



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
FEBRUARY 16, 2023
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 January 19, 2023.
 - 3.2 Approval of Minutes for the Joint Workshop of January 25, 2023.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 HDC 2022-0077 - A1A SOLAR CONTRACTING, AGENT FOR WILLIAM GASS, 801 WHITE STREET**
Certificate of Approval (COA) to install a solar electric system on an accessory structure. *(Quasi-Judicial)*
 - 5.2 HDC 2023-0078 - COTNER ARCHITECTS, LLC, AGENT FOR ROBERT + CHERYL VIRTUE, 424 N. 3RD STREET**
Certificate of Approval (COA) to construct an addition. *(Quasi-Judicial)*
 - 5.3 HDC 2023-0079 - BUILT TO LAST CONSTRUCTION INC., AGENT FOR RUTH MAESTRE, 11 S. 7TH STREET**
Certificate of Approval (COA) to remove and replace front porch, in-kind. *(Quasi-Judicial)*
 - 5.4 HDCV 2023-0004 - MICHAEL STAUFFER ARCHITECT, AGENT FOR CHRIS + ELIZABETH NELSON, 614 BEECH STREET**
Variance request from LDC Section 4.02.03(E)(F) Standards for Buildings and Building Placement to modify setbacks. *(Quasi-Judicial)*
 - 5.5 HDC 2023-0080 - MICHAEL STAUFFER ARCHITECT, AGENT FOR CHRISTOPHER + ELIZABETH NELSON, 614 BEECH STREET**
CONCEPTUAL Certificate of Approval (COA) to remove shed, replace window with French Door, add deck on west side, screen porch on east side, and replace front porch steps and walkway with brick. *(Quasi-Judicial)*
- 6. BOARD BUSINESS**

7. STAFF REPORT

7.1 Staff Certificate of Approval - January 2023

7.2 This Not That

7.3 Palace Saloon Cornice Update

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MARCH 16, 2023

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
JANUARY 19, 2023
5:00 PM
CITY HALL COMMISSION HAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), Froilan Esclusa (Vice-Chair), James Pozzetta, Tammi Kosack, Tim Poynter, Michael O'Donnell (Alt 1), Arlene Filkoff (Alt 2)

Member Absent:

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

2. PLEDGE OF ALLEGIANCE

All members disclosed no ex parte communications except for Member Poynter who spoke with the owner Jon Lasserre about case HDC02022-0076.

Proxy City Attorney Harrison Poole explained the Quasi-Judicial procedures.

Ms. McCann administered the oath to parties that wished to give testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of December 15, 2022.

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

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

4. OLD BUSINESS

There was no Old Business to present.

5. NEW BUSINESS

5.1 HDC 2022-0076 - MIRANDA ARCHITECTS, AGENT FOR CENTRE & THIRD LLC, 209-211 CENTRE STREET & 9 N. 3RD STREET.
Conceptual Certificate of Approval (COA) to construct two (2) 1-story commercial buildings. (*Quasi-Judicial*)

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Mr. Cumella presented the case and recommended Conceptual Approval.

Vice Chair Esclusa asked about the existence of a lease agreement. Mr. Cumella let the applicant explain this inquiry.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, spoke of the site plan, conceptual elevations, and the concept of “Food Hall” which would also include some retail. He noted that the back lot on S. 3rd Street would be an open area to eat.

Jon Lasserre, 1785 Mariner’s Walk, owner, also present is Curtis Lasserre (nephew) part owner, explained the history of the previous building that occupied that lot. He also noted that there is a lease expiring in late 2023.

Member Kosack asked if there is a termination clause on the lease. Mr. Lasserre answered that there is a termination term of 60 days.

Member O’Donnell asked about the planned courtyard on N. 3rd Street.

Member Filkoff offered thanks to Mr. Lasserre from the business community for allowing the usage of that vacant space during the pandemic.

Public Hearing was opened.

Melba Whittaker, spoke of the number of years this lot has been vacant and would like the Board to keep in mind that the pocket park has been part of the fabric of the City for 50 some years.

Public Hearing was closed.

Board Discussion was opened.

Vice-Chair Esclusa concurred with Mrs. Whittaker but noted that this is outside of the Board’s purview. Member Pozzetta also agreed with Mr. Whittaker.

ACTION TAKEN: A motion was made by Member Pozzetta seconded by Member Kosack to approve HDC case 2022-0076 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0076, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant Conceptual approval at this time.

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

6. BOARD BUSINESS

6.1 APPOINTMENT OF CHAIR AND VICE-CHAIR

Mr. Cumella confirmed that the Chair and Vice-Chair appointee can serve for 1 consecutive year but that is no term limit.

ACTION TAKEN: A motion was made by Member Kosack seconded by Member Poynter to approve the appointment of Member Spino as Chair and Member Esclusa as Vice-Chair.

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

Mr. Cumella spoke of the Joint Workshop with Preservation partners slated for January 25, 2023, at City Hall Chambers

Chair Spino spoke of the Tringali replat request, its requirements, and the response from the community. He

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asked Board members if they have any additional comments or recommendations to present to the Commission.

Member Pozzetta brought up lot orientation, especially considering there are lots facing Beech Street. Member Poynter noted that as a board member, he would like to respect the owner's property right. Chair Spino spoke of the request being a replat and not a restoration of underlying lots which creates a bigger impact.

Mr. Poole added comments on the role of Board advocating for the HDC to the Commission.

6.2 ADMINISTRATIVE PROCEDURES UPDATE 01.19.2023

Mr. Cumella spoke of updates to the Administrative Procedures relating to correlation with some part of LDC changes.

Vice-Chair Esclusa asked about the approval of sheds. He also asked about board member nomination and the outreach in place regarding current board vacancies. Mr. Cumella noted that the City Clerk office is in charge of that process.

ACTION TAKEN: A motion was made by Member Esclusa seconded by Member Poynter to approve changes and updates to the Administrative Procedures to correlate with some part of the Land Development Code.

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

7. STAFF REPORT

7.1 HDC 2022 YEAR-END BOARD MEMBER SURVEY

Mr. Cumella spoke of the responses to the survey questions.

7.2 Staff Certificates of Approval - December 2022

There were no comments regarding Staff Certificates of Approval.

8. PUBLIC COMMENT

No public comments.

9. ADJOURNMENT 6:17 PM



**MINUTES
HISTORIC DISTRICT COUNCIL JOINT WORKSHOP
JANUARY 25, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

2. ROLL CALL

- 2.1 Introduction of Organizations:
[Fernandina Beach Main Street Amelia](#)
[Island Museum of History](#)
Amelia Island Fernandina Beach Restoration Foundation

Each workshop participant introduced themselves.

Historic District Council members: Michael Spino (Chair), Froilan Esclusa (Vice-Chair), James Pozzetta, Tammi Kosack, Tim Poynter, Michael O'Donnell, Arlene Filkoff

Fernandina Beach Main Street: Lisa Finkelstein, Jose Miranda, Teresa Duncan, Christie Walsh-Myers.

Amelia Island Museum of History: Phyllis Davis

Amelia Island Fernandina Beach Restoration Foundation: Suanne Thamm, Adam Kaufman, Lorelei Jacobs, Wendy Langley, Susan Steger

Others Present: Salvatore Cumella, Preservation Planner
Sylvie McCann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/ACTION ITEMS

4.1 DOWNTOWN STREETScape

Lisa Finkelstein spoke of the current projects that Main Street is promoting. She emphasized streetscape. She mentioned that they are focusing on standards and what standards should be in order to make them more cohesive. She added that Main Street is looking forward for the downtown lighting project to take off and also for standards for lighting fixtures. She asked for the Historic District Council to provide support for these projects.

Other Main Street Members spoke of other projects such as trees planting and hex pavers. They expressed that the City must commit to these projects and be accountable and invested time and money. Mr. Miranda voiced concern that there is a lot of push back at the Staff level of the City and not always at the Commission level.

Ms. Filkoff asked about any issues with parking and CRA design guidelines. None were brought up by the Main Street group.

4.2 WATERFRONT DEVELOPMENT (HDC, CHAIR SPINO)

M. Spino spoke of the current status of the waterfront and its projects.

4.3 BOSQUE BELLO CEMETERY

Lorelei Jacobs spoke of recruitment for new membership to the Restoration Foundation. She added that a grant application is being prepared to be submitted by June 1st, 2023. This includes applying for the ancient section of the cemetery to be added to the National Register. The grant proposal should be presented to the City Commission in March 2023. Suann Thamm asked for a Letter of support from the HDC for them to include in their grant proposal. Mr. Cumella commented that there are plans to add the remaining southern part of the cemetery within the Historic District boundaries. This item should be added to a HDC agenda in the next couple of months. He explained the advantage of being part of the National Register which opens up more opportunities to apply and receive grants. Ms. Thamm noted that Mr. Catherine Vorrasi, Parks & Recreation Director, showed increased interest in being involved with any cemetery projects.

Dr. Michael Harrison, from the audience, mentioned the loss of cedar trees and encourage readily replacement of these losses.

4.4 HISTORIC PRESERVATION AWARENESS (MAIN STREET, LISA FINKELSTEIN)

Lisa Finkelstein spoke about the need to actively promote and raise awareness for preservation in general and get public involvement. Suanne Thamm suggested that all groups participate in some way during the Preservation Month in May 2023. Mr. Cumella mentioned that a window workshop is already planned this year.

4.5 STANDARD MARINE EVENT - 101 N. 2nd Street

Mr. Cumella spoke of the project and some suggestion of planning guide tours of the building in order to promote Preservation. He asked if any group would be interested in being involved.

4.6 FERNANDINA 200 UPDATE (MAIN STREET, LISA FINKELSTEIN)

Lisa Finkelstein and Main Street is already working on the 200-year anniversary of the incorporation of Fernandina Beach which events will take place throughout the year 2024 and culminate on January 1, 2025. She added that a series of events would be planned and that a steering committee has been created to oversee the invitation process where organization or individual can propose and vet events. Phyllis Davis from the Amelia Island Museum is working with the Genealogy agency regarding research. A press release will be coming soon to invite agencies to join into the planning of the events and meeting would take place on a monthly basis.

4.7 PORT UPDTATE (HDC MEMBER KOSACK)

Tammi Kosack gave an update on the Port Master Plan. She spoke of 4 points of discussion and that a 2nd open house meeting is set at the Peck Centre on January 26, 2023 from 5:00 to 7:00 welcoming the community to discuss the pros and cons. She spoke of major changes such as transport of products, increase of transport trucks, and cruise ship dockings. She also spoke of the OPHA possibly putting 2 vacant lots for sale. The final Port Master Plan will be discussed during the OPHA meeting of February 8, 2023. Once approved, the Port Master Plan will be presented and discussed at the City Planning Advisory Board for recommendation to the City Commission for their review and approval.

4.8 NEXT STEPS

Mr. Spino recapped the talking points regarding streetscape standards and hex pavers. He noted the need to maximize parking and green spaces at the Waterfront. He reiterated the need for support for

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grant application for Bosque Bello and the addition of the cemetery to the National Register. He emphasized Preservation month in May 2023 tying in with a possible event for the Standard Marine project, organized by Main Street. He also touched next year's 200-year celebratory events of Fernandina Beach's incorporation and lastly commented on the importance of staying abreast of the OPHA Port Master Plan update and to bringing supportive insight to the City Commission.

5. OTHER DISCUSSION ITEMS

6. PUBLIC COMMENT

Jeremiah Glisson, Public Works/Operation Director, gave updates on current and future projects for 2023.

7. ADJOURNMENT 6:25 PM

Sylvie McCann, Recording Secretary

Sal Cumella, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0077
FEBRUARY 16, 2023

Owner/Applicant:	A1A Solar Contracting, agent for William Gass Jr.
Property Address:	801 White Street (Old Town)
Parcel ID #	00-00-31-1580-0005-0100
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	N/A
Year Built:	1910 (NCPA)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to install a solar electric system on accessory structure. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Approval (COA) to install a solar electric system on the south facing roof of a non-contributing accessory structure.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

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

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

ANALYSIS:

The Florida Solar Rights Act ([FL Statute Title XI Chapter 163 section 04 Energy Devices Based on Renewable Resources](#)) was passed in 2021 with the legislative intent of “encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain.”

As such, “A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings...”

However, municipalities “may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.”

The applicant has demonstrated that they have examined alternatives placements and determined that the proposed configuration is the most efficient.

Solar Resources:

[Solar Panels on Historic Properties - Technical Preservation Services \(U.S. National Park Service\) \(nps.gov\)](#)

[ITS NUMBER 52: Interpreting The Secretary of the Interior's Standards for Rehabilitation \(nps.gov\)](#)

[Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings](#) (pg. 14)

[Chapter 163 Section 04 - 2021 Florida Statutes - The Florida Senate \(flsenate.gov\)](#)

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2022-0077

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2022-0077 **with or without** conditions;

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

That HDC case HDC 2022-0077, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Senior Planner - Historic Preservation

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #10405

Date Submitted: 12/20/2022

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 â€œ Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

APPROVAL TYPE*

Board Approval: 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?*

11/1/2022

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*

Old Town

Site Address*

801 White St

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0005-0100

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

WILLIAM

Last Name*

GASS JR

Mailing Address*

801 White St

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

(904) 753-3469

E-mail Address*

capnbill001@yahoo.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*

Christopher

Last Name*

Gellentien

Company (if applicable)

A1A Solar Contracting

Street Address

10418 New Berlin Road

City

Jacksonville

State

FL

Zip

32226

Telephone Number

5702398495

E-mail Address

chris.gellentien@a1asolar.com

Project Description*

5.040kW PV - Solar Electric system - 14x panels (black-on-black). We ask permission to install on Gass' South facing Garage roof, detached from the house. The South Side of the Garage roof is the only option for placement, even though it is street-facing. I will provide detailed production differences as to why the back side will not work.

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
Hanwha	14x Q-cells, Q.PEAK DUO BLK-G10+ 365 (365W)	Black
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
helioscope_design_6590779.pdf	Screenshot 2022-12-20 155639.png	Screenshot 2022-12-20 160741.png	Screenshot 2022-12-20 160829.png
Upload 5	Upload 6	Upload 7	Upload 8
Screenshot 2022-12-20 160854.png	DJI.JPG	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.
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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.

