATION IN FIELD WITH OWNER.

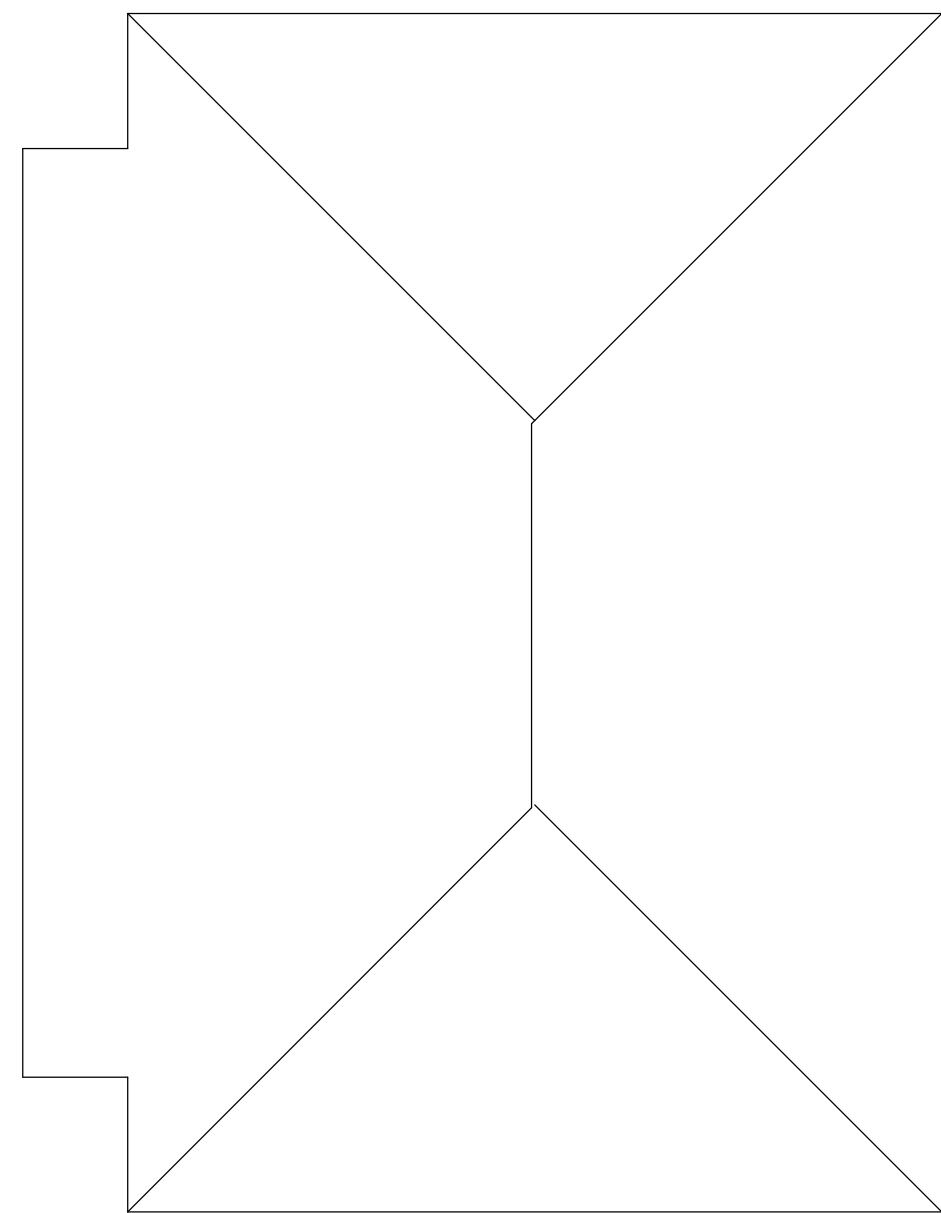
ELECTRICAL NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION. LOCATE BOX W/OWNER.
- FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH NFPA 70 - 2014 NATIONAL ELECTRIC CODE.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B), AND (C) AND FBC R3902.6.
- 75% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICIENCY (OR LED) LAMPS PER FBC - ENERGY CONSERVATION R404.

HVAC NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
 - CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
 - COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
 - EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
 - PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR & SECOND FLOOR
- NOTE: VERIFY QUANTITY OF UNITS W/OWNER (1 UNIT SHOWN ON PLANS)
- AHJ'S: FOR ALL AHJ'S PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
 - COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
 - VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.

This document has been electronically signed and sealed by James Pozzetta, Architect, APR/2024 on the date/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.



SECOND FLOOR ELECTRICAL DIAGRAM

1/4"=1'-0"

JAMES POZZETTA, ARCHITECT

FLORIDA REGISTERED ARCHITECT

103 SOUTH 18TH STREET

FERNANDINA BEACH, FLORIDA 32034

904-206-3447

jamespozze11a@comcast.net

FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS

DRAWN BY: JMP

CHKD BY: JMP

DATE: 07/10/2022

EVANS RESIDENCE

1015 SOMERUELES STREET

BLOCK 11, LOT 6 OLD TOWN

FERNANDINA BEACH, FLORIDA 32034

A8.2



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0057 AMENDMENT 1
SEPTEMBER 15, 2022

Owner/Applicant:	City of Fernandina Beach
Property Address:	102 Centre Street
Requested action:	Certificate of Approval (COA) to construct a 4ft. aluminum fence with rusticated block columns.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	N/A
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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

Front Street Fence



September 6, 2022

☐ Land Parcels

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

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

2022

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The proposed project was originally approved by the HDC on April 18, 2019 and amended to include minor design changes on November 21, 2019 through HDC case number HDC 2019-15. That amended COA expired on April 21, 2020. A new COA (HDC 2022-0057) was approved on April 21, 2022 for the same scope of work.

The applicant is seeking an amendment to that previously approved Certificate of Approval (COA) to remove all the masonry elements from the project except for four rusticated block columns.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Walls and fences are found throughout the district. The design guidelines for downtown direct that the construction of new fences and walls use materials that predominated historically or that visually match these materials.

This proposed fence and support columns are a modern interpretation of fencing/wall types historically seen throughout the Downtown Historic District. The chosen design compliments both the Historic District and the

Community Redevelopment Area. The fence will serve as a barrier between the railroad tracks and the new sidewalk in the block between Ash St and Centre St. The fence design will be used if additional fencing is required along the railroad tracks in the future.

Included as Exhibit 2 is the original recommendation and historic justification for the design as well as the amended changes to enhance the gateway portions of the fence.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2022-0057 Amendment 1

MOTION TO CONSIDER:

I move to approve or deny this amendment to HDC case number 2022-0057 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 2022-0057, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 Fencing at Railroad Recommendation by Department of Planning & Conservation

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9752

Date Submitted: 8/18/2022

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 “ Non-Contributing \$1,500

☐ Demolition of a Primary Structure “ 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 Interior’s Standards for Rehabilitation.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Fence

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

8/9/2022

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*

102 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0268-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904 310 3421

E-mail Address*

cgeorge@fbfl.org

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Amendment to COA 2022-0057. Eliminating rusticated block from the scope of the project with the exception of four columns.
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
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Fence Revision.pdf	Choose FileNo file selected	Choose FileNo file selected	Choose FileNo file selected

Upload 5	Upload 6	Upload 7	Upload 8
Choose FileNo file selected	Choose FileNo file selected	Choose FileNo file selected	Choose FileNo file selected

Certification*

☒

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

☒

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

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

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

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

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

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

Applicant First Name*

Jacob

Applicant Last Name*

Platt

Today's Date*

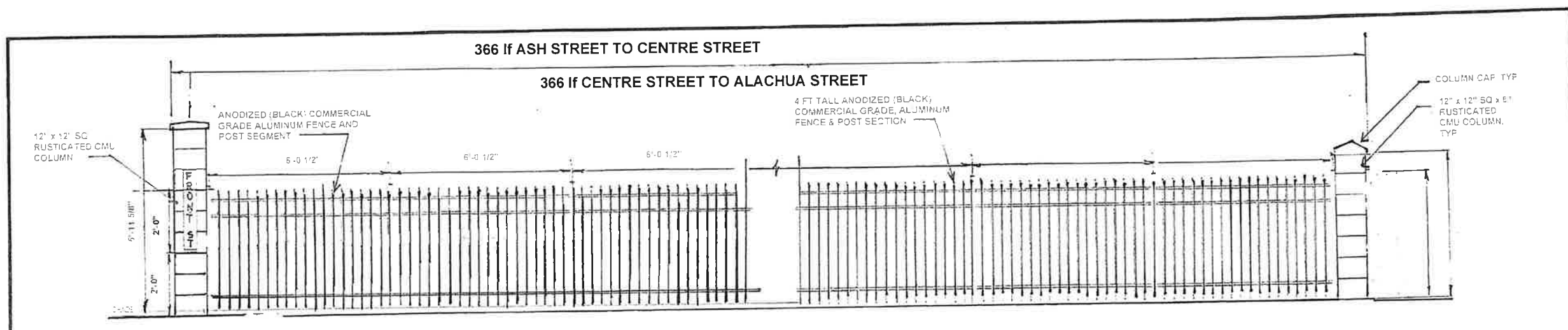
8/18/2022



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.



FENCE AND COLUMN LAYOUT-ELEVATION



CITY OF FERNANDINA BEACH
2011 1st Street
Fernandina Beach, FL 32034

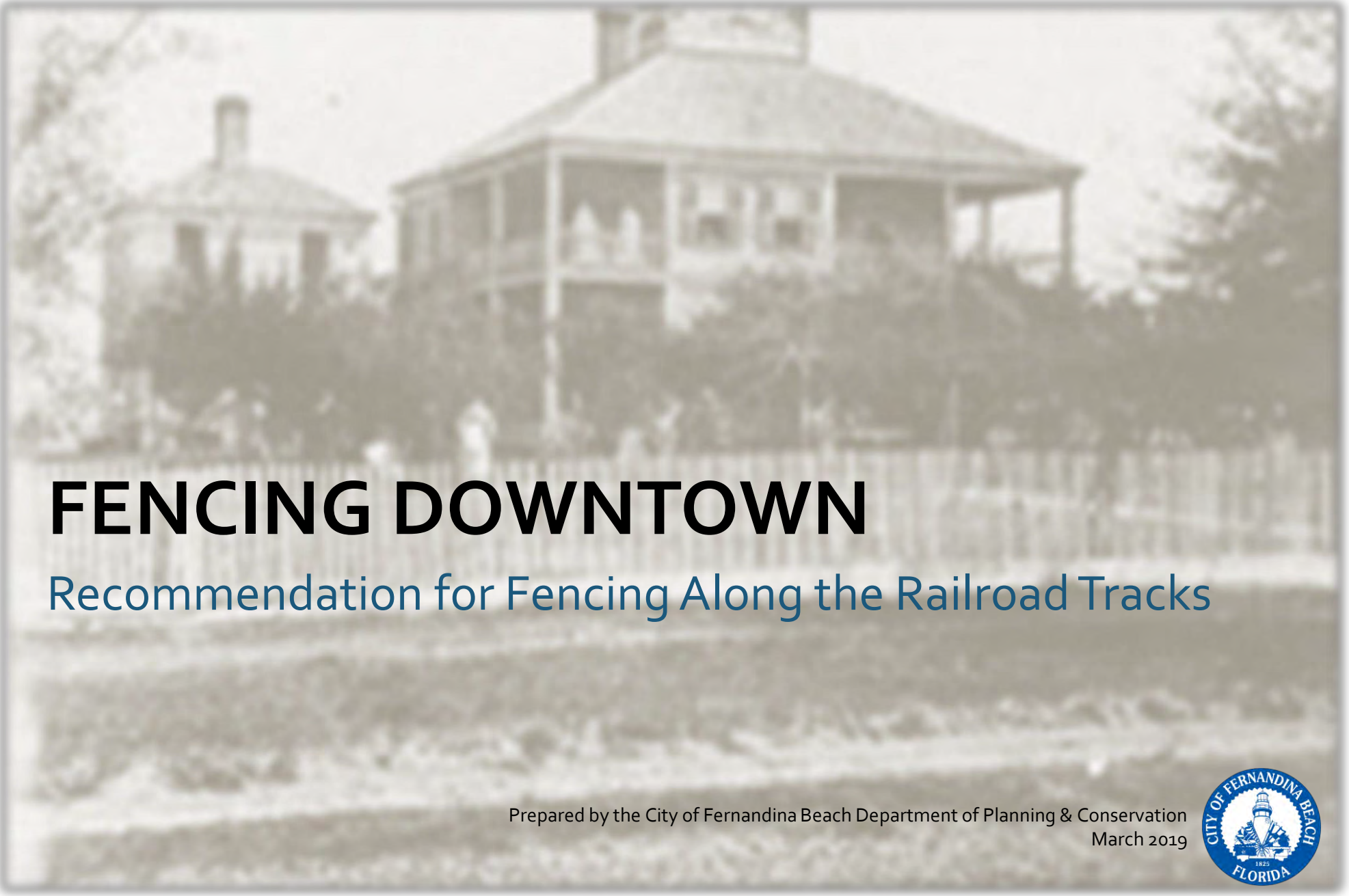
NO.	QTY	DESCRIPTION

PROPOSED
FENCING ALONG
FRONT STREET

REVISED

C-4

MARCH 4, 2022



FENCING DOWNTOWN

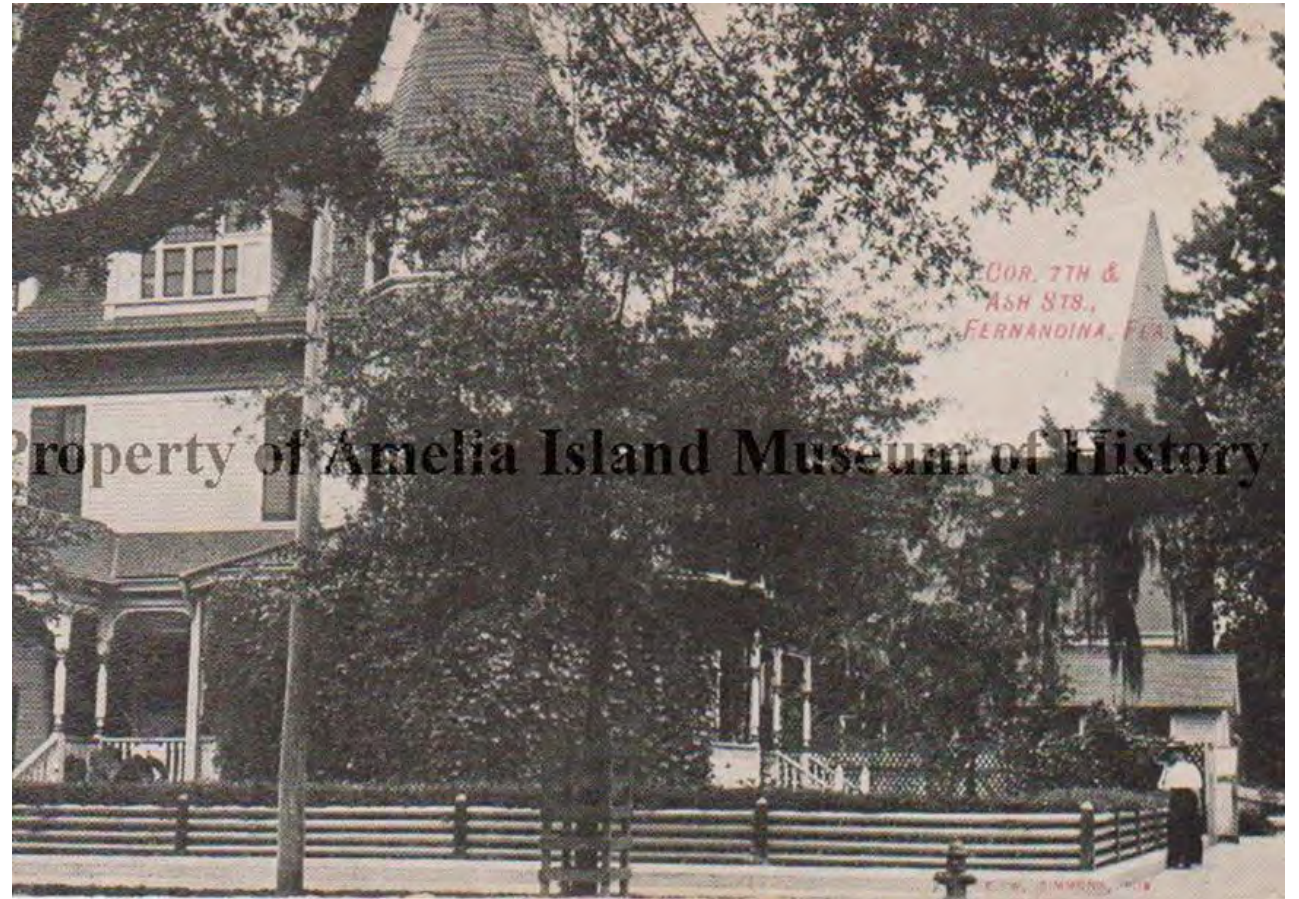
Recommendation for Fencing Along the Railroad Tracks

Prepared by the City of Fernandina Beach Department of Planning & Conservation
March 2019



Historic Fences in Fernandina

Fencing has always been a functional part of Fernandina's streetscape to delineate private space from public space



Historic Fences in Fernandina

Wrought Iron: Popular on some of the high-style Queen Anne architecture prevalent on the island



Historic Fences in Fernandina

Wood: Most commonly seen historically on the island



Historic Fences in Fernandina

Block Walls: Often brick with cement coating or rusticated block



Downtown Historic District Design Guidelines

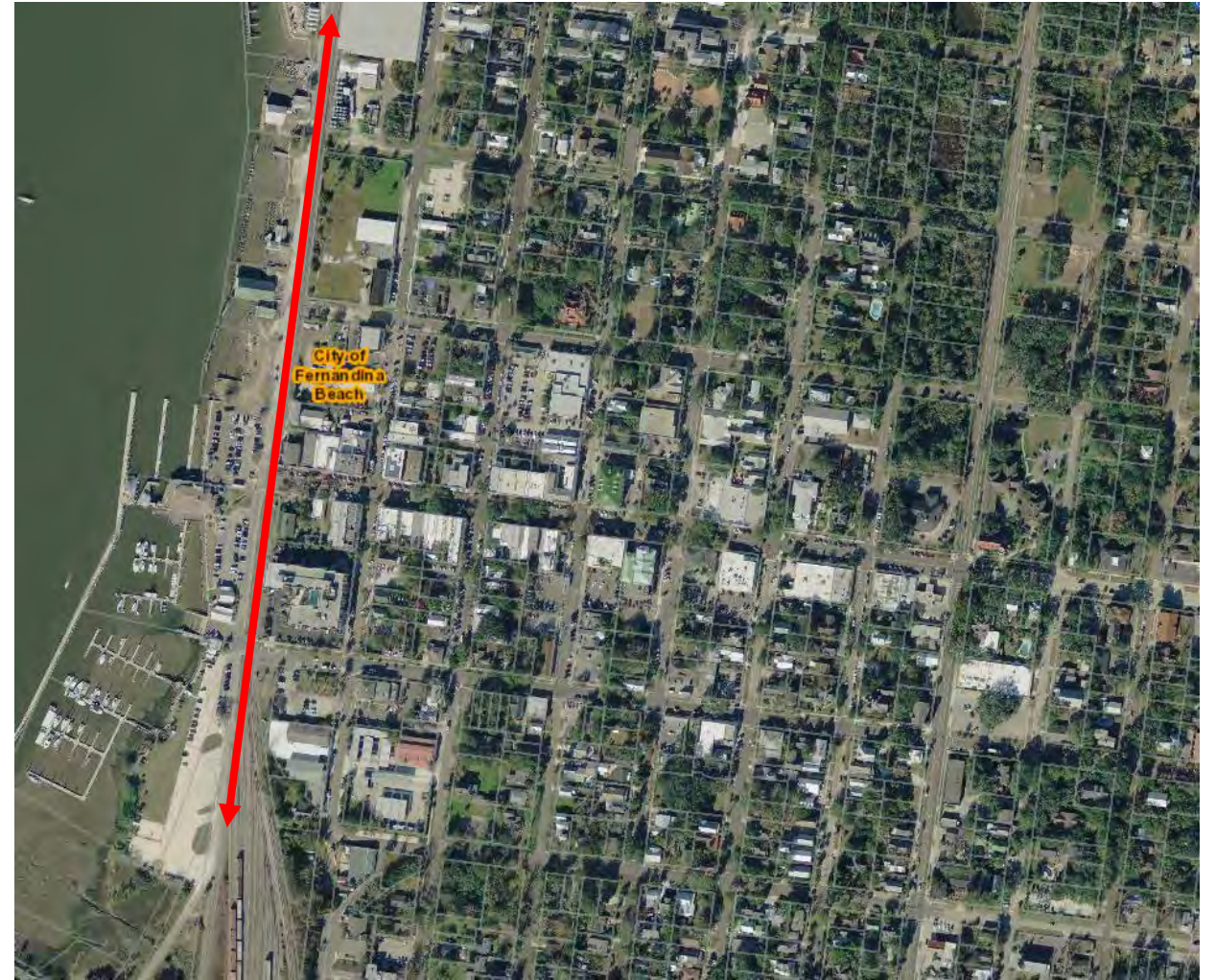
Guidelines for Site Features: Fences and Walls (pg. 97)

"Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. The removal of incompatible walls and fences is encouraged.

2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials."

Recommendation

- The railroad tracks serve as a visual boundary between Downtown Fernandina and the Amelia River Waterfront
- The proposed fence is designed to compliment both areas and provide a functional barrier for pedestrian safety.



Recommendation

- The proposed design, constructed of durable modern materials, is inspired by the rusticated block walls and wrought iron fences commonly seen throughout the Downtown Fernandina Beach Historic District.
- Materials were chosen that will need minimum maintenance and be easy to replace if a section becomes damaged.



Recommendation

Rusticated Block Columns: 4' tall rusticated block column with cement caps.

- These rusticated block columns provide a sturdy anchor for the fence and require minimal maintenance.
- They compliment both the historic architecture of the Downtown Historic District, as well as the waterfront.



Recommendation

Powdercoated Commercial-Grade Aluminum Fence: 4' tall

- A modern interpretation of the historic wrought iron fences seen throughout downtown.
- This fencing will maintain openness across the train tracks while prohibiting pedestrian crossings across the tracks.
- Maintenance would be minimal and the sections would be modular and able to be replaced in sections if necessary.



Recommendation



Recommendation



Recommendation



Recommendation



Recommendation

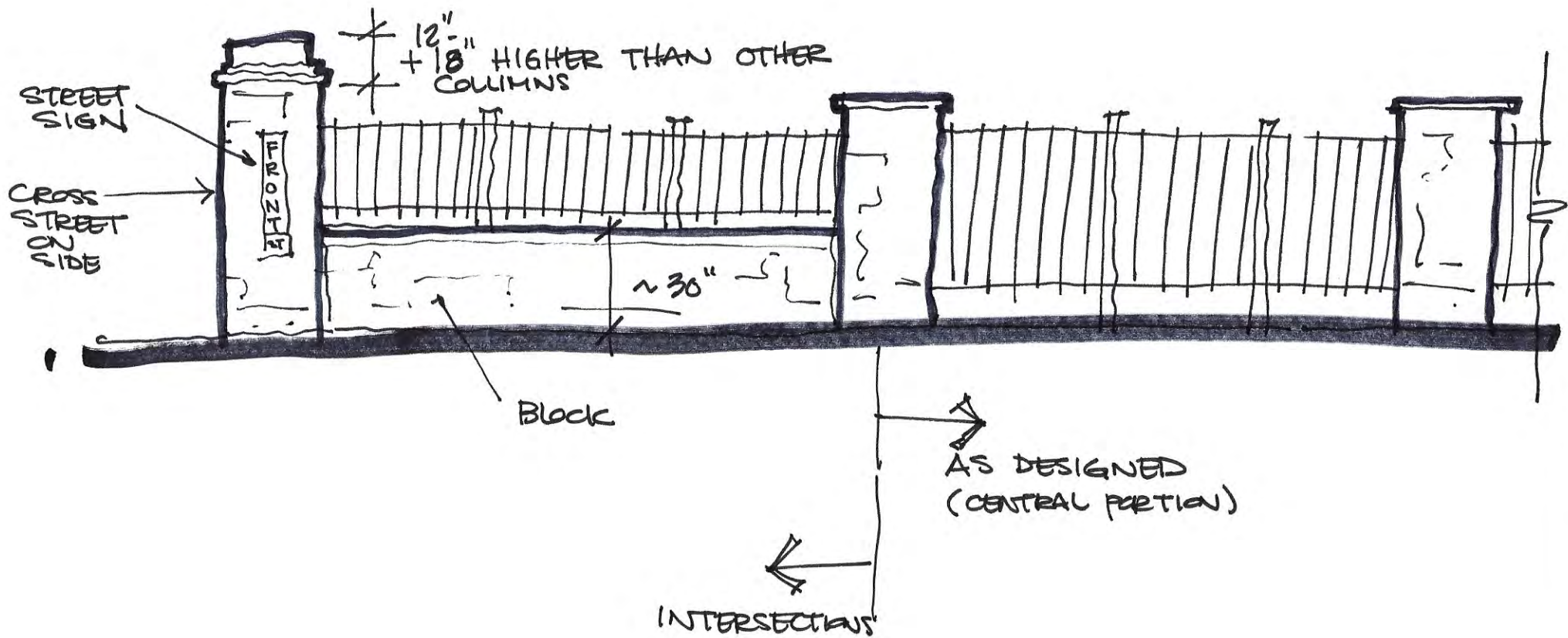


Recommendation



Recommendation





Fernandina Beach

FRONT STREET FENCE
SKETCH / THOUGHTS

JRM/Marquis Latimer + Hallock
10.29.19



Fernandina Beach
FRONT STREET FENCE
SKETCH / PERSPECTIVE MARKUP
JEM/MLH 10.29.17

Recommendation



Block AT BASE @ SEGMENT ON INTERSECTION



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0065
SEPTEMBER 15, 2022

Owner/Applicant:	Michael and Jessica Villa
Property Address:	Ladies Street (LOT 6 BLOCK 18 Old Town)
Parcel ID #	00-00-31-1580-0018-0060
Current zoning:	OT-2
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a two-story single-family residence and swimming pool. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This new two-story single-family residence will be located on Lots 6, Block 18, Ladies Street in Old Town. This parcel consists of one peonia. The size, mass, and scale of the structures are similar to other homes in the neighborhood.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

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

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

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum. “Connecting elements” are not included in the lot coverage calculation as defined by the Old Town Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, “Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.” The site plan indicates proper placement of all mechanical equipment.

- **Encroachments** – The front steps encroach into the front yard view corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from Ladies Street. The driveway material is to be crushed shell.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 28’ 5¼”, which is under the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardiplank siding, 5V crimp metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on a pier foundation finished with a stucco finish with Hardieboard skirt boards as infill.
- **Windows** – Windows are to be 2 over 2, Marvin Elevate D/H

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the 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 2022-0065

MOTION TO CONSIDER:

I move to approve or deny case number HDC 2022-0065 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 2022-0065, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Fernandina Preservation and Development 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

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9644

Date Submitted: 7/28/2022

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

6/8/2020

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

Block 18, Lot 6

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0018-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Michael

Last Name*

Villa

Mailing Address*

921 Ladies St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9047632489

E-mail Address*

mwwilla@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

This building is part of a larger project, consisting of two primary buildings and one garage located on Block 18, Lots 3, 4 & 6. This application is for the guest house located on Lot 6 on Ladies Street. Lot 6 contains a cottage with a pool courtyard behind. This cottage has 658 heated square feet on the first floor and 264 heated square feet on the second floor for a total of 922 heated square feet. The overall height is 28'-8". This cottage is smaller in mass and scale than the main house on the adjacent lots; however it also takes its cues from the north Florida vernacular, with lap siding and a stucco base. The simple hipped roof with a deep overhang and narrow exposed rafter tails is indicative of the region. On this cottage, a stoop and bracketed awning addresses Ladies Street and provides the transition from the public to private realm.

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

Design Vision Statement*

This home was designed by Eric Moser and encapsulates the southern colonial style which is indicative of the surrounding area. This building is part of a larger project, consisting of two primary buildings and one garage located on Block 18, Lots 3, 4 & 6.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Smooth Lap Siding	SW 7008 Alabaster White (Name/Number)

DOORS

Manufacturer	Product Description
Marvin Elevate	FL4809-R20 Include FL Product Approval # for Windows and Doors

Color

Black, Mahogany

(Name/Number)

WINDOWS

Manufacturer

Marvin Elevate

Product Description

FL5545-R8

Include FL Product Approval # for Windows and Doors

Color

Black

(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v crimp metal

Color

Galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Smooth

Color

SW 7007 Ceiling Bright White

(Name/Number)

FOUNDATION

Manufacturer

Tabby Stucco

Product Description

Tabby Shell

Color

Light gray

(Name/Number)

SHUTTERS

Manufacturer

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

TBD

Product Description

PT Tongue & Groove

Color

TBD

(Name/Number)

FENCING

Manufacturer

Site Built

Product Description

Pt wood

Color

SW 7007 Ceiling Bright White

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Site Built

Product Description

Crushed Shell

Color

(Name/Number)

SIGNAGE

Manufacturer

Product Description

Color

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

Villa Old Town GH-CD Set.pdf

Upload 2

Guest House HDC Approval.pdf

Upload 3

2021 Property Tax.pdf

Upload 4

Survey Lot 3 and 4.pdf

Upload 5

Land Survey.pdf

Upload 6

Choose File No file selected

Upload 7

Choose File No file selected

Upload 8

Choose File No file selected

Certification*



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



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

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

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

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

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

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

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

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

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

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

Applicant First Name*

Michael

Applicant Last Name*

Villa

Today's Date*

7/28/2022



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.



JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2021 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2021	00-00-31-1580-0018-0060	55955	002	

R

Property Address and Legal Description:

VILLA MICHAEL W & JESSICA L
14746 PLUMOSA DR
JACKSONVILLE, FL 32250

LADIES
FERNANDINA BEACH 32034
BLK 18 LOT 6 IN OR 2358/1476 OLD TOWN S/D UNR

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.7336	133,975		133,975	902.14
TRANSPORTATION	0.5902	133,975		133,975	79.07
AI BEACH RENOURISHMENT MSTU	0.0960	133,975		133,975	12.86
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	133,975		133,975	100.21
CAPITAL OUTLAY	1.5000	133,975		133,975	200.97
SCHOOL BOARD LOCAL EFFORT	3.6320	133,975		133,975	486.60
ST JOHNS RIVER MGMT DIST	0.2189	133,975		133,975	29.33
FL INLAND NAVIGATION DIST	0.0320	133,975		133,975	4.29
MOSQUITO CONTROL DISTRICT	0.1277	133,975		133,975	17.11
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.3330	133,975		133,975	714.49
VOTER APPROVED DEBT		133,975		133,975	
TOTAL MILLAGE		19.0114	TOTAL AD VALOREM TAXES		\$2,547.07

NON-AD VALOREM ASSESSMENTS			
TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS			\$2,547.07

AMOUNT DUE IF PAID BY	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
	\$ 2,445.19	\$ 2,470.66	\$ 2,496.13	\$ 2,521.60	\$ 2,547.07

RETAIN FOR YOUR RECORDS

2021 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER	ALT KEY
00-00-31-1580-0018-0060	55955

Make checks payable to:
JOHN M. DREW, CFC
Nassau County Tax Collector

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

PAY ONLY ONE AMOUNT

IF PAID BY NOVEMBER 30, 2021

☐ \$ 2,445.19

IF PAID BY DECEMBER 31, 2021

☒ \$ 2,470.66

IF PAID BY JANUARY 31, 2022

☐ \$ 2,496.13

IF PAID BY FEBRUARY 28, 2022

☐ \$ 2,521.60

IF PAID BY MARCH 31, 2022

☐ \$ 2,547.07

DO NOT FOLD, STAPLE, OR MUTILATE

MICHAEL W VILLA OR
JESSICA L VILLA
14746 PLUMOSA DR
JAX BCH, FL 32250-2226

1441

30-7426/3140

Pay to the Order of **JOHN M. DREW, CFC** **NASSAU COUNTY TAX COLLECTOR** \$ **2470.66**

TWO THOUSAND FOUR HUNDRED SEVENTY + 66/100 Dollars

Look for: Microprint signature line and grey border on front. If not present, do not cash.

USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 456-8000 1-800-632-3724

For **00-00-31-1580-0018-0060**

3140742690

TRANSIT ROUTING NUMBER

35295074 1441

ACCOUNT NUMBER



RETURN WITH PAYMENT



JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2021 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2021	00-00-31-1580-0018-0030	9339	002	

R

Property Address and Legal Description:

VILLA MICHAEL W & JESSICA L
14746 PLUMOSA DR
JACKSONVILLE, FL 32250

921 LADIES
FERNANDINA BEACH 32034

BLK 18 LOTS 3 & 4 IN OR 2358/1476 OLD TOWN S/D UNR

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.7336	133,975		133,975	902.14
TRANSPORTATION	0.5902	133,975		133,975	79.07
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VOTER APPROVED DEBT		133,975		133,975	
TOTAL MILLAGE		19.0114	TOTAL AD VALOREM TAXES		\$2,547.07

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES			\$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS

\$2,547.07

AMOUNT DUE IF PAID BY	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
	\$ 2,445.19	\$ 2,470.66	\$ 2,496.13	\$ 2,521.60	\$ 2,547.07

RETAIN FOR YOUR RECORDS

2021 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER	ALT KEY
00-00-31-1580-0018-0030	9339

Make checks payable to:
JOHN M. DREW, CFC

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

**MICHAEL W VILLA OR
JESSICA L VILLA**
14746 PLUMOSA DR
JAX BCH, FL 32250-2226

1442
30-7426/3140

12/4/2021

Date

Pay to the Order of **JOHN M DREW, CFC NASSAU COUNTY TAX COLLECTOR** \$ 2470.66

TWO THOUSAND FOUR HUNDRED SEVENTY + $\frac{66}{100}$ ¢

Look for: Microprint signature line and grey border on front. If not present, do not cash.

Dollars



USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 456-8000 1-800-832-3724

For 00-00-31-1580-0018-0030

⑆314074269⑆

TRANSIT ROUTING NUMBER

⑆35295074⑆ 1442

ACCOUNT NUMBER

PAY ONLY ONE AMOUNT

IF PAID BY NOVEMBER 30, 2021

☐ \$ 2,445.19

IF PAID BY DECEMBER 31, 2021

☒ \$ 2,470.66

IF PAID BY JANUARY 31, 2022

☐ \$ 2,496.13

IF PAID BY FEBRUARY 28, 2022

☐ \$ 2,521.60

IF PAID BY MARCH 31, 2022

☐ \$ 2,547.07

DO NOT FOLD, STAPLE, OR MUTILATE

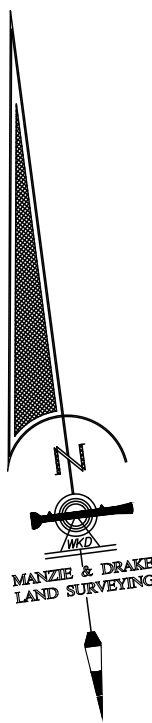


RETURN WITH PAYMENT

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS 3, 4 AND 6, BLOCK 18, OLD TOWN

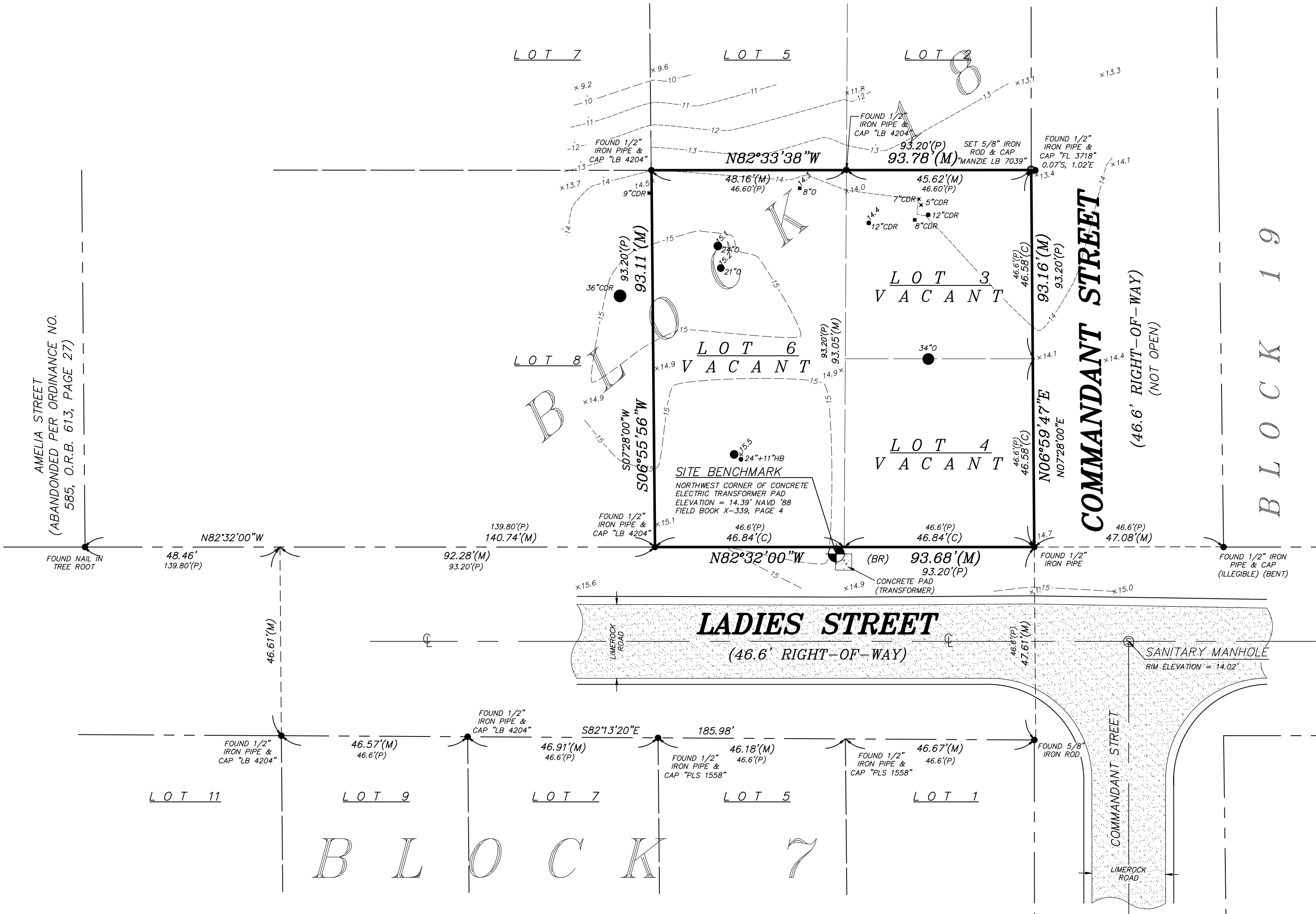


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CERTIFIED TO:
MIKE VILLA



LEGEND

CL = CENTERLINE
E.T. = CONCRETE FLATWORK
O.R.B. = OFFICIAL RECORDS BOOK

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on an assumed bearing of N82°32'00"E for thenortherly right-of-way line of Ladise Street. The bearing reference line is indicated as thus (BR).
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "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.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is north rim of sanitary manhole located at the centerline intersection of Commandant Street And Ladies Street. (Elevation = 14.02' NAVD '88)

TREE LEGEND

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

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 13

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.

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."

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SCALE: 1"=20' JOB NO: 20811 DATE: 12/20/2019 CADD: BH

F.B. NO: X-339 PAGE NO: 4 FIELD CREW: SS FILE NO: B-1400



CERTIFICATE OF APPROVAL (COA) HDC2020-0033 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 08/07/2020
Work Class: Residential	District: Default	Exp Date: 09/07/2020
Status: Approved	Square Feet: 0.00	Completed: 10/21/2020
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date: 10/21/2021
Description: Certificate of Approval (COA) for Final Review to construct a 2-story guest house with pool courtyard		

Parcel: 00-00-31-1580-0018-0060 Main	Address: 0 Ladies St Suite: Lot 6 Block 18 Main Fernandina Beach, FL 32034	Zone: OT-2(Old Town 2)
---	--	-------------------------------

Owner Michael & Jessica Villa Lots 3 + 4 + 6 Ladies ST Fernandina Beach, FL 32034 Home: 904-763-2489	Applicant Moser Design Group 17A Market Beaufort, SC 29906 Business: 8433795630
---	--

Note	Created By	Date and Time Created
1. Tree assessment conducted by Dave Holley 10.20.2020. Two trees in question located behind proposed pool were found to be in fair/poor condition.	Salvatore Cumella	10/21/2020

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000822-2020		Sylvie McCann	08/07/2020
HDC Decision	DEC-000949-2020		Salvatore Cumella	10/21/2020

TERMS OF PURCHASE AND USE:

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5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.
6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.
7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.
8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.
9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.
10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.
11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.
12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.
13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.
14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.
15. **DISCLAIMER OF WARRANTIES.** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.
16. **LIMITATION OF LIABILITY.** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.
17. This agreement shall be construed in accordance with South Carolina law.
18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



VILLA GUEST HOUSE

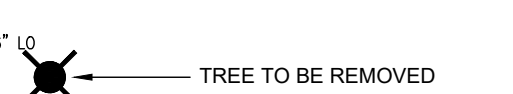
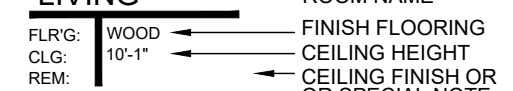
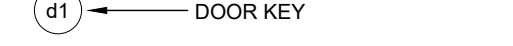
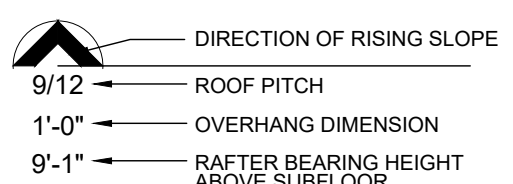
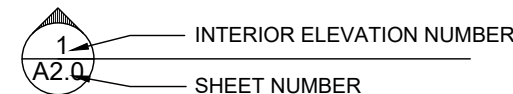
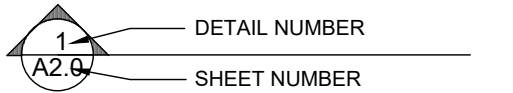
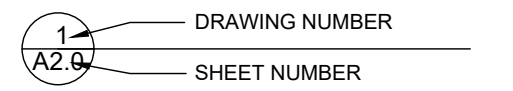
BLOCK 18, LOT 6 | OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN
S1.0	FOUNDATION AND FRAMING PLANS
A2.0	FLOOR PLANS
A2.1	ROOF PLAN & BUILDING SECTION
A3.0	ELEVATIONS & WALL SECTION
A4.0	DETAILS
E1.0	ELECTRICAL

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

SYMBOLS AND ABBREVIATIONS



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

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

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

DATE:

DEC. 2, 2020



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RESIDENTIAL DESIGNERS

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PROJECT:

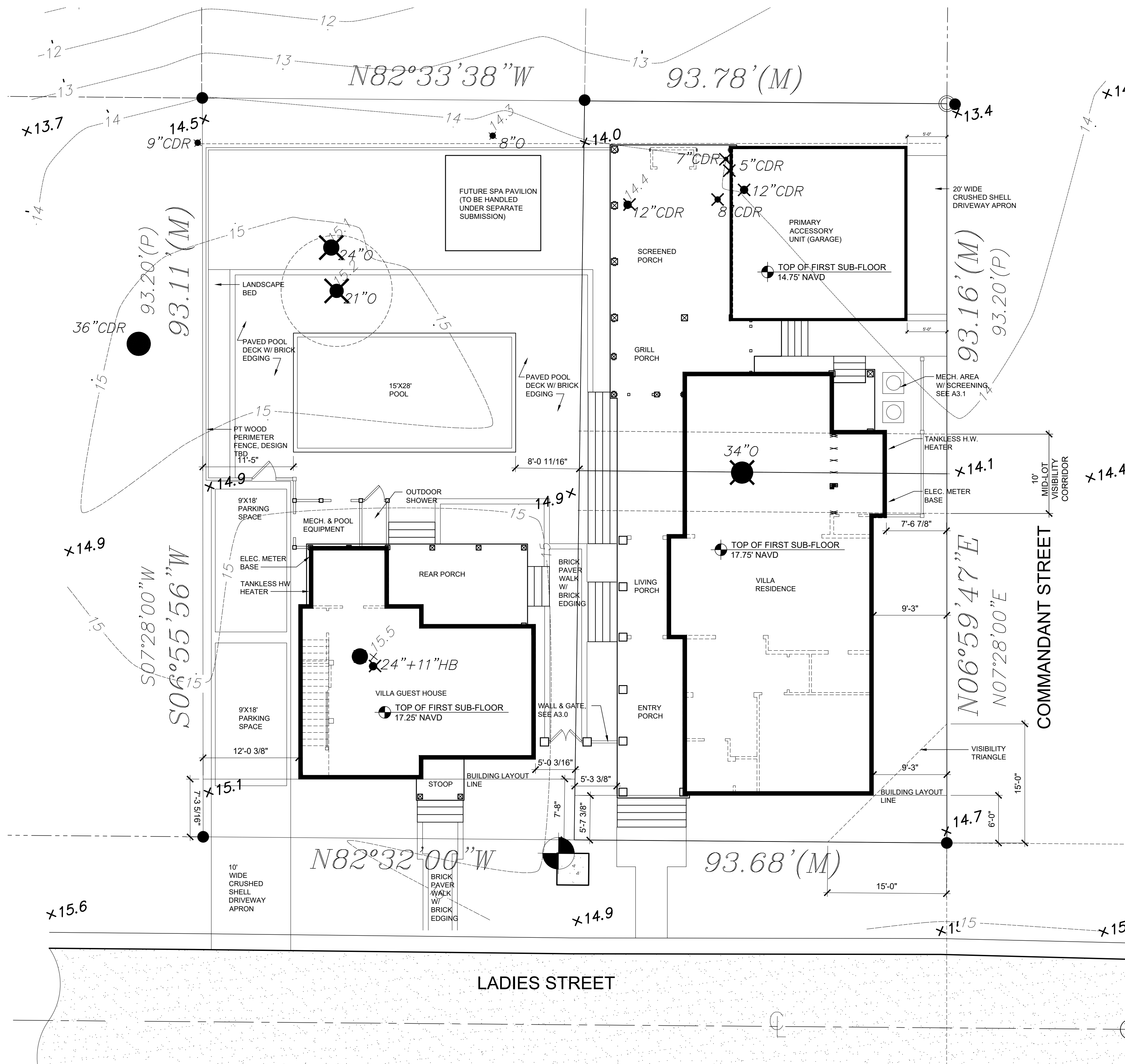
VILLA GUEST HOUSE
BLOCK 18, LOT 6
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

SHEET:

CONSTRUCTION SET

G1.0

LOT COVERAGE
Lots 3 & 4 1,938 SQ FT (44.9%)
Lot 6 696 SQ FT (15.3%)



1 SITE PLAN FOR BLOCK 18, LOTS 3, 4 & 6
G1.1 1/8" = 1'-0"

- EXTERIOR NOTES:
- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
 - 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI-STORY PORCHES.
 - 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
 - 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
 - 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

NOTE: DUE TO ELEMENTS SPANNING THE PROPERTY LINE, SUCH AS FENCING AND PAVING, THESE TWO PARCELS ARE SHOWN TOGETHER. HOWEVER, THE PARCEL WHICH DEPICTS THE BUILDING DRAWN IN **THIS SET** SHALL APPLY FOR THE PURPOSE OF THE BUILDING PERMIT PROCESS.

DATE:	DEC. 2, 2020	
		
	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630	
PROJECT:	VILLA GUEST HOUSE BLOCK 18, LOT 6 OLD TOWN FERNANDINA BEACH NASSAU COUNTY, FLORIDA	
	BUILDING CODES CAN VARY FOR DIFFERENT GEOGRAPHICAL LOCATIONS AND THESE PLANS MAY NOT COMPLY WITH THE CODES GOVERNING THE PURCHASER'S BUILDING SITE. THEREFORE, IT IS THE PURCHASER'S RESPONSIBILITY TO CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT TO DETERMINE THE APPLICABLE BUILDING CODES FOR THAT SITE AND, IF NECESSARY, MAKE ANY CHANGES OR VERIFICATIONS REQUIRED. ALL CHANGES SHALL BE THE RESPONSIBILITY OF THE PURCHASER AND THE PURCHASER'S CONSTRUCTION ADVISORS.	
	CONSTRUCTION SET	
SHEET:	G1.1	

S1.0

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

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM
INSULATION WITH THE FOLLOWING
MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE
DEVELOP INDEX = 350; MEET NFPA 286.

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

INSTALL R-15 SOUND INSULATION IN 2ND
FLOOR FRAMING & AROUND BATHROOMS.
INSULATION SHALL COMPLY WITH R316.6,
AND R806.5



Note:
Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations

ALL UNIT SIZES ARE BASED ON MARVIN ELEVATE SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS.
ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED.
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.

DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Header Ht.	Hardware	Remarks
FIRST FLOOR											
d1	3'-0"	8'-0"	2	Fiberglass	1 Flat	2/3 4 lite	1	Swing	8'-2"	Entry	OXXO
d2	10'-0"	7'-11 1/2"	1	Marvin	-	Full 4 lite	4	Sliding	8'-0"	Entry	
d3	2'-6"	8'-0"	1	Solid Core	4 Flat	-	1	Swing	8'-2"	Passage	
d4	2'-6"	8'-0"	1	Solid Core	4 Flat	-	1	Swing	8'-2"	Closet	
SECOND FLOOR											
d5	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	6'-10"	Passage	
d6	3'-6"	6'-8"	1	Solid Core	4 Flat	-	2	French	6'-10"	Closet	



BUILDING AREAS	
FIRST FLOOR HTD	658 SQ FT
SECOND FLOOR HTD	264 SQ FT
TOTAL HTD	922 SQ FT
TOTAL PORCHES	162 SQ FT

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[illegible]

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CONSTRUCTION SET

A2.0

1) TYPICAL ROOF PITCH: 3/12 & 8/12 2) TYPICAL OVERHANG, VAREAS 3) PLATE HEIGHTS INDICATED 4) ARE MEASURED FROM NEAREST FINISHED FLOOR. 5) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL. 6) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS. 7) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED 8) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12 9) INSTALL METAL, OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.	9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLANE 10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS
	○ SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

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

NOTE:
INSTALL CLOSED CELL FOAM INSULATION IN
CRAWL SPACE - OPEN CELL FOAM
INSULATION ELSEWHERE WITH THE
FOLLOWING MINIMUMS:

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS


$$1/4'' = 1'-0''$$

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


$$1/4'' = 1'-0''$$

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RESIDENTIAL DESIGNERS

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PHONE (843) 379-5630

VILLA GUEST HOUSE
BLOCK 18, LOT 6
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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CONSTRUCTION SET

A2.1



- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
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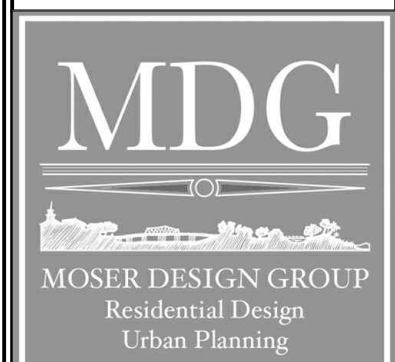
	REVISIONS:
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PROJECT:

SHEET:

DEC. 2, 2020



MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

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VILLA GUEST HOUSE
BLOCK 18, LOT 6
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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CONSTRUCTION SET

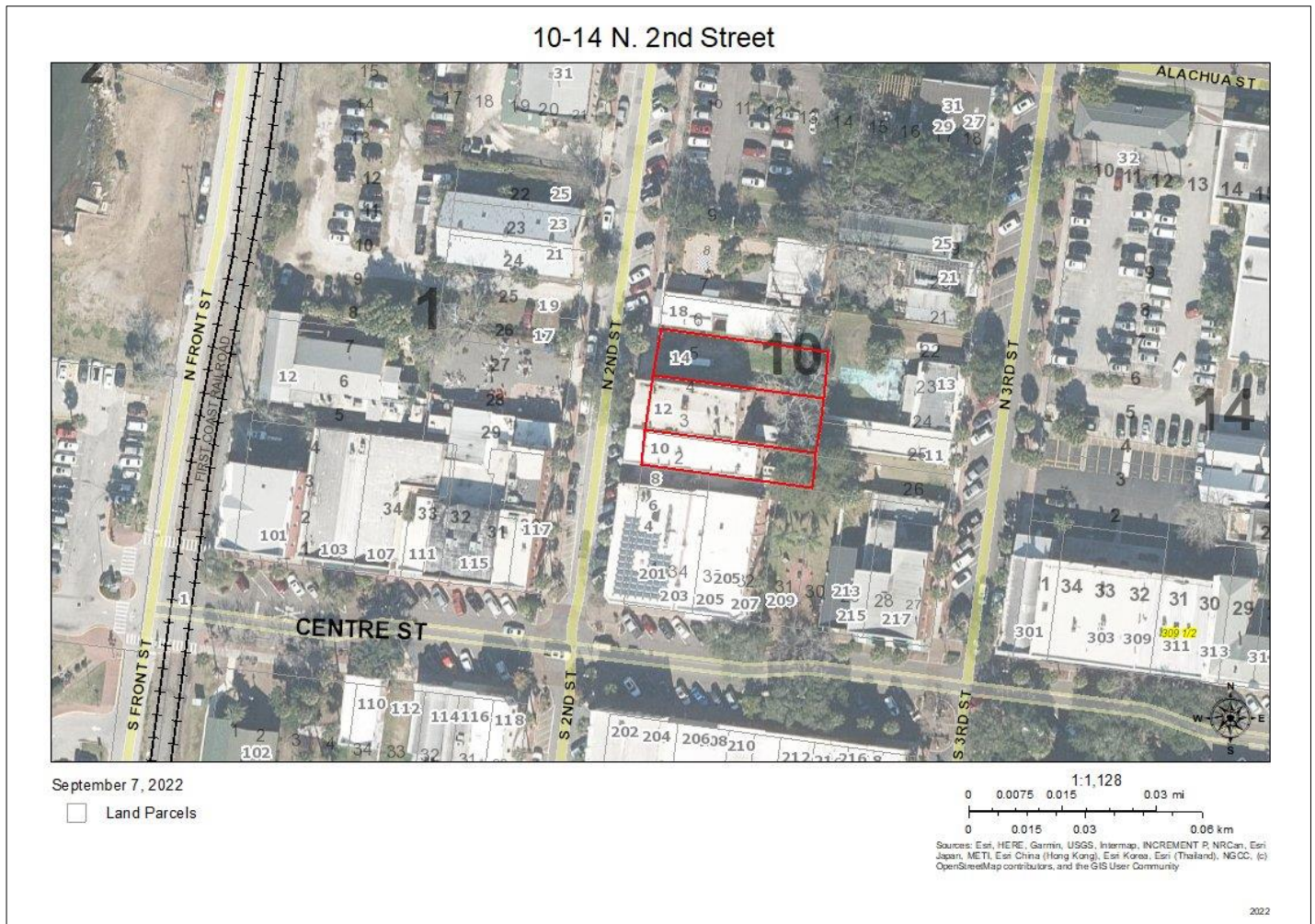
A3.0



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0066
SEPTEMBER 15, 2022

Owner/Applicant:	MIRANDA ARCHITECTS, AGENT FOR JCJ TRUST LLC
Property Address:	10, 12, & 14 N. 2 nd Street
Parcel ID #	00-00-31-1800-0010-0020, 00-00-31-1800-0010-0030, & 00-00-31-1800-0010-0050
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial, Restaurant, & Vacant Parcel
FL Master Site File #	8NA00241 (10 N. 2 nd St.) & 8NA00242 (12 N. 2 nd St.)
Year Built:	1887 (10 N. 2 nd St.) & 1872 (12 N. 2 nd St.)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to construct an elevator tower, rear porch, and stairs, and to restore the exterior facades, windows and doors. (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 c. 1887, 10 N. 2nd Street or the C. H. Huot Building is a two-story, Italianate style commercial building. It is noteworthy for its cast iron commercial storefront. Its size and design are similar to many other commercial building in the Centre Street Commercial area. It originally housed the business of C. H. Huot, a merchant and sawmill operator. Huot was a native of France who arrived in the United States in 1852. He moved to Fernandina in 1857.”

“Constructed in 1878, 12 N. 2nd St. or the C. H. Huot Building, is a two-story, masonry vernacular commercial building, with influences of the Italianate style. It is noteworthy for its round parapet, corbeled brickwork and cast stone keystones.”

