



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 17, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of October 20, 2022.

4. OLD BUSINESS

4.1 HDC 2021-0045 - MICHAEL STAUFFER, AGENT FOR FYRE HOLDINGS II LLC, 227 S. 7TH STREET

Amendment to a previously approved Certificate of Approval (COA) to reduce the number of stories to construct a 1-story accessory structure. *(Quasi-Judicial)*

4.2 HDCV2022-0003 - MIRANDA ARCHITECT, AGENT FOR I 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)*

5. NEW BUSINESS

5.1 HDC 2022-0072 - MIRANDA ARCHITECT, AGENT FOR I P HOLDINGS GROUP LLC, 101 N. 2ND STREET

Certificate of Approval (COA) to adaptively rehabilitate CH Huot Building for use as a cafe/market, restaurant/bar, hotel, and event venue. *(Quasi-Judicial)*

5.2 HDC 2022-0073 - ANTHONY DIBUONO, AGENT FOR RACHRIDGE LLC, 115 CENTRE STREET

After-the-Fact Certificate of Approval (COA) to remove metal cornice and replace with custom replica. *(Quasi-Judicial)*

6. BOARD BUSINESS

6.1 Alternate Member #2 - Scheduled for November 15, 2002 City Commission Meeting

6.2 HDC Member Reappointment - Tammi Kosack Scheduled for December 6, 2022 City Commission Meeting

6.3 Chair and Vice-Chair Election - December 15, 2022

7. STAFF REPORT

7.1 Staff Certificates of Approval - October 2022

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR DECEMBER 15, 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 OCTOBER 20, 2022
5:00 PM
CITY HALL CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: James Pozzetta, Froilan Esclusa, Michael Spino, Tammi Kosack

Member Absent: Michael O'Donnell, Tim Poynter

Others Present: Salvatore Cumella, Preservation Planner
Harrison Poole, Interim City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approve minutes of the September 15, 2022 meeting.

Member Esclusa asked for the Minutes be expanded to reflect more information about the discussion of the process in regard to case HDC 2022-0057.

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

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

Chair Spino disclosed ex parte communications with City Project Manager Jake Platt, with Mr. Poynter, applicant for case HDC 2022-0063, and with Staff regarding all cases. Member Kosack disclosed communication with Staff regarding all cases. All other members disclosed no ex parte communications.

Attorney Harrison Poole, interim Board attorney, explained the Quasi-Judicial procedures.

Ms. McCann administered the oath to all parties wishing to give testimony.

4. PRESENTATIONS

4.1 MATERIAL INTEGRITY: WHY HISTORIC FABRIC MATTERS - Salvatore Cumella

Mr. Cumella noted that this presentation will be moved to the November 17, 2022 Regular Meeting.

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*)

Mr. Cumella presented the case and recommended approval.

Member Esclusa asked about the sloped parapet. Member Kosack addressed the abutment to residential properties on the east side and buffer requirements.

Tim Poynter, 1913 Highland Drive, representative for the applicant, confirmed that the parapet will be around all 4 sides, and that pavers will be of pervious material.

Member Kosack asked if there would be a connecting walkway to the adjacent mini golf.

Ryan Poynter, 4110 Dunewood Place, noted that the event structure and area would be prevalent to the space with the emphasis not being on the pickle ball courts. They confirmed that the kitchen would be used only for events.

Member Pozzetta asked about the landscape plan and tree removal and replacement. Mr. Cumella commented that this would fall under the purview of the TRC and that 50% of the tree removed would have to be mitigated.

Member Kosack asked about the trusses' finish.

Mr. Cumella asked about lighting during the periods where no event would be taking place. Mr. Poynter mentioned that most of the time lighting should be off.

Member Kosack asked about impervious surface calculation. Mr. Cumella confirmed the maximum being 75%. Chair Spino asked how the applicant would deal with the noise. Mr. Ryan Poynter noted that any issues would be addressed accordingly as their focus is to be good neighbors and abide by the noise ordinance.

Public Hearing was then opened.

Nancy Carpenter, 113 N. 3rd Street, adjacent property owner, spoke of her concern with the pickle ball court especially the noise generated by this kind of sport.

Bob Carpenter, 113 N. 3rd Street, adjacent property owner, spoke of his concern regarding the quiet enjoyment of their home. He noted his disappointment in the lack of noise abatement requirement as originally recommended by Staff.

Board Discussion was opened

Member Kosack questioned the location of the buffer shown on the south side but not on the east side. Mr. Cumella stated that this will be addressed during their final TRC meeting.

Member Pozzetta asked Staff to clarify that the HDC does not have authority to dictate sound abatement. Mr. Cumella stated that the Council has authority over the design only.

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Pozzetta to approve HDC case 2022-0063 with the following conditions, that the buffer on the east side be added according to the LDC, that the materials for the driveway and the signage be both presented to Staff for approval according to the LDC, and to

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owners follow the noise ordinance; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0063, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, the Waterfront Community Redevelopment Area 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.

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*)

Mr. Cumella presented the case and recommended approval.

Jose Miranda, architect, 309 ½ Centre Street, agent for the owner, was present for any questions from the Board. He noted that the material will match the principal structure including the fence material and that the driveway will be pervious pavers.

Member Esclusa confirmed with Mr. Miranda that the only area being affected by the project is the north elevation and also asked about the fence.

Member Kosack asked about the siding and the decision to match to previous material.

Public Hearing was open and then closed with nobody wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Esclusa to approve HDC case 2022-0071 as presented; AND 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 substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6.2 *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*)

Mr. Cumella presented the case and recommended denial with criteria 1, 2, 3, 4 not being met regarding the driveway design and criteria 2, 3, 4 not being met regarding the variance request for signage.

Member Esclusa asked Staff to clarify the signage requirement.

Jose Miranda, architect, 309 ½ Centre Street, agent for the owner, spoke about how the project evolved, the issues regarding curbing and driveway cut and the legacy signage vs. regular signage requirement according to the LDC, and requested a continuance to a date certain of November 17, 2022.

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

Board Discussion was opened.

Board members discussed legacy signage, Standard Marine branding, signage restoration options, ghost signage,

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and potential changes to the Variance request depending on the outcome of the next TRC meeting discussion.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Esclusa to continue HDC case V2022-0003 to a date certain of November 17, 2022.

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

7. BOARD BUSINESS

Member Kosack asked if the letter to the Tringali Family was sent. Chair Spino confirmed that the letter was sent.

Member Kosack also spoke of LDC amendments regarding lighting and sound. Chair Spino asked if Member Kosack could prepare an amendment proposal, with the help from Staff, to be presented to the PAB. Chair Spino also spoke of some Comp Plan amendment.

Members asked about the Staff approval for the residential mural. Mr. Cumella explained the requirements for murals.

Member Pozzetta spoke of language conflicts in the LDC regarding ADU.

8. STAFF REPORT

8.1 Staff Certificate of Approval for the month of September 2022.

9. PUBLIC COMMENT

Jose Miranda spoke of the roof damage at the Post Office and that the Postmaster should be informed of the damage.

10. ADJOURNMENT 6:34 PM

Sylvie McCann, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0045 AMENDMENT
NOVEMBER 17, 2022

Owner/Applicant:	Michael Stauffer Architect, agent for, Fyre Holdings II, LLC
Property Address:	227 S. 7 th Street (Fairbanks House)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Bed & Breakfast
FL Master Site File #	8NA00084
Year Built:	Primary Structure (1885) Accessory Structure (post 1949)
Contributing Status:	Non-Contributing (accessory structure)
Requested action:	Amendment to a previously approved Certificate of Approval (COA) to reduce the number of stories to construct a 1-story accessory structure. (Quasi-Judicial)

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

227 S. 7th Street



December 7, 2021

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

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

The applicant is seeking an amendment from a Certificate of Approval (COA) which was granted final approval April 21, 2022. The approval was for the construction of a two-story accessory structure with garage on the first floor and storage on the second floor. The applicant is requesting to modify the approved plans to reduce the structure to a one-story garage. Additionally, a demolition of the existing structure was approved through HDC 2021-0044 on April 21, 2022.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

5	<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 amendment to construct a one-story accessory structure is compatible with the Downtown Historic District and appears to meet requirements including, height, scale, massing, and materials.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of this amendment HDC 2021-0045.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2021-0045 **with or without** conditions;

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

That this amendment to HDC case 2021-0045, as presented, **is or is not** substantially compliant with the Land Development Code and the Downtown Historic District Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application and Backup Materials
- EXHIBIT 2 Plans & Elevations
- EXHIBIT 3 HDC 2021-0045 Original Case Files as Approved 04.21.22
- EXHIBIT 4 HDC 2021-0044 Original Case Files as Approved 04.21.22

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9991

Date Submitted: 10/3/2022

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure “ Non-Contributing \$1,500

☐ Demolition of a Primary Structure “ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

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

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Amendment to Previously Approved COA

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

HDC 2021-0045

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

Yes

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

4/21/2022

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*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Fyre Holdings II LLC

Last Name*

NA

Mailing Address*

216 S 6th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9045560064

E-mail Address*

email@fairbankshouse.com

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

9045406059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Modification to existing COA to build a new one story garage vs. the previously approved two story garage Demolition permit for the existing garage was approved via HDC2021-0044 Owner Agent letter previously submitted Photos of existing garage

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
NA	Wood drop siding to match house	Match existing (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Options	metal roof	Galvalume (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Wood	Wood	Match existing (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Concrete	Concrete	Match existing (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

FENCING

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Concrete	Concrete	Gray (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
NA		
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
NA		
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Fairbanks House.pdf	2020 Fairbanks House Survey.pdf	Bn22-002 Fairbanks_Revised Plans.pdf	IMG.JPG
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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

Corporate Warranty Deed

This Indenture, made, **September 28, 2020 A.D.**

Between Fairbanks House, Inc., a Florida corporation whose post office address is: **227 S. 7th Street, Fernandina Beach, Florida**

32034, a corporation existing under the laws of the **State of Florida**, Grantor and

FYRE Holdings II, LLC, a Delaware limited liability company whose post office address is: **227 S. 7th Street, Fernandina Beach, Florida 32034**, Grantee,

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

Parcel One:

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

The south one-half of Lot 2 in Block 39, which said part of lot measures and fronts 50.0 feet on South Sixth Street, which bounds it on the west from whence it extends at right angles east to a depth of 100.0 feet.

Parcel Two:

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 3, 4, 5 and 6 in Block 39, which premises measure 200 feet square, and have a frontage of 200 feet on Seventh Street, which bounds them on the East, and are bounded on the South by Cedar Street, for a distance of 200 feet, and on the West by Sixth Street, for a distance of 200 feet. The above lots described, constituting the South one-half of said Block 39.

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

Parcel Identification Number: **00-00-31-1800-0039-0022 and 00-00-31-1800-0039-0030**

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

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

Fairbanks House, Inc., a Florida corporation

Signed and Sealed in Our Presence:

Jessica Miller
Witness
Print Name: Jessica Miller

Andrea Lennon
Witness
Print Name: Andrea Lennon

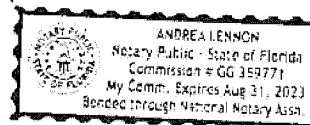
By: William M. Hamilton, Jr.
William M. Hamilton, Jr.
Its: President

By: Theresa G. Hamilton
Theresa G. Hamilton
Its: Secretary

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 28th day of September, 2020, by William M. Hamilton, Jr., the President and Theresa G. Hamilton, the Secretary of Fairbanks House, Inc., a Florida corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

Andrea Lennon (Seal)
Notary Public
Notary Printed Name: Andrea Lennon
My Commission Expires:



MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 816, PAGE 592

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

LOTS 3, 4, 5 AND 6, IN BLOCK 39, WHICH PREMISES MEASURE 200 FEET SQUARE, AND HAVE A FRONTAGE OF 200 FEET ON SEVENTH STREET, WHICH BOUNDS THEM ON THE EAST, AND ARE BOUNDED ON THE SOUTH BY CEDAR STREET, FOR A DISTANCE OF 200 FEET, AND ON THE WEST BY SIXTH STREET, FOR A DISTANCE OF 200 FEET. THE ABOVE LOTS DESCRIBED, CONSTITUTING THE SOUTH ONE-HALF OF SAID BLOCK 39.

TOGETHER WITH:

OFFICIAL RECORDS BOOK 817, PAGE 1000

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

THE SOUTH ONE-HALF OF LOT 2 IN BLOCK 39, WHICH SAID PART OF LOT MEASURES AND FRONT 50.0 FEET ON SOUTH SIXTH STREET, WHICH BOUNDS IT ON THE WEST FROM WHENCE IT EXTENDS AT RIGHT ANGLES EAST TO A DEPTH OF 100.0 FEET.

CERTIFIED TO:

ROBERT BATTERTON AND YVONNE BATTERTON; WESTCOR LAND TITLE INSURANCE COMPANY; ANDREA F. LENNON, P.A.

PROPERTY ADDRESSES:

227 SOUTH SEVENTH STREET AND 216, 220 & 222 SOUTH SIXTH STREET, FERNANDINA BEACH, FL 32034

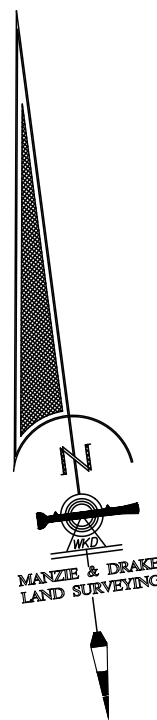
BEECH STREET

(60-FOOT RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SOUTH SIXTH STREET

(60-FOOT RIGHT-OF-WAY)

SOUTH SEVENTH STREET

(60-FOOT RIGHT-OF-WAY)

CEDAR STREET

(60-FOOT RIGHT-OF-WAY)

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

MICHAEL A. MANZIE, P.L.S.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21037 DATE: 9/11/2020 CADD: WKD

F.B. NO: X-326 PAGE NO: 54 FIELD CREW: JM/MM FILE NO: B-1474



NOTES

SCOPE OF WORK:

- DEMOLISH EXISTING GARAGE BUILDING AND REMOVE ALL ELEMENTS
- CONSTRUCT NEW 2-STORY GARAGE AND STORAGE BUILDING

CODES:

- THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 7TH EDITION OF THE FLORIDA BUILDING CODE (2020) AND OTHER CODES AS APPLICABLE
- THIS PROJECT IS IN COMPLIANCE WITH THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
- THIS PROJECT HAS CONCEPTUAL APPROVAL FROM THE CITY HISTORIC DISTRICT COUNCIL (HDC) FILE # 2021-0044
- THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FEMA FIRM PANEL '12089C 0237G' DATED 08/02/2017

ZONING:

- THIS PROPERTY IS ZONED R2
- THIS BUILDING IS CLASSIFIED AS AN ACCESSORY STRUCTURE
- SETBACKS:
 - FRONT: REQ'D 25' ACTUAL: 80'±
 - SIDE: REQ'D 3' ACTUAL: 3.5'
 - REAR: REQ'D 3' ACTUAL: 90'± (FROM 6TH STREET)
- HEIGHT: MAX 25' ACTUAL: 16'-5"±

NOTES:

- REMOVE ALL DEBRIS FROM DEMOLITION
- FILL BELOW SLAB AND COMPACT TO PROVIDE 4" ELEVATION TO SLAB FROM GRADE
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

INDEX OF SHEETS

- C1 COVER SHEET/SITE PLAN
A1 FLOOR PLAN/FOUNDATION PLAN/ROOF PLAN/ELECTRICAL PLAN
A2 ELEVATIONS
D1 DETAILS

REVISIONS

DESIGN TEAM:
ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

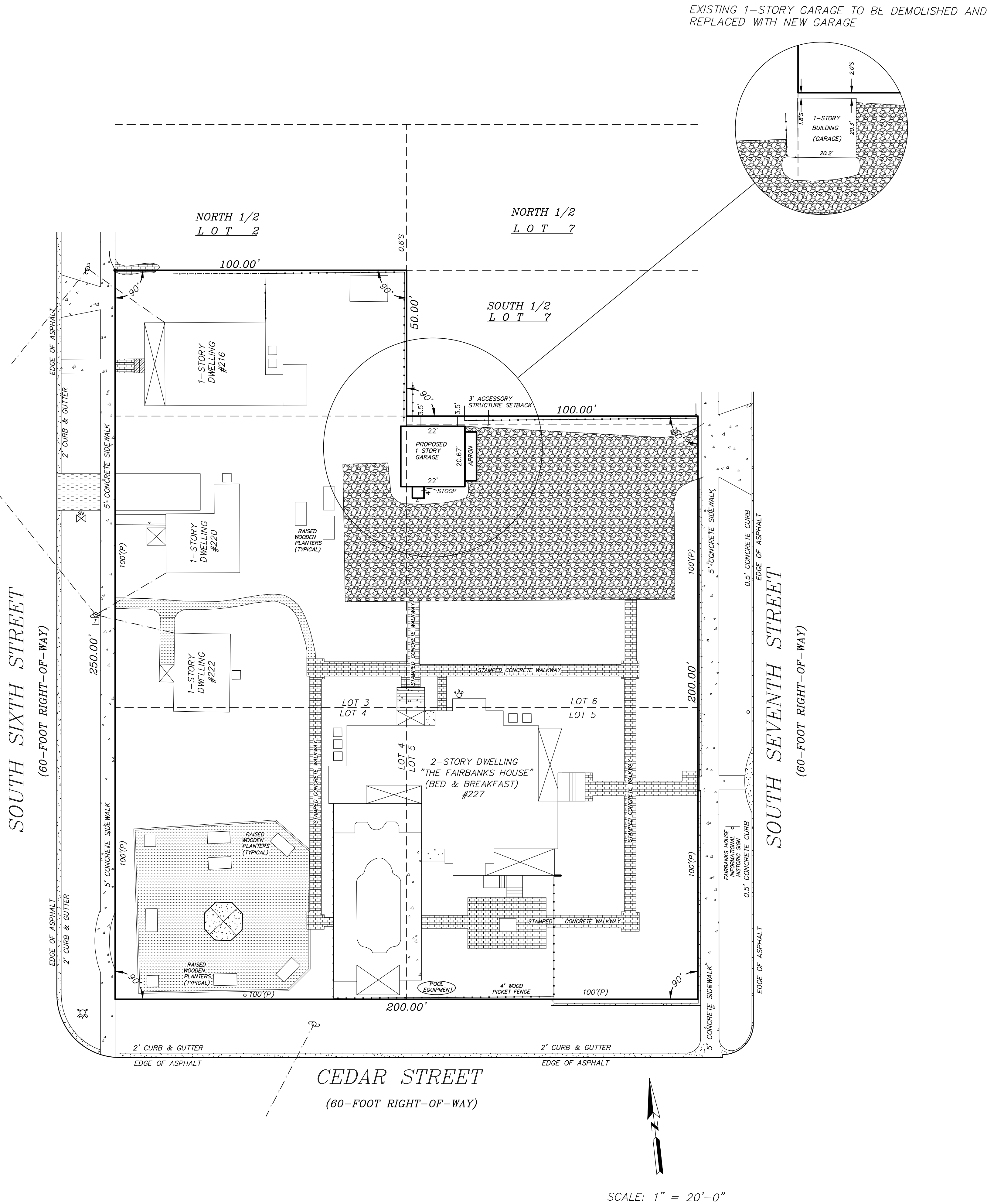
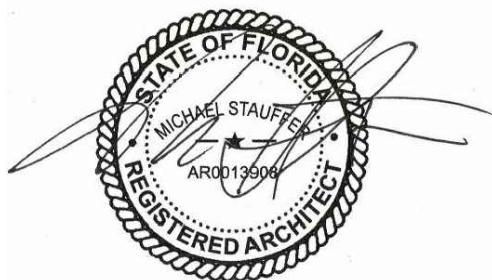
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NORTHEAST FLORIDA DESIGN, INC.
12627 SAN JOSE BLVD. SUITE 702
JACKSONVILLE, FL 32223
TELEPHONE: 904.260.3319

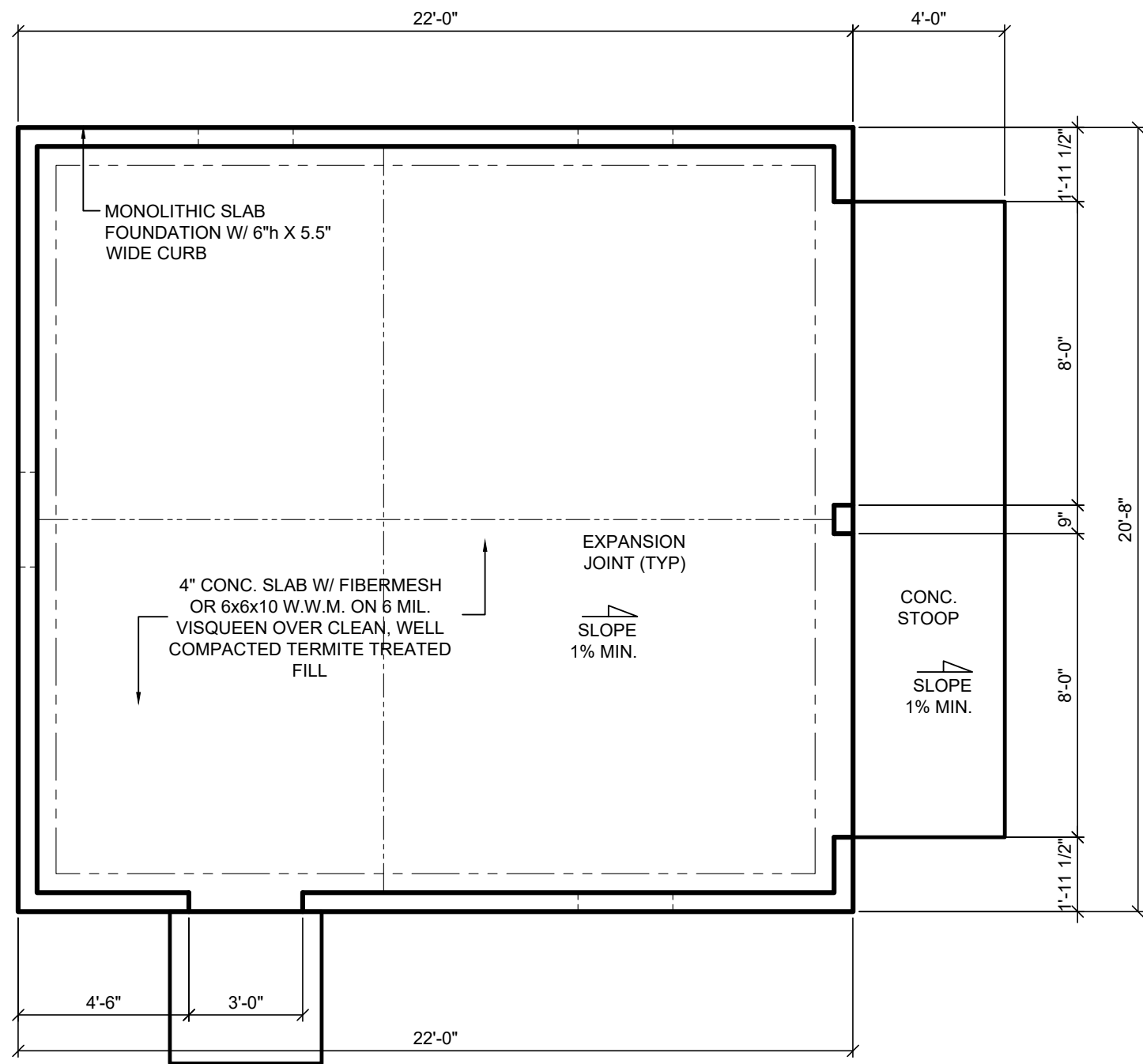
Detached Garage at
the Fairbanks House

Cover Sheet/
Site Plan

227 South 7th Street
Fernandina Beach, FL 32034

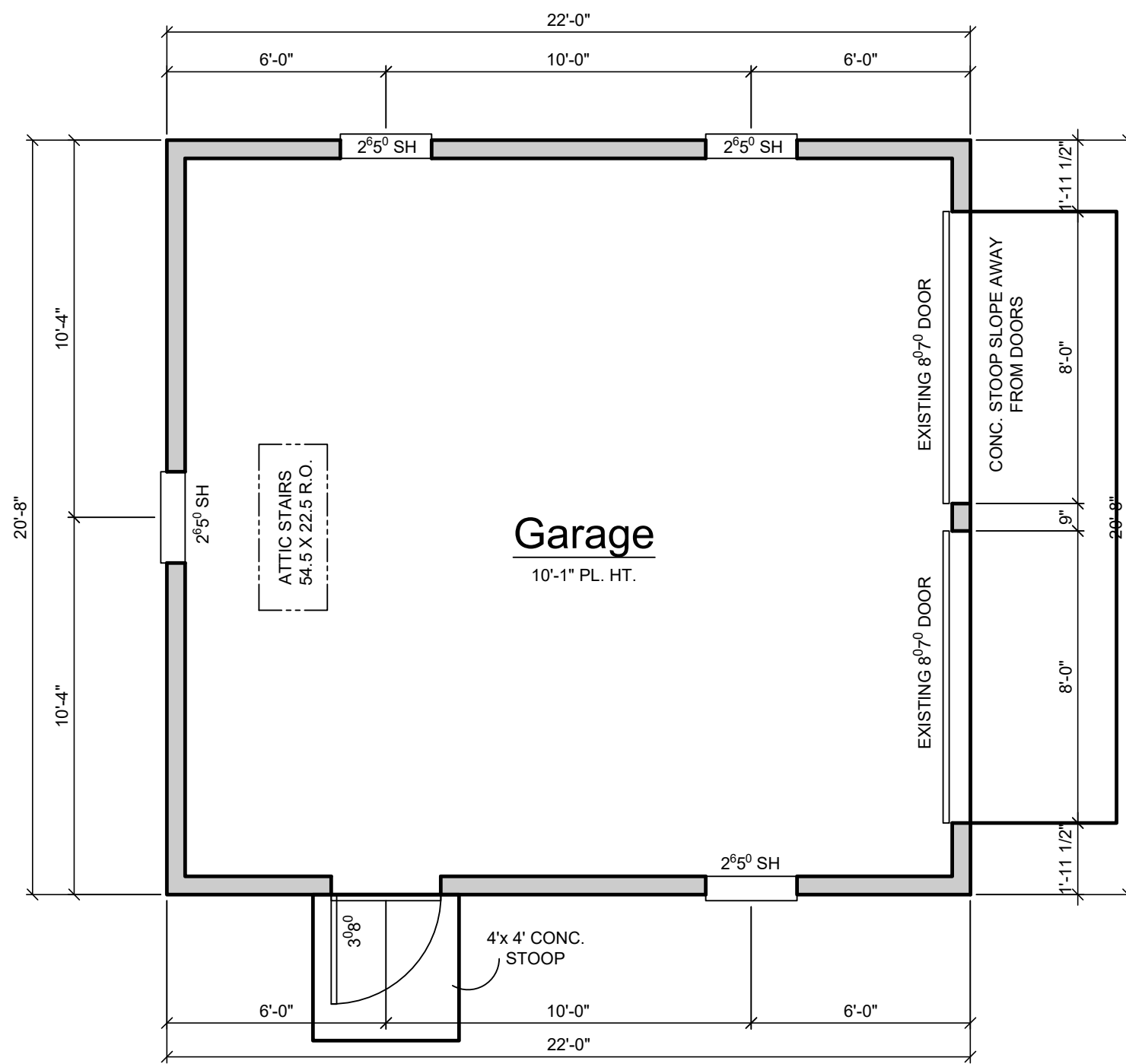
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Date	09.23.22		
Scale	1/4" = 1'-0"	of	
Job	BN22-001B	4	





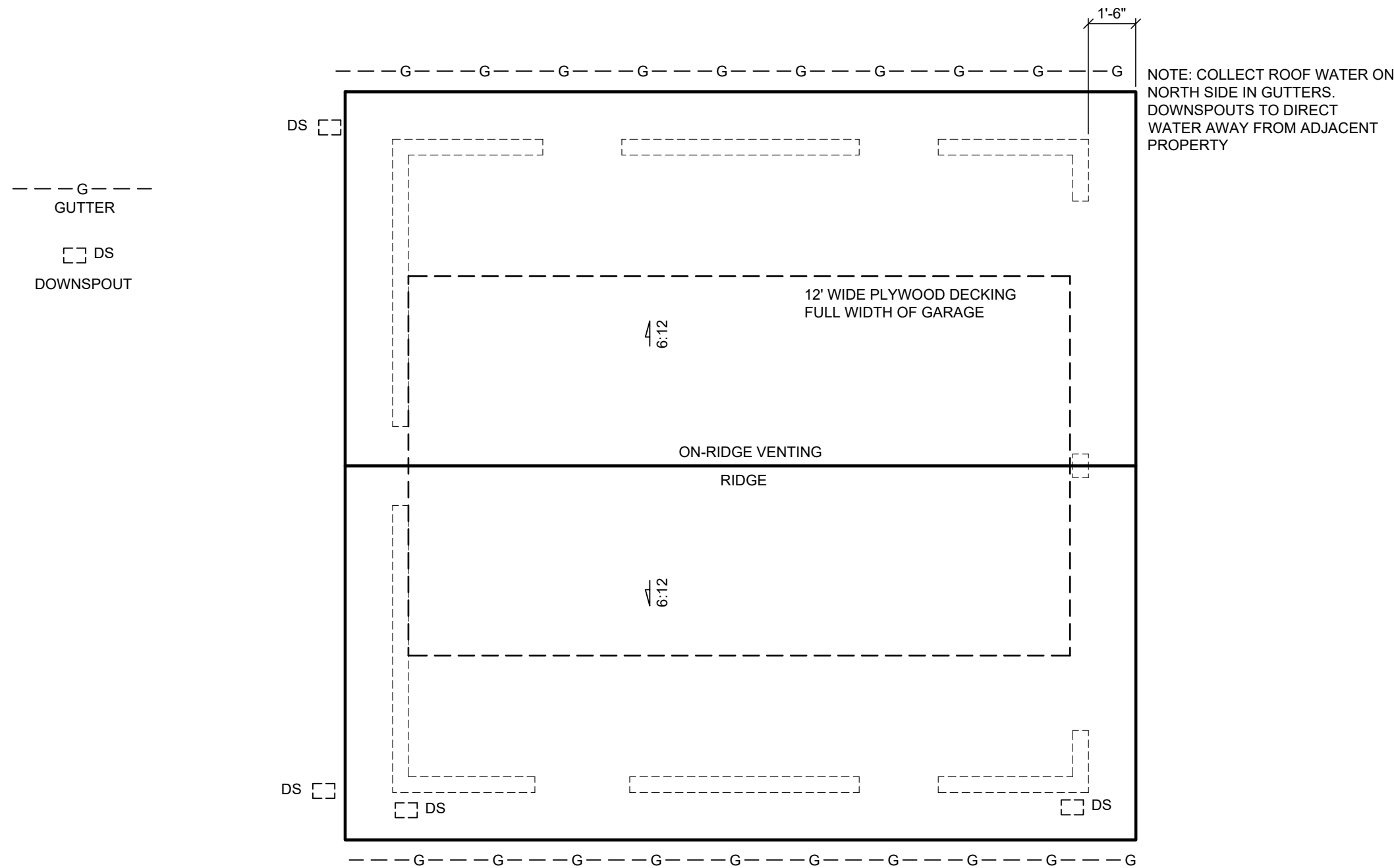
FOUNDATION LAYOUT

NOTE:
FOUNDATION LAYOUT FOR CONCRETE FORMING
LOCATION REFERENCE ONLY.
REFER TO ASSOCIATED ENGINEERING DRAWINGS
FOR FOOTER LOCATIONS AND DETAILS.

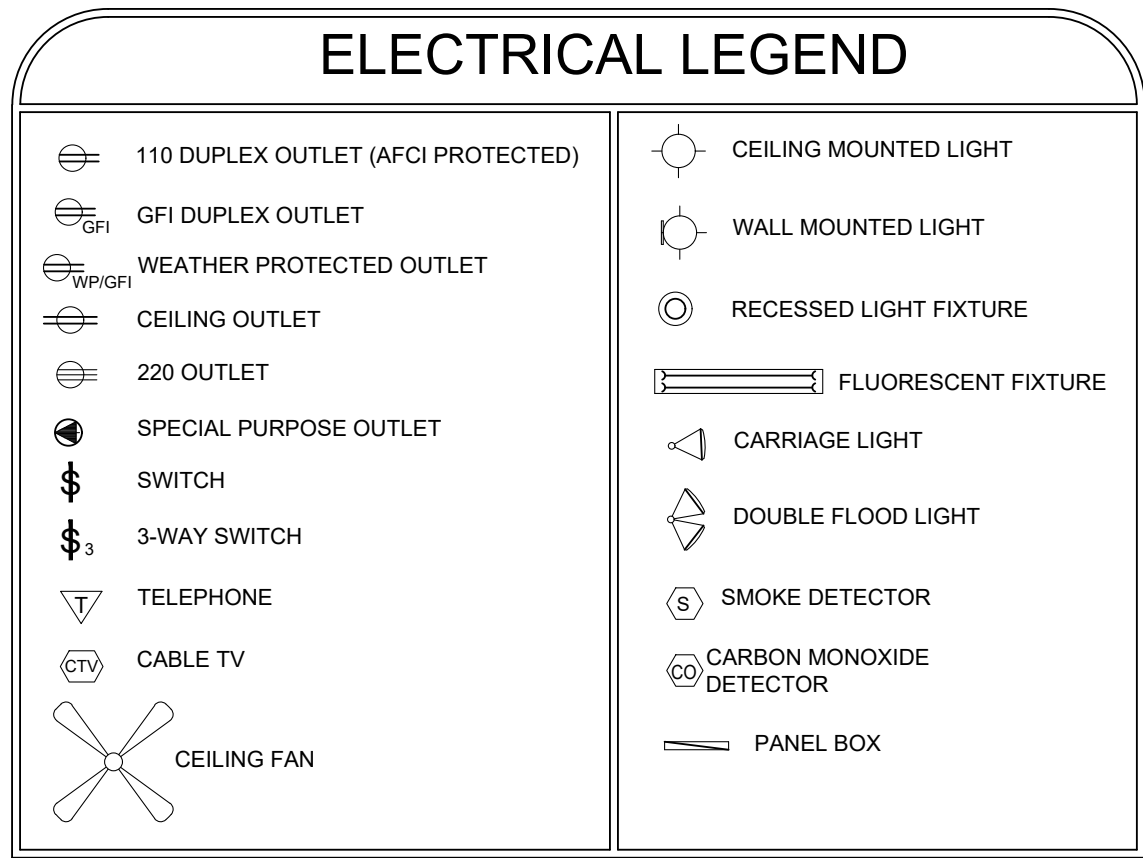


FLOOR PLAN

SQUARE FOOTAGES	
GARAGE	455
TOTAL UNDER ROOF	455

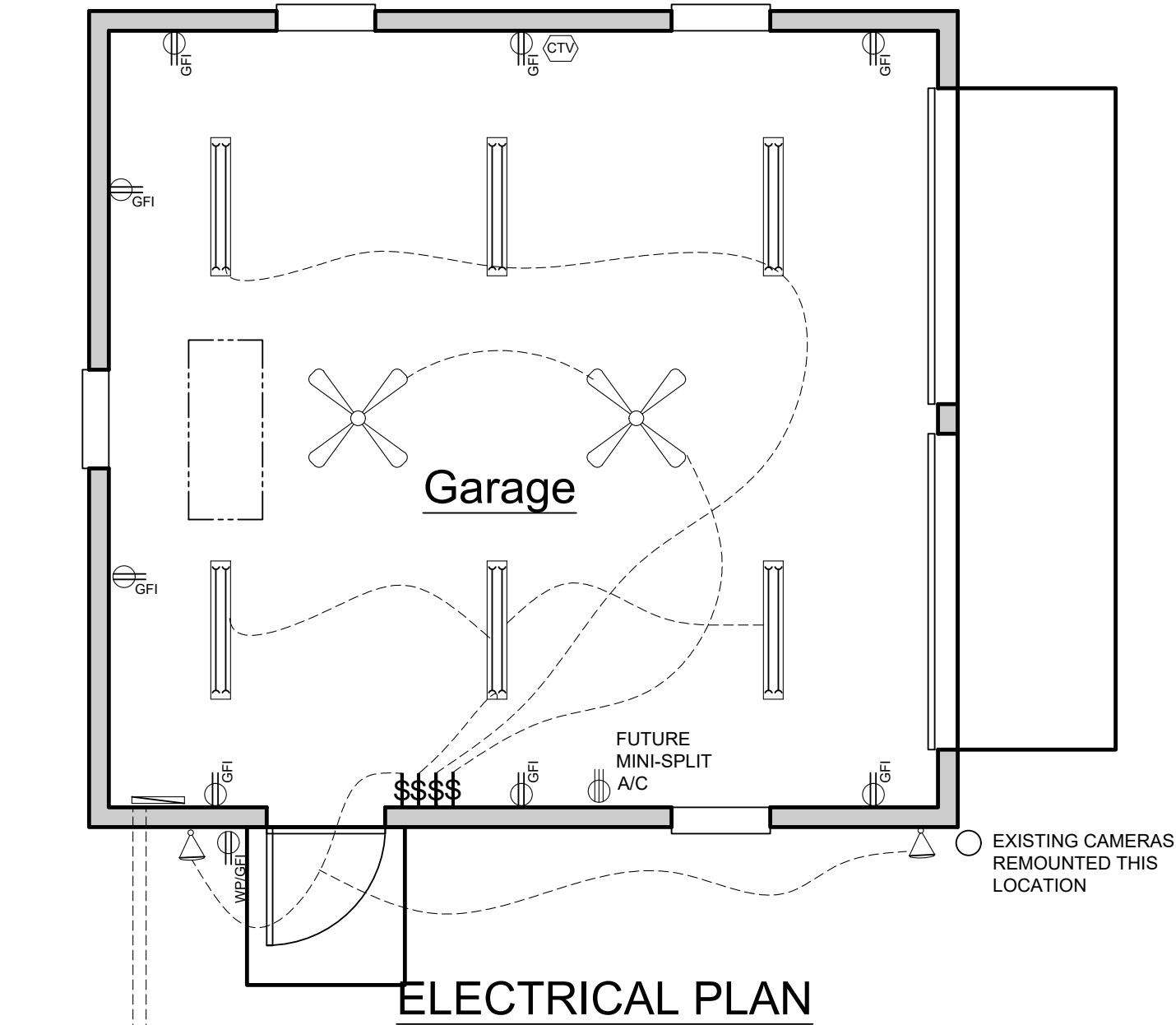


ROOF PLAN

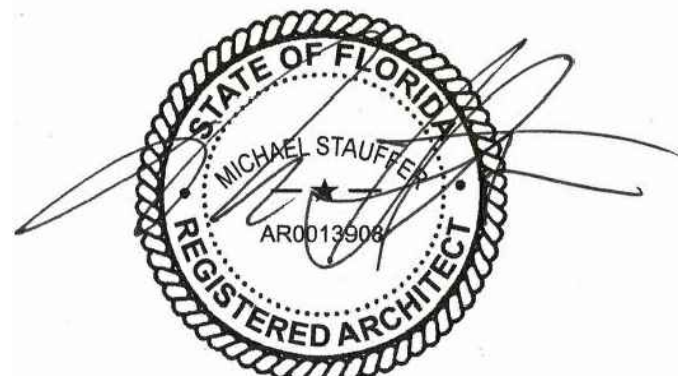


ELECTRICAL NOTES

- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
- ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
- ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
- PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER 2017 NEC [210.12(A)(1)(2)(3)(6)(7)(8)(9)]
- GFI's (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2017 NEC [210.8(A)(1)(2)(3)]
- ALL PERMANENT INTERIOR LIGHTING TO BE 100% HIGH EFFICACY CFL/LED LAMPS
- ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
- DISHWASHER BRANCH CIRCUIT IS GFCI PROTECTED PER 2017 NEC 210.8(D).



ELECTRICAL PLAN



NOTES

- DOORS AND WINDOWS ARE APPROXIMATE FINISHED SIZES; REFER TO MFG'S SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING
- EXTERIOR WALLS ARE 2x6 STUDS
- WINDOW HEADERS @ 8'-0" AFF

REVISIONS

DESIGN TEAM:

ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

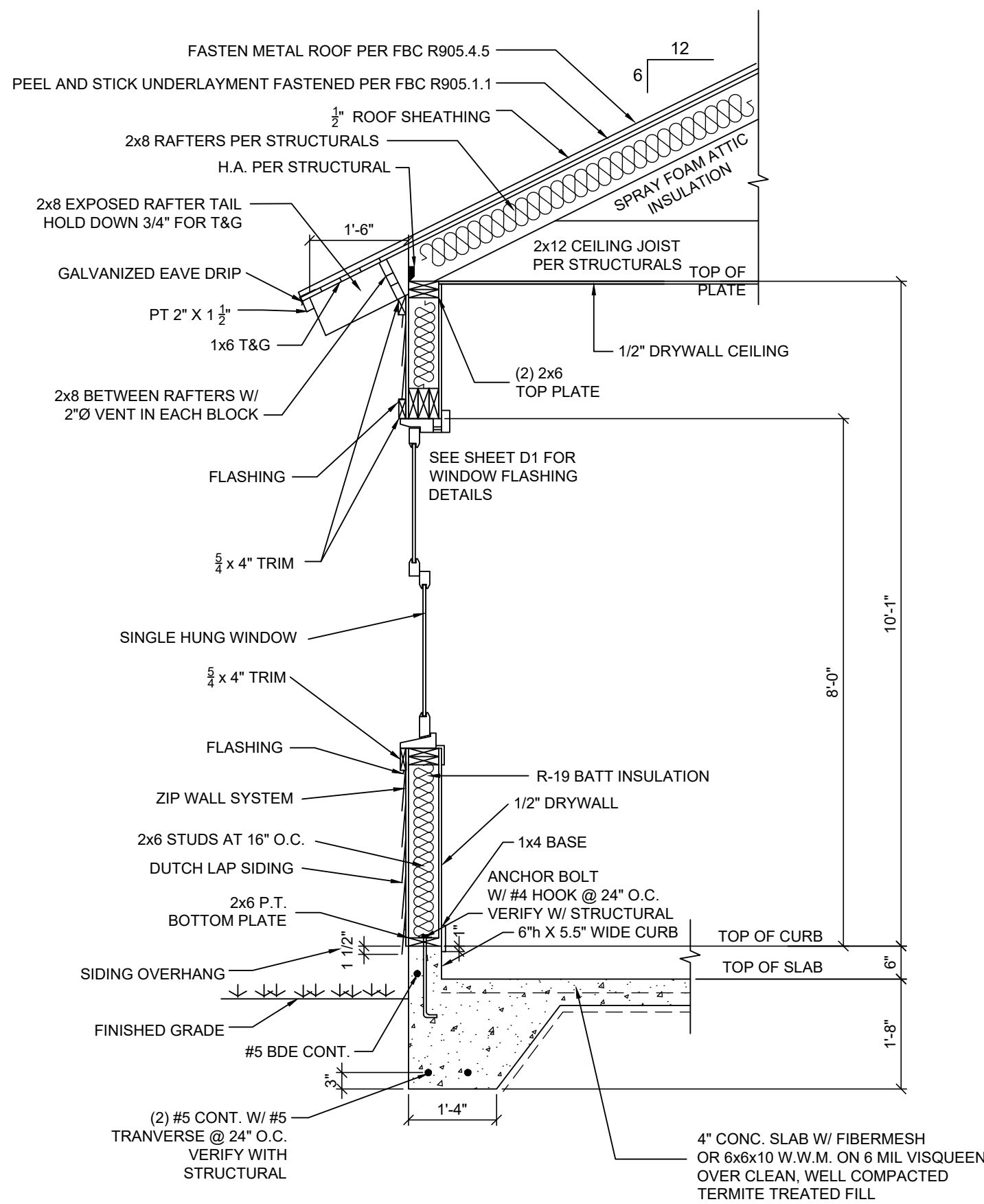
DRAFTING SERVICES BY:
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12627 SAN JOSE BLVD. SUITE 702
JACKSONVILLE, FL 32223
TELEPHONE: 904.260.3319

Detached Garage at
the Fairbanks House

Floor Plans

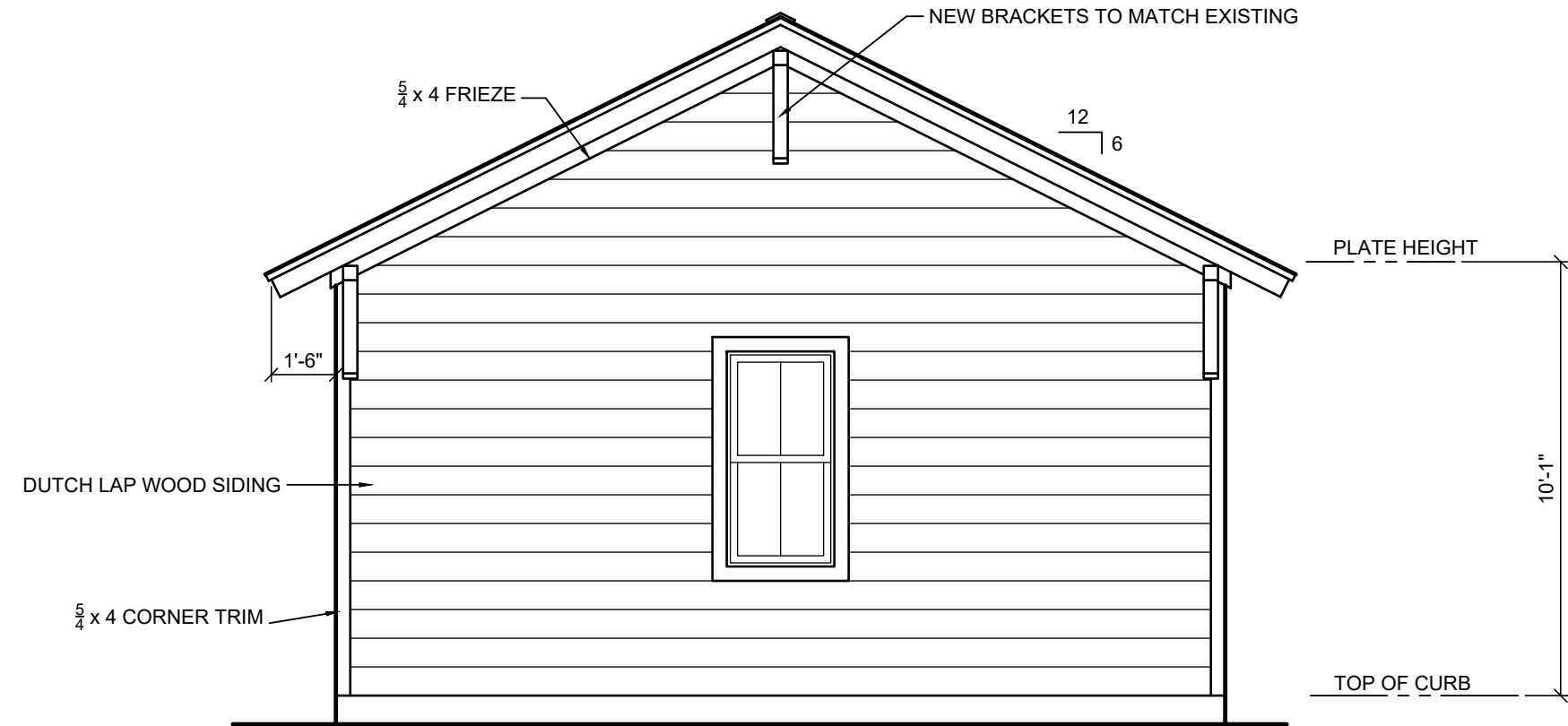
227 South 7th Street
Fernandina Beach, FL 32034

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Date	09.23.22	of	
Scale	1/4"=1'-0"		
Job	BN22-001B	4	

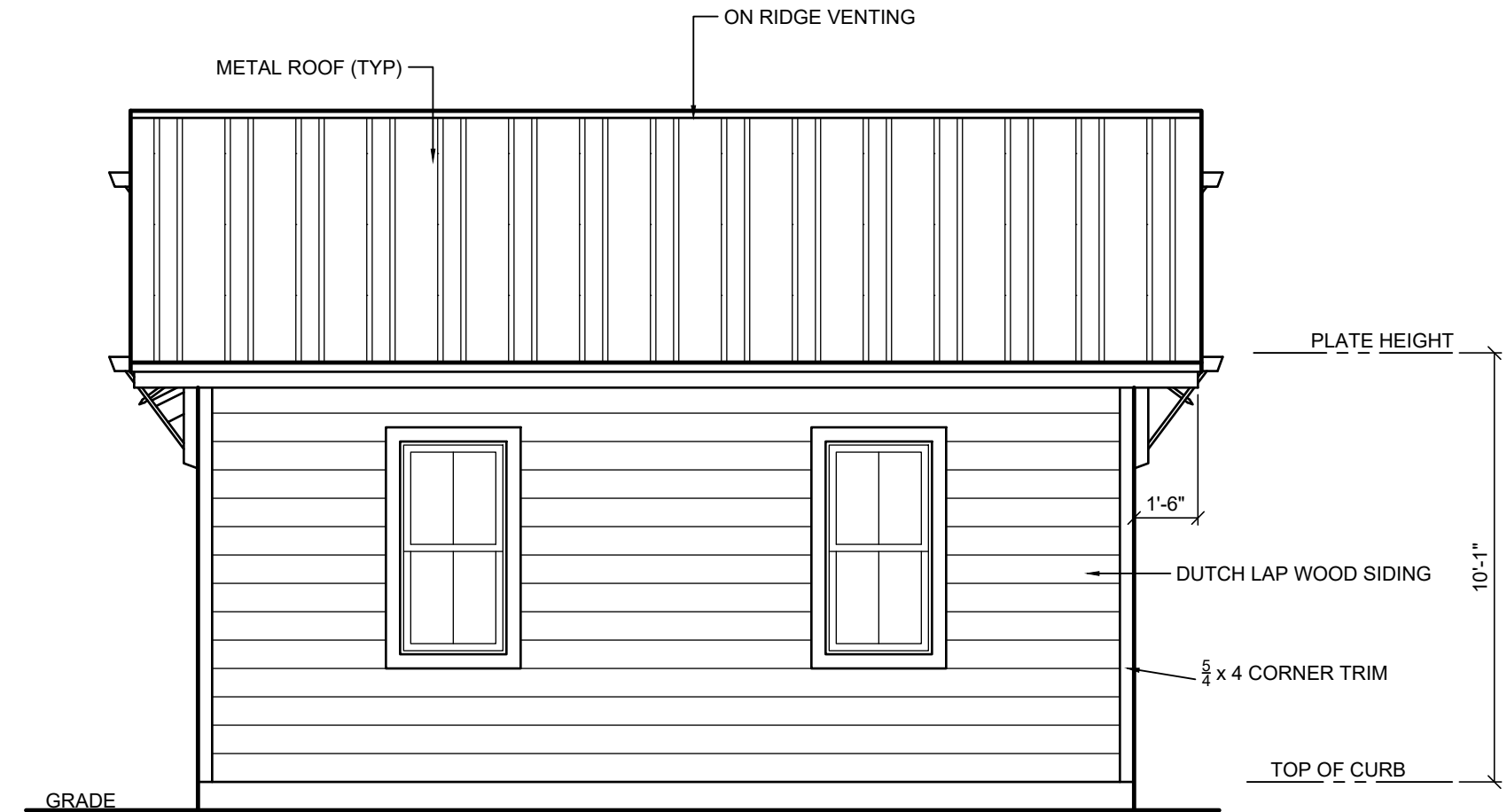


TYPICAL WALL SECTION

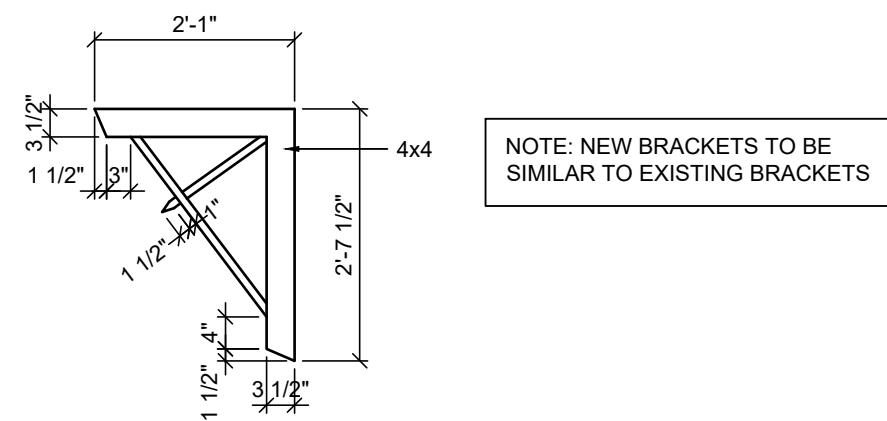
SCALE: 1/2" = 1'-0"
SEE ENGINEER'S PACKAGE
FOR DETAILS



WEST ELEVATION

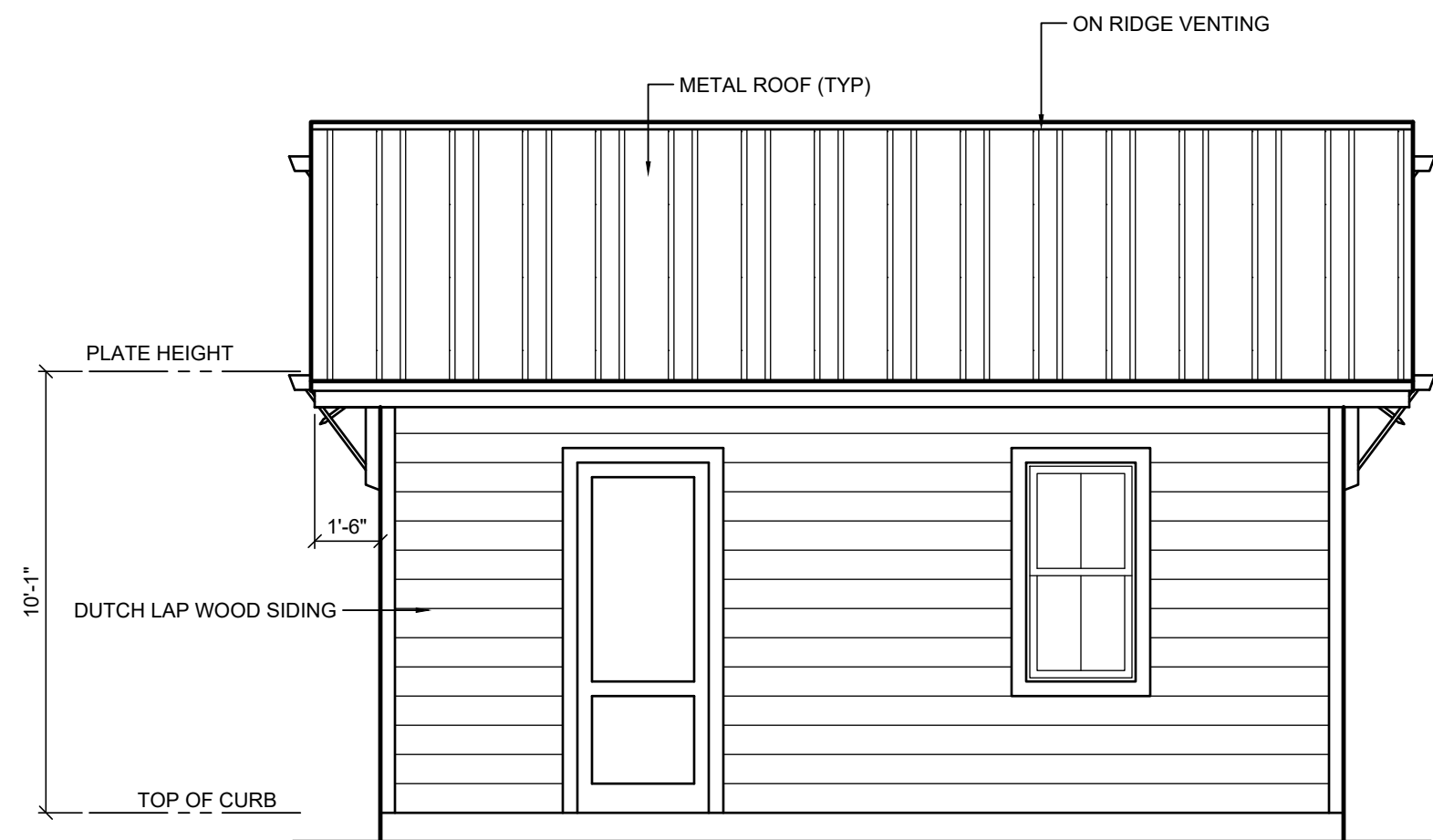


NORTH ELEVATION

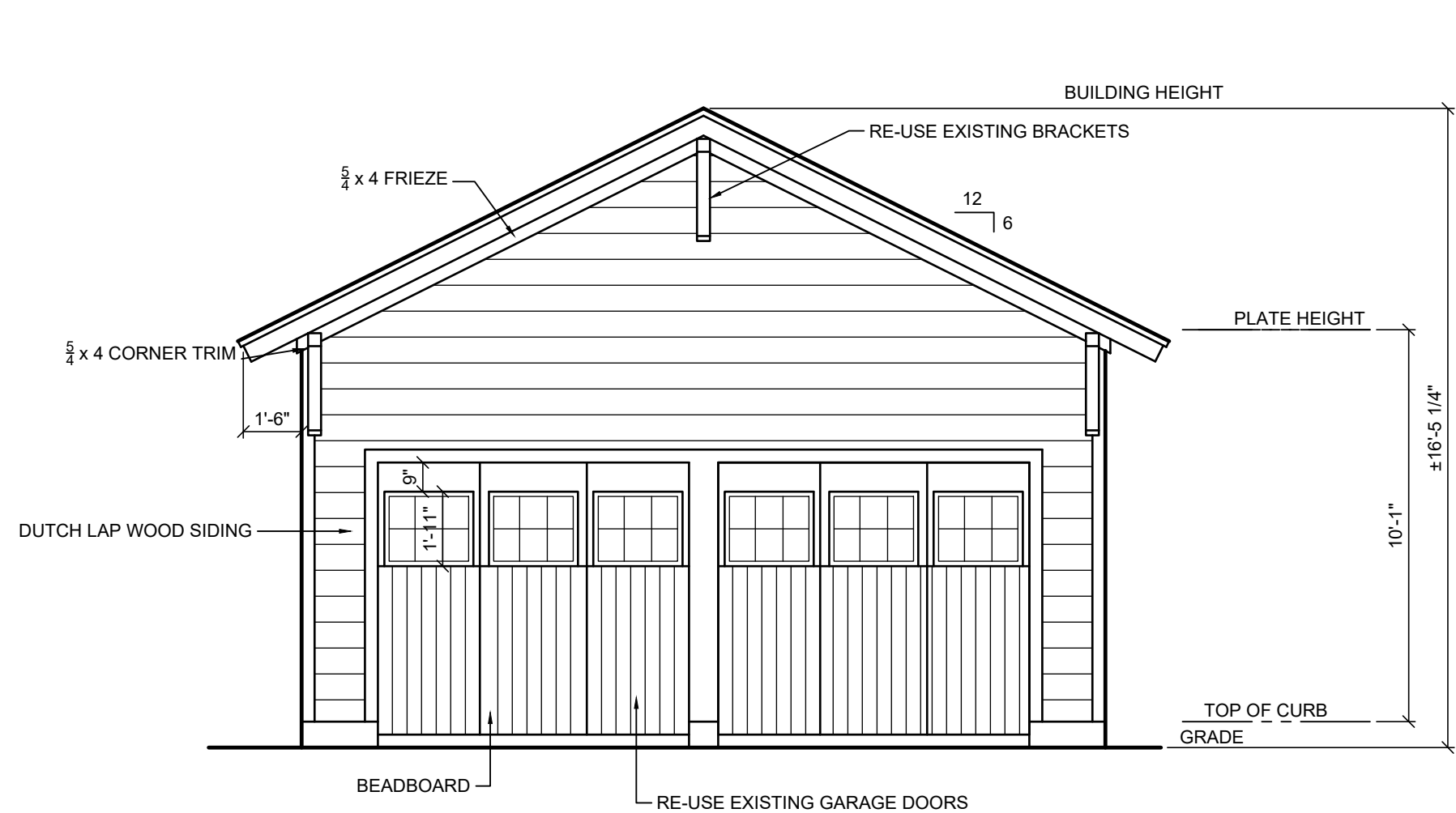


BRACKET DETAIL

(ALL P.T. 2x4)



SOUTH ELEVATION



EAST ELEVATION

ATTIC VENTILATION AREA CALCULATIONS

Excerpt of the 2020 Building Code, Residential

R806.1 Ventilation required.

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilating openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.1.8. Required ventilation openings shall open directly to the outside air.

Exception: Attic ventilation shall not be required when determined not necessary by the code official due to atmospheric or climatic conditions.

R806.2 Minimum vent area.

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

R806.3 Vent and insulation clearance.

Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

Ventilation Required

Attic		455	Square footage
455	÷ 300 =	1.51	
1.51	× .5(50%) =	.75	Square footage net free area req'd for vents

Roof Vent Specifications

(per manufacturer)

4'-0" vent-provides 1.0 sq.ft. net free space
6'-0" vent-provides 1.5 sq.ft. net free space
8'-0" vent-provides 2.0 sq.ft. net free space

Vents Required

(2) 4'-0" vents @ 1 sq.ft. = 2.0
(0) 6'-0" vents @ 1.5 sq.ft. = 0.0
(0) 8'-0" vents @ 2 sq.ft. = 0.0

2 sq.ft. net free area provided by vents
2 sq.ft. net free area provided by soffit
4.0 Total sq.ft. venting provided

NOTES

1. GUTTERS AND DOWNSPOUTS SHOWN ON
ROOF PLAN (SHEET A2)

REVISIONS

DESIGN TEAM:

ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

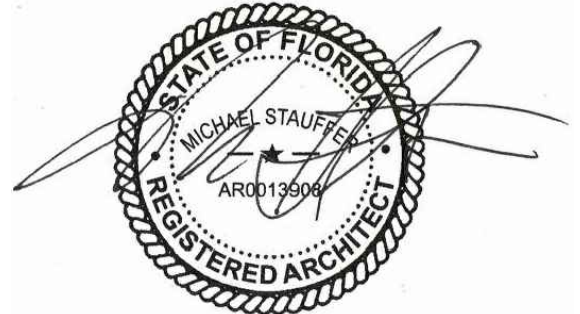
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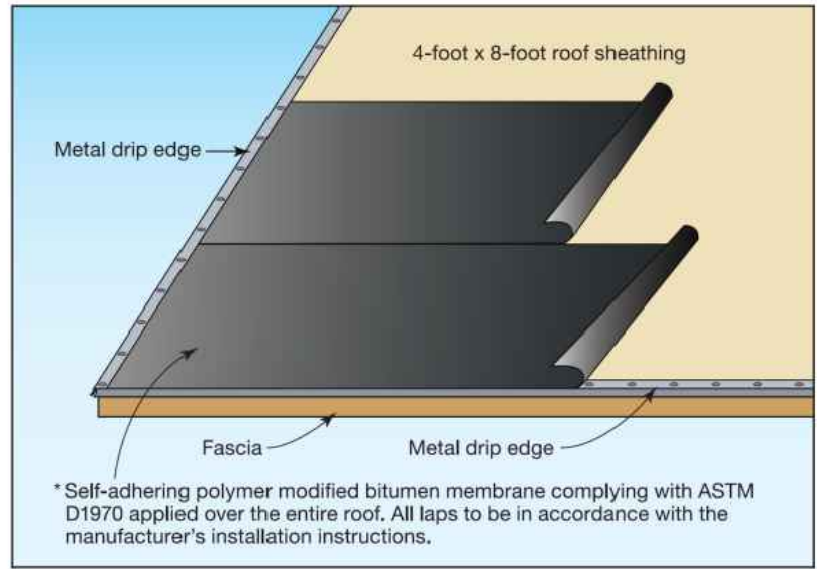
Detached Garage at the Fairbanks House

Elevations

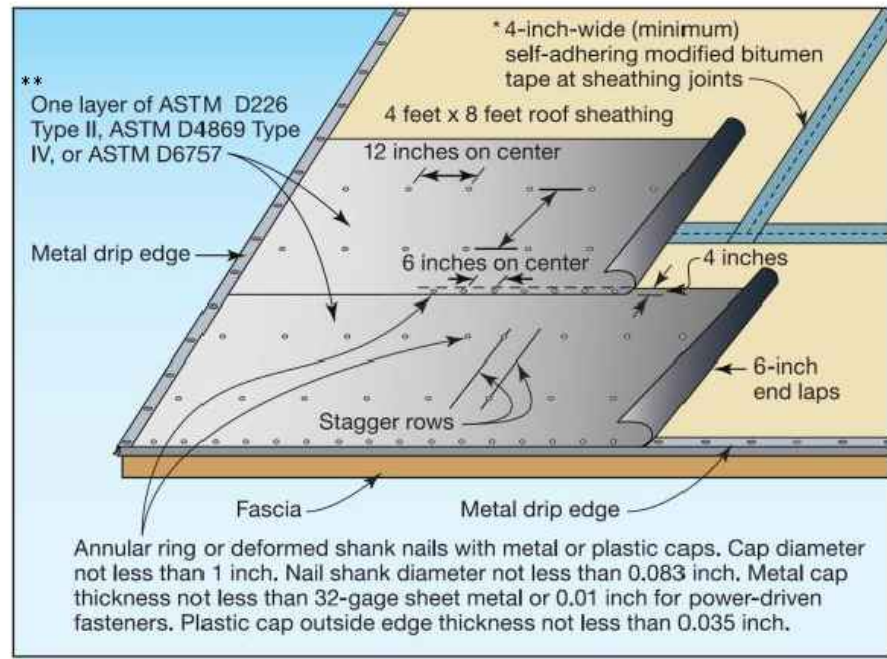
227 South 7th Street
Fernandina Beach, FL 32034

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Scale	1/4" = 1'-0"	of
Job	BN22-001B	4

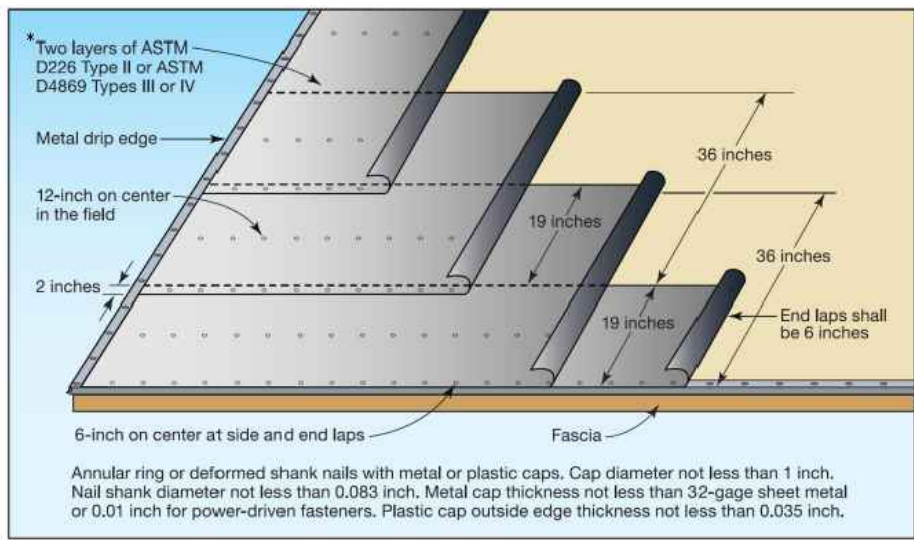




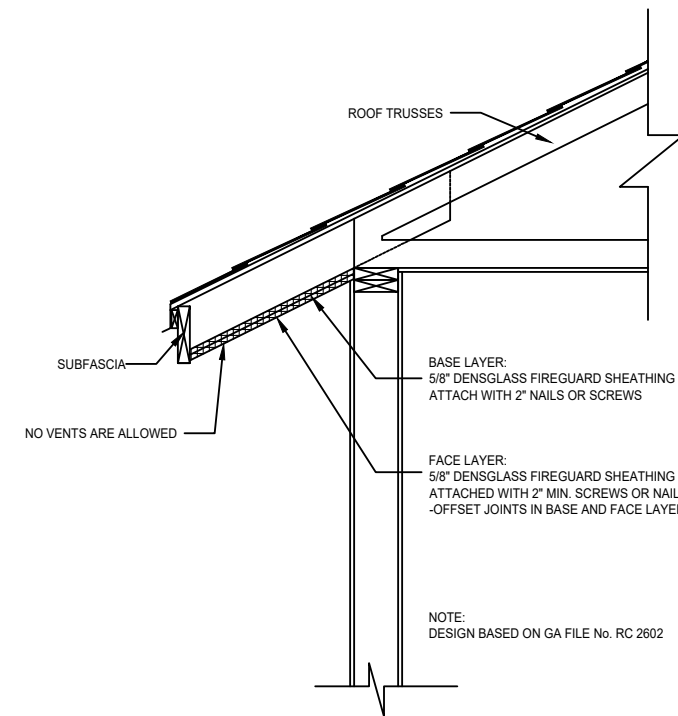
Sealed Roof Deck Option #1



Sealed Roof Deck Option #2

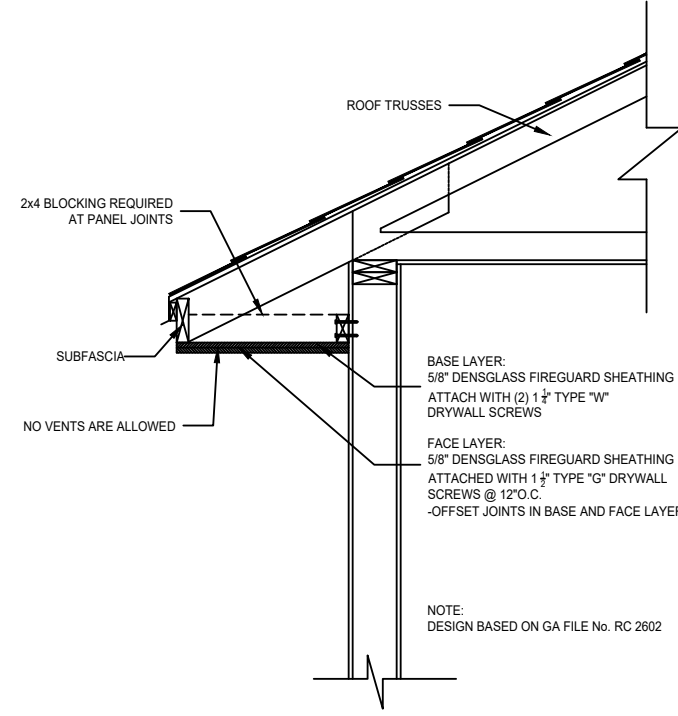


Sealed Roof Deck Option #3



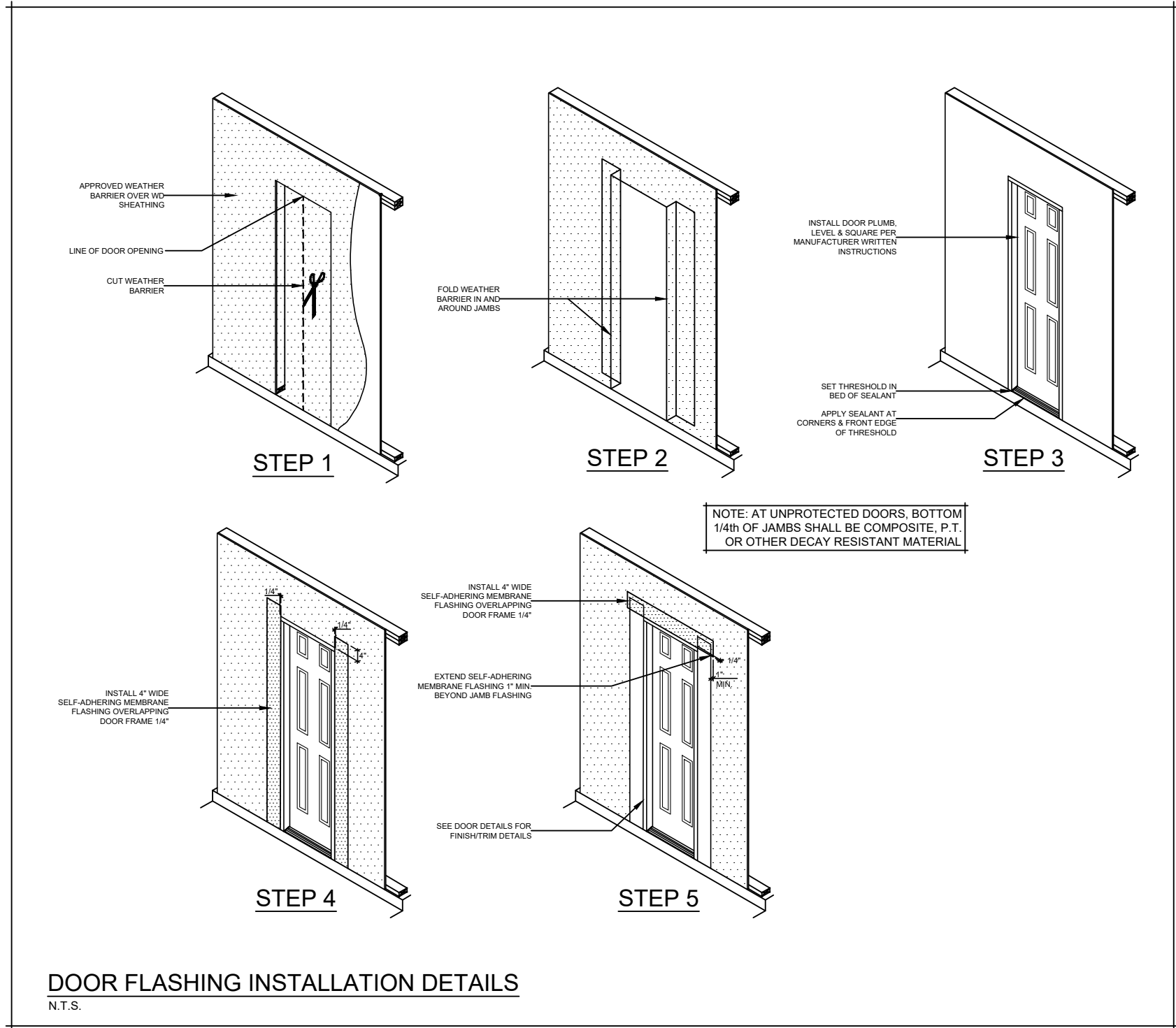
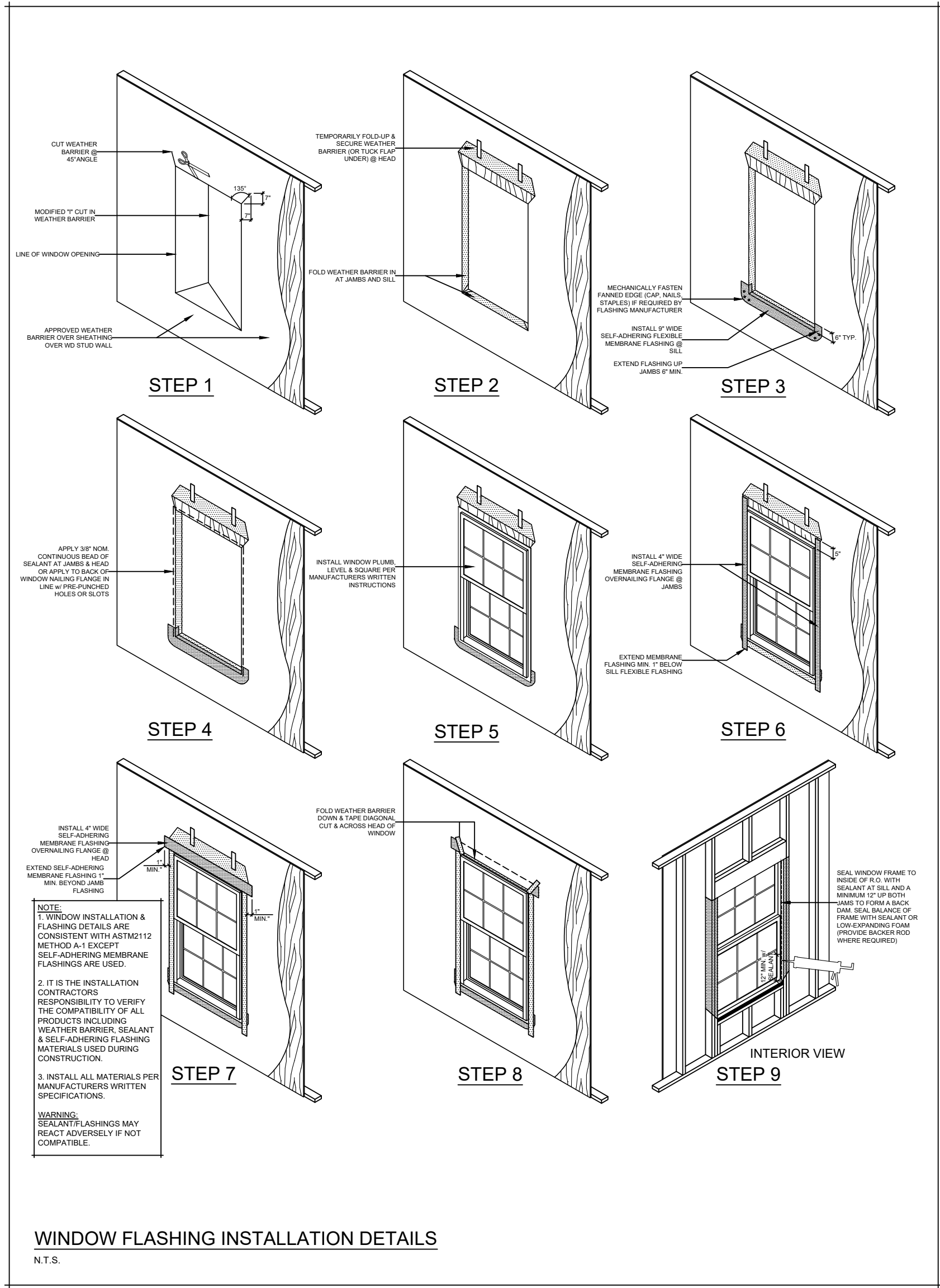
(1) HOUR FIRE RATED (UNDERSIDE ONLY) SOFFIT AS NEEDED
THIS DETAIL ONLY APPLICABLE WHERE SEPARATION DISTANCE OF OVERHANG IS LESS THAN 2' AND MORE THAN 2' FROM PROPERTY LINE

ALTERNATE:
RATED SOFFIT ASSEMBLES WHICH MEET
UL STANDARDS FOR (1) HOUR
FIRE RATING ARE PERMITTED



(1) HOUR FIRE RATED (UNDERSIDE ONLY) SOFFIT AS NEEDED
THIS DETAIL ONLY APPLICABLE WHERE SEPARATION DISTANCE OF OVERHANG IS LESS THAN 2' AND MORE THAN 2' FROM PROPERTY LINE

ALTERNATE:
RATED SOFFIT ASSEMBLES WHICH MEET
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FIRE RATING ARE PERMITTED



NOTES

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Detached Garage at the Fairbanks House

Details

227 South 7th Street
Fernandina Beach, FL 32034

Drawn	LP	Sheet	D1
Date	09.23.22		
Scale	1/4" = 1'-0"	of	4
Job	BN22-001B		



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0045
APRIL 21, 2022

Owner/Applicant:	MICHAEL STAUFFER, ARCHITECT, AGENT FOR, FYRE HOLDINGS II, LLC.,
Property Address:	227 S. 7 th Street (Fairbanks House)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Bed & Breakfast
FL Master Site File #	8NA00084
Year Built:	Primary Structure (1885) Accessory Structure (post 1949)
Contributing Status:	Non-Contributing (accessory structure)
Requested action:	Certificate of Approval (COA) to construct a 2-story 625 sq. ft. accessory structure. (Quasi-Judicial)

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

227 S. 7th Street



December 7, 2021

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

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

The applicant is seeking approval to construct a 2-story 625 sq ft accessory structure. Demolition of the existing non-contributing structure and conceptual approval for this project were granted on December 16, 2021.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

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

ANALYSIS:

Staff finds that the proposed accessory structure is compatible with the Downtown Historic District and meets requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0045.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0045 **with or without** conditions;

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

That HDC case 2021-0045, as presented, **is or is not** substantially compliant with the Land Development Code and the Downtown Historic District Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-0045 Application and Backup Materials**
EXHIBIT 2 **Plans & Elevations**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8846

Date Submitted: 3/8/2022

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?*

11/5/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Fyre Holdings II LLC

Last Name*

NA

Mailing Address*

216 S 6th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-540-6059

E-mail Address*

mike@mstaufferarchitect.com

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

9045406059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Construction of a new two story garage and storage building Conceptual approval was for demo of the existing garage HDC Application # 2021-0045

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

Design Vision Statement*

The new garage is designed to be similar to the existing one story garage to be demolished. The materials and exterior are designed to be compatible with the style of the main Fairbanks House. Colors will also match the existing house. The plan is to reuse the existing garage doors and the existing gable brackets. New brackets will have style similar to existing.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
NA	Wood drop siding to match house	Match existing (Name/Number)

DOORS

Manufacturer	Product Description	Color
Jeld-wen	Steel two panel door Include FL Product Approval # for Windows and Doors	Match existing (Name/Number)

WINDOWS

Manufacturer

Andersen

Product Description

200 Series Double hung

Include FL Product Approval # for Windows and Doors

Color

Sandtone

(Name/Number)

ROOFING**Manufacturer**

GAF

Product Description

Timberline asphalt shingles/metal on canopy - 5 V crimp

Color

Charcoal gray/natural met.