S 1

Gass, Bill 22278, 801 White Street, Fernandina Beach, FL

🔧 Design	
Design	S 1
DC Nameplate	5.11 kW
AC Nameplate	4.06 kW (1.26 DC/AC)
Last Modified	Chris Gellentien (Today at 8:55 PM)

📍 Project Location

📦 Components		
Component	Name	Count
Inverters	IQ7PLUS-72-2-US (ENPHASE)	14 (4.06 kW)
AC Panels	1 input AC Panel	1
AC Home Runs	2/0 AWG (Copper)	1 (189.4 ft)
AC Branches	8 AWG (Copper)	1 (0.0 ft)
Module	Hanwha Q-cells, Q.PEAK DUO BLK-G10+ 365 (365W)	14 (5.11 kW)

🏠 Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Flush Mount	Portrait (Vertical)	26.57°	185.5°	0.0 ft	1x1	14	14	5.11 kW

👤 Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	-	Along Racking

Detailed Layout





801

27.7 ft

13.5 ft

13.6 ft

27.7 ft

80

Estrada St

801

803



North

Gass, Bill 22278, 801 White Street, Fernandina Beach, FL

System Designer

Design

Rename

Design	North
DC Nameplate	4.02 kW
AC Nameplate	3.19 kW (1.26 DC/AC)
Last Modified	Chris Gellentien (Today at 4:01 PM)

Project Location

Google 2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Components

Component	Name	Count
Inverters	IQ7PLUS-72-2-US (ENPHASE)	11 (3.19 kW)
AC Panels	1 input AC Panel	1
AC Home Runs	2/0 AWG (Copper)	1 (233.3 ft)
AC Branches	8 AWG (Copper)	1 (0.0 ft)
Module	Hanwha Q-cells, Q.PEAK DUO BLK-G10+ 365 (365W)	11 (4.02 kW)

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 2	Flush Mount	Portrait (Vertical)	26.57°	5.5°	0.0 ft	1x1	6	11	4.02 kW

Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	-	Along Racking

S 1 Gass, Bill 22278, 801 White Street, Fernandina Beach, FL

System Designer

Design Rename

Design	S 1
DC Nameplate	5.11 kW
AC Nameplate	4.06 kW (1.26 DC/AC)
Last Modified	Chris Gellentien (Today at 4:05 PM)

Project Location



Components		
Component	Name	Count
Inverters	IQ7PLUS-72-2-US (ENPHASE)	14 (4.06 kW)
AC Panels	1 input AC Panel	1
AC Home Runs	2/0 AWG (Copper)	1 (189.4 ft)
AC Branches	8 AWG (Copper)	1 (0.0 ft)
Module	Hanwha Q-cells, Q.PEAK DUO BLK-G10+ 365 (365W)	14 (5.11 kW)

Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Flush Mount	Portrait (Vertical)	26.57°	185.5°	0.0 ft	1x1	14	14	5.11 kW

Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	-	Along Racking





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0078
FEBRUARY 16, 2023

Owner/Applicant:	Cotner Architects, LLC, Agent for Robert + Cheryl Virtue
Property Address:	424 N. 3 rd Street
Parcel ID #	00-00-31-1800-0018-0070
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00273
Year Built:	1901 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct an addition. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Constructed in 1901, this two-and-a-half story frame vernacular residential building was originally the residence of Captain E. F. Morse, a harbor pilot, as listed in the 1901 directory. The applicant is proposing to construct a 135 sq.ft. addition at the rear of the property; screen in existing covered porch; cover existing open porch and add section of covered porch at southwest corner.

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:

The proposed additions and alterations are compatible with the contributing structure and surrounding district.

Staff finds that the additions and alterations are 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 2023-0078

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0078 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 2023-0078, 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 8NA00273

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #10511

Date Submitted: 1/5/2023

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

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

Fees

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

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

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

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

HDC 2023



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?*

1/4/2023

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*

424 North 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0018-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Robert & Cheryl

Last Name*

Virtue

Mailing Address*

424 North 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

770-363-5745

E-mail Address*

buiu76@yahoo.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*

Ann

Last Name*

Pittman

Company (if applicable)

Cotner Architects, LLC

Street Address

15 North 18th Street

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

ann@cotnerarchitects.com

Project Description*

Addition of 135 s.f. of conditioned space on the rear of the house. Screen in existing covered porch & cover existing open porch. There is also small area of proposed new covered porch on the southwest corner.

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

Design Vision Statement*

To create an historically sensitive addition to this important property.

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
	Match Existing	Match Existing (Name/Number)

DOORS

Manufacturer	Product Description	Color
Pella	Architect Series Include FL Product Approval # for Windows and Doors	Match Existing (Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
	Match Existing	Match Existing (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Match Existing	Match Existing (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Brick Piers / Match Existing	Match Existing (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Match Existing	Match Existing (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Match Existing	Match Existing (Name/Number)

FENCING

Manufacturer	Product Description	Color
	NA	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	NA	(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
HDC Submittal.pdf	Doors.pdf	Owners Authorization001.pdf	Photos.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Survey001.pdf	Warranty deed.pdf	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.
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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 CHERYL AND ROBERT VIRTUE

(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS

(print name of agent)

to represent me/us in processing an application for: HDC

(type of application)

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

CHERYL VIRTUE
(Print name of owner)

ROBERT VIRTUE
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

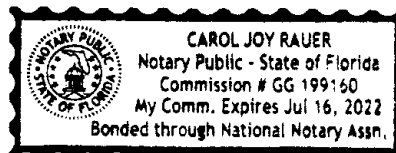
Subscribed and sworn to before me this 6th day of JANUARY, 2021.

[Signature]
Notary Public Signature

CAROL JOY RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 20-202470
Sales Price: \$665,999.00

Parcel No.: 00-00-31-1800-0018-0070

This **WARRANTY DEED**, made the 5th day of October, 2020, by **Austin Lamar Coarsey, a single man** (whether one or more, the "Grantor"), to **Robert Virtue and Cheryl Virtue, husband and wife**, whose post office address is 415 N 4th St, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

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:

A triangular portion of Lots 10, 11, 12 and 13, Block 18, City of Fernandina Beach, Nassau County, Florida.

Being more particularly described as follows: Begin at the Southwest corner of Lot 10 aforesaid and run in a Easterly direction along the Southerly line of Lots 10, 11, 12 and 13 aforesaid, a distance of 100.0 feet to the Southeast corner of said Lot 13. Return to the Point of Beginning and run in a Northerly direction along the Easterly right-of-way line of North Third Street (a 60.0 foot R/W), a distance of 5.0 feet; run thence in a Easterly direction departing said right-of-way, a distance of 100.12 feet to Southeast corner of Lot 13 aforementioned for the closing point.

Together with:

All those certain lots, pieces or parcels of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:
Lots 7, 8 and 9, in Block 18, City of Fernandina Beach.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name:

Sandy Dean

Address:

P.O. Box 55

Brookfield, GA 31727

Witness Signature

Printed Name:

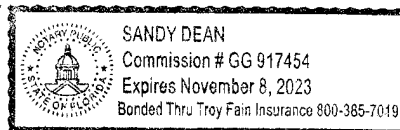
Joyce A. Middleton

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 2nd day of October, 2020, by Austin Lamar Coarsey.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

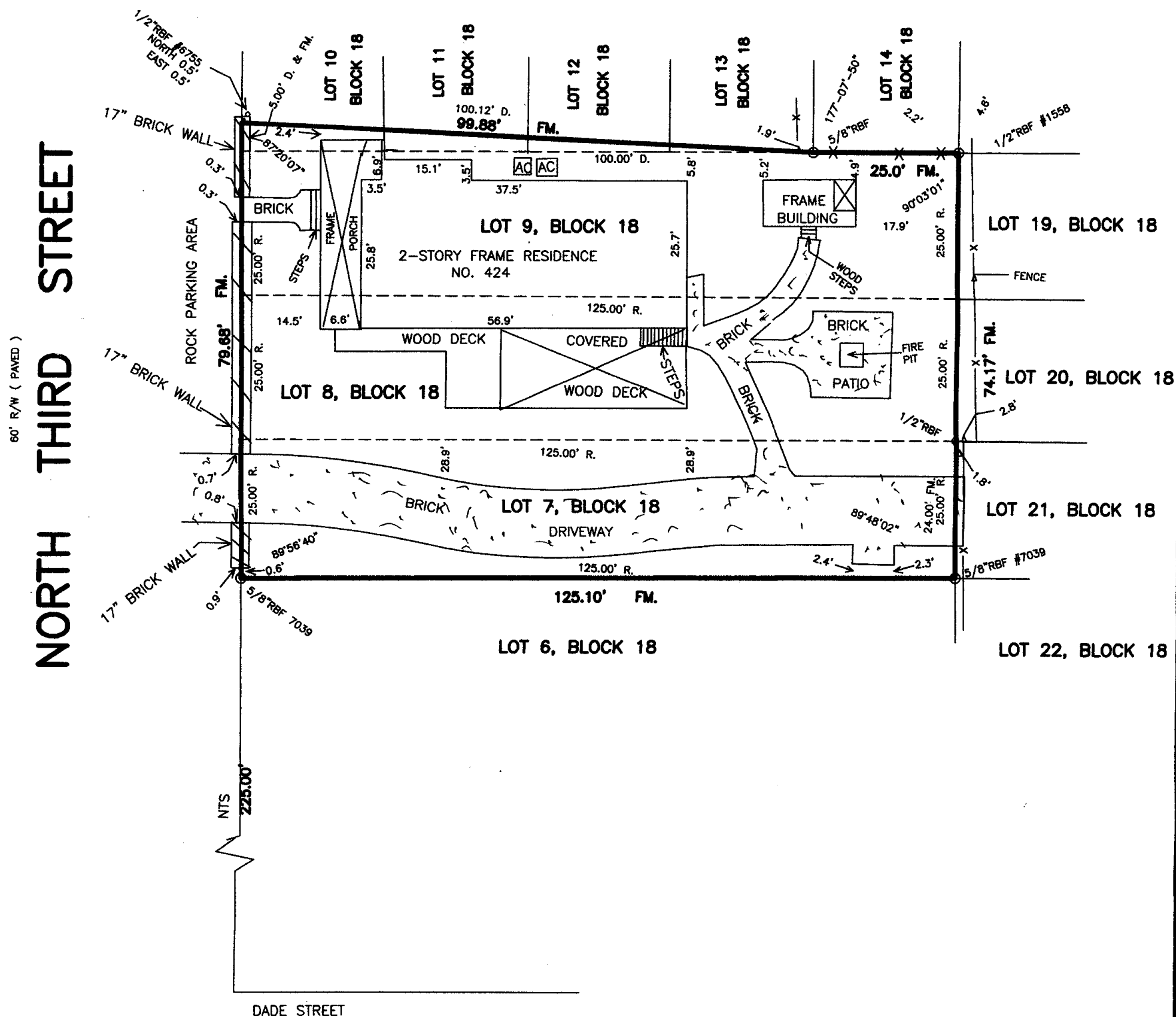
Produced: _____

Georgia Drivers License

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTHERLY ALONG
THE EASTERLY RIGHT-OF-WAY LINE OF NORTH THIRD STREET (A 60 FOOT
RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 5.00 FEET TO A POINT;
THENCE RUN EASTERLY A DISTANCE OF 100.12 FEET TO THE SOUTHEAST CORNER OF
SAID LOT 13; RUN THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 10,
11, 12 AND 13, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

**CERTIFIED TO:
ROBERT D. VIRTUE AND CHERYL B. VIRTUE,
SUPREME LENDING,
FIRST AMERICAN TITLE INSURANCE COMPANY,
WOOD & SMITH, P.A.**



& MAPPERS, INC.

**34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650**

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 3718

GEORGIA CERTIFICATE NO. 2365

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237G
DATED 8/2/17

DATE OF SURVEY: SEPTEMBER 28, 2020

SCALE 1"=20'
JOB NO. 0507-04 F.B. 282, 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IPF	POWER LINE ---P----
IRON PIPE SET - IPS	PLAT - P.
RE/BAR FOUND - RBF	FIELD MEASURED - FM.
NOT TO SCALE - NTS	RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL	POWER POLE $\searrow$ O
CONCRETE MONUMENT FOUND - CMF	CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF	FENCE ----X----
RIGHT-OF-WAY - R/W	RIGHT-OF-WAY - R/W
POINT OF CURVE - PC	POINT OF REVERSE CURVE - PRC
POINT OF TANGENCY - PT	
CENTERLINE - C	OFFICIAL RECORDS BOOK - O.R.B.







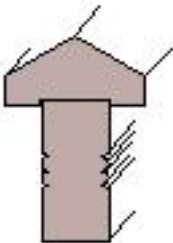
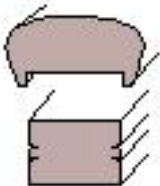