The applicant seeks conceptual approval to construct an elevator tower, rear porch, and restoration of the exterior Mesker Brothers metal façade, windows, and doors.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

Number	Secretary of the Interior’s Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☒	☐	☐
2	<i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	☒	☐	☐
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☒	☐	☐
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☒	☐	☐
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☒	☐	☐
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☒	☐	☐
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒

8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:

Staff finds that the proposed additions and rehabilitation are compatible with the Downtown Historic District and meet requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

Staff recommends:

Conceptual Approval of HDC 2022-0066

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0066 **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 2022-0066, 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 8NA00241 (10 N. 2nd St.)

EXHIBIT 4 FL Master Site File 8NA00242 (12 N. 2nd St.)

EXHIBIT 5 "At the Forefront of Storefronts: Frank, Ben, and George Mesker." National Park Service. July 2, 2018. <https://www.nps.gov/articles/at-the-forefront-of-storefronts-frank-ben-and-george-mesker.htm>

Exhibit 6 Preservation Brief 11: [Rehabilitating Historic Storefronts](#)

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #9667

Date Submitted: 8/3/2022

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Conceptual

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

8/3/2022

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*

10 - 12 North 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0010-0020, 00-00-31-1800-0010-0030, 00-00-31-1800-0010-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jimmy Jones

Last Name*

JCJ Trust LLC

Mailing Address*

PO Box 2266

City*

Waycross

State*

GA

Zip Code*

31502

Telephone Number*

912-281-8760

E-mail Address*

jjones@thejonescompanyga.com

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Addition of Elevator Tower, rear porch and fire stair to existing buildings. Exterior restoration of exterior facades, windows and doors.

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

Design Vision Statement*

Restoration of existing historic facades with addition in compatible new brick veneer.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Thin Brick Veneer	 (Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
	Restored Wood Windows + New Marvin Windows Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Jones 10 N 2nd St Ownership.pdf	Owners Authorization for Agent Representation James C Jones III.pdf	19165 BTT.pdf	Jones Tigre Island Room Prelim Design Bundle 12 July 22.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0010-0020

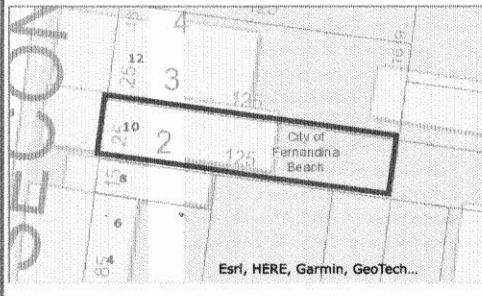
Owner Name JCI TRUST LLC
Mailing Address PO BOX 2266
WAYCROSS, GA 31502
Location Address 10 2ND ST N
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead No
Property Usage NIGHTCLUB/ 003300
Deed Acres 0
Short Legal BLOCK 10 LOT 2 CITY OF FDNA BEACH

2021 Certified Values

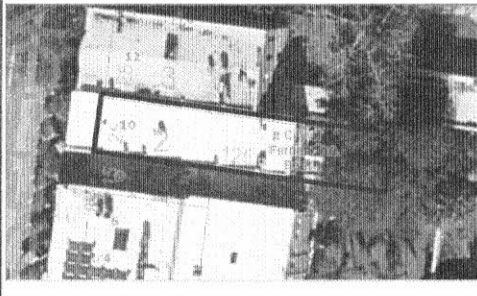
Land Value \$218,750
(+) Improved Value \$541,153
(=) Market Value \$759,903
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$0
(=) Assessed Value \$759,903
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$759,903
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$759,903

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

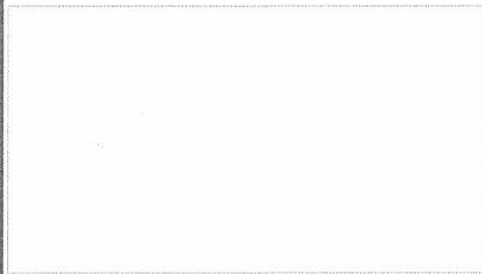
PARCEL MAP



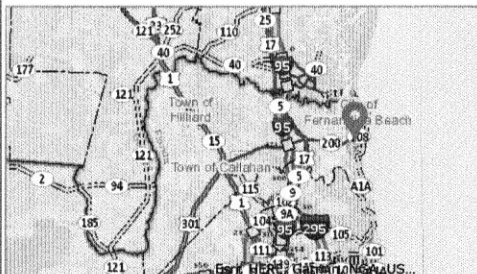
2021 AERIAL MAP



PROPERTY PHOTO



LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
RESTAURANT 1	4500	4482	0	0	CB STUCCO	COMMON BRK	AIR DUCTED	AIR DUCTED	1878



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC PAVER	0 X 0	621	2010
CONC PAVER	45 X 5	225	2010
COOLER	8 X 6	48	2010

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-04-13	2453 / 516	\$1,100,000	SW	Q	Y	10 N 2ND STREET LLC	JCI TRUST LLC
2019-11-27	2321 / 1544	\$1,050,000	WD	Q	Y	KAVANAUGH ELWIN CLINCH	10 N 2ND STREET LLC
2005-03-29	1304 / 1918	\$219,100	QC	U	Y	VINEYARD FOX CO	KAVANAUGH ELWIN CLINCH
2001-03-14	975 / 727	\$250,000	WD	Q	Y	ASSOCIATED HOSTS OF FLORIDA INC	VINEYARD FOX CO
1998-11-16	855 / 1702	\$550,000	WD	U	Y	JMD OF AMELIA ISLAND INC	ASSOCIATED HOSTS OF FLORIDA INC
1995-04-13	727 / 1265	\$391,000	WD	Q	Y	FERNCREST ENTERPRISES LTD	JMD OF AMELIA ISLAND INC
1983-11-01	404 / 572	\$500,000	MS	U	Y		
1979-03-01	286 / 504	\$18,000	WD	Q	Y		



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE JCT Trust, 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
(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.

by: JCT Trust LLC
(Signature of owner)

(Signature of owner)

James C. Jones III
(Print name of owner)

(Print name of owner)

GEORGIA
STATE OF ~~FLORIDA~~
COUNTY OF NASSAU
WAKE

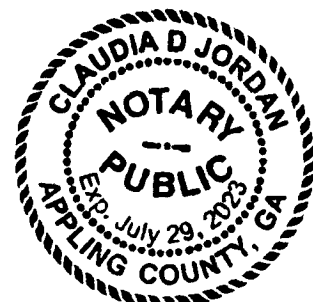
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2022, by James C. Jones, III.

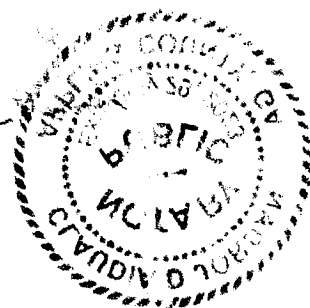
Claudia D. Jordan
Notary Public

Claudia D. Jordan
Printed Name

7/29/2023
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____





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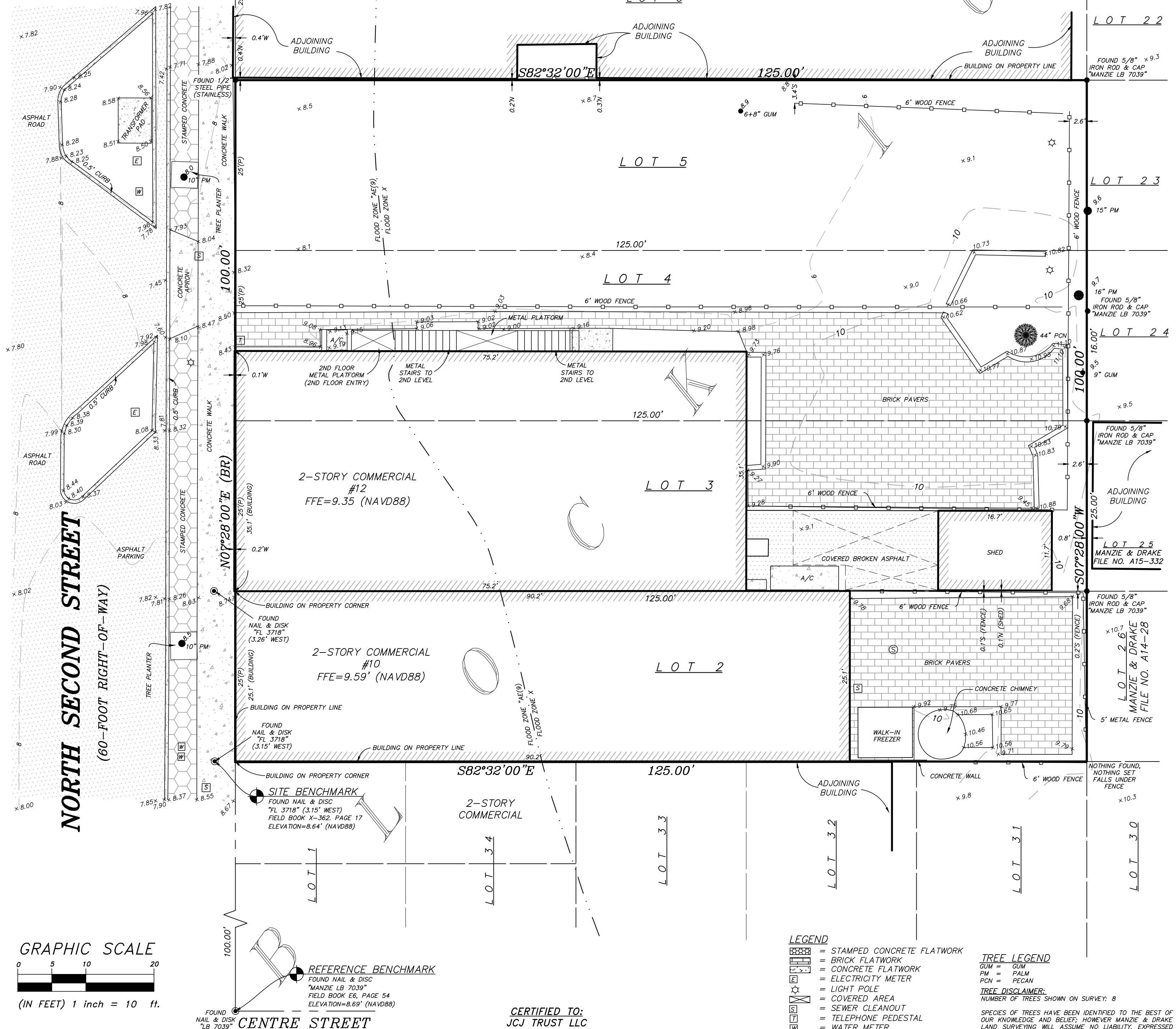
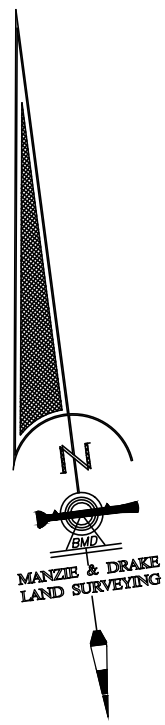
1952

1953

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL 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), AS:

ALL OF LOTS TWO (2), THREE (3), FOUR (4), AND FIVE (5) IN BLOCK TEN (10).



REVISIONS:
1) REVISED 4/29/22 TO SHOW FINISHED FLOOR ELEVATION (BMD)

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on an assumed bearing of N07°28'00"E. The bearing reference line is indicated as thus (BR).
- 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 "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disc "Manzie LB 7039" in the Northeast intersection of Centre Street and North 2ND Street (Elevation = 8.69 N.A.V.D. '88)

CERTIFIED TO:
JCJ TRUST LLC

PROPERTY ADDRESS:
10 & 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

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.

APRIL 28, 2022
MICHAEL A. MANZIE, P.L.S. 4069

LEGEND

- STAMPED CONCRETE FLATWORK
- BRICK FLATWORK
- CONCRETE FLATWORK
- ELECTRICITY METER
- LIGHT POLE
- COVERED AREA
- SEWER CLEANOUT
- TELEPHONE PEDESTAL
- WATER METER
- WOOD OR VINYL FENCE
- BENCHMARK
- AIR CONDITIONER
- PLAT
- FFE = FINISHED FLOOR ELEVATION

TREE LEGEND

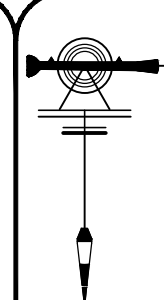
- GUM
- PALM
- PECAN

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 8

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.



MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

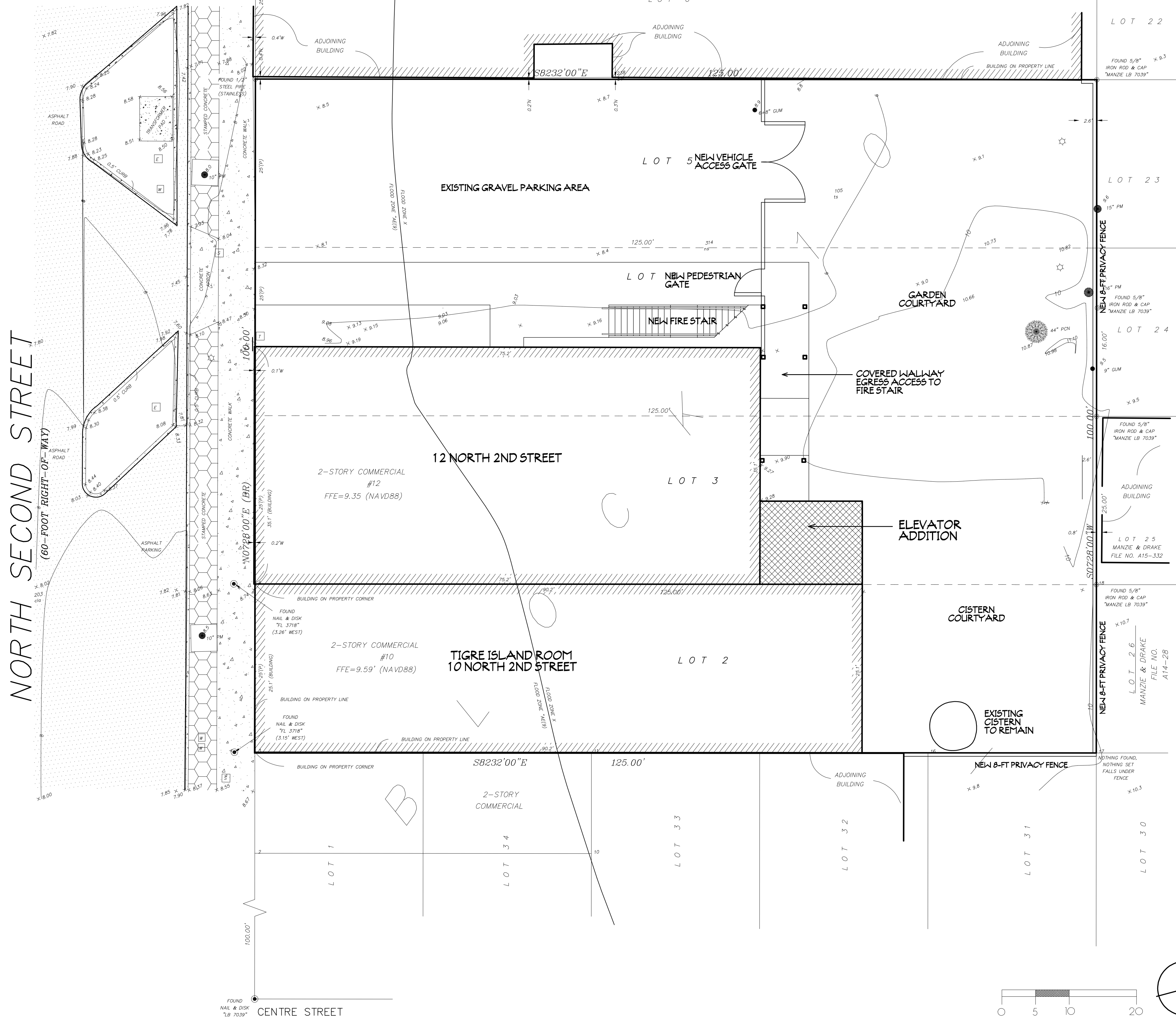
(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

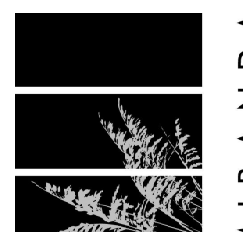
SCALE: 1"=10' JOB NO: 19165 DATE: 4/21/2022 CADD: B. DAVIS

F.B. NO: X-362 PAGE NO: 17 CREW: JM FILE NO: B-1709



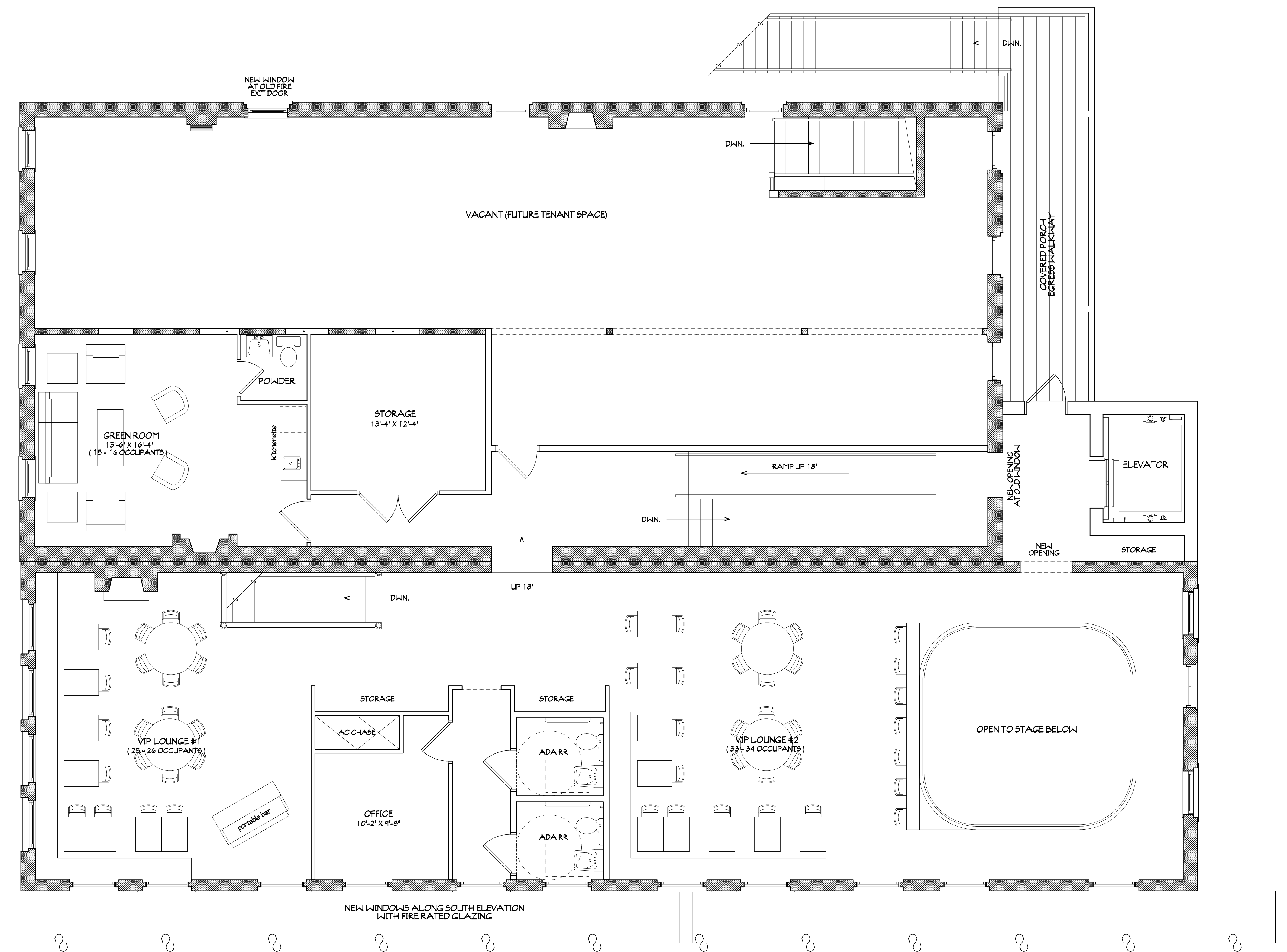
PRELIMINARY MASTER SITE PLAN	
#	REVISIONS

RENOVATION AND ADDITION TO THE
TIGRE ISLAND ROOM (CHHUOT BLDG)
10-12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

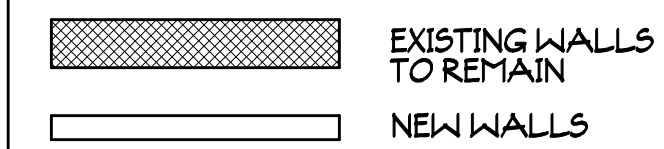
**MIRANDA**
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.281.4588
WWW.MIRANDA-ARCH.COM

JONES 10-12 NORTH 2ND STREET PRELIMINARY SITE PLAN
PROJECT # J210726
DRAWN BY - JLT
CHKD BY - JLT
DATE - 07-12-22

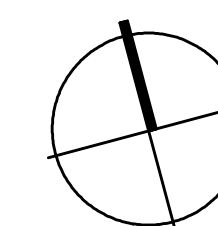
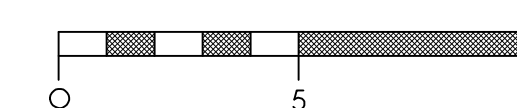
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PLAN LEGEND



PROPOSED SECOND FLOOR PLAN



1/4"=1'-0"

PRELIMINARY SECOND FLOOR PLAN

#	REVISIONS	DATE

RENOVATION AND ADDITION TO THE

TIGRE ISLAND ROOM (CHLLOT BLDG)

10-12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**

300 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4590 TEL
FL REG. NO. A00087

ONES TO 12 N 2ND ST
PRELIM DESIGN PLANS

PROJECT # J210726

DRAWN BY - JLM

CHKD BY - JLM

DATE - 07-12-22

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EXISTING WEST ELEVATION (NORTH 2ND STREET) 1/4"=1'-0"

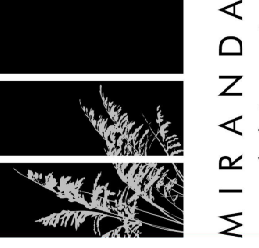


PROPOSED WEST ELEVATION (NORTH 2ND STREET) 1/4"=1'-0"

JONES 104.12 N 2ND ST PRELIM DESIGN ELEVATIONS			
PROJECT # J210726			
DRAWN BY -- JLT			
CHKD BY -- JLT			
DATE -- 07-12-22			

MIRANDA
ARCHITECTS

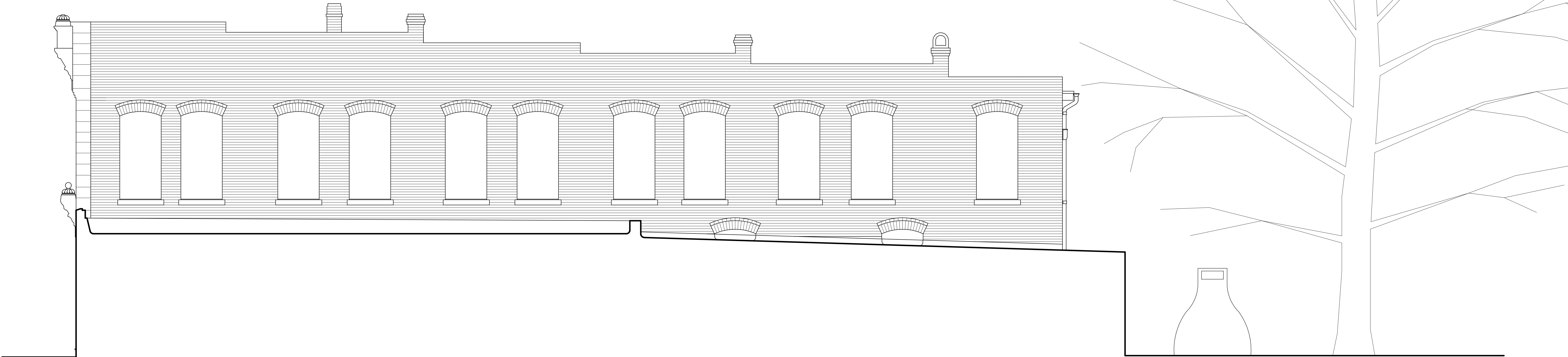
389 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4588 TEL
FL REG. NO. 24887



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ARCHITECTS

RENOVATION AND ADDITION TO THE
TIGER ISLAND ROOM (CHILLOT BLDG)
10-12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY WEST ELEVATION		DATE
#	REVISIONS	



EXISTING SOUTH ELEVATION

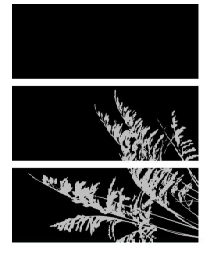
1/4"=1'-0"



PROPOSED SOUTH ELEVATION

1/4"=1'-0"

JONES 10-12 N 2ND ST PRELIM DESIGNERS			
PROJECT # J210726			
DRAWN BY -- JLM			
CHECKED BY -- JLM			
DATE -- 07-12-22			



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308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG NO. 200807

RENOVATION AND ADDITION TO THE
TIGRE ISLAND ROOM (CHILLOT BLDG)
10-12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY SOUTH ELEVATION	
#	DATE



EXISTING EAST ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"

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JONES 10/12 N 2ND ST
RELJF DESIGN ELEV

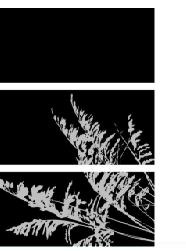
PROJECT # 1210726

DRAWN BY - JLT

CHKD BY - JLT

DATE - 07-12-22

MIRANDA
ARCHITECTS
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.264.4566 TEL
FL ARCH NO. 00000000



RENOVATION AND ADDITION TO THE
TIGRE ISLAND ROOM (CHUOT BLDG)
10-12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

#	PRELIMINARY EAST ELEVATION	
	REVISIONS	DATE



EXISTING NORTH ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"

JONES 101 2ND ST PRELIMINARY DESIGN ELEVATIONS			
PROJECT # J210726			
DRAWN BY -- JULY			
CHECKED BY -- JULY			
DATE -- 07-12-22			



MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL: 904.281.4588 FAX: 904.281.4589

RENOVATION AND ADDITION TO THE

TIGRE ISLAND ROOM (CH LUOT BLDG)

10-12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY NORTH ELEVATION	
#	REVISIONS

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. **8 NA 241**

SITE NAME: 1878 Steak House
ADDRESS OF SITE: 10 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 10 2,3
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Ferncrest Enterprises Ltd.

ADDRESS: Amelia Parkway

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: corporate

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE commercial

GOOD

UNALTERED

PRESENT USE commercial

FAIR

x ORIGINAL SITE

DATES c.+ 1887

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 1

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: running #
cast iron facade

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: W

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: 3 spaced along south wall

WINDOW TYPE: DHS, 1/1, wood
fixed, wood # DHS, 1/1, wood

CHIMNEY:

ROOF SURFACING:

ORNAMENT EXTERIOR: wood #
metal

NO. OF CHIMNEYS 3

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:

10 N. 2nd St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a 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. 1887 10 N. 2nd St. or the C. H. Huot Building is a two-story, Italianate style commercial building. It is noteworthy for its cast iron, commercial store front. Its size and design are similar to many other commercial building in the Centre Street commercial area. It originally housed the business of C. H. Huot, a merchant and saw mill operator. Huot was a native of France who arrived in the United States in 1852. He moved to Fernandina in 1857. The 1878 Steak House now occupies the building which incorporates 12 N. 2nd St. as well.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00241

Recorder # 83

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) 1878 Steakhouse

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
10	North	2nd	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Masonry Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>>

Brick

Other Structural System(s)

Foundation Type(s)

>>

Continuous

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Cast iron

Other Exterior Fabric(s)

Roof Type(s)

>>

Flat

Other Roof Type(s)

Roof Material(s)

>>

Tar & gravel

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys 4

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) south exterior

HISTORICAL STRUCTURE FORM

8NA00241

DESCRIPTION (continued)

Window Descriptions 2 / 2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1878

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 _____

>>

Restaurant; 1878;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>>

FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

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

Area(s) of historical significance _____

>> _____

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

8NA00241

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/6/07

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

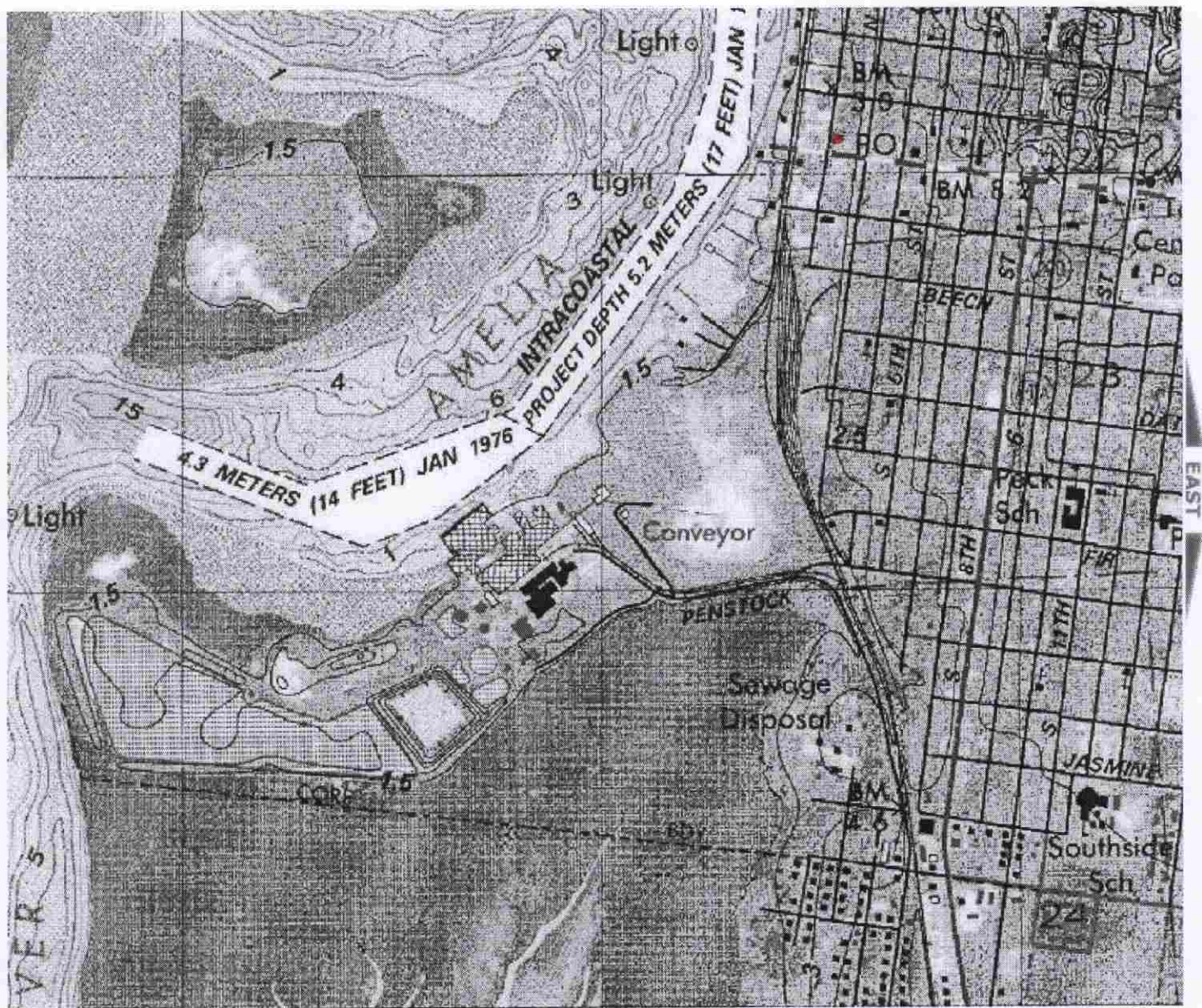
REQUIRED PAPER ATTACHMENTS

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

NA00241-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Cast iron
Brick
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Restaurant;1878;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

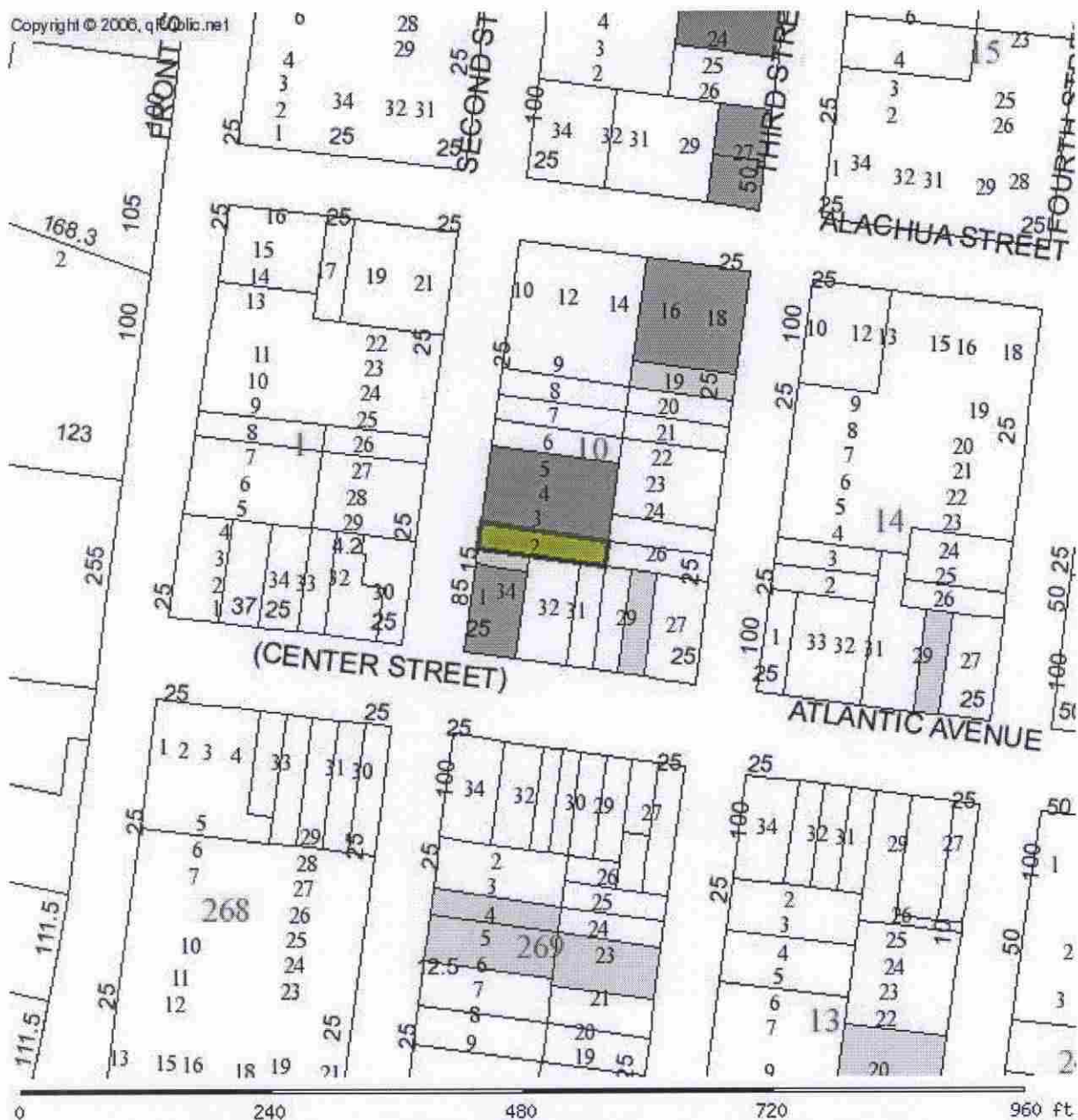


SOUTH

NA 241

83

Copyright © 2006, qpublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0010-0020
GIS CALCULATED ACREAGE	0.07
Property Use	STORE/OFFI
Land Use	RESTAURANT

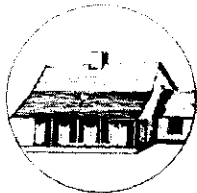
OWNERSHIP INFORMATION

Name	KAVANAUGH ELWIN CLINCH
Mailing Address	10 NORTH 2ND STREET FERNANDINA BEACH, FL 320350086
Situs/Physical Address	10 N 2ND ST

2006 PROPOSED VALUES

Land Value	143,750
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00241**Field Date 2-1-2018Form 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 Building (1878 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 10 Direction N Street Name 2nd Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0010-0020 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1878 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Abandoned/Vacant From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Interior renovations
 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 Italianate Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Cast iron 2. Brick 3. Stucco
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 Dhs, wood; fixed store front

Distinguishing Architectural Features (exterior or interior ornaments) Decorative cast iron details, pilasters, brackets, parapet, entablature, floral, elliptical & key patterns

Auxiliary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Original water cistern & trough at rear for earlier stable

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

☐ Owner ObjectionSHIP - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient infoKEEPER - Determined eligible: ☐ yes ☐ noNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

Date _____ Init _____

Date _____

HISTORICAL STRUCTURE FORM

Site #8 **NA00241**

DESCRIPTION (continued)

Chimney: No. 3 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Large storefront double doors with fixed glass lights and transom; recessed w diagonal storefront windows & molding
 Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource Elaborate cast iron facade by the Mesker Bros. of St. Louis Missouri

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. <u>Community planning & development</u> | 3. <u>Commerce</u> | 5. _____ |
| 2. <u>Architecture</u> | 4. _____ | 6. _____ |

DOCUMENTATION

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

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

RECORDER INFORMATION

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

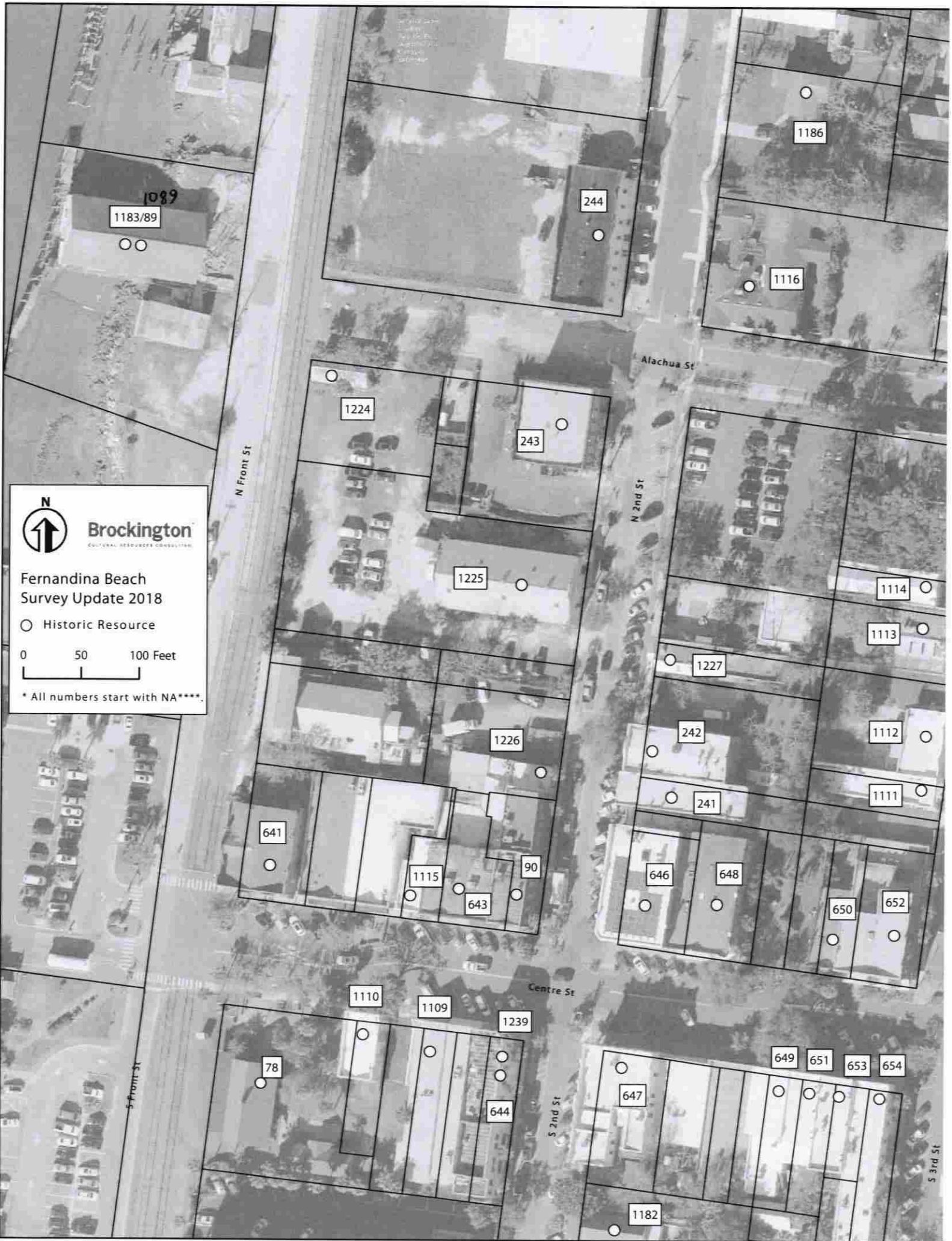
Required Attachments

● USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

1089

1183/89

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

1226

641

1115

643

90

1110

1109

1239

78

644

647

649

651

653

654

1182

N Front St

N 2nd St

Alachua St

Centre St

S 2nd St

S 3rd St

S Front St

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

JUN 16 2003

NPS Office Use Only

NRIS No.

03 MAY -9 PM 2:39

NPS Office Use Only

Project No:

11682

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 10 N. 2nd Street or 1878 Building

Address of property: Street 10 N. 2nd Street

City Fernandina Beach County Nassau State Florida Zip 32034

Name of historic district: Fernandina Beach Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
- ☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- ☐ certification that the building does not contribute to the significance of the above-named district.
- ☐ preliminary determination for individual listing in the National Register.
- ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Clinch Kavanaugh

Street 102 N. 6th Street City Fernandina Beach

State Florida Zip 32034 Daytime Telephone Number 904-753-0370

4. Owner: 904-261-9522

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name E. Clinch Kavanaugh Signature [Signature] Date 12-28-02

Organization _____

Social Security or Taxpayer Identification Number [Redacted]

Street 102 N. 6th Street City Fernandina Beach

State Florida Zip 32034 Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- ☒ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- ☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- ☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- ☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- ☐ does not appear to qualify as a certified historic structure.

Date 7-2-03 National Park Service Authorized Signature [Signature] National Park Service Office/Telephone No: 202-354-2044

☐ See Attachments

NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE**

NPS Office Use Only

NRIS No:

03 MAY -9 PM 2:39

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 10 N. 2nd Street or 1878 Building

Address of property: Street 10 N. 2nd Street

City Fernandina Beach County Nassau State Florida Zip 32034

Name of historic district: Fernandina Beach Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Clinch Kavanaugh

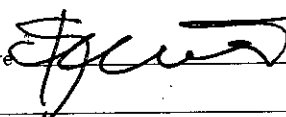
Street 102 N. 6th Street City Fernandina Beach

State Florida Zip 32034 Daytime Telephone Number 904-753-0370
904-261-9522

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name E. Clinch Kavanaugh

Signature 

Date 12-28-02

Organization _____

Social Security or Taxpayer Identification Number 

Street 102 N. 6th Street City Fernandina Beach

State Florida Zip 32034 Daytime Telephone Number 904-753-0370
904-261-9522

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date _____

National Park Service Authorized Signature

National Park Service Office/Telephone No: _____

☐ See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1**

NF Ice Use Only

1878 Building
Property Name

10 N. 2nd Street, Fernandina Beach, FL
Property Address

Project Number:

5. Description of physical appearance:

The 1878 Building is within a registered historic district. This two story, flat roofed, unpainted brick building, rectangular in shape, was constructed in 1878. It features regularly spaced arched windows on the south side of the second floor. The windows are 2-over-2 double-hung sashes and have no architectural detail. Both floors of the building have been altered. The building was originally a dry goods store, warehouse and stable. With the advent of the automobile the stable and its brick cistern and water trough were abandoned. Over the years the building has been used for various purposes; including offices for the local newspaper. In the 1980's it was converted into a restaurant and dinner theater and combined with the adjacent building. At that time the first floor was converted into a cooler and stage set. Other than the wooden staircase to the second floor and brick walls there is no surviving historic fabric on the first floor. The second floor consists of the original heart pine floors, a cooler, dishwashing room, two bathrooms with multiple toilets and three dining rooms. The second floor originally had four fireplaces, three of which have been removed. The one remaining fireplace is inoperable and has a faux mantle, which was installed at the time it was converted into a restaurant. The front of the building is an elaborate cast iron façade by the Mesker Bros. of St. Louis Missouri. In the stable yard at the rear of the building there is a unique circular above ground brick water cistern and water trough. The pavers in the yard were laid in the 1980's.

Date of Construction: 1878 Source of Date: inlaid in brass numbers on front stoop

Date(s) of Alteration(s): 1980's, Other earlier alteration dates unknown

Has building been moved? ☐ yes ☒ no. If so, when? ~~Date inlaid in brass numbers on front stoop~~

6. Statement of significance:

The 1878 Building is within a registered historic district. The district is an intact group of architecturally significant commercial, port and railroad related buildings built between the early 1850's and 1930. The buildings display a rich variety of styles and types of architectural ornamentation found in prosperous communities during this era. The district is also significant as an early Victorian seaport and railroad terminus for the Florida Railroad Company and later the Atlantic, Gulf and West India Transit Company. By the late 19th century a huge wharf system had developed on the Amelia River with railroad lines running over the same. Many of the structures close to the river were warehouses and chandleries. This two-story building, with its ornate cast iron façade is unique in its appearance on 2nd Street and in the district. Two French brothers originally built the building as a dry goods store. The use of cast iron, with its ability to handle vertical loads, allowed them to have large windows to display their goods. The back half of the building [REDACTED] and stable with its unusual water cistern and horse trough. The building is similar to other buildings on 2nd Street in size and scale, but it is the only cast iron and brick building on the street.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

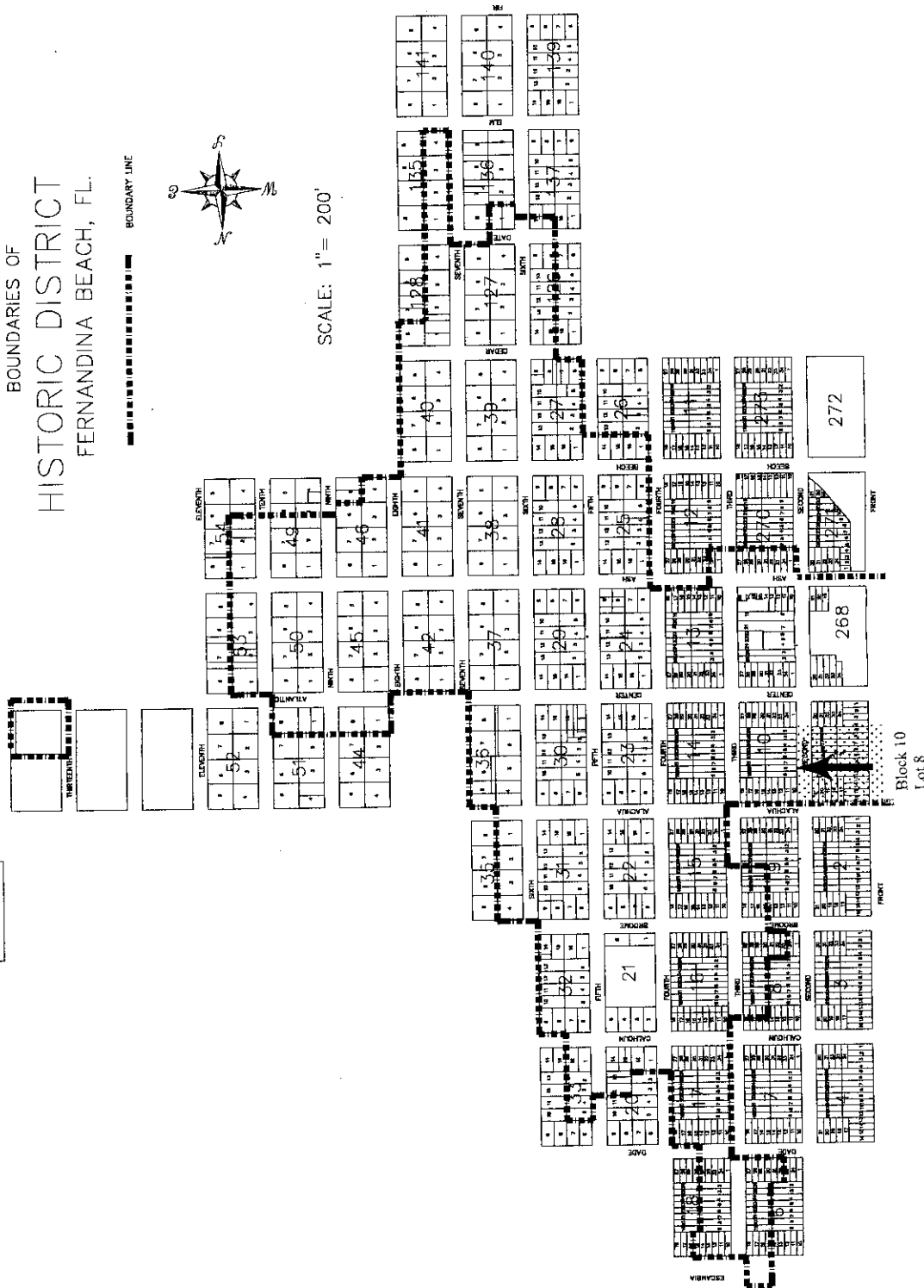


BOUNDARIES OF
HISTORIC DISTRICT
FERNANDINA BEACH, FL.

BOUNDARY LINE



SCALE: 1" = 200'



CONTINUATION/AMENDMENT SHEET

1878 Building
Property Name

Historic Preservation
Certification Application

10 N. 2nd Street, Fernandina Beach, FL
Property Address

See reverse of photos for description



CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

1878 Building

Property Name

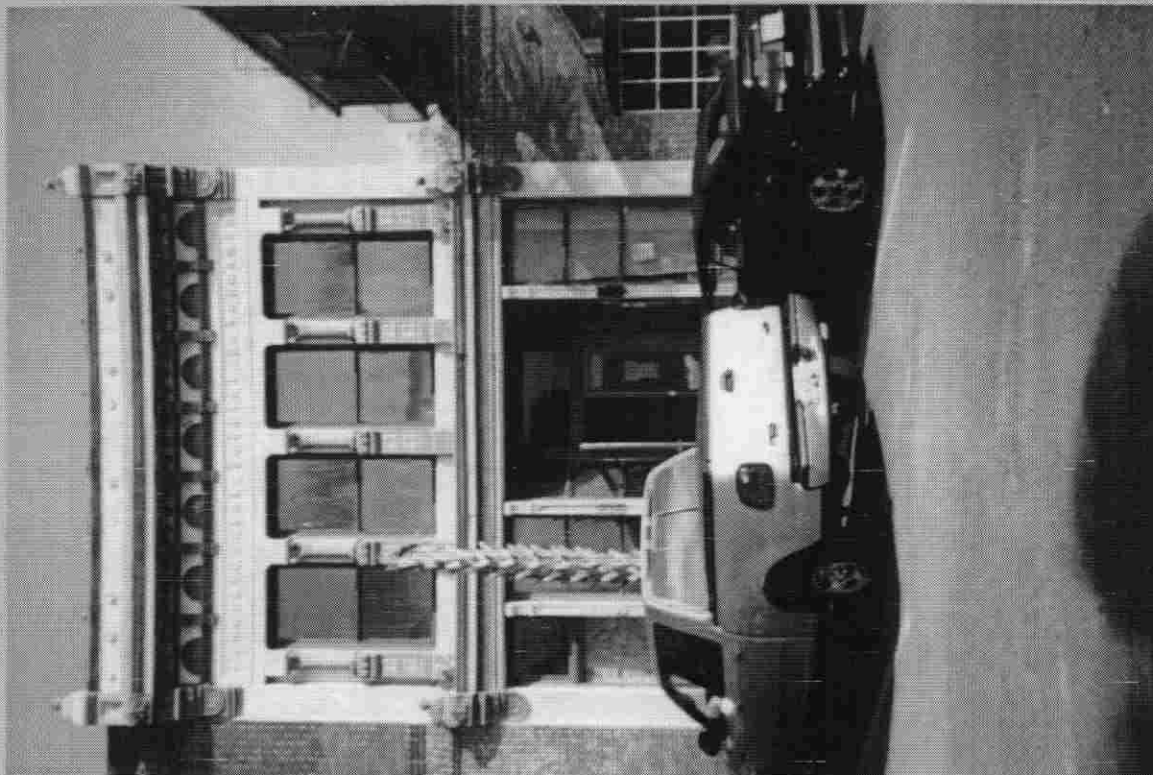
10 N. 2nd Street, Fernandina Beach, FL

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

See reverse of photos for description.



Name E. Clinch Kavanaugh

Signature

Date 12-20-07

Street 102 N. 6th Street

City Fernandina Beach

State Florida

Zip 32034

Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

CONTINUATION/AMENDMENT SHEET

1878 Building
Property Name

Historic Preservation
Certification Application

10 N. 2nd Street, Fernandina Beach, FL
Property Address

See reverse of photos for description



CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

1878 Building

Property Name

10 N. 2nd Street, Fernandina Beach, FL

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

See reverse of photos for description.



Name E. Clinch Kavanaugh

Signature

Date

12-20-02

Street 102 N. 6th Street

City Fernandina Beach

State Florida

Zip 32034

Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

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- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

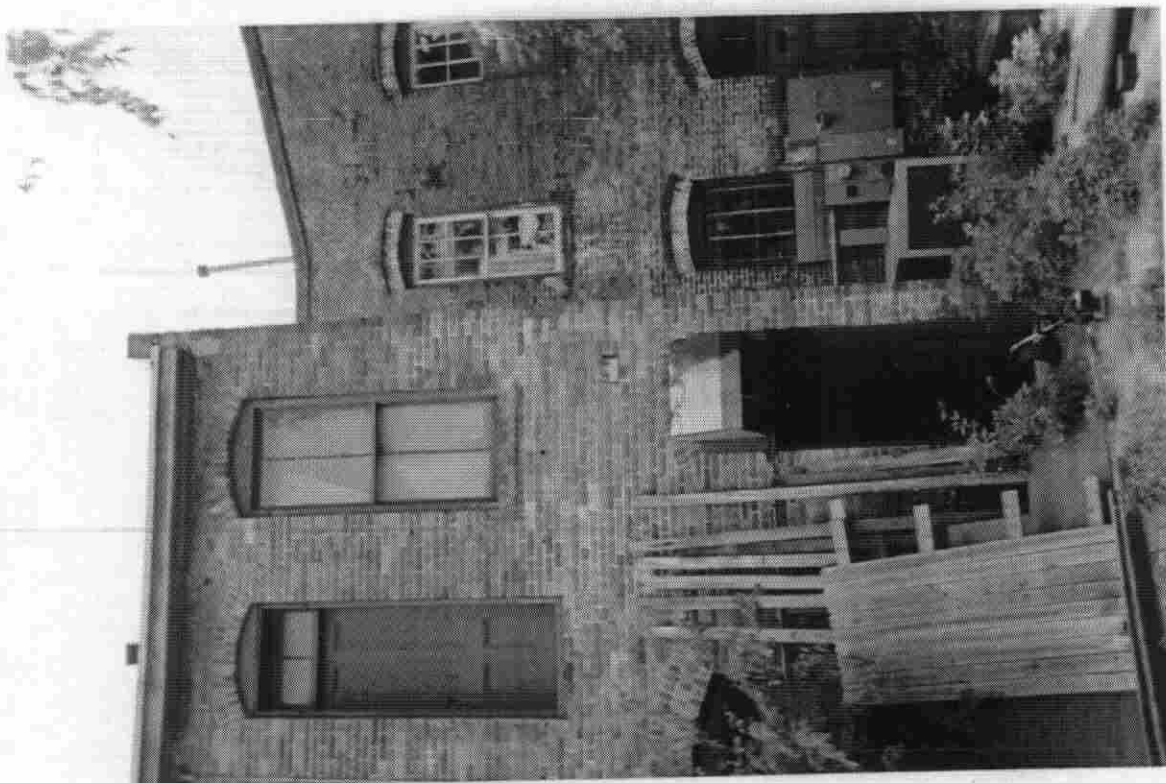
CONTINUATION/AMENDMENT SHEET

1878 Building
Property Name

Historic Preservation
Certification Application

10 N. 2nd Street, Fernandina Beach, FL
Property Address

See reverse of photos for description



CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

1878 Building

Property Name

10 N. 2nd Street, Fernandina Beach, FL

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

See reverse of photos for description.