(Name/Number)

FASCIA/TRIM**Manufacturer**

Wood

Product Description

Wood

Color

Match existing

(Name/Number)

FOUNDATION**Manufacturer**

Concrete

Product Description

Concrete

Color

Match existing

(Name/Number)

SHUTTERS**Manufacturer**

NA

Product Description

NA

Color

NA

(Name/Number)

PORCH/DECK**Manufacturer**

NA

Product Description

NA

Color

NA

(Name/Number)

FENCING**Manufacturer**

NA

Product Description

NA

Color

NA

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

Concrete

Product Description

Concrete

Color

Gray

(Name/Number)

SIGNAGE

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

BN22-002
Fairbanks_ Revised
Prelims.pdf

Upload 2

2020 Fairbanks House
Survey.pdf

Upload 3

Fairbanks Garage.pdf

Upload 4

Fairbanks
Garage_ Exterior
Lights_PROG_P560098-
031.pdf

Upload 5

Fairbanks Garage_Roof
Materials__Timberline_HDZ.pdf

Upload 6

Fairbanks Garage.pdf

Upload 7

Fairbanks House.pdf

Upload 8

Choose File

No file selected

Certification*



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



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

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

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

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

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

Applicant First Name*

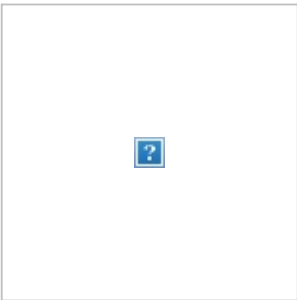
Applicant Last Name*

Michael

Stauffer

Today's Date*

3/8/2022



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.

Corporate Warranty Deed

This Indenture, made, **September 28, 2020 A.D.**

Between Fairbanks House, Inc., a Florida corporation whose post office address is: **227 S. 7th Street, Fernandina Beach, Florida**

32034, a corporation existing under the laws of the **State of Florida**, Grantor and

FYRE Holdings II, LLC, a Delaware limited liability company whose post office address is: **227 S. 7th Street, Fernandina Beach, Florida 32034**, Grantee,

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

Parcel One:

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

The south one-half of Lot 2 in Block 39, which said part of lot measures and fronts 50.0 feet on South Sixth Street, which bounds it on the west from whence it extends at right angles east to a depth of 100.0 feet.

Parcel Two:

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 3, 4, 5 and 6 in Block 39, which premises measure 200 feet square, and have a frontage of 200 feet on Seventh Street, which bounds them on the East, and are bounded on the South by Cedar Street, for a distance of 200 feet, and on the West by Sixth Street, for a distance of 200 feet. The above lots described, constituting the South one-half of said Block 39.

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

Parcel Identification Number: **00-00-31-1800-0039-0022 and 00-00-31-1800-0039-0030**

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

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

Fairbanks House, Inc., a Florida corporation

Signed and Sealed in Our Presence:

Jessica Miller
Witness
Print Name: Jessica Miller

Andrea Lennon
Witness
Print Name: Andrea Lennon

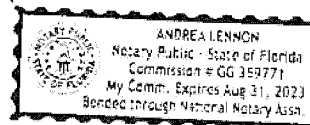
By: William M. Hamilton, Jr.
William M. Hamilton, Jr.
Its: President

By: Theresa G. Hamilton
Theresa G. Hamilton
Its: Secretary

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 28th day of September, 2020, by William M. Hamilton, Jr., the President and Theresa G. Hamilton, the Secretary of Fairbanks House, Inc., a Florida corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

Andrea Lennon (Seal)
Notary Public
Notary Printed Name: Andrea Lennon
My Commission Expires:



MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 816, PAGE 592

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

LOTS 3, 4, 5 AND 6, IN BLOCK 39, WHICH PREMISES MEASURE 200 FEET SQUARE, AND HAVE A FRONTAGE OF 200 FEET ON SEVENTH STREET, WHICH BOUNDS THEM ON THE EAST, AND ARE BOUNDED ON THE SOUTH BY CEDAR STREET, FOR A DISTANCE OF 200 FEET, AND ON THE WEST BY SIXTH STREET, FOR A DISTANCE OF 200 FEET. THE ABOVE LOTS DESCRIBED, CONSTITUTING THE SOUTH ONE-HALF OF SAID BLOCK 39.

TOGETHER WITH:

OFFICIAL RECORDS BOOK 817, PAGE 1000

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

THE SOUTH ONE-HALF OF LOT 2 IN BLOCK 39, WHICH SAID PART OF LOT MEASURES AND FRONT 50.0 FEET ON SOUTH SIXTH STREET, WHICH BOUNDS IT ON THE WEST FROM WHENCE IT EXTENDS AT RIGHT ANGLES EAST TO A DEPTH OF 100.0 FEET.

CERTIFIED TO:

ROBERT BATTERTON AND YVONNE BATTERTON; WESTCOR LAND TITLE INSURANCE COMPANY; ANDREA F. LENNON, P.A.

PROPERTY ADDRESSES:

227 SOUTH SEVENTH STREET AND 216, 220 & 222 SOUTH SIXTH STREET, FERNANDINA BEACH, FL 32034

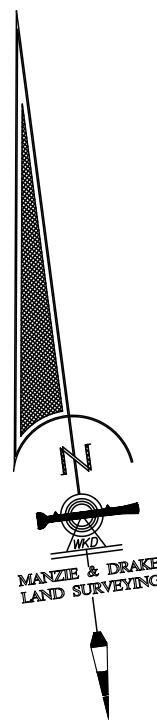
BEECH STREET

(60-FOOT RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SOUTH SIXTH STREET

(60-FOOT RIGHT-OF-WAY)

SOUTH SEVENTH STREET

(60-FOOT RIGHT-OF-WAY)

CEDAR STREET

(60-FOOT RIGHT-OF-WAY)

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

MICHAEL A. MANZIE, P.L.S.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

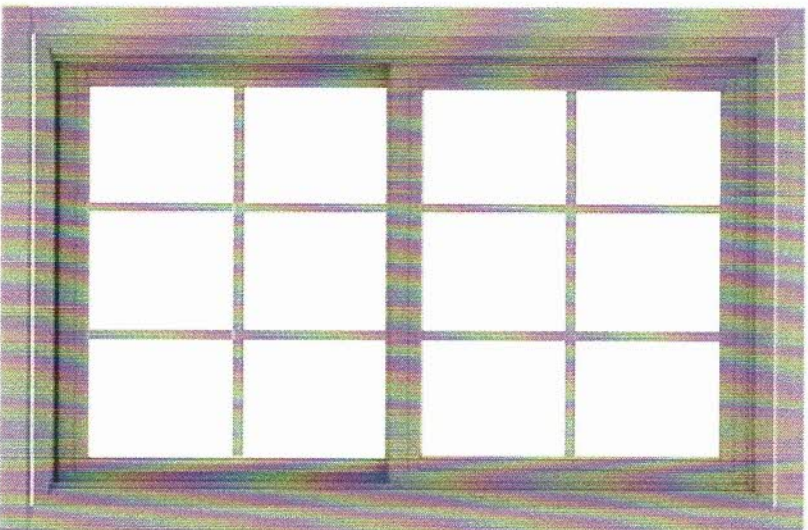
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 21037 DATE: 9/11/2020 CADD: WKD

F.B. NO: X-326 PAGE NO: 54 FIELD CREW: JM/MM FILE NO: B-1474



All Windows & Doors ▶ Single-Hung & Double-Hung



Interior

Exterior

200 SERIES

DOUBLE-HUNG WINDOW



4.3 (32)

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

- Our entry-level wood double-hung
- Wood protected by vinyl exterior
- Narrow profiles let in more light
- Standard sizes up to 3'4" wide and 6' high

Need help? Find an [Andersen Certified Contractor](#) in your area.



TimberlineHDZ
High Definition® Lifetime Shingles



America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™



DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Incandescent

P560098-031

Englewood

Inspired by the warmth and beauty of hammered copper home accents, Englewood's design displays elements of rustic craftsmanship. A one-light medium wall lantern in Black with the inside of the shade that features a metallic copper coating of paint, offering higher illumination reflection. Ideal for Farmhouse architecture design styles. Perfect for interior or exterior applications.

- Inspired by the look of hammered copper Englewood fixtures display elements of rustic craftsmanship
- An interior coating of copper metallic paint amplifies its illumination
- The medium wall lantern can be hung on either side of a front or rear door, by a garage, on exterior walls or in porches or outdoor living areas, or in casual living rooms, dining rooms, kitchens and bathrooms
- Perfect for Farmhouse interior and exterior architecture
- Deep Black finish
- Measures 12in diameter x 10 3/8in ht.
- Uses one 100-watt max. medium base bulb or LED equivalent (sold separately)
- Dark Sky compliant
- UL Safety listed for use in wet locations
- Compatible with standard wall dimmer
- Progress Lighting products are designed for exceptional quality, reliability, and functionality
- Includes installation instructions and mounting hardware
- Coordinating fixtures available

Category: Outdoor

Finish: Black (painted)

Construction: Steel Construction



Diameter: 12"
Height: 10-3/8"
Depth: 13-3/4"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted covers a standard 4" octagonal recessed outlet box 4.625" W., 1.25" ht., 4.625" depth	6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty



The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.



Craftsman Collection
Exterior Steel Doors

The JELD-WEN Promise

The Interior and Exterior Door Slab and System Limited Warranty Includes:

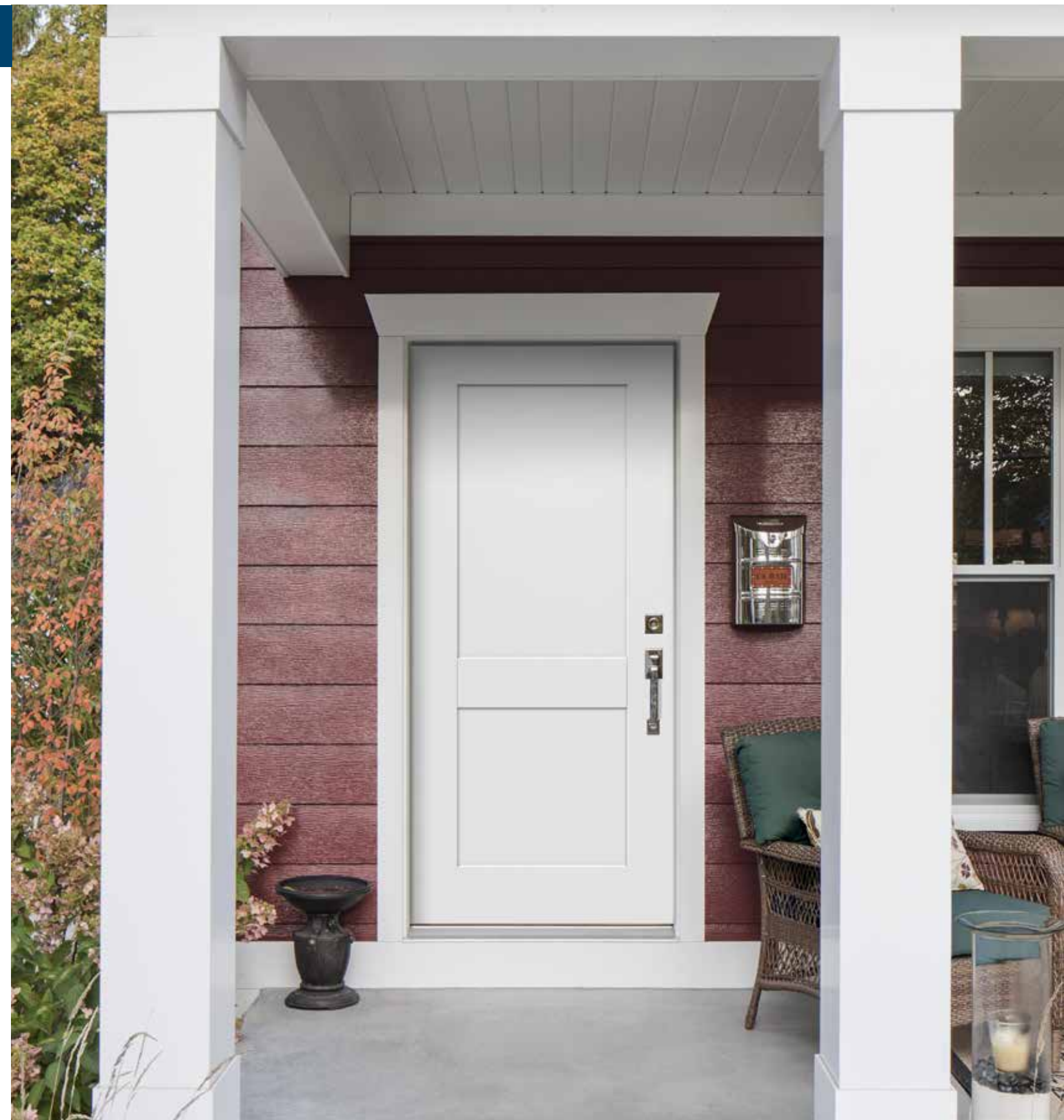
- 10-year coverage on exterior steel door slabs for defects in material and workmanship
- 1-year coverage on door frames for defects in material and workmanship

JELD-WEN manufactures and sells both individual door slabs and complete door systems. This warranty does not cover parts or components not sold by JELD-WEN.

NOTE: The above information is a summary of key provisions of the **JELD-WEN® Interior and Exterior Door Slab and System Limited Warranty** effective May 1, 2012. For a complete copy of the current warranty, see your sales associate or refer to jeld-wen.com.

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10-95574 11/16



Strength. Dependability. Style.

New exterior steel doors. Available only from JELD-WEN.

CRAFTSMAN COLLECTION

Introducing the Craftsman style in steel. JELD-WEN captures clean lines and a timeless look using an innovative process to create these traditional doors. Enjoy peace of mind in a contemporary style that looks great and complements your current interior doors.

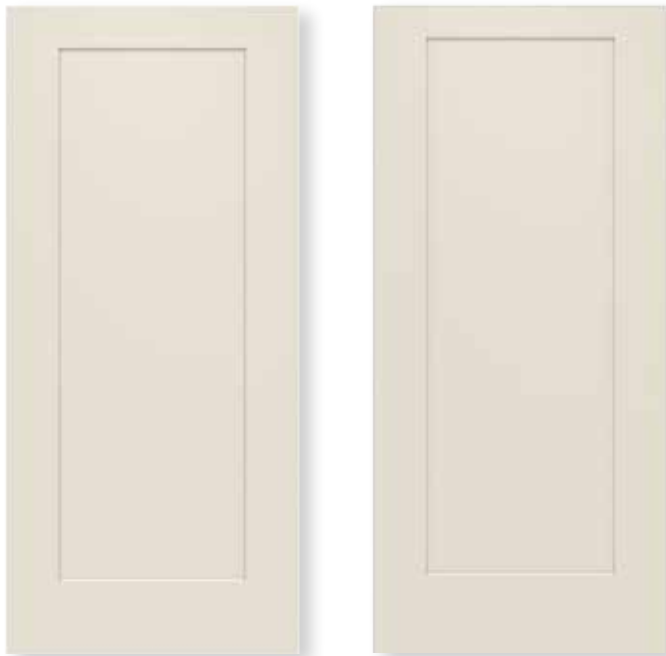
BENEFITS

- Fresh contemporary look complements interior doors and allows design flexibility
- Clean lines and contemporary styles
- Steel provides dependable performance, security and peace of mind
- Upgrade options available in 20-minute and 90-minute fire rating
- Comes primed white and ready to paint

1-PANEL

Stately and elegant, offers simple, clean lines that accommodate a wide range of architectural styles.

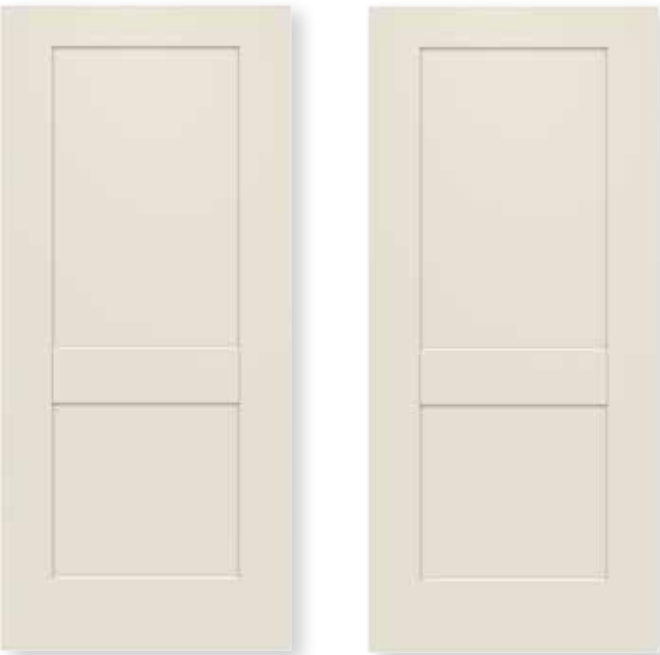
Sizes:
3' 0" x 6' 8"
2' 10" x 6' 8"
2' 8" x 6' 8"



2-PANEL

Upscale feel, offers sleek, flat panels to accentuate the classic design.

Sizes:
3' 0" x 6' 8"
2' 10" x 6' 8"
2' 8"x 6' 8"

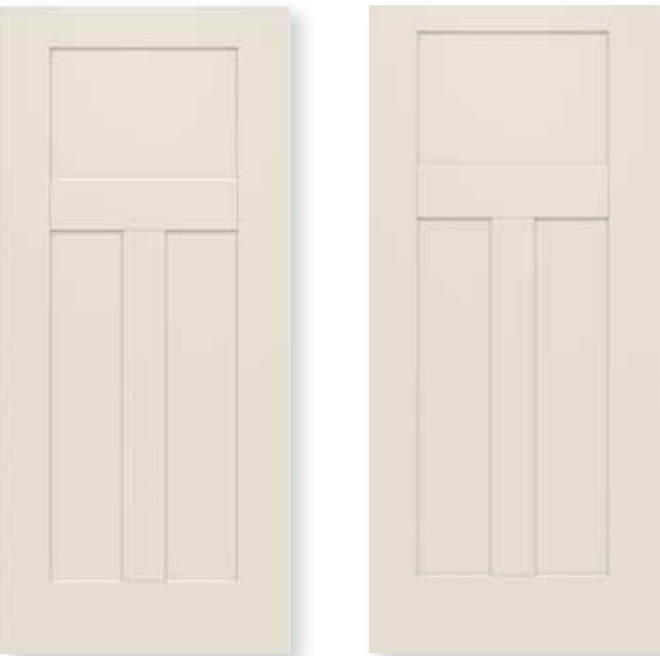


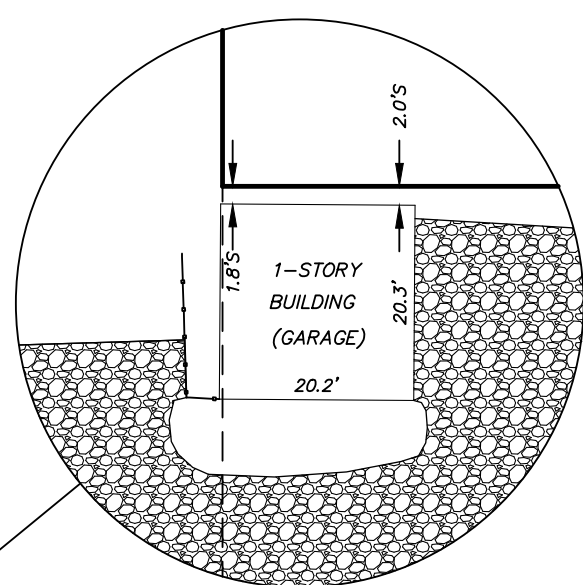
3-PANEL

Clean, geometric lines. Reflects the unadorned, aesthetically balanced style created more than a century ago.

Sizes:
3' 0" x 6' 8"
2' 10" x 6' 8"
2' 8" x 6' 8"

Available with top panel cutout.





SCOPE OF WORK:

- DEMOLISH EXISTING GARAGE BUILDING AND REMOVE ALL ELEMENTS
- CONSTRUCT NEW 2-STORY GARAGE AND STORAGE BUILDING

CODES:

- THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 7TH EDITION OF THE FLORIDA BUILDING CODE (2020) AND OTHER CODES AS APPLICABLE
- THIS PROJECT IS IN COMPLIANCE WITH THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
- THIS PROJECT HAS CONCEPTUAL APPROVAL FROM THE CITY HISTORIC DISTRICT COUNCIL (HDC) FILE # 2021-0044
- THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FEMA FIRM PANEL '12089C 0237G' DATED 08/02/2017

ZONING:

- THIS PROPERTY IS ZONED R2
- THIS BUILDING IS CLASSIFIED AS AN ACCESSORY STRUCTURE
- SETBACKS:
 - FRONT: REQ'D 25' ACTUAL: 80'±
 - SIDE: REQ'D 3' ACTUAL: 3.5'
 - REAR: REQ'D 3' ACTUAL: 90'± (FROM 6TH STREET)
- HEIGHT: MAX 25' ACTUAL: 24'-1"±

NOTES:

- REMOVE ALL DEBRIS FROM DEMOLITION
- FILL BELOW SLAB AND COMPACT TO PROVIDE 4" ELEVATION TO SLAB FROM GRADE
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

REVISIONS	

DESIGN TEAM:

ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
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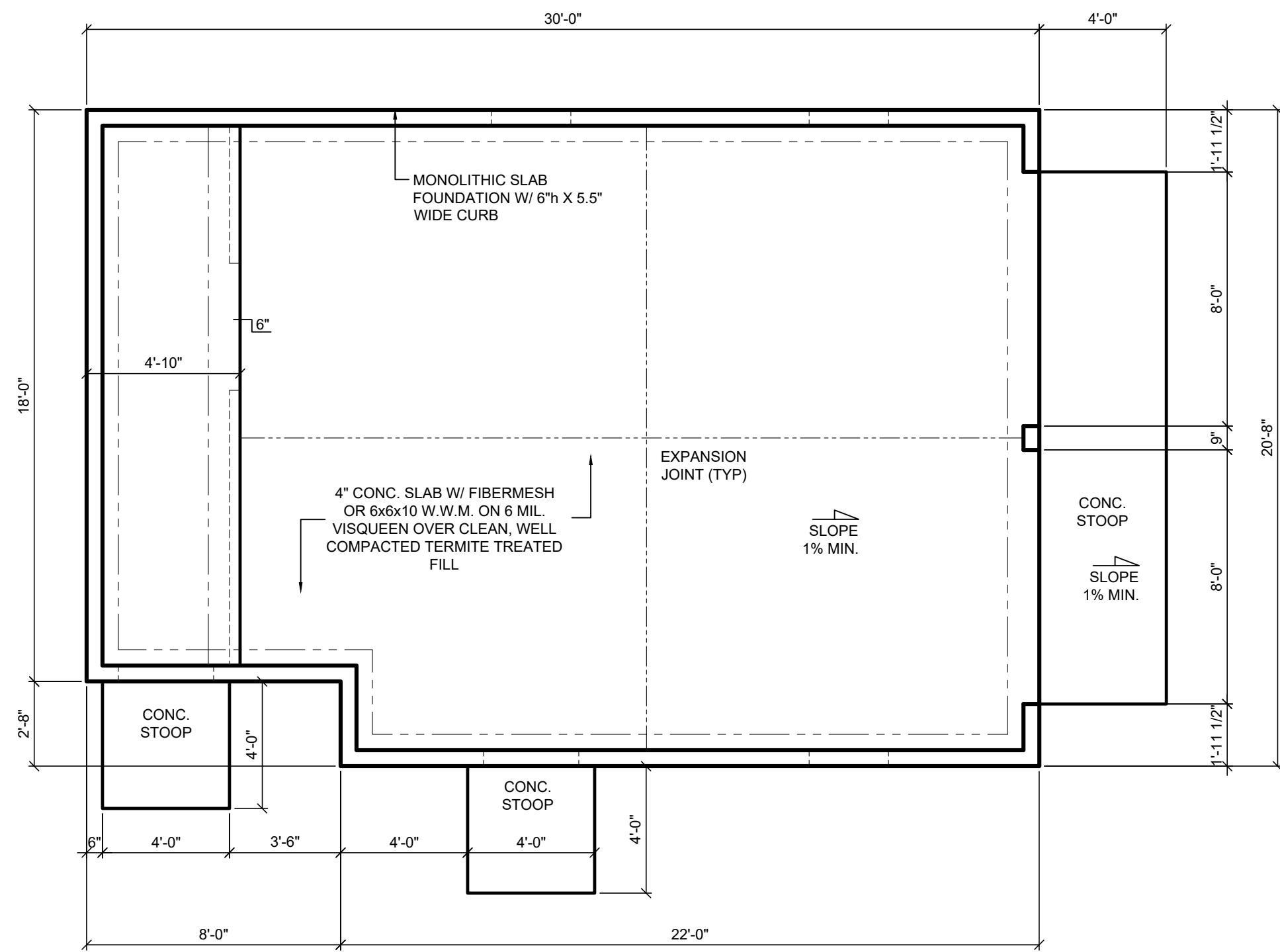
Detached Garage at the Fairbanks House

Cover Sheet/ Site Plan

227 South 7th Street
Fernandina Beach, FL 32034

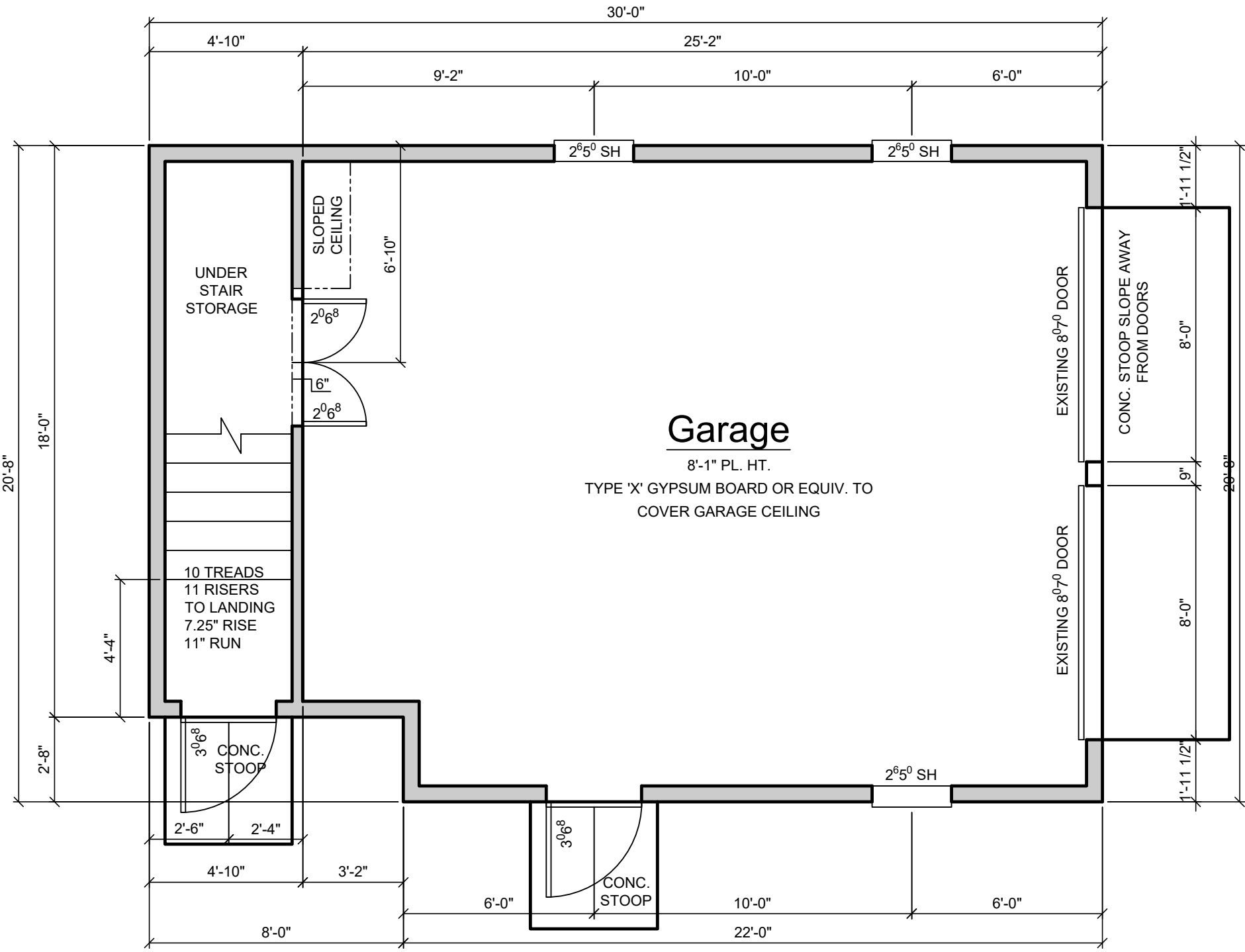
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Date	03.08.22	
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Job	BN22-001	of 5



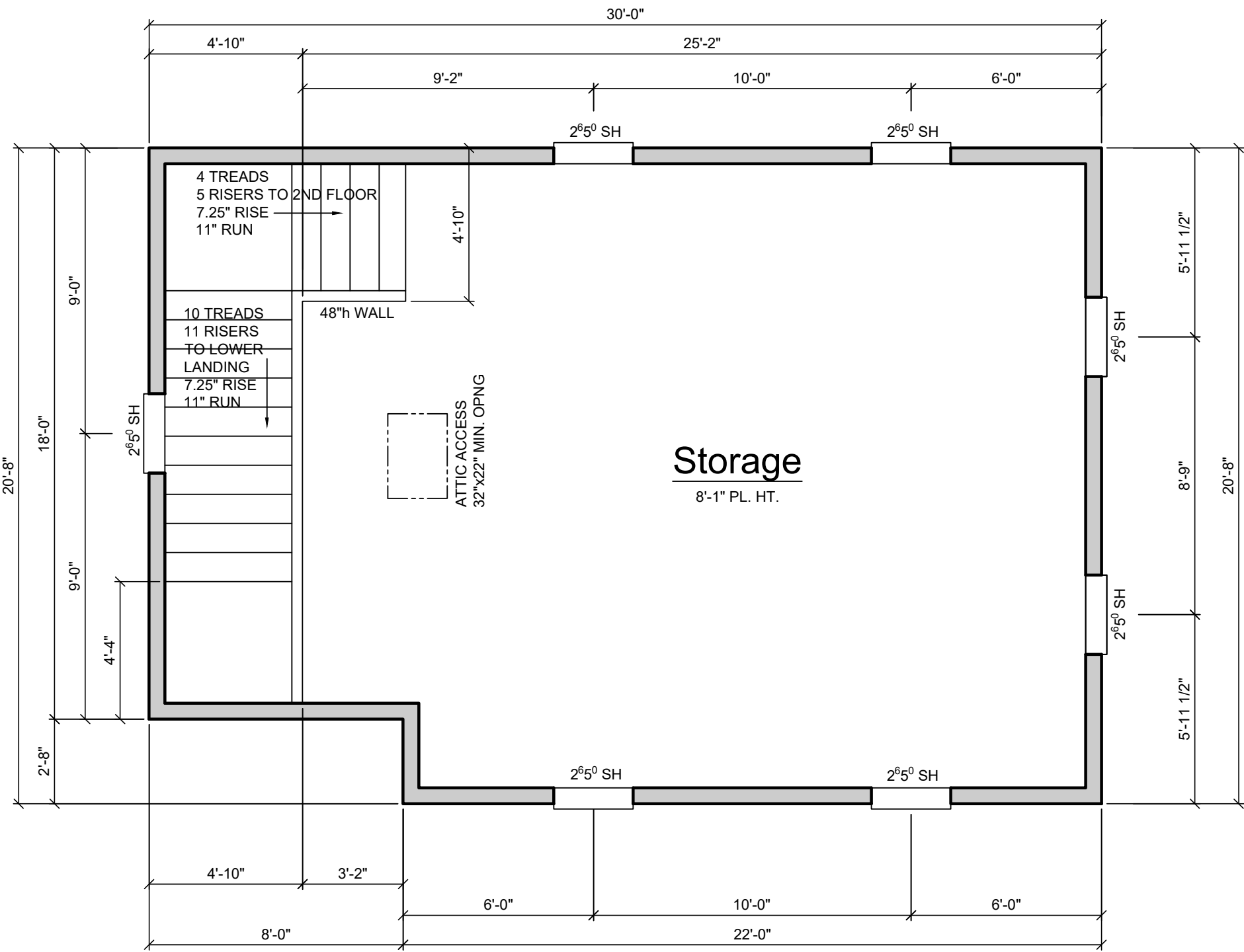


FOUNDATION LAYOUT

NOTE:
FOUNDATION LAYOUT FOR CONCRETE FORMING
LOCATION REFERENCE ONLY.
REFER TO ASSOCIATED ENGINEERING DRAWINGS
FOR FOOTER LOCATIONS AND DETAILS.



1ST FLOOR PLAN



2ND FLOOR PLAN

GENERAL STAIR DETAIL

SCALE: N.T.S.

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS,
AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7.7 OF THE FLORIDA BUILDING CODE, RESIDENTIAL.
MAXIMUM RISER HEIGHT: 7.34"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7.7 OF THE FLORIDA BUILDING CODE, RESIDENTIAL.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR
NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH
MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE
IN NEVEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT,
AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY
DIRECTION AT ANY POINT ALONG THE TOP RAIL.

STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL
BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR
THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR
AN ORNAMENTAL PATTERN SUCH THAT A
4" DIAMETER SPHERE CANNOT PASS THROUGH.
THE GUARDRAIL CONSTRUCTION SHALL BE
ABLE TO RESIST A LOAD OF 20 LBS
PER LINEAL FOOT APPLIED
HORIZONTALLY ALONG THE TOP RAIL.

GUARDRAILS SHALL NOT BE
LESS THAN 30" IN HEIGHT.

THE TRIANGULAR OPENINGS
AT STAIR TREAD, RISER, &
BOTTOM SHALL BE SUCH
THAT A 6" DIAMETER
SPHERE CANNOT PASS THROUGH.

NOTES

1. DOORS AND WINDOWS ARE APPROXIMATE
FINISHED SIZES; REFER TO MFG'S
SPECIFICATIONS FOR ROUGH OPENINGS
PRIOR TO FRAMING
2. EXTERIOR WALLS ARE 2x6 STUDS
3. WINDOW HEADERS @ 6'-8" AFF

REVISIONS

DESIGN TEAM:

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Detached Garage at
the Fairbanks House

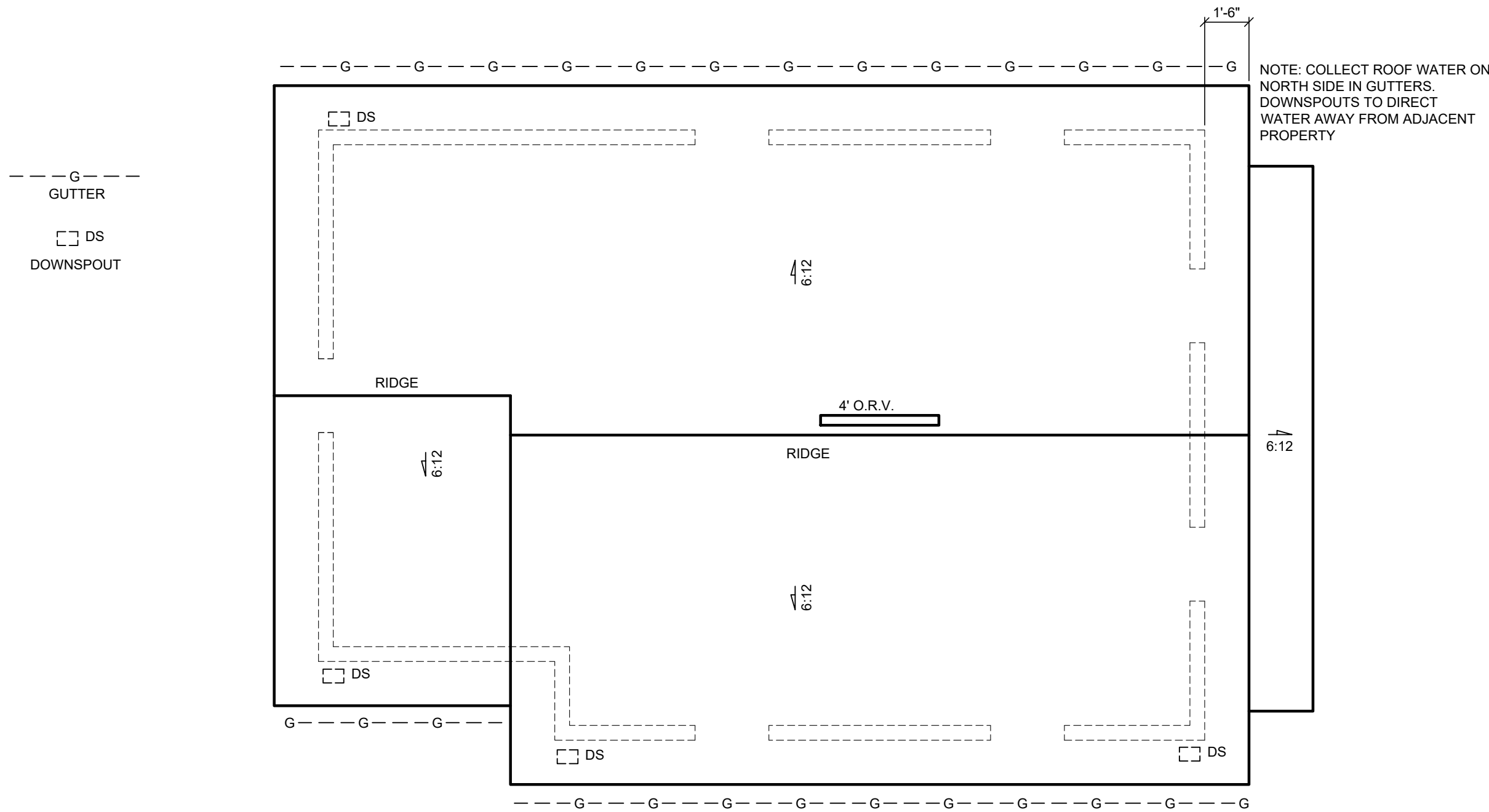
Floor Plans

227 South 7th Street
Fernandina Beach, FL 32034

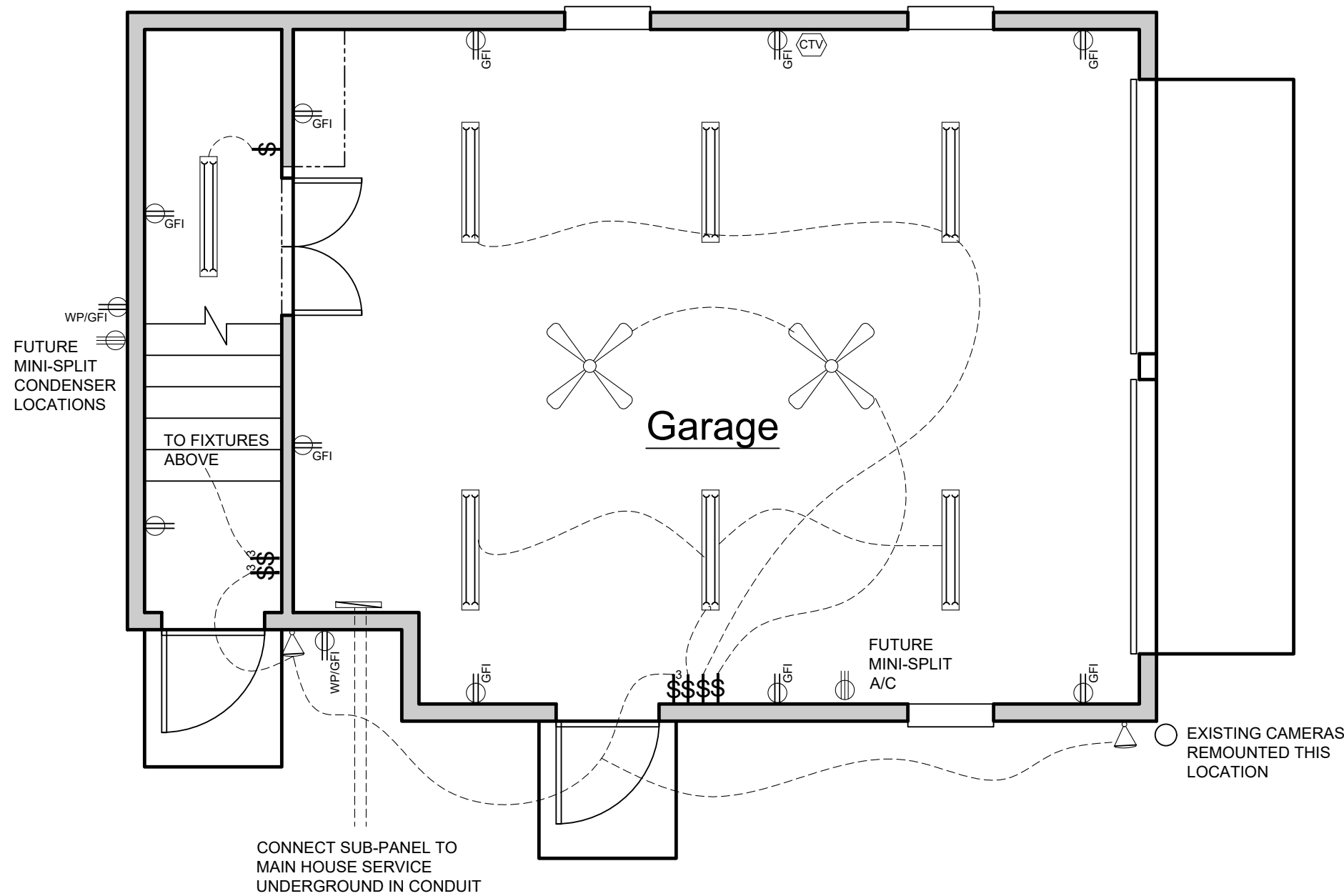
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Job	BN22-001		5

SQUARE FOOTAGES

GARAGE	599
2ND FLOOR STORAGE	599
TOTAL UNDER ROOF	1198
VOLUME OF FUTURE CONDITIONED SPACE	5531



ROOF PLAN



1ST FLOOR ELECTRICAL PLAN

ATTIC VENTILATION AREA CALCULATIONS

Excerpt of the 2020 Building Code, Residential

R806.1 Ventilation required.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.1.6. Required ventilation openings shall open directly to the outside air.

Exception: Attic ventilation shall not be required when determined not necessary by the code official due to atmospheric or climatic conditions.

R806.2 Minimum vent area.
The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

R806.3 Vent and insulation clearance.
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

Ventilation Required			
Attic	599		Square footage
599	- 300	=	1.99
1.99	x 5(50%)	=	99
Square footage net free area req'd for vents			

Roof Vent Specifications (per manufacturer)

4'-0" vent-provides 1.0 sq.ft. net free space
6'-0" vent-provides 1.5 sq.ft. net free space
8'-0" vent-provides 2.0 sq.ft. net free space

Vents Required

(1) 4'-0" vents @ 1 sq.ft. = 1.0
(0) 6'-0" vents @ 1.5 sq.ft. = 0.0
(0) 8'-0" vents @ 2 sq. ft. = 0.0

1	sq. ft. net free area provided by vents	2.0	Total sq.ft. venting provided
1	sq.ft. net free area provided by soffit		

ELECTRICAL LEGEND

	110 DUPLEX OUTLET (AFCI PROTECTED)		CEILING MOUNTED LIGHT
	GFI DUPLEX OUTLET		WALL MOUNTED LIGHT
	WEATHER PROTECTED OUTLET		RECESSED LIGHT FIXTURE
	CEILING OUTLET		FLUORESCENT FIXTURE
	220 OUTLET		CARRIAGE LIGHT
	SPECIAL PURPOSE OUTLET		DOUBLE FLOOD LIGHT
	SWITCH		SMOKE DETECTOR
	3-WAY SWITCH		CARBON MONOXIDE DETECTOR
	TELEPHONE		PANEL BOX
	CABLE TV		
	CEILING FAN		

ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.16
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBCR EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. DISHWASHER BRANCH CIRCUIT IS GFCI PROTECTED PER FBCR E3902.10 AND NEC 210.8(D).

NOTES

1. DOORS AND WINDOWS ARE APPROXIMATE FINISHED SIZES; REFER TO MFG'S SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING
2. EXTERIOR WALLS ARE 2x6 STUDS
3. WINDOW HEADERS @ 8' AFF

REVISIONS

DESIGN TEAM:

ORIGINAL DESIGN BY:
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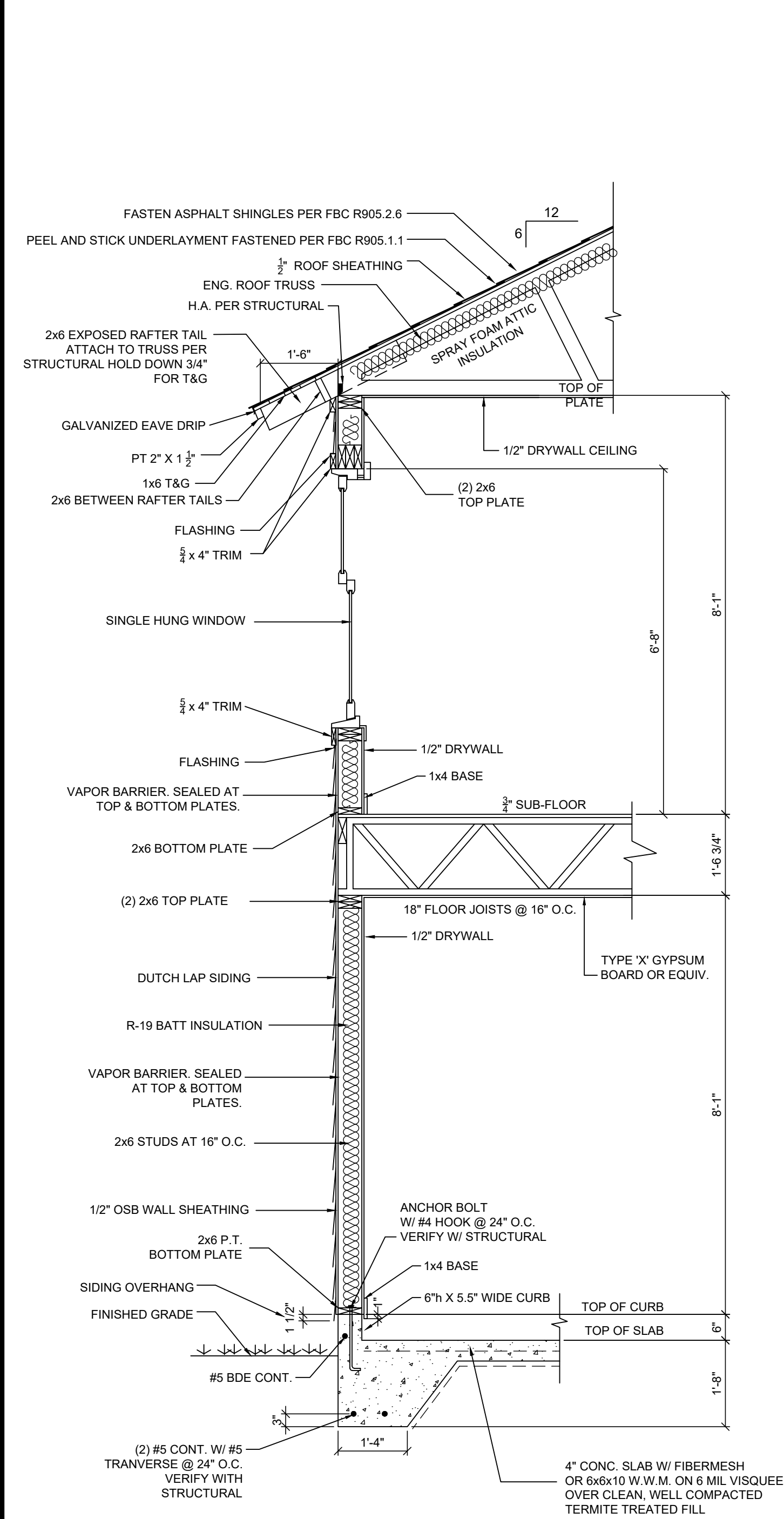
DRAFTING SERVICES BY:
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Detached Garage at
the Fairbanks House

Roof Plan/
Electrical Plans

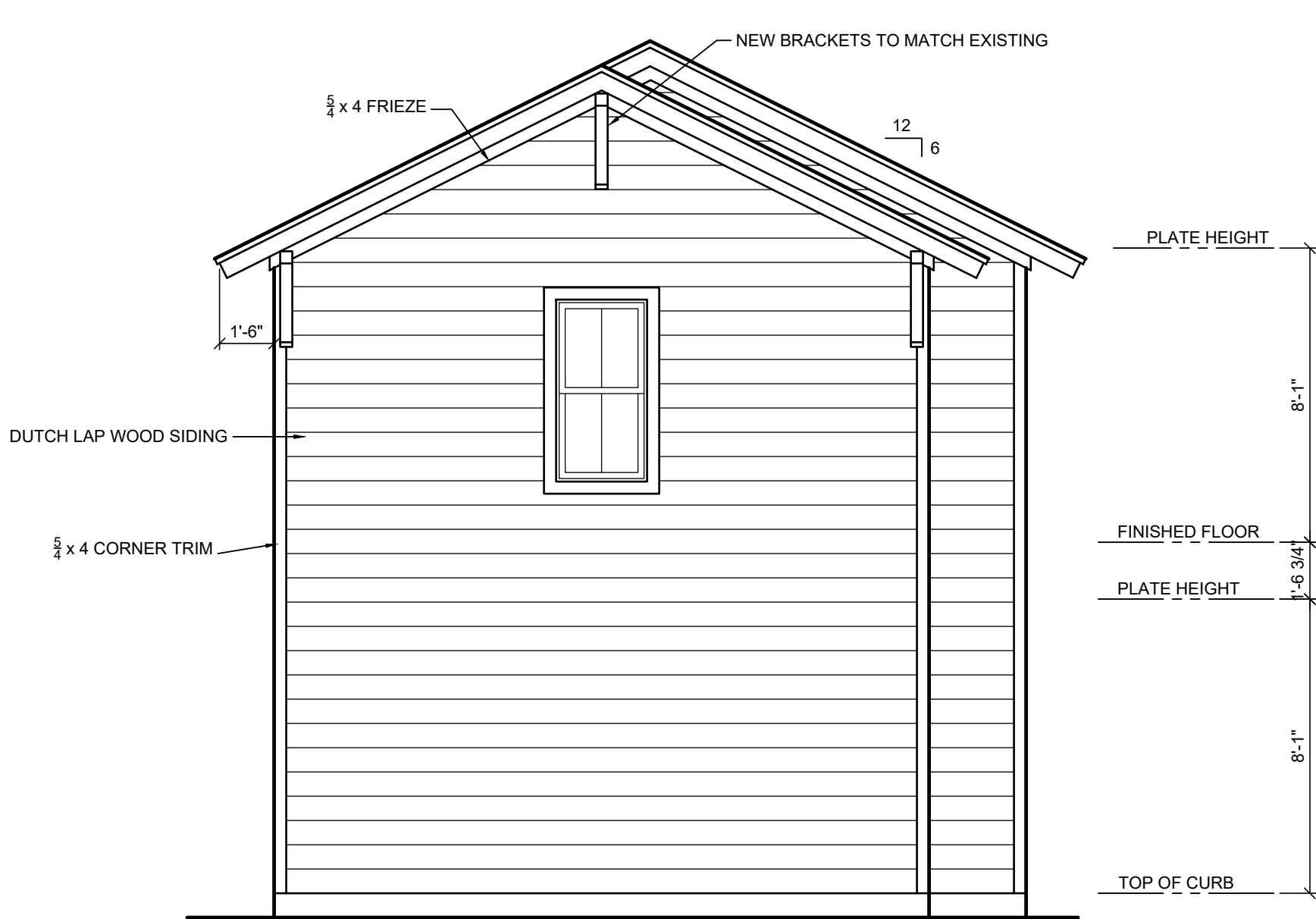
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Fernandina Beach, FL 32034

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Job	BN22-001	of 5

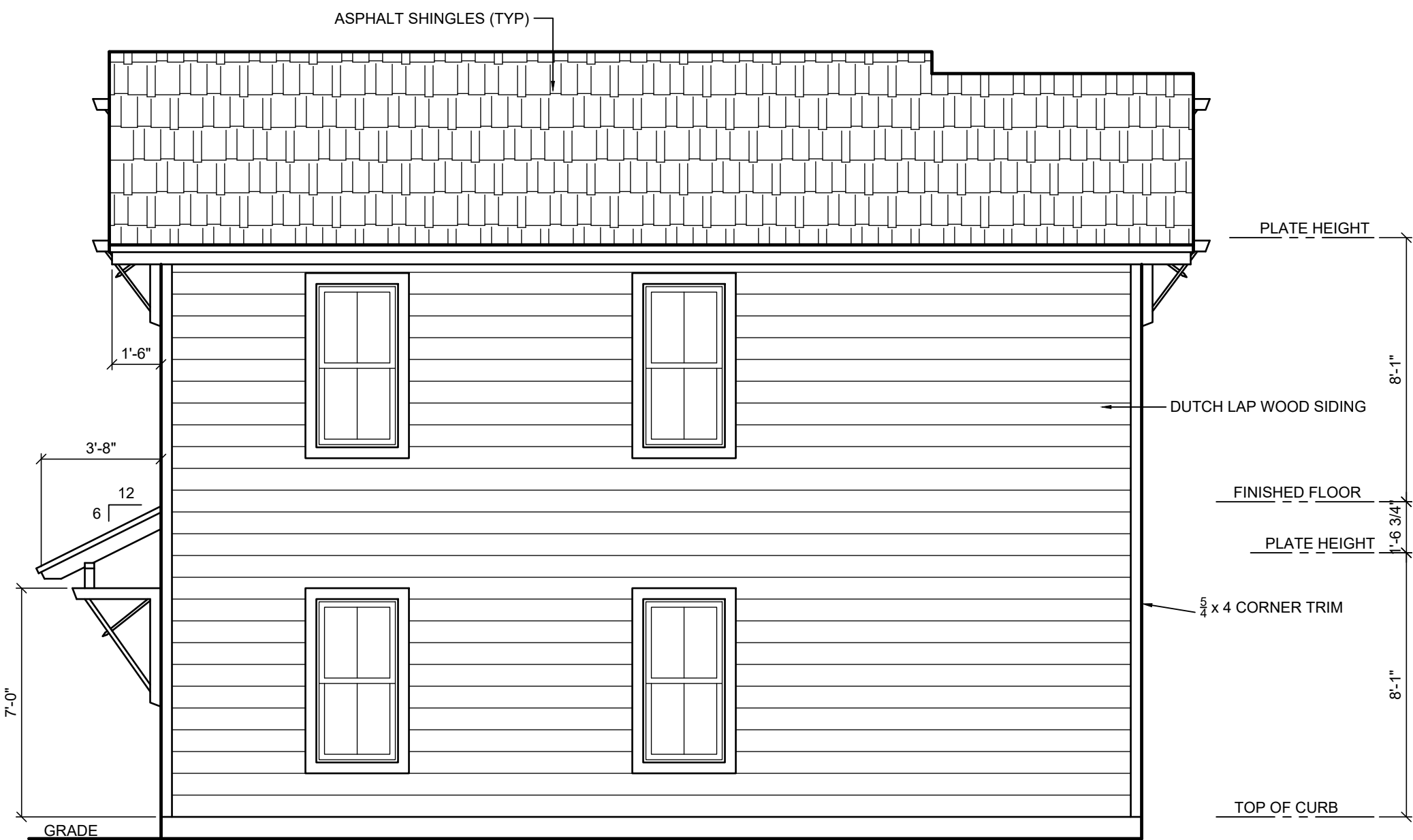


TYPICAL WALL SECTION

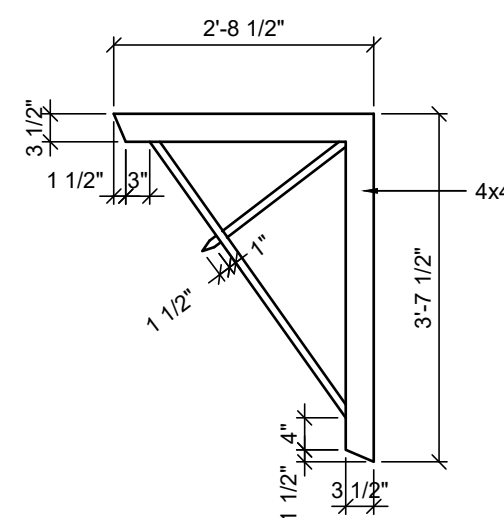
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SEE ENGINEER'S PACKAGE
FOR DETAILS



WEST ELEVATION

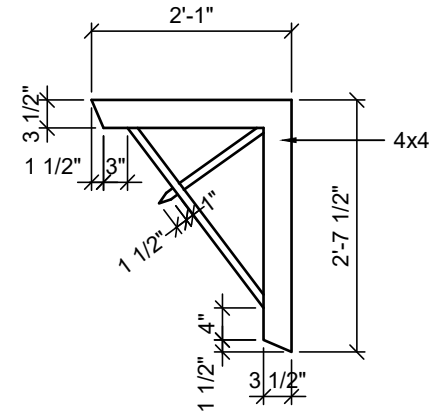


NORTH ELEVATION



GARAGE BRACKET DETAIL

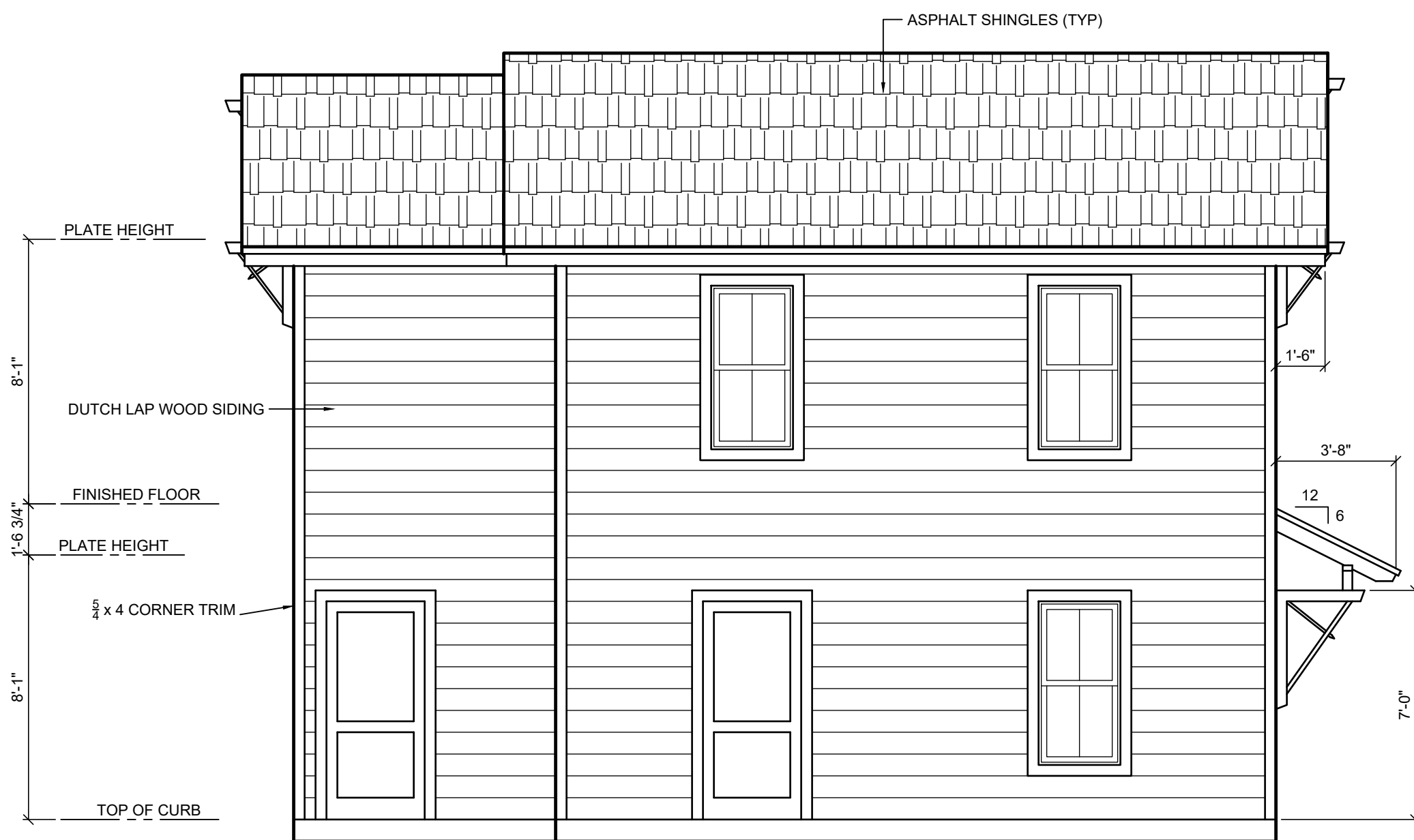
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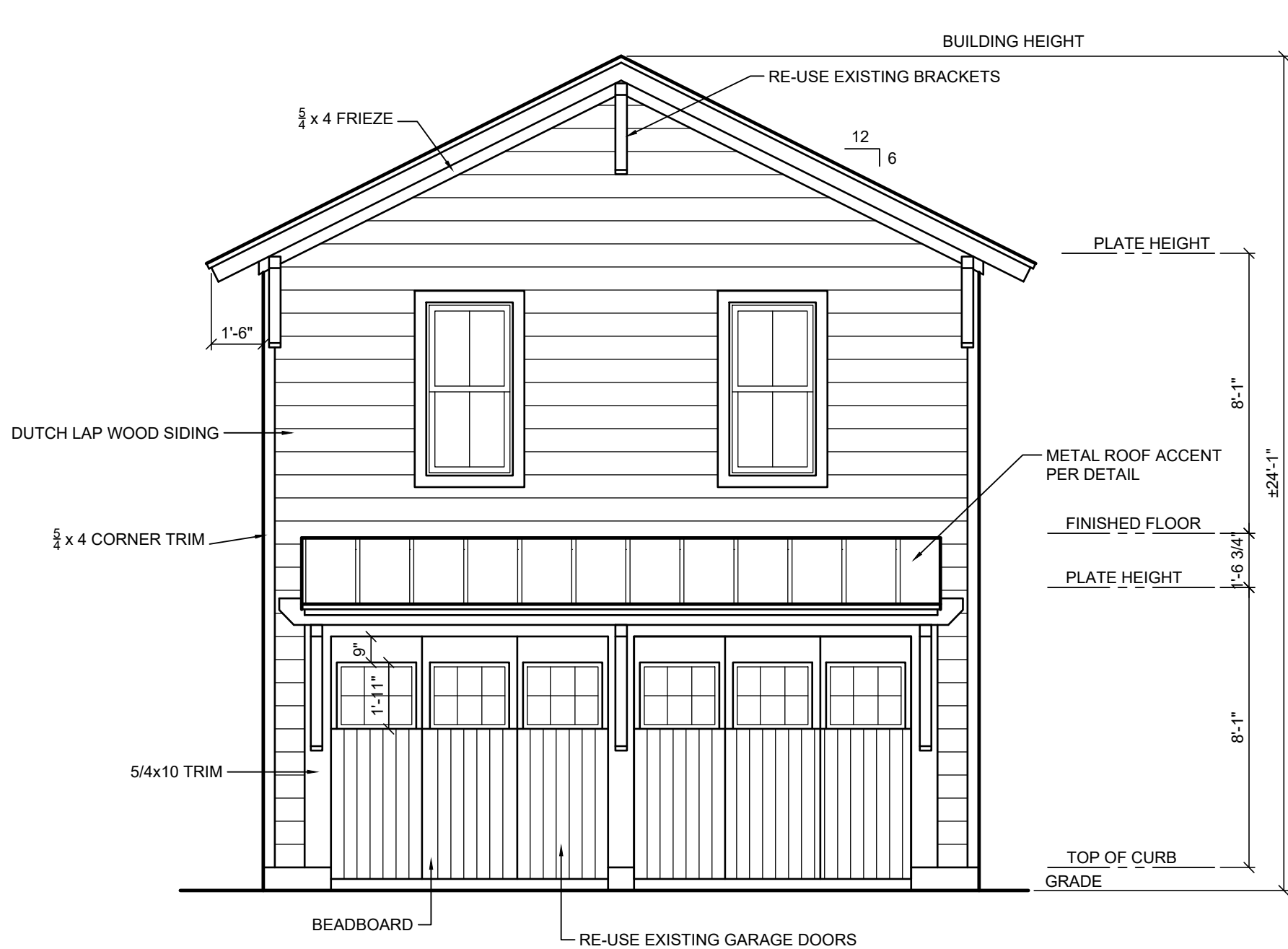
BRACKET DETAIL

(ALL P.T. 2x4)

NOTE: NEW BRACKETS TO BE
SIMILAR TO EXISTING BRACKETS



SOUTH ELEVATION



EAST ELEVATION

NOTES

1. GUTTERS AND DOWNSPOUTS SHOWN ON
ROOF PLAN (SHEET A2)

REVISIONS

DESIGN TEAM:

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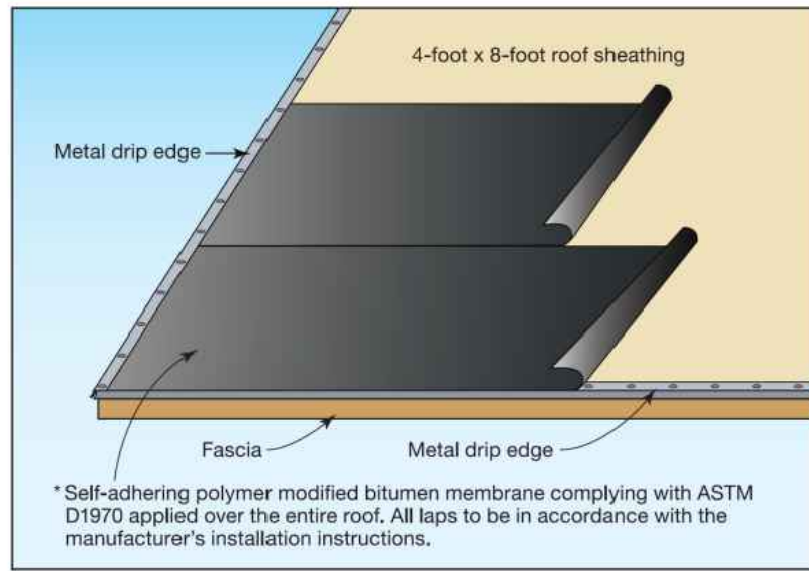
DRAFTING SERVICES BY:
NORTHEAST FLORIDA DESIGN, INC.
12627 SAN JOSE BLVD. SUITE 702
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TELEPHONE: 904.260.3319

Detached Garage at
the Fairbanks House

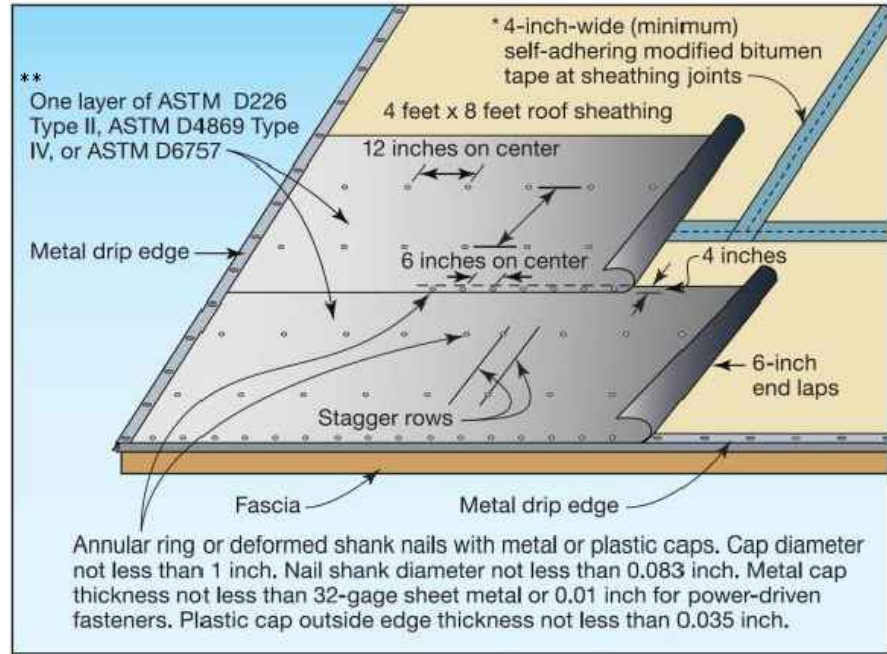
Elevations

227 South 7th Street
Fernandina Beach, FL 32034

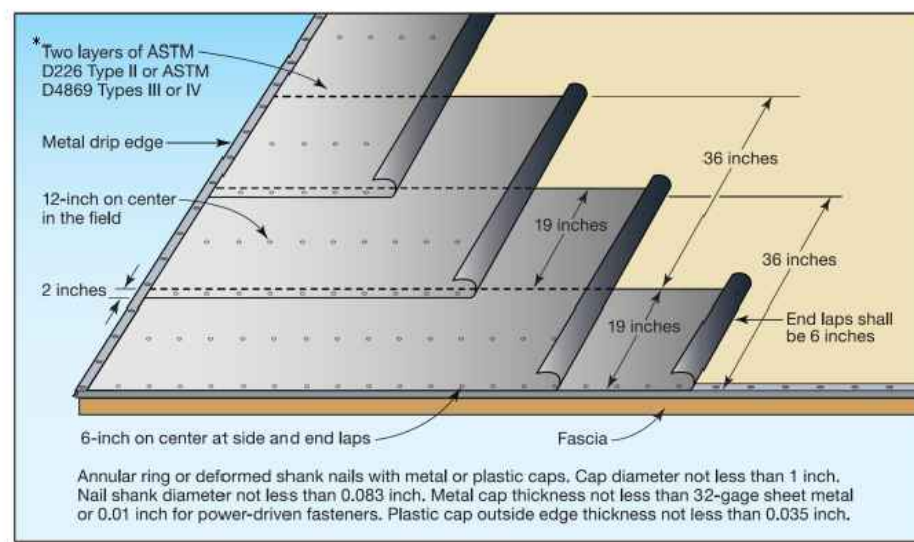
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Job	BN22-001		



Sealed Roof Deck Option #1



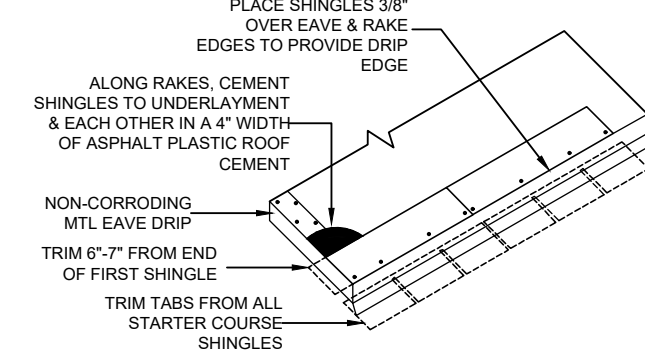
Sealed Roof Deck Option #2



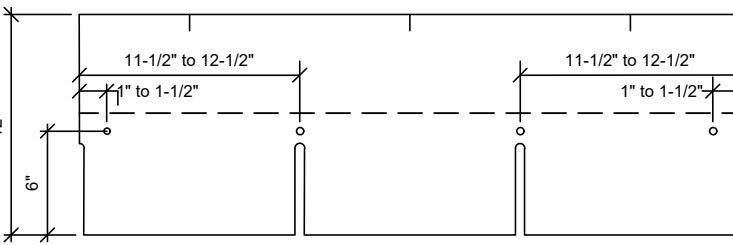
Sealed Roof Deck Option #3

ROOFING DETAILS

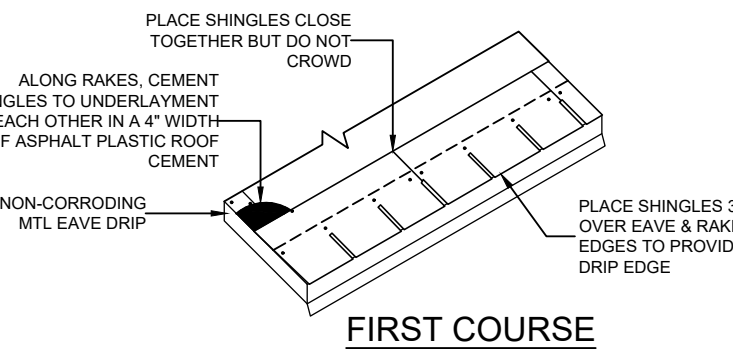
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER. FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



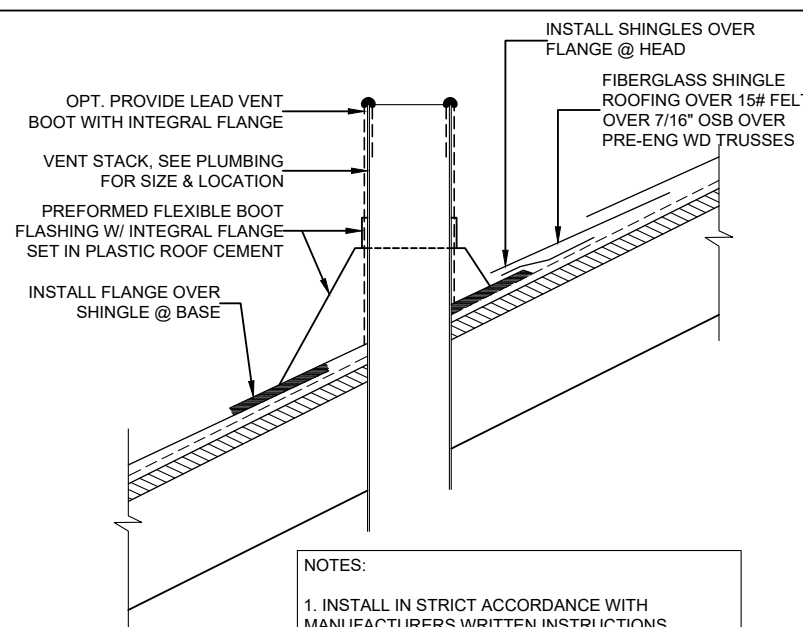
STARTER COURSE



SHINGLE NAILING

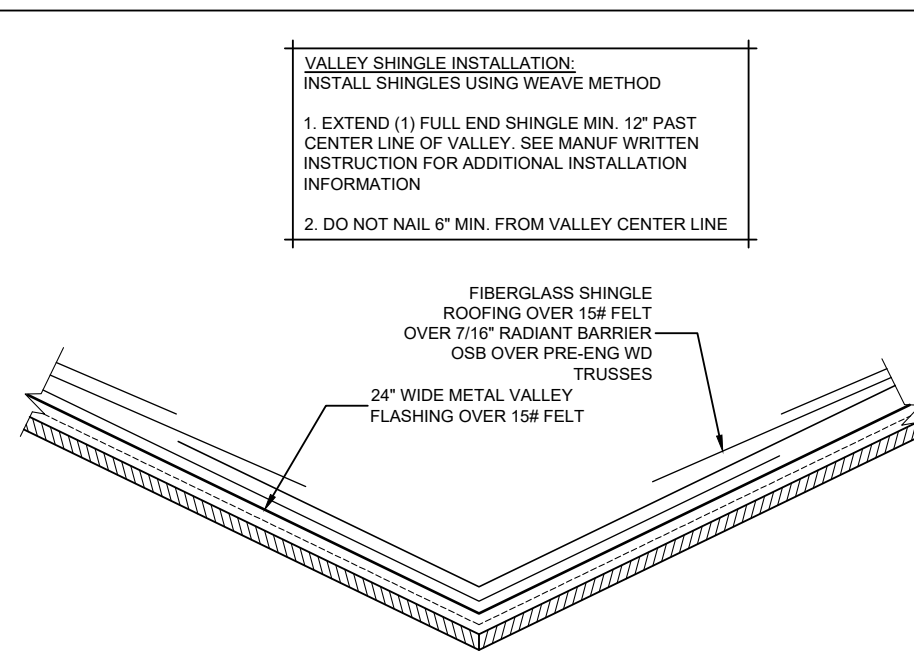


FIRST COURSE

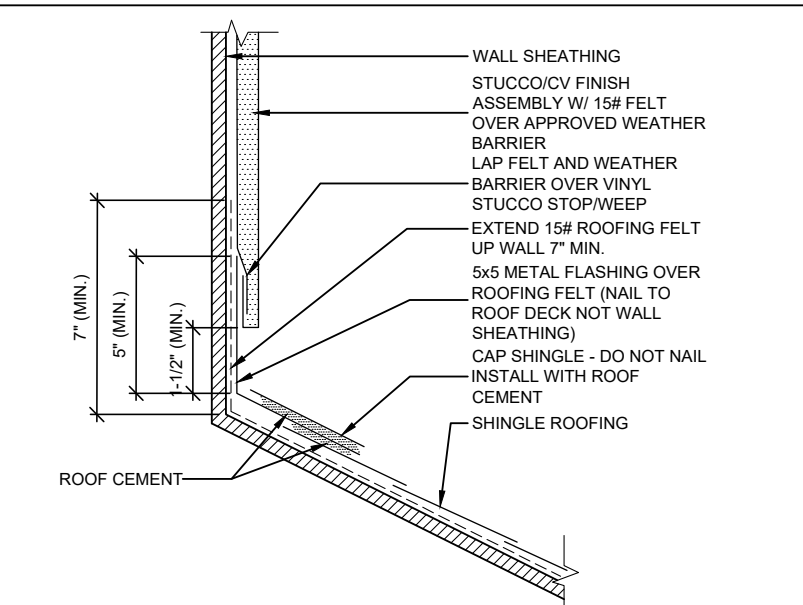


NOTES:
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
2. APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

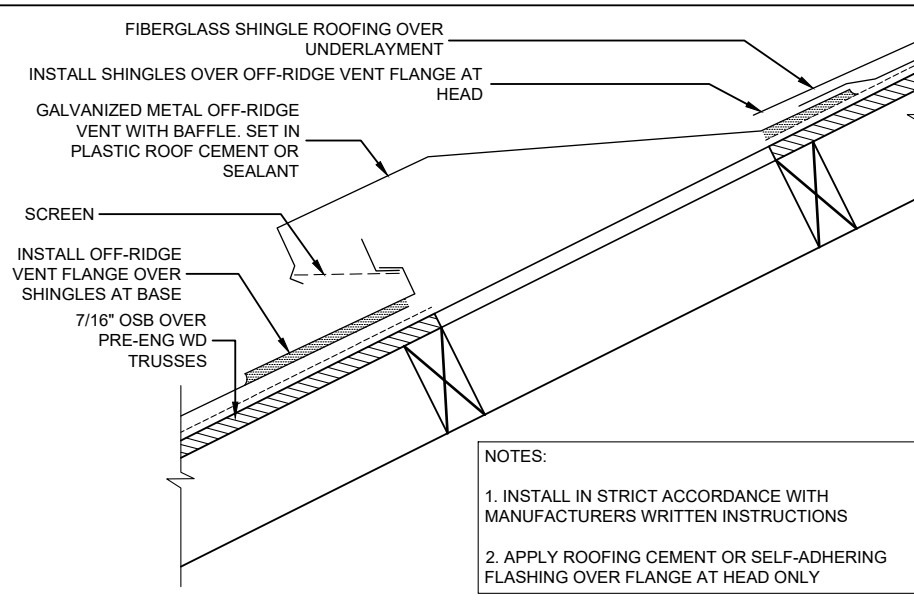
VENT STACK FLASHING DETAIL
N.T.S.