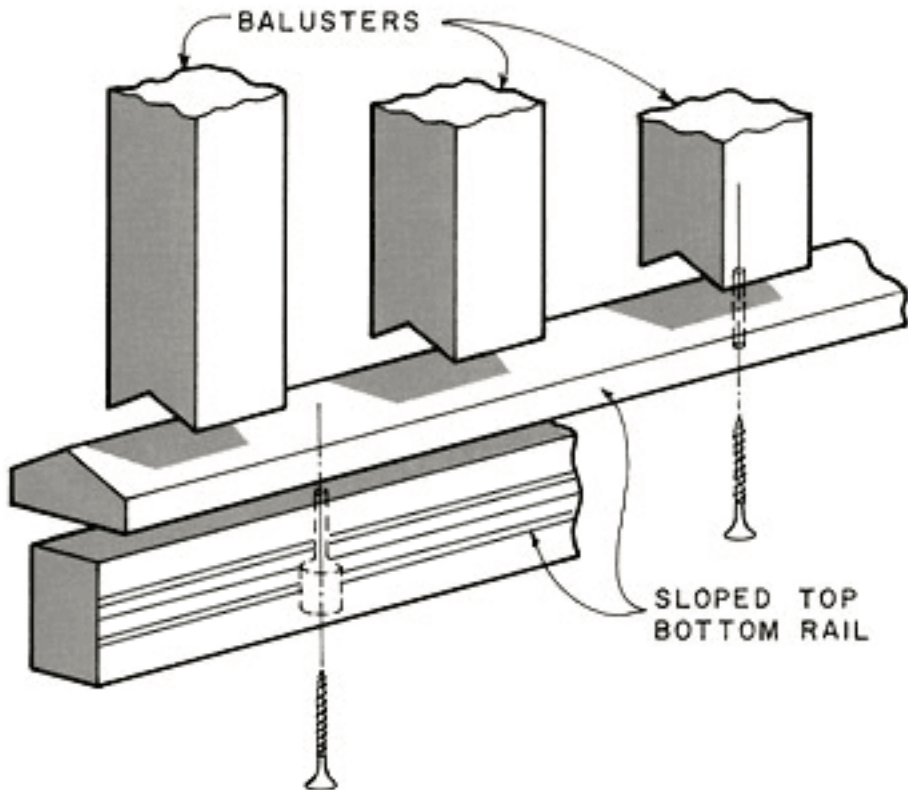


203



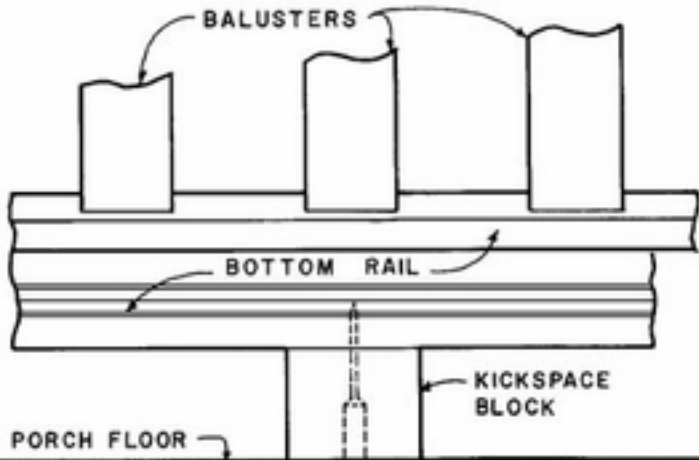


BALUSTERS



SLOPED TOP
BOTTOM RAIL







Revisions

No.	Date
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Progress Prints

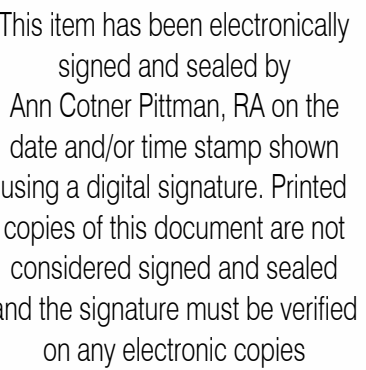
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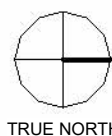
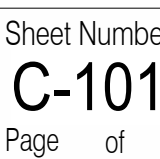
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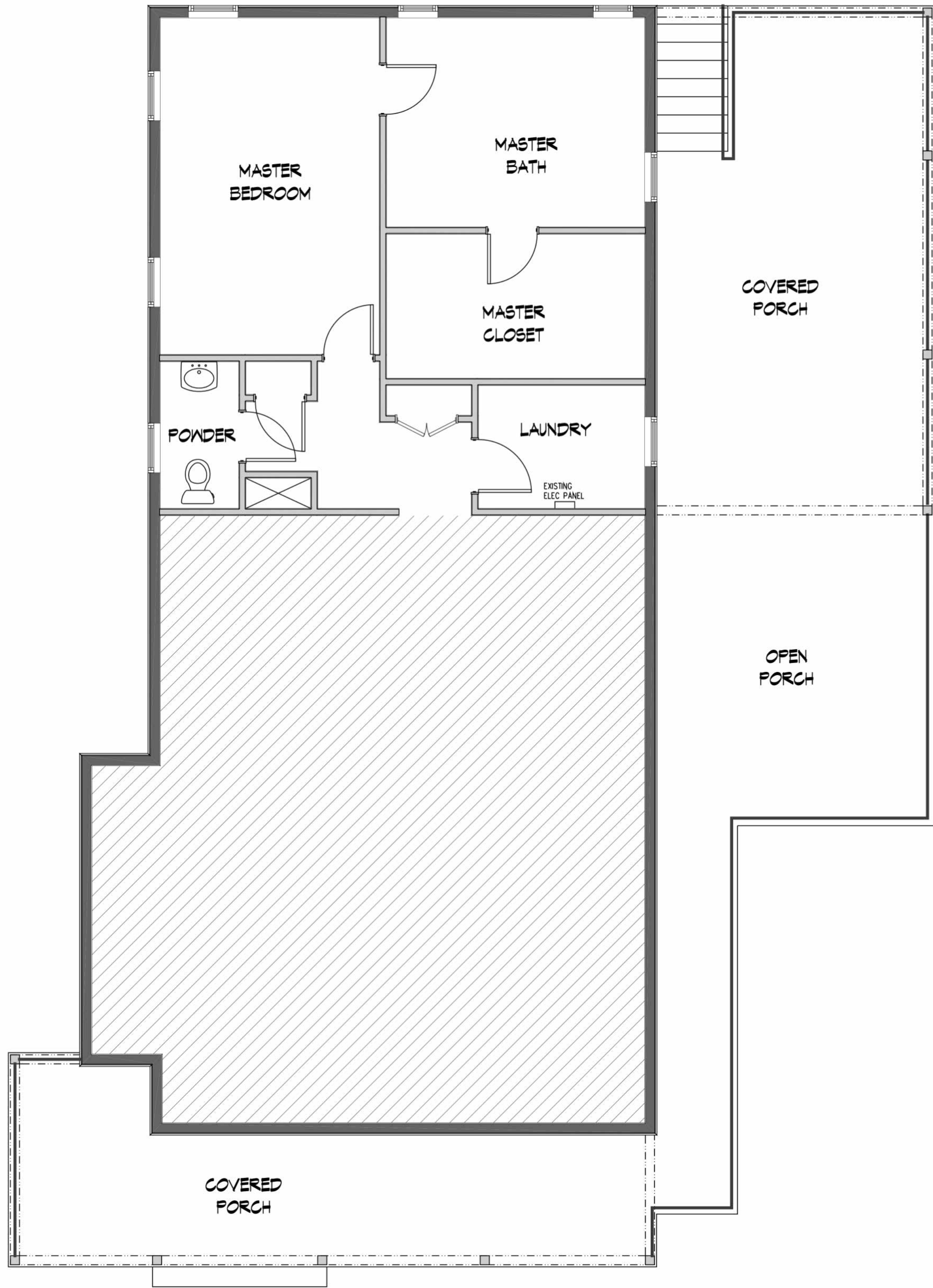


VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

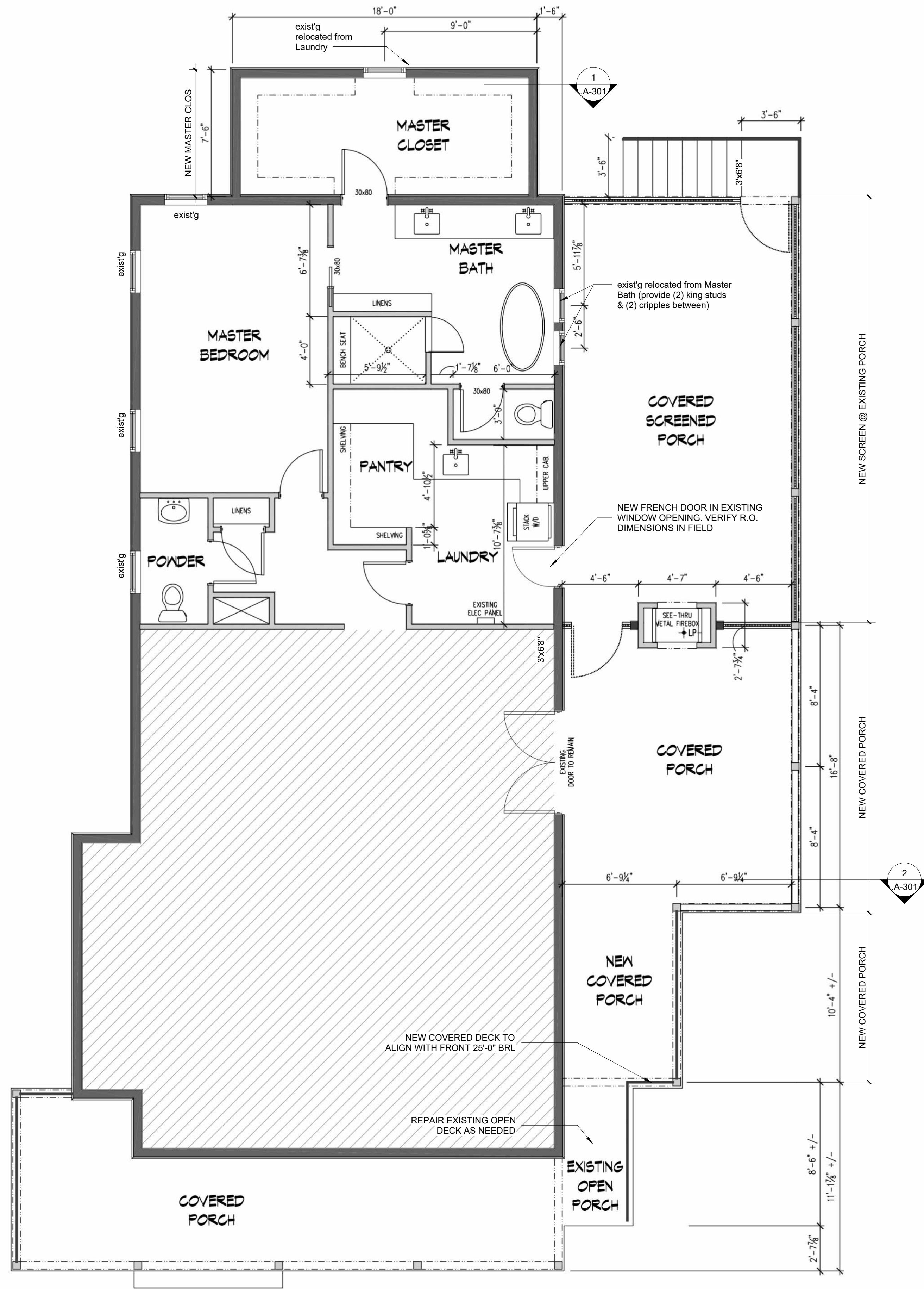
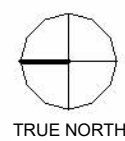
Project: 201795.00

Released: 01-31-2023

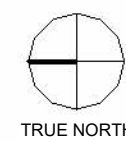




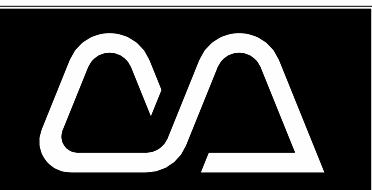
PLAN
A-1.1
EXISTING FLOOR PLAN
1/4" = 1'-0"



PLAN
A-1.1
PROPOSED FLOOR PLAN
1/4" = 1'-0"



- Notes:
1. All windows to be Pella Architect Series w/ design pressure of 40 psf or greater unless otherwise noted.
 2. All exterior doors to be Pella Architect Series w/ design pressure of 40 psf or greater unless otherwise noted.



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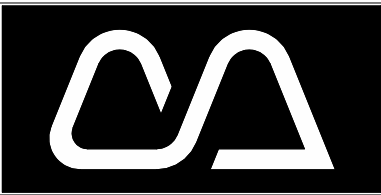


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424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201795.00
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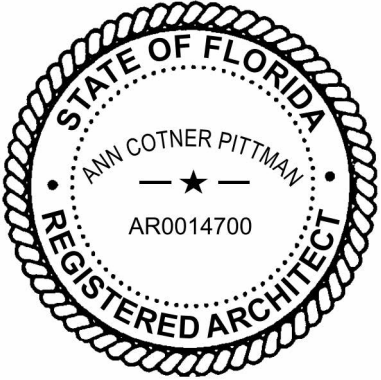
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ELEV
A-2.1
EXISTING SOUTH ELEVATION
1/4" = 1' - 0"



ELEV
A-2.1
PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"

VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

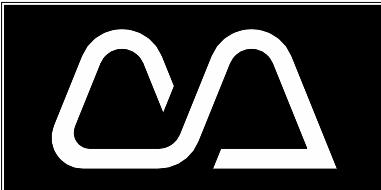
Project: 201795.00
Released: 01-31-2023



ELEV
A-2.2
EXISTING WEST ELEVATION
1/4" = 1' - 0"



ELEV
A-2.2
PROPOSED WEST ELEVATION
1/4" = 1' - 0"



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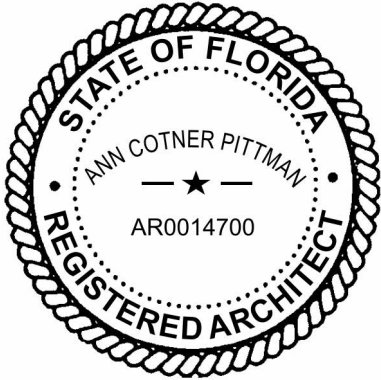
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NASSAU COUNTY, FLORIDA

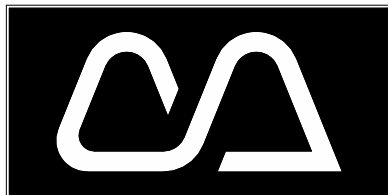
Project:	201795.00
Released:	01-31-2023



ELEV
A-2.3
EXISTING EAST ELEVATION
1/4" = 1' - 0"



ELEV
A-2.3
PROPOSED EAST ELEVATION
1/4" = 1' - 0"



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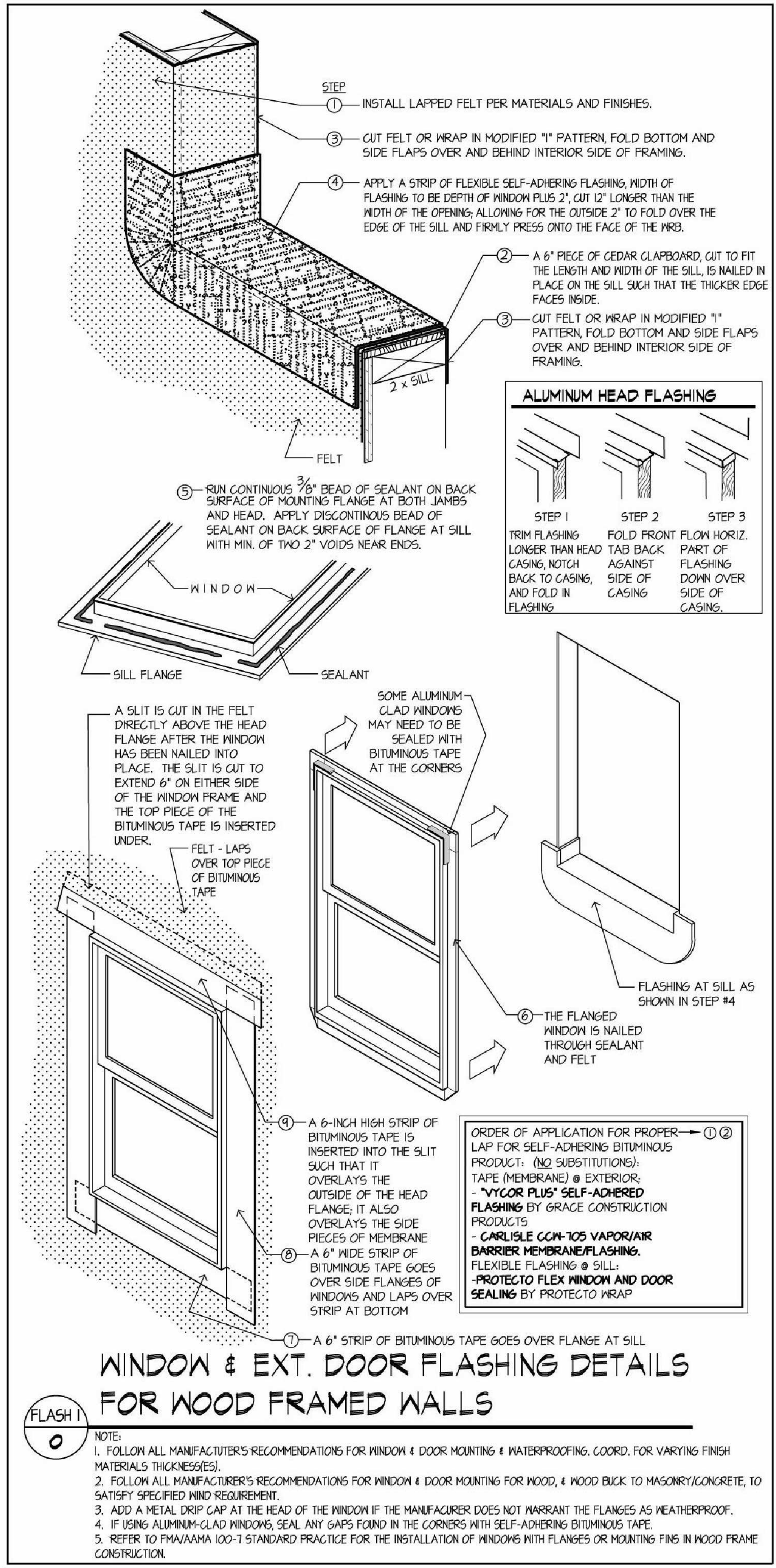
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VIRTUE RESIDENCE
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FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	201795.00
Released:	01-31-2023



Overframe @ existing roof beyond - provide no.2 syp 2x12 valley plate to existing roof w/ min. 3-16d ring shank nails @ rafters. Fasten ea. overframe rafter to valley plate w/ Simpson H2.5 hurricane strap.