Name E. Clinch Kavanaugh

Signature

Date

12-20-02

Street 102 N. 6th Street

City Fernandina Beach

State Florida

Zip 32034

Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

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- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

CONTINUATION/AMENDMENT SHEET

1878 Building

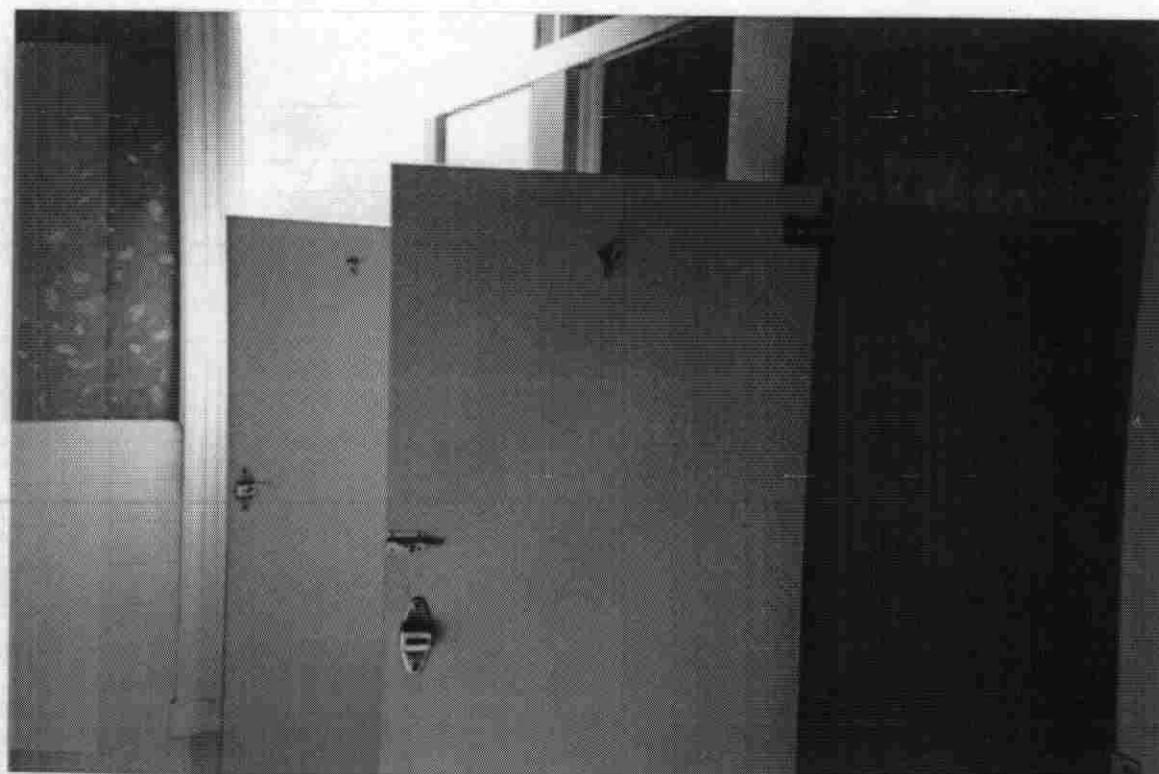
Property Name

Historic Preservation
Certification Application

10 N. 2nd Street, Fernandina Beach, FL

Property Address

See reverse of photos for description



CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

1878 Building

Property Name

10 N. 2nd Street, Fernandina Beach, FL

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

See reverse of photos for description.



Name E. Clinch Kavanaugh

Signature

Date

12-20-04

Street 102 N. 6th Street

City Fernandina Beach

State Florida

Zip 32034

Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

1878 Building

Property Name

10 N. 2nd Street, Fernandina Beach, FL

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

See reverse of photos for description.



Name E. Clinch Kavanaugh

Signature

Date

12-20-02

Street 102 N. 6th Street

City Fernandina Beach

State Florida

Zip 32034

Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

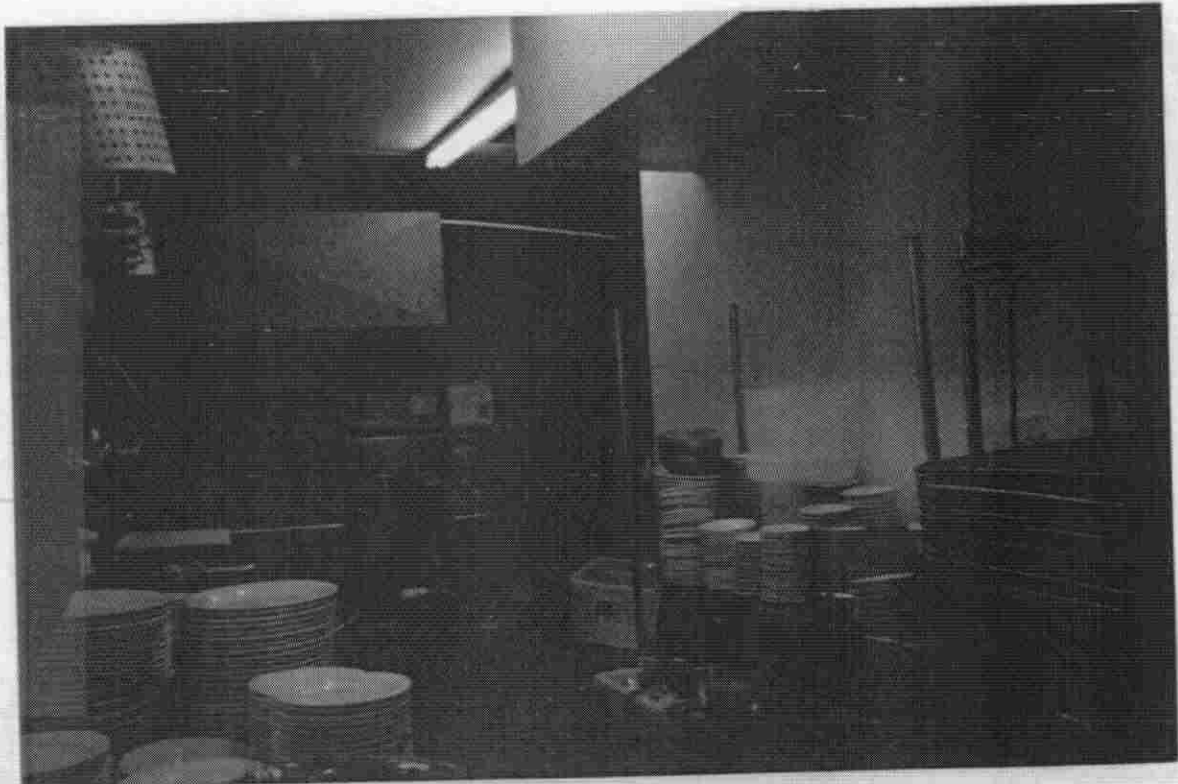
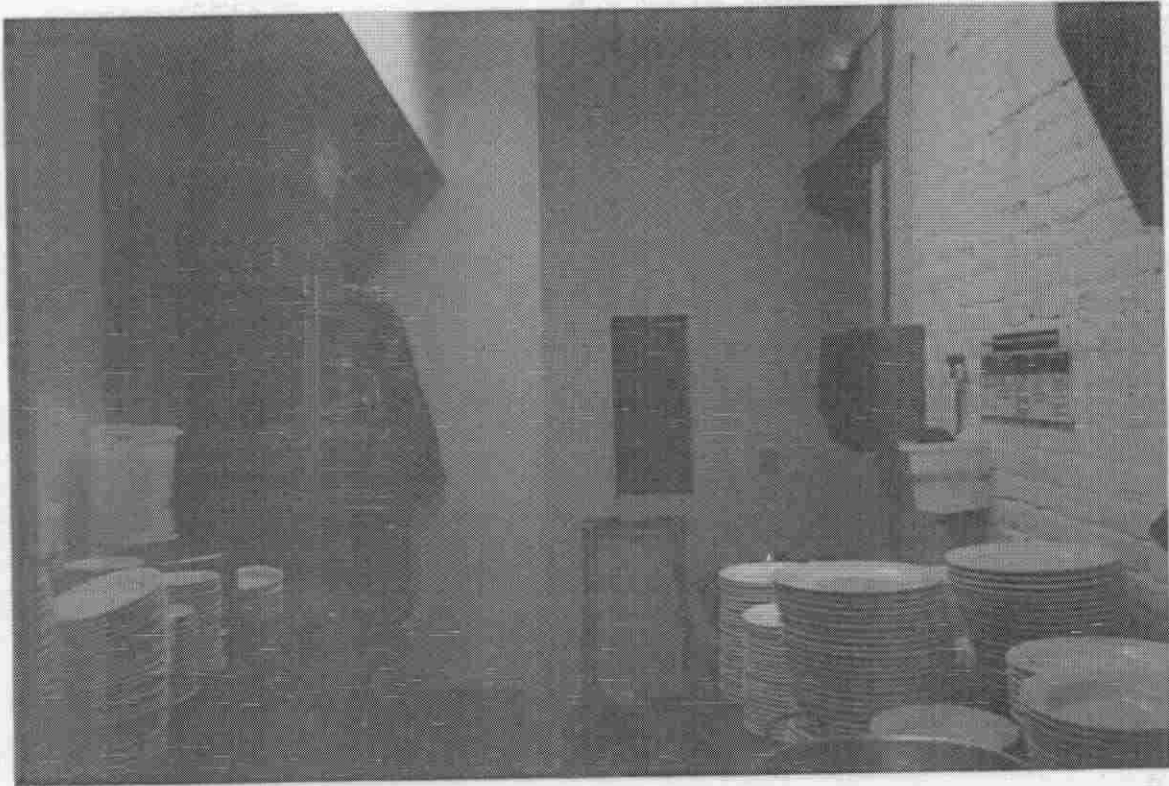
CONTINUATION/AMENDMENT SHEET

1878 Building
Property Name

Historic Preservation
Certification Application

10 N. 2nd Street, Fernandina Beach, FL
Property Address

See reverse of photos for description



CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

1878 Building

*Property Name

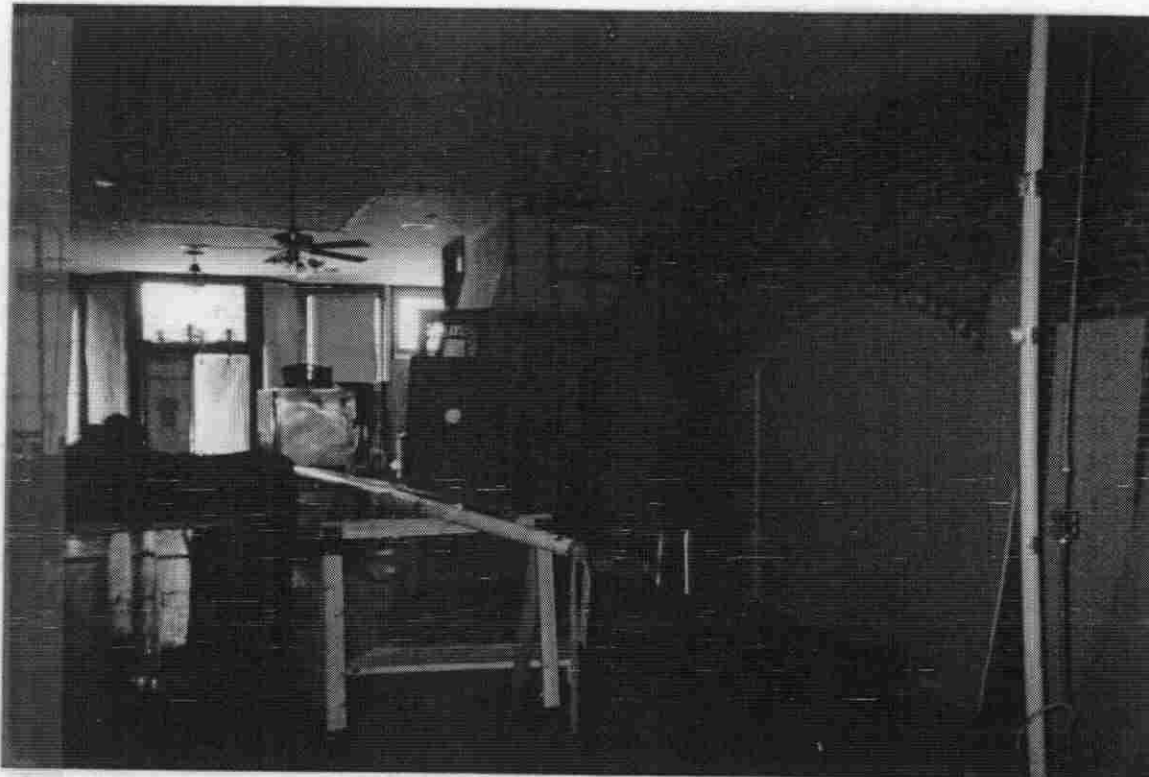
10 N. 2nd Street, Fernandina Beach, FL

Property Address

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This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

See reverse of photos for description.



Name E. Clinch Kavanaugh

Signature

Date

12-20-02

Street 102 N. 6th Street

City Fernandina Beach

State Florida

Zip 32034

Daytime Telephone Number 904-753-0370

904-261-9522

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

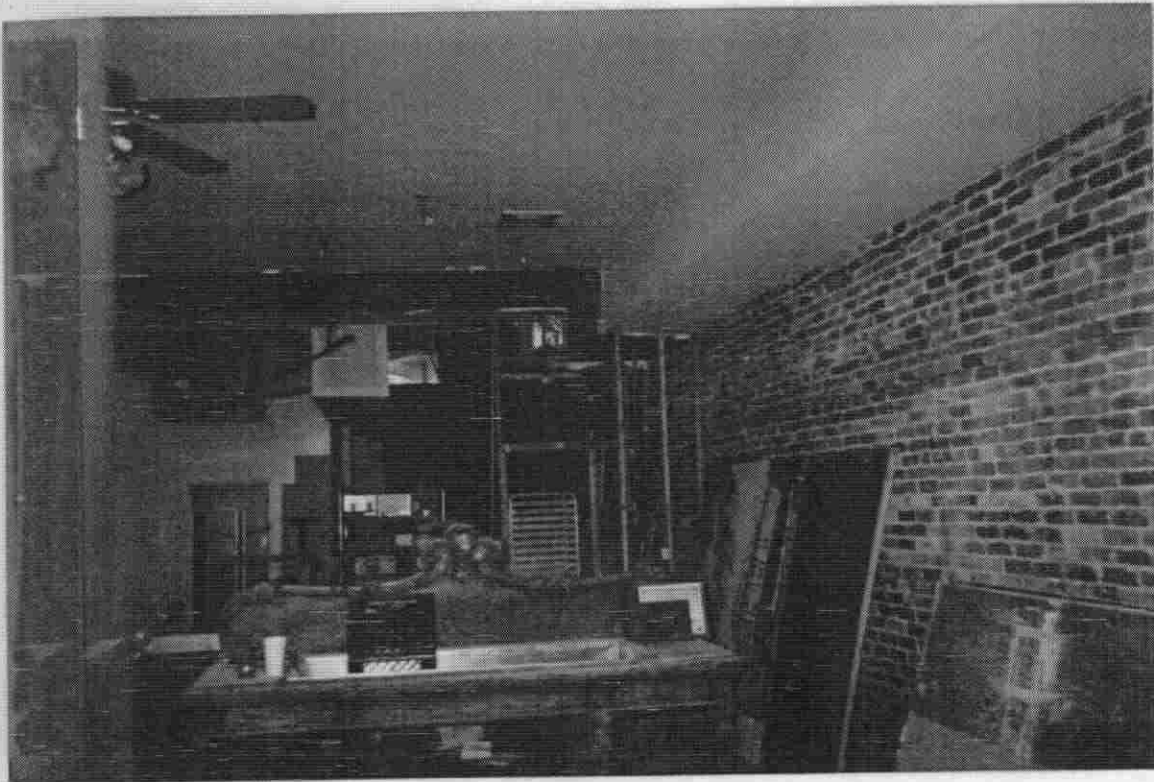
CONTINUATION/AMENDMENT SHEET

1878 Building
Property Name

Historic Preservation
Certification Application

10 N. 2nd Street, Fernandina Beach, FL
Property Address

See reverse of photos for description



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Significance--Part 1

Project number: _____

NUMBER
1

10 North Second St.

(Property)

_____ Preliminary done

Fernandina Beach Historic District

(Historic District)

☒ NR District _____ Certified State or Local district

Date application received by State 5-9-03

Date(s) additional information requested by State _____

Date complete information received by State: 5-9-03

Date of transmittal to NPS: 6/12/03

Property visited by State staff? ☒ yes, ☒ no

SHPO REVIEW SUMMARY

_____ Fully reviewed by SHPO

☒ No outstanding concerns

_____ Owner informed of SHPO recommendation

_____ In-depth NPS review requested

_____ Recommendation different from applicant's request

NUMBER
2

STATE RECOMMENDATION:

Robert O Jones/Historic Sites Specialist, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

_____ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.

_____ The property does not contribute to the significance of the above-named district.

_____ Insufficient documentation has been provided to evaluate the structure.

_____ This application is being forwarded without recommendation

Preliminary determinations:

_____ The property appears to meet National Register Criteria for Evaluation and will be nominated individually.

_____ The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.

_____ The property appears to contribute to the significance of a:

_____ potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.

_____ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.

_____ The property is located in a proposed historic district and:

_____ The property does not appear to contribute to the significance of the proposed historic district.

_____ The proposed historic district does not appear to meet the NR criteria for Evaluation and will not be nominated.

Date

State Official Signature

NUMBER
3

ISSUES

- ☐ Extensive loss or deterioration of historic fabric
- ☐ Substantial alterations over time
- ☐ Significance less than 50 years old
- ☐ Obscured or covered elevation(s)
- ☐ Moved property
- ☐ State recommendation inconsistent with NR documentation
- ☐ Functionally related complex or multiple buildings within an individual nomination
- ☐ Other

NUMBER
4

Complete items below as appropriate:

- (1) 1857-1927 is the period(s) of significance of the district.
- (2) The property is mentioned in the NR or state or local district documentation, Section _____, Page 1.
Building Inventory-see attached
- (3) For preliminary determinations, the status of the nomination for the property/historic district:
☐ Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within _____ months. Draft nomination is enclosed.
☐ Nomination was submitted to NPS on _____
☐ Nomination process will likely be completed within thirty months.
☐ Other, explain: _____
- (4) ☐ The property is located in a registered district but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

NUMBER
5

Describe problematic issues or other concerns.

X See attachments: _____ photographs _____ maps _____ other: _____

NPS COMMENTS:

E. CLINCH KAVANAUGH, ATTORNEY-AT-LAW P.A.
PO Box 473
FERNANDINA BEACH, FL 32035
904.753.0370

May 8, 2003

To: Walter S. Marder
State of Florida – Preservation Architect

From: E. Clinch Kavanaugh

RE: 10 N. 2nd Street, Fernandina Beach, Florida

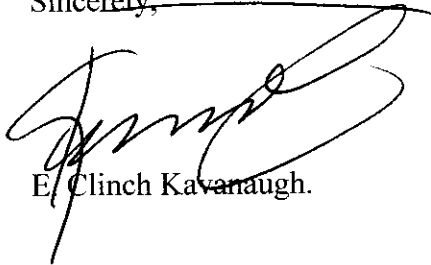
Dear Mr. Marder:

Enclosed is my Historic Preservation Certification Application, Part I – Evaluation of Significance. I will be forwarding Part II of the application within four weeks of today's date.

If you have any further questions or need additional information, please do not hesitate to contact me at 904.261.4677.

Thank you in advance for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Clinch Kavanaugh', with a large, sweeping flourish extending from the end of the signature.

E. Clinch Kavanaugh.

Enc:
ECK/lml

NA241

PROCESSING LOG

HISTORIC PRESERVATION CERTIFICATION APPLICATION

BHP Project Number 913

Address 10 N 2nd St Fernandina Beach

Name 1878 Buildings

Date of Receipt 5/4/03 Application Part 1

Action Review Date [Due] 6/8

Action _____ Date [Due] _____

Action _____ Date [Due] _____

Action _____ Date [Due] _____

Action _____ Date [Due] _____

Action _____ Date [Due] _____

Action _____ Date [Due] _____

Action _____ Date [Due] _____

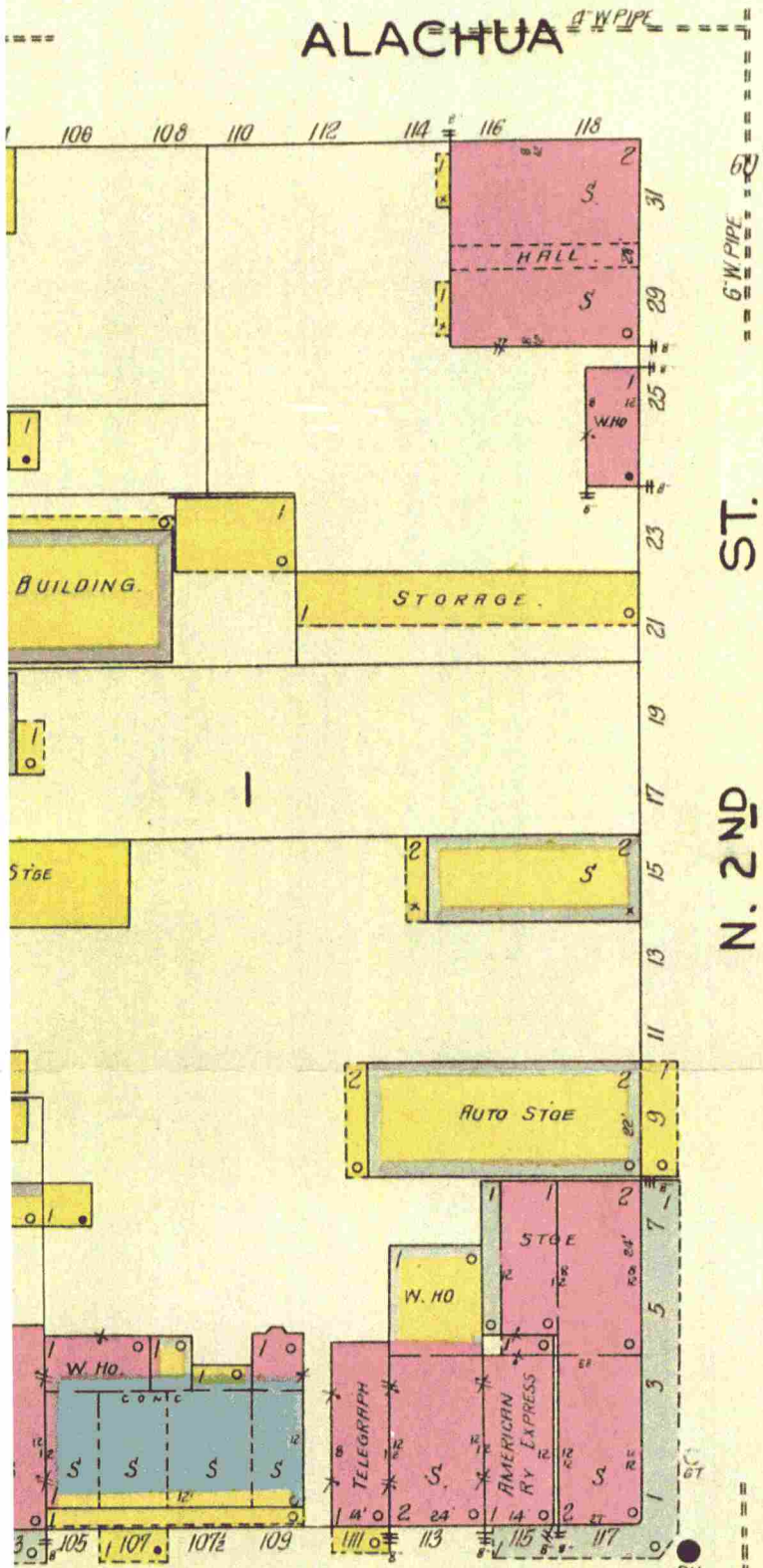
Action _____ Date [Due] _____

2

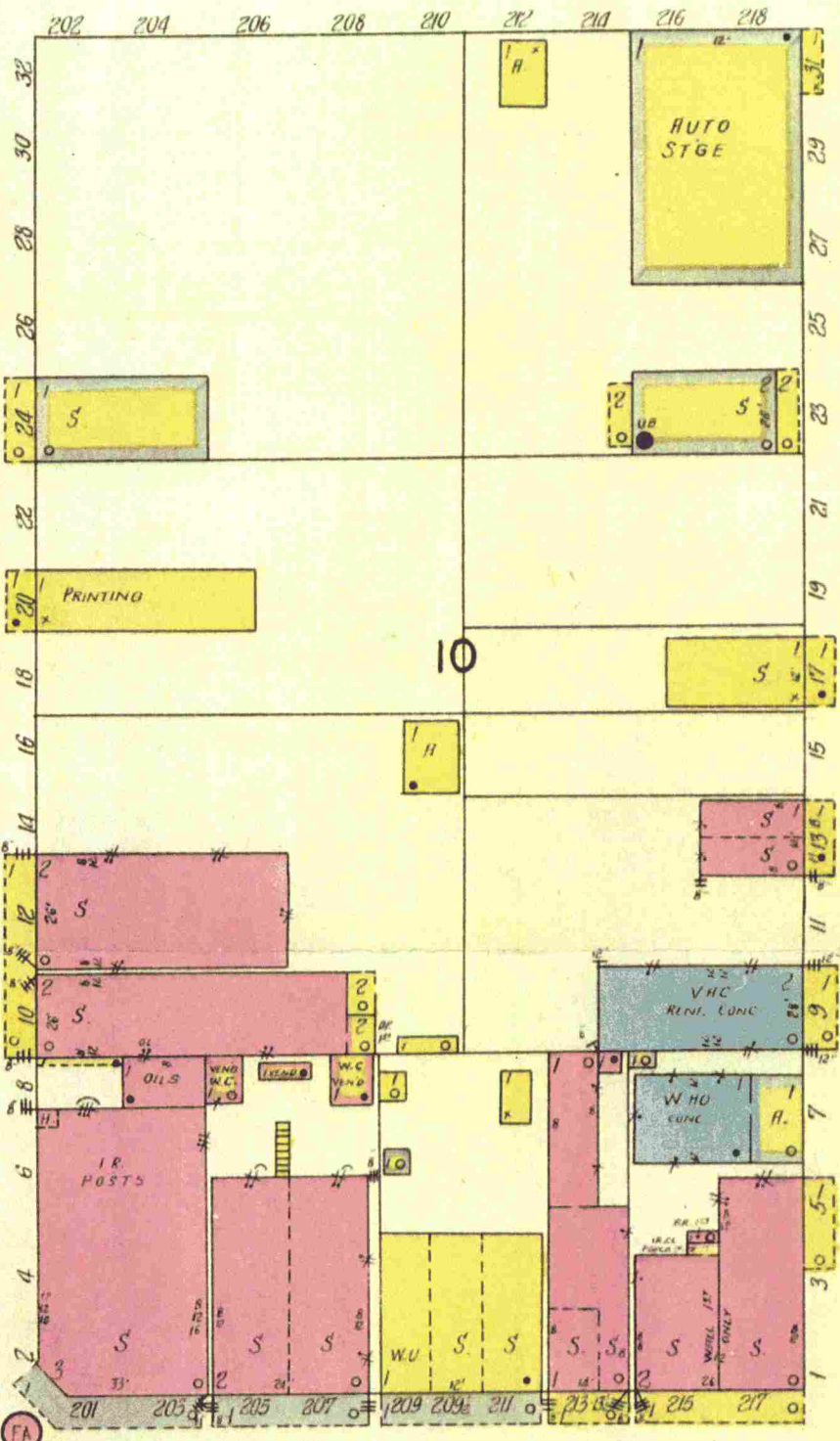
FEB. 1926
FERNANDINA
FLA.

6

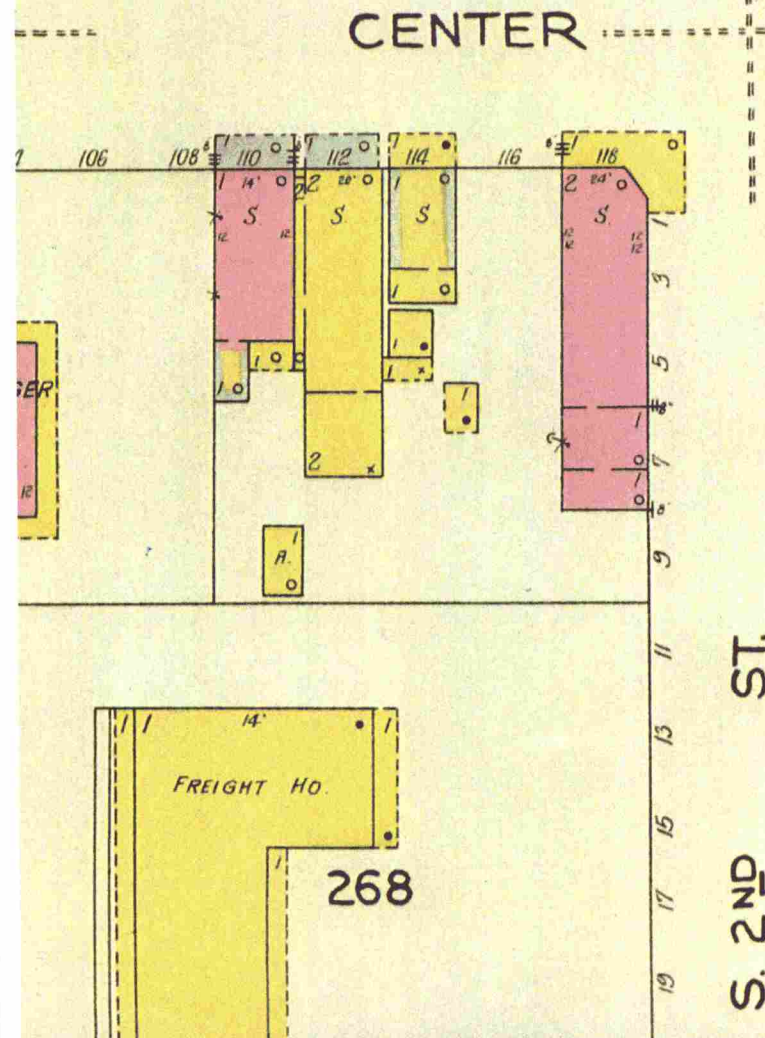
ALACHUA



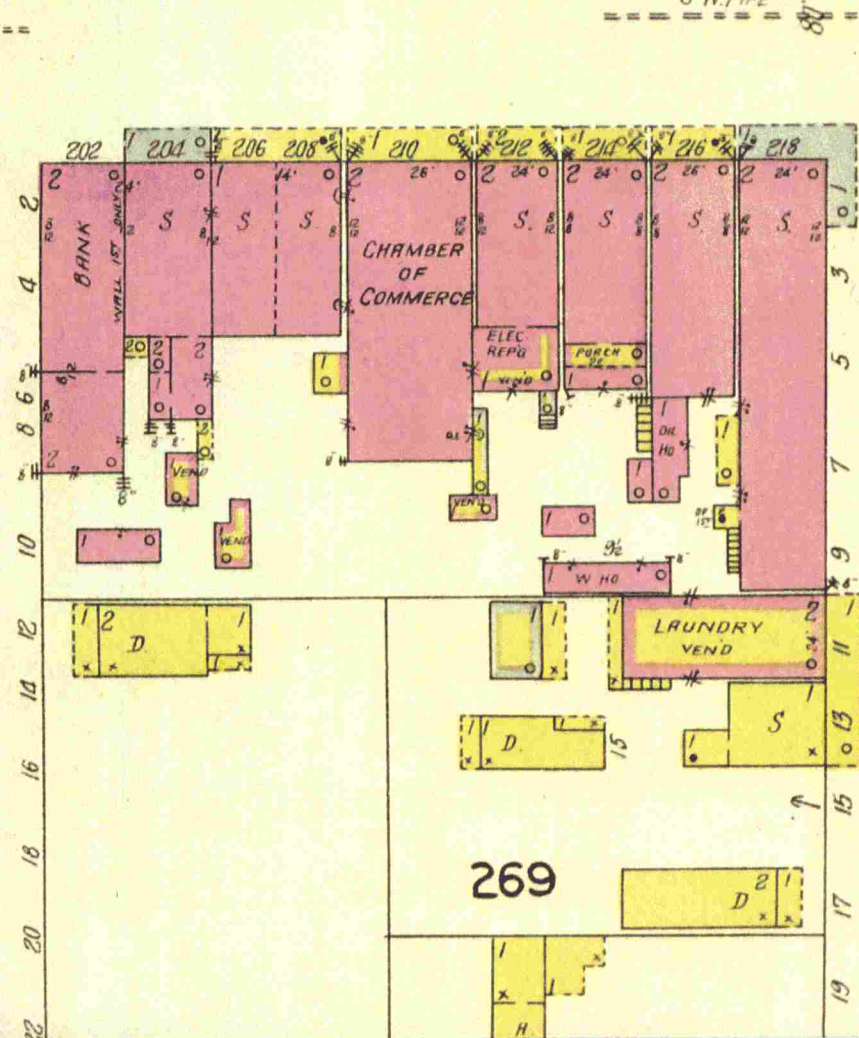
N. 2ND ST.



N. 3RD ST.



S. 2ND ST.



S. 2ND ST.

3





FOR LEASE
904-753-0370

13



Photo 1:

Cast iron façade dating from 1878. Directly adjacent to two other buildings and the sidewalk running along 2nd street.

46921



Photo 5:

Main entrance to building. Will be first floor access only after restoration. Cast iron threshold approximately 10 inches high.

46934



Photo 7:

Main entrance to building. Will be first floor access only after restoration. Cast iron threshold approximately 10 inches high.

0040 20020619 W09

<No. 20A>



Photo 4:

Main entrance to building. Will be first floor access only after restoration. Cast iron threshold approximately 10 inches high.

0040 20020619 W097

<No. 23A>



Photo 6:
Main entrance to building. Will be first floor access
only after restoration. Cast iron threshold approximately
10 inches high.

0040 20020619 W0977

<No. 21A>



Photo 9:

View of original stairwell and adjoining exposed brick wall. Will be only access to second floor from front of building.

0040 20020619 W097

(No. 18A)



2nd Floor: Front of building looking
toward back.



2nd Floor: Front room looking out to
waterfront.



2nd Floor: Front room looking out to
Front Street.



2nd Floor: Back of building looking
forward to Front Street and
waterfront



1st Floor: Front of building looking
toward back.



1st Floor: Back of building looking
forward.



2nd Floor: Back of building looking
forward to Front Street and
waterfront



1st Floor: Back of building looking
forward.



Photo 8:

Exposed brick wall next to original stairwell. Door pictured is original door for entrance that will access the second floor. Throughway from first floor to stairwell will be walled off so that second floor is only accessible from front of building.

0040 20020619 W097

(No. 19A)



Photo 2:

Entrance leading to stairwell for second floor.

Threshold is approximately 10 inches high and is the original cast iron.

0040 20020619 W097

<No. 25A>



Photo 3:

Entrance leading the second floor stairwell. Showing threshold directly adjacent to sidewalk and is approximately 10 inches high.

46936



Exterior back of building: Showing
building that is immediately
adjacent to the North.



Exterior back of building: Showing
building that is immediately
adjacent to the North.



Exterior back of building: Original
aquifer for stables, also showing
building that is immediately
adjacent to the South.



Exterior back of building: Original
aquifer for stables, also showing
building that is immediately
adjacent to the South.





02 JUL 22 11 09 21
RECEIVED

Post Office Box 2469
3900 N. Croatan Hwy.
Kitty Hawk, NC 27949
Phone: 252-261-6171
Fax: 252-261-8405

Post Office Box 1140
Fernandina Beach, FL 32035
Phone: 904-321-0544
Fax: 904-491-1921

July 19, 2002

Philip Wisely
Bureau of Historic Preservation
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: 10 N. 2nd Street/ADA Consultation

Dear Philip:

Thank you for taking the time to speak with me Tuesday regarding the ADA compliance of our building at 10 N. 2nd Street in Fernandina Beach. I appreciate all of the insight that you are able to add in helping us to resolve this issue in the most timely fashion. Attached hereto are the materials that you requested so that we may continue the process of evaluation:

- The Sanborn-Perris Map showing Fernandina Beach, Florida (dated February 1926).
- A narrative describing the changes that have occurred to the building and surrounding buildings since the date of the Sanborn map.
- Photos of the interior of the building showing layout of the first and second floor.
- A narrative describing alternatives being considered for building access, as well as a contingency plan for providing service to those persons that are unable to gain access.

I hope that these materials meet your requirements and if there is any other way that we may be of assistance please do not hesitate to call my assistant, Lynn Lyne or myself.

Once again, thank you for your time in this matter.

Sincerely,

E. Clinch Kavanaugh

CC: Ann Catina, Fernandina Beach Planner

CK/lml

10 N. 2nd Street, Architectural Cast Iron Building ADA and FAC Compliance

Sanborn-Perris Map, Fernandina FLA., dated February 1926: Shows the layout of the building in relation to the surrounding buildings, properties and streets. There have been some changes since the date of this map and some notes that will be of interest. They are:

- The front portion of lot # 8 has been built in, so that it meets the sidewalk just as the other buildings in the first two blocks of N 2nd Street.
- The alleyways between lots # 8 and 10, and 12 and 10 have been filled in so that those buildings now have common walls with our building on lot # 10.
- The property line runs directly down the north side of the building and ends at the solid black line shown on the map.

Alternatives considered in assisting persons with disabilities in entering the building based on further reading and recommendations from the *U.S. Department of the Interior Preservation Brief #32* and in addition to those presented in the previous narrative:

- Working with the City of Fernandina Beach so that the sidewalk can be raised lengthwise, in a gradual slope, to meet the threshold of the building.
- Obtaining a portable ramp and placing a buzzer on the exterior of the building so that persons needing assistance can call for someone to bring said ramp and assist them into the building.
- Adding a chair lift that offers accessibility to the second floor.
- Adding a handrail to the two public entrances of the building.

Contingency plan in the instance that there are no plausible ways to gain access to the second floor:

- Make arrangements with another business in the vicinity of the 10 N. 2nd Street property so that we may use space in their building when needed, to assist persons with disabilities that may not be able to access our facilities or business.

This arrangement has been, and is being, used by several businesses in downtown Fernandina Beach and has proven mutually successful for the patrons and the business owners alike.



Post Office Box 2469
3900 N. Croatan Hwy.
Kitty Hawk, NC 27949
Phone: 252-261-6171
Fax: 252-261-8405

Post Office Box 1140
Fernandina Beach, FL 32035
Phone: 904-321-0544
Fax: 904-491-1921

June 21, 2002

Bureau of Historic Preservation
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Attn: Philip Wisely

RE: ADA consultation

Dear Philip:

Enclosed is the information necessary to initiate the Federal and State ADA regulations consultation on our property at 10 N. 2nd Street in Fernandina Beach. Information is included as requested in the *SHPO Consultation Requirements for ADA Projects* form:

- A letter from Ann Catina, City of Fernandina Beach Planner, stating the location of the building within the historic district and the date that it was constructed
- A statement describing accessibility deficiencies and photographs indicating existing conditions and the architectural character of the building
- A statement of all alternatives considered in bringing the building into compliance
- A statement describing why compliance with the Federal and State accessibility requirements would harm the historical significance of the building

Please let me know if this information meets your requirements to begin the assessment of our compliance with Federal and State regulations.

Thank you for your time in this matter.

Sincerely,

E. Clinch Kavanaugh

7/15/02 Tel: am left message Lisa
- requested additional photos
of interior 1st floor
- sketch plan 1st floor
- photos view of building

7/16/02 tel am w/ Clinch K
- requested photos
1st floor
2nd floor
- Southern map of
view of lot
- mitigation proposal
for access into building

02 JUN 25 AM 10:06

RECEIVED
BUREAU OF
HISTORIC PRESERVATION



City of Fernandina Beach

COMMUNITY DEVELOPMENT DEPARTMENT

June 19, 2002

Mr. Clinch Kavanaugh
P.O. Box 1140
402 Centre Street
Fernandina Beach, Florida 32034

Re: 10 North 2nd Street, Fernandina Beach, Florida

Dear Mr. Kavanaugh:

I am writing at your request to furnish information on the above referenced property.

The property is located in the Downtown Historic District in Fernandina Beach, Florida. The historic district was listed on the National Register of Historic Places on July 20, 1973,

In September of 1985 the city conducted a historic properties survey. At that time it was determined that the cast-iron Italianate structure at 10 North 2nd Street was built in 1887.

Please let me know if I may be of further service.

Sincerely,

Anne Catinna, Planner II

11/11/02
Telcar asked if city would
consider putting siding
along its length

10 North 2nd Street, Architectural Cast Iron Building ADA and FAC Compliance

Accessibility deficiencies and photographs indicating the existing conditions and architectural character of the Building at 10 North 2nd Street in Fernandina Beach, FL:

- The façade of the building is dating from 1878 and is constructed of architectural cast iron (see photo #1).
- The building in question is positioned so that it is directly adjacent to the sidewalk that runs along 2nd Street, with a cast iron threshold approximately 10 inches high (see photos, #2-7).
- There are other buildings, which are sharing walls, on each side of the building in question as well as another individual's property directly backing up to the property the building is situated on (see photo #1).
- The original stairwell to the second floor is located along the left wall of the building and will be partitioned off from the first floor, leaving a separate entrance for the second floor (see photos, #2, 7, 8).

Alternatives considered for bringing the building into compliance with Federal and State accessibility requirements:

- Adding a ramp to the front threshold of the building.
- Placing a buzzer on the exterior of the building for any persons that need assistance in entering the building.
- Installing an elevator that would give access to the second floor.

Following the alternatives listed above for bringing this building within the standards of compliance with Federal and State accessibility requirements would, unfortunately, significantly alter, or destroy, the historical value of this building.

- Adding a ramp to the front of the building would not only destroy the historical value of the architectural cast iron threshold, but would also create a safety hazard for pedestrians that are using the sidewalk.
- There is no way to access the back of the property except for going through the front of the building.
- Installing an elevator to the second floor would destroy the interior exposed brick walls and the original stairwell.
- Due to a steep threshold and the inability to add a ramp giving disabled persons access to the building would mean that adding a buzzer would be ineffectual.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE

Katherine Harris

Secretary of State

DIVISION OF HISTORICAL RESOURCES

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

BUREAU OF HISTORIC PRESERVATION

FACSIMILE TRANSMITTAL SHEET

TO FAX NUMBER: 904 491-1921

NAME: F. Clunch Karanangh

COMPANY: FCG

SENDER: Phillip Wisley

DATE: 8/7/02

NUMBER OF PAGES TO FAXED (INCLUDING TRANSMITTAL SHEET): ~~3~~ 6

FAX FROM: (850) 245-6437

COMMENTS:

Hard copy to follow via USPS

End

IF THERE ARE ANY PROBLEMS IN RECEIVING THIS TRANSMISSION, PLEASE CALL (850) 245-6333.

PLEASE NOTE: NEW PHONE NUMBERS AND FAX NUMBERS EFFECTIVE JULY 1, SEE BELOW

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums
(850) 245-6400 • FAX: 245-6400

☐ Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044

☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE

Jim Smith

Secretary of State

DIVISION OF HISTORICAL RESOURCES

Fayed / M... 8/7/02
MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

August 6, 2002

Mr. E. Clinch Kavanaugh
First Coast Group LLC
P. O. Box 1140
Fernandina Beach, Florida 32035

RE: 10 North 2nd Street, Fernandina Beach

Dear Mr. Kavanaugh:

At your request we reviewed the above listed property pursuant to the procedures set forth in 4.1.7 (2) (b) of Appendix A to 28 CFR Part 36, Americans with Disabilities Act Accessibility Guidelines (ADAAG) and equivalent procedures implementing Sections 553.501-553.513 Florida Statutes. This review is based on information provided in photographs and letters you submitted to this office dated June 21 and July 19, 2002.

It is the opinion of this office that compliance with ADAAG 4.1.6 Accessible Buildings: Alterations and the technical provisions of ADAAG, including those for routes, or entrances will threaten or destroy the historic significance of 10 North 2nd Street, a qualified historic property.

It is our understanding that all tenant spaces within the building are located above the sidewalk level, that the stair to the second floor opens directly to the exterior, the property has zero set-back in front and no public access to the rear. Owing to these site restrictions, it does not appear possible to comply with minimum technical requirements for vertical accessibility to the first and second floors without encroaching on the public right-of way, or threatening or destroying the historic significance of the front façade, a character-defining feature of the building.

Likewise, the construction necessary to provide an elevator to the second floor or chair lift on the stairs does not appear possible without threatening or destroying the spatial configurations and a significant amount of historic materials on both floors, requiring access to the elevator through a separate tenant space on the first floor, or violating minimum egress widths at the stairs.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office ☐ Archaeological Research ☐ Historic Preservation ☐ Historical Museums
(850) 245-6300 • FAX: 245-6435 (850) 245-6444 • FAX: 245-6436 (850) 245-6333 • FAX: 245-6437 (850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office ☐ St. Augustine Regional Office ☐ Tampa Regional Office
(561) 279-1475 • FAX: 279-1476 (904) 825-5045 • FAX: 825-5044 (813) 272-3843 • FAX: 272-2340

Mr. E. Clinch Kavanaugh
August 6, 2002
Page Two

Given the extraordinary site restrictions, it is the opinion of this office that alternative methods of accesses to the public accommodations may be used pursuant to 28 (CFR) Part 36 Subsection D Paragraph 36.405(b) included by reference in Section 553.503 Florida Statutes (see attached).

Examples of alternative means of access may include, but are not limited to, such things as providing assistance into the building, providing curb service, providing service off-site at an accessible location, providing off-site pick-up and delivery, providing services via mail or internet, or other innovative solutions.

It is also our understanding that the interiors of the tenant spaces will be fully accessible.

Please direct questions concerning this review to Phillip Wisley, staff architect, at (850) 245-6333.

Sincerely,



Janet Snyder Matthews, Ph.D.
State Historic Preservation Officer

JSM/pw

*Very best to you all -
wonderful building.*

mall, the professional office of a health care provider, a terminal, depot, or other station used for specified public transportation, or an airport passenger terminal.

(1) For the purposes of this section, "professional office of a health care provider" means a location where a person or entity regulated by a State to provide professional services related to the physical or mental health of an individual makes such services available to the public. The facility that houses a "professional office of a health care provider" only includes floor levels housing by at least one health care provider, or any floor designed or intended for use by at least one health care provider.

(2) For the purposes of this section, shopping center or shopping mall means—

(i) A building housing five or more sales or rental establishments; or

(ii) A series of buildings on a common site, connected by a common pedestrian access route above or below the ground floor, that is either under common ownership or common control or developed either as one project or as a series of related projects, housing five or more sales or rental establishments. For purposes of this section, places of public accommodation of the types listed in paragraph (5) of the definition of "place of public accommodation" in Sec. 36.104 are considered sales or rental establishments. The facility housing a "shopping center or shopping mall" only includes floor levels housing at least one sales or rental establishment, or any floor level designed or intended for use by at least one sales or rental establishment.

(b) The exemption provided in paragraph (a) of this section does not obviate or limit in any way the obligation to comply with the other accessibility requirements established in this subpart. For example, alterations to floors above or below the accessible ground floor must be accessible regardless of whether the altered facility has an elevator.

Sec. 36.405. Alterations: Historic Preservation

(a) Alterations to buildings or facilities that are eligible for listing in the National Register of Historic Places under the National Historic Preservation Act (16 U.S.C. 470 *et seq.*), or are designated as historic under State or local law, shall comply to the maximum extent feasible

with section 4.1.7 of appendix A to this part.

(b) If it is determined under the procedures set out in section 4.1.7 of appendix A that it is not feasible to provide physical access to an historic property that is a place of public accommodation in a manner that will not threaten or destroy the historic significance of the building or facility, alternative methods of access shall be provided pursuant to the requirements of subpart C of this part.

Sec. 36.406. Standards for New Construction and Alterations

(a) New construction and alterations subject to this part shall comply with the standards for accessible design published as appendix A to this part (ADAAG).

(b) The chart in the appendix to this section provides guidance to the user in reading appendix A to this part (ADAAG) together with subparts A through D of this part, when determining requirements for a particular facility.

Appendix to Sec. 36.406

This chart has no effect for purposes of compliance or enforcement. It does not necessarily provide complete or mandatory information.

	Subparts A-D	ADAAG
Application, General	36.102(b)(3): public accommodations. 36.102(c): commercial facilities. 36.102(e): public entities. 36.103 (other laws). 36.401 ("for first occupancy"). 36.402(a) (alterations).	1, 2, 3, 4.1.1.
Definitions	36.104: commercial facilities, facility, place of public accommodation, private club, public accommodation, public entity, religious entity. 36.401(d)(1)(ii). 36.404(a)(2): shopping center or shopping mall.	3.5 Definitions, including: addition, alteration, element, facility, space, story. 4.1.6(j), technical infeasibility.
New Construction: General	36.401(d)(1)(i). 36.404(a)(1): professional office of a health care provider. 36.402: alteration; usability. 36.402(c): to the maximum extent feasible. 36.401(a) General. 36.401(b) Commercial facilities in private residences. 36.207 Places of public accommodation in private residences.	4.1.2. 4.1.3. 4.1.1(3). 4.1.1(5)(a). 4.1.3(5). 4.1.1(5). 4.1.3(5) and throughout.
Work Areas: Structural Impracticability. Elevator Exemption. Other Exceptions.	36.401(c) 36.401(d) 36.404	4.1.1(3). 4.1.1(5)(a). 4.1.3(5). 4.1.1(5). 4.1.3(5) and throughout.
Alterations: General.	36.401(b): commercial facilities in private residences. 36.402 36.403	4.1.6(1). 4.1.6(2). 4.1.6(3).
Alterations Affecting an Area Containing A Primary Function; Path of Travel; Disproportionality.		
Alterations: Special Technical Provisions.		
Additions	36.401-36.405 ... 36.405	4.1.5. 4.1.7.
Historic Preservation.		4.2 through 4.35.
Technical Provisions.		5.
Restaurants and Cafeterias.		6.
Medical Care Facilities.		7.
Business and Mercantile.		8.
Libraries		9.
Transient Lodging (Hotels, Homeless Shelters, Etc.).		[10, Reserved].
Transportation Facilities.		

Florida Americans With Disabilities Accessibility Implementation Act

553.501 Short title.--Sections 553.501-553.513 may be cited as the "Florida Americans With Disabilities Accessibility Implementation Act."

History.--s. 1, ch. 93-183.

553.502 Intent.--The purpose and intent of ss. 553.501-553.513 is to incorporate into the law of this state the accessibility requirements of the Americans with Disabilities Act of 1990, Pub. L. No. 101-336, 42 U.S.C. ss. 12101 et seq., and to obtain and maintain United States Department of Justice certification of the Florida Accessibility Code for Building Construction as equivalent to federal standards for accessibility of buildings, structures, and facilities. All state laws, rules, standards, and codes governing facilities covered by the guidelines shall be maintained to assure certification of the state's construction standards and codes. Nothing in ss. 553.501-553.513 is intended to expand or diminish the defenses available to a place of public accommodation under the Americans with Disabilities Act and the federal Americans with Disabilities Act Accessibility Guidelines, including, but not limited to, the readily achievable standard, and the standards applicable to alterations to places of public accommodation.

History.--s. 1, ch. 93-183; s. 1, ch. 97-76.

553.503 Adoption of guidelines.--Subject to the exceptions in s. 553.504, the federal Americans with Disabilities Act Accessibility Guidelines, as adopted by reference in 28 C.F.R., part 36, subparts A and D, and Title II of Pub. L. No. 101-336, are hereby adopted and incorporated by reference as the law of this state. The guidelines shall establish the minimum standards for the accessibility of buildings and facilities built or altered within this state. The 1997 Florida Accessibility Code for Building Construction must be adopted by the Board of Building Codes and Standards in accordance with chapter 120.

History.--s. 1, ch. 93-183; s. 2, ch. 97-76.

553.504 Exceptions to applicability of the guidelines.--Notwithstanding the adoption of the Americans with Disabilities Act Accessibility Guidelines in s. 553.503, all buildings, structures, and facilities in this state shall meet the following additional requirements when they provide increased accessibility:

- (1) All new or altered buildings and facilities subject to ss. 553.501-553.513 which may be frequented in, lived in, or worked in by the public shall comply with ss. 553.501-553.513.

ROUTING AND TRANSMITTAL SLIP

1. TO (Name, Office Location)

Dave *[Signature]*

2.

Jan

3.

4.

ACTION

Information

For Approval

Signature

✓

✓

Answer—Your Signature

—Copy to Me

Answer—My Sig.

Please See Me

Comment

Necessary Action

Note and Return

Note and Pass On

Per Conversation

Per Request

Coordination

File

REMARKS (Use Reverse Side If Necessary)

ADA Review

10 N. 2nd St., Fernandina

FROM (Name, Office Location)

DATE

PHONE

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA242*

SITE NAME: 1878 Steak House
ADDRESS OF SITE: 12 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 10 3
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT
x GOOD
FAIR
DETERIORATED

x ALTERED
UNALTERED
x ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE commercial
PRESENT USE commercial
DATES +1878
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING
DEVELOPMENT
x DETERIORATION
BORROWING

TRANSPORTATION
FILL
DREDGE

x OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 3

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): brick: running

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: W

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E:end,interior,lateral slope#2interior chimneys

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

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (orange)

NO. OF CHIMNEYS 3

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:

12 N. 2nd St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a 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 1878 12 N. 2nd St. or the C. H. Huot Building is a two-story, masonry vernacular commercial building, with influences of the Italianate style. It is noteworthy for its round parapet, corbeled brickwork and cast stone keystones. Its size and design are similar to many other commercial buildings in the Centre Street commercial area. It originally housed the business of C. H. Huot, a merchant and saw mill operator. Huot was a native of France who arrived in the United States in 1852. He moved to Fernandina in 1857 and became one of the leading businessmen in the community. The 1878 Steak House now occupies the building which incorporates 10 N. 2nd St. as well.

