



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 20, 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 Approve minutes of the September 15, 2022 meeting.
- 4. PRESENTATIONS**
 - 4.1 MATERIAL INTEGRITY: WHY HISTORIC FABRIC MATTERS - Salvatore Cumella
- 5. OLD BUSINESS**
 - 5.1 **HDC2022-0063 - POYNTER FAMILY HOLDINGS LLC, 116 N. 2ND STREET**
FINAL Certificate of Approval (COA) to construct a multi-purpose pavilion with gardens, and 3 pickleball courts. (*Quasi-Judicial*)
- 6. NEW BUSINESS**
 - 6.1 **HDC 2022-0071 - MIRANDA ARCHITECT, AGENT FOR MARVIN + MELINDA BANKS, 103 S. 10TH STREET**
Certificate of Approval (COA) to construct a two-story accessory dwelling, swimming pool, pickle ball court, and fence. (*Quasi-Judicial*)
 - 6.2 **HDCV2022-0003 - MIRANDA ARCHITECT, AGENT FOR J P HOLDINGS GROUP LLC, 101 N. 2ND STREET**
Variance request from LDC Sections 7.01.01(A) and 7.01.01(E)(b), Access and Driveway Design Requirements, and LDC Section 8.01.03(A)(6), Signage. (*Quasi-Judicial*)
- 7. BOARD BUSINESS**
- 8. STAFF REPORT**
 - 8.1 Staff Certificate of Approval for the month of September 2022.
- 9. PUBLIC COMMENT**
- 10. ADJOURNMENT**

NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, NOVEMBER 17, 2022.

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 15, 2022
5:00 PM
CITY HALL CHAMBERS**

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

Members Present: James Pozzetta, Member O'Donnell, Froilan Esclusa, Michael Spino, Tammi Kosack, Tim Poynter

Member Absent:

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

Chair Spino seated Member Poynter as a permanent voting member and moved Member O'Donnell to Alternate 1 seat. He also seated Member O'Donnell for HDC case 2021-0007 as Member Pozzetta will recuse himself. All members approved by voice vote.

Members disclosed ex parte communications. All members had phone conversations with Commissioner Ross regarding case 2022-0057. Chair Spino disclose a conversation with Harvey Ward regarding case 2022-0069, contractor and discussed current cases with Staff.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the August 18, 2022 Regular Meeting.

Member Poynter noted that there was no mention of following sound engineering guidance in the discussion.

ACTION TAKEN: A motion was made by Member Poynter seconded by Member Pozzetta to approve the Minutes with the noted correction.

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

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)*

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Mr. Cumella presented the case and recommended approval.

James Pozzetta, 103, S. 18th Street, agent for the applicant, spoke of the changes. Member Kosack asked about soffit transitions.

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

There was no board discussion.

ACTION TAKEN: A motion was made by Member O'Donnell seconded by Member Kosack to approve HDC case 2021-0007 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0007, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

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)*

Mr. Cumella presented the case and recommended approval.

Charlie George, City Engineer/Deputy City Manager, 204 Ash Street, explained changes to the scope of work. He confirmed the height of the fencing being 4 feet high.

Members spoke of the materials specified within Downtown Historic District Design Guidelines compared to the CRA Guidelines.

ACTION TAKEN: A motion was made by Member Pozzetta seconded by Member Poynter to approve amendment to HDC case 2022-0057 as presented; AND 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 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.

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)*

Mr. Cumella presented the case and recommended approval. He confirmed that this had already been approved previously but that the COA had expired.

Member Esclusa asked about fencing. Mr. Cumella confirmed the specification with an email received after publication of this agenda. Member Pozzetta asked about the driveway and crushed shell materials.

Michael Villa, 921 Ladies Street, welcomed any questions from the Board. Board members asked about the impervious material and fence design.

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

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

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2022-0065 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0065, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

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*)

Mr. Cumella presented the case and recommended conceptual approval.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, spoke of the scope of the project.

Member Esclusa asked about the adjacent empty lot and parking spaces.

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

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Poynter to conceptually approve HDC case 2022-0066 as presented ; AND 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 substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the and the Downtown Historic District Design Guidelines to warrant conceptual approval at this time.

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

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*)

Mr. Cumella presented the case and recommended approval.

Member Esclusa asked about the need for mechanical equipment screening, and doors being on the pre-approved list.

Michael Stauffer, 422 S. 6th Street, agent for the applicant, spoke of the scope of the proposed changes.

Member Pozzetta asked if some of the removed windows would be salvageable.

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

There was no board discussion.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Esclusa to approve HDC case 2022-0067 as presented; AND 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 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.

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*)

Mr. Cumella presented the case and recommended a conceptual approval in order to allow for the applicant to meet the noted conditions regarding the windows, the garage, the wooden ramp, the garden wall, and parking.

Mark Akins, Rice Architects, 961867 Parkway Boulevard, spoke about the noted requirements from Staff. He voiced that they hoped to receive a final approval and stated that they would leave the shed as is. He commented about the property being located on a corner and that this hinders parking availability. He also spoke of the garden wall and that they would restore as many windows as possible.

Andeew Segal, 232 S. 7th Street, owner, noted that they would restore and replace as many windows as possible.

Chair Spino mentioned to the applicant that a window survey will be necessary to clarify which windows would be restored and replaced.

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

Members discussed the different options regarding the garage wall and the curb cut and the usage of salvaged bricks to enhance the garden wall. They also spoke about requiring a window survey.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Poynter to approve HDC case 2022-0068 with the following conditions, to provide Staff a window survey to clarify which windows are to be preserved, restored or replaced, if a difference exist between Staff and applicant's opinion regarding said survey, this change would need to go back to the Board for approval, to salvage or reuse any garden wall material to be removed, and that the shed attached to existing garage be either remove and have the wall of the garage repaired, or leave the shed as is, or renovate the shed in which case it has to adhere to City Guidelines regarding setbacks for detached structure and this to be approved by Staff, and if a difference exist between Staff and applicant's opinion, this change would need to go back to the Board for approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0068, with the following conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant final approval at this time.

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

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*)

Mr. Cumella presented the case and recommended approval.

Amy Anderson, architect, agent for the applicant, presented the Board with some material for review and welcomed questions from the Board.

There was no Board discussion.

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

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack to approve HDC case 2022-0069 as presented; AND 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 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.

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

5.6 HDC 2022-0070 - DOWNTOWN CRAB LLC, 101 ALACHUA STREET Certificate of Approval (COA) to demolish a CMU storage structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

The applicant was not present.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2022-0070 as presented; AND 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 substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, the Downtown Historic District Design Guidelines and the Waterfront Redevelopment Area Design Guidelines to warrant approval at this time.

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

6. BOARD BUSINESS

6.1 Draft Letter to the PAB regarding Tringali Property

Public Hearing was opened.

Taina Christner, 406 Beech Street, voiced concern about all the recent and future changes within the Historic District.

David Coalson, 111 S. 4th Street, voiced concern with the zoning and size of the underlying lots. He also spoke of drainage and flooding possibility onto his property.

Mrs. Coalson, 111 S. 4th Street, reiterated her husband's concern about flooding and the change of the character of S. 4th Street with addition of townhomes.

Taina Christner, 406 Beech Street, spoke of the 25 ft. wide underlying lots.

Chair Spino asked about the TRC process about this project. Mr. Cumella answered that engineering will be working on a solution regarding water runoffs. Chair Spino will amend the letter addressed to the Chair of the PAB to add some recommendations.

Joan Cory, 408 Beech Street, spoke of streetscape and the townhomes elevations.

Ms. Bach, City Attorney, spoke of the historical decision of the Tringali property owners' request not to be included within the Historic District, and to which Board or City Commission residents could voice their concern about the proposed project.

Member Kosack commented a property being used short term rentals that is falling apart. She recommended that Code Enforcement be involved with this issue.

7. STAFF REPORT

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

8. PUBLIC COMMENT

Paul Lory, 11 S. 7th Street, spoke of the current state of the Thompson house, its evolving project, and his

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relationship with the Code Enforcement department.

Chip Ross, 210 N. 3rd Street, spoke about the Code Enforcement Board process.

9. ADJOURNMENT

Sylvie McCann, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0063
OCTOBER 20, 2022

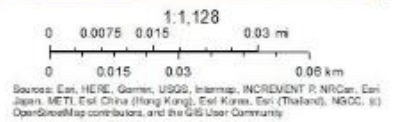
Owner/Applicant:	Poynter Family Holdings LLC, owner
Property Address:	116 N. 2 nd Street
Parcel ID #	00-00-31-1800-0009-0020, 00-00-31-1800-0009-0030, 00-00-31-1800-0009-0040, & 00-00-31-1800-0009-0050
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Parcel
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a multi-purpose pavilion with gardens, and 3 pickleball courts. (Quasi-Judicial)

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



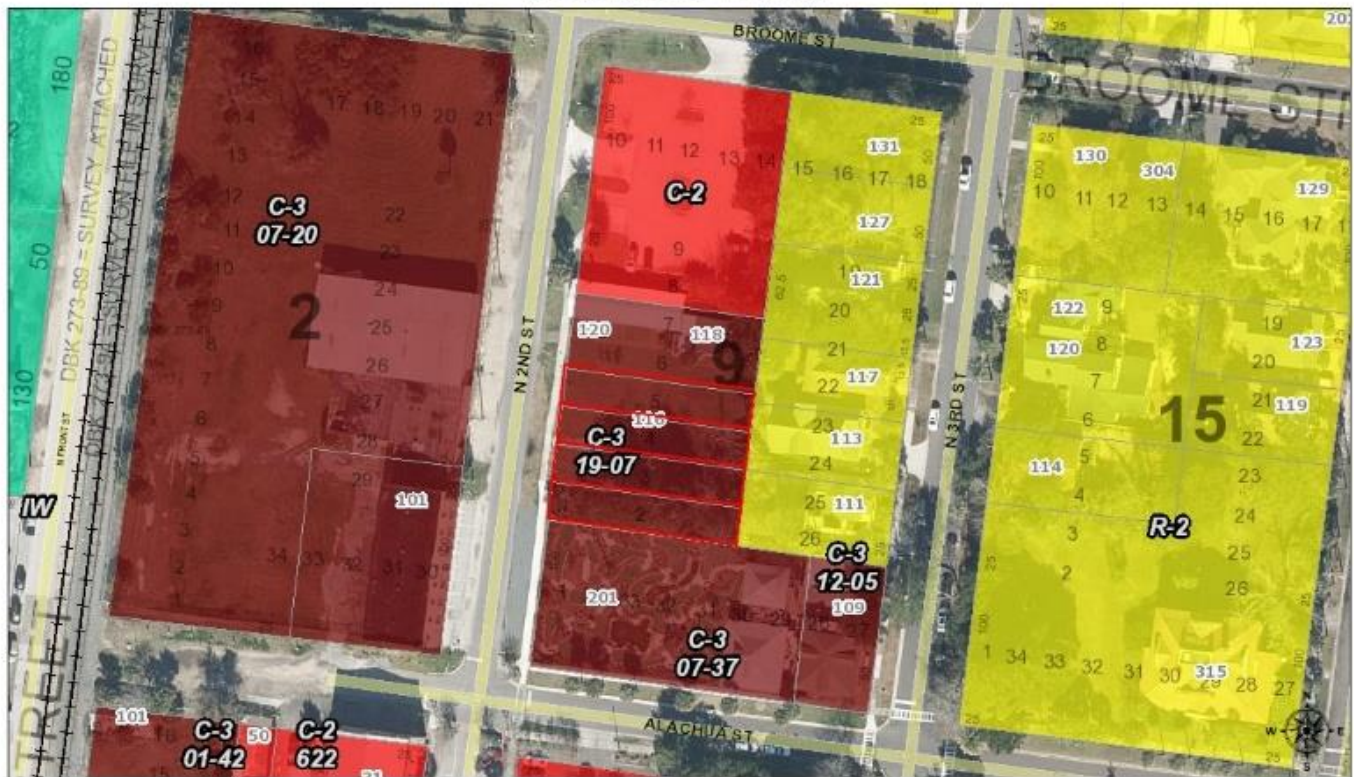
This aerial map displays a residential neighborhood in Gainesville, Florida, with various property boundaries and lot numbers. The map is oriented with North at the top. Key streets shown include N Front St, N 2nd St, N 3rd St, Broome St, and Alachua St. A red-outlined lot is highlighted, and a pink-outlined lot is also visible. A 'Historic District Boundary' is marked with a black outline. A 'CRA' (Community Redevelopment Area) is labeled on a lot. A north arrow is in the bottom right corner.

-  Land Parcels
-  City of F.B. Historic District
-  City of F.B. CRA Boundary



2002

116 N 2nd St - Zoning



August 10, 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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The subject property falls within the Waterfront Community Redevelopment Area (East of Front Street Design Area). Per LDC 8.01.02(B), *"All plans for development within the CRA Overlay shall be reviewed by the Historic District Council."*

The applicant is seeking final approval to construct an open air, multi-purpose pavilion with catering kitchen and gardens. Conceptual Approval was granted August 18, 2022 with the following conditions to be included for final review:

1. All mechanical equipment must be shown on site plan. All rooftop mechanical equipment must be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building per LDC 8.01.01(G).
2. All elevations are required to be submitted showing that the structure has been designed to be viewed from all sides as per Design Guidelines for the Waterfront Community Redevelopment Area (sec. 4 pg.44).
3. Complete Technical Review Committee site plan review (first round comments).
4. Lighting to be shown on site plan and appropriately shielded to remain on property.
5. Driveway to be reduced to the maximum 25' in width per LDC 7.01.01(E)b.

6. Driveway to be constructed of pervious materials.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[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:

The pavilion will feature 3 pickle ball courts for use when the space is not otherwise rented. The south garden will connect to the existing miniature golf course. The front wall of the pavilion sits 7' from the property line, which is in keeping with the requirement that a front yard setback shall be no more than 10' from the property line. The principal structure must maintain a 20' rear-yard setback per LDC 8.01.02(d)3.

The height at peak of pavilion structure is 20'6" which is below the permissible maximum of 35' (LDC 8.01.02(E)3).

The subject property is zoned C-3 (Central Business District) and abuts properties that are zoned R-2 (Medium Density Residential) to the east. As such, a type C buffer is required per LDC Table 4.05.12(C). A type C buffer consists of:

- Two shade trees;
- Four understory trees;
- And a continuous unbroken hedge, planted in a double staggered row to for a solid visual screen within one year of planting.

The proposed construction utilizes modern materials such as galvanized metal trusses, split face CMU, wood, and structural insulated panels with a smooth concrete finish.

Conditions that were discussed as issues to be addressed for final review of the application included:

(Staff Comments in RED)

1. All mechanical equipment must be shown on site plan. All rooftop mechanical equipment must be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building per LDC 8.01.01(G).
Rooftop mechanical is shown to be screened by parapet as shown on sheet AR-5 of EXHIBIT 2.
2. All elevations are required to be submitted showing that the structure has been designed to be viewed from all sides as per Design Guidelines for the Waterfront Community Redevelopment Area (sec. 4 pg.44).
All elevations are shown on sheets AR-4 and AR-5 of EXHIBIT 2.
3. Complete Technical Review Committee site plan review (first round comments).
Technical Review Committee (TRC) review has not yet been scheduled.
4. Sound abatement/ mitigation measures to be shown on plans.
After discussion, the board removed the consideration for sound abatement/mitigation measure to be required to be submitted as part of the final application.
5. Lighting to be shown on site plan and appropriately shielded to remain on property.
A lighting plan has been included on sheet LA-1 of EXHIBIT 2 indicating lighting locations and impacts.
6. Driveway to be reduced to the maximum 25' in width per LDC 7.01.01(E)b.
Single driveway to garage area being shown is 12'4 ½" on sheet SL-1 of
7. Driveway to be constructed of pervious materials.
Driveway materials no identified.

Additionally, signage will need to be applied for as staff approved COA and must meet size and number requirements as outlined in LDC section 8.01.03.

Staff finds that the proposed new construction is compatible with the Waterfront Community Redevelopment Area in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2022-0063

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0063 **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 2022-0063, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and Waterfront Redevelopment Area Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2022-0063 Application & Backup Materials**

EXHIBIT 2 **Plans & Elevations**

EXHIBIT 3 **Front and Side Renderings**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9898

Date Submitted: 9/15/2022

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?*

8/25/2022

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*

116 N. 2nd Street

City*

fernandina beach

State*

florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0009-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Poynter Family Holdings, LLC

Last Name*

poynter

Mailing Address*

3967 1st Avenue

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

9044156533

E-mail Address*

tpoynter@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 will be a multi purpose open-air Pavillion that will be used as a rental facility, commercial kitchen, and possibly pickleball courts when not being rented. We plan on having this facility available to the community for any type of functions and plan on making this a free space to non-profits when needed.

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

Design Vision Statement*

The vision on the curved roof was inspired by the waterfront warehouse form that I originally tried to move to this spot. The downtown community needs an event space for the many groups who continue to come to the Island. This project will assure groups of larger size a place to hold events.

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
	split face CMU walls	Tan (Name/Number)

DOORS

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

WINDOWS

Manufacturer**Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

Galv metal roof 5v Crimp

Color

Silver

(Name/Number)

FASCIA/TRIM**Manufacturer****Product Description**

Dark faux wood Facia

Color

brown

(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**

Treated lumber

Color

natural

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer****Product Description**

paver 4"x8"x2"1/4 Medium Ironspot #77/ concrete

Color

gray

(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
custom	TBD	
		(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
*116 N 2nd st proof of ownership.pdf	*116 N. 2nd St survey.pdf	Pavilion Mood Board 7-10-22.pdf	North elevation.jpg
Upload 5	Upload 6	Upload 7	Upload 8
South elevation.jpg	Rare elevation.jpg	Fernandina Pavilion TRC Reveiw 9-14-22 c.pdf	Final Rendering - Front Elevation.jpg

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*

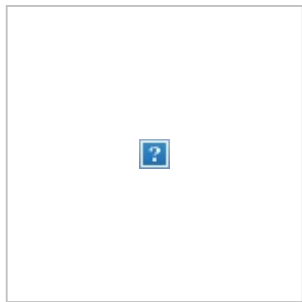
Timothy

Applicant Last Name*

Poynter

Today's Date*

9/15/2022



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.



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0009-0050

Owner Name POYNTER FAMILY HOLDINGS LLLP

Mailing Address 28 N 3RD ST

FERNANDINA BEACH, FL 32034

Location Address 2ND ST N

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Mileage 79.5052

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal BLOCK 9 LOT 5 CITY OF FDNA BEACH

2021 Certified Values

Land Value \$78,125

(+) Improved Value \$0

(a) Market Value \$78,125

(-) Agricultural Classification \$0

(-) SCH or Non-HX* Capped Savings \$0

(=) Assessed Value \$78,125

(-) Homestead \$0

(-) Additional Exemptions \$0

(-) School Taxable Value \$78,125

(-) Non-School HX & Other Exempt Value \$0

(a) County Taxable Value \$78,125

Notes - 10% Cap does not apply to School Taxable Value



Property Search



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



if this picture is incorrect, please email info@nassaufpa.com

LOCATION MAP



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS TWO (2) THROUGH FIVE (5), BLOCK NINE (9).

CERTIFIED TO:
TIM POYNTER

PROPERTY ADDRESS:
116 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034

SITE BENCHMARK

NAIL & DISK SET IN WOOD POWER POLE
ELEVATION = 8.67' N.A.V.D. 1988
FIELD BOOK = X-354, PAGE 18

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

ALACHUA STREET

SURVEY NOTES:

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LEGEND

- CONCRETE FLATWORK
- WATER METER
- WOOD OR VINYL FENCE
- SEWER VALVE
- CENTERLINE
- PLAT
- NAVD = NORTH AMERICAN VERTICAL DATUM

TREE LEGEND

- BAY = BAY TREE
- CDR = CEDAR TREE
- HB = HACKBERRY TREE
- MAG = MAGNOLIA TREE
- O = OAK TREE
- PM = PALM TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 25

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.

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21297 DATE: 08/19/2021 CADD: LP

F.B. NO: X-354 PAGE NO: 18 FIELD CREW: GS FILE NO: A-5458

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

9/1/21

FERNANDINA PAVILION

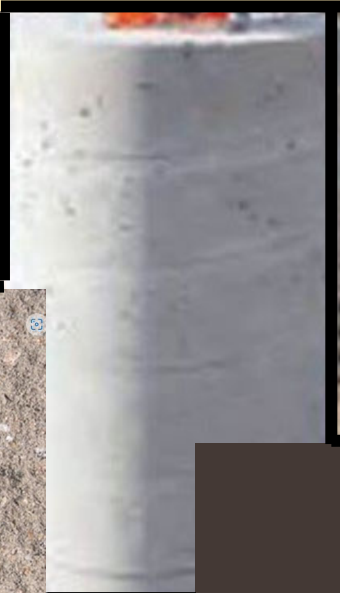
Material Selections - Representative Product Selections



5' ht Walls



Block Wall



1" Sonotube" Concrete Pier



Concrete Kitchen Wall



Kitchen / Bride Building Walls and Facia



Metal Garage Siding



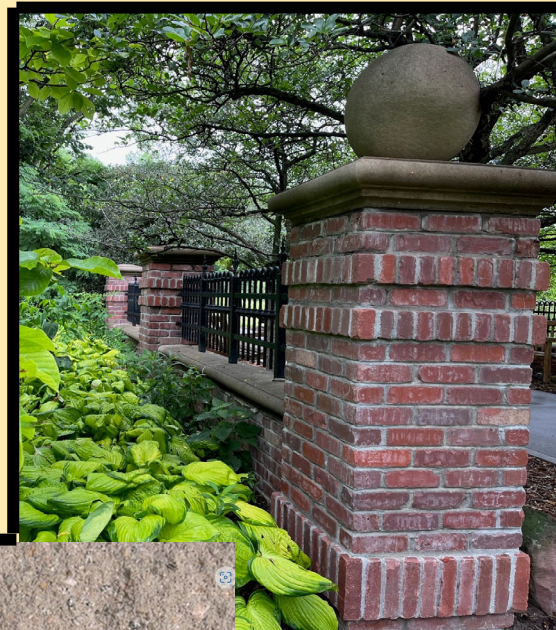
Adjacent Garage Building Walls & Door

FERNANDINA PAVILION

Material Selections - Garden



5' ht Walls



Wall Brick



Coquina



Pavers & Bench / Brick Wall



Block Wall



Pavers



Pergola & Wood Fence



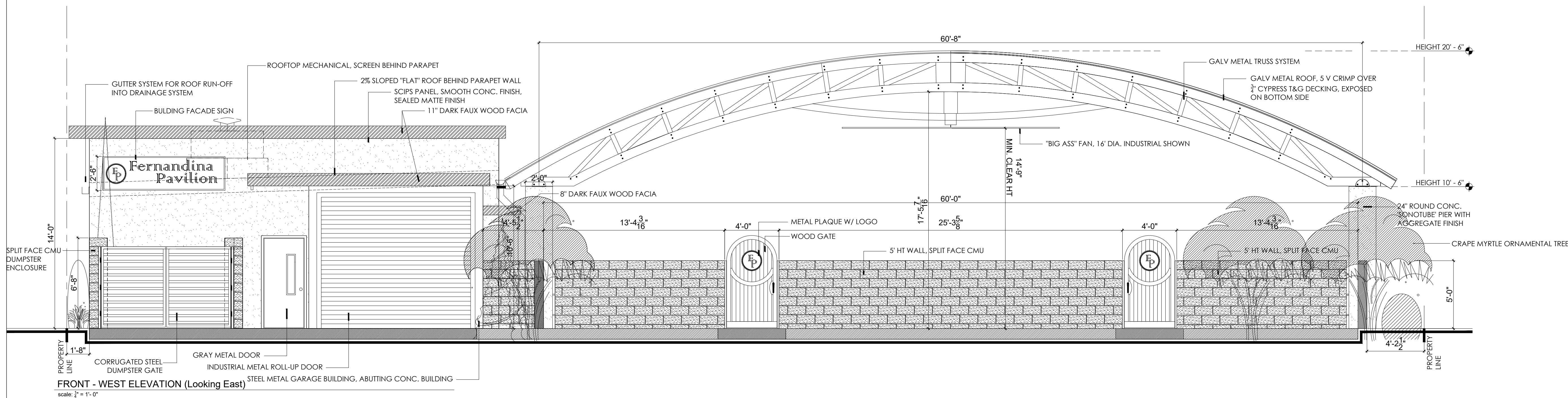
Kitchen / Bride Building Walls and Facia



Conc. Walk w/ Brick Edge

MULTI USE PAVILION

116 NORTH 2ND ST



GENERAL NOTES AND INFORMATION:

- DO NOT SCALE DRAWINGS.
- IF THE CONTRACTOR DISCOVERS DISCREPANCIES BETWEEN DRAWINGS AND THE CONDITIONS FOUND ON-SITE, CONFLICTING INFORMATION BETWEEN DRAWINGS, AND/OR CONFLICTING INFORMATION BETWEEN DRAWINGS OF THE VARIOUS DISCIPLINES; THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ARCHITECT / OWNER BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK BASED ON ASSUMED INTENT, CONFLICTING INFORMATION, AND/OR INCOMPLETE INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK AND MAY BE HELD LIABLE FOR BOTH THE UNAPPROVED WORK AND ANY WORK TO RESTORE CONDITIONS TO THEIR ORIGINAL / INTENDED STATE.
- THESE DRAWINGS ARE BASED ON THE REASONABLY AVAILABLE INFORMATION AND READILY VISIBLE CONDITIONS AT THE TIME OF THE ARCHITECT'S SURVEY AND/OR BEGINNING OF THE ARCHITECT'S WORK. THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ARCHITECT IF, UPON DIGGING OR IN THE CASE OF A REMODEL OR DEMOLITION, REMOVING EXISTING ELEMENTS, STRUCTURES, EQUIPMENT, AND/OR ASSEMBLIES AND UNDOCUMENTED CONDITIONS ARE DISCOVERED.
- MECHANICAL DUCT SIZING, VENT SIZING AND QUANTITY PER HVAC ENGINEER OR SUB CONTRACTOR. DESIGN SHOWN INDICATES INTENT TO ALIGN DIFFUSERS, NOT A SYSTEM DESIGN. SYSTEM TO BE DESIGNED BY ENGINEER OR QUALIFIED INSTALLER. CONSULT ARCHITECT IF NUMBER OF DIFFUSERS VARIES FROM NUMBERS SHOWN. TYP.
- PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
- PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
- VERIFY APPLIANCE / EQUIPMENT SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
- KITCHEN EQUIPMENT SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER / OWNER SUPPLIER.
- CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE AND CURRENT FLORIDA FIRE PREVENTION CODE.
- WHERE APPLICABLE, ALL BLOCKING IN EXISTING FIRE RATED WALLS SHALL BE FIRE RETARDANT TREATED WOOD OR METAL STRAP TO PRESERVE ASSEMBLY FIRE RATING.
- PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL GRAB BAR LOCATIONS.
- OWNER/CONTRACTOR SHALL COMMISSION A STRUCTURAL ENGINEER FOR ANY AND ALL WORK EFFECTING OR DESCRIBING LOAD-BEARING ASSEMBLIES. THE STRUCTURAL ENGINEER'S WORK IN REGARD TO MEMBER SIZES, STRUCTURAL CONNECTIONS, MEMBER SPANS, FOUNDATION ASSEMBLY, AND ALL OTHER ASPECTS OF THE WORK BEARING THE LOADS NECESSARY FOR THE SAFE AND FUNCTIONAL SOUNDNESS OF THE BUILDING SHALL SUPERSEDE THESE DRAWINGS AND BE IN COMPLIANCE WITH FLORIDA RESIDENTIAL BUILDING CODE.

DRAWING LIST

- | | |
|------|--------------------------------|
| C-1 | COVER SHEET |
| S-1 | SURVEY |
| SP-1 | SITE PLAN |
| SL-1 | SITE LAYOUT PLAN |
| SL-2 | SITE LAYOUT - FOOTINGS |
| GD-1 | GRADING AND DRAINAGE PLAN |
| TR-1 | DEMOLITION & TREE REMOVAL PLAN |
| AR-1 | ARCHITECTURE - GARAGE/DUMPSTER |
| AR-2 | ARCHITECTURE - KITCHEN |
| AR-3 | ARCHITECTURE - PAVILION |
| AR-4 | ARCHITECTURE - ELEVATIONS |
| AR-5 | ARCHITECTURE - ELEVATIONS |
| AR-6 | DETAILS |
| AR-7 | DETAILS |
| LA-1 | LANDSCAPE PLAN |
| LI-1 | LIGHTING PLAN |

PARCEL INFORMATION:

PROPERTY LOCATION:
116 NORTH 2ND STREET

RE PARCEL #'S:
00-00-1800-0009-0020
00-00-1800-0009-0030
00-00-1800-0009-0040
00-00-1800-0009-0050

Land Use: CBD
Zoning: C-3
Proposed Use: Clubs, Public or Private;
Community and Recreation
Offstreet Parking - Not Required

Fernandina Pavilion
116 NORTH 2ND ST

COVER SHEET

REVISIONS

no.	description	by	date

C-1

SHEET:
DATE: September 14, 2022

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TIM POYNTER

PROPERTY ADDRESS:
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FERNANDINA BEACH, FLORIDA 32034

LOT 7

LOT 6

LOT 22

SITE BENCHMARK

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ELEVATION = 8.67' N.A.V.D. 1988
FIELD BOOK = X-354, PAGE 18

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

ALACHUA STREET

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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

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

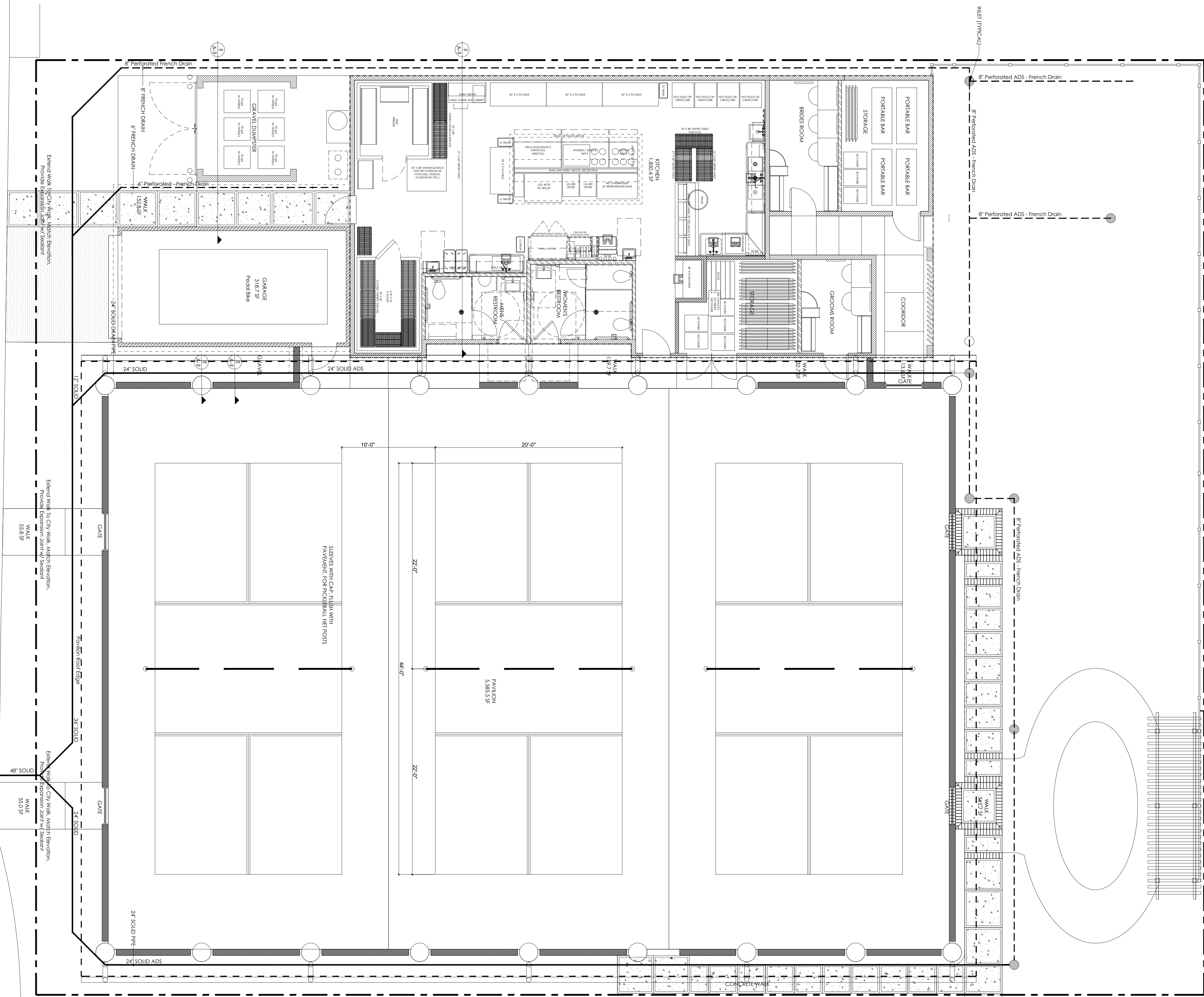
SCALE: 1"=20' JOB NO: 21297 DATE: 08/19/2021 CADD: LP

F.B. NO: X-354 PAGE NO: 18 FIELD CREW: GS FILE NO: A-5458

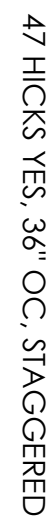
Fernandina Pavilion
116 NORTH 2ND ST
SURVEY

SHEET:
DATE: September 14, 2022

S-1



SITE DEVELOPMENT		RQD.
COMMUNITY REDEVELOPMENT AREA (CRA)	YES	
HISTORIC DISTRICT	NO	
LAND USE	CBD	
ZONING:	C-3	
• LOT WIDTH:		MIN. 25'
• BUILDING HEIGHT:		MAX 35'
• FRONT YARD SETBACK		0'
• SIDE YARD SETBACK		0'
• REAR YARD SETBACK		20'
• BUFFER (REAR - ADJACENT TO R-2 ZONING)		15'
FLOODPLAIN	YES, BFE 9.4	
IMPERVIOUS SURFACES:	8,590.10	
• PRIMARY BUILDING (KITCHEN):	1,850.6 SF	
• GARAGE:	318.7 SF	
• OPEN AIR PAVILION:	5,985.5 SF	
• WALKS / PAVING	835.3 SF	
LOT AREA	12,500 SF	
IMPERVIOUS SURFACE RATIO	MAX 75%	
BUILDING FLOOR AREA RATIO:	SUB. MAX	

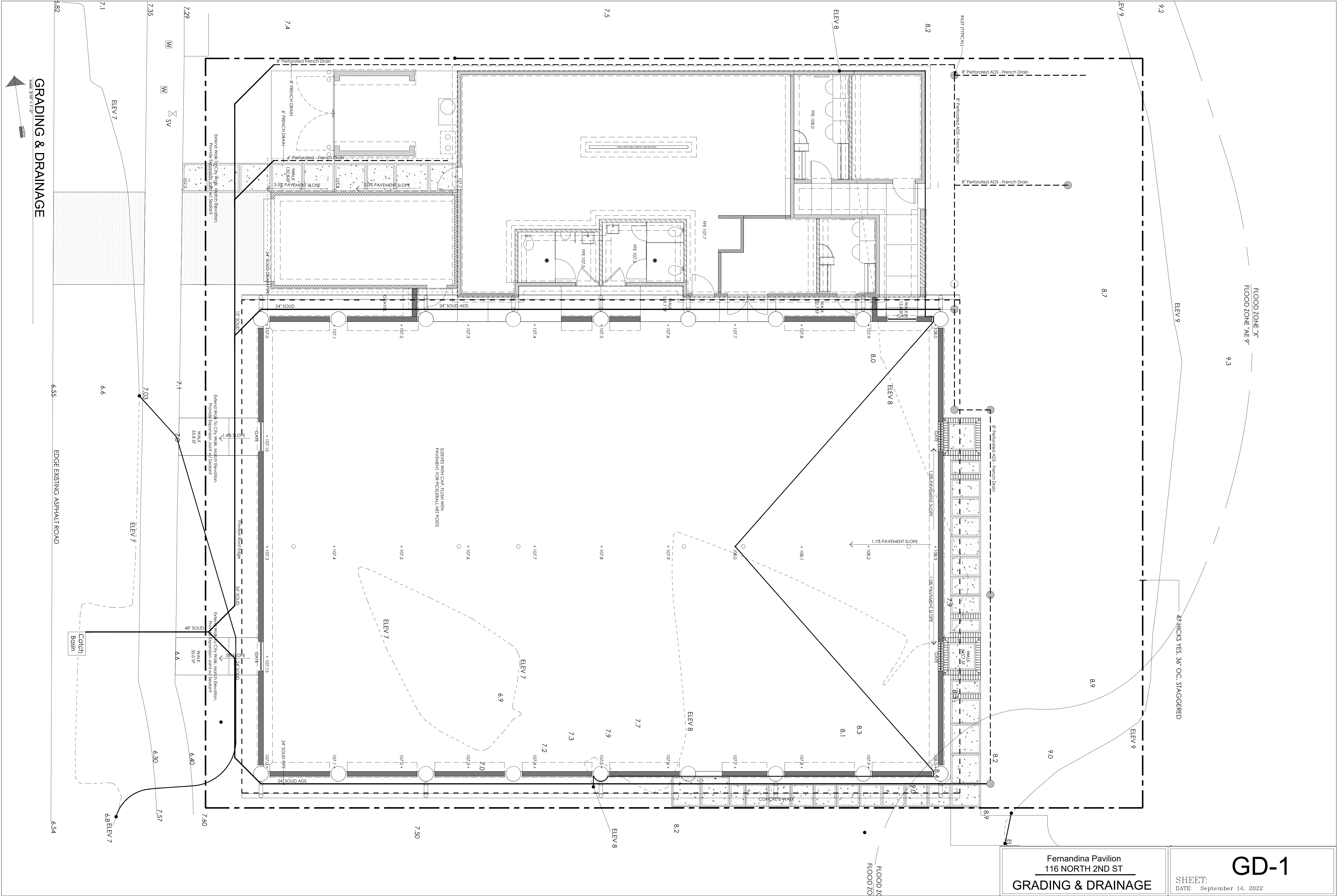


SHEET:
DATE: September 14, 2022

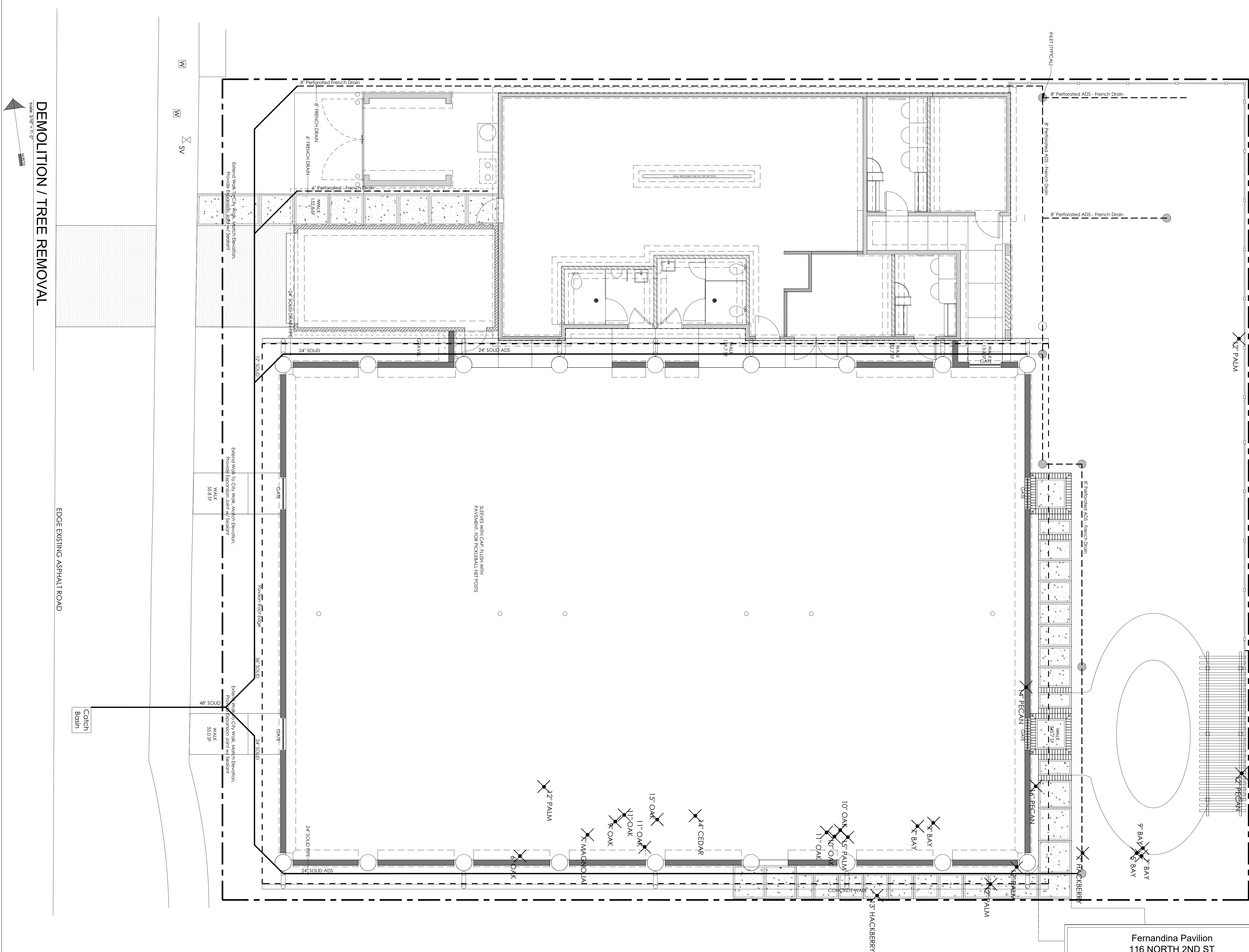
SL-2

SITE L
Scale: $3/16" = 1'-0"$

Catch Basin



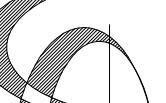
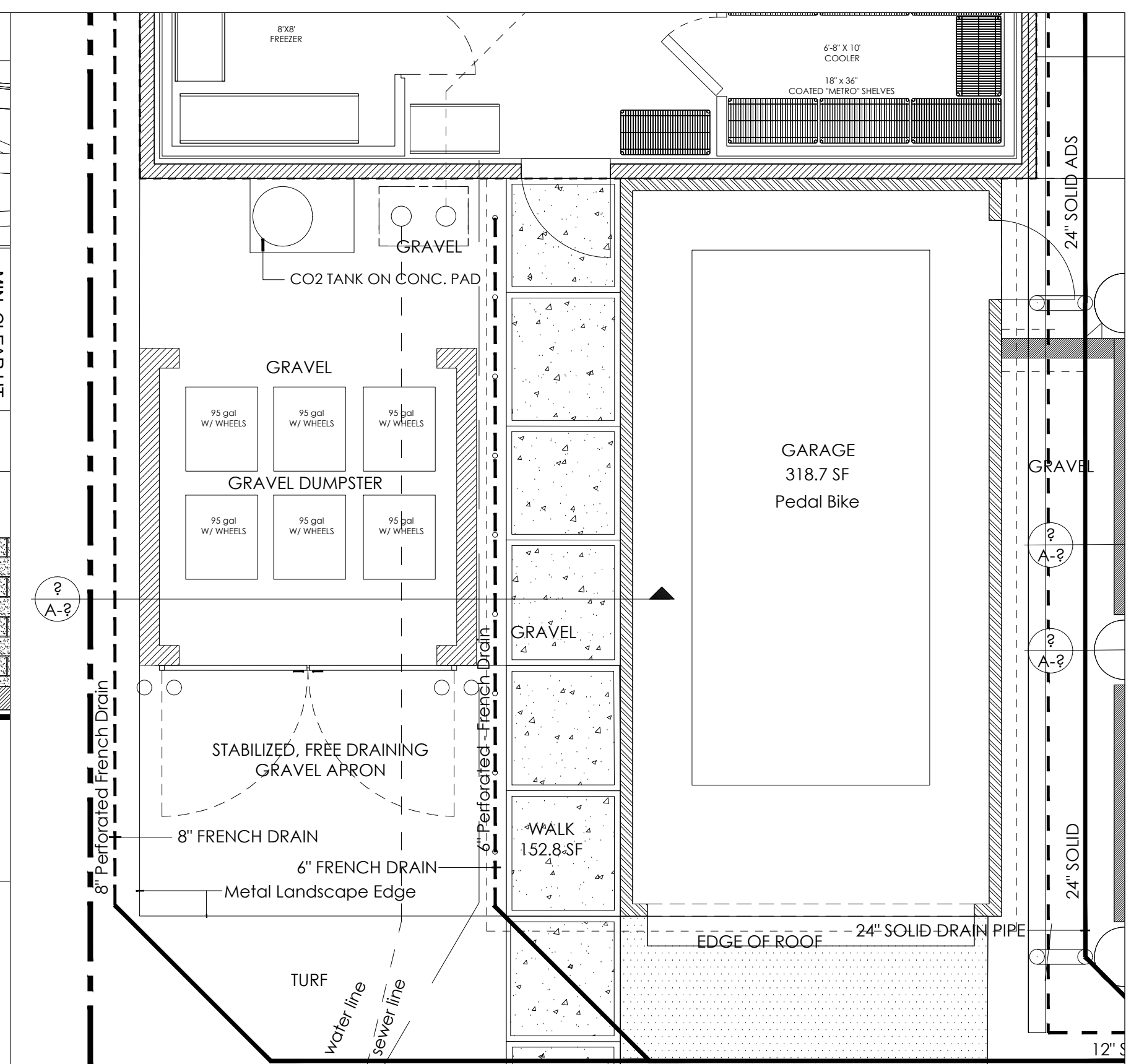
TREE CALCULATION		
TREES REMOVED		
6" OAK	13" HACKBERRY	
7" MAGNOLIA	7" BAY	
12" PALM	9" BAY	
9" OAK	12" PALM	
11" OAK	12" PALM	
11" OAK	14" PECAN	
15" OAK	16" PECAN	
14" CEDAR	7" HACKBERRY	
11" OAK	5" BAY	
10" OAK	7" BAY	
10" OAK	9" BAY	
15" PALM	12" PECAN	
	12" PALM	
0 TREES RETAINED	0%	0 - CAL "
25 TREES REMOVED	100%	266" - CAL "



Fernandina Pavilion
116 NORTH 2ND ST
DEMOLITION / TREE REMOVAL

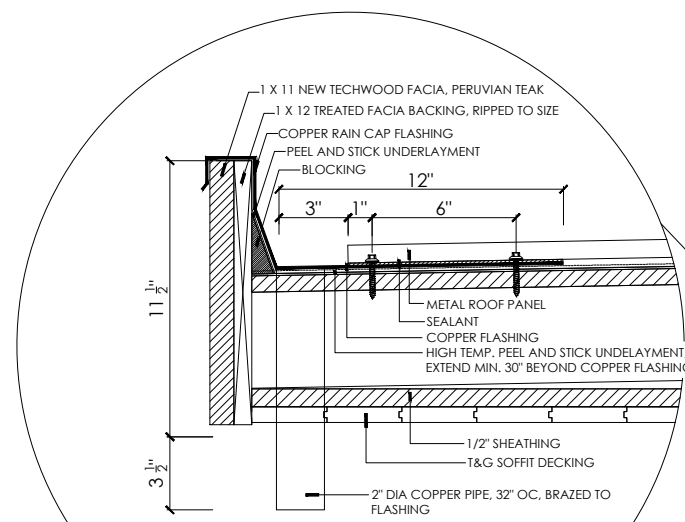
SHEET:
DATE: September 14, 2022

TR-1

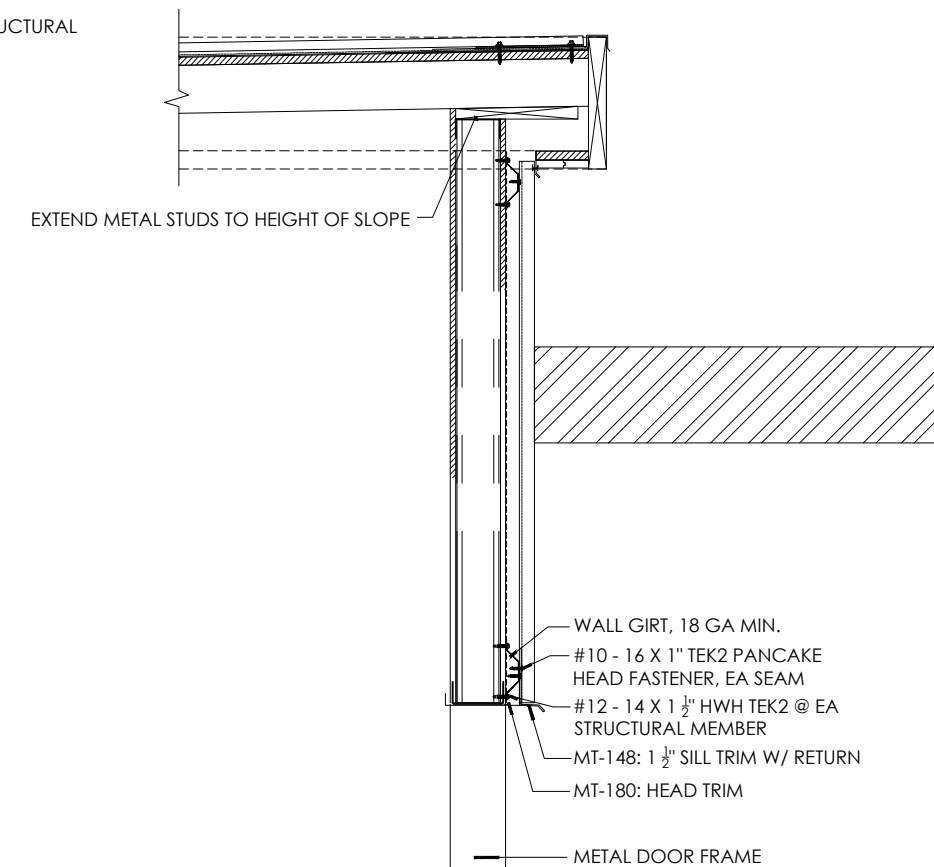
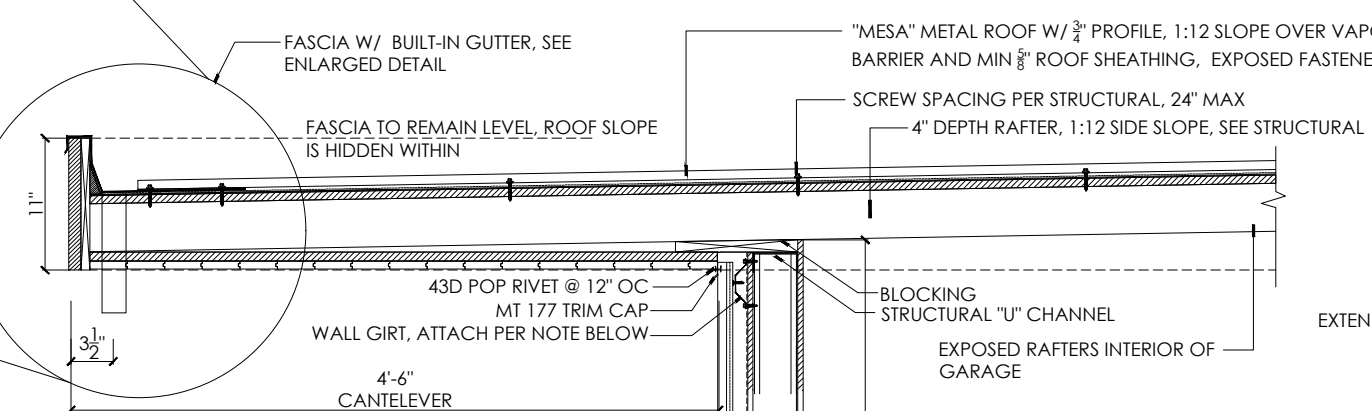


CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE FL 32210
(904) 236-9750

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

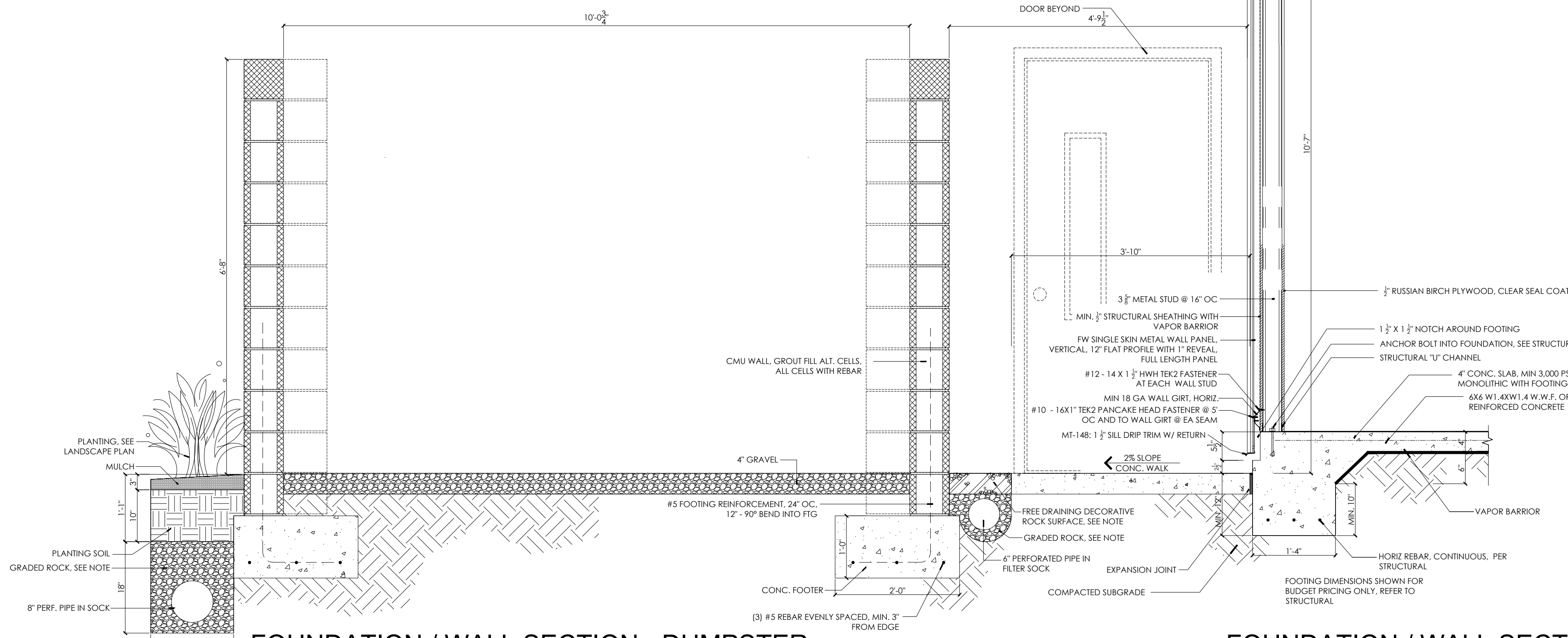


scale: $1 \frac{1}{2}'' = 1' - 0''$



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

scale: 1 $\frac{1}{2}$ " = 1'-0"