Galvalum metal roofing to match existing over Grace "Ice & Watershield" peel & stick or equal over 5/8" exterior grade plywood sheathing over no.2 syp 2x8's @ 16" o.c. unless otherwise noted. See roof framing for rafter configuration.

Provide Simpson TS18 twist strap @ ea. rafter

Continuous aluminum drip

p.t. no.1 syp fascia to match existing

Soffit to match existing

Notes:

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

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

Horizontal siding to match existing over 15lb. felt over 1/2" exterior grade plywood sheathing. See fastening schedule for nailing requirements.

Simpson MST24 strap 32" o.c. - run continuous from bottom of plate up outside face of studs

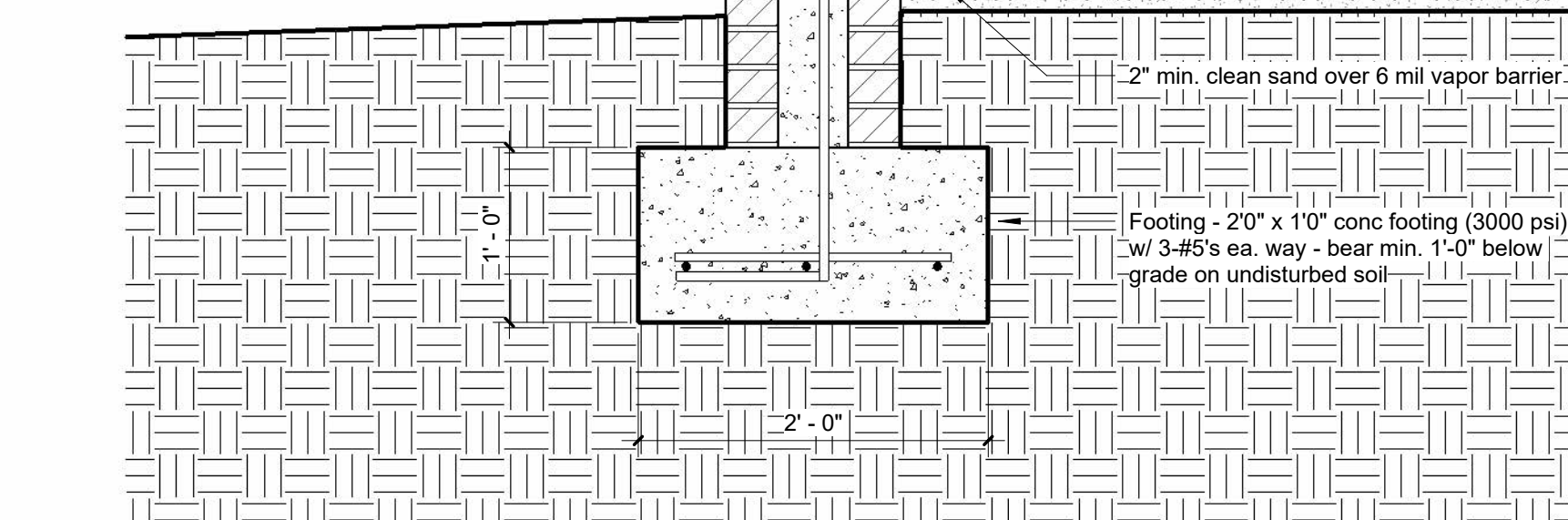
Barge band & drip to match existing w/ aluminum flashing

p.t. (ground contact) no.2 syp 2x10 sill plate

Continuous galvanized termite shield

Brick pier - 1'0" x 2'0" poured solid w/ 2-#5 vert reinf & horz brick ties @ every third course typ @ ea. pier continuous from footing to top of pier - provide 3-#5 vert reinf @ corner piers

1 - #5 horizontal reinf. continuous



1 - Wall Section @ Conditioned Addition
1" = 1'-0"

Overframe @ existing roof beyond - provide no.2 syp 2x12 valley plate to existing roof w/ min. 3-16d ring shank nails @ rafters. Fasten ea. overframe rafter to valley plate w/ Simpson H2.5 hurricane strap.

Galvalum metal roofing to match existing over Grace "Ice & Watershield" peel & stick or equal over 5/8" exterior grade plywood sheathing over no.2 syp 2x8's @ 16" o.c. unless otherwise noted. See roof framing for rafter configuration.

Provide Simpson MTS12 twist strap @ ea. rafter

Continuous aluminum drip

p.t. no.1 syp fascia to match existing

Soffit to match existing

Notes:

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

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

Horizontal siding to match existing over 15lb. felt over 1/2" exterior grade plywood sheathing. See fastening schedule for nailing requirements.

Simpson MST24 strap 32" o.c. - run continuous from bottom of plate up outside face of studs

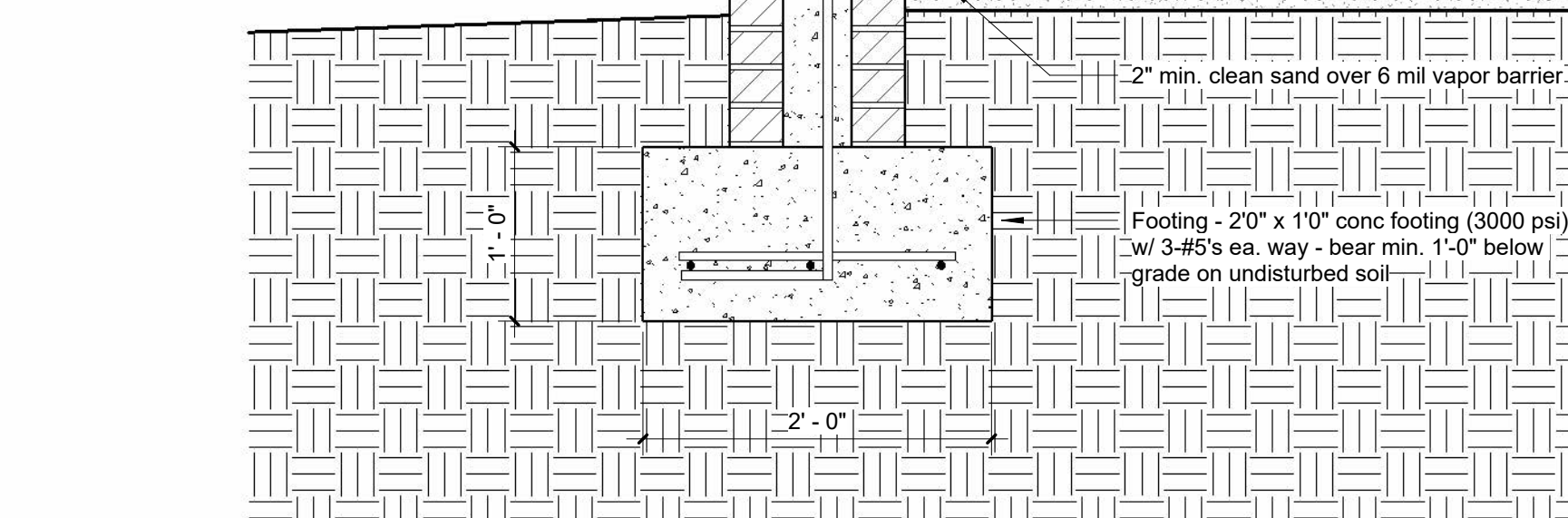
Barge band & drip to match existing w/ aluminum flashing

p.t. (ground contact) no.2 syp 2x10 sill plate

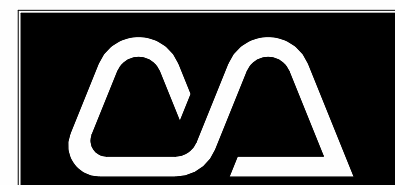
Continuous galvanized termite shield

Brick pier - 1'0" x 2'0" poured solid w/ 2-#5 vert reinf & horz brick ties @ every third course typ @ ea. pier continuous from footing to top of pier - provide 3-#5 vert reinf @ corner piers

1 - #5 horizontal reinf. continuous



2 - Wall Section @ Porch Addition
1" = 1'-0"



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Revisions
No. Date

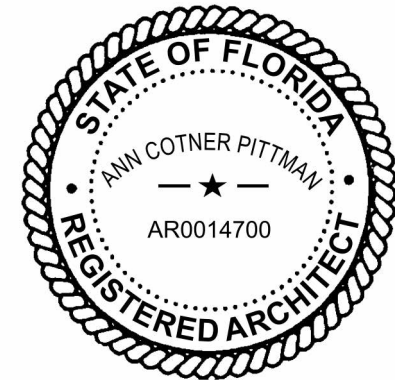
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VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201795.00
Released: 01-31-2023

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WOOD HEADER SCHEDULE		
OPENING WIDTH	BEARING OR SHEAR WALL	NON-BEARING WALL
< 3'-0"	(2) 2 x 8 BOXED	(2) 2 x 4 BOXED
3'-0" TO 5'-0"	(2) 2 x 8 BOXED	(2) 2 x 6 BOXED
5'-1" TO 7'-0"	(2) 2 x 10 BOXED	(2) 2 x 8 BOXED
7'-1" TO 9'-0"	(2) 2 x 12 BOXED	(2) 2 x 10 BOXED
9'-0" - 12'-0"	(2) 1 3/4" x 11 1/4" PARALLAM	(2) 1 3/4" x 11 1/4" PARALLAM
> 12'-0"	BEAM - SEE FRAMING PLAN IF DISCREPANCY OR LACK OF INFORMATION EXISTS, NOTIFY ARCHITECT FOR SIZING	
NOTE: INFORMATION ISIZING ON ANY OTHER DRAWINGS/DETAILS SUPERCEDES INFORMATION ON THIS SCHEDULE		

FLOOR & WALL FRAMING NOT

MATERIALS - ROUGH CARPENTRY: (NOTE: THIS MATERIAL LIST IS 2ND IN PRECEDENCE TO ANY MATERIALS SPECIFIED ELSEWHERE IN DRAWINGS.)

FLOOR SHEATHING: APPLY STURD-FLOOR; BOND CLASSIFICATION: B; ATTACHMENT: NAILLED AND GLUED; SEE DETAIL "GLUE" ON DWG 5-0.D. SEE MATERIAL FINISHES SHEET FOR THICKNESS AND GRADE.

WALL AND ROOF SHEATHING: APPLY STURD-FLOOR SHEATHING; BOND CLASSIFICATION: EXPOSURE I (WATERPROOF BOND); IF PLYWOOD WALL SHEATHING, RUN PLYWOOD HORIZONTAL DIRECTION. IF OSB, MAY RUN IN VERT. OR HORIZ. DIRECTION. SEE MATERIAL FINISHES SHEET FOR THICKNESS AND GRADE.

JOIST & RAFTER FRAMING: SPY #2 K.D. 198 MAX. LINO

STUDS: 2" X 4" AT BRG WALLS; 2" X 4" OR SPRUCE-PINE-FIR AT NON BRG WALLS.
198 MAX. UNO.
- GARAGE STUDS: PT SYP. OR SPRUCE-PINE-FIR; #2 K.D. 198 MAX. UNO. (25 RETENTION)
- SILL PLATES: PT SYP #2 K.D. 198 MAX. UNO. (25 RETENTION)
- EXTERIOR 1" DECK BEAMS & JOISTS; EXTERIOR POSTS: PT SYP #2 K.D. 198 MAX. UNO. (25 RET.)

- **OTHER STRUCTURAL WOOD:** WOOD IN CONTACT W/ CONC/MASONRY OR EXPOSED TO WEATHER. THE ELEMENTS SHALL BE PT #2 SYP, 25 RETENTION
- **ANY WOOD WITH GROUND CONTACT:** PT #2 SYP (40 RETENTION)
- **BUILDING CORNERS:** USE FULL SHEET OF SHEATHING FOR FULL 4'-0" WIDTH

- **DOUBLE FLOOR JOISTS:** SITTING DIRECTLY UNDER WALL(S) RUNNING PARALLEL TO FLOOR JOISTS AND ABOVE & AROUND ANY OPENINGS NOT INDICATED ON DRAWING.
- **SOLID BLOCKING:** PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.

HORIZONTAL BLOCKING: USE (1) ROW OF HORIZ. BLOCKING (SAME DEPTH AS WALL EXT. AND INT. BEARING WALLS 10' OR LESS IN HEIGHT. FOR ALL WALLS GR.

DOUBLE STUDS: (MIN) IN BEARING WALLS UNDER:
A. BEAMS SPANNING PERP. TO THE WALL, UNO.
B. TRUSS GIRDER BEARING

INTERIOR WALLS: IF INTERIOR WALLS ARE UNDER OPEN WEB JOISTS OR P.E. TRUSSES, BUILD INTERIOR STUD WALLS 1/8" LOWER TO INSURE THAT THEY DO NOT ADD ROOF OR FLOOR LOAD TO THE FLOOR.