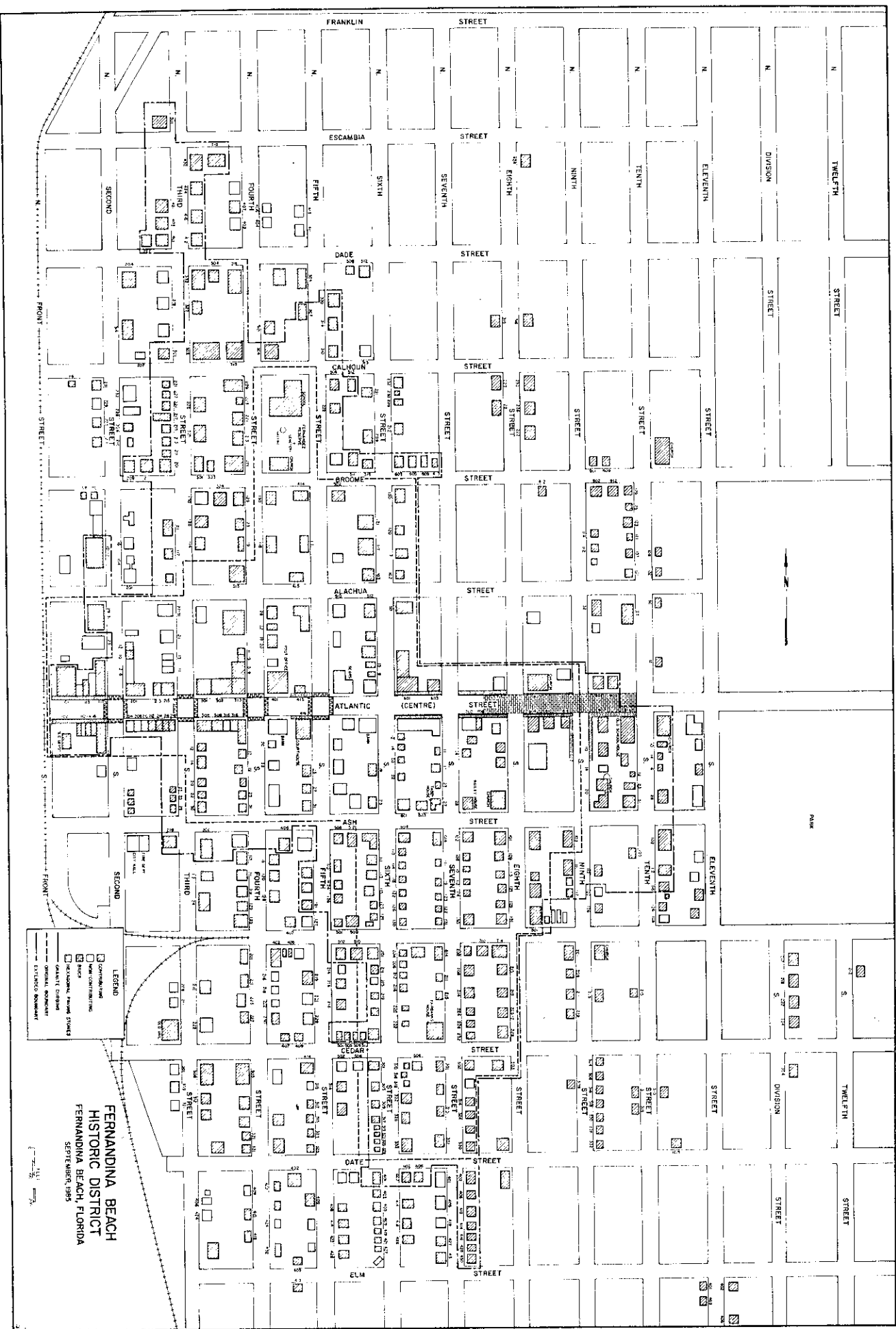


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00242

Recorder # 82

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) 1878 Tavern Grille

Multiple Listing (DHR only)

Other Names >> C.H. Huot Building

Survey or Project Name Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
12	North	2nd	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? NO

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Masonry Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>> Brick

Other Structural System(s)

Foundation Type(s)

>> Continuous

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Brick

Other Exterior Fabric(s)

Roof Type(s)

>> Flat

Other Roof Type(s)

Roof Material(s)

>> Tar & gravel

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) north exterior

HISTORICAL STRUCTURE FORM

8NA00242

DESCRIPTION (continued)

Window Descriptions 2/2 4 light fixed

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1878

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 _____ >> Restaurant; 1878;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>>

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

8NA00242

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/07

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

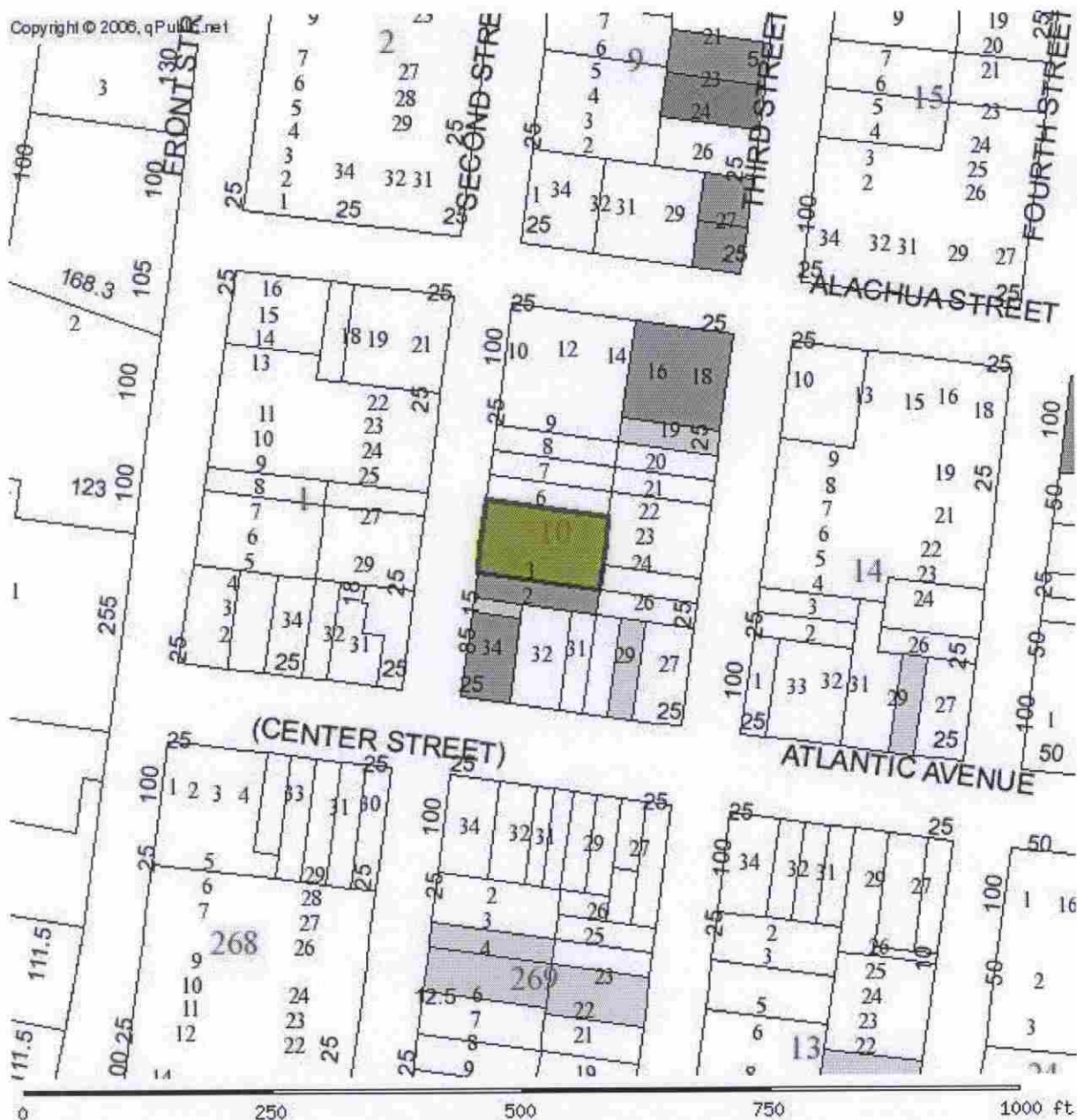
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00242-200703

Supplementary Printout

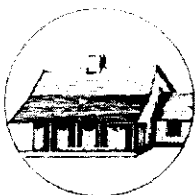
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Brick
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Restaurant;1878;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
C.H. Huot Building

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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0010-0030
GIS CALCULATED ACREAGE	0.21
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	P & T REAL ESTATE HOLDINGS LLC
Mailing Address	86 MCFARLANE DELRAY BEACH, FL 33483
Situs/Physical Address	12 N 2ND ST
2006 PROPOSED VALUES	
Land Value	408,750
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00242**
 Field Date 2-1-2018
 Form Date 2-1-2018
 Recorder # 1338

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 Building (1878 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 12 Direction N Street Name 2nd Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0010-0030 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: 1878 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): 1878 To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 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 Italianate Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1, 2/1, 6/1 dhs, wood; 2/2 fixed storefront wood; segmental arch transoms
 Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick detailing and corbeling; segmental arches w cast keystones; parapet w sign: C.H. Huot; 1878
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 3 Chimney Material(s): 1. Brick 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 half-light doors; segmental arched transom light; slightly recessed

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 informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Community planning & development 3. Commerce 5. _____2. Architecture 4. _____ 6. _____**DOCUMENTATION**

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

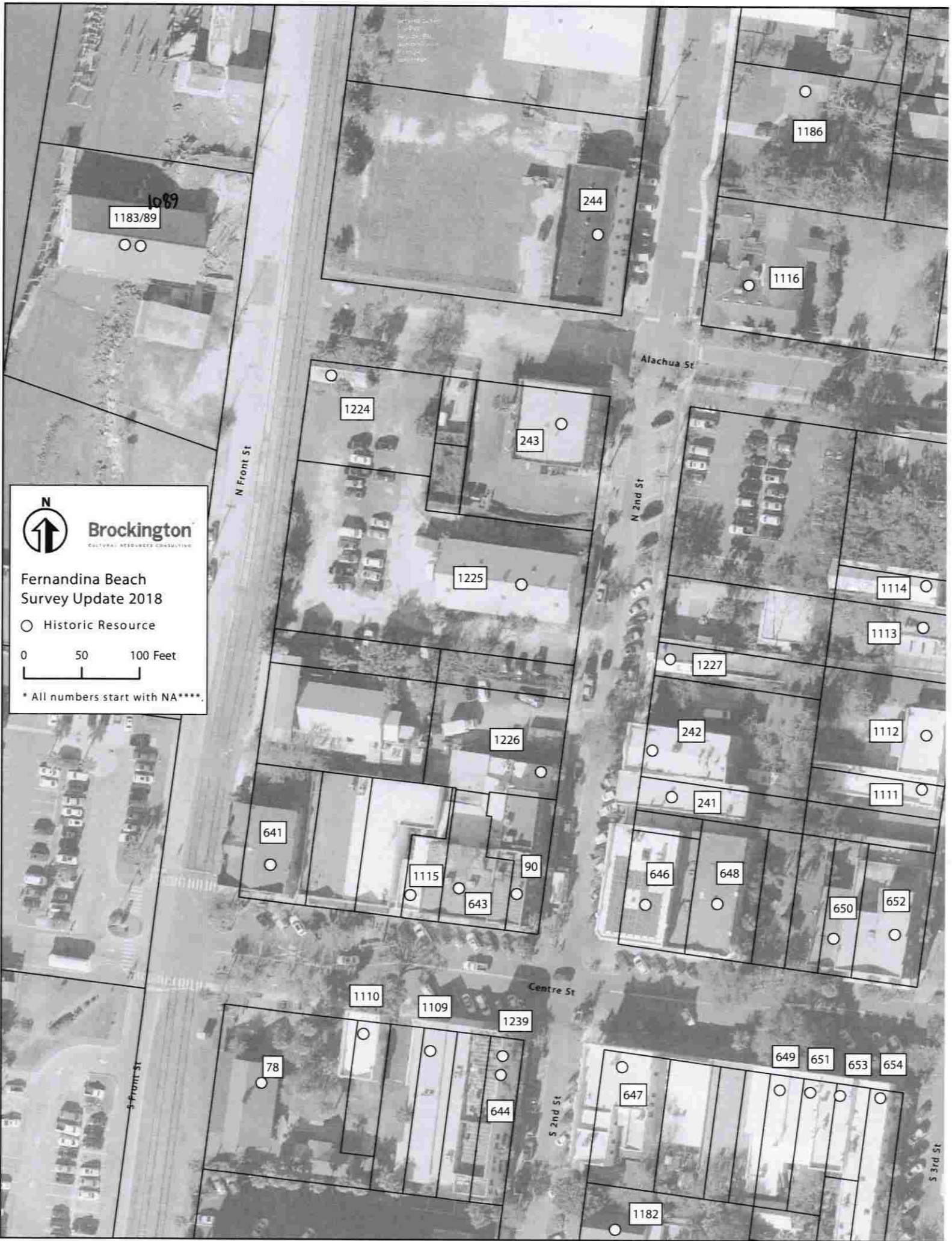
Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

1183/89

1089

244

1186

1116

Alachua St

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

1226

641

1115

643

90

Centre St

1110

1109

1239

78

644

647

649

651

653

654

1182

S Front St

S 2nd St

S 3rd St





C.H. HUOT.
1878

1878
TAVERN
grille

FOR LEASE
04-753-0370



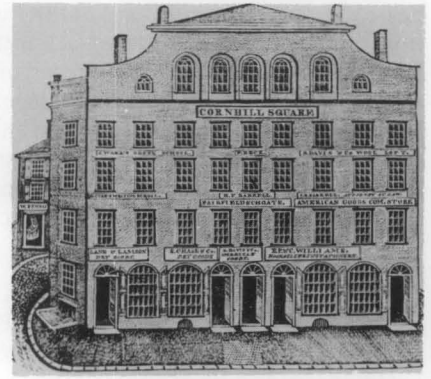
1878
Tavern
grille

Pablo's
12 N. 2ND ST.

PABLO'S
HOURS & INFO
12 N. 2ND ST.
TAMPA, FL 33602
TEL: 813.224.1234
WWW.PABLOSTAMPA.COM

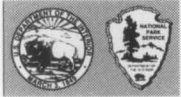
PABLO'S
NO PETS
ALLOWED
ON PROPERTY

11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

H. Ward Jandl



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character.

As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding (see figure 1).

Once a decision is made to rehabilitate a historic commercial building, a series of complex decisions faces the owner, among them:

- if the original storefront has survived largely intact but is in a deteriorated condition, what repairs should be undertaken?
- if the storefront has been modernized at a later date, should the later alterations be kept or the building restored to its original appearance or an entirely new design chosen?
- if the building's original retail use is to be changed to office or residential, can the commercial appearance of the building be retained while accommodating the new use?

This Preservation Brief is intended to assist owners, architects, and planning officials in answering such questions about how to evaluate and preserve the character of historic storefronts. In so doing, it not only addresses the



Figure 1. Inappropriate storefront alterations over the years—metal cladding, oversized signs and canopies—have detracted from the character of this historic district in Van Buren, Arkansas. A carefully considered rehabilitation plan for Main Street, including the removal of poorly designed signs, false fronts and the selection of an appropriate exterior paint color palette, serves to enhance the visual environment and preserves the district's sense of time and place. Photo above: Bob Dunn; Drawing, David Fitts

basic design issues associated with storefront rehabilitation, but recommends preservation treatments as well. Finally, although the Brief focuses on storefront rehabilitation, it is important to review this specific work in the broader context of preserving and maintaining the overall structure. Money spent on storefront rehabilitation may be completely wasted if repair and maintenance problems on the rest of the building are neglected.

Historical Overview

Commercial establishments of the 18th and early 19th centuries were frequently located on the ground floor of buildings and, with their residentially scaled windows and doors, were often indistinguishable from surrounding houses. In some cases, however, large bay or oriel windows comprised of small panes of glass set the shops apart from their neighbors. Awnings of wood and canvas and signs over the sidewalk were other design features seen on some early commercial buildings. The ground floors of large commercial establishments, especially in the first decades of the 19th century, were distinguished by regularly spaced, heavy piers of stone or brick, infilled with paneled doors or small paned window sash. Entrances were an integral component of the facade, typically not given any particular prominence although sometimes wider than other openings.

The ready availability of architectural cast iron after the 1840's helped transform storefront design as architects and builders began to experiment using iron columns and lintels at the ground floor level. Simultaneous advances in the glass industry permitted manufacturing of large panes of glass at a reasonable cost. The combination of these two technical achievements led to the storefront as we know it today—large expanses of glass framed by thin structural elements. The advertisement of the merchant and his products in the building facade and display windows quickly became critical factors in the competitive commercial atmosphere of downtowns. In the grouping of these wide-windowed facades along major commercial streets, the image of America's cities and towns radically changed.

The first cast iron fronts were simple post-and-lintel construction with little decoration. As iron craftsmen became more adept and as more ornate architectural styles became popular, cast iron fronts were given Italianate, Venetian Gothic, and French Second Empire details. Cast iron storefronts could be selected directly from catalogs, which began to appear in the early 1850's. Standardized sills, columns, and lintels could be arranged to create fronts of all sizes, styles and configurations. In the 1870's sheet metal storefronts became popular; they were also sold in standardized sizes and configurations through manufacturers' catalogs (see figure 2).

The typical 19th century storefront consisted of single or double doors flanked by display windows (see figure 3). The entrance was frequently recessed, not only to protect the customer from inclement weather but to increase the amount of space in which to display merchandise. In some cases an additional side door provided access to the upper floors. Thin structural members of cast iron or wood, rather than masonry piers, usually framed the storefront. The windows themselves were raised off the ground by wood, cast iron or pressed metal panels or bulkheads; frequently, a transom or series of transoms (consisting of single or multiple panes of glass) were

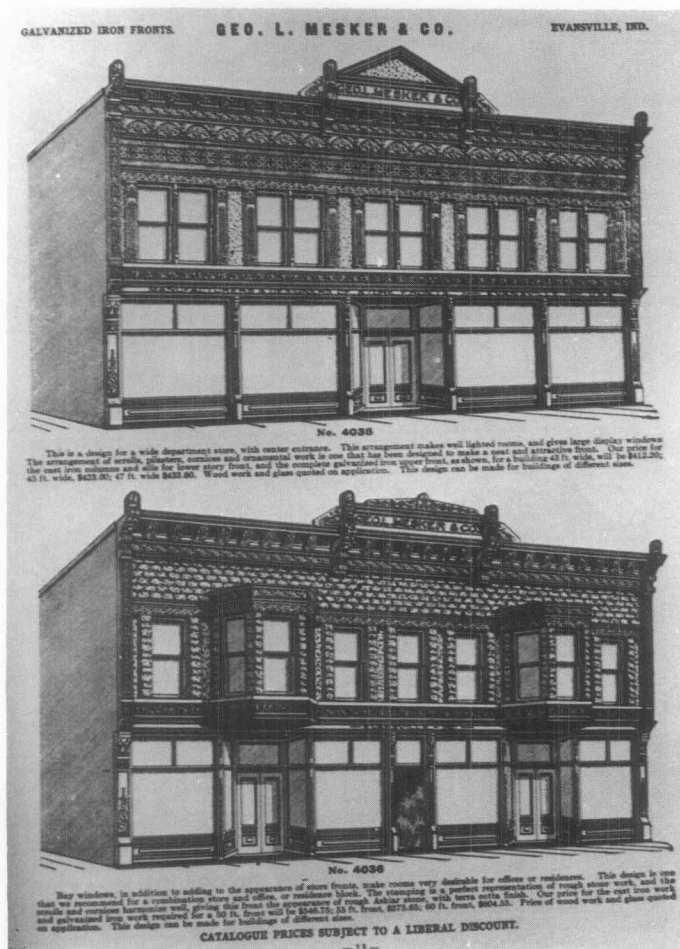


Figure 2. These 19th century galvanized iron storefronts could be purchased from George L. Mesker & Co. in Evansville, Indiana.

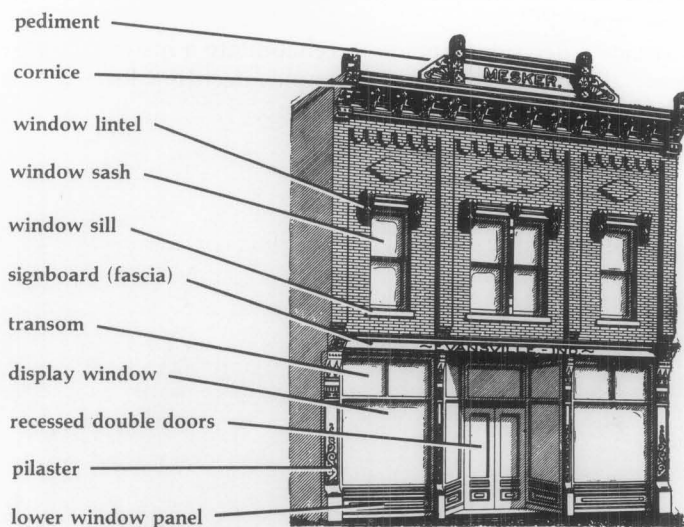


Figure 3. Become familiar with the architectural features typical of historic commercial buildings. A close look at a storefront's construction materials, features and relationship to the upper stories will help in determining how much of the original facade remains.

This particular storefront is No. 4016 in the George L. Mesker and Company catalog of 1905. One of Mesker's most popular designs, it featured cast-iron sills, columns and lintels, galvanized iron lintel and main cornice, window caps and pediment.

placed above each window and door. The signboard above the storefront (the fascia covering the structural beam) became a prominent part of the building. Canvas awnings, or in some cases tin or wooden canopies, often shaded storefronts of the late 19th century. Iron fronts were frequently put onto existing buildings as a way of giving them an up-to-date appearance. Except for expanding the display window area to the maximum extent possible and the increasing use of canvas awnings, few major technical innovations in storefront design can be detected from the 1850's through 1900.

The first decades of the 20th century saw the growing use of decorative transom lights (often using small prismatic glass panes) above display windows; in some cases, these transoms could be opened to permit air circulation into the store. Electric incandescent lights enabled storeowners to call attention to their entrance and display windows and permitted nighttime shopping. In the 1920's and 1930's a variety of new materials were introduced into the storefront, including aluminum and stainless steel framing elements, pigmented structural glass (in a wide variety of colors), tinted and mirrored glass, glass block and neon. A bewildering number of proprietary products also appeared during this period, many of which went into storefronts including Aklo, Vitrolux, Vitrolite, and Extrudalite. Highly colored and heavily patterned marble was a popular material for the more expensive storefronts of this period. Many experiments were made with recessed entries, floating display islands, and curved glass. The utilization of neon lighting further transformed store signs into elaborate flashing and blinking creations. During this period design elements were simplified and streamlined; transom and signboard were often combined. Signs utilized typefaces for the period, including such stylized lettering as "Broadway," "Fino" and "Monogram." Larger buildings of this period, such as department stores, sometimes had fixed metal canopies, with lighting and signs as an integral component of the fascia (see figure 4).

Because commercial architecture responds to a variety of factors—environmental, cultural, and economic, distinct regional variations in storefronts can be noted. Fixed metal canopies supported by guy wires, for example, were common in late 19th and early 20th century storefronts in southern states where it was advantageous to have shaded entrances all year long. Such a detail was less common in the northeast where moveable canvas awnings predominated. These awnings could be lowered in summer to keep buildings cooler and raised in winter when sunlight helps to heat the building.

Evaluating the Storefront

The important key to a successful rehabilitation of a historic commercial building is planning and selecting treatments that are sensitive to the architectural character of the storefront. As a first step, it is therefore essential to identify and evaluate the existing storefront's construction materials; architectural features; and the relationship of those features to the upper stories (see figure 5). This evaluation will permit a better understanding of the storefront's role in, and significance to, the overall design of the building. A second and equally important step in planning the rehabilitation work is a careful examination of the storefront's physical conditions to determine the ex-

tent and nature of rehabilitation work needed (see figure 6). In most cases, this examination is best undertaken by a qualified professional.



Figure 4. This storefront in New York City designed by Raymond Loewy typifies the streamlined look of the 1930's. Added to an earlier building, the front utilizes glass, stainless steel and neon to make a modern statement. This is a good example of a later storefront which has acquired significance and should be retained in any rehabilitation.



Figure 5. In some cases, as in the storefront on the extreme left, it is a simple matter to determine original appearance by looking at neighboring storefronts. Removal of the board and batten fasciaboar, pent roof, and "colonial" style door, all of which could be undertaken at minimal cost, would restore the original proportions and lines of the building. Photo: Day Johnston

Guidelines for Rehabilitating Existing Historic Storefronts

1. Become familiar with the style of your building and the role of the storefront in the overall design. Don't "early up" a front. Avoid stock "lumberyard colonial" detailing such as coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small paned windows except where they existed historically.
2. Preserve the storefront's character even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric.
3. Avoid use of materials that were unavailable when the storefront was constructed; this includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.
4. Choose paint colors based on the building's historical appearance. In general do not coat surfaces that have never been painted. For 19th century storefronts, contrasting colors may be appropriate, but avoid too many different colors on a single facade.



Figure 6. Storefronts of the 1940's, 50's, and 60's were frequently installed by attaching studs or a metal grid over an early front and applying new covering materials. If the existing storefront is a relatively recent addition with little or no architectural merit, begin by removing the covering materials in several places as was done here. If this preliminary investigation reveals evidence of an earlier front, such as this cast-iron column, carefully remove the later materials to assess the overall condition of the historic storefront. The black mastic visible on the lower masonry panels was used for installing pigmented structural glass. Some attachment methods for modern facings, such as mastic or metal lath, may have seriously damaged the original fabric of the building, and this must be taken into account in the rehabilitation process. Photo: Bob Dunn

The following questions should be taken into consideration in this two-part evaluation:

Construction Materials, Features, and Design Relationships

Storefront's Construction Materials: What are the construction materials? Wood? Metal? Brick or other masonry? A combination?

Storefront's Architectural Features: What are the various architectural features comprising the storefront and how are they arranged in relationship to each other?

- **Supporting Columns/Piers:**
What do the columns or piers supporting the storefront look like? Are they heavy or light in appearance? Are they flush with the windows or do they protrude? Are they all structural elements or are some columns decorative?
- **Display Windows and Transoms:**
Are the display windows and transoms single panes of glass or are they subdivided? Are they flush with the

facade or are they recessed? What is the proportion of area between the display windows and transom? Are there window openings in the base panels to allow natural light into the basement?

- **Entrances:**
Are the entrances centered? Are they recessed? Is one entrance more prominent than the others? How is the primary retail entrance differentiated from other entrances? Is there evidence that new entrances have been added or have some been relocated? Are the doors original or are they later replacements?
- **Decorative Elements:**
Are there any surviving decorative elements such as molded cornices, column capitals, fascia boards, brackets, signs, awnings or canopies? Is there a belt-course, cornice, or fascia board between the first and second floor? Are some elements older than others indicating changes over time?

Storefront's Relationship to Upper Stories: Is there a difference in materials between the storefront and upper stories? Were the storefront and floors above it created as an overall design or were they very different and unrelated to each other?

It is also worthwhile to study the neighboring commercial buildings and their distinctive characteristics to look for similarities (canopies, lighting, signs) as well as differences. This can help determine whether the storefront in question is significant and unique in its own right and/or whether it is significant as part of an overall commercial streetscape.

Physical Condition

Mild Deterioration: Do the surface materials need repair? Is paint flaking? Are metal components rusting? Do joints need recaulking where materials meet glass windows? Mild deterioration generally requires only maintenance level treatments.

Moderate Deterioration: Can rotted or rusted or broken sections of material be replaced with new material to match the old? Can solid material (such as Carrara glass) from a non-conspicuous location be used on the historic facade to repair damaged elements? Do stone or brick components need repointing? Is the storefront watertight with good flashing connections? Are there leaky gutters or air conditioner units which drip condensation on the storefront? Is caulking needed? Moderate deterioration generally requires patching or splicing of the existing elements with new pieces to match the deteriorated element.

Severe Deterioration: Have existing facing materials deteriorated beyond repair through vandalism, settlement, or water penetration? Is there a loss of structural integrity? Is the material rusted through, rotted, buckling, completely missing? Are structural lintels sagging? Are support columns settled or out of alignment? Severe deterioration generally requires replacement of deteriorated elements as part of the overall rehabilitation.

In evaluating whether the existing storefront is worthy of preservation, recognize that good design can exist in any period; a storefront added in 1930 may have greater architectural merit than what is replaced (see figure 4). In commercial historic districts, it is often the diversity of

styles and detailing that contribute to the character; removing a storefront dating from 1910 simply because other buildings in the district have been restored to their 1860's appearance may not be the best preservation approach. If the storefront design is a good example of its period and if it has gained significance over time, it should be retained as part of the historical evolution of the building (this architectural distinctiveness could also be an economic asset as it may attract attention to the building).

Deciding a Course of Action

The evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. The following recommendations, adapted from the Secretary of the Interior's "Standards for Rehabilitation" and the accompanying interpretive guidelines, are designed to ensure that the historic commercial character of the building is retained in the rehabilitation process.

If the original or significant storefront exists, repair and retain the historic features using recommended treatments (see following sections on rehabilitating metal, wood and masonry storefronts as well as the guidelines for rehabilitating existing historic storefronts found on page 3).

If the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and *no* evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building. A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.

Rehabilitating Metal Storefronts

Rehabilitating metal storefronts can be a complex and time-consuming task. Before steps are taken to analyze or treat deteriorated storefronts, it is necessary to know which metal is involved, because each has unique properties and distinct preservation treatments. Storefronts were fabricated using a variety of metals, including cast iron, bronze, copper, tin, galvanized sheet iron, cast zinc, and stainless steel. Determining metallic composition can be a difficult process especially if components are encrusted with paint. Original architect's specifications (sometimes available from permit offices, town halls, or records of the original owner) can be important clues in this regard and should be checked if at all possible.

Iron—a magnetic, gray-white malleable metal, readily susceptible to oxidation. Cast iron, most commonly found in storefronts, is shaped by molds and can withstand great compressive loads. Rolled sheet iron, sometimes galvanized with zinc, also was used in storefront construction. Stainless steel began to appear in storefronts after 1930.

Zinc—a medium-hard, bluish-white metal, widely used as a protective coating for iron and steel. It is softer than iron and is nonmagnetic.

Copper—a nonmagnetic, corrosion-resistant, malleable metal, initially reddish-brown but when exposed to the atmosphere turns brown to black to green.

Bronze and brass—nonmagnetic, abrasive-resistant alloys combining copper with varying amounts of zinc, lead, or tin. These copper alloys, more commonly found in office buildings or large department stores, range in color from lemon yellow to golden brown to green depending on their composition and are well suited for casting (see figure 7).

Aluminum—a lightweight, nonmagnetic metal commonly found on storefronts dating from the 1920's and 30's. Its brightness and resistance to corrosion has made it a popular storefront material in the 20th century.

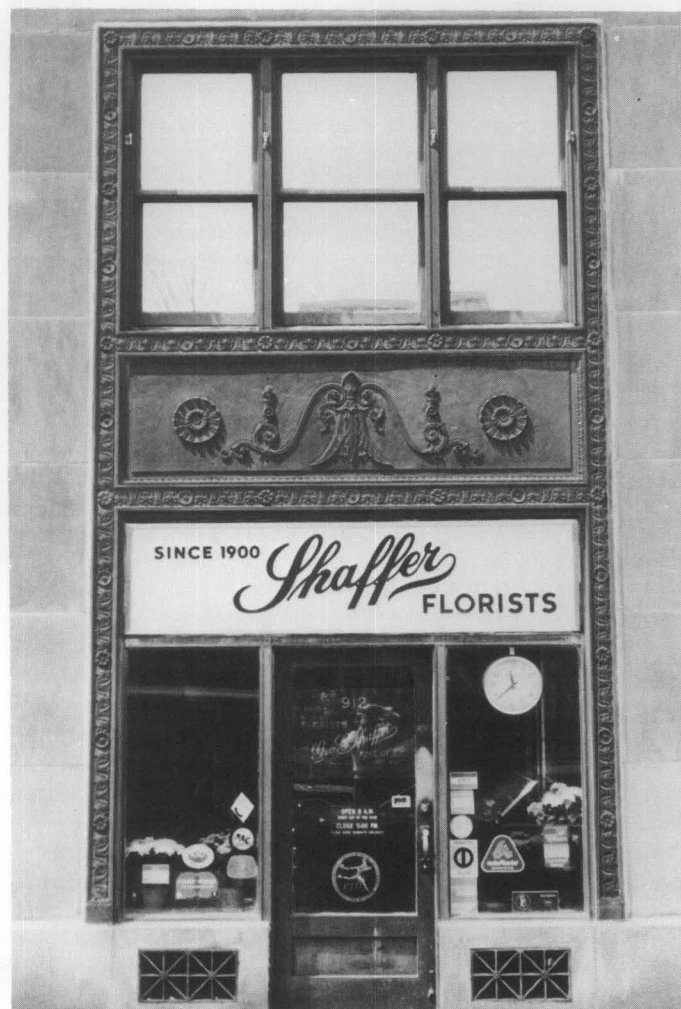


Figure 7. Part of a large office building constructed in Washington, D.C. in 1928, this finely detailed bronze storefront is typical of many constructed during this period. It should be noted that the original grilles, spandrel panel and window above are all intact. Photo: David W. Look, AIA

Repair and Replacement of Metal

Simply because single components of a storefront need repair or replacement should not be justification for replacing an entire storefront. Deteriorated metal architectural elements can be repaired by a variety of means, although the nature of the repair will depend on the extent of the deterioration, the type of metal and its location, and the overall cost of such repairs. Patches can be used to mend, cover or fill a deteriorated area. Such patches should be a close match to the original material to prevent galvanic corrosion. Splicing—replacement of a small section with new material—should be undertaken on structural members only when temporary bracing has been constructed to carry the load. Reinforcing—or bracing the damaged element with additional new metal material—can relieve fatigue or overloading in some situations.

If metal components have deteriorated to a point where they have actually failed (or are missing), replacement is the only reasonable course of action. If the components are significant to the overall design of the storefront, they should be carefully removed and substituted with components that match the original in material, size and detailing (see figure 8).



Figure 8. When the Grand Opera House in Wilmington, Delaware, was rehabilitated, missing cast-iron columns were cast of aluminum to match the original; in this particular case, because these columns do not carry great loads, aluminum proved to be successful substitute. Photo: John G. Waite

Before going to the expense of reproducing the original, it may be useful to check salvage yards for compatible components. Missing parts of cast iron storefronts can be replaced by new cast iron members that are reproductions of the original. New wooden patterns, however, usually need to be made if the members are large. This procedure tends to be expensive (it is usually impossible to use existing iron components as patterns to cast large elements because cast iron shrinks 1/5 inch per foot as it cools). In some situations, less expensive substitute materials such as aluminum, wood, plastics, and fiberglass, painted to match the metal, can be used without compromising the architectural character of the resource.

Cleaning and Painting

Cast iron storefronts are usually encrusted with layers of paint which need to be removed to restore crispness to the details. Where paint build-up and rust are not severe

problems, handscraping and wire-brushing are viable cleaning methods. While it is necessary to remove all rust before repainting, it is not necessary to remove all paint. For situations involving extensive paint build-up and corrosion, mechanical methods such as low-pressure gentle dry grit blasting (80-100 psi) can be effective and economical, providing a good surface for paint. Masonry and wood surfaces adjacent to the cleaning area, however, should be protected to avoid inadvertent damage from the blasting. It will be necessary to recaulk and putty the heads of screws and bolts after grit blasting to prevent moisture from entering the joints. Cleaned areas should be painted immediately after cleaning with a rust-inhibiting primer to prevent new corrosion. Before any cleaning is undertaken, local codes should be checked to ensure compliance with environmental safety requirements.

Storefronts utilizing softer metals (lead, tin), sheet metals (sheet copper), and plated metals (tin andterneplate) should not be cleaned mechanically (grit blasting) because their plating or finish can be easily abraded and damaged. It is usually preferable to clean these softer metals with a chemical (acid pickling or phosphate dipping) method. Once the surface of the metal has been cleaned of all corrosion, grease, and dirt, a rust-inhibiting primer coat should be applied. Finish coats especially formulated for metals, consisting of lacquers, varnishes, enamels or special coatings, can be applied once the primer has dried. Primer and finish coats should be selected for chemical compatibility with the particular metal in question.

Bronze storefronts, common to large commercial office buildings and major department stores of the 20th century, can be cleaned by a variety of methods; since all cleaning removes some surface metal and patina, it should be undertaken only with good reason (such as the need to remove encrusted salts, bird droppings or dirt). Excessive cleaning can remove the texture and finish of the metal. Since this patina can protect the bronze from further corrosion, it should be retained if possible. If it is desirable to remove the patina to restore the original surface of the bronze, several cleaning methods can be used: chemical compounds including rottenstone and oil, whitening and ammonia, or precipitated chalk and ammonia, can be rubbed onto bronze surfaces with a soft, clean cloth with little or no damage. A number of commercial cleaning companies successfully use a combination of 5% oxalic acid solution together with finely ground India pumice powder. Fine glass-bead blasting (or peening) and crushed walnut shell blasting also can be acceptable mechanical methods if carried out in controlled circumstances under low (80-100 psi) pressure. Care should be taken to protect any adjacent wood or masonry from the blasting.

The proper cleaning of metal storefronts should not be considered a "do-it-yourself" project. The nature and condition of the material should be assessed by a competent professional, and the work accomplished by a company specializing in such work.

Rehabilitating Wooden Storefronts

The key to the successful rehabilitation of wooden storefronts is a careful evaluation of existing physical conditions. Moisture, vandalism, insect attack, and lack of maintenance can all contribute to the deterioration of wooden storefronts. Paint failure should not be mistaken-

ly interpreted as a sign that the wood is in poor condition and therefore irreparable. Wood is frequently in sound physical condition beneath unsightly paint. An ice pick or awl may be used to test wood for soundness—decayed wood that is jabbed will lift up in short irregular pieces; sound wood will separate in long fibrous splinters.

Repair and Replacement of Wood

Storefronts showing signs of physical deterioration can often be repaired using simple methods. Partially decayed wood can be patched, built up, chemically treated or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.

To repair wood showing signs of rot, it is advisable to dry the wood; carefully apply a fungicide such as pentachlorophenol (a highly toxic substance) to all decayed areas; then treat with 2 or 3 applications of boiled linseed oil (24 hours between applications). Afterward, fill cracks and holes with putty; caulk the joints between the various wooden members; and finally prime and paint the surface.

Partially decayed wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate porous decayed wood and then harden. The consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Where components of wood storefronts are so badly deteriorated that they cannot be stabilized, it is possible to replace the deteriorated parts with new pieces (see figure 9). These techniques all require skill and some expense, but are recommended in cases where decorative elements, such as brackets or pilasters, are involved. In some cases, missing edges can be filled and rebuilt using wood putty or epoxy compounds. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair.



Figure 9. Rather than replace an entire wooden storefront when there is only localized deterioration, a new wooden component can be pieced-in, as seen here in this column base. The new wood will need to be given primer and top coats of a high quality exterior paint—either an oil-base or latex system. Also wood that is flaking and peeling should be scraped and hand-sanded prior to repainting. Photo: H. Ward Jandl

Repainting of Wood

Wooden storefronts were historically painted to deter the harmful effects of weathering (moisture, ultraviolet rays from the sun, wind, etc.) as well as to define and accent architectural features. Repainting exterior woodwork is thus an inexpensive way to provide continued protection from weathering and to give a fresh appearance to the storefront.

Before repainting, however, a careful inspection of all painted wood surfaces needs to be conducted in order to determine the extent of surface preparation necessary, that is, whether the existing layers of paint have deteriorated to the point that they will need to be partially or totally removed prior to applying the new paint.

As a general rule, removing paint from historic exterior woodwork should be avoided unless absolutely essential. Once conditions warranting removal have been identified, however, paint can be removed to the next sound layer using the gentlest method possible, then the woodwork repainted. For example, such conditions as mildewing, excessive chalking, or staining (from the oxidization of rusting nails or metal anchorage devices) generally require only thorough surface cleaning prior to repainting. Intercoat peeling, solvent blistering, and wrinkling require removal of the affected layer using mild abrasive methods such as hand scraping and sanding. In all of these cases of limited paint deterioration, after proper surface preparation the exterior woodwork may be given one or more coats of a high quality exterior oil finish paint.

On the other hand, if painted wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, the old paint should be completely removed before repainting. (It should be emphasized that because peeling to bare wood—the most common type of paint problem—is most often caused by excess interior or exterior moisture that collects behind the paint film, the first step in treating peeling is to locate and remove the source or sources of moisture. If this is not done, the new paint will simply peel off.)

There are several acceptable methods for total paint removal, depending on the particular wooden element involved. They include such thermal devices as an electric heat plate with scraper for flat surfaces such as siding, window sills, and doors or an electric hot-air gun with profiled scraper for solid decorative elements such as gingerbread or molding. Chemical methods play a more limited, supplemental role in removing paint from historic exterior woodwork; for example, caustic or solvent-base strippers may be used to remove paint from window muntins because thermal devices can easily break the glass. Detachable wooden elements such as exterior shutters, balusters and columns, can probably best be stripped by means of immersion in commercial dip tanks because other methods are too laborious. Care must be taken in rinsing all chemical residue off the wood prior to painting or the new paint will not adhere.

Finally, if the exterior woodwork has been stripped to bare wood, priming should take place within 48 hours (unless the wood is wet, in which case it should be permitted to dry before painting). Application of a high quality oil type exterior primer will provide a surface over which either an oil or latex top coat can be successfully used.

Rehabilitating Masonry Storefronts

Some storefronts are constructed of brick or stone, and like their metal and wooden counterparts, also may have been subjected to physical damage or alterations over time. Although mortar may have disintegrated, inappropriate surface coatings applied, and openings reduced or blocked up, careful rehabilitation will help restore the visual and physical integrity of the masonry storefront.

Repair and Replacement of Masonry

If obvious signs of deterioration—disintegrating mortar, spalling bricks or stone—are present, the causes (ground moisture, leaky downspouts, etc.) should be identified and corrected. Some repointing may be necessary on the masonry surface, but should be limited to areas in which so much mortar is missing that water accumulates in the mortar joints, causing further deterioration. New mortar should duplicate the composition, color, texture, and hardness, as well as the joint size and profile of the original. Badly spalling bricks may have to be replaced. Deteriorated stone may be replaced in kind, or with a matching substitute material; in some cases where not visually prominent, it may be covered with stucco, possibly scored to resemble blocks of stone.

Cleaning Masonry

Inappropriate cleaning techniques can be a major source of damage to historic masonry buildings. Historic masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest means possible, such as water and a mild detergent using natural bristle brushes, and/or a non-harmful chemical solution, both followed by a low-pressure water rinse.

It is important to remember that many mid-19th century brick buildings were painted immediately or soon after construction to protect poor quality brick or to imitate stone. Some historic masonry buildings not originally painted were painted at a later date to hide alterations or repairs, or to solve recurring maintenance or moisture problems. Thus, whether for reasons of historical tradition or practicality, it may be preferable to retain existing paint. If it is readily apparent that paint is not historic and is a later, perhaps unsightly or inappropriate treatment, removal may be attempted, but only if this can be carried out without damaging the historic masonry. Generally, paint removal from historic masonry may be accomplished successfully only with the use of specially formulated chemical paint removers. No abrasive techniques, such as wet or dry sandblasting should be considered. If non-historic paint cannot be removed without using abrasive methods, it is best to leave the masonry painted, although repainting in a compatible color may help visually.

Removing unsightly mastic from masonry presents a similarly serious problem. Its removal by mechanical means may result in abrading the masonry, and chemical and heat methods may prove ineffective, although solvents like acetone will aid in softening the hardened mastic. If the mastic has become brittle, a flat chisel may be used to pop it off; but this technique, if not undertaken with care, may result in damaging the masonry. And even if total removal is possible, the mastic may have permanently stained the masonry. Replacement of these masonry sec-

tions marred by mastic application may be one option in limited situations; individual pieces of stone or bricks that have been damaged by inappropriate alterations may be cut out and replaced with new pieces that duplicate the original. However, since an exact match will be nearly impossible to achieve, it may be necessary to paint the repaired masonry in order to create a harmonious facade. Replacement of a large area with new materials may not be acceptable as it may give the building a new, non-historic appearance inappropriate to the building style and period.

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape (see figure 10). For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. *Scale:* Respect the scale and proportion of the existing building in the new storefront design.
2. *Materials:* Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. *Cornice:* Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. *Frame:* Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. *Entrances:* Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. *Windows:* The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. *Secondary Design Elements:* Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

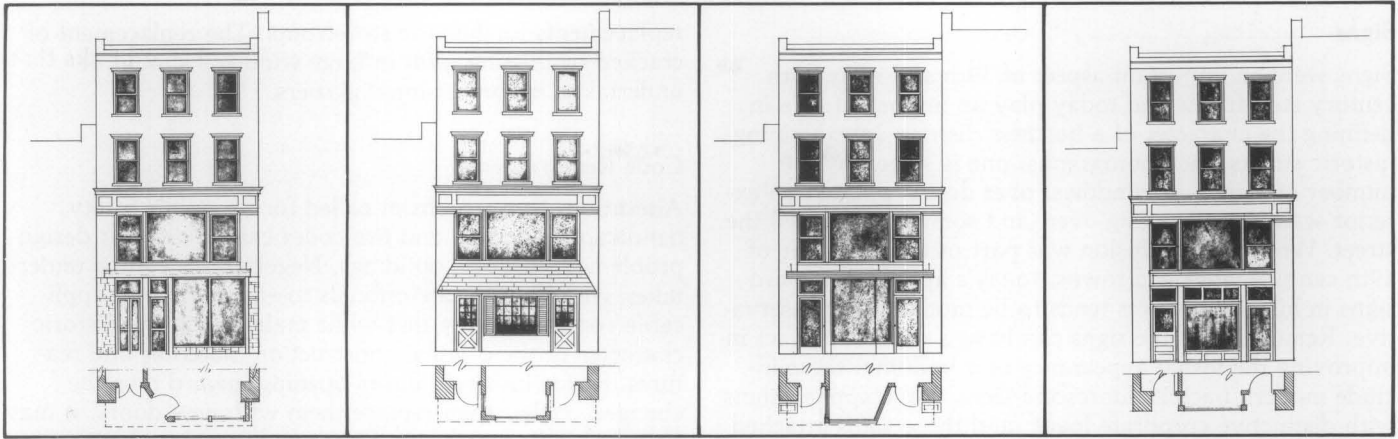


Figure 10. (A) This existing storefront, added in the 1950's to a late 19th century brick building, extends beyond the plane of the facade; faced with anodized aluminum and permastone, it does not contribute to the architectural and historic character of the building. (B) This replacement design uses "lumberyard colonial" detailing, such as barn-type doors, shutters, small paned windows, and a wood shake pent roof. The design, detailing, and choice of materials are clearly inappropriate to this commercial building. (C) This replacement design retains the 1950's projecting canopy but symmetrical placement of the doors relates well to the second floor windows above; this contemporary design is compatible with the scale and character of the building. (D) This replacement design accurately restores the original appearance of the building; based on historical research and physical evidence, it too is an acceptable preservation approach. Drawings: Sharon C. Park, AIA

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

Other Considerations

Pigmented Structural Glass

The rehabilitation of pigmented structural glass storefronts, common in the 1930's, is a delicate and often frustrating task, due to the fragility and scarcity of the material. Typically the glass was installed against masonry walls with asphaltic mastic and a system of metal shelf angles bolted to the walls on three-foot centers. Joints between the panels were filled with cork tape or an elastic joint cement to cushion movement and prevent moisture infiltration.

The decision to repair or replace damaged glass panels should be made on a case-by-case basis. In some instances, the damage may be so minor or the likelihood of finding replacement glass so small, that repairing, reanchoring and/or stabilizing the damaged glass panel may be the only prudent choice. If the panel is totally destroyed or missing, it may be possible to replace with glass salvaged from a demolition; or a substitute material, such as "spandrel glass," which approximates the appearance of the original. Although pigmented structural glass is no longer readily available, occasionally long-established glass "jobbers" will have a limited supply to repair historic storefronts.

Awnings

Where based on historic precedent, consider the use of canvas awnings on historic storefronts (see figure 11).

Awnings can help shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight hitting the store window, although buildings with northern exposures will seldom functionally require them. Today's canvas awnings have an average life expectancy of between 4 and 7 years. In many cases awnings can disguise, in an inexpensive manner, later inappropriate alterations and can provide both additional color and a strong store identification. Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings. If awnings are added, choose those that are made from soft canvas or vinyl materials rather than wood or metal; be certain that they are installed without damaging the building or visually impairing distinctive architectural features and can be operable for maximum energy conservation effect.

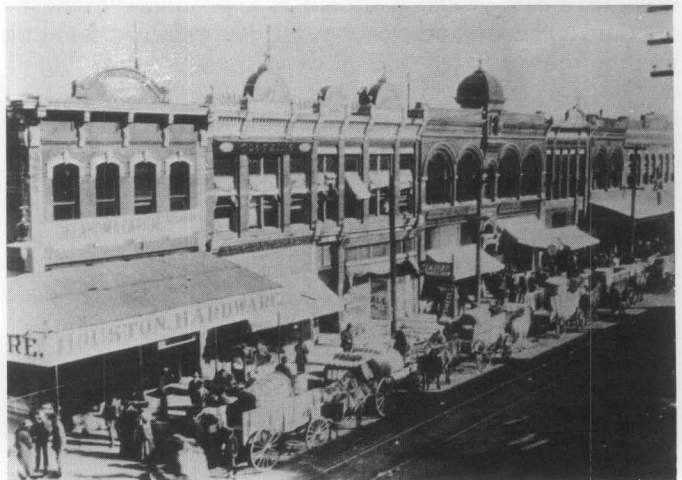


Figure 11. Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. They can be equally useful today.

Signs

Signs were an important aspect of 19th and early 20th century storefronts and today play an important role in defining the character of a business district. In examining historic streetscape photographs, one is struck by the number of signs—in windows, over doors, painted on exterior walls, and hanging over (and sometimes across) the street. While this confusion was part of the character of 19th century cities and towns, today's approach toward signs in historic districts tends to be much more conservative. Removal of some signs can have a dramatic effect in improving the visual appearance of a building; these include modern backlit fluorescent signs, large applied signs with distinctive corporate logos, and those signs attached to a building in such a way as to obscure significant architectural detailing. For this reason, their removal is encouraged in the process of rehabilitation. If new signs are designed, they should be of a size and style compatible with the historic building and should not cover or obscure significant architectural detailing or features. For many 19th century buildings, it was common to mount signs on the lintel above the first story. Another common approach, especially at the turn of the century, was to paint signs directly on the inside of the display windows. Frequently this was done in gold leaf. New hanging signs may be appropriate for historic commercial buildings, if they are of a scale and design compatible with the historic buildings. Retention of signs and advertising painted on historic walls, if of historic or artistic interest (especially where they provide evidence of early or original occupants), is encouraged.

Paint Color

Paint analysis can reveal the storefront's historic paint colors and may be worth undertaking if a careful restoration is desired. If not, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing (windows, shutter, cornice, etc.) to unify upper and lower portions of the facade.

Windows

Glass windows are generally the most prominent features in historic storefronts, and care should be taken to ensure that they are properly maintained. For smaller paned windows with wooden frames, deteriorated putty should be removed manually, taking care not to damage wood along the rabbet. To reglaze, a bead of linseed oil-based putty should be laid around the perimeter of the rabbet; the glass pane pressed into place; glazing points inserted to hold the pane; and a final seal of putty beveled around the edge of the glass. For metal framed windows, glazing compound and special glazing clips are used to secure the glass; a final seal of glazing compound then is often applied. If the glass needs replacing, the new glass should match the original in size, color and reflective qualities. Mirrored or tinted glass are generally inappropriate

replacements for historic storefronts. The replacement of cracked or missing glass in large windows should be undertaken by professional glaziers.

Code Requirements

Alterations to a storefront called for by public safety, handicapped access, and fire codes can be difficult design problems in historic buildings. Negotiations can be undertaken with appropriate officials to ensure that all applicable codes are being met while maintaining the historic character of the original construction materials and features. If, for instance, doors opening inward must be changed, rather than replace them with new doors, it may be possible to reverse the hinges and stops so that they will swing outward.

Summary

A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself (see figure 12). Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.



Figure 12. This photograph of three late 19th century commercial buildings clearly shows the impact of preserving and rehabilitating storefronts. The one on the right has been totally obscured by a "modern" front added in the 1950's. Although inappropriate alterations have taken place on the left storefront, it is still possible to determine the original configuration of the doors and display windows. The storefront in the middle has remained intact. Although in need of some minor maintenance work, the appeal of the original design and materials is immediately apparent.

Additional Reading

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Special thanks go to Kay D. Weeks and Sharon C. Park, AIA, for providing technical and editorial direction in the development of this Preservation Brief. The following individuals are also to be thanked for reviewing the manuscript and making suggestions: Norman Mintz, New York, N.Y.; Judith Kitchen, Columbus, Ohio; Jim Vaseff, Atlanta, Georgia; and Tom Moriarity, Washington, D.C. Finally thanks go to Technical Preservation Service Branch staff members, especially Martha A. Gutrick, Michael J. Auer and Anne E. Grimmer, whose valuable comments were incorporated into the final text and who contributed to the publication of the brief.

This publication has been prepared pursuant to the Economic Recovery Tax Act of 1981 which directs the Secretary of the Interior to certify rehabilitations of historic buildings that are consistent with their historic character; the advice and guidance provided in this brief will assist property owners in complying with the requirements of this law.

Preservation Briefs 11 has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address.

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Cover drawing: This woodcut of the Joy Building, built in 1808 in Boston, shows early storefronts with shutters; note the profusion of signs covering the facade, advertising the services of the tenants.

September 1982

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Washington, D.C. 20402



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0067
SEPTEMBER 15, 2022

Owner/Applicant:	MICHAEL STAUFFER ARCHITECT, AGENT FOR DAVID C. + GINA M. BARRY
Property Address:	310 S. 6 th 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:	c. 1883
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct a shed roofed addition on the second floor (rear), reconfigure the rear section of house to accommodate interior changes, reroof with metal roof, replace front door, repair siding in-kind where needed, and repaint. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed c. 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."

-FMSF 8NA0402

The applicant seeks final approval to construct a shed roofed addition at the rear second floor of the home, reconfigure the rear of the home to accommodate internal changes, reroof with a standing seam metal roof (galvalume), replace non-historic front door with wood ¾ lite (2-lite/2-panel), repair siding in-kind where necessary, and repaint.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed additions and rehabilitation are compatible with the Downtown Historic District and meet requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2022-0067

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0067 **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 2022-0067, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, 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 & Elevations

EXHIBIT 3 FMSF 8NA00402

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #9674

Date Submitted: 8/3/2022

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

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?*

2/17/2022

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*

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*

7039325138

E-mail Address*

dbarry@chgms.com

OWNER'S AGENT

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

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

Yes

First Name*

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

9045406059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Renovation of an existing house. Multiple interior renovations Adding a bathroom and closet on the 2nd floor in a dormer Removes existing screened porch and encloses to be part of new Kitchen Rebuild new Screened porch New metal roof Repaint to match existing

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
NA	Wood siding to match house	Match existing (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Options	Standing seam metal roof	Galvalume (Name/Number)

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
NA	NA	NA
		(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
Barry Renovation - 310 S 6th Street.pdf	Deed_Barry.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_Agent Authorization Form.pdf	310 S 6th Street.pdf	Barry_310 S 6th Street.pdf	Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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

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 anyway 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:

Thaddeus

First Witness Signature

Printed Name: RONALD J. CONTE

Terri L. Oliver

Terri L. Oliver

Diane Miller

Second Witness Signature

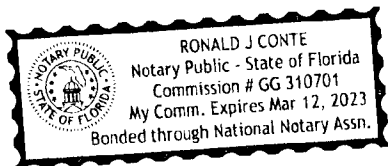
Printed Name: Diane Miller

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)



Thaddeus

Notary Public

Printed Name: _____

My Commission Expires: _____



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.

David C. Barry
(Signature of owner)

Gina M. Barry
(Signature of owner)

David C. Barry
(Print name of owner)

Gina M. Barry
(Print name of owner)

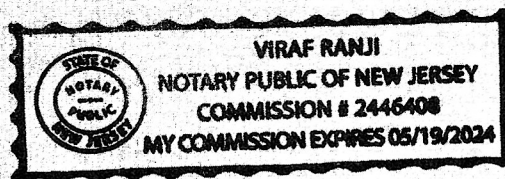
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 1ST day
of JANUARY, 2022, by Viraf Ranji

VIRAF RANJ
Notary Public

Printed Name

5/19/2024
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐





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.

David C. Barry
(Signature of owner)

Gina M. Barry
(Signature of owner)

David C. Barry
(Print name of owner)

Gina M. Barry
(Print name of owner)

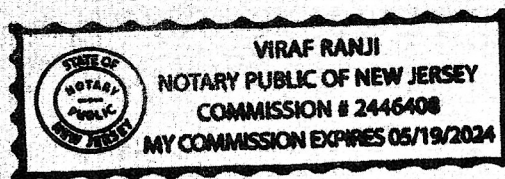
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 1ST day
of JANUARY, 2022, by Viraf Ranji

VIRAF RANJ
Notary Public

Printed Name

5/19/2024
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



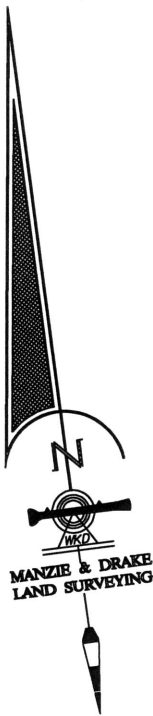
MAP OF BOUNDARY SURVEY

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.