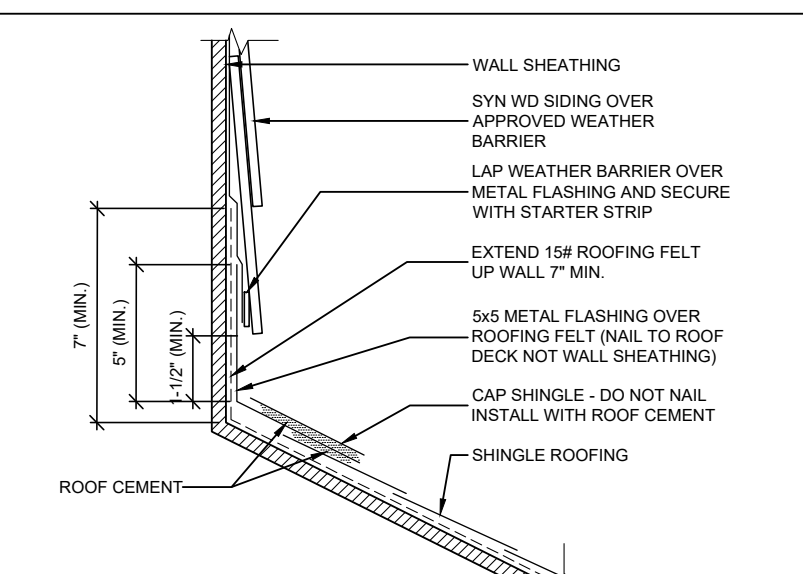
VALLEY FLASHING DETAIL
N.T.S.



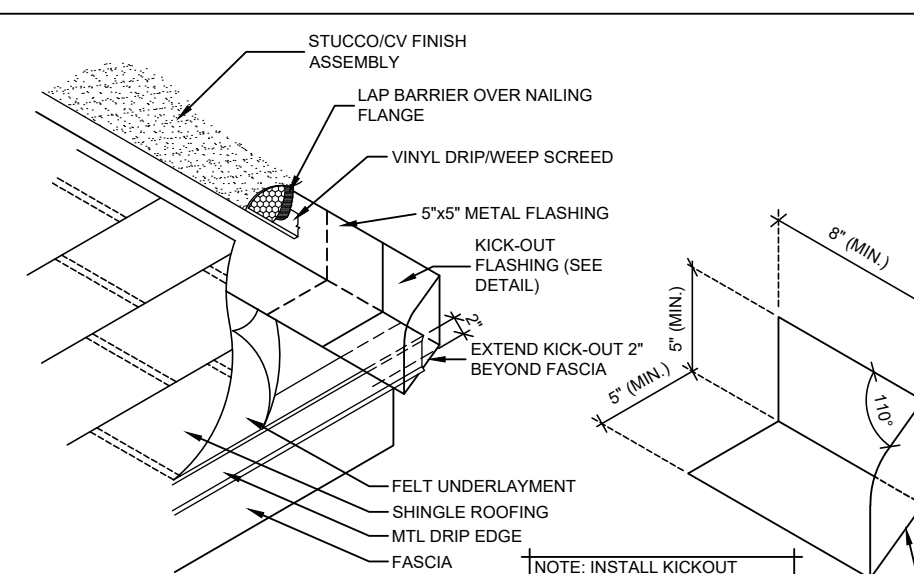
WALL FLASHING DETAIL - STUCCO
N.T.S.



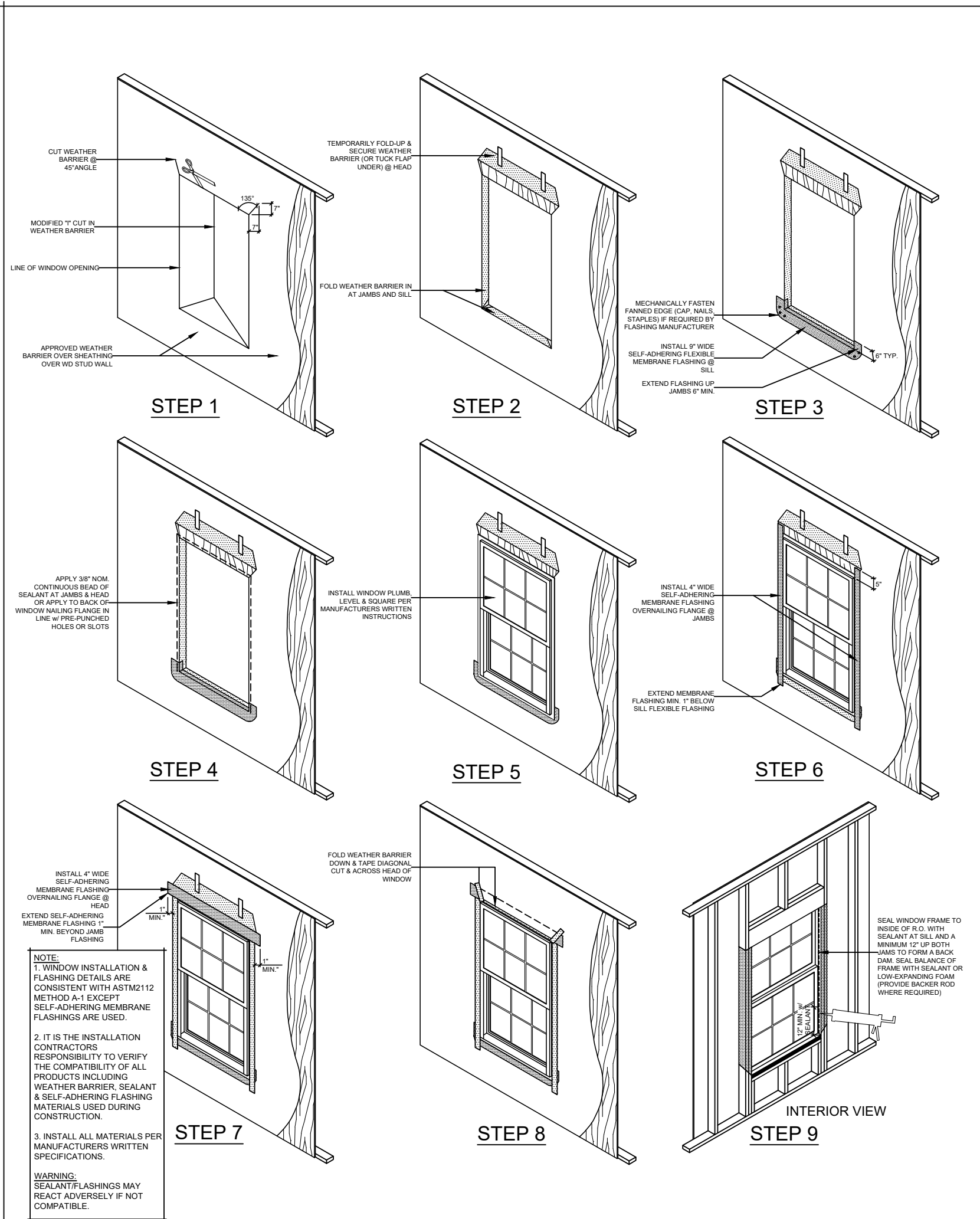
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



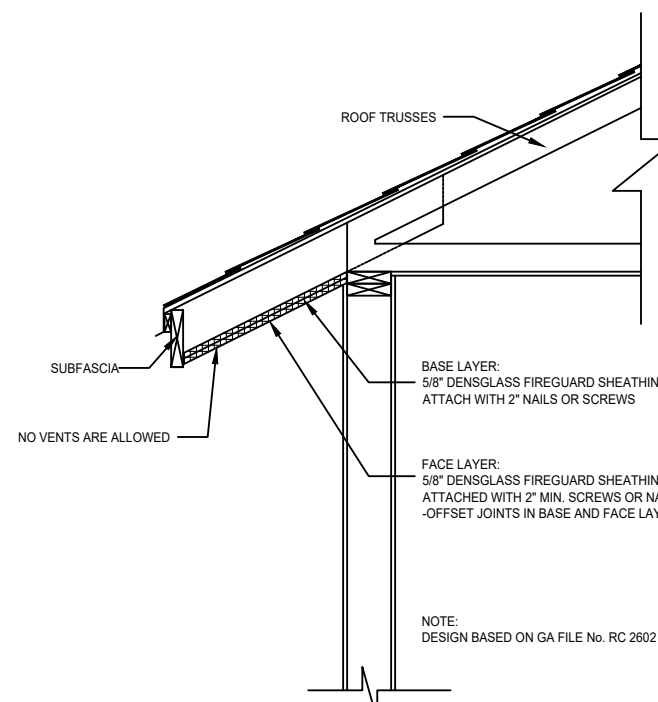
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.

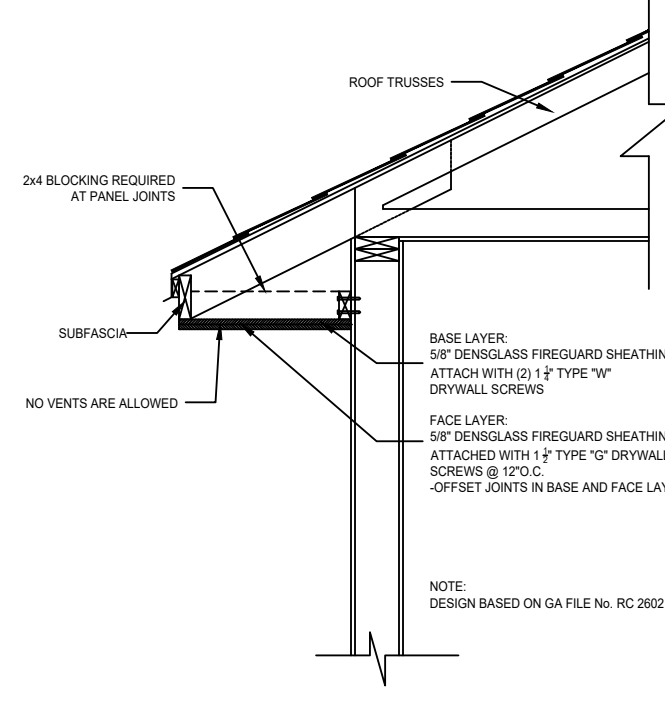


WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



SECTION - (1) HOUR FIRE RATED (UNDERSIDE ONLY) SOFFIT AS NEEDED
THIS DETAIL ONLY APPLICABLE WHERE SEPARATION DISTANCE OF OVERHANG IS LESS THAN 7\"/>

ALTERNATE:
RATED SOFFIT ASSEMBLIES WHICH MEET
UL STANDARDS FOR (1) HOUR
FIRE RATING ARE PERMITTED



SECTION - (1) HOUR FIRE RATED (UNDERSIDE ONLY) SOFFIT AS NEEDED
THIS DETAIL ONLY APPLICABLE WHERE SEPARATION DISTANCE OF OVERHANG IS LESS THAN 7\"/>

ALTERNATE:
RATED SOFFIT ASSEMBLIES WHICH MEET
UL STANDARDS FOR (1) HOUR
FIRE RATING ARE PERMITTED

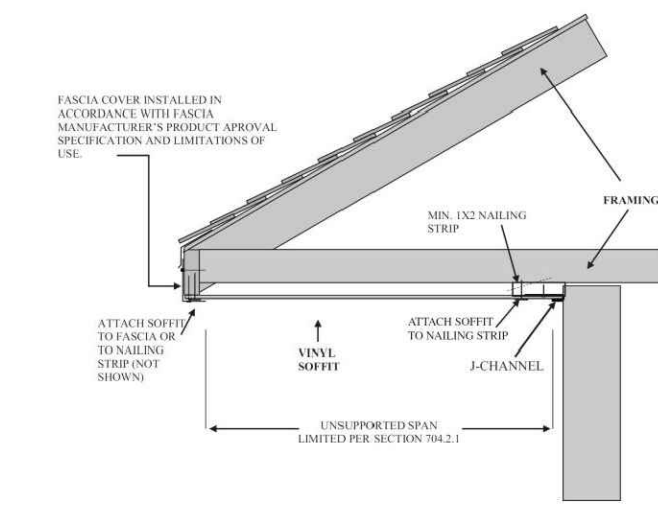


FIGURE R704.2.1
TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT

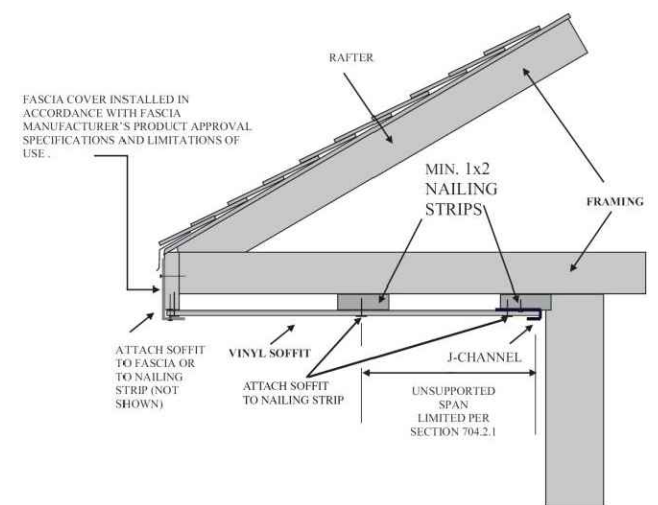
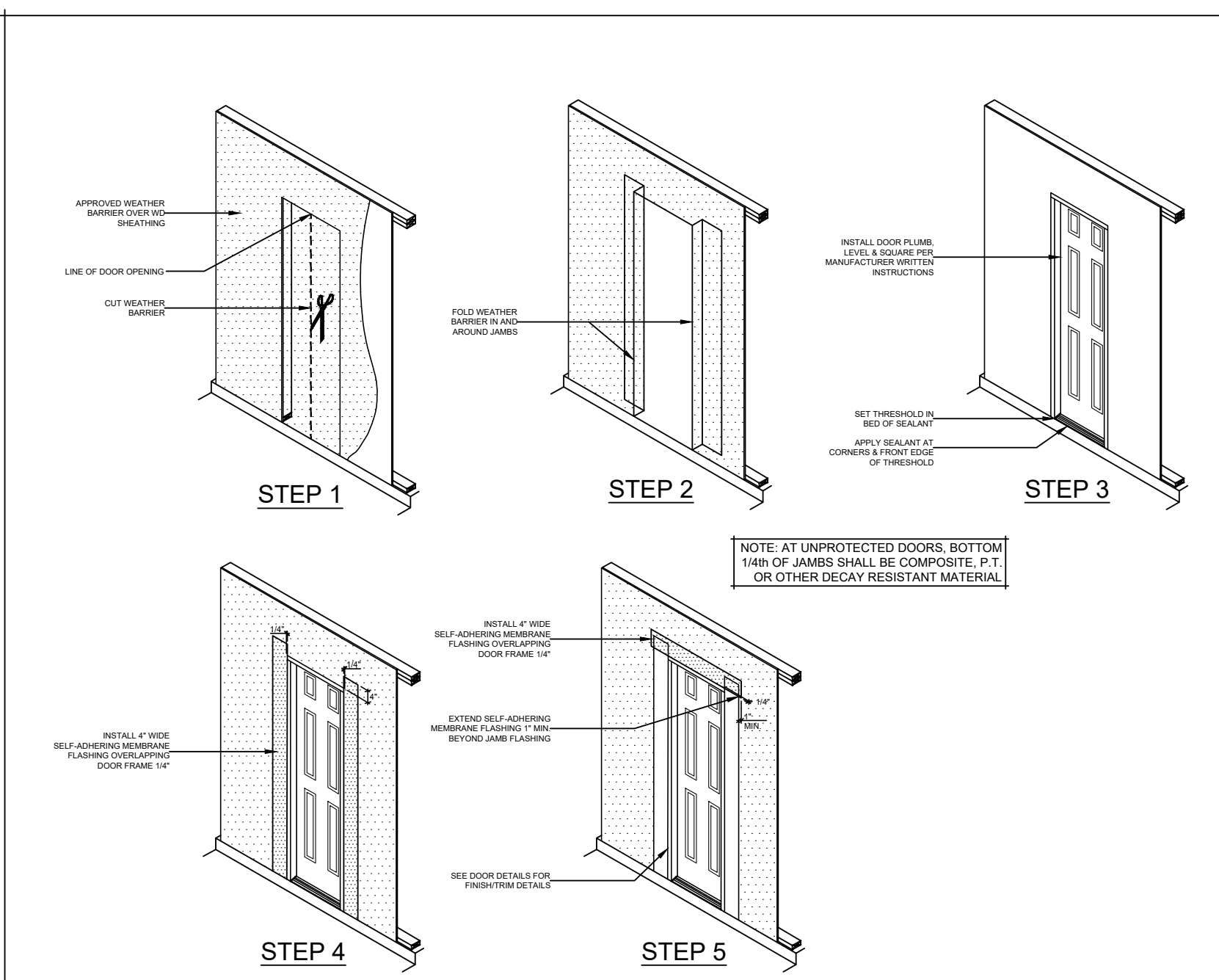


FIGURE R704.2.1
TYPICAL MULTI-SPAN VINYL SOFFIT PANEL SUPPORT



DOOR FLASHING INSTALLATION DETAILS
N.T.S.

NOTES

REVISIONS

DESIGN TEAM:
ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

DRAFTING SERVICES BY:
NORTHEAST FLORIDA DESIGN, INC.
12627 SAN JOSE BLVD. SUITE 702
JACKSONVILLE, FL 32223
TELEPHONE: 904.260.3319

Detached Garage at the Fairbanks House

Details

227 South 7th Street
Fernandina Beach, FL 32034

Drawn	LP	Sheet
Date	03.08.22	4
Scale	1/4"=1'-0"	of
Job	BN22-001	5



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

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

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

227 S. 7th Street



December 7, 2021

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

2021

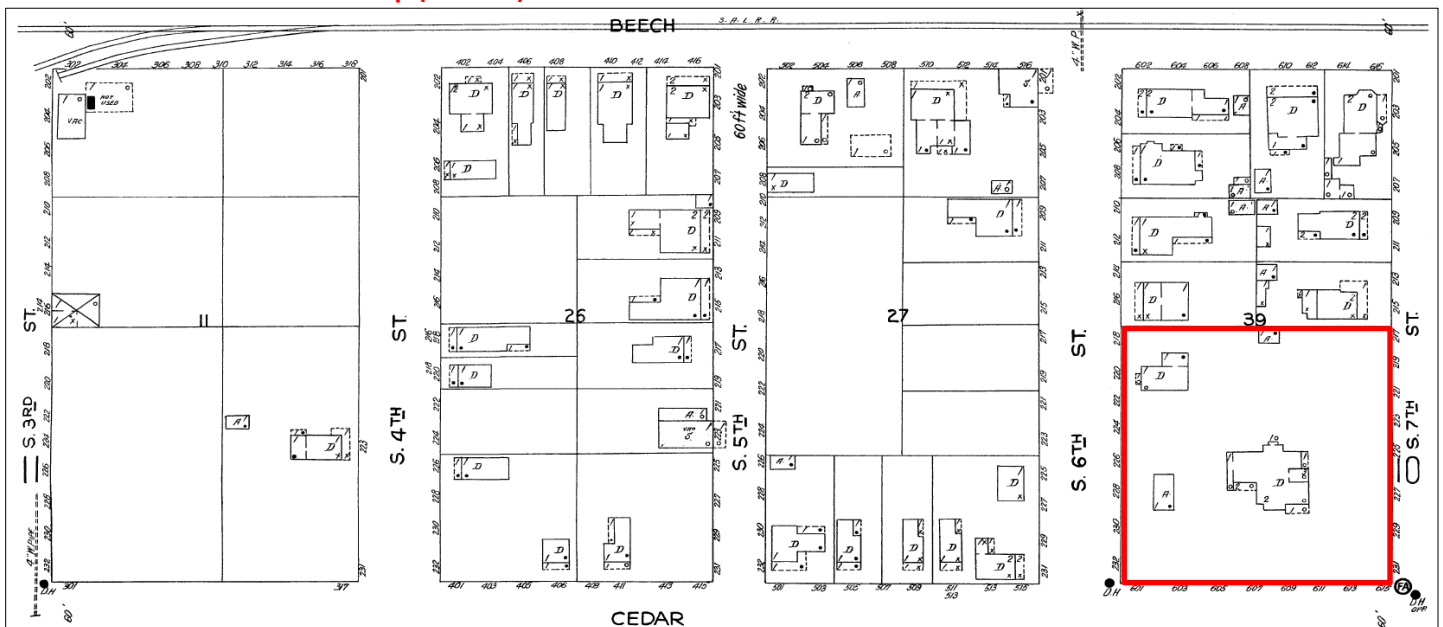
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

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

1926 Sanborn Fire Insurance Map (Sheet 9)



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

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

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

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0044.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0044 with or without conditions;

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

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

LIST OF EXHIBITS:

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

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

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

Date Submitted: 11/5/2021

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

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

Fees

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

Basis for Review

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

HDC_2021 Meeting Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

11/2/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

227s 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Rob

Last Name*

Barrington

Mailing Address*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-277-0500

E-mail Address*

innkeeper@thefairbankshouse.com

OWNER'S AGENT

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

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

Yes

First Name*

Rob

Last Name*

Psulkowski

Company (if applicable)

Built to Last Construction Inc

Street Address

710 Beech St

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-556-0064

E-mail Address

btlconstructioninc@gmail.com

Project Description*

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

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

Design Vision Statement*

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

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

no

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

no

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

no

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

no

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

no

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

no

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

no

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

yes

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

no

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

no

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

no

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

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

ROOFING

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

FASCIA/TRIM

Manufacturer	Product Description	Color
	wood	green (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	NONE	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	NONE	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	NONE	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	NONE	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

gravel

Color

(Name/Number)

SIGNAGE

Manufacturer

Product Description

NONE

Color

(Name/Number)

OTHER

Manufacturer

Product Description

NONE

Color

(Name/Number)

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

Upload 1

owners agent form.pdf

Upload 2

Carriage House Structural
Repair Ballpark
Price.docx

Upload 3

Fairbanks House
Garage_Structural
Letter.pdf

Upload 4

Existing Garage Fairbanks
House.pdf

Upload 5

All 2x4 Construction
Purlins on roof.pdf

Upload 6

Close up of flooring over
sand.pdf

Upload 7

Doors and hardware to be
reused.pdf

Upload 8

Flooring to sand transition
at entry door.pdf

Certification*



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



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

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

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

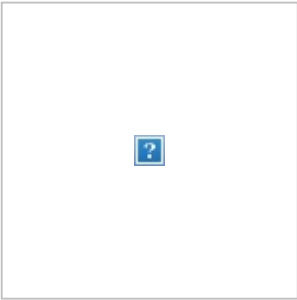
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

hereby authorize: Rob Bulkowski
(print name of agent)

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

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

[Signature]
(Signature of owner)

ROBERT BATTERTON
(Print name of owner)

[Signature]
(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21 day
of June, 20 21, by Robert mark Batterton.

Karen m austin
Notary Public

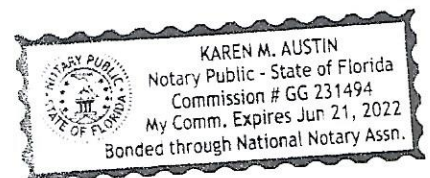
Karen m Austin
Printed Name

6-21-22
My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: ☒

FL DL

exp 7-18-29



Built To Last Construction Inc.

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

The Fairbanks House

227 South 7th St Fernandina Beach

Carriage House

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

Carriage House doors removed for reinstallation

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

Existing wooden floor removed and disposed of

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

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

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

Siding replaced as needed on the lower side

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

Electric installed as per code

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

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

Ballpark Pricing- \$40,000

MICHAEL STAUFFER
A r c h i t e c t

August 2, 2021

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

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

Dear Rob:

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

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

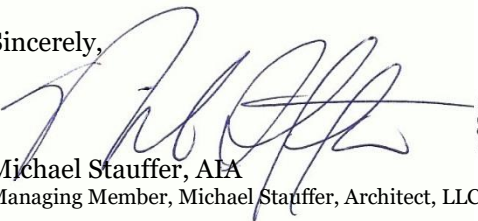
In addition, the floor of the garage is wood and is below grade and almost completely rotted. There is also a significant amount of termite damage and in the studs, roof and rot in many of the exposed rafter tails.

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

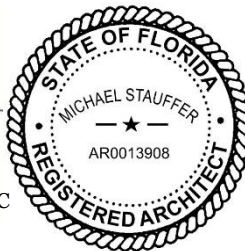
As much as I would like to preserve this building, I believe it there is no viable option for doing so. I do believe the garage door and brackets could be salvaged and reused in a new building.

If you have any questions, please let us know.

Sincerely,



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



















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

8 NA 84

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

(Type all entries - complete applicable sections)

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

1. NAME

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

2. LOCATION

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

3. CLASSIFICATION

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

4. OWNER OF PROPERTY

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

5. LOCATION OF LEGAL DESCRIPTION

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

6. REPRESENTATION IN EXISTING SURVEYS

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

SEE INSTRUCTIONS

STATE: Florida	COUNTY: Nassau	ENTRY NUMBER	DATE

FOR NPS USE ONLY

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

SEE INSTRUCTIONS

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

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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

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

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

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		N30° 40' 03"	W81° 27' 39"	
NE	0 0 0	0 0 0				
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

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

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

11. FORM PREPARED BY

NAME AND TITLE:

Diane D. Greer, Historic Sites Specialist

ORGANIZATION

Division of Archives, History, & Records Mgt.

DATE

7/25/72

STREET AND NUMBER:

Department of State, The Capitol

CITY OR TOWN:

Tallahassee

STATE

Florida

CODE

12

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name _____

Title State Liaison Officer

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

August 13, 1973

Miss Reba Haile
227 South Seventh Street
Fernandina Beach, Florida 32034

Dear Miss Haile:

It is a pleasure to advise you that the Fairbanks House has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

We have enclosed a pamphlet entitled, "The National Register of Historic Places."

With every good wish and warm regards.

Sincerely,

Robert Williams


RW:Nsr

Enclosures (2)



DEPARTMENT OF STATE

DIVISIONS: ARCHIVES, HISTORY & RECORDS MANAGEMENT - CORPORATIONS
CULTURAL AFFAIRS - ELECTIONS - STATE LIBRARY SERVICES

News Release

CONTACT: Jim Purks or David Fountain 224-2171

TWX Number: 810-931-3677

6/ /73

Judy:
All Nassau
Duval
media
JP

TALLAHASSEE -- Three historic houses in Fernandina Beach have been added to the National Register of Historic Places, "further adding to Florida's inventory of historic places," says Secretary of State Richard (Dick) Stone.

"This is indeed good news. We congratulate the citizens of Fernandina Beach ~~upon this~~ and all those who are participating in ~~the~~ historic preservation efforts," said Stone.

Secretary Stone, by law the state's No. 1 archives and history official, received the news from Washington. All research for sites nominated for the National Register of Historic Places is done by the Division of Archives, History and Records Management under the Secretary of State.

Added to the National Register were the Bailey House, the "Tabby" House or the C. W. Lewis House, and the Fairbanks House, all of them important in the history of Fernandina Beach and the Nassau County area.

-next page-

The Fairbanks house was the home of ~~the~~ George Rainsford Fairbanks, who came to Florida in 1842 and served as a state senator and later editor of The Florida Mirror. He was the author of three books on Florida history. The Fairbanks house is an example of the Italianate style of architecture in a domestic dwelling.

The "Tabby" House or C. ~~WXXX~~ W. Lewis House is an elaborate and unusual version of the rambling Victorian house. It is the only house in Fernandina Beach, dating from the 1880 period, which was constructed in this manner.

Delite { It has always been considered locally ~~xxxx~~ to be constructed of tabby, because of the high percentage of shell in the mortar, while actually the building has a binding of cement, with the aggregate being shell.

The Bailey House was built by E. W. Bailey in 1895 and is a Victorian structure of irregular plan and was nominated for the National Register on the basis of its architectural criteria.

The National Register of Historic Places is a national inventory of historic and cultural sites considered worth saving. Sites chosen are afforded a degree of protection and are eligible for federal grants.

M E M O R A N D U M

RICHARD (DICK) STONE
SECRETARY OF STATE

TO: Jim Purks

Date: June 18, 1973

FROM: Randy Nimnicht

SUBJECT: News Releases - National Register Sites

Would you please prepare a news release for each of the sites listed below which have been added to the National Register of Historic Places:

Big Mound City - Palm Beach County
Canal Point vicinity

Launch Complex 39 - Brevard County
Kennedy Space Center

Yent Mound - Franklin County
Alligator Harbor vicinity

The Bailey House - Nassau County
Fernandina Beach

Matheson House - Alachua County
Gainesville

The Neilson House - Alachua County
Windsor vicinity

Porter, Dr. Joseph Y., House - Monroe County
Key West

The "Tabby" House - Nassau County
Fernandina Beach

Fairbanks House - Nassau County
Fernandina Beach

St. Margaret's Episcopal Church - Clay County
Hibernia vicinity

RFN:ser

Enclosures (10)

M E M O R A N D U M

RICHARD (DICK) STONE
SECRETARY OF STATE

TO: Jerry Butterfield

Date: June 18, 1973

FROM: Randy Nimnicht

SUBJECT: National Register Certificates

Please have certificates prepared for the following sites which have been placed on the National Register of Historic Places:

Big Mound City

Launch Complex 39

Yent Mound

The Bailey House

Matheson House

The Neilson House

Porter, Dr. Joseph Y., House

The "Tabby" House

Fairbanks House

St. Margaret's Episcopal Church

RFN:ser

Enclosures (10)

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered JUN 4 1973

<u>Name</u>	<u>Location</u>
• The Bailey House	Fernandina Beach Nassau County
• Matheson House	Gainesville Alachua County
• The Neilson House	Windsor vicinity Alachua County
Porter, Dr. Joseph Y., House	Key West Monroe County
• The "Tabby" House	Fernandina Beach Nassau County
• <u>Fairbanks House</u>	Fernandina Beach Nassau County
• St. Margaret's Episcopal Church	Hilbernia vicinity Clay County

COPY OF CONGRESSIONAL NOTIFICATION

Also Notified

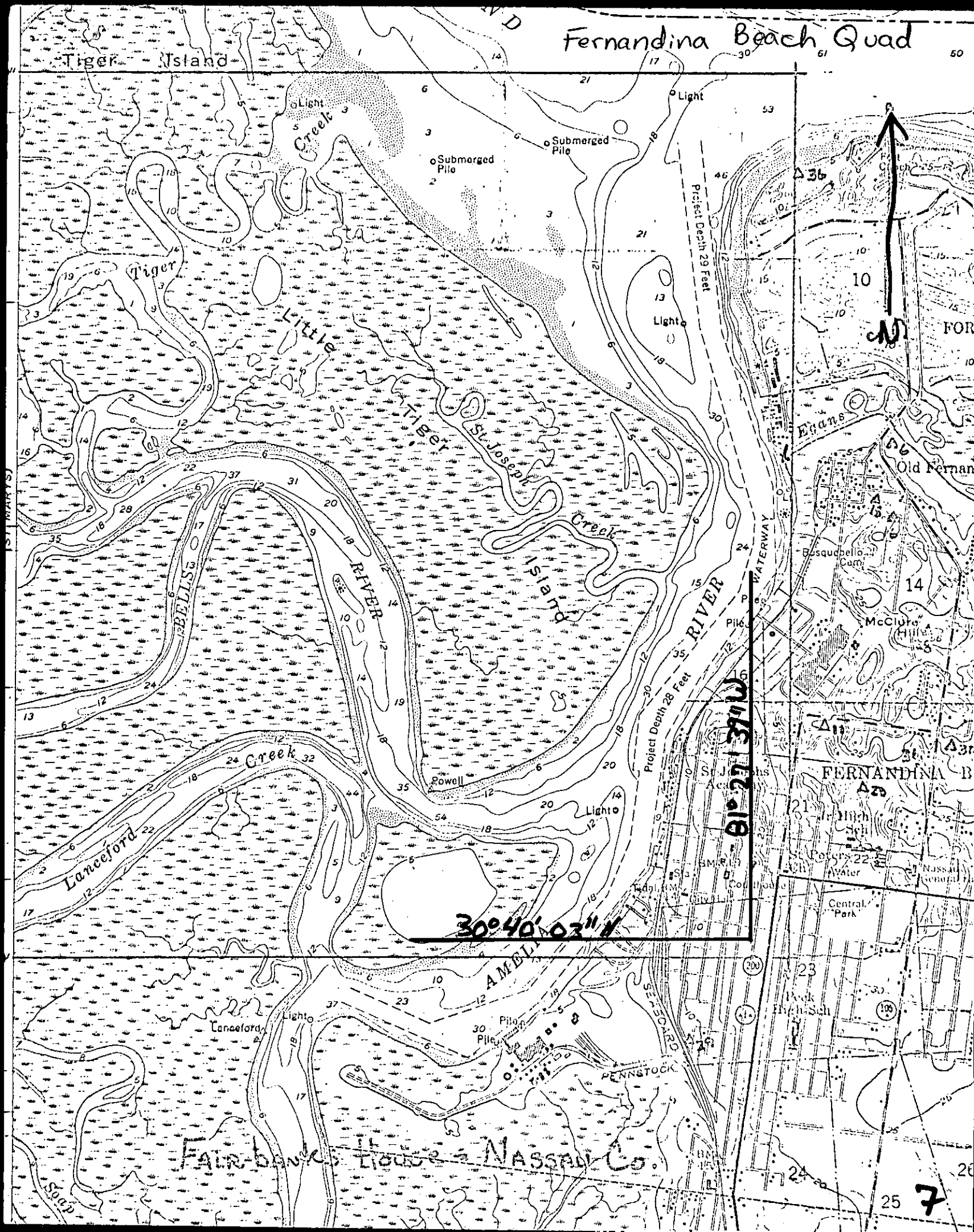
Hon. Edward J. Gurney
Hon. Lawton Mainor Chiles, Jr.
Hon. Don Fuqua
Hon. J. Herbert Burke







50





STATE OF FLORIDA
Department of State

DIVISION OF ARCHIVES, HISTORY
AND RECORDS MANAGEMENT

Bureau of Historic Preservation

HISTORIC SITES INVENTORY

County Nassau

Entry No. _____ Date _____

SEE INSTRUCTIONS

1. NAME					
COMMON: Fairbanks House on the state marker out front it is referred to as "Fairbanks Folly"					
AND/OR HISTORIC: Major George R. Fairbanks House					
2. LOCATION					
STREET AND NUMBER: 227 South Seventh Street					
CITY OR TOWN: Fernandina Beach					
STATE: Florida		CODE	COUNTY: Nassau		CODE
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object		☐ Public ☒ Private ☐ Both		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	
		Public Acquisition: ☐ In Process ☐ Being Considered		ACCESSIBLE TO THE PUBLIC Yes: ☒ Restricted ☐ Unrestricted ☐ No	
PRESENT USE (Check One or More as Appropriate)					
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment		☐ Government ☐ Industrial ☐ Military ☐ Museum		☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	
		☐ Transportation ☐ Other (Specify) _____		☐ Comments _____	
4. OWNER OF PROPERTY					
OWNER'S NAME: Miss Reba Haile					
STREET AND NUMBER: 227 South Seventh Street					
CITY OR TOWN: Fernandina Beach			STATE: Florida	CODE	
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC: Nassau County Courthouse					
STREET AND NUMBER:					
CITY OR TOWN: Fernandina Beach			STATE: Florida	CODE	
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY: None					
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:	CODE	

County _____
Entry No. _____
Date _____

7. DESCRIPTION

CONDITION	(Check One)					
	☒ Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☐ Altered	☒ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

An article in the June 21, 1884 edition of The Florida Mirror stated that during that summer Major George R. Fairbanks would begin construction on his "large, elegant residence" in Fernandina Beach. The article further stated that Mr. R.V. Schuyler, the architect, had the plans nearly completed and the contracts for construction were ready to be given out. A description of the house was included within the text. It stated, "The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L, and have wide piazzas on the east, south and west sides. The house is to contain from fourteen to sixteen rooms, constructed with an eye solely to comfort".

The Fairbanks residence, completed in 1885, is exactly as described prior to its construction. Although of frame, the house stands as an outstanding example of the Italianate style in domestic architecture. The building has a tower, square in plan, placed slightly off center. The building consists of "well-defined, rectilinear blocks, asymmetrically grouped; although the elevations of the individual blocks are symmetrical". All roofs are of low pitch, hipped and gabled in combination. Eaves of considerable projection are supported on brackets.

The main facade (south elevation) is a complex variety of rounded and flat topped windows in groups of two, three and four. Bays occur on the south and west sides of the house. As was frequently employed in the later, more elaborate versions of this style, pediments and hoodmolds are used over the windows, in addition to exterior louvered shutters. On the south front a balustraded balcony forms a hoodmold for the windows below. Beautiful arched loggias on the south and west sides of the house in combination with the Palladian treatment of the main entrance give the house a strong feeling of the Italianate.

The house sits in the middle of a large, well landscaped yard, described in the same newspaper article as having been "planted to orange trees, which are all now in a flourishing condition."

SEE INSTRUCTIONS

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

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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The Florida Mirror. Vol. VI, Issue 30, June 21, 1884.
 "Reflections".
 Whiffen, Marcus. American Architecture Since 1780. Cambridge, Massachusetts: The M.I.T. Press, 1969.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees	Minutes Seconds
NW	° ' "	° ' "		30° 40' 03" N	81°	27' 39" W
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

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

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

11. FORM PREPARED BY

NAME AND TITLE:

Diane D. Greer

ORGANIZATION

DATE

July 25, 1972

STREET AND NUMBER:

CITY OR TOWN:

STATE

CODE

12. PHOTO REFERENCE

PHOTO CREDIT: Jerry Newell

DATE OF PHOTO: June 27, 1972

NEGATIVE FILED AT:

Archives

IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

1. South facade, main elevation
2. Southwest corner of house
3. Detail of main entrance and tower

MAP REFERENCE

SOURCE:

USGS Fernandina Beach Quadrangle 7.5 minute series

SCALE: 1:24000

DATE: 1958

REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

SEE INSTRUCTIONS

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 84*

SITE NAME: Fairbanks House
ADDRESS OF SITE: 227 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 27 9
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT
GOOD
FAIR
DETERIORATED

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

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES + 1885
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

227 S. 7th St. or the Fairbanks House is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

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

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

RECORD NUMBER 189

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S&E&N&W/1-story entrance, gallery, 3/2/1/1-bay, access
E, 2nd bay, arcaded galleries; bracktd. eaves; turned balustrades
ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: hip # gable #
mansard # pyramidal

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

CHIMNEY LOCATION: N:Offset:frt.slope#S:Offset,lat.#W:offset,rear

WINDOW TYPE: DHS, 1/1, wood; bay, 2-story, square, paired #
DHS, 1/1, wood; arched, paired/grouped (4), oriel
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 3

NO. OF STORIES 2.5

NO. OF DORMERS: 4

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

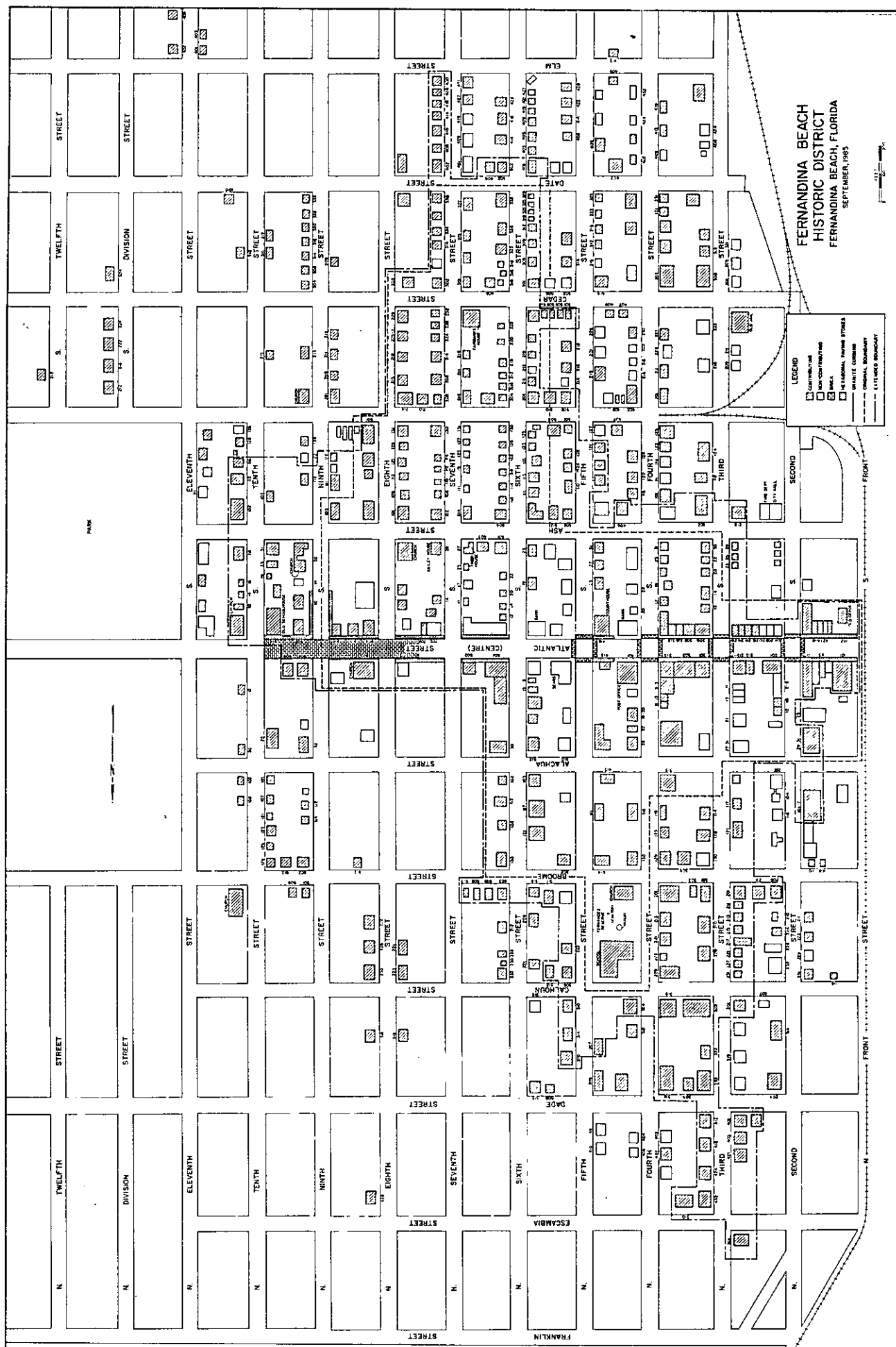
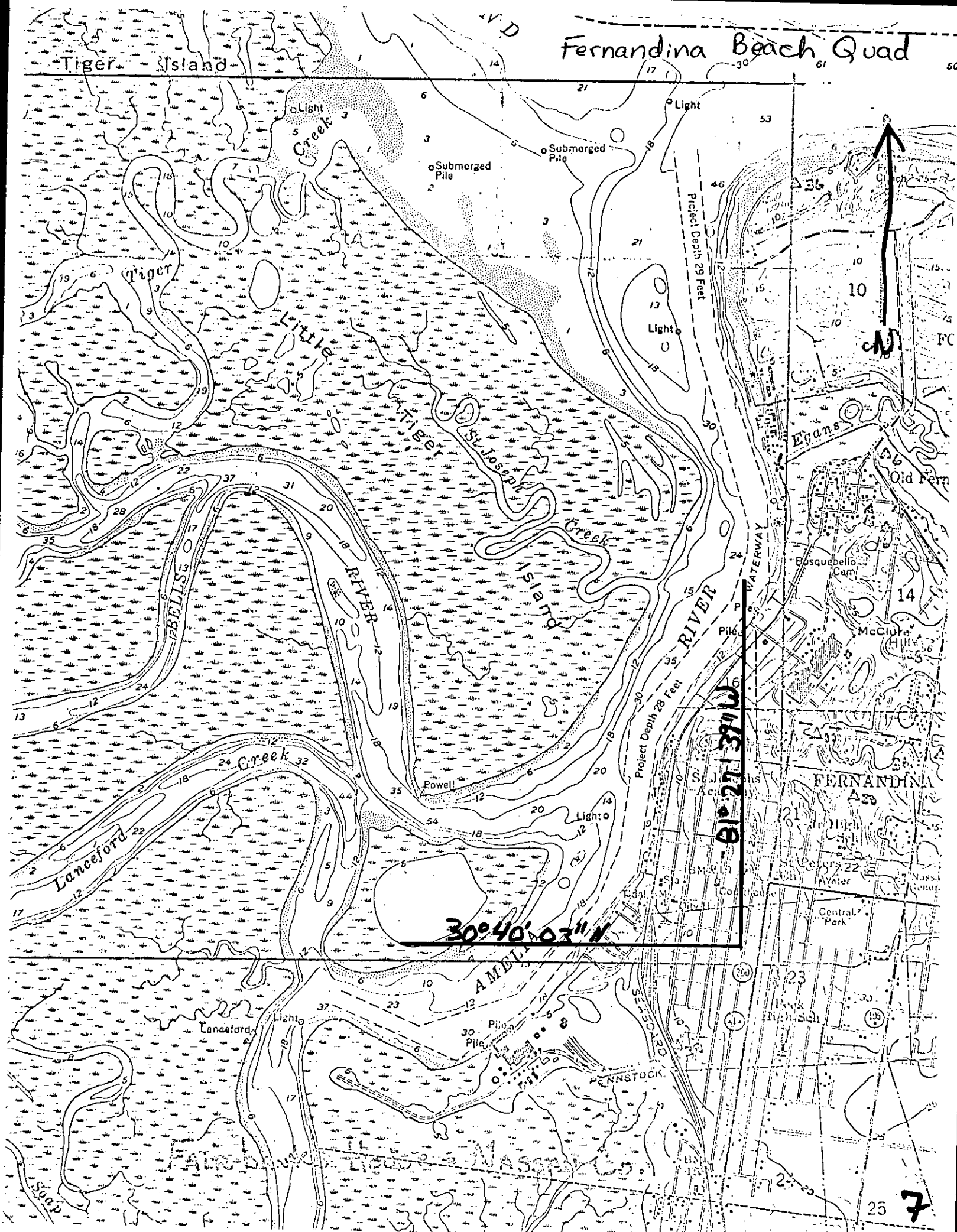


Figure 24

Fernandina Beach Quad

50



FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 1009==

Site Name Fairbanks House 830==

Other Name(s) for Site Major George R. Fairbanks House 930==

Other Nos. for Site 906==

Type of Site Historical 832==

Location of Site:

County Nassau 808==

Instructions for locating site (or address) 227 South Seventh Street
Fernandina Beach, Florida 813==

Ownership:

Owner of Site: Name Miss Reba Haile 902==

Address 227 South Seventh Street, Fernandina 903==

Occupant, Tenant or Manager:

Name 904==

Address 905==

Form Prepared By:

Reporter (or local contact):

Name 816==

Address 817==

Recorder:

Name & Title Diane D. Greer 818==

Address Division of Archives, History, and Records
Mgt., Department of State, Tallahassee 819==

Date of Site Survey 7/25/72 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State, County or Local, Location of Survey Report(s) and Material's Collected).

N/A

839==

Photographic Record Numbers

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Fernandina Beach Quadrangle 812==
 scale: 1:24000 Date: 1958

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
<u>3N</u>	<u>28E</u>	<u>23</u>			
812==					

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						O R LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES						
CORNER	LATITUDE			LONGITUDE			LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"	N30°	40'	03"	W81°	27'	39"
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
812==												

Global Reference Code _____ 884==

Description of Site:

Site Size (approx. acreage of property) less than an acre 833==

Present Condition of Site

Check one		Check one		Check one if appropriate	
☒ Excellent	863==	☐ Deteriorated	863==	☐ Altered	863==
☐ Good	863==	☐ Ruins	863==	☒ Unaltered	863==
☐ Fair	863==	☐ Unexposed	863==	☒ Original Site	863==

Present & Original Physical Appearance (use continuation sheet if necessary)

An article in the June 21, 1884 edition of The Florida Mirror stated that during that summer Major George R. Fairbanks would begin construction on his "large, elegant residence" in Fernandina Beach. The article further stated that Mr. R. V. Schuyler, the architect, had the plans nearly completed and the contracts for construction were ready to be given out. A description of the house was included within the text. It stated, "The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L, and have wide piazzas on the east, south and west sides. The house is to contain from fourteen to sixteen rooms, constructed with an eye solely to comfort".

The Fairbanks residence, completed in 1885, is exactly as described prior to its construction. Although of frame, the house stands as an outstanding example of the Italianate style in domestic architecture. The building has a tower, square in plan, placed slightly off center. The building consists of "well-defined, rectilinear blocks, asymmetrically grouped; although the elevations of the individual blocks are symmetrical". All roofs are of low pitch, hipped and gabled

CONTINUATION SHEET

Present & Original Physical Appearance (page 2)

in combination. Eaves of considerable projection are supported on brackets.

The main facade (south elevation) is a complex variety of rounded and flat topped windows in groups of two, three and four. Bays occur on the south and west sides of the house. As was frequently employed in the later, more elaborate versions of this style, pediments and hoodmolds are used over the windows, in addition to exterior louvered shutters. On the south front a balustraded balcony forms a hoodmold for the windows below. Beautiful arched loggias on the south and west sides of the house in combination with the Palladian treatment of the main entrance gives the house a strong feeling of Italianate.

The house sits in the middle of a large, well landscaped yard, described in the same newspaper article as having been "planted to orange trees, which are all now in a flourishing condition".

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Fairbanks House

Present Use (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Agricultural 838== | ☐ Government 838== | ☐ Park 838== | ☐ Transportation 838== |
| ☐ Commercial 838== | ☐ Industrial 838== | ☒ Private Residence 838== | Other (Specify): _____ |
| ☐ Educational 838== | ☐ Military 838== | ☐ Religious 838== | ☐ _____ 838== |
| ☐ Entertainment 838== | ☐ Museum 838== | ☐ Scientific 838== | ☐ _____ 838== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☐ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning 1885 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|--|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/Phi
losophy 910== | Other (Specify): _____ |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ _____ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ _____ 910== |
| ☐ Art 910== | ☐ Landscape
Architecture 910== | ☐ Social/Human-
itarian 910== | ☐ _____ 910== |
| ☐ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): _____ |
| ☐ Architectural 912== | ☐ Political 912== | ☐ _____ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ _____ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ _____ 912== |

Statement of Significance (use continuation sheet if necessary)

George Rainsford Fairbanks was born in Waterford, New York on July 5, 1920. In 1842, he was admitted to the New York State Bar Association and in that same year he moved to Florida. In 1846, one year after Florida was admitted to the Union, Fairbanks was elected State Senator. Moving from St. Augustine to Fernandina Beach, he assumed editorship of The Florida Mirror, a position which he held from 1879 to 1885. It was during this period that he built "Fairbanks Folly". During the Civil War, he enlisted in the Confederate Army, serving as a Major in the Commissary Department of the Army of Tennessee.

Major Fairbanks, as he was always known, was a historian and scholar very much interested in the history of Florida. He was the author of three books, The Spaniards in Florida, History of the University of the South, and History of Florida. The latter of these was for a long time used for the teaching of Florida history in the public school system.

911==

23

Remarks & Recommendations:

835==

Major Bibliographic References:

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

Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court. (Subgroup: Deeds).

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

"Reflections". The Florida Mirror. Vol. VI, Issue 30. June 21, 1884.

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CONTINUATION SHEET

Statement of Significance (Page 2)

Fairbanks was instrumental in the founding of the University of the South at Sewanee, Tennessee. From 1875 to 1906, he served continuously as a trustee of that institution. In 1866, he built Rebel's Rest, a log dwelling that served for a time as his home and still stands today on the University campus.

At the General Convention of the Episcopal Church which was held in Boston in 1904, Fairbanks was "specially singled out as the oldest representative of that body in attendance for over half a century". Fairbanks died in Sewanee, Tennessee on August 3, 1906.

The Fairbanks House, which stands as a tribute to its builder, is a singularly fine example of the Italianate style of architecture in a domestic dwelling. Dating from the appropriate period, it possesses all the characteristics of the most refined examples of this style in the country and certainly is one of the most important examples in the state.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00084
Recorder # 314
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Fairbanks House Bed & Breakfast Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>227</u>	<u>South</u>	<u>7th</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Italianate Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Other
Other Roof Type(s) flat hip
Roof Material(s) >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Cone tower
Other Roof Secondary Structure(s) square bay
Number of Chimneys 4
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) north ridge, south slope, 2 west slope

HISTORICAL STRUCTURE FORM

8NA00084

DESCRIPTION (continued)

Window Descriptions 1/1, 6/6, 2/2, 1 light casement

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) garage, 2 cottages

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1885

Architect (last name first): _____ Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Bed & Breakfast;;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource is individually NR listed (1973) and contributes to the Fernandina Beach Historic District (1973, extended 1987).

HISTORICAL STRUCTURE FORM

8NA00084

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/07

Form Comments: _____

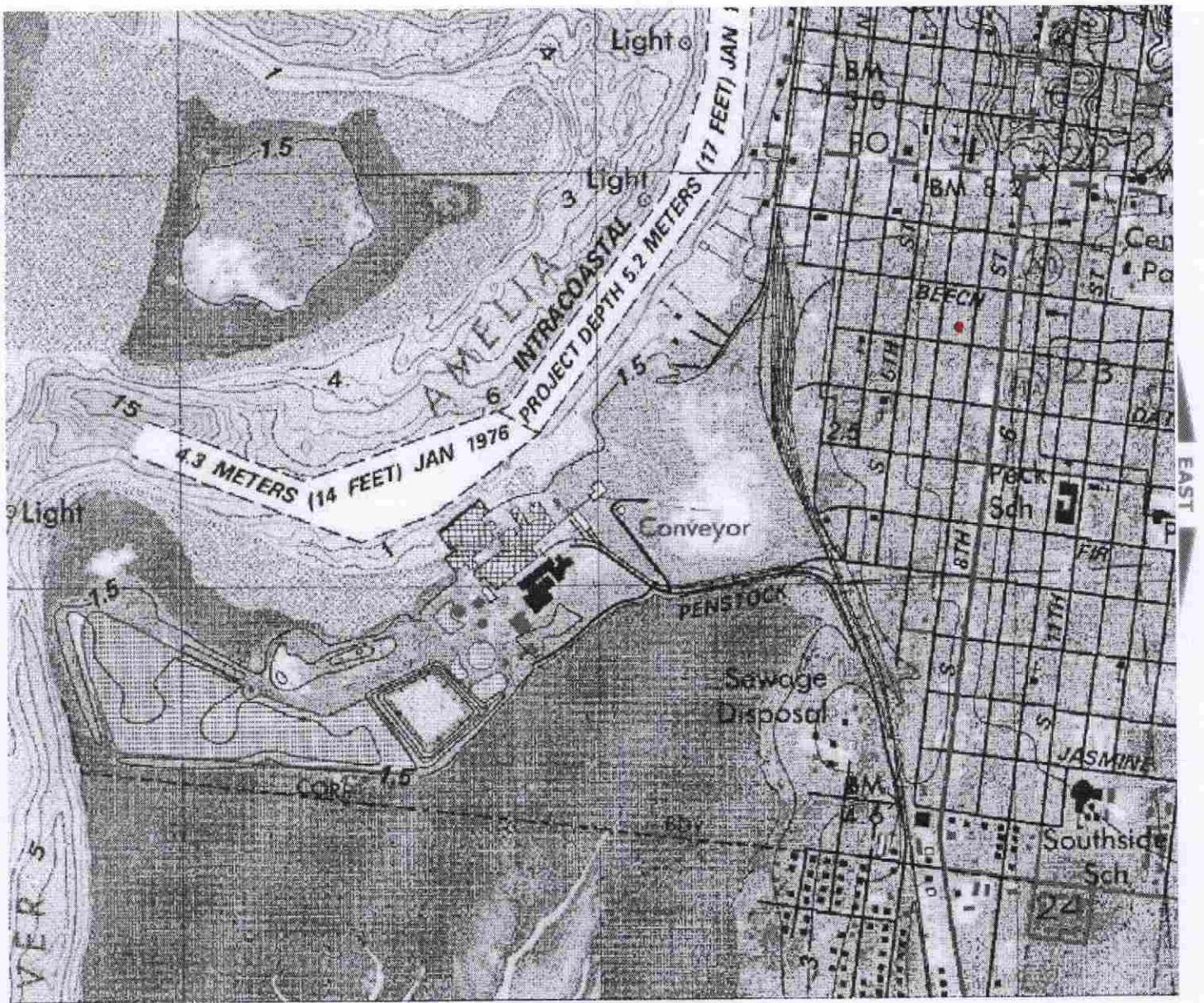
REQUIRED PAPER ATTACHMENTS

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

NA00084-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
Wood shingles
- > **Roof types:**
Other
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cone tower
Cross gable
Hip extension
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Bed & Breakfast;;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

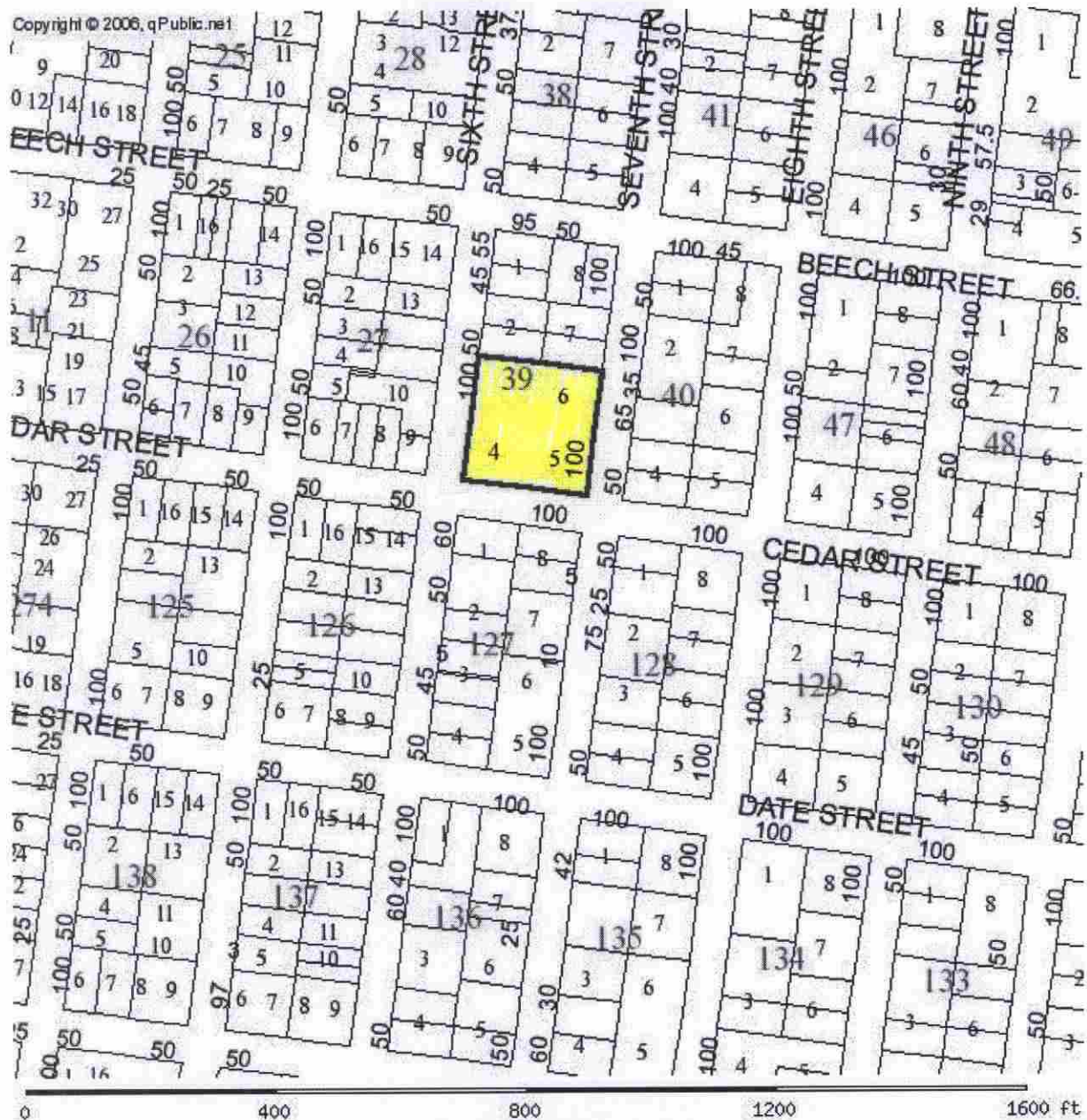


NA 84

314

314

NA84



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0039-0030
GIS CALCULATED ACREAGE	0.92
Property Use	HOTELS AND
Land Use	HOTEL
OWNERSHIP INFORMATION	
Name	FAIRBANKS HOUSE INC
Mailing Address	C/O WM M JR & THERESA HAMILTON 227 SOUTH 7TH STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	227 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	600,000

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00084**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 227 S 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0039-0030 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1885 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1885 To (year): _____
 Current Use Bed & Breakfast From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Orientation changed, S to E
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Hip & gable, W/N
 Architect (last name first): Schuyler, R.V. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major George R. Fairbanks, lawyer/historian/editor

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

DESCRIPTION

Style Italianate Exterior Plan Irregular Number of Stories 2.5
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. Cross-gabled 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2. Arched dormer
 Windows (types, materials, etc.) 1/1 DHS, wood; bay, 2 story; arched, paired, grouped, oriel, pediments, hoodmolds

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brackets; several bay windows; arched loggias; wide eaves; Palladian arches

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Pool on SW; garage

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 3 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) Palladian arches w square supports & pediment; double wood and glass doors; side lights; arched transom light
 Porch Descriptions (types, locations, roof types, etc.) S&E/entrance, 1 story loggias, hip; S/piazza, 2 story; turned wood balustrades, square column supports

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

Narrative Description of Resource NA00393, NA00395 & NA00397 are cottages associated with the bed and breakfast

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

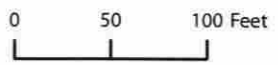
- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

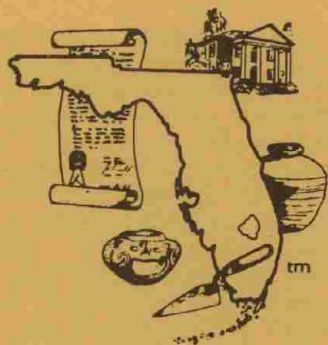
**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****

NA84



Archives & History news

MARCH - APRIL, 1973

VOL. 4, NO. 2

GAMBLE MANSION: Its Heritage Restored

by Michael Schene, Bureau of Historic Sites and Properties

Built in Bradenton during the waning years of the antebellum period, the Gamble Mansion has survived the ravages of time and remains one of the few extant symbols of South Florida's early settlement and development.

At the end of the Second Seminole War (1842), a swarm of settlers were attracted to South Florida by the prospect of the fertile lands that were available at little or no cost. Among the immigrants were several notable Middle Florida planters, including the Bradens and Major Robert Gamble, Jr.

Major Gamble was a member of one of Florida's most illustrious families. The Gambles, originally wealthy and influential merchants in Richmond, settled in Jefferson County in the 1820s, establishing extensive plantations for the production of cotton, tobacco, and sugarcane. In addition to being leading Florida producers of these crops, they were closely involved with the territory's most important financial institution, the Union Bank of Florida. Their involvement in the bank and its precipitous decline may have furnished the motivation for Major Gamble to settle along the Manatee River where he hoped to resurrect his family's fortunes.

Sometime in the early 1840s, Major Gamble established a 3,500 acre plantation with 140 slaves to produce sugarcane. In transforming the raw cane into a finished product, he used steam powered machinery that was as elaborate and expensive as any to be found in the South at the time. By 1850 he was the leading producer of sugar and molasses in Florida. Fixed capital cost and declining prices finally forced him to sell the plantation for \$190,000 to two Louisiana planters, John Calvin Cofield and Robert McGroyson Davis.

Cofield and Davis continued the cultivation of sugarcane until 1861 when they sold most of the plantation's slaves, equipment, and livestock. During the Civil War, Captain Archibald McNeill used the Mansion as his home and may have conducted Confederate business from the premises. There is also a possibility that

the Confederate Secretary of State, Judah P. Benjamin, may have used the Mansion as a refuge during his escape through Florida, although this has not been substantiated.

The Mansion was abandoned in 1865, and outside of a brief occupancy by George Patten and his family, it remained uninhabited and neglected until the local chapter of the United Daughters of the Confederacy assisted the State in acquiring the property. In 1970 the site was placed on the National Register of Historic Places. Thus, it received federal protection and also became eligible for matching federal funds under which this research was accomplished. Incidentally, Gamble Mansion was recently designated a "Bicentennial Trail Site" by the Bicentennial Commission of Florida.