STRUCTURAL MEMBERS:
CONTRACTOR SHALL PROVIDE DESIGN & SHOP DRAWINGS CERTIFIED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN FLORIDA FOR THE FOLLOWING ITEMS (IF PRESENT IN ARCHITECTURAL DRAWINGS):

DRAWINGS):

- A. OPEN WEB JOIST FLOOR SYSTEMS
- B. T.J JOIST AND RAFTER SYSTEMS
- C. LVL BEAMS
- D. PARALLAM BEAMS

D. PARALLAM BEAMS
E. ALL RELATED CONNECTIONS.
DO NOT PROCEED WITH FABRICATION PRIOR TO ARCHITECT'S REVIEW AND W
APPROVAL.

LIVE LOAD RATIO (MAX): LENGTH/480
DEAD LOAD RATIO (MAX): LENGTH/480
TOTAL LOAD RATIO (MAX): LENGTH/480

- DUCT AND OTHER PENETRATIONS: CONTRACTOR TO COORDINATE DESIGN OF

• **SOUND INSULATION:** PROVIDE UNFACED SOUND BATTS UNDER $\frac{3}{4}$ " T&G PLYWOOD SHEATHING. FLOOR FRAMING & JOISTS BETWEEN JOISTS SHALL BE UNFACED FRAMING. LOCATIONS TO ACCOMMODATE DUCTING, ALSO COORDINATE T&G OR OTHER ENG. LUMBER PENETRATIONS, ADHERING TO ALL MANUFACTURER'S SPECIFICATIONS.

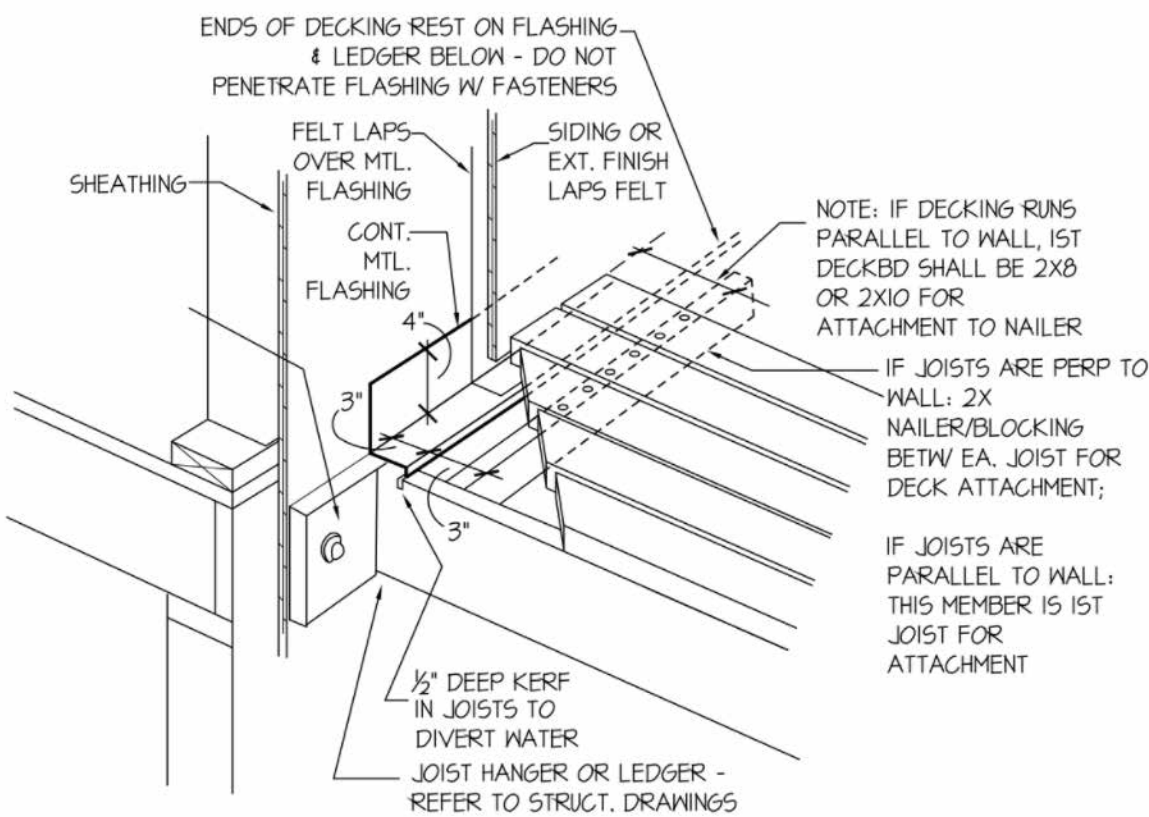
STAIR FRAMING NOTES

STAIR LANDING POSTS:
A. INTERIORS: 4X4 #1 SYP, UNO.
B. EXTERIORS: 4X4 25 PT SYP ON ANCHOR PER FASTENING CONNECTORS SCHEDULE 40.
 EG. X 10" DEEP CONC. PAD W/ (2) #5 EA. WAY.
 CROSS BRACING REFER TO DRAWINGS.

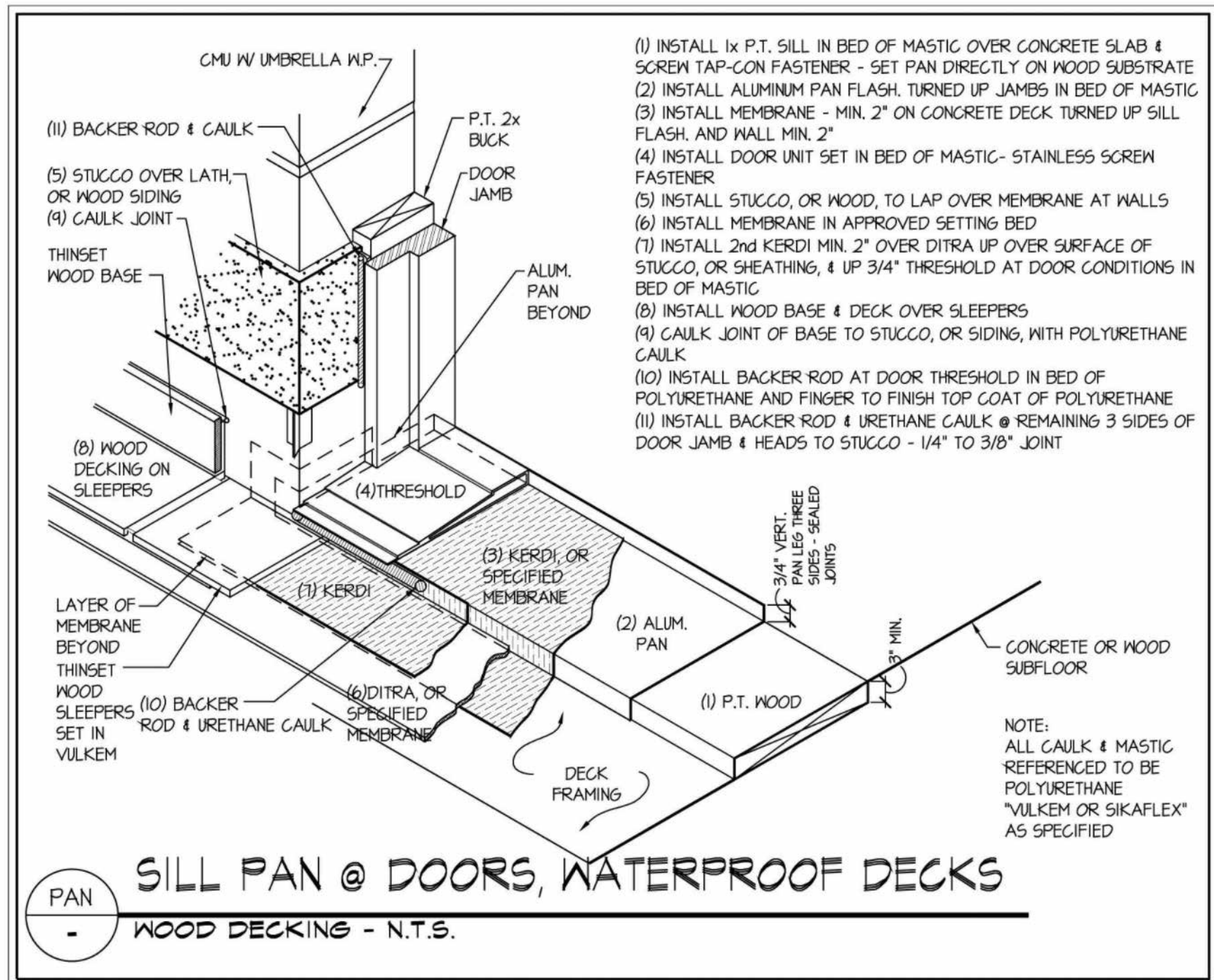
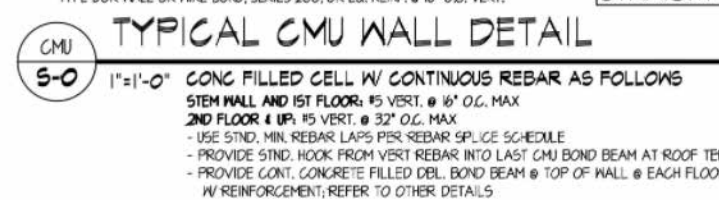
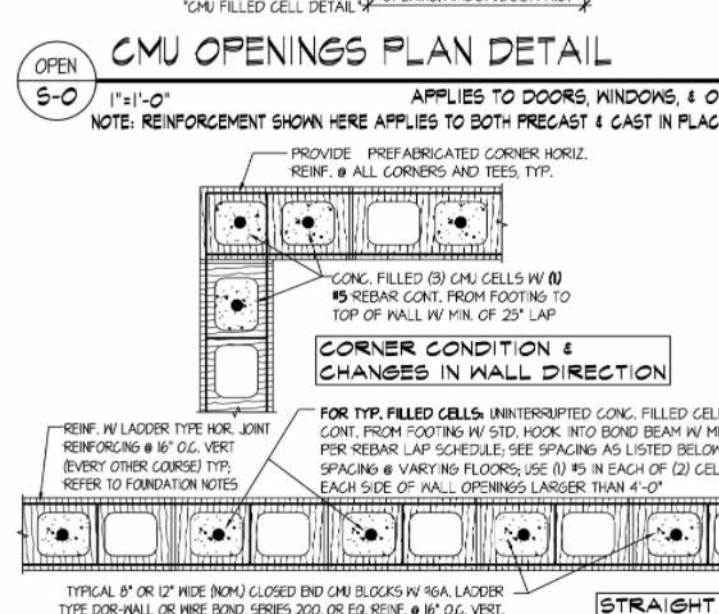
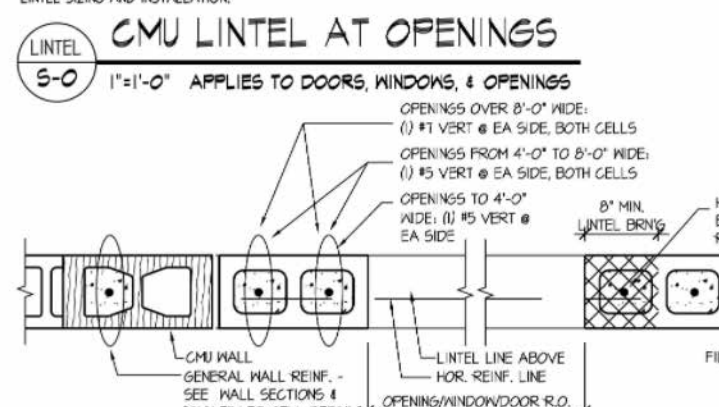
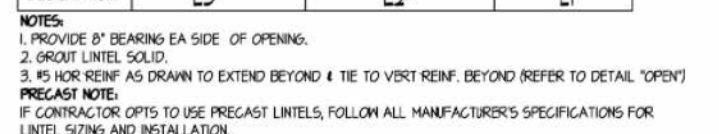
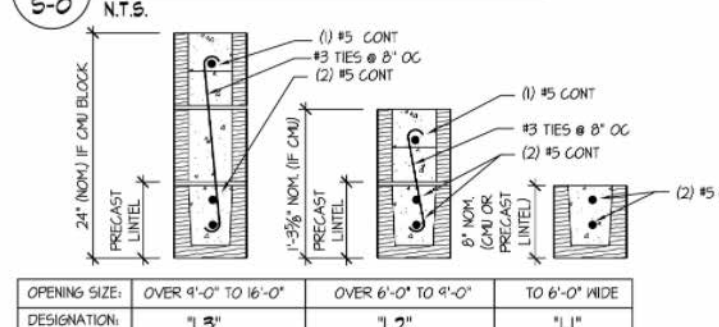
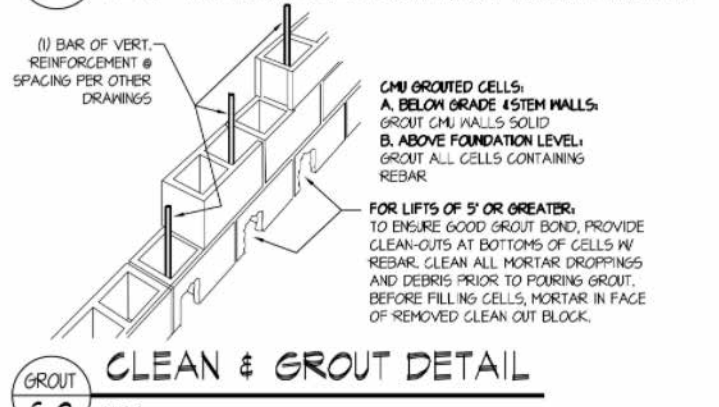
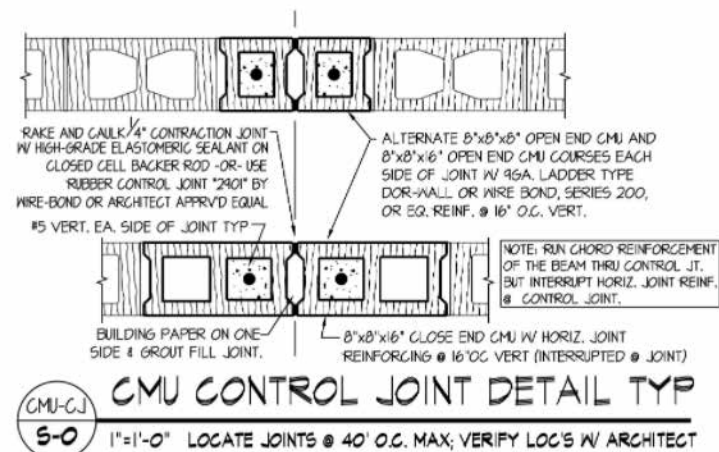
STAIR STRINGERS: (5.Y.P. #2 K.D. 19% MAX;
A. INTERIOR: 2X12 STRINGERS @ 16" O.C. MAX.; (3) MIN STRINGERS PER STAIR RUN
B. EXTERIOR: 2X12 PT STRINGERS (.40 RETENTION) @ 16" O.C. MAX.; (3) MIN. STR
 PER STAIR RUN

TREADS & RISERS:
A. INTERIOR: $\frac{3}{4}$ " A-C PLYWOOD, NAILED & GLUED
B. EXTERIOR: 2 X 4 PT #2 SYP (25 RETENTION) DECKING, UNO.