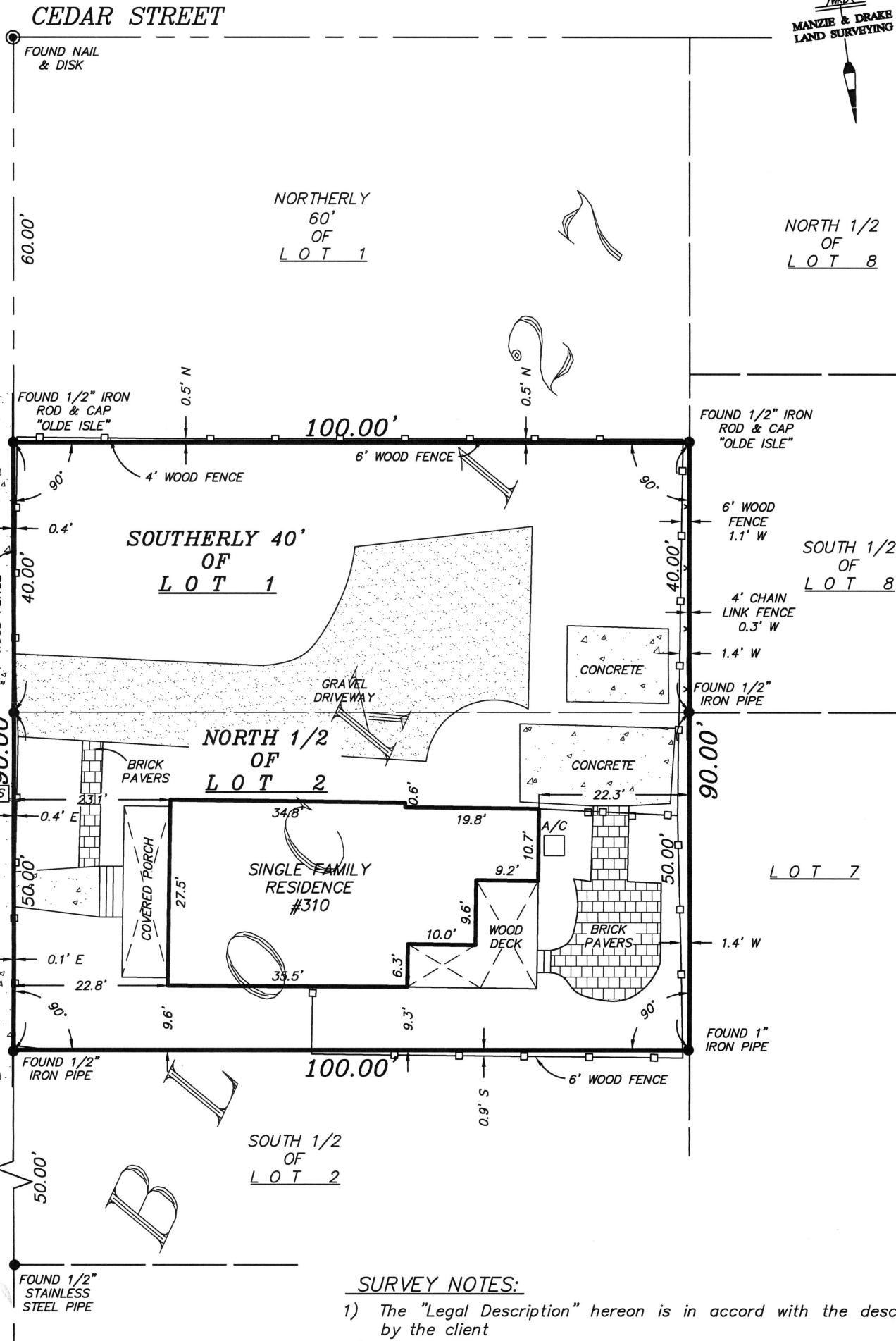
CERTIFIED TO:
DAVID CHRISTOPHER BARRY
THE LAW OFFICE OF RONALD J. CONTE, P.L.
OLD REPUBLIC TITLE INSURANCE COMPANY

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



SOUTH SIXTH STREET

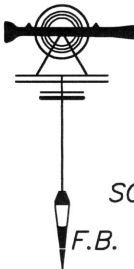
(60' RIGHT-OF-WAY)



LEGEND
[Symbol] = CONCRETE FLATWORK
[Symbol] = COVERED AREA
[Symbol] = SEWER CLEANOUT
[Symbol] = WATER METER
[Symbol] = WOOD OR VINYL FENCE
[Symbol] = WOOD POWER POLE
[Symbol] = 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.



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."

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

4/22/21

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



310 S 6th Street
HDC Application

Front Door

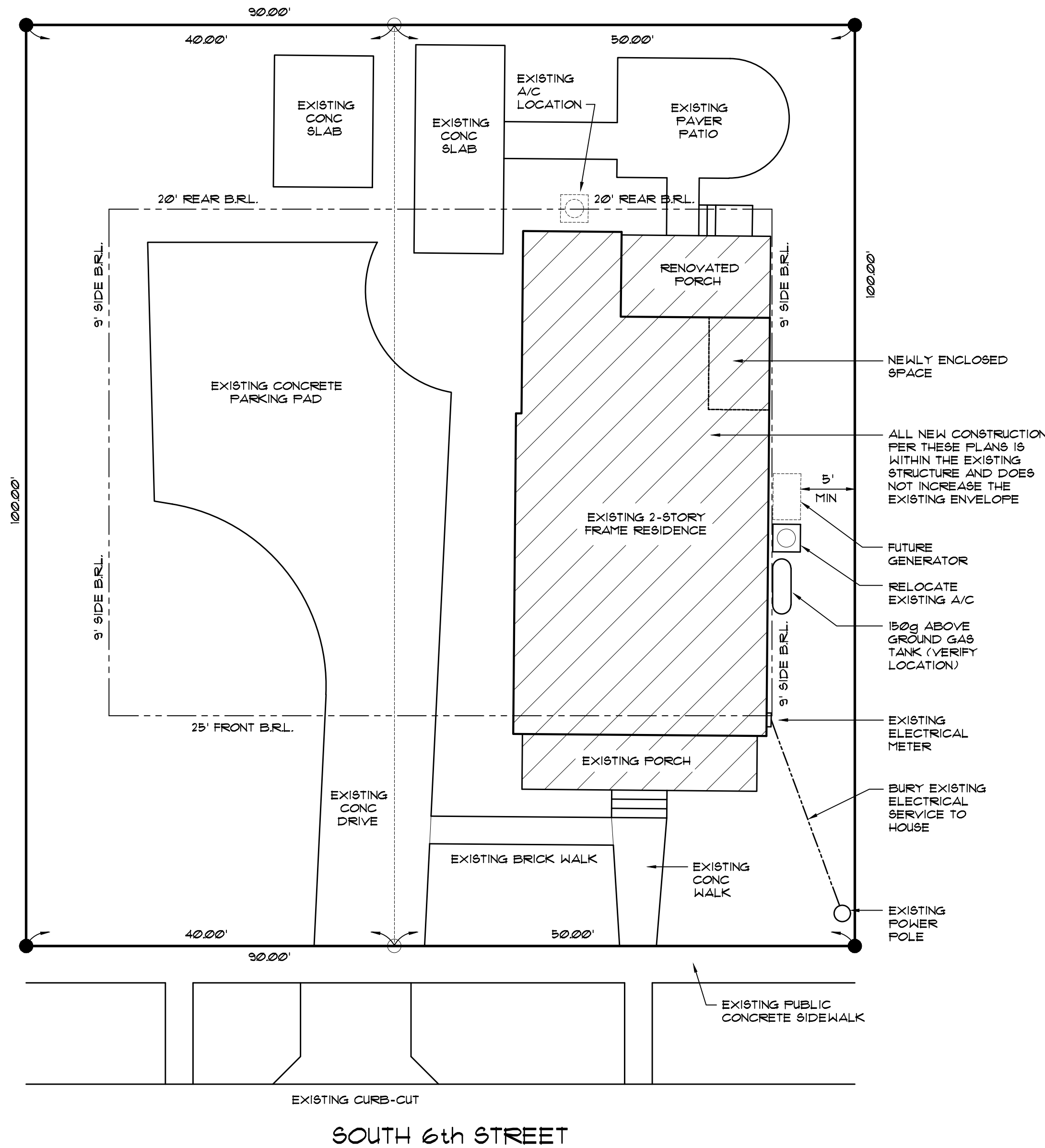


A RENOVATION TO THE BARRY RESIDENCE

THE SOUTHERLY 40 FEET OF LOT 1,
AND THE NORTH HALF OF LOT 2, BLOCK 127,
CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

310 SOUTH 6th STREET
FERNANDINA BEACH, FL 32034

PARCEL ID#: 00-00-31-1800-0127-0012



1 SITE PLAN
SCALE: 1" = 10'-0"

THE SOUTHERLY 40 FEET OF LOT 1,
AND THE NORTH HALF OF LOT 2, BLOCK 127,
CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

310 SOUTH 6th STREET
FERNANDINA BEACH, FL 32034

PARCEL ID: 00-00-31-1800-0127-0012



NO RENOVATIONS PER THESE PLANS
ON THE FRONT ELEVATION VIEW

GOVERNING BUILDING CODES:
FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL
NFPA 70 - 2017 NATIONAL ELECTRIC CODE

OCCUPANCY: GROUP R (RESIDENTIAL)
CONSTRUCTION TYPE: V-B

SQUARE FOOTAGE TABULATION

EXISTING FIRST FLOOR LIVING ——— 1257
EXISTING SECOND FLOOR LIVING ——— 334
ADDED KITCHEN SPACE
(ENCLOSED PORTION OF PORCH) ——— 57
ADDED SECOND FLOOR LIVING ——— 113
NEW TOTAL LIVING ——— 1761

EXISTING ENTRY PORCH ——— 160
RENOVATED SCREENED PORCH ——— 150
NEW TOTAL COVERED ——— 2071

ADDED DWELLING UNIT THERMAL VOLUME

1,417 CUBIC FEET
(VERIFY W/ ATTACHED ENERGY CALCULATIONS)

INDEX OF DRAWINGS

CS COVER SHEET & SITE PLAN
A1.1 DEMOLITION FLOOR PLANS
A1.2 DEMOLITION EXTERIOR ELEVATIONS
A2.1 FOUNDATION PLAN & SCHEDULES
A3.1 FLOOR PLANS
A4.1 EXTERIOR ELEVATIONS
A5.1 BUILDING & WALL SECTIONS
A6.1 FLASHING DETAILS
E1.1 ELECTRICAL PLANS

S STRUCTURAL DRAWINGS
(SEE LEGEND ON ENGINEER'S SHEETS)

THESE DRAWINGS AND THE CONTENTS
THEY REPRESENT ARE THE PROPERTY OF
MICHAEL STAUFFER, ARCHITECT, LLC.
MICHAEL STAUFFER, ARCHITECT, LLC.
REPRODUCED WITHOUT THE EXPRESSED,
WRITTEN PERMISSION OF THE ARCHITECT.
© COPYRIGHT 2022

ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT
VIRGIN ISLANDS
1517 SHELTER ROAD, #105
FERNANDINA BEACH, FLORIDA 32034
904-540-0055
FL REGISTERED ARCHITECT #A19088

Seal:
MICHAEL STAUFFER, AIA
FLORIDA

DRAFTING SERVICES PROVIDED BY:
KLAYBOR
& ASSOCIATES
1999 WELLS ROAD
ORANGE PARK, FL 32073
904-272-5339
www.klaybor.com

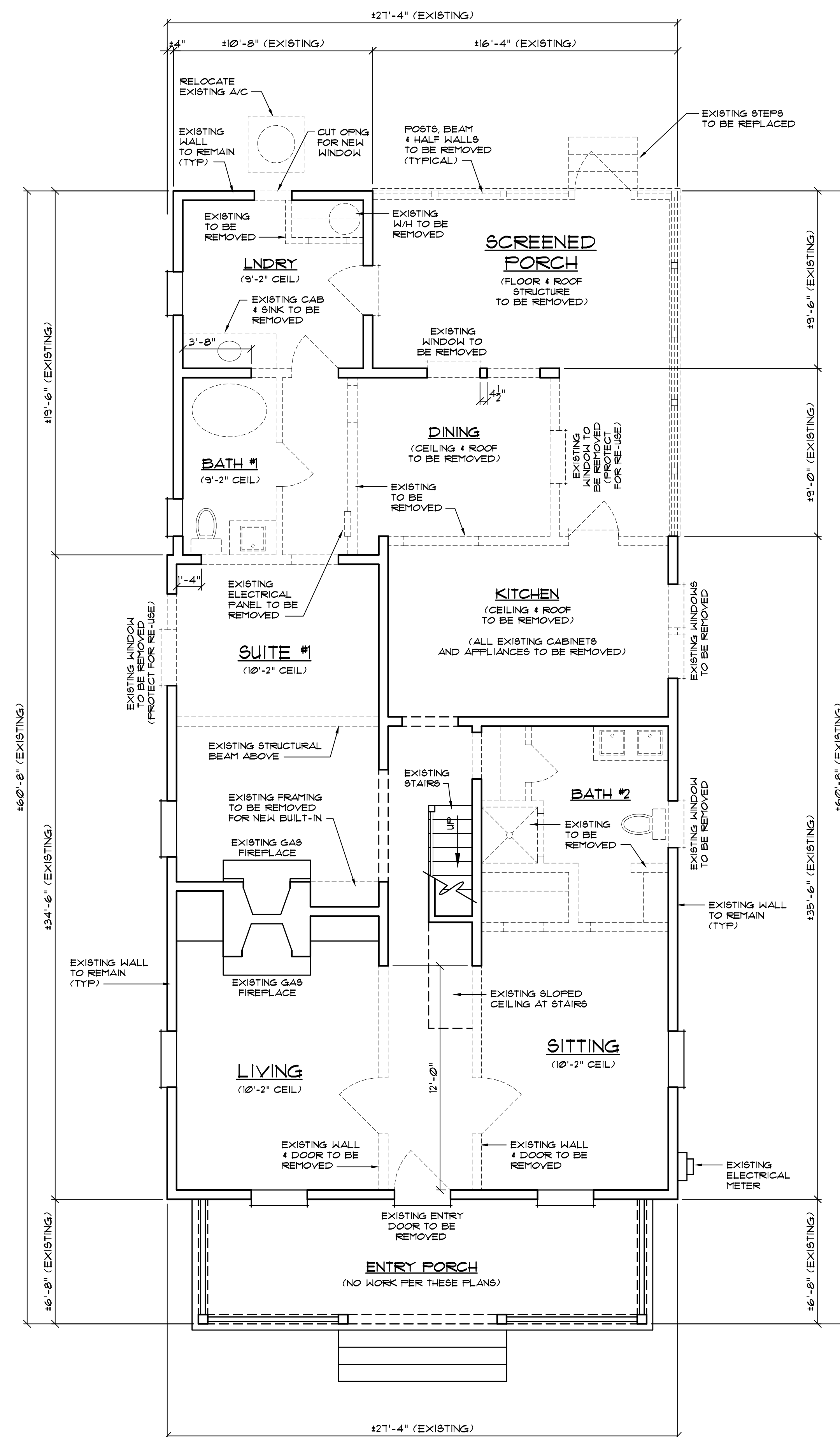
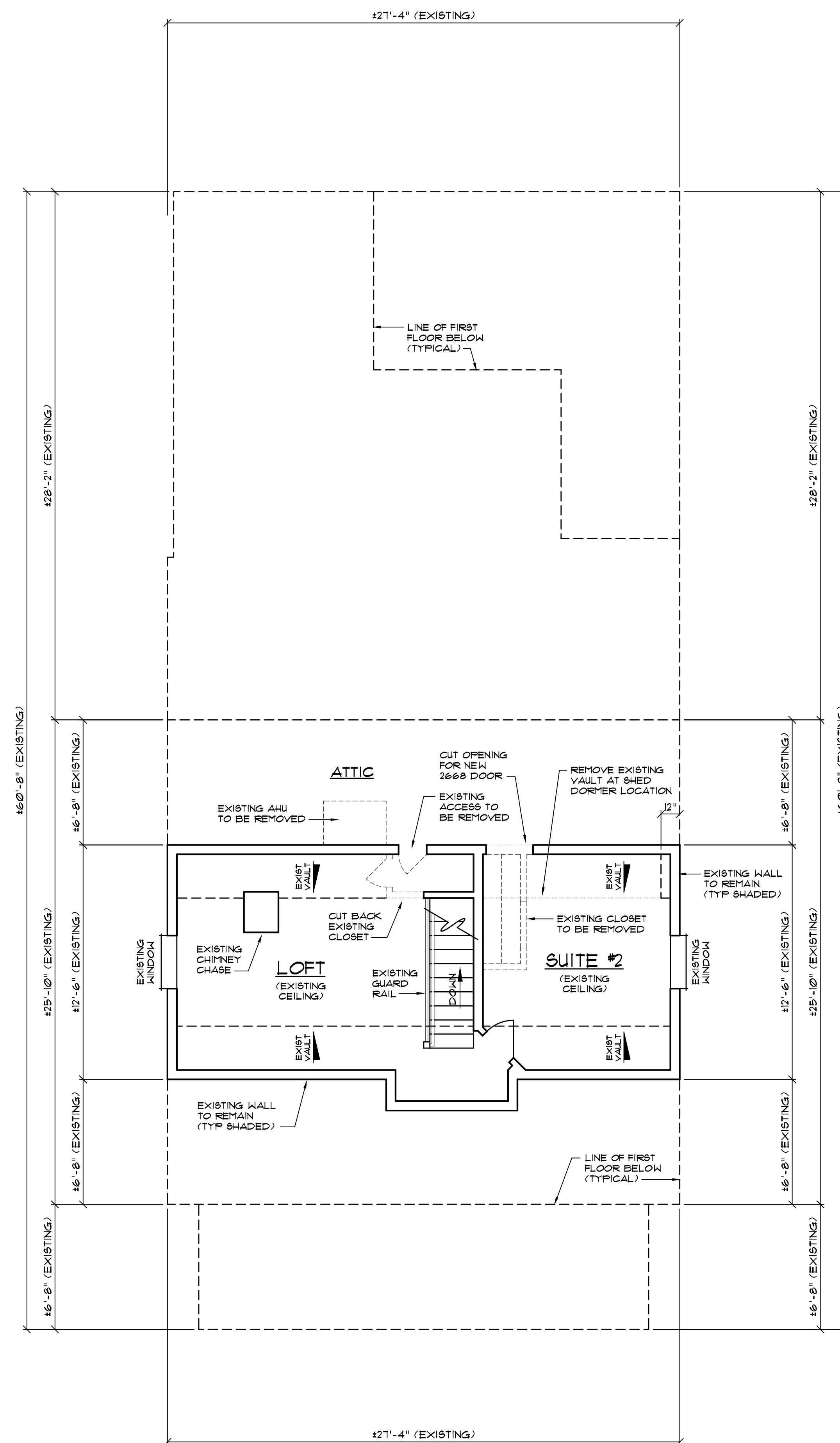
Drawn by: JBF
Date: 8/2/2022
Scale: 1/4" = 1'-0"

Plan #: ----
Job #: 22-1014

A RENOVATION TO THE BARRY RESIDENCE
310 SOUTH 6th STREET, FERNANDINA BEACH, FL 32034

SHEET NUMBER

CS



NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS SITUATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

NOTES:

- 1 - EXISTING WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS.
- 2 - EXISTING HVAC SYSTEM (EQUIPMENT, DUCTWORK, ETC) TO BE REMOVED AND REPLACED W/ ALL NEW SYSTEM.
- 3 - ELECTRICAL: REMOVE EXISTING ELECTRICAL PANEL AND REWIRE. REMOVE ALL WIRING, SWITCHES, OUTLETS, ETC. AS NEEDED. ITEMS TO REMAIN TO BE COORDINATED IN FIELD.
- 4 - PLUMBING: REMOVE ALL PLUMBING SUPPLY PIPING AND REPLACE. SEWAGE PIPING TO REMAIN IF LOCATIONS ALLOW (DETERMINE IN FIELD).
- 5 - REMOVE ALL WALL AND CEILING FINISHES AND REPLACE WITH NEW GYPSUM WALL BOARD.

MICHAEL STAUFFER, ARCHITECT

FLORIDA
17 SADLER ROAD, #195
NANAINA BEACH, FLORIDA 32034
4-540-6059
REGISTERED ARCHITECT AR13908



KLAYBOR
& ASSOCIATES

1999 WELLS ROAD
ORANGE PARK,
FL 32073
904-272-5339
www.klaybor.com

8/12/2022	1/4" = 1'-0"
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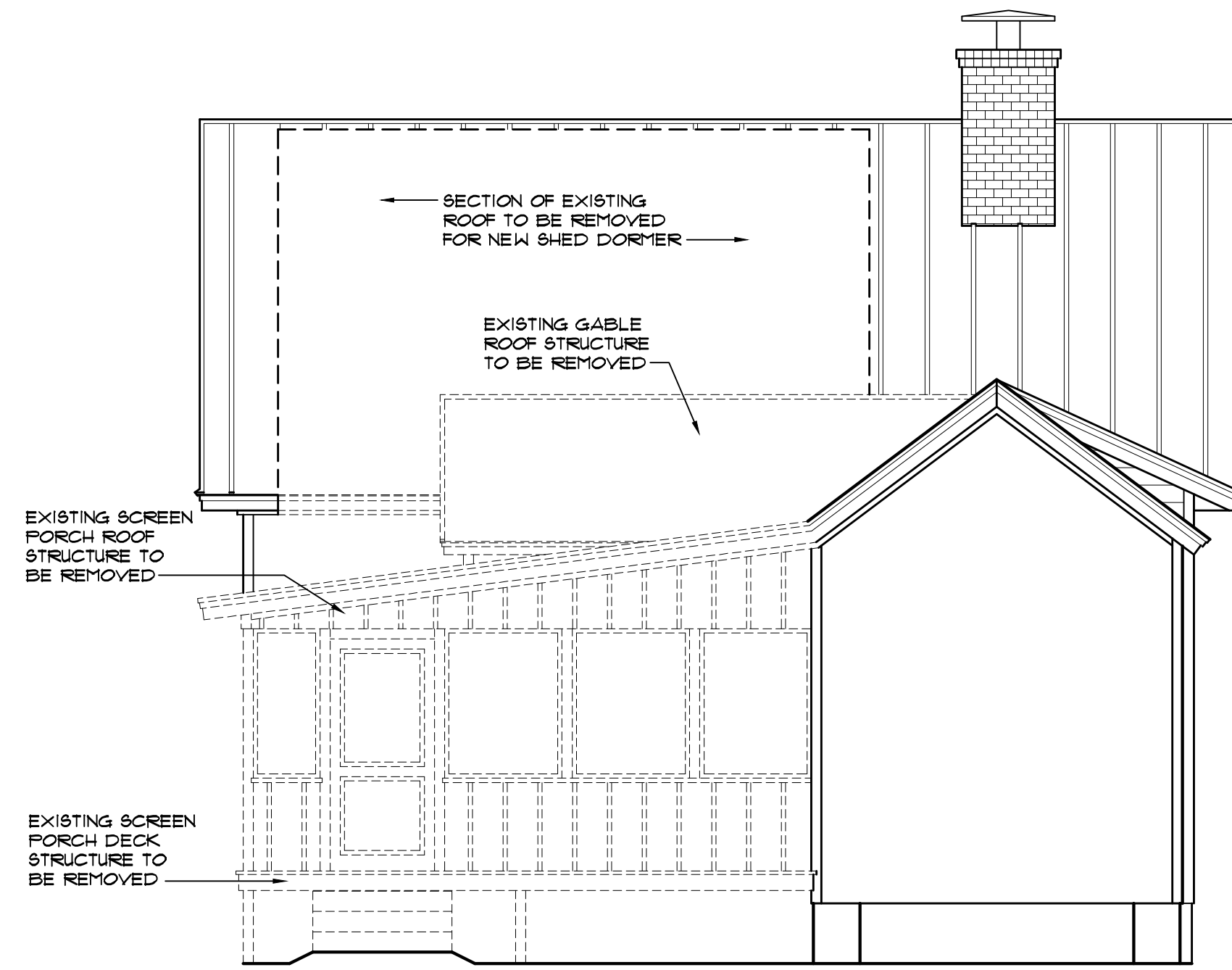
A RENOVATION TO THE BARRY RESIDENCE

3310 SOUTH 6th STREET, FERNANDINA BEACH, FL 32034

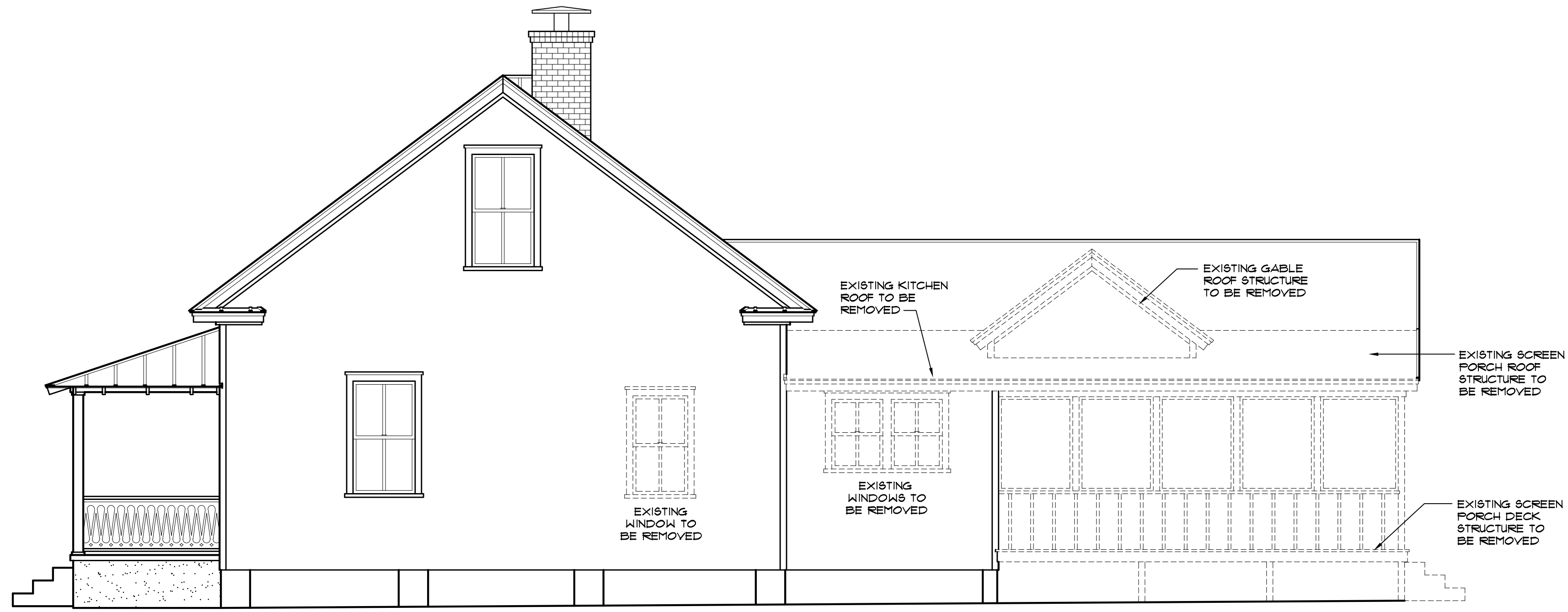
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ob #:	22-1014

SHEET NUMBER

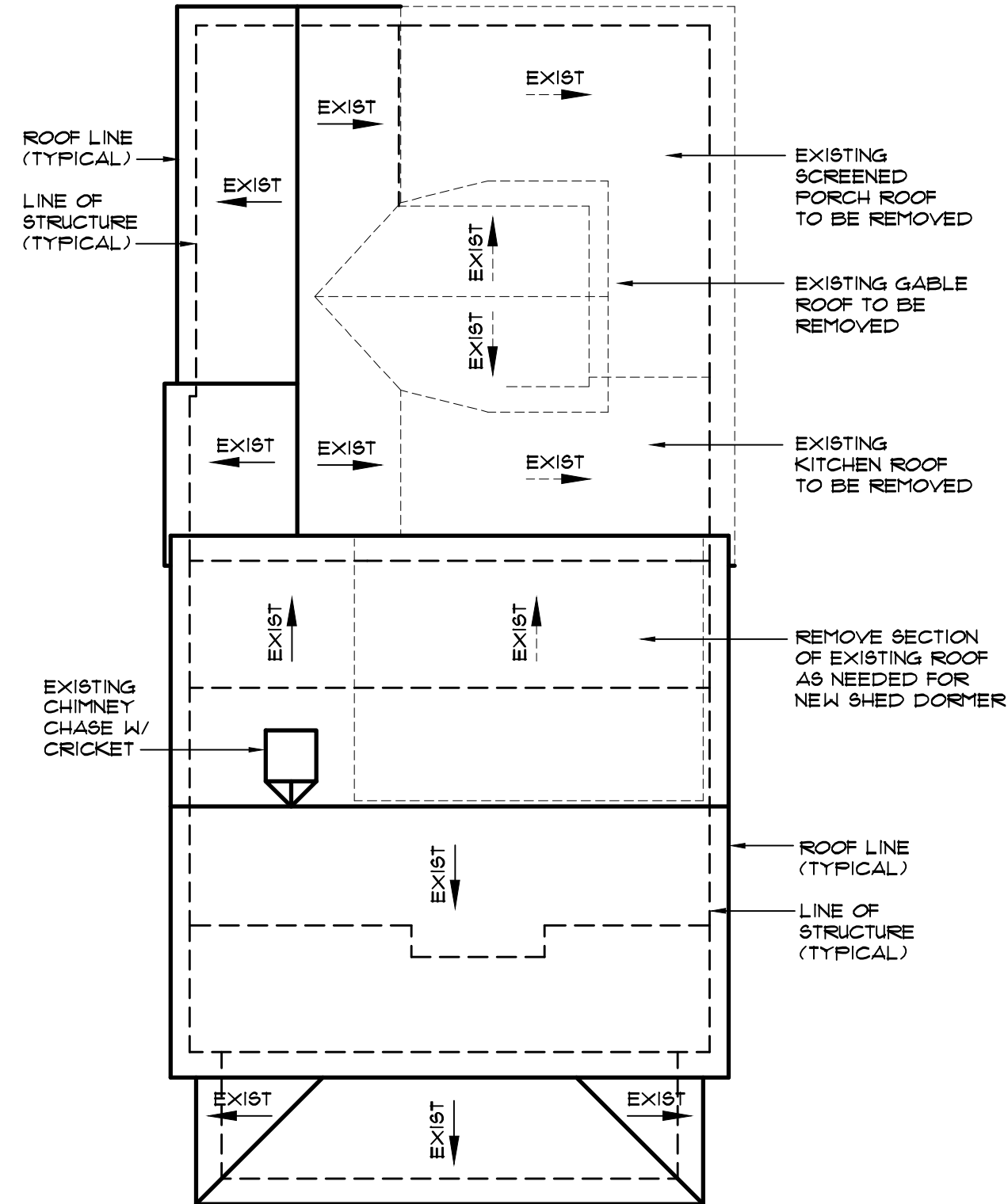
A1.1



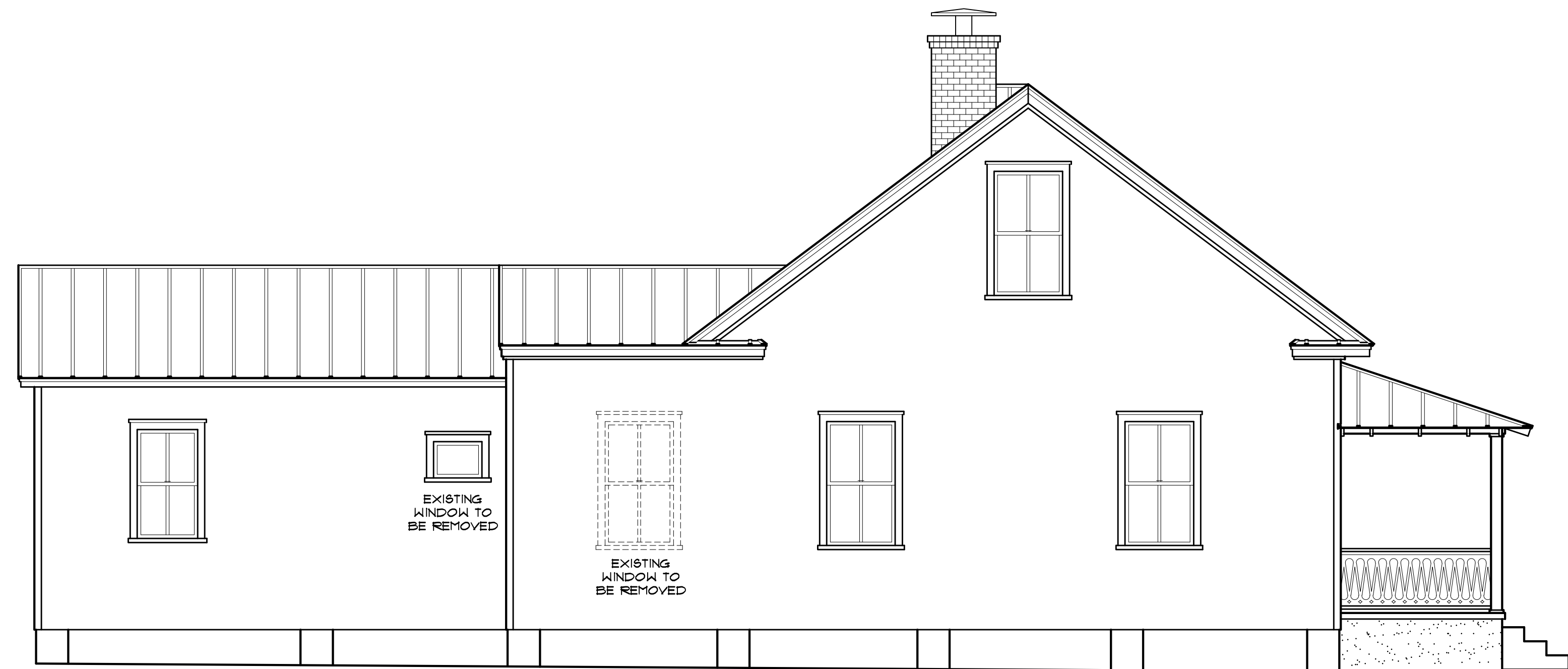
3 DEMO EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



2 DEMOLITION SOUTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



4 DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"



1 DEMOLITION NORTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR DEMOLITION NOTES:
1 - ALL EXISTING METAL ROOF TO BE REMOVED FOR REPLACEMENT.
2 - EXISTING LAP SIDING TO BE SELECTIVELY REMOVED FOR REPLACEMENT (TO BE DETERMINED IN FIELD.)
3 - REMOVED WINDOWS ARE TO BE PROTECTED FOR RE-USE.

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Drawn by: JBF
Date: 8/2/2022
Scale: 1/4" = 1'-0"

Plan #: -----
Job #: 22-1014
SHEET NUMBER

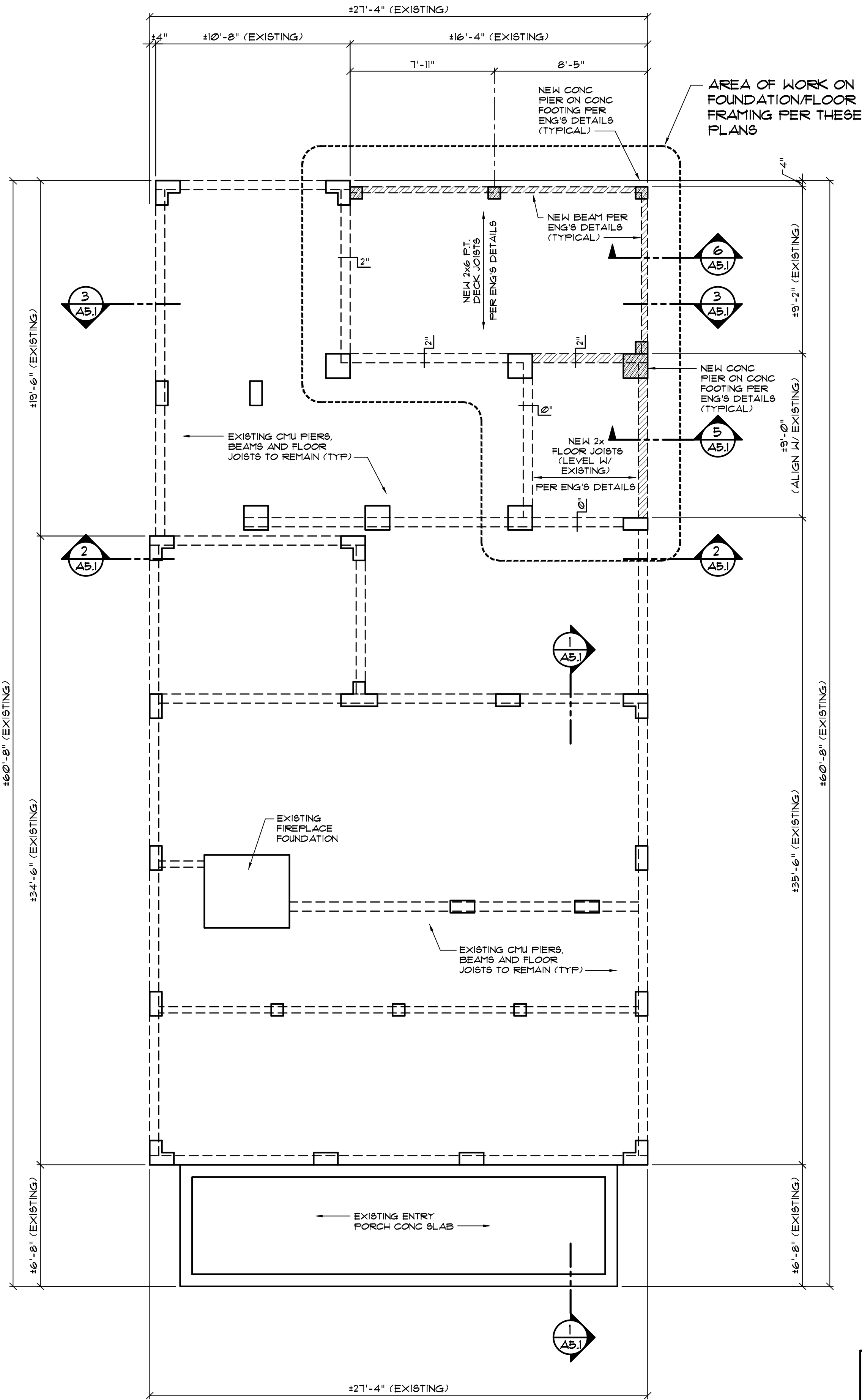
A1.2

A RENOVATION TO THE BARRY RESIDENCE
310 SOUTH 6th STREET, FERNANDINA BEACH, FL 32034

WINDOW SCHEDULE						
	MODEL	WIDTH	HEIGHT	TYPE	LOCATION	REMARKS
(A)	EXISTING 21052	2'-10"	5'-2"	SINGLE HUNG	EXISTING HEAD HT @ 7'-4" AFF	RELOCATE EXISTING MEETS EGRESS REQ'S
(B)	EXISTING 1052				NEW HEAD HT @ 6'-2" AFF	RELOCATE EXISTING SAME SPOT - MOVE UP
(C)	2016	2'-0"	1'-6"	AWNING	HEAD @ 8'-6" AFF	NEW
(D)						
(E)	EXISTING 2016			FIXED STAINED GLASS		RELOCATE EXISTING TO USE FOR (1) DOOR
(F)	2846	2'-8"	4'-6"	SINGLE HUNG	HEAD @ 8'-0" AFF	NEW
(G1)	2020	2'-0"	2'-0"	AWNING	HEAD @ 7'-4" AFF	NEW
(G2)	2020	2'-0"	2'-0"	AWNING	HEAD @ 6'-0" AFF	TEMPERED GLASS HAZARDOUS LOCATION

FIRST FLOOR DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
100	3'-0" x 6'-8"	EXTERIOR ENTRY	SWING		EXISTING TO BE REPLACED
101	3'-0" x 6'-8"	INTERIOR	SWING		
102	2'-6" x 6'-8"	INTERIOR	SWING		
103	2'-8" x 6'-8"	INTERIOR	POCKET		
104	(2) 1'-4" x 6'-8"	INTERIOR	SWING		
105	2'-8" x 8'-0"	EXTERIOR FRENCH	SWING		
106	3'-0" x 6'-8"	EXTERIOR SCREEN	SWING		

SECOND FLOOR DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
200	2'-6" x 6'-8"	INTERIOR	SWING		
201	2'-6" x 6'-8"	INTERIOR	POCKET		



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

NOTE:
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EXISTING STRUCTURE DIMENSIONS AND ROOF PITCHES SHOWN ARE ASSUMED FROM SITE PHOTOS AND CLIENT INFORMATION.
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, ROOF PITCHES AND TRUSS/JOIST SPANS, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF BUILDING COMPONENTS

PLANS ARE DRAWN IN ACCORDANCE WITH FLORIDA BUILDING CODE 1TH EDITION (2020), RESIDENTIAL

SEE ATTACHED STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS FOR PIER/FOOTING SIZES AND LOCATIONS
DETAILS FROM LICENSED STRUCTURAL ENGINEER SHALL SUPERSEDE ANY DIFFERENCES FROM THESE PLANS

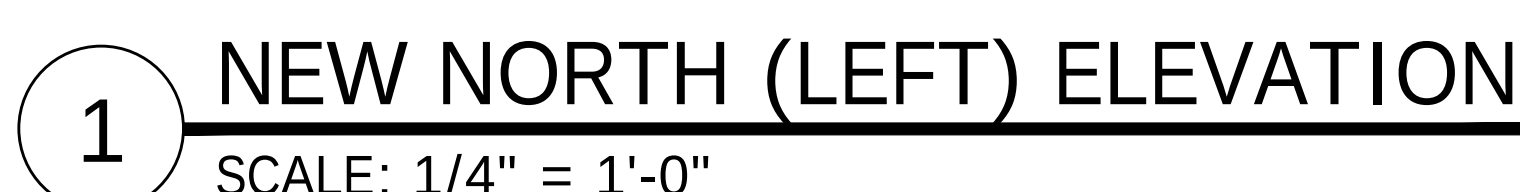
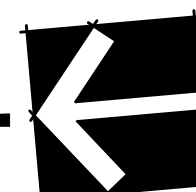
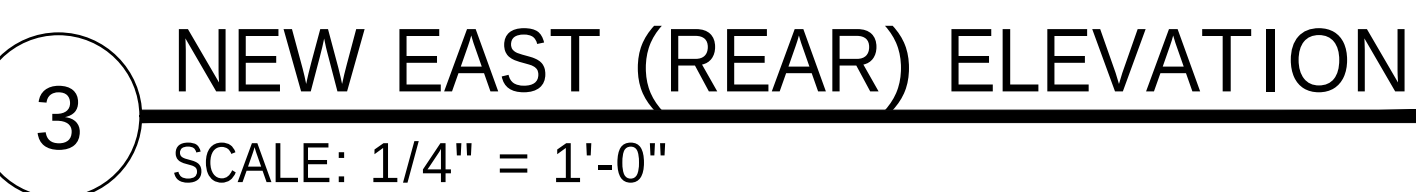
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Job #: 22-1014
SHEET NUMBER
A2.1



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8/2/2022

1/4" = 1'-0"

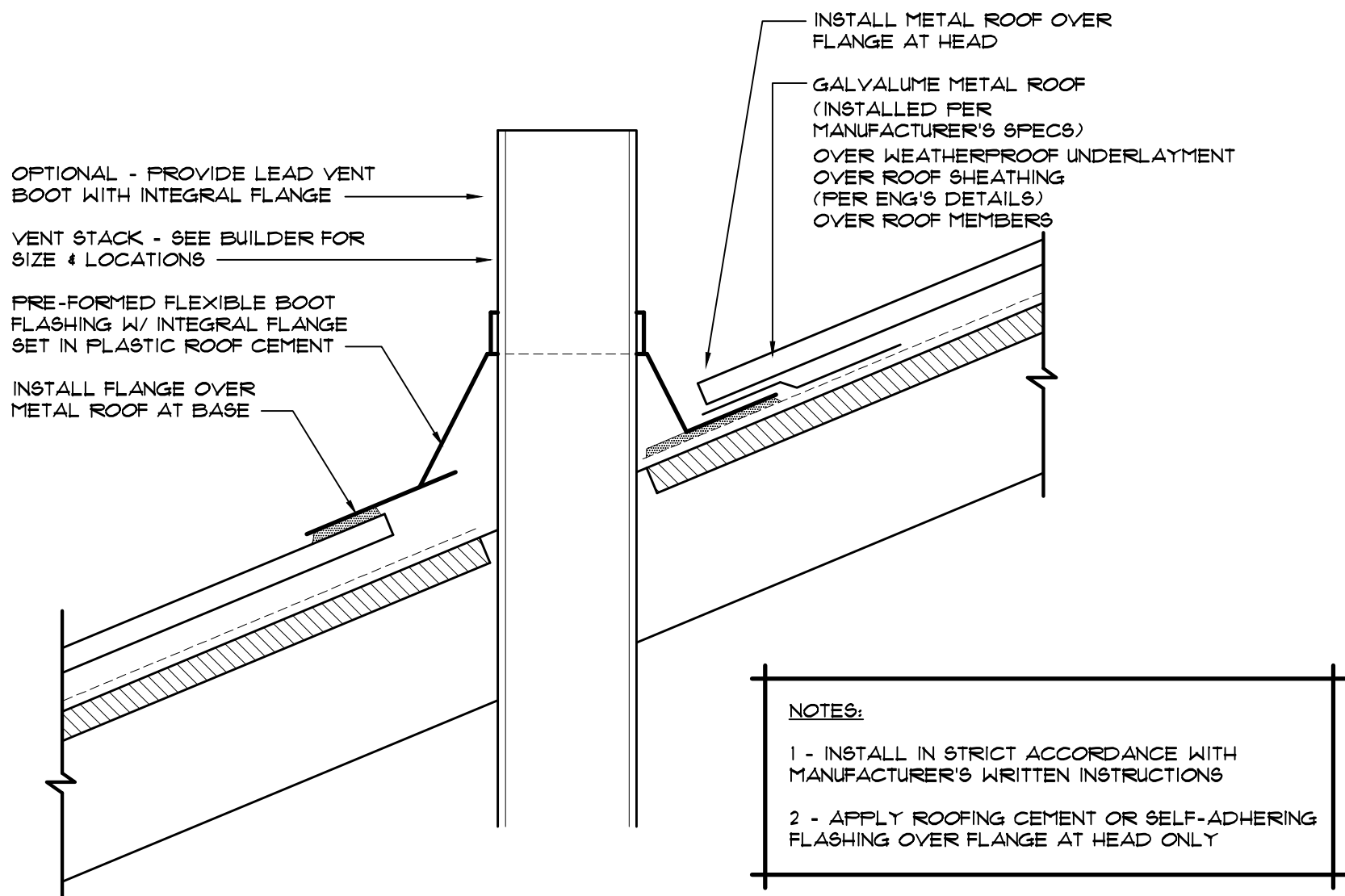
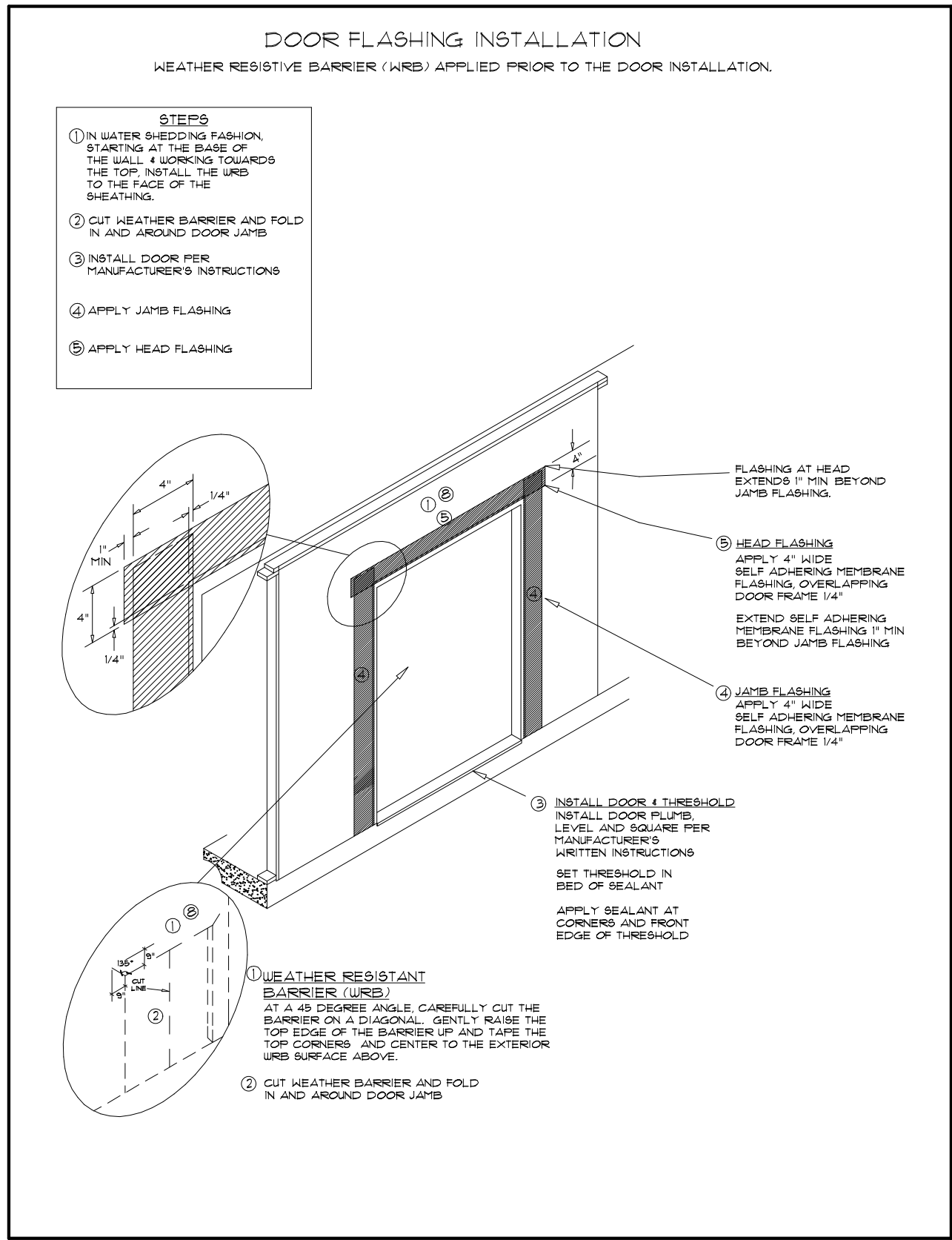
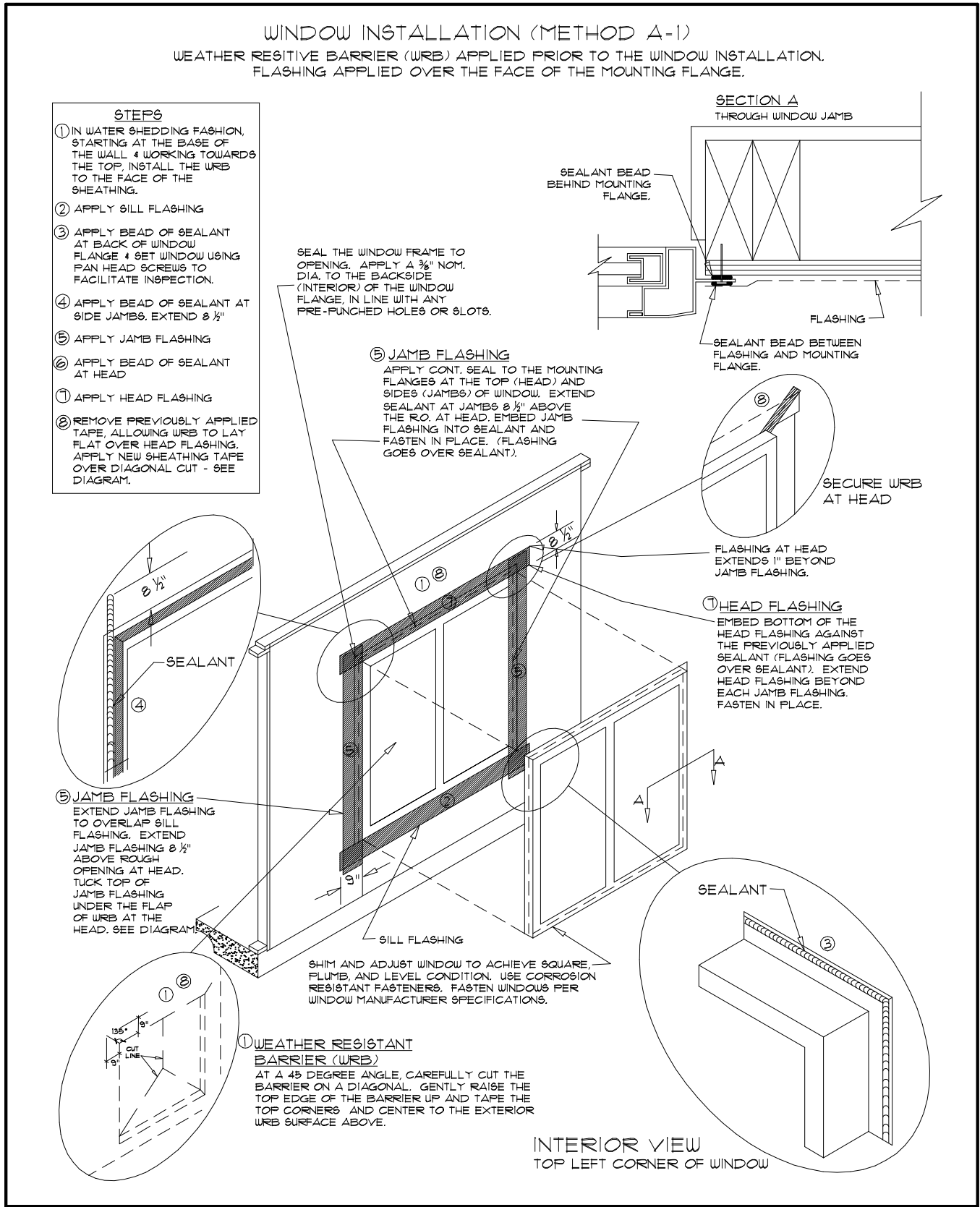
A RENOVATION TO THE BARRY RESIDENCE

3130 SOUTH 6th STREET, FERNANDINA BEACH, FL 32034

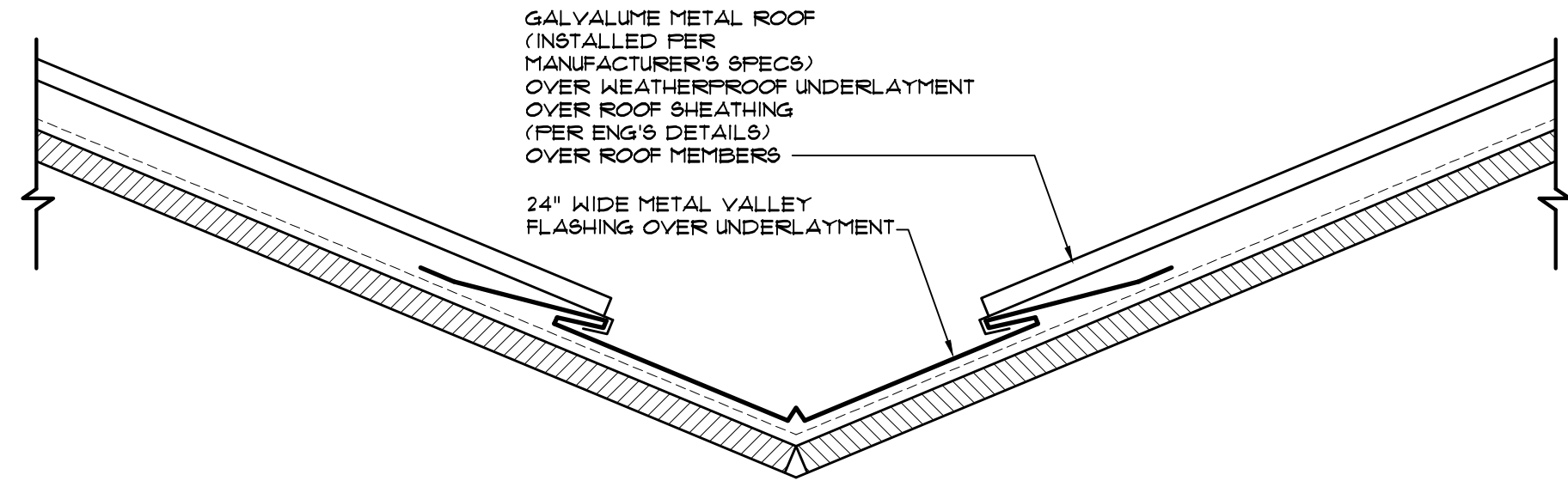
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b #:	22-1014