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

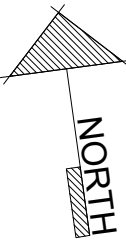
scale: 3/4" = 1'- 0"

- ## NOTES:
- WALL SYSTEM: SINGLE SKIN "FW WALL PANEL" BY MCELROY METALS W/ 1" REVEAL
 - ROOFING SYSTEM: "MESA" METAL ROOFING PANELS BY MCELROY METALS, 3" REVEAL, 1/12 SIDE SLOPE
 - WOOD FASCIA: 1 X 11 NEW TECHWOOD COMPOST FACIA, PERUVIAN TEAK OVER MIN. 1X PRESSURE TREATED BACKING
 - WOOD SOFFIT: 1" X 6" TONGUE AND GROOVE NEW TECHWOOD COMPOST BOARD, PERUVIAN TEAK

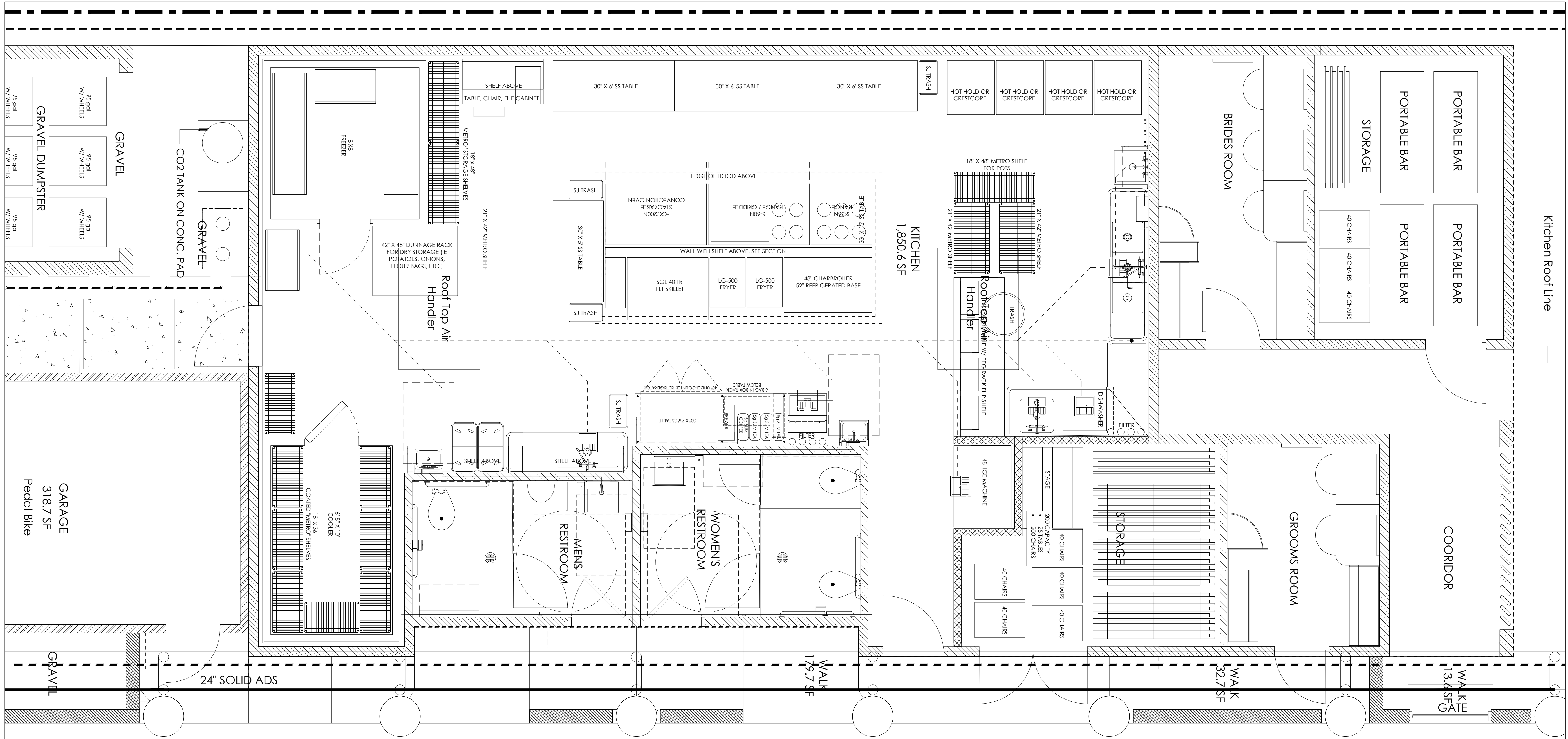
REVISIONS			
no.	description	by	date

AR
SHEET:
DATE: September 14, 2022

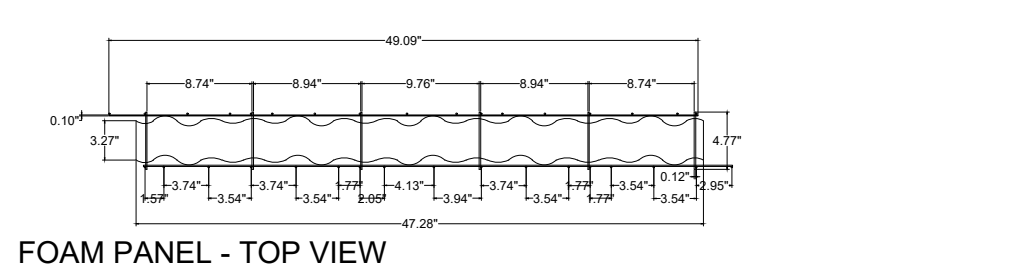
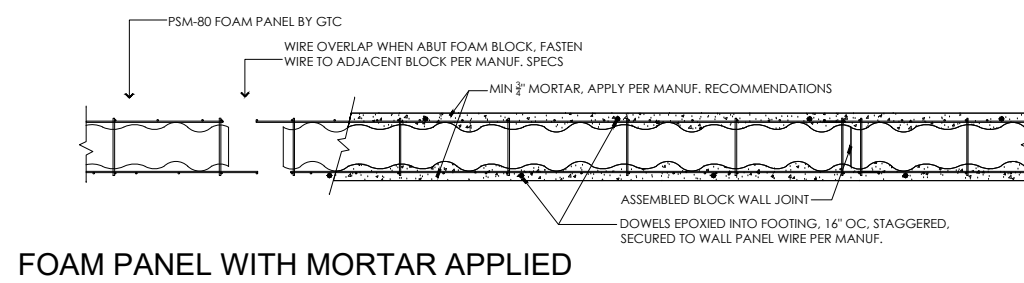
AR-1



PLAN VIEW - KITCHEN
SCALE: 3/8" = 1'-0"



- FOUNDATION WALL SYSTEM - KITCHEN
- INTERIOR BEARING WALL
- FOUNDATION WALL SYSTEM - GARAGE
- FOUNDATION WALL SYSTEM - PAVILION & DUMPSTER



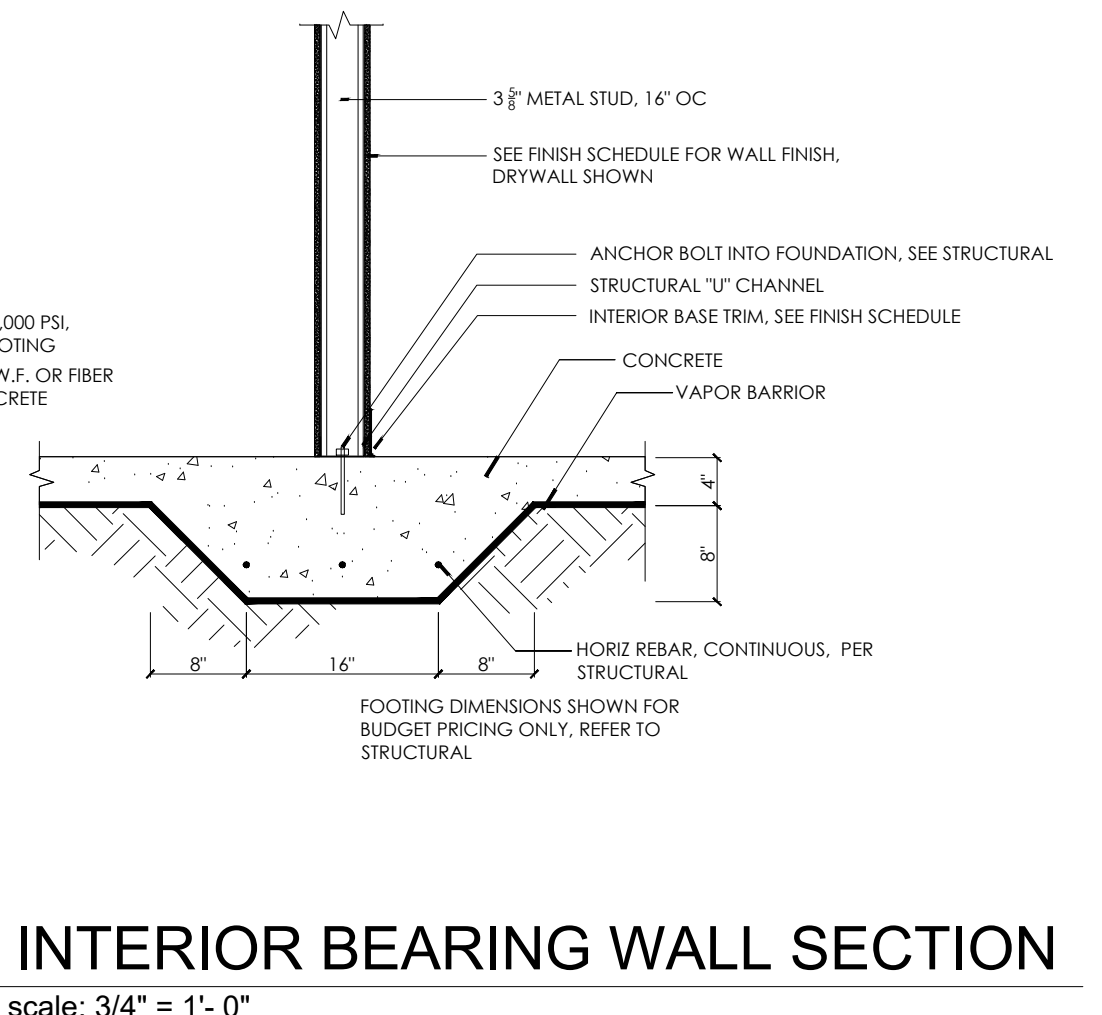
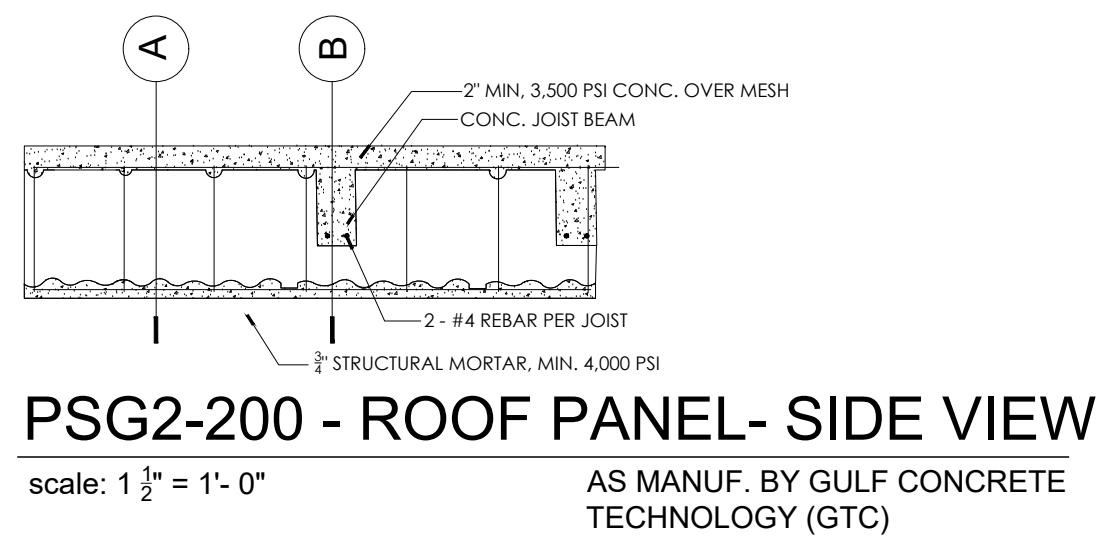
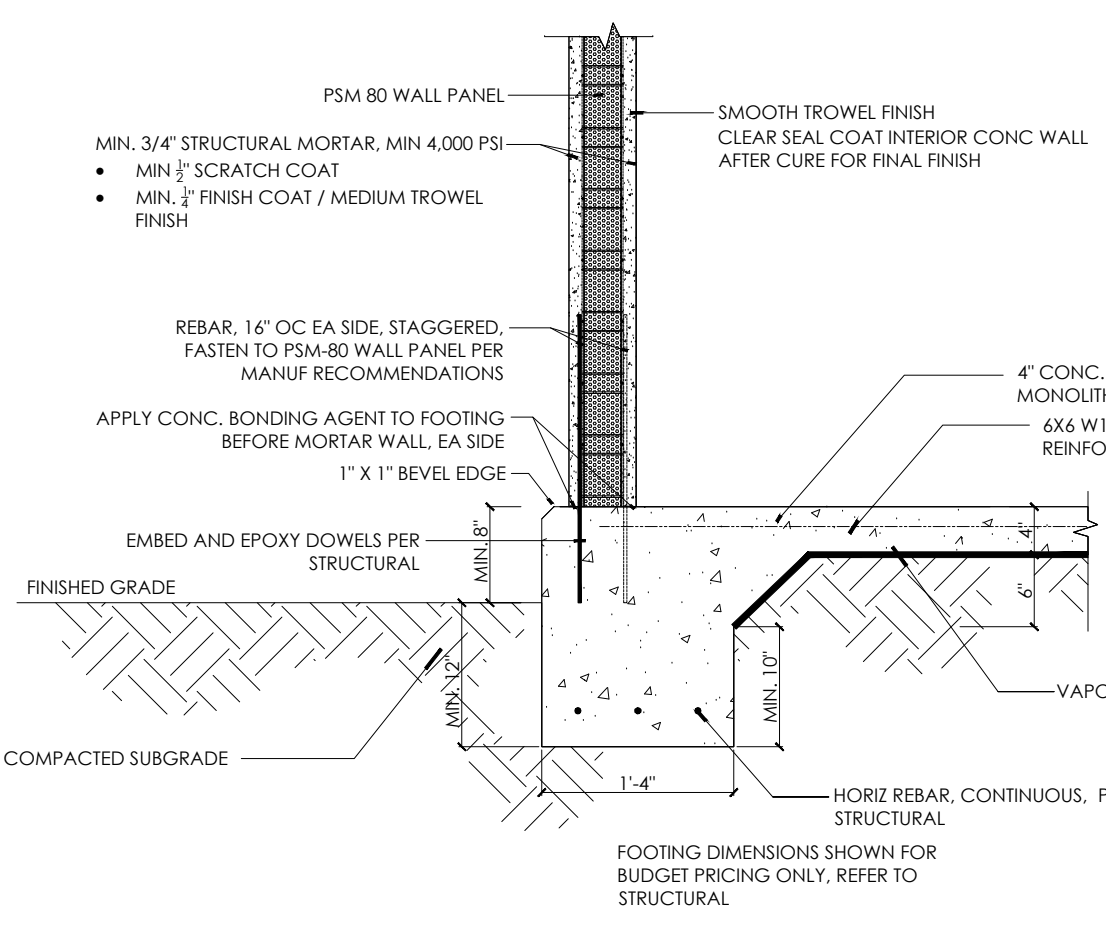
PSM - 80 WALL PANEL - PLAN VIEW

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

- AS MANUF. BY GULF CONCRETE TECHNOLOGY (GTC)
- NOTES:
- WALL SYSTEM: PSM - 80 WALL PANEL SYSTEM AS MANUF. BY GULF CONCRETE TECHNOLOGY (GTC).
 - ROOFING SYSTEM: PSG2-200 ROOF PANEL SYSTEM AS MANUF. BY GTC.
 - MORTAR: CARMELO HIGH-STRENGTH MORTAR, MIN. 4,000 PSI.
 - WOOD FASCIA: 1 X 1 1/2 NEW TECHWOOD COMPOST FASCIA, PERUVIAN TEAK OVER MIN. 1X PRESSURE TREATED BACKING.
 - GUTTER: GALVALUME 8" COMMERCIAL GUTTER AND DOWNSPOUT.

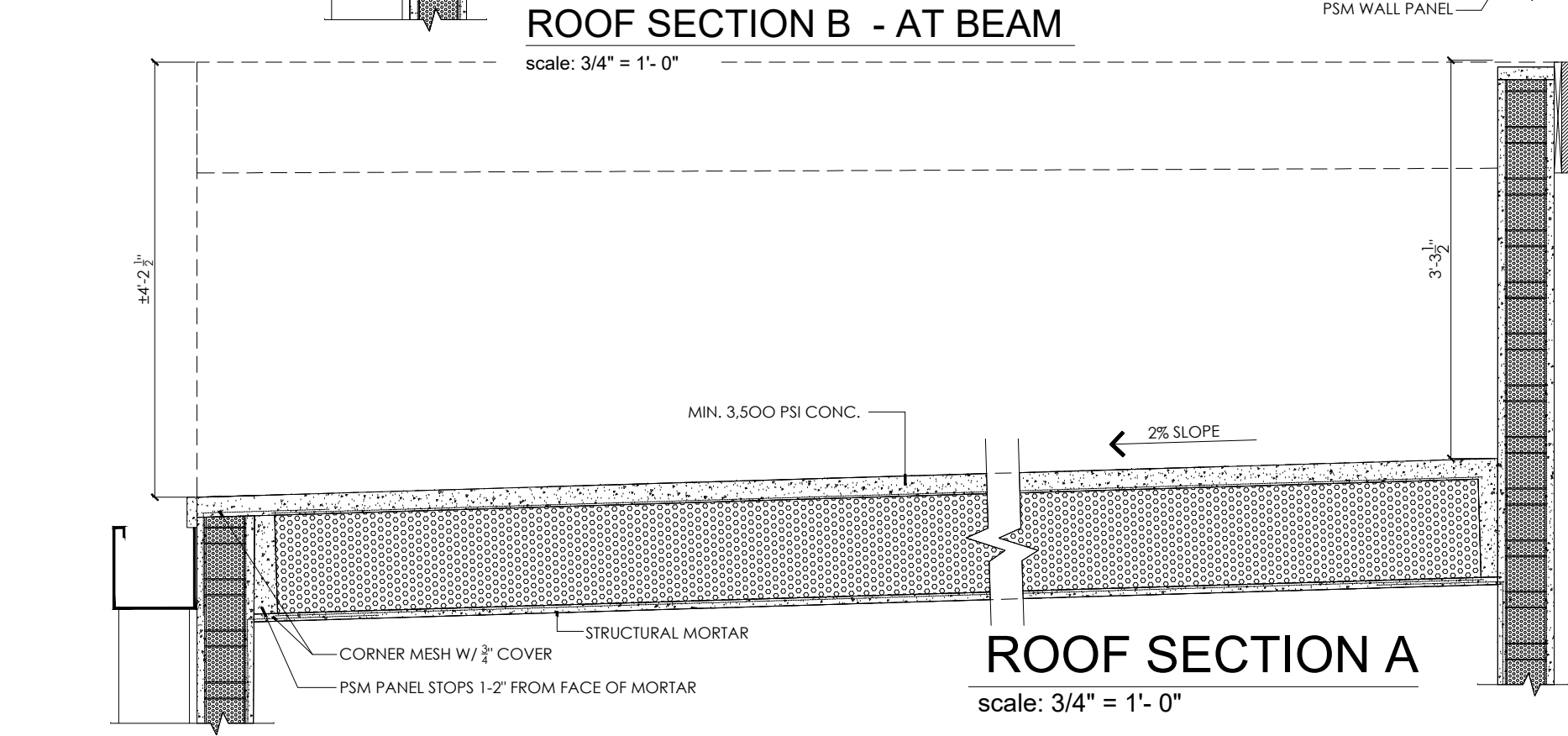
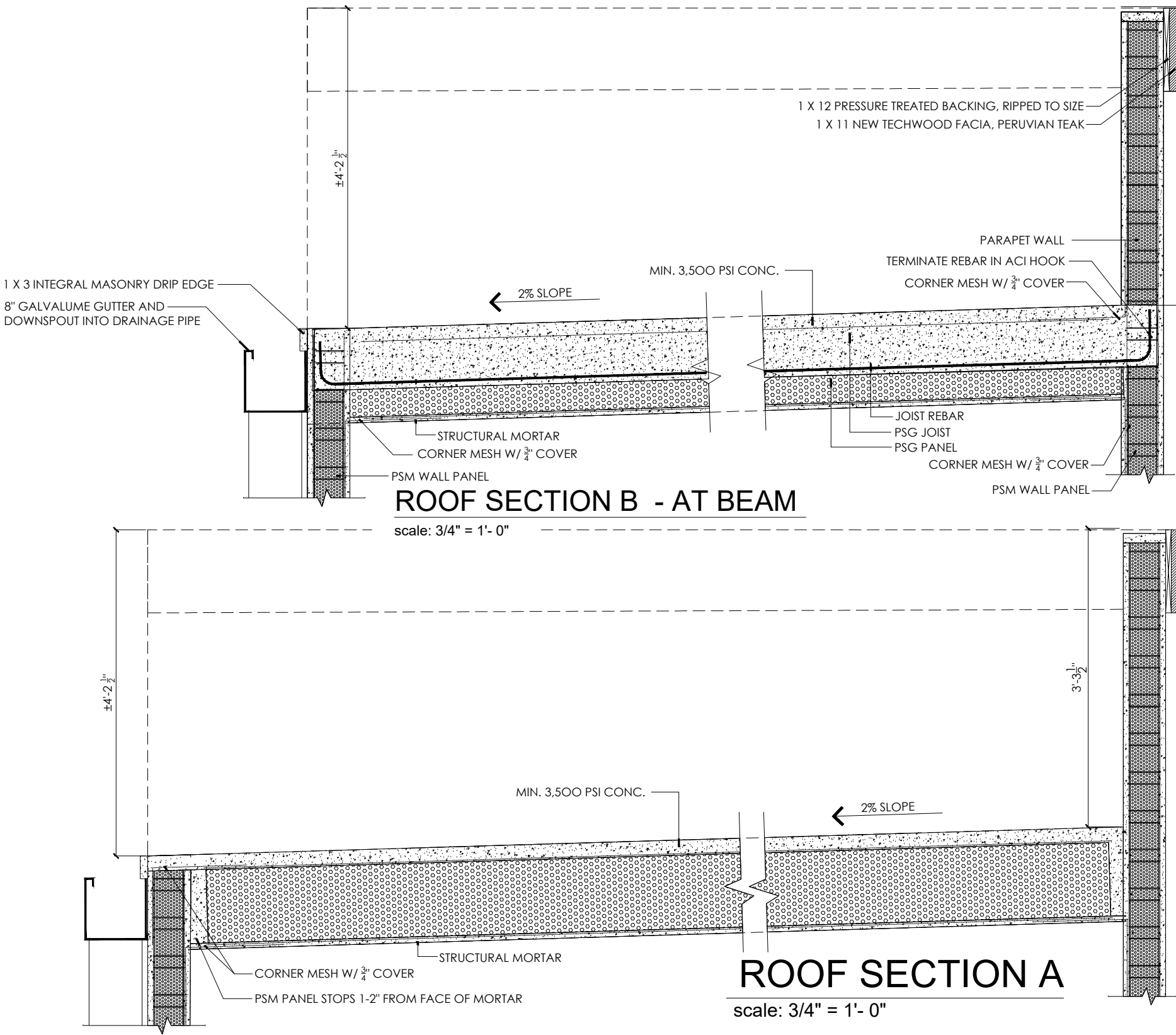
FOUNDATION / WALL SECTION - KITCHEN

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



INTERIOR BEARING WALL SECTION

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



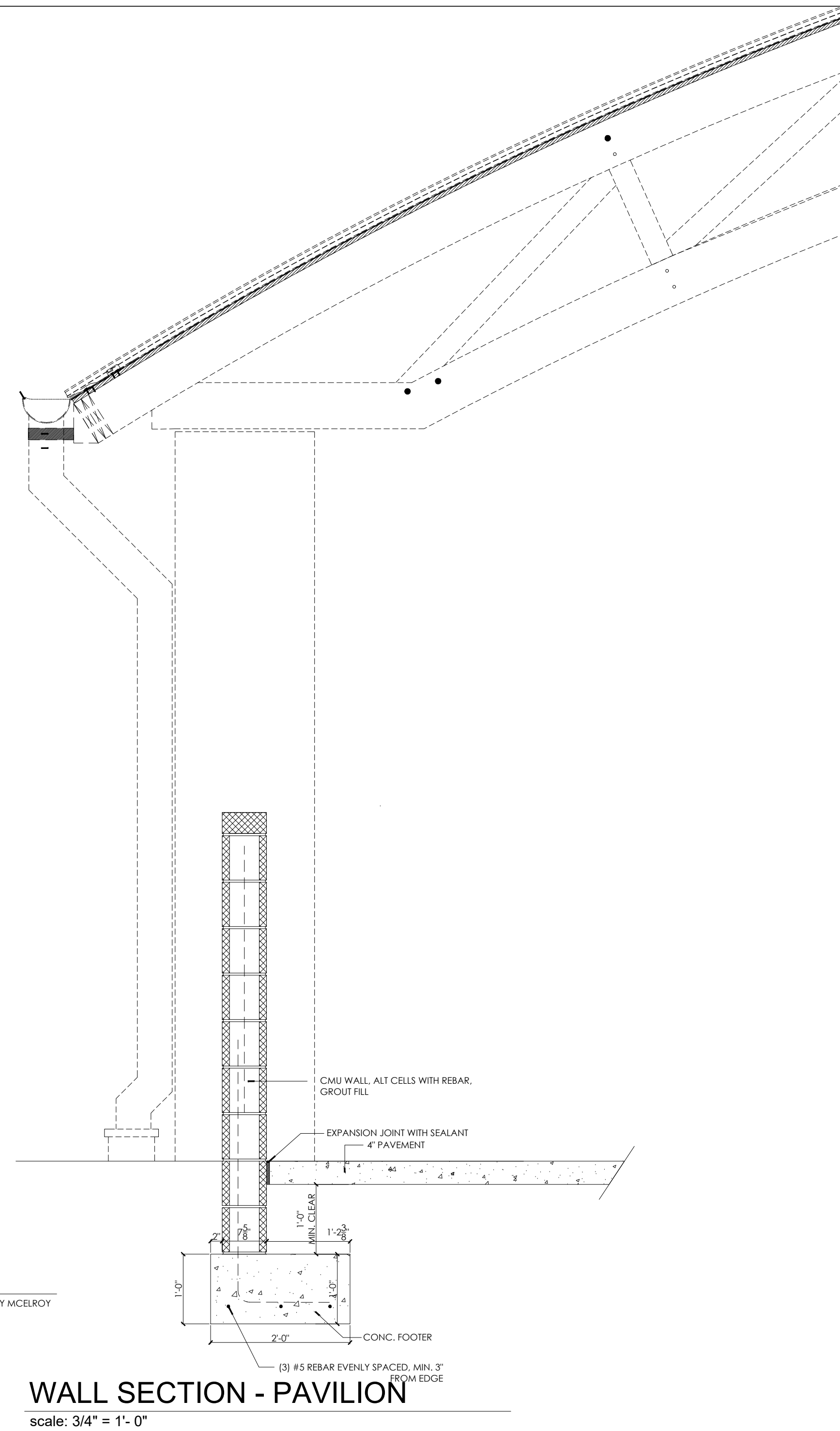
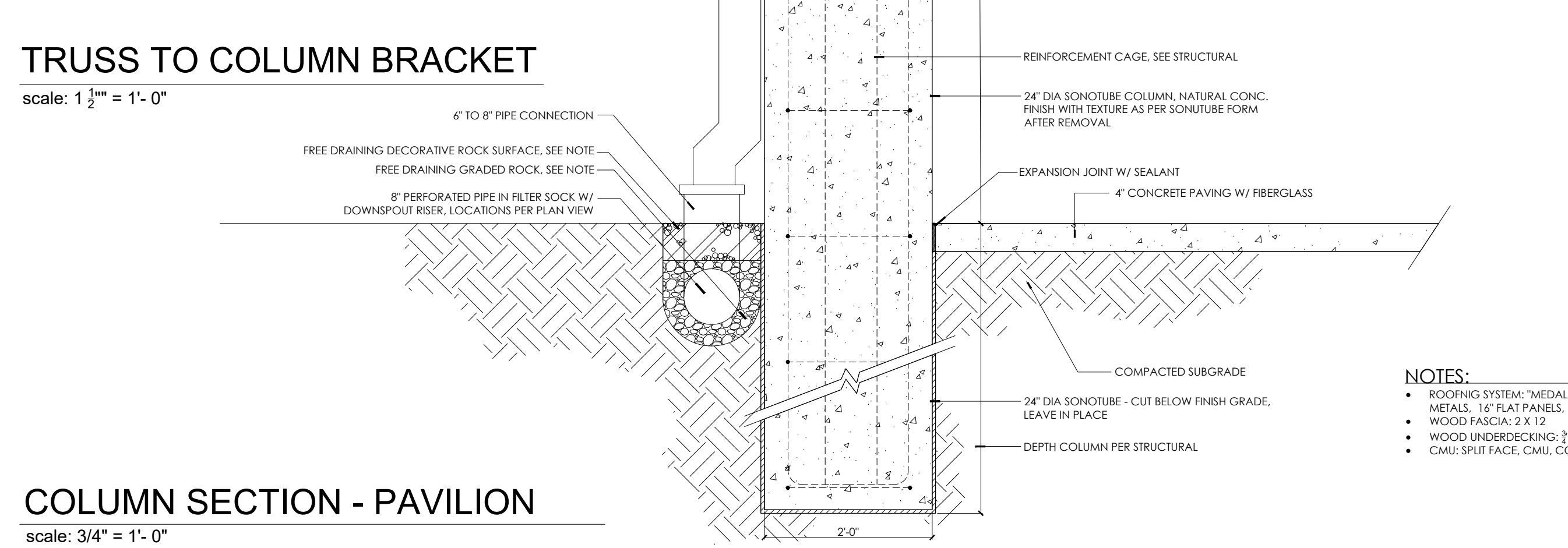
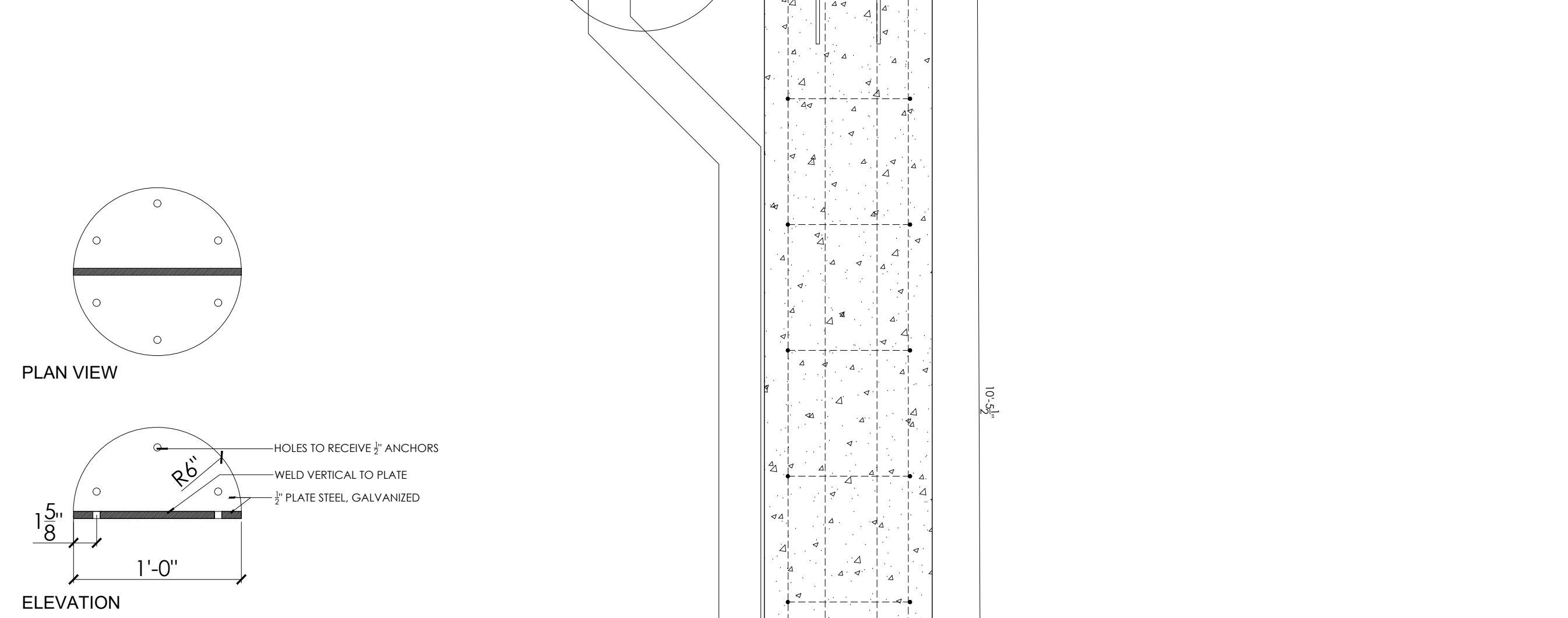
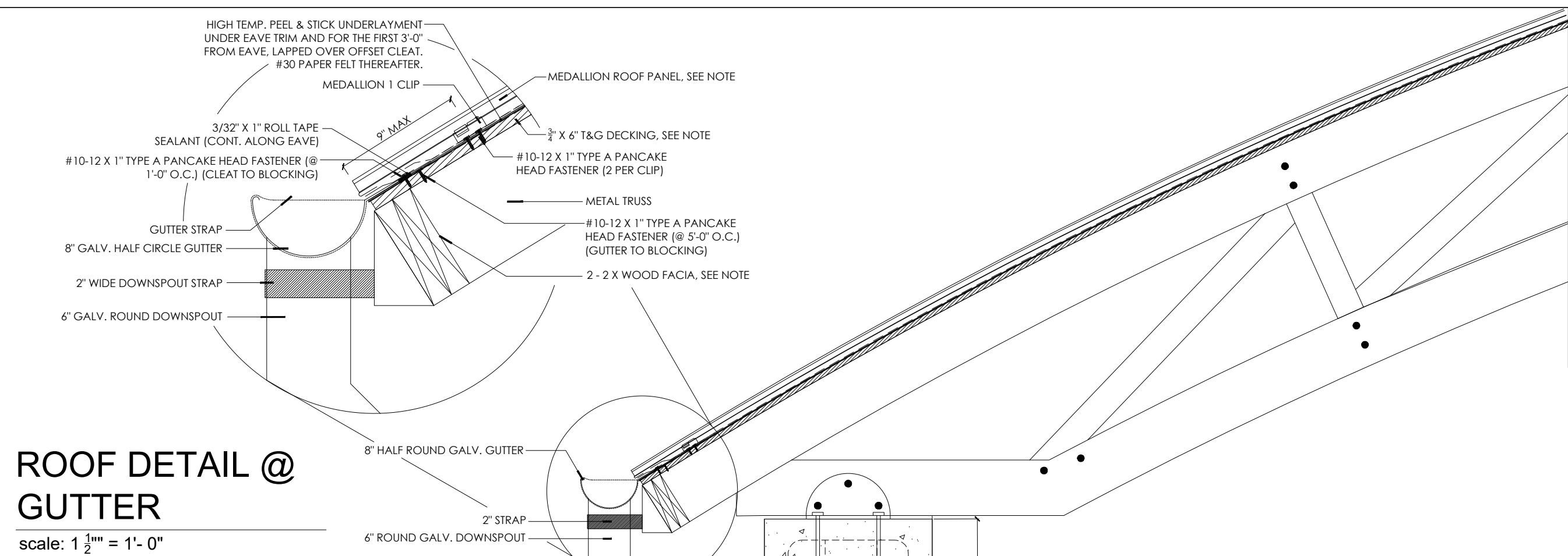
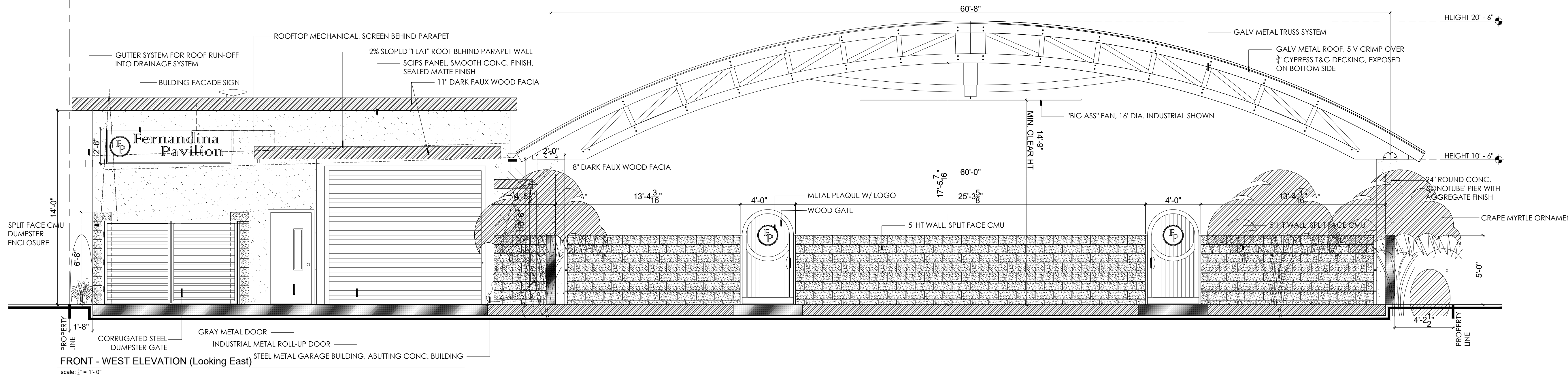
Fernandina Pavilion
116 NORTH 2ND ST

ARCHITECTURE KITCHEN

REVISIONS			
no.	description	by	date

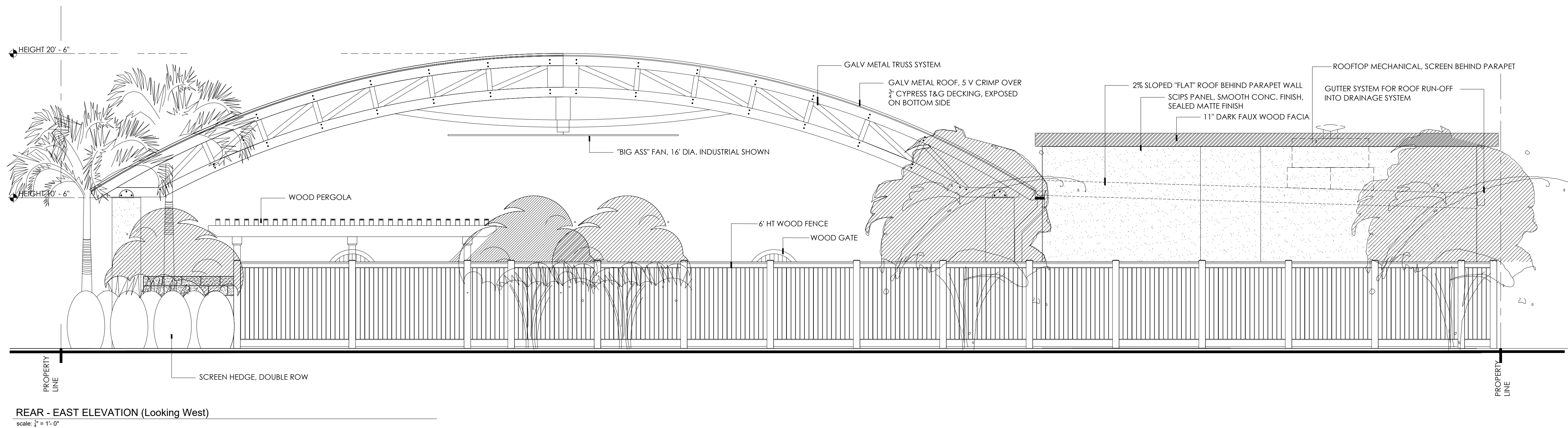
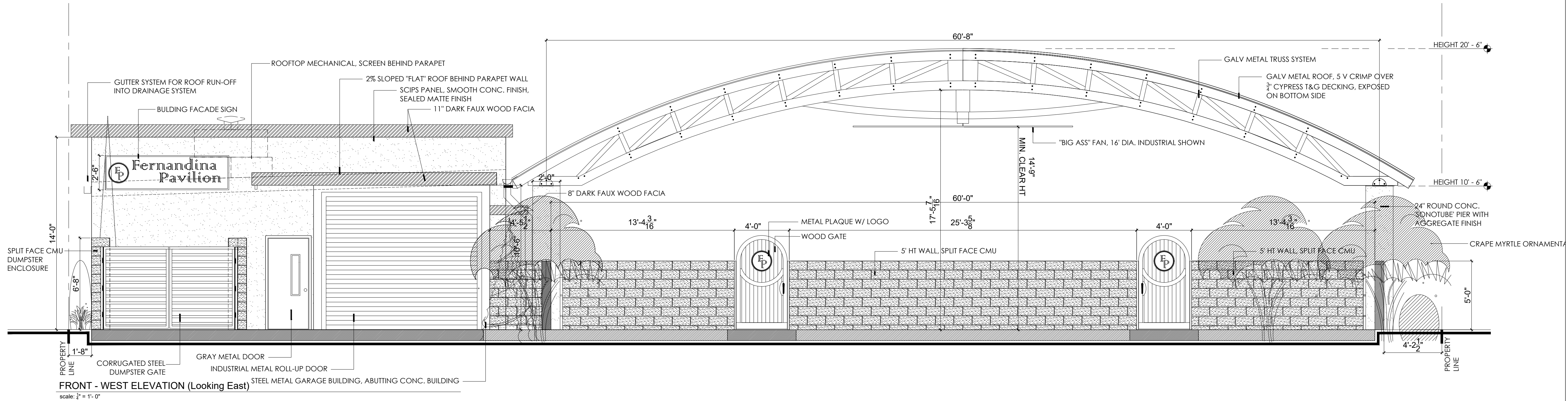
AR-2

SHEET:
DATE: September 14, 2022



- NOTES:
- ROOFING SYSTEM: "MEDALLION 1" METAL ROOFING PANELS BY MCELROY"
 - METALS: 16" FLAT PANELS, CURVED
 - WOOD FASCIA: 2" X 12
 - WOOD UNDERDECKING: 3" X 4" TONGUE AND GROOVE
 - CMU: SPLIT FACE, CMU, COLOR - 999

Fernandina Pavilion 116 NORTH 2ND ST			
ARCHITECTURE PAVILION			
REVISIONS			
no.	description	by	date
AR-3			
SHEET: DATE: September 14, 2022			



Fernandina Pavilion
116 NORTH 2ND ST

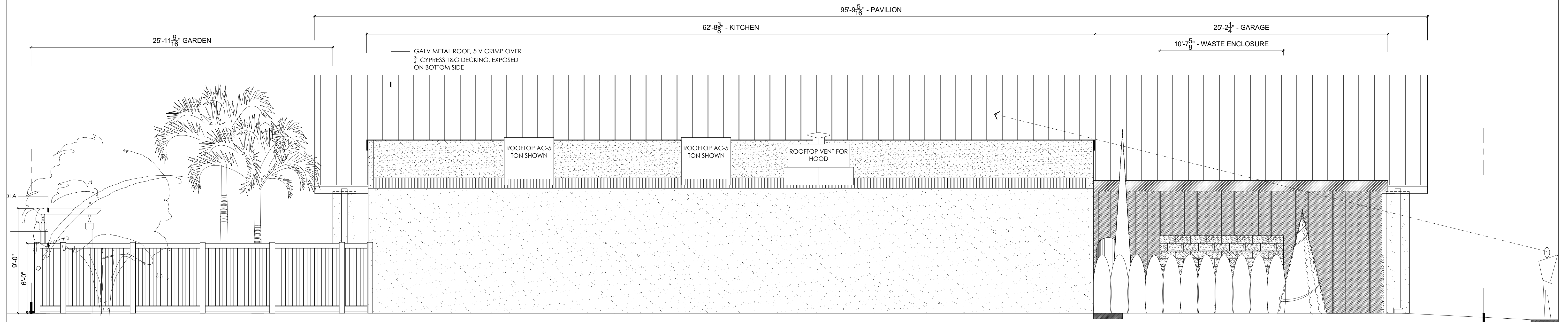
ARCHITECTURE EXT. ELEVATIONS

REVISIONS

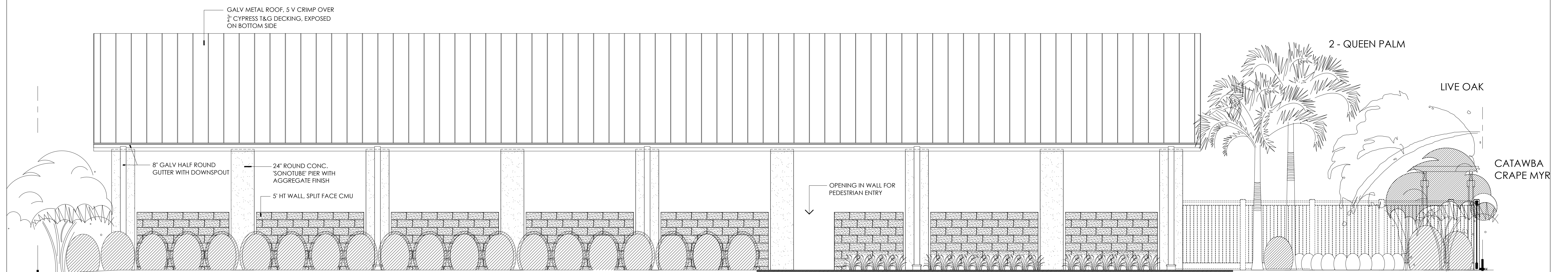
no.	description	by	date

AR-4

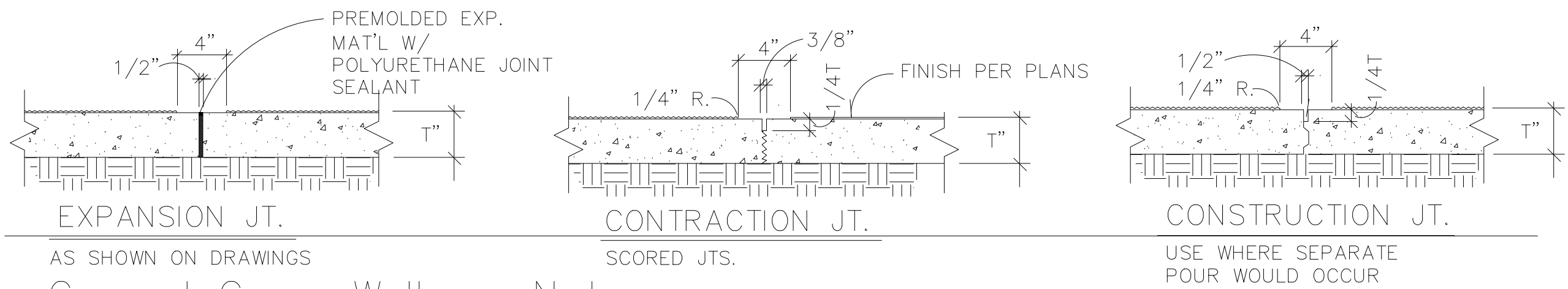
SHEET:
DATE: September 14, 2022



SIDE - NORTH ELEVATION (Looking South)
scale: 1/2" = 1'-0"



SIDE -SOUTH ELEVATION (Looking North)
scale: 1/2" = 1'-0"

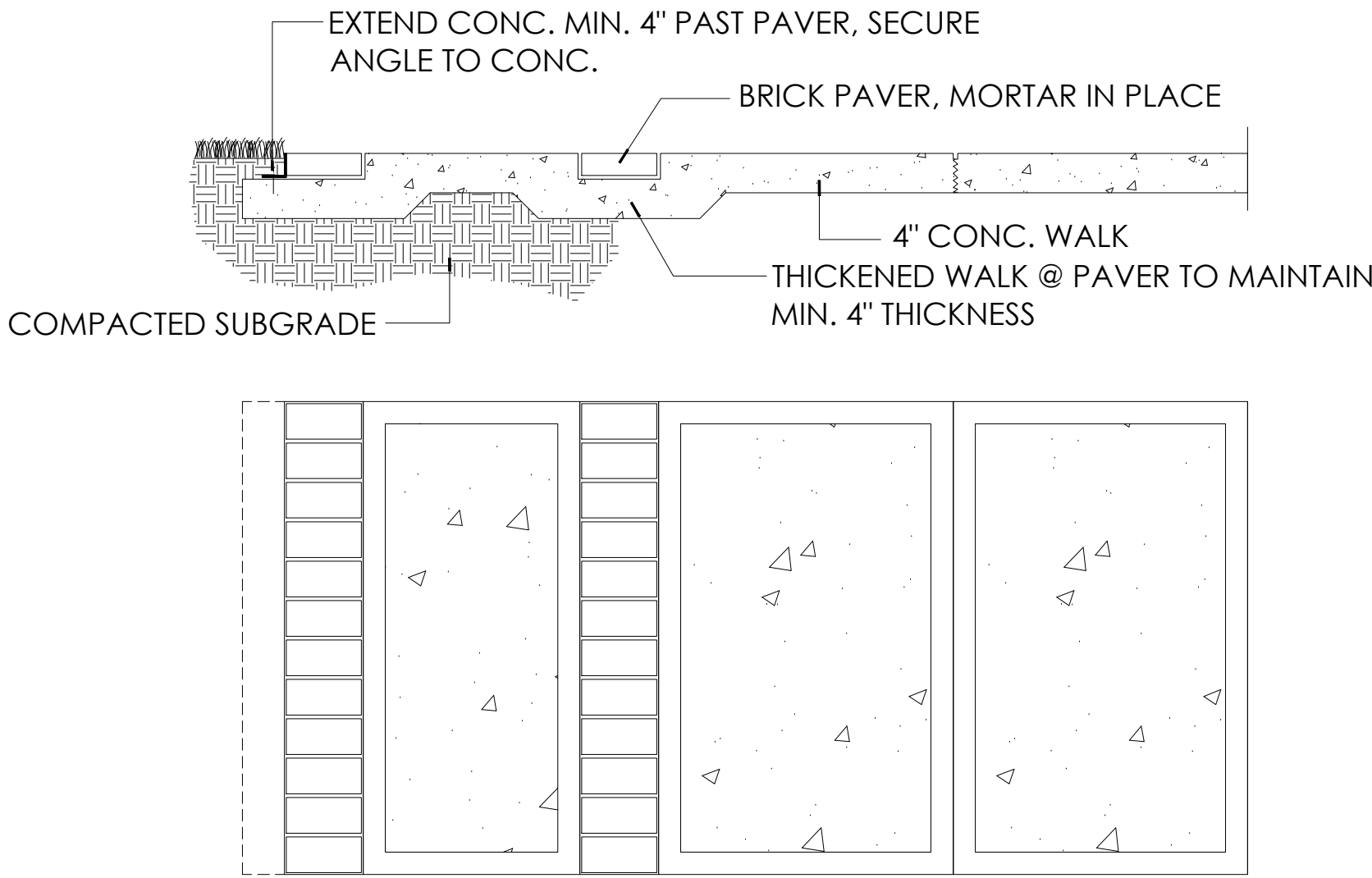


PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAX. JOINT SPACING (FEET)
3.5	6
4.0	10
4.5	10
5.0	12
6.0	15
OVER 6.0	15

ALL CONCRETE CURBS SHOWN ON THESE PLANS SHALL HAVE SAWCUT JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 40' O.C. MAX.

CONTROL JOINTS SHALL BE CUT 4-12 HOURS AFTER POUR MAX.

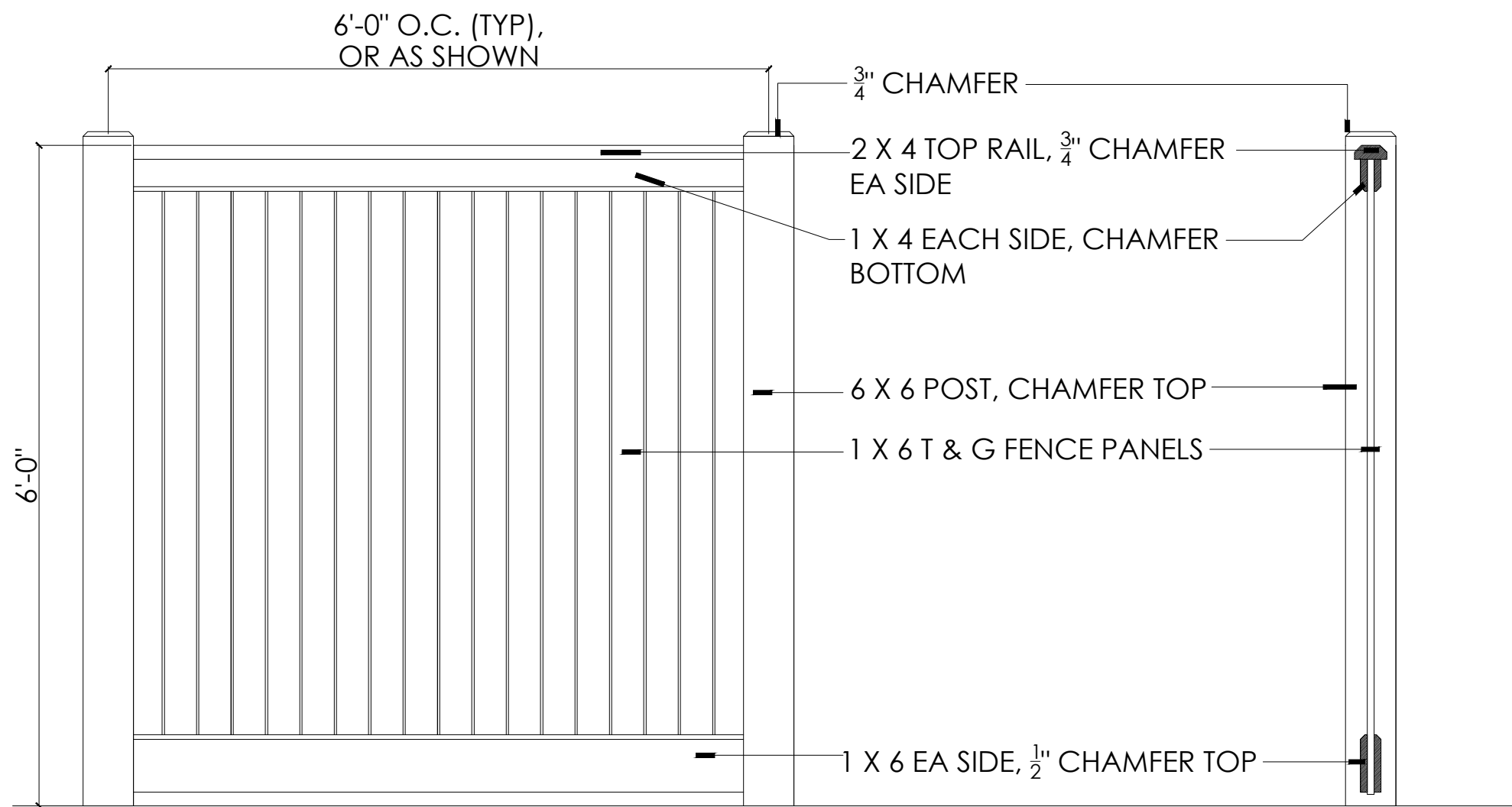
3000 PSI CONC.