EXTERIOR WOOD RAILINGS: P.T. #1 SYP (25 RETENTION) SYP, SURFACED, UNO.



3 Deck Ledger Flashing
n.t.s.



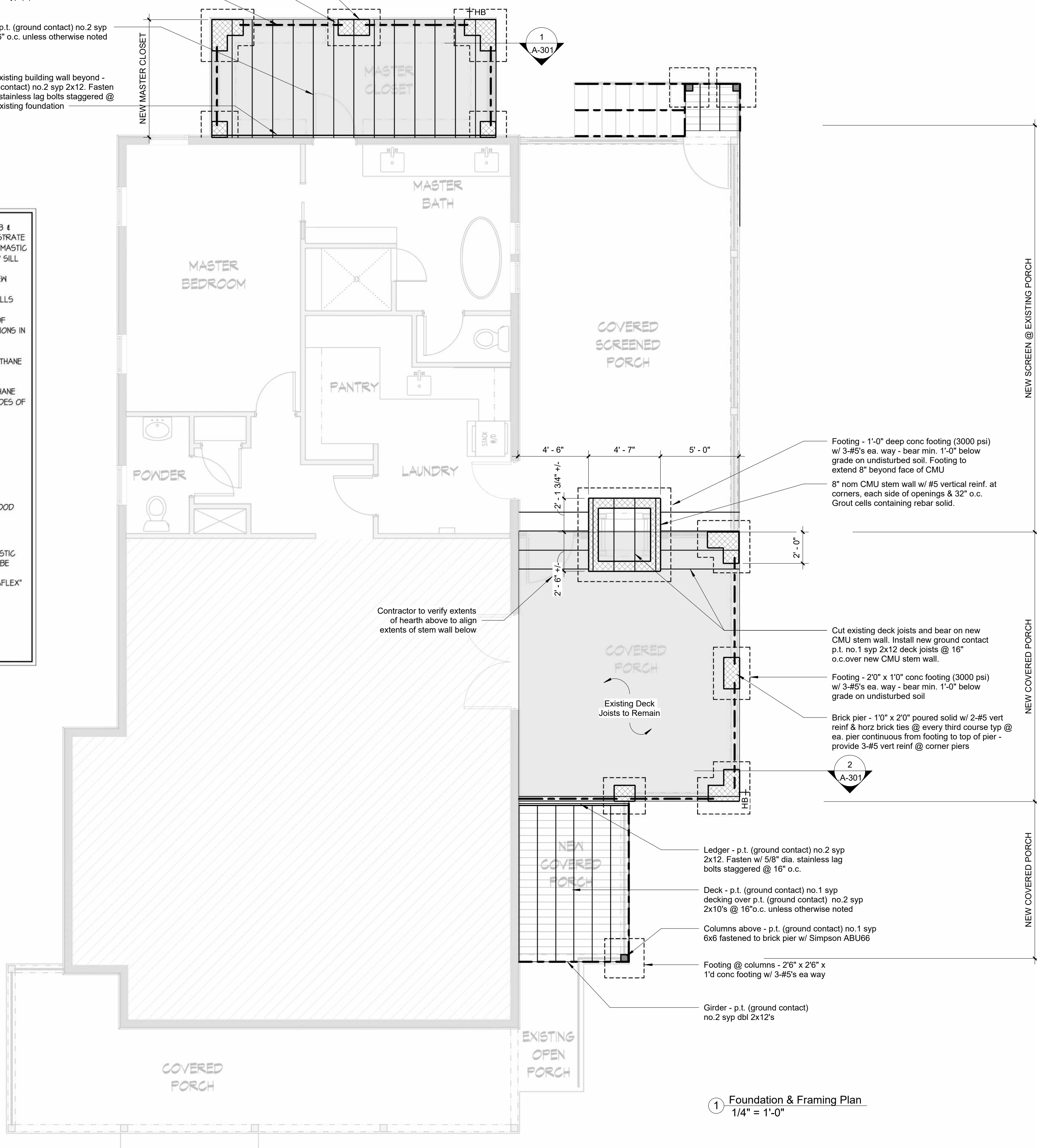
Brick pier - 1'0" x 2'0" poured solid w/ 2-#5 vert
reinf & horz brick ties @ every third course typ @
ea. pier continuous from footing to top of pier -
provide 3-#5 vert reinf @ corner piers

Footing - 2'0" x 1'0" conc footing (3000 psi)
w/ 3-#5's ea. way - bear min. 1'-0" below
grade on undisturbed soil

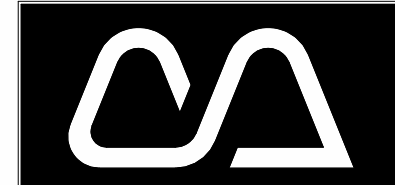
Girders - p.t. (ground
contact) no.2 syp (2) 2x12's

Floor joist - p.t. (ground contact) no.2 syp
2x12's @ 16" o.c. unless otherwise noted

Ledger @ existing building wall beyond -
p.t. (ground contact) no.2 syp 2x12. Fasten
w/ 5/8" dia. stainless lag bolts staggered @
16" o.c. to existing foundation



1 Foundation & Framing Plan
1/4" = 1'-0"



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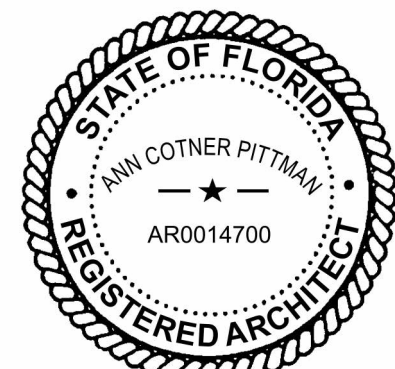
Revisions
No. Date

Progress Prints
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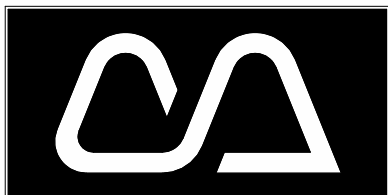


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VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201795.00
Released: 01-31-2023

Sheet Number
S-101
Page of



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
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904-277-4593

Revisions

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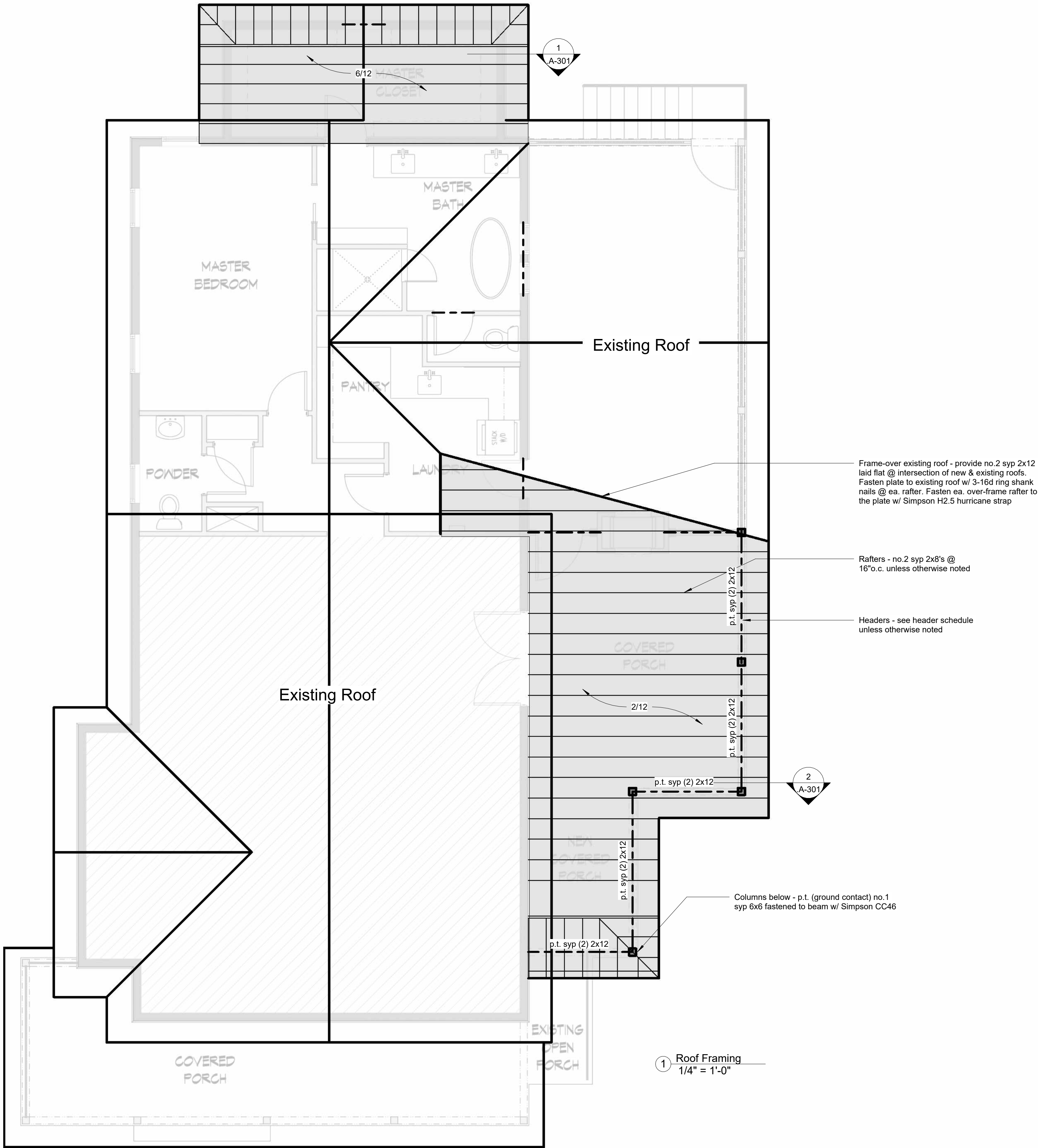
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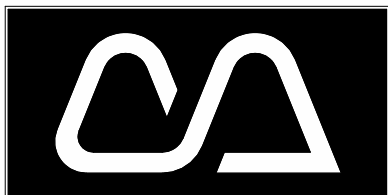


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VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	201795.00
Released:	01-31-2023





Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date
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Progress Prints

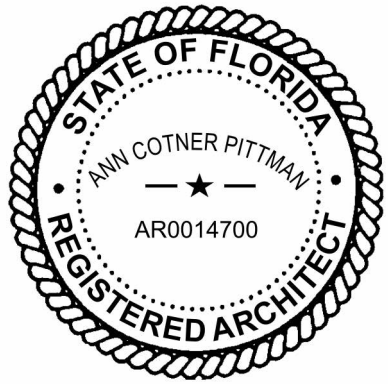
Issued To/For	Date
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HDC	12-20-2022
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VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	201795.00
Released:	01-31-2023

ELECTRICAL NOTES

- **GENERAL NOTE:** CONTRACTOR SHALL PROVIDE DESIGN AND ENGINEERING OF ELECTRICAL FOR BUILDINGS. ELECTRICAL CIRCUIT AND ELECTRICAL PANEL SIZING BY CONTRACTOR. CONTRACTOR TO EVALUATE PANEL SIZE FOR CAPACITY REQD. CAPACITY LISTED ON DRAWINGS IS ESTIMATE ONLY.

- **CODE:** 2008 NATIONAL ELECTRIC CODE. ALL WORK TO BE PERFORMED WITHIN ALL LOCAL, STATE AND NATIONAL CODES CURRENTLY ADOPTED.

- **CIRCUITS:** PROVIDE ALL NECESSARY CIRCUITS TO APPLIANCES, WATER HEATERS AND OTHER MISC. EQUIPMENT AS REQD. COORD. W/ OWNER. CONTRACTOR TO VERIFY AND PROVIDE ELECTRICAL FOR ALL HVAC EQUIPMENT. PROVIDE ELECTRICAL HOOKUP TO ALL DIRECT WIRED APPLIANCES PER MANUFACTURER'S SPECS.

- **ARC FAULT RECEPTACLES:** PROVIDE ARC-FAULT BREAKER RECEPTACLES @ ALL BEDROOM RECEPTACLES.

- **PANELBOARD:** INSTALL MAIN PANEL LARGE ENOUGH TO HANDLE CURRENT NEEDS COMFORTABLY WITH ROOM TO GROW. COORDINATE W/ OWNER FOR ANTICIPATED GROWTH. **CLEARANCES:** (A) **DEPTH:** SHALL NOT BE LESS THAN 3" (CONTRACTOR TO VERIFY PANEL CONDITIONS PER NEC TABLE 110.26, P.70-43); (B) **WIDTH:** THE WIDTH OF THE WORKING SPACE IN FRONT OF THE ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30", WHICHEVER IS GREATER; (C) **HEADROOM:** THE MIN. CLEAR HEADROOM SHALL BE 8'-6".

- **DISCONNECTS:** PROVIDE IN-LINE DISCONNECTS FOR WATER HEATERS AND OTHER APPLIANCES AS REQD BY CODE.

- **SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:** SHALL BE HARDWIRED AND BATTERY BACKUP IN ALL SLEEPING AREAS AND ADJACENT TO SLEEPING AREAS. INTERCONNECT ALL DETECTORS.

- **IN-SLAB:** PROVIDE ALL NECESSARY PIPING, CONDUITS, VENTS, AND SLEEVES IN CONCRETE FLOORS TO INSURE A COMPLETE INSTALLATION.

- **CMU WALLS:** ALL CONDUIT AND WIRING TO BE CONCEALED IN CAVITY. NO SURFACE MOUNTED CONDUIT.

- **WET FIXTURES:** PROVIDE UL APPROVED LIGHT FIXTURES AT ALL WET LOCATIONS.

- **RECESSED FIXTURES:** CONTRACTOR TO VERIFY ALL RQ SIZES FOR RECESSED FIXTURES, AND ADJUST DUE TO ANY FURRING FOR FLUSH FIXTURES.

- **DIMMERS:** CONTRACTOR TO COORDINATE DIMMABLE LIGHTS/RHODSTATS W/ OWNER, IF NOT INDICATED ON DRAWING.