SHEET NUMBER

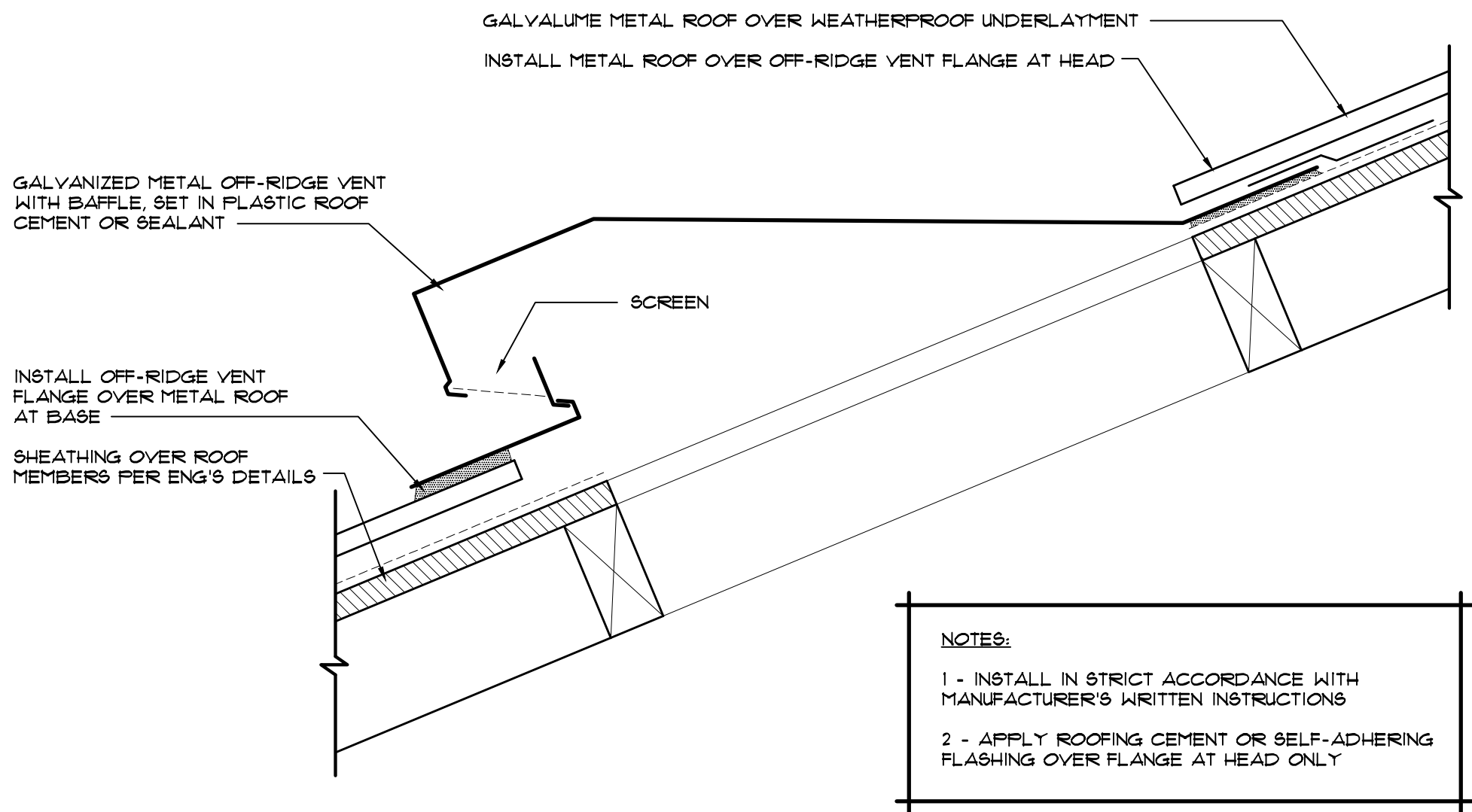
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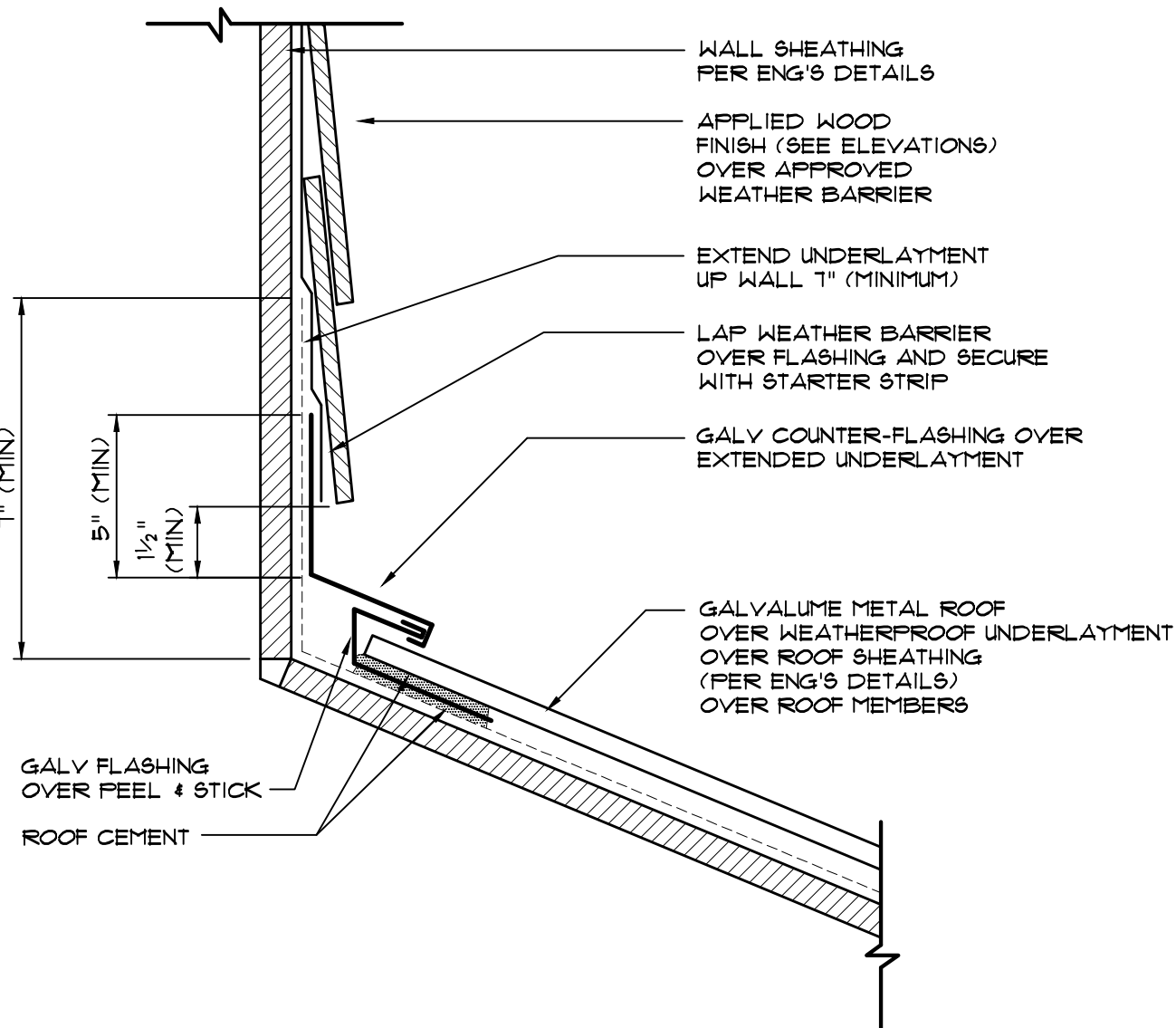
DETAIL: VENT STACK FLASHING
SCALE: NOT TO SCALE



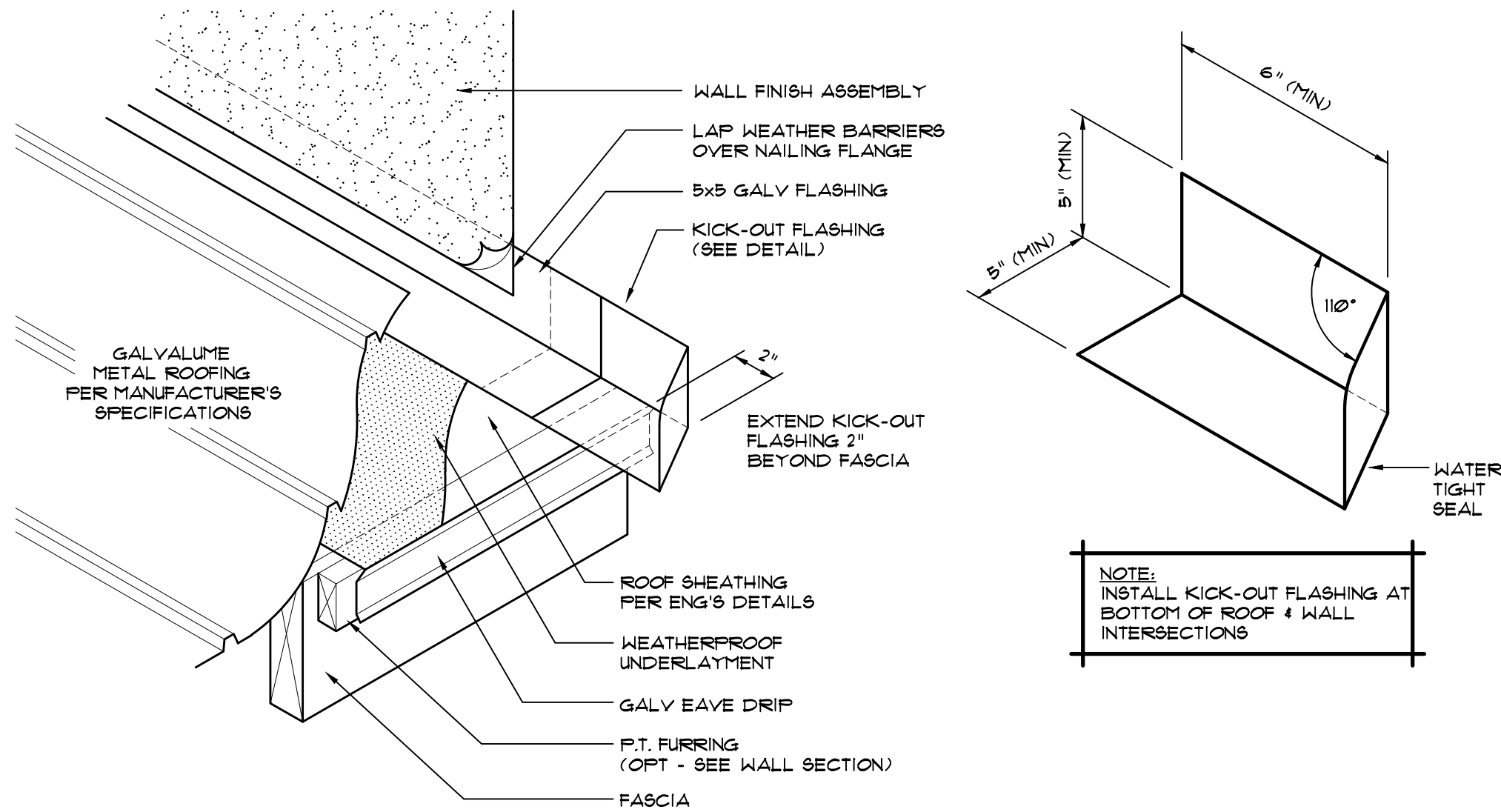
DETAIL: VALLEY FLASHING
SCALE: NOT TO SCALE



DETAIL: OFF-RIDGE VENT
SCALE: NOT TO SCALE



DETAIL: WALL FLASHING AT APPLIED WOOD FINISH
SCALE: NOT TO SCALE



DETAIL: WALL/KICK-OUT FLASHING
SCALE: NOT TO SCALE

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Drawn by: JBF
Date: 8/2/2022
Scale: 1/4" = 1'-0"

Plan #: ----
Job #: 22-1014

A RENOVATION TO THE BARRY RESIDENCE
310 SOUTH 6th STREET, FERNANDINA BEACH, FL 32034

SHEET NUMBER

A6.1

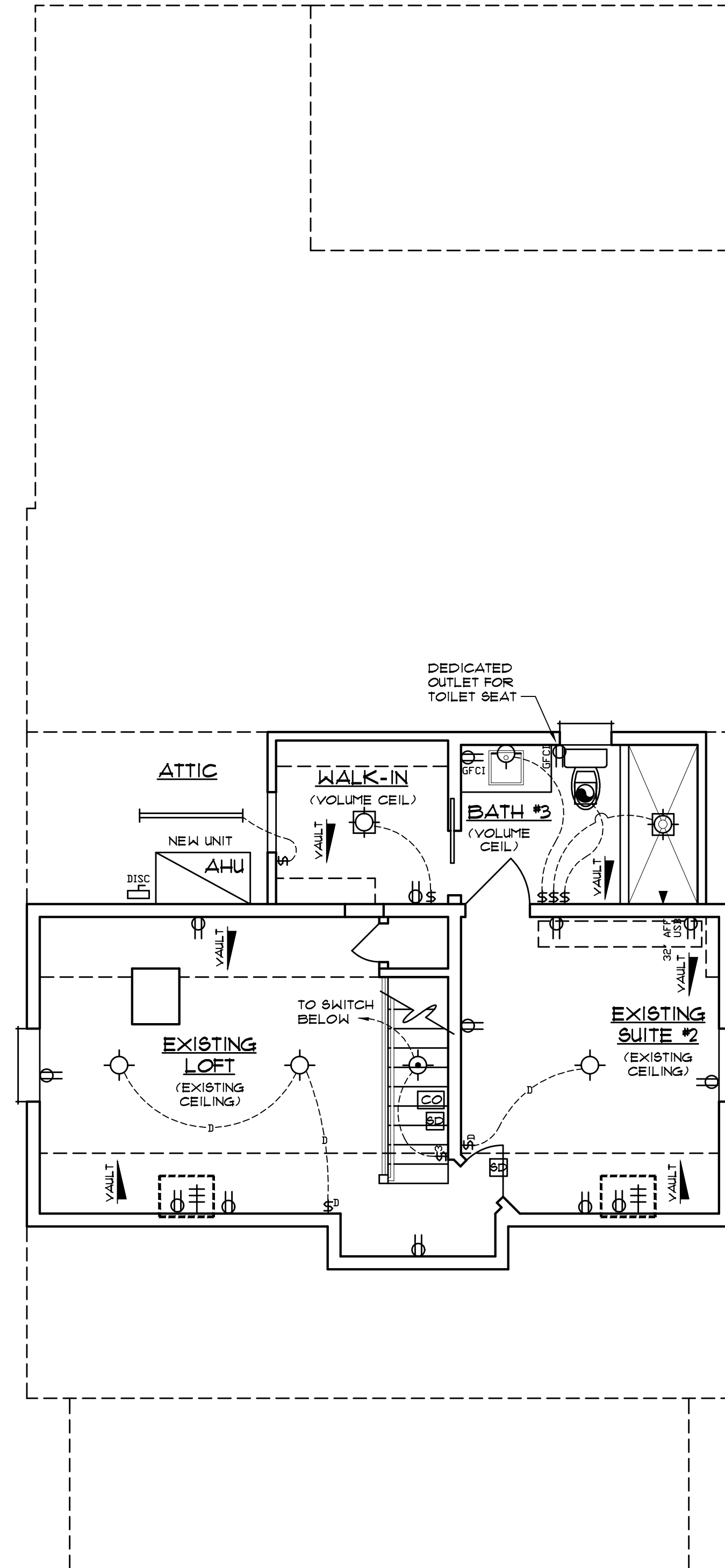
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ELECTRICAL NOTES

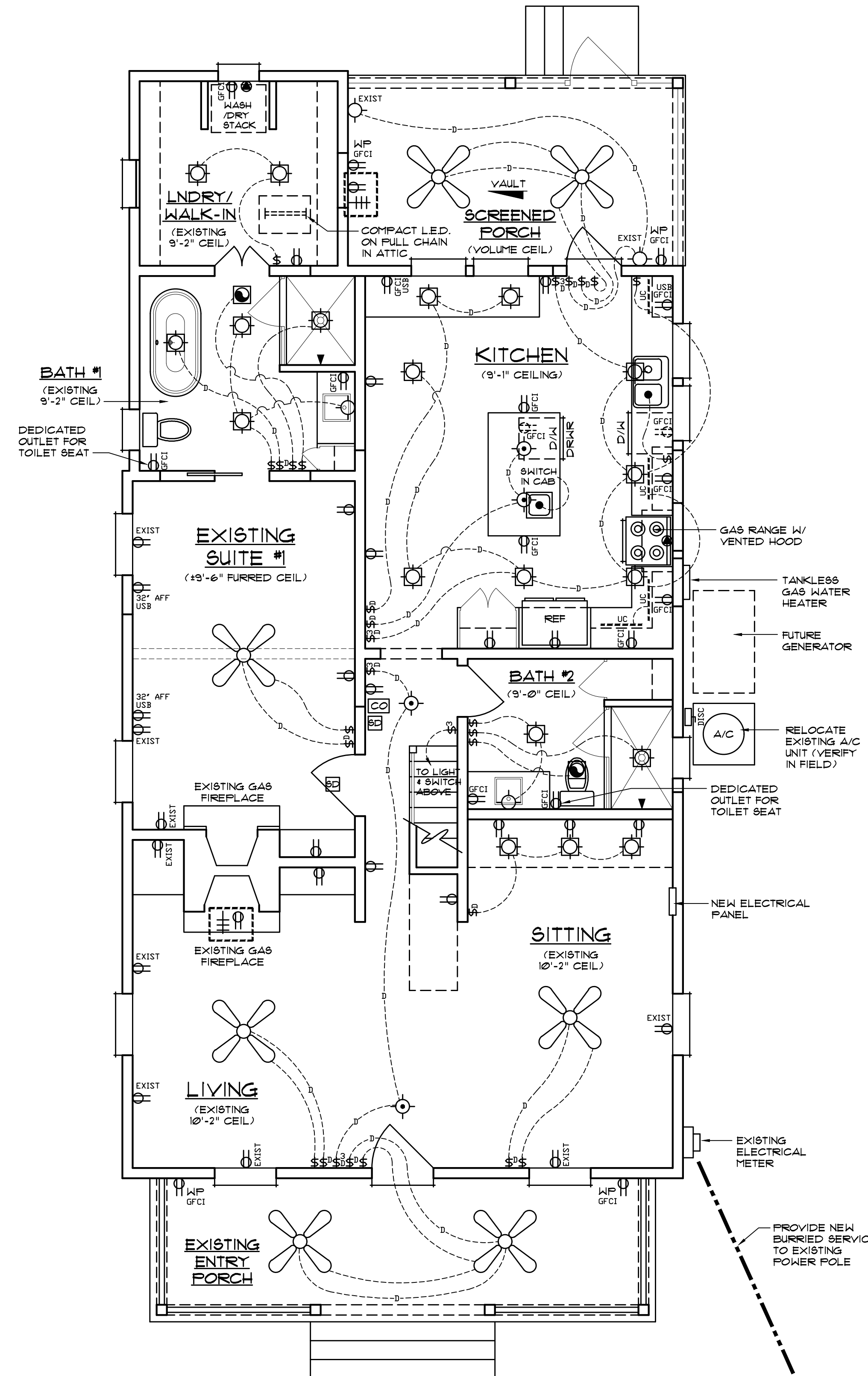
- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH NFPA 70 - 2017 NATIONAL ELECTRIC CODE. GENERAL CONTRACTOR TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS ARE COMPLIED WITH, INCLUDING BUT NOT LIMITED TO: OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFCI OR OTHER PROTECTIVE DEVICES, ETC.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B) & (C).
- 100% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICACY LAMPS PER NEC - ENERGY CONSERVATION R4204.
- LAYOUT: THIS DRAWING IS DIAGRAMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATION. GENERAL CONTRACTOR TO PERFORM WALK-THRU OF THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE & CARBON MONOXIDE DETECTORS: GENERAL CONTRACTOR TO VERIFY THAT DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GENERAL CONTRACTOR TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOME-RUNS TO BOX FOR ALL PHONE AND CABLE WIRES. (SEE DATA COMPANY FOR LAYOUT).
- FIXTURE HEIGHTS/HEIGHTS: GENERAL CONTRACTOR TO VERIFY THE HEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.
- RE-USE OF EXISTING OUTLET/FIXTURE LOCATIONS TO BE COORDINATED IN FIELD. (ALL OUTLETS AND FIXTURES TO REMAIN ARE TO BE RE-WIRED.)

ELECTRICAL LEGEND

	PREWIRE & BRACE CEILING FAN W/ OPTIONAL LIGHT		220V OUTLET
	PREWIRE & BRACE CEILING FAN (NO LIGHT)		110V OUTLET
	LED LIGHT		4-PLEX 110V OUTLET
	UNDERCAB RIBBON LIGHTING		110V OUTLET IN CABINET
	CEILING EXHAUST FAN/LIGHT FIXTURE		WEATHER PROTECTED 110V OUTLET
	CEILING EXHAUST FAN		110V OUTLET W/ GROUND FAULT CIRCUIT INTERRUPT
	RECESSED LIGHT FIXTURE		110V OUTLET W/ USB PORT
	DIRECTIONAL RECESSED LIGHT FIXTURE		EXISTING 110V OUTLET (VERIFY IN FIELD)
	CEILING MOUNTED LIGHT FIXTURE		GARAGE DOOR OPENER
	CEILING MOUNTED PENDANT FIXTURE		FLOOR PLUG
	WALL MOUNTED LIGHT FIXTURE		EQUIPMENT OUTLET (VERIFY POWER NEEDS)
	DOUBLE FLOOD LIGHTS		SWITCHES
	RECESSED WALL/STEP LIGHT		3-WAY SWITCH
	DATA OUTLET (PHONE & CABLE)		DIMMER SWITCH
	TELEPHONE JACK		OCCUPANT SENSOR CONTROL SWITCH W/ MANUAL ON/OFF
	TELEVISION JACK		DOOR JAMB SWITCH
	LOCATE IN FIELD		SMOKE DETECTOR
	110V OUTLET AND TELEVISION JACK (HEIGHT ABOVE FLOOR TO BE DETERMINED)		DISCONNECT SWITCH
			CARBON MONOXIDE DETECTOR & ALARM
			ELEVATOR CALL BUTTON



2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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Drawn by: JBF
Date: 8/2/2022
Scale: 1/4" = 1'-0"

Plan #: ----
Job #: 22-1014

SHEET NUMBER

E1.1



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

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

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

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

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

SHPO's Evaluation of Resource

Date _____

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

FMSF Staffer: _____

Computer Entry Date: 6/6/2007Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

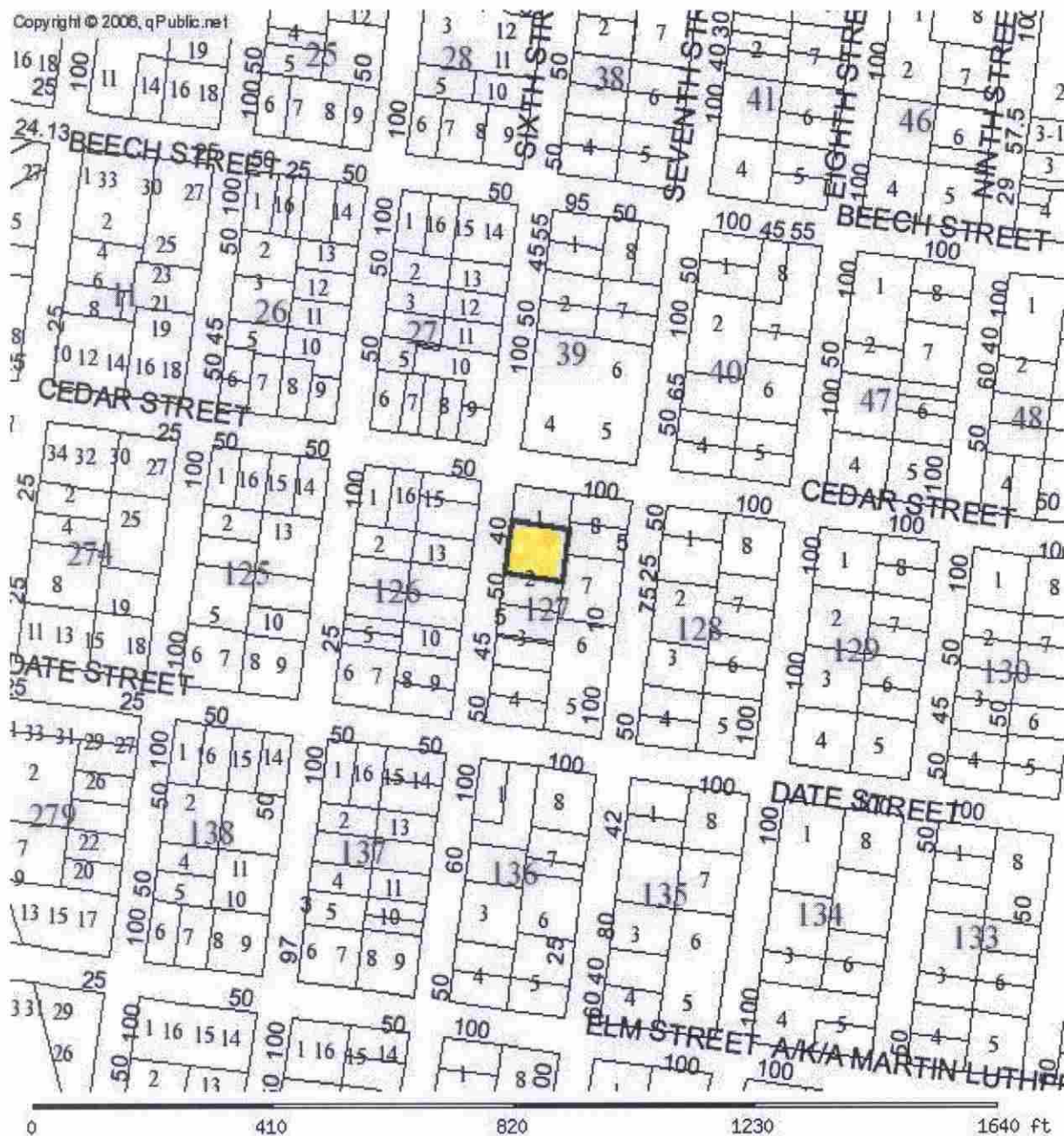
NA00402-200703

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)]:**

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.
ADDRESS OF SITE: 310 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

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:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1883

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

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

Constructed c. 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.

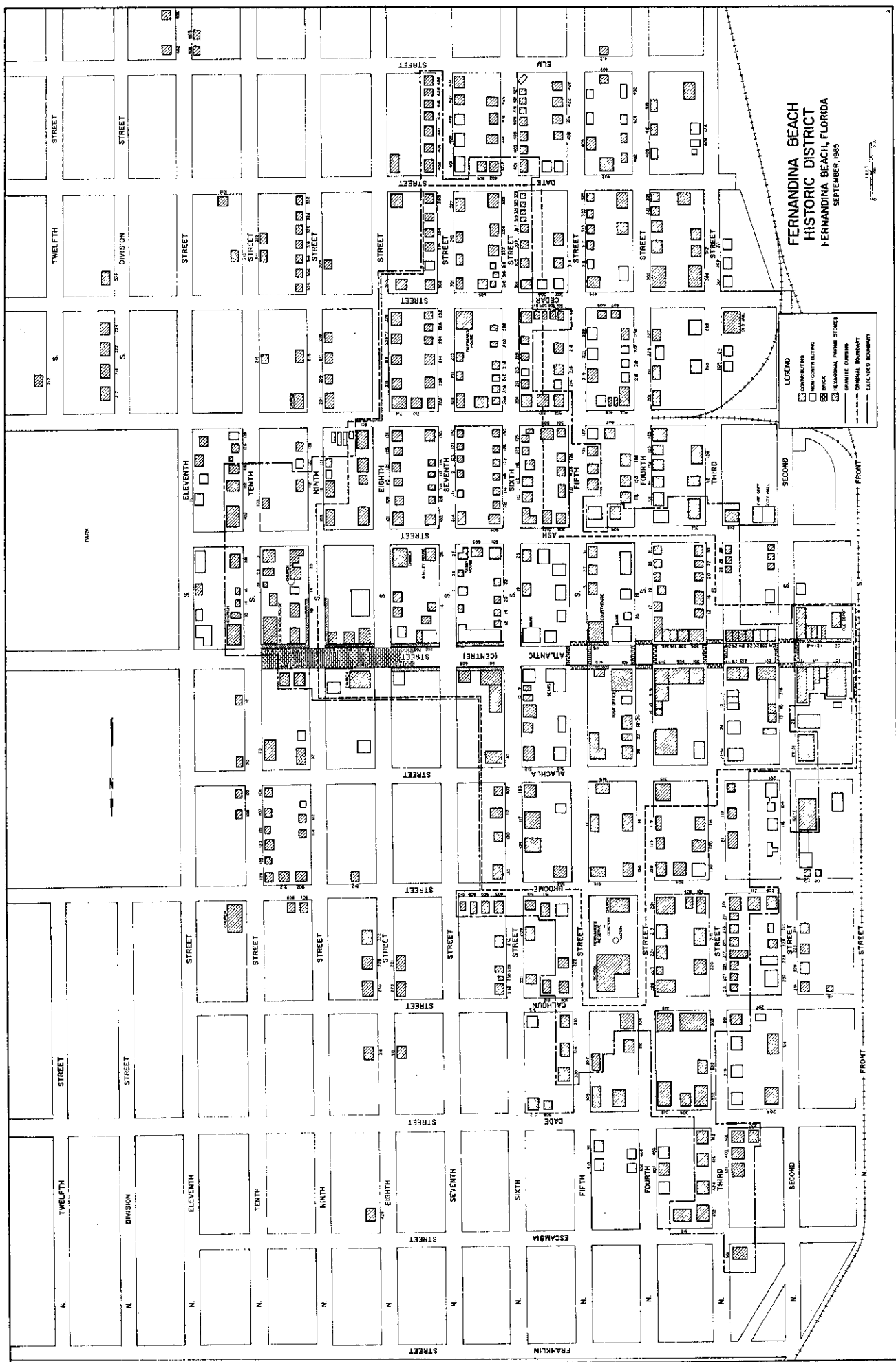
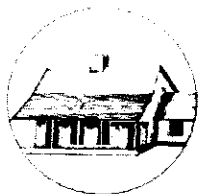


Figure 24

☐ 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.
 Survey Project Name Fernandina Beach Historic Resource Survey Update
 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
 Multiple Listing (DHR only) _____
 Survey # (DHR only) _____

LOCATION & MAPPING

Street Number 310 Direction S Street Name 6th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0127-0012 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. (domers 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

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

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

Required Attachments

● USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0068
SEPTEMBER 15, 2022

Owner/Applicant:	RICE ARCHITECTS, AGENT FOR KAREN L. WEBER + ANDEEW B. SEGAL
Property Address:	232 S. 7 th Street
Parcel ID #	00-00-31-1800-0040-0042
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00465
Year Built:	c. 1926
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to replace 29 windows, remove existing wood ramp at side yard, remove shed addition on garage and rebuild, cut brick garden wall to create new parking, and close an opening in garden wall at south property line. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed c. 1926, it is a one-story frame Bungalow residential building. It is noteworthy for its Craftsman influence." -FMSF 8NA0465

The applicant seeks approval to replace 29 windows, remove an existing wood ramp at side yard, remove a shed addition on the garage and rebuild, cut brick garden wall to create new parking, and close an opening in garden wall at south property line.

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:

Windows - Staff finds that the proposed renovations to the non-historic addition are in keeping with the Secretary of the Interiors Standards. This includes replacement of aluminum windows on this portion of the building. Replacement windows will be Marvin Signature wood windows in a prairie 9/1 to match the historic windows. The plans indicate that all windows are to be replaced. Insufficient evidence was provided to grant removal of the historic wood windows. Staff recommends repair of the original windows by a company or craftsman that specializes in wood window repair.

Garage - A shed that was added to the garage and has an eve that encroaches onto the adjoining property is

proposed to be removed and rebuild. Staff notes that although the removal of the addition is an appropriate action, the proposed new addition will not be approvable as it does not meet the 3' setback requirement for accessory structures.

Wooden ramp – the existing wooden ramp/ deck at the south is proposed to be removed.

Garden wall – the proposed plan calls for a portion of the existing brick garden wall to be removed. The Downtown Design Guidelines direct that historic garden fences and walls should be preserved (pg 97). The garden walls are a character defining feature of the property and should be maintained.

Parking – addition of a second driveway will require approval of a Right of Way Use Permit.

Given the above, staff recommends granting Conceptual Approval to this project to allow the applicant to resubmit addressing the concerns noted.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2022-0068

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0068 **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 2022-0068, 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 | Window Survey |
| EXHIBIT 4 | FMSF 8NA00465 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9681

Date Submitted: 8/4/2022

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Repair

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?*

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*

Old Town

Site Address*

232 S 7TH ST FERNANDINA BEACH 32034

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0042

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

MARK

Last Name*

AKINS

Mailing Address*

961687 GATEWAY BLVD SUITE 201H

City*

AMELIA ISLAND

State*

FL

Zip Code*

32034

Telephone Number*

9044910072

E-mail Address*

MHAKINS@RICEARCHITECT.COM

OWNER'S AGENT

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

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

Yes

First Name*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Street Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

9044910072

E-mail Address

MHAKINS@RICEARCHITECT.COM

Project Description*

REPAIR and replace windows. partial removal of the garage with a dirt floor.

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
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
	UNCHANGED	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	TO MATCH EXIST	 (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
	wood	 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	brick	 (Name/Number)

SIGNAGE

Manufacturer

Product Description

Color

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

00-00-31-1800-0040-0042.pdf

Upload 2

Survey 232 S 7th St.pdf

Upload 3

HDC Window Survey and Approved Window List revised 12.17.2021.pdf

Upload 4

OWNERS AUTH.pdf

Upload 5

PP01 - WEBER HDC SUBMITTAL.pdf

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



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



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

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

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

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

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

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

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

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

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

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

Applicant First Name*

MARK

Applicant Last Name*

AKINS

Today's Date*

8/4/2022



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

WEBER KAREN L &

I /WE SEGAL ANDEEW B (M/C)

(print name of property owner(s))

hereby authorize: MARK H. AKINS

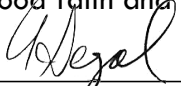
(print name of agent)

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF

to represent me/us in processing an application for: APPROVAL (COA) APPLICATION

(type of application)

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


(Signature of owner)

(Signature of owner)

ANDEEW SEGAL

(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 04 day
of AUGUST, 2022, by _____.

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

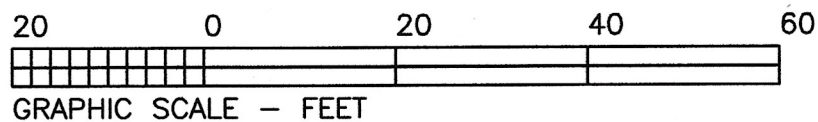
WEBER KAREN L &/SEGAL ANDREW B
SEGAL ANDEEW B (M/C), 74 BRIDGE STREET
NEWPORT, RI 02840

00-00-31-1800-0040-0042

LAND DESCRIPTION						TOTAL OB/XF										2,134											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	SFR	100	000R-2		50.00	100.00	50.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	160,000											

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

CERTIFIED TO:
STEVEN BEATTY AND ROBIN BEATTY,
FIRST AMERICAN TITLE INSURANCE COMPANY,
ROGERS TOWERS, P.A.



INTERIOR ANGLE AT NORTHEAST CORNER	89°-16'-05"
INTERIOR ANGLE AT NORTHWEST CORNER	90°-14'-11"
INTERIOR ANGLE AT SOUTHWEST CORNER	89°-40'-07"
INTERIOR ANGLE AT SOUTHEAST CORNER	90°-39'-37"

& MAPPERS, INC.

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

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 3J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

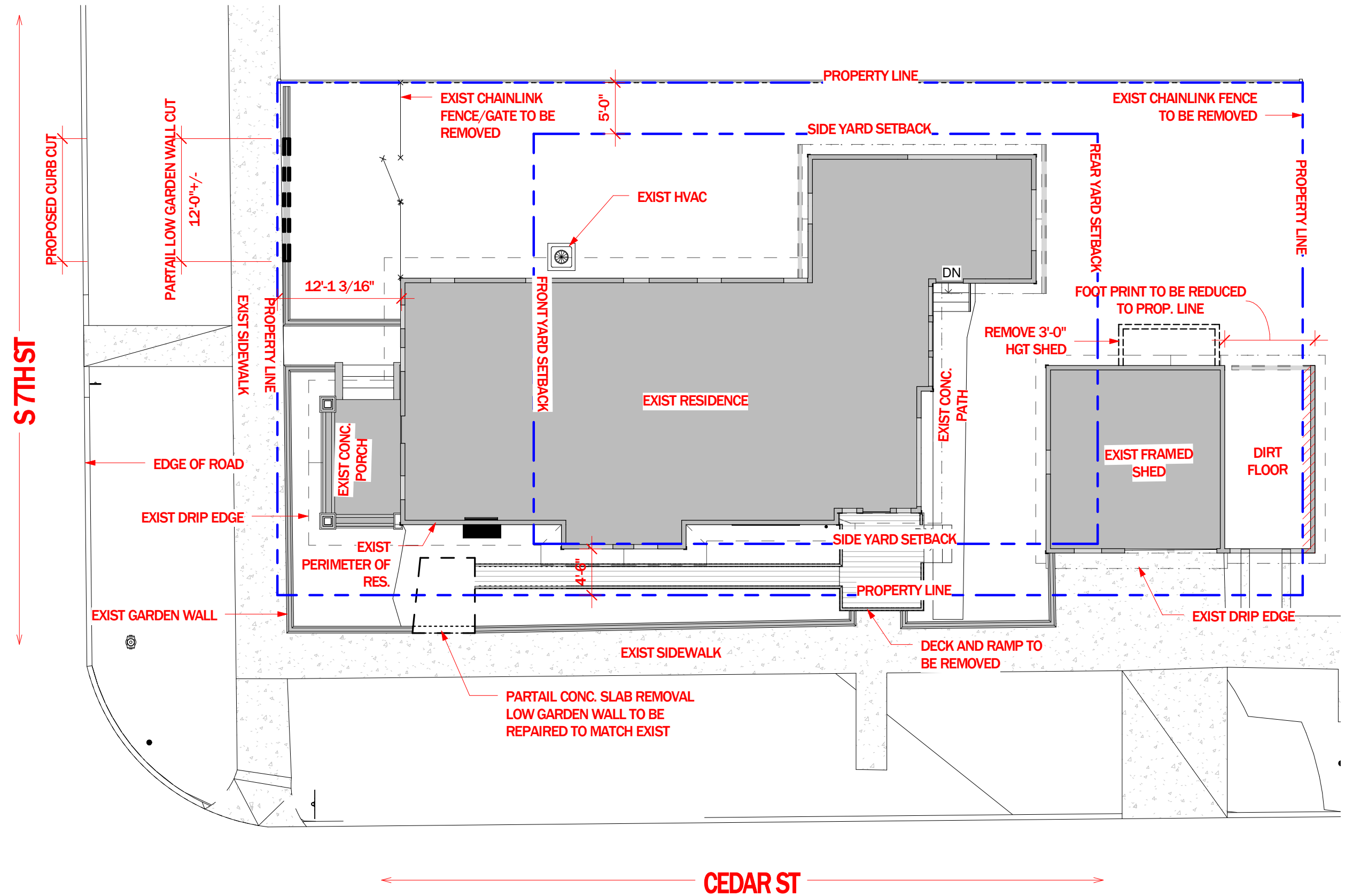
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237G
DATED 8/2/17.

DATE OF SURVEY: MARCH 30, 2022
SCALE 1"=20"
JOB NO. 2204-01 F.B. 363

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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



EXIST - SITE PLAN

SCALE: 1" = 10'-0"

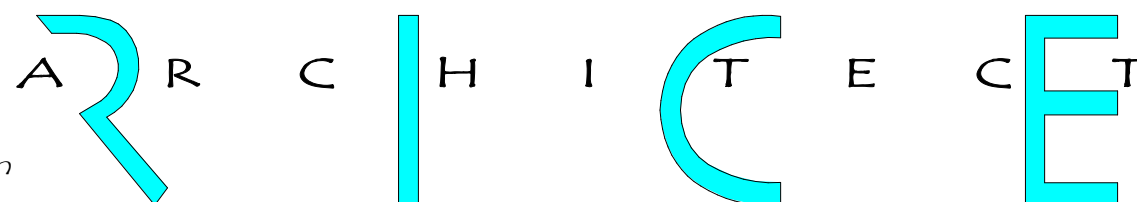
WEBER RES.

ISSUE DATE: 08/04/2022

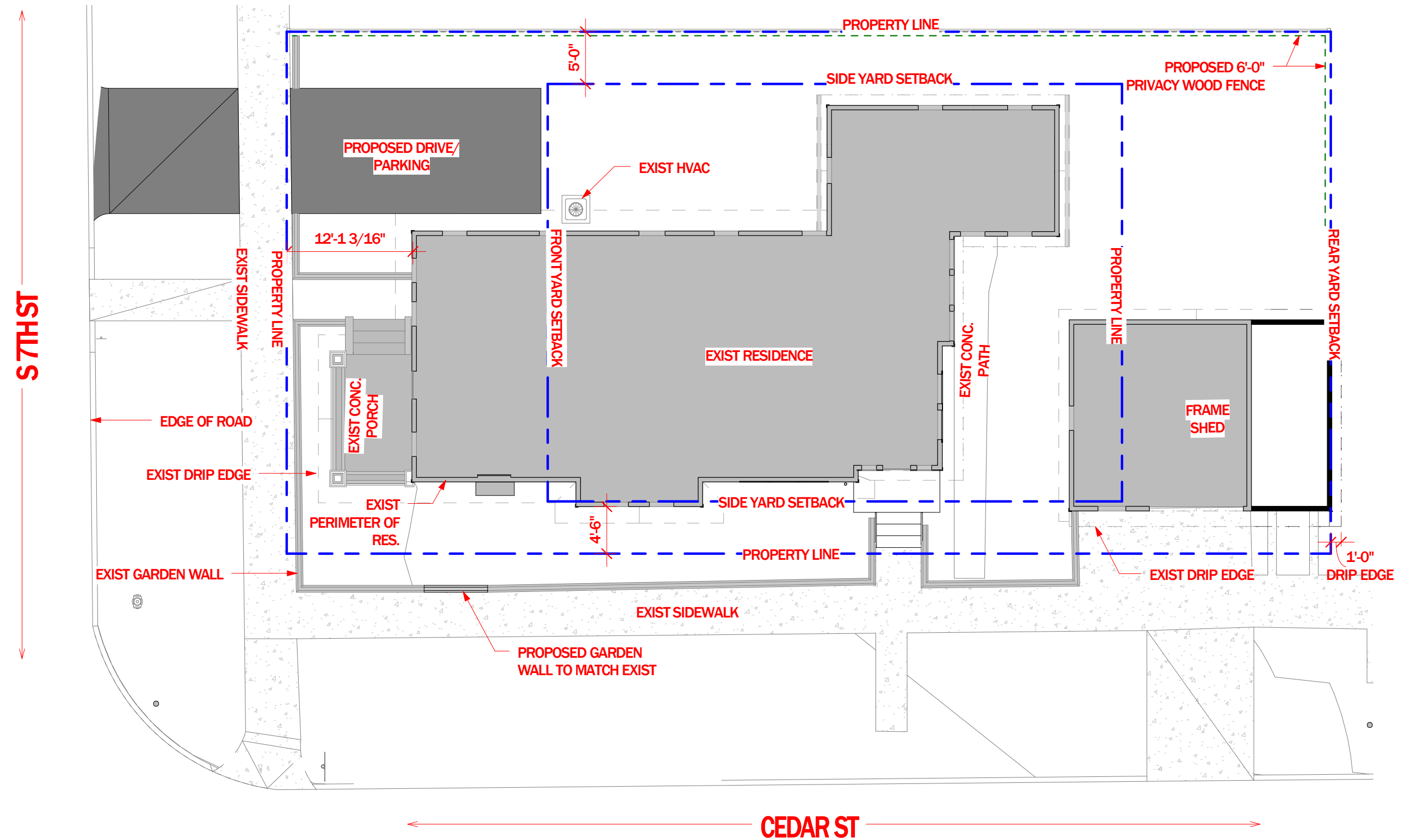
232 S 7TH ST, FERNANDINA BEACH, FL 32034

B1.0

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



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



PROPOSED - SITE PLAN

SCALE: 1" = 10'-0"

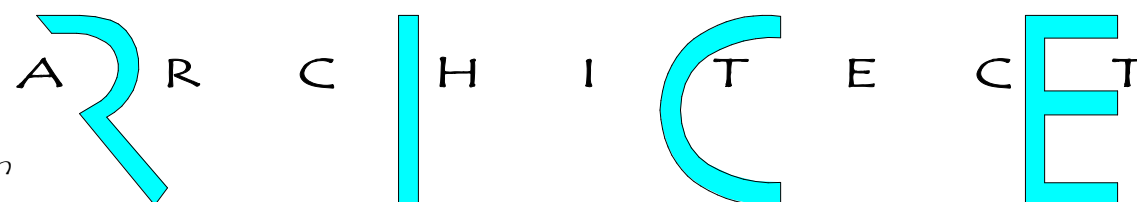
WEBER RES.

ISSUE DATE: 08/04/2022

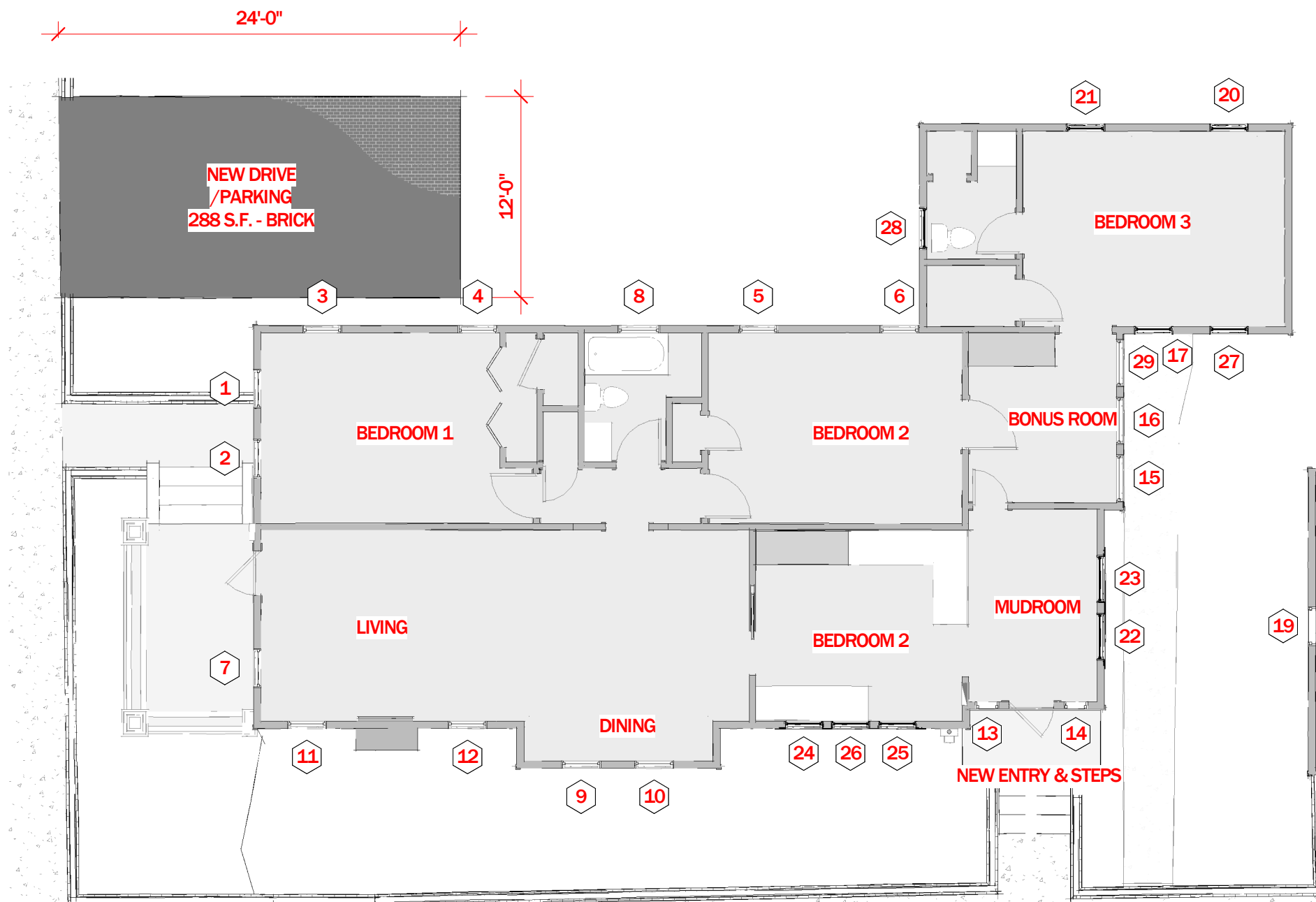
232 S 7TH ST, FERNANDINA BEACH, FL 32034

B1.1

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

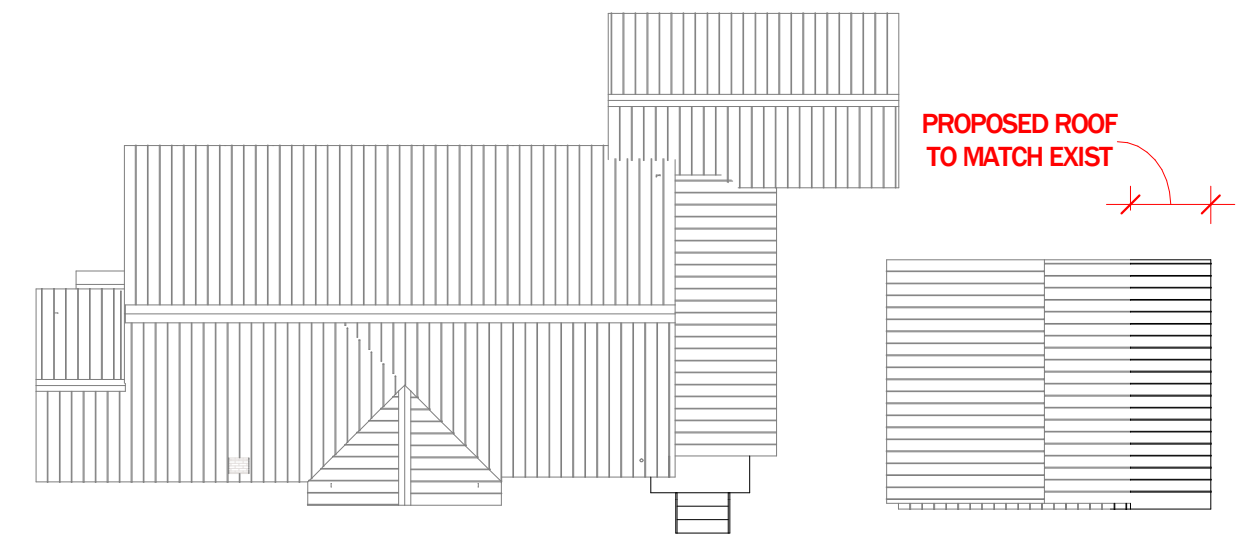


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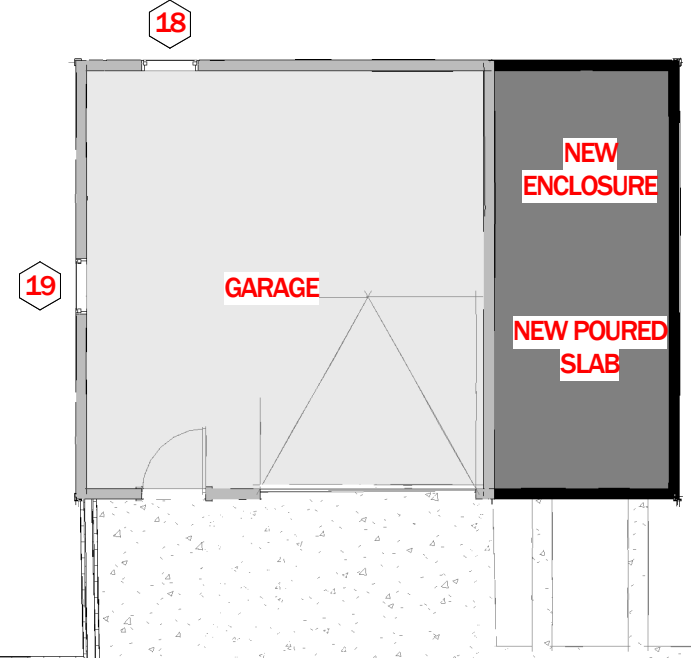
1ST FLOOR PLAN

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



ROOF PLAN

SCALE: 1/16" = 1'-0"



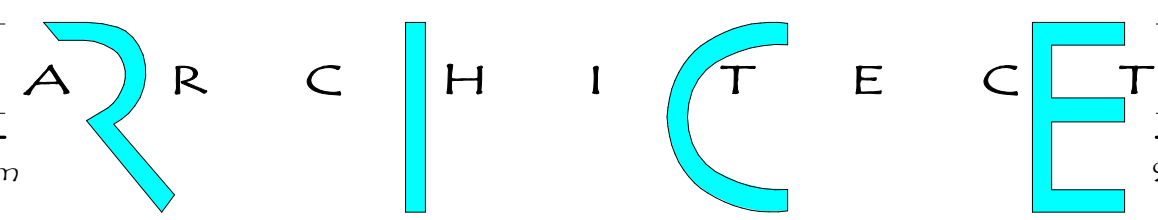
WEBER RES.

ISSUE DATE: 08/04/2022

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B2.1

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EXISTING - S 7TH ST ELEVATION

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

PROPOSED PAINT COLOR'S



SIDING, TRIM AND SOFFIT: SW 7008



BRICK AND FOUNDATION: SW 6335



WINDOW SASH AND DOOR: SW 6258

ALL WINDOWS TO BE REPLACED W/MARVIN
SIGNATURE® ULTIMATE WOOD - PRAIRIE 9 TOP ONLY



PROPOSED - WEST S 7TH ST ELEVATION

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

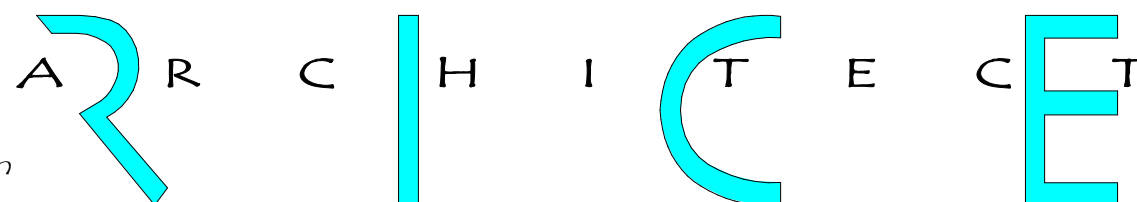
WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.0

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

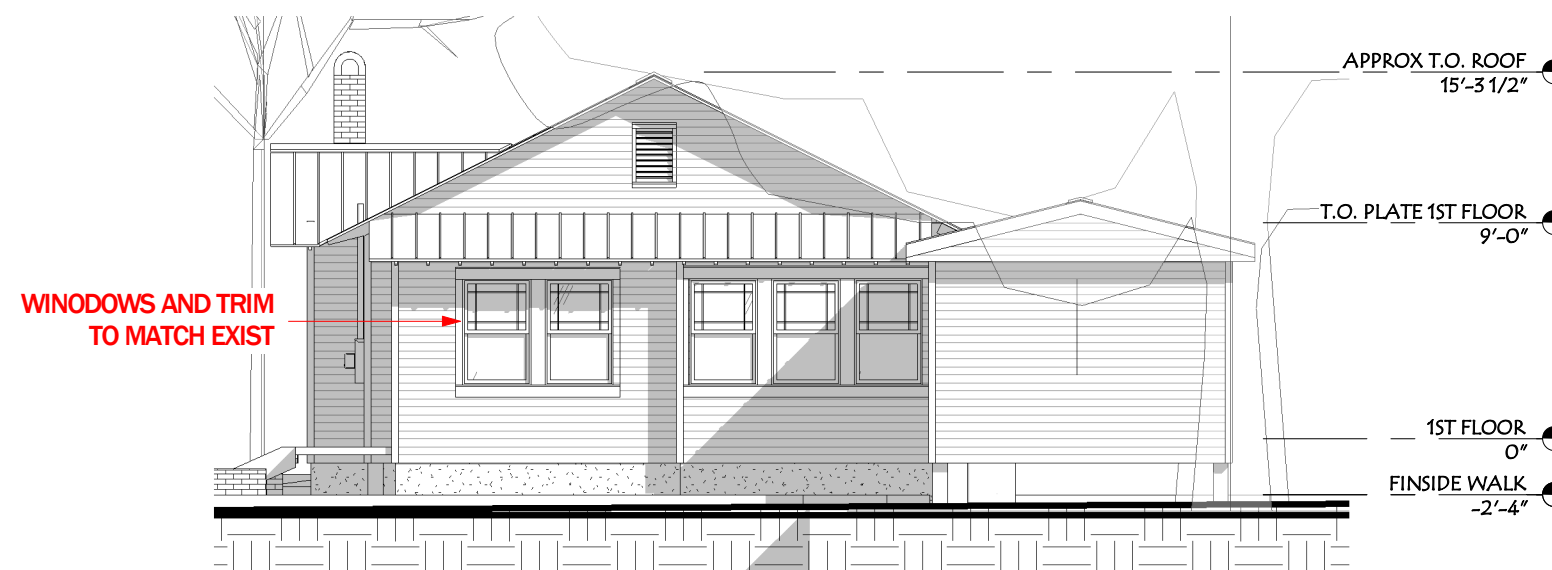


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EXISTING - WEST ELEVATION

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



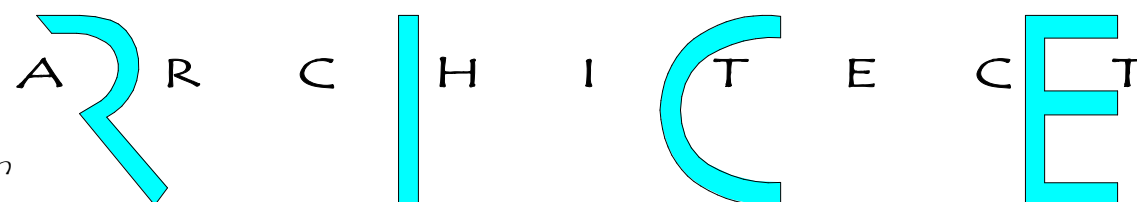
PROPOSED - WEST ELEVATION

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

WEBER RES.