- NOTES:
- REFER TO PLANS FOR PAVING PATTERNS
 - PAVERS SHALL BE 4" x 8" x 2 1/4" BRICK PAVERS, MEDIUM IRONSPOT #77, BY ENDICOTT, www.endicott.com
 - ANGLE EDGE RESTRAINT SHALL BE ALUMINUM, 3/8" X 2 1/4" ANGLE, MILL FINISH, AS MANUF BY PERMALOC, OR APPROVED EQUAL
 - CURVE EDGE RESTRAING EVENLY AND SMOOTLY WITH CURVE OF WALK. GROUT FILL BETWEEN EDGE OF RESTRAINT AND BRICK PAVER

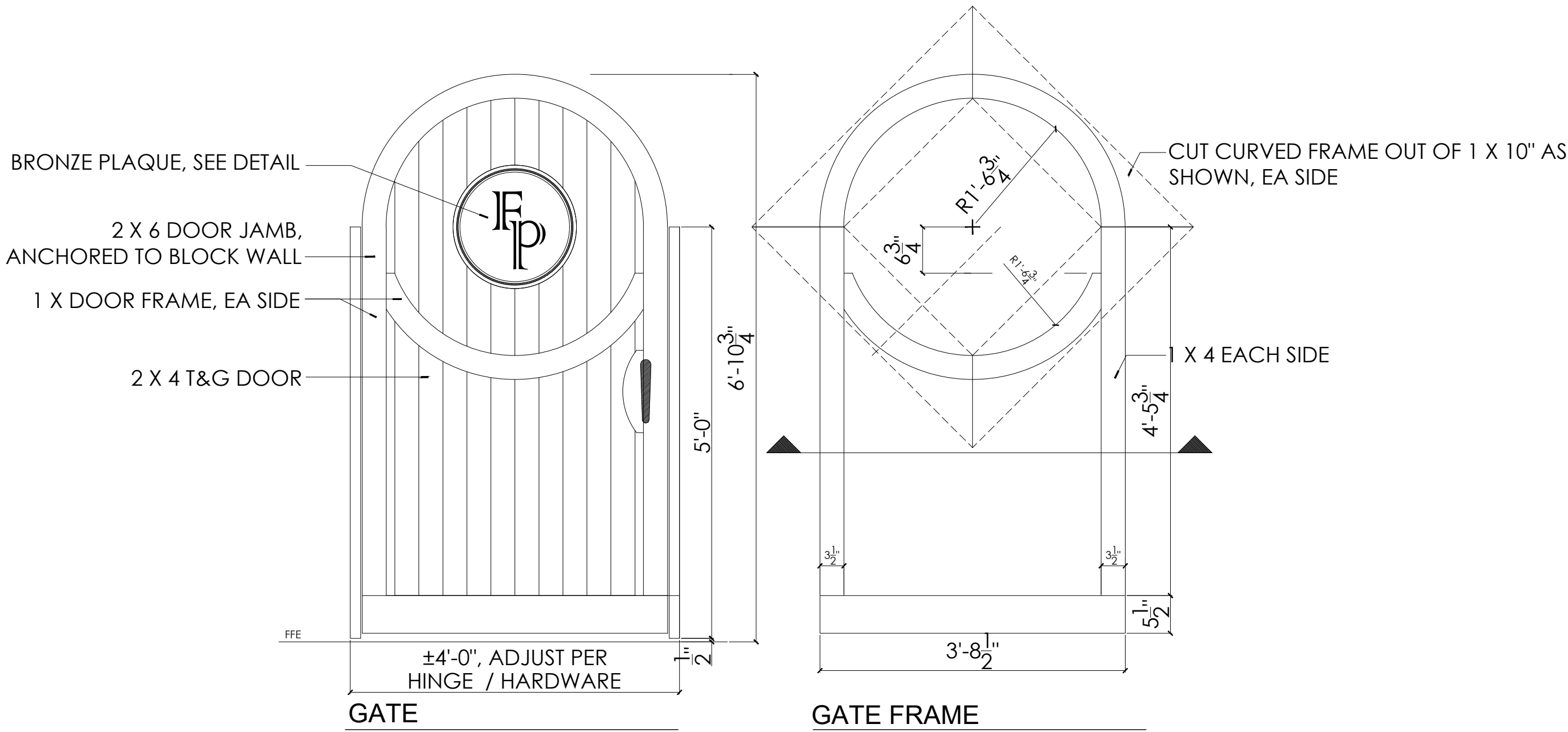
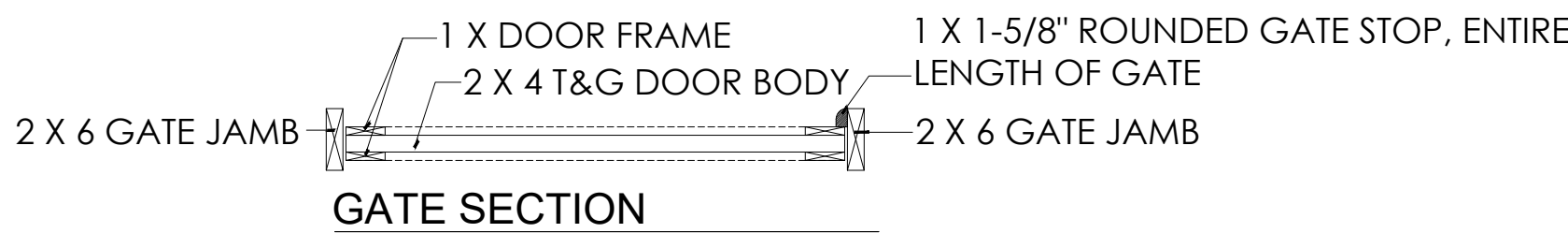
BRICK PAVER IN WALK DETAIL

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



PRIVACY WOOD FENCE

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



PEDESTRIAN GATE

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



Fernandina Pavilion
116 NORTH 2ND ST

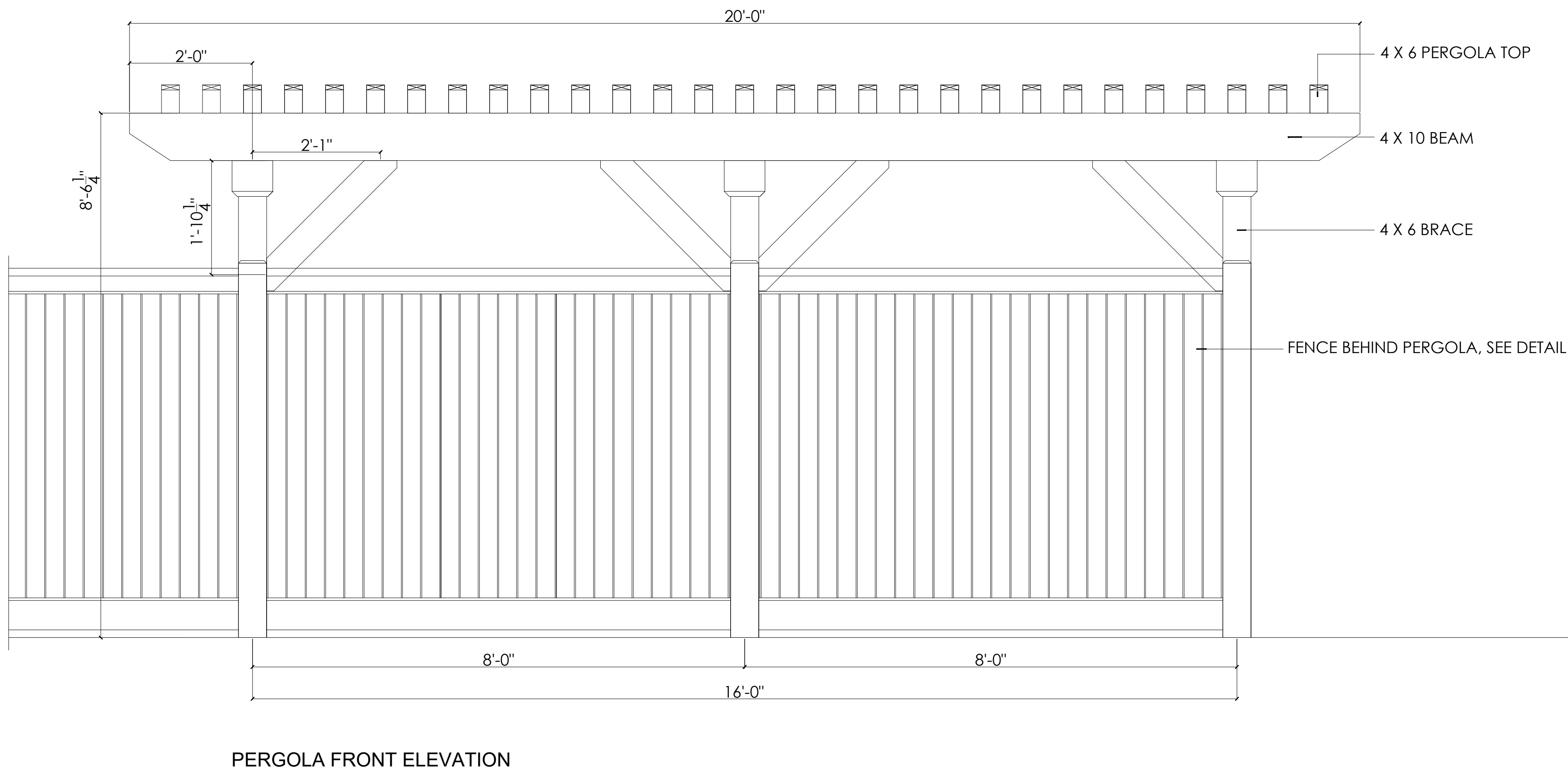
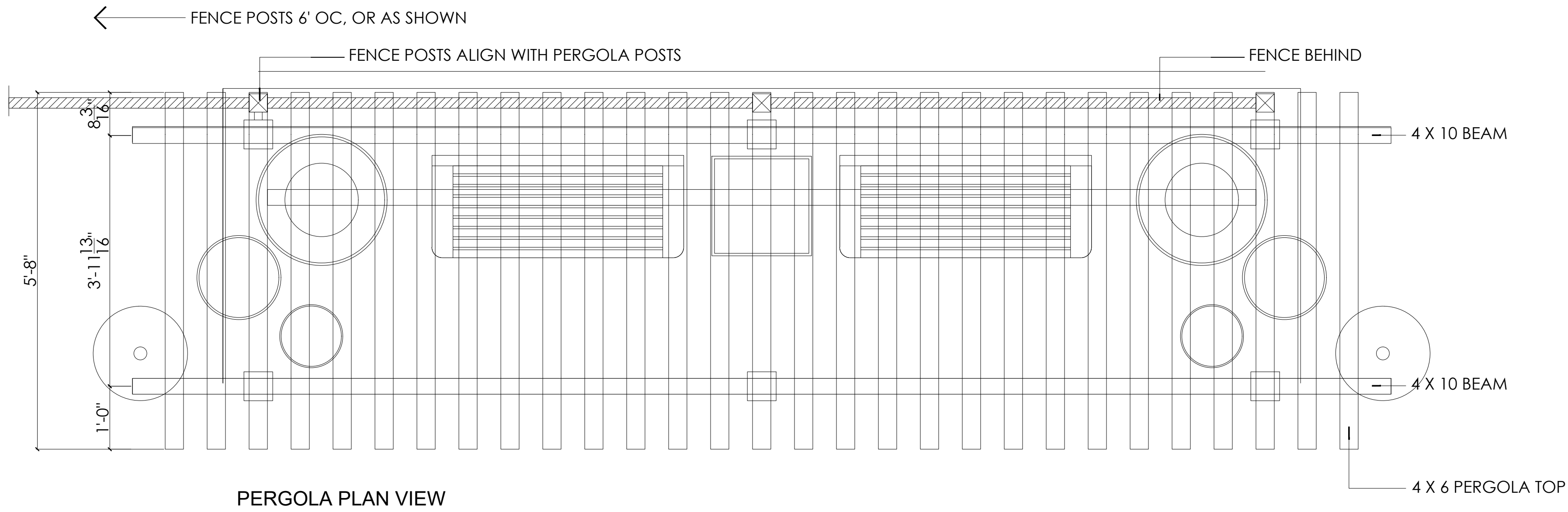
ARCHITECTURE DETAILS

REVISIONS

no.	description	by	date

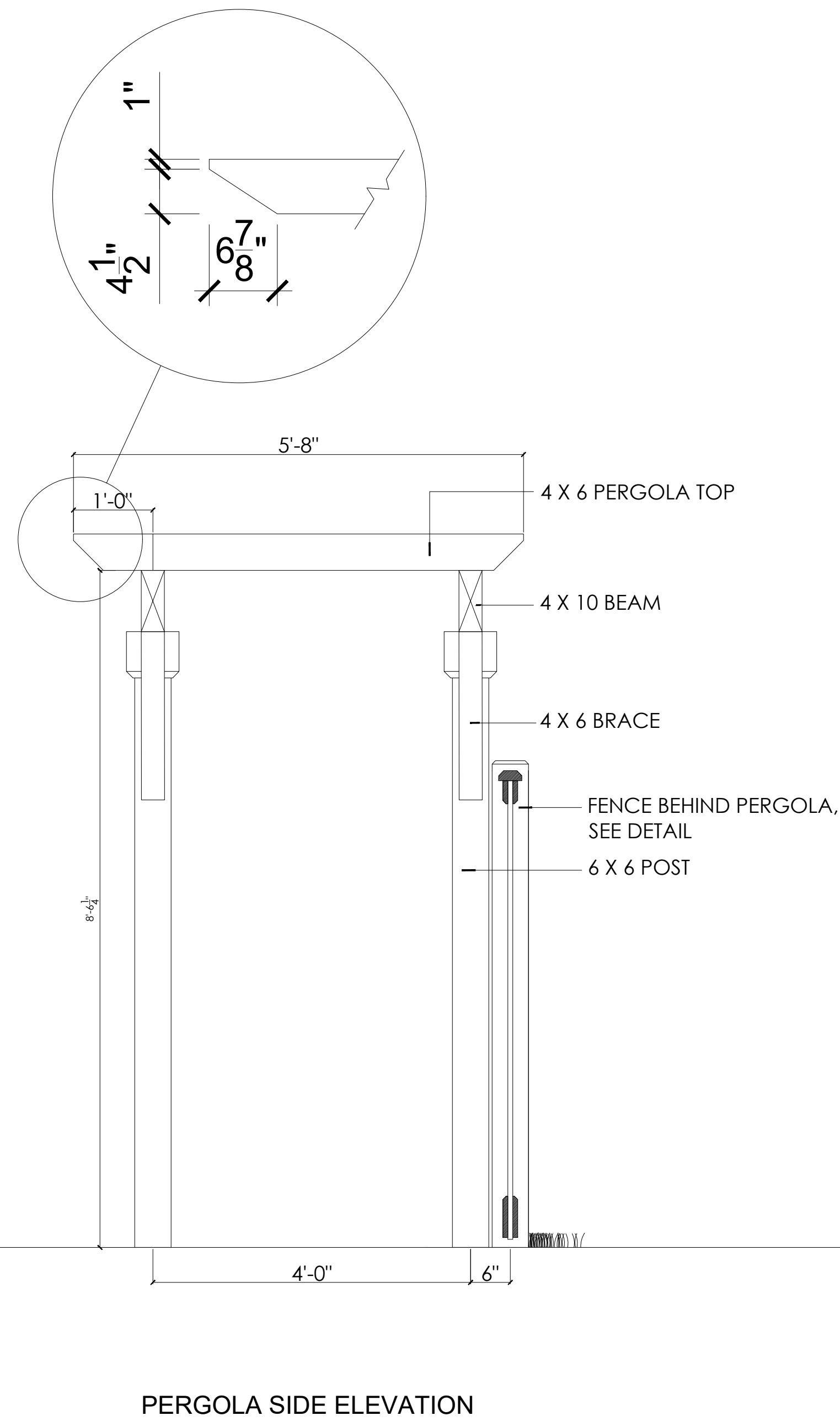
AR-6

SHEET:
DATE: September 14, 2022



PERGOLA DETAILS

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



Fernandina Pavilion
116 NORTH 2ND ST

ARCHITECTURE DETAILS

REVISIONS			
no.	description	by	date

AR-7

SHEET:
DATE: September 14, 2022



FERNANDINA PAVILLON CALCS

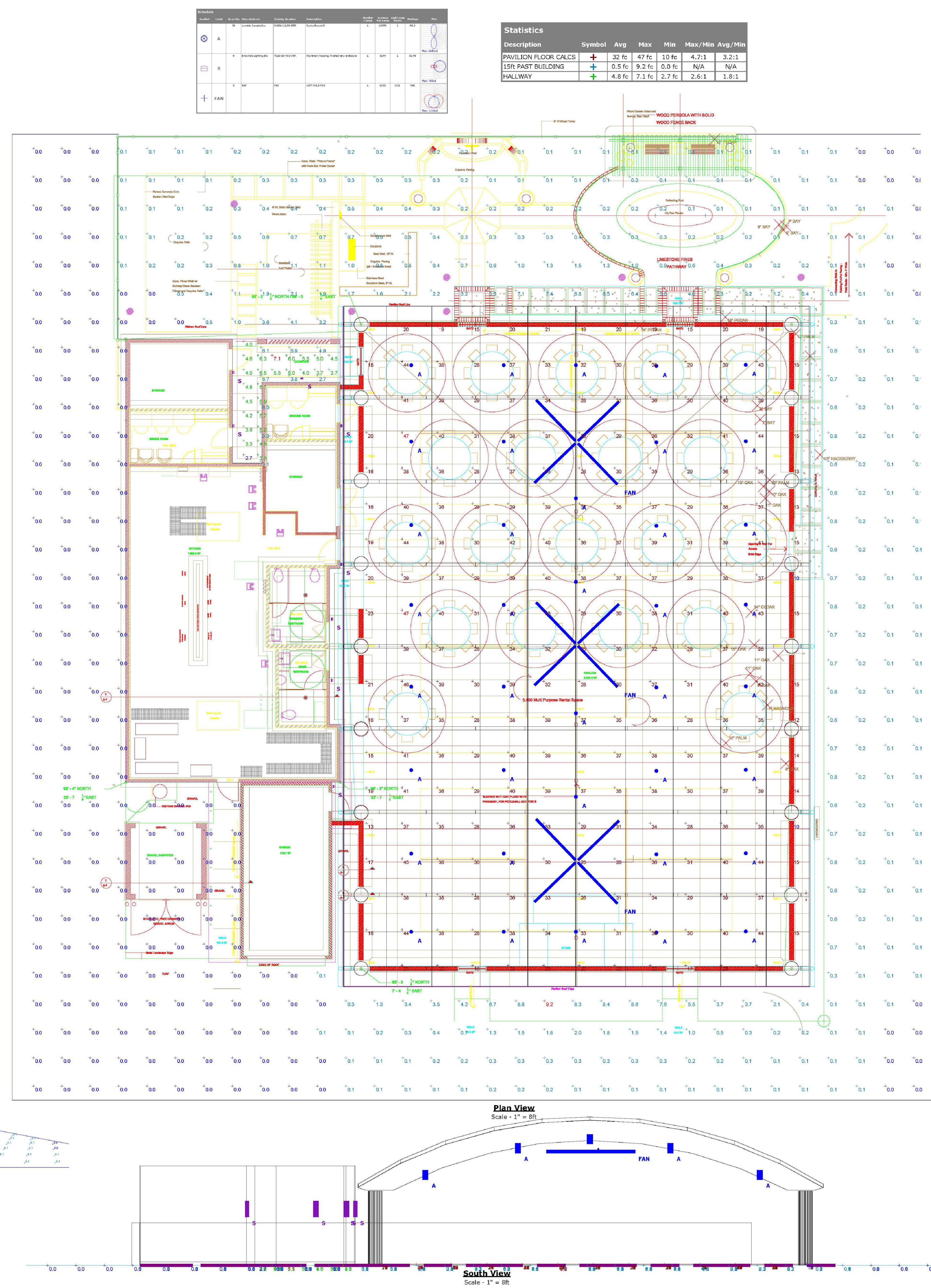
Designer
Date
09/12/2022
Scale
Not to Scale
Drawing No.
Summary

1 of 1

LA-1

SHEET:
DATE: September 14, 2022

Fernandina Pavilion
116 NORTH 2ND ST
LIGHTING PLAN



Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
PAVILLON FLOOR CALCS	+	32 fc	47 fc	10 fc	4.7:1	3.2:1			
1ST PAST BUILDING	+	0.5 fc	9.2 fc	0.0 fc	N/A	N/A			
HALLWAY	+	4.8 fc	7.1 fc	2.7 fc	2.6:1	1.8:1			

LUMINIS

SY806 SERIES
SY806
8" PENDANT UP/DOWN LIGHT

TYPE: QUANTITY: PROJECT:

CATALOG NUMBER: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Up/down light

1. 16" 1/2" diameter color coated power cable with integral safety cable.
2. 8" 1/2" diameter color coated power cable with integral safety cable.
3. 8" 1/2" diameter color coated power cable with integral safety cable.
4. Sealed cast aluminum up/down light assembly.
5. Sealed cast aluminum lens frame.
6. Clear tempered glass lens.
7. Faceted specular aluminum reflector.

SY806

SY806 light module is designed with a tilting mechanism allowing forward and back tilt adjustability. The 330° directional module allows for the light beam to be directed without disturbing the luminaire mounting. The module can be secured using the built-in locking mechanism. 330° rotation for horizontal adjustment.

MATERIALS
Series is made of corrosion resistant 304 aluminum alloy with a copper (CU) coating of less than 0.1%.

ELECTRICAL
Standard driver is 0-10V dimming ready (dim to 10%) with 120-277V input/output compatibility (0-10V dimming). Operating temperature range of -40°C to 40°C for 0-10V dimming. Input voltage protection, output current protection and output short circuit protection with auto-recovery.

FINISH
Powder coating preparation process including preheating of cast aluminum parts for an even coat, and an environmentally friendly epoxy powder. Powder coating is applied through an electrocoat process and cured using for long term finish.

LUMINIS has been awarded a 2012 CES Award for Innovation in Lighting.

LUMINIS has been awarded a 2012 CES Award for Innovation in Lighting.

CAPSULE-RD

STANDARD SPECIFICATIONS

HOUSING
Heavy duty commercial grade assembly is constructed of formed aluminum (0.080" thick) with welded joints. Two concentric stainless steel flanges are recessed into the front and back of the fixture. No exposed hardware on the sides of the fixture. Four mount pins include factory installed dust cap and gaskets.

DIFFUSER
1/2" thick extruded acrylic, form molded, clear thickness of 0.080" throughout.

LED PERFORMANCE - 3500K STANDARD
120-277V, 3500K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K, 11000K, 12000K, 13000K, 14000K, 15000K, 16000K, 17000K, 18000K, 19000K, 20000K, 21000K, 22000K, 23000K, 24000K, 25000K, 26000K, 27000K, 28000K, 29000K, 30000K, 31000K, 32000K, 33000K, 34000K, 35000K, 36000K, 37000K, 38000K, 39000K, 40000K, 41000K, 42000K, 43000K, 44000K, 45000K, 46000K, 47000K, 48000K, 49000K, 50000K, 51000K, 52000K, 53000K, 54000K, 55000K, 56000K, 57000K, 58000K, 59000K, 60000K, 61000K, 62000K, 63000K, 64000K, 65000K, 66000K, 67000K, 68000K, 69000K, 70000K, 71000K, 72000K, 73000K, 74000K, 75000K, 76000K, 77000K, 78000K, 79000K, 80000K, 81000K, 82000K, 83000K, 84000K, 85000K, 86000K, 87000K, 88000K, 89000K, 90000K, 91000K, 92000K, 93000K, 94000K, 95000K, 96000K, 97000K, 98000K, 99000K, 100000K.

FINISH
All 1/16" parts are prepared using a three step pre-treatment process, followed by a powder coat primer and top coating. All parts are finished with a clear coat.

WARRANTY
1 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION

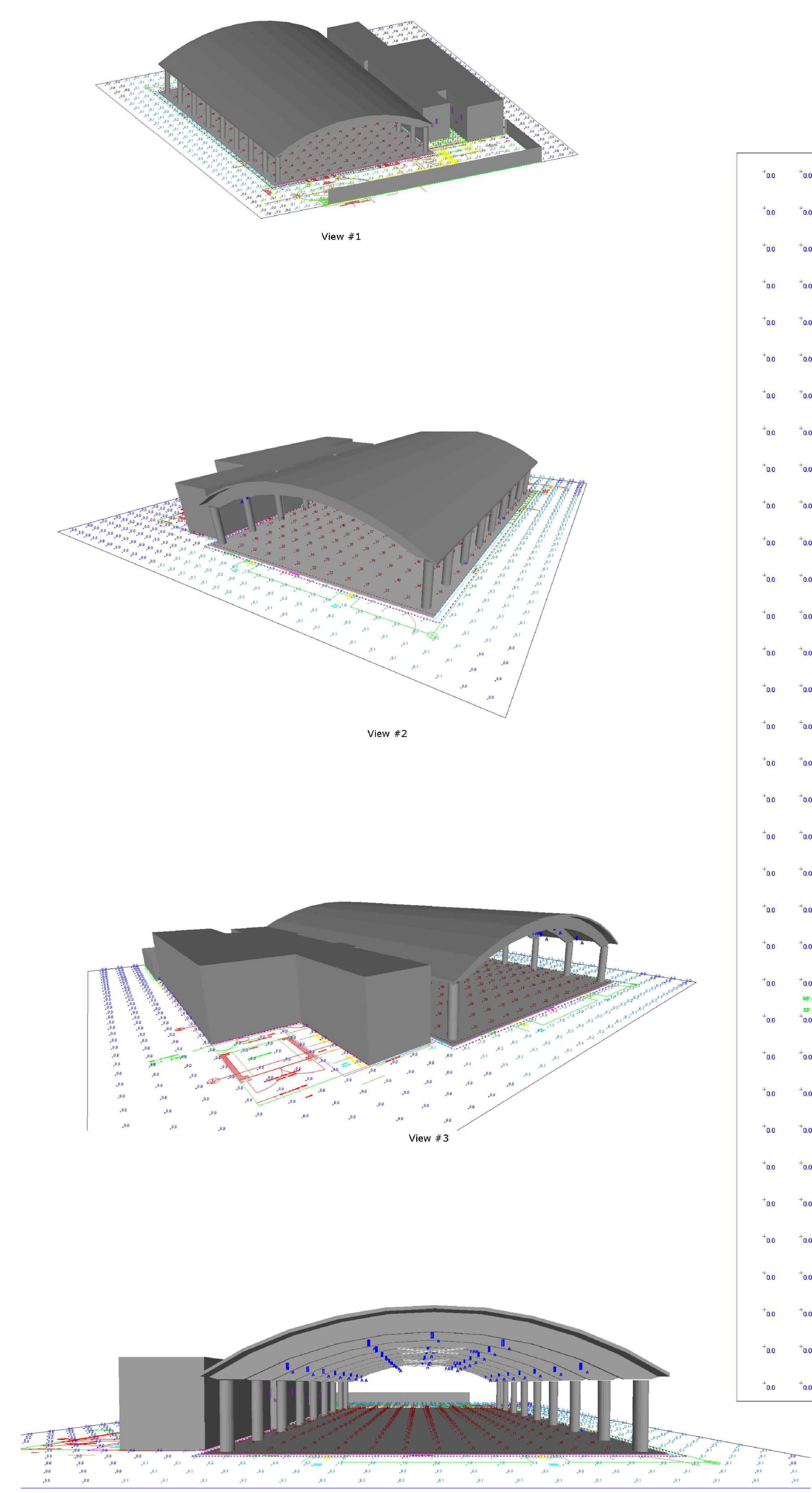
2. SIZE: 15" length, 15" width, 15" height.

3. FINISH: BL - Black, BR - Bronze, MB - Matte Black, NT - Nickel Tone, WH - White, TB - Textured Black, TG - Textured Gray, TW - Textured White.

4. WATTAGE: 15W, 30W, 45W, 60W, 75W, 90W, 105W, 120W, 135W, 150W, 165W, 180W, 195W, 210W, 225W, 240W, 255W, 270W, 285W, 300W, 315W, 330W, 345W, 360W, 375W, 390W, 405W, 420W, 435W, 450W, 465W, 480W, 495W, 510W, 525W, 540W, 555W, 570W, 585W, 600W, 615W, 630W, 645W, 660W, 675W, 690W, 705W, 720W, 735W, 750W, 765W, 780W, 795W, 810W, 825W, 840W, 855W, 870W, 885W, 900W, 915W, 930W, 945W, 960W, 975W, 990W, 1000W.

5. COLOR TEMPERATURE: 3500K standard color temperature, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K, 11000K, 12000K, 13000K, 14000K, 15000K, 16000K, 17000K, 18000K, 19000K, 20000K, 21000K, 22000K, 23000K, 24000K, 25000K, 26000K, 27000K, 28000K, 29000K, 30000K, 31000K, 32000K, 33000K, 34000K, 35000K, 36000K, 37000K, 38000K, 39000K, 40000K, 41000K, 42000K, 43000K, 44000K, 45000K, 46000K, 47000K, 48000K, 49000K, 50000K, 51000K, 52000K, 53000K, 54000K, 55000K, 56000K, 57000K, 58000K, 59000K, 60000K, 61000K, 62000K, 63000K, 64000K, 65000K, 66000K, 67000K, 68000K, 69000K, 70000K, 71000K, 72000K, 73000K, 74000K, 75000K, 76000K, 77000K, 78000K, 79000K, 80000K, 81000K, 82000K, 83000K, 84000K, 85000K, 86000K, 87000K, 88000K, 89000K, 90000K, 91000K, 92000K, 93000K, 94000K, 95000K, 96000K, 97000K, 98000K, 99000K, 100000K.

6. AVAILABLE OPTIONS: BAC - Back Aluminum Coating, BTP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K), BCP - Back Aluminum Coating (1200K).



View #1

View #2

View #3

View #4





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0063
AUGUST 18, 2022

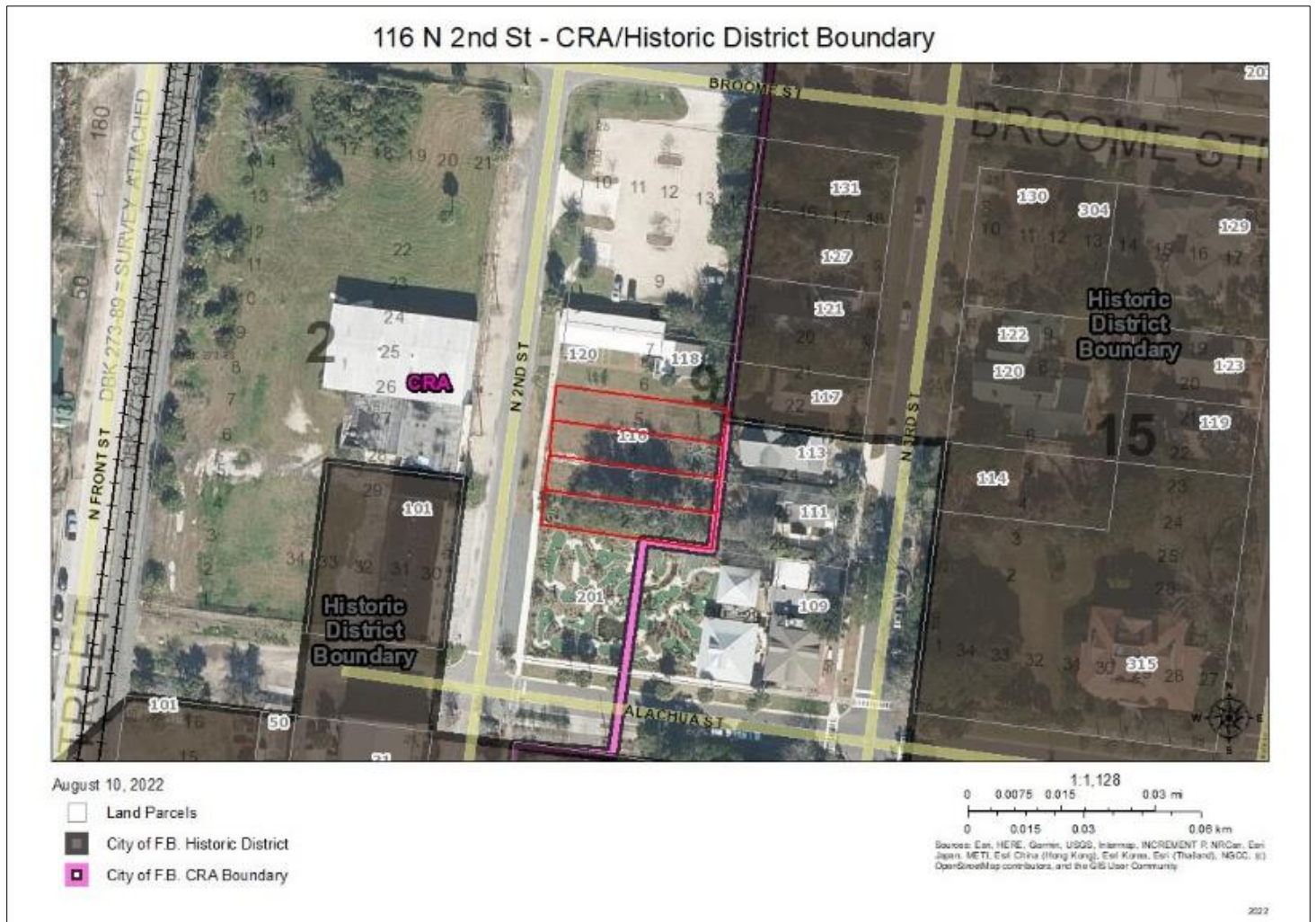
Owner/Applicant:	Poynter Family Holdings LLC, owner
Property Address:	116 N. 2 nd Street
Parcel ID #	00-00-31-1800-0009-0020, 00-00-31-1800-0009-0030, 00-00-31-1800-0009-0040, & 00-00-31-1800-0009-0050
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Parcel
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Conceptual Certificate of Approval (COA) to construct a multi-purpose pavilion with gardens, and 3 pickleball courts. (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.



116 N 2nd St - Zoning



August 10, 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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The subject property falls within the Waterfront Community Redevelopment Area (East of Front Street Design Area). Per LDC 8.01.02(B), "All plans for development within the CRA Overlay shall be reviewed by the Historic District Council."

The applicant is seeking conceptual approval to construct an open air, multi-purpose pavilion with catering kitchen and gardens.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[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:

The pavilion will feature 3 pickle ball courts for use when the space is not otherwise rented. The south garden will connect to the existing miniature golf course. The front wall of the pavilion sits 7' from the property line, which is in keeping with the requirement that a front yard setback shall be no more than 10' from the property line. The principal structure must maintain a 20' rear-yard setback per LDC 8.01.02(d)3.

The height at peak of pavilion structure is 20'6" which is below the permissible maximum of 35' (LDC 8.01.02(E)3).

The subject property is zoned C-3 (Central Business District) and abuts properties that are zoned R-2 (Medium Density Residential) to the east. As such, a type C buffer is required per LDC Table 4.05.12(C). A type C buffer consists of:

- Two shade trees;
- Four understory trees;
- And a continuous unbroken hedge, planted in a double staggered row to for a solid visual screen within one year of planting.

The proposed construction utilizes modern materials such as galvanized metal trusses, split face CMU, wood,

and structural insulated panels with a smooth concrete finish.

For final approval the applicant will need to provide the following:

1. All mechanical equipment must be shown on site plan. All rooftop mechanical equipment must be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building per LDC 8.01.01(G).
2. All elevations are required to be submitted showing that the structure has been designed to be viewed from all sides as per Design Guidelines for the Waterfront Community Redevelopment Area (sec. 4 pg.44).
3. Complete Technical Review Committee site plan review (first round comments).
4. Sound abatement/ mitigation measures to be shown on plans.
5. Lighting to be shown on site plan and appropriately shielded to remain on property.
6. Driveway to be reduced to the maximum 25' in width per LDC 7.01.01(E)b.
7. Driveway to be constructed of pervious materials.

Staff finds that the proposed new construction is conceptually compatible with the Waterfront Community Redevelopment Area in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2022-0063

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2022-0063 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 2022-0063, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and Waterfront Redevelopment Area Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2021-0014 Application & Backup Materials
EXHIBIT 2	Plans & Elevations
EXHIBIT 3	Streetscape Rendering

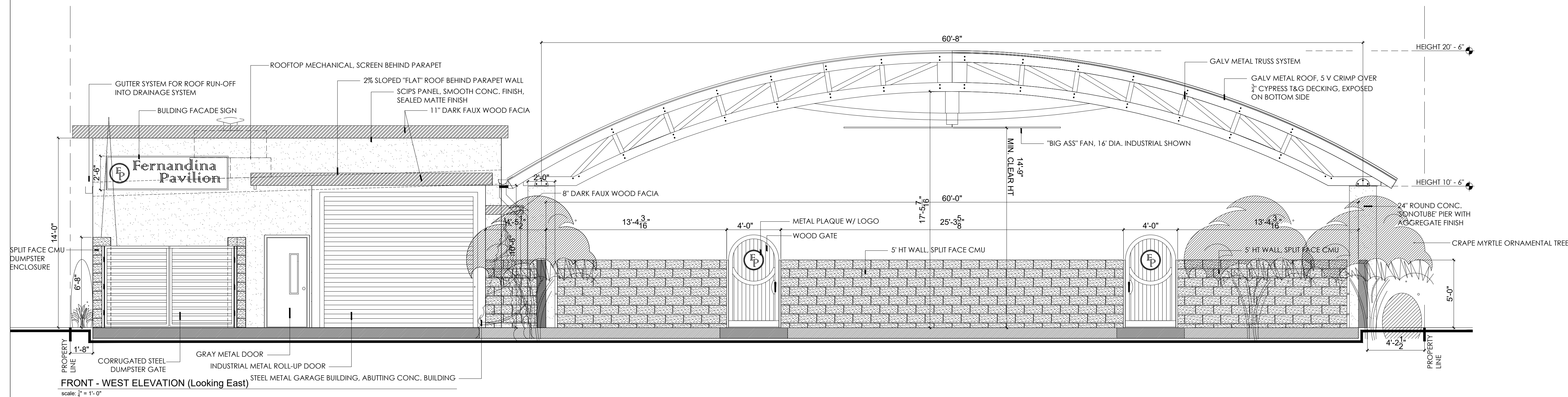
Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

MULTI USE PAVILION

116 NORTH 2ND ST



GENERAL NOTES AND INFORMATION:

- DO NOT SCALE DRAWINGS.
- IF THE CONTRACTOR DISCOVERS DISCREPANCIES BETWEEN DRAWINGS AND THE CONDITIONS FOUND ON-SITE, CONFLICTING INFORMATION BETWEEN DRAWINGS, AND/OR CONFLICTING INFORMATION BETWEEN DRAWINGS OF THE VARIOUS DISCIPLINES; THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ARCHITECT / OWNER BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK BASED ON ASSUMED INTENT, CONFLICTING INFORMATION, AND/OR INCOMPLETE INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK AND MAY BE HELD LIABLE FOR BOTH THE UNAPPROVED WORK AND ANY WORK TO RESTORE CONDITIONS TO THEIR ORIGINAL / INTENDED STATE.
- THESE DRAWINGS ARE BASED ON THE REASONABLY AVAILABLE INFORMATION AND READILY VISIBLE CONDITIONS AT THE TIME OF THE ARCHITECT'S SURVEY AND/OR BEGINNING OF THE ARCHITECT'S WORK. THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ARCHITECT IF, UPON DIGGING OR IN THE CASE OF A REMODEL OR DEMOLITION, REMOVING EXISTING ELEMENTS, STRUCTURES, EQUIPMENT, AND/OR ASSEMBLIES AND UNDOCUMENTED CONDITIONS ARE DISCOVERED.
- MECHANICAL DUCT SIZING, VENT SIZING AND QUANTITY PER HVAC ENGINEER OR SUB CONTRACTOR. DESIGN SHOWN INDICATES INTENT TO ALIGN DIFFUSERS, NOT A SYSTEM DESIGN. SYSTEM TO BE DESIGNED BY ENGINEER OR QUALIFIED INSTALLER. CONSULT ARCHITECT IF NUMBER OF DIFFUSERS VARIES FROM NUMBERS SHOWN. TYP.
- PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
- PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
- VERIFY APPLIANCE / EQUIPMENT SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
- KITCHEN EQUIPMENT SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER / OWNER SUPPLIER.
- CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE AND CURRENT FLORIDA FIRE PREVENTION CODE.
- WHERE APPLICABLE, ALL BLOCKING IN EXISTING FIRE RATED WALLS SHALL BE FIRE RETARDANT TREATED WOOD OR METAL STRAP TO PRESERVE ASSEMBLY FIRE RATING.
- PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL GRAB BAR LOCATIONS.
- OWNER/CONTRACTOR SHALL COMMISSION A STRUCTURAL ENGINEER FOR ANY AND ALL WORK EFFECTING OR DESCRIBING LOAD-BEARING ASSEMBLIES. THE STRUCTURAL ENGINEER'S WORK IN REGARD TO MEMBER SIZES, STRUCTURAL CONNECTIONS, MEMBER SPANS, FOUNDATION ASSEMBLY, AND ALL OTHER ASPECTS OF THE WORK BEARING THE LOADS NECESSARY FOR THE SAFE AND FUNCTIONAL SOUNDNESS OF THE BUILDING SHALL SUPERSEDE THESE DRAWINGS AND BE IN COMPLIANCE WITH FLORIDA RESIDENTIAL BUILDING CODE.

DRAWING LIST

- | | |
|------|--------------------------------|
| C-1 | COVER SHEET |
| S-1 | SURVEY |
| SP-1 | SITE PLAN |
| SL-1 | SITE LAYOUT PLAN |
| SL-2 | SITE LAYOUT - FOOTINGS |
| GD-1 | GRADING AND DRAINAGE PLAN |
| TR-1 | DEMOLITION & TREE REMOVAL PLAN |
| AR-1 | ARCHITECTURE - GARAGE/DUMPSTER |
| AR-2 | ARCHITECTURE - KITCHEN |
| AR-3 | ARCHITECTURE - PAVILION |
| AR-4 | ARCHITECTURE - ELEVATIONS |
| AR-5 | ARCHITECTURE - ELEVATIONS |
| AR-6 | DETAILS |
| AR-7 | DETAILS |
| LA-1 | LANDSCAPE PLAN |
| LI-1 | LIGHTING PLAN |

PARCEL INFORMATION:

PROPERTY LOCATION:
116 NORTH 2ND STREET

RE PARCEL #'S:
00-00-1800-0009-0020
00-00-1800-0009-0030
00-00-1800-0009-0040
00-00-1800-0009-0050

Land Use: CBD
Zoning: C-3
Proposed Use: Clubs, Public or Private;
Community and Recreation
Offstreet Parking - Not Required

Fernandina Pavilion
116 NORTH 2ND ST

COVER SHEET

REVISIONS

no.	description	by	date

C-1

SHEET:
DATE: September 14, 2022

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS TWO (2) THROUGH FIVE (5), BLOCK NINE (9).

CERTIFIED TO:
TIM POYNTER

PROPERTY ADDRESS:
116 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034

LOT 7

LOT 6

LOT 2 2

SITE BENCHMARK

NAIL & DISK SET IN WOOD POWER POLE
ELEVATION = 8.67' N.A.V.D. 1988
FIELD BOOK = X-354, PAGE 18

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

ALACHUA STREET

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 & AE .9" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a brass disk found in the Standard Marine Building. (Elevation = 10.11' N.A.V.D. 1988)

LEGEND
[Symbol] = CONCRETE FLATWORK
[Symbol] = WATER METER
[Symbol] = WOOD OR VINYL FENCE
[Symbol] = SEWER VALVE
[Symbol] = CENTERLINE
(P) = PLAT
NAVD = NORTH AMERICAN VERTICAL DATUM

TREE LEGEND

BAY = BAY TREE
CDR = CEDAR TREE
HB = HACKBERRY TREE
MAG = MAGNOLIA TREE
O = OAK TREE
PM = PALM TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 25

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.

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."

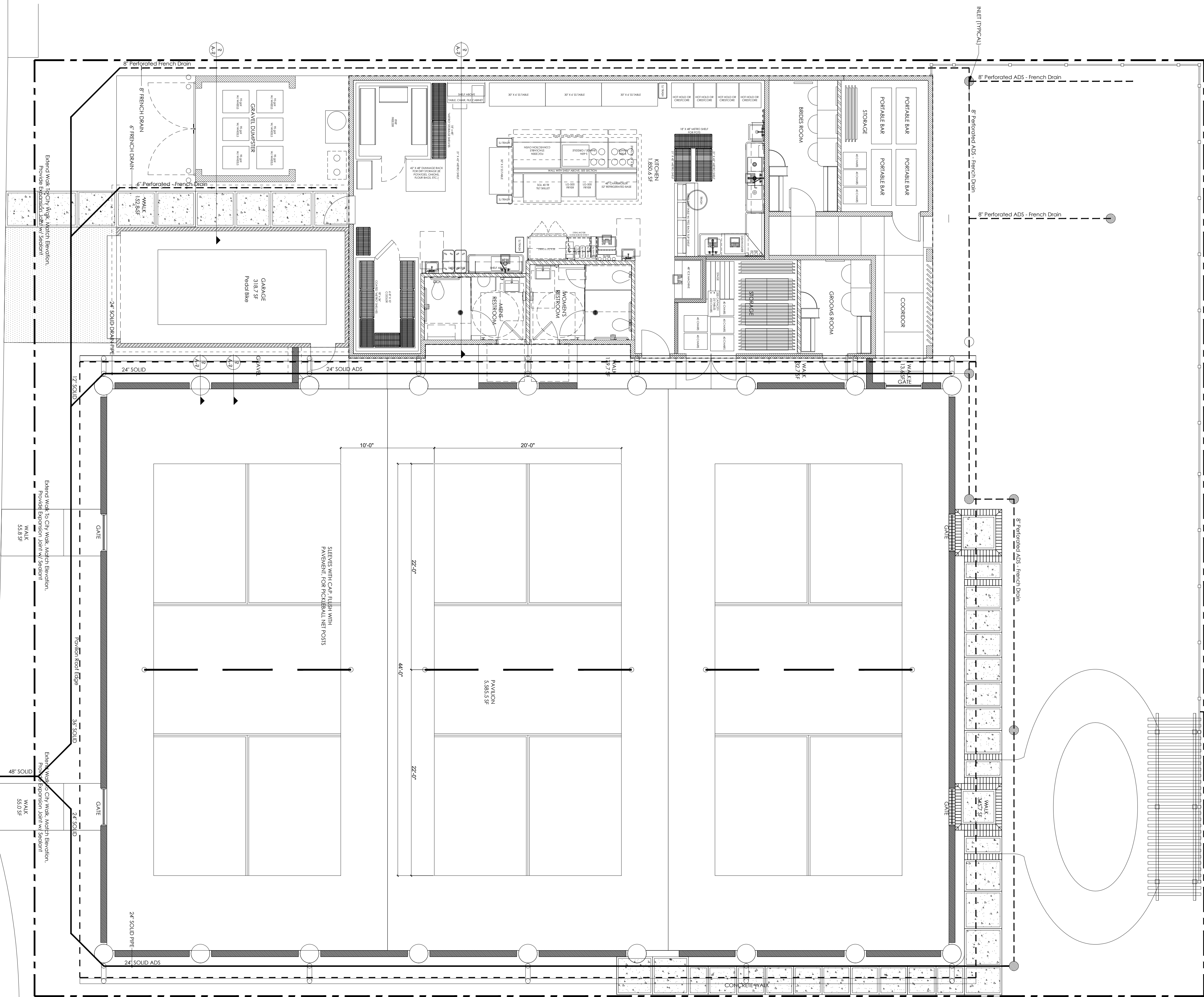
Michael A. Manzie 9/1/21
MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 21297 DATE: 08/19/2021 CADD: LP
F.B. NO: X-354 PAGE NO: 18 FIELD CREW: GS FILE NO: A-5458

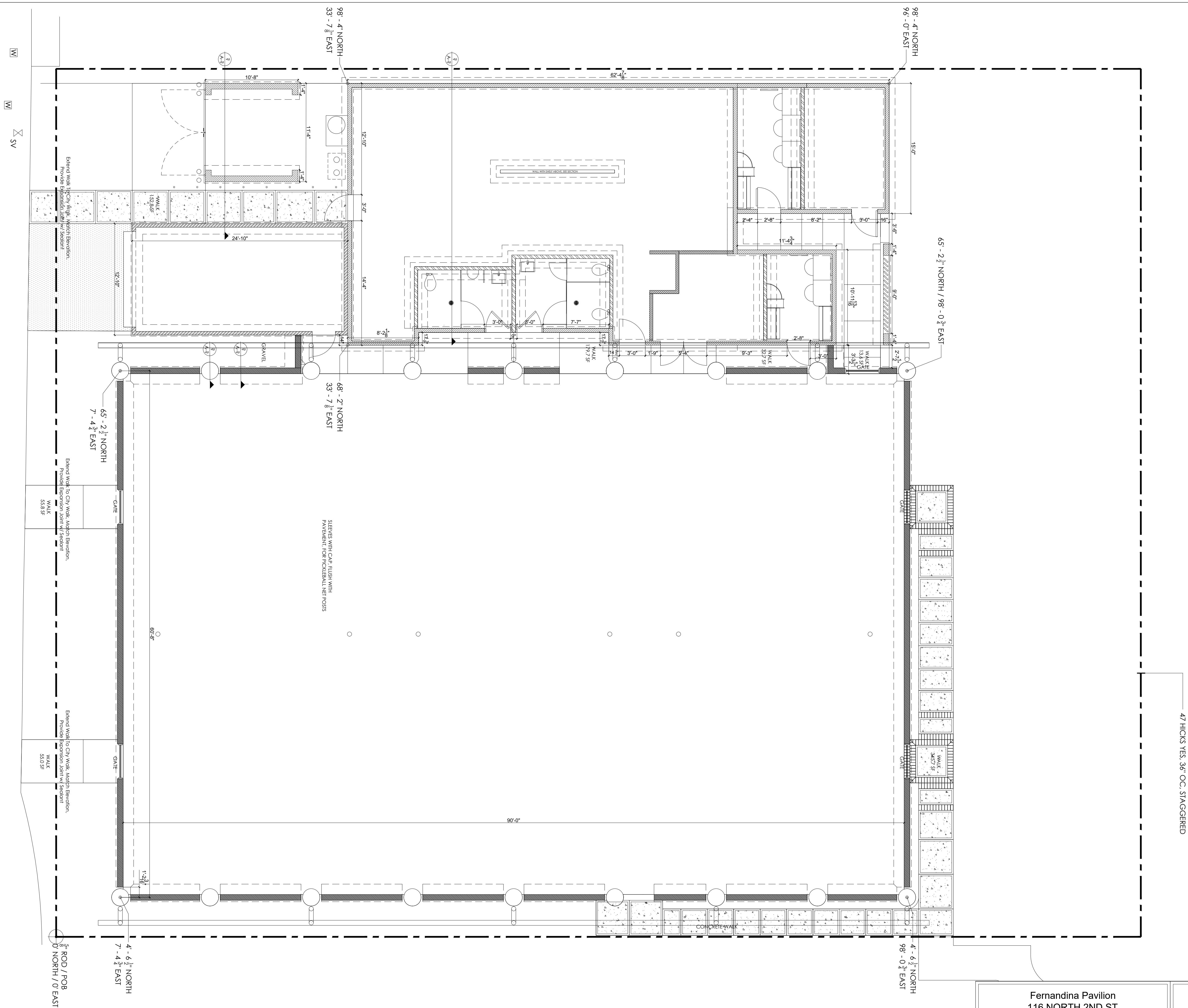
Fernandina Pavilion
116 NORTH 2ND ST
SURVEY

SHEET:
DATE: September 14, 2022

S-1



SITE DEVELOPMENT		RQD.
COMMUNITY REDEVELOPMENT AREA (CRA)	YES	
HISTORIC DISTRICT	NO	
LAND USE	CBD	
ZONING:	C-3	
• LOT WIDTH:		MIN. 25'
• BUILDING HEIGHT:		MAX 35'
• FRONT YARD SETBACK		0'
• SIDE YARD SETBACK		0'
• REAR YARD SETBACK		20'
• BUFFER (REAR - ADJACENT TO R-2 ZONING)		15'
FLOODPLAIN	YES, BFE 9.4	
IMPERVIOUS SURFACES:	8,590.10	
• PRIMARY BUILDING (KITCHEN):	1,850.6 SF	
• GARAGE:	318.7 SF	
• OPEN AIR PAVILION:	5,985.5 SF	
• WALKS / PAVING	835.3 SF	
LOT AREA	12,500 SF	
IMPERVIOUS SURFACE RATIO	MAX 75%	
BUILDING FLOOR AREA RATIO:	SUB. MAX	