Prior to research by this writer, there had never been an in-depth study undertaken on the Gamble family. The information that was available was a mixture of specious facts and a romantic stereotype of the planter class. The site's historical credibility would be in doubt until the legends and fictitious stories surrounding the property were separated from the facts, and the latter drawn together into a cohesive synthesis. The Division of Archives, History and Records Management matched federal funds with State funds provided by the Division of Recreation and Parks, and supervised an intensive four-month study of the Gamble family and the Gamble Mansion.

The research for the project necessitated a considerable amount of travel. To collect the necessary data for the project, the researcher worked for varying periods of time at over 14 libraries and courthouses. Literally thousands of miles were logged through Florida and the South searching for missing sources. The research also included a trip to Washington, D.C. to the Library of Congress and the National Archives. Many interviews were conducted and correspondence carried on

before the project was completed.

This comprehensive and meticulous investigation was necessary to collect specific information about a single family. However, in spite of the assiduous efforts, the research was not an unqualified success. Certain aspects of the family's economic and



The Gamble Mansion is a Greek Revival Mansion typical of the Louisiana plantation type that flourished in the Gulf Coast region in the early 1800s.

social pursuits are still unknown or unclear. The sources often tantalizingly illuminate certain minor points while they remain silent on major ones. Living in another era, correspondents and officials who drafted public documents did not feel the need to comment on matters that were common knowledge; just as today we feel no necessity to comment upon the many ordinary experiences that occur daily. (Surely some future historian will also castigate us for our failure.)

Even though we were not able to provide as complete a picture of the Gamble operation as we would have liked, considerable new light was shed on

cont'd. on page 4

The Florida Master Site File

by Frank B. Syman, Jr.
Bureau of Historic Sites & Properties

In the March-April, 1972 issue of *Archives and History News* this writer reported on the progress of the division's systematization and computerization program involving the automation of data being collected by programs of the Bureau of Historic Sites and Properties and the Bureau of Historical Museums. At that time a computerized system of data storage and retrieval (called GRIPHOS) had been selected and was to be implemented at one of the State's computer centers. The system would allow for the development of a "data bank" for all archaeological and historical data being collected and recorded concerning sites and associated artifacts, including the non-archaeological collections for the Museum of Florida History.

To date, information on over 15,000 artifacts has been processed for computer entry (including accessioning/cataloguing and preliminary analysis) and of these, data on nearly 12,000 have been stored in the computer file. As work continues on preparing input records on artifacts from the division's collections, new material is automatically processed for computer entry, i.e., accessioned/catalogued and the information recorded on computer-coded artifact/feature forms.

THE DATA BANK SITE FILE

Although no significant amount of site data has as yet been entered in the computerized site file (primarily due to shortage of funds at this time), site data is presently being processed for eventual computer entry. As a first step to computerizing the site data, it was necessary to compile and systemically collate all existing site records into one master file. The division had been maintaining three separate site files: 1) an archaeological site file containing mostly prehistoric sites; 2) a statewide site file of archaeological, historical and architecturally significant sites (mostly historically and architecturally important sites); and 3) an underwater site file containing mostly shipwreck sites.

In addition to the division's site files, several other site files (containing mostly prehistoric sites) are maintained in institutions and museums in the state that also needed to be included in any compilation of a master site file. Archaeologists and museum officials responsible for these files readily granted permission to have them copied for inclusion in the master file. The files were copied and now all existing site records have been systematically collated into the Florida Master Site File (FMSF). The master file is kept up-dated through the excellent cooperation of professionals and other interested citizens around the state who keep the division informed of all sites added to the local and regional files.

The file is organized by counties and

each site is numbered sequentially within the county. To ensure that site numbers are not duplicated, all newly recorded sites in the state are now assigned a number by the State Archaeologist's office and included in the FMSF.

As was mentioned previously, several types of sites are included in the FMSF: prehistoric and historic archaeological sites located on land and underwater; underwater shipwreck sites; and historical and/or architecturally significant structures, buildings and districts. In order to systematically handle the data for the different kinds of sites, a new site form had to be designed that would allow for standardizing the data categories common to the different types of sites and still provide for the data categories unique to certain kinds of sites. To accomplish this, a form was designed containing data categories common to all types of sites, and a supplemental page containing specific data categories unique to the particular type of site. Each data category on the form has a code number, thus providing a tag or handle for the different items of information for use in computer storage and retrieval.

The categories and their definitions have been generally agreed upon by the users of the GRIPHOS system so that the data one user puts in a coded category is compatible with what other users put in that particular category. New categories for data may be created when a justifiable need arises. At present, the system will allow up to a million different coded categories to be used.

The FMSF now contains over 5,000 site records. The largest percentage by far are prehistoric sites, but with the ongoing statewide survey of the division's historic preservation program, more historical and architectural sites are being recorded and documented. (Ed. note: approximately 120 sites were added to the file as a result of a recent intensive site survey in northeast Florida. See accompanying article in this issue.)

The amount and quality of documentation for the site records varies considerably: for many of the earlier recorded prehistoric sites, very little information was apparently obtained. However, every effort is being made to locate and resurvey poorly documented sites whenever survey work is being conducted in an area. The types of information needed when recording a site include: location, owner of property, description of the site and the environmental setting, past history and present condition of the site, judgment as to cultural and chronological periods represented, and recommendations concerning future research.

USES OF THE FMSF

The file is the most comprehensive repository of data on known archaeological, historical and architecturally significant sites in the

state, and as such, constitutes an important data base for evaluating the cultural and historical resources in areas of possible impending disturbance through land development, urban renewal, etc. In this respect, the division aids in the protection of sites by providing input to all proposed building or development projects in the state involving federal funds, in accordance with recent federal legislation. In such cases, the FMSF becomes the prime source for information in making the initial evaluation of the possible effects of such projects. With adequate knowledge of the cultural and historical resources of a given area, the State can then properly assess the possible danger and, if warranted, suggest alternatives. For instance, the FMSF is consulted for all projects requiring environmental impact statements and for assessment of dredge and fill and beach nourishment activities.

In addition, site file data is being used as input to programs of various state, regional and local planning councils and environmental protection agencies. Knowledge of the cultural and historical remains in the geographical areas served by these agencies is necessary for a full evaluation of a specific area's resources. This kind of cooperation among agencies is also helping to protect and preserve the state's irreplaceable remains of the past.

Another important use of the site file is in research. For example, the archaeologist and architectural historian can utilize the data in the FMSF for distributional studies of site types or house types through time and space. Archaeologists can study the spatial-temporal distribution of various artifact types associated with recorded sites. Even urban planners can make use of the site data concerning metropolitan areas in their research.

These and many other types of research can be undertaken with the FMSF data, particularly when more complete data is obtained for the already recorded sites and when more new site data is forthcoming. The sites in the file represent only a sample of what still exists. Because sites are disappearing every day in the wake of progress, every effort must be made to obtain this irreplaceable scientific information. Interested and concerned citizens of Florida can help by alerting the division to sites by requesting site forms for recording the sites for inclusion in the FMSF.

Eventually, the data in the FMSF will become even more useful in all of the above mentioned programs when it is stored in the division's computerized data storage and retrieval system. Hopefully, in the not-too-distant future the current site file data (and associated artifact/feature data) will be retrievable with maximum efficiency and usability. ●

REMAINS OF EARLY MAN RECOVERED FROM SPRING CAVE

by W.A. Cockrell, Bureau of Historic Sites & Properties

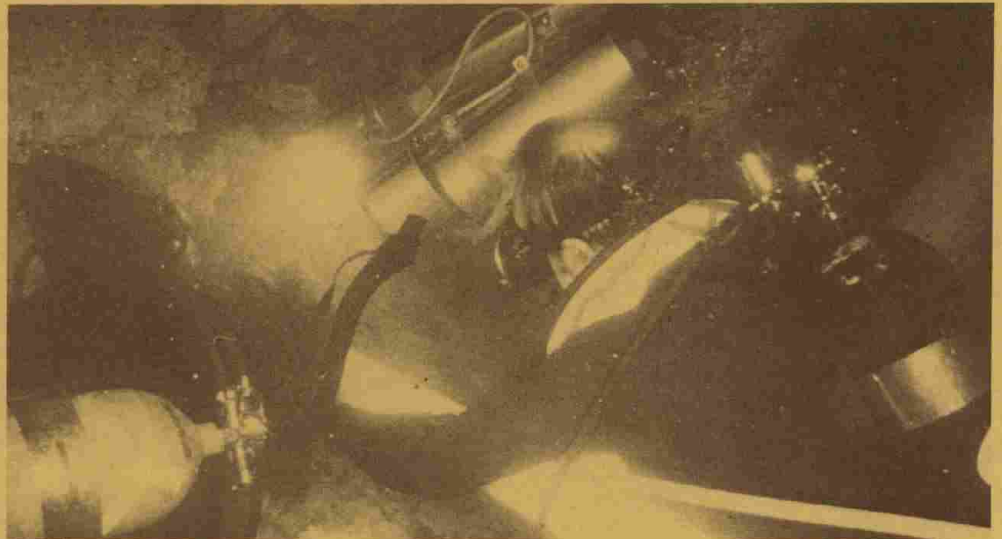
The prehistoric remains of an ancient man, alive perhaps 10,000 years ago, were recovered from Warm Mineral Springs, Sarasota County in February under the supervision of Wilburn Cockrell, underwater archaeologist for the Bureau of Historic Sites and Properties.

Also found at the underwater cave site were small animal bones and the remains of oak and hickory nuts and leaves. The remarkable preservation of the deposits is attributed to the lack of dissolved oxygen in the water.

Although excavations have been temporarily discontinued, laboratory analysis of recovered material and other scientific studies are in progress.

The Division of Archives, History and Records Management wishes to publicly thank John Saba, chairman of the Sarasota County Commission, and Mrs. Ralph Davis, county historian, for their enlightened concern and assistance in the project. Warm Mineral Springs, Inc., owners of the property, were most cooperative in allowing archaeologists to do the professional job necessary and provided the security for the Springs so that work could continue unhampered.

A more comprehensive report of the Warm Mineral Springs excavations will be featured in a future issue of *Archives & History News*.



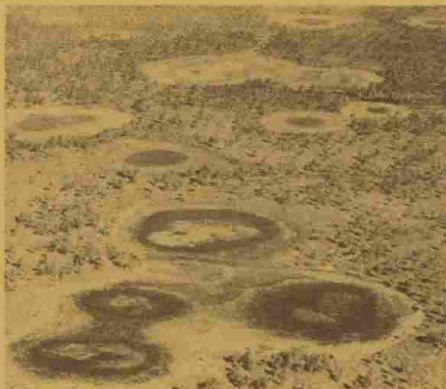
State Underwater Archaeologist W.A. Cockrell (right) removes the skull from under a ledge as Dr. Reynold Ruppé, chairman of the anthropology department at Arizona State University, operates an air lift to keep suspended silt vacuumed from the area. If as suspected, the skeletal materials recovered are subsequently dated as early as surrounding leaf-mold, then the skeleton will be the earliest reported human in the eastern United States.



Staff of the Bureau of Historic Sites and Properties prepare a mapping device for use underwater. An essential tool for the archaeologists, the device enabled scientists to record the placement of all recoveries and site features for future study.



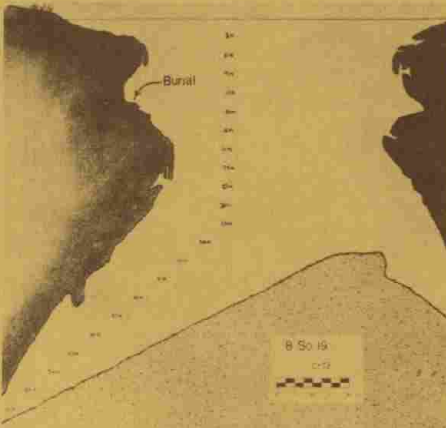
Secretary of State Richard (Dick) Stone (center) and State Senator Warren Henderson (right), look on as W.A. Cockrell explains to media representatives the significance of the project and the discovery of the skull. The Division of Archives, History and Records Management is administered by the Secretary of State's Office.



An aerial view of Sarasota County in the area of Warm Mineral Springs shows the affluence of sink holes which may contain similar finds.



Dr. Ruppé inspects the skull shortly after it was brought to the surface. Barbara Smith of Satellite Beach also participated in the project as a safety diver.



The profile of Warm Mineral Springs indicates the location of the skull when it was discovered. It was in a cave at the 15 meter depth under a rock fall.



W.A. Cockrell and Colonel William Royal, who discovered the human remains, inspect a wood sample that was touching the jaw bone of the ancient skull when discovered. Radiocarbon dates of the wood should indicate the possible age of the bone. (Carbon dating of the bone would destroy it.)

Survey Locates Many Significant Structures

by Diane D. Greer, Bureau of Historic Sites and Properties

the subject. One important question that remains unanswered, however, concerns who built the Mansion. While in all probability Gamble built the structure, no documentary evidence was uncovered to substantiate the supposition.

Another question concerns the contention that Judah P. Benjamin was hidden at the Gamble Mansion during his escape through Florida. After examining all of the relevant sources, including Benjamin's own letters detailing his escape through the South, it was concluded that it cannot be established with any degree of certainty, that Benjamin was even given accommodation at "Gamble Mansion."

One of several legends that research dispelled was the apocryphal story that Cofield and Davis transformed Major Gamble's plantation into the largest sugarcane plantation in the South. The reverse is closer to the truth. The owners had disposed of most of the plantation's slaves and equipment by 1860. Without these essential ingredients, it would have been difficult to produce any sugar and molasses, let alone being the largest producer of this staple in the South.

There were several instances where research substantiated existing material. Perhaps the most important point validated was that Major Gamble was indeed Florida's leading producer of sugar and molasses during the late 1840s and early 1850s.

The Gamble Mansion is one of South Florida's few remaining structures built during the antebellum period. Properly interpreted, it can function to illustrate and illuminate some of the themes significant in the settlement of Southwest Florida.

This public document was promulgated at an annual cost of \$4,780.32, or 8 cents per copy, including postage, to inform Florida citizens, history teachers and other interested people of the activities and research of the Division.

After a comprehensive architectural and historical site survey of nine North Florida counties conducted during the past summer, some 125 buildings and structures of the area have been listed as historically significant. The survey team, headed by the author, an historic sites specialist for the historic preservation section, worked closely with local historical societies and with individuals familiar with the history of the area. The counties covered by the survey were Nassau, Clay, Putnam, Union, Bradford, Baker, Columbia, Suwannee and Hamilton. A preliminary archaeological survey, part of which covers the above named counties, was also initiated last summer.

Through the survey effort, many buildings and structures were located and identified which are historically significant either to Florida's architectural development or to the locality in which they exist. Some of the finest examples of period building styles which are rare in other parts of the state are prevalent in northeast Florida. For instance, a wide range of Victorian styles is represented, including the Queen Anne, Italianate and Shingle Style. Structures range from fine examples of a given style, to transitional pieces and finally to the architecturally unique.

A magnificent residence displaying characteristics of the transition from Queen Anne to the mature Shingle Style is embodied in the Crescent City home of Henry G. Hubbard, a noted entomologist. Another style of building which is rare in Florida is that of the Fernandina Beach residence of George Rainsford Fairbanks, one of the founders of the University of the South at Suwannee, Tennessee. The house is an architecturally well executed Italianate building designed by a local architect, Robert V. Schuyler. Perhaps two of the finest Queen Anne houses in the state, both designed by George Barber of Knoxville, Tennessee in the 1880s, are located in northeast Florida. The E.W. Bailey House at Fernandina is an example of the style in its earlier and simpler form, whereas the Henderson House at Lake City is a later, more elaborate example.

The Hull-Hawkins House in rural Suwannee County near Live Oak is a fine example of what has come to be called "Carpenter Classic", that is, the work of a local artisan without the aid of an architect. The house was built in the Classic Revival style and is impressive in its severity and solidity. The McIntosh House at Luraville, the Lake Alycon Hunt Club near Bellville and the Iva Connell House near Hilliard, to name a few, are also good examples of the "Carpenter Classic" which is most often seen in rural areas.

Churches are often the expression of a specific style or period. Within the survey area, churches vary in type from the simple board and batten construction of St. Margaret's at Hibernia, to the very sophisticated First Presbyterian Church at Green Cove Springs with its delicately pierced bargeboards and brackets.

Public buildings are perhaps even more expressive of the time in which they were constructed. Architecturally outstanding public buildings are the Victorian railway depots at Callahan and Fernandina Beach, the 1886 Waterworks Building in Palatka, the Live Oak City Hall, the Bath House at White Springs, and the courthouses in Nassau, Clay, Bradford and Suwannee counties.

Of the 125 sites located, described, mapped and included within the Statewide Inventory of Historic Sites, approximately 25 meet the criteria for individual nomination to the National Register of Historic Places.

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DEPARTMENT OF STATE
Division of
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Richard (Dick) Stone
Secretary of State

Robert Williams
Division Director

March - April, 1973 Vol. 4, No. 2

EDITOR
Jerry Butterfield
Bureau of Publications

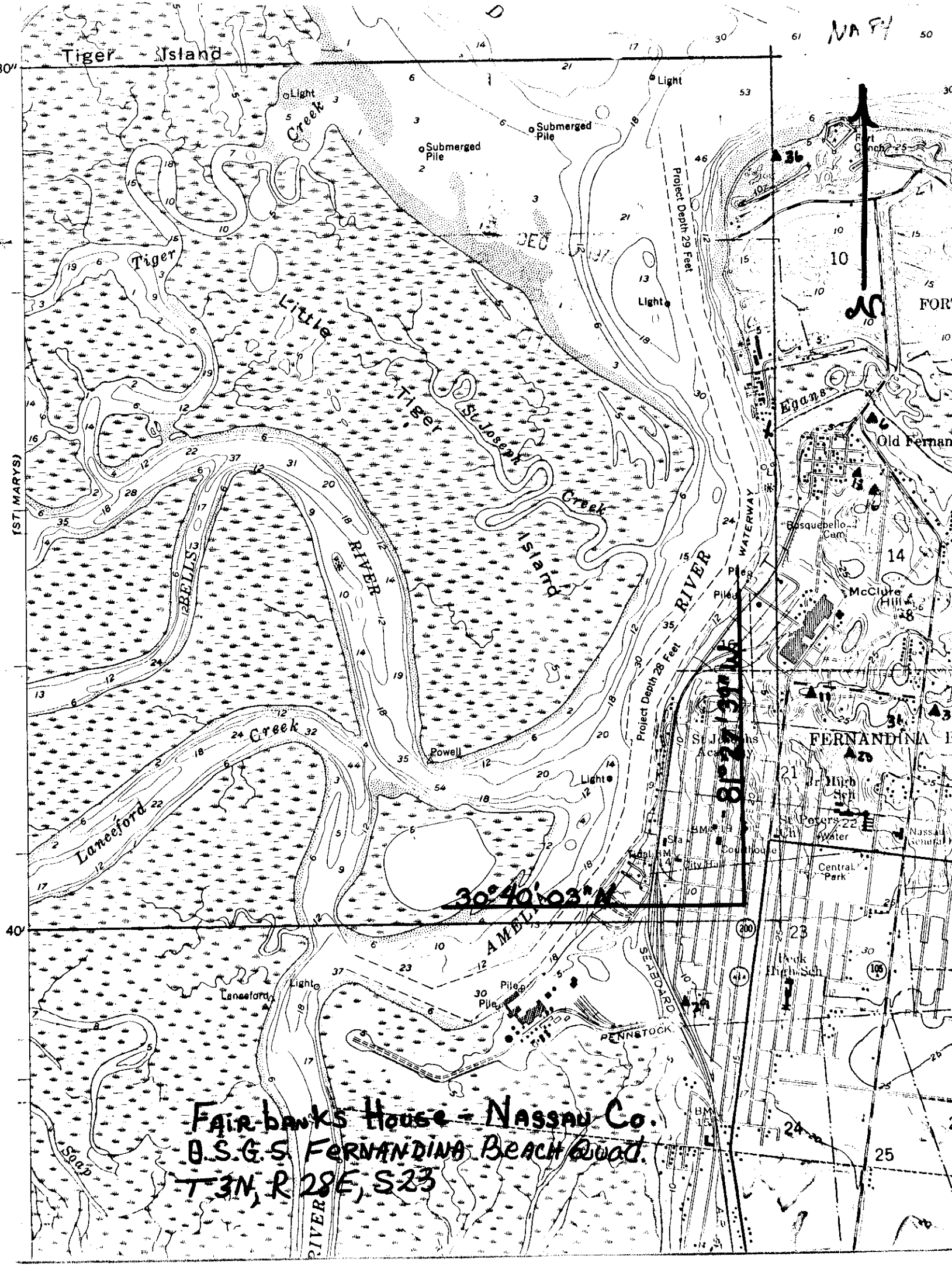
ADDRESS CORRECTION REQUESTED

RETURN POSTAGE GUARANTEED

BLK. RT.
U. S. POSTAGE

PAID

Miami, Fla.
Permit No. 616



Fairbanks House - Nassau Co.
U.S.G.S FERNANDINA BEACH ROAD
T3N, R28E, S23

(Fairbanks House) = ^{Basement} elevator for trunks

Built 1885 George Ramsford Fairbanks
lawyer, historian + editor born 1820 at
Watertown, N.Y. - Moved to Fla 1842 - Major in
Confed. Army.

Documents - (Maybe upstairs in attic) -

Date of Construction -

Architect - Schuyler -

Info on Fairbanks }

March 5, 1970. Fernandina Bch News Leader

July 18, 1965. Page 61 - The Fla Times-Union

James Bernard

Dr Britton's wife is granddaughter of Fairbanks

34 N. 14th St - 261-03673

on vacation til July 31

Furniture from Dure's house

Atlantic Corner - Dure was there

Call

fax

Dr. Ash Williams
born in house

Miss Sue Williams
502 Stanley Dr.
261-3760

Miss Haile - 261-3350

Find will
work it out
N. Fla. Univ.
Charles, F. Charles

Don't tell Boss
What Fred
said—

He saved to
keep it under
yr. hat

225-R.T.

Sept. 11

Union College
grad. 1839

NA84

Men Who Made Sewanee
Biographical Sketches
by M. Pultrick Guerry
Univ. Press
Univ. of the South
Sewanee, Tenn - 1944

1875-1906 - contin. a trustee
Major in the Commissary
Dept. of the Army of Tennessee

at the Gen. Conv. of the
Episco. Church which
met in Boston in 1904
He was 85 "he was
especially singled out as
the oldest representative
of that body in attendance
for over half a century".

July 5, 1820 born
MA from Union & Trinity

1842 - Admitted to the
bar - N.Y. State -
Moved to Fla.

1846 - Elected State Senator
1 yr. after Fla. admitted
to Union

1862 - Major in Army

Sept 7, 1866 - Erected Rebels
home on the mountain Rest

1906 died, Aug 3

11A80

The Spaniards in Florida | Comprising
the Notable Settlement of the Huguenots
in 1564 and the History and Antiquities
of ~~the~~ St. Augustine, Founded A.D. 1565
by George R. Fairbanks, Jacksonville, Fla.,
Columbus Drew, (1868).

History of the University of the South
of Sewanee, Tennessee From its founding
by the Southern Bishops, Clergy + Laity
of the Episcopal Church in 1857 to the
year 1905, by George R. Fairbanks,
Jacksonville, Fla., The H. + W. B. Drew Company,
(1905).

History of Florida from its discovery by Ponce
de Leon in 1512, to the close of the Florida
War in 1842, by George R. Fairbanks,
Philadelphia, J. B. Lippincott + Co.,
Jacksonville, Fla., Columbus Drew, (1871)

Though a native of the North, (Maj. F.
was ~~devoted~~ to the South) ~~which~~
~~devotion was a dedication~~ which
resulted in his authorship of three
histories (~~history books~~)

3RD Thompson house
not frame is brick
Painted white

39

2 3 4 5 6 NA84

1894 Assessed $S\frac{1}{2}$ of lot 2 to G.R. Fairbanks

May 22, 1883 - Spear Alden + Caroline M - Lot 4 blk 39 Fdna
 " " " - Mahoney Catherine - Lots 3-5-6 Bk 39 " ^{DEED}
 June 25, 1884 - FLA. Town Imp. Company - Ls 3-5-6 Bk " ^{DEED}
 Jan 18, 1892 - Swann Samuel A. - $S\frac{1}{2}$ lot 2 blk 39 Fdna ^{DEED}
 Apr 17, 1903 " " " - $N\frac{1}{2}$ " " " " ^{W. DEED}
 Dec 3, 1887 " " " - lot 2 blk 39 Fdna ^{W. DEED}

Sold 1915 to ^{Edwin R.} Williams
 lots 3 4 5, 6,
 → what about
 lot 2?

House sits on 5

Haile Has 4 + 5

Buddy
Jacobs
lawyer

- The Florida Mirror -
Vol VI Issue 30, June 21, 1884
"Reflections" 2ND Column - 2ND paragraph

Major George R. Fairbanks will construct this summer a large, elegant residence. Some two years ago he purchased the south half of block 39, containing four lots of one hundred feet square each. This he had planted to orange trees, which are now all in a flourishing condition. The new residence will front Seventh street, setting back from the street some fifty feet. The foundation will be of solid concrete some six feet in height. The building will be of wood, two stories, with an L and have wide piazzas on the east, south and west sides. The house is to contain from 14 to 16 rooms, constructed with an eye solely to comfort. Mr. Schuyler, the architect, has the plans nearly completed, when the contracts will be given out. The shell for the foundation is already on the ground."

7/24/72

From interview w/ Miss Sue Williams, (step-granddaughters of Fairbanks) who lived in house as a child —

House once painted dark + light green with rose and red trim —

Johnny Ferris -

NA 84

article in
Cynthia Parks Times Union Article

Maj Fairbanks N.Y. - St. Augustine
Started 1st newspaper in Fla -

"Fla Mirror" - Wrote history of Fla which
was used in schools.

F. married Susan Beard - lived in
St Augustine - Built & furnished house
without telling wife - Surprise!

^{c 1907}
Died - Suwanee, Tenn. - Edwin T. Williams
inherited house?

Siege of Atlanta ^{log} - house on mt in Suwanee
Tenn, He & Gen Pope got together &
founded Univ of South - Theological
School - all southern - ~~the~~

Benjamin Wright in St Aug - his
sister Sarah married Maj F
Sarah died - then married Susan
Beard

Williams sold to Jones - Jones started
porgy factory - Sold to Haile

servants house out back - now
sold
stable

little brick house where kept records

Editor - The Florida Mirror 1879-1885

Ad for R. S. Schuyler - Architect
P. 3, Fla Mirror Sat, Sept. 12, 1885

Vol 5 No. 30 Sept
G R Fairbanks house begun 7th
+ cedar

File
Fairbanks
for Bch

Na 84

GEORGE R. FAIRBANKS

Excerpts from BRIEF BIOGRAPHICAL SKETCH OF LIFE OF G. R. FAIRBANKS
by his son-in-law James G. Glass

".....in 1866.....he joined Bishop Charles T. Quintard in reclaiming the landed property of the University(of the South, Sewanee, Tenn.).....and they each built a log cabin(which).....became the residence of Major Fairbanks and his family.....summer and winter.

But finding the winter climate too severe, he decided to go to Florida for the winter, and being persuaded, mainly by Senator Yulee, who urged his acceptance of the editorship of the Fernandina Mirror he decided to go to Fernandina in 1881 and make that his winter home.

So strong was his faith in the future of Fernandina, that in 1885 he engaged an architect, Mr. Robert Schuyler, and built a handsome residence, which was occupied by his family as a winter home until the time of his death in 1906, and then became the home of his widow until her death in 1911, and then became the home of Mr. Edwin R. Williams, at that time the Clerk of the Circuit Court of Nassau County.

At that time, in 1885, Fernandina was looking forward to a great future, having one of the finest harbors on the South-Atlantic coast, and a group of remarkably able and efficient citizens, amongst whom were Senator David L. Yulee, Samuel A. Swann, Henry Dotterer, Marcellus A. Williams and others of equal note.

.....It was due largely to his co-operation and experience that the beautiful church of St. Peter's Fernandina was built, Mr. Schuyler being the architect.

.....
COPY
Dear Sir
Fernandina
March 24 1880

I have invited you, in behalf(of) the owners of the Florida Mirror newspaper to assume the duty of editing it, and you have obliged me by accepting the position.

It is understood that you assume the entire charge of the paper with full control in its management and that you are to recieve(sic) for compensation a salary of two thousand Dollars ~~per annum~~ (sic) per annum, commencing from 17 March instant, payable monthly at the office of the Florida Town Improvement Company.

If at the end of the first year(sic) you desire to become half owner of the publishing establishment, you may do so at ~~1/2~~(sic) its appraised value.

Yours very truly

D.L.Yulee

George R. Fairbanks, Esq.
.....

GEORGE R. FAIRBANKS (3)

Comments by R.G.Dudney: (Cousin Rinsford)

Mr. Kelly states that he became editor in 1879

Senator Yulee's letter of March 24 1880 states that he had accepted, but gives no date as to his acceptance- perhaps in 1879?

Senator Yulee further states that on March 17 1880 he is to assume the entire charge of the paper with full control in its management.....etc. Does this mean that he was already editor and would take on further control as of March 17 1880?

On Oct 30th 1886, a letter to Major Fairbanks from a Dr. Robert Wilson of Boston, was addressed: Maj. Geo. R. Fairbanks, Ed of Florida Mirror, Florida Historian etc.

.....

G.R.Fairbanks died August 3 1906

.....

I find a notation in grandma's Journal for Nov. 28 1883 saying "Went to sign deed". Have no idea what that deed was.

We all know Grandpa built the Folly, and both Father and Mr. Kelly said it was 1885. It seems to me that a search of the copies of the MIRROR for that year should have a notice of some kind which would give a definite date. I don't know where the MIRROR files are- Fernandina? Historical Society? The letter I copied from Senator Yulee is the only one I can find which even deals with the MIRROR appointment. As you know, all of Grandpa's correspondence was sent to the Library at FSUniversity- I made copies of everything before the stuff was sent. As for the journals, Grandma's writing was so terrible that I have had to make most of it up. You would like to read it, if you could, for she mentions so many people whom you remember. She also mentions the year the were repairing the house Aunt Mollie lived in, and mentions the date her mother broke her leg plus all sorts of things- mentions, of course, Uncle George and Charlie, mentions Tenna and Fanny Williams etc. etc.

Uncle Charlie was justice of the peace
in Fernandina - quite a character
last name. Beard. - think he was
Susan Beard Fairbanks nephew.

S. G.

GEORGE R. FAIRBANKS (2)

Excerpts from address by Mr. T. Howard Kelly at the dedication of the marker at the Fairbanks Home as printed by the News-Leader, Fernandina Beach, Fla. Thursday July 11 1964

".....settling in Fernandina.....Major Fairbanks became editor in 1879 of this city's noted newspaper THE FLORIDA MIRROR.....According to the historical marker we will presently unveil....Major Fairbanks built this great house in 1885-the year he resigned as active Editor of the Mirror.....serving as a contributing and advisory editor for many more years....."

.....

SITE REVIEW SLIP

Saunders House
Site Name

Deanne Green
Researcher

	<u>Initial</u>	<u>Date</u>
Draft		
Approved	<u>RFN</u>	<u>10 Aug 72</u>
Prepare		
Statewide	<u>RFN</u>	<u>11</u>
Prepare		
N.R.	<u>RFN</u>	<u>11</u>
Proofed		
Typist	<u>SL</u>	<u>8-11-72</u>
Proofed		
(Researcher)	_____	_____
Proofed		
(RFN)	_____	_____
Ready for		
Copying	<u>13 map</u>	_____
Complete	_____	_____

Notes:

~~Change bill~~ "Reflections" 52
12/15
to Wash ~~RFN~~ 72

NAME OF PROPERTY

Trunk's House, Florida

DATE:

3/21/93 AR

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below.

1. Name. _____
2. Location. _____
3. Classification. _____
4. Owner of Property. _____
5. Location of Legal Description. _____
6. Representation in Existing Surveys. _____
7. Description. _____
8. Statement of Significance. _____
9. Bibliography. _____
10. Geographical Data.
 - a. Longitude and Latitude Coordinates. _____
 - b. Acreage. _____
11. Form Prepared By. _____
12. Certification. _____
- Photographic Coverage. _____
- ☒ Map Coverage. Please send a map with at least one corner so that the longitude and latitude can be checked.
- Other. _____

Clarification or correction of the above items must be made prior to the initiation of our professional review. Correction of these technical errors does not necessarily insure that the nomination will then satisfy the National Register criteria in full.

Thank you for your attention to the above items checked.

SIGNED:

Shirley A. [Signature]

12-29-72

NA 84

We are pleased to acknowledge the receipt of the nomination
to the Office of Archeology and Historic Preservation on
_____.

When the property has been placed on the National Register
you will receive a copy of Congressional notification.

Little Salt Springs
The "Tabby" House
Fairbanks House
The Bailey House
Sand Key Lighthouse
Mercedes Hospital
Porter, Dr. Joseph Y., House
Lyndhurst Plantation
Cockroach Key

Sincerely yours,

William J. Murtagh (Sgd.)

William J. Murtagh
Keeper of the National
Register

NA84



STATE OF FLORIDA
Department of State

THE CAPITOL
TALLAHASSEE 32304

RICHARD (DICK) STONE
SECRETARY OF STATE

ROBERT WILLIAMS, DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT

(904) 224-4159

December 15, 1972

Dr. William J. Murtagh
Keeper of the National Register
National Register of Historic Places
Department of Interior
1100 L Street, N.W.
Washington, D. C. 20005

Dear Bill:

Enclosed please find several nominations to the
National Register of Historic Places as listed on the attached
list. These nominations are worthy of submission to the
Register as approved by the Florida Review Committee and the
State Liaison Officer.

Thank you.

Sincerely,

Robert Williams
State Liaison Officer

RW:Ngl

Enclosures: (13) nominations to the National Register
(1) list of sites nominated

NOMINATIONS TO THE NATIONAL REGISTER

12/15/72

- | | | |
|-----|-------------------------------|----------------------|
| 1. | Matheson House | Alachua County |
| 2. | Rochelle School | Alachua County |
| 3. | The Ralph M.
Monroe House | Dade County |
| 4. | Yent Mound | Franklin County |
| 5. | Cockroach Key | Hillsborough County |
| 6. | Lyndhurst
Plantation | Jefferson County |
| 7. | Dr. Joseph Y.
Porter House | Monroe County |
| 8. | Mercedes Hospital | Monroe County |
| 9. | Sand Key Lighthouse | Monroe County |
| 10. | The Bailey House | Nassau County |
| 11. | <u>Fairbanks House</u> | <u>Nassau County</u> |
| 12. | The Tabby House | Nassau County |
| 13. | Little Salt Springs | Sarasota County |

Na 84

December 11, 1972

Miss Reba Haile
227 South 7th Street
Fernandina Beach, Florida

Dear Miss Haile:

It is my pleasure as Director of the Division of Archives, History, and Records Management to notify you that the "Fairbanks House" is being nominated to the National Register of Historic Places in accordance with procedures established by the National Historic Preservation Act in 1966. As you know the National Register is the official schedule of the nation's cultural property that is worth saving. Of course, this action in no way affects your property rights.

The nomination is considered for inclusion by the Keeper of the National Register of Historic Places in Washington. This procedure of evaluation ranges in duration from one to six months. We will notify you immediately when we receive word (if the property should be accepted).

I have enclosed a small pamphlet explaining the National Register in some detail but if you have any additional questions please call me (904/224-4159) or one of my staff members, Randy Nimnicht, Historic Preservationist (904/222-7072), collect.

Sincerely,

Robert Williams

RW:NR

Enclosure



RICHARD (DICK) STONE
SECRETARY OF STATE

STATE OF FLORIDA
Department of State
THE CAPITOL
TALLAHASSEE 32304

Taibanks House
Nassau Co
NA84

ROBERT WILLIAMS, DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT

August 25, 1972

Review Committee Members
University of Florida
Gainesville, Florida 32601

Dear Member:

Provided for your information Enclosure A lists sites currently included in the National Register of Historic Places. Also those sites which are currently being considered in Washington are indicated.

Enclosure B lists those sites to be reviewed by the committee. Please mark on the tally sheet your decision: (1) Approved; (2) Approved with specified corrections; or (3) Disapproved and/or to be held for discussion. Please mark on your copy any corrections you desire to have made. Return the tally sheet in the enclosed stamped envelop along with any of those nominations upon which you have marked corrections. You may keep those copies which have not been marked for correction. We will forward to you a summation of the voting.

The photo copies included in this batch were made on our new Itek Positive Printer which produces a better copy of a photo than the xerox. Incidentally, there will be a dramatic improvement in photograph quality when we receive a screen (100 line) attachment which will produce copies almost as clear as the original glossies.

As Dr. Doherty suggested we are going to assign a requested return date for these nominations and ask that they be mailed not later than September 20.

If I can answer any questions, please let me know (904/224-4159 or 4150 - collect). Thank you for your cooperation.

Respectfully,

Randy F. Nimnicht

Randy F. Nimnicht
Historic Preservationist

RFN:cgl

☐ approved

 ☐ approved with specified corrections

 ☐ disapproved and/or hold for discussion

☐ approved ☐ approved with specified corrections ☐ disapproved and/or hold for discussion

[illegible]

☐ approved ☐ approved with specified corrections ☐ disapproved and/or hold for discussion

___ approved ___ approved with specified corrections ___ disapproved and/or hold for discussion

Remarks:

B6. Lyndhurst Plantation
Jefferson County

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

B7. Matheson House
Alachua County

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

B8. Mercedes Hospital
Monroe County

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

B9. Dr. Joseph Porter House
Monroe County

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

B10. The Rochelle School
Alachua County

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

NA 84

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

☐ approved
 ☐ approved with specified corrections
 ☐ disapproved and/or hold for discussion

Remarks:

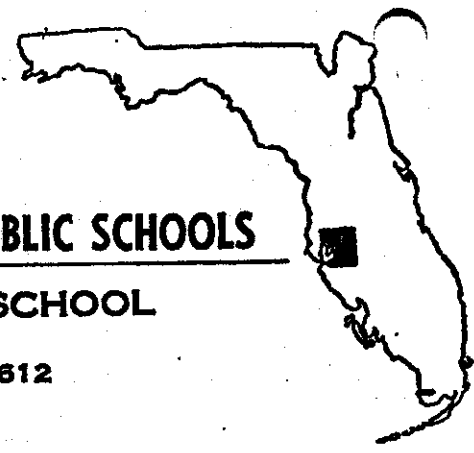
NA 84

SUPERINTENDENT OF SCHOOLS
RAYMOND O. SHELTON

HILLSBOROUGH COUNTY PUBLIC SCHOOLS

CHAMBERLAIN HIGH SCHOOL

9401 N. BOULEVARD
TAMPA, FLORIDA 33612



May 25, 1973

Mr. Jerry Butterfield, Editor
Archives History & Record Management
Capitol Building
Tallahassee, Florida

Dear Sir:

I would appreciate your advising me if possible the location of the old residence depicted on the back of the March-April folder "Florida Archives" which describes many old homes in northeast Florida which are available to the public for viewing. Also, I would be very grateful if you have printed a schedule of homes of this time which are open for public viewing, the days of the week they are open and admission costs. Thank you.

Sincerely yours,

Marilyn Chavez
(Mrs.) Marilyn Chavez

mc/

NA 84



RICHARD (DICK) STONE
SECRETARY OF STATE

STATE OF FLORIDA
Department of State

THE CAPITOL
TALLAHASSEE 32304

ROBERT WILLIAMS, DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT

(904) 488-1480

May 9, 1973

Mr. Jerry L. Rogers
Chief, Branch of Registration
Department of the Interior
18th and C. Streets, N.W.
Washington, D. C. 20240

Dear Jerry:

Please find enclosed nominations with requested changes and original USGS Quadrangle maps.

Please note that in most every case these nominations were received in December, prior to the new rule requesting the original quadrangle maps promulgated in January, 1973.

Respectfully,

Randy F. Nimnicht
Historic Preservationist

RFN:ser

Enclosures

Neilson House
Alachua County

St. Margaret's Episcopal Church
Clay County

The "Tabby" House
Nassau County

Matheson House
Alachua County

Fairbanks House
Nassau County

Bailey House
Nassau County

Porter, Dr. Joseph Y., House
Monroe County

Launch Complex 39
Brevard County

NA 84

NA84

①

May 31, 1973

Mrs. Marilyn Chavez
Chamberlain High School
9401 North Boulevard
Tampa, Florida 33612

Dear Mrs. Chavez:

In reply to your letter, the residence depicted in the March/April issue of "Archives & History News" is the George Fairbanks house located in Fernandina Beach.

I have forwarded a copy of your letter to Mr. Randy Nimmicht of our historic preservation section. He will send you information concerning old homes open for public viewing. You should be receiving this information soon.

If I may be of assistance in the future, please feel free to contact me. Your interest in Florida history is appreciated.

Sincerely,

Gerald A. Butterfield
Chief, Bureau of Publications

GAB/jh

cc: Randy Nimmicht

NAB4

August 13, 1973

Miss Raba Haile
227 South Seventh Street
Fernandina Beach, Florida 32034

Dear Miss Haile:

It is a pleasure to advise you that the Fairbanks House has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

We have enclosed a pamphlet entitled, "The National Register of Historic Places."

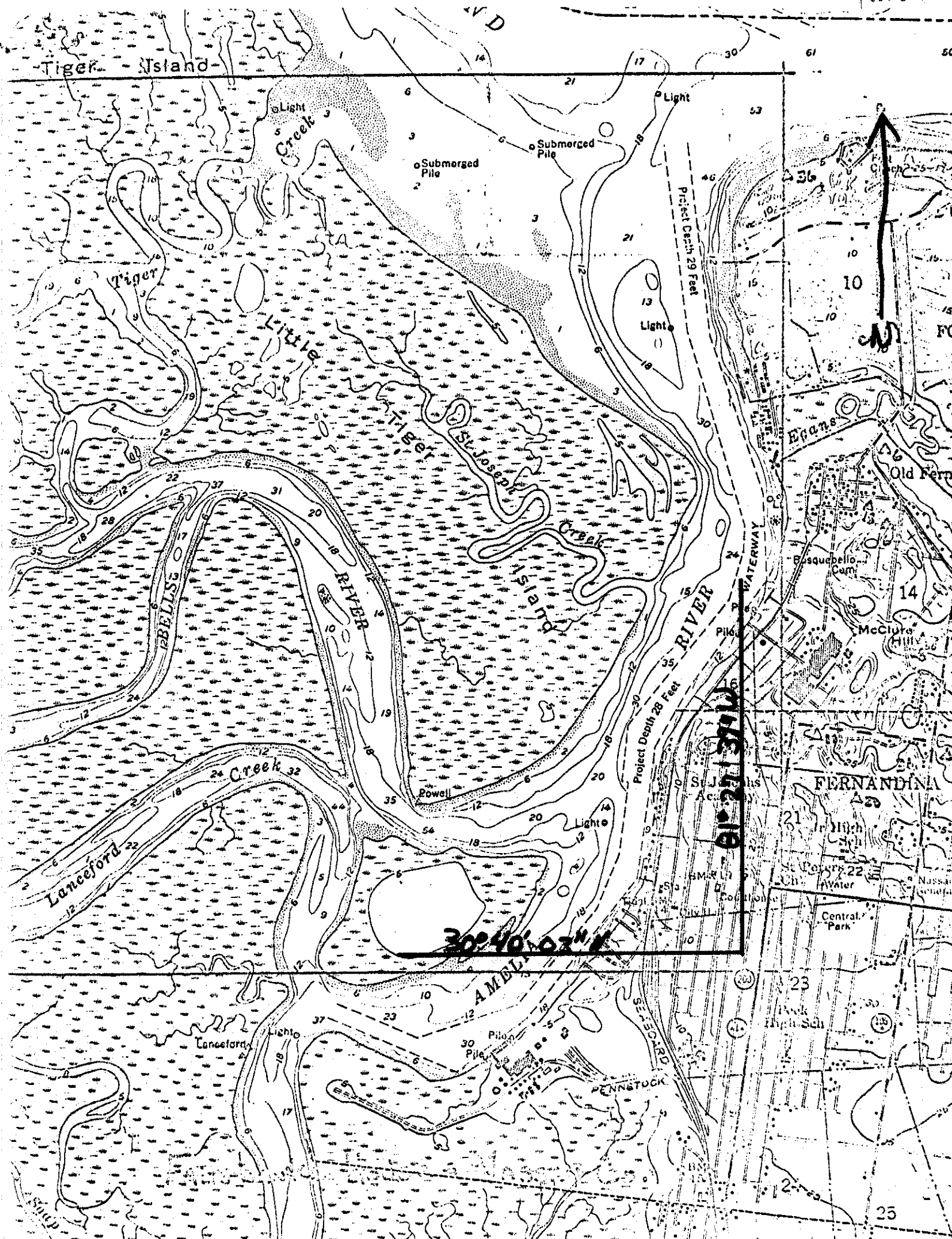
With every good wish and warm regards.

Sincerely,

Robert Williams

✓
RW:MSR

Enclosures (2)



SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

Florida	
COUNTY Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerry Newell			
DATE OF PHOTO: 6/27/72			
NEGATIVE FILED AT: Department of State			
Division of Archives, History, and Records Management			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
South facade, main elevation			

SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Florida	
COUNTY Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerry Newell			
DATE OF PHOTO: 6/27/72			
NEGATIVE FILED AT: Department of State			
Division of Archives, History, and Records Management			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Southwest corner of house			

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

Florida	
COUNTY	
Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
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227 South Seventh Street			
CITY OR TOWN:			
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STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerry Newell			
DATE OF PHOTO: 6/27/72			
NEGATIVE FILED AT: Department of State			
Division of Archives, History, and Records Management			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Detail of main entrance and tower			

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Florida	
COUNTY	
Nassau	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Fairbanks House			
AND/OR HISTORIC: Major George R. Fairbanks House			
2. LOCATION			
STREET AND NUMBER:			
227 South Seventh Street			
CITY OR TOWN:			
Fernandina Beach			
STATE:	CODE	COUNTY:	CODE
Florida	12	Nassau	089
3. MAP REFERENCE			
SOURCE:			
USGS Fernandina Beach Quadrangle 7.5 minute series			
SCALE: 1:24000			
DATE: 1958			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



Saints House



NAY4

Yankton House

2



NA8U

③

Barbark House



The Fambanks Tolly
1885

Please come to our Open House
on

Sunday, December 12
3-5 P.M.

227 South Seventh Street
Seaside Beach, Florida

Buff Gordon

Sally Dickinson

N. F. L. W.



→ 19

→ 19A

→ 20

→ 20A

NA84

72-N-07-109-110

8

FAIRBANKS

105

110



NA-84

72-N-07-63-70

78

FAIRBANKS HOUSE - Fer. Beh.

63

62

68

64

65

69

60

61



FAIRBANKS HOME

Built in 1885 by George Robinson Fairbanks, a lawyer, legislator and editor. Born in 1820 at Warrington, New York, Fairbanks moved to Florida in 1845 and became a leader in the Confederacy.

He owned the *Florida Mirror*, presided over the state's trade, pioneered in developing the citrus industry, and helped organize the University of the South at St. Augustine. He educated thousands of school children and his "History of Florida" is a classic.

One of the founders of the Florida Historical Society in 1858.







227 S. 7th
Fairbanks House

Na 84

19



Fairbanks House
Fernandina Beach - Nassau County

NA 84

51

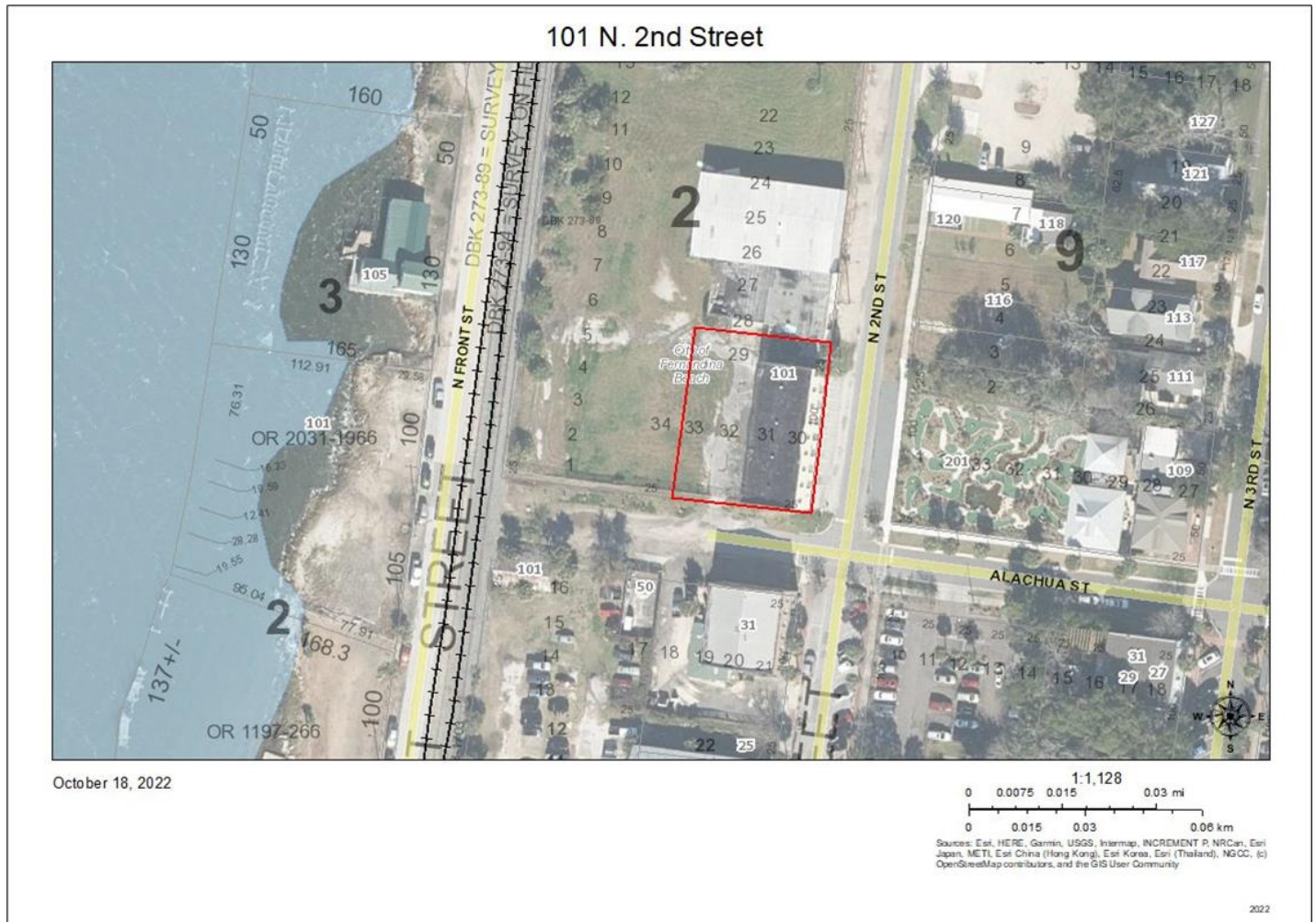
One of Florida's newest additions to the National Register of Historic Places is the Fairbanks House, located within the Fernandina Beach Historic District. Built by the editor of the local newspaper in 1885, the house is a fine example of Italianate architecture.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2022-0003
NOVEMBER 17, 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

This case was continued from the October 20, 2022 Regular Meeting of the HDC. The council asked that the case return once it had been through at least the first round of review comments through the Technical Review Committee (TRC). The project was reviewed by the TRC at their October 27, 2022 meeting. Draft minutes of that meeting are included as EXHIBIT 5.

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’-4” 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:

Variance # 1 Access Driveways			
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 site conditions do exist for this site. The location of the historic building limits the site access points required by applicable codes and regulations. The majority of the site access frontage is along the Alachua Street side. The existing street and right of way are currently unimproved.</i> <i>As a result of our proposed new adaptive re-use of the building we are required to provide site access for both an on-site ADA-compliant parking space AND vehicular access to the rear venue area for equipment drop off. Current Land Development Code regulations require commercial use driveways to be a minimum of 25-feet in width. Due to the disparate functions of our access driveways and their limited use, combining both drives into a single driveway is not a viable option from a safety perspective. The separate driveways are intended to be for limited use and are not intended to be the typical ingress/egress driveway to on-site parking or service area as is common for new commercial development projects.</i> <i>Per our discussion with City staff at the October 27th Technical Review Committee meeting, the City intends on improving the Alachua Street right of way. Admittedly the City’s proposed engineering plans pre-date my clients’ acquisition of the site and adaptive re-use project. City staff confirmed at TRC that our site and proposed project are unique and staff voiced no objection to our intent to seek a variance for the two driveways in lieu of the</i>	Access: Sufficient area exists to create a driveway in compliance with LDC regulations. Design choices do not equate to a special condition.	☐ Yes ☒ No ☐ N/A

	<i>LDC-required single 25-foot driveway.”</i>		
<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>“The granting of the variance does not confer a special privilege to the applicant as any land owner with a historic building in the C3 Central Business District, the Downtown Historic District AND the Community Redevelopment Area can seek relief from Land Development Code regulations via the variance process.”</i>	Granting the variance 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 without also being granted a variance.	☐ Yes ☒ No ☐ N/A
<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 the required minimum commercial driveway width would deprive the applicant of rights commonly enjoyed by other properties in the C3 zoning district. From a historical perspective, the CH Huot Building site always had full access to the Alachua Street right of way as the roadway was never improved, thus negating the need for driveways/curb cuts. Literal interpretation of the LDC would result in a modern “one size fits all” solution which is counter the historic character of the site.”</i>	Literal interpretation of code would place no undue hardship on the project or deprive the applicants of rights commonly enjoyed by other properties in the C-3 zoning district.	☐ Yes ☒ No ☐ N/A
<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 driveway variance requested is the minimum variance needed. If forced to comply with the City’s LDC driveway width requirement, the owner would be required to – a) co-mingle the two driveways (thus creating a potential safety hazard) and b) reduce the available site area</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. LDC 10.02.01(D)6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.	☐ Yes ☒ No ☐ N/A

	<i>for the rear venue, landscaping and fountain. A reduction in the size of the rear area places a financial hardship on the economic viability of the proposed adaptive re-use project."</i>		
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>"Granting the driveway variance will be in harmony with the LDCs and Comp Plan. As stated in my response to Item 3 -- from a historical perspective, the CH Huot Building site always had full access to the Alachua Street right of way as the roadway was never improved, thus negating the need for driveways/curb cuts. Literal interpretation of the LDC would result in a modern "one size fits all" solution which is counter the historic character of the site."</i>	Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	☒ Yes ☐ No ☐ N/A
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.	<i>" See Alternative Criteria #1. "</i>		☐ Yes ☐ No ☒ N/A

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.

"Granting the variance would not be contrary to public interest, safety, or welfare.

The separate driveways are intended to be for limited use and are not intended to be the typical ingress/egress driveway to on-site parking or service area. Co-mingling of the two driveways

would create a potential safety hazard with ADA parking guests crossing paths with rear venue equipment drop off.”

Access: Additional curb cuts are in the public interest as they decrease conflict that would be caused by the two used of the separate driveways.

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.*

“Granting the driveway variance would not diminish the historic character of the Site. As stated in my response to Item 3 -- from a historical perspective, the CH Huot Building site always had full access to the Alachua Street right of way as the roadway was never improved, thus negating the need for driveways/curb cuts. Literal interpretation of the LDC would result in a modern “one size fits all” solution which is counter the historic character of the site.”

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.*

“The driveway variance requested is the minimum variance needed. If forced to comply with the City’s LDC driveway width requirement, the owner would be required to – a) co-mingle the two driveways (thus creating a potential safety hazard) and b) reduce the available site area for the rear venue, landscaping and fountain. A reduction in the size of the rear area places a financial hardship on the economic viability of the proposed adaptive re-use project.”

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.*

N/A

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.

Variance # 2 Signage			
Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> 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 site conditions do exist for this site. The CH Huot building served multiple functions during its existence. Arguably its most iconic use was as the Standard Marine Supply from the 1940's until early 2000's. The last remaining remnant of the Standard Marine era is the faded sign on the west façade. Based on historic documentation, the "MARINE SUPPLY STANDARD HWDE" was originally painted with white letters on a red background over a stucco band on the brick façade near the parapet. In the late 1950's - early 1960's the balance of the building received a stucco wall finish and the original sign lettering remained which has since faded significantly."</i> As part of the renovation/adaptive re-use project the owner will be repairing the existing stucco finish and re-painting the exterior in a new color scheme. It is the applicant's intent to retain the "STANDARD" lettering but this requires a variance as the lettering is considered "signage" by the Land Development Code.	Special conditions do exist in that a legacy sign does currently exist on the structure.	☒ Yes ☐ No ☐ N/A
<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>"The granting of the variance does not confer a special privilege to the applicant as any land owner with a historic building in the C3 Central Business District, the Downtown Historic District AND the Community Redevelopment Area can seek relief from Land Development Code regulations via the variance process."</i>	Granting the variance 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 without also being granted a variance.	☐ Yes ☒ No ☐ N/A

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.	"N/A."	Literal interpretation of code would place no undue hardship on the project.	☐ Yes ☒ No ☐ N/A
4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	"N/A."	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.	☐ Yes ☒ No ☐ N/A
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	"N/A."	--	☐ Yes ☐ No ☒ N/A
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."	--	☐ Yes ☐ No ☒ N/A

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.

"Granting the variance would not be contrary to public interest, safety, or welfare."

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.

“Granting the sign variance would not diminish the historic character of the building as we would be retaining a portion of the historic sign as part of the renovation.”

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.*

“N/A.”

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.*

“Granting the sign variance would incorporate details of the historic sign, the size and configuration of which are not permitted by the Land Development Code.”

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.

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 Draft Minutes of the 10.27.22 TRC Minutes
- EXHIBIT 6 EXHIBIT 6 - Letter from J. Miranda to HDC 10.27.22

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*

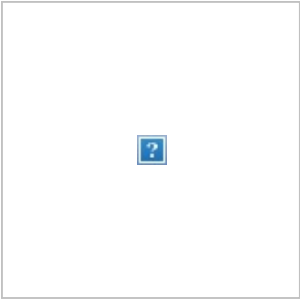
Jose

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 2025.1 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. 40487



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

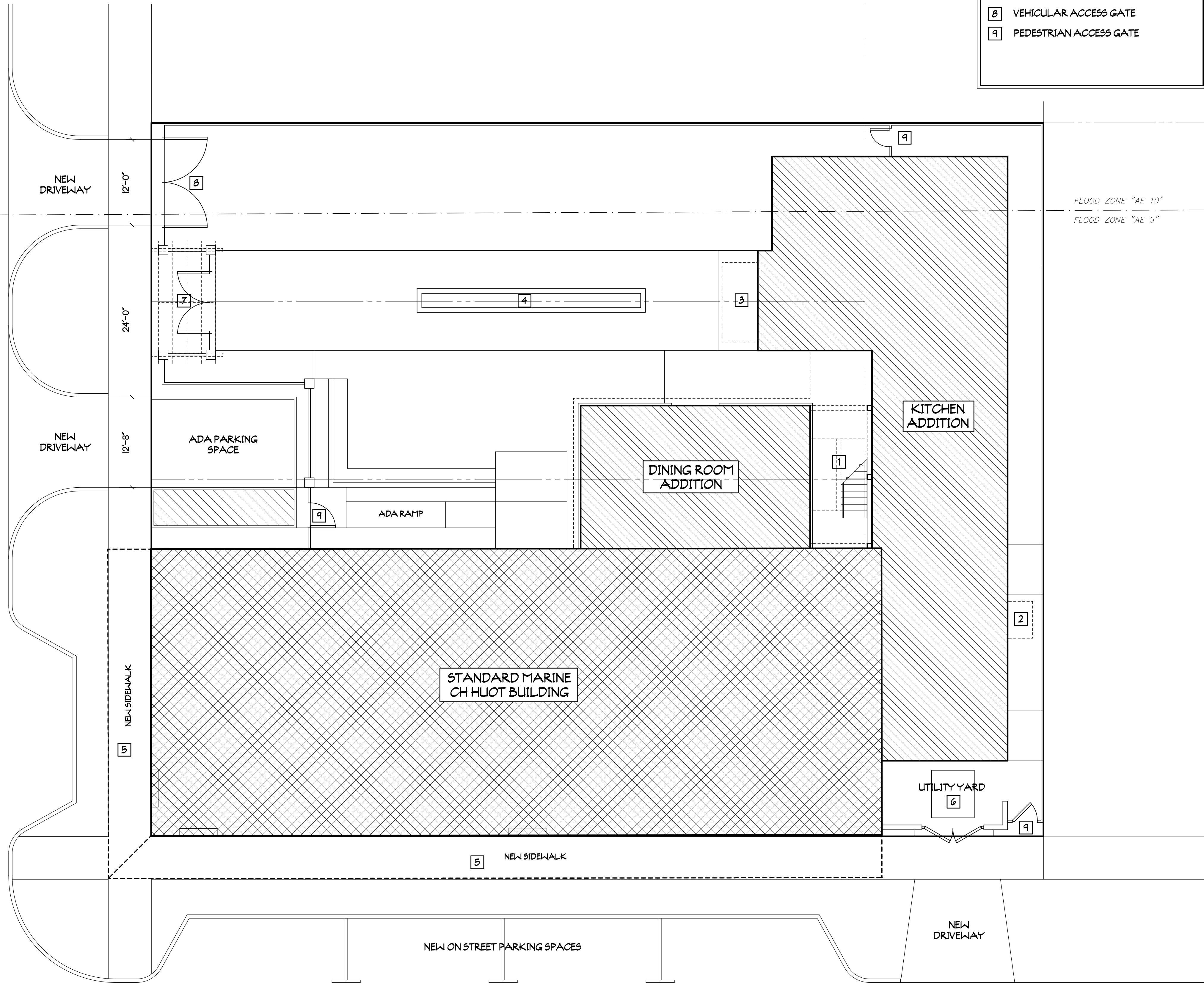
SITE PLAN LEGEND

-  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

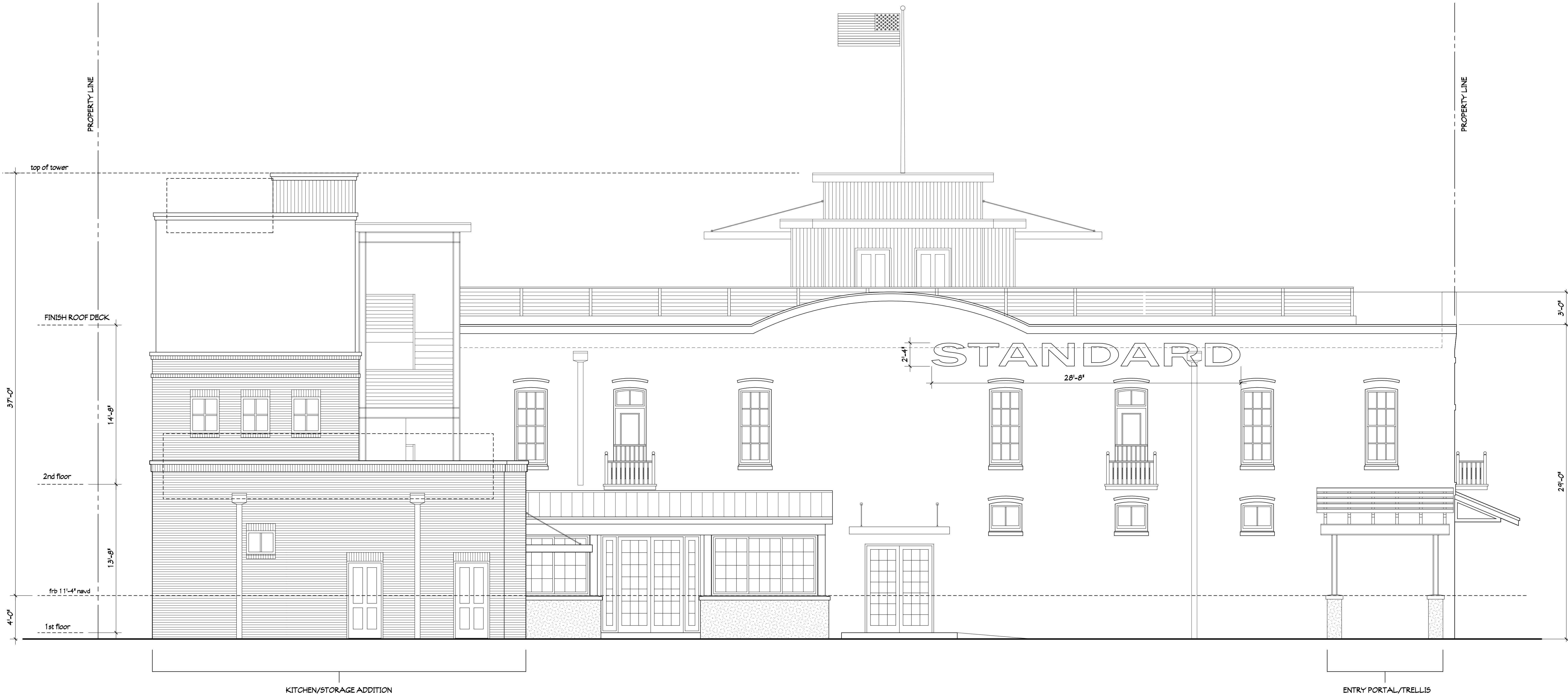
ALACHUA STREET
(60-FOOT RIGHT-OF-WAY)



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

1/4"=1'-0"

A5.2

**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.

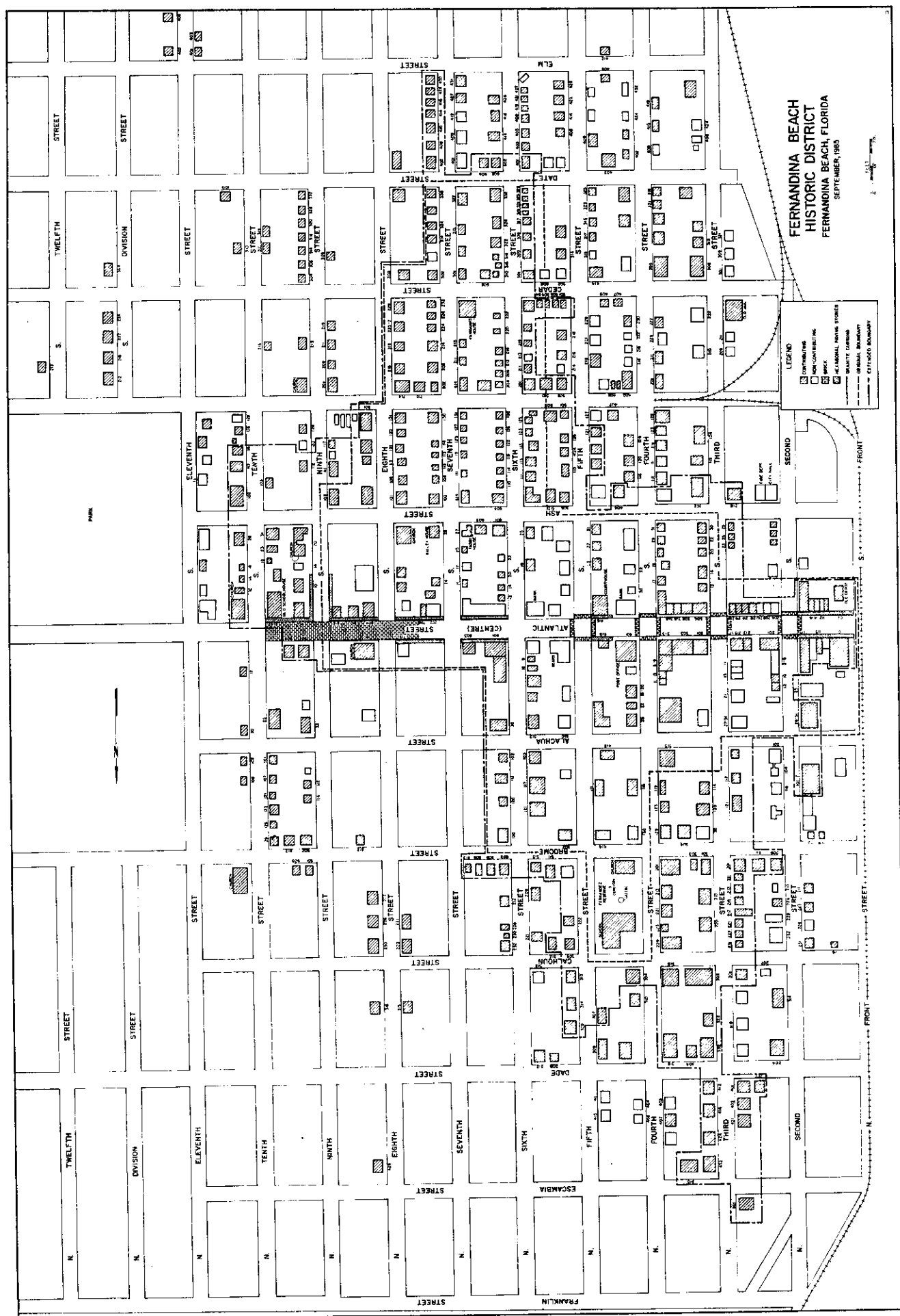
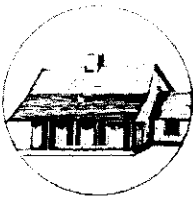


Figure 24



☐ 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 _____

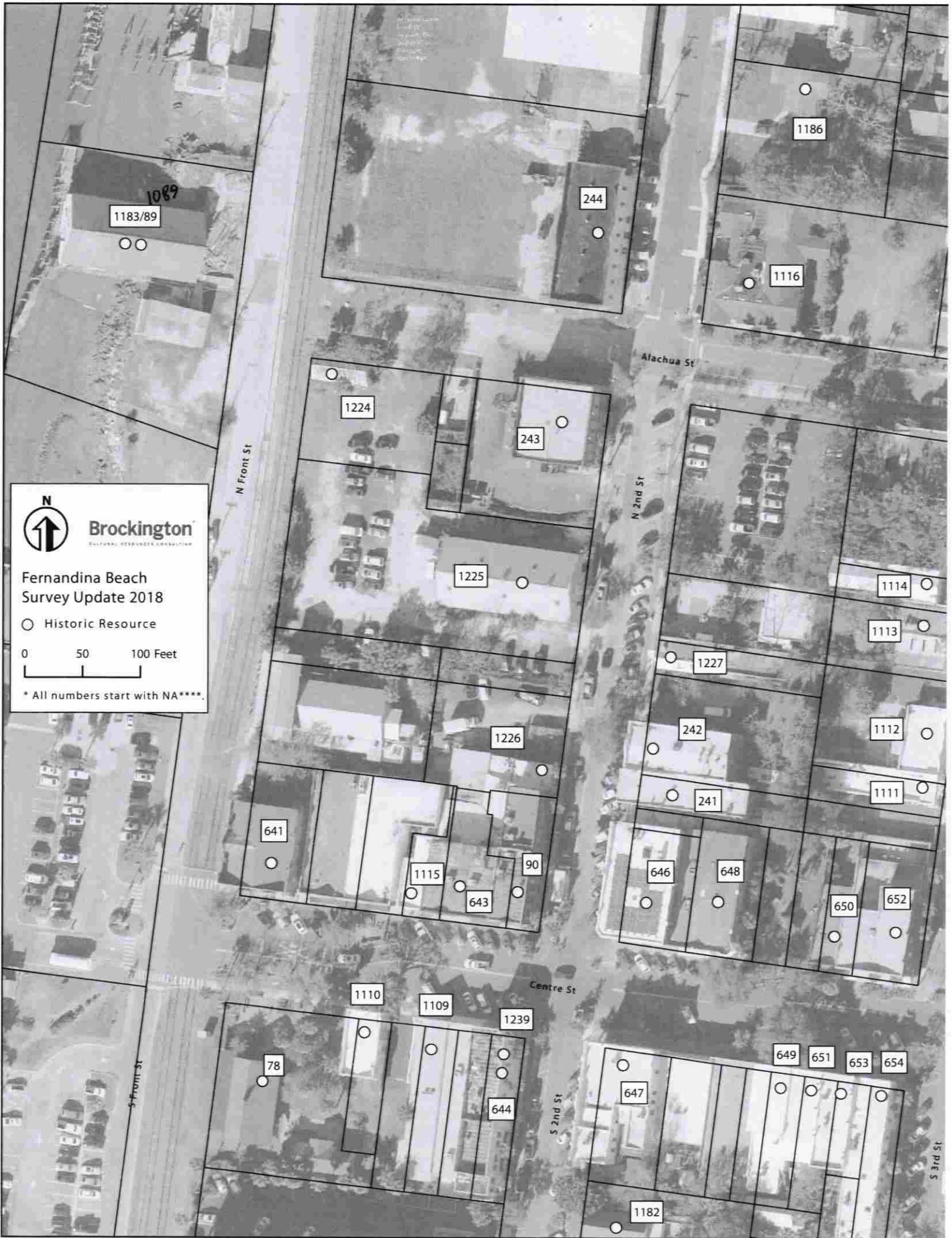
2) Document type _____ Maintaining organization _____

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.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

1183/89

1089

244

1186

1116

Alachua St

1224

243

N Front St

1225

N 2nd St

1114

1113

1227

1112

1111

242

241

646

648

650

652

1226

641

1115

643

90

Centre St

1110

1109

1239

78

644

S 2nd St

647

649

651

653

654

1182

S Front St

S 3rd St





CHAUOTS
BUILDING
1882

North 2nd St

Centre St.
PUBLIC PARKING
→

MOTORCYCLE
PARKING
ONLY

25 PRESERVATION BRIEFS

The Preservation of Historic Signs

Michael J. Auer



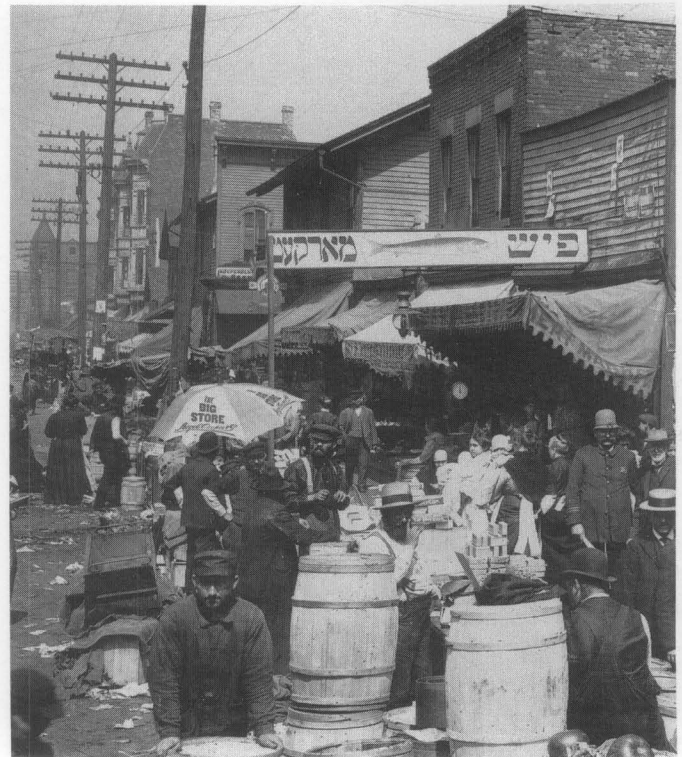
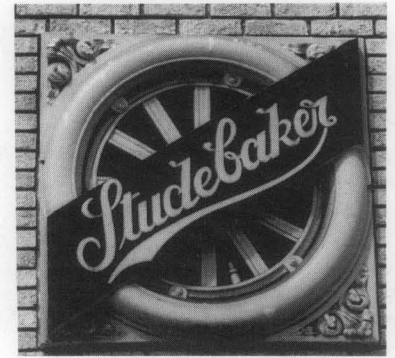
U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance

"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

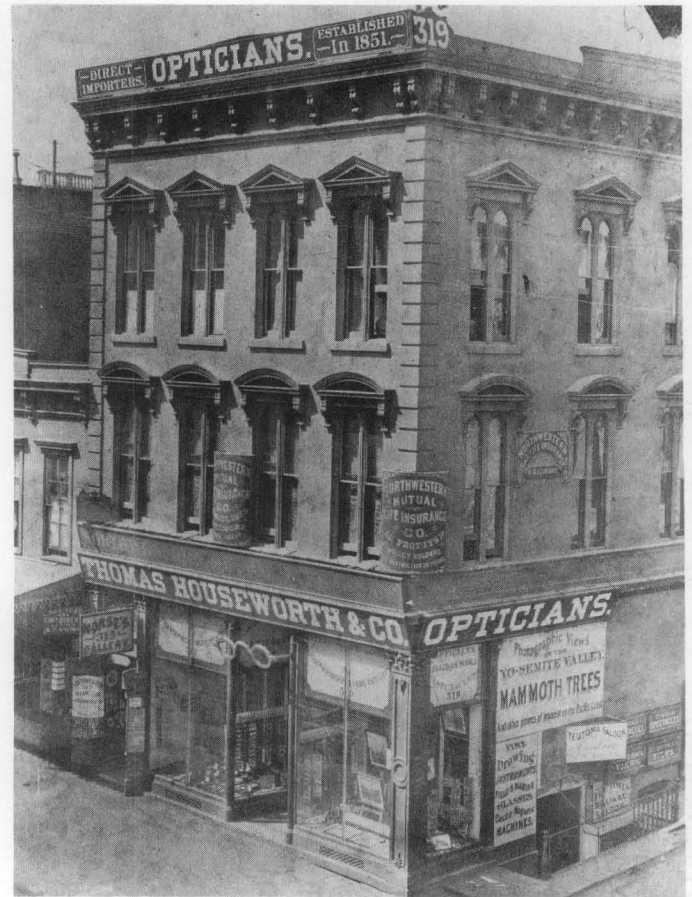
Surviving nineteenth-century photographs depict a great variety of signs. The list of signs discussed here is by no means exhaustive.