ISSUE DATE: 08/04/2022

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



232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.1

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EXISTING - NORTH ELEVATION

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



PROPOSED - NORTH ELEVATION

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

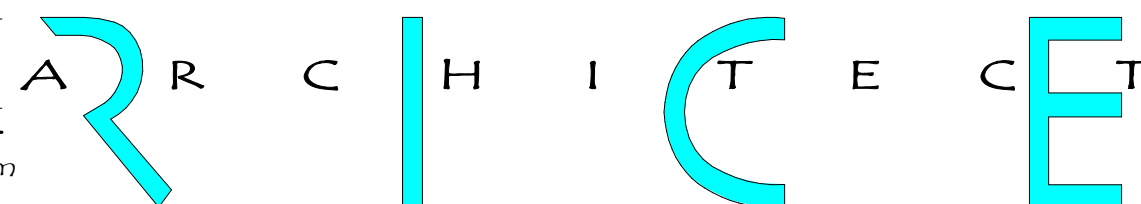
WEBER RES.

ISSUE DATE: 08/04/2022

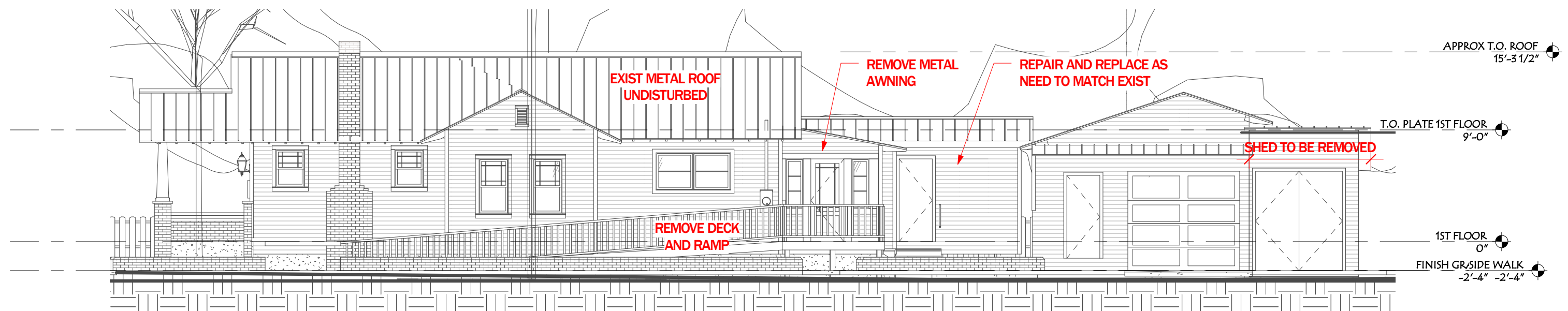
232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.2

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

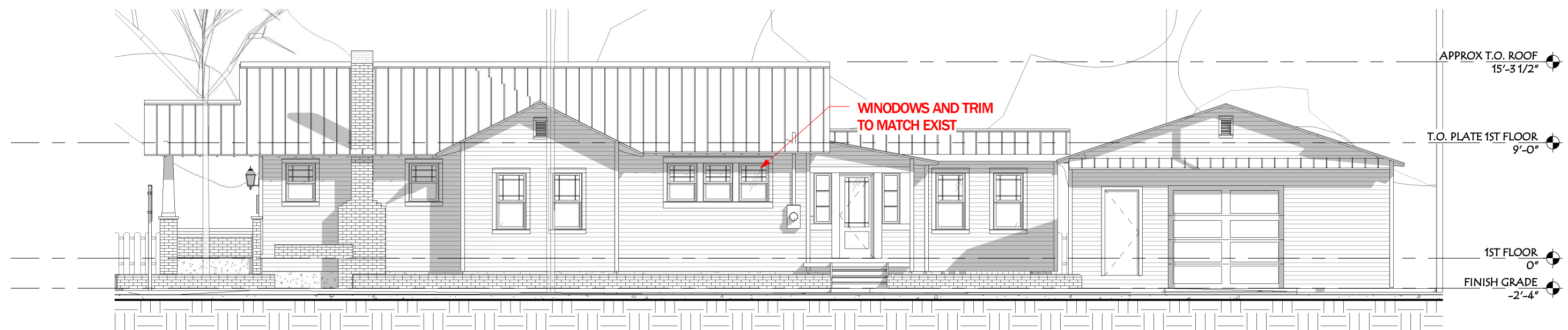


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EXISTING- CEDAR ST ELEVATION

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



PROPOSED - CEDAR ST ELEVATION

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

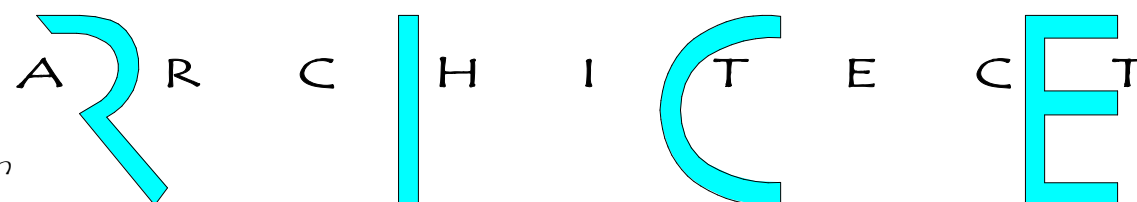
WEBER RES.

ISSUE DATE: 08/04/2022

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B3.3

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WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.4

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

ARCHITECT

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WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.5

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

RICE ARCHITECT

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



WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.6

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

ARCHITECT

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WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.7

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

A R C H I T E C T

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WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.8

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

A R C H I T E C T

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WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.9

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

ARCHITECT

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WEBER RES.

ISSUE DATE: 08/04/2022

232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.10

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

A R C H I T E C T

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

Historic District Council Windows List

As amended from time to time – Approved 12/17/2021



*New products not on the list will be reviewed on a case-by-case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrex:	Composite:
Hurd Jeld-Wen (Siteline) Marvin Pella (Reserve)	Hurd Jeld-Wen (Siteline) Marvin Pella (Architect, Designer, Reserve) Weather Shield	Anderson (400 Series, Architectural, 200 Series)	Marvin Elevate (Previously known as Integrity Wood-Ultrex) Windsor	Renewal by Andersen

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood:	All Vinyl/Plastic/Fiberglass:
Pella (ProLine)	Pella (Impervia, 350 Series, Encompass)

Window Survey Submission Requirements

Purpose

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation.... Evaluating the significance of these windows and planning for their repair or replacement can be a complete process involving both objective and subjective considerations. The Secretary of the Interior's Standards for Rehabilitation and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind.

Overview

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs.

Clear, colored, detailed photographs, including at least one of each:

- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

Survey

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would be a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four-level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows."

Class One (I), "Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, re-glazing, weather-stripping, caulking, and repainting.

Class Two (II), "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and re-gluing the existing material.

Class Three (III), "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

In **Class Four (IV)**, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

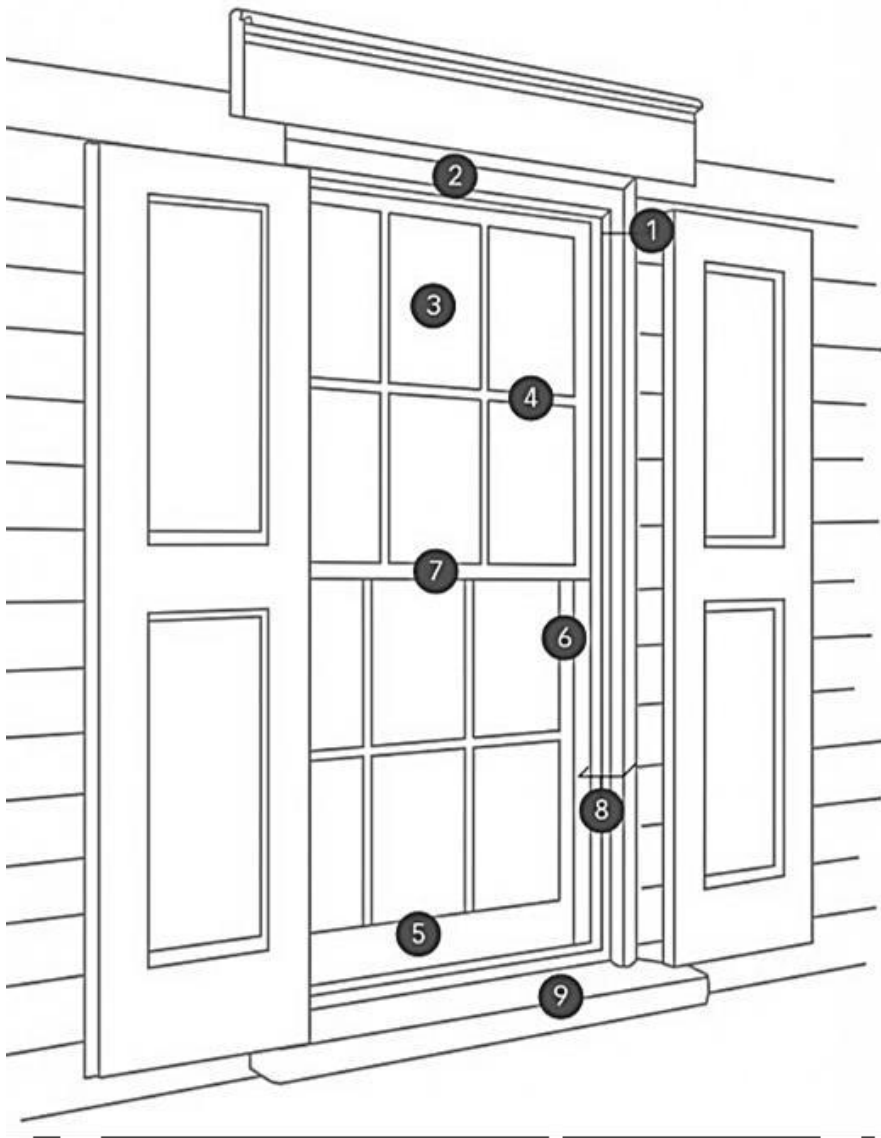
On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is **Class I, II, III, or IV**.

After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building. Therefore, window sections will be required for all projects involving total window replacement. This can be done either by submitting section drawings of both the existing and proposed window(s) or by submitting by a list of measurements comparing the individual elements of the existing window(s) to the proposed one(s) (A/K/A a window schedule).

ANATOMY OF A WOOD WINDOW



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Additional Window Resources

- [NPS Technical Preservation Brief 9: The Repair of Historic Wooden Windows](#)
- [Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement – National Trust for Historic Preservation](#)
- [Window Preservation Alliance](#)
- [5 Worst Mistakes of Historic Homeowners \(Part 1 Windows\) – The Craftsman Blog](#)

[illegible]



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00465**

Recorder # **286**

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) **232 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

232

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 **Bungalow**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal:3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Cross gable

Other Roof Secondary Structure(s)

Number of Chimneys **2**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **south exterior, south slope**

HISTORICAL STRUCTURE FORM

8NA00465

DESCRIPTION (continued)

Window Descriptions 9/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: SOME of this category

Residential: SOME of this category

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1950

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence; 1950;</u>

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Name of Local Register if Eligible

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

8NA00465

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

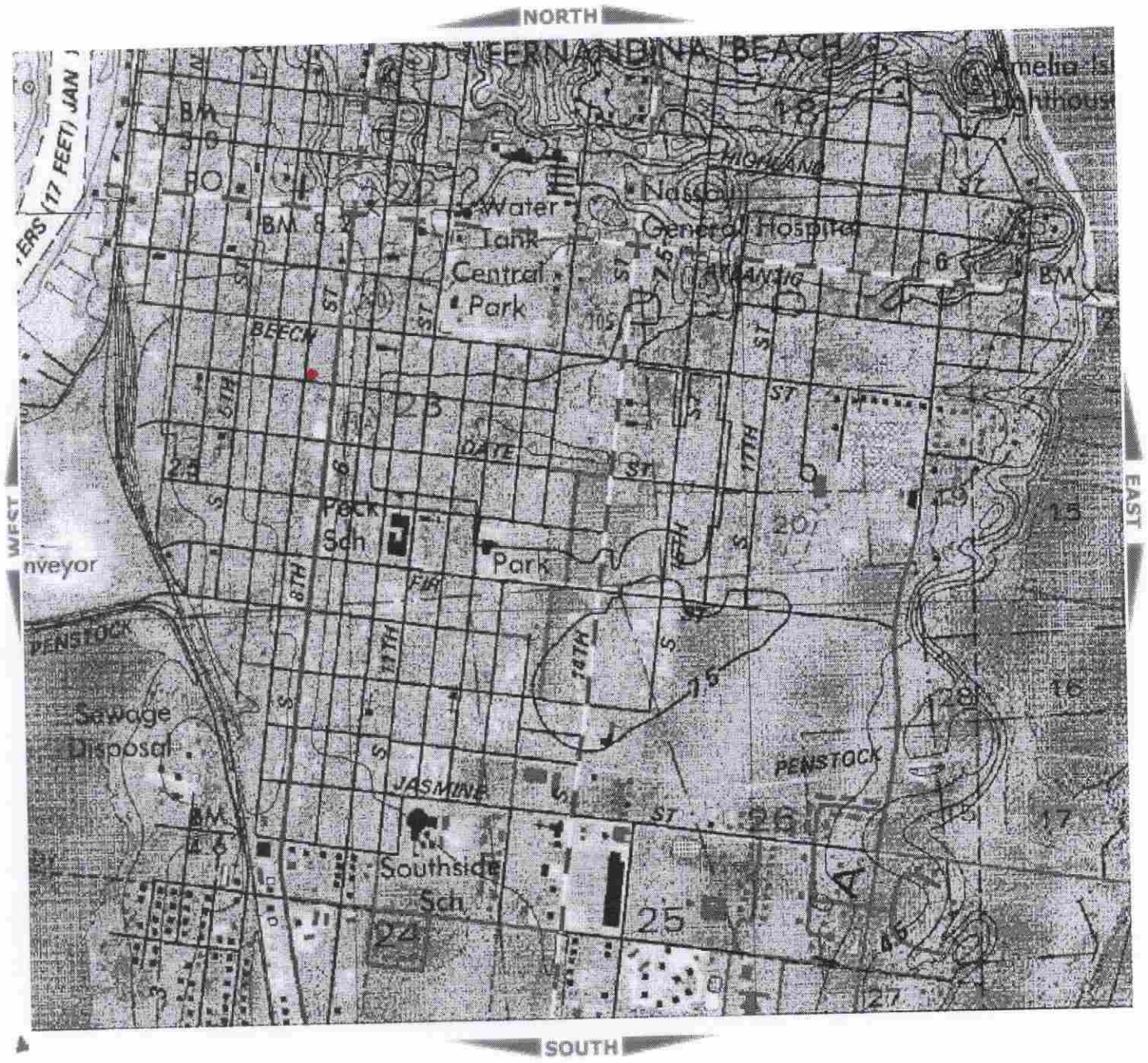
REQUIRED PAPER ATTACHMENTS

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

NA00465-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Cross gable
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1950;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

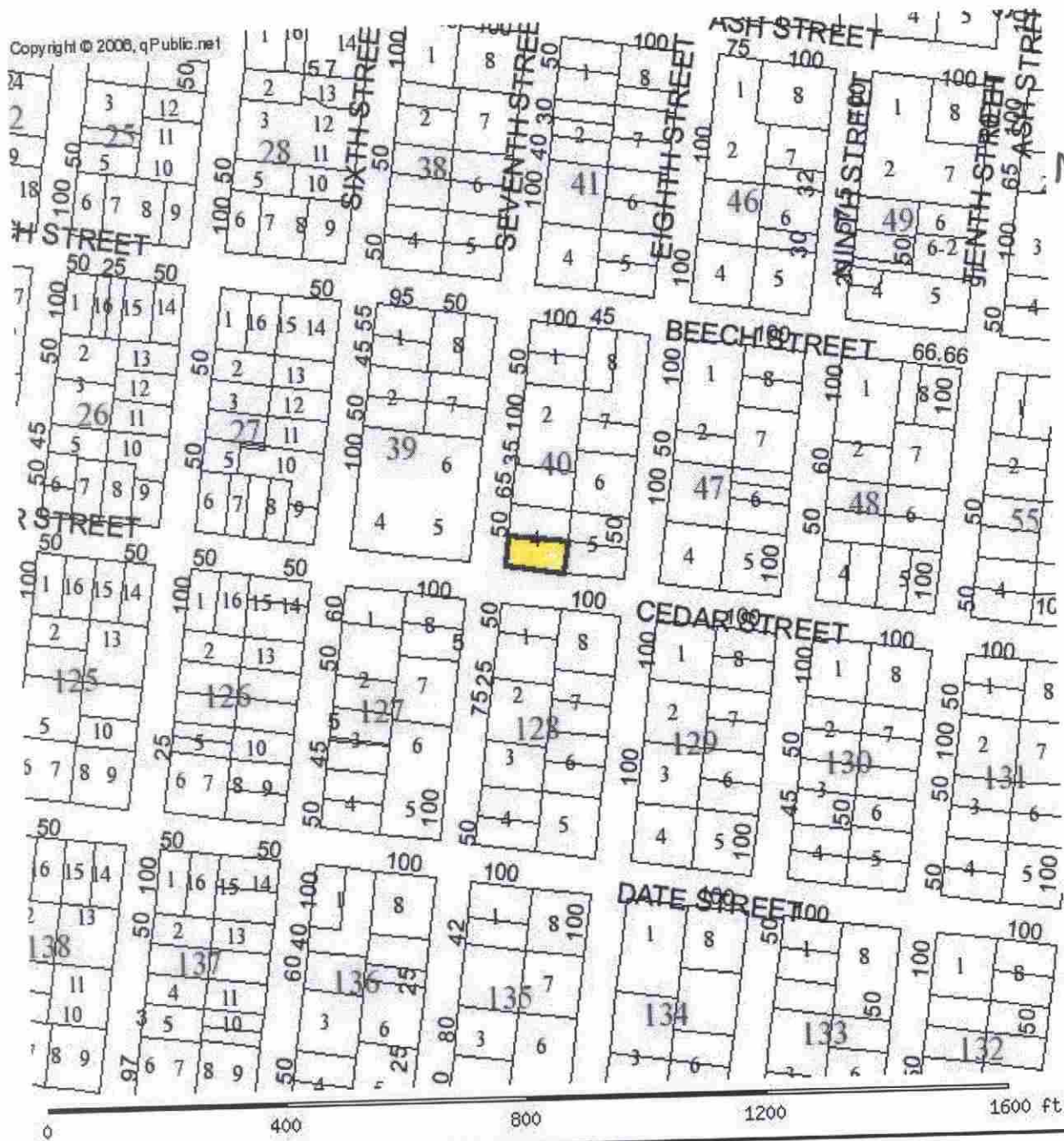


NA 465

286

286

NA465



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0042
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	FERREIRA LOUIS A III L/E
Mailing Address	LOUIS A FERREIRA JR 232 SOUTH 7TH ST; FERNANDINA BEACH, FL 32034
Situs/Physical Address	232 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	75,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 465*

SITE NAME: 232 S. 7th St.
ADDRESS OF SITE: 232 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 40 4
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
x GOOD		UNALTERED	PRESENT USE pvt.residence
FAIR	x	ORIGINAL SITE	DATES c.+ 1926
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 191

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story entrance, end, 2-bay, access N, gable
roof; truncated columns on brick piers; exposed rafters

ORIENTATION: W

FOUNDATION: continuous: concrete block

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: offset, exterior: lateral slope

WINDOW TYPE: DHS, 9/1, wood

CHIMNEY: brick, stuccoed

ROOF SURFACING: tar paper

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

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:

232 S. 7th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1926, it is a one-story frame Bungalow residential building. It is noteworthy for its Craftsman influence. It has been significantly altered by a frame addition to northeast corner.

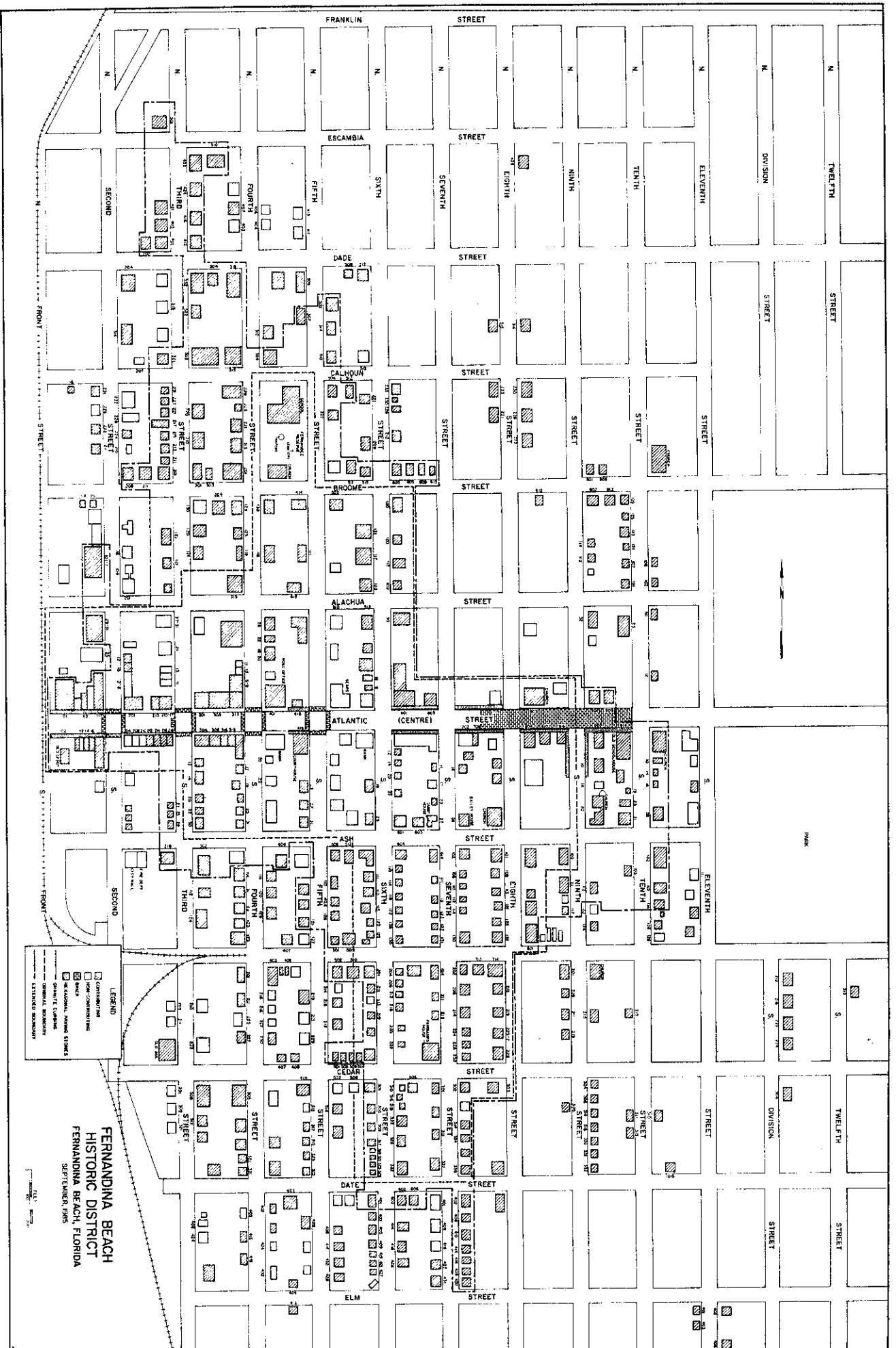


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00465**
 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) 232 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

Address: 232 S 7th Street
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) At corner of Cedar and 7th
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0040-0042 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1950 To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Shed Extension & wheelchair ramp
 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 Bungalow Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 9/1 DHS

Distinguishing Architectural Features (exterior or interior ornaments) 9/1 Craftsman DHS windows; 2 front facing gables; partial width front porch with brick piers and battered columns; exposed rafter tails

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Brick 2. BrickStructural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) 9-light window in upper half of original door;Porch Descriptions (types, locations, roof types, etc.) Partial-width; brick piers w/ battered wood posts; decorative brick knee wallsCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Exhibits Craftsman elements including pane configuration of windows and doors; porch posts and piers; cross rear gable and detached garage; county GIS notes 1950 construction but likely dates to 1920sArchaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☒ yes ☐ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. <u>Community planning & development</u>	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 INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)**Required Attachments**● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





232



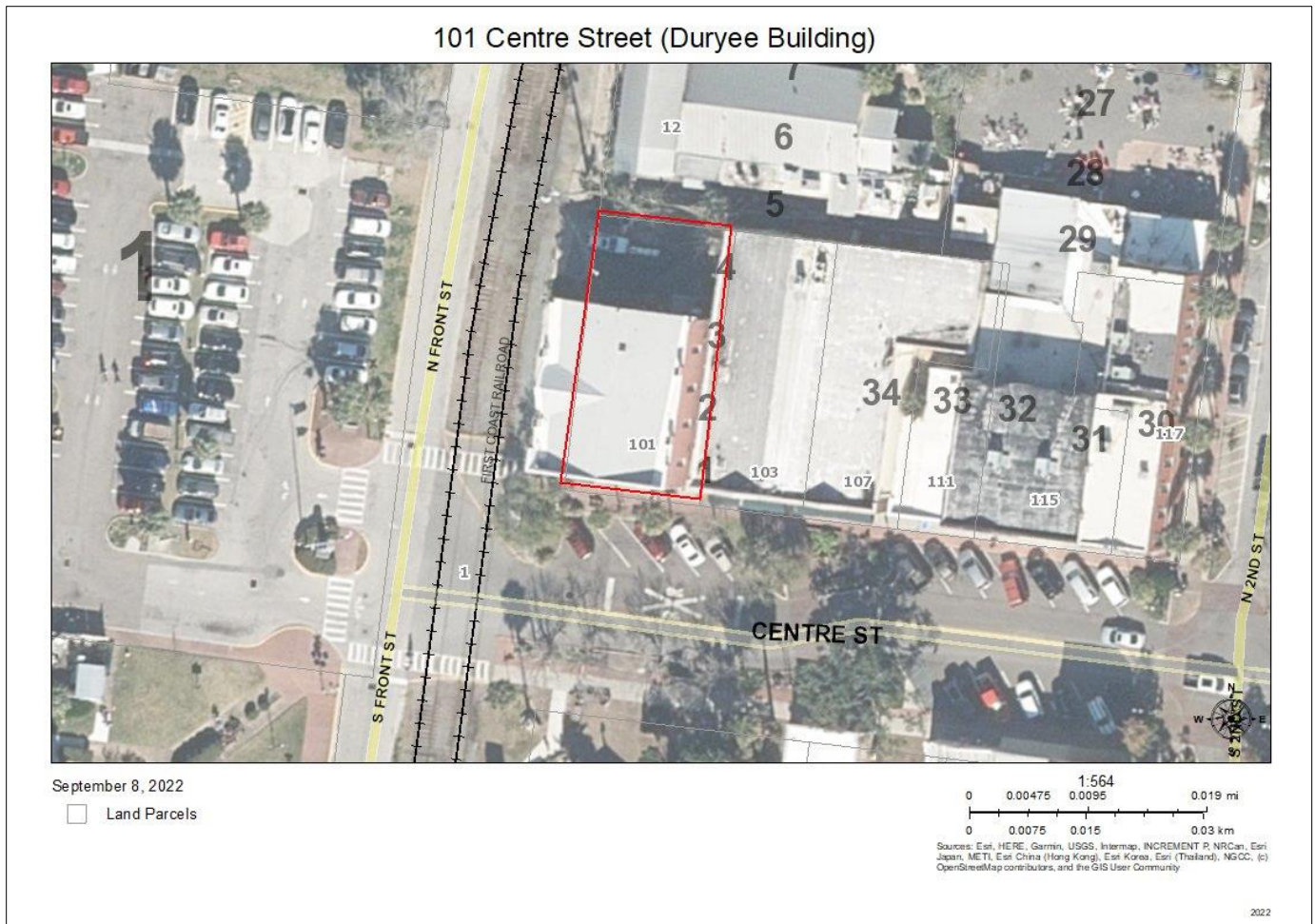




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0069
SEPTEMBER 15, 2022

Owner/Applicant:	ACATECTS LLC, AGENT FOR 101 CENTRE STREET LLC
Property Address:	101 Centre Street (Duryee Building)
Parcel ID #	00-00-31-1800-0001-0012
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Restaurant & Offices
FL Master Site File #	8NA00641
Year Built:	1882 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to demolish existing middle bay of storefront (non-historic) and construction of a temporary construction entrance. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats, The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression... Fernandina's first customs house is said to have been on the second floor of the building." -FMSF 8NA0641

The applicant seeks approval to remove existing (non original) aluminum storefront in the ground level central bay of the south/front elevation and construct a temporary closure to aid in removal of materials during interior demolition.

The temporary closure will utilize the existing wood header as the primary attachment location for three (3) framed panel doors. Additional vertical supports will be 3x6 wood members. Each door will have a 2x4 interior wood frame with 1/2 exterior grade plywood screwed to the frame. The door size is 3'-7" wide by 9'-0" high. The hinges at the top are Markar (or similar) pivot hinges, cold rolled steel with capacity to lift 300 pounds. At the base of each door will be a pivot pin to hold the door in vertical plane placed in the area where the aluminum storefront threshold has been removed. Stainless steel hasps will be the locking mechanism. The intent of the closure is to provide equipment access, containment of fragmenting materials, and to secure the property after working hours.

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	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed storefront removal and temporary measures are necessary and do not lessen the historic integrity of the building.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2022-0069

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0069 **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 2022-0069, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Elevation & Scope
- EXHIBIT 3 FMSF 8NA00641

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9740

Date Submitted: 8/17/2022

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

8/11/2022

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*

101 Centre Street

City*

Fernandina Beach

State*

FLorida

Zip Code*

32034

Parcel ID #(s)*

00.00.31.1800.0001.0012

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

101 Centre Street, LLC

Last Name*

101 Centre Street, LLC

Mailing Address*

960194 Gateway Boulevard, Suite 101

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

(904) 310-9501

E-mail Address*

Ichism@amelialawgroup.com

OWNER'S AGENT

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

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

Yes

First Name*

Amy

Last Name*

Anderson

Company (if applicable)

acatects llc

Street Address

City

State

Zip

Telephone Number

(808) 221-6988

E-mail Address

acatects@gmail.com

Project Description*

Removal of existing (non original) aluminum storefront in the ground level central bay of the south/front elevation of 101 Centre Street. Installation of temporary closure during interior removal of accretions of various materials added during the 140 year history of the Duryee Building. This process will be under controlled protocols and removed materials will be carted out the front central entrance to transfer vehicles. The transfer carts need greater clearance than is provided by the current entry doors. The removal is prelude to a thorough analysis of the existing structure, a necessary evaluation to determine the scope of rehabilitation for the building to meet the U.S. Department of the Interior Standards for the Treatment of Historic Properties. The temporary closure will utilize the existing wood header as the primary attachment location for three (3) framed panel doors. Additional vertical supports will be 3x6 wood members. Each door will have a 2x4 interior wood frame with 1/2 exterior grade plywood screwed to the frame. The door size is 3'-7" wide by 9'-0" high. The hinges at the top are Markar (or similar) pivot hinges, cold rolled steel with capacity to lift 300 pounds. At the base of each door will be a pivot pin to hold the door in vertical plane placed in the area where the aluminum storefront threshold has been removed. Stainless steel hasps will be the locking mechanism. The intent of the closure is to provide equipment access, containment of fragmenting materials, and to secure the property after working hours.

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, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
101 Centre Street - Recorded Warranty Deed.pdf	101 Centre Owners Authorization for COFB.pdf	acatects_101c_hdc_temp_door	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

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

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

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

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

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

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 22-204267

Parcel No.: 00-00-31-1800-0001-0012

This **WARRANTY DEED**, made the **11th day of May, 2022**, by **Patricia I. Toundas a/k/a Patricia C. Toundas, a single woman** (whether one or more, the "Grantor"), to **101 Centre Street, LLC, a Florida limited liability company**, whose post office address is 960194 Gateway Boulevard, Suite 101, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

The land referred to herein below is situated in the County of NASSAU, State of Florida, and described as follows:

All those certain lots, pieces or parcels of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau 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 West One-half (W 1/2) of Lots One, Two, Three and Four, in Block One, of said City of Fernandina.

Together with that part of Front Street lying adjacent to Lots One, Two, Three and Four, in Block One, of said City of Fernandina, as closed and vacated by Ordinance No. 258, recorded in Official Records Book 668, Page 1704, of the current Public Records of Nassau County, Florida, lying Easterly of the lands described in that Quit Claim Deed recorded in Official Records Book 1951, Page 653, of the current Public Records of Nassau County, Florida.

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

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

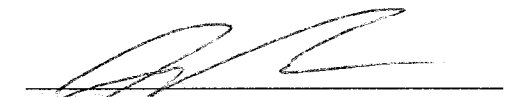
SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

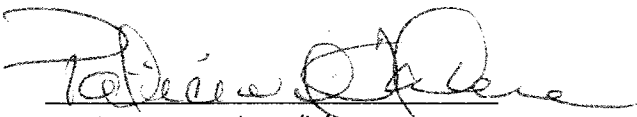
Signed, sealed and delivered in the presence of:


Witness Signature

Printed Name: Jan Rogers


Witness Signature

Printed Name: Amanda F. Smith


Patricia I. Toundas a/k/a Patricia
C. Toundas

Address: 96213 Blackrock Road
Yulee, Florida 32097

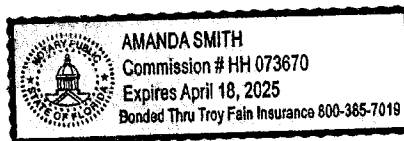
STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ()
online notarization this 11th day of May, 2022, by Patricia I. Toundas a/k/a Patricia C.
Toundas.



Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE 101 Centre Street LLC
(print name of property owner(s))

hereby authorize: Amy Anderson architect and acatecs, LLC
(print name of agent)

to represent me/us in processing an application for: Building Construction including HAC review
(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.

X Wendy H. Hogan
(Signature of owner)

(Signature of owner)

101 Centre STREET, LLC
(Print name of owner)

(Print name of owner)

By: Wendy H. Hogan, Manager

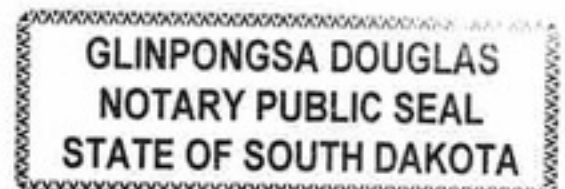
STATE OF ~~FLORIDA~~ South Dakota
COUNTY OF ~~NASSAU~~ Minnehaha

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2022, by Wendy H. Hogan.

[Signature]
Notary Public
Personally Known _____ OR Produced Identification ☒ ID Produced: PL# H250-888-55-563-0

Glinpangsa Douglas
Printed Name

04/26/2027
My Commission Expires



101 centre street
city of fernandina beach florida



existing south elevation

note: existing south elevation is part of
the as-built drawing set produced by
Jon Flores, J-FLO Industries, Jacksonville FL

temporary front doors 1 / 2

ELEVATIONS	
SCALE:	1/4"=1'-0"
JOB NO:	
SHEET:	A3

alteration scope

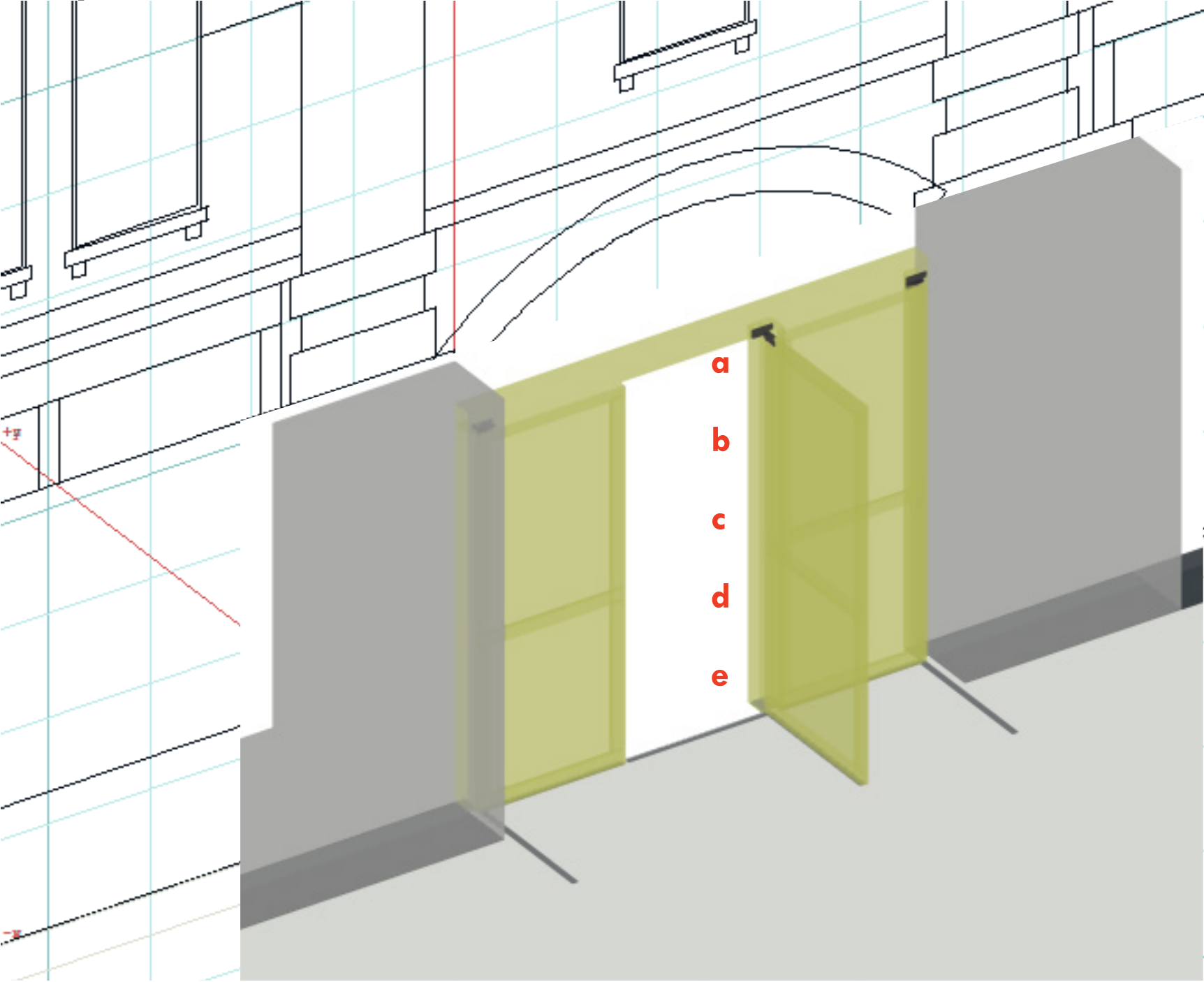
- 1 replace storefront with temporary access doors during interior demolition
- 2 provide secure attachment and closure with minimal disruption of existing building surfaces



acatects

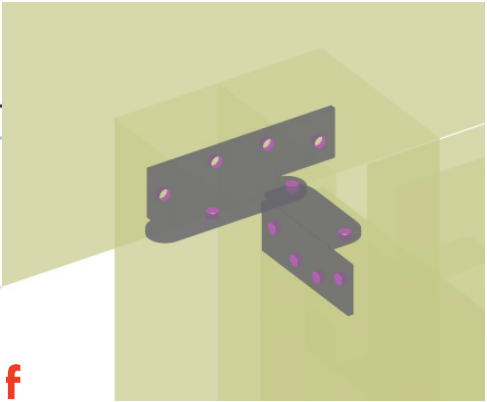
17 august 2022
acatects@gmail.com
amelia island florida 32034

101 centre street
city of fernandina beach florida



area of alteration

temporary front doors



- area of alteration
- a hinges at existing header
 - b vertical support of 3x6
 - c doors 3 @ 3'-7" x 9'-0"
 - d panel frame of 2 x 4
 - e plywood panel @ 1/2"
 - f pivot hinge detail



existing storefront





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00641

Recorder # 66

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) Duryee Building Multiple Listing (DHR only) _____
 Other Names _____ >> Marina Seafood Restaurant
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
101		Centre	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

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

Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Masonry Vernacular

Other Style _____

Exterior Plan Rectangular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____ >> Brick

Other Structural System(s) _____

Foundation Type(s) _____ >> Continuous

Other Foundation Types _____

Foundation Material(s) _____ >> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____ >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Flat

Other Roof Type(s) _____

Roof Material(s) _____ >> Tar & gravel

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____ >> _____

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) western exterior

HISTORICAL STRUCTURE FORM

8NA00641

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1882

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified; 1882;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00641

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

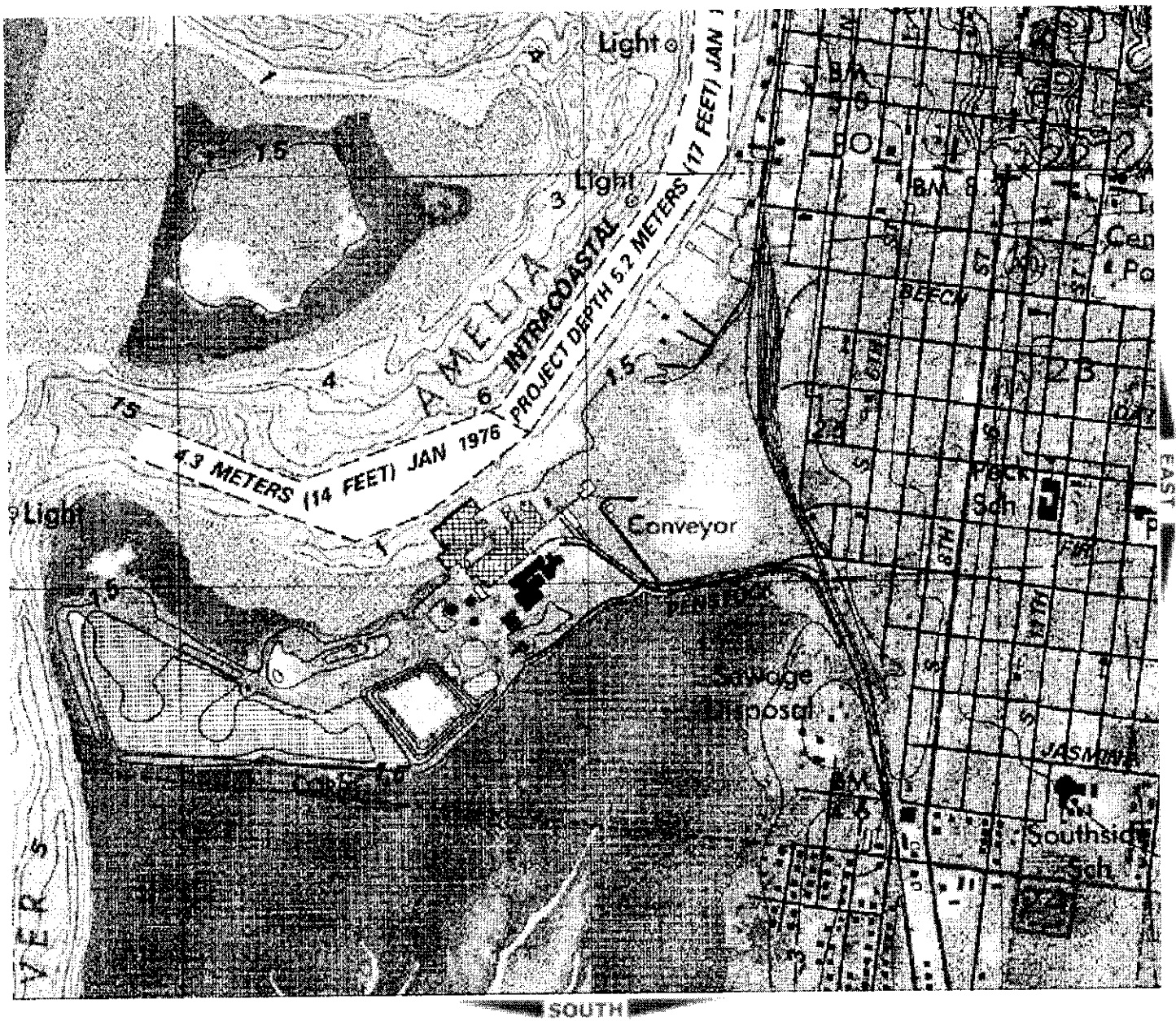
REQUIRED PAPER ATTACHMENTS

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

NA00641-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1882;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Sanborn maps
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Marina Seafood Restaurant



NA641

66

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 641

SITE NAME: Duryee Bldg.
ADDRESS OF SITE: 101 Centre St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

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

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE commercial

GOOD

UNALTERED

PRESENT USE commercial

FAIR

x

ORIGINAL SITE

DATES + 1882

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 459

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: rough cast

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: S

FOUNDATION: continuous: brick

ROOF TYPE: flat: built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset, on wall # E: offset, on wall

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

CHIMNEY: stucco

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

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

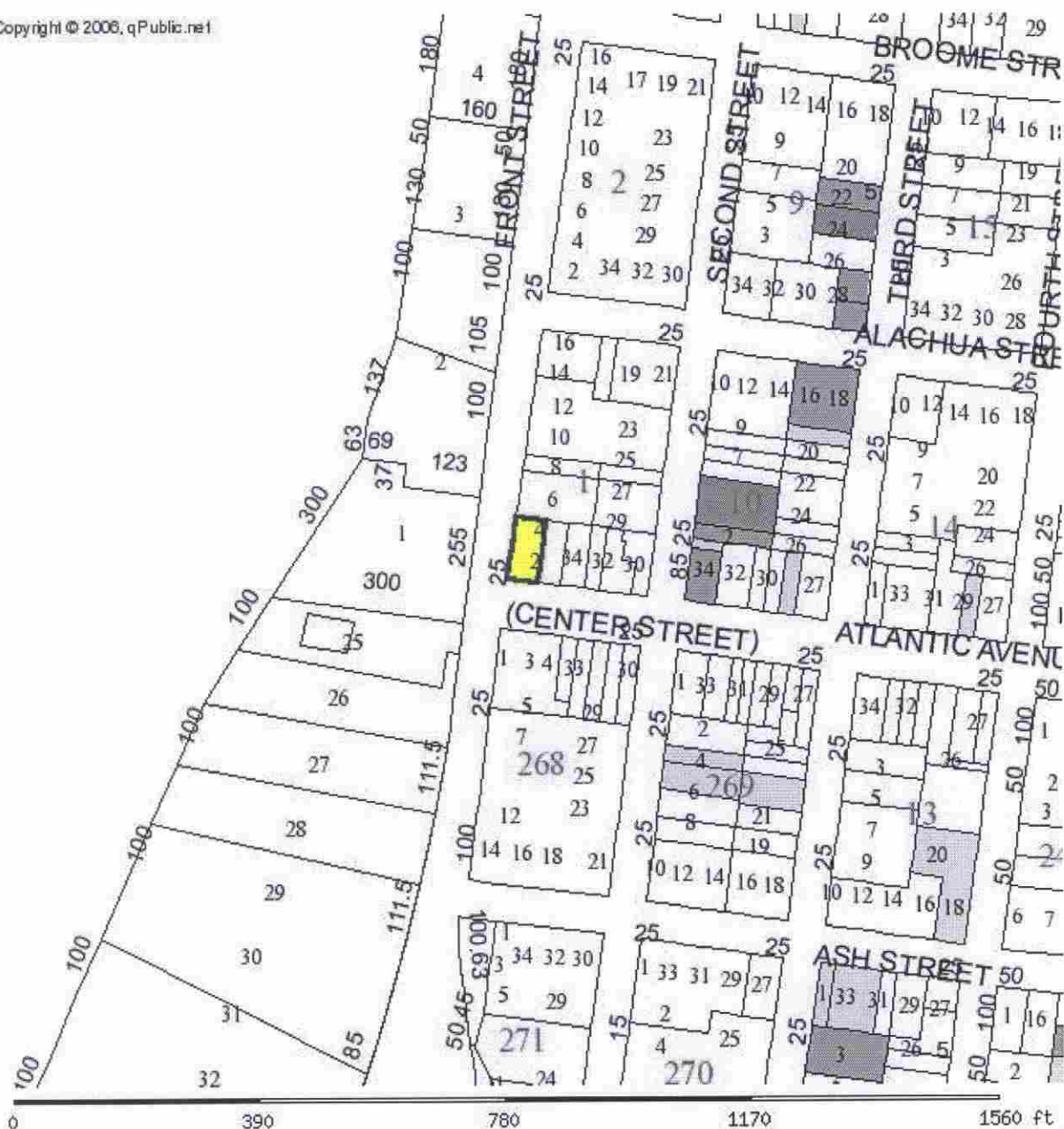
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats. The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression. The building currently houses the Marina Restaurant and the Florida Times-Union office. Fernandina's first customs house is said to have been on the second floor of the building.

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NA641

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0012
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	TOUNDAS ALICE T
Mailing Address	101 CENTRE STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	101 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00641**
 Field Date 1-31-2018
 Form Date 1-31-2018
 Recorder # 1312

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) Duryee 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 101 Direction _____ Street Name Centre Street Type _____ Suffix Direction _____
 Address: 101 Street Centre
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0001-0012 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: 1882 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding; storefront; some windows
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major William B.C. Duryee, Union officer during occupation returned to act as Customs Collector/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. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 2/2 dhs, paired, segmental arches; modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Masonry decorative detailing, arches, pilasters; decorative brackets; gable dormer and parapet

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Stucco 2. _____Structural System(s): 1. Brick 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Multiple modern storefront entries of glass and metal frame along S and W facades

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

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Fernandina's first customs house; also Florida Mirror, a local bank and a barArchaeological 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 SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

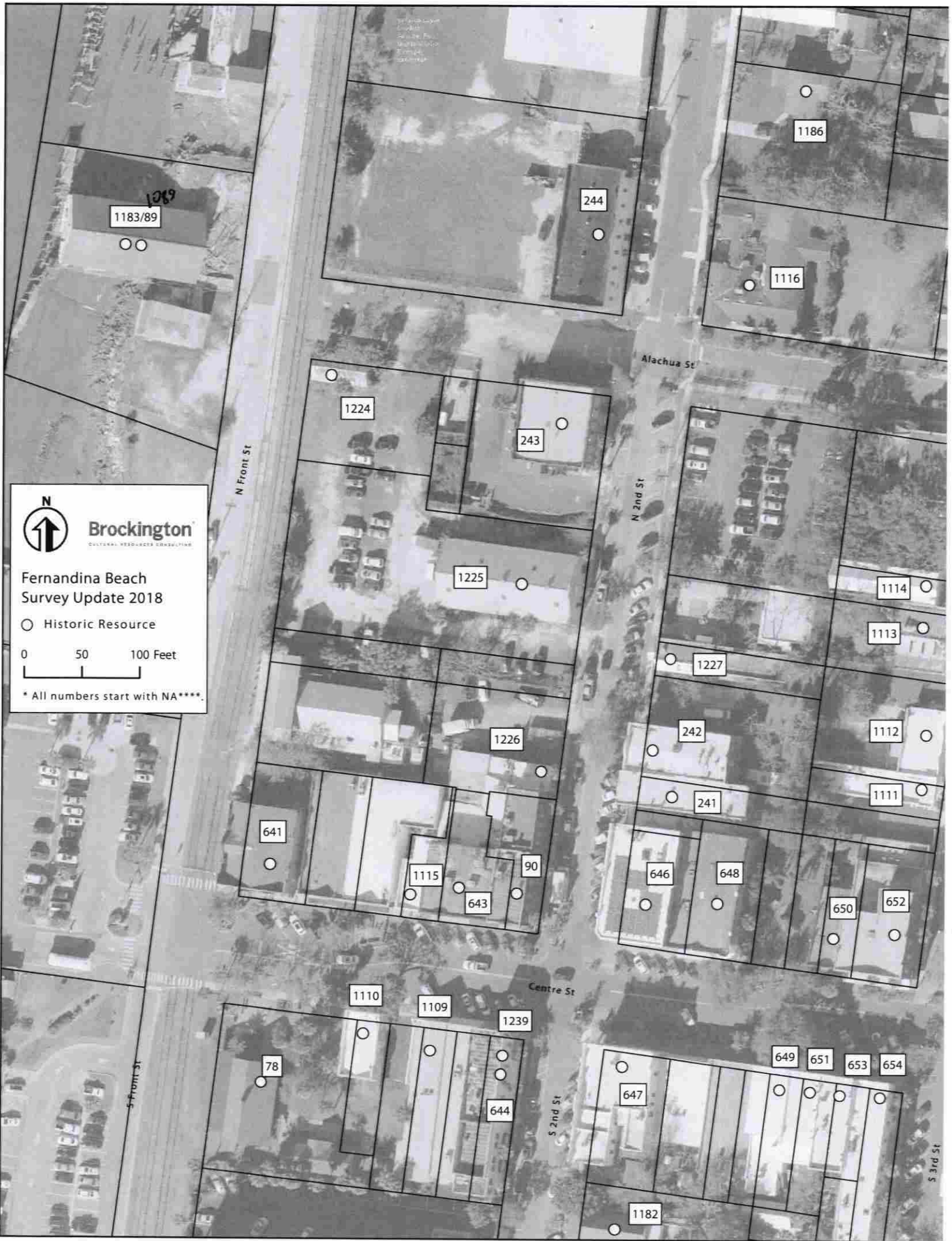
1. <u>Community planning & development</u>	3. _____	5. _____
2. _____	4. _____	6. _____

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 _____ |

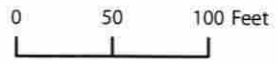
RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)**Required Attachments**● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL HERITAGE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

1183/89

1269

244

1186

1116

1224

243

Alachua St

N Front St

N 2nd St

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1226

90

1115

643

1110

1109

1239

Centre St

78

644

S 2nd St

S Front St

647

649

651

653

654

1182

S 3rd St







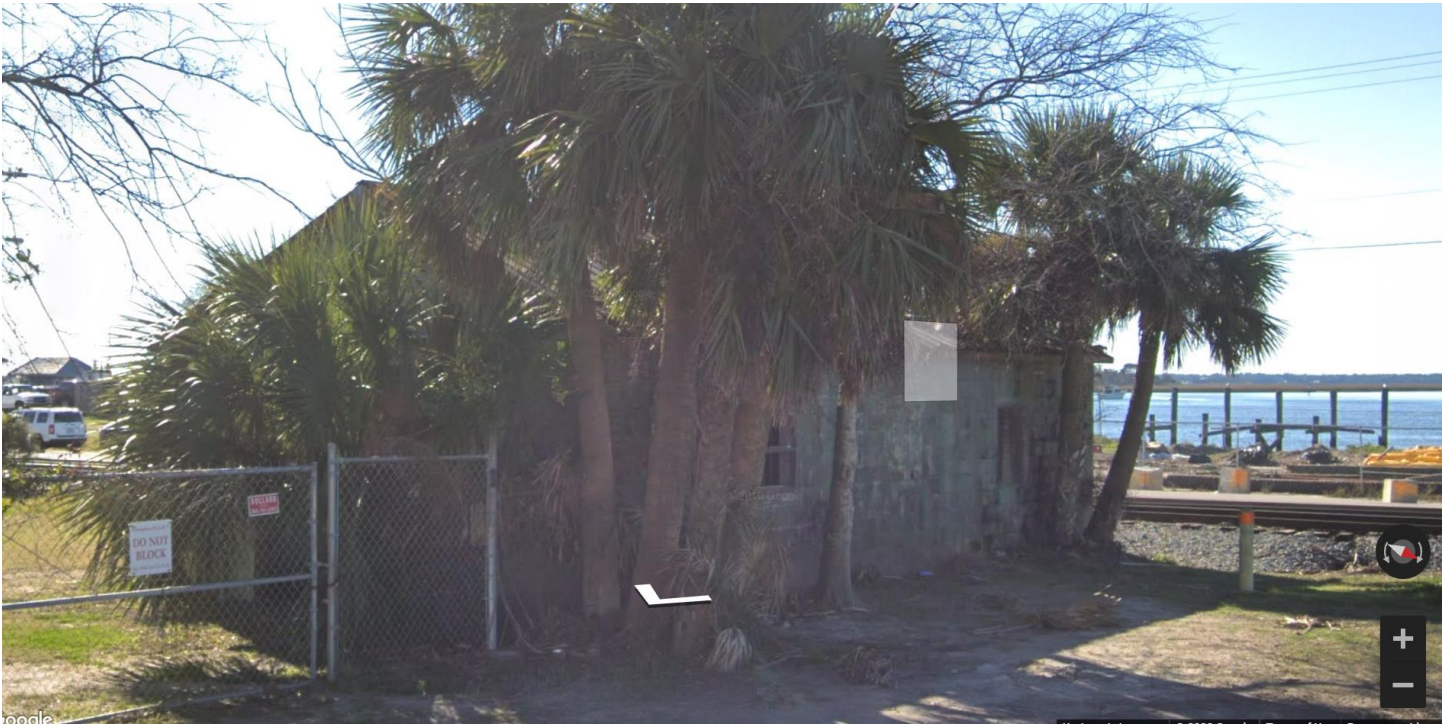


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0070
SEPTEMBER 15, 2022

Owner/Applicant:	DOWNTOWN CRAB LLC
Property Address:	101 Alachua Street
Parcel ID #	00-00-31-1800-0001-0080
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant storage structure
FL Master Site File #	8NA01224
Year Built:	1946
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to demolish a CMU storage structure. (Quasi-Judicial)

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The subject property falls within the Waterfront Community Redevelopment Area (East of Front Street Design Area) and the Fernandina Beach Downtown Historic District.