- 47 HICKS YES, 36" OC, STAGGERED

Fernandina Pavilion
116 NORTH 2ND ST

SITE LAYOUT - FOOTING

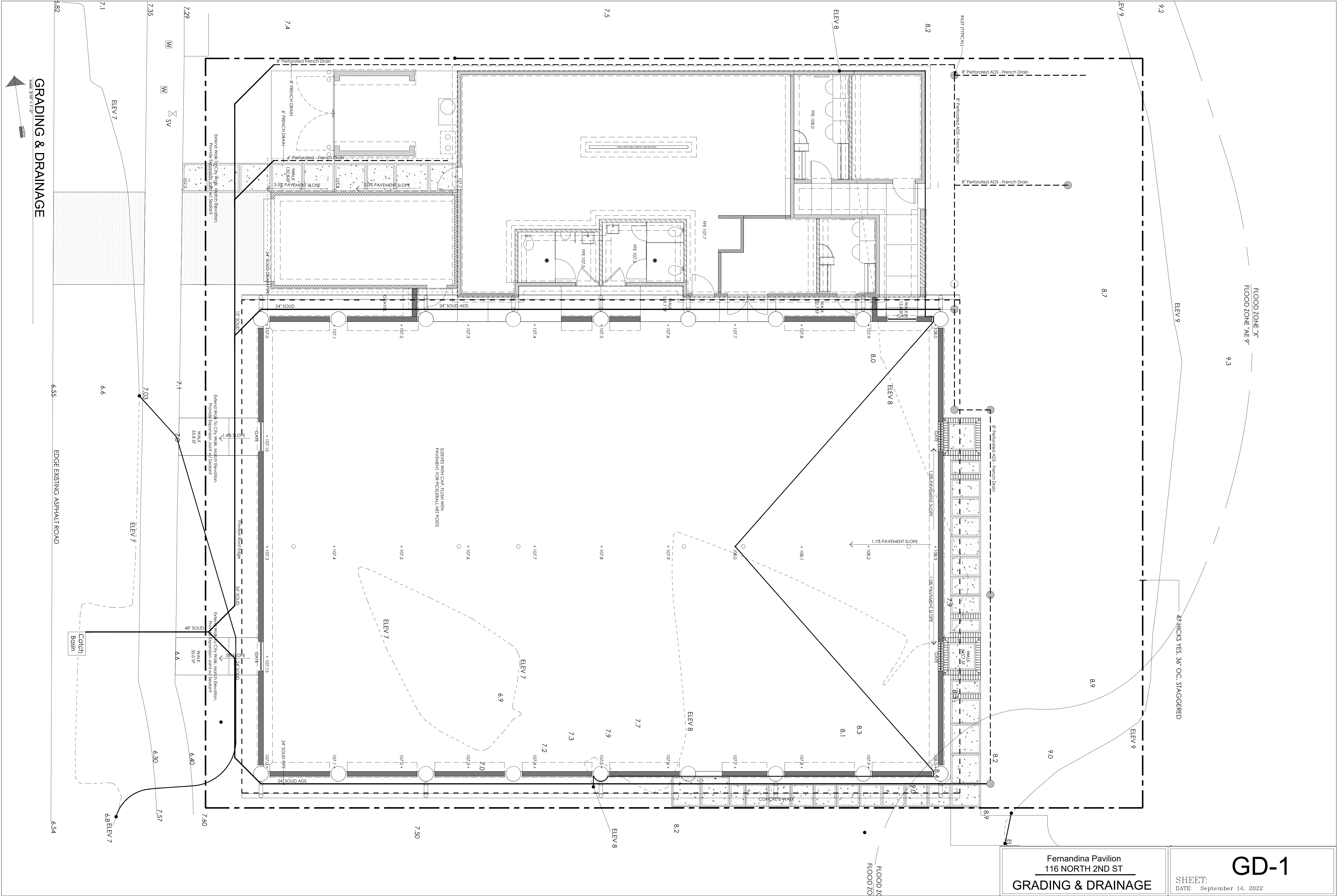
SHEET:
DATE: September 14, 2022

SL-2

SITE LAYOUT - FOOTING

EDGE EXISTING ASPHALT ROAD

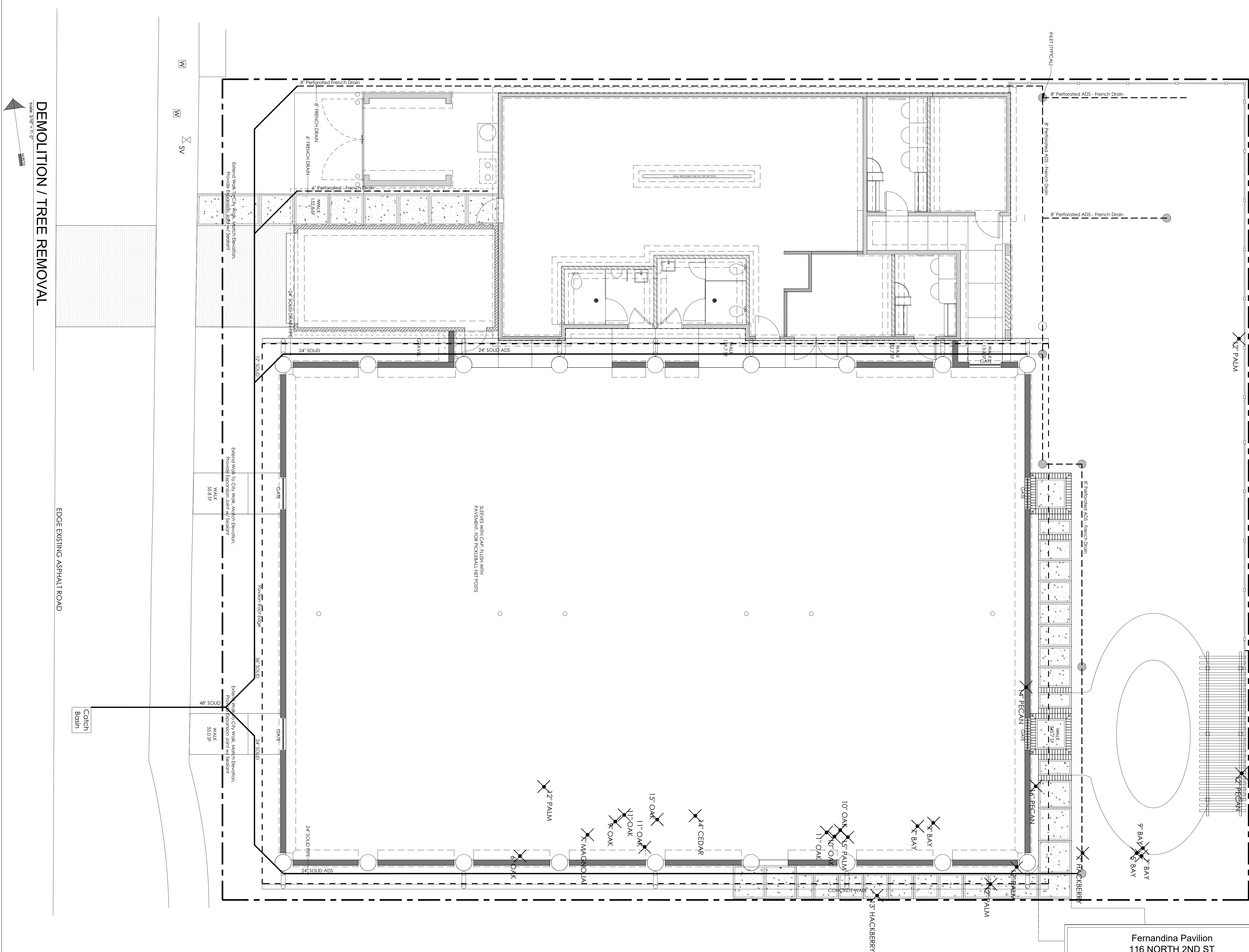
Catcher
Basin



Fernandina Pavilion
116 NORTH 2ND ST
GRADING & DRAINAGE

GD-1
SHEET:
DATE: September 14, 2022

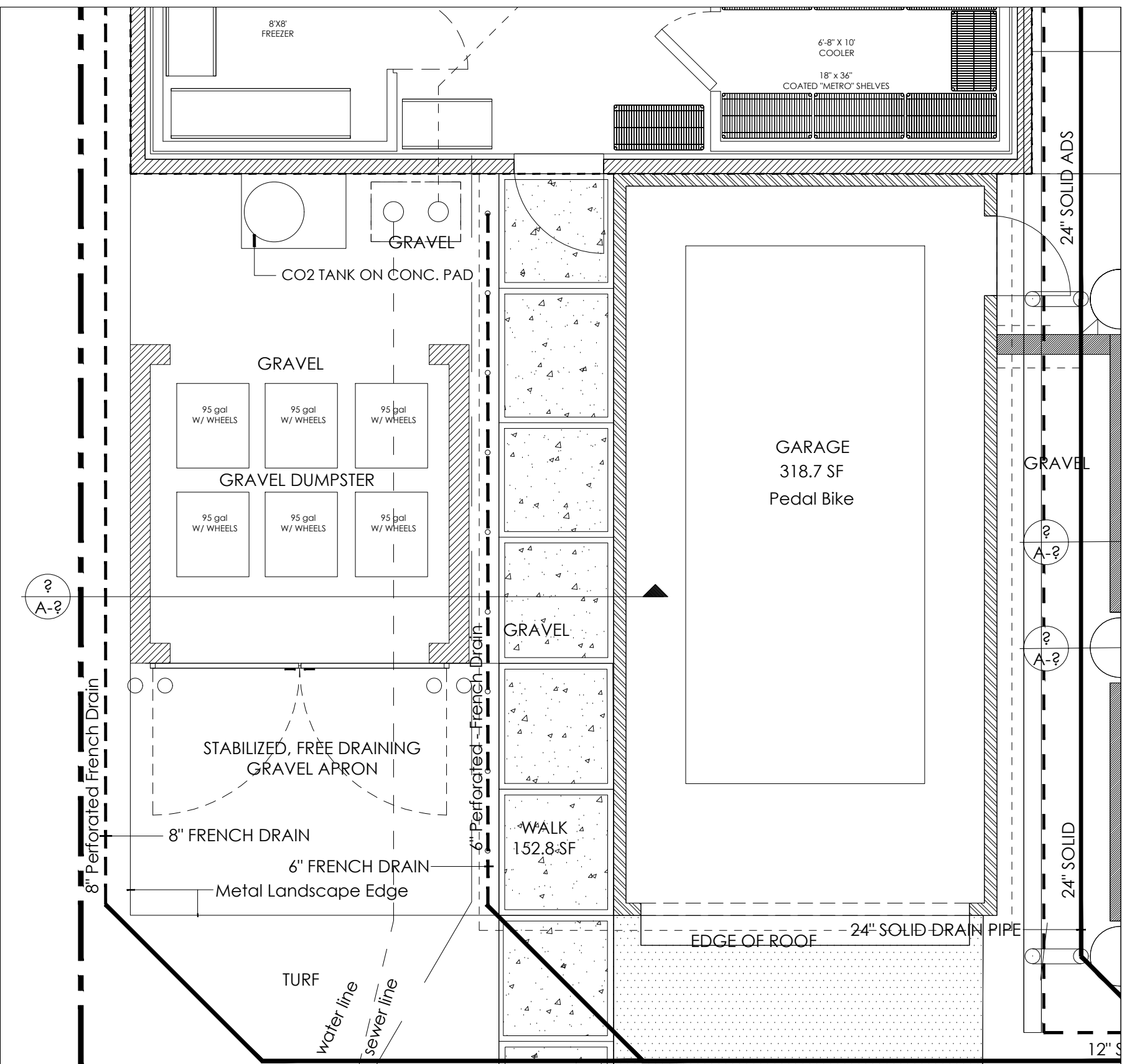
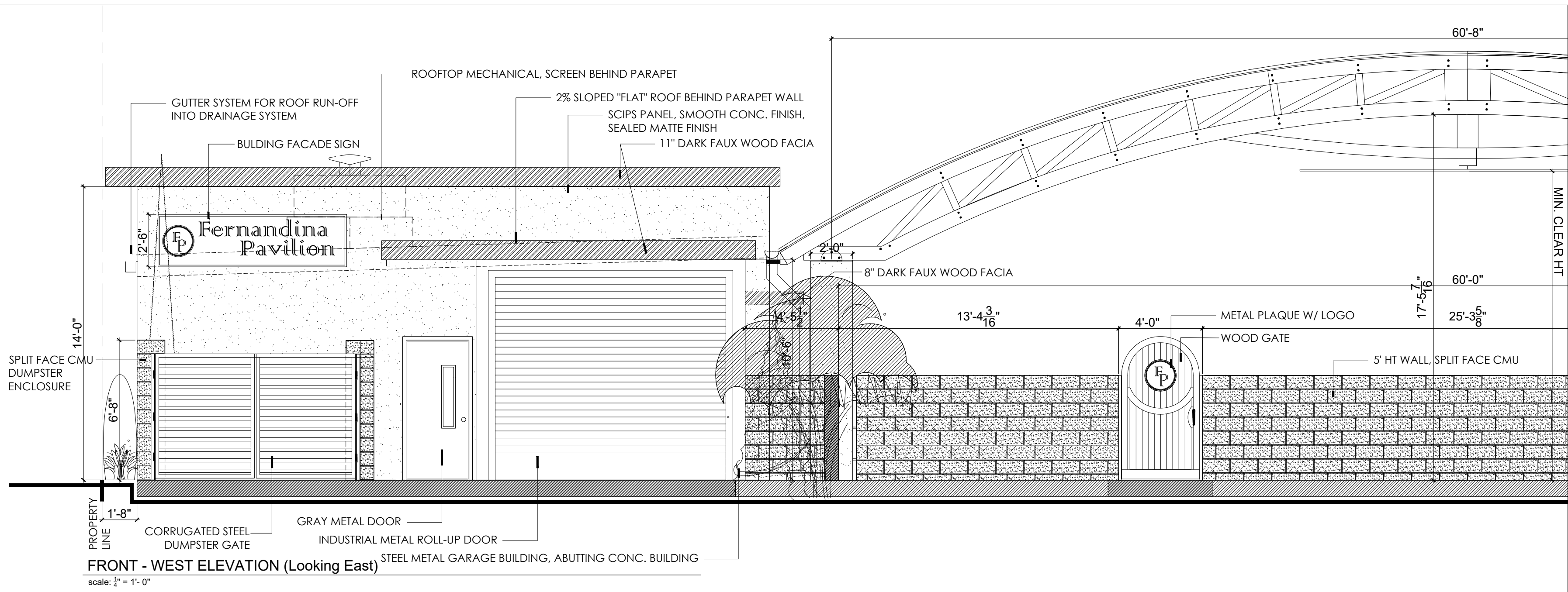
TREE CALCULATION		
TREES REMOVED		TREES REMOVED
6" OAK	13" HACKBERRY	
7" MAGNOLIA	7" BAY	
12" PALM	9" BAY	
9" OAK	12" PALM	
11" OAK	12" PALM	
11" OAK	14" PECAN	
15" OAK	16" PECAN	
14" CEDAR	7" HACKBERRY	
11" OAK	5" BAY	
10" OAK	7" BAY	
10" OAK	9" BAY	
15" PALM	12" PECAN	
	12" PALM	
0 TREES RETAINED	0%	0 - CAL "
25 TREES REMOVED	100%	266" - CAL "



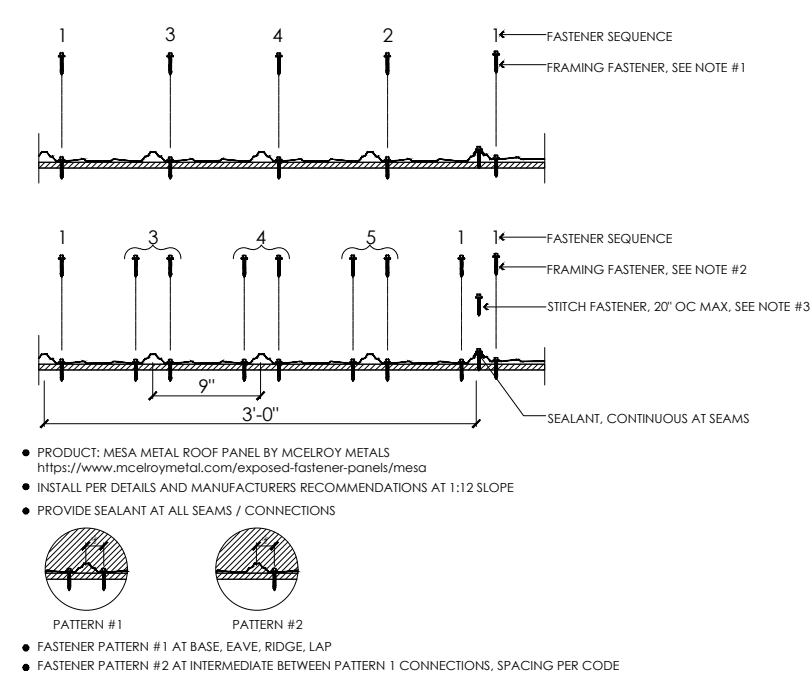
Fernandina Pavilion
116 NORTH 2ND ST
DEMOLITION / TREE REMOVAL

SHEET:
DATE: September 14, 2022

TR-1

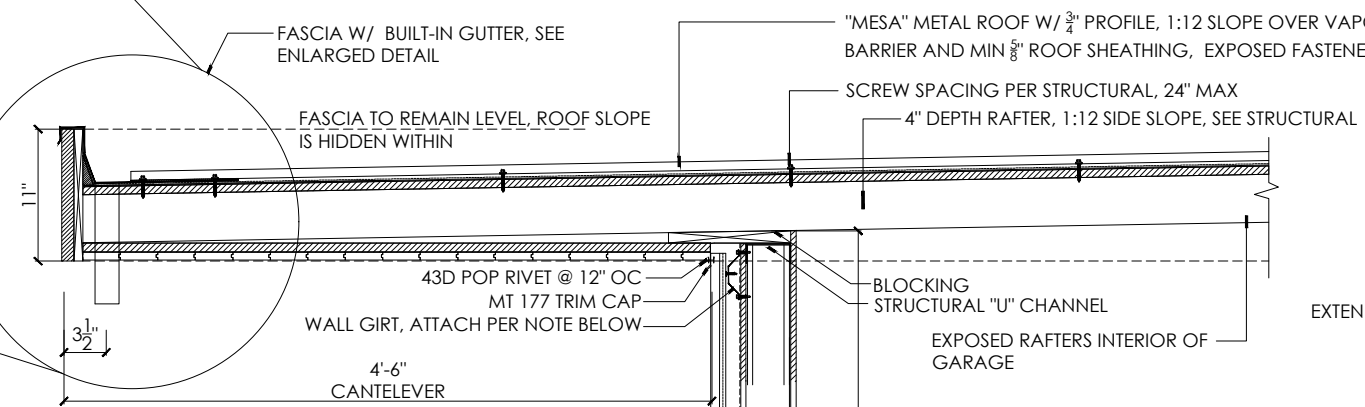


CHAD GRIMM STUDIOS
2539 HYDE PARK ROAD
JACKSONVILLE FL 32210
(904) 236-9757



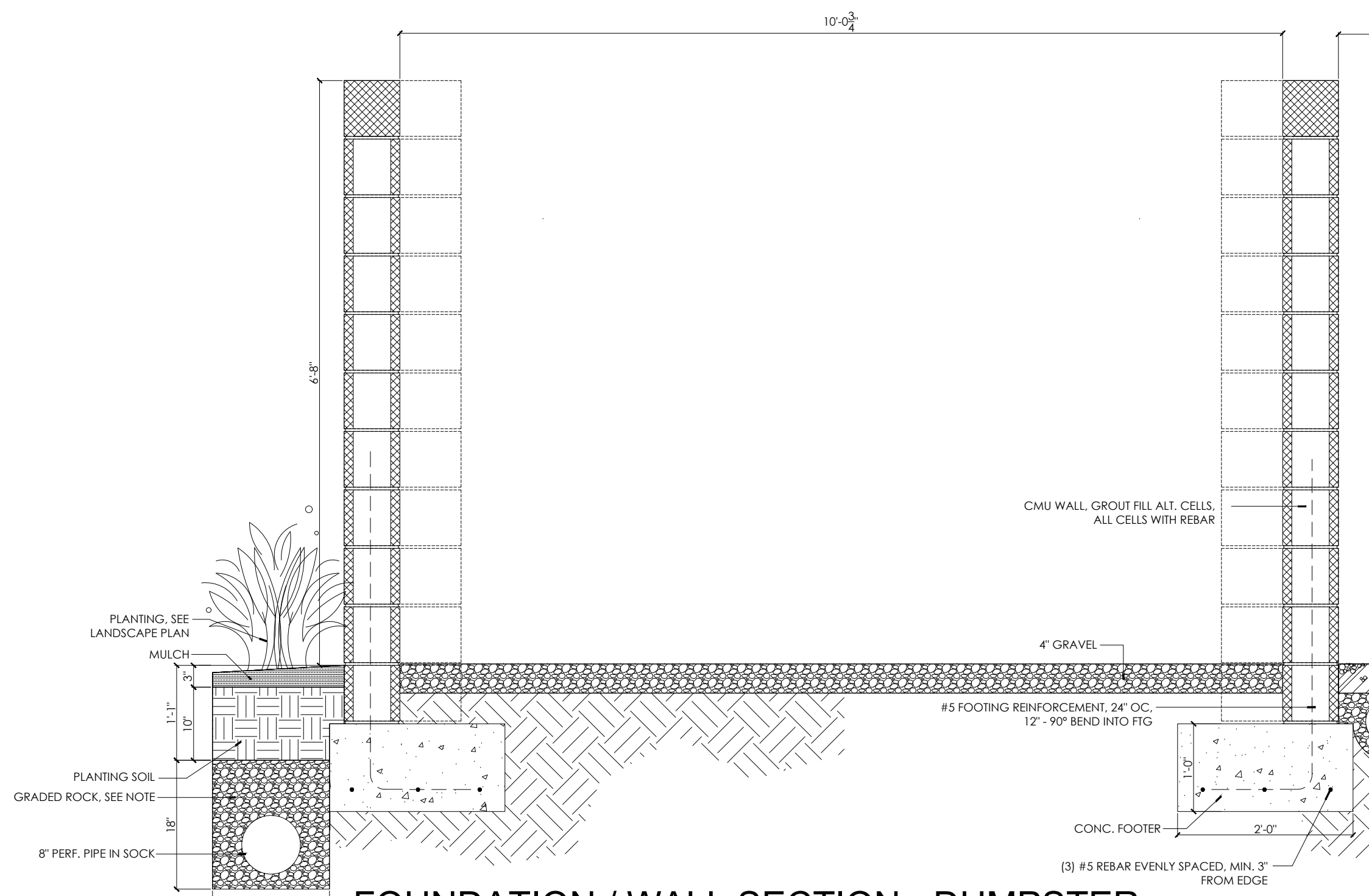
FASCIA W/ BUILT IN GUTTER

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



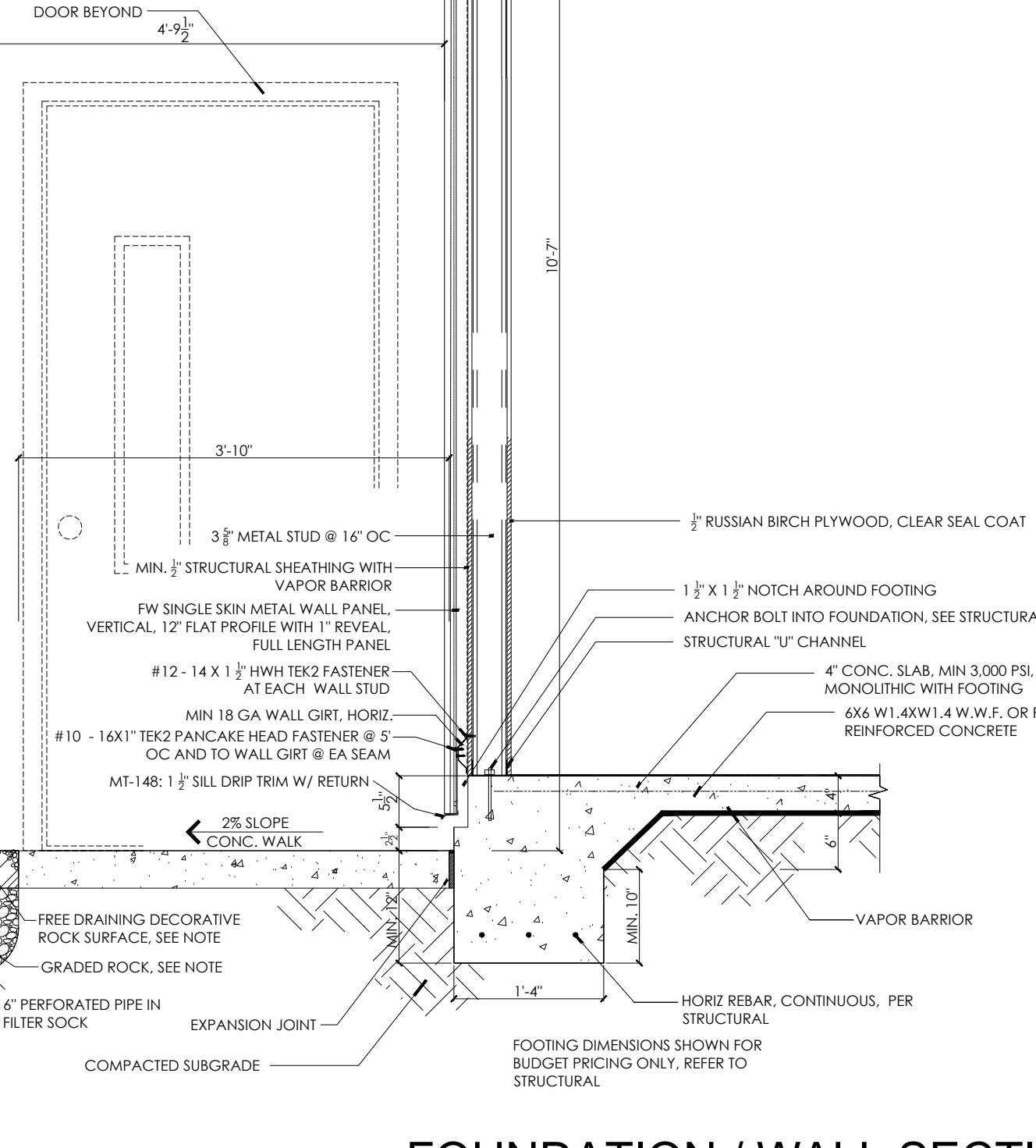
METAL ROOF FASTENER DETAIL

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



FOUNDATION / WALL SECTION - DUMPSTER

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



FOUNDATION / WALL SECTION - GARAGE

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

PLAN VIEW - DUMPSTER & GARAGE

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

DOOR HEADER - GARAGE

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

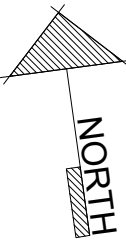
- NOTES:
- WALL SYSTEM: SINGLE SKIN "FW WALL PANEL" BY MCELROY METALS W/ 1" REVEAL
 - ROOFING SYSTEM: "MESA" METAL ROOFING PANELS BY MCELROY METALS, MAX 3" REVEAL, 1:12 SIDE SLOPE
 - WOOD FASCIA: 1 X 11 NEW TECHWOOD COMPOST FACIA, PERUVIAN TEAK OVER MIN. 1X PRESSURE TREATED BACKING
 - WOOD SOFFIT: 1" X 6" TONGUE AND GROOVE, NEW TECHWOOD COMPOST BOARD, PERUVIAN TEAK

Fernandina Pavilion
116 NORTH 2ND ST

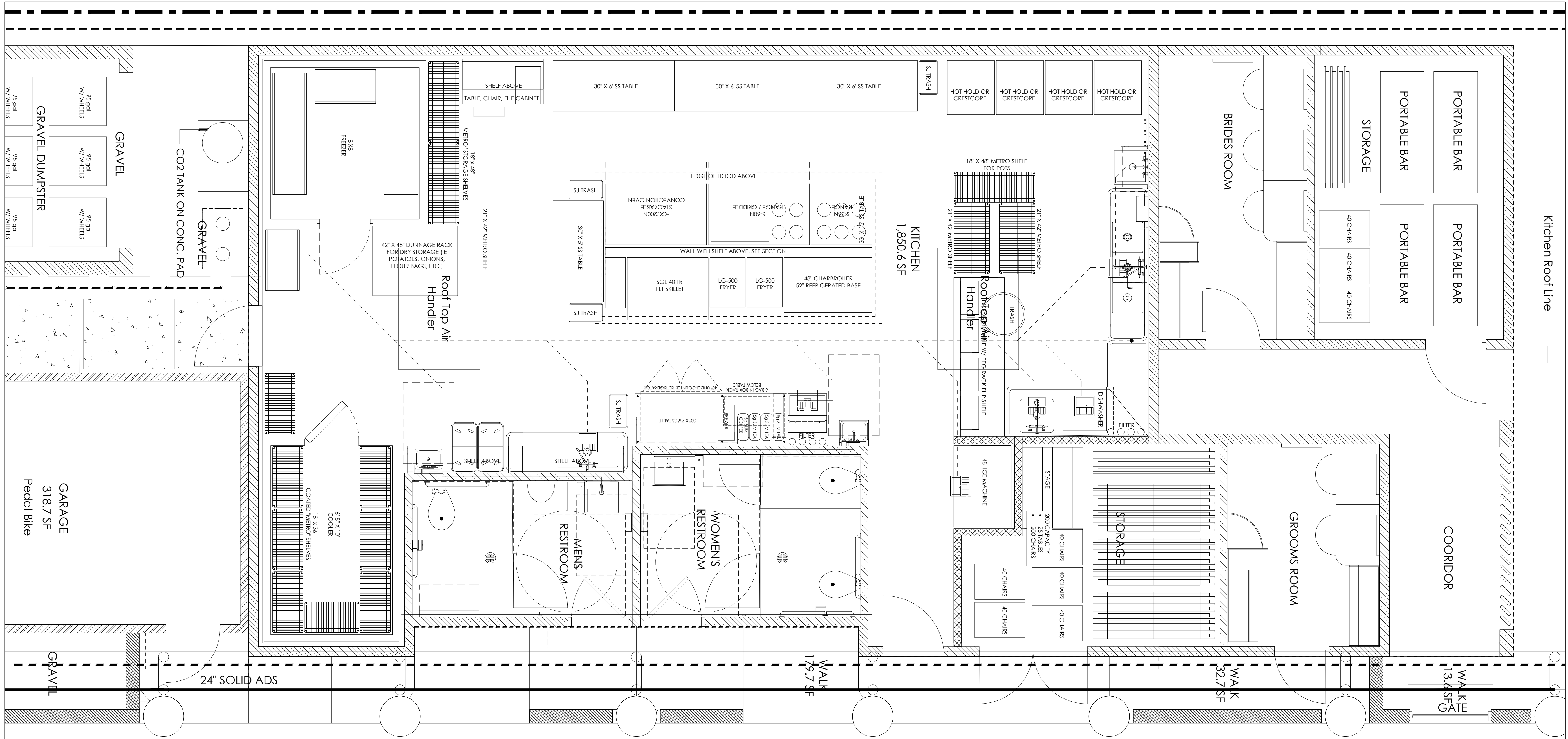
ARCHITECTURE GARAGE / DUMPSTER

REVISIONS			
no.	description	by	date

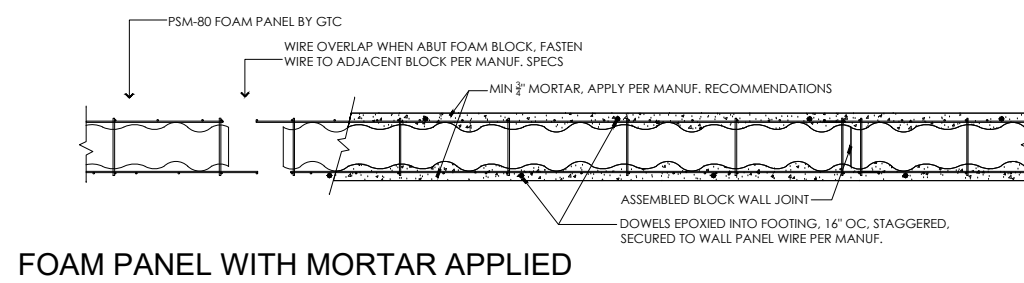
AR-1
SHEET:
DATE: September 14, 2022



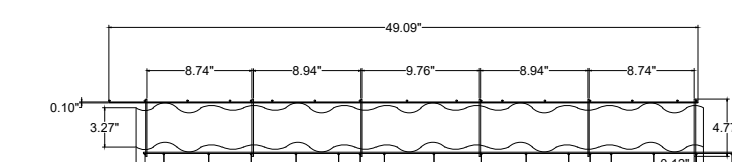
PLAN VIEW - KITCHEN
SCALE: 3/8" = 1'-0"



- FOUNDATION WALL SYSTEM - KITCHEN
- INTERIOR BEARING WALL
- FOUNDATION WALL SYSTEM - GARAGE
- FOUNDATION WALL SYSTEM - PAVILION & DUMPSTER



FOAM PANEL WITH MORTAR APPLIED



FOAM PANEL - TOP VIEW

PSM - 80 WALL PANEL - PLAN VIEW

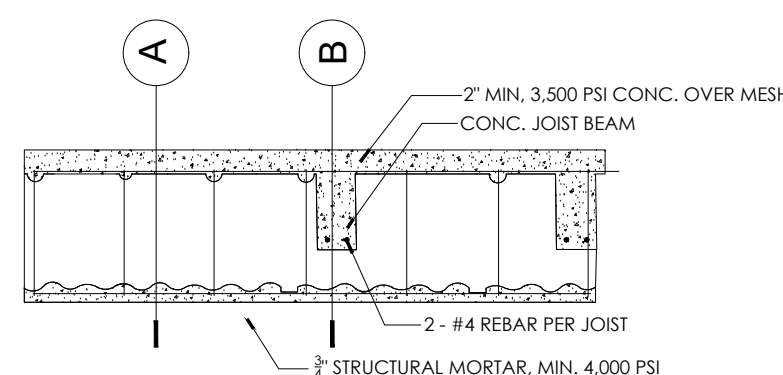
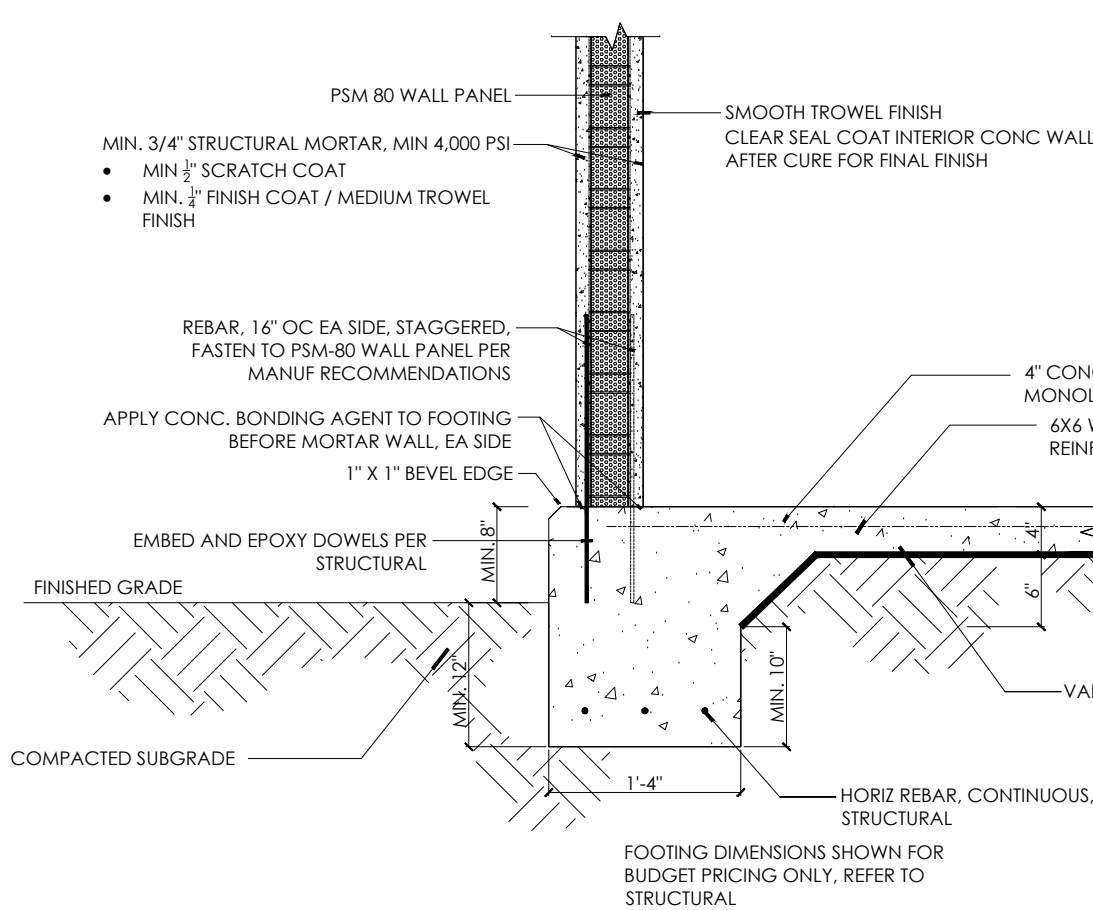
scale: 1 1/2" = 1'-0"

AS MANUF. BY GULF CONCRETE TECHNOLOGY (GTC)

- NOTES:
- WALL SYSTEM: PSM - 80 WALL PANEL SYSTEM AS MANUF. BY GULF CONCRETE TECHNOLOGY (GTC).
 - ROOFING SYSTEM: PSG2-200 ROOF PANEL SYSTEM AS MANUF. BY GTC.
 - MORTAR: CARMELO HIGH STRENGTH MORTAR, MIN. 4,000 PSI.
 - WOOD FASCIA: 1 X 1 NEW TECHWOOD COMPOST FASCIA, PERUVIAN TEAK OVER MIN. 1X PRESSURE TREATED BACKING.
 - GUTTER: GALVALUME 8" COMMERCIAL GUTTER AND DOWNSPOUT.

FOUNDATION / WALL SECTION - KITCHEN

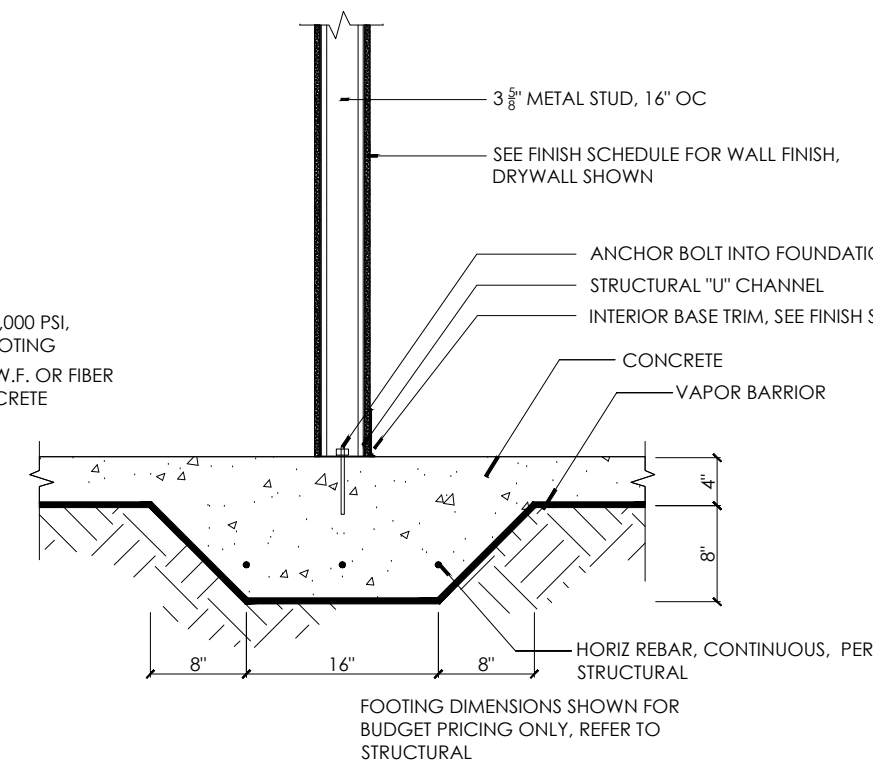
scale: 3/4" = 1'-0"



PSG2-200 - ROOF PANEL- SIDE VIEW

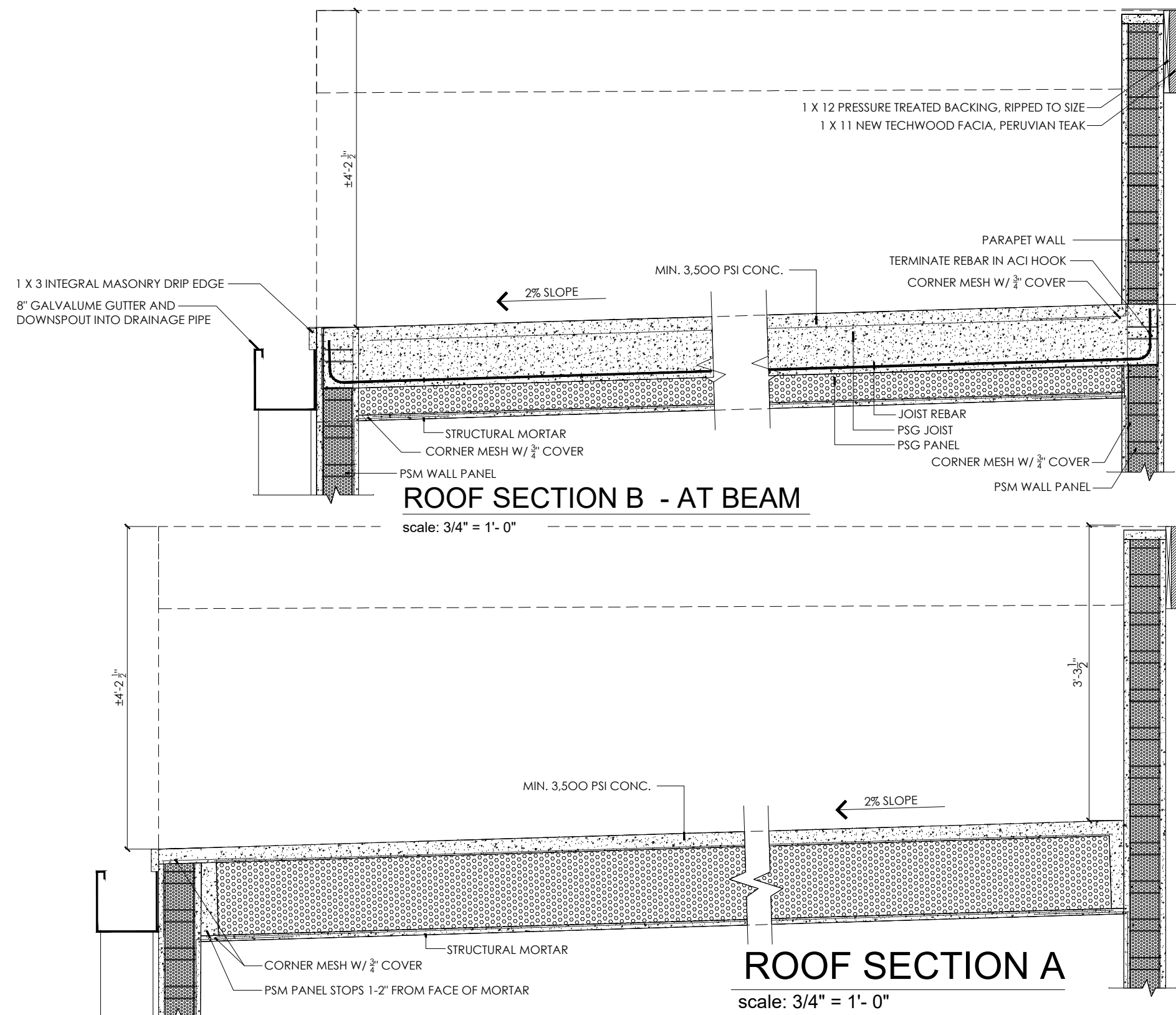
scale: 1 1/2" = 1'-0"

AS MANUF. BY GULF CONCRETE TECHNOLOGY (GTC)



INTERIOR BEARING WALL SECTION

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



Fernandina Pavilion
116 NORTH 2ND ST

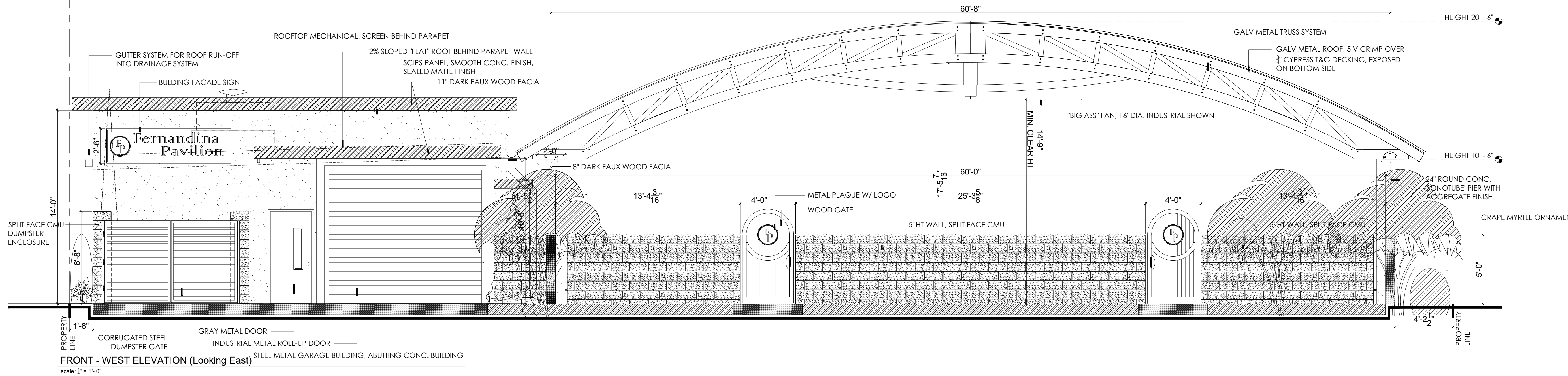
ARCHITECTURE KITCHEN

REVISIONS

no.	description	by	date

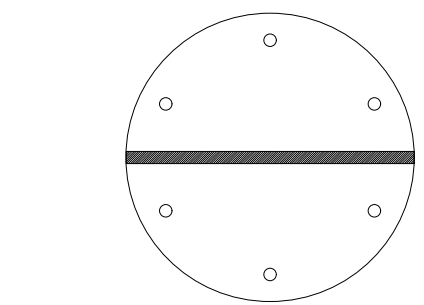
AR-2

SHEET:
DATE: September 14, 2022

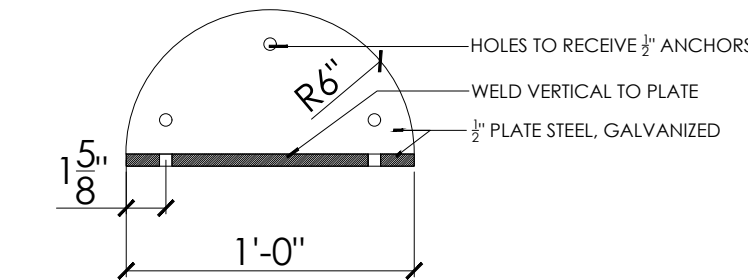


ROOF DETAIL @ GUTTER

scale: $1\frac{1}{2}'' = 1'-0''$



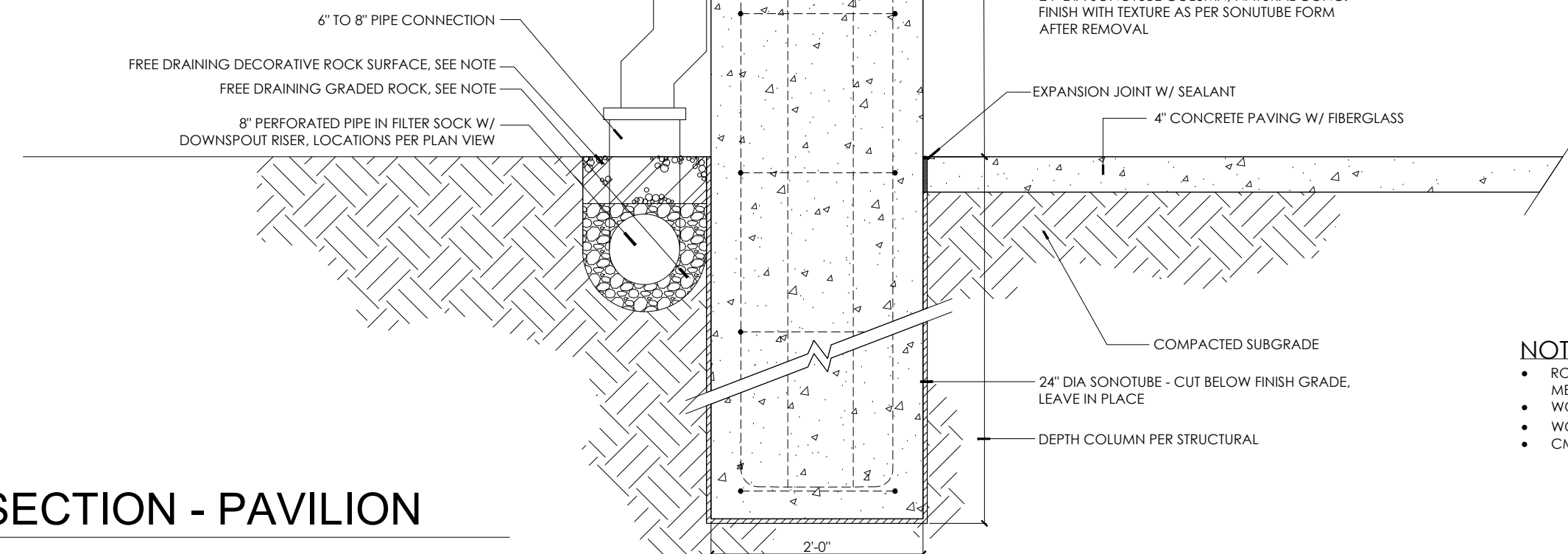
PLAN VIEW



ELEVATION

TRUSS TO COLUMN BRACKET

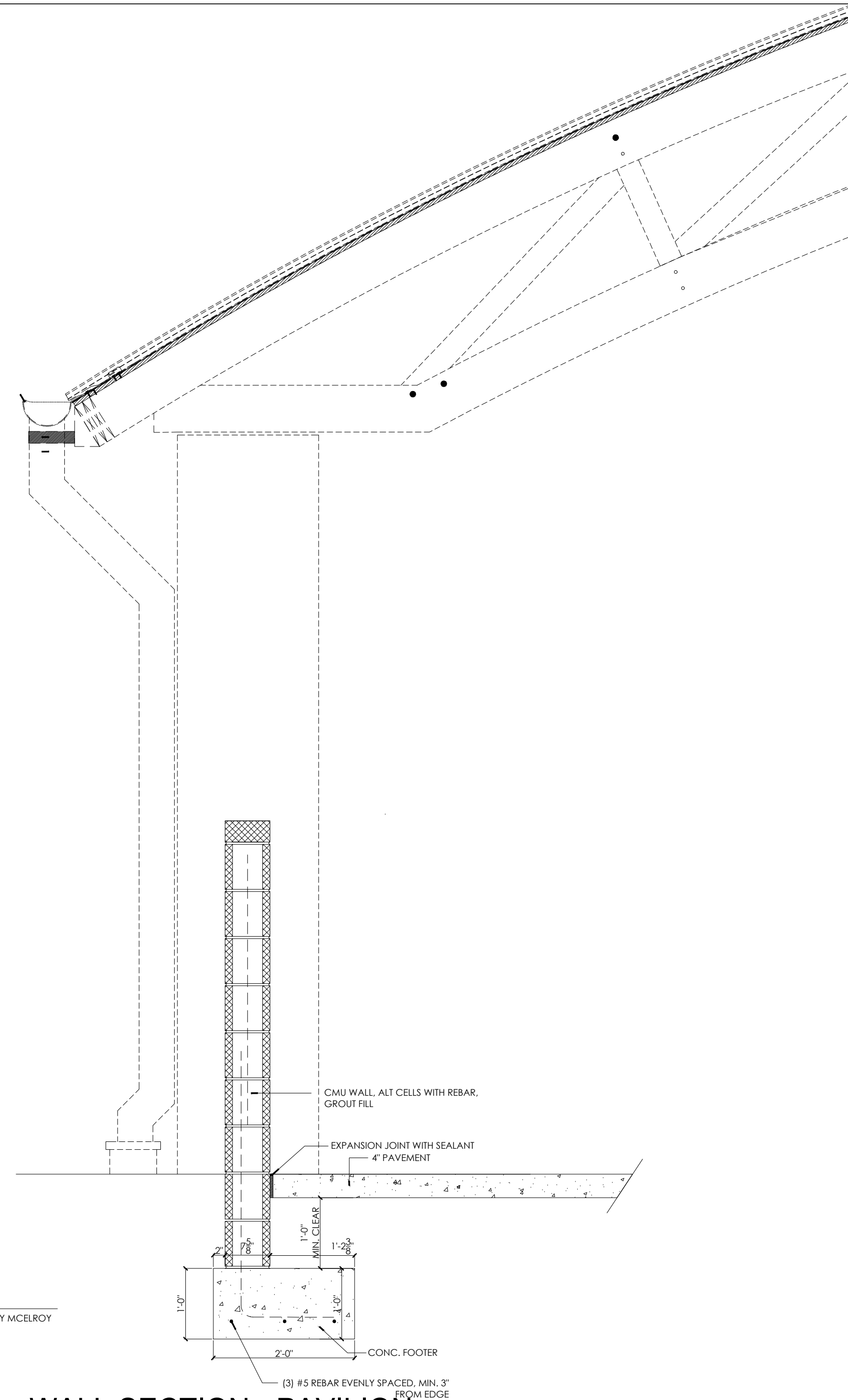
scale: $1\frac{1}{2}'' = 1'-0''$



COLUMN SECTION - PAVILION

scale: $3/4'' = 1'-0''$

- NOTES:
- ROOFING SYSTEM: "MEDALLION 1" METAL ROOFING PANELS BY MCELROY"
 - METALS: 16" FLAT PANELS, CURVED
 - WOOD FASCIA: 2" X 12
 - WOOD UNDERDECKING: 3" X 4" TONGUE AND GROOVE
 - CMU: SPLIT FACE, CMU, COLOR - 999