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.

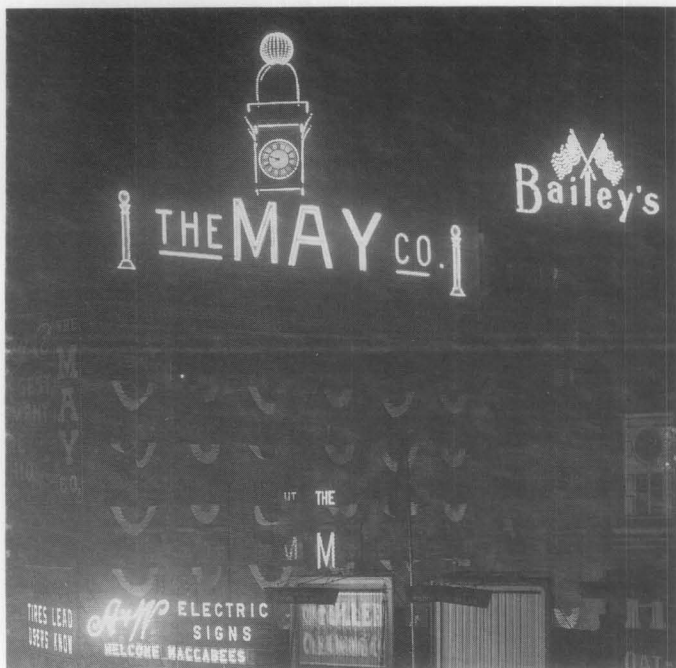
Moving signs were not unknown prior to the advent of electricity, for wind-driven signs had made their appearance in the nineteenth century. But electricity gave signs an unparalleled range of motion. This movement added yet another element to the life of the street.

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.

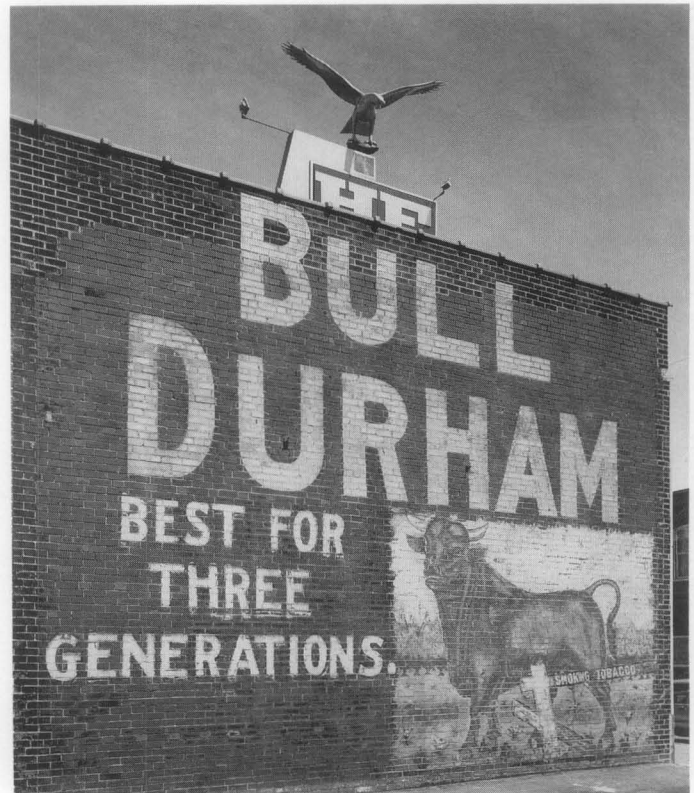
Retaining Historic Signs

Retain historic signs whenever possible, particularly when they are:

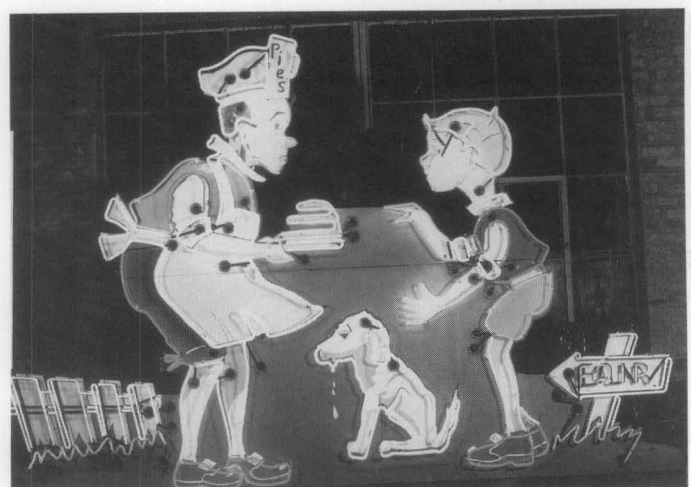
- associated with historic figures, events or places (Fig. 10).
- significant as evidence of the history of the product, business or service advertised (Fig. 11).
- significant as reflecting the history of the building or

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

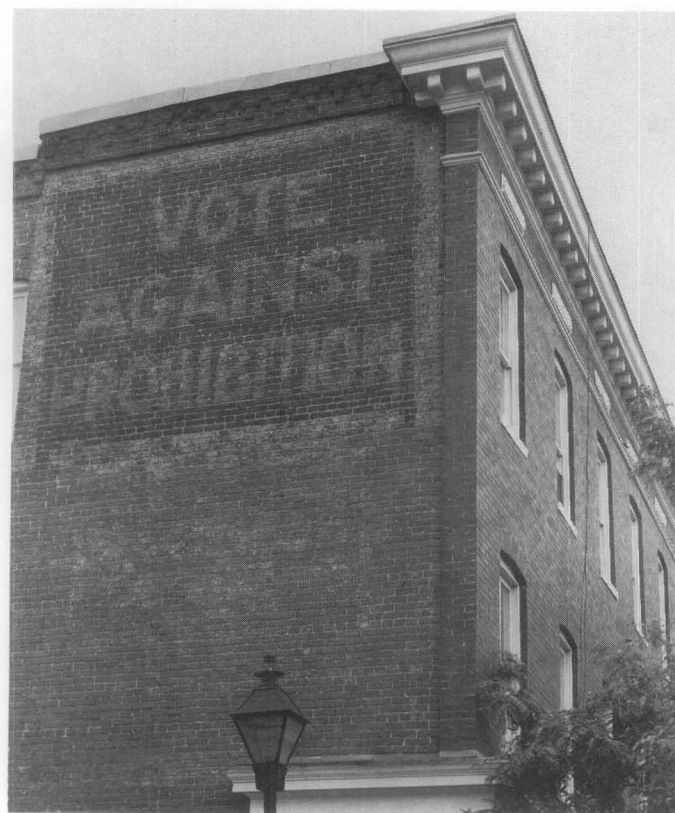
- characteristic of a specific historic period, such as gold leaf on glass, neon, or stainless steel lettering.
- integral to the building's design or physical fabric, as when a sign is part of a storefront made of Carrara glass or enamel panels, or when the name of the historic firm or the date are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

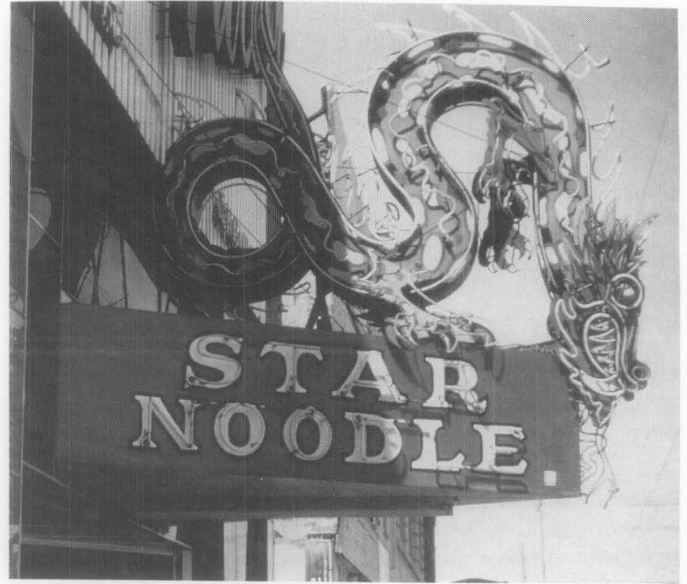


13. Historic signs were often built into a property—and often under foot. Photo: Richard Wagner, National Trust for Historic Preservation.

- 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.



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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.

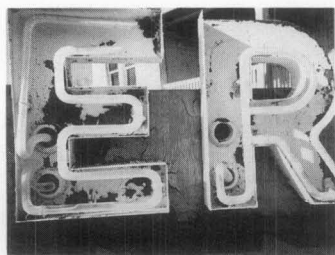
Dents in porcelain enamel signs should be left alone. Attempting to hammer them out risks further damage.

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

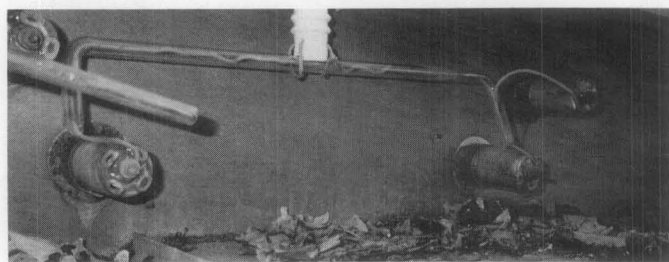
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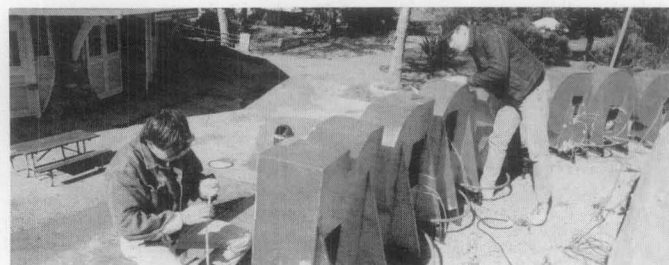
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17. Glen Echo Park near Washington, D.C., is an early 20th century amusement park. (It is the home of the first bumper car ride in the world.) Its neon signs needed repair: (a) tubes were broken and the surrounding "metal cans" needed work also; (b) 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

DiLamme, Philip. *American Streamline: A Handbook of Neon Advertising Design*. Cincinnati: ST Publications, 1988.

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

The Gilder's Manual. Washington, D.C.: The Society of Gilders, 1991. (Reprint of *The Gilder's Manual; A Practical Guide to Gilding in All its Branches*. New York: Excelsior Publishing House, 1876.)

Liebs, Chester. *Main Street to Miracle Mile: American Roadside Architecture*. Boston: Little, Brown and Company/ New York Graphics Society, 1985.

National Main Street Center. *Main Street Guidelines: Signs for Main Street*. Washington, D.C.: National Trust for Historic Preservation, 1987.

Phillips, Peter H. "Sign Controls for Historic Signs," PAS Memo. Chicago: American Planning Association, November 1988.

Smith, Kent. *Gold Leaf Techniques*. Cincinnati: ST Publications, 1989.

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.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 27, 2022
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:02 a.m.

2. ROLL CALL

Jason Higginbotham (Fire)
Daphne Forehand (Planning)
Andre Desilet (Stormwater/Utilities)
Charlie George (Community Services)

David Neville (Arborist/Urban Forester)
Michelle Forstrom (Code Enforcement)
Victoria Guadagnino (Stormwater/Street/Utilities)
Salvatore Cumella (Chair)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from the Regular Meeting of September 22, 2022.

ACTION TAKEN: A motion was made by Member Desilet seconded by Member Guadagnino to approve all Minutes as presented.

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

5. DISCUSSION ITEMS

6. NEW BUSINESS

6.1 TRC 2022-0025 - ERIC ALMOND/ALMOND ENGINEERING, AGENT FOR KM OF JACKSONVILLE INC., 1940 S.14TH STREET

Site plan review for redevelopment of an existing commercial building into a Seven Brew, drive-through coffee kiosk.

Mr. Eric Almond was present.

Mr. Neville explained his comments regarding the number of trees to be retained. Ms. Forehand commented on signage requirements and impervious surface ratio and required more information about the storage building in relation to size and distance to property line. Ms. Forstrom asked about dumpsters and required screening. No comments were given from Fire. Mr. Desilet commented on run off and dumpster area. He also spoke about the grease trap, water meter size, and the impact fees according to the established use.

Mr. Almond asked about the process and next step. Chair Cumella clarified that the next step would be to appear at the next meeting of November 17, 2022 with answers to 1st Comments.

6.2 TRC 2022-0026 - BRETT MANZIE, AGENT FOR ROGER MORENC, 232 S 8TH STREET

Marlin & Barrel expansion into a cidery and outdoor recreation space.

Mr. Brett Manzie and Roger Morenc were present.

Ms. Forehand noted that the architectural and site plans do not match. She also mentioned that the survey is older than 2 years old and not very legible and requested a more recent and clearer version. She spoke about the dumpster enclosure not encroaching on the ROW and the landscaping details. Mr. Manzie asked about options to meet the landscaping requirements. Ms. Forehand spoke extensively about parking requirements and landscaping requirements.

Ms. Forstrom and Mr. Higginbotham had no comments.

Ms. Desilet spoke of the impervious surface and drainage. He asked about grading, Mr. Morenc expanded on proposed scope of this project and also spoke about the responsibilities that would fall onto the future business owner involved in that expansion.

Ms. George had no comments.

Next step would be to present a re-submittal of plans with all requested changes at a future TRC Regular Meeting.

6.3 *TRC 2022-0027 - GULFSTREAM DESIGN GROUP, LLC, AGENT FOR I P HOLDINGS GROUP LLC, 101 N. 2ND STREET

Site Plan Review for a Mixed-Use 10 room boutique hotel, restaurant + event venue w/food truck parking.

**Amended to include application materials as back up items. Agenda itself has not changed.*

Jose Miranda was present along with Mr. Ryan McDonald and Matt Lahti.

Ms. Forehand presented her comments and noted that there is a variance currently in process with this project. She spoke about parking in lieu.

Mr. Miranda clarified that their HDC application for the variances was continued from the HDC October meeting to HDC November meeting in order to give the applicants a chance to iron out any requirement brought up by this committee. Mr. George spoke about the parking requirements and the ADA compliance. Mr. Miranda voiced his concerns about members bringing up changes in requirements established during from previous meetings and the delays caused by these requested re-submittals.

Ms. Cumella spoke of commercial driveway requirements and the number of driveway and access noted in the plans. Mr. George recommended that the applicant proceed with the driveway variance for this project.

Mr. Neville noted that the applicants have met tree requirements according to their plans.

Ms. Forstrom had no comments. Mr. Higginbotham asked about the type of occupancy. Mr. Desilet spoke of water meter and grease trap. He asked about inside and outside seating according to use. He noted that he would finalize the requirement for the conceptual permit for stormwater system and provide this to the applicants by early December.

Mr. Cumella recommended that any changes to the HDC variance be presented to Staff as soon as possible so to be reviewed by Staff before the deadlines associated to the next TRC Regular Meeting of November 17, 2022 meeting.

Next Step: the applicant should submit their revision for a 2nd round of comments.

7. OLD BUSINESS

7.1 TRC 2022-0024: Asa Gillette with Gillette & Associates - 600 Airport Rd. - Construction of 5 airport hangar units.

Mr. Gillette could not be present, but Staff presented their comments.

Planning Staff had no comment. Code Enforcement and Fire had no comment. Mr. Desilet spoke of concerns about the ADS pipe not being FDOT approved.

Next Step: the applicant must provide a re-submittal according to comments.

8. COMMITTEE BUSINESS

No Committee Business were presented.

9. ADJOURNMENT 10.59

Sylvie McCann, Recording Secretary

Sal Cumella, Chair



October 27, 2022

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

RE: *Variance Application – Additional Information and Applicant Responses
Standard Marine Project (CH Huot Building)
101 North 2nd Street, Fernandina Beach, FL 32034*

Dear HDC Members,

I am writing to provide an update on the Variance Application for the Standard Marine Adaptive Re-Use Project.

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'-4" wide driveway for access to required on-site, ADA-compliant parking space. One 12-ft wide driveway for access to Rear Venue area.

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.

RESPONSE –

Special site conditions do exist for this site. The location of the historic building limits the site access points required by applicable codes and regulations. The majority of the site access frontage is along the Alachua Street side. The existing street and right of way are currently unimproved.

As a result of our proposed new adaptive re-use of the building we are required to provide site access for both an on-site ADA-compliant parking space AND vehicular access to the rear venue area for equipment drop off. Current Land Development Code regulations require commercial use driveways to be a minimum of 25-feet in width. Due to the disparate functions of our access driveways and their limited use, combining both drives into a single driveway is not a viable option from a safety perspective. The separate driveways are intended to be for limited use and are not intended to be the typical ingress/egress driveway to on-site parking or service area as is common for new commercial development projects.

Per our discussion with City staff at the October 27th Technical Review Committee meeting, the City intends on improving the Alachua Street right of way. Admittedly the City's proposed engineering plans pre-date my clients' acquisition of the site and adaptive re-use project. City staff confirmed at TRC that our site and proposed project are unique and staff voiced no objection to our intent to seek a variance for the two driveways in lieu of the LDC-required single 25-foot driveway.

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.

RESPONSE –

The granting of the variance does not confer a special privilege to the applicant as any land owner with a historic building in the C3 Central Business District, the Downtown Historic District AND the Community Redevelopment Area can seek relief from Land Development Code regulations via the variance process.

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.

RESPONSE –

Literal interpretation of the required minimum commercial driveway width would deprive the applicant of rights commonly enjoyed by other properties in the C3 zoning district. From a historical perspective, the CH Huot Building site always had full access to the Alachua Street right of way as the roadway was never improved, thus negating the need for driveways/curb cuts. Literal interpretation of the LDC would result in a modern "one size fits all" solution which

is counter the historic character of the site.

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

RESPONSE –

The driveway variance requested is the minimum variance needed. If forced to comply with the City's LDC driveway width requirement, the owner would be required to – a) co-mingle the two driveways (thus creating a potential safety hazard) and b) reduce the available site area for the rear venue, landscaping and fountain. A reduction in the size of the rear area places a financial hardship on the economic viability of the proposed adaptive re-use project.

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

RESPONSE –

Granting the driveway variance will be in harmony with the LDCs and Comp Plan. As stated in my response to Item 3 -- from a historical perspective, the CH Huot Building site always had full access to the Alachua Street right of way as the roadway was never improved, thus negating the need for driveways/curb cuts. Literal interpretation of the LDC would result in a modern "one size fits all" solution which is counter the historic character of the site.

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.

RESPONSE –

See Alternative Criteria #1.

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.

RESPONSE –

Granting the variance would not be contrary to public interest, safety, or welfare. The separate driveways are intended to be for limited use and are not intended to be the typical ingress/egress driveway to on-site parking or service area. Co-mingling of the two driveways would create a potential safety hazard with ADA parking guests crossing paths with rear venue equipment drop off.

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

RESPONSE –

Granting the driveway variance would not diminish the historic character of the Site. As stated in my response to Item 3 -- from a historical perspective, the CH Huot Building site always had full access to the Alachua Street right of way as the roadway was never improved, thus negating the need for driveways/curb cuts. Literal interpretation of the LDC would result in a modern “one size fits all” solution which is counter the historic character of the site.

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

RESPONSE –

The driveway variance requested is the minimum variance needed. If forced to comply with the City’s LDC driveway width requirement, the owner would be required to – a) co-mingle the two driveways (thus creating a potential safety hazard) and b) reduce the available site area for the rear venue, landscaping and fountain. A reduction in the size of the rear area places a financial hardship on the economic viability of the proposed adaptive re-use project.

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.

RESPONSE –

N/A

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.

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.

RESPONSE –

Special site conditions do exist for this site. The CH Huot building served multiple functions during its existence. Arguably its most iconic use was as the Standard Marine Supply from the 1940's until early 2000's. The last remaining remnant of the Standard Marine era is the faded sign on the west façade. Based on historic documentation, the "MARINE SUPPLY STANDARD HWDE" was originally painted with white letters on a red background over a stucco band on the brick façade near the parapet. In the late 1950's - early 1960's the balance of the building received a stucco wall finish and the original sign lettering remained which has since faded significantly.

As part of the renovation/adaptive re-use project the owner will be repairing the existing stucco finish and re-painting the exterior in a new color scheme. It is the applicant's intent to retain the "STANDARD" lettering but this requires a variance as the lettering is considered "signage" by the Land Development Code.

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.

RESPONSE –

The granting of the variance does not confer a special privilege to the applicant as any land owner with a historic building in the C3 Central Business District, the Downtown Historic District AND the Community Redevelopment Area can seek relief from Land Development Code regulations via the variance process.

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.

RESPONSE – N/A

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

RESPONSE – N/A

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

RESPONSE – N/A

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.

RESPONSE – 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.

RESPONSE –

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

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

RESPONSE –

Granting the sign variance would not diminish the historic character of the building as we would be retaining a portion of the historic sign as part of the renovation.

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

RESPONSE – N/A

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.

RESPONSE –

Granting the sign variance would incorporate details of the historic sign, the size and configuration of which are not permitted by the Land Development Code.

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,

A handwritten signature in black ink that reads "Jose Miranda". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jose L. Miranda, Jr., RA
Project Architect

Cc *Jenny Schaffer, IP Holdings Group LLC*

This document has been electronically signed and sealed by 2026 S. Miranda, Jr., JLC on the Date and 24 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 without the architect's written approval is at the user's risk and the architect shall not be responsible for any errors or omissions.

A1 STANDARD MARINE ARCH SITE PLAN
PROJECT # 5210726
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 10-27-22



**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

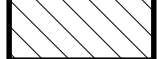
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

ARCHITECTURAL SITE PLAN	
#	DATE

A1.0

SITE PLAN LEGEND

 EXISTING BUILDING AS NOTED

 NEW ADDITION

 SITE NOTE

SITE PLAN NOTES

1

OUTSIDE COVERD 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

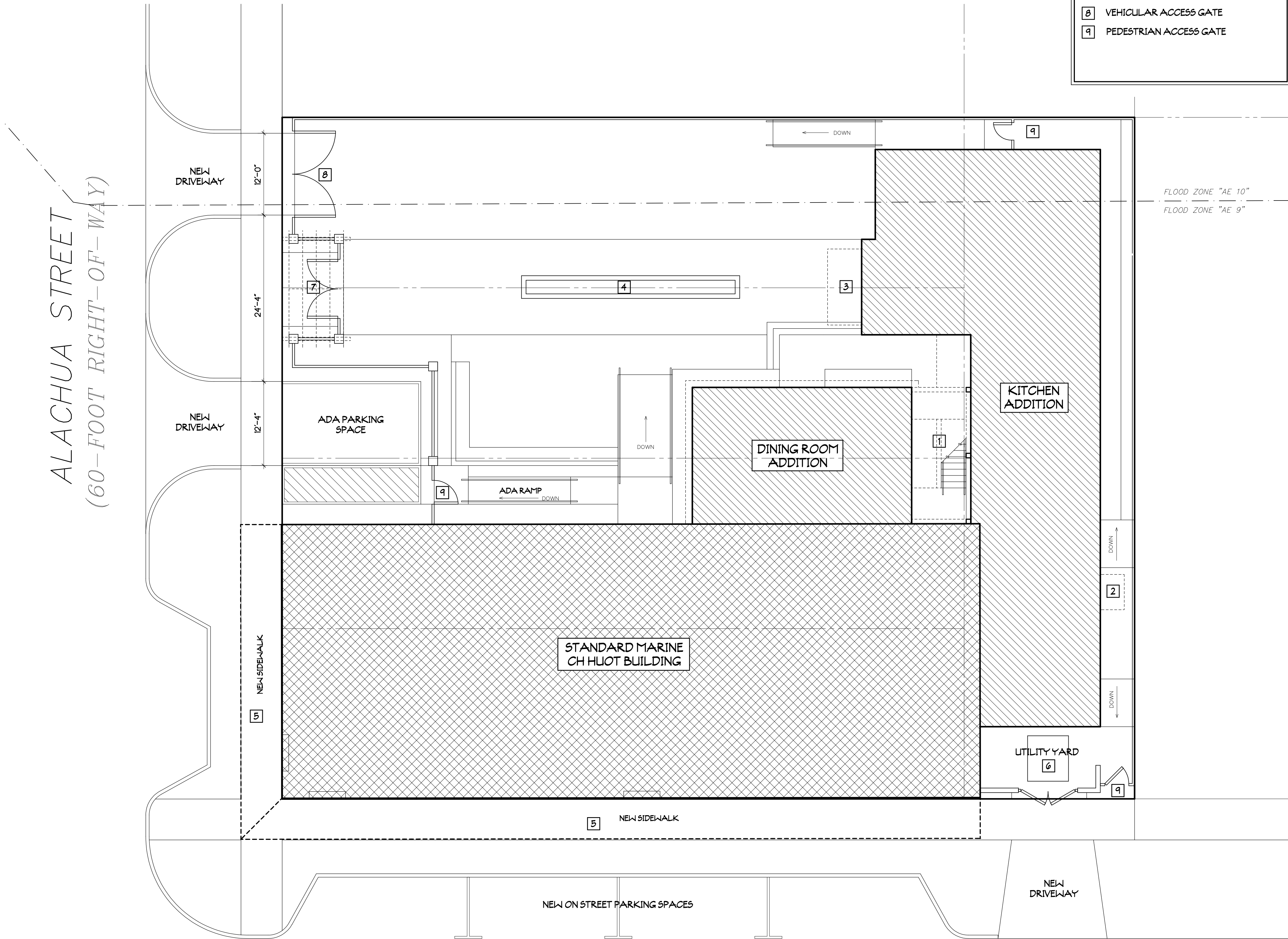
REAR VENUE ENTRY GATE PORTAL PER DETAIL __ / __

8

VEHICULAR ACCESS GATE

9

PEDESTRIAN ACCESS GATE



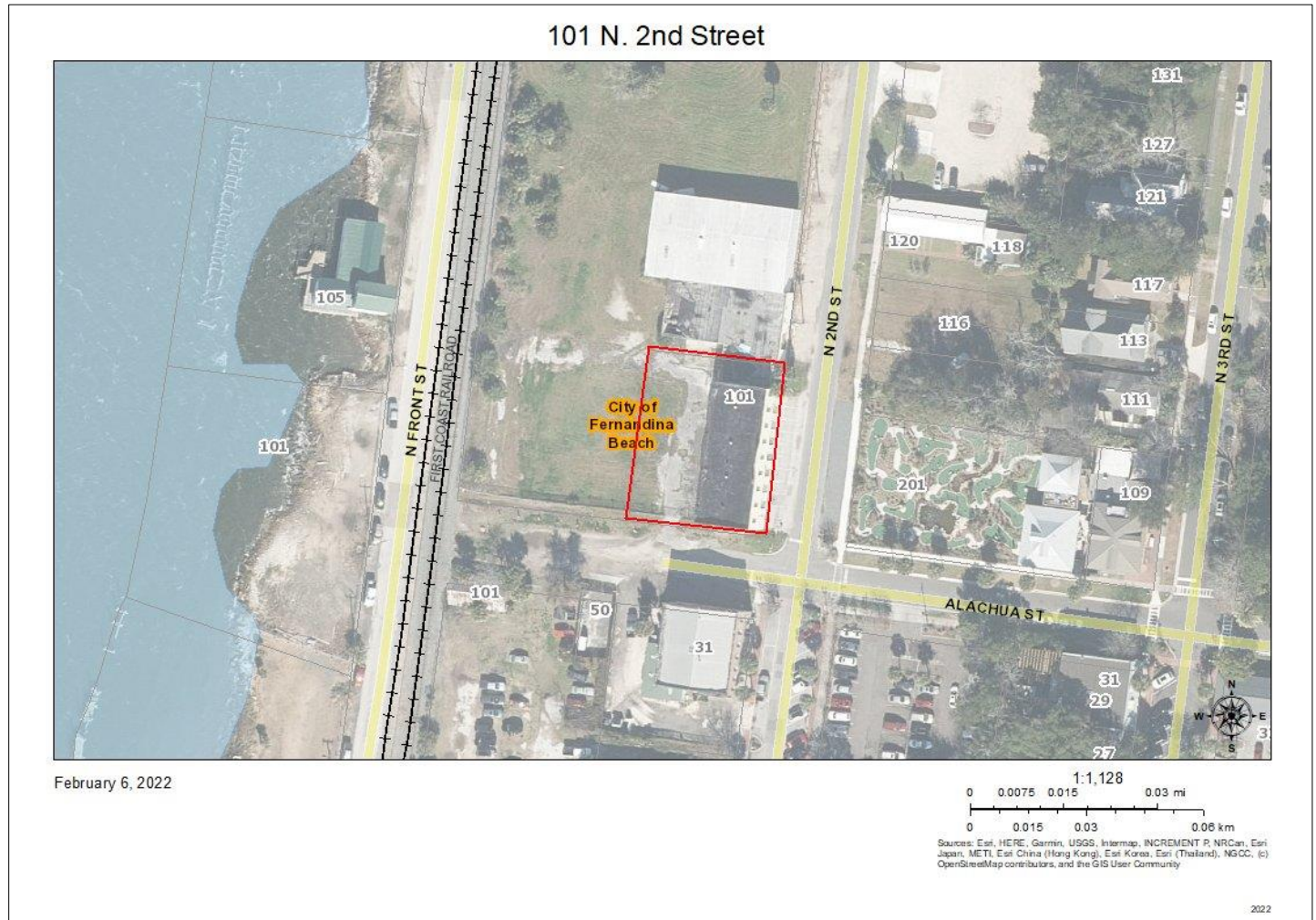
ARCHITECTURAL SITE PLAN



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0072
NOVEMBER 17, 2022

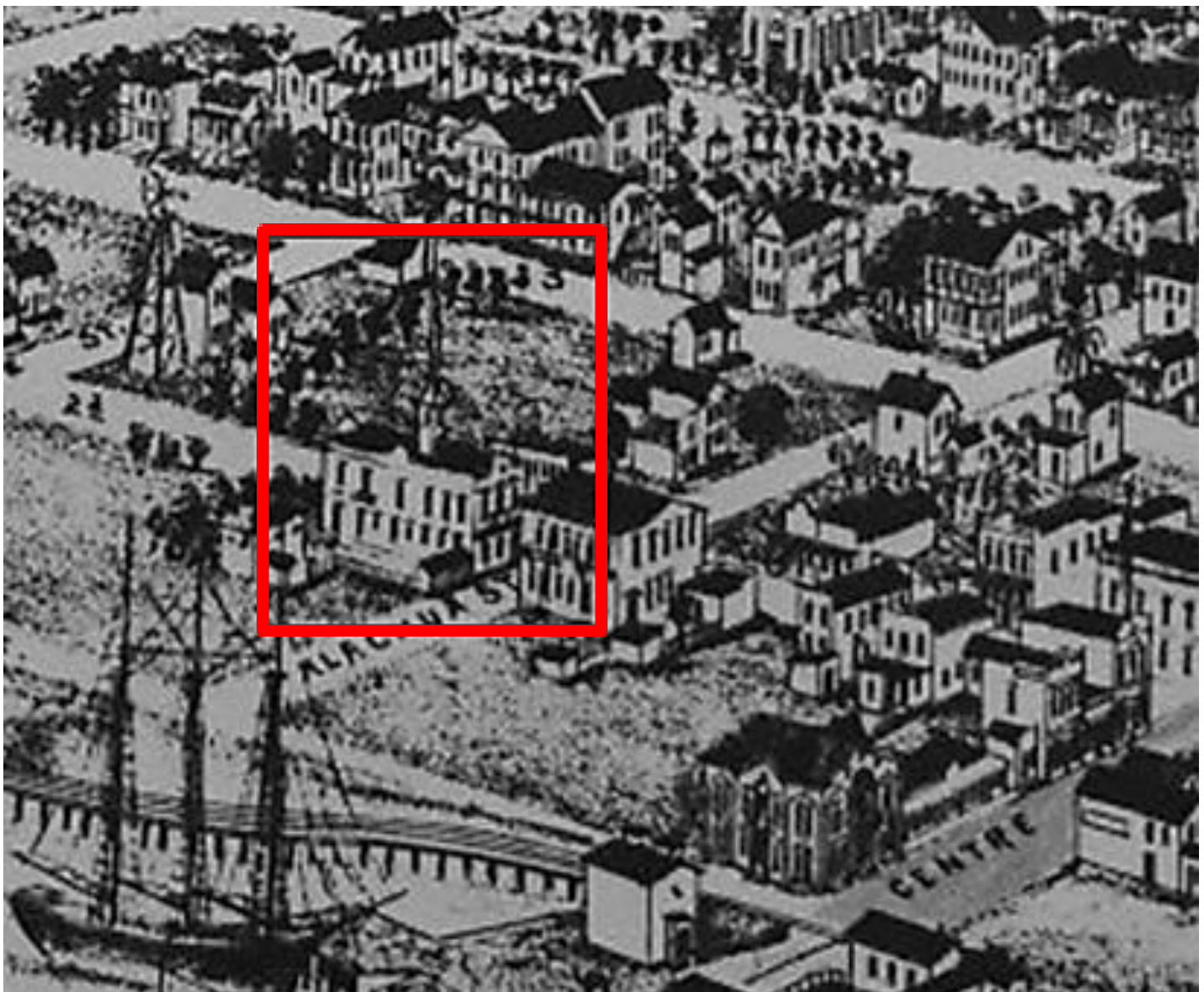
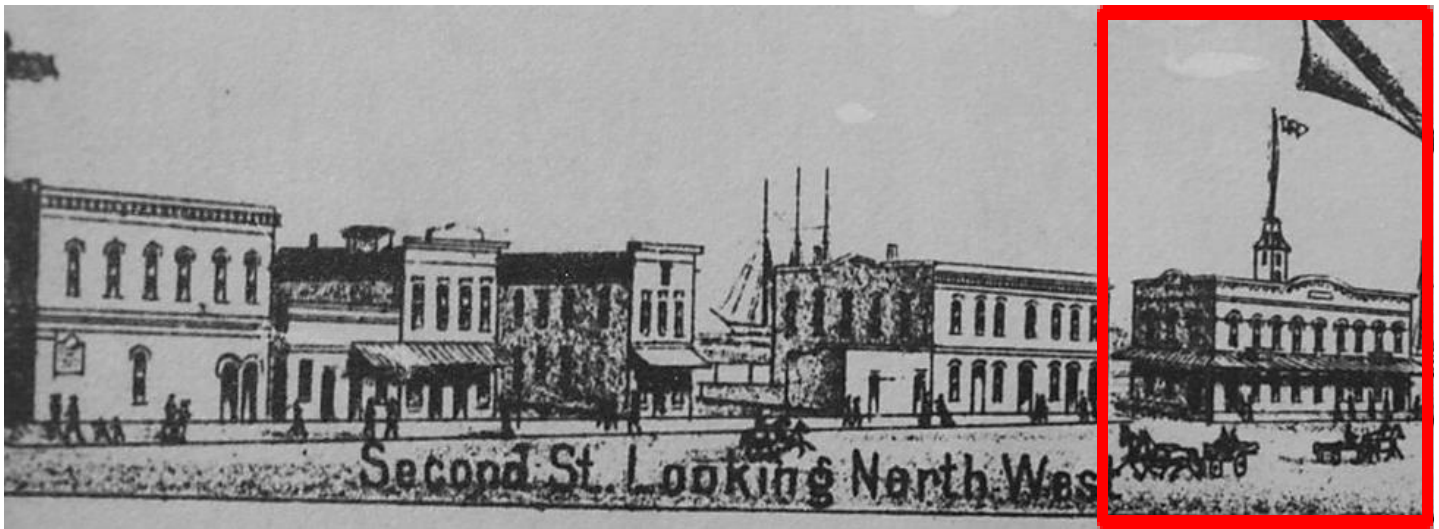
Owner/Applicant:	Miranda Architects, agent for IP Holdings LLC
Property Address:	101 N. 2 nd Street (C.H. Huot Building)
Parcel ID #	00-00-31-1800-0002-0290
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial Structure
FL Master Site File #	8NA00244
Year Built:	1882
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to adaptively rehabilitate CH Huot Building for use as a cafe/market, restaurant/bar, hotel, and event venue. (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 Form

"Mr. Huot's fine brick block, built of the best Philadelphia brick and ornamented with artificial stonework, is much admired among the new buildings in the city." – Florida Mirror, January 6, 1883

This project received Conceptual Approval at the regular meeting of the HDC on February 17, 2022.

The applicant is now seeking Final Approval for the adaptive reuse of the structure to house a restaurant/bar and café/market at the first floor and boutique hotel and event space on the 2nd floor and rooftop. A new addition is proposed for the northwest corner of the building, taking advantage of an opening at the first floor where a later addition was recently demolished. Missing historic features such as the tower, balconies, and awnings will be added back to the building based on historic photographic evidence.

APPLICABLE GUIDELINES:

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<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 adaptive re-use plans for this structure are compatible with the Downtown Historic District and meet requirements including, height, scale, massing, and materials. Configuration of the driveways at the south property line and repainting a portion of the legacy sign on the west façade are subject to approval of variance HDCV 2022-0003 that is being heard concurrently with this application.

STAFF RECOMMENDATION:

Staff recommends:

Final Approval of HDC 2022-0072 with conditions:

1. Approval of Configuration of the driveways at the south property line and repainting a portion of the legacy sign on the west façade are subject to approval of variance HDCV 2022-0003 that is being heard concurrently with this application.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0072 **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 2022-0072, 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 FL Master Site File 8NA00244
- EXHIBIT 4 “A Tale of Two Huot Buildings” – *Fernandina Observer*. June 30, 2021

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #10003

Date Submitted: 10/6/2022

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

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

Fees

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

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: 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?*

1/4/2022

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

101 North 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0002-0290

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jenny

Last Name*

Schaffer (IP Holdings LLC)

Mailing Address*

316 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9045574739

E-mail Address*

jenny@summerhouarealty.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*

Adaptive Re-use of historic CH Huot Building (Standard Marine). 1st Floor Cafe/Market, Restaurant/Bar, Kitchen. 2nd Floor 10-room boutique Hotel, 3rd Floor/Rooftop Event Venue.

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

Design Vision Statement*

Restoration of original CH Huot Building including restored wood windows, re-constructed canopy, re-constructed balconettes, repair of stucco veneer. Additions to be clad in painted brick veneer and stucco with rooftop additions clad in vertical metal siding to clearly differentiate historic building from new additions.

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
	Brick, Stucco, Metal Siding	see color palette (Name/Number)

DOORS

Manufacturer	Product Description	Color
Solar Innovations, SteelCraft	Mahogany Doors, New Metal Doors Include FL Product Approval # for Windows and Doors	see color palette (Name/Number)

WINDOWS

Manufacturer

Solar Innovations

Product Description

restored wood windows + new aluminum clad wood windows
Include FL Product Approval # for Windows and Doors

Color

see color palette
(Name/Number)

ROOFING

Manufacturer

Pac Clad + GAF

Product Description

standing seam metal for canopies + flat roof membrane

Color

see color palette
(Name/Number)

FASCIA/TRIM

Manufacturer

Product Description

Color

(Name/Number)

FOUNDATION

Manufacturer

Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

Product Description

Color

(Name/Number)

FENCING

Manufacturer

Product Description

pre-finished aluminum fencing with tabby piers

Color

see submittal
(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

concrete pavers

Color

(Name/Number)

SIGNAGE

Manufacturer

Product Description

Color

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

Standard Marine Proof of
Ownership.pdf

Upload 2

Standard Marine HDC
Agent Authorization
Form.pdf

Upload 3

Choose File

No file selected

Upload 4

HDC Submittal 5 Oct 22
Standard Marine
Drawings.pdf

Upload 5

Stan Mar HDC Color
Selections 6 Oct 22.docx

Upload 6

Jerith Fence Style 101.jpg

Upload 7

SI7000-Window-
Systems-Cut-Sheet.pdf

Upload 8

SI8600LS-Lift-Slide-
Doors-Cut-Sheet.pdf

Certification*



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



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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE 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)

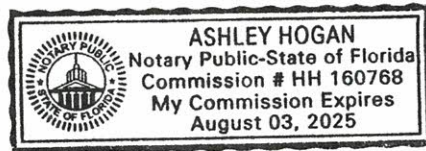
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[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, 2021, by _____.

[Signature]
Notary Public

Ashley Hogan
Printed Name

Aug 3, 2025
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____

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

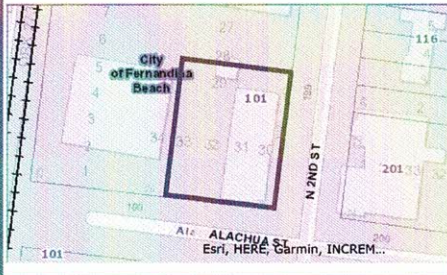
Short Legal BLOCK 2 LOTS 29 THRU 33 IN OR 2471/1649 CITY OF FDNA
BEACH

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

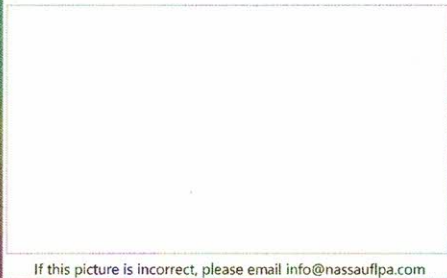
PARCEL MAP



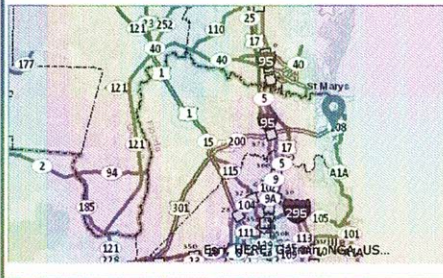
2021 AERIAL MAP



PROPERTY PHOTO



LOCATION MAP



BUILDING INFORMATION

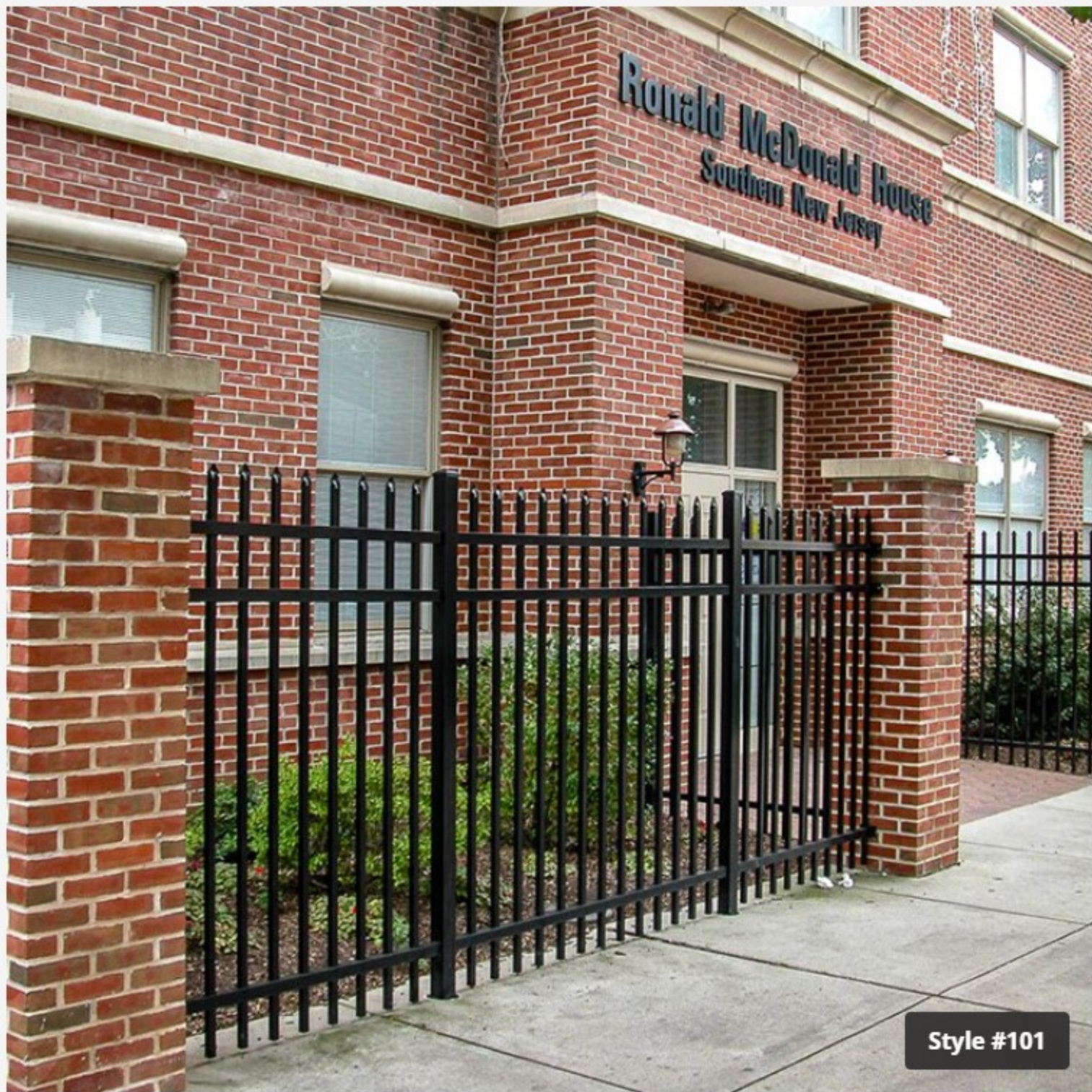
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
STORE RETL	8160	4080	0	0	COMMON BRK		NONE	NONE	1982

MISCELLANEOUS INFORMATION

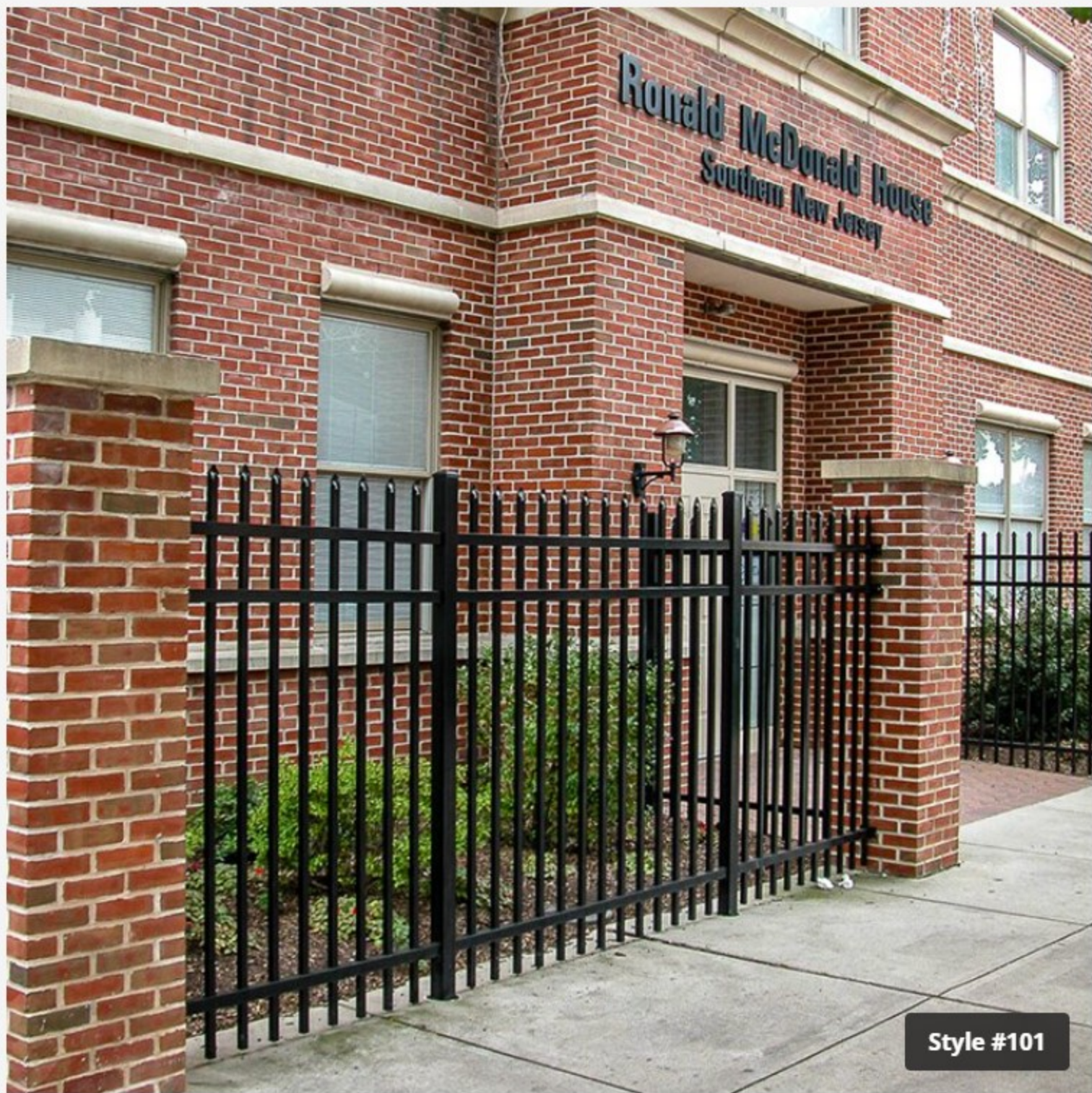
Description	Dimensions L X W	Units	Year Built
CL FNC GB	0 X 0	44	1980
CL FNC GB	0 X 0	1	1980
FIRE SPRNK	0 X 0	8160	1950

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



Style #101



Style #101

WINDOW SYSTEMS



A breath of fresh air

With a broad range in window operations — from fixed to tilt turn — Solar Innovations® Window Systems offer countless custom configurations to enhance any living space. The thermally broken aluminum profiles have exceptional thermal performance, creating a comfortable environment in all temperature extremes. In addition, aluminum windows will not rust, rot, warp, or need constant finish maintenance. These systems can be incorporated into almost any glass structures, houses, hotels, storefronts, and restaurants, just to name a few applications.

FEATURES

PANELS:

- Systems include fixed, casement, awning, tilt turn, tilt slide, hopper, and egress windows
- Consistent sightlines within systems
- LEED friendly system including recycled content
- Designed and manufactured in the U.S.A.

PERFORMANCE:

- Thermally enhanced aluminum profiles
- Test results may be available upon request

HARDWARE:

- Large variety of hardware options
- Heavy salt water resistant finishes available

OPTIONS

FINISHES:

- Standard finishes:
 - AAMA 2603: Bronze, White
 - AAMA 611 Class I Anodized: Clear, Dark Bronze
- Designer finishes:
 - AAMA 2603: Hartford Green, Black Natural Clay, Sandstone
- Custom finishes:
 - Powder coat finish: AAMA 2604 - 2605
 - Fluoropolymer (50% or 70%): AAMA 2604 - 2605
 - Wood veneer, metal cladding, and foiling options
 - Dual color or dual finish options

ACCESSORIES:

- Decorative interior & exterior grids
- Fixed mesh insect screens
- In-system frame flanges, snap-in nailing fins, or slide-on nailing flanges

HARDWARE



A: Handles



Black Aluminum

Folded Handle
For Awning, Casement and Hopper Windows



Black

Standard Pole Operator Cam Handle
For Hopper Windows



Black White Aluminum

Prima Handle
For Tilt Turn Windows



Black White Aluminum

Crank Dyad Operator
For Casement Windows



Black White Aluminum

Split Arm Operator
For Awning Windows

Additional handle styles and finishes available upon request. Non-standard handle options may increase lead times and/or cost. All standard finishes shown are paint.

B: Locks



Black White Bronze Aluminum

Standard Single & Multi Point Cam Locks
Dependent on size of the window



Black White Aluminum

Surface Mount Cam Lock

Hinges



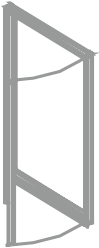
Four Bar Hinge



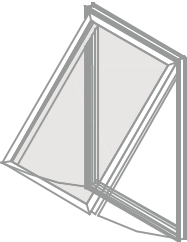
Four Bar Egress Hinge

Please Note: All hardware is subject to vendor availability. Custom finishes may be available upon request at additional lead time and/or cost. All standard finishes shown are paint. Solar Innovations® reserves the right to discontinue any hardware option at any time. Please be sure to visit our website for additional product information: www.solarinnovations.com

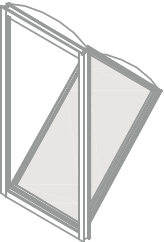
CONFIGURATIONS



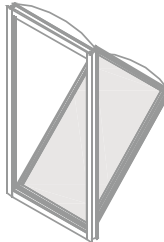
CASEMENT
All Window Systems
Outswing Casement Only in Projected System



AWNING
All Window Systems



HOPPER
All Window Systems except Projected



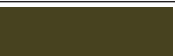
TILT TURN
International Window Systems



FIXED
All Window Systems

FINISH OPTIONS

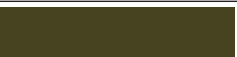
Paint STANDARD - AAMA 2603 (5 year warranty). Finishes available while in stock.

					
SI Black	SI White	SI Sandstone	SI Natural Clay	SI Bronze	SI Hartford Green

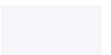
Anodized Additional cost

	
Class I Clear Anodized	Dark Bronze Anodized

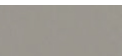
Paint DESIGNER - AAMA 2604 (5 year warranty), AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*

					
SI Black	SI White	SI Sandstone	SI Natural Clay	SI Bronze	SI Hartford Green

Powder Coat Solids AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*†

												
Black SRSL 11386 FRSL 11390	Apollo White SRSL 82519 FRSL 82908	Bone White SRSL 82520 FRSL 82909	Ivory SRSL 45891 FRSL 46646	Sandstone SRSL 45892 FRSL 46647	Seawolf SRSL 46636 FRSL 46645	Fashion Gray SRSL 74008 FRSL 74652	Colonial Gray SRSL 74009 FRSL 74653	Charcoal SRSL 74007 FRSL 74654	Military Light Blue SRSL 21708 FRSL 21709	Burgundy SRSL 62487 FRSL 62496	Hartford Green SRSL 32545 FRSL 32872	Antique Bronze SRSL 45893 FRSL 46648

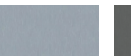
Powder Coat Metallics AAMA 2604, AAMA 2605*

			
Silver Sparkle	Champagne	Copper	Pewter

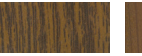
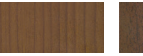
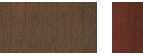
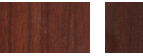
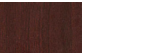
Metal Clad STANDARD*

	
Copper	#4 Polished Stainless Steel

Metal Clad DESIGNER*

				
Rheinzink Bright Rolled	Rheinzink Blue Gray	Rheinzink Graphite Gray	Brass	Bronze

Decoral Finishes (Powder Coat)*

									
Knotty Pine 2103 DS 716 Textured DS 402 Smooth	Douglas Fir 1501 DS 716 Textured DS 402 Smooth	Acacia 1001 DS 716 Textured DS 402 Smooth	Cherry 1402 DS 716 Textured DS 402 Smooth	Acacia 1001 DS 733 Textured DS 403 Smooth	Oak Assi 2501 DS 733 Textured DS 403 Smooth	Cherry 1402 DS 733 Textured DS 403 Smooth	Dark Walnut 1802 DS 733 Textured DS 403 Smooth	Teak 2601 DS 706 Textured Mahogany Finish	National Walnut 1806 DS 706 Textured Mahogany Finish

Wood Veneering (Unfinished) STANDARD*

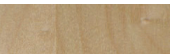
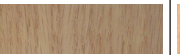
			
Douglas Fir	White Oak	Walnut	Honduran Mahogany

Wood Veneering (Unfinished) DESIGNER*

		
Ponderosa (White) Pine	Pecan Pine	Cherry

NOTE: WOOD VENEERING IS FOR INTERIOR APPLICATIONS ONLY. AVAILABLE ON A LIMITED BASIS DUE TO VENDOR SUPPLY.

Wood/Glulam STANDARD*

			
Red Oak	White Ash	Hard Maple	White Oak

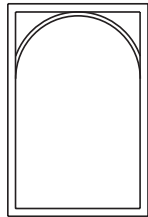
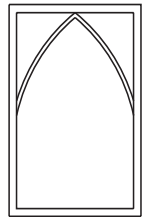
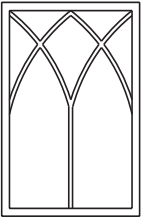
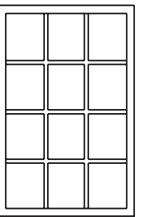
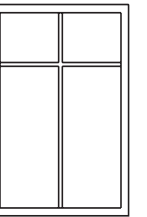
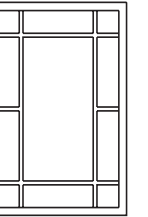
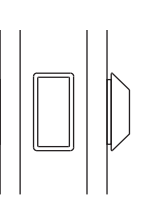
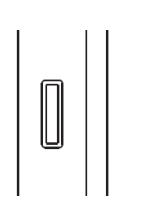
Wood/Glulam DESIGNER*

			
Douglas Fir	Cherry	Sapele Mahogany	Walnut

*Adds one to three weeks to lead time. † Dependent on shelf life, some AAMA 2604 & 2605 finishes may be unavailable; Hartford Green is being phased out.

Note: Depending upon color selection, additional charges and increased lead times may apply. Extended warranties and service plans are available for an additional charge. Examples are shown as accurate as photography and printing processes allow. Final finish selection should be made from a physical sample; contact Solar Innovations® for samples. Product and finish options are subject to vendor availability. Solar Innovations® reserves the right to discontinue any option at any time without notice. Additional options, including custom color match, are available; contact Solar Innovations® for details. FSC options available.

GRID OPTIONS

							
Arched Grid	Gothic Grid	Double Gothic Grid	Traditional Grid	Cross Grid	English Grid	Low Profile Grid with SDL	Interior Muntin Grid on Insulated Glass

Low profile grids can be used on all systems. Colonial, Ogee, and Traditional grids cannot be used on sliding glass doors, windows, or walls. Please visit solarinnovations.com for additional decorative options.

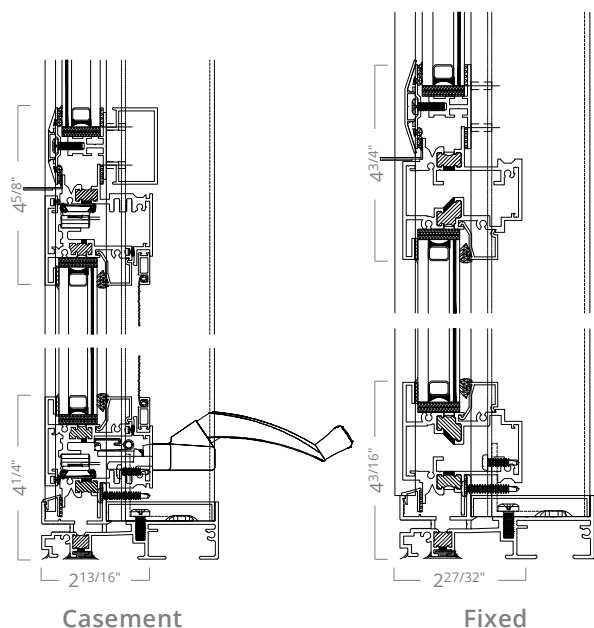
PROJECTED WINDOW SYSTEMS



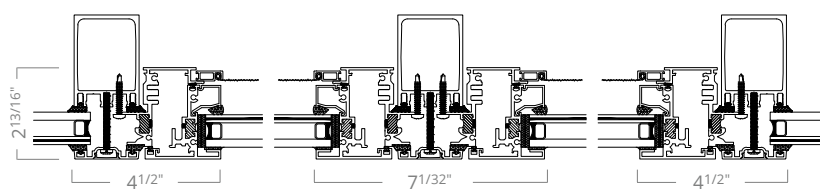
Product Overview

Operable window options include casement windows that are cranked open either left or right or awning windows that are hinged at the top and push outward to open. Projected windows allow for further customization and ventilation when incorporated as an in-system window in a Solar Innovations® custom glass structure. The projected window system is an ideal solution for both commercial and residential applications when mulling is not desired and is engineered specifically for out-swing applications.

Head & Sill Details



Casement Jamb Details



Features

- Available in awning, casement, & fixed
- 2 13/16" frame depth
- Thermally broken utilizing thermal fill & debridge
- In-system frame flange
- Minimum panel size: 2' x 2' operable, 1' x 1' fixed; smaller panels may be available upon engineering approval
- Maximum panel size up to 4' x 7' pending hardware limitations

G2 INTERNATIONAL WINDOW SYSTEMS



Product Overview

With the ability to mull different operable or fixed windows together, G2 International Window Systems can provide a solution to almost any type of configuration imaginable while providing superior thermal and structural performance. This system utilizes fill and debridge technology. Casements, awnings, fixed, and hopper windows are all able to be incorporated into the same unit without requiring additional framing in this system. The G2 HP system can be used for creating large high performance tilt turn windows.

Features

- Awning, out-swing casement, hopper, fixed, and tilt turn windows
- 2 5/8" frame depth
- Slide-on nailing flange - 2" standard
- Impact option available
- Acoustical Testing
- NFRC Certified

G2 Fixed Air and Structure Impact Testing

PANEL SIZE	AIR AT 1.57 PSF	AIR AT 6.24 PSF	WATER Awning & Casement	WATER Fixed	DESIGN PRESSURE	UNIFORM LOAD	OVERLOAD
72" H x 36" W	0.1 L/s/m ²	0.01 L/s/m ²	12.0 PSF Based on Water Column	15.0 PSF Based on Water Column	± 65 PSF	± 65 PSF	± 97.5 PSF

Please Note:
Testing and performance results may vary depending upon sill, size, and hardware selections. Please be sure to visit our website at www.solarinnovations.com or contact your Solar Innovations® representative for additional product information.

Panels

- Minimum panel size: 2' x 2' operable, 1' x 1' fixed; smaller panels may be available upon engineering approval
- Maximum Panel size up to 4' x 7' pending hardware limitations; larger panel options may be available depending on application

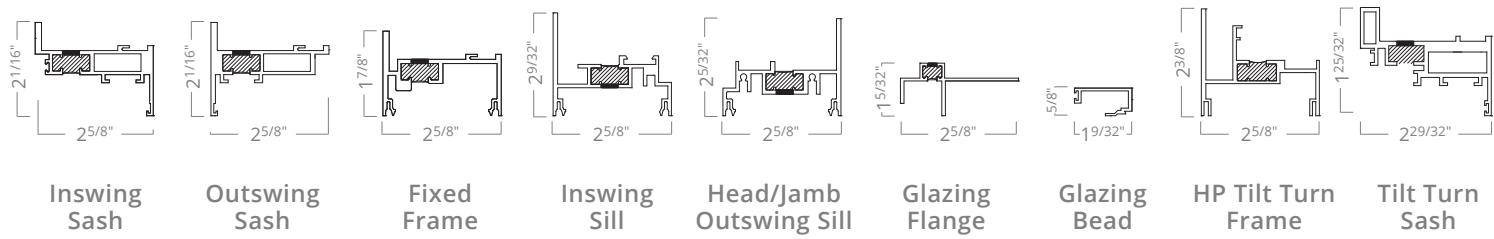
Glazing

- Designed to accommodate monolithic laminated, and insulated glazing infills of 1"

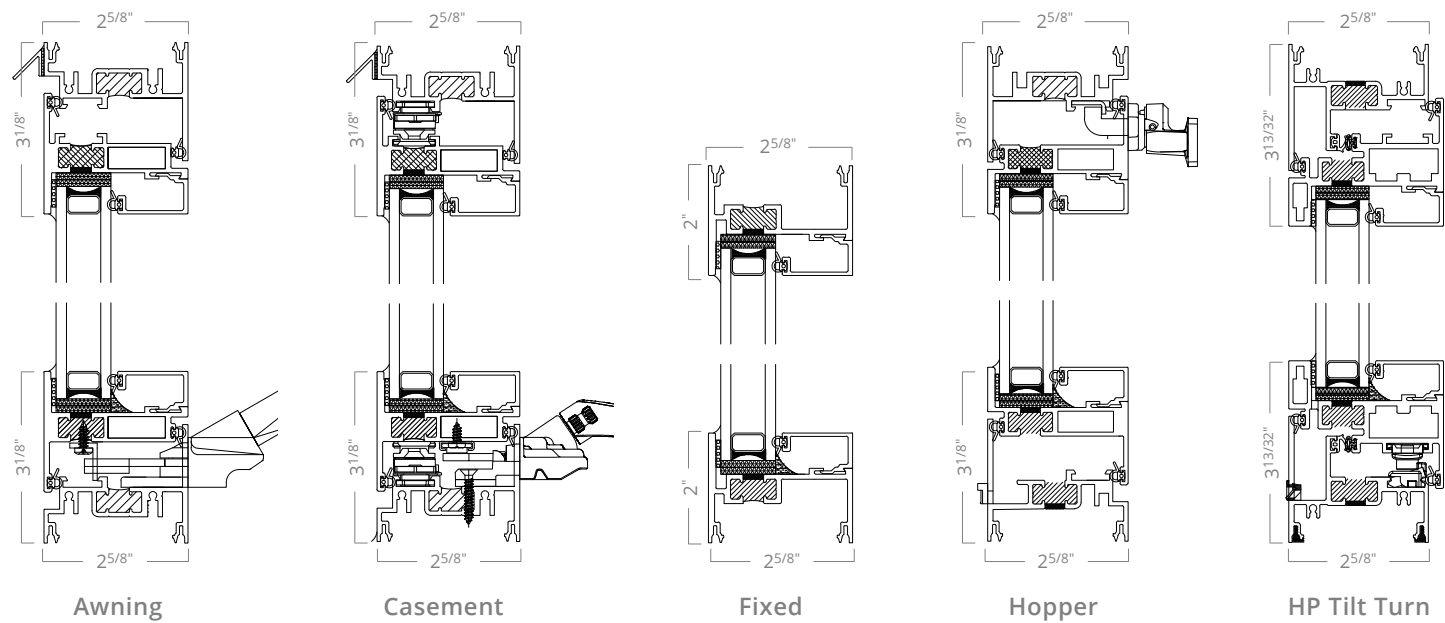
Performance

- Water performance up to 15psf (fixed), depending on configuration and water column
- Higher design pressure ratings available with engineering approval
- Test results available upon request

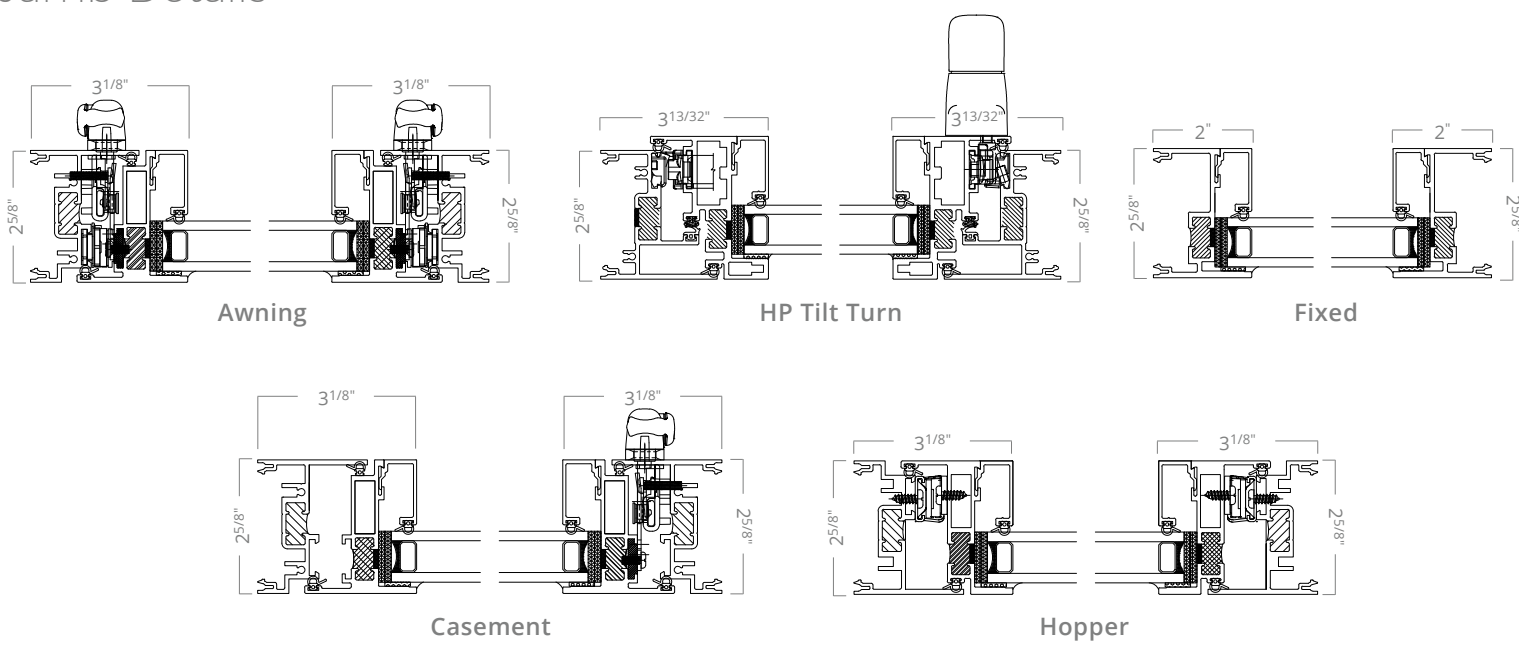
Framing Member Options



Head & Sill Details



Jamb Details



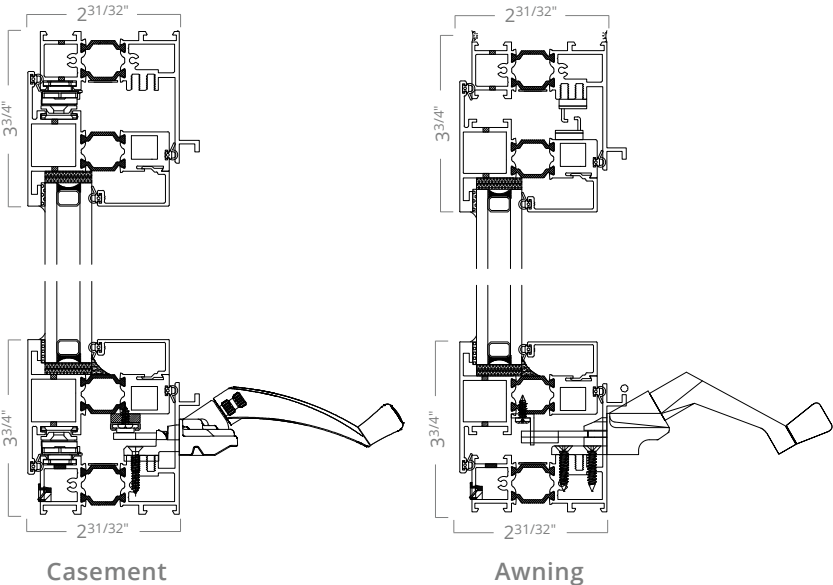
G3 INTERNATIONAL WINDOW SYSTEMS



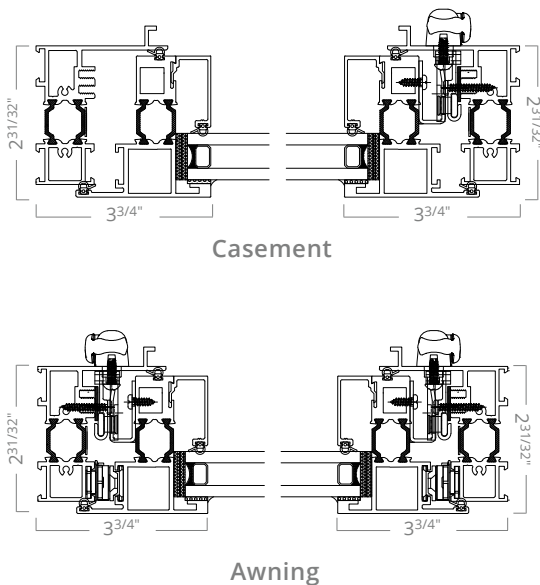
Product Overview

G3 International Window Systems provide superior thermal offerings and capabilities by utilizing thermal strut. This technology allows for a dual color unit by separating the profiles into two individual pieces. It also provides a wide range of glazing thicknesses to conform to any application. The system can be used in awning, hopper, casement, fixed, and tilt turn windows.

Head & Sill Details



Jamb Details



LIFT-SLIDE DOORS



Smooth operation. Superior performance.

Solar Innovations® Lift-Slide Door Systems are a higher performance alternative to our traditional Sliding Glass Doors. With a simple turn of the handle, the panel lifts off the track and glides with ease, allowing the operator to use just a single finger to open or close the doors. Once the panels are in place, turning the handle reveals the door to provide security and superior air, water, and thermal performance. This system can be configured with multiple panels, but unlike Sliding Glass Doors, an additional handle is required for each operable panel.

FEATURES

PANELS

- Nearly unlimited number of panels and configurations
- LEED friendly system including recycled content
- Designed and manufactured in the U.S.A.