The applicant is seeking to demolish a non-contributing CMU storage structure on the northwest corner of the parcel. The roof of the structure has collapsed and broken out windows and doors. The structure has been cited by the Code Enforcement in the past.

Certificates of Approval (COAs) have been granted twice previously, on August 19, 2010 (HDC 2010-26) and January 19, 2017 (HDC 2017-01) for the demolition of this structure.

The city has requested that the owner remove the structure as part of the current improvements to Front Street.

APPLICABLE GUIDELINES:[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)[WATERFRONT COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES](#)[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

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

ANALYSIS:

Staff finds that based on previous analysis, this structure meets the criteria for demolition (see Exhibit 2).

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, the Downtown Historic District Design Guidelines, and the Waterfront Community Redevelopment Area Design Guidelines.

Staff recommends:

APPROVAL of HDC 2022-0070

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0070 **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 2022-0070, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, the Downtown Historic District Design Guidelines, and Waterfront Redevelopment Area Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2022-0070 Application & Backup Materials
EXHIBIT 2	HDC 2010-26 & HDC 2017-01 Staff Reports
EXHIBIT 3	FMSF 8NA01224

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9761

Date Submitted: 8/21/2022

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€œ Non-Contributing \$1,500

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

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

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

APPROVAL TYPE*

Staff Approval

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

-- Select One --

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

101 Alachua Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0001-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Downtown Crab, LLC.

Last Name*

Thomas Flannery

Mailing Address*

P.O. Box 16496

City*

Fernandinja Beach

State*

FL

Zip Code*

32035

Telephone Number*

(917) 403-8755

E-mail Address*

tomflan2@icloud.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Thomas Flannery, Manager, of Downtown Crab, LLC has agreed to provide the City of Fernandina Beach an easement across the western boundary of the Subject Property for installation of a sidewalk and fence that will connect Center Street to Alachua Street. The City requested the Owner to demolish a small shed on the property to allow construction of the sidewalk in accordance with survey and plans to be provided by the City, at City's expense, as part of the improvements approved by the Commission along Front Street and Alachua Street. Eventually, the Owner will submit plans for development of the nine(9) platted lots of record in accordance with the Zoning/LDC for these lots that lie within the CRA for approval.

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?

No

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

No

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

No

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

No

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

No

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

No

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

No

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

Yes

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

Yes

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

No

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

Yes - two previous owners of the Subject Property received approval to demolish the structure.

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Old Shed		(Name/Number)

DOORS

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

WINDOWS

Manufacturer

Boarded window Opening

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

ROOFING

Manufacturer

Black shingles

Product Description

Color

(Name/Number)

FASCIA/TRIM

Manufacturer

N/A

Product Description

Color

(Name/Number)

FOUNDATION

Manufacturer

Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer

None

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

None

Product Description

Color

(Name/Number)

FENCING

Manufacturer

None

Product Description

Color

(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
None		(Name/Number)

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

Upload 1 Topographical Survey.pdf	Upload 2 HDC 2010-25 and HDC 2010-26-21 [N 2nd Street and 101 Alachua Street].pdf	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Thomas

Applicant Last Name*

Flannery

Today's Date*

8/21/2022



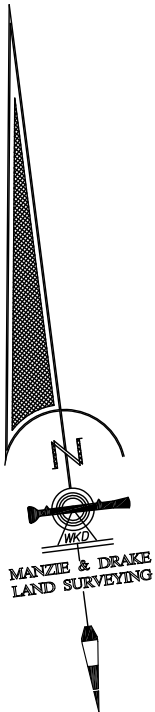
DEPARTMENT OF PLANNING & CONSERVATION

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.

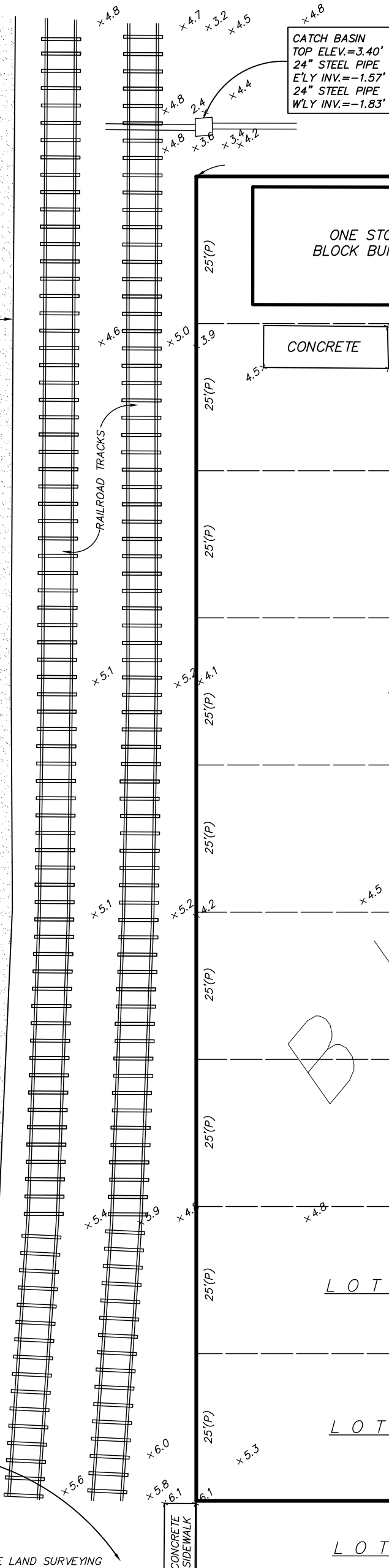
MAP OF TOPOGRAPHIC SURVEY

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



NORTH FRONT STREET

(60-FOOT RIGHT-OF-WAY)

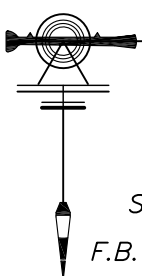


BENCHMARK:
NAIL AND DISK "MANZIE LB 7039" FOUND IN WOODEN POWER POLE LOCATED AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 1.

COPYRIGHT © 2013 BY MANZIE AND DRAKE LAND SURVEYING

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 17933 DATE: 2/21/13 CADD: JR
F.B. NO: X-250 PAGE NO: 75 FIELD CREW: GS FILE NO: A-3209





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2010-26
August 19, 2010

Owner/Applicant
Requested action:
Current zoning:
FLUM land use category:
Location:
Existing uses on the site:
Historic Property Survey 2007:

Adjacent Properties:
 For 21 N. 2nd Street -

For 101 Alachua Street -

Past COA for 21 N. 2nd Street:
 No COA files for 101 Alachua

Tony Quattrochi for Goodsell Nassau LLC				
Certificate of Appropriateness (COA) for demolition of structures				
C-3				
CBD				
21 N. 2 nd Street/101 Alachua Street				
Commercial				
c.1946, Frame Vernacular, Contributing/c.1898, Masonry Vernacular, Non-contributing				
North	Commercial	c.1900	C-2	General Commercial
South	Commercial	c.1878	C-3	CBD
East	Commercial	c.1946	C-3	CBD
West	Vacant	N/A	IW	Industrial Waterfront
North	Vacant	N/A	C-3	CBD
South	Commercial	c.1962	C-3	CBD
East	Municipal	N/A	C-2	General Commercial
West	Vacant	N/A	IW	Industrial Waterfront
SA 2007-47	7/30/2007	COA for replacing existing fencing		
1998-35	6/11/1998	COA for signage		
#1151	10/2/1995	COA for signage and installation of carriage lamps at front entrance		
#1140	8/7/1995	COA for reinstalling window at front, rebuilding loading dock at rear, and installation of signage		
#825	7/28/1992	COA for signage, painting building, repairing trim, and sealing roof		
#793	2/25/1992	COA for painting exterior		

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This application requests a COA for demolition of two structures – one located at 21 N. 2nd Street and the other at 101 Alachua Street. Demolition is requested in order to prepare the property for a townhome development project. The first five proposed townhomes are also on this meeting agenda for conceptual approval, HDC 2010-25. If approved, the property at 21 N. 2nd Street will not be demolished until such time as construction is to begin. Construction will begin with one unit on the lot directly to the north of the structure at 21 N. 2nd Street. The property at 101 Alachua Street is currently in a serious state of disrepair and would be demolished upon approval, if granted.

The 2007 survey indicates that the 21 N. 2nd Street structure is contributing. Although staff is reluctant to contradict a status established in the survey process, in staff's opinion, this building is not contributing. Staff has reviewed Sanborn maps and conducted a site visit with the applicant to investigate the status. In staff's opinion, the Sanborn maps corroborate the c.1946 construction date, as nothing appears on the site in 1926 or in years prior (1926 is the last Sanborn map available to staff). Additionally, the 1985 survey lists a "25 N. 2nd Street" building as non-contributing. Staff is not able to confirm that this is the same building as today's current "21 N. 2nd Street," but it is likely. An aerial 1974 photo does not show any other building on this side of N. 2nd Street, and it is the recollection of others that no other building has been adjacent to this particular building in the last thirty years. The Property Appraiser indicates this building is c.1930.

Chapter 1 of the Land Development Code defines a contributing property as “a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because a) it was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time, b) it is capable of yielding important information about the period, or c) it independently meets the National Register of Historic Places criteria for evaluation.” The period of significance for the expanded historic district is 1927, according to the National Register nomination, and the original historic district boundary is 1899, according to the National Register website. This block and building, which were included in the original district boundary, are outside the period of significance for this district, so it could not meet criteria (a) or (b) of the LDC definition for contributing. Additionally, in staff’s opinion, the building is not eligible for individual National Register-listing. Based on the date given in the 2007 survey, the Property Appraiser’s data, the information in the Sanborn maps, and the 1985 survey, staff finds that this building is outside the period of significance for the Downtown Historic District and is therefore, non-contributing.

As for 101 Alachua Street, it is staff’s opinion that the c.1898 date is perhaps incorrect, but would agree that this building is non-contributing (note that the survey incorrectly identified this property as “104” Alachua Street). Chapter 1 of the Land Development Code defines non-contributing as “a building, site, structure or object which does not add to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because a) it was not present during the period of significance of this district, b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register of Historic Places criteria for evaluation.” While the 2007 survey date indicates a c.1898 date, which would be during the period of significance, this building is not included in the 1985 survey, and while Sanborn maps from 1909 and 1926 do show a building in the general location of the existing building at this address, staff believes based on the construction of the building, the Property Appraiser date of c.1946 is more accurate. Staff does not believe the building possesses any particular historic integrity or that the building is eligible for National Register listing.

Although the buildings are representative of the industrial vernacular architecture required by the CRA Design Guidelines, and the buildings are in the CRA, they are not representative of the architecture in the Downtown Historic District, of which it is also a part and in which the buildings were first included in the 1970’s. This also indicates a lack of contributing status to the Downtown Historic District. However, regardless of contributing or non-contributing status for either building, the Board will need to weigh the demolition criteria in Section 4.03.02(F) of the Land Development Code.

The properties are located within both the Downtown Historic District and the Community Redevelopment Area.

No proposed building materials are associated with this project.

APPLICABLE GUIDELINES:

Section 4.03.02(A) of the Code states that the review of proposed development shall be based on the *Secretary of the Interior’s Standards for Rehabilitation*.

The following Standards are applied to this project:

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.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.*
8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

In cases of demolition, the following Code section applies:

Section 4.03.02(F): If an applicant wants to demolish a historic landmark, or a building on a historic site, or property in a historic district, the Historic District Council shall consider:

- Whether there is economic hardship for the applicant;
- Whether the applicant will be denied a reasonable return on his investment;
- Whether the applicant has made a good faith effort to pursue alternatives to demolition;
- Whether the historic landmark or site, or property in a historic district, qualifies for individual listing on the National Register of Historic Places, or as a state or local historic landmark;
- Whether the loss of the subject property would deteriorate the quality and continuity of the historic site or district, or the surrounding neighborhood; or
- If the property is in a historic district, whether it is contributing or noncontributing to the district.

The following Code section also applies:

Section 4.03.03(B). The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines (CRADG). Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

As specified in the section above, the adopted ***Downtown Historic District Design Guidelines and the Community Redevelopment Area Guidelines*** shall be used to determine the appropriateness of the project.

The following Downtown Historic District Design Guidelines are applicable:

▪ Regarding Demolition

Demolition is strongly discouraged in the Design Guidelines, as it can exert a negative impact on a historic district, particularly where new construction is not compatible or feasible. Eliminating a building from the streetscape either leaves a void, or the new construction may not be as well-designed or well-constructed as the original. Demolition is in conflict with SOI standards 2 and 4. However, in some instances, demolition may be appropriate or even enhance a historic district. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. The guidelines indicate that under certain circumstances, non-historic or non-significant components of a building complex can be removed. Factors to consider include: whether the components are secondary structures, whether they lack historical, engineering or architectural significance, whether they comprise a major portion of a historical site, and whether there is persuasive evidence to show that retention of the components is not technically or economically feasible. Demolition of non-significant additions may be appropriate where the addition is less than 50 years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district, is so deteriorated it would require reconstruction, or obscures earlier significant features. Demolition of significant outbuildings and additions is discouraged.

Applicable Recommendations:

- Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
- Retain the historic relationship between buildings and landscape and streetscape features.
- Remove non-significant buildings, additions, or site features which detract from the historic character or a site or the surrounding district or neighborhood.

Avoid:

- Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
- Removing historic buildings thus destroying the historic relationship between buildings, features, and open space.

- Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

The following CRA Design Guidelines are applicable:

- Section 4.4: East of Front Street Design Area These guidelines address the following for these properties: building height, setbacks, and style; awnings and canopies; and enclosing a setback space.
- Section 5: General Standards These guidelines address parking, signage, lighting, and street furniture.

The CRADG provide the following guidance when considering properties that lie within both the Historic District Overlay and the CRA Overlay:

Section 1.4. The CRADG maintain and support the Historic District Council's role in guiding redevelopment within its boundaries in the CRA. Along the waterfront area of this overlap, which lies within city property, no historic or contributing structures remain. Therefore, in practice, the CRADG provide the best guidance since they support the "compatibility" language of the Historic District Guidelines. In the areas east of Front Street that abut the Historic District and a fabric of historic and contributing buildings, the Historic District Guidelines provide the clearest advice. In either case, it cannot be overemphasized that the two documents are complementary and shall be consulted simultaneously.

ANALYSIS:

Generally, demolition conflicts with the Secretary of the Interior Standards, SOI 2 in particular. Demolition of both properties in this instance will removal potentially historic materials and alter the features that currently characterize the property. However, in staff's opinion, neither of the buildings display significant historic integrity, and were both likely constructed outside the district's period of significance. Therefore, the proposed demolition is compliant with SOI 4. Staff also notes that the Design Guidelines, while discouraging demolition, point out that in some instances demolition may be appropriate and even enhance a district where the new construction will be more compatible. The applicant does propose new construction on the site (see the staff report for HDC 2010-25), which is encouraged in cases of demolition to avoid a void in the district due to vacant property. Additionally, the applicant will not demolish the building until such time as new construction will begin on the underlying lots, which will also reduce the potential for a void on this block. The building at 101 Alachua Street is in serious disrepair and is not so large that it will create an exceptional void; the majority of the block facing Front Street is already vacant. Additionally, the Guidelines specifically point out instances where non-historic buildings not in character with the district can be removed with no impact. While these buildings are in keeping with the architecture in the CRA, they are in the CRA Design Area that indicates the Historic District Guidelines provide the clearest advice. In this instance, the Guidelines indicate demolition may be appropriate in this instance.

Staff requests the applicant be mindful of SOI 8 regarding archaeological resources. While the majority of this area is paved, staff does ask that during demolition, if approved, the applicant note any archaeological resources and share that information with staff.

Regarding Section 4.03.02(F), staff offers the following opinions:

If an applicant wants to demolish a historic landmark, or a building on a historic site, or property in a historic district, the Historic District Council shall consider:

- Whether there is economic hardship for the applicant;
No economic hardship has been presented.
- Whether the applicant will be denied a reasonable return on his investment;
The applicant will not be able to proceed with his plans absent demolition of the property, which may be denying a reasonable return on investment.
- Whether the applicant has made a good faith effort to pursue alternatives to demolition;
No other alternatives have been pursued to staff's knowledge, although the applicant did indicate exploring retention of the façade at 21 N. 2nd Street.

- Whether the historic landmark or site, or property in a historic district, qualifies for individual listing on the National Register of Historic Places, or as a state or local historic landmark;
In staff's opinion, these buildings do not qualify for individual listing on the National Register or as a state or local landmark.
- Whether the loss of the subject property would deteriorate the quality and continuity of the historic site or district, or the surrounding neighborhood; or
No, staff does not find that the loss of these buildings would deteriorate the quality and continuity of the historic site or district or surrounding neighborhood.
- If the property is in a historic district, whether it is contributing or noncontributing to the district.
In staff's opinion, as documented in the background information section of this staff report, the buildings are non-contributing.

Staff concludes the proposed plans are substantially consistent with the Land Development Code, the Downtown Historic District Guidelines, the Community Redevelopment Area Design Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

RECOMMENDED MOTION:

I move to approve HDC case number 2010-26; AND I move that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2010-26, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, the Community Redevelopment Area Design Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Dessy
Planner II



**CITY OF FERNANDINA BEACH PLANNING DEPARTMENT
HDC APPLICATION FOR STAFF APPROVAL CHECKLIST**

Applications accepted Monday – Friday 7:30AM to 4:30PM

Phone (904)277-7325 Fax (904)277-7324

www.fbfl.us/historicdistrict

Please call ahead if you have any questions before application submittal.
INCOMPLETE APPLICATIONS ARE NOT ACCEPTED.

Date Application Received: _____ **By:** _____

OWNER/AGENT GOOSELL NASSAU, LLC / JOM REAL ESTATE SERVICES, LLC
PROJECT ADDRESS N. 2ND STREET
PHONE (904) 251-4700 FAX _____ EMAIL TQUARTT@CCH12.COMCAST.NET
DIBGOOSELL50@GMAIL.COM

**THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL:**

(1 copy of each) **(ON FILE)**

- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ 11x17 signed, sealed, scaled survey of the property *(only needed for projects affecting development of site such as sheds, fencing, sidewalks/driveways, porches/decks, construction and demolition)*
- ☒ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints *(for construction projects only)*
- ☒ 11x17 architectural drawings to scale showing ALL existing and proposed exterior elevations (north, south, east, and west) of primary and/or accessory building *(for construction projects only)*
- ☒ Photographs of the existing site and existing buildings if any, including views from the street
- ☒ Drawings of the proposed work, if necessary to illustrate changes
- ☒ Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated

GENERAL REQUIREMENTS AND INFORMATION:

- Any drawings shall be dimensioned and to scale. Site plans and buildings shall correspond.
- These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings or specifications in order to complete the review of the application.
- **PROPOSED WORK CANNOT COMMENCE UNTIL A CERTIFICATE OF APPROPRIATENESS AND A BUILDING PERMIT ARE ISSUED (if needed). PLEASE CONTACT THE BUILDING DEPARTMENT AT 904-277-7325 FOR QUESTIONS ON SUBMITTING A BUILDING PERMIT APPLICATION.**

DATE STAMP:



APPLICATION
FOR STAFF-APPROVED CERTIFICATE OF APPROPRIATENESS
HISTORIC DISTRICT COUNCIL

Application #:	Application Fee: \$15.00
IMS #:	Received by:
Building Permit Required: YES _____ NO _____	

APPLICANT INFORMATION

Owner(s): GOODSELL NASSAU, LLC Telephone: (770) 444-9088
Address: 2970 NEW PACES FERRY ROAD Fax: (770) 444-9454
ATLANTA, GA 30339 Email: DICKGOODSELLS@GMAIL.COM

Agent(s): JDM REAL ESTATE SERVICES, LLC Telephone: (904) 251-4700
Address: 1866 CARNATION STREET Fax: (904) 491-8716
FERNANDINA BEACH, FL 32034 Email: TQUATTROCHI@COMCAST

PROPERTY INFORMATION

Street Address: 21 N. 2ND STREET / ALACHUA STREET - 101
Parcel Identification Number(s): COA - CASE # - MAR 2010-26
Lot Number: _____ Block Number: _____

PROJECT INFORMATION

1. Brief description of work proposed:

DEMOLITION OF EXISTING STRUCTURES -
ONE YEAR EXTENSION OF CERTIFICATES OF
APPROPRIATENESS PREVIOUSLY ISSUED AS #2010-26
(ATTACHED FOR REFERENCE)

2. List proposed materials and colors, as applicable:

Project Scope	Type and Material	Manufacturer	Paint Color
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Exterior Lighting (new construction only)			
Swimming Pool/Pond			
Signage			
Other			
Other			
Other			

SIGNATURE/NOTARY

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

12-14-11
Date

Richard Goodall
Signature of Owner(s) or Agent

Individual making statement is ☒ personally known or ☐ produced identification. Type of identification produced _____

Georgia
STATE OF ~~FLORIDA~~
Cobb ss
COUNTY OF ~~NASSAU~~

Subscribed and sworn to before me this 14th day of December, 2011.

Vaughn A. Morgan
Notary Public: Signature

Vaughn A. Morgan
Printed Name

8/13/2013
My Commission Expires

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT
CITY OF FERNANDINA BEACH, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE
PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

I/~~WE~~ RICHARD GOODSELL, MORIM - GOODSELL NASSAU, LLC
(print name of property owner).

hereby authorize: TONY QUATTROCKI, MB - JDM REAL ESTATE SERVICES, LLC
(print name of agent)

to represent me/~~us~~ in processing an application for EXTENDING CASE # 2010-126
(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.

Richard Goodsell

(Signature of owner)

Richard Goodsell

(Print name of owner)

(Signature of owner)

(Print name of owner)

Georgia
State of Florida } ss
Cobb County
Nassau County

Sworn to and subscribed before me on this 14th day of December, 2011,

By: Vaughn A. Morgan

(Name of person making statement)

Vaughn A. Morgan
Signature of Notary Public
State of Florida Georgia

Vaughn A. Morgan
Print commissioned name of Notary Public

My Commission expires: 8/13/2013

Individual making statement is ☒ personally known or ☐ produced identification. Type of identification produced _____

VAUGHN ALEXANDER MORGAN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMM. EXPIRES
8/13/2013

GOODSELL NASSAU, LLC

2970 NEW PACES FERRY RD SE
ATLANTA GA 30339-3762

1022

DATE 12-13-11

63-4/630 FL
9832

PAY
TO THE
ORDER OF

City of Fernandina Beach
Fifteen & no/100

\$ 15⁰⁰

DOLLARS



Security
Features
Details on
Back.

Bank of America

ACH R/T 063100277



FOR

Permit fee - # 2010-26
EXTENSION APPLICATION

Richard Goodsell MP

⑈001022⑈ ⑆063000047⑆ 229035883251⑈



City of Fernandina Beach

PLANNING DEPARTMENT

August 20, 2010

Dick Goodsell
c/o Tony Quattrochi
1866 Carnation Street
Fernandina Beach, FL 32034

RE: HDC 2010-25/N. 2nd Street, Block 1: Lots 22-26 and HDC 2010-26/21 N. 2nd St. and 101 Alachua Street

Dear Mr. Quattrochi:

This letter is to inform you that on August 19, 2010, the Historic District Council granted approval for your applications for the following projects:

- 21 N. 2nd Street and 101 Alachua Street: Demolition of structures, and
- N. 2nd Street, Block 1: Lots 22-26: Conceptual approval for five townhomes.

As requested by staff and the Board, please be mindful of any archaeological material during demolition. If you uncover any materials, we request that you notify us for informational purposes.

In order to get this letter to you in a timely fashion, the enclosed Findings of Fact are unsigned. They will be signed by the Chair and Vice-Chair as soon as possible and retained on file with your application. If you have any questions, please don't hesitate to ask.

Sincerely,

Adrienne Dessy
Planner II
adessy@fbfl.org

Enclosures

**FINDINGS OF FACT
CERTIFICATE OF APPROPRIATENESS
HISTORIC DISTRICT COUNCIL
FERNANDINA BEACH, FLORIDA**

Whereas, the Fernandina Beach Historic District Council shall in all cases heard by the Council make written findings of fact and conclusions of law that support the Council's decisions in accordance with Section 4.03.02 of the Land Development Code, STANDARDS FOR DEVELOPMENT IN THE HISTORIC DISTRICT OVERLAY and Section 4.03.03 of the Land Development Code, STANDARDS FOR DEVELOPMENT IN THE COMMUNITY REDEVELOPMENT AREA OVERLAY;

Whereas, the **FERNANDINA BEACH HISTORIC DISTRICT COUNCIL** has held a public hearing on August 19, 2010 and has given consideration to the following application:

Case Number: HDC 2010-26
Applicant: Tony Quattrochi for Goodsell Nassau LLC
Property Location: 21 N. 2nd Street/101 Alachua Street
Requested Action: COA for demolition of structures

Whereas, the Fernandina Beach Historic District Council, having given consideration to the application as per Section 4.03.02 of the Land Development Code, makes the following findings of fact and conclusions of law based on the following:

1. **The Secretary of the Interior's Standards for Rehabilitation.**
 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.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒
 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.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐
 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.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒
 4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐
 5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

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.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

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.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

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.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

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.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

2. **City of Fernandina Beach Land Development Code**
COMPLIANT WITH 4.03.02, 4.03.02(F), AND 4.03.03.

See staff report for case HDC 2010-26.

3. **Applicable City Design Guidelines**

CRA ☒ Downtown Historic District ☒ Old Town ☐

SUBSTANTIALLY COMPLIES WITH THE DOWNTOWN GUIDELINES REGARDING: DEMOLITION.

SUBSTANTIALLY COMPLIES WITH THE CRA GUIDELINES.

See staff report for case HDC 2010-26.

WHEREAS after closing the public hearing and additional discussion, a motion was:

Made by Board Member Cascone and

Seconded by Board Member Freeman that:

Application **HDC 2010-26** be:

X **Approved as presented and granted a Certificate of Appropriateness.**

 Conceptually Approved and granted a Certificate of Appropriateness.

_____ Denied for the following reasons:

☐ See staff findings

Voting Record

Member	For	Against
Jennifer King-Cascone	X	
Suanne Thamm	X	
Susan Mowery	X	--
Chris Rasch (<i>absent</i>)	--	
Bruce Meger	X	
Alternate #1 Nancy Freeman	X	
Alternate #2 Vacant	--	--
TOTALS	5	0

The Motion **PASSED** **FAILED**

Suanne Thamm, Chair

Date

Jennifer Cascone, Vice Chair Pro Tem
Seated in Chris Rasch's absence

Date



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017-01
JANUARY 19, 2017

Owner/Applicant:	Cotner Associates, Inc., agent for Amelia Historic District Hotel, LLC							
Property Address:	21 N 2 nd Street/ 101 Alachua Street							
Requested action:	Demolition of 2 structures; 21 N. 2 nd Street and 101 Alachua Street							
Current zoning:	C-3 / C-3							
FLUM land use category:	Central Business District / Central Business District							
Existing uses on the site:	Commercial / Commercial							
Year Built:	1946 / 1898							
Contributing Status:	Contributing / Non-Contributing							
Adjacent Properties:	21 N 2 nd Street				101 Alachua Street			
	North	Commercial	c. 1900	C-2	North	Vacant	N/A	C-3
	South	Commercial	c. 1878	C-3	South	Commercial	c.1962	C-3
	East	Commercial	c. 1946	C-3	East	Municipal	N/A	C-2
	West	Vacant	N/A	I-W	West	Vacant	N/A	IW

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to demolish two structures –one located at 21 N. 2nd Street and the other at 101 Alachua Street. Demolition is requested in order to prepare the property for the construction of a hotel, which was conceptually approved by the HDC in December of 2016 (HDC 2016-33). These properties are located in both the Downtown Historic District and the Community Redevelopment Area.

These structures were previously approved for demolition by the HDC through HDC 2010-26, which was approved August 19, 2010. Certificates of Approval are valid for a period of one year, with two possible six-month extensions. This COA has expired.

While evaluating these structures for demolition in 2010 (see Exhibit 2), staff made a number of findings in regard to the age and contributing status of these structures. Staff concluded that the property at 21 N. 2nd Street was most likely built in 1946, but disagreed with the 2007 survey as to its contributing status. Staff pointed out that the structure was neither present during the district's period of significance (1899-1927), nor independently meets the National Register of Historic Places criteria for evaluation.

Staff noted that the building at 101 Alachua Street appears to be incorrectly dated based on its construction materials and design. It does not appear on the 1985 survey and is listed as having a construction date of 1898 in 2007 survey. The Nassau County Property Appraiser lists the structure's construction date as 1946, which staff concluded was more likely. It is listed as non-contributing in the 2007 survey.

In the staff report for HDC 2010-26, staff concluded that although both structures are representative of the industrial vernacular that the CRA Design Guidelines promote, both structures should be considered non-contributing to the Downtown Historic District. After reviewing all the evidence that was presented in the staff report for HDC 2010-26, staff concludes that these findings are valid and that these buildings should be treated as non-contributing when evaluating the current application, HDC 2017-01.

APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

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.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
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.**
Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐
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.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

- Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐
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.**
- Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
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.**
- Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐
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.**
- Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐
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.**
- Findings: *Complies* ☐ *Does not Comply* ☒ *N/A* ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.04 Historic District and Community Redevelopment Area boundaries.

- A. *Historic district boundaries are established in City of Fernandina Beach ordinances 526, 749, 846, 95-12, 97-24, and 2010-24.*
- B. *Community Redevelopment Area boundaries are established in City of Fernandina Beach ordinances 2004-33, 2004-71, 2004-145, 2005-91, and 2005-113.*

8.01.01.01 Standards for Development in the Historic District Overlays

- A. *The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.*
- B. *The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.*

8.03.03.01 Requirements for Demolition Applications

- A. *Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC,*

unless by a superseding order of a government agency or a court of competent jurisdiction.

- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 - 1. Whether the structure or site would meet national, state, or local criteria for designation;
 - 2. *Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;*
 - 3. *Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;*
 - 4. *Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;*
 - 5. *Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;*
 - 6. *Whether removal of the structure or site would destroy the historic relationship between structures or open space;*
 - 7. *Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;*
 - 8. *Whether the applicant has made good faith efforts to pursue alternatives to demolition;*
 - 9. Whether the applicant will be denied a reasonable return on his or her investment;
 - 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 - 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:
 - 1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 - 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 - 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 - 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.
- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the

probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.

- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.

CITY OF FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES: DEMOLITION

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. *Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.*
2. *Demolition may occur to ensure the public safety and welfare.*

ANALYSIS:

In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following: (staff comments in **bold**)

1. Whether the structure or site would meet national, state, or local criteria for designation;
Neither structure is eligible for individual national, state, or local criteria.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
Neither structure is contributing to the Downtown Historic District.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
Removal of these structures would not deteriorate the quality and continuity of the historic site or district or surrounding neighborhood.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
Both structures were designed as utilitarian structures that lacked the design and craftsmanship of other buildings in the downtown historic district.
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
There exist a number of other industrial vernacular structures in the CRA.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
Removal would not destroy the relationship between structures or open space.
7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
As downtown evolves, the buildings uses have changed a great deal. The building at 21 N 2nd Street building provides the opportunity to study the local history, architecture, and design of its time.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
Staff is not aware of any other alternatives to demolition pursued by the applicant.
9. Whether the applicant will be denied a reasonable return on his or her investment;
The applicant will not be able to proceed with development plans for this site absent demolition of these properties, which may deny a reasonable return on investment.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
No economic hardship has been presented.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
The Code Enforcement and Appeals Board has not recommended demolition of the structure.

Generally, demolition conflicts with the Secretary of the Interior's Standards, SOI 2 in particular. Demolition of both properties in this instance will remove potentially historic materials and alter the features that currently characterize the property. However, in staff's opinion, neither of the buildings display significant historic integrity, and were both likely constructed outside the district's period of significance. Therefore, the proposed demolition is compliant with SOI 4, Staff also notes that the Design Guidelines, while discouraging demolition, point out that in some instances demolition may be appropriate and even enhance a district where the new construction will be more compatible. The applicant does propose new construction of the site, which is encouraged in cases of demolition to avoid a void in the district due to vacant properties. Additionally, the applicant will not demolish the building until such time permits are applied for the new construction, which will also reduce the potential for a void on this block. The building at 101 Alachua Street is in serious disrepair and is not so large that it will create an exceptional void; the majority of the block facing Front Street is already vacant. Additionally, the Guidelines specifically point out instances where non-historic buildings not in character with the district can be removed with no impact. While these buildings are in keeping with the architecture in the CRA, the Historic District Guidelines provide the clearest advice and indicate that demolition may be appropriate in this instance.

Staff requests the applicant be mindful of Secretary of the Interior Standard 8 regarding archeological resources. While the majority of this site is paved, staff does ask that during demolition, if approved, the applicant note any archaeological resources and share that information with staff.

Staff concludes the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior Standards, and the Downtown Historic District Guidelines and recommends **APPROVAL** of HDC 2017-01.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2017-01 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 2017-01, as presented, is or is not substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-01 Application



Salvatore J. Cumella
Planner II



CERTIFICATE OF APPROVAL

HISTORIC DISTRICT COUNCIL

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

904-310-3135 • www.fbfl.us/historicdistrict

***THIS DOCUMENT MUST BE POSTED AT ALL TIMES UNTIL
PROJECT IS COMPLETED.***

ISSUED TO:

Amelia Historic District Hotel LLC
C/O Cotner Associates, Inc.
21 N. 2nd Street / 101 Alachua
Street
Fernandina Beach, FL
32034

FOR: HDC 2017-01

Demolition of 2 structures at
21 N. 2nd Street and 101
Alachua Street.

DATE ISSUED:

January 19, 2017

Sal Cumella, Planner II

DATE EXPIRES:

January 19, 2018

Please be advised it is the owner and/or agent's responsibility to notify staff of any potential changes from the approved COA that arise and obtain approval prior to commencing the changes.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA01224**

Recorder # **78**

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) **104 Alachua 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
104		Alachua	Street	

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

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

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Masonry Vernacular**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>> **Concrete block**

Other Structural System(s)

Foundation Type(s)

>> **Slab**

Other Foundation Types

Foundation Material(s)

>> **Poured Concrete Footing**

Other Foundation Material(s)

Exterior Fabric(s)

>> **Concrete block**

Other Exterior Fabric(s)

Roof Type(s)

>> **Gable**

Other Roof Type(s)

Roof Material(s)

>> **Sheet metal:3V crimp**

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01224

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1898

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; 1898;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA01224

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 6/27/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

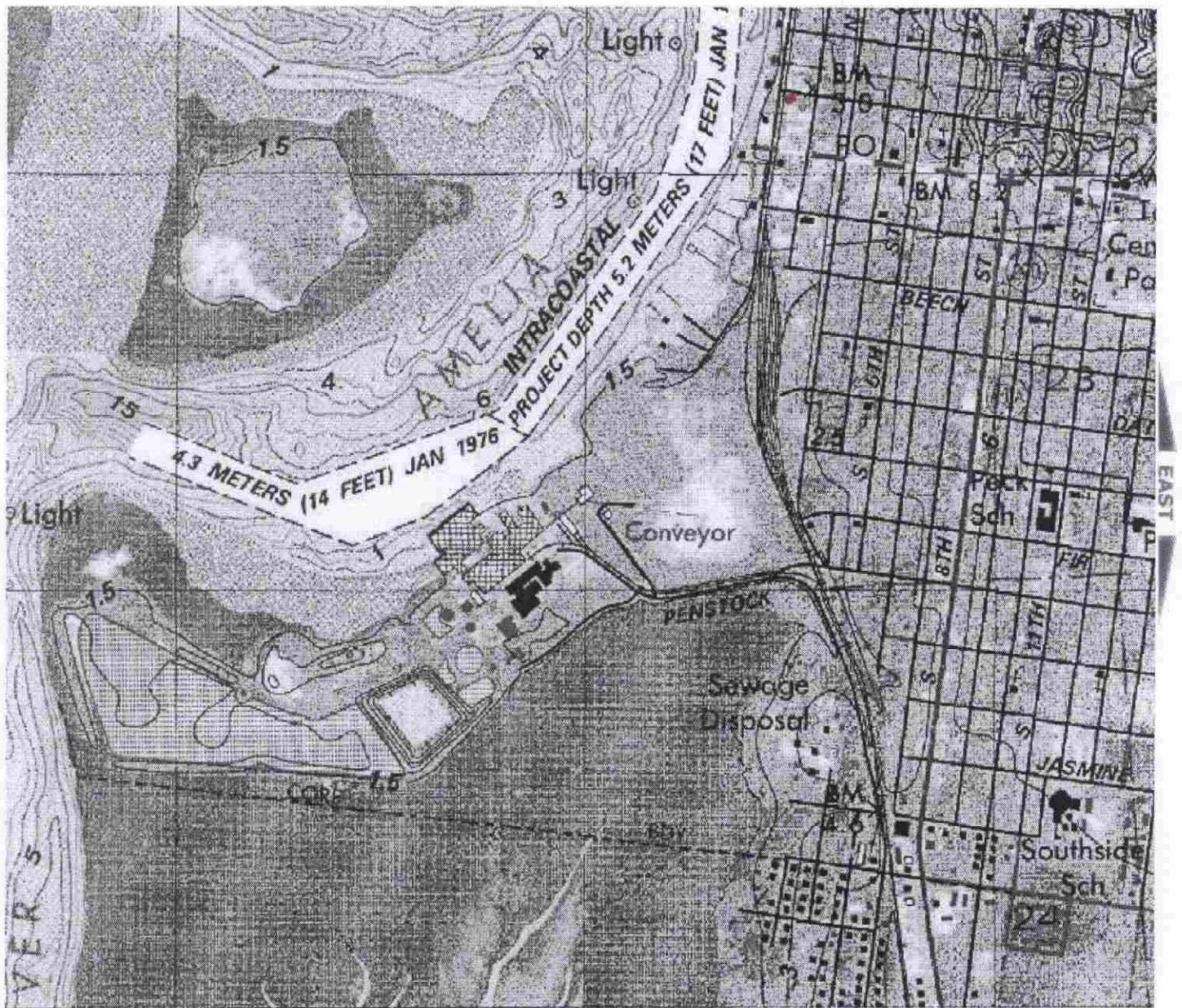
REQUIRED PAPER ATTACHMENTS

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

NA01224-200703

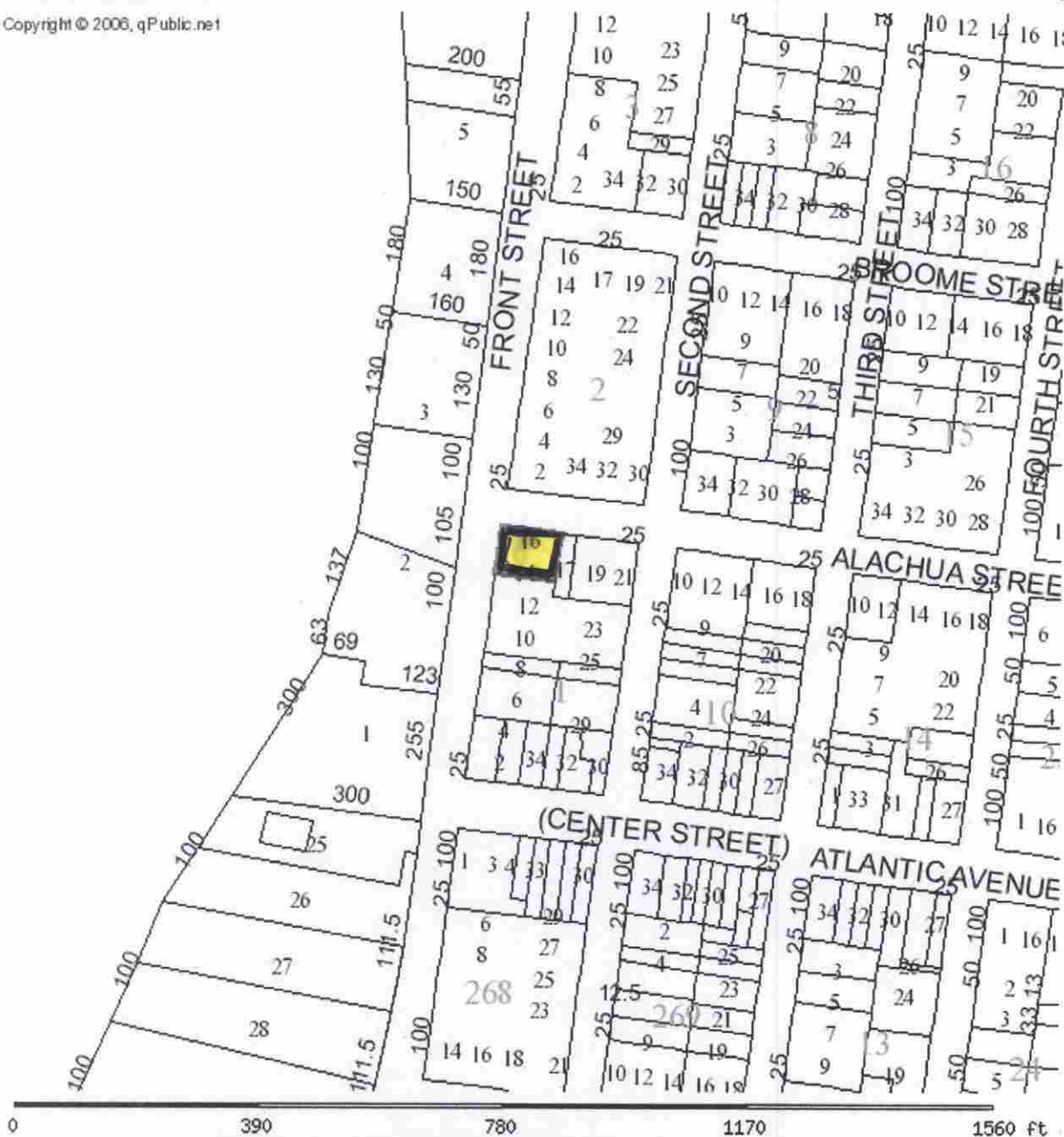
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Concrete block
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Concrete block
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1898;
- > **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)]:**



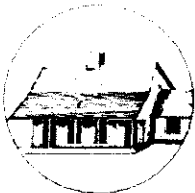
78

NA1224



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0140
GIS CALCULATED ACREAGE	0.16
Property Use	WAREHOUSE-
Land Use	WAREHOUSE
OWNERSHIP INFORMATION	
Name	GOODSELL RICHARD B
Mailing Address	2970 NEW PACES FERRY ROAD ATLANTA, GA 30339
Situs/Physical Address	101 ALACHUA ST
2006 PROPOSED VALUES	
Land Value	375,000
Ag Land Value	0
Building Value	5,544
Misc Value	664

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA01224**
 Field Date 2-1-2018
 Form Date 2-1-2018
 Recorder # 1335

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) 101 Alachua St. (104 Alachua 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 101 Direction _____ Street Name Alachua Street Type Street Suffix Direction _____
 Address: 101
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0001-0080 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1946 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Garage From (year): _____ To (year): _____
 Current Use Abandoned/Vacant From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Filled in window ports
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Filled in

Distinguishing Architectural Features (exterior or interior ornaments) Overhead garage door

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) Overhead garage door

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☐ yes ☒ no ☐ insufficient information

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

Required Attachments

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









CITY OF FERNANDINA BEACH

Historic District Council (HDC)

September 16, 2022

Ms. Victoria Robas, Chair
City of Fernandina Beach
Planning Advisory Board
204 Ash St.
Fernandina Beach, FL 32034

Dear Chair Robas,

The Historic District Council of the City of Fernandina Beach writes to ask that the PAB take all appropriate steps to assure the preservation of 124 S. 3rd St., the traditional home of the Salvatore Tringali family. The proposed demolition of the home as part of the re-development of these parcels is inconsistent with the City's comprehensive plan.

OBJECTIVE 11.08. Non-designated Resources

The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach.

Policy 11.08.01. The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

The Tringali family immigrated from Augusta, Sicily in the 1920's and Mr. Salvatore Tringali and his sons Joe, Angelo, Sebastian and Tony were pivotal in the creation of the modern shrimping industry from their warehouse and docks on Front St.

The Tringali property and especially the original 1900 3rd St house is an important historical and cultural artifact in our community. The demolition of this house would wipe away the physical memory of the Italian immigrants that worked to create the Florida shrimping industry. The Tringali house should be protected and preserved.

Respectfully,

Mike Spino, Chair
Historic District Council
City of Fernandina Beach, FL

Cc: Dale Martin and City Commissioners



CERTIFICATE OF APPROVAL (COA) HDC2020-0046 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 10/06/2020
Work Class: Residential	District: Default	Exp Date: 11/05/2020
Status: Approved	Square Feet: 0.00	Completed: 03/19/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 03/21/2022

Description: Certificate of Approval (COA) to construct a 2-story single-family residence.
Final approval granted at 3/18/2021 HDC Meeting.
07/18/22 - Amendment to roof material from Atlas Pinnacle Pristine to Certainteed Landmark Classic shingles (weathered wood).

Parcel: 00-00-31-1580-0006-0030 Main	Address: 809 San Fernando St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Applicant	Owner
Mark L. & Jennifer D. Bailey	Mark L. & Jennifer D. Bailey
306 Camilo AVE	306 Camilo AVE
Coral Gables, FL 33134	Coral Gables, FL 33134
Mobile: 305-775-0389	Mobile: 305-775-0389

Note	Created By	Date and Time Created
1. Amendment to roof material from Atlas Pinnacle Pristine to Certainteed Landmark Classic shingles (weathered wood).	Salvatore Cumella	07/25/2022

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000920-2020		Taylor Hartmann	10/06/2020
HDC Decision	DEC-001480-2022		Salvatore Cumella	08/19/2022
HDC Decision	DEC-001224-2021		Taylor Hartmann	03/30/2021
HDC Decision	DEC-001007-2020		Salvatore Cumella	11/20/2020
Notice	NOT-001006-2020		Salvatore Cumella	11/20/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009871	COA - Residential	\$250.00	\$250.00
		Total for Invoice INV-00009871	\$250.00
		Grand Total for Plan	\$250.00



CERTIFICATE OF APPROVAL (COA) HDC2021-0032 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 08/06/2021
Work Class: Residential	District: Default	Exp Date: 09/07/2021
Status: Approved	Square Feet: 0.00	Completed: 09/17/2021
Valuation: \$0.00	Assigned To: Taylor Hartmann	Approval
		Expire Date: 09/19/2022

Description: Certificate of Approval (COA) for a 497 s.f. accessory dwelling unit and 220 s.f. accessory structure
08/01/22 - Amendment #1 - change of window manufacturer to Jeld-Wen Sitrine (Wood) because of supply issues. Reviewed as staff level amendment to board approved plans as there is no visual impact caused by the change in manufacturer.

Parcel: 00-00-31-1580-0019-0010 Main	Address: 1003 Ladies St Main Fernandina Beach, FL 32034	Zone:
---	---	--------------

Owner Old Town Properties, LLC 112 N. 6th Street Fernandina Beach, FL 32034	Applicant Moser Design Group 17A Market Beaufort, SC 29906 Business: 8433795630	Agent Moser Design Group 17A Market Beaufort, SC 29906 Business: 8433795630	Applicant Tandy & Wanda Morton 745 Hillmont DR Waycross, GA 31503 Home: 912-282-2277
---	--	--	---

Note	Created By	Date and Time Created
1. Blk 19 Lot 10 Commandant St	Sylvie McCann	07/27/2022
2. Original windows were not available because of supply issues, changed to Jeld Wen Sitrine Wood	Sylvie McCann	07/28/2022
3. Amendment #1 granted 8/1/2022. Change of window manufacturer to Jeld-Wen Sitrine (Wood) because of supply issues.	Salvatore Cumella	08/01/2022

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001473-2022		Salvatore Cumella	08/01/2022
HDC Decision	DEC-001392-2021		Salvatore Cumella	09/17/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00016688	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00016688		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0111 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2021
Status: Approved	Square Feet: 0.00	Completed: 09/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/16/2023

Description: Certificate of Approval (COA) to:

1. Replace deteriorating windows in the east wall of the non-historic addition. with Andersen 400 series d/h.
 2. Move the drive gate (Calhoun St Drive) from the northeast corner of house to the southeast corner of house.
 3. Install 6' shadow box fence to within 25' of property line and then 48' Gothic Picket to the gate post.
 4. Repair the 2 second-floor tilt window sashes on the west (Third St) wall.
 5. Touch up painting on all windows, door jams, and soffits (Sherwin Williams A89W2151 Bright White); metal tilt frames on the 3 southwest windows (Rustoleum metal Galvanized paint); Front doors (Sherwin Williams Clopay Chocolate)
 6. Re-paint and seal east side of west wall of house at roof line (hip wall)
- * 6-month extension granted 8/31/2022. New expiration date is 3/16/2023

Parcel: 00-00-31-1800-0017-0010 Main	Address: 303 Calhoun St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Michael H Huffman 303 Calhoun Fernandina Beach, FL 32034 Mobile: 9375462876	Owner GLR Trust Agreement Michael Huffman Trustees ET AL 303 Calhoun ST Fernandina Beach, FL 32034 Home: 937-546-2876
--	---

Note	Created By	Date and Time Created
1. emailed applicant for survey indicating fence placement	Taylor Hartmann	09/15/2021
2. applicant requested to remove fence installation from this application	Taylor Hartmann	09/16/2021
3. 6-month extension granted 8/31/2022. New expiration date is 3/16/2023	Salvatore Cumella	08/31/2022

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001388-2021		Salvatore Cumella	09/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017622	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017622		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0208 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/27/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 08/26/2022
Status: Approved	Square Feet: 0.00	Completed: 08/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 08/21/2023
Description: Certificate of Approval (COA) to paint exterior of structure. Body: BM 1479 "Alaskan Husky" Trim: BM OC-65 "Chantilly Lace" Accent: BM 2008-70 "Touch of Pink"		

Parcel: 00-00-31-1800-0040-0020 Main	Address: 214 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Michael & Susan O'Donnell 214 S 7th Fernandina Beach, FL 32034 Home: 512-239-8262	Owner Michael & Susan O'Donnell 214 S 7th Fernandina Beach, FL 32034 Home: 512-239-8262
--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021989	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00021989		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0209 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/08/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/07/2022
Status: Approved	Square Feet: 0.00	Completed: 08/09/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a residential generator.		Expire Date: 08/09/2023

Parcel: 00-00-31-1580-0018-0030 Main	Address: 921 Ladies St Main Fernandina Beach, FL 32034	Zone: OT-2(Old Town 2)
---	--	-------------------------------

Owner	Applicant
Michael & Jessica Villa	Michael & Jessica Villa
921 Ladies	921 Ladies
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-763-2489	Home: 904-763-2489

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022374	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00022374		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0211 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/10/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/09/2022
Status: Approved	Square Feet: 0.00	Completed: 08/16/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install an electric generator		Expire Date: 08/16/2023

Parcel: 00-00-31-1800-0029-0110 Main	Address: 19 S 6Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner HAL LONDON 19 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 904-556-9593	Applicant London Medical Spa 19 6th ST S Fernandina Beach, FL 32034 Business: 9045569593
---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022410	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00022410		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0212 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/16/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/15/2022
Status: Approved	Square Feet: 0.00	Completed: 08/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 08/21/2023
Description: Certificate of Approval (COA) to replace 5 windows on the East wall of the Peck Auditorium with Andersen A-Series D/H windows. 9/9 lite.		

Parcel: 00-00-31-1800-0144-0010 Main	Address: 516 S 10Th St Main Fernandina Beach, FL 32034	Zone: PI-1(Public Institutional)
---	--	---

Applicant James F Boehmer 5422 First Coast Hwy Ste 123 Fernandina Beach, FL 32034 Business: 3865869199 Mobile: 3865869199	Owner City of Fernandina Beach 204 Ash Street Fernandina Beach, FL 32034
---	--



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0213 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/17/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/16/2022
Status: Approved	Square Feet: 0.00	Completed: 08/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install two (2) 3 ft. high wood fences to screen backflow preventers		Expire Date: 08/21/2023

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

General Contractor Parker Contracting Inc. 2619 Midway RD Fernandina Beach, FL 32034 Business: 9046247955 Mobile: 9043222900	Owner David & Kimberly Page 1702 Atlantic AVE Fernandina Beach, FL 32034 Home: 9044153243
---	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022641	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00022641		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0213 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/17/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/16/2022
Status: Approved	Square Feet: 0.00	Completed: 08/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 08/21/2023

Description: Certificate of Approval (COA) to install two (2) 3 ft. high wood fences to screen backflow preventers
8/26/22 Amendment to previously approved (COA) to include address 220 N. 2nd Street into this application.

Parcel: 00-00-31-1800-0008-0050 00-00-31-1800-0008-0080 Main	Address: 220 N 2Nd St Fernandina Beach, FL 32034 224 N 2Nd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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General Contractor Parker Contracting Inc. 2619 Midway RD Fernandina Beach, FL 32034 Business: 9046247955 Mobile: 9043222900	Owner David & Kimberly Page 1702 Atlantic AVE Fernandina Beach, FL 32034 Home: 9044153243	Owner David P Jr. & Kimberly P Page 1702 Atlantic AVE Fernandina Beach, FL 32034
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Note	Created By	Date and Time Created
1. Amendment to previously approved (COA) to include address 220 N. 2nd Street into this application.	Sylvie McCann	08/26/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022641	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00022641		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0214 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/19/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/19/2022
Status: Approved	Square Feet: 0.00	Completed: 08/29/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for 24 sq ft. (12" x 2") wall sign (Beacon Fisheries)		Expire Date: 08/29/2023

Parcel: 00-00-31-1760-0007-0000 Main	Address: 312 N Front St Fernandina Beach, FL 32034 Main	Zone:
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Owner BEACON FISHERIES INC 7357 Digital CIR Jacksonville, FL 32258	Contractor Randall Taylor 4162 St. Augustine Road Jacksonville, FL 32207 Business: 9043964652	Applicant Randall Taylor 4162 St. Augustine Road Jacksonville, FL 32207 Business: 9043964652	Owner Sherry Martin 312 N. Front Street Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022690	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00022690		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0215 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/22/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/21/2022
Status: Approved	Square Feet: 0.00	Completed: 08/30/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 08/30/2023
Description: Certificate of Approval (COA) to install a projecting sign - The Patio		

Parcel: 00-00-31-1800-0025-0141 Main	Address: 416 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner The Patio at 5th and Ash, LLC 1401 FOUNTAIN DR FERNANDINA BEACH, FL 32034 Business: 9044103717 Mobile: 3867955044	Applicant The Patio at 5th and Ash, LLC 1401 FOUNTAIN DR FERNANDINA BEACH, FL 32034 Business: 9044103717 Mobile: 3867955044
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022745	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00022745		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00