WALL SECTION - PAVILION

scale: $3/4'' = 1'-0''$

Fernandina Pavilion
116 NORTH 2ND ST

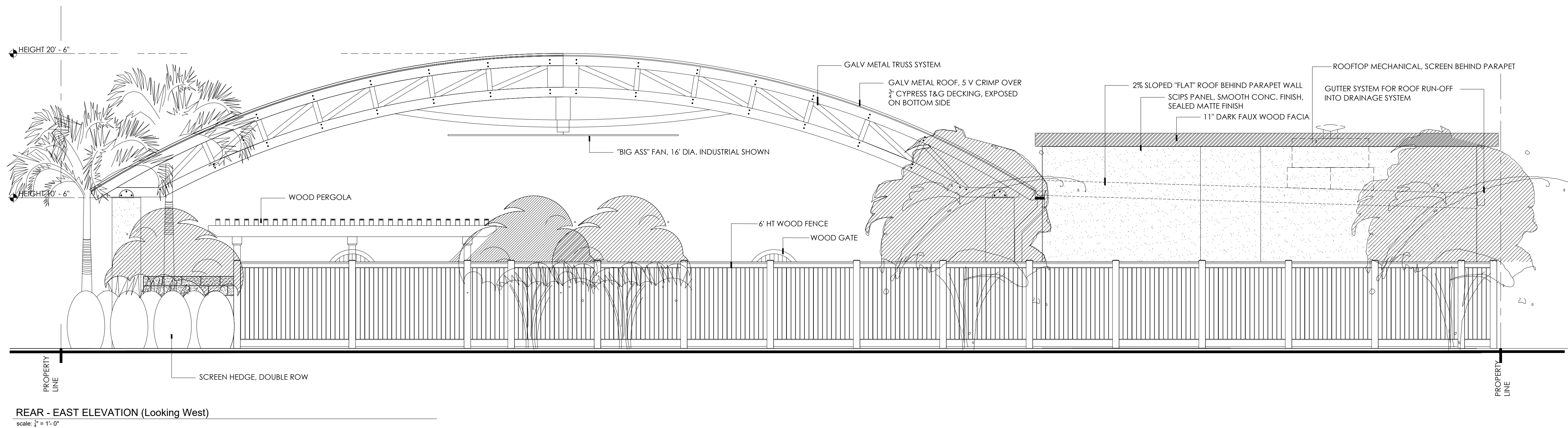
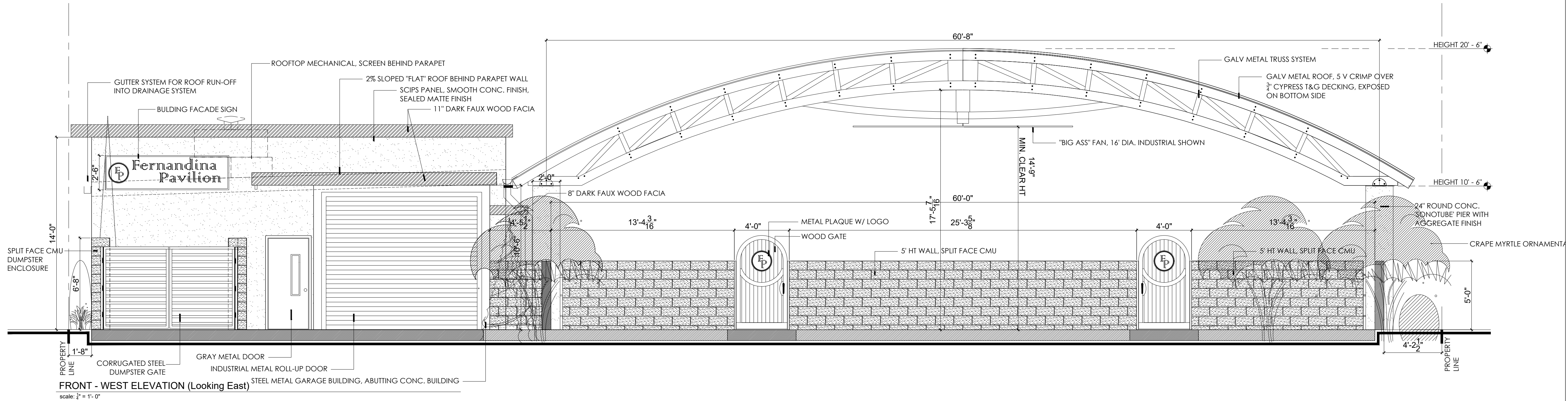
ARCHITECTURE PAVILION

REVISIONS

no.	description	by	date

AR-3

SHEET:
DATE: September 14, 2022



Fernandina Pavilion
116 NORTH 2ND ST

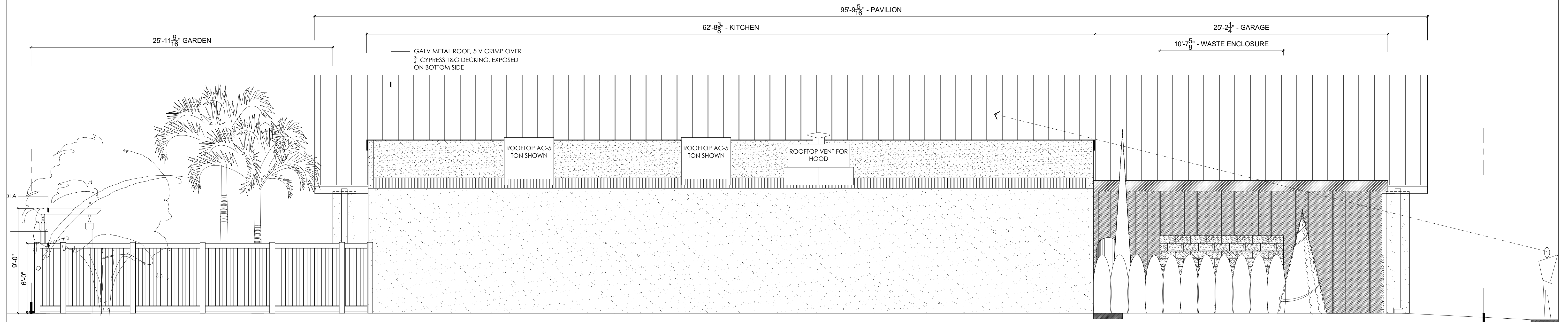
ARCHITECTURE EXT. ELEVATIONS

REVISIONS

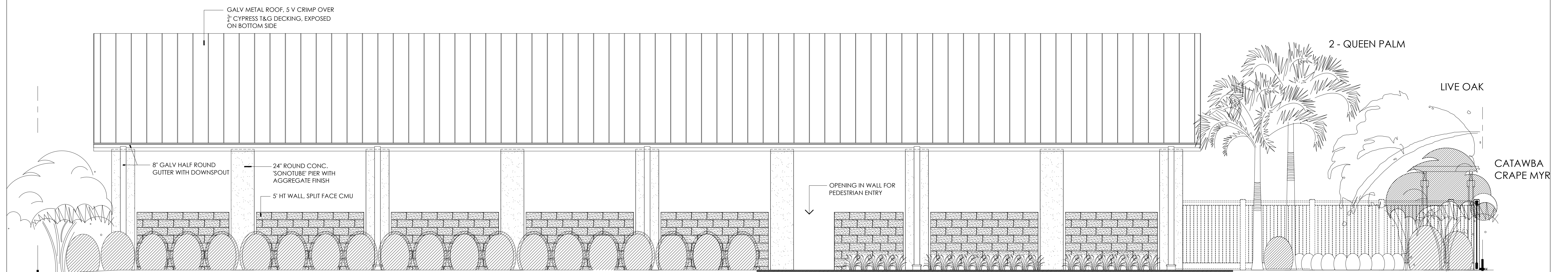
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AR-4

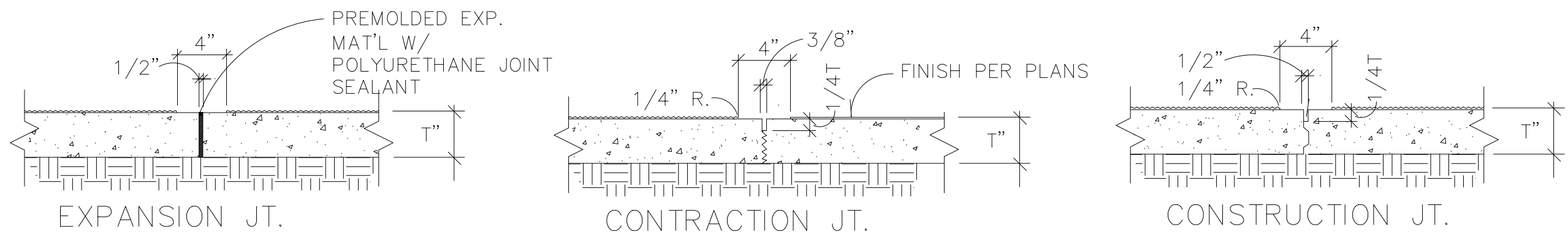
SHEET:
DATE: September 14, 2022



SIDE - NORTH ELEVATION (Looking South)
scale: 1/2" = 1'-0"



SIDE -SOUTH ELEVATION (Looking North)
scale: 1/2" = 1'-0"



General Conc. Walkway Notes

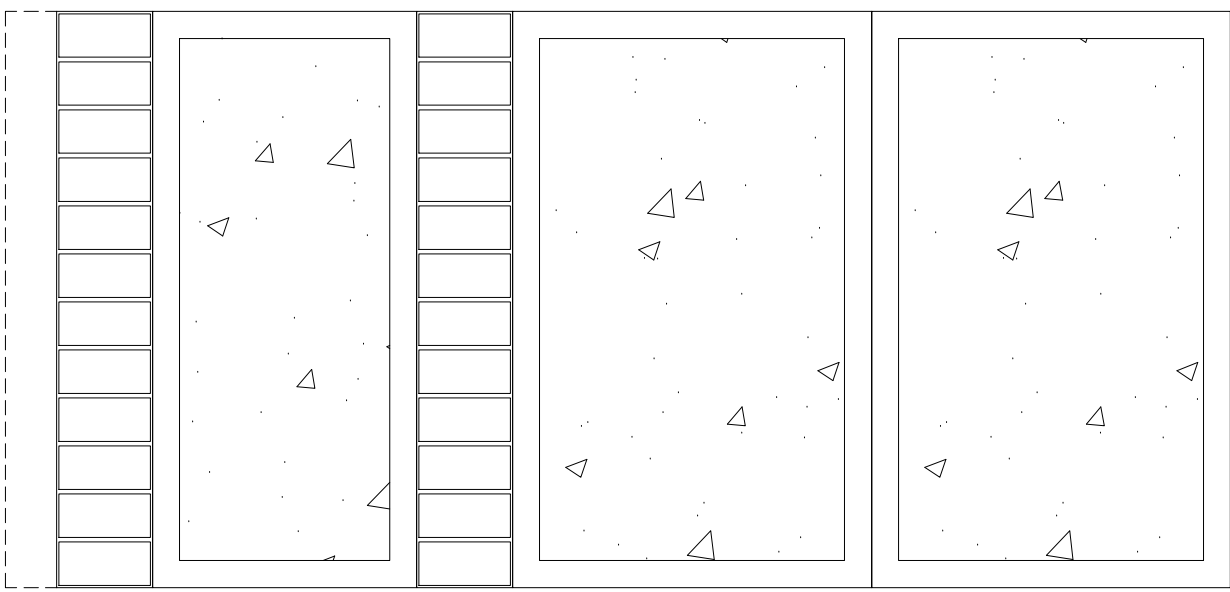
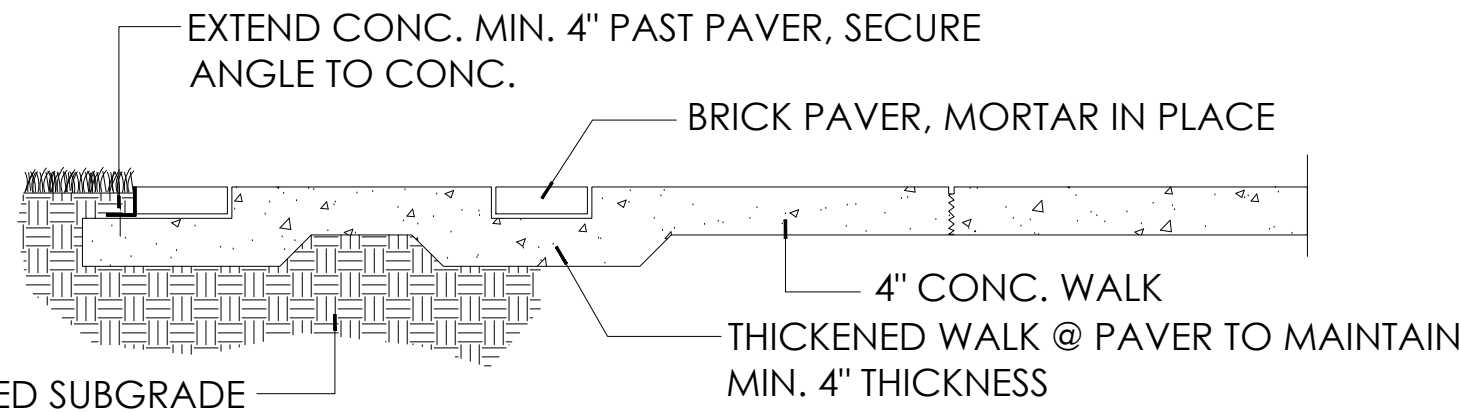
1. SPACING OF ALL JOINTS TO BE AS SHOWN ON PLANS AND/OR SPECIFICATIONS
2. EXPANSION JOINTS REQUIRED WHERE ABUTTING ALL STRUCTURES, BACK OF CURBS AND WITHIN WALKS AT 30' OC MAX
3. LAYOUT OF JOINTING IS AN INTEGRAL DESIGN ELEMENT AND SHALL BE LAYED PER PLAN/DIMENSIONS AS SHOWN

PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAX. JOINT SPACING (FEET)
3.5	6
4.0	10
4.5	10
5.0	12
6.0	15
OVER 6.0	15

ALL CONCRETE CURBS SHOWN ON THESE PLANS SHALL HAVE SAWCUT JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 40' O.C. MAX.

CONTROL JOINTS SHALL BE CUT 4-12 HOURS AFTER POUR MAX.

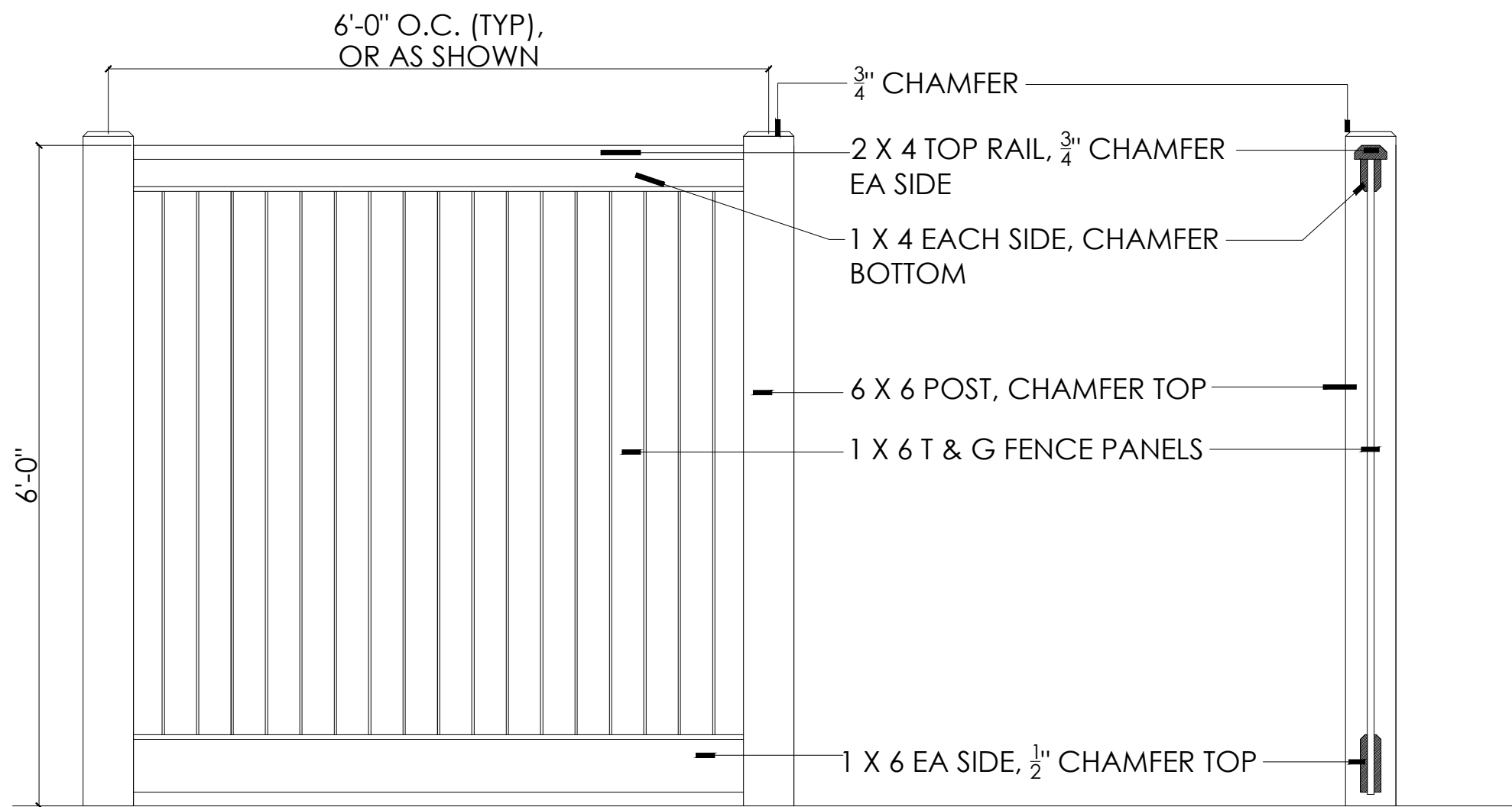
3000 PSI CONC.



- NOTES:
1. REFER TO PLANS FOR PAVING PATTERNS
 2. PAVERS SHALL BE 4" x 8" x 2 1/4" BRICK PAVERS, MEDIUM IRONSPOT #77, BY ENDICOTT, www.endicott.com
 3. ANGLE EDGE RESTRAINT SHALL BE ALUMINUM, 3/8" X 2 1/4" ANGLE, MILL FINISH, AS MANUF BY PERMALOC, OR APPROVED EQUAL
 4. CURVE EDGE RESTRAING EVENLY AND SMOOTLY WITH CURVE OF WALK. GROUT FILL BETWEEN EDGE OF RESTRAINT AND BRICK PAVER

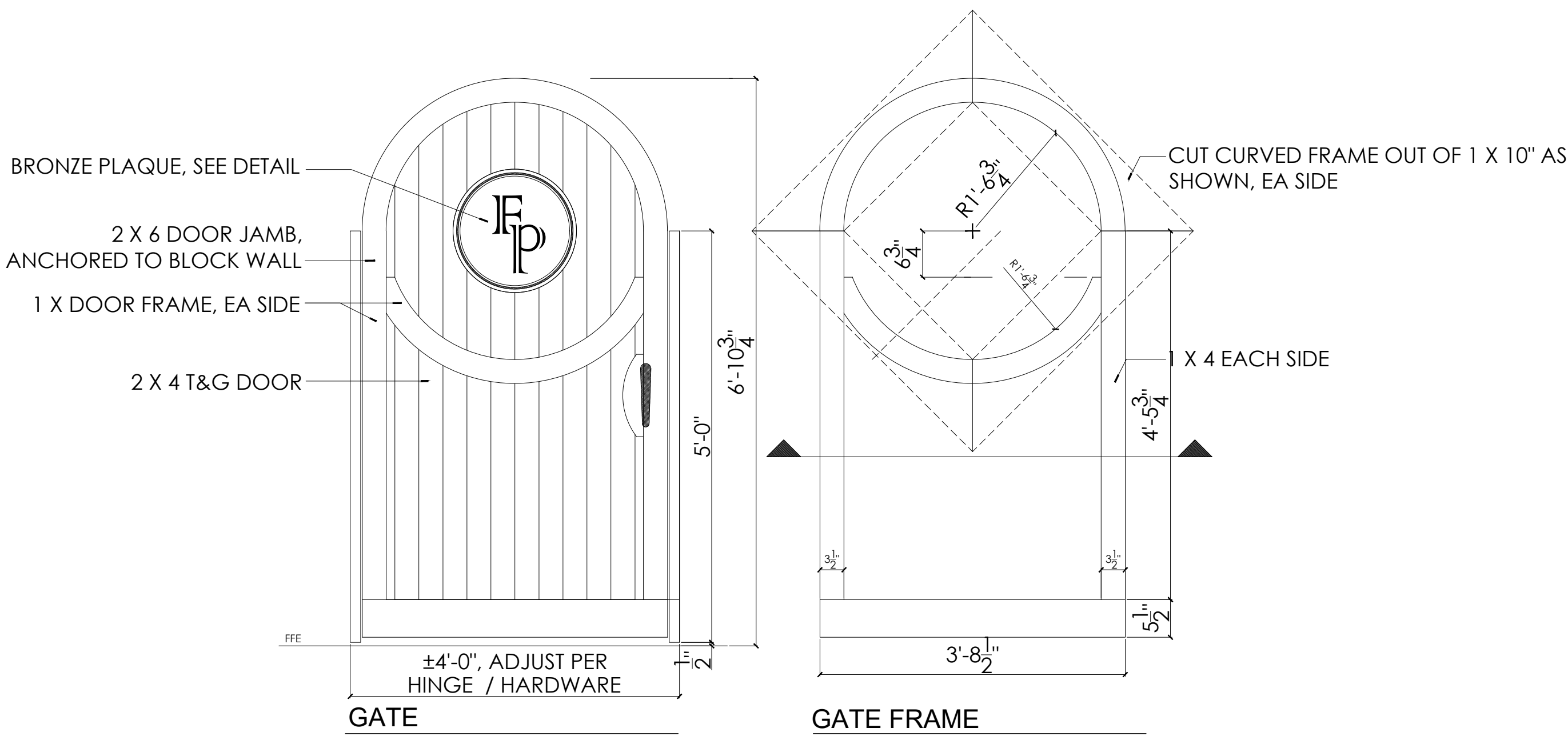
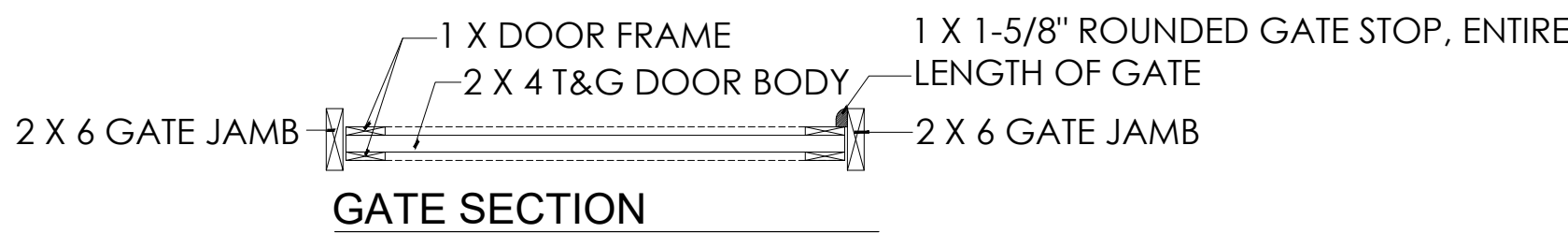
BRICK PAVER IN WALK DETAIL

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



PRIVACY WOOD FENCE

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



PEDESTRIAN GATE

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



Fernandina Pavilion
116 NORTH 2ND ST

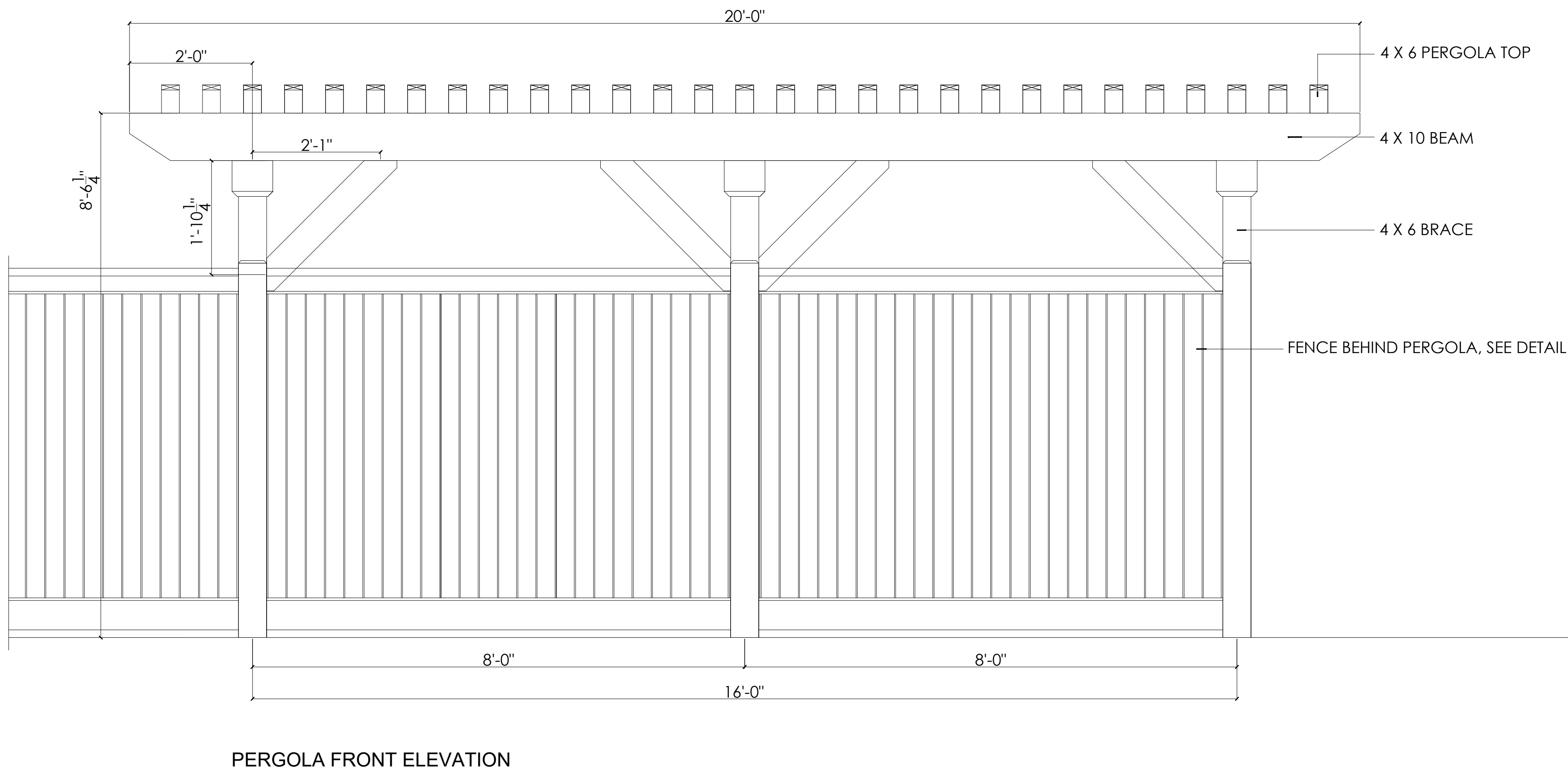
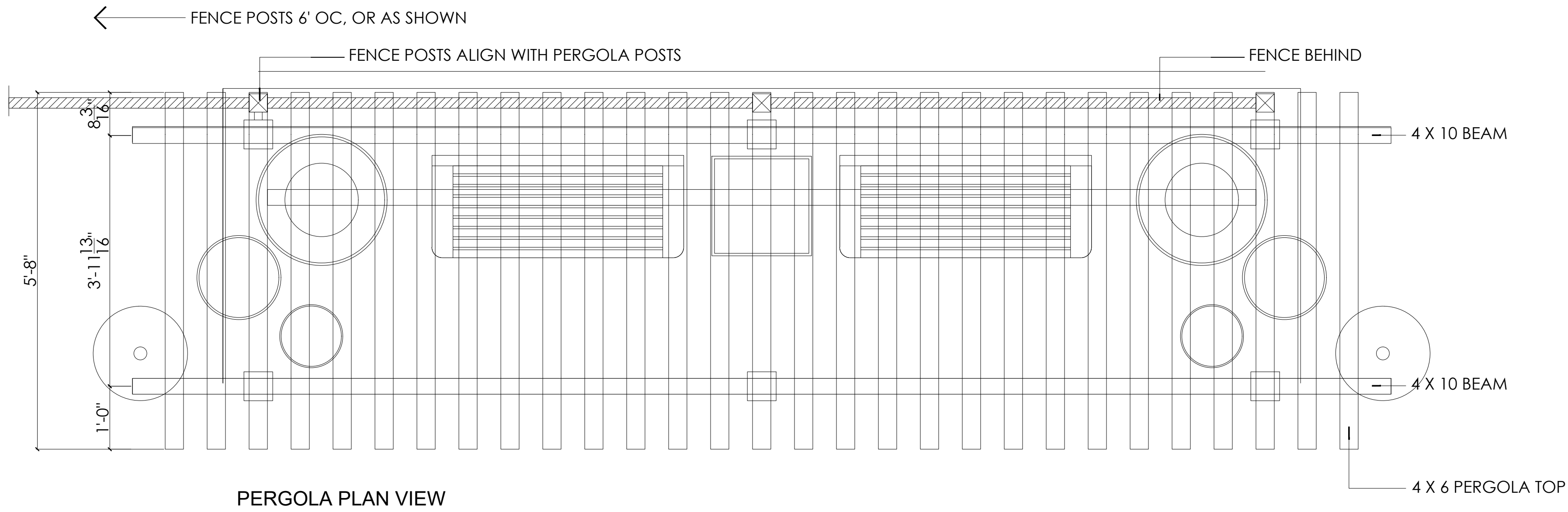
ARCHITECTURE DETAILS

REVISIONS

no.	description	by	date

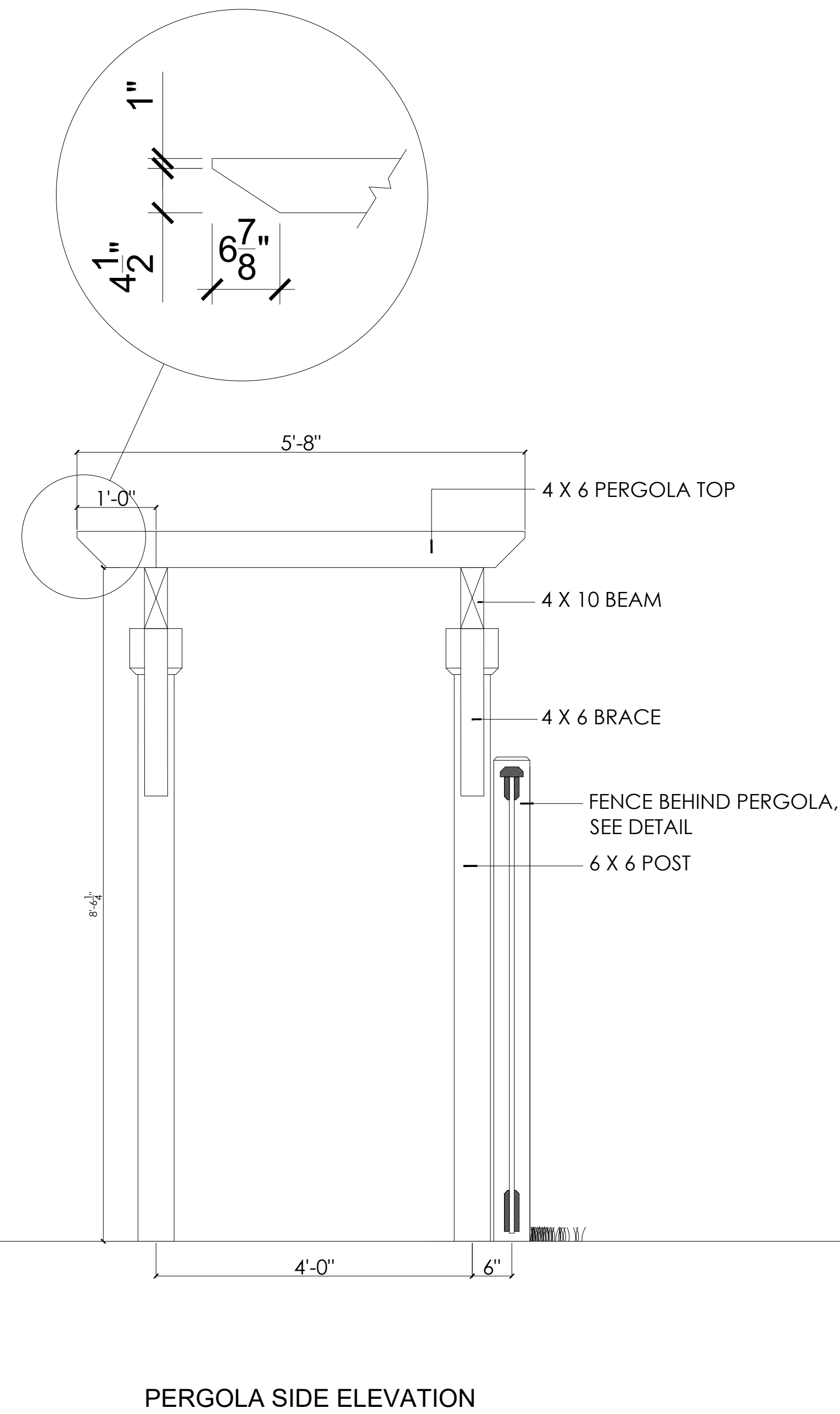
AR-6

SHEET:
DATE: September 14, 2022



PERGOLA DETAILS

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



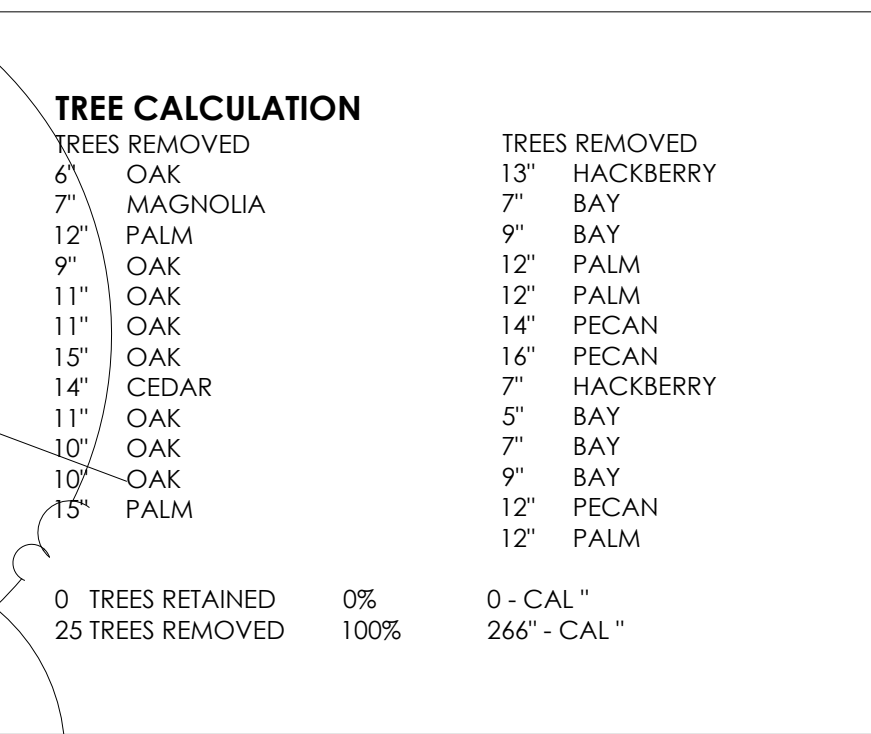
Fernandina Pavilion
116 NORTH 2ND ST

ARCHITECTURE DETAILS

REVISIONS			
no.	description	by	date

AR-7

SHEET:
DATE: September 14, 2022



7 PODOCARPUS, 36" OC, STAGGERED

—CATAWBA CRAW
MYRTLE

Fernandina Pavilion
116 NORTH 2ND ST

LANDSCAPE PLAN

SHEET:
DATE: September 14, 2022

LA-1

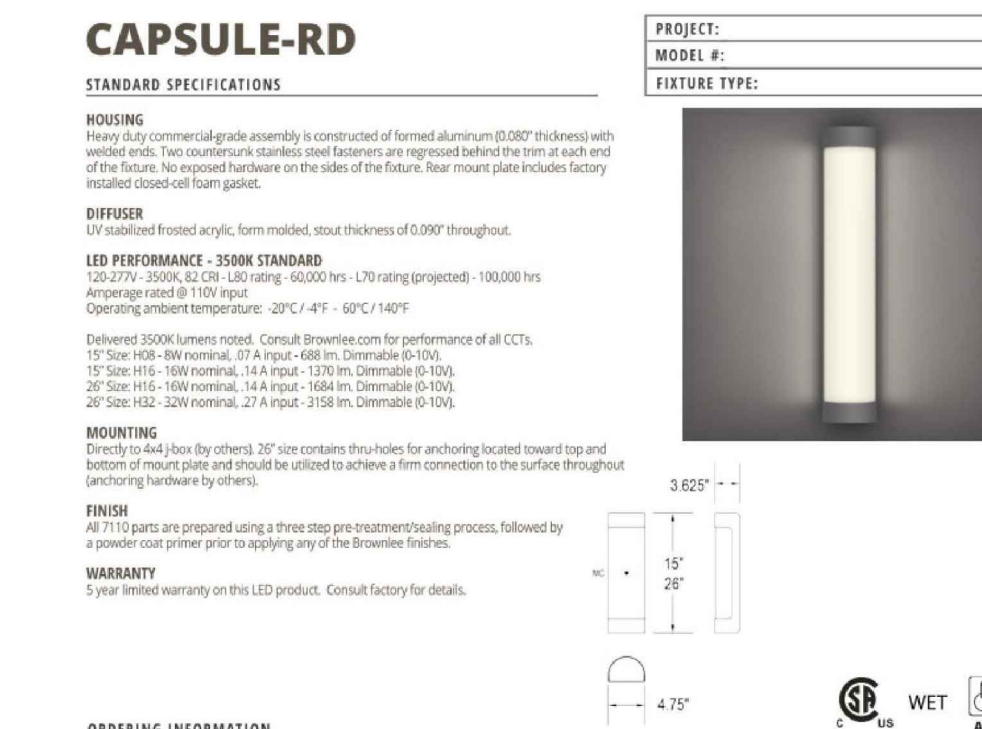
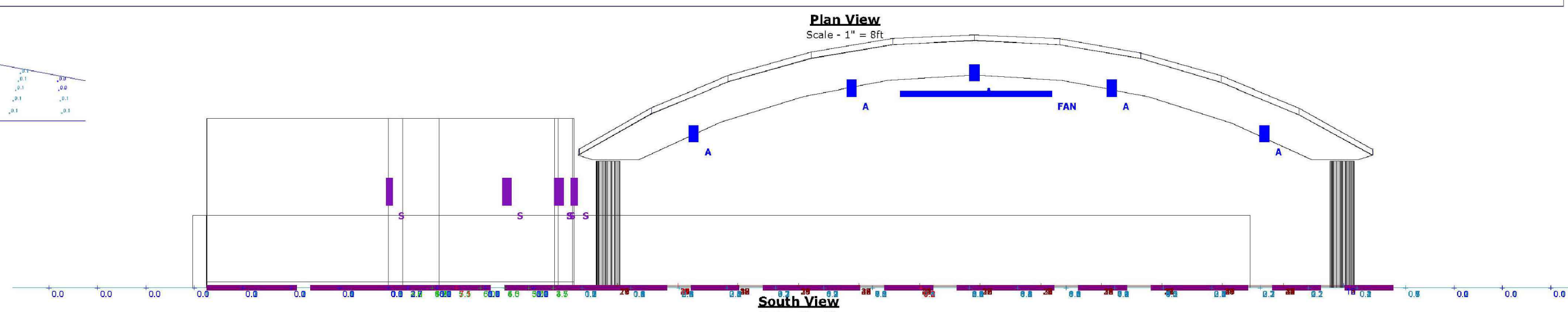
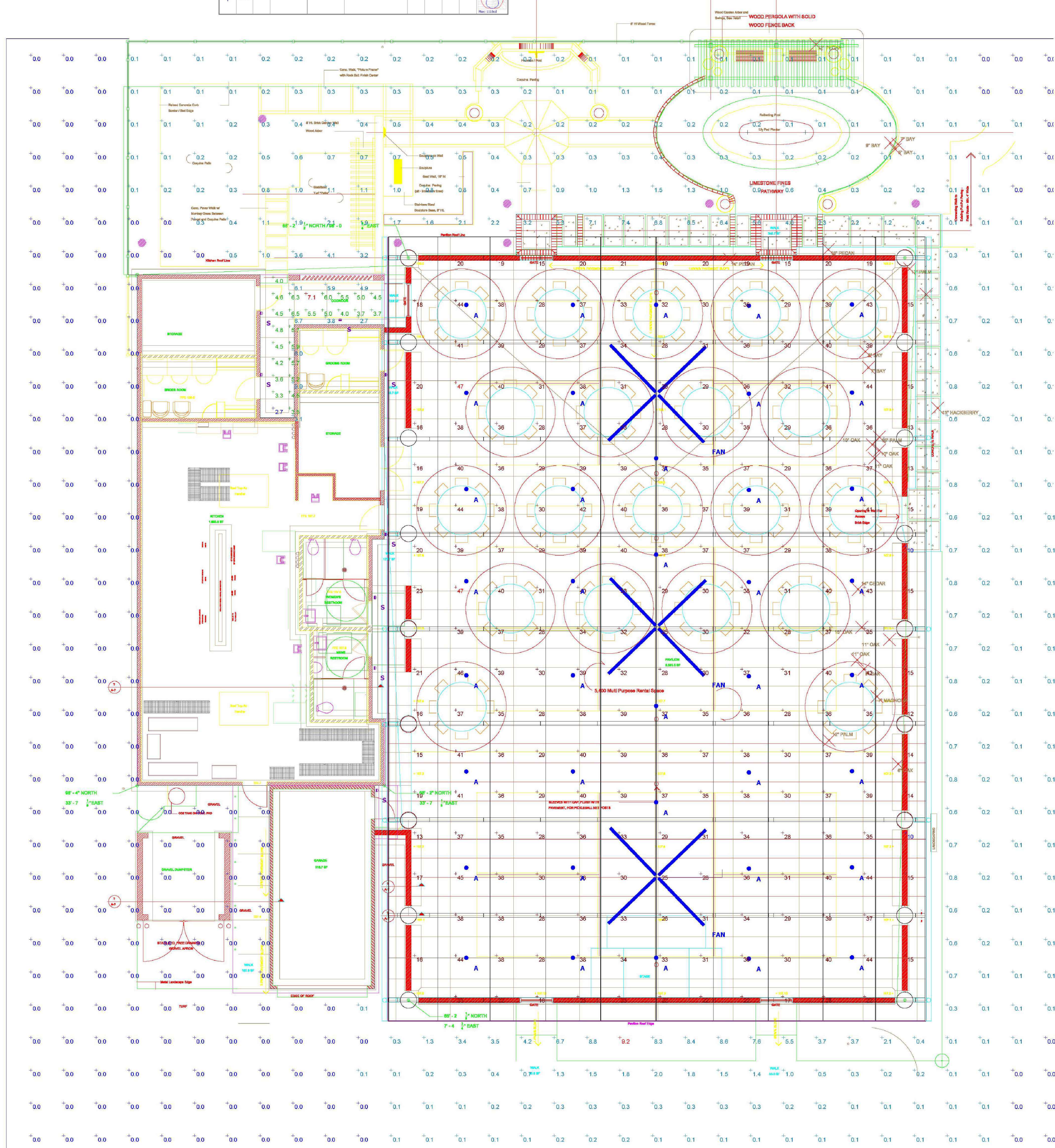
QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
2	Live Oak	Quercus virginiana	4" x 4"	
4	Catawba Crane Myrtle	Lagerstromia indica 'Catawba'	20 gal, 2.5 to 3" cal	multi trunk
1	Italian Cypress	Cupressus sempervirens	15 gal, 6" x 17"	
1	Shoebird Juniper	Juniperus scopulorum 'sky rocket'	7 gal, 3" x 15"	
1	Shoebird Holly	Ilex cornuta 'sky pencil'	15 gal, 6" x 17"	Plant 18" or
7	Blue Zinger Seidel	Juniperus 'Blue zinger'	1 gal	Plant 12", triangulated
7	Tudor	Podocarpus secundatum 'captiva'	5 gal	
1	Podocarpus	Podocarpus sp.	7 gal, 3-4" ft	Plant 36" or, triangulated

DEMOLITION / TREE REMOVAL

EDGE EXISTING ASPHALT ROAD



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PAVILION FLOOR CALCS	+	32 fc	47 fc	10 fc	4.7:1	3.2:1
15ft PAST BUILDING	+	0.5 fc	9.2 fc	0.0 fc	N/A	N/A
HALLWAY	+	4.8 fc	7.1 fc	2.7 fc	2.6:1	1.8:1

[illegible][illegible]

Designer
Date
09/12/2022
Scale
Not to Scale
Drawing No.
Summary

1 of 1

Fernandina Pavilion
116 NORTH 2ND ST

LIGHTING PLAN

SHEET:
DATE: September 14, 2022

LA-1



Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9898

Date Submitted: 9/15/2022

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

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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?*

8/25/2022

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*

116 N. 2nd Street

City*

fernandina beach

State*

florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0009-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Poynter Family Holdings, LLC

Last Name*

poynter

Mailing Address*

3967 1st Avenue

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

9044156533

E-mail Address*

tpoynter@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 will be a multi purpose open-air Pavillion that will be used as a rental facility, commercial kitchen, and possibly pickleball courts when not being rented. We plan on having this facility available to the community for any type of functions and plan on making this a free space to non-profits when needed.

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

Design Vision Statement*

The vision on the curved roof was inspired by the waterfront warehouse form that I originally tried to move to this spot. The downtown community needs an event space for the many groups who continue to come to the Island. This project will assure groups of larger size a place to hold events.

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
	split face CMU walls	Tan (Name/Number)

DOORS

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

WINDOWS

Manufacturer**Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

Galv metal roof 5v Crimp

Color

Silver

(Name/Number)

FASCIA/TRIM**Manufacturer****Product Description**

Dark faux wood Facia

Color

brown

(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**

Treated lumber

Color

natural

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer****Product Description**

paver 4"x8"x2"1/4 Medium Ironspot #77/ concrete

Color

gray

(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
custom	TBD	
		(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
*116 N 2nd st proof of ownership.pdf	*116 N. 2nd St survey.pdf	Pavilion Mood Board 7-10-22.pdf	North elevation.jpg
Upload 5	Upload 6	Upload 7	Upload 8
South elevation.jpg	Rare elevation.jpg	Fernandina Pavilion TRC Reveiw 9-14-22 c.pdf	Final Rendering - Front Elevation.jpg

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.

FERNANDINA PAVILION

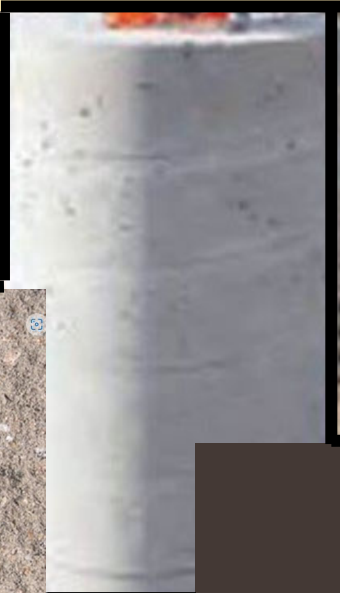
Material Selections - Representative Product Selections



5' ht Walls



Block Wall



12" Sonotube" Concrete Pier



Concrete Kitchen Wall



Kitchen / Bride Building Walls and Facia



Metal Garage Siding



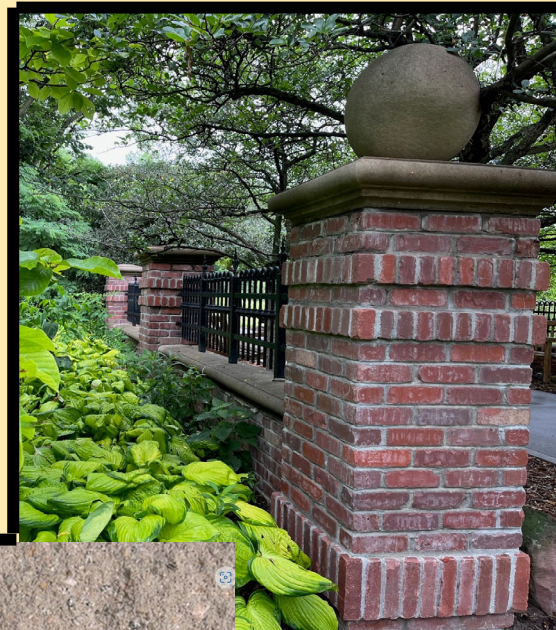
Adjacent Garage Building Walls & Door

FERNANDINA PAVILION

Material Selections - Garden



5' ht Walls



Wall Brick



Coquina



Pavers & Bench / Brick Wall



Block Wall



Pavers



Pergola & Wood Fence



Kitchen / Bride Building Walls and Facia



Conc. Walk w/ Brick Edge





A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0009-0050

Owner Name POYNTER FAMILY HOLDINGS LLLP

Mailing Address 28 N 3RD ST

FERNANDINA BEACH, FL 32034

Location Address 2ND ST N

FERNANDINA BEACH 32036

Tax District FERNANDINA BEACH

Mileage 79.5052

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal BLOCK 9 LOT 5 CITY OF FDNA BEACH

2021 Certified Values

Land Value \$78,125

(+) Improved Value \$0

(a) Market Value \$78,125

(-) Agricultural Classification \$0

(-) SCH or Non-HX* Capped Savings \$0

(=) Assessed Value \$78,125

(-) Homestead \$0

(-) Additional Exemptions \$0

(-) School Taxable Value \$78,125

(-) Non-School HX & Other Exempt Value \$0

(a) County Taxable Value \$78,125

Notes - 10% Cap does not apply to School Taxable Value



Property Search



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



if this picture is incorrect, please email info@nassaufpa.com

LOCATION MAP



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS TWO (2) THROUGH FIVE (5), BLOCK NINE (9).

CERTIFIED TO:
TIM POYNTER

PROPERTY ADDRESS:
116 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034

SITE BENCHMARK

NAIL & DISK SET IN WOOD POWER POLE
ELEVATION = 8.67' N.A.V.D. 1988
FIELD BOOK = X-354, PAGE 18

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

ALACHUA STREET

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 & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a brass disk found in the Standard Marine Building. (Elevation = 10.11' N.A.V.D 1988)

LEGEND

CONCRETE FLATWORK
WATER METER
WOOD OR VINYL FENCE
SEWER VALVE
CENTERLINE
(P) = PLAT
NAVD = NORTH AMERICAN VERTICAL DATUM

TREE LEGEND

BAY = BAY TREE
CDR = CEDAR TREE
HB = HACKBERRY TREE
MAG = MAGNOLIA TREE
O = OAK TREE
PM = PALM TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 25

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.

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21297 DATE: 08/19/2021 CADD: LP

F.B. NO: X-354 PAGE NO: 18 FIELD CREW: GS FILE NO: A-5458

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

9/1/21



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0071
OCTOBER 20, 2022

Owner/Applicant:	MIRANDA ARCHITECT, AGENT FOR MARVIN + MELINDA BANKS
Property Address:	103 S. 10 th Street
Parcel ID #	00-00-31-1800-0049-0080
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00553
Year Built:	c. 1860
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct a two-story accessory dwelling, swimming pool, pickle ball court, and fence. (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. 1860, it was sold by Elisha W. Lee to Charles W. Bernard in December, 1860. A mortgage hold by Lee was subsequently foreclosed and the building purchased by the Reverend Freeman Young, Bishop of the Protestant Episcopal Church. It is a two-story frame, altered Greek Revival residential building. It is noteworthy for its two-story porch with square columns. It has been significantly altered by replacement of the original porch.” -FMSF 8NA0553

The applicant seeks approval to construct a two-story attached garage, guest suite, swimming pool, pickleball court, and wrought iron fencing with brick piers.

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 2022-0071

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0071 **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 2022-0071, 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 8NA00553

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9828

Date Submitted: 8/31/2022

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

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

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☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

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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: 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?*

8/31/2022

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*

103 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0049-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Marvin & Melinda

Last Name*

Banks

Mailing Address*

103 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

404-797-1369

E-mail Address*

mbanksjr@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

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 new 2-story garage/guest suite, new swimming pool, new pickleball court, new fencing.

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

Design Vision Statement*

Addition to match style and detailing of existing residence.

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	Lap Siding, Smooth Finish, 5 1/2" exposure	match existing house (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma Tru	Smooth Star fiberglass Include FL Product Approval # for Windows and Doors	match existing house (Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
GAF	architectural asphalt shingle	match existing house roof (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
hardie trim	hardie trim	match existing house (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
brick veneer		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
	wrought iron fencing w/ brick piers	 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	pavers	 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Banks Site Survey.pdf	Banks Owner Agent Form.jpg	Property Search Results.pdf	Banks Addition Prelim Design Bundle 31 Aug 22.pdf
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*

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 Marvin and Melinda Banks
(print name of property owner(s))

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

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Marvin Banks
(Print name of owner)

Melinda Banks
(Print name of owner)

Montana
STATE OF ~~FLORIDA~~
Ravalli ss }
COUNTY OF ~~NASSAU~~

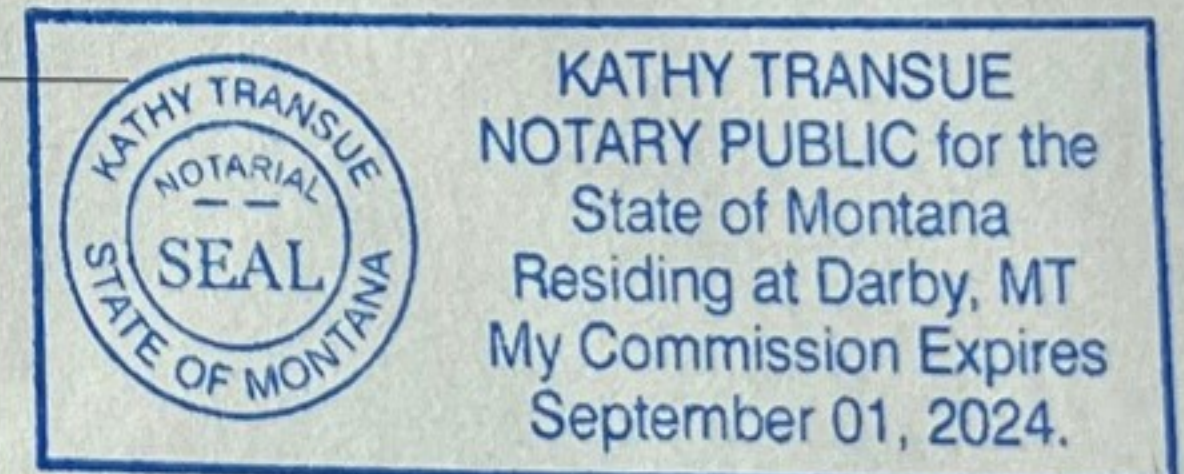
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day
of August, 2022, by Marvin Banks Melinda Banks.