PERFORMANCE:

- Thermally enhanced utilizing thermal strut and thermal fill & debridge
- Air, water, structural, thermal, acoustical and impact testing available

GLAZING:

- Designed to accommodate 1¼" to 1¾" insulated glass units

HARDWARE

- Multi-point locking hardware
- Multiple hardware styles and finishes
- Multiple sill designs, including high performance sill

OPTIONS

FINISHES:

- Standard finishes:
 - AAMA 2603: Black, White, Sandstone, and Bronze
 - AAMA 611 Class I Anodized: Clear, Dark Bronze
- Designer finishes:
 - AAMA 2604: Black, White, Sandstone, Natural Clay, and Bronze
- Custom finishes:
 - Powder coat finish: AAMA 2604, 2605
 - Fluoropolymer (50% or 70%): AAMA 2604, 2605
 - Faux wood

OPTIONS:

- Matching sidelites
- Screen options: folding, sliding, retractable
- Mullions, decorative muntins, simulated divided lites (SDLs), interior & exterior grids
- No post 90° corners possible
- Pocketing options: single or double sided
- Factory installed sill drain tubes, if required

HARDWARE

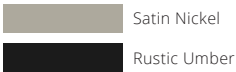


Handles



Interior Exterior

Atlanta



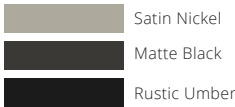
Handle / Finger Grip
Option



Finger Grip



Dallas



Tokyo



Please Note: All hardware is subject to vendor availability. Custom finishes may be available upon request at additional lead time and/or cost. Solar Innovations® reserves the right to discontinue any hardware option at any time. Please be sure to visit our website for additional product information: www.solarinnovations.com

To find out more about the features and options of our Lift Slide Doors, visit our website at solarinnovations.com/lift-slides/ or contact one of our sales representatives at 800 618 0669.

CONFIGURATIONS

Additional configurations are available.

Dual Track

Multi-Track

Pocketing

O = FIXED X = OPERABLE P = POCKET

90° No Post

TESTING

Air & Structure Impact Testing					
Panel Size	Air Infiltration at 1.57psf (25 mph)	Air Infiltration at 6.24psf (50 mph)	Water Penetration	Design Pressure	Impact & Cycling
115" H x 60" W	0.02 CFM/FT²	0.07 w/FT²	12psf	±75psf	±70psf

NFRC Certified U-Values	
Glass Make-Up	
LoE 272/Clear	LoE 366/LoE i89
0.40	0.35

Acoustical Testing			
Test No.	Glazing	STC	OITC
F3157.01-113-11	1¼" IG (¼" Tempered, ¾" Air Space, ¼" Tempered)	32	25

Please Note:
Testing and performance results may vary depending upon sill, size, and hardware selections. Please be sure to visit our website at www.solarinnovations.com or contact your Solar Innovations® representative for additional product information.

FINISH OPTIONS

Paint STANDARD - AAMA 2603 (5 year warranty). Finishes available while in stock.

SI Black

SI White

SI Sandstone

SI Bronze

Anodized Additional cost

Class I Clear Anodized

Dark Bronze Anodized

Paint DESIGNER - AAMA 2604 (5 year warranty), AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*

SI Black

SI White

SI Sandstone

SI Natural Clay

SI Bronze

Powder Coat Solids AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*†

Black
SRSL 11386
FRSL 11390

Apollo White
SRSL 82519
FRSL 82908

Bone White
SRSL 82520
FRSL 82909

Ivory
SRSL 45891
FRSL 46646

Sandstone
SRSL 45892
FRSL 46647

Seawolf
SRSL 46636
FRSL 46645

Fashion Gray
SRSL 74008
FRSL 74652

Colonial Gray
SRSL 74009
FRSL 74653

Charcoal
SRSL 74007
FRSL 74654

Military Light Blue
SRSL 21708
FRSL 21709

Burgundy
SRSL 62487
FRSL 62496

Hartford Green
SRSL 32545
FRSL 32872

Antique Bronze
SRSL 45893
FRSL 46648

Powder Coat Metallics AAMA 2604, AAMA 2605*

Silver Sparkle

Champagne

Copper

Pewter

Metal Clad STANDARD*

#4 Polished Stainless Steel

Decoral Finishes (Powder Coat)*

Knotty Pine 2103
DS 716 Textured
DS 402 Smooth

Douglas Fir 1501
DS 716 Textured
DS 402 Smooth

Acacia 1001
DS 716 Textured
DS 402 Smooth

Cherry 1402
DS 716 Textured
DS 402 Smooth

Acacia 1001
DS 733 Textured
DS 403 Smooth

Oak Assi 2501
DS 733 Textured
DS 403 Smooth

Cherry 1402
DS 733 Textured
DS 403 Smooth

Dark Walnut 1802
DS 733 Textured
DS 403 Smooth

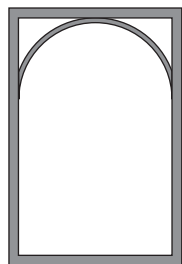
Teak 2601
DS 706 Textured
Mahogany Finish

National Walnut 1806
DS 706 Textured
Mahogany Finish

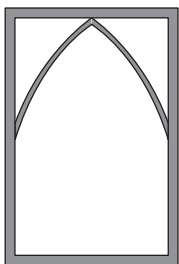
*Adds one to three weeks to lead time. † Dependent on shelf life, some AAMA 2604 & 2605 finishes may be unavailable; Hartford Green is being phased out.

Note: Depending upon color selection, additional charges and increased lead times may apply. Extended warranties and service plans are available for an additional charge. Examples are shown as accurate as photography and printing processes allow. Final finish selection should be made from a physical sample; contact Solar Innovations® for samples. Product and finish options are subject to vendor availability. Solar Innovations® reserves the right to discontinue any option at any time without notice. Additional options, including custom color match, are available; contact Solar Innovations® for details. FSC options available.

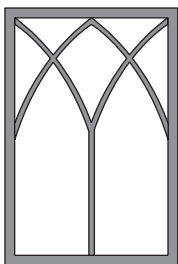
GRID OPTIONS



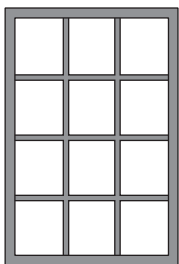
Arched Grid



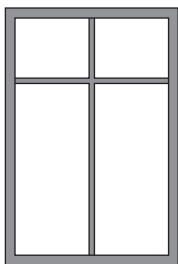
Gothic Grid



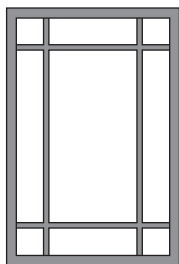
Double Gothic Grid



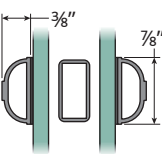
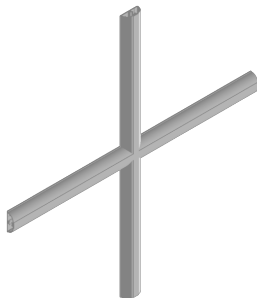
Traditional Grid



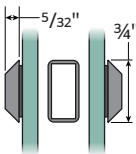
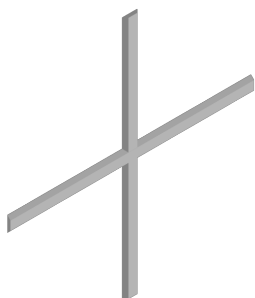
Cross Grid



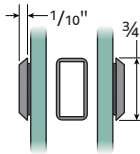
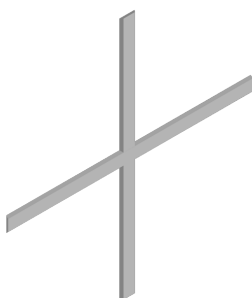
English Grid



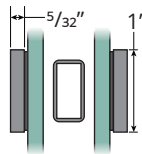
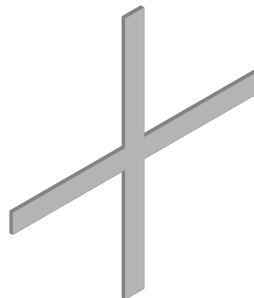
Colonial with SDL



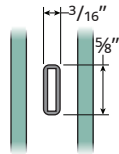
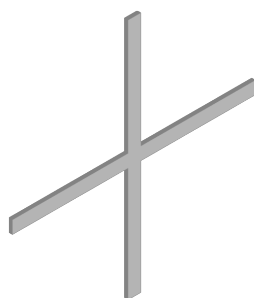
Low Profile with SDL



Thin Low Profile with SDL

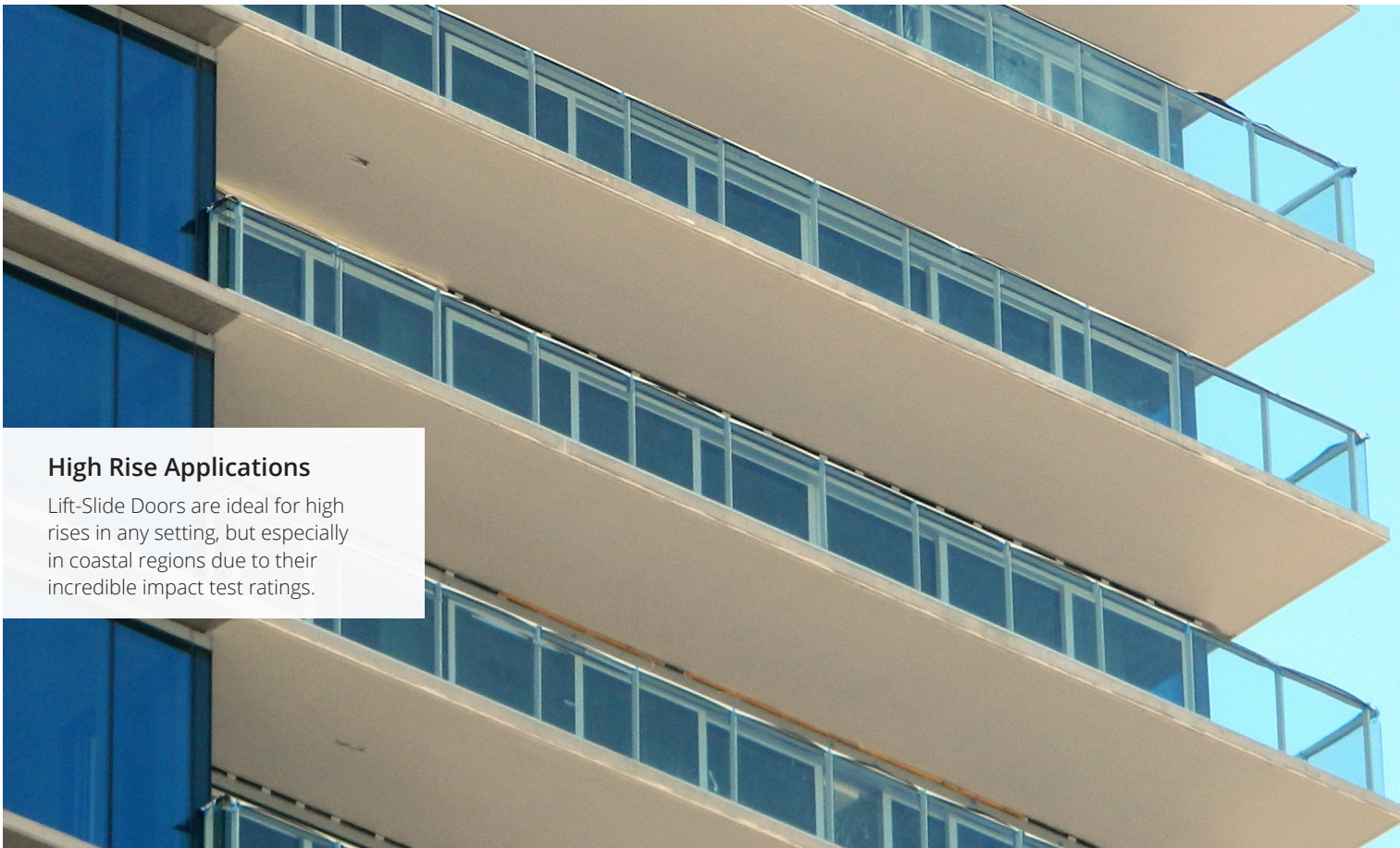


Simulated Steel with SDL



Interior Muntin in Insulated Glass

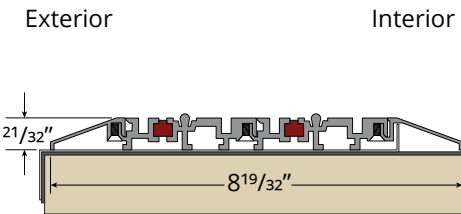




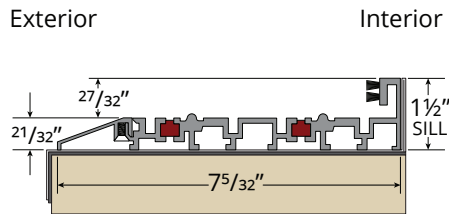
High Rise Applications

Lift-Slide Doors are ideal for high rises in any setting, but especially in coastal regions due to their incredible impact test ratings.

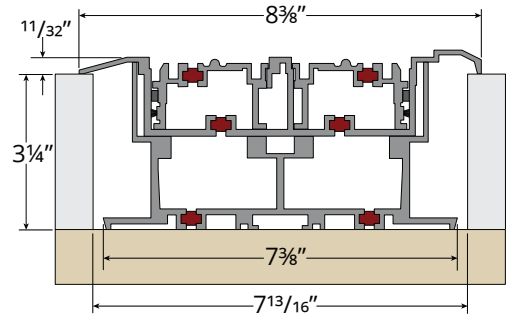
SILL OPTIONS



Low Profile Thermal Sill with Ramps
Limited/no expected field water performance

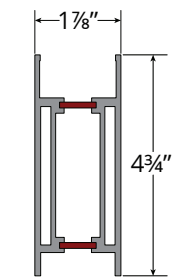


High Performance Thermal Sill
8psf expected field water performance

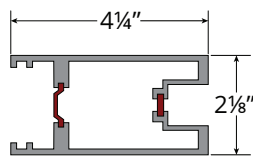


ADA Thermal Sill
12psf expected field water performance

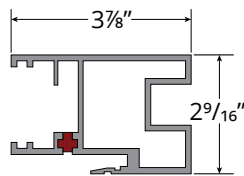
VERTICAL & HORIZONTAL RAIL OPTIONS



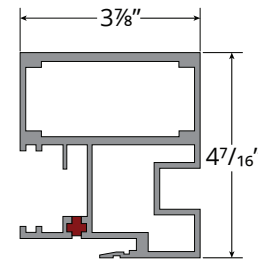
Bottom Rail



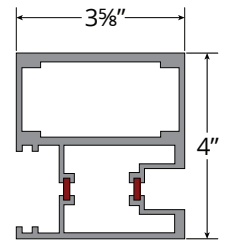
Handle Rail



Hook Rail

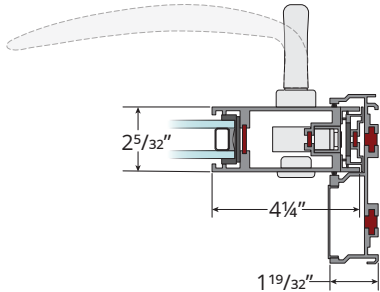
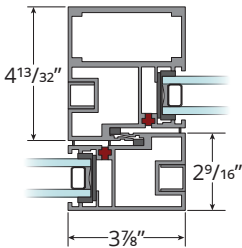
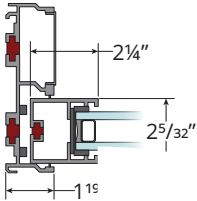


Hurricane Hook Rail

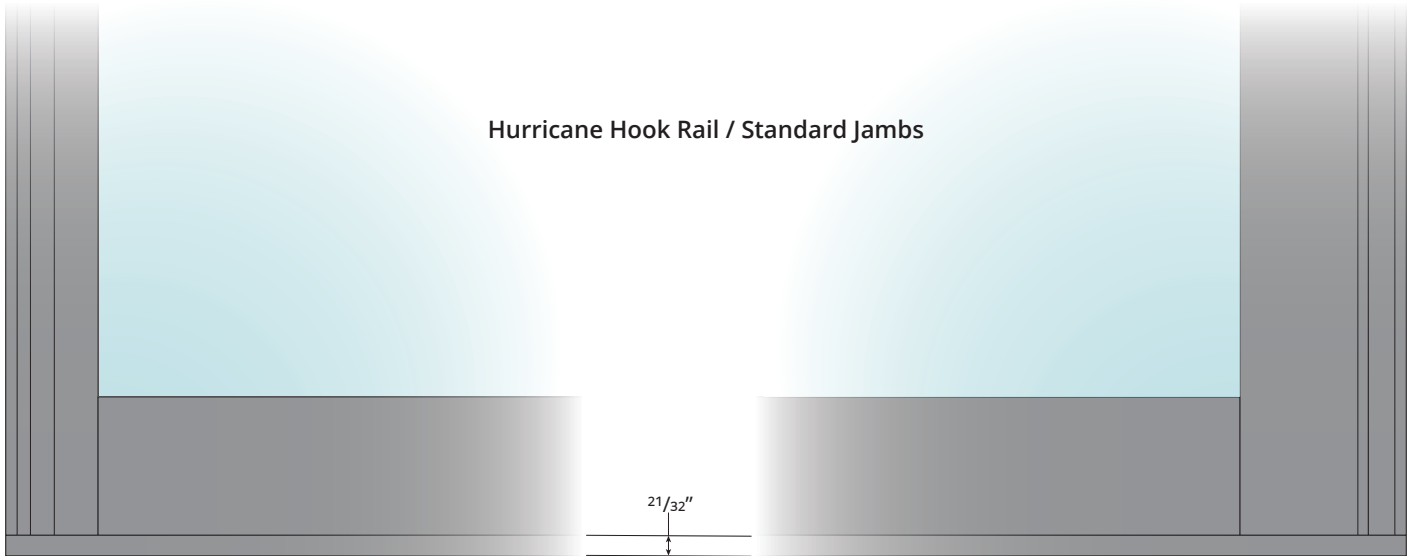


Hurricane Flush Rail

JAMB DETAILS

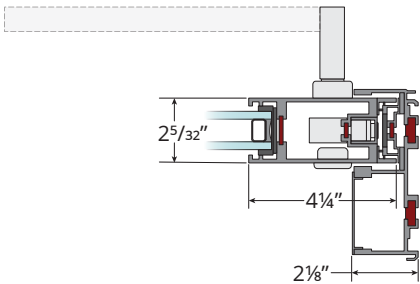
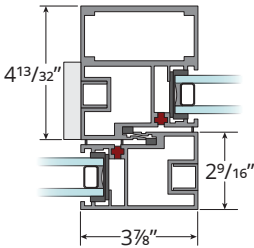
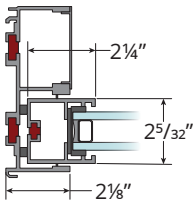


Hurricane Hook Rail / Standard Jamb

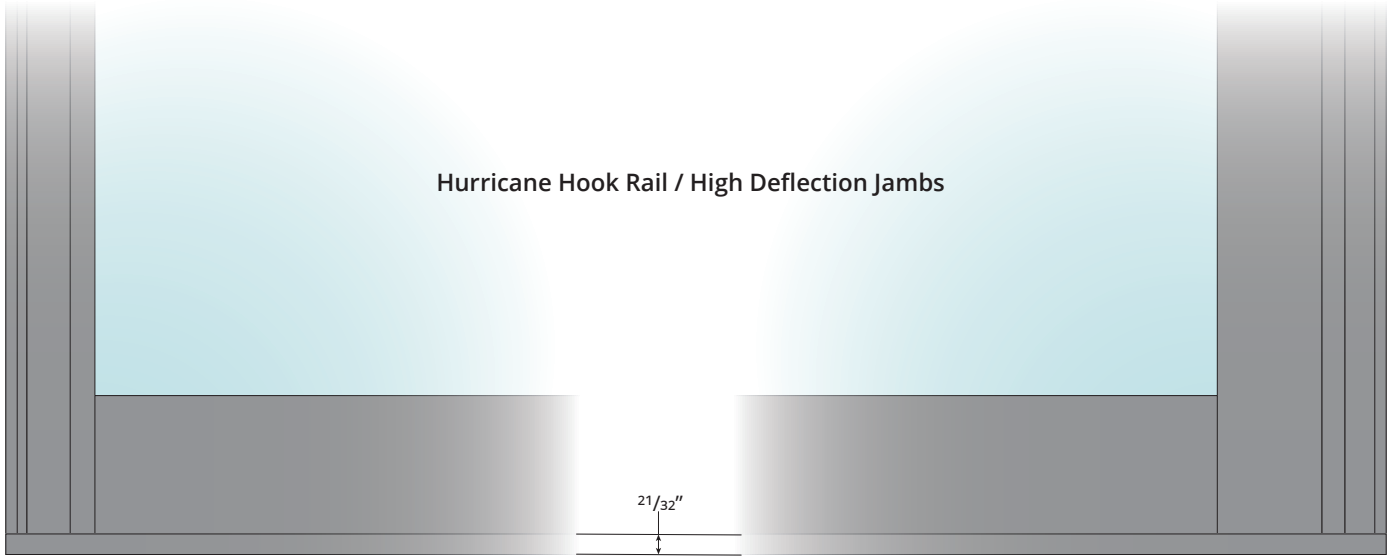


Flush Jamb

Handle Jamb



Hurricane Hook Rail / High Deflection Jamb



High Deflection Flush Jamb

High Deflection Handle Jamb

Options dependent upon desired size and engineering requirements.



M I R A N D A
a r c h i t e c t s

STANDARD MARINE BUILDING
PRELIMINARY COLOR SELECTIONS
October 6, 2022

CH HUOT BUILDING STUCCO

SW 7641

Colonnade Gray

Interior / Exterior

Location Number: 283-C2

NEW ADDITIONS 1ST/2ND FLOOR BRICK VENEER,
3RD FLOOR STUCCO/METAL SIDING

SW 7642

Pavestone

Interior / Exterior

Location Number: 283-C5

WINDOWS

SW 7069

Iron Ore

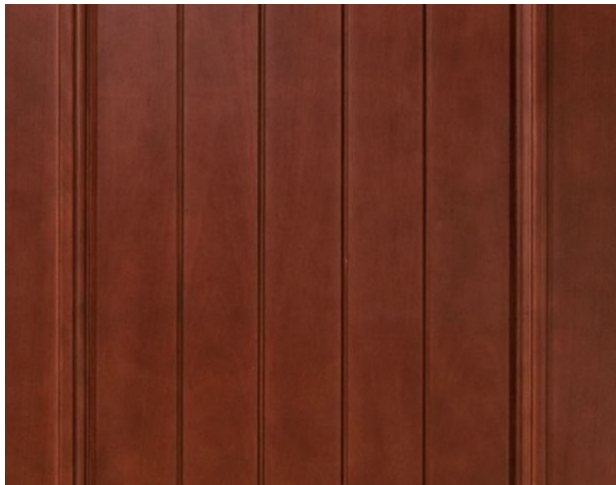
Interior / Exterior

Location Number: 251-C7



ENTRY DOORS

MAHOGANY



METAL ROOFING
PAC-CLAD STANDING SEAM

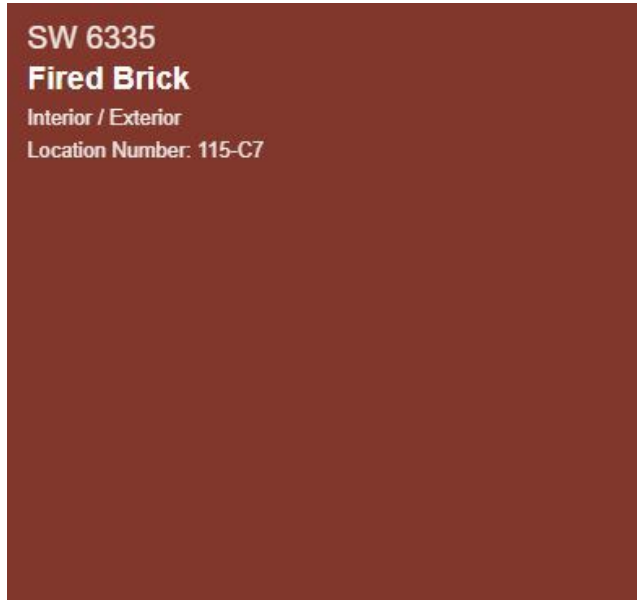


Musket Gray



STEEL FRAMED PORTAL/REAR PORCH BEAMS/COLUMNS

SW 6335
Fired Brick
Interior / Exterior
Location Number: 115-C7



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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 -- 10-05-22

MIRANDA
ARCHITECTS
200 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
804.261.4386 TEL.
FL REG. NO. 048867

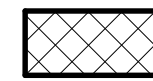
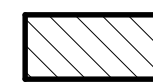


ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

ARCHITECTURAL SITE PLAN	REVISIONS	DATE
#		

A1.0

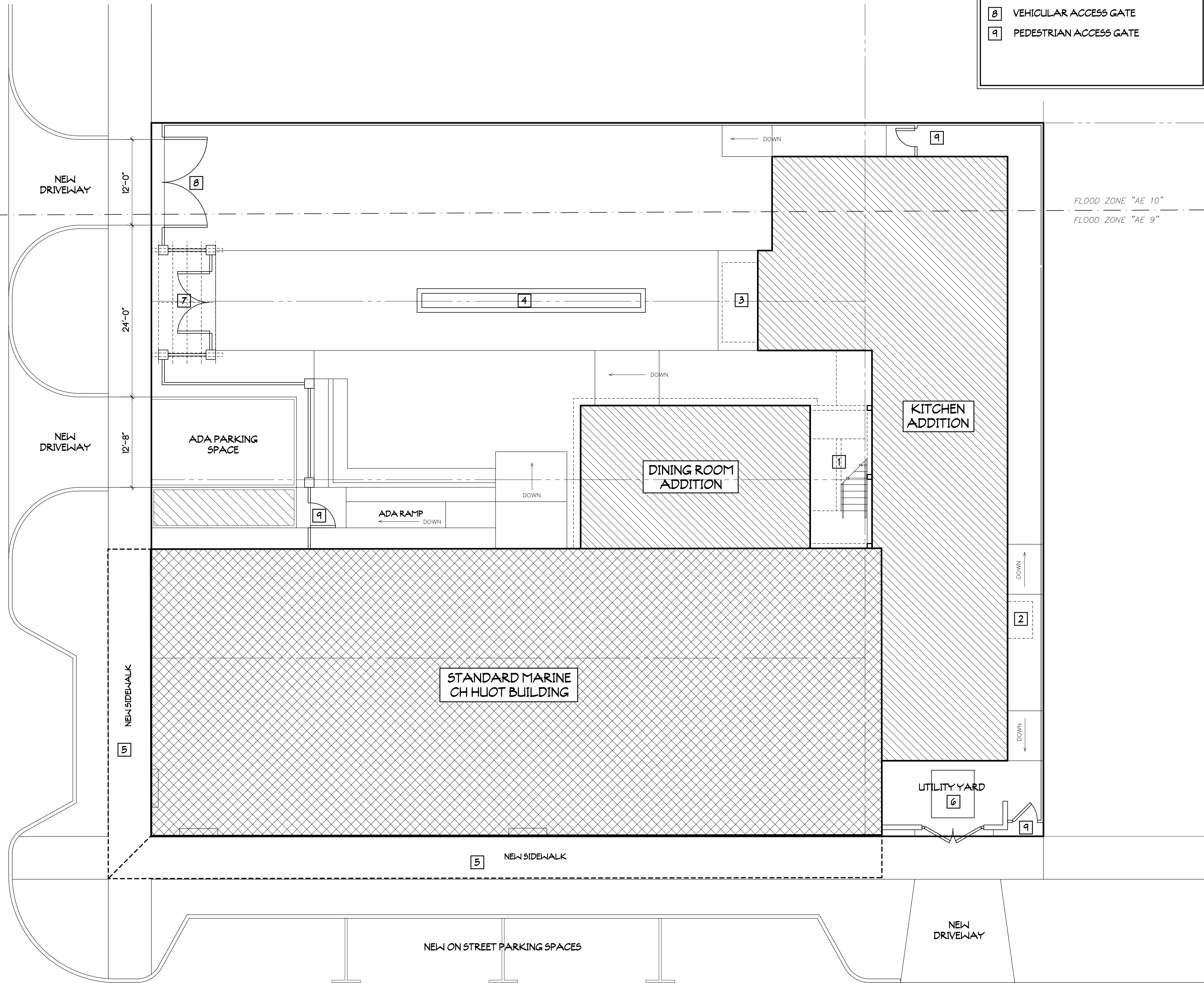
SITE PLAN LEGEND

-  EXISTING BUILDING AS NOTED
-  NEW ADDITION
-  SITE NOTE

SITE PLAN NOTES

- 1 OUTSIDE COVERD 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

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



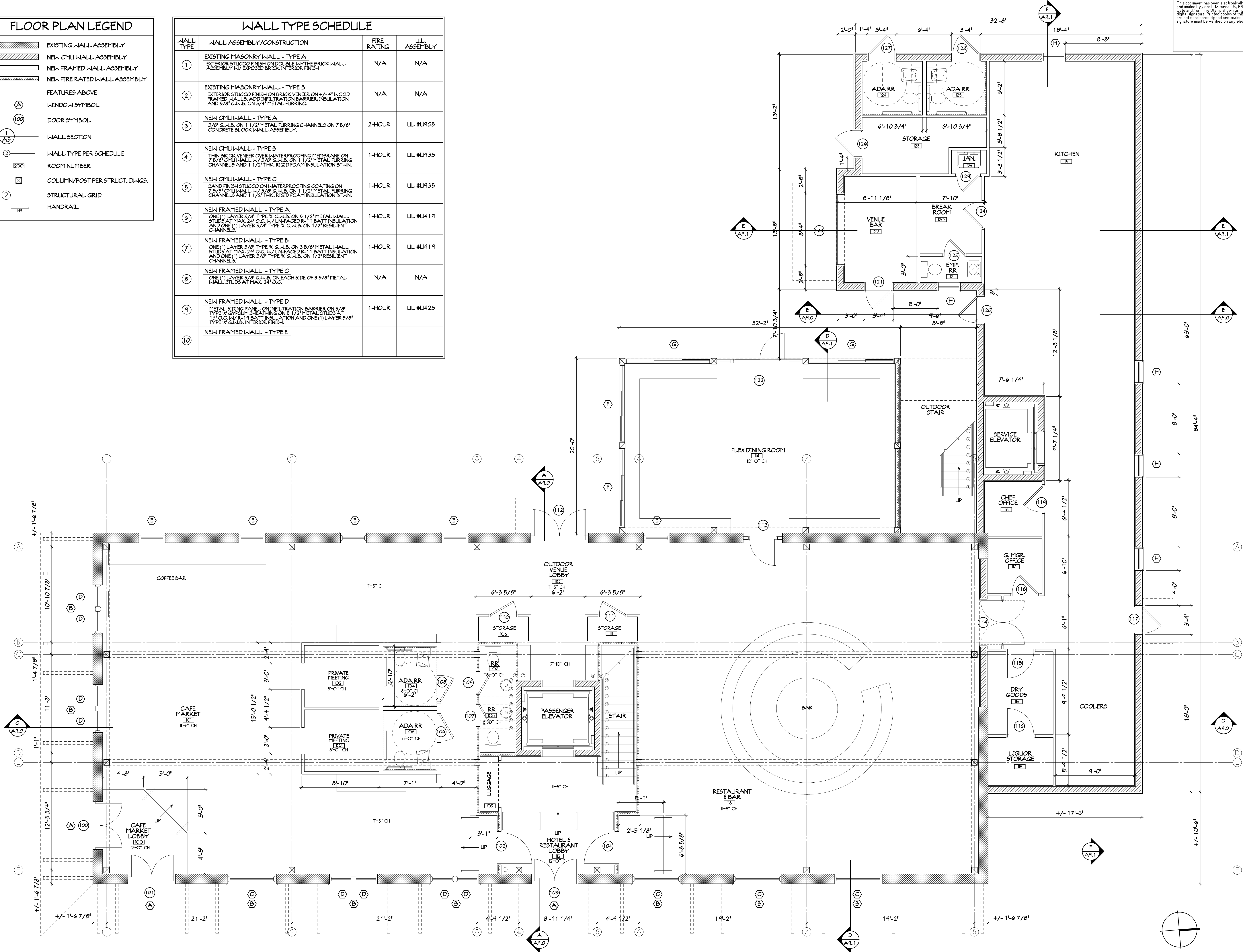
NORTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)

ARCHITECTURAL SITE PLAN

1/8"=1'-0"

FLOOR PLAN LEGEND	
	EXISTING WALL ASSEMBLY
	NEW CMU WALL ASSEMBLY
	NEW FRAMED WALL ASSEMBLY
	NEW FIRE RATED WALL ASSEMBLY
	FEATURES ABOVE
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	WALL TYPE PER SCHEDULE
	ROOM NUMBER
	COLUMN/POST PER STRUCT. DWGS.
	STRUCTURAL GRID
	HANDRAIL

WALL TYPE SCHEDULE			
WALL TYPE	WALL ASSEMBLY/CONSTRUCTION	FIRE RATING	U.L. ASSEMBLY
1	EXISTING MASONRY WALL - TYPE A EXTERIOR STUCCO FINISH ON THE BRICK WALL ASSEMBLY 1/4" EXPOSED BRICK INTERIOR FINISH	N/A	N/A
2	EXISTING MASONRY WALL - TYPE B EXTERIOR STUCCO FINISH ON BRICK VENEER ON +/- 4" WOOD FRAMED WALLS. ADD INFILTRATION BARRIER, INSULATION AND 5/8" G.I.B. ON 3/4" METAL FURRING.	N/A	N/A
3	NEW CMU WALL - TYPE A 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS ON 7 5/8" CONCRETE BLOCK WALL ASSEMBLY.	2-HOUR	UL #U905
4	NEW CMU WALL - TYPE B THIN BRICK VENEER OVER WATERPROOFING MEMBRANE ON 7 5/8" CMU WALL 1/2" 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
5	NEW CMU WALL - TYPE C SAND FINISH STUCCO ON WATERPROOFING COATING ON 7 5/8" CMU WALL 1/2" 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
6	NEW FRAMED WALL - TYPE A ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 5 1/2" METAL WALL STUDS AT MAX. 24" O.C. 1/4" UNFACED R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U419
7	NEW FRAMED WALL - TYPE B ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 3 5/8" METAL WALL STUDS AT MAX. 24" O.C. 1/4" UNFACED R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U419
8	NEW FRAMED WALL - TYPE C ONE (1) LAYER 5/8" G.I.B. ON EACH SIDE OF 3 5/8" METAL WALL STUDS AT MAX. 24" O.C.	N/A	N/A
9	NEW FRAMED WALL - TYPE D METAL SIDING PANEL ON INFILTRATION BARRIER ON 5/8" TYPE 'X' GYPSUM SHEATHING ON 5 1/2" METAL STUDS AT 16" O.C. 1/4" R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. INTERIOR FINISH.	1-HOUR	UL #U425
10	NEW FRAMED WALL - TYPE E		



FIRST FLOOR PLAN

1/4"=1'-0"

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A3 STANDARD MARINE FLOOR PLAN			
PROJECT #5210726	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 10-05-22

MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.866.0861
FL REG. NO. AD-0001

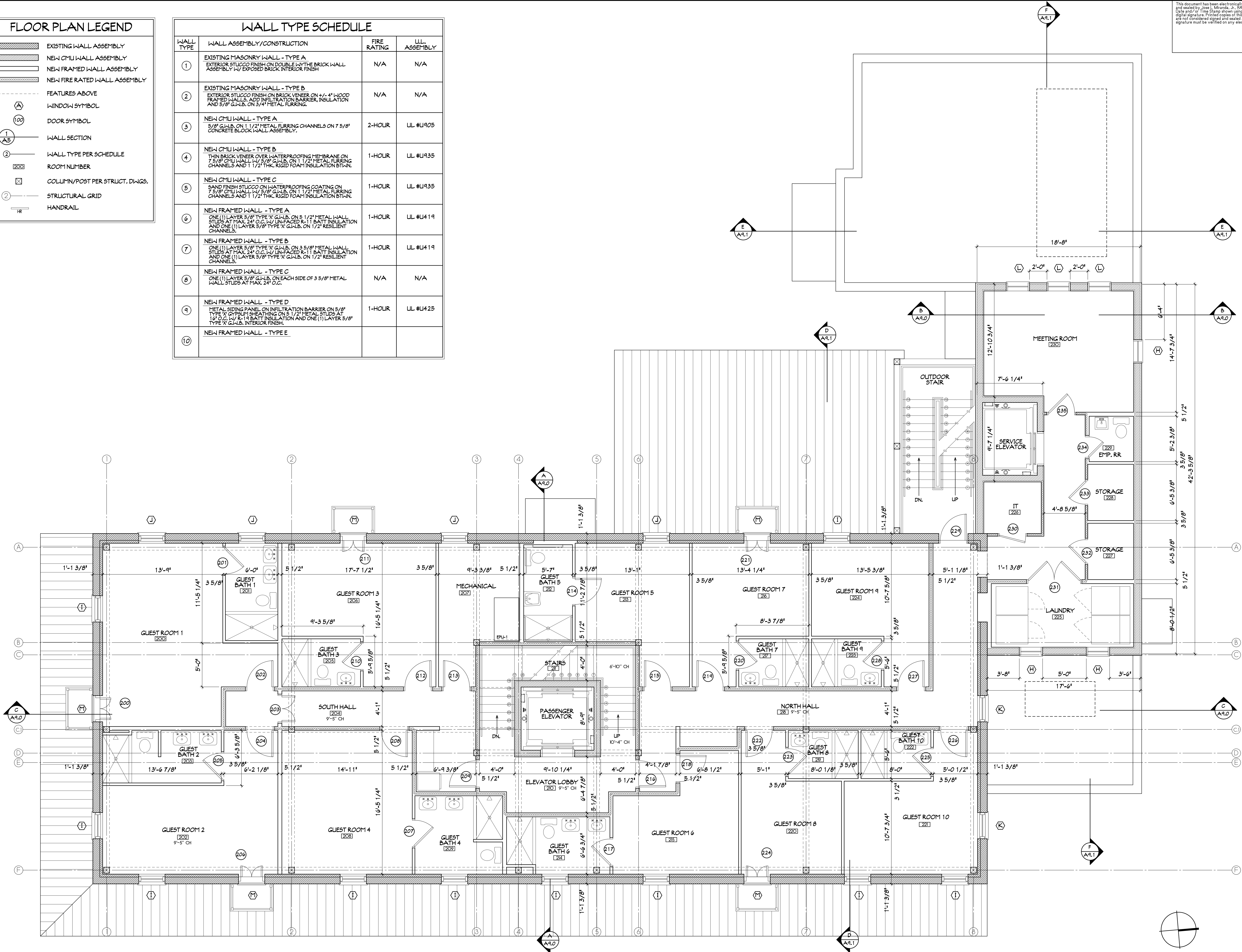
ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

FIRST FLOOR PLAN	
REVISIONS	DATE
#	

A3.0

FLOOR PLAN LEGEND	
	EXISTING WALL ASSEMBLY
	NEW CMU WALL ASSEMBLY
	NEW FRAMED WALL ASSEMBLY
	NEW FIRE RATED WALL ASSEMBLY
	FEATURES ABOVE
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	WALL TYPE PER SCHEDULE
	ROOM NUMBER
	COLUMN/POST PER STRUCT. DWGS.
	STRUCTURAL GRID
	HANDRAIL

WALL TYPE SCHEDULE			
WALL TYPE	WALL ASSEMBLY/CONSTRUCTION	FIRE RATING	U.L. ASSEMBLY
1	EXISTING MASONRY WALL - TYPE A EXTERIOR STUCCO FINISH ON DOUBLE W/ THE BRICK WALL ASSEMBLY W/ EXPOSED BRICK INTERIOR FINISH	N/A	N/A
2	EXISTING MASONRY WALL - TYPE B EXTERIOR STUCCO FINISH ON BRICK VENEER ON +/- 4" WOOD FRAMED WALLS. ADD INFILTRATION BARRIER, INSULATION AND 5/8" G.I.B. ON 3/4" METAL FURRING.	N/A	N/A
3	NEW CMU WALL - TYPE A 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS ON 7 5/8" CONCRETE BLOCK WALL ASSEMBLY.	2-HOUR	UL #U905
4	NEW CMU WALL - TYPE B THIN BRICK VENEER OVER WATERPROOFING MEMBRANE ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
5	NEW CMU WALL - TYPE C SAND FINISH STUCCO ON WATERPROOFING COATING ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
6	NEW FRAMED WALL - TYPE A ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 5 1/2" METAL WALL STUDS AT MAX. 24" O.C. W/ UNFACED R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U419
7	NEW FRAMED WALL - TYPE B ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 3 5/8" METAL WALL STUDS AT MAX. 24" O.C. W/ UNFACED R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U419
8	NEW FRAMED WALL - TYPE C ONE (1) LAYER 5/8" G.I.B. ON EACH SIDE OF 3 5/8" METAL WALL STUDS AT MAX. 24" O.C.	N/A	N/A
9	NEW FRAMED WALL - TYPE D METAL SIDING PANEL ON INFILTRATION BARRIER ON 5/8" TYPE 'X' G.I.B. SHEATHING ON 5 1/2" METAL STUDS AT 16" O.C. W/ R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. INTERIOR FINISH.	1-HOUR	UL #U425
10	NEW FRAMED WALL - TYPE E		



SECOND FLOOR PLAN

1/4"=1'-0"

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A3 STANDARD MARINE FLOOR PLANS			
PROJECT #510726	DRAWN BY - JLT	CHKD BY - JLT	DATE - 10-05-22

MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.686.0961
FL REG. NO. A00007

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

SECOND FLOOR PLAN	
REVISIONS	DATE
#	

FLOOR PLAN LEGEND	
	EXISTING WALL ASSEMBLY
	NEW CMU WALL ASSEMBLY
	NEW FRAMED WALL ASSEMBLY
	NEW FIRE RATED WALL ASSEMBLY
	FEATURES ABOVE
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	WALL TYPE PER SCHEDULE
	ROOM NUMBER
	COLUMN/POST PER STRUCT. DWGS.
	STRUCTURAL GRID
	HANDRAIL

WALL TYPE SCHEDULE			
WALL TYPE	WALL ASSEMBLY/CONSTRUCTION	FIRE RATING	U.L. ASSEMBLY
1	EXISTING MASONRY WALL - TYPE A EXTERIOR STUCCO FINISH ON DOUBLE W/ THE BRICK WALL ASSEMBLY W/ EXPOSED BRICK INTERIOR FINISH	N/A	N/A
2	EXISTING MASONRY WALL - TYPE B EXTERIOR STUCCO FINISH ON BRICK VENEER ON +/- 4" WOOD FRAMED WALLS. ADD INFILTRATION BARRIER, INSULATION AND 5/8" G.I.B. ON 3/4" METAL FURRING.	N/A	N/A
3	NEW CMU WALL - TYPE A 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS ON 7 5/8" CONCRETE BLOCK WALL ASSEMBLY.	2-HOUR	UL #U905
4	NEW CMU WALL - TYPE B THIN BRICK VENEER OVER WATERPROOFING MEMBRANE ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
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7	NEW FRAMED WALL - TYPE B ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 3 5/8" METAL WALL STUDS AT MAX. 24" O.C. W/ UNFACED R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U419
8	NEW FRAMED WALL - TYPE C ONE (1) LAYER 5/8" G.I.B. ON EACH SIDE OF 3 5/8" METAL WALL STUDS AT MAX. 24" O.C.	N/A	N/A
9	NEW FRAMED WALL - TYPE D METAL SIDING PANEL ON INFILTRATION BARRIER ON 5/8" TYPE 'X' GYPSUM SHEATHING ON 5 1/2" METAL STUDS AT 16" O.C. W/ R-11 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. INTERIOR FINISH.	1-HOUR	UL #U425
10	NEW FRAMED WALL - TYPE E		

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A3 STANDARD MARINE FLOOR PLANS			
PROJECT #	5210726	DRAWN BY	JULY
CHKD BY	JLT	DATE	10-05-22

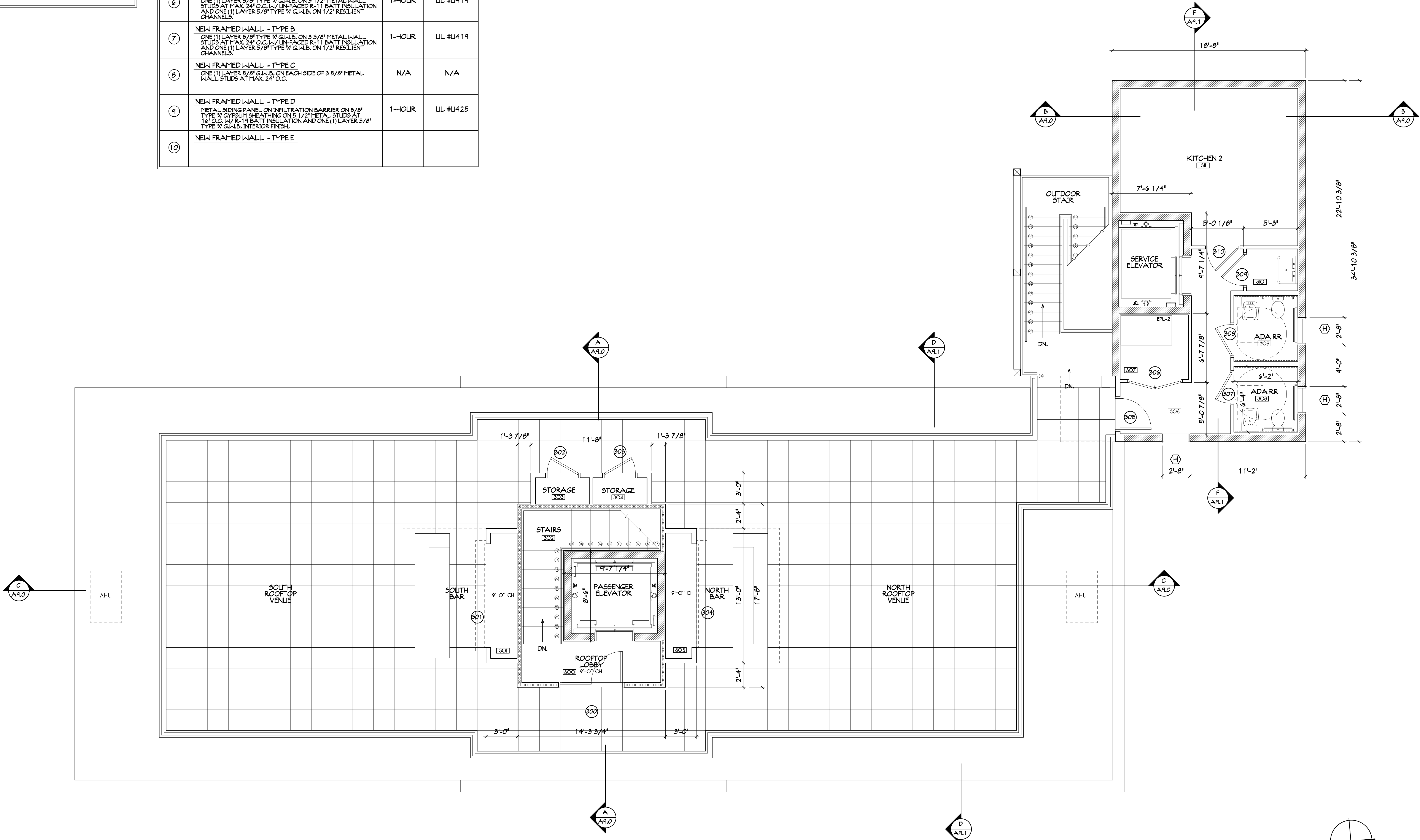
MIRANDA ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.681.9861
FL REG. NO. A00007

MIRANDA ARCHITECTS

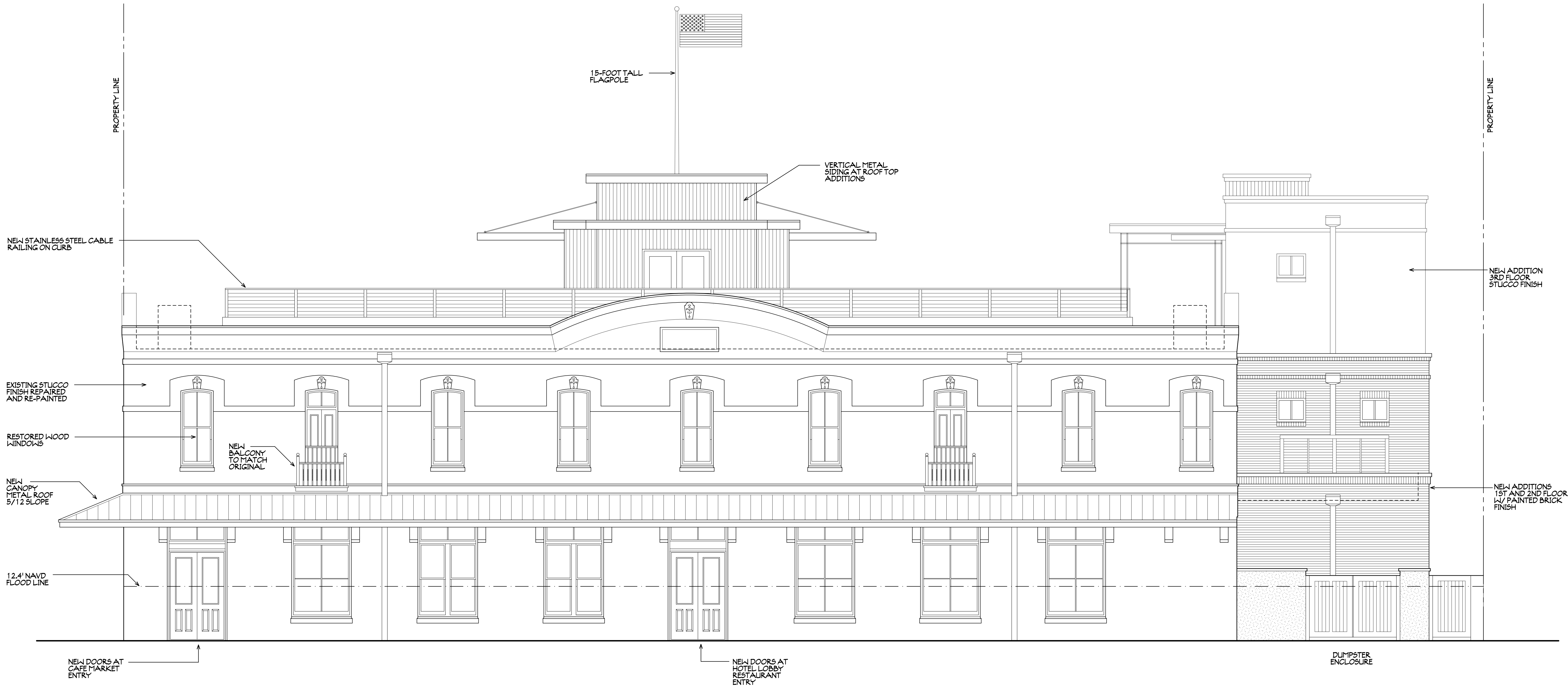
ADAPTIVE RE-USE OF THE
CH HUOT BUILDING (STANDARD MARINE)
101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

THIRD FLOOR & ROOF DECK PLAN	
#	REVISIONS

A3.2



THIRD FLOOR / ROOF DECK PLAN 1/4"=1'-0"



EAST ELEVATION -- N. 2ND STREET

1/4"=1'-0"

AS STANDARD MARINE ELEVATIONS			
PROJECT # 5210726			
DRAWN BY -- JLT			
CHKD BY -- JLT			
DATE -- 10-05-22			

MIRANDA ARCHITECTS

300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.621.2008



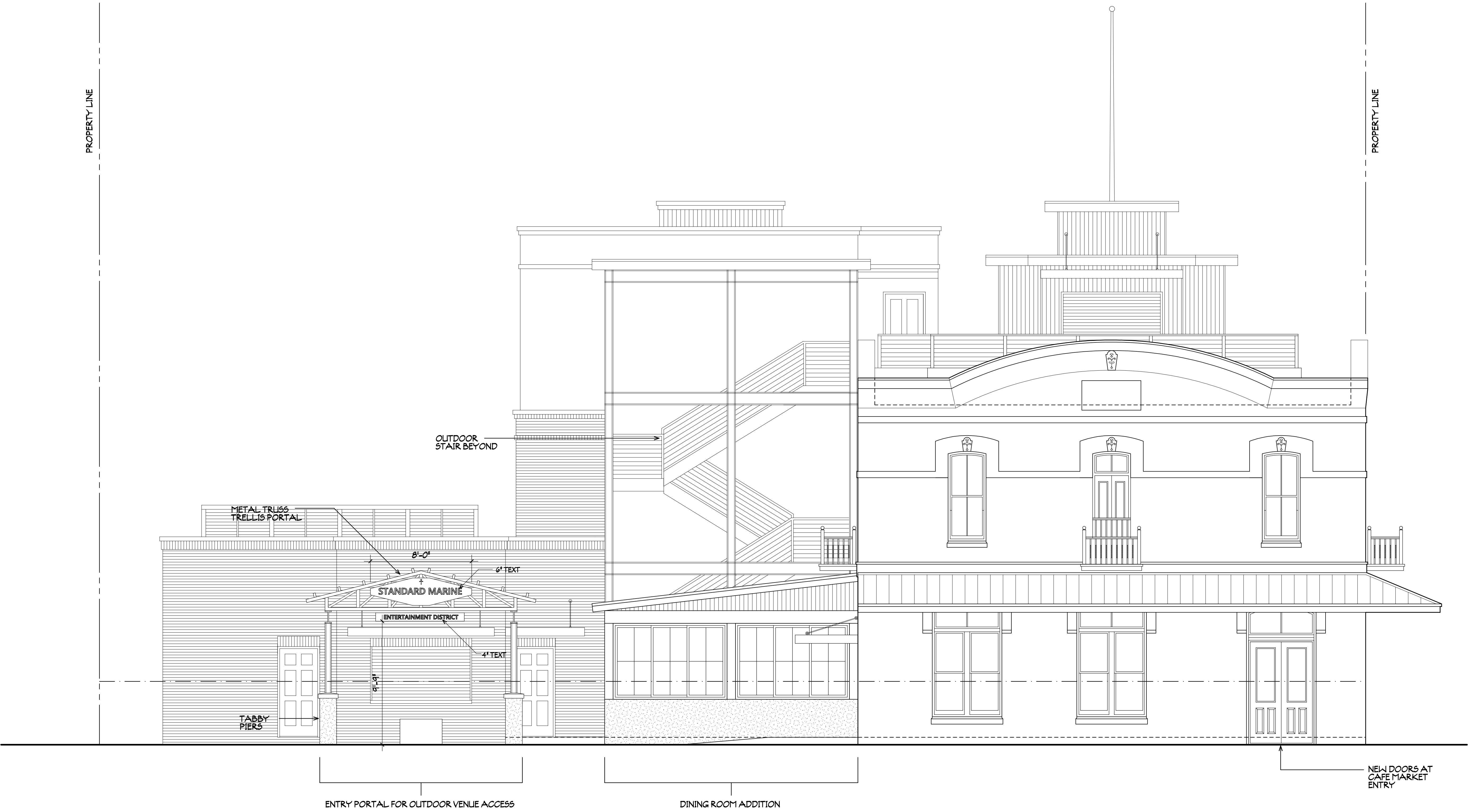
MIRANDA ARCHITECTS

ADAPTIVE RE-USE OF THE

CH HUOT BUILDING (STANDARD MARINE)

101 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

EAST ELEVATION		REVISIONS		DATE
#				



SOUTH ELEVATION -- ALACHUA STREET

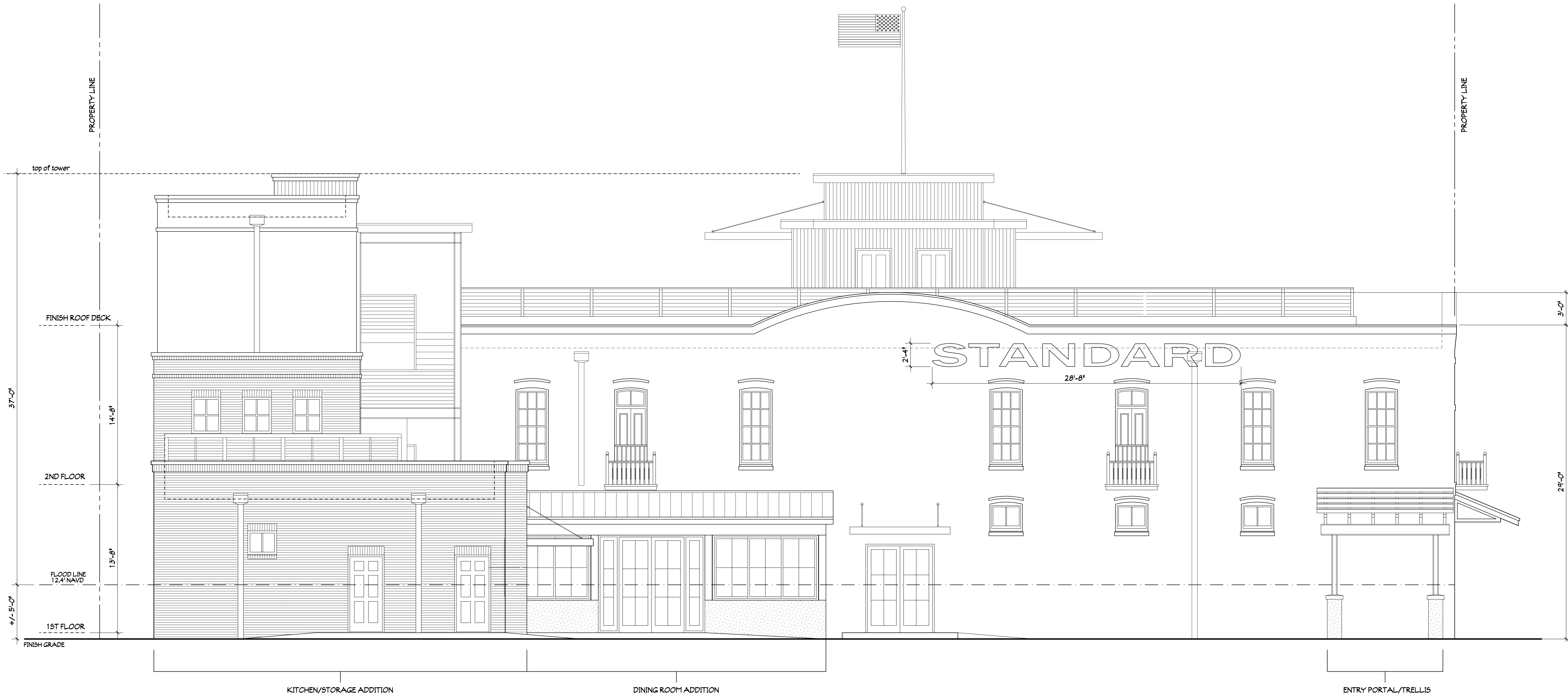
1/4"=1'-0"

AS STANDARD MARINE ELEVATIONS	PROJECT # 5210726
	DRAWN BY -- JLT
	CHECKED BY -- JLT
	DATE -- 10-05-22

MIRANDA ARCHITECTS
 308 1/2 CENTRE STREET, SUITE 208
 FERNANDINA BEACH, FL 32034
 904.261.4386 TEL
 904.261.4386 FAX

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

SOUTH ELEVATION	REVISIONS	DATE
#		



WEST ELEVATION

1/4"=1'-0"

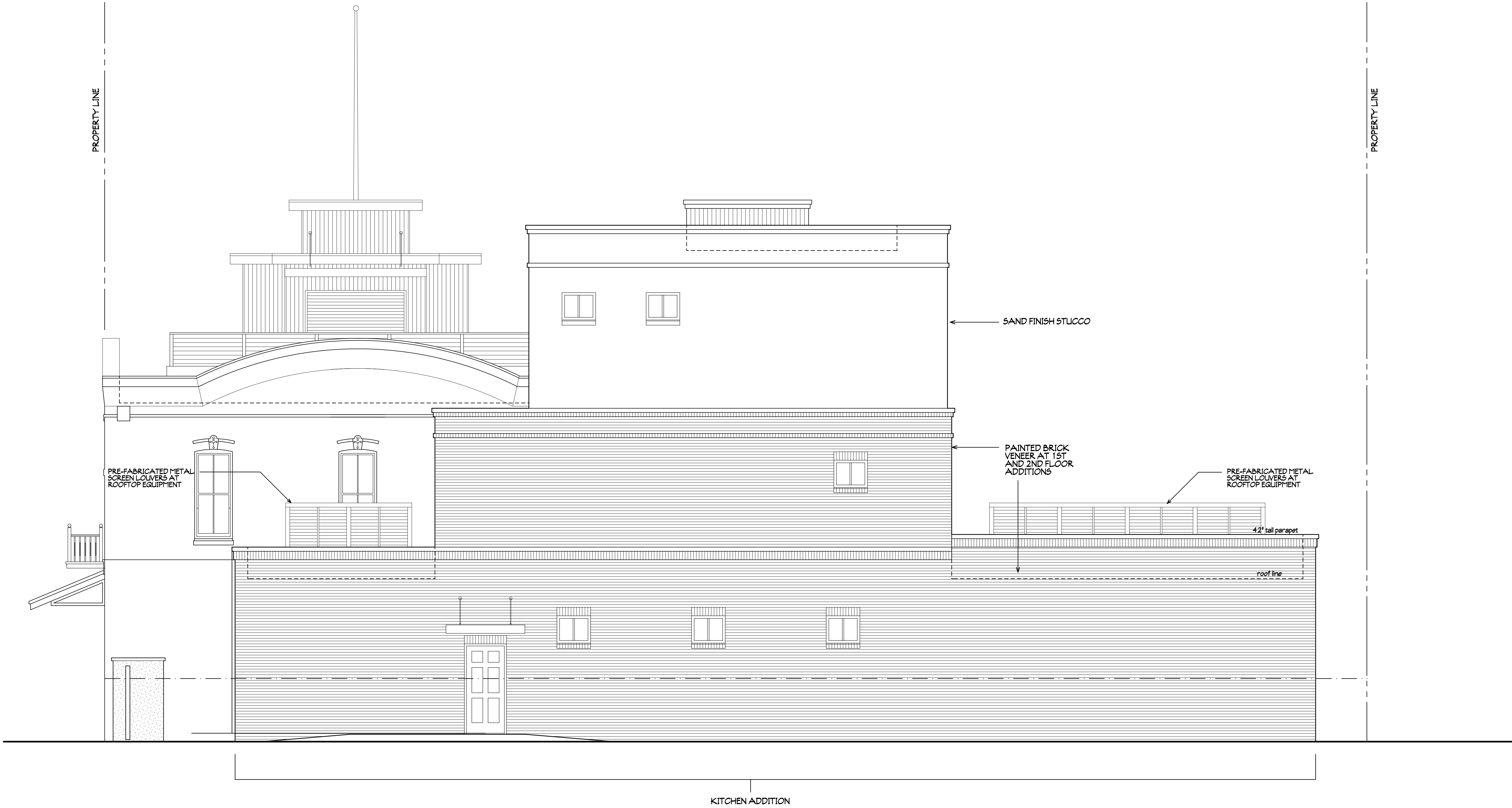
AS STANDARD MARINE ELEVATIONS			
PROJECT #5210726			
DRAWN BY -- JLT			
CHKD BY -- JLT			
DATE -- 10-05-22			



MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL.
FL REG. NO. 0000000

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

WEST ELEVATION		DATE
#	REVISIONS	



NORTH ELEVATION

1/4"=1'-0"

A5 STANDARD MARINE ELEVATIONS			
PROJECT # S210726			
DRAWN BY -- JLM			
CHKD BY -- JLM			
DATE -- 10-05-22			



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. 244887

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

NORTH ELEVATION		DATE
#	REVISIONS	

**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.

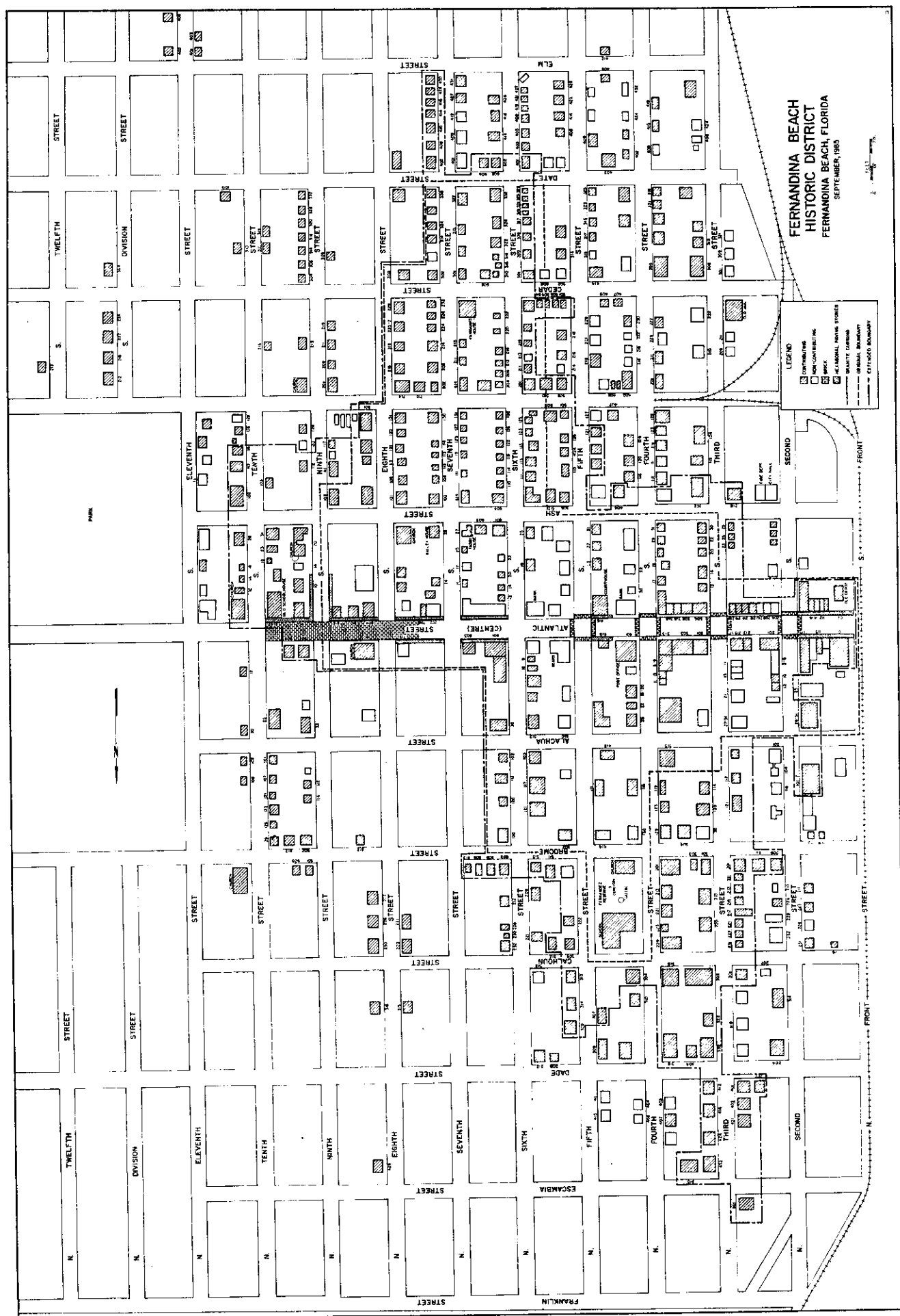
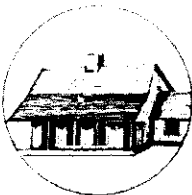


Figure 24



☐ 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 _____

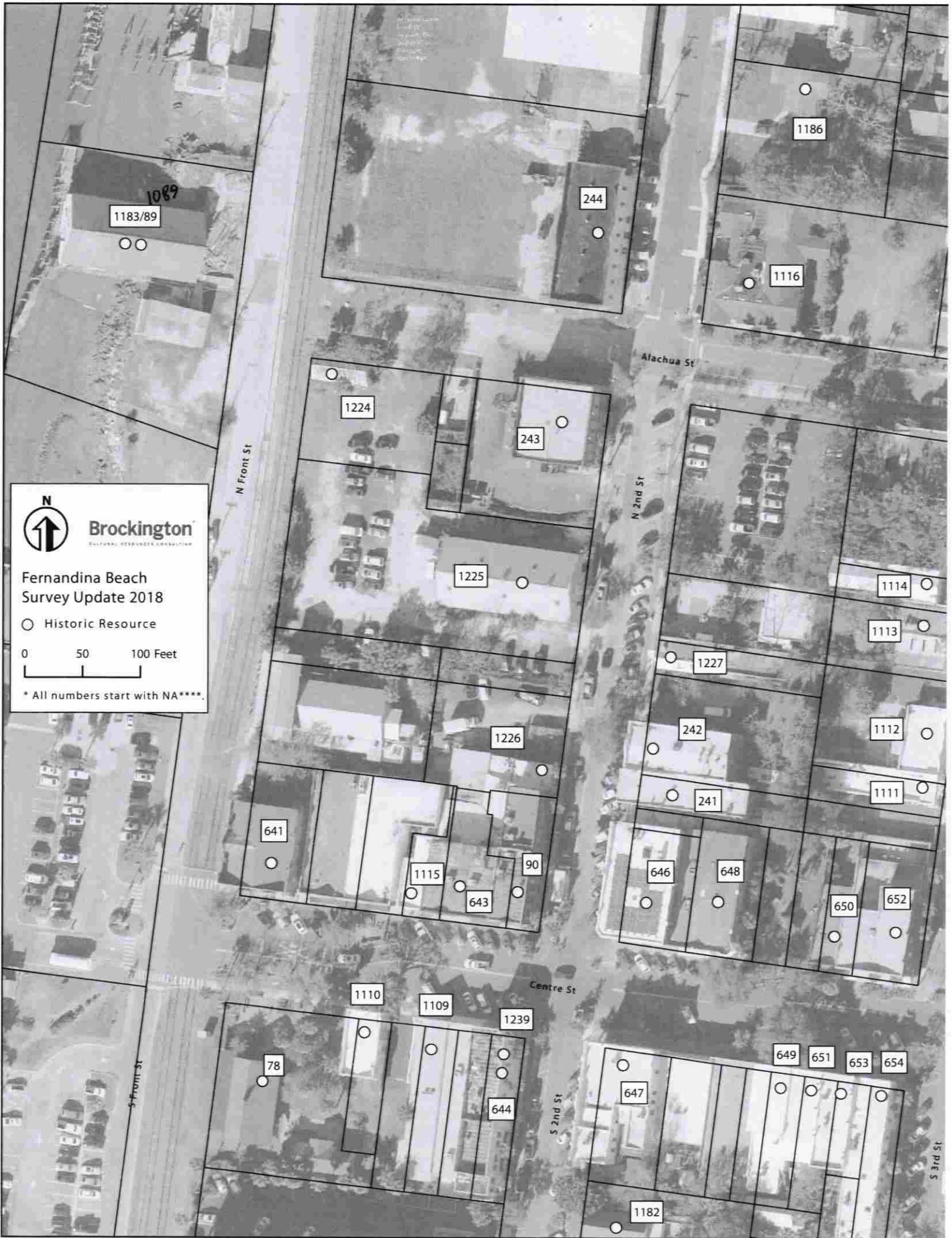
2) Document type _____ Maintaining organization _____

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.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

1183/89

1089

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1226

1115

643

90

1110

1109

1239

78

644

647

649

651

653

654

1182

N Front St

N 2nd St

Alachua St

Centre St

S Front St

S 2nd St

S 3rd St





CHAUCHATS
BUILDING
1882

North 2nd St

Centre St.
PUBLIC PARKING
→

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ONLY

February 9, 2022 1:04 pm



SPECIAL FEATURES

A Tale of Two Huot Buildings

POSTED ON JUNE 30, 2021 BY SUANNE THAMM

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

11





Former Standard Marine building

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



While many locals have only known the building as the Standard Marine, or Stan

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

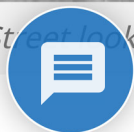
The original name for the building — as seen in brick on the building's pediment — is the Huot Building. Researching this building under its original name can be a bit dicey, since there are two Huot Buildings, both on North Second Street.

The Great Fire of 1876



11

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



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

the Huots.

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

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

Who were the Huots?

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

18-12 North Second Street





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

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

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

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

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

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

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

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

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



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

101 North Second Street



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

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

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

The schooner Ellwood Doran arrived in port Wednesday from New York with a full cargo of merchandise, consigned to Mr. C. H. Huot. The cargo consists principally of dry goods, groceries, provisions and ship chandlery, and was purchased by Mr. Huot personally at the North for his new store, which he recently occupied. This new building of Mr. Huot's is the handsomest, most convenient and best constructed business block in the city, occupying the site of the old store of the Huot brothers, corner of Second and Alachua streets, which was destroyed in the great fire of 1876. The store is 101x40 feet, two stories and is built entirely of Philadelphia brick. The whole lower floor is utilized as a store, the west and south side being occupied by the dry-goods department, while the north end is devoted to the sale of general merchandise. On the east side is Mr. Huot's private office and counting room. The handsome counter is in semi-circular form, and is provided with three desks, with teller's windows. The middle one will be presided over by Mr. Huot's cashier and book-keeper, Mr. John Gunn, and will be used for the firm's mercantile business exclusively. Those on either side are to be used for settling the accounts of the mill hands in Mr. Huot's saw-mill, and for the convenience of captains to pay their crews and stevedores. The store is well lighted on the Alachua and Second street sides by large windows and has two front entrances, one on each street.

The second story, which is not quite finished, will contain six rooms. At present it will be principally used for storing goods. From this story a flight of stairs leads to the cupola, from which a magnificent view can be obtained of the city and harbor. Mr. McGiffin superintended the work of construction.