- **FIXTURES SELECTION:** ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER, U.O.N.

- **WIRE/CIRCUITS:** ALL BRANCH CIRCUIT WIRING TO BE MINIMUM SIZED AS DICTATED BY NATIONAL ELECTRIC CODE.

- **WIRING DEVICES AND WALL PLATES:** DECOR, ROCKER STYLE. VERIFY COLOR W/ OWNER.

- **TELEPHONE:** PRE-WIRE TELEPHONE OUTLETS W/ ENTRY PER DRAWINGS. PROVIDE QTY. () LINES. OWNER TO VERIFY LINE LOCATIONS AND COUNT, INCLUDING ANY COMPUTER LINES, FAX LINES, HIGH SPEED DIGITAL, ETC.

- **TELEVISION CABLE:** PRE-WIRE FOR TELEVISION CABLE OUTLETS.

- **SECURITY:** PRE-WIRE FOR SECURITY TO INCLUDE ALL OPERABLE OPENINGS AND MOTION DETECTION.

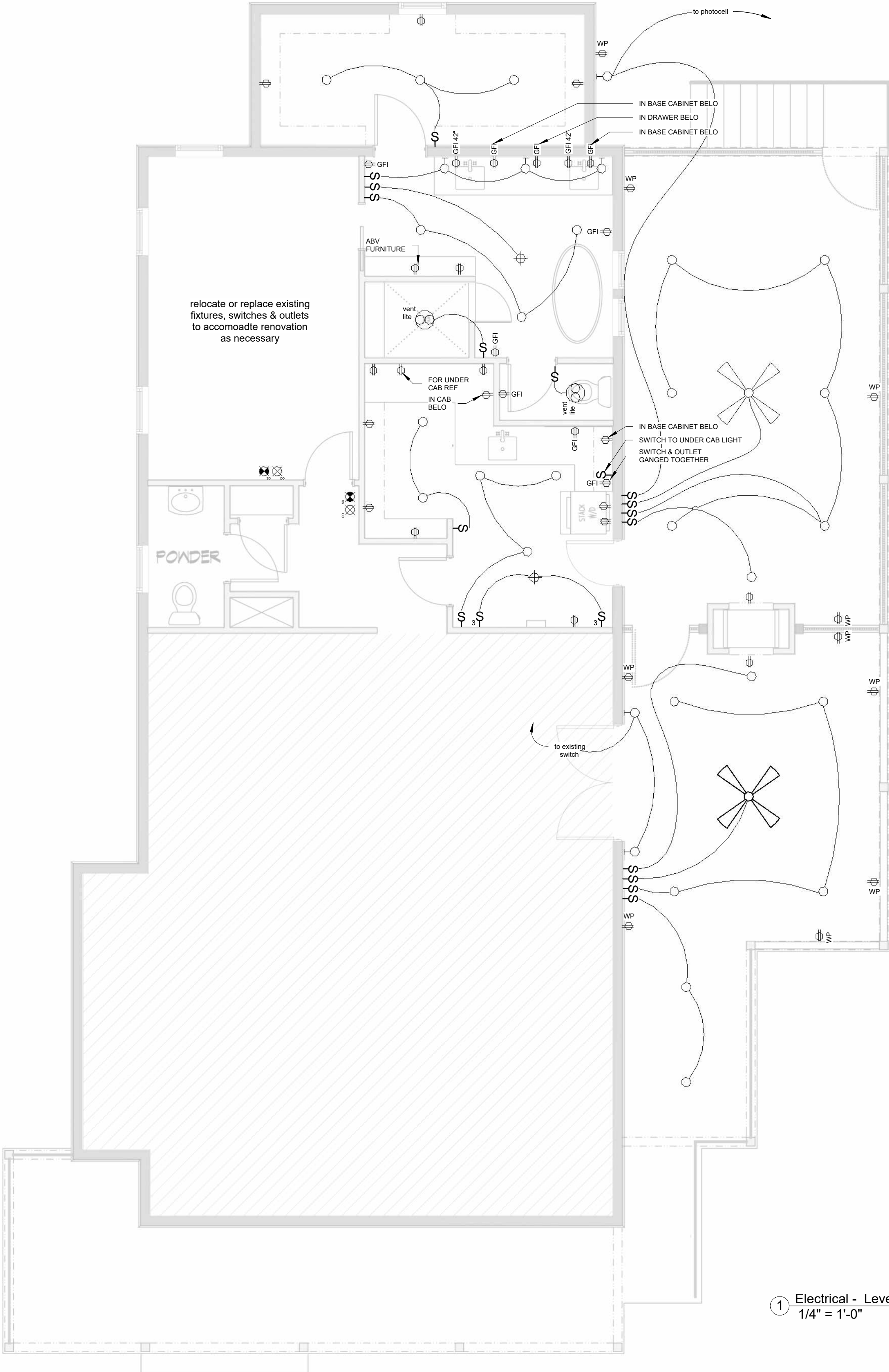
- **TELEPHONE/TELEVISION CABLE:** PRE-WIRE OUTLETS PER DRAWINGS. PROVIDE QTY. () TELEPHONE/DATA LINES. OWNER TO VERIFY LINE LOCATIONS AND COUNT.

USE ALL CATEGORY V CABLE FOR ALL COMMUNICATIONS.

- **FLOOD ZONE CONSTRUCTION:** ALL ELECTRICAL FIXTURES AND EQUIPMENT AND HVAC EQUIPMENT TO BE LOCATED 1'-0" MIN. ABOVE FLOOD ZONE HEIGHT (IE: FLOOD ZONE "AE 10.0" "NG 0" MEANS MIN. HEIGHT OF 11.0' NGVD).

ELECTRICAL LEGEND

	UTILITY SERVICE METER/DISCONNECT
	ELECTRIC PANEL (FLUSH MOUNTED)
	DUPLEX RECEPTACLE OUTLET (18" AFF. TYP.)
	DUPLEX RECEPTACLE OUTLET SPLIT WIRED
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER WEATHERPROOF @ 18" AFF
	DUPLEX RECEPTACLE OUTLET @ 4" ABV BACKSPASH OR COUNTER, OR DESIGNATED NUMERICAL HEIGHT
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER @ 18" AFF
	DUPLEX RECEPTACLE OUTLET GFI @ 4" ABV BACKSPASH OR DESIGNATED HEIGHT
	QUADRUPLUX RECEPTACLE OUTLET
	220 VOLT OUTLET
	FLOOR MOUNTED DUPLEX OUTLET -OR- CEILING MOUNTED DUPLEX OUTLET (GAR. DOOR)
	SINGLE POLE SWITCH
	SINGLE POLE FAN CONTROL SWITCH
	SINGLE POLE LIGHT SWITCH (LIGHT/FAN COMBO)
	3-WAY SWITCH & 4-WAY SWITCH
	SWITCH WITH DIMMER; 3-WAY & 4-WAY SWITCH WITH DIMMER
	DOOR-ACTIVATED SWITCH
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE RATED FOR DAMP LOCATIONS
	"HOCKEY PUCK" HALOGEN OR SIM. DOWN LIGHT FIXTURE (CONCEALED OR UNDER CABINET)
	WALL WASHER RECESSED LIGHT FIXTURE. ARROW DESIGNATES BEAM DIRECTION
	CEILING MOUNTED OR PENDANT INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	UNDER UPPER CABINET FLUORESCENT STRIP FIXTURE (1) SINGLE TUBE, MAXIMIZE LENGTH (18", 24", 30", ETC)
	1 X 4 FLUORESCENT STRIP FIXTURE (2) TUBE
	2 X 4 FLUORESCENT STRIP FIXTURE (3) TUBE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBO. UNIT
	SOFFIT MOUNTED DBL. BULB FLOOD LIGHT
	TELEPHONE OUTLET @ 18" AFF -OR- 4" ABV BACKSPASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42")
	DATA COMP. OUTLET @ 18" AFF -OR- 4" ABV BACKSPASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42")
	TELEVISION OUTLET @ 18" AFF, U.O.N
	DOOR CHIME BUTTON -OR- DOOR CHIME -OR- GARAGE DOOR OPENER BUTTON
	CEILING SURFACE MOUNT FAN CROSSED - WITH LIGHT FIXTURE
	HARDWIRED SMOKE/FIRE AND CARBON MONOXIDE DETECTOR SUGGESTED MODEL: KIDD NIGHTHAWK AC COMBO SMOKE/FIRE & CO ALARM W/ VOICE ALARM WARNING SYSTEM, MODEL KN-CO3M-18 NOTE: INTERCONNECT ALL ALARMS



1 Electrical - Level I
1/4" = 1'-0"



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00273

Recorder # 123

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 424 North 3rd St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5 Map Name

Publication Date

>> FERNANDINA BEACH;2003

Township:

Range:

Section:

1/4 section:

>> 3N ;28E ;22;UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Gable extension

Other Roof Secondary Structure(s)

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) south slope

HISTORICAL STRUCTURE FORM

8NA00273

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) westPorch Roof Types(s) south slope

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence; 1900;</u>

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

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

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00273

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: SI10Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILEComputer Entry Date: 5/13/2007Form Comments: _____

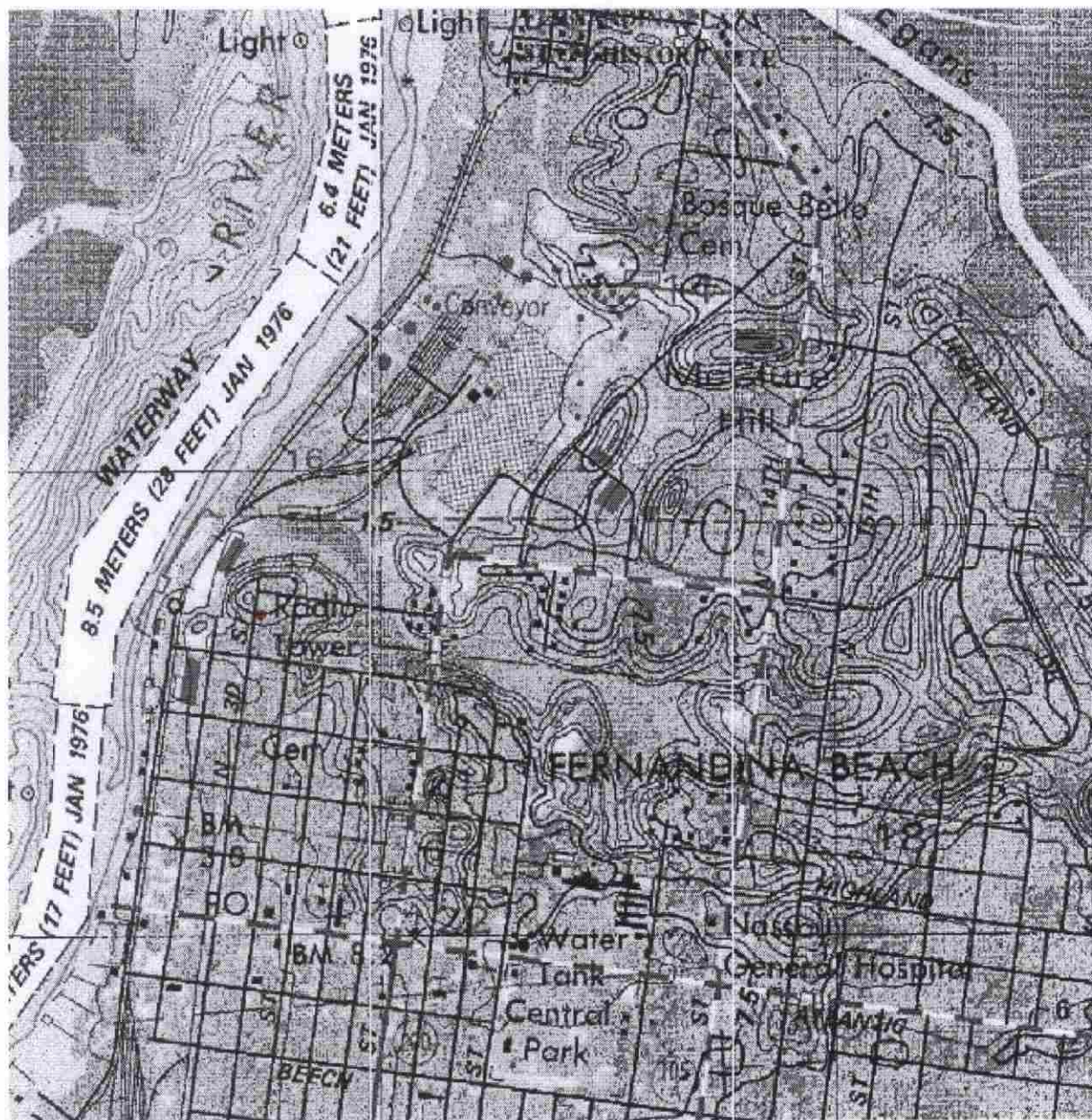
REQUIRED PAPER ATTACHMENTS

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

NA00273-200703

Supplementary Printout

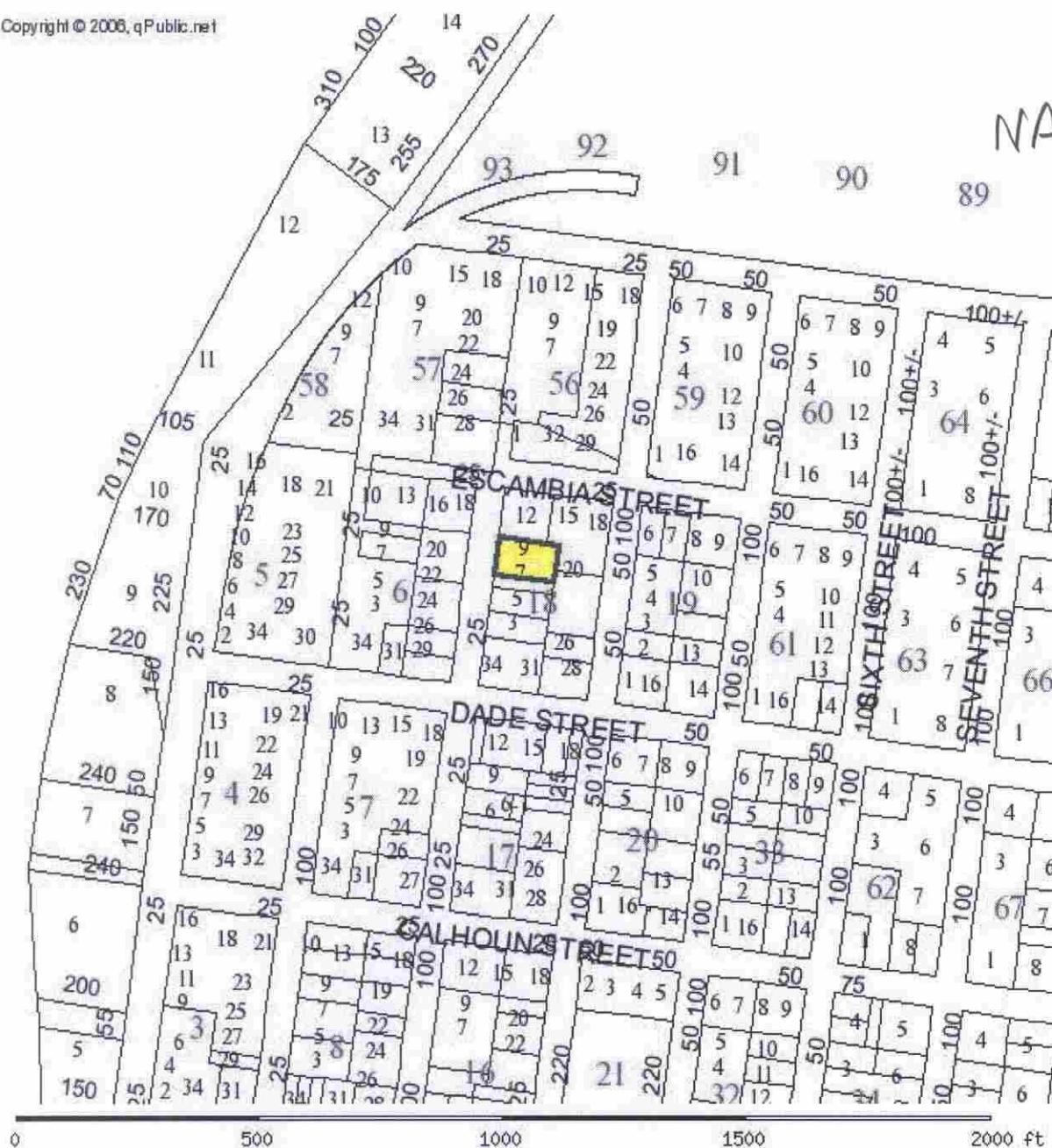
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable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