[Signature]
Notary Public

Kathy Transue
Printed Name

9/1/2024
My Commission Expires

Personally Known _____ OR Produced Identification DL ID Produced: _____



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0049-0080

Owner Name

BANKS MARVIN R JR & MELINDA C

Mailing Address

103 S 10TH STREET

FERNANDINA BEACH, FL 32034

Location Address

103 10TH ST S

FERNANDINA BEACH 32034

Tax District

FERNANDINA BEACH

Milage

19.5052

Homestead

No

Property Usage

SINGLE FAM 000100

Deed Acres

0.46

Short Legal

BLOCK 49 LOTS 1 & 8 CITY OF FDNA BEACH

2022 Preliminary Values

Land Value

\$600,000

(+) Improved Value

\$746,388

(=) Market Value

\$1,346,388

(-) Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$426,562

(=) Assessed Value

\$919,832

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$1,046,394

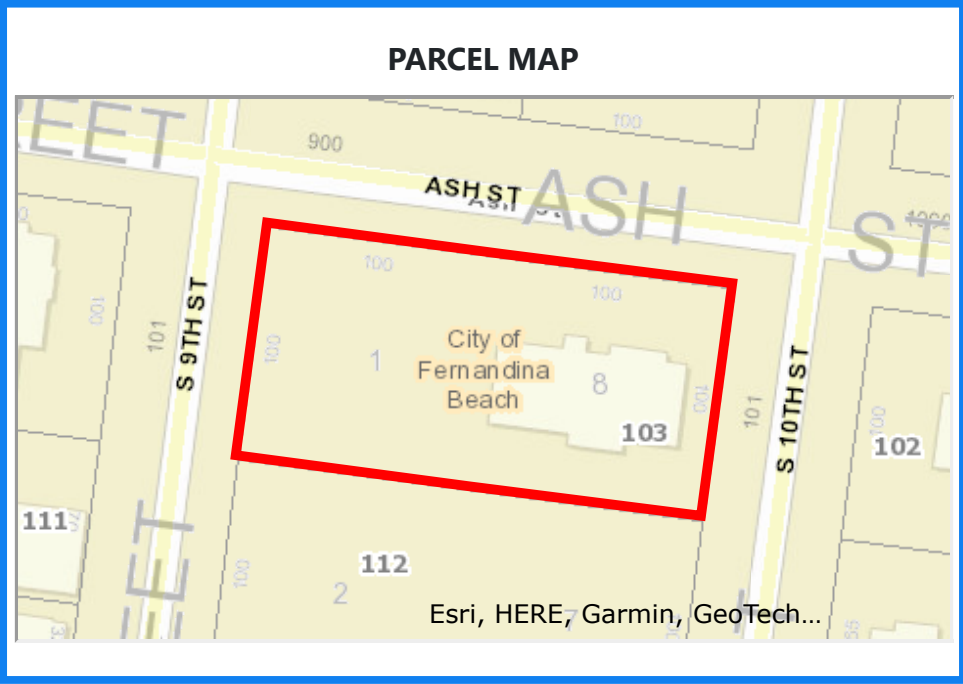
(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

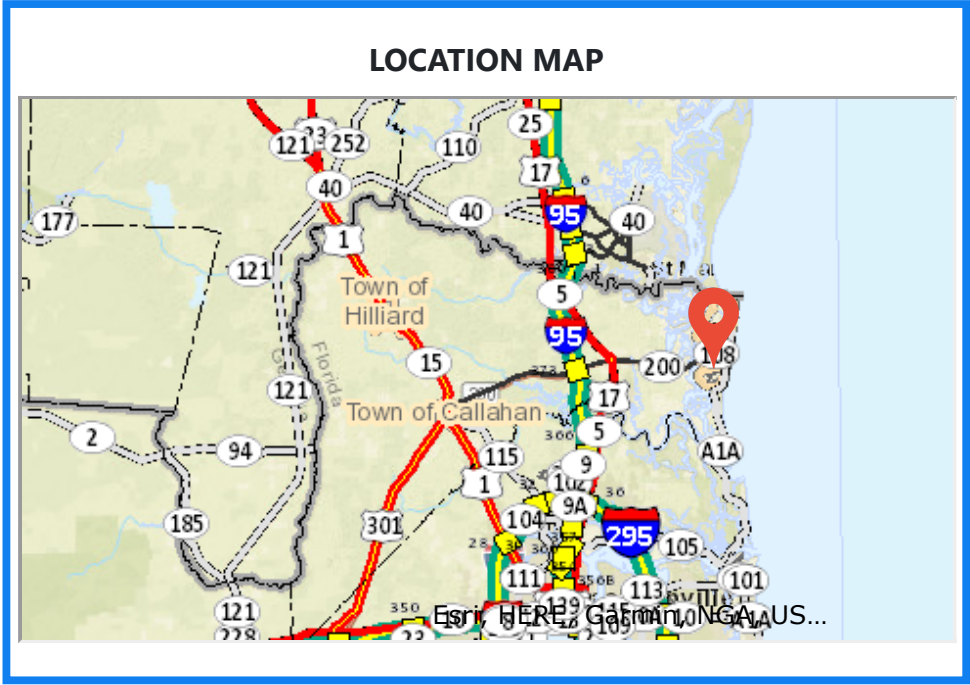
\$919,832

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



PROPERTY PHOTO

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



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR CUST	5164	3936	5	4	ABOVE AVG.		AIR DUCTED	FORCED AIR	1857

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-1-DB-GD	0 X 0	1	2006
FP-1-DB-GD	0 X 0	95	2006

CONCRETE A	0 X 0	126	2006
JACUZZI	0 X 0	1	2006
ELEVATOR	0 X 0	1	2006

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2022-06-10	2569 / 1082	\$412,000	WD	Q	N	DAVIS-TAYLOR CECILIA M	BANKS MARVIN R JR & MELINDA C
2022-06-03	2567 / 837	\$1,495,000	WD	Q	Y	JOHNSON BROOKE ASHLEY	BANKS MARVIN R JR & MELINDA C (H&W)
2022-03-09	2551 / 1549	\$100	PR	U	Y	JOHNSON BROOKE P/R OF JOSEPH ONEILL SWANN EST	JOHNSON BROOKE ASHLEY
2011-06-27	1750 / 735	\$100	QC	U	Y	SWIFT CHARIS LEE (SWANN)	SWANN JOSEPH O'NEIL
2004-05-14	1230 / 1259	\$297,500	WD	Q	Y	DRAKE VERNON N & KATHLEEN W	SWANN JOSEPH O & CHARIS L

ALL OF THAT CERTAIN PIECE, PARCEL, TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA) 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 AND AS FURTHER DESCRIBED AS: LOTS ONE (1) & EIGHT (8), BLOCK FORTY-NINE (49), CITY OF FERNANDINA BEACH.

SITE BENCHMARK
SET NAIL & DISK "MANZIE LB 7039"
IN WOOD UTILITY POLE
FIELD BOOK X-367, PAGE 2
ELEVATION=22.00' (NAVD88)



TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 24

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.

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of N07°28'00"E. The bearing reference line is indicated as thus (BR).
- 5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 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.
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a nail & disc "Manzie LB 7039" in west face of a wood utility pole on the East side of Ninth Street, 100 feet North of Beech Street. (Elevation = 25.01' (NAV088))

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

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 21604 DATE: 7/22/2022 CADD: B. DAVIS
F.B. NO: X-367 PAGE NO: 2 CREW: JM FILE NO: B-1765

60' RIGHT-OF-WAY

SOUTH NINTH STREET

ASH STREET
60' RIGHT-OF-WAY

SOUTH TENTH STREET

This drawing and the design, whether or not it is a preliminary design, is the property of the Architect, P.A., and is not to be used, in part or in whole, for any other project without the written consent of the Architect, P.A. It is to be used only for the project and is to be returned on request.

This document has been electronically signed and sealed by Jose L. Miranda, Jr., P.E. on the Date and/or Time Stamp shown using digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BANKS ADDITION PRELIM SITE PLAN
PROJECT # B220415
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 08-30-22

MIRANDA
ARCHITECTS

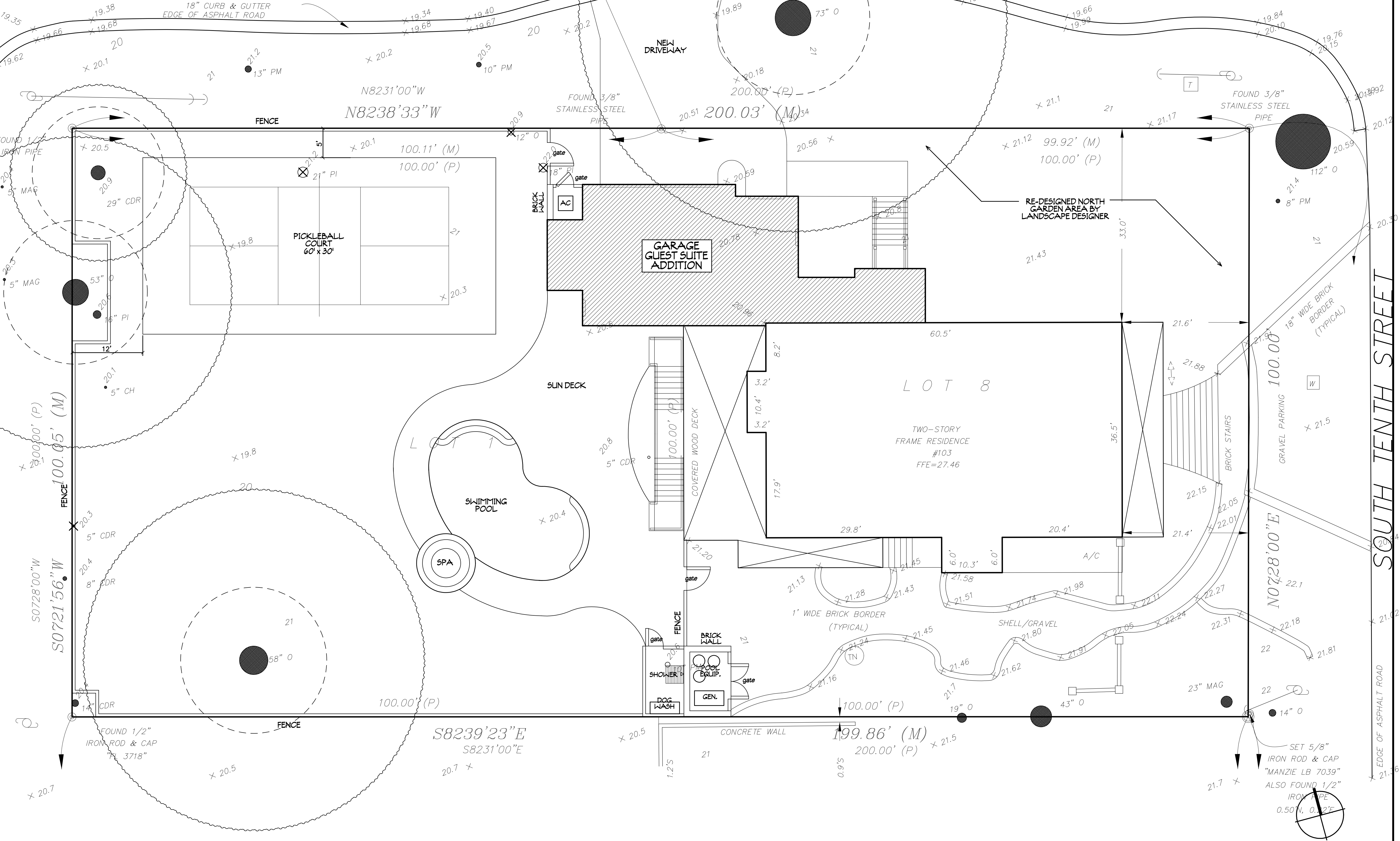
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.5011

MIRANDA
ARCHITECTS

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY SITE PLAN	DATE
REVISIONS	

P1

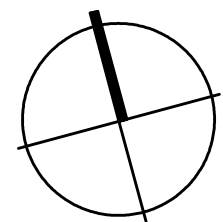


PRELIMINARY SITE PLAN

1/8"=1'-0"

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This document has been electronically signed and sealed by Jose L. Miranda, Jr., P.E. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PRELIMINARY FIRST FLOOR PLAN

1/4"=1'-0"

PRELIMINARY 1ST FLOOR PLAN	
REVISIONS	DATE

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

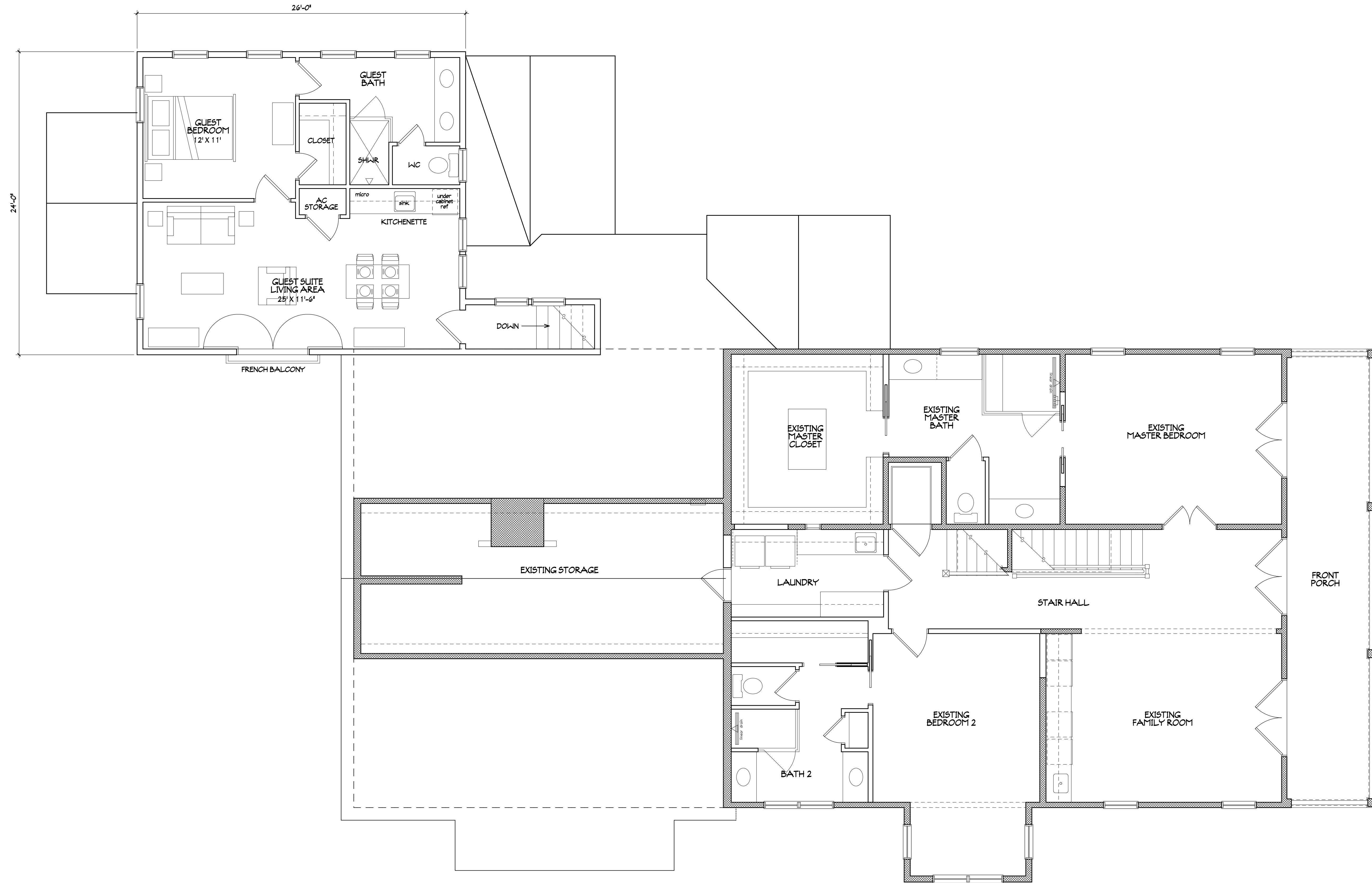


**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AH0007

BANKS ADDITION PRELIM PLAN
PROJECT # B220415
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 08-31-22

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PRELIMINARY SECOND FLOOR PLAN

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

	BANKS ADDITION PRELIM PLAN
	PROJECT # B220415
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 08-31-22

**MIRANDA
ARCHITECTS**

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. WA0007

 **MIRANDA**
a r c h i t e c t s

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY 2ND FLOOR PLAN	
REVISIONS	DATE

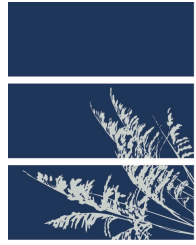
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reproduced or copied in whole or
in part without the written consent
of the architect. Any other project
and is to be returned on request.



PRELIMINARY NORTH ELEVATION -- ASH STREET

1/4"=1'-0"

BANKS ADDITION PRELIM ELEVATIONS	PROJECT # B220415	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 08-31-22



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 00000007

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIM NORTH ELEVATION	REVISIONS	DATE

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PRELIMINARY WEST ELEVATION -- SOUTH 9TH STREET

1/4"=1'-0"

PRELIM WEST ELEVATION	
REVISIONS	DATE

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AP4487

BANKS ADDITION PRELIM ELEVATIONS
PROJECT # B220415
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 08-31-22

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PRELIMINARY SOUTH ELEVATION

1/4"=1'-0"

PRELIM SOUTH ELEVATION	
REVISIONS	DATE

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AP#0897

BANKS ADDITION PRELIMINATIONS	
PROJECT # B220415	
DRAWN BY -- JLM	
CHKD BY -- JLM	
DATE -- 08-31-22	

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PRELIMINARY EAST ELEVATION -- SOUTH 10TH STREET

1/4"=1'-0"

BANKS ADDITION PRELIMINARY	PROJECT # B220415
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 08-31-22



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AH0007

ADDITION TO THE
BANKS RESIDENCE
103 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIM EAST ELEVATION	
REVISIONS	DATE



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00553

Recorder # 179

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) 103 South 10th St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22 ; UNBP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2.5

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Other

Other Roof Secondary Structure(s) square bay

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

BNA00553

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) gable

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition 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 1857

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; 1857;

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

8NA00553

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 SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILEComputer Entry Date: 5/20/2007Form Comments: _____

REQUIRED PAPER ATTACHMENTS

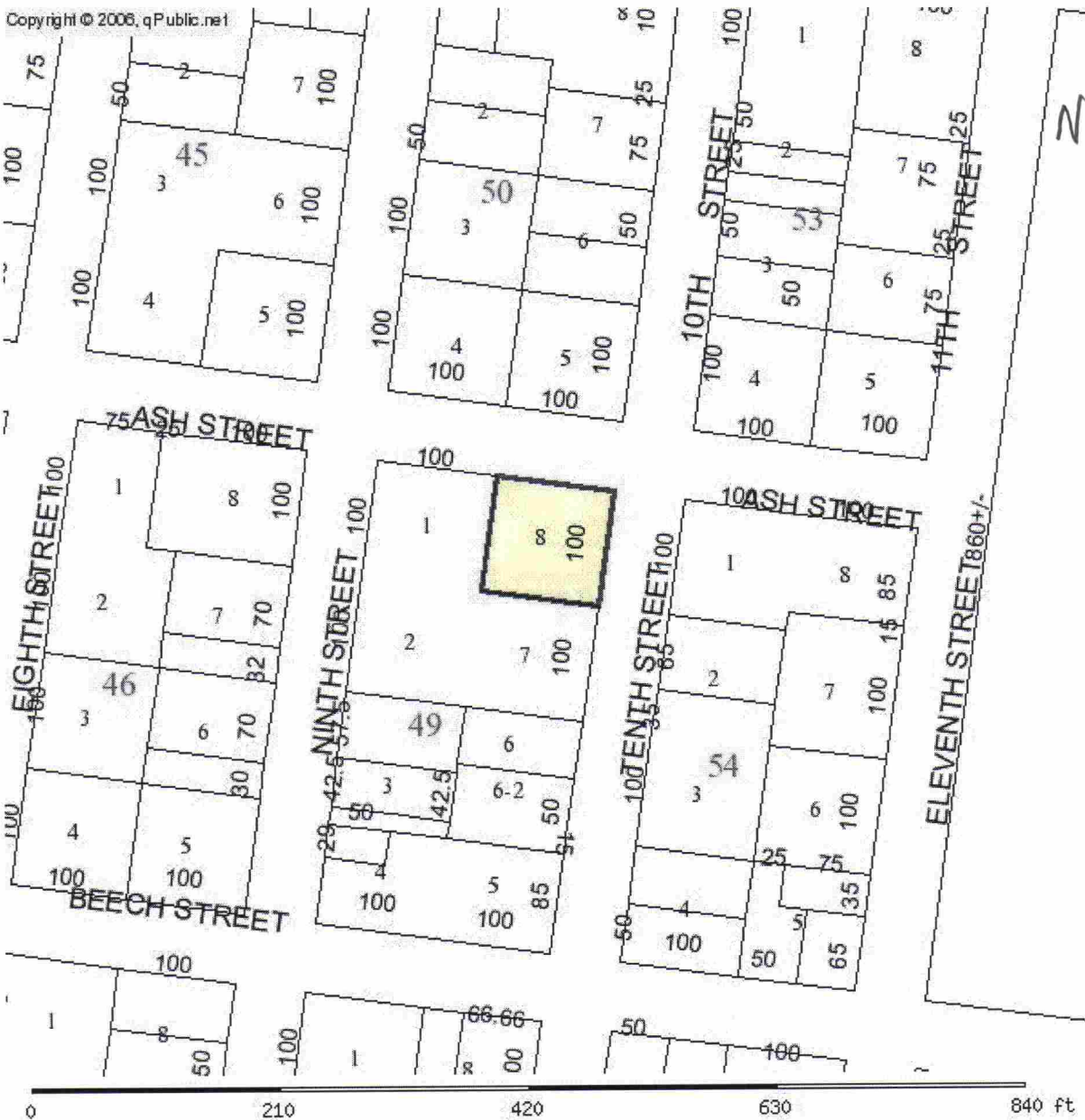
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00553-200703

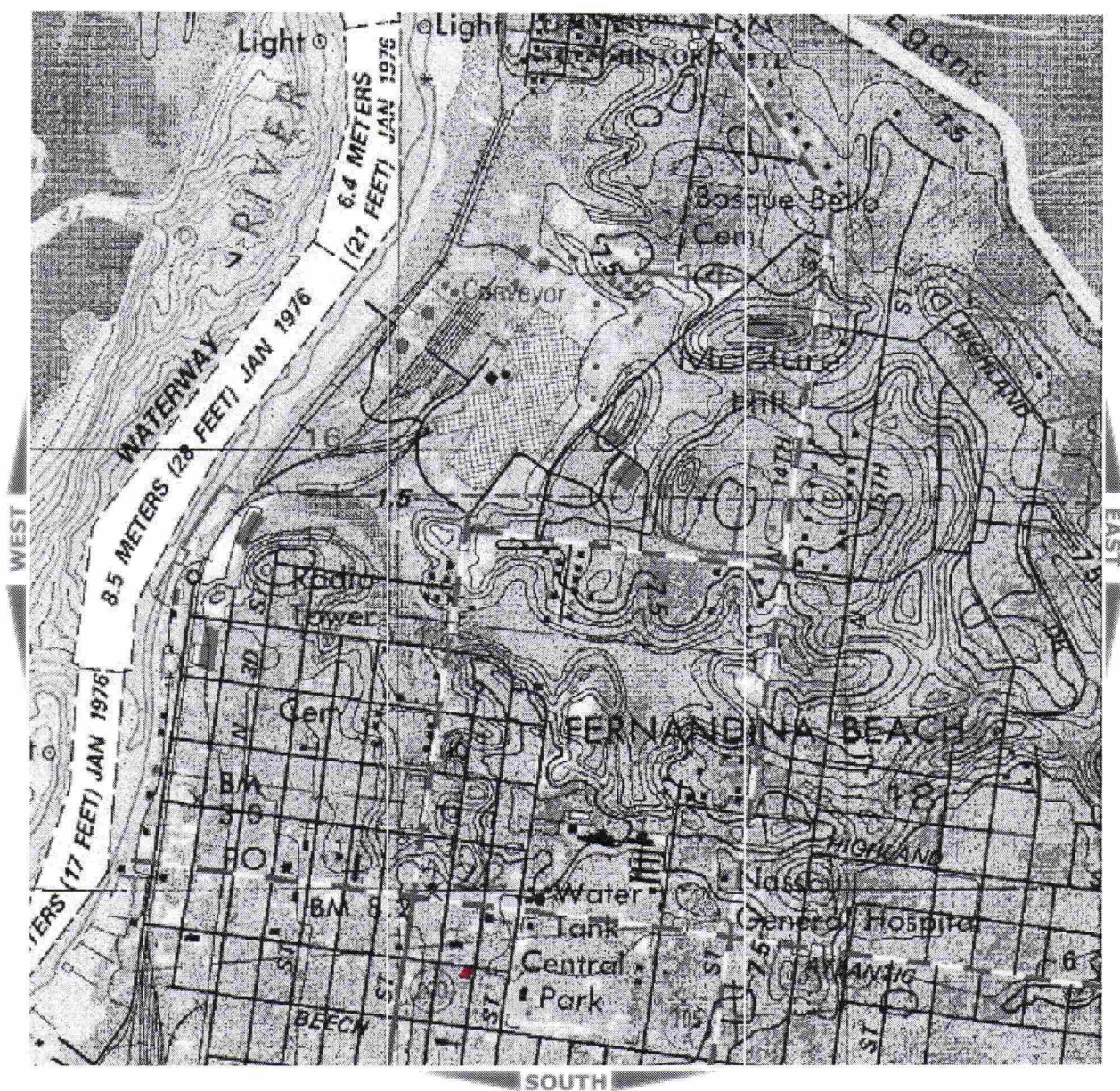
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1857;
- > **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)]:**

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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0049-0080
GIS CALCULATED ACREAGE	0.23
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	SWANN JOSEPH O & CHARIS L
Mailing Address	103 SOUTH 10TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	103 SOUTH 10TH ST
2006 PROPOSED VALUES	
Land Value	100,000
Ag Land Value	0



NA553

179



179

NA
553

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 553

SITE NAME: 103 S. 10th St.
ADDRESS OF SITE: 103 S. 10th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 49 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1860

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 252

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Greek Revival

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards #
asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story end, tiered, 3-bay, access E, 2nd bay; sq. col
w/ped./capitals; simple balustr.; pedim./recess; 2nd story enc.
ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 6/6, wood; bay, 2-story, square #
DHS, aluminum; paired
CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1860, it was sold by Elisha W. Lee to Charles W. Bernard in December, 1860. A mortgage held by Lee was subsequently foreclosed and the building purchased by the Reverend Freeman Young, Bishop of the Protestant Episcopal Church. It is a two-story frame, altered Greek Revival residential building. It is noteworthy for its two-story porch with square columns. It has been significantly altered by replacement of the original porch.

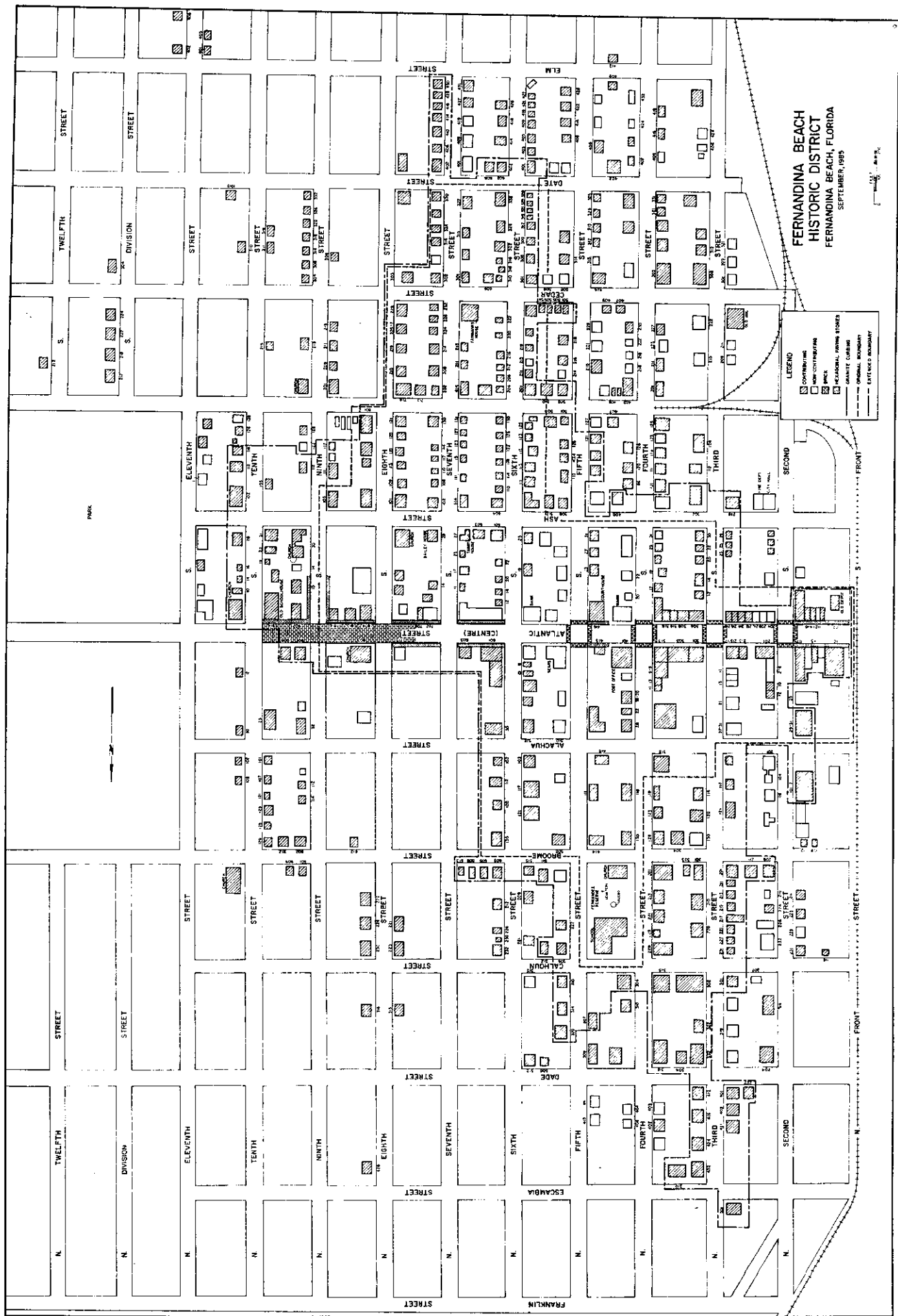


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00553**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) 103 S. 10th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 103 S 10th Street 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 # 00-00-31-1800-0049-0080 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: 1854 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding; windows; porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Elisha Lee; Charles & Jane Bernard; Freeman Young

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Composition Board 2. _____ 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.) Modern replacements

Distinguishing Architectural Features (exterior or interior ornaments) Greek revival elements; end returns; 2 story, incised, full facade porch w decorative stick detailing; transoms; classical molding

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. InfillFoundation Material(s): 1. Brick 2. BrickMain Entrance (stylistic details) Decorative half light double doors; classical moldingPorch Descriptions (types, locations, roof types, etc.) Entry/E, open, 2 story, incised, square wood supports and railing, stick detailingCondition (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 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 RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

11A 553

**NATIONAL REGISTER OF HISTORIC PLACES
PRELIMINARY SITE INFORMATION QUESTIONNAIRE**

FLORIDA DEPARTMENT OF STATE - KURT S. BROWNING - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

Name and Location of Property

Lee-Bernard House
103 S. 10th Street
Fernandina Beach, FL 32034

Name and Address of Owner(s)

Neil and Charis Swann
103 S. 10th Street
Fernandina Beach, FL 32034

County: Nassau County

I support ☒ oppose ☐ this effort to list or seek a determination of eligibility for listing my property in the National Register of Historic Places.

Has it ever been moved? No ☒ Yes ☐ _____ (year)

Date of Construction or Significant Associations

Charles Swann
Owner's Signature & Date

Telephone: 904/277-2450

Type of Property:

- ☐ Archaeological or Historic Site
☒ Residential Building
☐ Public Building
☐ Commercial Building
☐ Other (Describe)

Original Use:

Family Home

Present Use:

Family Home

Physical Description (Indicate basic design and construction, and general condition at present time.)

The house was built in the late 1850's and is a two story wooden structure in the Greek Revival style. A complete restoration occurred from 2004 - 2006.

Why is the property significant?

This home is the fourth oldest in Fernandina Beach and the land was annexed from the original Spanish family's indigo farm that was on the island at that time.

Enclosures:

- ☒ Current Photos (original, required)
☐ Historic Photos (if available, photocopy acceptable)
☒ Location Map (required)
☒ Proof of Ownership (Property Appraiser record or notarized letter, required)

Name and Address of Person Submitting

Neil and Charis Swann
103 S. 10th Street
Fernandina Beach, FL 32034

Telephone (Daytime)

(904) 277-2450

Email swanns23@hotmail.com

Date: June 16, 2010

Signature: *Charles Swann*

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 S. BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**

HR3E280999

2010 JUL 20 A 8:28

RECEIVED
BUREAU OF
HISTORIC PRESERVATION

THIS INSTRUMENT PREPARED BY:
Marshall E. Wood, P.A.

303 Centre Street, Suite 100
Fernandina Beach, FL 32034

RECORD AND RETURN TO:
Marshall E. Wood, P.A.
303 Centre Street, Suite 100
Fernandina Beach, FL 32034

RE PARCEL ID #: 00-00-31-1800-0049-0080

NA 553

WARRANTY DEED

THIS WARRANTY DEED made this 5th day of May, 2004 by Vernon N. Drake and Kathleen W. Drake, husband and wife, hereinafter referred to as Grantor, whether one or more, and whose address is 103 South 10th Street, Fernandina Beach, FL 32034, to Joseph O'Neil Swann and Charis Lee Swann, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is 1923 Sunrise Drive, Fernandina Beach, FL 32034

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

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Nassau, State of Florida to wit:

All of that certain lots, pieces or parcels of land, situate, lying and being in that portion of 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 and reissued by the Florida Town Improvement Company in 1887 and 1901), as: Lot 8, Block 49

SUBJECT TO taxes accruing subsequent to December 31, 2003.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Quinn McCoy
Quinn McCoy
Witness

Joe Michaels
JOE MICHAELS
Witness

Vernon N. Drake
Vernon N. Drake

Kathleen W. Drake
Kathleen W. Drake

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 5th day of April, 2004 by Vernon N. Drake and Kathleen W. Drake, husband and wife. He/She/They are personally known to me or have produced personally known identification.

Courtney V. Blake
Notary Public, County and State Aforesaid
Courtney V. Blake
Notary Printed Signature

My commission expires: _____



Courtney V. Blake
My Commission DD300536
Expires July 02, 2006



FLORIDA DEPARTMENT OF STATE

Dawn K. Roberts

Secretary of State

DIVISION OF HISTORICAL RESOURCES

July 21, 2010

Neil & Charis Swann
103 South 10th Street
Fernandina Beach, Florida 32034

Dear Mr. Swann:

You should be pleased to know that your house at 103 S. 10th Street is already listed in the National Register of Historic Places. In 1987 the Fernandina Beach Historic District was expanded. Your house and those around it were included within the National Register boundary. Enclosed is a copy of the inventory list of contributing properties which includes 103 S. 10th Street, and the map of the district with the amended boundary.

If you have any questions please contact me at 850.245.6333.

Sincerely,

Robert O. Jones
Historic Preservationist

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

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

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

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

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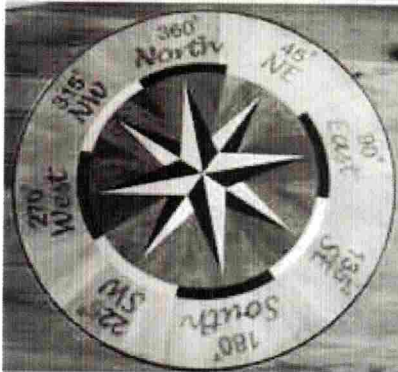
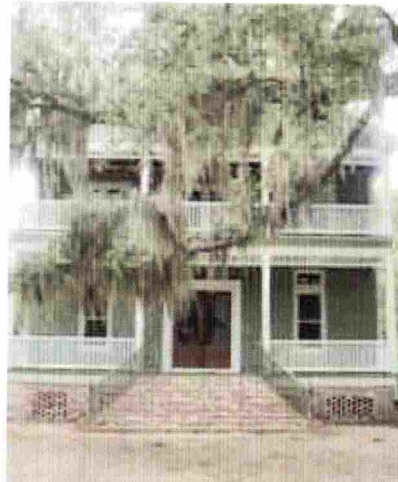
Forms

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[Birth](#)

Around Town



A peek at the master bath shows off the beautiful cabinet work and the convenience of "his" and "her" vanities among the updates to the 19th century home. A medallion design with a compass, ingrained in the heart pine flooring of the foyer, is one of the new embellishments in the "House of



Press Release**Possibilities." Submitted****Search Classifieds****Search Archives****Historic home transformed in hope that lives might be**

By Alice Walsh, News-Leader

The old plantation-style home located at 103 South 10th St., owned by Neil and Charis Swann, has been transformed into a showhouse for fundraising tours benefiting the Barnabas Center, a private, non-profit social service agency in Fernandina Beach.

The 4,000-square-foot house has been restored to its grandeur of the 1800s, but with state-of-the-art updates throughout. A talented team of interior designers and craftsmen from the area is decorating it, with each decorator undertaking a different room or area.

All will be complete by Oct. 31, when individuals may tour the home, enjoy the beauty of 19th-century architecture, admire the skill of the decorators and pick up some ideas for their own homes. All proceeds from the sale of tour tickets will go to the Barnabas Center to assist the needy in our community.

The house has an interesting history. The land it rests upon was annexed from the original Spanish family by Elisha Lee in 1854, and planted with indigo, from which blue dye was extracted - a profitable export. In 1860, the land was sold to Charles and Jane Barnard, and had several other owners along the way.

The house is shown on an 1884 map of the area owned by Vernon Drake, a surveyor for well over three decades in Fernandina Beach, and his wife, Kathleen. The Drakes bought the house from Lucille Kitchens who, with her husband, Henry, had purchased it in 1955 from a family with the last name of Davis, according to Vernon Drake.

The house had been divided into four apartments, and the Drake family and Lucille Kitchens each lived in the two downstairs apartments. The Drakes lived there for more than 50 years, until it was sold to the current owners in 2004.

"We really didn't want to sell," said Kathleen Drake. "But my declining health made living in such a large house very difficult. That house held so many happy memories.

"After our two sons were born, the apartment was much too small for us, so we moved out into another home. Later, after Henry Kitchens, a police officer, passed away, we bought the house, and Mrs. Kitchens decided to stay on and rent her apartment from us. When our two sons grew up and married, each of them lived in the two upstairs apartments."

Now the apartments are no more, for the new owners are restoring the home to its original blueprint with the help of Kathleen Drake, who remembered the original layout of the house before the modifications were made. Upstairs and on the main level, heart pine flooring has been restored.

Barry Woods, one of the contractors, is a native islander who has been working on restoration/repair of vintage homes for more than 20 years and is familiar with the house.

Vernon Drake remembers how cool and fresh the water tasted from a water cistern located beneath the house. "There was a pump just back of the house that connected to the cistern, and I enclosed it in a porch," he said.

He remembers the families who once lived in the apartments and in the surrounding large homes. "There were the Drury's, the Davises, the Thweatts ... and others. Some of the houses became homes to more than one family, with boarders, or divided into apartments, like ours."

But the large houses were one-family homes when first constructed.

The annual House of Possibilities is a major fundraiser for the Barnabas Center, which celebrates its 20 years of service to the needy of our community with this event.

To offer support and enjoy a tour of this historic home, advance tickets are available at New to You, The Plantation Shop, Azure and Dune and At Home Amelia. Tickets are \$15 in advance and \$20 at the door.

The event runs Oct. 31 through Nov. 5. The house is open for visitors from 1-5 p.m. on Oct. 31 and Nov. 5, and from 10 a.m.-5 p.m. Nov. 1-4.

Special complimentary programs with admission are: Tuesday, 1 p.m.: Instant Gratification - Achieving Fresh Ideas with a Few Minor Moves; Thursday, 10 a.m.: Native Gardening by Trey Dennard of Dreamscapes; Friday, 1-4 p.m.: (every half hour) Golden

Ages on a Golden Isle by the Amelia Island Museum of History.

A tour of the House of Possibilities followed by an elegant tea at the Williams House bed and breakfast will be held Nov. 5, with seating at 2 and 4 p.m. Tickets are \$30 per person and reservations are required. Tickets are available at the New to You resale store on 14th Street.

awalsh@fbnewsleader.com

Story created Oct 20, 2006 - 08:56:01 PDT.

[E-mail this story](#)

[Back to Index](#)

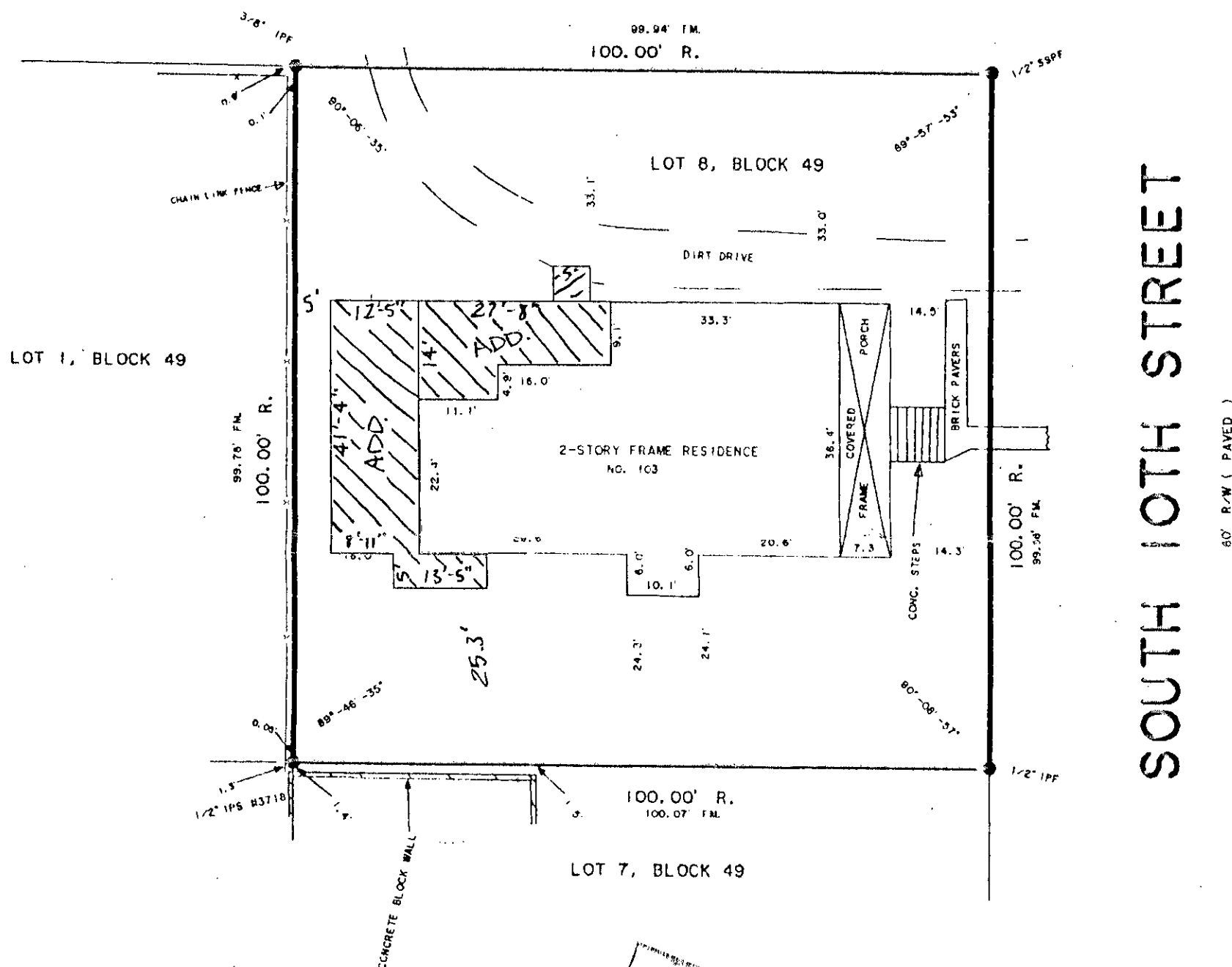
[Printer Friendly Version](#)

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:
JOSEPH O. SWANN AND CHARIS L. SWANN,
SOUTH STAR FUNDING,
FIRST AMERICAN TITLE INSURANCE CO.
MARSHALL E. WOOD, P.A.

60' R/W (PAVED)

ASH STREET



FIELD COPY

FERNANDINA BEACH, FLORIDA 32032
TEL. 904-281-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61G17-6, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

JAMES C. PEABOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365

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

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

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

DATE OF SURVEY: MARCH 26, 2004
SCALE 1"=20'
JOB NO. 0403-11 F.B. 274

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IFF	POWER LINE ---P---
IRON PIPE SET - IPS	PLAY - P.
REBAR FOUND - RBF	FIELD MEASURED - FM.
NOT TO SCALE - NTS	RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL	POWER POLE ---P---
CONCRETE MONUMENT FOUND - CMF	CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF	FENCE ---X---
RIGHT-OF-WAY - R/W	RIGHT-OF-WAY - R/W
POINT OF CURVE - PC	POINT OF REVERSE CURVE - PRC
CENTERLINE - C	TANGENCY - T









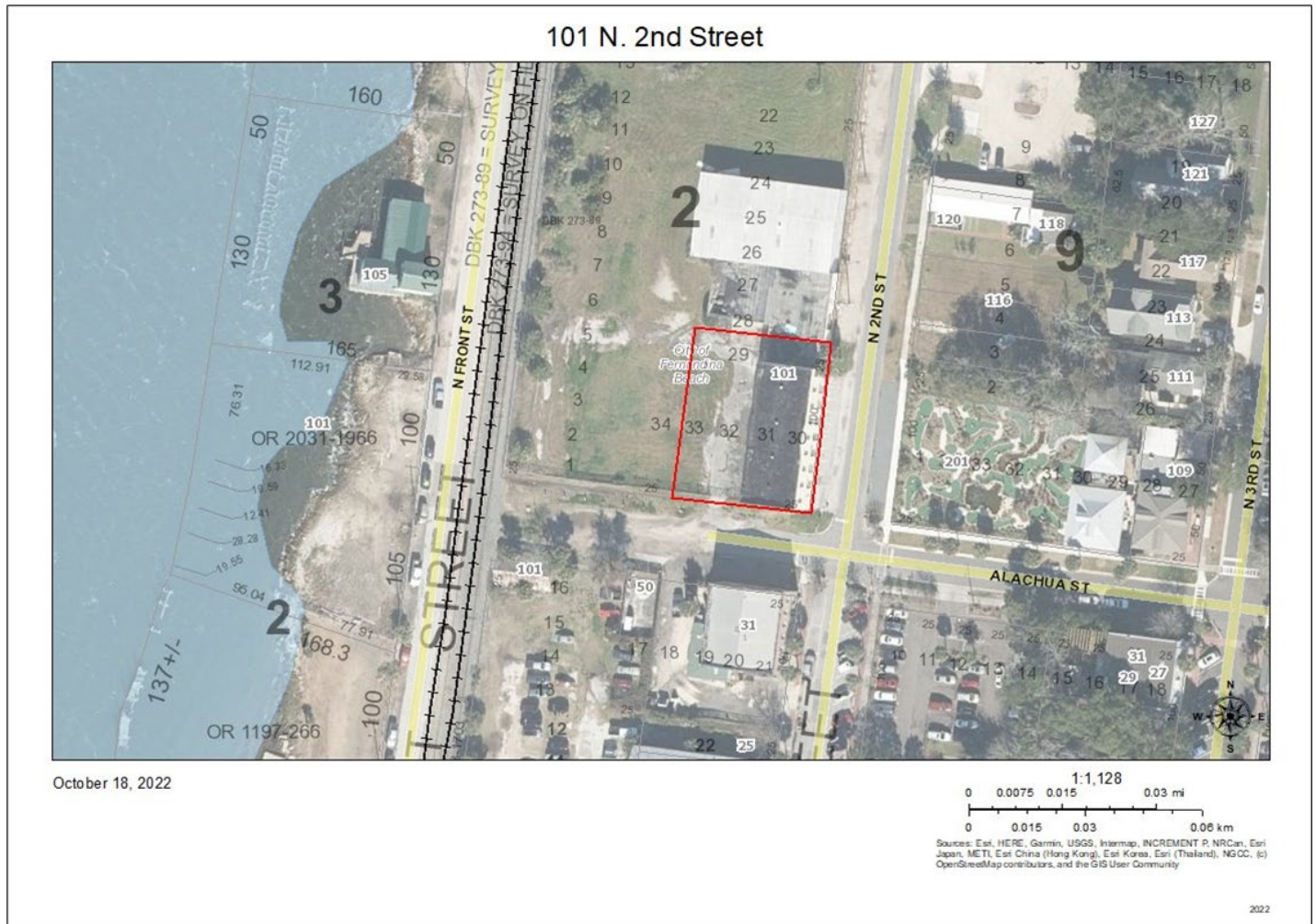




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2022-0003
OCTOBER 20, 2022

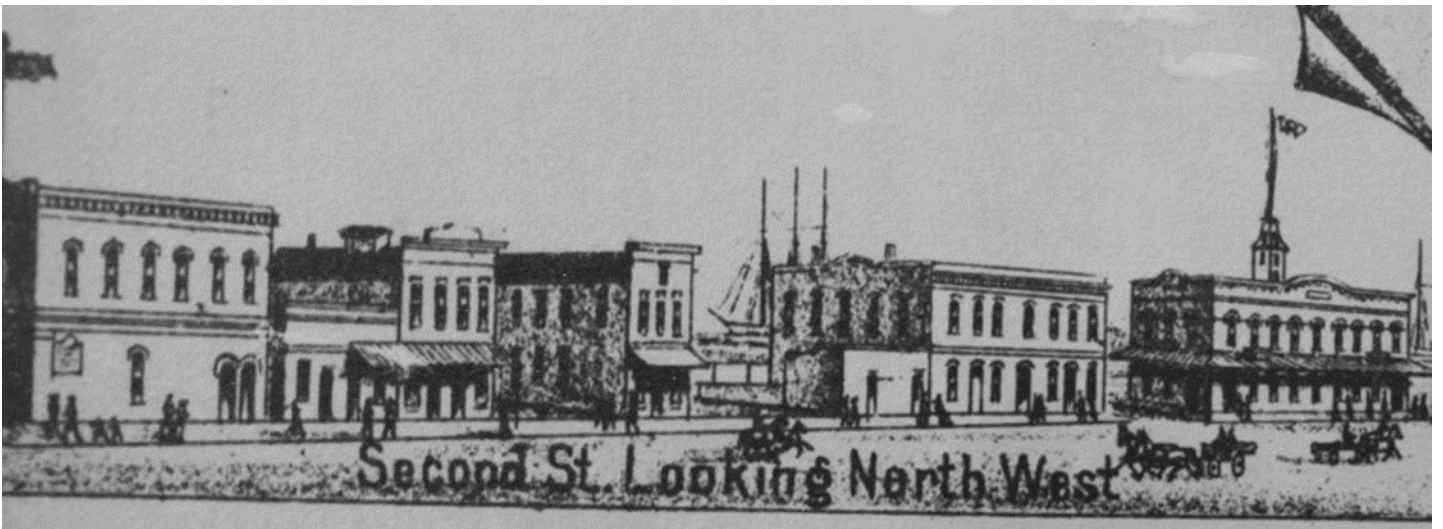
Owner/Applicant:	MIRANDA ARCHITECT, AGENT FOR I P HOLDINGS GROUP LLC
Property Address:	101 N. 2 nd Street (C.H. Huot Building)
Parcel ID #	00-00-31-1800-0002-0290
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial Structure
FL Master Site File #	8NA00244
Year Built:	1882
Contributing Status:	Contributing
Requested action:	Variance request from LDC Sections 7.01.01(A) and 7.01.01(E)(b), Access and Driveway Design Requirements, and LDC Section 8.01.03(A)(6), Signage. (Quasi-Judicial)

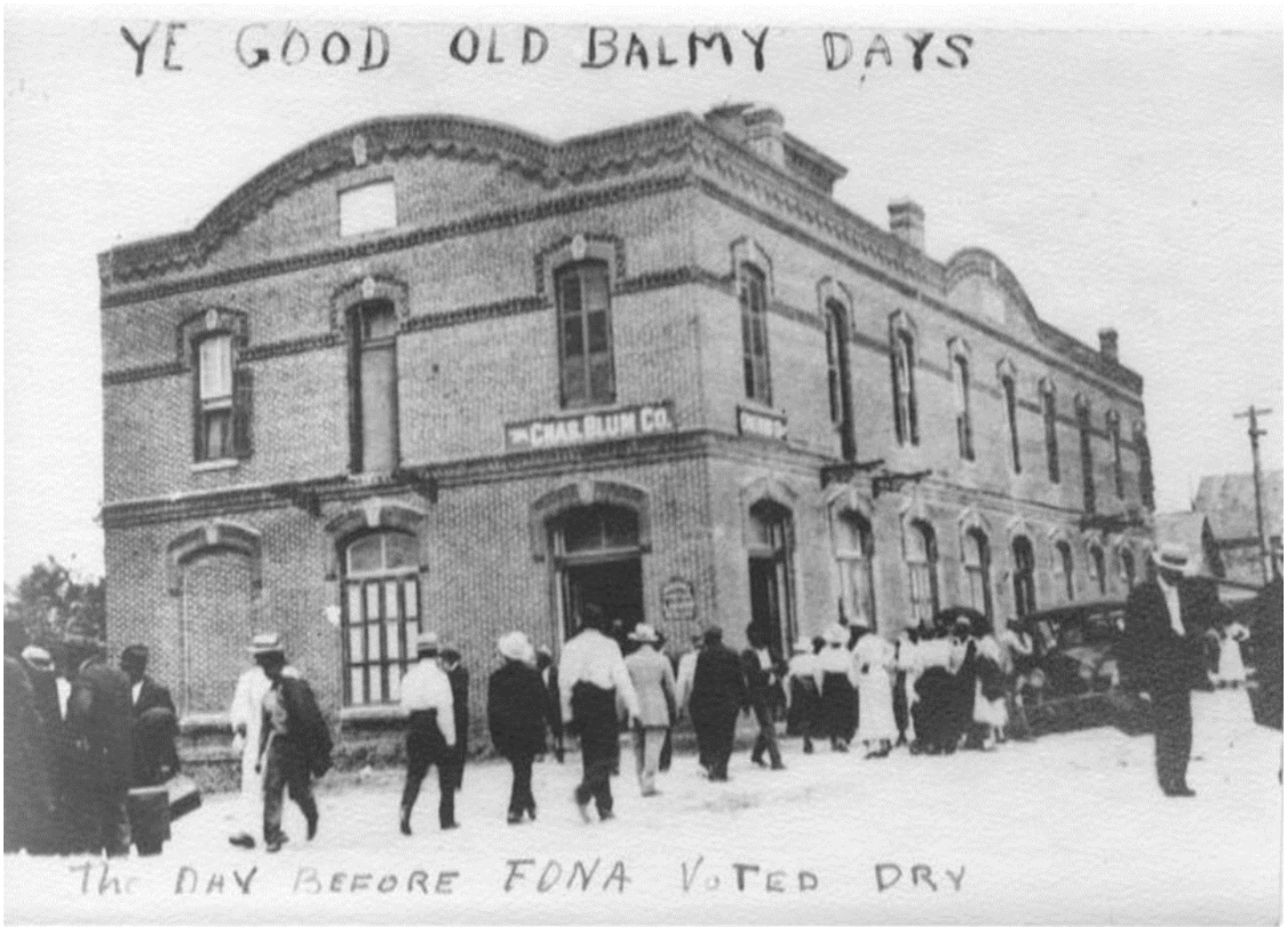
All required application materials have been received. All fees have been paid. All required notices have been made.