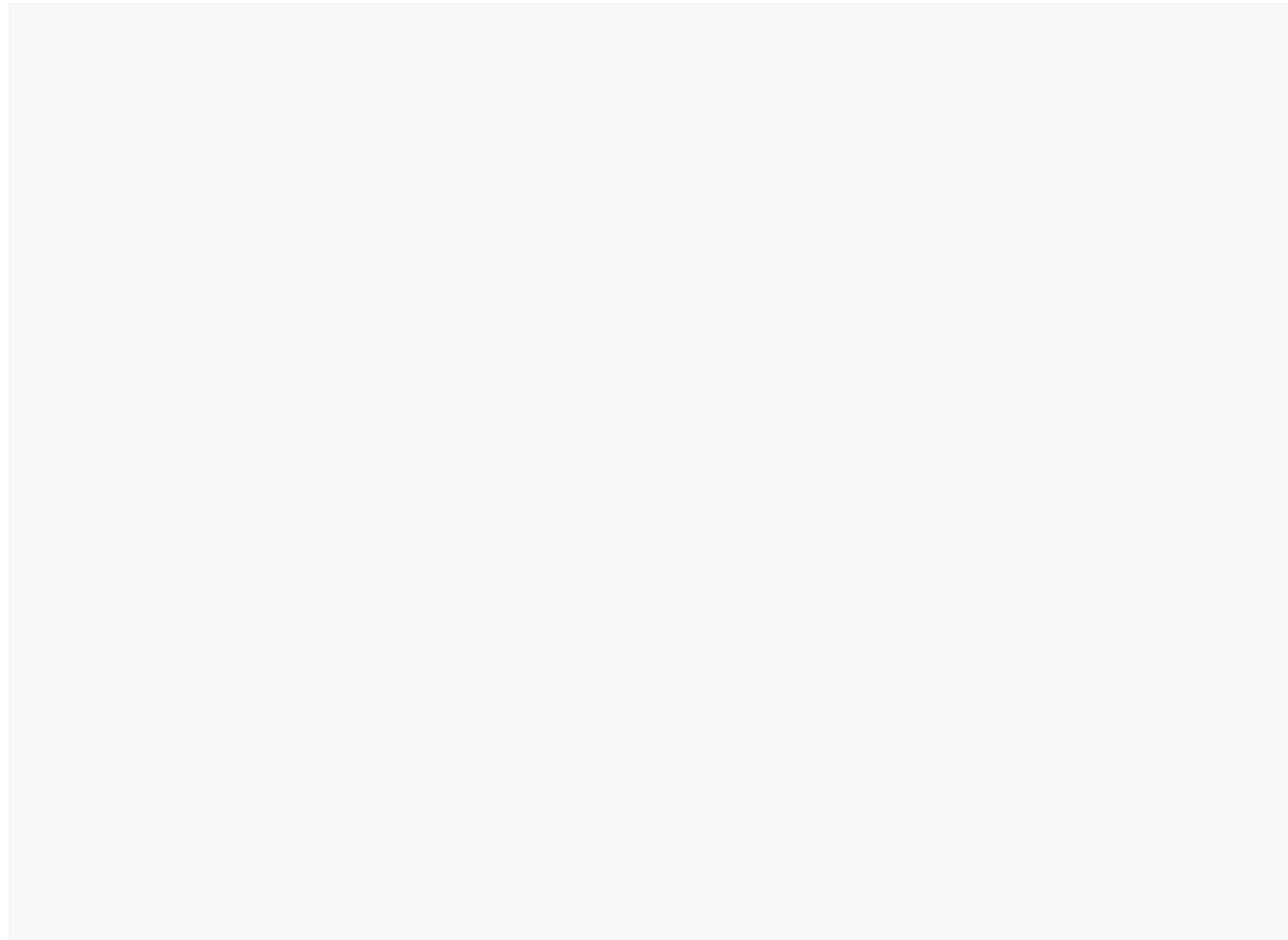
Mr. C. H. Huot and his brother, Dr. L. V. Huot, who now resides in Paris, have been identified with the business interests of this city since before the war, and by their shrewdness, close attention to business and economy,

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

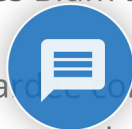
We believe that around 1910 a German immigrant named [Charles Blum](#) expanded his growing wholesale liquor business that was based in Jacksonville to Fernandina and the 1882 Huot Building.

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





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



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

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

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

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





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

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

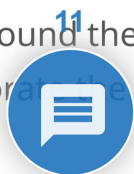
In 2004 the building and adjoining property sold to the Lane Corporation, but development plans faltered. In 2014, the property sold again, this time to Front Street Property, LLC, owned by Atlanta developer Richard Goodsell.

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

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

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

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



An aside

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

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

Acknowledgements

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

This entry was posted in [Special Features](#). Bookmark the [permalink](#).



SUANNE THAMMACHAROEN¹¹

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

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Benjamin Morrison ⌚ 7 months ago

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

+  Reply



w. wayne arrants ⌚ 7 months ago

Downright enjoyable read. Thank you.

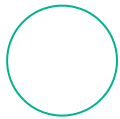
+ 0 — ↩ Reply



Robert Warner ⌚ 7 months ago

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

+ 0 — ↩ Reply



Charles Loouk ⌚ 7 months ago

Quite some history – thanks for sharing.

+ 0 — ↩ Reply



Mark Shotwell ⌚ 7 months ago

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

+ 0 — ↩ Reply



chuck hall ⌚ 7 months ago

excellent historical recount, thank you

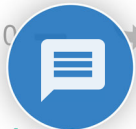
+ 0 — ↩ Reply



Deborah ⌚ 7 months ago

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

+ 0 — ↩ Reply



Paul Palmer ⌚ 7 months ago

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

+ 0 — ↩ Reply



DAVID LOTT ⌚ 7 months ago

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

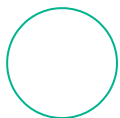
+ 0 - ➡ Reply



Margo Story ⌚ 7 months ago

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

+ 0 - ➡ Reply



Peggy Bulger ⌚ 7 months ago

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

+ 0 - ➡ Reply

11



About Author



Suanne Thamm

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



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performance in
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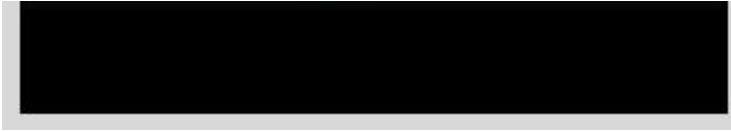


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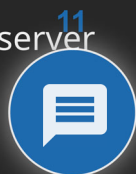
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All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed in 1878, it is a two-story masonry vernacular commercial building. It is noteworthy for its applied cornice and parapet on the south side, corbeled brick cornice on the east side, cast stone ornamentation, lentels, and arched windows. It was originally constructed for Josiah Prescott's shoe store and haberdashery. Prescott had been a lieutenant during the occupation of Fernandina and returned to settle in the town. In 1903, the Louis Hirth family from Germany founded the saloon which has operated continuously as such except during prohibition when it became an ice cream parlor. There has been little alteration since construction. The interior features a hand carved bar of mahogany with a mirror supported by caryatids; a pressed-tin ceiling and murals painted by Roy Kennard in 1907 who, fifty years later, did the retouch work on them. It is one of Fernandina's prime tourist attractions" -FMSF 8NA0090

The applicant is proposing to remove the original metal cornice top piece due to severe deterioration and have it replaced with a custom replica.

On November 4, 2021, the Code Enforcement and Appeals Board found the property in violation of City of Fernandina Beach Code of Ordinances Section 42-117 *Exterior Structure (Maintenance)* related to the deterioration of the metal cornice. The Board ordered that if not in compliance by November 4, 2022, they would be assessed administrative fees and fines of \$150 per day beginning November 5, 2022.

Staff met with Benjamin Morrison, of Cotner Architects, and representatives from Edwards Ornamental in early 2022 to evaluate the condition of the cornice on site from the rooftop. Upon inspection, it was agreed by all the level of deterioration made restoration infeasible and it was agreed that the best course of action was replacement with an exact replica created from the remaining original and photographic evidence of the missing portions.

The applicant seeks an after the fact removal of the deteriorated metal cornice and approval to replace with a custom replica.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

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

ANALYSIS:

Staff finds that the proposed removal and replacement of the cornice with a replica is in keeping with the Secretary of the Interior's Standards, the City of Fernandina Beach Comprehensive Plan, Land Development Code, and the Downtown Historic District Guidelines.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2022-0073

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0073 **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 2022-0073, 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 Code Enforcement & Appeals Board Findings and Fact -11.04.2021

EXHIBIT 3 Florida Master Site File 8NA00090

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #10067

Date Submitted: 10/20/2022

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☐ Certificate of Approval (COA): Board Review - Residential Single Family) \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure “ Non-Contributing \$1,500

☐ Demolition of a Primary Structure “ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☒ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

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

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Repair

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

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

Yes

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

11/4/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

115 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0001-0310

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Rachridge

Last Name*

LLC

Mailing Address*

PO BOX 16569

City*

Fernandina Beach

State*

FL

Zip Code*

32035

Telephone Number*

9042069668

E-mail Address*

tdibuono@ameliaunderwriters.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*

The metal covering of the cornice to the building has been recreated along with the center piece Um as requested by the city. Just needs to be placed back on the building

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Palace Saloon Parapet Deterioration.docx	Upload 2 Findings and Facts by City for 117 Centre St - 2021.11.04.pdf	Upload 3 Email to City on progress of new Cornice - 2022.10.11.pdf	Upload 4 Edwards Ornamental Letter to City.pdf
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

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

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

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



**1252 W. Beaver St.
Jacksonville FL 32204
Phone (904)354-4282
Fax (904)354-6561
www.edwardsornamental.com**

September 14, 2022

To Whom It May Concern,

Edwards Ornamental Iron Inc. contracted with Big Shef, Inc. on 5/24/22 for the replacement of the upper cornice of The Palace Saloon. Due to labor issues we have had to push the project back. Our anticipated start date (removal of the old cornice) is Sept. 21st at approximately 8 AM. We anticipate completion of the cornice and installation will take approximately 45 days. Thank you for your patience.

Sincerely,

Mike Thurman, President
Edwards Ornamental Iron Inc.



**1252 W. Beaver St.
Jacksonville FL 32204
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Sincerely,

A handwritten signature in black ink, appearing to be "Mike Thurman", with a long horizontal flourish extending to the right.

Mike Thurman, President
Edwards Ornamental Iron Inc.

Anthony DiBuono

To: Michelle Forstrom
Cc: Jeremiah Glisson
Subject: RE: Code Case Compliance Date

From: Michelle Forstrom <mforstrom@fbfl.org>
Sent: Tuesday, October 11, 2022 7:09 AM
To: Anthony DiBuono <tdibuono@ameliaunderwriters.com>
Cc: Jeremiah Glisson <jglisson@fbfl.org>
Subject: RE: Code Case Compliance Date

Tony,

Have you talked to Sal in Planning? I think that this needs a COA, and possibly a permit. Trying to keep you out of trouble.

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

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From: Anthony DiBuono <tdibuono@ameliaunderwriters.com>
Sent: Monday, October 10, 2022 5:02 PM
To: Michelle Forstrom <mforstrom@fbfl.org>
Cc: Jeremiah Glisson <jglisson@fbfl.org>
Subject: RE: Code Case Compliance Date

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle and Jeremiah,

I received the below picture from Edwards Ornamental Inc today regarding the reproduction of the cornice and urn. All they have left to do is coat it with paint, and then they will place it back up.



Anthony DiBuono, M.S.
Director of Operations
tdibuono@ameliaunderwriters.com

Office: 800-940-2306 ext. 7052
Direct: 904-432-1052
Mobile: 904-206-9668

From: Anthony DiBuono
Sent: Friday, October 7, 2022 1:52 PM
To: Michelle Forstrom <mforstrom@fbfl.org>
Cc: Jeremiah Glisson <jglisson@fbfl.org>
Subject: RE: Code Case Compliance Date

Michelle,

Thank you for reaching out. Palace Saloon contracted with Edwards Ornamental Iron, Inc. to refabricate the cornice and rebuild the urn to the specific requirements your committee presented previously to Benjamin Morrison. Edwards was already here to remove the rusted cornice on September 21st and noted that what was up there was sheet metal that appeared to be installed during the 1970s. Edwards told me that the new piece should be installed by the end of this month. I will reach out to them for an estimated date so I can provide it.

Additionally, I have attached the letter sent to Jeremiah Glisson with the City regarding why it has taken Edwards so long to complete the project.

Please let me know if you have any additional questions. We look forward to completing the project and having the cornice and urn back up on the Palace.

Anthony DiBuono, M.S.
Director of Operations
tdibuono@ameliaunderwriters.com

Office: 800-940-2306 ext. 7052
Direct: 904-432-1052
Mobile: 904-206-9668

From: Michelle Forstrom <mforstrom@fbfl.org>
Sent: Thursday, October 6, 2022 12:31 PM
To: Anthony DiBuono <tdibuono@ameliaunderwriters.com>
Subject: Code Case Compliance Date

Tony,

In case you forgot, the compliance date for the Palace is November 4, 2022. I do not see where you or any representative of the Palace has applied for a Certificate of Approval from HDC or any Building permits. Time is running out. If this property is not in compliance by November 4, 2022, daily fines of \$150.00 will begin on November 5, 2022, until compliance has been achieved.

I have included a copy of the Findings of Fact from the Code Enforcement & Appeals Board Hearing on November 4, 2021.

If you have any questions, please feel free to contact me.

Regards,

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



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City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: November 4, 2021
Case Number: 2020-0442

IN THE MATTER OF: Respondent Name: RACHRIDGE LLC.
Respondent Address: PO BOX 16569
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on NOVEMBER 4, 2021, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on SEPTEMBER 14, 2021, and the Respondent was present at the hearing.
2. The real property on which the violations occurred is 117 CENTRE ST. Fernandina Beach, FL and a brief legal description being **BLOCK 1 LOT 30 & E20.80' OF N 48.20 OF LOT 31 & W 4.20' OF N 18' OF LOT 31.**
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **Section 42-117 Exterior Structure (Maintenance). Land Development Code, Chapter 8.03.03- Application Process for Certificate of Approval from HDC.**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-117 & 8.03.03, to assess administrative fees, and if not in compliance by November 4, 2022, to assess fines of \$150 per day beginning November 5, 2022.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered November 4, 2021 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: _____

Chair, ADAM KAUFMAN

COUNTY OF NASSAU

STATE OF FLORIDA

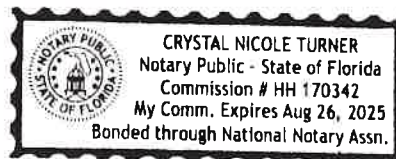
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Adam Kaufman to me well known to be the Chair of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons who executed the foregoing Findings of Fact for the City of Fernandina Beach as such Chair: and they severally acknowledged the execution of the same to be their free act and deed by authority and on behalf of the City of Fernandina Beach for the uses and purposes therein expressed.

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 5th day of November, 2021.

(NOTARY SEAL)

Crystal Nicole Turner

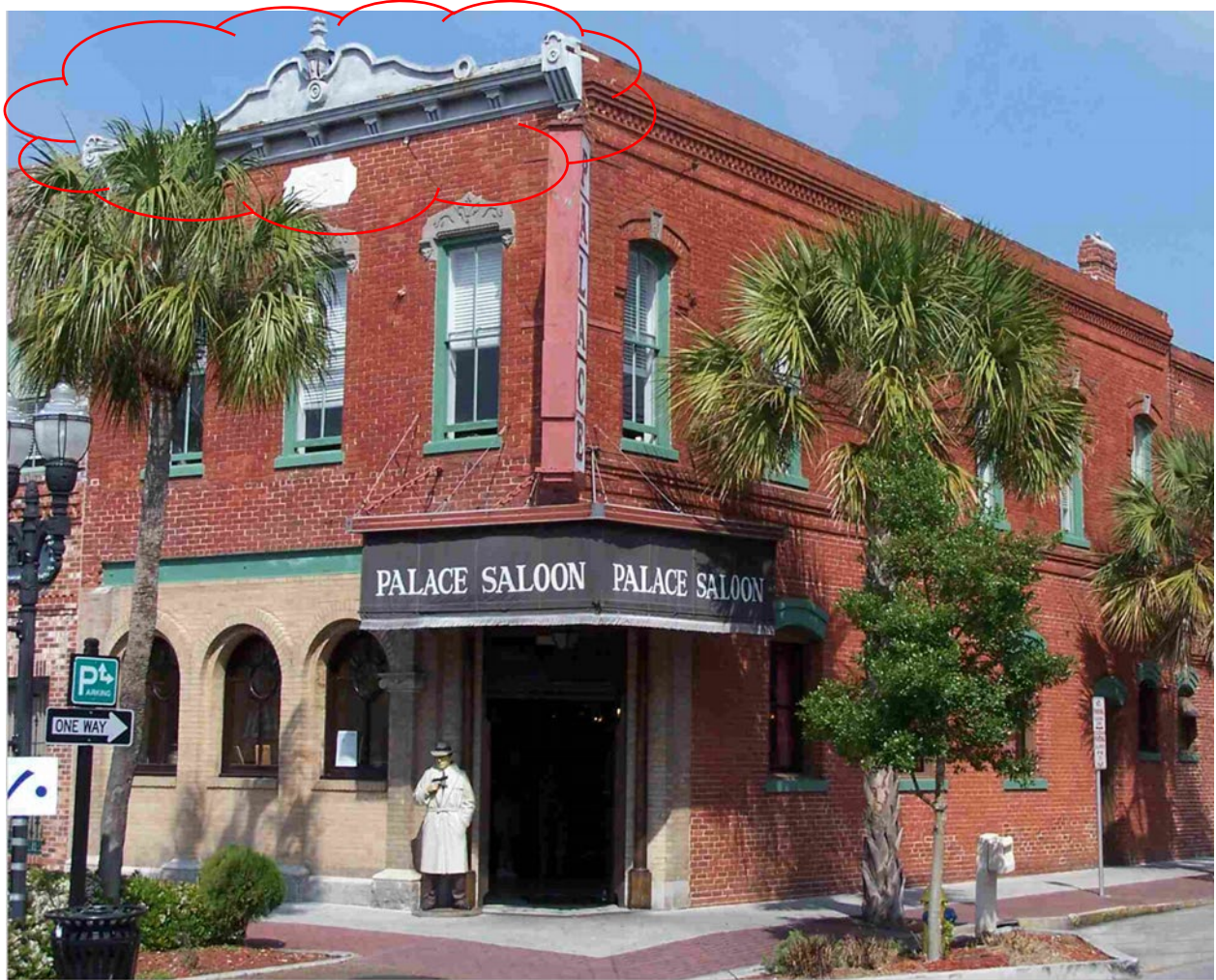
Notary Public, State of Florida



**Florida Statute 162.11 Appeals. — An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.*

Palace Saloon (117 Centre St.) Parapet Deterioration

Pre-May 2017



Palace Saloon (117 Centre St.) Parapet Deterioration

May 9, 2017



Palace Saloon (117 Centre St.) Parapet Deterioration

May 12, 2021





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00090
Recorder # 67
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) The Palace Saloon Multiple Listing (DHR only) _____
Other Names _____ >> Prescott Building
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address
Street No. 117 Direction _____ Street Name Centre Street Type Street Direction Suffix _____

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

MAPPING

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

DESCRIPTION

Style Masonry Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Brick
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Brick
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Flat
Other Roof Type(s) _____
Roof Material(s) _____ >> Tar & gravel
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) eastern exterior

HISTORICAL STRUCTURE FORM

BNA00090

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed 7 metal sash

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1878

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Saloon; 1878;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

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

Area(s) of historical significance _____

>>

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00090

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/6/07

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

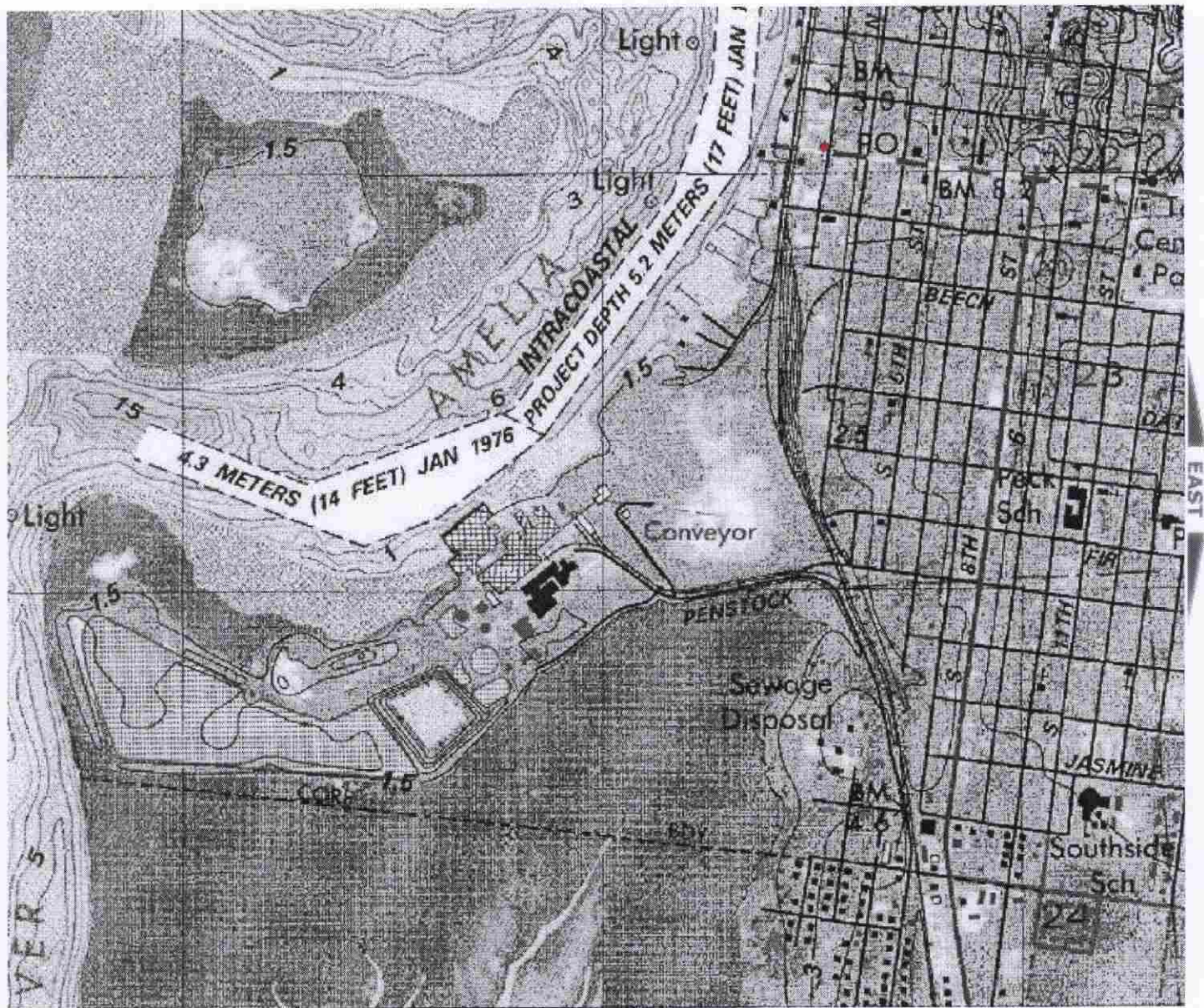
REQUIRED PAPER ATTACHMENTS

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

NA00090-200703

Supplementary Printout

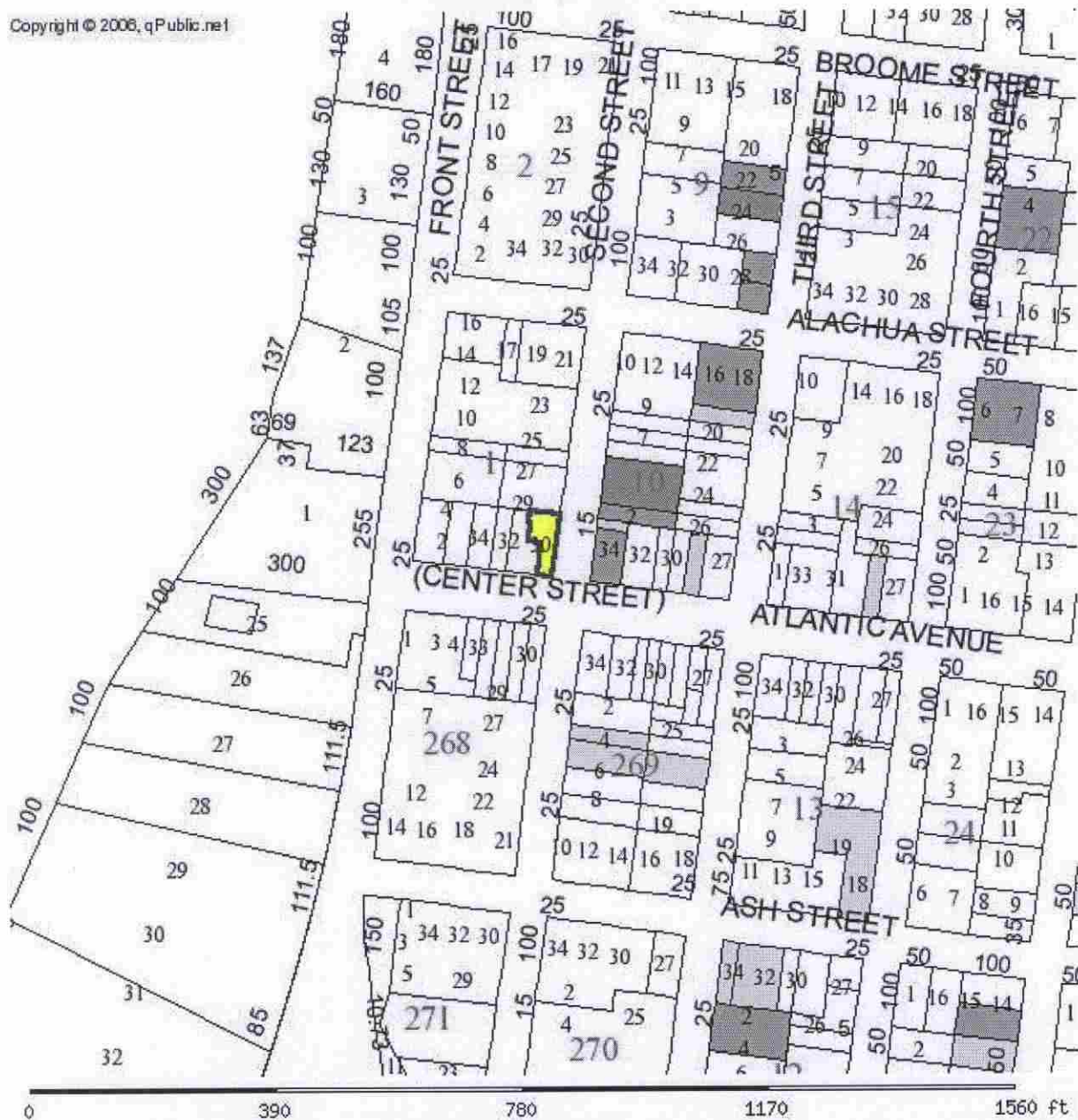
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Brick
- > **Roof types:**
Flat
- > **Roof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



NA90

67

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0300
GIS CALCULATED ACREAGE	0.08
Property Use	NIGHTCLUB/
Land Use	NIGHT CLUB
OWNERSHIP INFORMATION	
Name	RACHRIDGE LLC
Mailing Address	2384 SADLER RD FERNANDINA BEACH, FL 32034
Situs/Physical Address	117 CENTRE ST
2006 PROPOSED VALUES	
Land Value	219,375
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site Inventory Form
**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

Update

SITE NO. 8 NA 90 -

SITE NAME: Palace Saloon
ADDRESS OF SITE: 117 Centre St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 1 30
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Land & Williams, Inc.

ADDRESS: P. O. Box 411

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: corporate RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

EXCELLENT	x	ALTERED	ORIGINAL USE commercial
x GOOD		UNALTERED	PRESENT USE commercial
FAIR	x	ORIGINAL SITE	DATES + 1878
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 303

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: common

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: S

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset on wall

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (red and buff) #
cast stone

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed in 1878, it is a two-story masonry vernacular commercial building. It is noteworthy for its applied cornice and parapet on the south side, corbeled brick cornice on the east side, cast stone ornamentation, lentels, and arched windows. It was originally constructed for Josiah Prescott's shoe store and haberdashery. Prescott had been a lieutenant during the occupation of Fernandina and returned to settle in the town. In 1903, the Louis Hirth family from Germany founded the saloon which has operated continuously as such except during prohibition when it became an ice cream parlor. There has been little alteration since construction. The interior features a handcarved bar of mahogany with a mirror supported by carytids; a pressed-tin ceiling and murals painted by Roy Kennard in 1907 who, fifty years later, did the retouch work on them. It is one of Fernandina's prime tourist attractions.

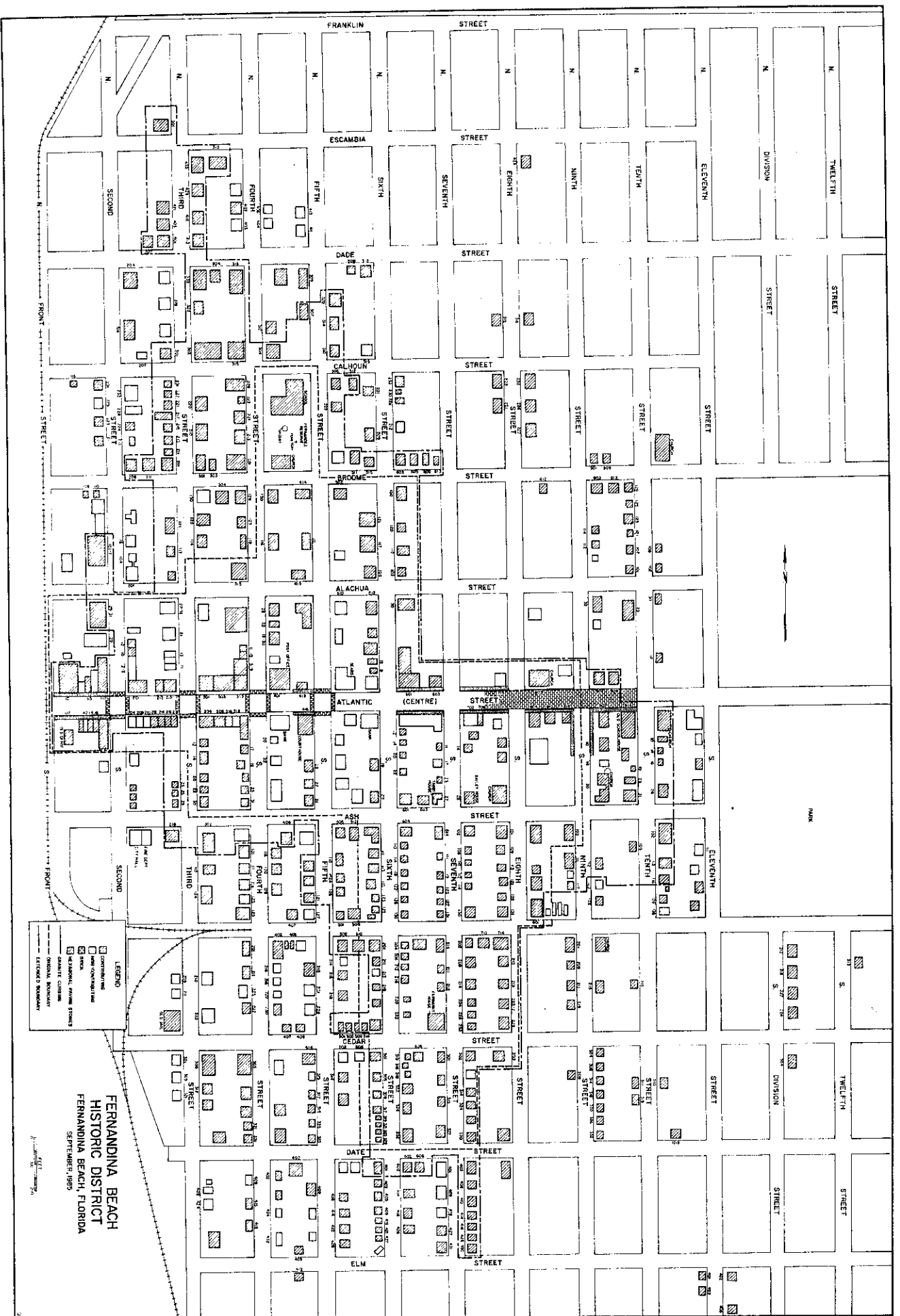
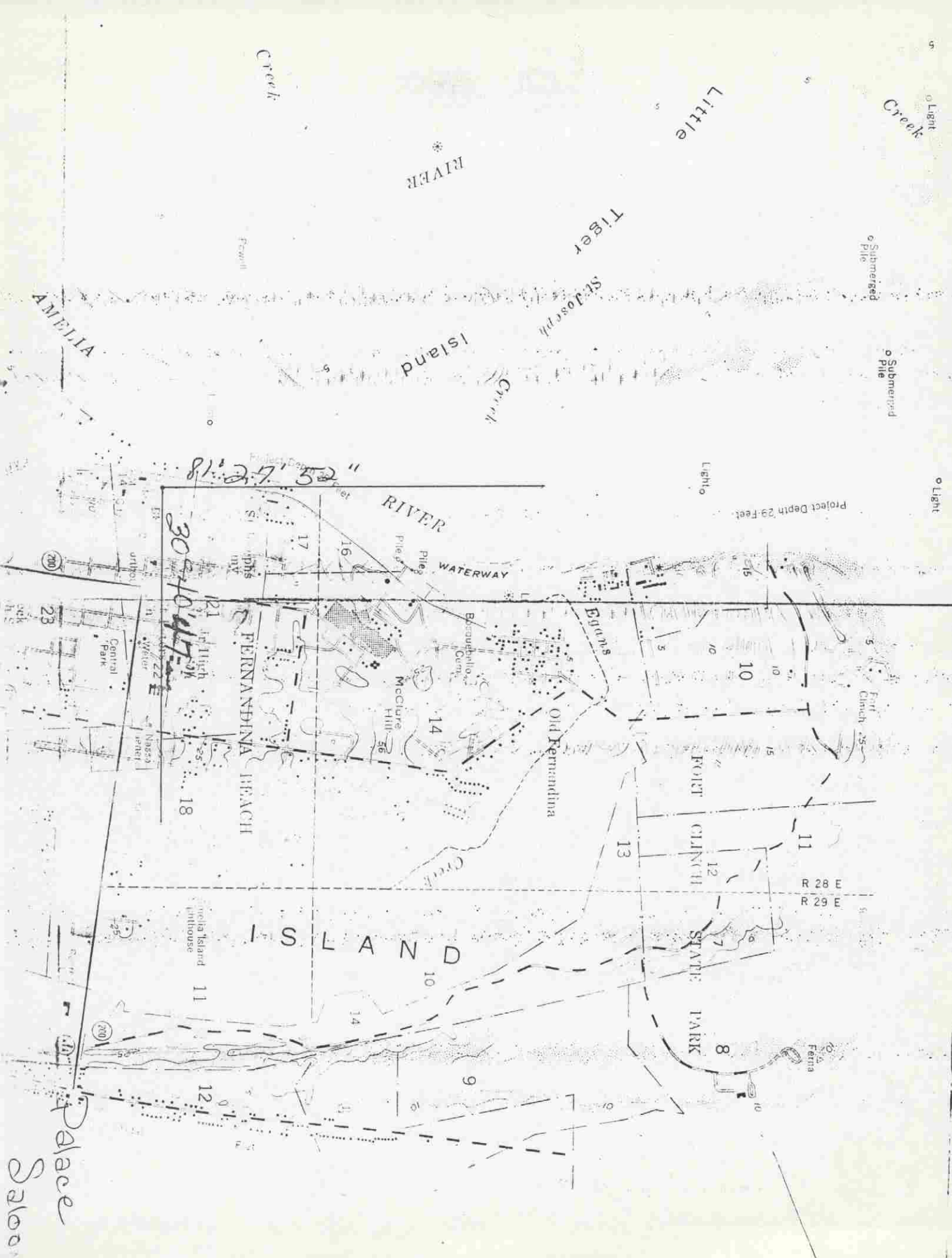


Figure 24



Ne 90

Palace
Salon

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8Na90 1009==

Site Name The Palace Saloon 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) Atlantic Ave, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Land & Williams 902==

Address _____ 903==

Occupant, Tenant, or Manager:
Name _____ 904==

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and William N.
Name & Title Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

Survey Date 7207 820== Type Ownership _____ 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state,
county or local; location of survey report(s); and material collected).

_____ 839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Fernandina Beach 7.5 min 809==

1958 (PR. 1975)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
T3N	R28E	S22				812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "		
°	'	"	°	'	"		==

Global Reference Code 884==

Description of Site:

Type Classification Building ==

Site Size (approx. acreage of property) 833==

Present Condition of Site:		
Check one ☐ Altered 863== ☐ Unaltered 863== ☐ Destroyed 863==	Check one ☐ Excellent 863== ☐ Good 863== ☐ Fair 863==	Check one if appropriate ☐ Deteriorated 863== ☐ Ruins 863== ☐ Unexposed 863== ☐ Moved 863== ☐ Original Site 863==

Present & Original Physical Appearance (use continuation sheet if necessary)

2-story rect struct, of red brick w/lower portion of S facade being of a grayish-white brick; interior has a handcarved mahogany bar w/mirror supported by carytids; ceiling is pressed tin & walls are decorated w/murals painted by Roy Kennard in 1907; for more details see site form

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name The Palace Saloon

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Agricultural 850== | ☐ Government 850== | ☐ Park 850== | ☐ Transportation 850== |
| ☐ Commercial 850== | ☐ Industrial 850== | ☐ Private Residence 850== | Other (Specify): |
| ☐ Educational 850== | ☐ Military 850== | ☐ Religious 850== | ☒ Offices 850== |
| ☐ Entertainment 850== | ☐ Museum 850== | ☐ Scientific 850== | ☐ 850== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|--|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☒ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Aboriginal Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal Historic 910== | ☐ Engineering 910== | ☐ Religion/Philosophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape Architecture 910== | ☐ Social/Humanitarian 910== | ☐ 910== |
| ☒ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | ☐ 910== |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☒ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

built in 1878 for use as a men's haberdashery, was converted into a saloon in 1903, although it served briefly as an ice-cream parlor during Prohibition, it has otherwise served continuously as a saloon; in general form, it possess characteristics of the Renaissance Revival

Remarks & Recommendations:

835==

Major Bibliographic References:

920==

FDAHRM 802==

Site No. 1009==

Site Name Palace Saloon 830==

Other Name(s) for Site _____

Other Nos. for Site 906==

Type of Site	Building	832==
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County Nassau 808==

Instructions for locating site (or address) Fernandina Beach, Florida

Owner of Site: Name 902==

Address 903==

Name 904==

Address 905==

Reporter (or local contact):

Name 816==

Address 817==

Name & Title Diane D. Greer, Historic Sites Specialist 818==

Division of Archives, History, & Records Mgt. 819==

Address ~~Department of State, The Capitol~~

Date of Site Survey _____ Tallahassee, Florida 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State, County or Local, Location of Survey Report(s) and Material's Collected).

839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

Map Reference (incl. scale & date) Fernandina Beach Quad. (USGS) 812==

Scale; 1:24000 Date; 1958

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
3N	28E	21			812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES						
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
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Global Reference Code 884==

Description of Site:

Site Size (approx. acreage of property)	less than an acre	833---
---	-------------------	--------

Present Condition of Site

Check one ☐ Excellent 863== ☒ Good 863== ☐ Fair 863==		☐ Deteriorated 863== ☐ Ruins 863== ☐ Unexposed 863==		Check one ☐ Altered 863== ☐ Unaltered 863==		Check one if appropriate ☐ Moved 863== ☐ Original Site 863==	
--	--	---	--	---	--	--	--

Present & Original Physical Appearance (use continuation sheet if necessary)

This two-story rectangular structure is of red brick construction with the lower portion of the south facade being of a grayish-white brick. The main entrance to the building is situated at an angle to the intersection and consists of double glass doors with transom above and leaded glass saloon doors in front. The first floor of the south facade has three round arched windows set into a blind arcade. On the east side of the building the first floor is broken by four two-light sash windows with voussoirs above and a rear entrance with similar treatment. The entire second floor of the building has elongated sash windows with hinged solid panel shutters on the lower half bearing the initials "PS". The windows on the south side have carved stone labels above, whereas those on the east have voussoirs with keystones. Beneath the cornice on the main facade is a stone inset bearing the date 1878 and above that, the cornice and pediment. The pediment, which is of stone, is an adaption of the traditional broken pediment. The roof of the building is a low hip and there is one brick fireplace at the rear of the roof on the east side.

The interior of the building has a handcarved mahogany bar with a mirror supported by carytids. The ceiling is pressed tin and the walls are decorated with murals painted by Roy Kennard in 1907.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Palace Saloon

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Agricultural 838== | ☐ Government 838== | ☐ Park 838== | ☐ Transportation 838== |
| ☐ Commercial 838== | ☐ Industrial 838== | ☐ Private Residence 838== | Other (Specify): |
| ☐ Educational 838== | ☐ Military 838== | ☐ Religious 838== | ☐ 838== |
| ☐ Entertainment 838== | ☐ Museum 838== | ☐ Scientific 838== | ☐ 838== |

Period (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☐ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☐ 19th Century 842== | |

Specific Dates: Beginning 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/Phi
losophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☐ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape | ☐ Social/Human-
itarian 910== | ☐ 910== |
| ☐ Commerce 910== | ☐ Architecture 910== | ☐ Theater 910== | ☐ 910== |
| ☐ Communications 910== | ☐ Literature 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Military 910== | | |
| | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☐ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

Built in 1878 for use as a mens' haberdashery, the Palace was converted to a saloon in 1903. Although it served briefly as an ice-cream parlor during Prohibition, it has otherwise served continuously as a saloon. In general form, the building possesses characteristics of the Renaissance Revival, particularly in the moderately bold cornice of the south side, the minimum of unbroken wall surface and round arched windows. Architecturally, it has survived with only a minimum of interior changes and it is one of the finest of Fernandina's commercial structures.

Remarks & Recommendations:

835==

Major Bibliographic References:

920==

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00090**
 Field Date 1-31-2018
 Form Date 1-31-2018
 Recorder # 1316

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) Palace Saloon 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: 117 Street Number Direction Street Name Centre Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0001-0300 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1878 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): 1878 To (year): 1902
 Current Use Bar From (year): 1903 To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Interior
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Renaissance Revival Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Wood fixed and 2/2 DHS, both round and segmental arches

Distinguishing Architectural Features (exterior or interior ornaments) Decorative cornice and parapet on S and corbeled brick cornice on E; grayish brick used on 1st story of S facade; arched windows as arcade

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Angled on corner w double wood panel and fixed glass doors and transom; swinging saloon doors w decorative lead glass
 Porch Descriptions (types, locations, roof types, etc.) Flat metal corner roof attached w chain

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

Narrative Description of Resource Originally a mens' haberdashery, converted to saloon in 1903

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

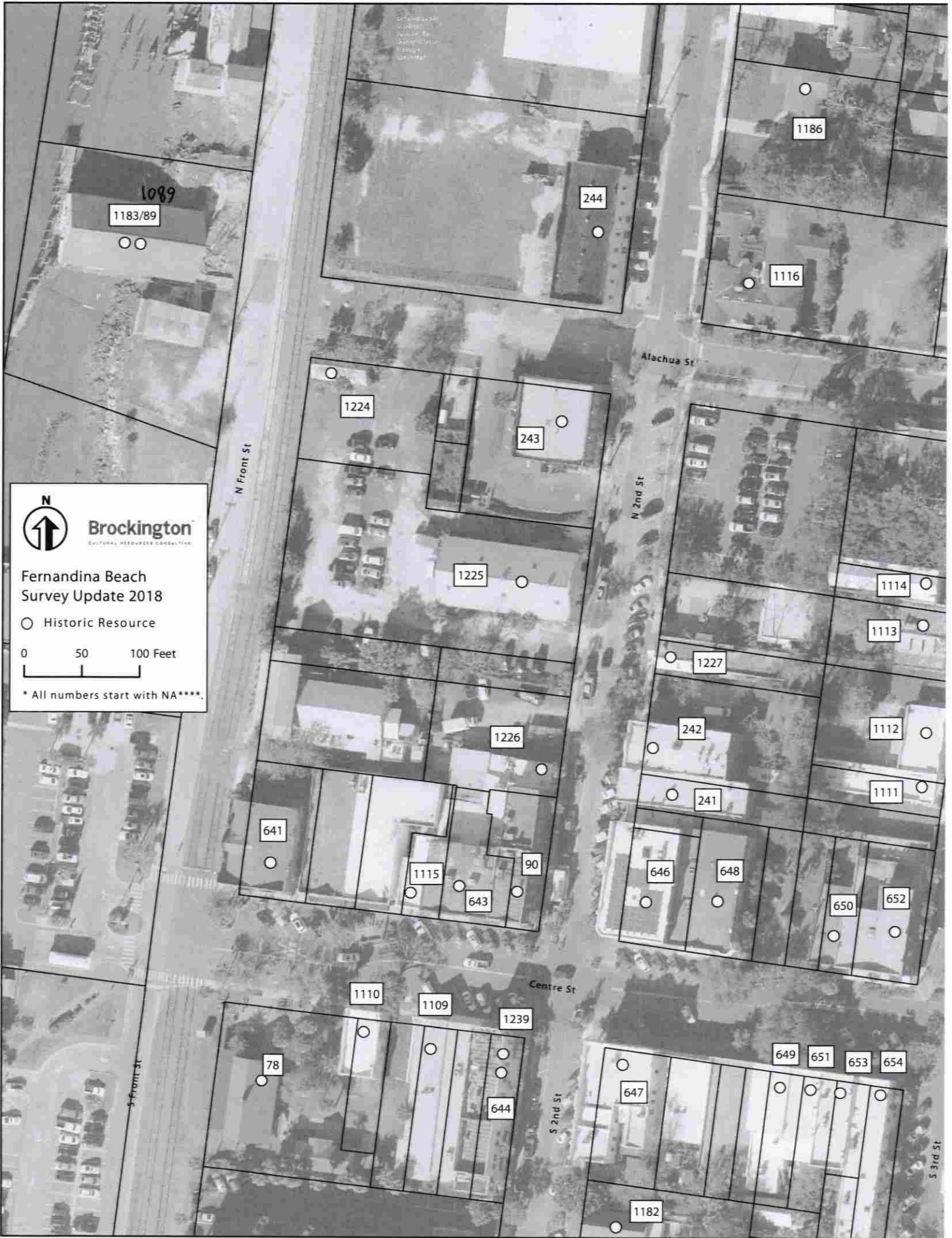
Required Attachments

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

1089

1183/89

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1226

1115

643

90

1110

1109

1239

78

644

647

649

651

653

654

1182

N Front St

N 2nd St

Alachua St

Centre St

S Front St

S 2nd St

S 3rd St

NATIONAL PARK SERVICE
BUREAU OF
HISTORIC PRESERVATION
PART I EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

MAR 15 2001

NPS Office Use Only

Project No:

7224

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

1. Name of property: THE PALACE SAKOON

Address of property: Street 117 Centre Street

City Fernandina County Nassau State Florida Zip 32034

Name of historic district: Fernandina Beach Historic District

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

2. Check nature of request:

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

3. Project contact:

Name Richard Johnson, M.D.

Street 2445 NW 33 Street, # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

4. Owner:

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

Name Richard Johnson, M.D.

Signature Richard Johnson

Date 1/25/01

Organization _____

Social Security or Taxpayer Identification Number [REDACTED]

Street 2445 NW 33 Street, # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

NPS Office Use Only

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

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

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 80.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

4-3-01

National Park Service Authorized Signature

Sally Jackson

National Park Service Office/Telephone No:

HP5 / TPS

☐ See Attachments

NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK

NPS Office Use Only:

NRIS No:

RECEIVED
HISTORIC PRESERVATION
01 JAN 31 AM 11:14
MAR 15 2001

Instructions: Upon completion of the rehabilitation, return this form with photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: The PALACE SALOON
Address of property: Street 117 Centre Street
City Fernandina County Nassau State Florida Zip 32034
Is property a certified historic structure? ☒ yes ☐ no If yes, date of certification by NPS: 4-3-01 *JS*
or date of listing in the National Register: _____

2. Data on rehabilitation project:
National Park Service assigned rehabilitation project number: 7224
Project starting date: June 1999 *JS*
Rehabilitation work on this property was completed and the building placed in service on: December 2000 *JS*
Estimated costs attributed solely to the rehabilitation of the historic structure: \$ 800,000 approx. \$400,000 *JS*
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Richard Johnson, M.D. Signature Richard Johnson Date 1/26/01

Organization _____

Social Security or Taxpayer Identification Number _____

Street 2445 NW 33 St., # 1410

City Fort Lauderdale

State Florida

Zip 33309

Daytime Telephone Number (954) 484-0041

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:

☒ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."

☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

4-4-01
Date

Gary Bachan
National Park Service Authorized Signature

HPS / TPS
National Park Service Office/Telephone No.

☐ See Attachments

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation--Part 2/Part 3

Project Number: _____

NUMBER
1

117 Centre Street

_____ Preliminary done

Fernandina Beach, Florida 32034

_____ Non-standard billing

(Property)

Palace Saloon

Certified Historic Structure? _____ yes ☒ pending

Type of Request: _____ Part 2
_____ Part 3 (Part 2 previously reviewed)
☒ Part 3 (Part 2 not previously reviewed)
_____ Amendment

Date application received by State 1/31/01

Date(s) additional information requested by State 2/2/01

Complete information received by State 2/9/01

Date transmitted to NPS 2/27/01

Property visit by State staff _____ (before) _____ (during) _____ (after) rehab.

SHPO SUMMARY REVIEW

☒ Fully reviewed by SHPO

☒ No outstanding concerns

☒ Owner informed of SHPO recommendation

_____ In-depth NPS review requested

NUMBER
2

STATE RECOMMENDATION:

Walter S. Marder, AIA, who meets the Secretary of the Interior's Professional Qualification Standards, reviewed this application.

The project:

☒ meets the Standards.

_____ meets the Standards *only* if the attached conditions are met.

_____ does not meet Standard number(s) _____ for the reasons listed on reverse.

_____ warrants denial for lack of information.

_____ This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:

_____ completed rehabilitation conforms to work previously approved.

_____ completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse)

Date

State Official Signature

2/27/2001 Paul Dexter Matthews

NUMBER
3

ISSUES:

___ Additions, including rooftop

___ Alteration of significant exterior features or surfaces

___ Alteration, removal, or covering of significant interior finishes or features

___ Adjacent new construction, extensive site work, or demolition of adjacent structures

___ Changes to significant interior spaces or plan features (including circulation patterns).

___ Window replacements on any major elevation that do not match historic configuration, material, and profiles

___ Damaging or inadequately specified masonry treatments

___ Other (explain)

NUMBER
4

Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.

STATE EVALUATION OF PROJECT & CONCERNS:

... This project rehabilitated a two-story masonry commercial building which had been severely damaged by fire. A "landmark" building in Fernandina Beach, the building has now been restored to its pre-fire appearance. The only change made in the restoration was the replacement of beaded wood in the second floor corridor with gypsum board, a fire code requirement.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

___ new technical process ___ creative design solution ___ noteworthy project

___ See attachments: ___ plans ___ specifications ___ photographs ___ other:
___ Items sent separately: ___ plans ___ specifications ___ photographs ___ other:
___ Other documentation on file in State:

NPS COMMENTS:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

Project number: _____

NUMBER
1

Palace Saloon
(Property)

____ Preliminary done

Fernandina Beach Historic District
(Historic District)

☒ NR District _____ Certified State or Local district

Date application received by State 1-31-01

Date(s) additional information requested by State _____

Date complete information received by State: 1-31-01

Date of transmittal to NPS: 2/26/01

Property visited by State staff? ☒ yes, ☐ no

SHPO REVIEW SUMMARY

____ Fully reviewed by SHPO

☒ No outstanding concerns

____ Owner informed of SHPO recommendation

____ In-depth NPS review requested

____ Recommendation different from applicant's request

NUMBER
2

STATE RECOMMENDATION:

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

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

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

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

____ Insufficient documentation has been provided to evaluate the structure.

____ This application is being forwarded without recommendation

Preliminary determinations:

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

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

____ The property appears to contribute to the significance of a:
____ potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.

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

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

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

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

Date

State Official Signature

2/26/2001

Janet Snyder Harrison

NUMBER
3

ISSUES

_____ Extensive loss or deterioration of historic fabric

_____ Moved property

_____ Substantial alterations over time

_____ State recommendation inconsistent with NR documentation

_____ Significance less than 50 years old

_____ Functionally related complex or multiple buildings within an individual nomination

_____ Obscured or covered elevation(s)

_____ Other

NUMBER
4

Complete items below as appropriate:

(1) _____ 1857-1927 _____ is the period(s) of significance of the district.

(2) The property is mentioned in the NR or state or local district documentation, Section _____, Page 14 _____.

Building Inventory, see attached

(3) For preliminary determinations, the status of the nomination for the property/historic district:

_____ Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within _____ months. Draft nomination is enclosed.

_____ Nomination was submitted to NPS on _____.

_____ Nomination process will likely be completed within thirty months.

_____ Other, explain:

(4) _____ The property is located in a registered district but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

NUMBER
5

Describe problematic issues or other concerns.

☒ See attachments: _____ photographs _____ maps _____ other:

NPS COMMENTS:

Date

National Park Service Reviewer

NATIONAL PARK SERVICE

RECEIVED
HISTORIC PRESERVATION
HISTORIC PRESERVATION
HISTORIC PRESERVATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK
01 JAN 31 AM 11:14

NPS Office Use Only:

NRIS No:

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: The PALACE SALOON
Address of property: Street 117 Centre Street
City Fernandina County Nassau State Florida Zip 32034

Is property a certified historic structure? ☐ yes ☐ no If yes, date of certification by NPS: _____
or date of listing in the National Register: _____

2. Data on rehabilitation project:

National Park Service assigned rehabilitation project number: _____

Project starting date: _____

Rehabilitation work on this property was completed and the building placed in service on: _____

Estimated costs attributed solely to the rehabilitation of the historic structure: \$ 800,000.

Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Richard Johnson, M.D. Signature Richard Johnson Date 1/26/01

Organization _____

Social Security or Taxpayer Identification Number [REDACTED]

Street 2445 NW 33 St., # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:

- ☐ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."
- ☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

REQUEST FOR CERTIFICATION OF COMPLETED WORK, *continued*

NPS Project No. _____

Additional Owners:

Name _____

Street _____

City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number: _____

Name _____

Street _____

City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number: _____

Name _____

Street _____

City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number: _____

Name _____

Street _____

City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number: _____

Name _____

Street _____

City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number: _____

Name _____

Street _____

City _____ State _____ Zip _____

Social Security or Taxpayer Identification Number: _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 — DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

RECEIVED
BUREAU OF
HISTORIC PRESERVATION

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing this application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: The PALACE SALOON
Address of property: Street 117 Centre Street
City Fernandina County Nassau State Florida Zip 32034

☐ Listed individually in the National Register of Historic Places; give date of listing: _____

☒ Located in a Registered Historic District; specify: Fernandina Beach Historic District

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: _____ Date of certification: _____ NPS Project Number: _____

2. Data on building and rehabilitation project:

Date building constructed: 1878 Total number of housing units before rehabilitation: _____

Type of construction: Brick Number that are low-moderate income: _____

Use(s) before rehabilitation: Saloon/Restaurant Total number of housing units after rehabilitation: _____

Proposed use(s) after rehabilitation: Saloon/Restaurant Number that are low-moderate income: _____

Estimated cost of rehabilitation: \$800,000. Floor area before rehabilitation: _____

This application covers phase number 14 of 14 phases Floor area after rehabilitation: _____

Project/phase start date (est.): June 1999 Completion date (est.): _____

3. Project contact:

Name Richard Johnson, M.D.

Street 2445 NW 33 St., # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

4. Owner:

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

Name Richard Johnson, M.D. Signature Richard Johnson Date 1/25/01

Organization _____

Social Security or Taxpayer Identification Number _____

Street 2445 NW 33 St., # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application — Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- ☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2**

NPS Office Use Only

The PALACE SALOON

Property Name

117 Centre St., Fernandina, FL 32034

Property Address

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—Includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER

1

Architectural feature External View

Approximate date of feature January 1999

Describe existing feature and its condition:

Palace Saloon as it appeared in 1999 prior to a fire which resulted in extensive damage.

View looking north west across Centre street and down 2nd Street.

Photo no. #1 Drawing no. _____

#1

Describe work and impact on existing feature:

In this photograph (#1) the Palace Saloon is seen prior to the fire.

It is a beautiful two story brick structure with arched windows with characteristics of the Renaissance Revival design.

The entire building is solidly anchored on a foundation of crushed oyster shells six feet deep.

NUMBER

2

Architectural feature External View

Approximate date of feature April 1999

Describe existing feature and its condition:

Palace Saloon as it appeared immediately after the fire

Photo no. #2 Drawing no. _____

Describe work and impact on existing feature:

Although the damage was substantial the fundamental architectural and structural integrity of the Palace survived the fire.

It was decided to engage the Botwell Engineering firm and Busby Contracting firm of Jacksonville, Florida and embark on an architecturally and historically accurate rehabilitation of the Palace Saloon.

NUMBER

3

Architectural feature External View

Approximate date of feature January 2001

Describe existing feature and its condition:

Palace Saloon as it now appears.

Detail work still continues on interior details.

Photo no. #3 Drawing no. _____

Describe work and impact on existing feature:

The majority of the structural and architectural work on the Palace has been accomplished and it is now back in service.

The attention to detail has been foremost. Skilled craftsmen from as far away as Missouri (W.F. Norman Corp.) have joined together to restore ~~the original~~ original features and recreate those lost. All with historic accuracy.

NUMBER

4

Architectural feature North Face 2nd St.

Approximate date of feature April 1999

Describe existing feature and its condition:

North face of Palace Saloon on 2nd Street. Note windows on 1st floor boarded and 2nd floor glass missing

Photo no. #4 Drawing no. _____

Describe work and impact on existing feature:

This is the north face of the Palace on 2nd street as it appeared in April 99 just after the fire. Note that the integrity of the structure as well as it's architectural details have survived.

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2**

NPS Office Use Only

The Palace Saloon
Property Name

Project Number:

117 Centre Street, Fernandina, Fl 32034
Property Address

NUMBER 5	Architectural feature <u>North facade Palace</u> Approximate date of feature <u>January 2001</u>
-------------------------------	---

Describe existing feature and its condition:

Same view of the Palace as seen in
Photograph #4

Photo no. #5 Drawing no. _____

Describe work and impact on existing feature:

In this recent view of the 2nd street (North facade) of the Palace note the extensive restoration. All the brick has been repaired taking care to continue and accent the decorative brickwork above and below the windows. All the windows have either been restored or reconstructed exactly.

NUMBER 6	Architectural feature <u>Interior Palace</u> Approximate date of feature <u>April 1999</u>
-------------------------------	---

Describe existing feature and its condition:

This is the main interior chamber of the Palace Saloon as it appeared in April 1999 immediately after the fire.

Photo no. #6 Drawing no. _____

Describe work and impact on existing feature:

The extensive fire which occurred in April of 1999 left the main chamber of the Palace as it is seen in this photograph. Note that the original Palace bar as well as ceiling fans. Old parlor stove (on right), as well as the intricate tile mosaic floor have survived the fire.

NUMBER 7	Architectural feature <u>Interior Palace</u> Approximate date of feature <u>September 1999</u>
-------------------------------	---

Describe existing feature and its condition:

The main interior chamber of the Palace Saloon as it appeared in September 1999 as the restoration is in progress.

Photo no. #7 Drawing no. _____

Describe work and impact on existing feature:

In this photograph taken in September 1999 one can see the ceiling which was destroyed in the fire has been removed. At the far end of the room the original beveled glass wooden windows have been restored to perfection. On the right the old original bar is in the process of restoration.

NUMBER 8	Architectural feature <u>Distal Palace Bar</u> Approximate date of feature <u>September 1999</u>
-------------------------------	---

Describe existing feature and its condition:

Original 40 foot hand made Palace bar in the process of restoration.

Photo no. #8 Drawing no. _____

Describe work and impact on existing feature:

In this photograph taken in September 1999 one can see the beautiful original Palace bar in the process of being restored. The bar is one-of-a-kind and was hand made in Germany for the Palace in 1903.

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2**

NPS Office Use Only

The Palace Saloon

Property Name

17 Centre St., Fernandina, Fl 32034

Property Address

Project Number:

NUMBER

9

Architectural feature S.E aspect int.wall

Approximate date of feature January 2000

Describe existing feature and its condition:

In this photograph taken in January 2000 the South East aspect of the interior wall of the Palace is seen.

Photo no. #9 Drawing no. _____

Describe work and impact on existing feature:

This Photograph was taken January 2000. Note that the murals which once covered these walls which were painted in 1907 by Roy Kenard were destroyed by the fire. The walls have been resurfaced and prepared for the recreation of the murals. The murals will be exact recreations of the originals in every detail. Many artists are considered. for this important task.

NUMBER

10

Architectural feature Main Chamber Palace

Approximate date of feature May 2000

Describe existing feature and its condition:

In this photograph taken in May 2000 the main chamber of the Palace Saloon is visible.

Photo no. #10 Drawing no. _____

Describe work and impact on existing feature:

Note in this May 2000 photograph of the main chamber of the Palace Saloon that the special pressed tin ceiling has been installed. This ceiling was custom made by W.F. Norman Corp. in Missouri. This particular ceiling required a three month wait while it was being fabricated especially for the Palace Saloon. Note also that the original old "TroJan" ceiling fans have been restored and installed.

NUMBER

11

Architectural feature Main Chamber Palace

Approximate date of feature August 2000

Describe existing feature and its condition:

In this photograph taken in August 2000 the progress of work in the main chamber of the Palace is seen.

Photo no. #11 Drawing no. _____

Describe work and impact on existing feature:

This is the main chamber of the Palace looking southeast. Note that work has begun on the murals which depict various scenes from Charles Dickens novels. Also note the lower half of the wall which is marble. This too is original to the Palace and fortunately survived the fire. Note also the original restored windows and frames.

NUMBER

12

Architectural feature Main chamber Palace

Approximate date of feature August 2000

Describe existing feature and its condition:

In this photograph taken in August 2000 the north east aspect of the east wall of the main chamber is visible.

Photo no. #12 Drawing no. _____

Describe work and impact on existing feature:

In this photograph the north end of the east wall of the main chamber is visible. Note the mural depicting the Charles Dickens character "Mr. Pickwick". Also note the recessed illumination constructed into the antique tin ceiling which will provide the right intensity and quality of light for the completed murals.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

The PALACE SALOON

Property Name

Project Number:

117 Centre Street, Fernandina, Fl 32034

Property Address

NUMBER

13

Architectural feature Dickin's Murals

Approximate date of feature October 2000

Describe existing feature and its condition:

IN this photograph taken in October 2000 the Dickin's mural "Mr. Pickwick" is visible in the foreground and "Stand and Deliver" in the background.

Photo no. #13 Drawing no. _____

Describe work and impact on existing feature:

In this photograph taken in October 2000. Two of the Dicken's murals which were originally painted in 1907 by Roy Kenard are seen in various stages of completion. The murals will ultimately be true to the originals in subject, size and color. The artist recognizes the importance of this recreation.

NUMBER

14

Architectural feature Centre St., Palace

Approximate date of feature January 2001

Describe existing feature and its condition:

In this photograph the three buildings which comprise the Palace saloon are seen in January of 2001.

Photo no. #14 Drawing no. _____

Describe work and impact on existing feature:

The Palace Saloon is seen in this January 2001 photograph. The entire facade of the Palace is seen facing North on Centre Street. Note the exact and quality restoration of the entire facade with attention to historic originality and accuracy as well as detail and quality of workmanship.

NUMBER

15

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

NUMBER

16

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

The PALACE SALOON

Property Name

NPS Office Use Only

Project Number:

117 Centre St., Fernandina, Fl 32034

Property Address

NUMBER

17

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

NUMBER

18

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

NUMBER

19

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

NUMBER

20

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

Monday, February 5, 2001

To: Mr. Walter Marder
Division of Historical Resources
R.A. Gray Building
500 S. Bronough Street
Tallahassee, Florida 32399-0250

Fr: Richard A. Johnson, M.D.
2445 NW 33 Street, #1410
Fort Lauderdale, FL 33309

Re: Historical Tax Certification credit for the Palace Saloon.

Dear Mr. Marder,

As you requested enclosed please find a continuation of Part 2 of the certification application including descriptions and photographs of the second floor of the Palace Saloon in Fernandina Beach, Florida.

I look forward to arranging a personal tour of the Palace Saloon for you when your travels take you to that area.

Until then thank you for your support and guidance in preparing this application.

Very truly yours.



Richard A. Johnson, M.D.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION--
PART 2

NPS Office Use Only

The PALACE SALOON

Property Name

Project Number

117 Centre Street, Fernandina, Fl 32034

Property Address

NUMBER

19

Architectural feature Hallway 2nd Floor

Approximate date of feature January 2001

Describe work and impact on existing feature

Describe existing feature and its condition

In this photograph taken January 2001 the hallway on the second floor of the Palace saloon is seen.

In this photograph taken January 2001 the second floor of the Palace Saloon is seen after restoration. It is essentially the same view seen in photograph #18. Note that the original door frames with dorads have been preserved.

Photo no #19 Drawing no _____

NUMBER

20

Architectural feature Room 2nd floor

Approximate date of feature January 2001

Describe work and impact on existing feature

Describe existing feature and its condition

In this photograph taken January 2001 the west wall of a room on the second floor of the Palace Saloon is shown.

In this photograph taken January 2001 the west wall of a room on the second floor of the palace saloon is shown. Note that the original windows and frames have been restored to their former elegance and are fully functional.

Photo no #20 Drawing no _____

NUMBER

21

Architectural feature Corner Rm 2nd floor

Approximate date of feature January 2001

Describe work and impact on existing feature

Describe existing feature and its condition

In this photograph taken January 2001 the inner aspect of the corner room on the second floor of the Palace Saloon is shown.

In this photograph taken January 2001 the corner room (Centre & 2nd) on the second floor of the Palace Saloon is visible. Note that the original windows and their frames have been restored to perfection by Mike Walsh of Jacksonville, Florida. These windows are as nice today as when they were made in 1878.

Photo no #21 Drawing no _____

NUMBER

22

Architectural feature East wall corner rm

Approximate date of feature January 2001

Describe work and impact on existing feature

Describe existing feature and its condition

In this photograph taken January 2001 the East wall of the corner room is seen.

In this photograph taken January 2001 the East wall of the corner room on the second floor is seen. Note original fireplace and door frame with dorad

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

The PALACE SALOON

Property Name

NPS Office Use Only

117 Centre Street, Fernandina, Fl 32034

Property Address

Project Number: _____

NUMBER

15

Architectural feature 2nd St. Entrance

Approximate date of feature January 2001

Describe existing feature and its condition

In This photograph taken January 2001 the entrance from 2nd street which leads to the second floor of the Palace Saloon is seen.

Photo no. #15 Drawing no. _____

Describe work and impact on existing feature:

In this photograph taken in January 2001 the entrance from 2nd street to the second floor of the Palace Saloon is visible. Note the decorative brickwork above the entrance. Also note the period cherry wood double doors with beveled glass inserts which were custom made for this entrance by master carpenter Mike Walsh of Jacksonville, Florida.

NUMBER

16

Architectural feature Stairs (2nd Street)

Approximate date of feature September 1999

Describe existing feature and its condition

In this photograph taken September 1999 the stairs leading from 2nd street to the second floor of the Palace Saloon is shown

Photo no. #16 Drawing no. _____

Describe work and impact on existing feature

In this photograph taken in September 1999, shortly after the fire, the stairs leading from 2nd street to the second floor of the Palace is visible. Note that the surfaces of the walls and stairs have been cleaned and maintain their structural integrity.

NUMBER

17

Architectural feature Stairs(2nd Street)

Approximate date of feature January 2001

Describe existing feature and its condition

In this photograph taken January 2001 the stairs leading from 2nd street to the second floor of the Palace Saloon is seen after restoration.

Photo no. #17 Drawing no. _____

Describe work and impact on existing feature

In this photograph taken January 2001 the stairs leading from 2nd street to the second floor of the Palace Saloon are visible. Note this is essentially the same view seen in photograph #16.

NUMBER

18

Architectural feature Hallway 2nd Floor

Approximate date of feature April 1999

Describe existing feature and its condition

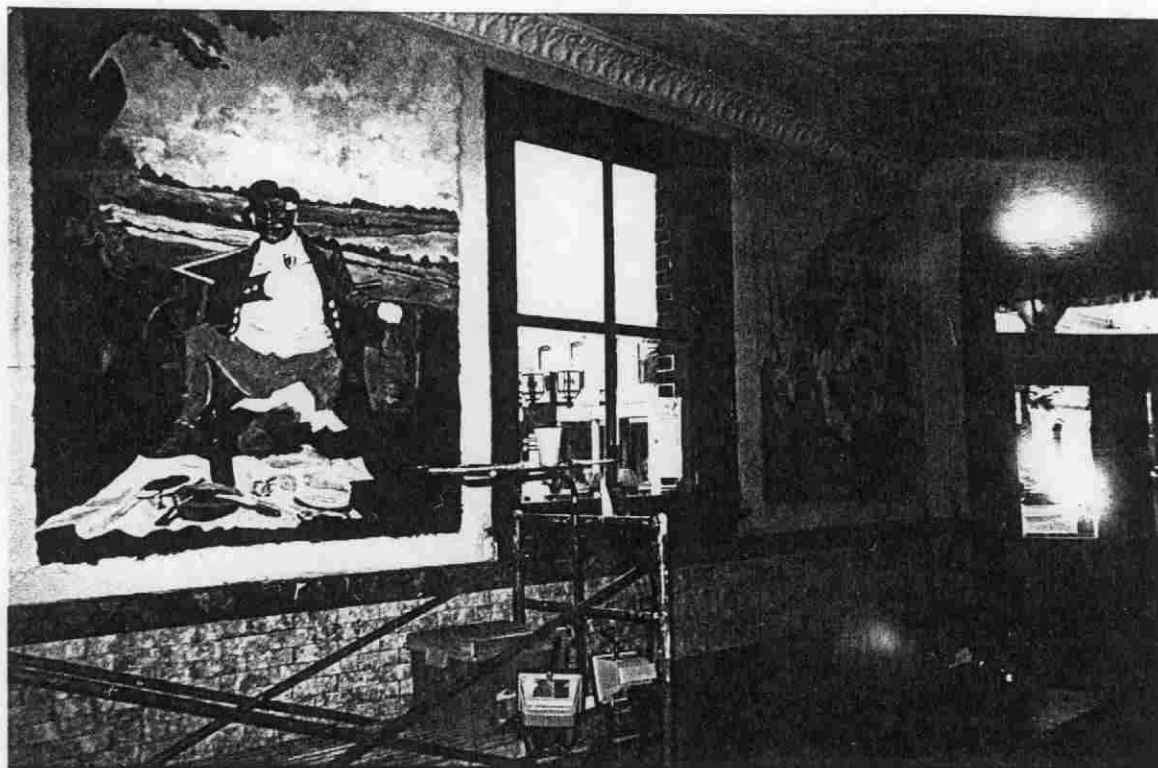
In this photograph taken April 1999 shortly after the fire, the hallway on the second floor of the Palace Saloon is seen.

Photo no. #18 Drawing no. _____

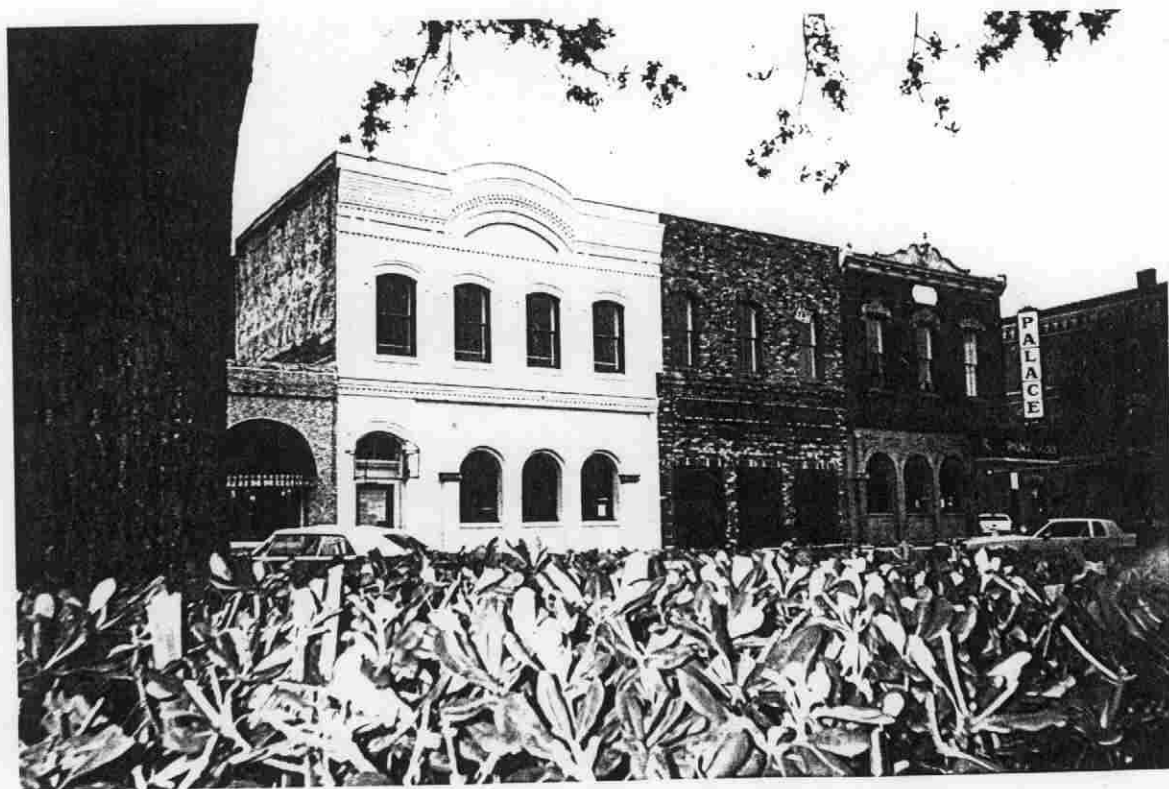
Describe work and impact on existing feature

In this photograph taken April 1999 the hallway between the offices on the second floor of the Palace is seen shortly after the fire. Although the walls and ceilings are charred they remain structurally intact.

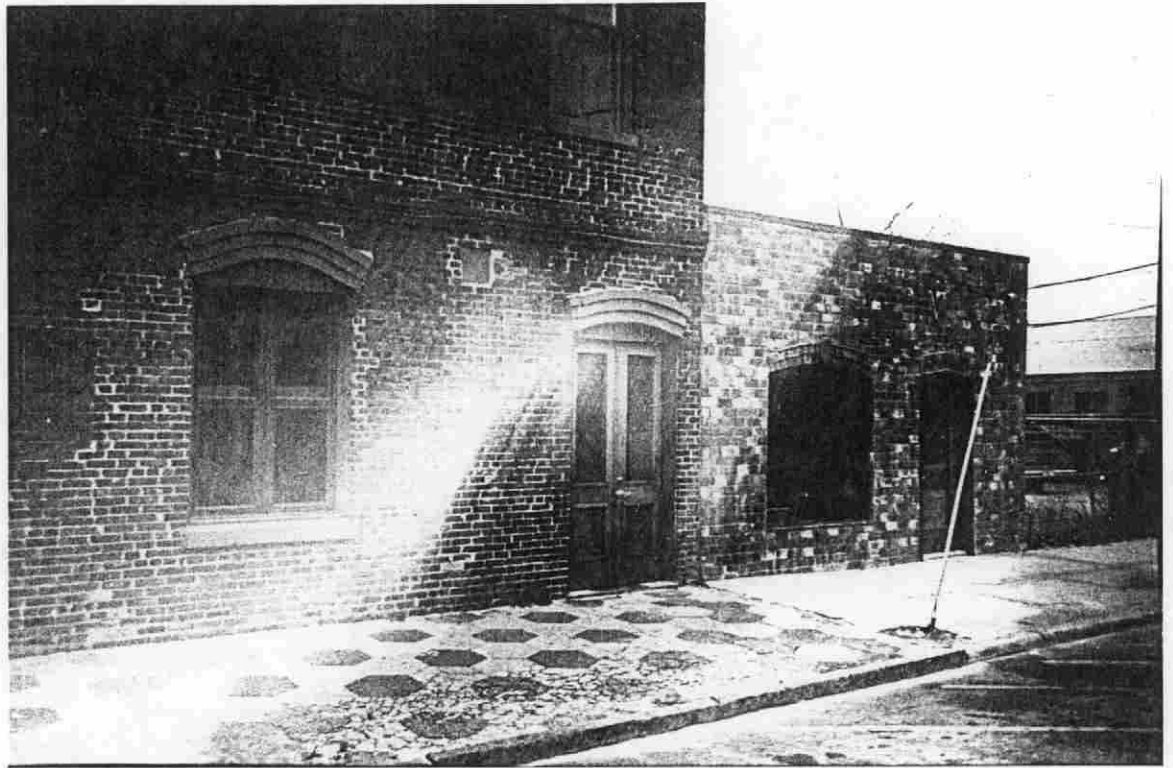
PHOTOGRAPH #13



PHOTOGRAPH #14



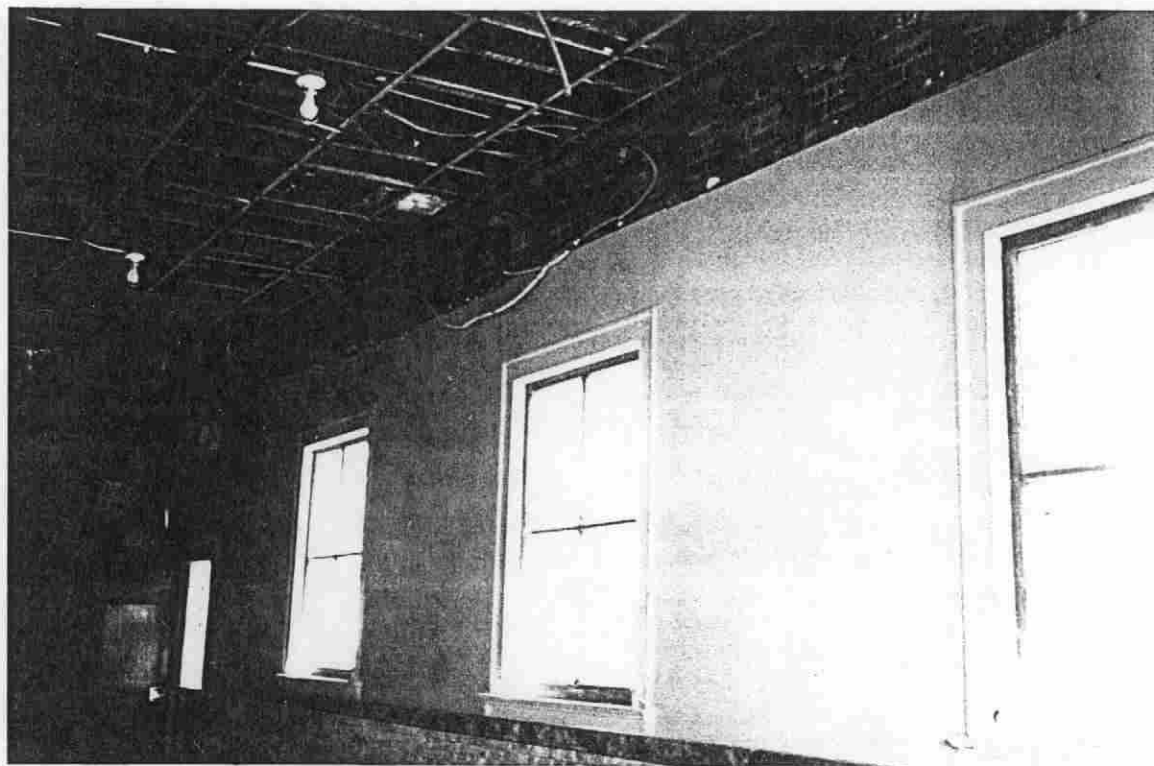
PHOTOGRAPH #5



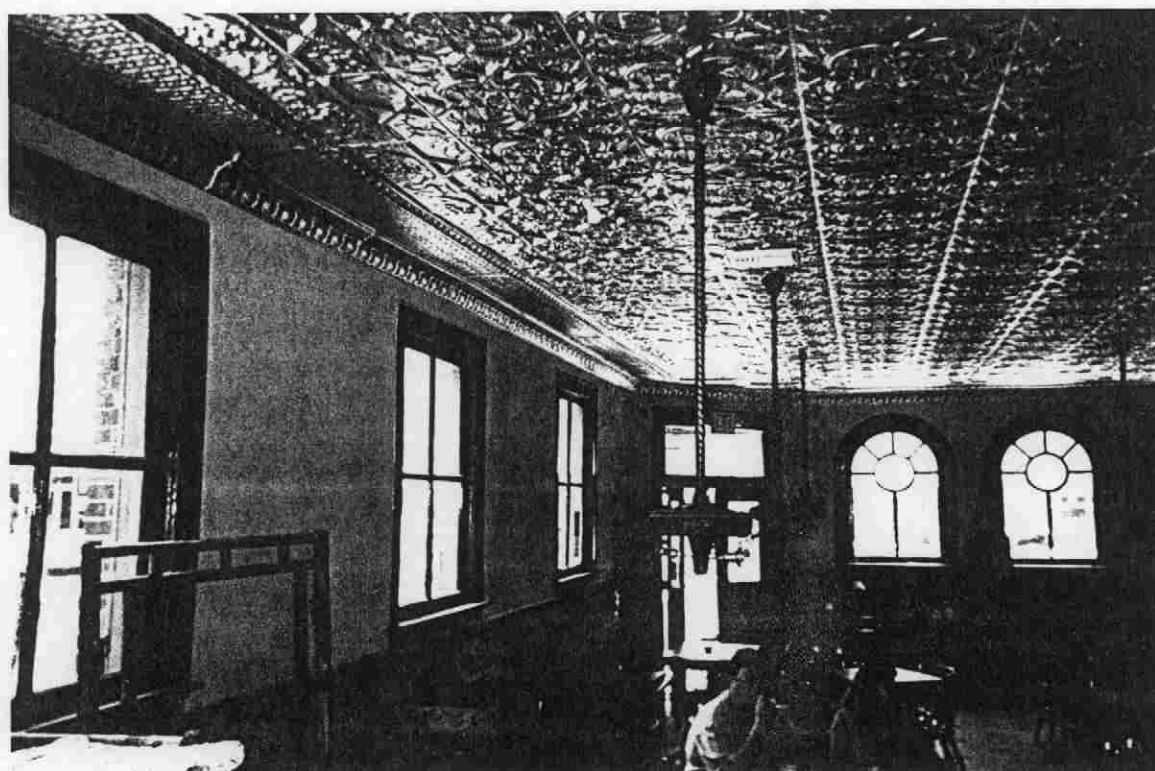
PHOTOGRAPH #6



PHOTOGRAPH #9



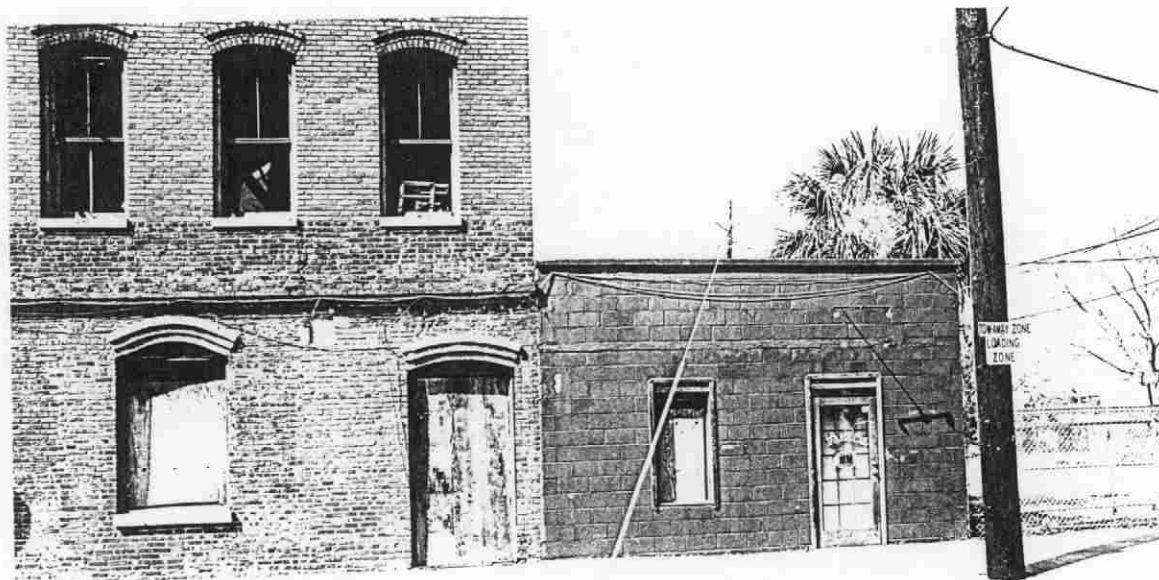
PHOTOGRAPH #10



OTOGRAPH #3



OTOGRAPH #4

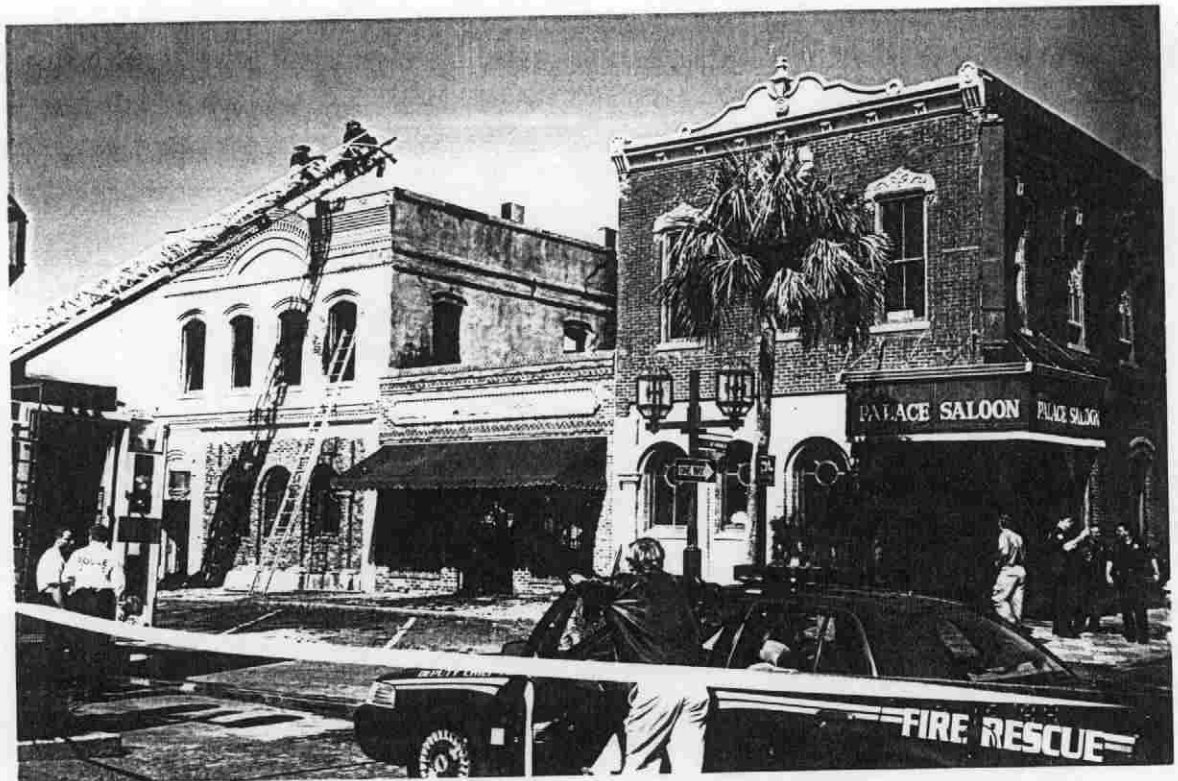


HISTORIC PRESERVATION CERTIFICATION APPLICATION: PART II #5

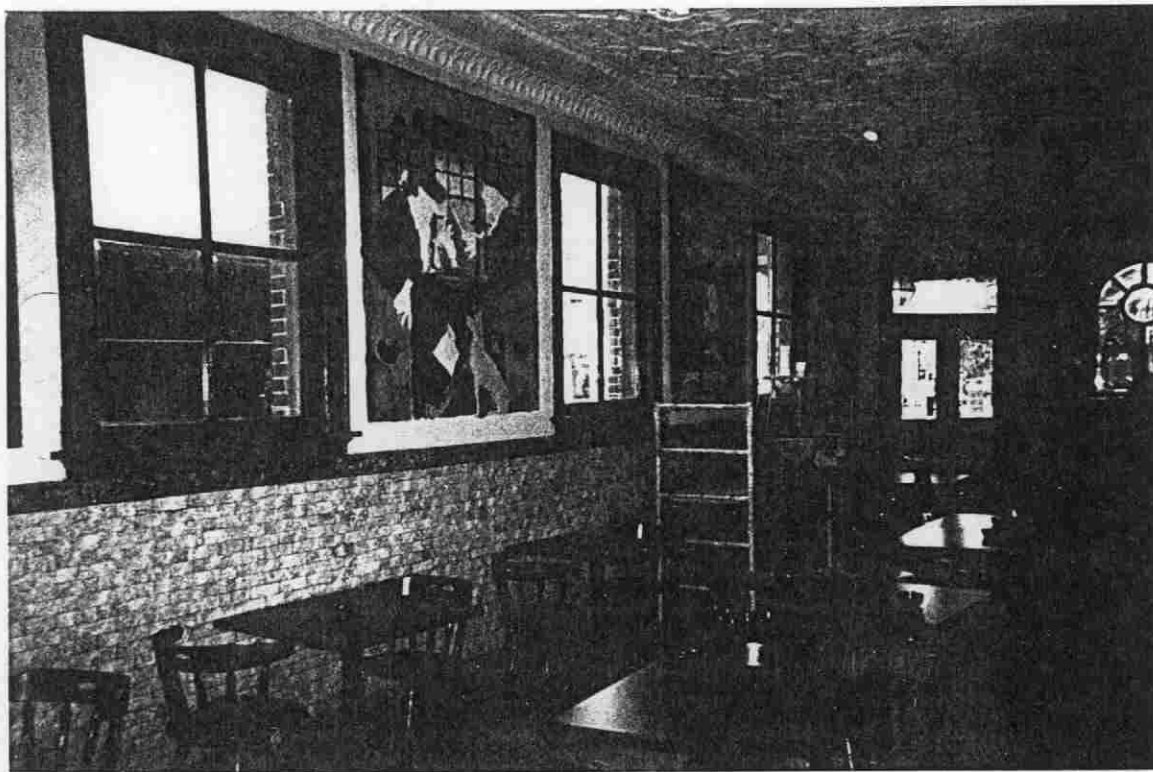
PHOTOGRAPH #1



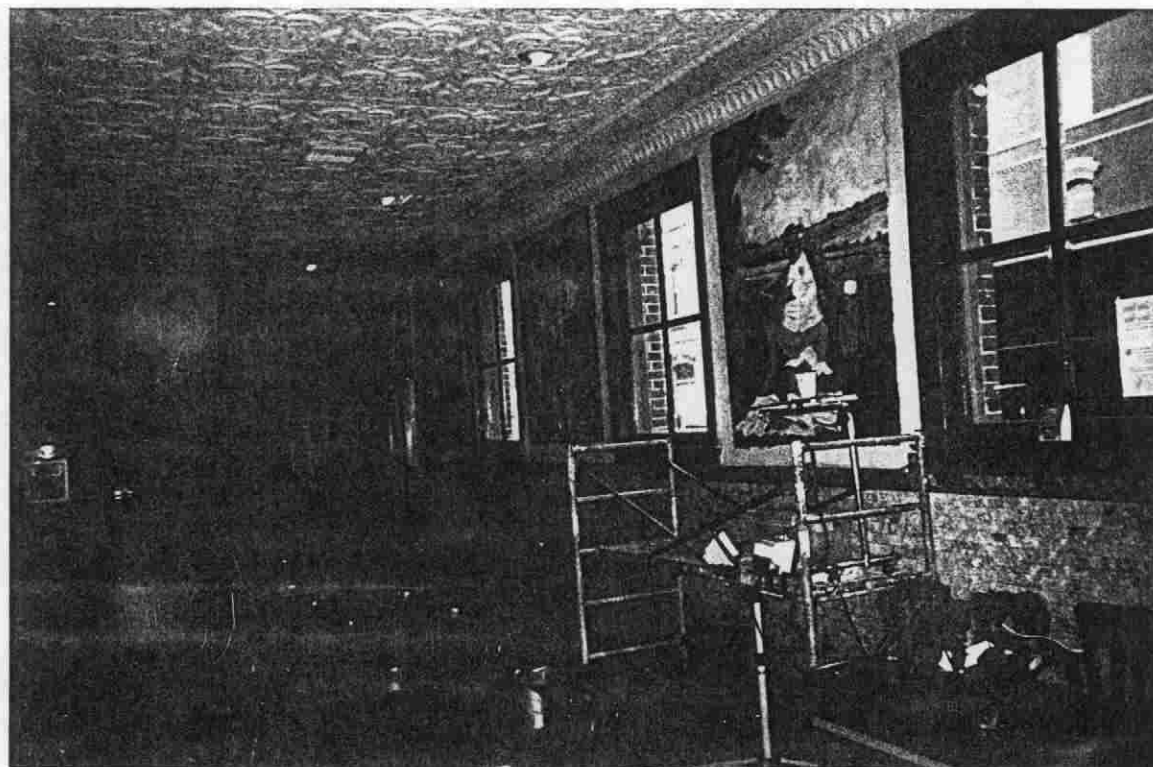
PHOTOGRAPH #2



PHOTOGRAPH #11

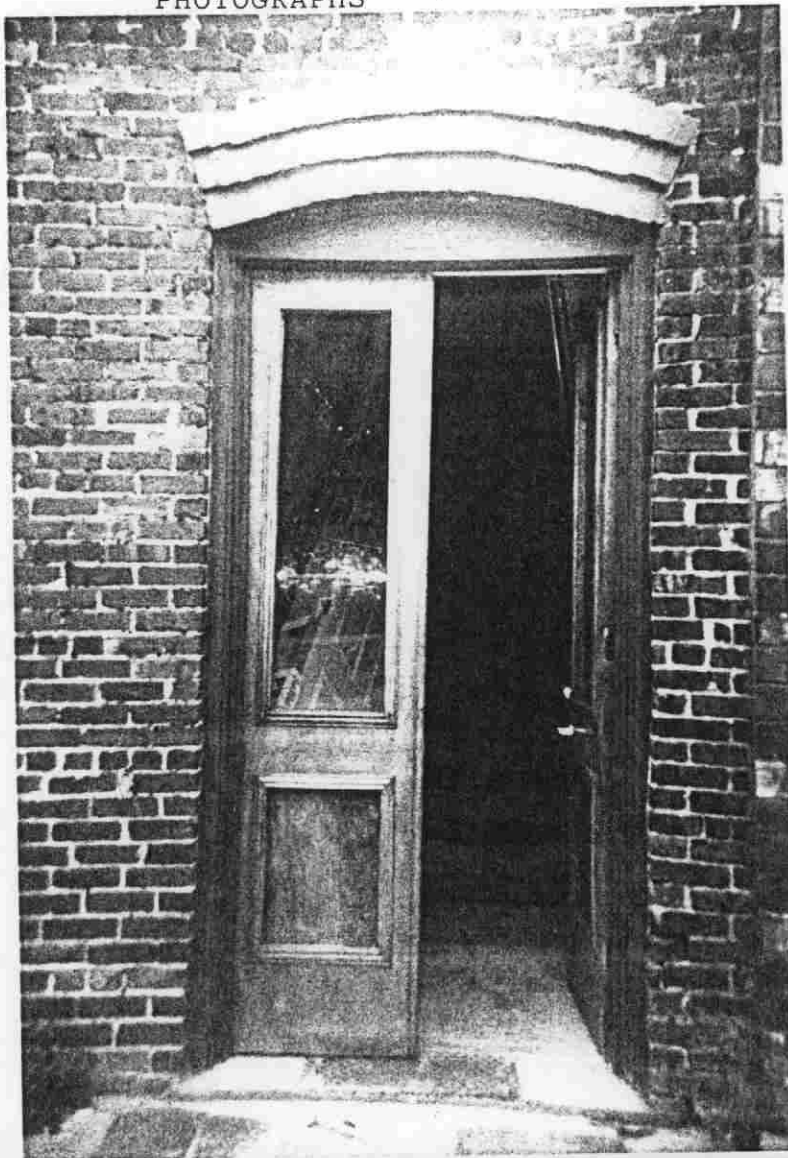


PHOTOGRAPH #12

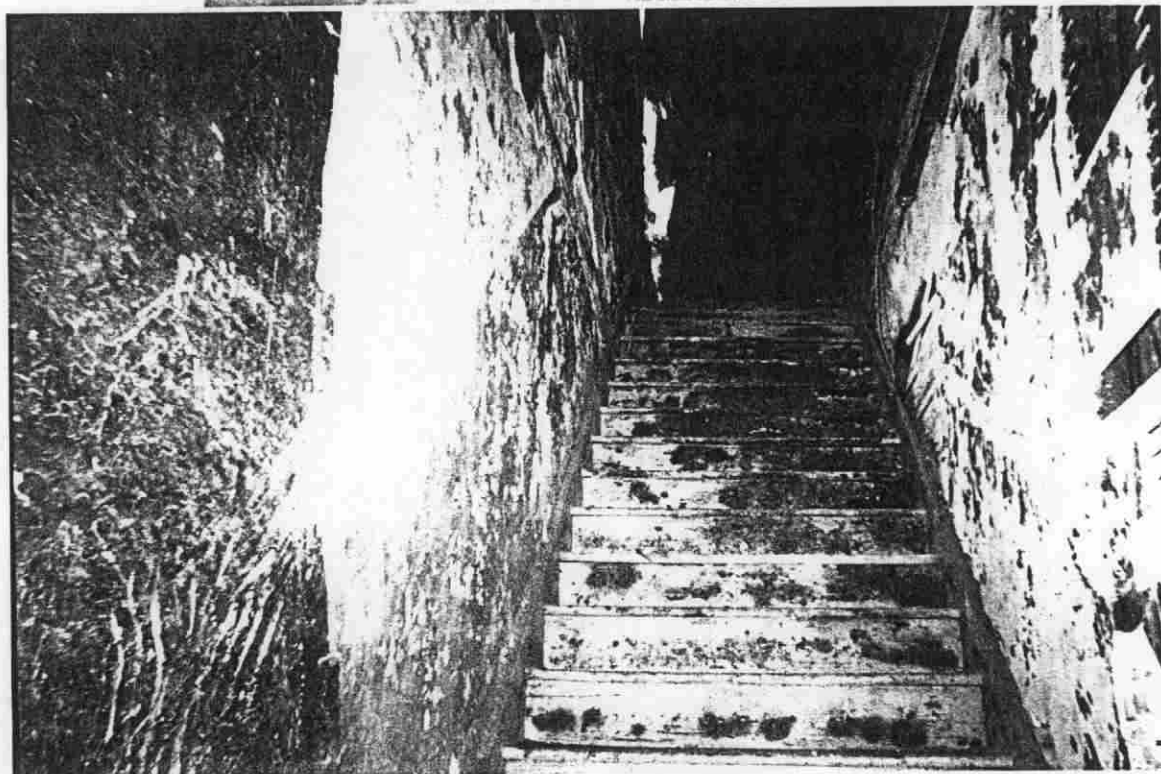


HISTORIC PRESERVATION CERTIFICATION APPLICATION: PART 2
PHOTOGRAPHS

1 PHOTOGRAPH #15

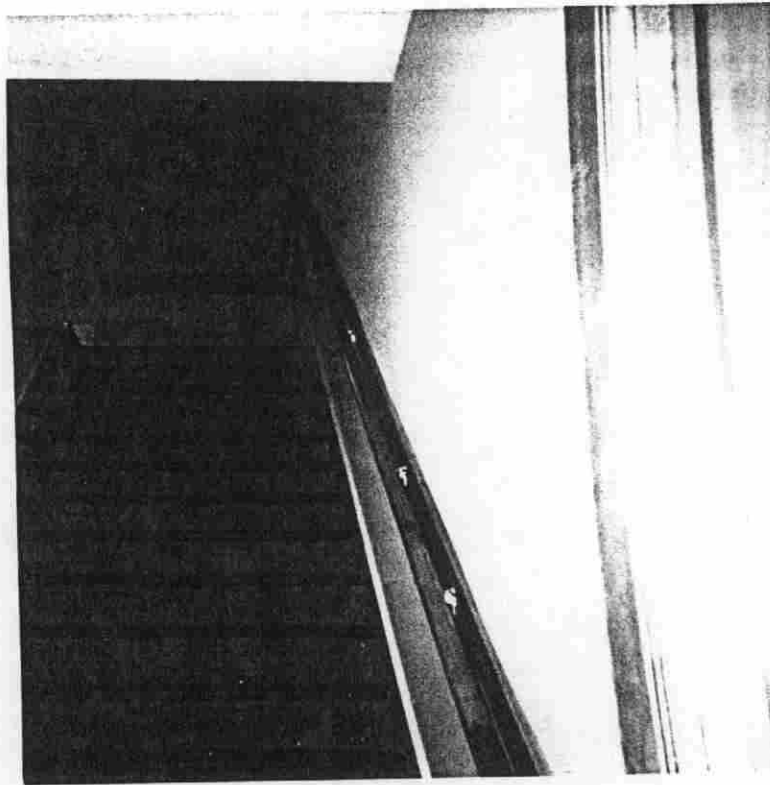


PHOTOGRAPH #16

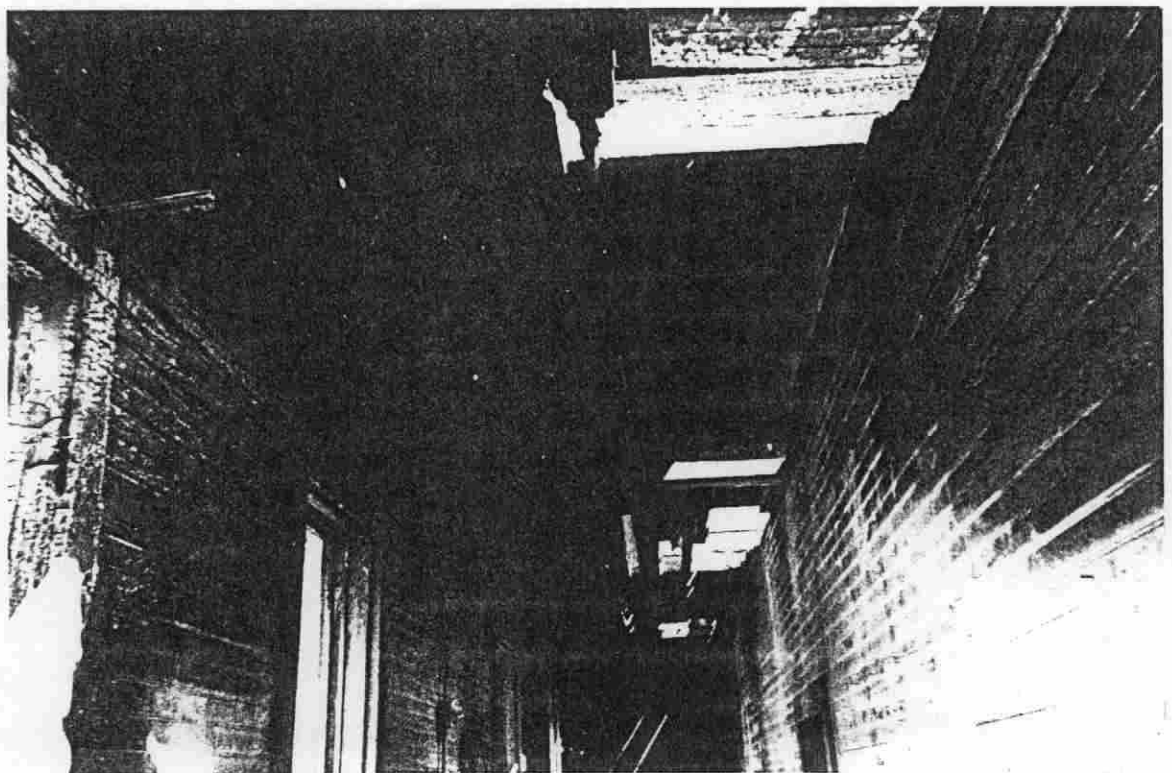


HISTORIC PRESERVATION CERTIFICATION APPLICATION: PART 2
PHOTOGRAPHS

PHOTOGRAPH #17

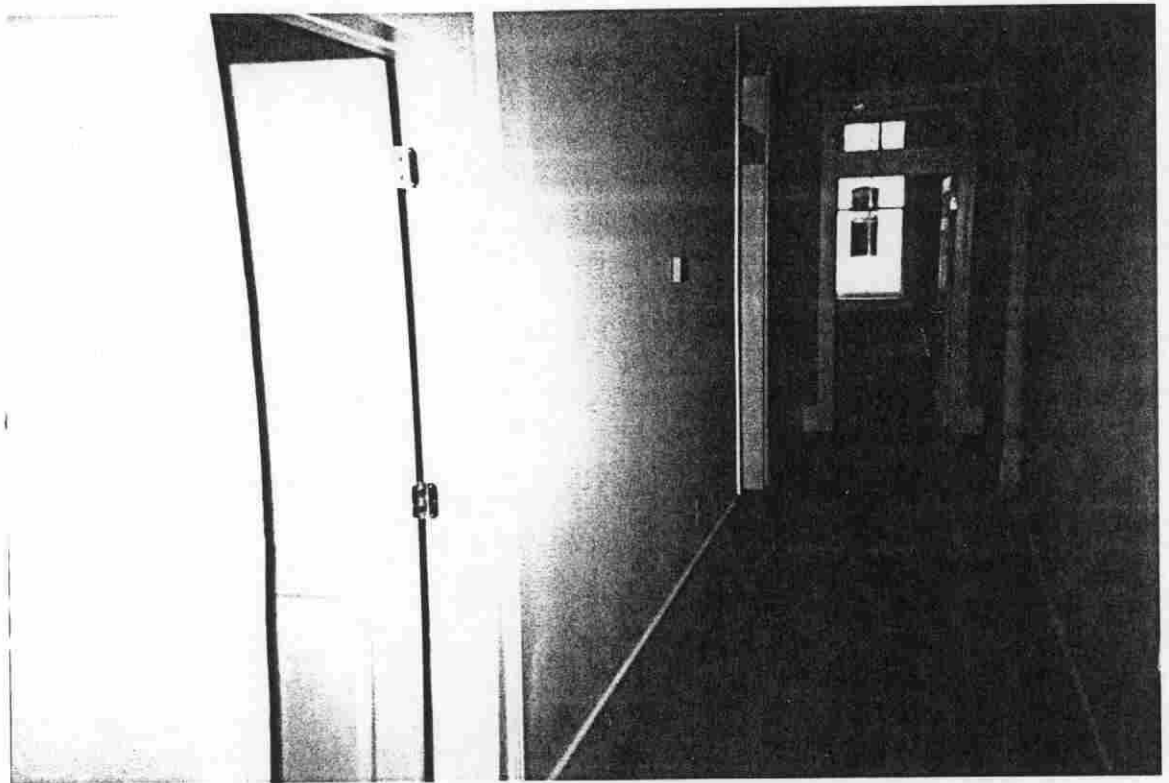


PHOTOGRAPH #18

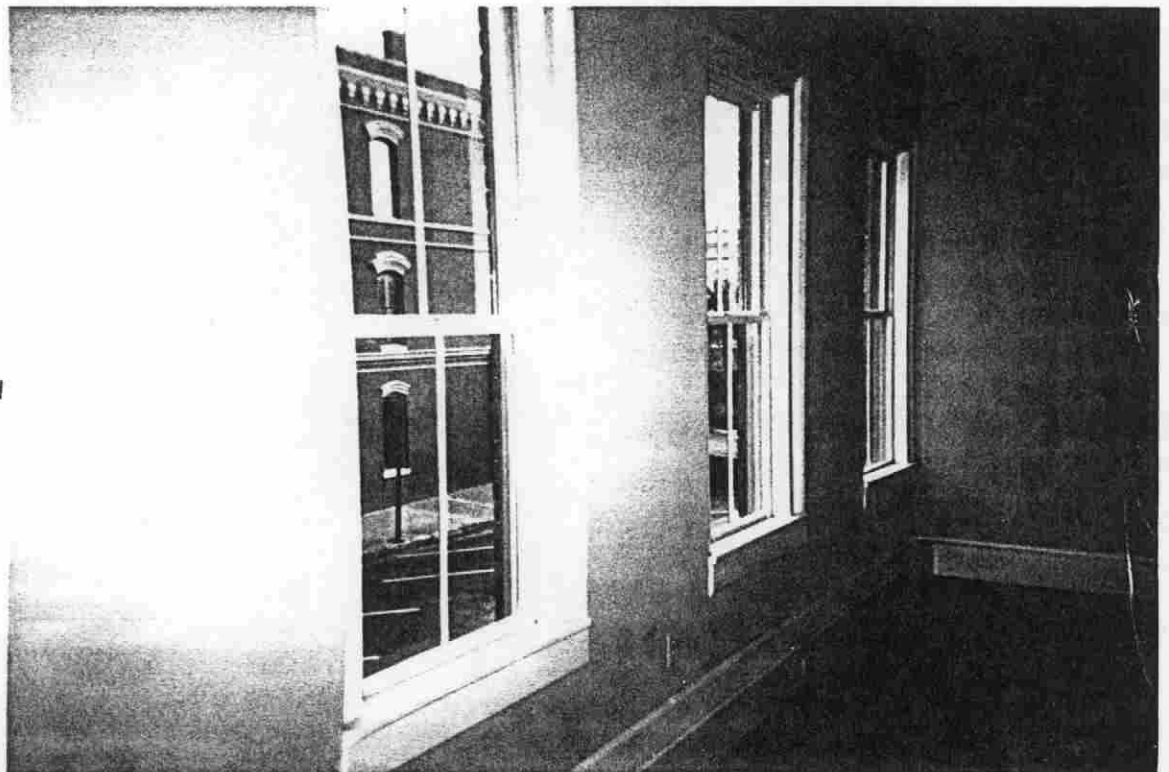


HISTORIC PRESERVATION CERTIFICATION APPLICATION: PART 2
PHOTOGRAPHS

PHOTOGRAPH #19

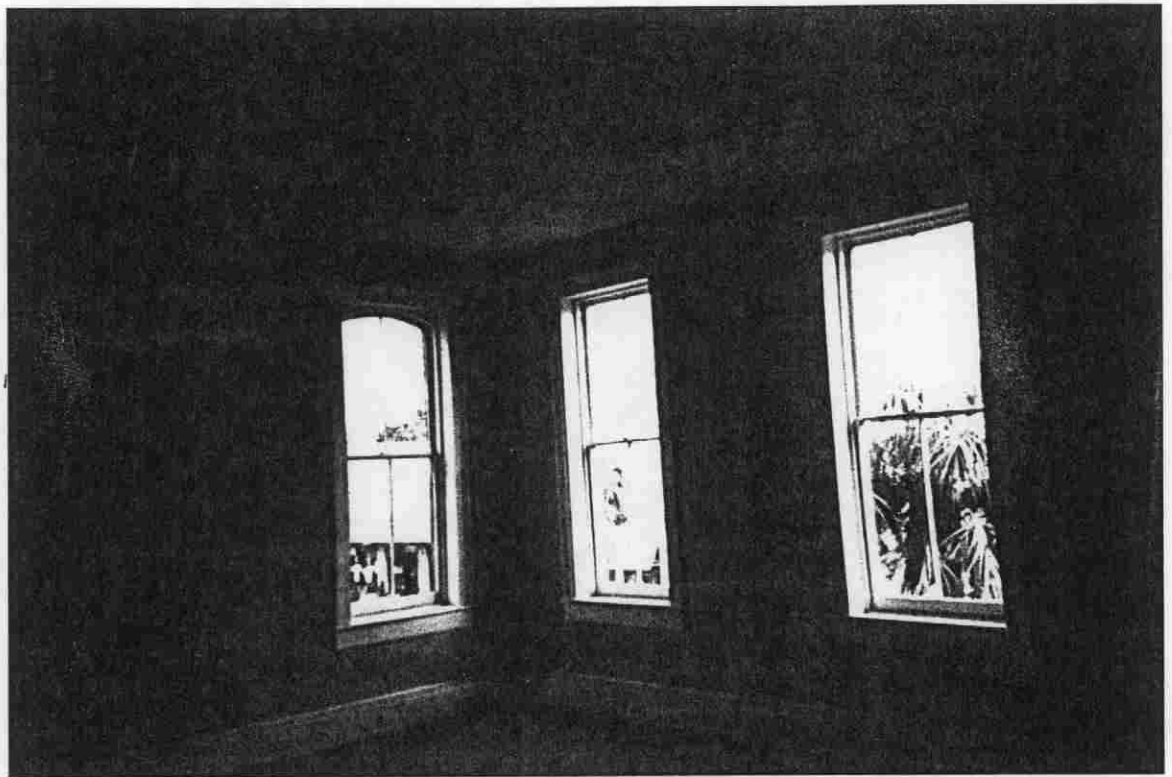


PHOTOGRAPH #20

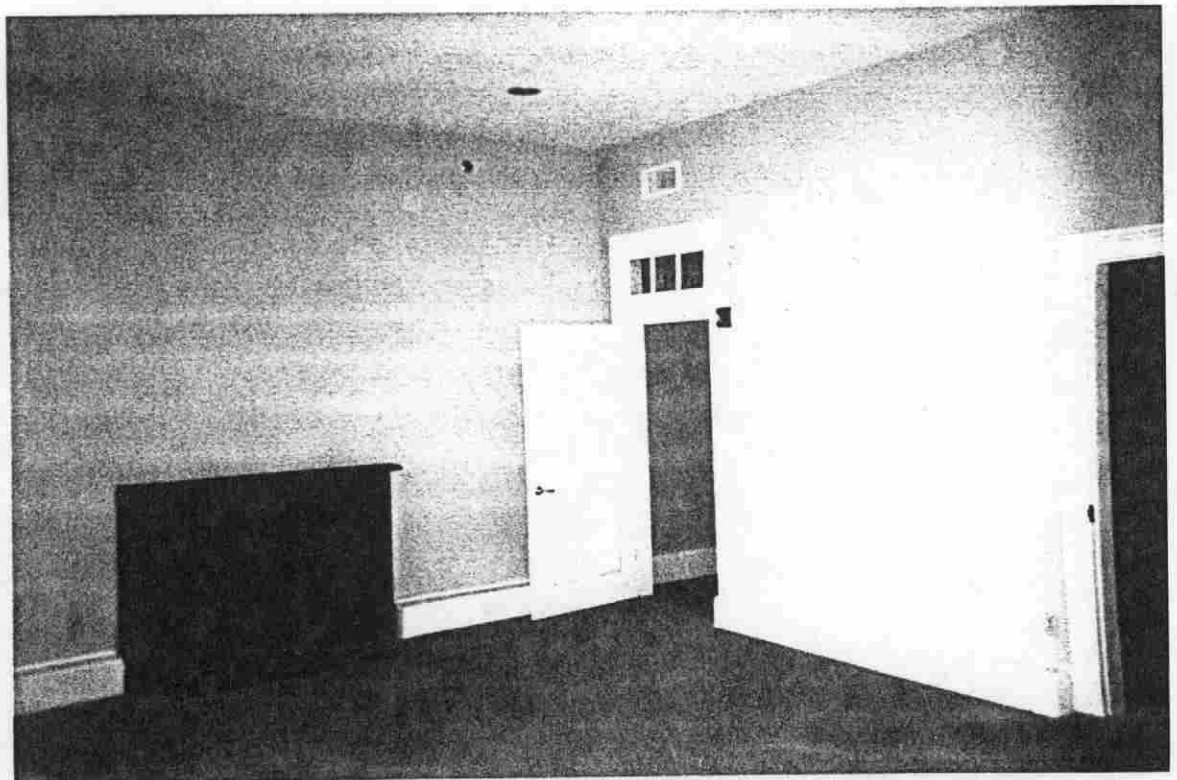


HISTORIC PRESERVATION CERTIFICATION APPLICATION: PART 2
PHOTOGRAPHS

PHOTOGRAPH #21



PHOTOGRAPH #22



UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
BUREAU OF
HISTORIC PRESERVATION

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

OT JAN 31 AM 11:14

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

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

1. Name of property: THE PALACE SALOON

Address of property: Street 117 Centre Street

City Fernandina County Nassau State Florida Zip 32034

Name of historic district: Fernandina Beach Historic District

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

2. Check nature of request:

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

3. Project contact:

Name Richard Johnson, M.D.

Street 2445 NW 33 Street, # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

4. Owner:

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

Name Richard Johnson, M.D.

Signature *Richard Johnson*

Date 1/25/01

Organization _____

Social Security or Taxpayer Identification Number [REDACTED]

Street 2445 NW 33 Street, # 1410 City Fort Lauderdale

State Florida Zip 33309 Daytime Telephone Number (954) 484-0041

NPS Office Use Only

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

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

Preliminary Determinations:

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

Date _____

National Park Service Authorized Signature _____

National Park Service Office/Telephone No: _____

☐ See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1**

NPS Office Use Only

The Palace Saloon

Property Name

Project Number:

117 Centre St., Fernandina, FL 32034

Property Address

5. Description of physical appearance:

The Palace Saloon at 117 Centre Street is located within a subdivision of the City of Fernandina known as the Fernandina Beach Historic District. Constructed in 1878 it is a two-story masonry vernacular commercial building. It is noteworthy for its applied cornice and parapet on the south side, corbeled brick cornice on the east side, cast stone ornamentation, lentels, and arched windows. The building is rectangular in shape, consists of two stories and is flat-roofed. The majority of the exterior fabric and structural system is constructed of brick.

On the interior the first floor is divided predominantly into two areas. The main entrance from the corner of Centre Street and Second Street consists of two large wooden and glass doors which are original to the structure. The main, original, saloon has a pressed very ornate tin ceiling with original Trojan ceiling fans. The original handcarved mahogany bar with its mirrors supported by carytids occupies most of the room. The floor is entirely covered with the original tile mosaic pattern and the walls are painted with various murals originally painted by Roy Kennard in 1907, and currently in restoration.

Date of Construction: 1878 Source of Date: Fernandina Historic Society

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

The Palace Saloon is located within the Fernandina Beach Historic District. In 1973 this 30-block area was named a Historic District in the National Register of Historic Places because of the amazing preservation of late Victorian architecture. In 1987 the District was expanded to include 50 blocks. The Palace Saloon (building) was initially constructed in 1878 for Josiah Prescott and served as a shoe store and haberdashery. Prescott had been a lieutenant during the occupation of Fernandina and returned to settle in town. In 1903 the Louis Hirth family founded the Palace Saloon. Back then Fernandina was a major seaport and railroad terminus for shipping lumber. Although the town had many saloons which catered to these seafaring men, Hirth wanted something different. He envisioned an elegant establishment appealing to sea captains, and tycoons flocking to Florida for winter vacations and upper-crust local gentry. The Palace Saloon is Florida's Oldest Saloon and has operated continuously as such except during prohibition when it became an ice cream parlor. There has been little alteration since construction. It has been and continues to be one of Fernandina's prime tourist attractions.

7. Photographs and maps.

Attach photographs and maps to application.

- * AMELIA NOW (A Tour of Centre Street)
- * THE PALACE (Where Shipcaptains Gathered...)
 - 1.A: Florida (Fernandina Historic District)
 - 1.B: MAP (Historic District & Palace)
 - 2.A: Historic Fernandina Beach (Architecture)
 - 2.B: Florida Heritage (Amelia Island)
 - 3.A: The Palace Saloon (Fire of April 1999)
 - 3.B: (Page 2 of the above article)
 - 4.A: METRO (Looking Back)
 - 4.B: (Page 2 of above article)

Continuation sheets attached: ☒ yes ☐ no

CONTINUATION/AMENDMENT SHEET

The PALACE SALOON

Property Name

Historic Preservation

Certification Application

17 Centre St., Fernandina, Fl 32034

Property Address

The restoration of the Palace Saloon has been a team effort from the very moment that the decision was made to undertake it. That decision was inspired by the important role that the Palace has played in the history of Fernandina and the state of Florida. Substantial documentation exists and some of it has been included with this application, to support this contention. Further, the fact that the majority of the original historical artifacts which have been a part of the Palace since it was founded in 1903 by Hirtl German born immigrant, did survive the fire as did the architecturally significant building itself. Nevertheless, our goal of succeeding in a historically and esthetically accurate restoration involved working closely with the Fernandina Historical Society, the Boswell Architectural company of Jacksonville, Florida, and The Busby Contracting company also of Jacksonville. It involved working closely with many artesians such as master mason Horace Jackson of Jacksonville, to restore delicate brickwork damaged by the fire and master carpenter Mike Walsh of Jacksonville who restored and when necessary made exact and functional recreations of windows, doors and other unique woodwork. It has involved speaking with artists and selecting the talent necessary to faithfully recreate the venerable Charles Dickens murals which grace the walls of the old saloon since commissioned by Roy Kennard in 1907. Although we have come a long way many detailed projects are still underway which will when completed allow the Palace once again to shine with all the elegant glory of its former self. This commitment to historic and architectural accuracy is only one part of the restoration of the Palace Saloon which of necessity and by code now has completely new electrical network, integrated fire suppression equipment and alarms and state of the art ambient conditioning. The Palace is now open but the restoration continues and hopefully the final creation will represent a renaissance of the authentic magnificent old saloon to be enjoyed and appreciated for the "one-of-a-kind" landmark that it is, now, and for generations to follow.

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

The PALACE SALOON

Property Name

117 CentreSt., Fernandina, Fl 32034

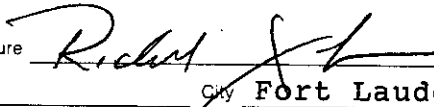
Property Address

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

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

Name Richard Johnson, M.D.

Signature



Date

1/26/01

Street 2445 NW 33 St., # 1410

City

Fort Lauderdale

State Florida

Zip

33309

Daytime Telephone Number

(954) 484-0041

NPS Office Use Only

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

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

FERNANDINA BEACH HISTORIC DISTRICT

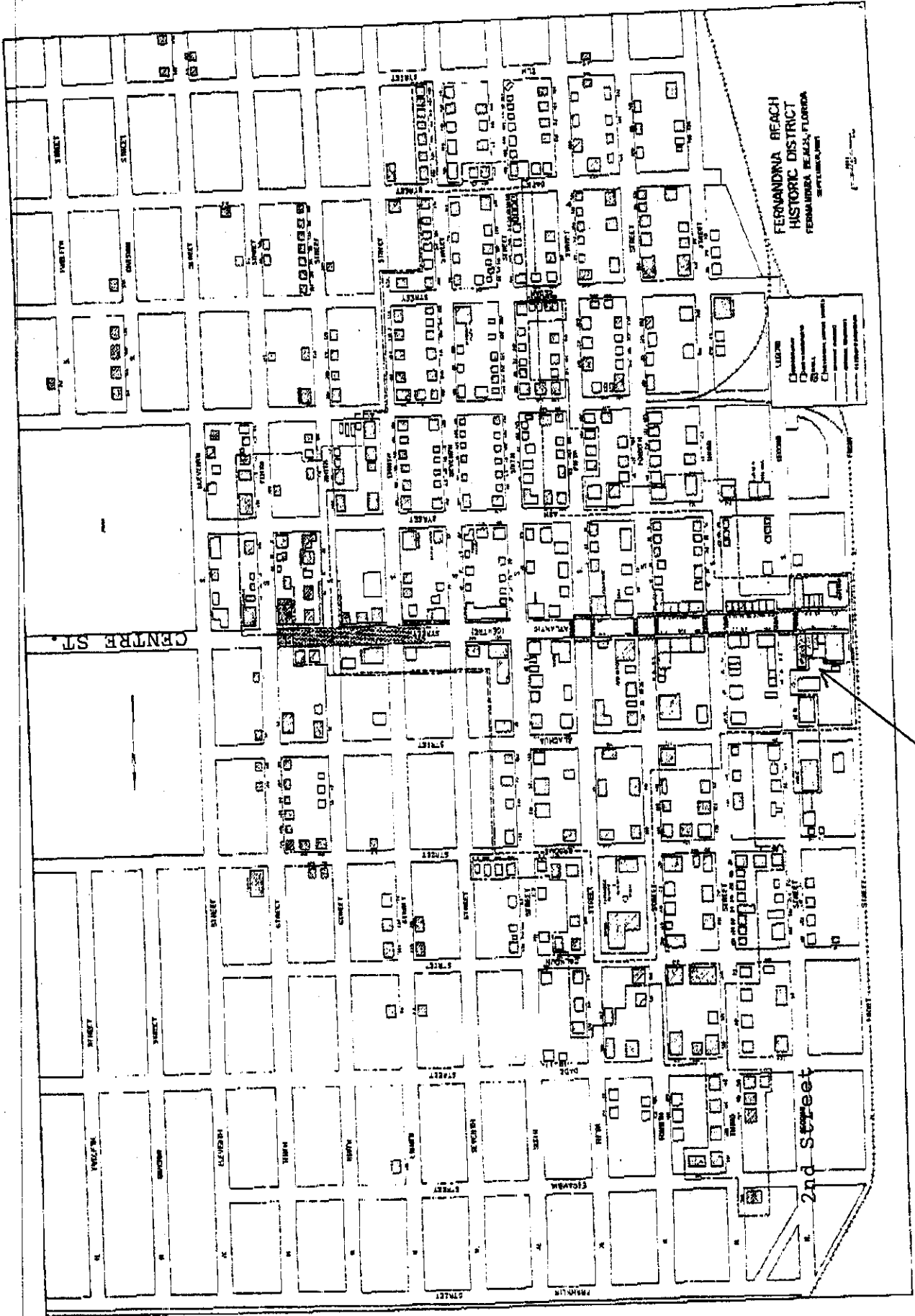


Figure 04

PALACE



Historic Fernandina Beach, Florida

Digital images presented by Richard Sasser, Architect,
Waycross, Georgia www.richardsasser-aia.com
Click on the images below to view full size picture.

fernandinabeach.org is dedicated to the many organizations, public and private, that make historic preservation of Fernandina Beach architecture possible.



202 Centre St



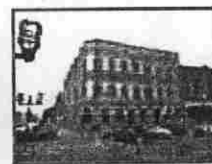
204 Centre St



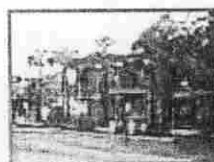
213 Centre St



516 Ash Street



Centre at 2nd



Beech St Grill



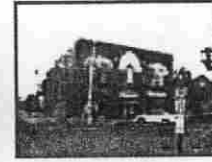
City Hall



Courthouse



Rail Depot



Duryee Building



Elks Club



First Baptist



Huot Building



Kydd Building



Mem Methodist



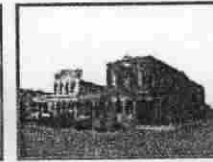
Mt. Zion Church



Auditorium



School House



Palace Saloon



Post Office



Southtrust Bank St. Peters Parish Christmas House



[\[Home\]](#)[\[History\]](#)[\[Fire Chief\]](#)[\[Deputy Chiefs\]](#)[\[Fire Prevention\]](#)[\[Shift Days\]](#)[\[Letters\]](#)[\[Wildfires '98\]](#)[\[Flashover\]](#)[\[Events\]](#)[\[Kid's Day\]](#)[\[FAQ\]](#)[\[ISO Ratings\]](#)[\[Link To Us\]](#)[\[Contact Us\]](#)

The Palace Saloon

Fire of April 1999

The Palace, an Amelia Island

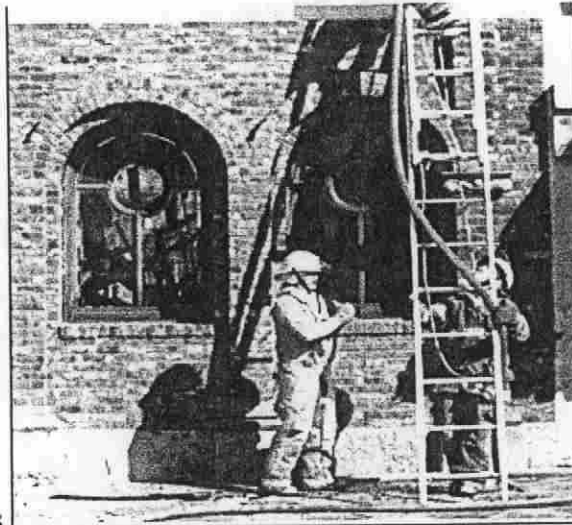


landmark known for exquisite antique furnishings and alcoholic concoctions, has been the oldest continuously operated saloon in Florida.

In 1900 Fernandina boasted 22 saloons and brothels. Among those saloons is the Palace Saloon, Florida's oldest drinking establishment. The building erected in 1878 still has the elegant features that made it famous in 1903 inlaid mosaic floors, embossed tin ceiling, hand-carved mahogany caryatids (undraped female fixtures), a 40-foot bar that was lit with gas lamps, and 14-pound solid brass cuspidors. The Palace soon became the favorite haunt of millionaires and sea captains. In 1905 the Palace gained the distinction of being the first bar in Florida to serve a new drink Coca-Cola.

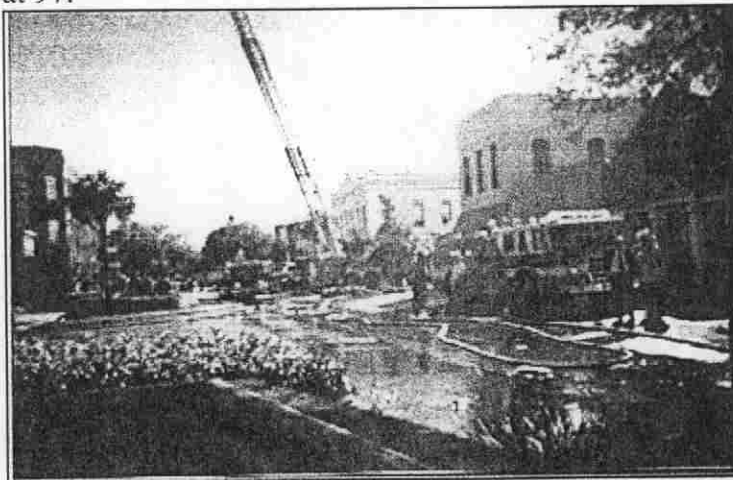
But in February (and a second fire in April) Tourists and natives gathered at Centre and Second streets watching fire officials begin the tedious process of cleaning up after the early morning blaze. Many onlookers recalled the smoldering watering hole's impact on the community and their own





lives.

Constructed in 1878 as a dry goods store, the building became the Palace Saloon in 1903. With its detailed tin ceiling, Italian tiled floor and two imported 20-foot bars, the Palace played host to notable American names like Rockefeller, Goodyear, Du Pont and Gould. Some pieces of history are irreplaceable, including the saloon's murals featuring characters from Shakespeare's plays and Charles Dickens' novels. Jacksonville artist Walter LeRoy Kennard painted the murals for \$300 in 1907. He died in 1983 at 97.



Fire officials said the blaze started about 4:20 a.m. and had engulfed much of the far east section of the saloon when firefighters arrived. "Because of the construction and age of the building, there is a lot of maze-like construction," Deputy Chief Chuck Cooper. "It definitely made fighting the fire very difficult." More than 60 firefighters battled the four-hour fire that also destroyed Uncle Charlie's, a blues bar at the rear of the Palace. A consignment shop on the east side of the building also was damaged. Fire investigators don't know what started the fire but said the blaze caused at least \$500,000 in damage. The fire is the second blow to the Centre Street historic district in a year.





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**Gateway
Community
Services, Inc.**

Behavioral Health Services

**EXCELLENT JOB
OPPORTUNITIES
REBUILDING
LIVES**

Monday, February 21, 2000

Story last updated at 1:23 a.m. on Monday, February 21, 2000

LOOKING BACK: Brand-new life at Fernandina Beach landmark

By Sandy Strickland
Times-Union staff writer

FERNANDINA BEACH -- The wooden doors of the Palace Saloon are open to the occasional customer and the curious tourist who peeks in to watch Daniel Heslep bring a fierce-looking pirate to life.

Heslep has a daunting job. He is repainting the watering hole's storied murals, which were destroyed in a fire last February.

"It's very challenging to replicate them the way they were," said Chris Donnelly, the Palace's general manager. "Everyone has a scope on what they should look like."

The fire, caused by an electrical problem in the ventilation system, gutted most of the Centre Street landmark, Florida's oldest continuously operated saloon.

It took firefighters four hours to battle the flames, which shot 200 feet into the air and were so hot they melted the mortar in the bricks.

"People were crying, and it was a very emotional thing. The fire even got national coverage," said Joni Lucas, manager of ZZ Toys across the street from the Palace.

Constructed in 1878 as a dry goods store, it opened as the Palace in 1903 and soon became a mecca for sea captains, yachtsmen, shrimpers,



Fernandina Beach and Nassau County Fire departments battled a fire that gutted the Palace Saloon and a pizza parlor in the same building last February.

-- Staff

The upstairs, once a storage area for antiques, will be turned into office space.

The goal is to restore the Palace to its original splendor. That means the grand opening won't come until the end of the year, he said.

The jukebox, spinning wheel and player piano are being redone. But most of the antiques and memorabilia are in storage, and it may be necessary to stage fund-raisers to get money for their restoration, he said.

"We had pretty good insurance, but how much of it can you put toward the restoration. I mean look at the bar stools," Donnelly said, waving his hand. "None are in that great a shape. I need new tables and chairs, coolers and kitchen equipment and the list goes on."

With only a portion of the Palace opened, he said, it can't bring in the business it once did. It has helped that Gitlo and Co., seasoned studio musicians who have performed with Bo Diddley, have volunteered to play on weekends.

Still, Donnelly looks on the positive side. Structurally, the Palace will be a better facility with new electrical and plumbing work, heating and air conditioning and handicap-accessible bathrooms.

"This may be the boost it needed," Donnelly said. "It needed to be brought up to date so it can last 100 more years."



Search Tips - Use + to require word, - to omit.

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- ☐ Bonnet House ☐ Highland Games



Queen of Summer Resorts

By Rusty Ennemoser

This Victorian seaport village retains much of the charm and flavor of its Golden Age.

In the late 1800s, Amelia Island was hailed as the "Queen of Summer Resorts" by American Resorts magazine. Then, it was the playground of rich Northerners who traveled by rail to cavort on its exquisite beaches and enjoy its moderate climate. The entrepreneurial elite built opulent "cottages," saloons, tourist hotels, and commercial buildings.



The Fairbanks House, built in 1885, was designed as an Italianate mansion, complete with piazzas and fountains.

(Photo by Eric Dusenbery)



The 1878 Palace Saloon.

(Photo by Eric Dusenbery)

When Flagler's railroad took tourists farther south in the 1890s, Amelia Island was suspended in a time capsule, a mixed blessing which nonetheless allowed it to avoid mass modernization at the turn of the century. Today, the result is a charming Victorian seaport village on Florida's northeast coast, 13 miles of beaches framed by magnificent sand dunes, a Civil War fort, and renowned resorts and tourist hotels.

NewspaperClips.com**Printed For: Division of Historical Resources****Date: Tuesday, 04/09/2002****LET THERE BE LIGHT****(4/9/02 Fernandina Beach News Leader)**

When the Palace Saloon first opened in 1903, visitors could find their way to the bar at night by following the light of its gas lantern. Years later during prohibition, the gas lantern was taken down, but in 1959 it was returned to a prominent position at the bar as an electric lantern, remaining there until a fire in February 1999 caused it to come down again. Like the saloon's structure, its lantern was seriously damaged when it fell to the floor from its chain on the ceiling. But thanks to three months of restoration by Jerry Zak of Fernandina Beach, the lantern is back up at the bar. "The lantern hit the floor in the fire. The whole bottom imploded as a result," said Zak, who does restoration as a hobby. "This was the centerpiece for years. This was one of the main pieces missing. It looks good now. Everyone's pleased." Zak said the restoration process involved having pieces of glass cut to size and etched with "The Palace" in white letters, using a chisel and hammer to push the bottom of the lantern to its original position, finding and re-attaching marble-like gems to fit the outside, and building the required light fixtures. He said Palace employee Carrie Henderson cleaned the soot and fire damage off the lantern before he began. Zak said he started to do work at the Palace after the fire and learned about the lantern's serious damage from the bar's general manager, Chris Donnelly. "[The lantern] was in a box in his office. Chris had sent it to someone in Yulee or Callahan to be repaired. It was sent back with a note saying that he didn't have the proper tools to do it," Zak said. "I offered to take it home and do what I could with it."

Zak brought the lantern back three months later, having spent nights and weekends working on it and calling it a labor of love. He said the lantern was one of his favorite restoration projects and has made him feel connected to the Palace. Donnelly is pleased with the result. He said he wanted to have the lantern restored but couldn't do it himself. Donnelly said he is excited about the lantern's return and appreciative of the care and time Zak put into the project. "It's awesome to see it up. It's great that someone cared enough to do it with pride," Donnelly said. Donnelly said the restoration means that future generations of Palace customers will be able to enjoy an original part of the saloon's history. And he said the lantern's return is an important part of the rebuilding process, which is at a point of fine tuning details.

"It's almost like a finishing touch," Donnelly said. "We restored or replaced all you see. We brought it back as authentically as we could." This may not be Zak's last renovation project for the Palace Saloon. There are three other pieces that need to be restored, including a player piano, a spinning wheel and a Wurlitzer juke box. He said the next project he wants to tackle is the spinning wheel, but he plans on taking a few weeks off between his recent project and his next one. Zak, who works as a technician for Bill's Video Design installing audio and video equipment, said he has always enjoyed working with his hands. He described himself as self-taught on restoration projects and willing to seek research and assistance from experts to get a job done. "I've always been good with my hands and wood working," Zak said. "The first thing that I restored was a dining room table badly damaged in a tornado in 1992."

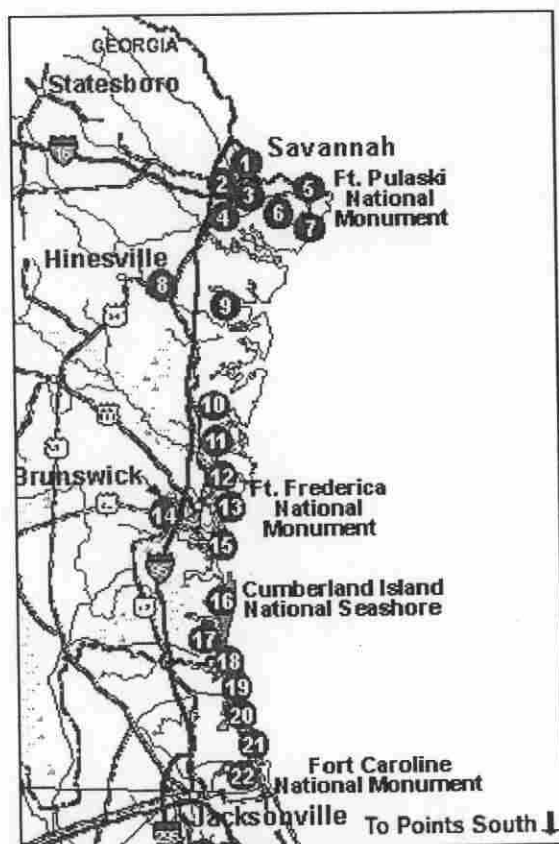
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FLORIDA

20) Fernandina Beach Historic District

The Fernandina Beach Historic District represents the development of Fernandina in its new location to the south of Old Town Fernandina. A catalyst for this development was the construction of the railroad and the subsequent tourist boom during the late 19th century. Fernandina's location at the head of the rail line, and its natural harbor on the Amelia River, launched an economy based on shipping, fishing, forestry, and tourism. Many of the popular architectural styles of the late 19th and early 20th centuries are represented in residential Fernandina. Among the best examples of these are the Italianate style Fairbanks House with its large square tower (7th Street); the Palace Saloon built in the Beaux Arts style with a period interior, pressed tin ceilings and murals from 1907 (Atlantic Avenue), the Fernandina Beach Courthouse, one of the finest surviving Victorian courthouses in the state (Atlantic Avenue and 5th Street); and Villas Las Palmas, an eclectic California Mission style residence built in 1910. Other fine examples are found in the 100 block of N. 6th Street, called the "Silk Stocking District," where many of Fernandina Beach's most prominent citizens built their homes.



Fernandina Beach Historic District is at the north end of Amelia Island in the city of Fernandina Beach and is roughly bounded by Sixth, Broome, N. Third, Escambia, Seventh, Date, and Ash Streets. For more information call the Chamber of Commerce at (904) 261-3248.

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PALACE SALOON PALACE SALOON

P4
PARKING

ONE WAY





PALACE SALOON

PALACE SALOON

FLORIDA'S OLDEST BAR

NO SMOKING



PALACE SALOON WINES & SPIRITS

1117







Caroline Best

From: noreply@civicplus.com
Sent: Tuesday, November 1, 2022 10:38 AM
To: Caroline Best; Kim Briley
Subject: Online Form Submittal: Advisory Board/Committee Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Arlene Filkoff
Home Mailing Street Address	scarf845@gmail.com
City	Fernandina Beach
Zip Code	32034
Primary Phone	9045838629
Secondary Phone	<i>Field not completed.</i>

Please note that board materials are distributed electronically.

Email to receive board materials	scarf845@gmail.com
Employer	NA
Position Title	<i>Field not completed.</i>
Business Address	845 Tarpon Ave

City	Fernandina Beach
Zip	32034
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	Historic District Council
Why are you interested in serving on this Board? Please explain.	Since serving on the commission and Main Street, I have believed the historic district to be our crowning jewel. Preserving and honoring our past helps to inform how we plan for our future.
Eligibility	
Are you a resident of the City?	Yes
Length of time:	18 years
Do you hold a public office?	No
Office name:	<i>Field not completed.</i>
Are you employed by the City?	No
Position:	<i>Field not completed.</i>
Are you currently serving on a Board?	No
Board Name:	<i>Field not completed.</i>
Potential Conflict of Interest:	
Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No

Field not completed.

If yes, please provide details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served.
Note the length of service and office held (if any):

Parks and Rec Advisory 3 years; Joy to the Children 3 years; Main Street Board 2 years and Exec Director 4 years; Take Stock in Children board member 3 years and Chair 2 years; Fernandina Beach Charter Review Committee 6 months; City Commission 3.5 years, Mayor 1 year

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:

Main Street work with historic downtown and City Commission

Organization or Commissioner sponsoring nomination (if applicable):

Field not completed.

Educational Background: (Check all that apply)

BS/A

Other:

Field not completed.

Major areas of study:

English; Education

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes
---	-----

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	11/12/2022
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Applicant's Signature	Arlene R Filkoff
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Caroline Best

From: noreply@civicplus.com
Sent: Monday, November 7, 2022 9:00 PM
To: Caroline Best; Kim Briley
Subject: Online Form Submittal: Advisory Board/Committee Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Ron Norman
Home Mailing Street Address	235 Beech Street
City	Fernandina Beach
Zip Code	32034
Primary Phone	3862954070
Secondary Phone	<i>Field not completed.</i>

Please note that board materials are distributed electronically.

Email to receive board materials	rondnorman@gmail.com
Employer	Florida Eye Specialists
Position Title	Optometric Physician
Business Address	1886 S 14th St

City	Fernandina Beach
Zip	32034
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	None
Why are you interested in serving on this Board? Please explain.	I absolutely love the history of the island. From the architecture to the past residents to the culture that they created and that is still present. I would love the opportunity to help preserve the island's esteemed history.
Eligibility	
Are you a resident of the City?	Yes
Length of time:	6 months
Do you hold a public office?	No
Office name:	<i>Field not completed.</i>
Are you employed by the City?	No
Position:	<i>Field not completed.</i>
Are you currently serving on a Board?	No
Board Name:	<i>Field not completed.</i>
Potential Conflict of Interest:	
Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No

Field not completed.

If yes, please provide details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):	Class President of the Nova Southeastern University graduating class of 2019 (2015)
--	---

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:	Prior drafting classes
---	------------------------

Organization or Commissioner sponsoring nomination (if applicable):	<i>Field not completed.</i>
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Educational Background: (Check all that apply)	High School, BS/A
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Other:	Doctor of Optometry
--------	---------------------

Major areas of study:	Vision Science
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Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes
---	-----

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	11/7/22
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Applicant's Signature	Ron Norman
-----------------------	------------

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Salvatore Cumella

From: Caroline Best <cbest@fbfl.org>
Sent: Friday, September 2, 2022 8:31 AM
To: tlkosackfbfl@gmail.com
Cc: Kim Briley
Subject: RE: Online Form Submittal: Advisory Board/Committee Application

Good morning, Ms. Kosack:

Thank you for your continued interest. Your application is on the December 6, 2022, City Commission Regular Meeting agenda for consideration.

Please contact me with any questions between now and then.

Warm regards,

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, September 1, 2022 4:24 PM
To: Caroline Best <cbest@fbfl.org>; Kim Briley <kelliott@fbfl.org>
Subject: Online Form Submittal: Advisory Board/Committee Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Tammi Kosack
Home Mailing Street Address	322 N 3rd St
City	Fernandina Beach

Zip Code	32034
Primary Phone	4042320428
Secondary Phone	<i>Field not completed.</i>

Please note that board materials are distributed electronically.

Email to receive board materials	tlkosackfbfl@gmail.com
Employer	self
Position Title	owner
Business Address	322 N 3rd St
City	Fernandina Beach
Zip	32034

Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	None

Why are you interested in serving on this Board? Please explain.	I have thoroughly enjoyed being a member of this board and my term expires in December. I wish to be reconsidered.
---	--

Eligibility

Are you a resident of the City?	Yes
Length of time:	7 years
Do you hold a public office?	No
Office name:	<i>Field not completed.</i>
Are you employed by the City?	No

Position: *Field not completed.*

Are you currently serving on a Board? Yes

Board Name: HDC

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach? No

Field not completed.
If yes, please provide details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served.
Note the length of service and office held (if any):
Charter Review Committee, Tree Committee

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended: see original application.

Organization or Commissioner sponsoring nomination (if applicable): *Field not completed.*

Educational Background: High School, BS/A
(Check all that apply)

Field not completed.
Other:

Field not completed.

Major areas of study:

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes
---	-----

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	9/1/2022
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Applicant's Signature	Tammi Kosack
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CERTIFICATE OF APPROVAL (COA) HDC2021-0041 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 10/06/2021
Work Class: Residential	District: Default	Exp Date: 11/05/2021
Status: Approved	Square Feet: 0.00	Completed: 11/19/2021
Valuation: \$0.00	Assigned To: Taylor Hartmann	Approval
		Expire Date: 05/21/2023

Description: Certificate of Approval (COA) to demolish and reconstruct accessory structure, accessory dwelling unit, and 1-story addition to primary structure
*5/09/2022 Amendment - Modification to change siding to Hardie horizontal siding - BM2138-40 Carolina Gull, change Windows to Andersen Double Hung E Series, Spearmint, and trim color to SW9542 Natural White.
10/10/22 Amendment - Extension of COA for 6 month - new deadline is 5/21/2023

Parcel: 00-00-31-1800-0128-0042 Main	Address: 330 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Owner Lee Thomas 330 S 7th ST Fernandina Beach, FL 32034-2269 Mobile: 864-350-2152	Applicant John Cotner 1627 Atlantic Ave Fernandina Beach, FL 32034	Agent John M Cotner 425 S 13th ST Fernandina Beach, FL 32034 Home: 904-277-4593
---	--	--	--

Note	Created By	Date and Time Created
1. Amendment approved to switch horizontal to hardie board and batten, change solid wall at new deck to horizontal louvered panels, and change color to Carolina Gull - Benjamin Moore 213840, windows Andersen E series (spearmint).	Salvatore Cumella	06/03/2022
2. Mr. Thomas requested 6 month extension of COA	Sylvie McCann	10/17/2022

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001404-2021		Salvatore Cumella	11/19/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018071	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00018071		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0222 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/04/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 11/03/2022
Status: Approved	Square Feet: 0.00	Completed: 10/13/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace and expand driveway with concrete		Expire Date: 10/13/2023

Parcel: 00-00-31-1800-0027-0120 Main	Address: 213 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner	Applicant
JAMES WILLIAMS	JAMES WILLIAMS
213 S 6 ST	213 S 6 ST
FERNANDINA BEACH, FL	FERNANDINA BEACH, FL
32034	32034
Mobile: 9042773000	Mobile: 9042773000

Note	Created By	Date and Time Created
1. Mr. Williams will provide a suvery with the current driveway and also showing the proposed expansion.	Sylvie McCann	10/04/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024243	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00024243		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0223 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/07/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 11/07/2022
Status: Approved	Square Feet: 0.00	Completed: 10/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 10/19/2023
Description: Certificate of Approval (COA) to replace roof access door with PlastPro fiberglass door.		

Parcel: 00-00-31-1800-0270-0230 Main	Address: 129 S 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Applicant	Owner
Donald & Wanda J. Mauk	Donald & Wanda J. Mauk
129 S 3rd ST	129 S 3rd ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 305-304-2562	Home: 305-304-2562

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024329	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00024329		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0224 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/14/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 11/14/2022
Status: Approved	Square Feet: 0.00	Completed: 10/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/19/2023
Description: Certificate of Approval (COA) to replace existing metal roof with new Tuff Rib metal roof (Galvalume)		

Parcel: 00-00-31-1800-0041-0051 Main	Address: 125 S 8Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	---	---

Owner L. W & Beverly A French 1923 Highland DR Fernandina Beach, FL 32034 Business: 9045560288	Contractor LePierre Roofing, Inc. 2618 McGregor Fernandina Beach, FL 32304 Business: 9047532234	Applicant Gary Lepierre 2618 McGregor Blvd Fernandina Beach, FL 32034 Business: 9047532234
---	--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024330	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00024330		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0225 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/18/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 11/17/2022
Status: Approved	Square Feet: 0.00	Completed: 10/19/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/19/2023
Description: Certificate of Approval (COA) to replace metal roof, in-kind. 5-V Crimp 032 Aluminum (PVDF Pre-Weathered)		

Parcel: 00-00-31-1800-0135-0042 Main	Address: 430 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner Susannah A Warner 430 S. 7th St Fernandina Beach, FL 32034	Applicant Susannah A Warner 430 S. 7th St Fernandina Beach, FL 32034
--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024358	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00024358		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0227 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/25/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 11/25/2022
Status: Approved	Square Feet: 0.00	Completed: 10/27/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair and replace modified roof and demolish existing deck overlay.		Expire Date: 10/27/2023

Parcel: 00-00-31-1800-0269-0020 Main	Address: 14 S 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Agent Donna L VanPuymbrouck 474423 E State Rd 200 Fernandina Beach, FL 32034 Business: 9042772465 Mobile: 9047539076	Owner Mac & Gi LLC 4361 Chickering LN Nashville, TN 37215
--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024446	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00024446		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0230 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/26/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 11/25/2022
Status: Approved	Square Feet: 0.00	Completed: 10/27/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/27/2023
Description: Certificate of Approval (COA) to remove shingle roof and replace with standing seam metal roof (solar white).		

Parcel: 00-00-31-1800-0127-0022 Main	Address: 316 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner Anne Key 316 S 6th ST Fernandina Beach, FL 32034 Mobile: 904-335-0103	Applicant Anne Key 316 S 6th ST Fernandina Beach, FL 32034 Mobile: 904-335-0103
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024468	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00024468		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00