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







SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

The applicant is requesting a variance from sections of the Land Development Code including:

1. Access Driveways

LDC Section 7.01.01 Access and Driveway Design Requirement

Table 7.01.01 A Maximum number of access points per lot

Functional Classification of Frontage Street = Local

Maximum Number of Access Points = 1 per 100 feet of frontage

LDC Section 7.01.01.E.b. Non-residential driveways shall be twenty-five (25) feet in width.

Proposed: Two driveways along Alachua Street ROW. One 12'-8" wide driveway for access

to required on-site, ADA-compliant parking space. One 12-ft wide driveway for access to Rear Venue area.

2. Signage:

LDC Section 8.01.03 Signage in the Historic District and Community Redevelopment Area
LDC Section 8.01.03.A.6 A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet. One side of the sign may be no more than two (2) feet in height or width.

PROPOSED: Re-painting of existing “STANDARD” wall sign on west elevation with approximate size of 2’-4” in height and 28’-8” in width, for total of 66.8 square feet.

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>“Special Conditions do exist for this site as the historic CH Huot will adapted for use as a mixed use Restaurant/Hotel/Event Venue facility. This unique property is located in Downtown Historic District, the Waterfront Community Redevelopment Area and is in a Flood Zone. After studying multiple design options for the project, the resulting design requires the granting of minor variances related to commercial access driveways and wall signage...”</i>	Access: Sufficient area exists to create a driveway in compliance with LDC regulations. Design choices do not equate to a special conditon. Signage: Special conditions do exist in that a legacy sign does currently exist on the structure.	NO YES

<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>“Granting of the variance will not confer the applicant with a special privilege. Existing conditions are unique to this site and the proposed adaptive re-use of the property..”</i>	Access: Granting the variances would constitute special privilege in that it would allow for deviations from code requirements that are not granted to other projects in the zoning district. Signage: Granting the variances would constitute special privilege in that it would allow for deviations from code requirements that are not granted to other projects in the zoning district.	NO NO
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>“Literal interpretation of contemporary Land Development Code requirements place an undo hardship on property owners with historic buildings.”</i>	Access: Literal interpretation of code would place no undue hardship on the project. Signage: Literal interpretation of code would place no undue hardship on the project.	NO NO
<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>“The variances requested are the minimum needed to make possible the reasonable use of the property.”</i>	Access: The proposed deviation from the access requirements are not necessary to make possible reasonable use of the property. The proposal is being based on design choices. Signage: The proposed deviation from the signage requirements are not necessary to make possible reasonable use of the property. The proposal is being based on design choices. The currently legacy sign should be maintained and the property would still have the ability to utilize two more signs in compliance with code standards.	NO NO
<u>5. General Harmony</u> Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>“N/A”</i>	Access: -- Signage: --	-- --

6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	"N/A"	Access: -- Signage: --	-- --
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10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria above.

APPENDIX A CRITERIA

"Applicant Response"

Staff Comments in RED

1. PUBLIC INTEREST: A variance would not be contrary to the public interest, safety, or welfare.

"The requested variances are not contrary to the public interest, safety, or welfare."

Access: Additional curb cuts are not in the public interest as they decrease safety and reduce on-street parking in the downtown area.

Signage: Removal of legacy signage is contrary to public interest in that it erases physical links to Fernandina's history. The proposed change in signage would not impact safety or welfare.

2. SPECIAL CONDITIONS: Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

"Special Conditions do exist for this site as the historic CH Huot will adapted for use as a mixed use Restaurant/Hotel/Event Venue facility. This unique property is located in Downtown Historic District, the Waterfront Community Redevelopment Area and is in a Flood Zone. After studying multiple design options for the project, the resulting design requires the granting of minor variances related to commercial access driveways and wall signage.."

Access: Sufficient area exists to create a driveway in compliance with LDC regulations. Design choices do not equate to a special conditions.

Signage: Special conditions do exist in that a legacy sign does currently exist on the structure.

3. LITERAL INTERPRETATION: Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district. or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

Literal interpretation of contemporary Land Development Code requirements would alter the historic character of the site, particularly our request to salvage/re-use the historic "STANDARD" painted wall signage.

Access: Literal interpretation of code would place no undue hardship on the project. The project would still be able to utilize the number of curb cuts and driveway widths allowable by code.

Signage: Literal interpretation of code would place no undue hardship on the project. The legacy “Standard Marine Hardware Company” signage would be allowed (and is encouraged) to remain and be protected and two additional signs would be permitted as allowable by code.

4. MINIMUM VARIANCE: *The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.*

The variances requested are the minimum needed to preserve the historic character of the historic site.

Access: The proposed deviation from the access requirements are not necessary to make possible reasonable use of the property. The proposal is being based on design choices.

Signage: The proposed deviation from the signage requirements are not necessary to make possible reasonable use of the property. The proposal is being based on design choices. The currently legacy sign should be maintained to preserve the historic character of the site and the property would still have the ability to utilize two more signs in compliance with code standards.

5. ALTERATION: *In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.*

N/A

N/A

6. NEW CONSTRUCTION: *In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.*

N/A

N/A

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria, and as such, must recommend denial.

Staff recommends: DENIAL of HDCV 2022-0003

MOTION TO CONSIDER:

I move to approve or deny HDC case number HDCV 2022-0003 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 HDCV 2022-0003, as presented, is or is not substantially compliant with the City's Land Development Code and Comprehensive Plan, to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials**
- EXHIBIT 2 Plans & Elevations**
- EXHIBIT 3 FL Master Site File 8NA00244**
- EXHIBIT 4 NPS Preservation Brief 25: The Preservation of Historic Signs**
- EXHIBIT 5 "Your City's Ghost Signs Have Stories to Tell" by Matthew Kruchak, CityLab. National Trust for Historic Preservation. August 20, 2017.**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Variance Application - Submission #9827

Date Submitted: 8/31/2022

HISTORIC DISTRICT COUNCIL (HDC) VARIANCE APPLICATION

USE THIS FORM TO Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

Fees

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

☐

Residential \$2,500

☐

Non-Residential/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$5,000

2022 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Application Requirements

- ☐ A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;
- ☐ A current signed, sealed, scaled survey of the property (no older than two years from date of application);
- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- ☐ A detailed letter stating the reasons for the request
- ☐ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

Appeals

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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

- ☐ Procedures for Variances – see LDC Section 10.02.04.

The LDC is available for review at

<http://www.fbfl.us/LDC>

Limitations on the Grant of a Variance

The following limitations on the grant of a variance apply:

- ☐ 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
- ☐ 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
- ☐ 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g
- ☐ 4. A variance shall not change the requirements for concurrency.
- ☐ 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
- ☐ 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
- ☐ 7. A variance shall not be granted for procedure or process components of this Land Development Code.
- ☐ 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue
- ☐ 9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
- ☐ 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)
- ☐ 11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
- ☐ 12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

101 North 2nd Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID#(s)*

00-00-31-1800-0002-0290

Zoning District*

C-3

Future Land Use Designation*

Central Business District

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jenny

Last Name*

Schaffer

Company (if applicable)

IP Holdings Group LLC

Mailing Address*

316 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9045574739

E-mail Address*

jenny@summerhouserealty.com

OWNER'S AGENT

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

First Name

Jose

Last Name

Miranda

Company (if applicable)

Miranda Architects

Mailing 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 INFORMATION

Variance requested from LDC section(s):*

7.01.01(A), 7.01.01.E.b, 8.01.03.A.6

Summary of Request (more detailed information to be provided in required letter of intent)*

Variances related to two site access driveways and the size of the proposed wall sign.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.*

Special Conditions do exist for this site as the historic CH Huot will adapted for use as a mixed use Restaurant/Hotel/Event Venue facility. This unique property is located in Downtown Historic District, the Waterfront Community Redevelopment Area and is in a Flood Zone. After studying multiple design options for the project, the resulting design requires the granting of minor variances related to commercial access driveways and wall signage.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.*

Granting of the variance will not confer the applicant with a special privilege. Existing conditions are unique to this site and the proposed adaptive re-use of the property.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.*

Literal interpretation of contemporary Land Development Code requirements place an undo hardship on property owners with historic buildings.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.*

The variances requested are the minimum needed to make possible the reasonable use of the property.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.*

Granting of the variances will be in harmony with the general intent and purpose of the LDC and Comp. Plan.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

Granting the variances is compatible with surrounding properties and will not cause injury to the area involved nor be detrimental to the public, safety, welfare or environment.

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT OR COMMUNITY REDEVELOPMENT AREA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in LDC Section 10.02.02(A): That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

The requested variances are not contrary to the public interest, safety, or welfare.

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Special Conditions do exist for this site as the historic CH Huot will adapted for use as a mixed use Restaurant/Hotel/Event Venue facility. This unique property is located in Downtown Historic District, the Waterfront Community Redevelopment Area and is in a Flood Zone. After studying multiple design options for the project, the resulting design requires the granting of minor variances related to commercial access driveways and wall signage.

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

Literal interpretation of contemporary Land Development Code requirements would alter the historic character of the site, particularly our request to salvage/re-use the historic "STANDARD" painted wall signage.

4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

The variances requested are the minimum needed to preserve the historic character of the historic site.

5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

N/A

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

N/A

Or, as an alternative, that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

2. The variance would not significantly diminish the historic character of the Historic District or Site.

3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.

4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

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.

Applicant's First Name*

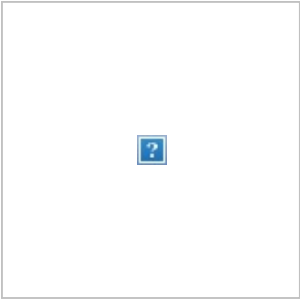
Jose

Applicant's Last Name*

Miranda

Today's Date*

8/31/2022



DEPARTMENT OF PLANNING & CONSERVATION

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

Upload Supplemental Materials

HDC Variance Standard Marine 31
Aug 22.pdf

Upload 2

A1.pdf

Upload 3

A5.pdf

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



August 31, 2022

Historic District Council
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

RE: *Variance Application – Summary of Request
Standard Marine Project (CH Huot Building)
101 North 2nd Street, Fernandina Beach, FL 32034*

Dear HDC Members,

I am writing to summarize the Variance Application for the Standard Marine Adaptive Re-Use Project. My client, Jenny Schaffer and IP Holdings Group LLC, and I have been working diligently over the past year on the proposed renovation and addition to the historic CH Huot Building (aka Standard Marine). The result of that design work is our request for minor variances from the City's Land Development Code.

VARIANCE 1

Access Driveways:

LDC Section 7.01.01 Access and Driveway Design Requirement

Table 7.01.01 A Maximum number of access points per lot

Functional Classification of Frontage Street = Local

Maximum Number of Access Points = 1 per 100 feet of frontage

LDC Section 7.01.01.E.b. Non-residential driveways shall be twenty-five (25) feet in width.

PROPOSED: Two driveways along Alachua Street ROW. One 12'-8" wide driveway for access to required on-site, ADA-compliant parking space. One 12-ft wide driveway for access to Rear Venue area.

VARIANCE 2

Signage:

LDC Section 8.01.03 Signage in the Historic District and Community Redevelopment Area

LDC Section 8.01.03.A.6 A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet. One side of the sign may be no more than two (2) feet in height or width.

PROPOSED: Re-painting of existing "STANDARD" wall sign on west elevation with approximate size of 2'-4" in height and 28'-8" in width, for total of 66.8 square feet.

Thank you for your consideration on this matter. We look forward to working with you toward the successful completion of this important project for our Downtown Fernandina Beach Historic District.

Sincerely,



Jose L. Miranda, Jr., RA
Project Architect

Cc Jenny Schaffer, IP Holdings Group LLC

This document has been electronically signed and sealed by 2025.3 Miranda, Jr., JLC on the Date and 20 Time Stamp shown using digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This drawing and the design ideas and concepts are presented in the Architectural Site Plan. The Architect does not warrant the accuracy or completeness of the information or data provided in this report and it is to be used for informational purposes only.

A1 STANDARD MARINE ARCH SITE PLAN
PROJECT # 5210726
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 05-29-22

MIRANDA
ARCHITECTS
200 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
804.261.4386 TEL.
FL REG. NO. 04887



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

ARCHITECTURAL SITE PLAN	REVISIONS	DATE
#		

A1.0

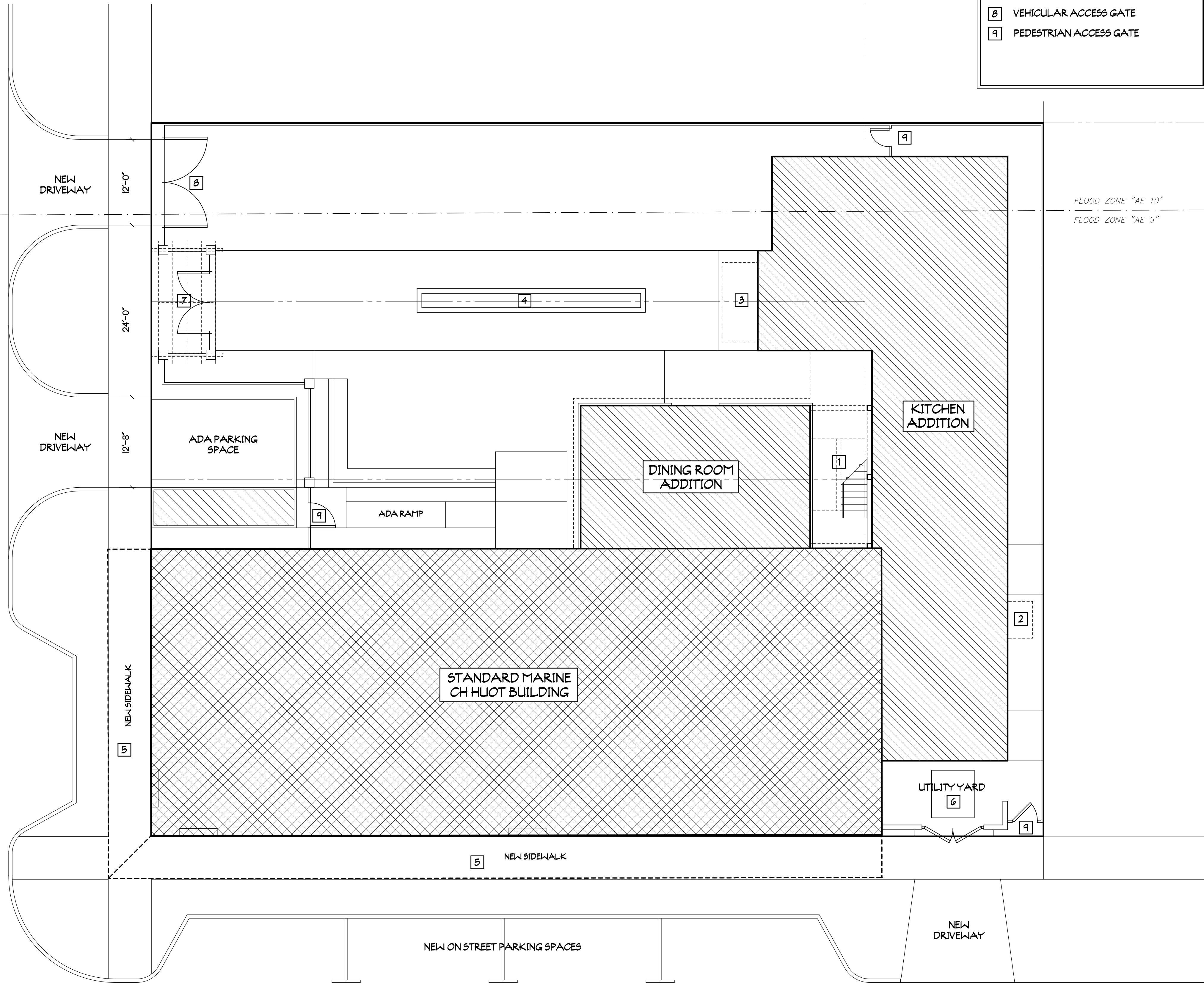
SITE PLAN LEGEND

-  EXISTING BUILDING AS NOTED
-  NEW ADDITION
-  SITE NOTE

SITE PLAN NOTES

- OUTSIDE FIRE EXIT STAIR
- KITCHEN DELIVERY ENTRY DOOR
- OUTDOOR BAR AREA W/ CANOPY
- FOUNTAIN/WATER FEATURE
- RESTORED CANOPY IN CITY R.O.W.
- UTILITY YARD AND GATE PER DETAIL __ / __
- REAR VENUE ENTRY GATE PORTAL PER DETAIL __ / __
- VEHICULAR ACCESS GATE
- PEDESTRIAN ACCESS GATE

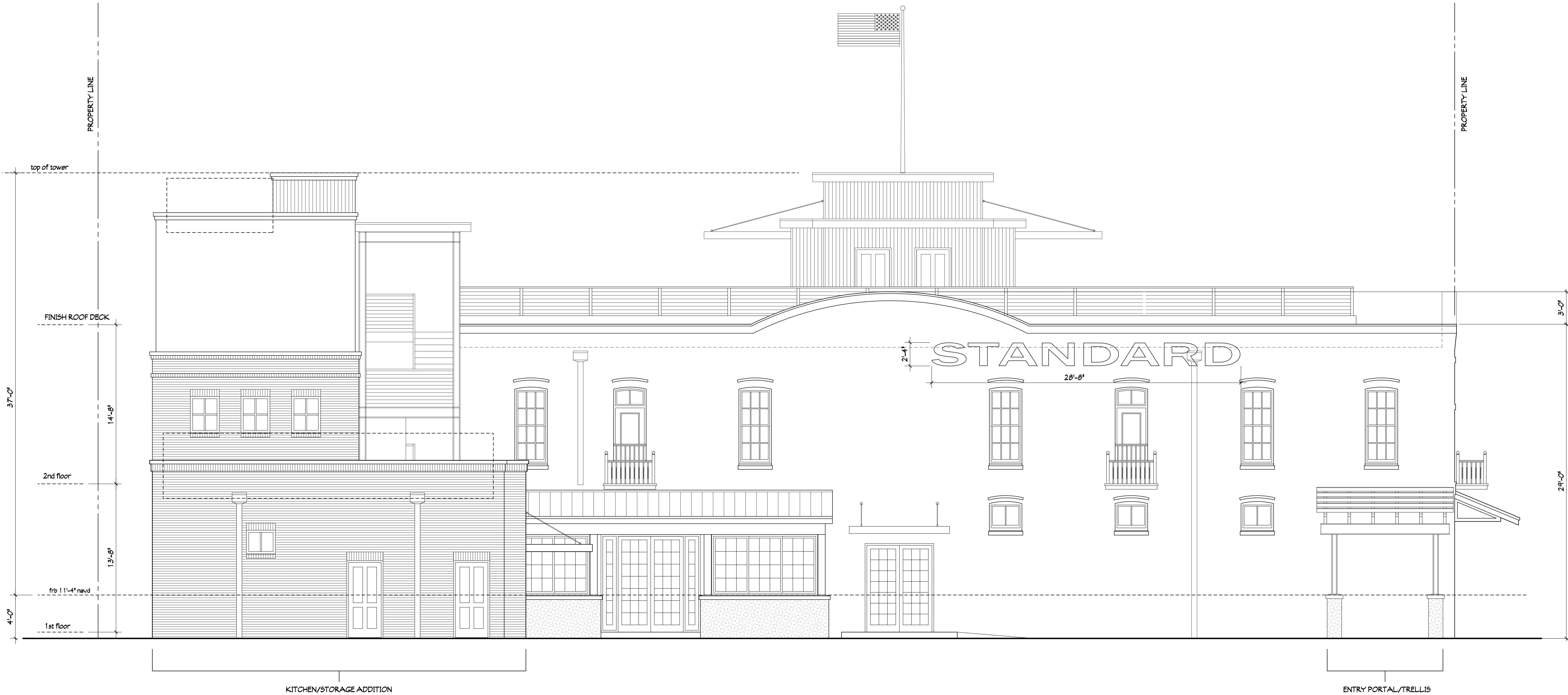
ALACHUA STREET
(60-FOOT RIGHT-OF-WAY)



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

ARCHITECTURAL SITE PLAN

1/8"=1'-0"



WEST ELEVATION

1/4"=1'-0"

AS STANDARD MARINE ELEVATIONS	
PROJECT #5210726	
DRAWN BY ~ JLM	
CHKD BY ~ JLM	
DATE ~ 08-31-22	



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.251.4566 | TEL
904.251.4566 | FAX

ADAPTIVE RE-USE OF THE

CHHUOT BUILDING (STANDARD MARINE)

101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

WEST ELEVATION	
#	REVISIONS
DATE	

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 244*

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

SURVEY DATE: 09/30/85

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

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: corporate

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

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 5

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: textured

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

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

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

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

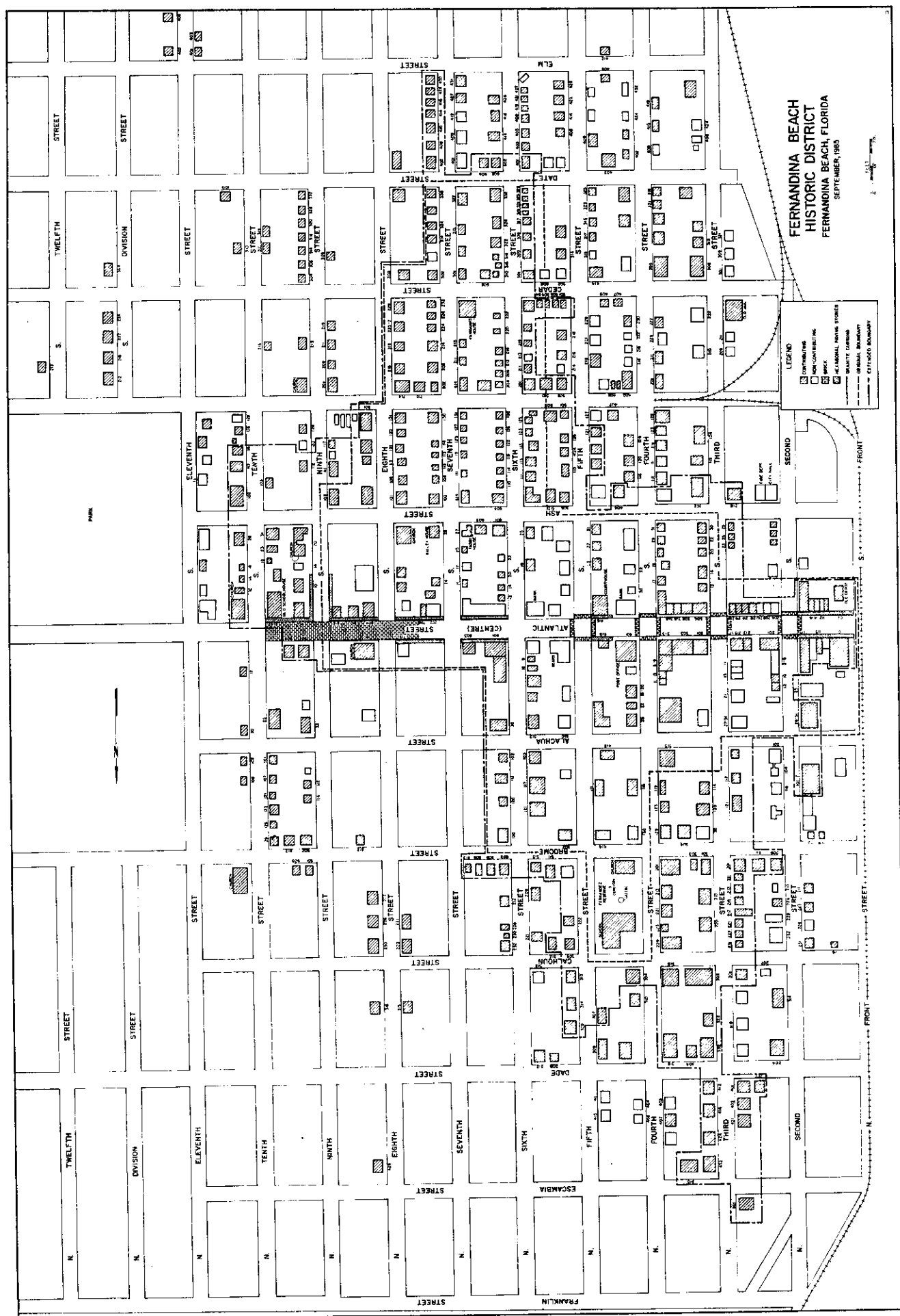
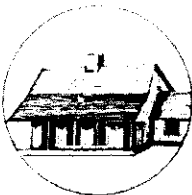


Figure 24



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

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

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

LOCATION & MAPPING

Street Number 101-107 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 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0002-0010 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

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

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

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ 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. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Brick 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Double replacement doors w fixed lights; segmental arch transom

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

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

Narrative Description of Resource _____

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

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

☒ yes☐ no☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Community planning & development 3. _____ 5. _____2. Commerce 4. _____ 6. _____**DOCUMENTATION**

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

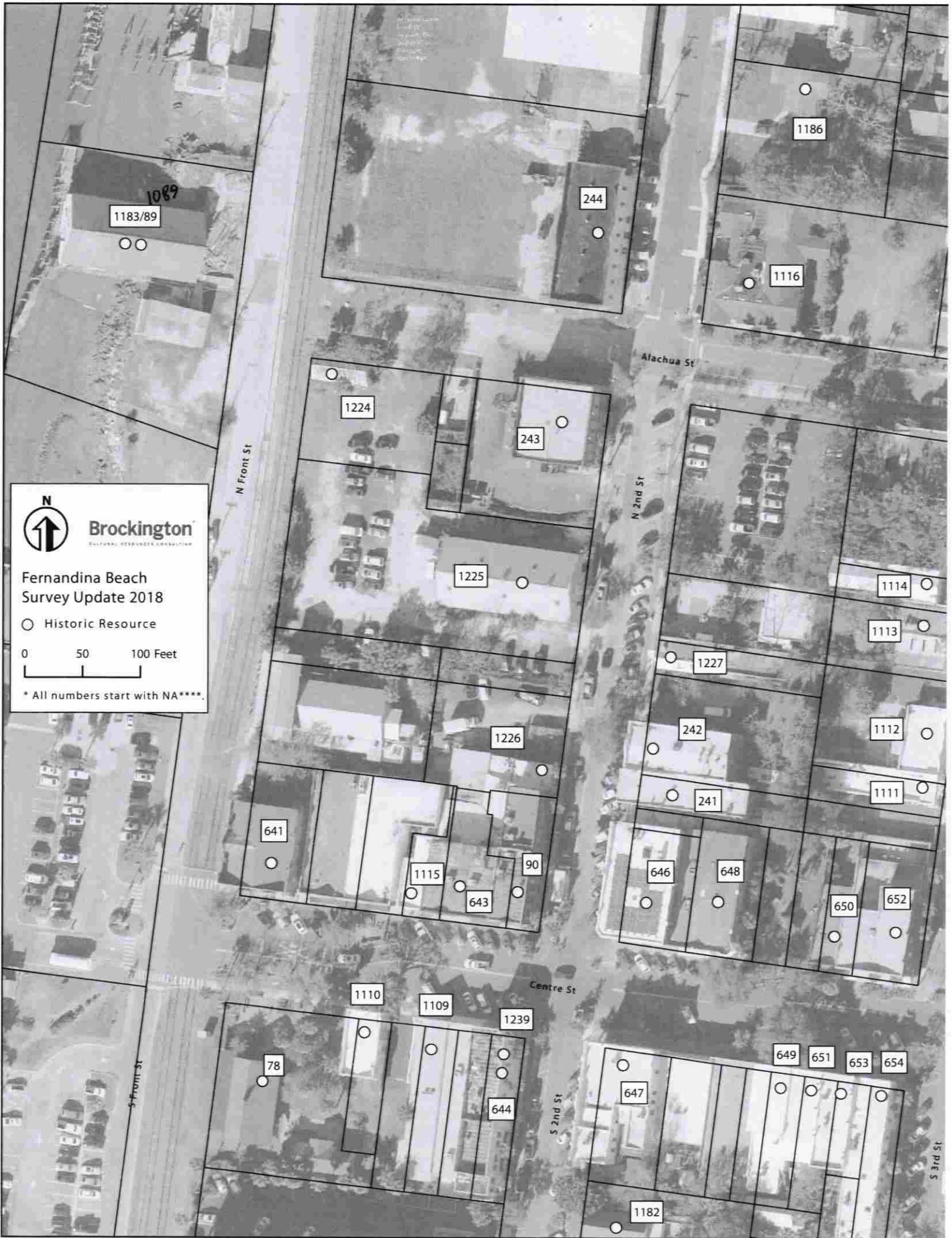
2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER 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.



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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





CHAUOTS
BUILDING
1882

North 2nd St

Centre St.
PUBLIC PARKING
→

MOTORCYCLE
PARKING
ONLY

25 PRESERVATION BRIEFS

The Preservation of Historic Signs

Michael J. Auer



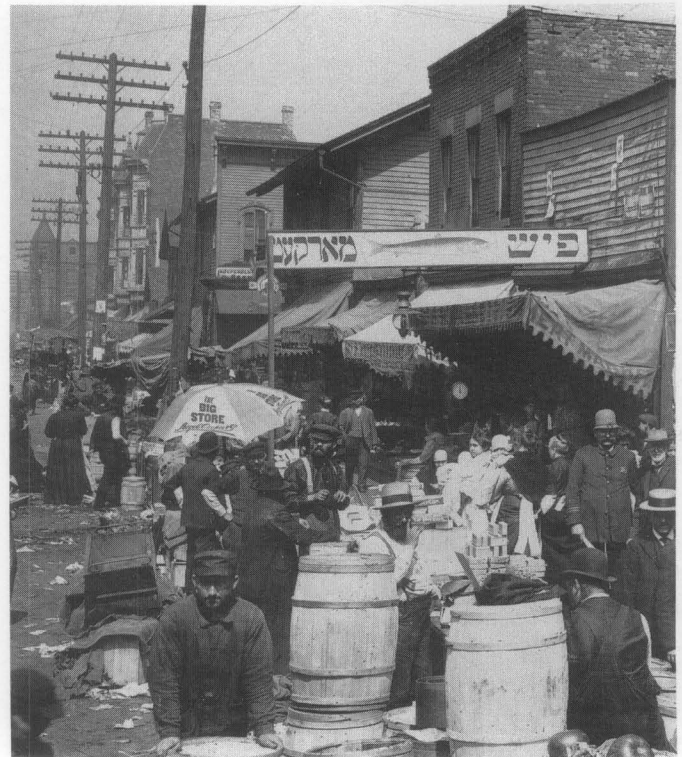
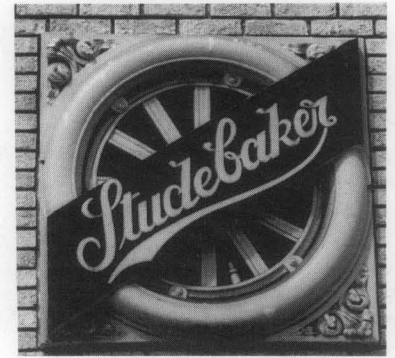
U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance

"Signs" refers to a great number of verbal, symbolic or figural markers. Posters, billboards, graffiti and traffic signals, corporate logos, flags, decals and bumper stickers, insignia on baseball caps and tee shirts: all of these are "signs." Buildings themselves can be signs, as structures shaped like hot dogs, coffee pots or Chippendale highboys attest. The signs encountered each day are seemingly countless, for language itself is largely symbolic. This Brief, however, will limit its discussion of "signs" to lettered or symbolic messages affixed to historic buildings or associated with them.

Signs are everywhere. And everywhere they play an important role in human activity. They identify. They direct and decorate. They promote, inform, and advertise. Signs are essentially social. They name a human activity, and often identify who is doing it. Signs allow the owner to communicate with the reader, and the people inside a building to communicate with those outside of it.

Signs speak of the people who run the businesses, shops, and firms. Signs are signatures. They reflect the owner's tastes and personality. They often reflect the ethnic makeup of a neighborhood and its character, as well as the social and business activities carried out there. By giving concrete details about daily life in a former era, historic signs allow the past to speak to the present in ways that buildings by themselves do not (Figs. 1 and 2). And multiple surviving historic signs on the same building can indicate several periods in its history or use. In this respect, signs are like archeological layers that reveal different periods of human occupancy and use.

Historic signs give continuity to public spaces, becoming part of the community memory. They sometimes become landmarks in themselves, almost without regard for the building to which they are attached, or the property on which they stand. Furthermore, in an age of uniform franchise signs and generic plastic "box" signs, historic signs often attract by their individuality: by a clever detail, a daring use of color and motion, or a reference to particular people, shops, or events.



1. Detail from a busy Chicago street market, about 1905. The sign over the sidewalk depicts a fish. It also gives the Hebrew letters for the English words "Fish Market." The sign offers information about the people who patronized the store that is not available from looking at the buildings. They were European Jews who were beginning to learn English. Chicago Historical Society, negative number ICHi-19155.

Yet historic signs pose problems for those who would save them. Buildings change uses. Businesses undergo change in ownership. New ownership or use normally brings change in signs. Signs are typically part of a business owner's sales strategy, and may be changed to reflect evolving business practices or to project a new image.



2. N. Main Street, Rockford, Illinois, 1929. Signs give a wealth of information about a particular time and place. Photo: Lake County (IL) Museum, Curt Teich Postcard Archives.

Signs also change to reflect trends in architecture and technology: witness the Art Deco and Depression Modern lettering popular in the 1920s and 1930s, and the use of neon in the 1940s and 1950s.

The cultural significance of signs combined with their often transitory nature makes the preservation of historic signs fraught with questions, problems, and paradoxes. If the common practice in every period has been to change signs with regularity, when and how should historic signs be kept? If the business is changing hands, how can historic signs be reused? The subject is an important one, and offers opportunities to save elements that convey the texture of daily life from the past.

This Brief will attempt to answer some of the preservation questions raised by historic signs. It will discuss historic sign practices, and show examples of how historic signs have been preserved even when the business has changed hands or the building itself has been converted to a new use.

Historic Sign Types and Practices

Pre-Nineteenth Century

American sign practices originated largely in Europe. The earliest commercial signs included *symbols* of the merchant's goods or tradesman's craft. Emblems were mounted on poles, suspended from buildings, or painted on hanging wooden boards. Such symbolic signs were necessary in a society where few could read, although verbal signs were not entirely unknown. A sheep signified a tailor, a tankard a tavern. The red and white striped pole signifying the barber-shop, and the three gold balls outside the pawnshop are two such emblems that can occasionally be seen

today (Fig. 3). (The barber's sign survives from an era when barbers were also surgeons; the emblem suggests bloody bandages associated with the craft. The pawnbroker's sign is a sign of a sign: it derives from the coat of arms of the Medici banking family.)





b

3. (a) Once commonplace, the three balls symbolizing the pawnbroker are now rare. These date from the 1920s (the supports are much more recent, as is the storefront to which they are attached). (b) Objects associated with a business continue to be used as signs. Photos: Thomas C. Jester.

Flat signs with lettering mounted flush against the building gradually replaced hanging, symbolic signs. The suspended signs posed safety hazards, and creaked when they swayed in the wind: "The creaking signs not only kept the citizens awake at night, but they knocked them off their horses, and occasionally fell on them too." The result, in England, was a law in 1762 banning large projecting signs. In 1797 all projecting signs were forbidden, although some establishments, notably "public houses," retained the hanging sign tradition."¹

By the end of the eighteenth century, the hanging sign had declined in popularity. Flat or flush-mounted signs, on the other hand, had become standard. Like symbolic signs, however, the tradition of projecting signs has survived into the present.

Nineteenth Century Signs and Sign Practices

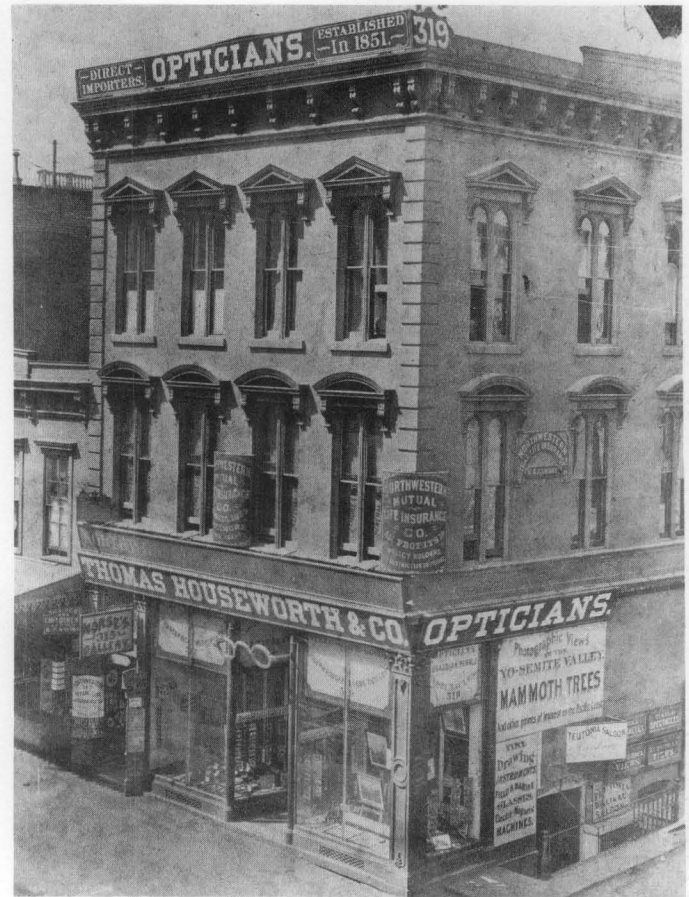
Surviving nineteenth-century photographs depict a great variety of signs. The list of signs discussed here is by no means exhaustive.

Fascia signs, placed on the fascia or horizontal band between the storefront and the second floor, were among the most common. The fascia is often called the "signboard," and as the word implies, provided a perfect place for a sign—then as now. The narrowness of the fascia imposed strict limits on the sign maker, however, and such signs usually gave little more than the name of the business and perhaps a street number.

Similar to fascia signs were signs between the levels of windows across the upper facade. Such signs were mounted on horizontal boards or painted on the build-

ing. Signs of this type tended to use several "lines" of text, the name of business and short description, for example. The message, reading from top to bottom, sometimes covered several stories of the building. Other *painted signs* presented figures, products, or scenes. Such signs were typically more vertical than horizontal in emphasis. Whether such painted signs featured text or images, they became major features of the building, as their makers intended them to be. The building itself often became a backdrop for the sign.

Signs in the form of *plaques, shields, and ovals* were used on many nineteenth-century buildings (Fig 4). Such signs had the advantage of being easily replaced as tenants came and went. They also easily incorporated images as well as lettering.



4. This circa 1866 view of a San Francisco building shows the range of signs used in the nineteenth century: Symbolic signs (the spectacles over the entrance); fascia signs; plaques, often in the shape of shields and normally used by insurance companies, in part to symbolize the protective function of insurance; posters, wall signs, window signs, hanging signs, and rooftop signs. Photo: Library of Congress.

Hanging or projecting signs, both lettered and symbolic, were also common in the nineteenth century, although less so than previously. Projecting signs were often paired with another at a 45° angle for increased visibility. Occasionally a sign would stretch out from the building across the sidewalk, supported by a post at the street.

Goldleaf signs, and signs painted or etched on glass in windows, doors and transoms were quite common.

Porcelain enamel signs were also very popular in the latter half of the nineteenth century and into the mid-twentieth century. Signs carved from stone or wood also appeared frequently, especially on institutional buildings. Painted shutters and even window shades provided additional advertising space.

Posters found their way into display windows when they weren't pasted onto the building. *Sidewalk signs* or "*sandwich boards*" offered another chance to catch the eye of any passerby not watching the graphics overhead.

Nineteenth-century tenants looking for additional advertising space found it in unexpected places. They used the *entrance steps* to mount signs in a variety of ways: Handrails, risers, skirts, and balusters sported signs that gave businesses on upper levels a chance to attract notice.

Awnings offered other opportunities for keeping a name before the public. The fringe or skirt of the awning, as well as the panel at the side were the usual places for a name or street number. *Flags*, particularly hung from the upper floors, and *banners*, sometimes stretching across the sidewalk, also appeared on buildings.

Rooftop signs appeared with greater frequency in the second half of the nineteenth century than previously. Earlier rooftop signs tended to be relatively simple—often merely larger versions of the horizontal signs typically found on lower levels. Late in the century the signs became more ornate as well as more numerous. These later rooftop signs were typically found on hotels, theaters, banks and other large buildings.

The sign types described here were not used in isolation. Window and awning signs attracted sidewalk pedestrians and people in the street. Upper level signs reached viewers at greater distances. If signs were numerous, however, they were nonetheless usually small in scale.

As the century wore on, signs increased in size and scale. Wall signs several stories high were not uncommon in the second half of the century (Fig 5). This development reflects changes in urban life as the century headed to its close. Cities were experiencing rapid population growth. Buildings became bigger and taller. Elevated trains and electric trolleys increased the pace of city life. And when it comes to signs, speed alters scale. The faster people travel, the bigger a sign has to be before they can see it.

Twentieth Century Signs and Sign Practices

The advent of the twentieth century approximately coincided with the coming of electricity, which gave signs light and, later, movement. Illuminated signs were not unknown before electricity. An advertisement printed about 1700 mentioned a nighttime sign lit by candles, and in 1840 the legendary showman P.T. Barnum built a huge sign illuminated by gas.² But electricity was safer and cheaper than candles, kerosene and gas. Its widespread use gave signs a prominence they retain today: illuminated signs dominate the streets at night.

Electricity permitted signs to be illuminated by light shining onto them, but the real revolution occurred when lightbulbs were used to *form* the images and words on signs (Fig 6). Lightbulbs flashing on and off



5. Painted figures and lines of text cover this building in New York City, about 1890. The woman is distributing handbills. The painted workman on the ladder is putting up a poster. Altogether the signs are striking examples of the signmaker's art in the late nineteenth century. Photo: Courtesy of the New-York Historical Society, New York City.

made new demands on the attention of passersby. Lightbulbs blinking in sequence could also simulate movement. Add this property to the mix, and a dramatic transformation of American streets resulted.

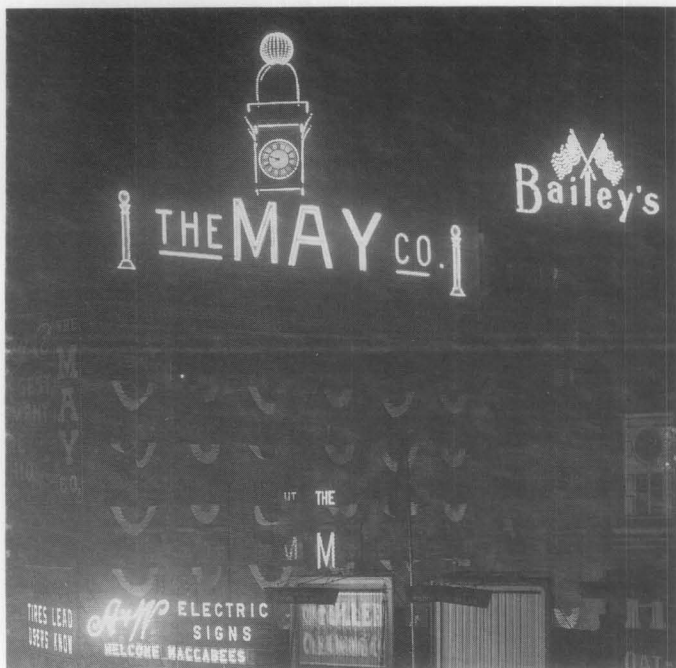
Moving signs were not unknown prior to the advent of electricity, for wind-driven signs had made their appearance in the nineteenth century. But electricity gave signs an unparalleled range of motion. This movement added yet another element to the life of the street.

Neon is another great twentieth-century contribution to the signmaker's art. "Neon," coined from the Greek word for "new," is a "new gas." It has the useful property of glowing when an electric charge passes through it. (Argon, krypton, xenon and helium share this property. Only neon and argon, however, are typically used in commercial signs.) Encased in glass tubes shaped into letters or symbols, neon offered signmakers an opportunity to mold light into an infinite variety of shapes, colors, and images. Combined with an electric timer, the neon tubing could present images moving in succession.

Neon first appeared in signs in the 1920s, and reached its height of popularity in the 1940s. The first documented neon commercial sign in the United States was at a Packard Motor Car dealership in Los Angeles in 1923.³ After a period of decline, it underwent a renaissance, beginning in the 1970s. Artists experimented

with neon as a conscious art-form, and several notable architects further helped in its revival.⁴ Renewed interest in this colorful medium also sparked interest in preserving historic neon signs.

Along with such developments as the coming of electricity and then neon, stylistic movements influenced twentieth-century signs. In particular, Art Deco and Streamlined Moderne affected not just buildings, but their signs as well.



6. This view of Cleveland taken about 1910 shows how electricity transformed American cities. These dramatic and highly visible signs no doubt provided excellent advertising for "A & W Electric Signs." Its signs—at the bottom of the photograph—also proclaim the company to be the "exclusive agents" for a maker of "electric on enamel signs." Photo: Library of Congress.

Architects working in these styles often integrated signs and buildings into a unified design. This was particularly true of storefronts built using pigmented structural glass, commonly known as "Carrara glass," and porcelain enamel on steel panels. These materials allowed words and images to be etched into the glass or enamel, or to be constructed in different colors and patterns as part of an overall design for the building. Such storefronts were popular from the 1920s into the 1940s (Fig. 7).

As the century advanced, new styles took hold. The late 1950s brought signs with fins, star bursts, and other images reflecting a new fascination with outer space (Fig. 8).

In the decades after World War II signs were also transformed by a group of materials now known generically as "plastic." Plastic had several advantages over wood, metal and other traditional sign materials. As the name indicates, "plastic" can take almost any shape. It can also take almost any color. Plastic is translucent. Lit from behind, it appears to glow. It is relatively durable. Above all, it is inexpensive, and can be mass produced. Plastic quickly became the dominant sign material.



7. In the 1930s and 1940s, signs built into storefronts became popular. This example is from Guthrie, Oklahoma. Photo: H. Ward Jandl.



8. In the late 1950s and early 1960s, the country turned its attention to outer space. Wings, fins, and satellite shapes appeared, as in this example in Long Beach, California. Photo: Peter Phillips.

Another profound influence on signs in this period stemmed from business trends rather than from technological breakthroughs or design movements: the rise of chain stores and franchises. National firms replaced many local businesses. Standard corporate signs went up; local trademarks came down. The rise of mass culture, of which the national chain is but one expression, has meant the rise of standardization, and the elimination of regional differences and local character.

The decline of gold-leafing and other traditional sign techniques contributed to these trends. Mass-produced signs have replaced local signs that differed from owner to owner and from signmaker to signmaker. The result is not just sameness, but impersonality as well: It is becoming rarer, for example, to find owners' names on signs. Whether the trend toward sameness can successfully be resisted is yet to be seen. (Some crafts, such as gold-leafing and porcelain enameling, for example, have experienced a revival of sorts.) But the preservation of historic signs is one way to ensure that at least some of these expressions of local history continue to enliven our streets.

Sign Regulation

Historic commercial areas have customarily been a riot of signs. Yet if clutter has ample precedent, so do efforts to control it. Early attempts to regulate signs in this country include those of professional associations of advertisers, such as the International Bill Posters Organization of North America, founded in St. Louis in 1872.⁵

However, early efforts by municipalities to enact sign regulations met with disfavor in the courts, which traditionally opposed any regulatory effort based on aesthetic concerns. Early successes in the legal arena, such as the 1911 case, *St. Louis Gunning Advertising Company v. City of St. Louis*, were realized when proponents of sign controls argued that signs and billboards endangered public health and safety.

Yet gradually courts found merit in the regulation of private property for aesthetic reasons. In 1954 the U.S. Supreme Court handed down the landmark decision, *Berman v. Parker*, in which the court declared: "It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled."⁶

With the blessing of the courts, communities across the nation have enacted sign controls to reduce "urban blight." And where historic buildings are concerned, the growth of local review commissions has added to the momentum for controls in historic districts.

Typically, sign controls regulate the number, size and type of signs. In some cases, moving or projecting signs are prohibited. Often such ordinances also regulate sign placement—owners are told to line up their signs with others on the block, for example. Materials, likewise, are prescribed: wood is encouraged, plastic discouraged or forbidden altogether. Sign controls often specify lighting sources: indirect illumination (light shining onto the sign) is often required instead of neon tubing, bare lightbulbs, or "backlighting," used in most plastic signs. Some ordinances forbid lighting completely. (Neon, especially, is still held in disfavor in some areas.) Finally, ordinances sometimes require signs to be "compatible" in color and other design qualities with the facade of the building and the overall appearance of the street.

Existing signs frequently do not meet requirements set forth in sign controls. They are too big, for example, or project too far from the building. Typically, sign ordinances permit such "nonconforming" existing

signs to remain, but only for a specified period, after which they must be removed. If they need repair before then, or if the business changes owners, they must likewise be removed.

Sign controls offer communities the chance to reduce visual blight. They can also assist in producing both a new visibility and a new viability for historic commercial districts. Yet sign ordinances are not without problems. Sign controls satisfy contemporary ideas of "good taste." But "bad taste" has ample historic precedent. And in any case, tastes change. What is tasteful today may be dated tomorrow. Sign controls can impose a uniformity that falsifies history. Most historic districts contain buildings constructed over a long period of time, by different owners for different purposes; the buildings reflect different architectural styles and personal tastes. By requiring a standard sign "image" in such matters as size, material, typeface and other qualities, sign controls can mute the diversity of historic districts. Such controls can also sacrifice signs of some age and distinction that have not yet come back into fashion.⁷ Neon serves as an instructive example in this regard: once "in," then "out," then "in" again. Unfortunately, a great number of notable signs were lost because sign controls were drafted in many communities when neon was "out." Increasingly, however, communities are enacting ordinances that recognize older and historic signs and permit them to be kept. The National Park Service encourages this trend.

Sign as Icon

Signs often become so important to a community that they are valued long after their role as commercial markers has ceased. They become landmarks, loved because they have been visible at certain street corners—or from many vantage points across the city—for a long time (Fig. 9). Such signs are valued for their familiarity, their beauty, their humor, their size, or even their grotesqueness. In these cases, signs transcend their conventional role as vehicles of information, as identifiers of something else. When signs reach this stage, they accumulate rich layers of meaning. They no longer merely advertise, but are valued in and of themselves. They become icons.



9. Signs are often popular neighborhood landmarks. This is one in Butte, Montana. Photo: Jet Lowe, HAER.

Preserving Historic Signs

Historic signs can contribute to the character of buildings and districts. They can also be valued in themselves, quite apart from the buildings to which they may be attached. However, any program to preserve historic signs must recognize the challenges they present. These challenges are not for the most part technical. Sign preservation is more likely to involve aesthetic concerns and to generate community debate. Added to these concerns are several community goals that often appear to conflict: retaining diverse elements from the past, encouraging artistic expression in new signs, zoning for aesthetic concerns, and reconciling business requirements with preservation.

Preserving historic signs is not always easy. But the intrinsic merit of many signs, as well as their contribution to the overall character of a place, make the effort worthwhile. Observing the guidelines given below can help preserve both business and history.

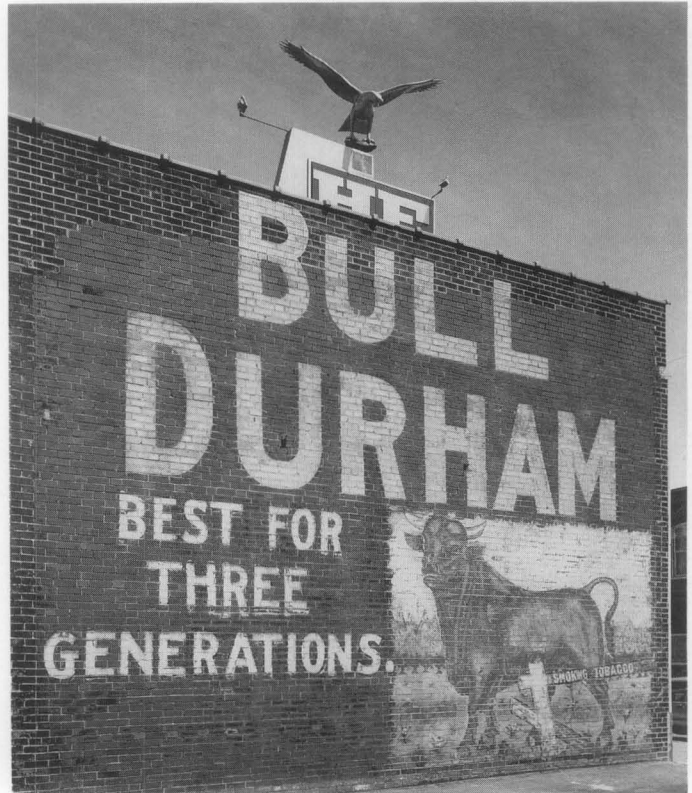
Retaining Historic Signs

Retain historic signs whenever possible, particularly when they are:

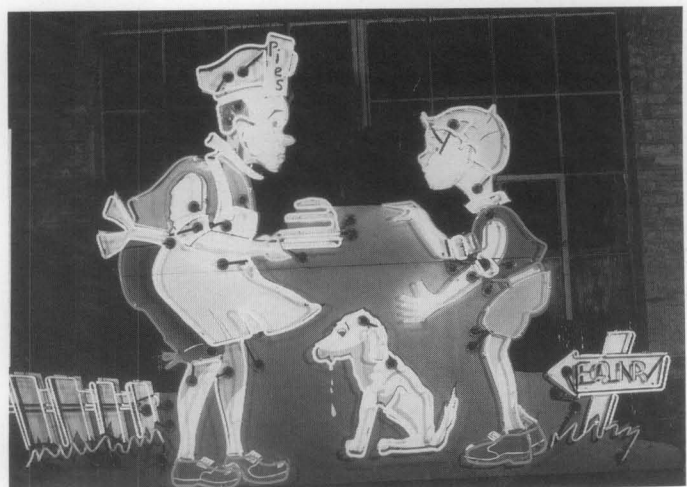
- associated with historic figures, events or places (Fig. 10).
- significant as evidence of the history of the product, business or service advertised (Fig. 11).
- significant as reflecting the history of the building or

the development of the historic district. A sign may be the only indicator of a building's historic use (Fig. 12).

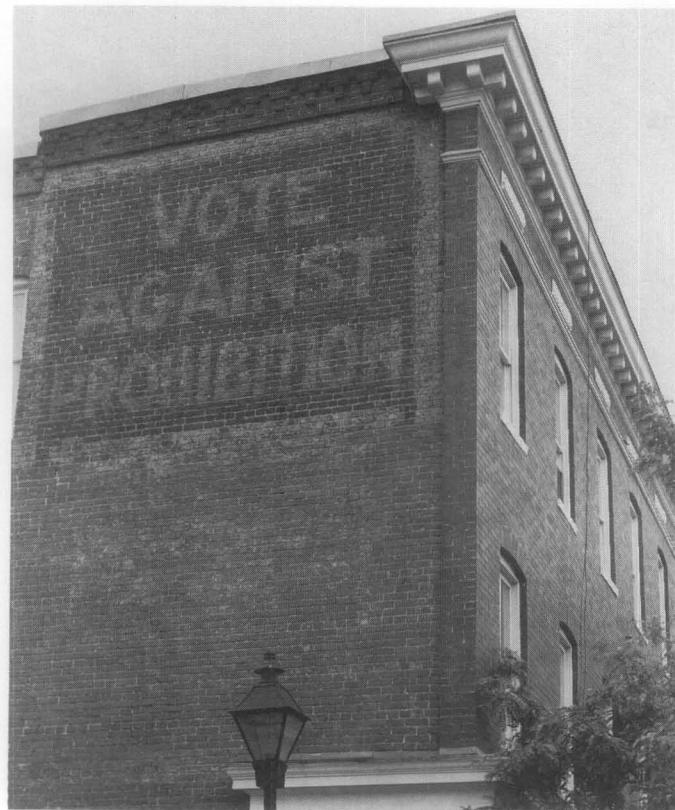
- characteristic of a specific historic period, such as gold leaf on glass, neon, or stainless steel lettering.
- integral to the building's design or physical fabric, as when a sign is part of a storefront made of Carrara glass or enamel panels, or when the name of the historic firm or the date are rendered in stone, metal



a



b



10. This fading sign was painted in Baltimore in 1931 or 1932. It survives from the campaign to enact the 21st Amendment to the United States Constitution, which repealed Prohibition. Such fading brick wall signs are known as "ghost signs." Photo: Thomas C. Jester.

11. (a) Signs for Bull Durham Tobacco once covered walls all over the country. (b) Similarly, Simple Simon and the Pie Man appeared on Howard Johnson signs nationwide. This one has been moved to a shop for repair. Photos: (a) Jack Boucher, HABS; (b) Len Davidson.

or tile (Fig. 13). In such cases, removal can harm the integrity of a historic property's design, or cause significant damage to its materials.

- outstanding examples of the signmaker's art, whether because of their excellent craftsmanship, use of materials, or design (Fig. 14).
- local landmarks, that is, signs recognized as popular focal points in a community (Fig. 15).



12. The sign on this historic building gives important information about its past. Photo: Thomas C. Jester.

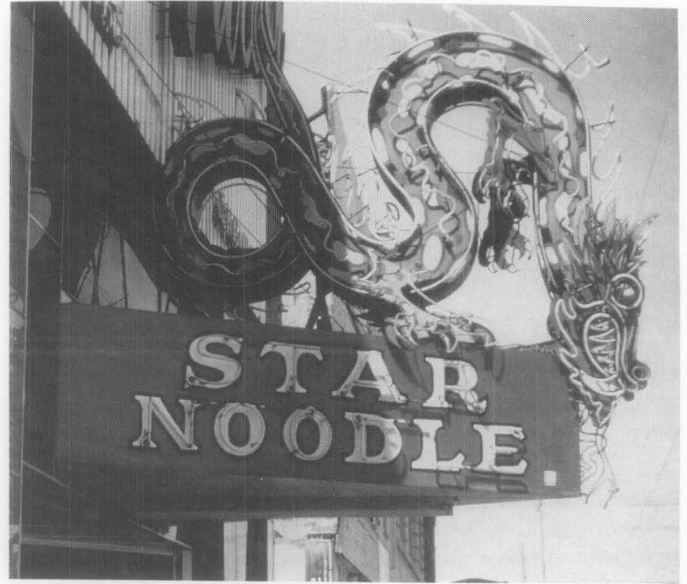


13. Historic signs were often built into a property—and often under foot. Photo: Richard Wagner, National Trust for Historic Preservation.

- elements important in defining the character of a district, such as marquee in a theater district.

Maintaining and Repairing Historic Signs

Maintenance of historic signs is essential for their long-term preservation. Sign maintenance involves periodic inspections for evidence of damage and deterioration.



14. This Ogden, Utah, sign is a superb example of neon. Photo: deTeel Patterson Tiller.



15. The sign for the Busy Bee Cafe is well-known throughout Dubuque, Iowa. Photo: National Park Service, Rocky Mountain Regional Office.

Lightbulbs may need replacement. Screws and bolts may be weakened, or missing altogether. Dirt and other debris may be accumulating, introduced by birds or insects, and should be cleaned out. Water may be collecting in or on sign cabinets, threatening electrical connections. The source of water penetration should be identified and sealed. Most of these minor repairs are routine maintenance measures, and do not call for special expertise. All repairs, however, require caution. For example, electricity should be turned off when working around electric signs.

More extensive repairs should be undertaken by professionals. The sign industry is a large and active one. Sign designers, fabricators and skilled craftsmen are located throughout the country. Once in danger of being lost altogether, gold leaf on glass and porcelain enamel are undergoing revivals, and the art of bending neon tubes is now widely practiced. Finding help from qualified sources should not be difficult. Before contracting for work on historic signs, however, owners should check references, and view other projects completed by the same company.

Major repairs may require removal of the sign to a workshop. Since signs are sometimes damaged while the building is undergoing repair, work on the building should be scheduled while the sign is in the shop. (If the sign remains in place while work on the building is in progress, the sign should be protected.)

Repair techniques for specific sign materials are discussed below (see "Repairing Historic Sign Materials" on page 10). The overall goal in repairs such as supplying missing letters, replacing broken neon tubing, or splicing in new members for deteriorated sections is to restore a sign that is otherwise whole. **Recognize, however, that the apparent age of historic signs is one of their major features; do not "over restore" signs so that all evidence of their age is lost, even though the appearance and form may be recaptured.**

Reusing Historic Signs

If a building or business has changed hands, historic signs associated with former enterprises in the building should be reused if possible by:

- keeping the historic sign—unaltered. This is often possible even when the new business is of a different nature from the old. Preferably, the old sign can be left in its historic location; sometimes, however, it may be necessary to move the sign elsewhere on the building to accommodate a new one. Conversely, it may be necessary to relocate new signs to avoid hiding or overwhelming historic ones, or to redesign proposed new signs so that the old ones may remain. (The legitimate advertising needs of current tenants, however, must be recognized.)

Keeping the old sign is often a good marketing strategy. It can exploit the recognition value of the old name and play upon the public's fondness for the old sign. The advertising value of an old sign can be immense. This is especially true when the sign is a community landmark.

- relocating the sign to the interior, such as in the lobby or above the bar in a restaurant. This option is less preferable than keeping the sign outside the

building, but it does preserve the sign, and leaves open the possibility of putting it back in its historic location.

- modifying the sign for use with the new business. This may not be possible without destroying essential features, but in some cases it can be done by changing details only (Fig. 16). In other respects, the sign may be perfectly serviceable as is.

If none of these options is possible, the sign could be donated to a local museum, preservation organization or other group.



a



b



c

16. (a) The Jayhawk Hotel in Topeka, Kansas, was built in 1926; (b) Its prominent and popular rooftop signs were deteriorating when the hotel closed; (c) The new owners converted the building to offices, but were able to keep the historic signs by changing "HOTEL" to "TOWER." The new, repaired, signs reuse three of the historic letters: T, O, and E. Photos: (a and b) Kiene and Bradley; Courtesy, Kansas State Historical Society; (c) Kansas State Historical Society.

Repairing Historic Sign Materials

Porcelain Enamel. Porcelain enamel is among the most durable of materials used in signs.⁸ Made of glass bonded onto metal (usually steel) at high temperatures, it keeps both its high gloss and its colors for decades. Since the surface of the sign is essentially glass, porcelain enamel is virtually maintenance free; dirt can be washed off with soap and water and other glass cleaners.

Porcelain enamel signs can be damaged by direct blows from stones and other sharp objects. If both the enamel surface and the undercoat are scratched, the metal surface can rust at the impact site. Because the bond between glass and metal is so strong, however, the rust does not "travel" behind the glass, and the rust is normally confined to localized areas. The sign edges can also rust if they were never enamelled. To treat the problem, clean the rust off carefully, and touch-up the area with cold enamel (a type of epoxy used mostly in jewelry), or with enamel paints.

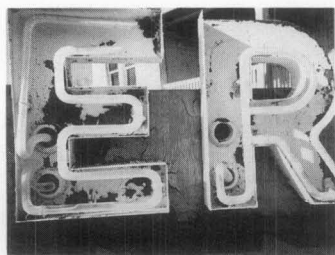
Dents in porcelain enamel signs should be left alone. Attempting to hammer them out risks further damage.

Goldleaf or gilding. Goldleaf or gilding is both elegant and durable. These properties made it among the most popular sign materials in the nineteenth and early twentieth centuries. Surface-gilded signs (for example, gilded raised letters or symbols found

on the exterior) typically last about 40 years. Damage to these signs occurs from weather and abrasion. Damage to gilded signs on glass normally occurs when the protective coating applied over the gilding is removed by harsh cleaning chemicals or scratched by scrub brushes. The sign can then flake upon subsequent cleanings.

Historic gilded signs can be repaired, typically by regilding damaged areas. An oil size is painted on the surface. The gold leaf is applied when the surface has become sufficiently "tacky." Similarly, historic "reverse on glass" goldleaf signs can be repaired—by experts. A sample of the flaking sign is first taken to determine its composition. Reverse on glass signs use goldleaf ranging from 12 to 23 karats. The gold is alloyed with copper and silver in varying amounts for differences in color. (Surface gilding—on raised letters, picture frames and statehouse domes—uses 23 karat gold. Pure gold, 24 karat, is too soft to use in such applications.) The damaged portions of the sign are then regilded in the same manner as they were done historically: the inside surface of the glass is coated with a gelatin; gold leaves about three inches square are then spread over the area. The new letter or design is then drawn in reverse on the new leaf, and coated with a backing paint (normally a chrome yellow). With the new design thus sealed, the rest of the leaf is removed. The

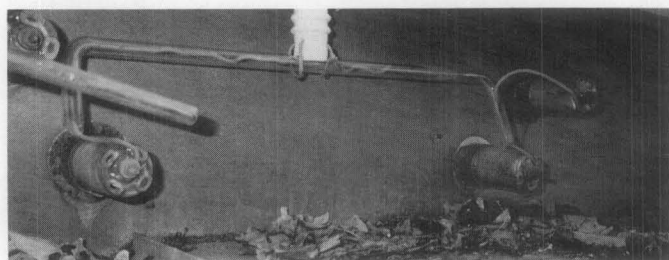
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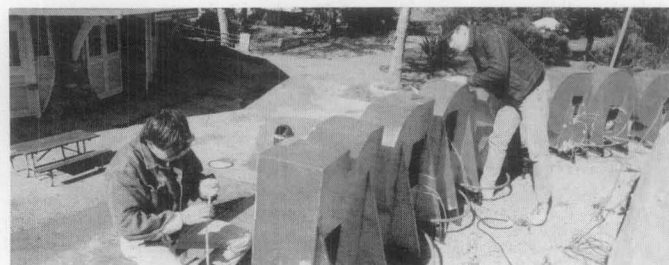
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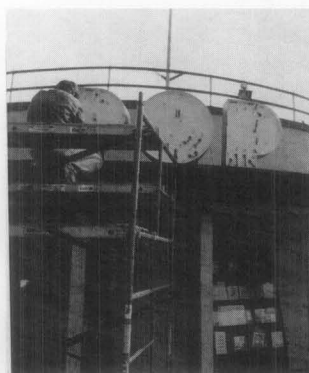
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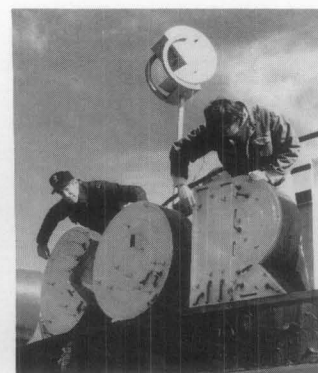
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d



e



f



g

17. Glen Echo Park near Washington, D.C., is an early 20th century amusement park. (It is the home of the first bumper car ride in the world.) Its neon signs needed repair: (a) tubes were broken and the surrounding "metal cans" needed work also; (b) and (c) removal of the back of "Candy Corner" sign revealed debris from insects and birds; (d) preparing the "metal cans" from the "Pop Corn" sign for remounting; (e) and (f) neon fabricators installing the new tubing in the repaired and remounted cans; (g) repairs finished, the relit signs enliven the park once again. Photos: (a-c) Stan Fowler; (d-f) Larry Kanter; (g) Rebecca Hammel.

sign is then sealed with a clear, water-resistant varnish.

Gilded signs, both surface and reverse on glass, can be cleaned gently with soap and water, using a soft cloth. Additionally, for glass signs, the varnish backing should be replaced every seven years at the latest.

Neon. Neon signs can last 50 years, although 20–25 years is more typical. When a neon sign fails, it is not because the gas has “failed,” but because the system surrounding it has broken down. The glass tubes have been broken, for example, thus letting the gas escape, or the electrodes or transformers have failed. If the tube is broken, a new one must be made by a highly skilled “glass bender.” After the hot glass tube has been shaped, it must undergo “purification” before being refilled with gas. The glass and the metal electrode at the end of the tube are heated in turns. As these elements become hot, surface impurities burn off into the tube. The resulting vapor is then removed through “evacuation”—the process of creating a vacuum. Only then is the

“neon” gas (neon or mercury-argon) added. Neon gives red light, mercury-argon produces blue. Other colors are produced by using colored glass and any of dozens of phosphor coatings inside the tube. Green, for example, can be produced by using mercury-argon in yellow glass. Since color is so important in neon signs, it is vital to determine the original color or colors. A neon studio can accomplish this using a number of specialized techniques.

A failing transformer can cause the neon sign to flicker intensely, and may have to be replaced. Flickering neon can also indicate a problem with the gas pressure inside the tube. The gas may be at too high or too low a pressure. If so, the gas must be repumped.

Repairs to neon signs also include repairs to the surrounding components of the sign. The “metal cans” that often serve as backdrops to the tubing may need cleaning or, in case of rust, scraping and repainting.

As with gilded signs, repair of neon signs is not a matter for amateurs (Fig. 17).

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always “sympathetic” to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs—their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the “work” by themselves. The building’s form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the his-

toric signboard, for example.)

- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building’s period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

Conclusion

Historic signs once allowed buyers and sellers to communicate quickly, using images that were the medium of daily life. Surviving historic signs have not lost their ability to speak. But their message has changed. By communicating names, addresses, prices, products, images and other fragments of daily life, they also bring the past to life (Fig. 18).



18. Sign painters pausing from their work, 1932. Photo: Courtesy, Cumquat Publishing Co. and Tettaton Sign Co., St. Louis, Missouri.

With halting steps I paced the streets, and passed the sign of "The Crossed Harpoons"—but it looked too expensive and jolly there. . . . Moving on, I at last came to a dim sort of light not far from the docks, and heard a forlorn creaking in the air; and looking up, saw a swinging sign over the door with a white painting upon it, faintly representing a tall straight jet of misty spray, and these words underneath—"The Spouter-Inn:—Peter Coffin."

The creaking wooden sign in *Moby Dick* identifies public lodging. But it also does a great deal more than that. It projects an image. It sets a mood and defines a place. The ability to convey commercial and symbolic messages is a property of all signs, not just those in novels.

Every sign hanging outside a door, standing on a roof, extending over a storefront, or marching across a wall transmits messages from the sign maker to the sign reader. Mixed in with names, addresses, business hours and products are images, personalities, values and beliefs.

Selected Reading List

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Stage, William. *Ghost Signs: Brick Wall Signs in America*. Cincinnati: ST Publications, 1989.

Stern, Rudi. *Let There Be Neon*. New York: Harry N. Abrams, Inc., 1979. (Rev. 1988).

Cover photograph: Terra cotta wheel with Studebaker banner, 1926, Lakewood, Ohio. Photo: Frank Wrenick.

NOTES

¹ Bill Evans and Andrew Lawson, *Shopfronts*, New York: Van Nostrand Reinhold Co., 1981, p. 109, 114.

² Charles L.H. Wagner, *The Story of Signs: An Outline History of the Sign Arts from Earliest Recorded Times to the Present "Atomic Age"*. Boston: Arthur MacGibbon, 1954, p. 37.

³ Rudi Stern, *Let There Be Neon*. New York: Harry N. Abrams, Inc. 1979, p. 19.

⁴ See Robert Venturi, Denise Scott Brown, and Steven Izenour, *Learning from Las Vegas*. Rev. ed. Cambridge, MA: MIT Press, 1977.

⁵ George H. Kramer, "Preserving Historic Signs in the Commercial Landscape: The Impact of Regulation." (Unpublished Masters Thesis: University of Oregon, 1989), p. 15. This section on sign regulation is heavily indebted to this work. See especially Chapter 2, History of Sign Regulation and Chapter 3, Mechanics of Sign Regulation, pp. 7-60.

⁶ *Berman v. Parker* involved the condemnation of an older building for an urban renewal project. The decision "ironically would prove to be a major spur to a new wave of local preservation laws. . . ." Christopher J. Duerksen, ed. *A Handbook on Historic Preservation Law*. Washington, D.C.: The Conservation Foundation and The National Center for Preservation Law, 1983, p. 7.

⁷ A balanced approach to sign controls is offered by Peter H. Phillips, "Sign Controls for Historic Signs," PAS Memo, November 1988. (Published by American Planning Association, Washington, D.C.).

⁸ See John Tymoski, "Porcelain Enamel: The Sign Industry's Most Durable Material," *Signs of the Times*, December 1990, pp. 66-71. For goldleaf, see October 1984 and November 1990 special issues of *Signs of the Times*. An excellent short "course" in neon evaluation is offered in "Neon: The Good, the Bad, and the Ugly," by Paul R. Davis, *Identity*, Spring 1991, pp. 56-59.

Acknowledgements

The author gratefully acknowledges the invaluable assistance of Beth Savage, National Register of Historic Places. The author is also indebted to Rebecca Shiffer of The Society for Commercial Archeology, and to other colleagues in the cultural resources programs of the National Park Service, sign artists in private practice, and professionals and preservationists in a number of organizations. These include staff of the Technical Preservation Services Branch, directed by H. Ward Jandl, especially Kay Weeks, Anne Grimmer, Sharon C. Park, and Thomas C. Jester; staff of the National Park Service Regional Offices, especially Michael Crowe, Thomas Keohan, Catherine Colby and Christopher Jones; deTeel Patterson Tiller and Stephen Morris, Interagency Resources Division; Caroline Bedinger, Historic American Engineering Record; Catherine Lavoie and Sara Leach, Historic American Buildings Survey, and Stan Fowler of Glen Echo Park. Significant contributions were also made by Peter Phillips, Yuma County Planning Department; Pratt Cassity of the National Alliance of Preservation Commissions; Betsy Jackson, Doug Loescher and Kennedy Smith of the National Trust for Historic Preservation; Richard Longstreth, George Washington University; Richard Wagner, David H. Gleason Associates, Inc.; Michael Jackson, Illinois Historic Preservation Agency; Vance Kelley, Kansas State Historical Society; William Pencek, Maryland Historical Trust; Chere Justo, Montana Historical Society, and Gerron Hite and Stan Graves, Texas State Historical Commission (the latter on behalf of the National Conference of State Historic Preservation Officers). The following artists and professionals active in the sign industry offered publications, photographs, technical material, and advice: Lynn Baxter and Tod Swormstedt, ST Publications; Kent Smith, Kent Smith Signs; Craig Kraft, Kraft Studios; Larry Kanter, Neon Projects; Len Davidson, Davidson Neon Design; Thomas Ellis, The Enamelist Society; Timothy Pugh, the Porcelain Enamel Institute; William Adair, Goldleaf Studios.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Preservation Brief 25 was developed under the editorship of H. Ward Jandl, Chief, Technical Preservation Services. Comments on the usefulness of this publication may be directed to Chief, Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Print

Historic District Council (HDC) Variance Application - Submission #9827

Date Submitted: 8/31/2022

HISTORIC DISTRICT COUNCIL (HDC) VARIANCE APPLICATION

USE THIS FORM TO Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

Fees

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

☐

Residential \$2,500

☐

Non-Residential/ Multi-Family/ 2 or more Residential Units/ Mixed Use \$5,000

2022 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Application Requirements

- ☐ A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;
- ☐ A current signed, sealed, scaled survey of the property (no older than two years from date of application);
- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- ☐ A detailed letter stating the reasons for the request
- ☐ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

Appeals

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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

- ☐ Procedures for Variances – see LDC Section 10.02.04.

The LDC is available for review at

<http://www.fbfl.us/LDC>

Limitations on the Grant of a Variance

The following limitations on the grant of a variance apply:

- ☐ 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
- ☐ 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
- ☐ 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g
- ☐ 4. A variance shall not change the requirements for concurrency.
- ☐ 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
- ☐ 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
- ☐ 7. A variance shall not be granted for procedure or process components of this Land Development Code.
- ☐ 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue
- ☐ 9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
- ☐ 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)
- ☐ 11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
- ☐ 12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

101 North 2nd Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID#(s)*

00-00-31-1800-0002-0290

Zoning District*

C-3

Future Land Use Designation*

Central Business District

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jenny

Last Name*

Schaffer

Company (if applicable)

IP Holdings Group LLC

Mailing Address*

316 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9045574739

E-mail Address*

jenny@summerhouserealty.com

OWNER'S AGENT

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

First Name

Jose

Last Name

Miranda

Company (if applicable)

Miranda Architects

Mailing 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 INFORMATION

Variance requested from LDC section(s):*

7.01.01(A), 7.01.01.E.b, 8.01.03.A.6

Summary of Request (more detailed information to be provided in required letter of intent)*

Variances related to two site access driveways and the size of the proposed wall sign.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.*

Special Conditions do exist for this site as the historic CH Huot will adapted for use as a mixed use Restaurant/Hotel/Event Venue facility. This unique property is located in Downtown Historic District, the Waterfront Community Redevelopment Area and is in a Flood Zone. After studying multiple design options for the project, the resulting design requires the granting of minor variances related to commercial access driveways and wall signage.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.*

Granting of the variance will not confer the applicant with a special privilege. Existing conditions are unique to this site and the proposed adaptive re-use of the property.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.*

Literal interpretation of contemporary Land Development Code requirements place an undo hardship on property owners with historic buildings.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.*

The variances requested are the minimum needed to make possible the reasonable use of the property.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.*

Granting of the variances will be in harmony with the general intent and purpose of the LDC and Comp. Plan.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

Granting the variances is compatible with surrounding properties and will not cause injury to the area involved nor be detrimental to the public, safety, welfare or environment.

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT OR COMMUNITY REDEVELOPMENT AREA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in LDC Section 10.02.02(A): That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

The requested variances are not contrary to the public interest, safety, or welfare.

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Special Conditions do exist for this site as the historic CH Huot will adapted for use as a mixed use Restaurant/Hotel/Event Venue facility. This unique property is located in Downtown Historic District, the Waterfront Community Redevelopment Area and is in a Flood Zone. After studying multiple design options for the project, the resulting design requires the granting of minor variances related to commercial access driveways and wall signage.

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

Literal interpretation of contemporary Land Development Code requirements would alter the historic character of the site, particularly our request to salvage/re-use the historic "STANDARD" painted wall signage.

4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

The variances requested are the minimum needed to preserve the historic character of the historic site.

5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

N/A

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

N/A

Or, as an alternative, that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

2. The variance would not significantly diminish the historic character of the Historic District or Site.

3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.

4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

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.

Applicant's First Name*

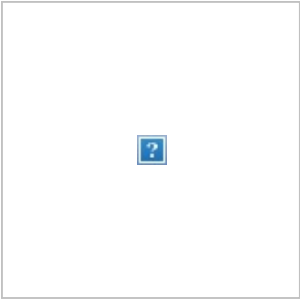
Jose

Applicant's Last Name*

Miranda

Today's Date*

8/31/2022



DEPARTMENT OF PLANNING & CONSERVATION

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

Upload Supplemental Materials

HDC Variance Standard Marine 31
Aug 22.pdf

Upload 2

A1.pdf

Upload 3

A5.pdf

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



August 31, 2022

Historic District Council
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

RE: *Variance Application – Summary of Request
Standard Marine Project (CH Huot Building)
101 North 2nd Street, Fernandina Beach, FL 32034*

Dear HDC Members,

I am writing to summarize the Variance Application for the Standard Marine Adaptive Re-Use Project. My client, Jenny Schaffer and IP Holdings Group LLC, and I have been working diligently over the past year on the proposed renovation and addition to the historic CH Huot Building (aka Standard Marine). The result of that design work is our request for minor variances from the City's Land Development Code.

VARIANCE 1

Access Driveways:

LDC Section 7.01.01 Access and Driveway Design Requirement

Table 7.01.01 A Maximum number of access points per lot

Functional Classification of Frontage Street = Local

Maximum Number of Access Points = 1 per 100 feet of frontage

LDC Section 7.01.01.E.b. Non-residential driveways shall be twenty-five (25) feet in width.

PROPOSED: Two driveways along Alachua Street ROW. One 12'-8" wide driveway for access to required on-site, ADA-compliant parking space. One 12-ft wide driveway for access to Rear Venue area.

VARIANCE 2

Signage:

LDC Section 8.01.03 Signage in the Historic District and Community Redevelopment Area

LDC Section 8.01.03.A.6 A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet. One side of the sign may be no more than two (2) feet in height or width.

PROPOSED: Re-painting of existing “STANDARD” wall sign on west elevation with approximate size of 2’-4” in height and 28’-8” in width, for total of 66.8 square feet.

Thank you for your consideration on this matter. We look forward to working with you toward the successful completion of this important project for our Downtown Fernandina Beach Historic District.

Sincerely,



Jose L. Miranda, Jr., RA
Project Architect

Cc Jenny Schaffer, IP Holdings Group LLC

This document has been electronically signed and sealed by 2025.3 Miranda, Jr., JLC on the Date and 20 Time Stamp shown using digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This drawing and the design ideas and concepts are presented in the Architectural Site Plan. It is not to be used for construction or any other purpose without the written approval of the architect. Any use of this drawing without the written approval of the architect is prohibited.

A1 STANDARD MARINE ARCH SITE PLAN
PROJECT # 5210726
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 05-29-22



MIRANDA
ARCHITECTS
200 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4386 TEL.
FL REG. NO. 04887

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

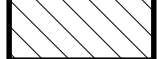
ARCHITECTURAL SITE PLAN	
#	DATE

A1.0

SITE PLAN LEGEND



EXISTING BUILDING AS NOTED



NEW ADDITION



SITE NOTE

SITE PLAN NOTES

1

OUTSIDE FIRE EXIT STAIR

2

KITCHEN DELIVERY ENTRY DOOR

3

OUTDOOR BAR AREA W/ CANOPY

4

FOUNTAIN/WATER FEATURE

5

RESTORED CANOPY IN CITY R.O.W.

6

UTILITY YARD AND GATE PER DETAIL __ / __

7

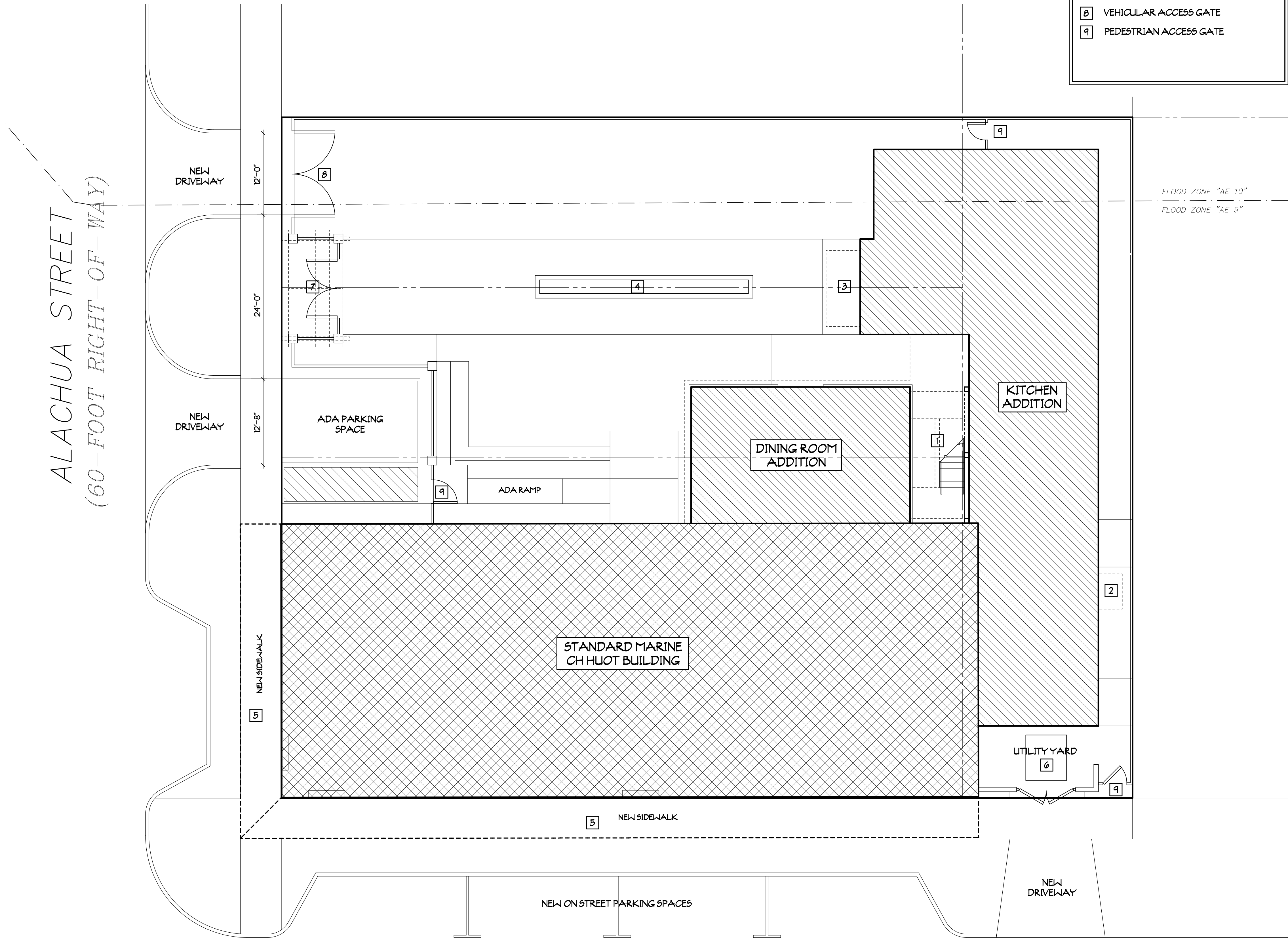
REAR VENUE ENTRY GATE PORTAL PER DETAIL __ / __

8

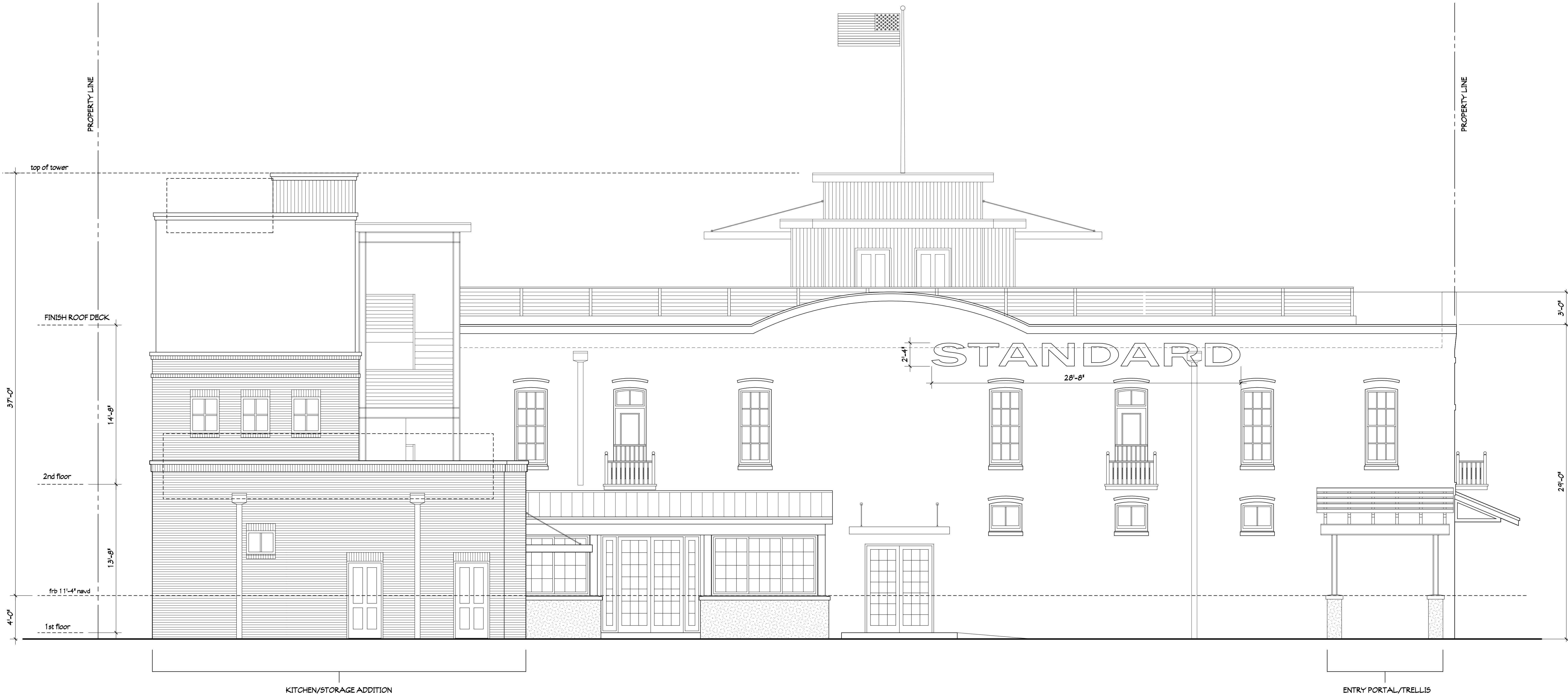
VEHICULAR ACCESS GATE

9

PEDESTRIAN ACCESS GATE



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



WEST ELEVATION

1/4"=1'-0"

This drawing and the design it represents are the property of AS STANDARD MARINE ARCHITECTS. It is to be used only for the project and site identified on this drawing. It is not to be reproduced, copied, or used for any other project without the written consent of AS STANDARD MARINE ARCHITECTS.

AS STANDARD MARINE ARCHITECTS
PROJECT #5210726
DRAWN BY ~ JLM
CHKD BY ~ JLM
DATE ~ 08-31-22



MIRANDA ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.251.4566 | TEL
904.251.4566 | FAX

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

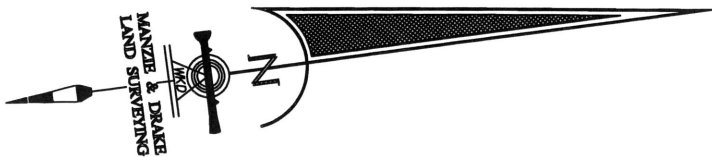
WEST ELEVATION	
#	REVISIONS
#	DATE

MAP OF BOUNDARY SURVEY

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

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

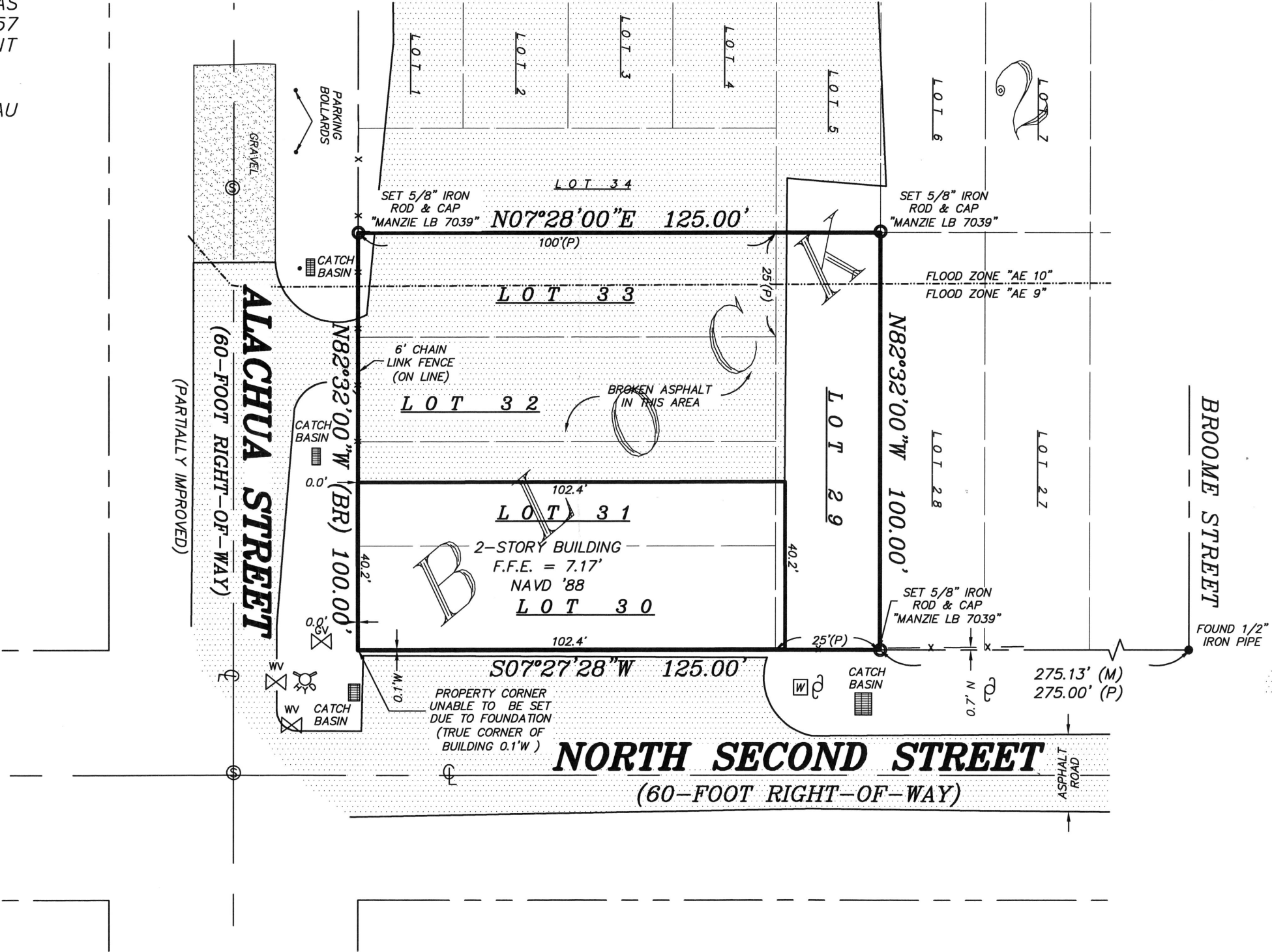
CERTIFIED TO:
IP HOLDINGS GROUP, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY



- LEGEND
- CL = CENTERLINE
 - x-x- = CHAIN LINK FENCE
 - F.F.E. = FINISHED FLOOR ELEVATION
 - ⊗ = FIRE HYDRANT
 - ⊙ = LIGHT POLE
 - (M) = MEASURED
 - (P) = PLAT
 - ⊙ = SEWER MANHOLE
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = WATER METER
 - ⊙ = WOOD POWER POLE
 - WV = WATER VALVE
 - GV = GATE VALVE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of N082°32'00"W for the northerly right-of way line of Alachua Street. The bearing reference line is indicated as thus (BR).
- 5) The property shown hereon lies within flood zone "AE 9 & AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



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

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

6/2/21

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=30' JOB NO: 18929-29-33 DATE: 05/18/2021 CADD: LP

F.B. NO: X-328 PAGE NO: 67 FIELD CREW: JM FILE NO: A-5393



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE IP Holdings LLC
(print name of property owner(s))
hereby authorize: Jose Miranda & Miranda Architects
(print name of agent)
to represent me/us in processing an application for: Historic District Council COA
(type of application)

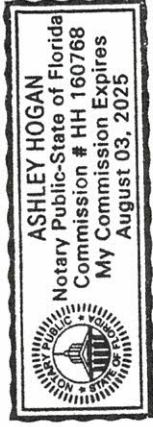
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)



STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 20 day
of October, 20 21, by _____.

[Signature] Ashley Hogan Aug 3, 2025
Notary Public Printed Name My Commission Expires

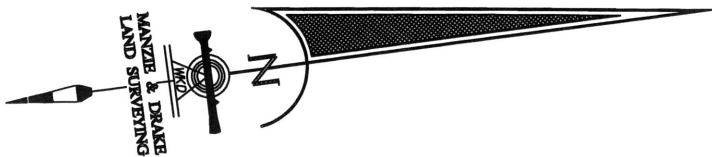
Personally Known ☒ OR Produced Identification _____ ID Produced: _____

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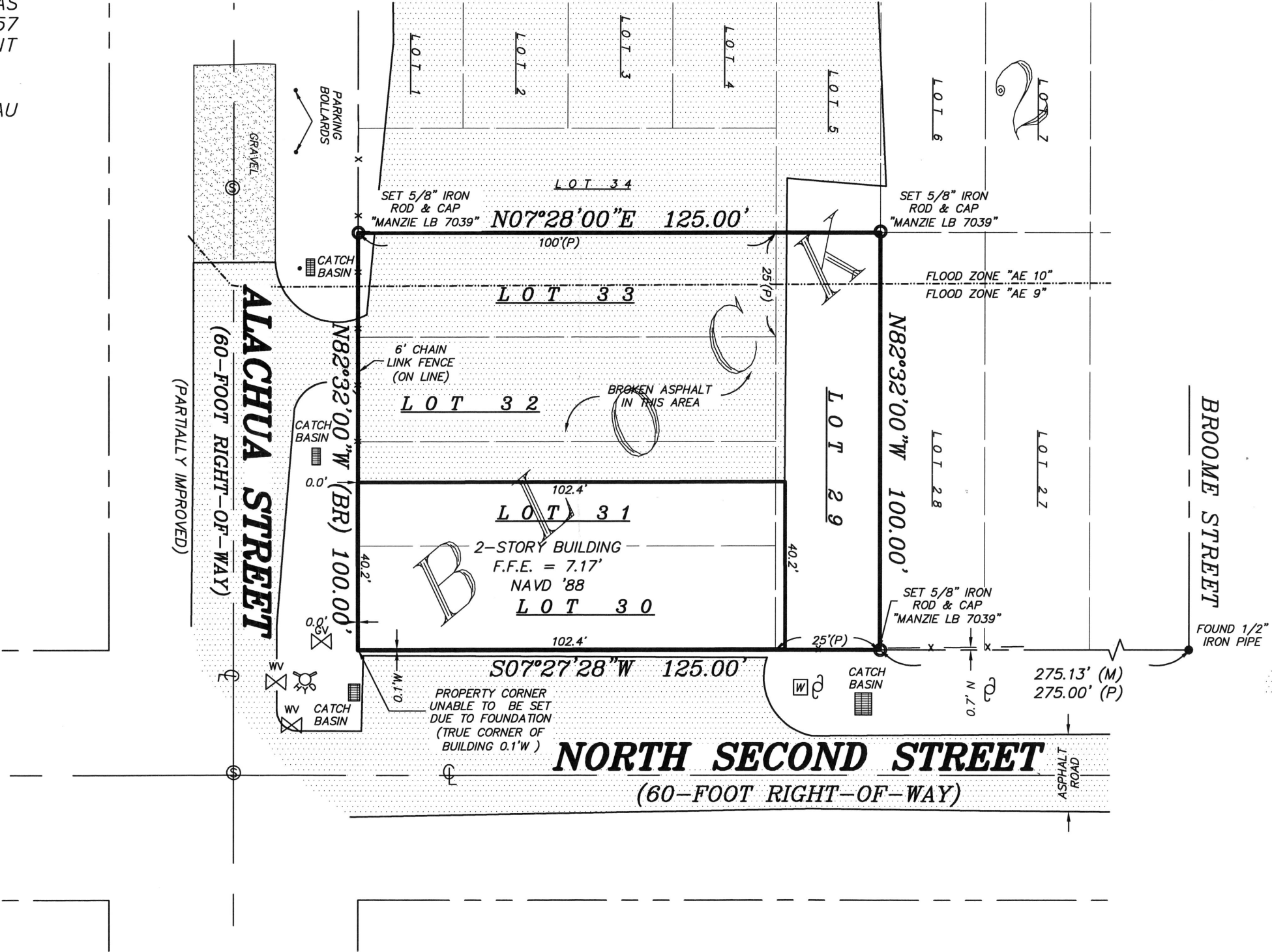
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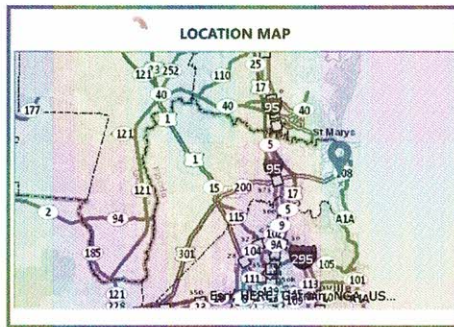
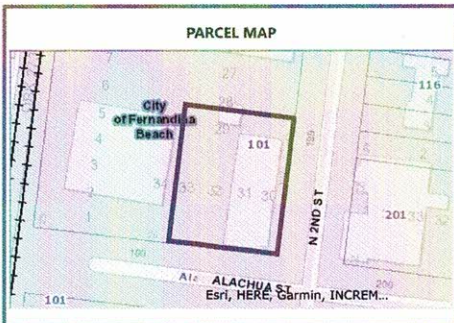
SCALE: 1"=30' JOB NO: 18929-29-33 DATE: 05/18/2021 CADD: LP

F.B. NO: X-328 PAGE NO: 67 FIELD CREW: JM FILE NO: A-5393

PROPERTY INFORMATION	
Parcel Number	00-00-31-1800-0002-0290
Owner Name	I P HOLDINGS GROUP LLC
Mailing Address	316 ASH ST FERNANDINA BEACH, FL 32034
Location Address	101 N 2ND ST FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	STORES, 1 001100
Deed Acres	0
Short Legal	BLOCK 2 LOTS 29 THRU 33 IN OR 2471/1649 CITY OF FDNA BEACH

2021 Certified Values	
Land Value	\$
(+) Improved Value	\$
(=) Market Value	\$
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
STORE RETL	8160	4080	0	0	COMMON BRK		NONE	NONE	1982

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
CL FNC GB	0 X 0	44	1980
CL FNC GB	0 X 0	1	1980
FIRE SPRNK	0 X 0	8160	1950

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



CERTIFICATE OF APPROVAL (COA) HDC2021-0014 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 05/06/2021
Work Class: Commercial	District: Default	Exp Date: 06/07/2021
Status: Approved	Square Feet: 0.00	Completed: 08/19/2021
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date: 08/19/2022

Description: Certificate of Approval (COA) to construct new 2 unit and 3 unit residential town homes

8/23/2022 - Amendment to previous approved COA for the following:

- 1) original brick infill at old garage door opening to remain
- 2) metal green wall trellis size to be reduced to limits of old double door opening
- 3) original brick facade to be painted, old garage door brick infill to be painted a contrasting color

Parcel: 00-00-31-1800-0001-0080 Main	Address: 21 N 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-2(General Commercial) C-3(Central Business District)
---	--	--

Agent Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042613472 Mobile: 9047533099	Applicant Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042613472 Mobile: 9047533099	Owner TOM FLANNERY Mobile: 9174038755
---	---	--

Note	Created By	Date and Time Created
1. Spoke with Michelle Forstrom - active hold was re: graffiti. OK to move forward w/ HDC case	Taylor Hartmann	05/06/2021
2. Amendment to previous approved COA for the following: 1) original brick infill at old garage door opening to remain 2) metal green wall trellis size to be reduced to limits of old double door opening 3) original brick facade to be painted, old garage door brick infill to be painted a contrasting color	Salvatore Cumella	09/01/2022

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-001288-2021		Taylor Hartmann	05/06/2021
HDC Decision	DEC-001376-2021		Salvatore Cumella	08/20/2021
Notice	NOT-001337-2021		Salvatore Cumella	06/22/2021

Type of Hold	Created By	Date Created	Comments	Active
Property Hold	George Wells	08/13/2020		Yes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014058	COA - Commercial	\$400.00	\$400.00
		Total for Invoice INV-00014058	\$400.00
		Grand Total for Plan	\$400.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0216 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/30/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 09/29/2022
Status: Approved	Square Feet: 0.00	Completed: 09/02/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace roof with Tamko architectural shingles (rustic hickory)		Expire Date: 09/05/2023

Parcel: 00-00-31-1800-0037-0050 Main	Address: 27 S 7Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Applicant Shorebreak, Inc. Business: 9046240225	Contractor Charlie DeBerry 96041 Nassau Pl Yulee, FL 32097 Business: 9046240225 Mobile: 9045746422	Owner Ava W Garrett 27 S 7th ST Fernandina Beach, FL 32034 Mobile: 904-253-9760
---	---	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023170	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00023170		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0218 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/02/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 10/03/2022
Status: Approved	Square Feet: 0.00	Completed: 09/14/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 40' X 10' mural on north wall		Expire Date: 09/14/2023

Parcel: 00-00-31-1800-0037-0021 Main	Address: 12 S 6Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant	Owner
Frank B Postma	FRANK & REBECCA POSTMA
12 S 6th Street	12 S 6 ST
Fernandina Beach, FL 32034	FERNANDINA BEACH, FL
Mobile: 4438440007	32034
	Mobile: 774-289-1076

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023311	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00023311		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0219 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/02/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 10/03/2022
Status: Approved	Square Feet: 0.00	Completed: 09/02/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to remove 12' x 18' section of brick veneer on west elevation.		Expire Date: 09/05/2023

Parcel: 00-00-31-1800-0042-0012 Main	Address: 702 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner Eileen Shannon Moore & Stewart B. Ira Co-Trustees of Eileen S. Moore Rev Trust 208 S 7th ST Fernandina Beach, FL 32034 Mobile: 9045565722	Applicant Eileen S Moore 208 S 7th ST S Fernandina Beach, FL 32034 Mobile: 904-556-5722
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023333	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00023333		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0220 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/14/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 10/14/2022
Status: Approved	Square Feet: 0.00	Completed: 09/18/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/18/2023
Description: Certificate of Approval (COA) to install 4' black aluminum fencing at front and sides of home.		

Parcel: 00-00-31-1800-0026-0010 Main	Address: 272 Pine Ridge Dr Bayfield, CO 81122 402 Beech St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Contractor Gaines Turf Services P.O. Box 16432 Fernandina Beach, FL 32035 Business: 9047534530 Mobile: 904753453	Applicant Julie Faux 402 Beech St Beech Fernandina Beach, FL 32034 Mobile: 720-271-2114	Owner Julie Faux 402 Beech St Beech Fernandina Beach, FL 32034 Mobile: 720-271-2114
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Note	Created By	Date and Time Created
1. waiting for proof of ownership	Sylvie McCann	09/14/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023657	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00023657		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0221 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/14/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 10/14/2022
Status: Approved	Square Feet: 0.00	Completed: 09/27/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/27/2023
Description: Certificate of Approval (COA) repair deteriorated wood siding as-needed, in-kind and paint: Body - SW9065 Perfect Periwinkle Trim - SW7757 High Reflective White Window Sashes/Front Door - SW91979 Anchors Aweigh		

Parcel: 00-00-31-1800-0037-0070 Main	Address: 11 S 7Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner Ruth E. Maestre & Paul A. Lore (JT/RS) 11 S 7th ST Fernandina Beach, FL 32034 Mobile: 7346576295	Applicant Ruth Maestre 11 S 7th ST Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023985	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00023985		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00