NA 273

123

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PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0018-0070
GIS CALCULATED ACREAGE	0.21
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

Name	JONES DAN E
Mailing Address	PO BOX 2362 STATESBORO, GA 30459
Situs/Physical Address	424 NORTH 3RD ST

2006 PROPOSED VALUES

Land Value	102,187
Ag Land Value	0

STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 273

SITE NAME: 424 N. 3rd St.
ADDRESS OF SITE: 424 N. 3rd St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 1B 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Brown, Patricia A.

ADDRESS: 424 N. 3rd St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

EXCELLENT x ALTERED
x GOOD UNALTERED
FAIR x ORIGINAL SITE
DETERIORATED RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1901
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER

31

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Queen Anne influence

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood: balloon

PORCHES: W/2-story end, tiered, 3-bay, access W, 2nd bay,
picturesque jig-saw cut ornamentation (clover leaf/brackets)

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: offset: lateral slope

WINDOW TYPE: DHS, 2/2, wood #

DHS, 1 over 1-paired, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1901, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its picturesque ornamentation. It has been significantly altered by porch alterations. It was originally the residence of Captain E. F. Morse, a harbor pilot, as listed in the 1901 directory.

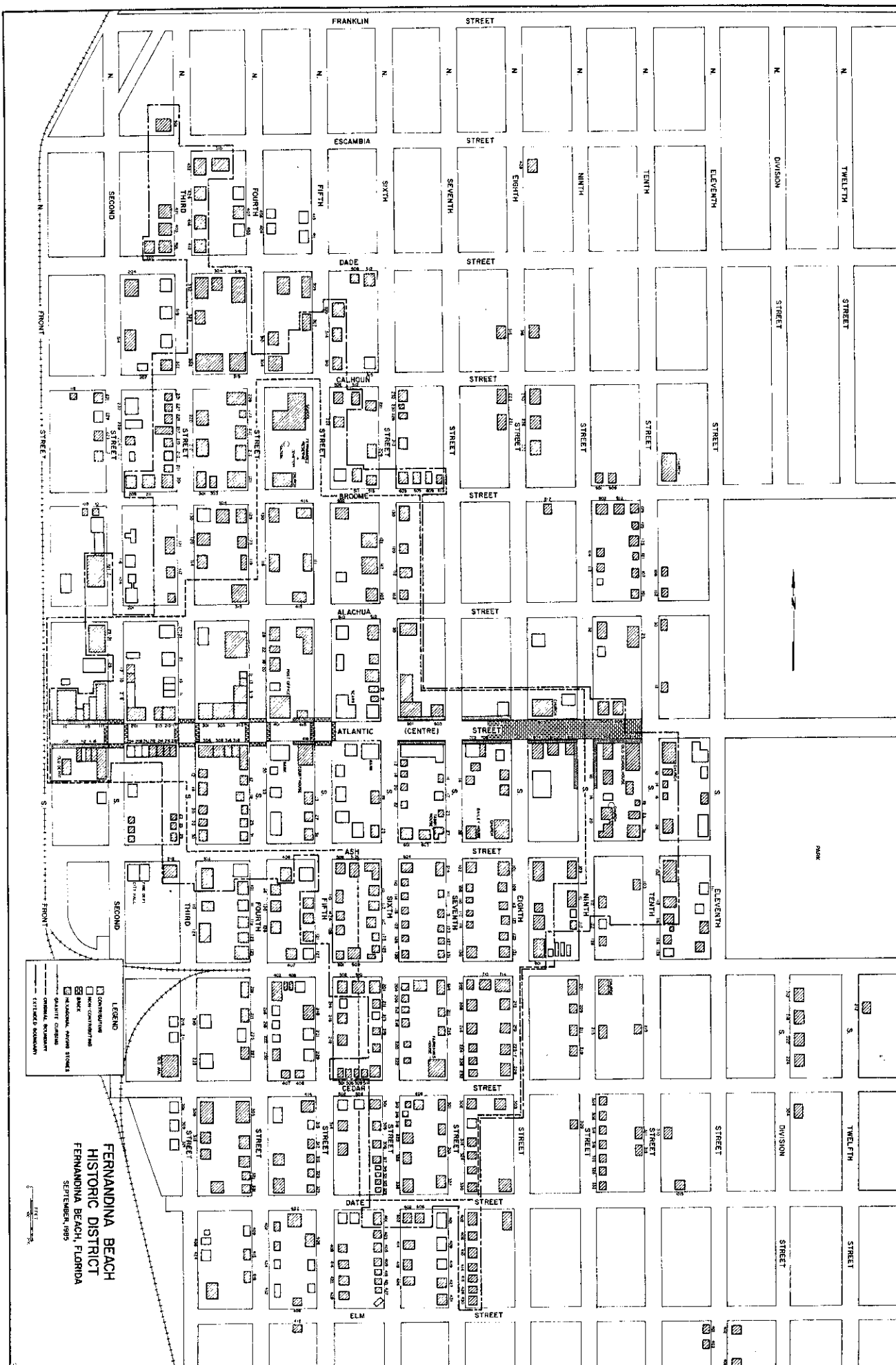


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00273**
 Field Date 2-2-2018
 Form Date 2-2-2018
 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) 424 N. 3rd St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 424 Direction N Street Name 3rd 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 # 00-00-31-1800-0018-0070 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: 1901 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable and shed extensions
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch details; siding
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Captain E.F. Morse, harbor pilot

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Composition Board 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 Dhs, operable shutters; fixed diamond
 Distinguishing Architectural Features (exterior or interior ornaments) Full-facade, 2 story porch

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Half light w transom

Porch Descriptions (types, locations, roof types, etc.) Entrance/W, open, 2 story, full facade, hip, chamfered supports and wood railing, portion of 2nd story enclosed; S/open, 1 story, gable and uncovered portion, square wood supports and railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

Required Attachments

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****





FOR
SALE
BY OWNER
1111 1st St







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0079
FEBRUARY 16, 2023

Owner/Applicant:	Built to Last Construction Inc., agent for Ruth Maestre
Property Address:	11 S. 7 th Street (Thompson House)
Parcel ID #	00-00-31-1800-0037-0070
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00439
Year Built:	1872 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to remove and replace front porch, in-kind. (<i>Quasi-Judicial</i>)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"This two-story, Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family." - FMSF 8NA00439

The applicant seeks approval to remove the two-story front porch and rebuild in-kind. Porch railings and balusters will be salvaged and re-used, with matching new components used where needed. New foundation piers will be constructed with CMU wrapped with the original brick.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

The proposed reconstructed front porch is compatible with the contributing structure and surrounding district. All efforts must be taken to salvage and reuse original components such as the rails, porch posts, and balusters with new components being created to replicate the original where necessary.

Staff finds that proposed reconstruction is 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 2023-0079

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0079 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 2023-0079, 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 8NA00439

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #10516

Date Submitted: 1/5/2023

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

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

Fees

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

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

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

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

11 S. 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ruth

Last Name*

Maestre

Mailing Address*

11 S. 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

2162351925

E-mail Address*

remaestre@cs.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*

Robert

Last Name*

Psulkowski

Company (if applicable)

Built to Last

Street Address

710 Beech Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

E-mail Address

btlconstructioninc@gmail.com

Project Description*

remove front porches, rebuild internal and support structures. repair and replace original rails, balusters, porch post as much as possible. Most of the porch railing and balusters are salvageable. The porch post will have to be evaluated as they are removed. Careful measurements have been taken and photographed so that the exterior porch can be reassembled to its original look as we see it today. We had hoped to be able to repair the front porches by sistering to existing beams. The Foundation and Porch specialist both believe that new internal and foundation structure must be done to ensure porch safety and stability. In keeping with the historic nature of this home we are saving and repairing every possible piece of exterior wood. the new foundation will be covered in original bricks so as to match the current foundation piers.

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
wood	wood	wood (Name/Number)

DOORS

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

WINDOWS

Manufacturer**Product Description****Color**

Include FL Product Approval # for Windows and Doors

(Name/Number)

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

(Name/Number)

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

(Name/Number)

FOUNDATION**Manufacturer****Product Description****Color**

(Name/Number)

SHUTTERS**Manufacturer****Product Description****Color**

(Name/Number)

PORCH/DECK**Manufacturer****Product Description****Color**

(Name/Number)

FENCING**Manufacturer****Product Description****Color**

(Name/Number)

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

(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
504167C1-1B61-44BE-A74D-09AE3E0E6538.jpeg	11 S 7th .pdf	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
IMG.jpeg	IMG.jpeg	IMG.jpeg	Maestre Lore Porch Repair Drawings Bundle 4 Jan 23.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*

Ruth

Applicant Last Name*

Maestre

Today's Date*

1/5/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 20-202217
Sales Price: \$565,600.00

Parcel No.: 00-00-31-1800-0037-0070

Inst: 202045024542 Date: 08/06/2020 Time: 4:08PM
Page 1 of 2 B: 2382 P: 777, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County.
By: KB, Deputy Clerk
Doc Stamp-Deed: 3959.20

This **WARRANTY DEED**, made the **5th day of August, 2020**, by **PS Funding Inc., a Delaware Corporation** (whether one or more, the "Grantor"), to **Ruth Eisenbise Maestre, a single woman and Paul Anthony Lore, a single man, as joint tenants with rights of survivorship**, whose post office address is 11 South 7th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

ALL OF 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 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 1887 AND ENLARGED REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS; LOT SEVEN (7), BLOCK THIRTY-SEVEN (37).

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said

land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Cornelia C. Drake
Witness Signature

Printed Name: Cornelia C. Drake

PS Funding Inc., a Delaware Corporation

By: Matthew Dameron

Matthew Dameron, Authorized Signatory

Wilburn M. Sanders
Witness Signature

Printed Name: Wilburn M. Sanders

Address:

2121 Park Place

#250

El Segundo, CA 90245

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 24th day of July, 2020 by Matthew Dameron, Authorized Signatory of PS Funding Inc., a DE Corporation, on behalf of the Corporation.

Cornelia C. Drake
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: NCDL

Type of Identification Produced: NCDL



3/22/2022



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Ruth Maestre

(print name of property owner(s))

hereby authorize: Rob ~~Maestre~~ Psul Kowski Built to Last

(print name of agent)

to represent me/us in processing an application for: Alteration
(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.

Ruth E Maestre

(Signature of owner)

(Signature of owner)

Ruth E. MAESTRE

(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 5th day of January, 20 23, by Ruth MAESTRE.

Sylvie McCann
Notary Public

SYLVIE MCCANN

Printed Name

11/12/2024
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: FL DRIVERS LICENSE





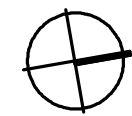




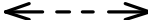


1ST FLR. PORCH FRAMING PLAN

A1



1. LUMBER -- P.T. SOUTHERN PINE GRADE #2 MIN.
2. CONNECTORS -- SIMPSON STRONG TIE INC. WITH Z-MAX GALVANIZED COATING.
3. NEW PORCH PIERS -- 16" SQUARE CONC. FILLED CMU W/ FOUR (4) VERTICAL #4 BARS ON 30" SQUARE X 12" DEEP CONCRETE FOOTING W/ FOUR (4) #4 BARS EACH WAY AT BOTTOM. PIERS TO RECEIVE THIN BRICK VENEER ON ALL VISIBLE SIDES.
4. PORCH FRAMING -- SLOPE FRAMING A MINIMUM OF 1/4" PER FOOT AWAY FROM HOUSE WALL TO ACCOMODATE NEW OR SALVAGED T & G WOOD DECKING.
5. PORCH COLUMNS -- WRAP P.T. 6 X 6 POSTS W/ 1 X WOOD TRIM TO DETAILING OF ORIGINAL PORCH COLUMNS.

- | | |
|---|-------------------|
|  | FLOOR JOISTS (FJ) |
|  | BEAMS (BM) |
|  | EXISTING WALLS |
|  | HANGERS |
|  | 6 X 6 POST |

- A. SCOPE OF WORK CLASSIFIED AS "REPAIRS" PER FBC - EXISTING BUILDING, 7th EDITION, 2020
- B. PROJECT DESIGNED IN COMPLIANCE W/ APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE - EXISTING BUILDING, 7th EDITION, 2020

NOTE -- NEW PORCH POSTS AND TRIM WRAP TO MATCH LOCATION/SPACING/LAYOUT OF EXISTING PORCH POSTS.

1ST FLOOR PORCH FRAMING PLAN

SCALE 1/4"=1'-0"

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



MIRANDA ARCHITECTS
300 1/2 CENTINE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.264.6860 TEL.
904.264.6860 FAX

- FRAMING NOTES
1. LUMBER -- P.T. SOUTHERN PINE GRADE #2 MIN.

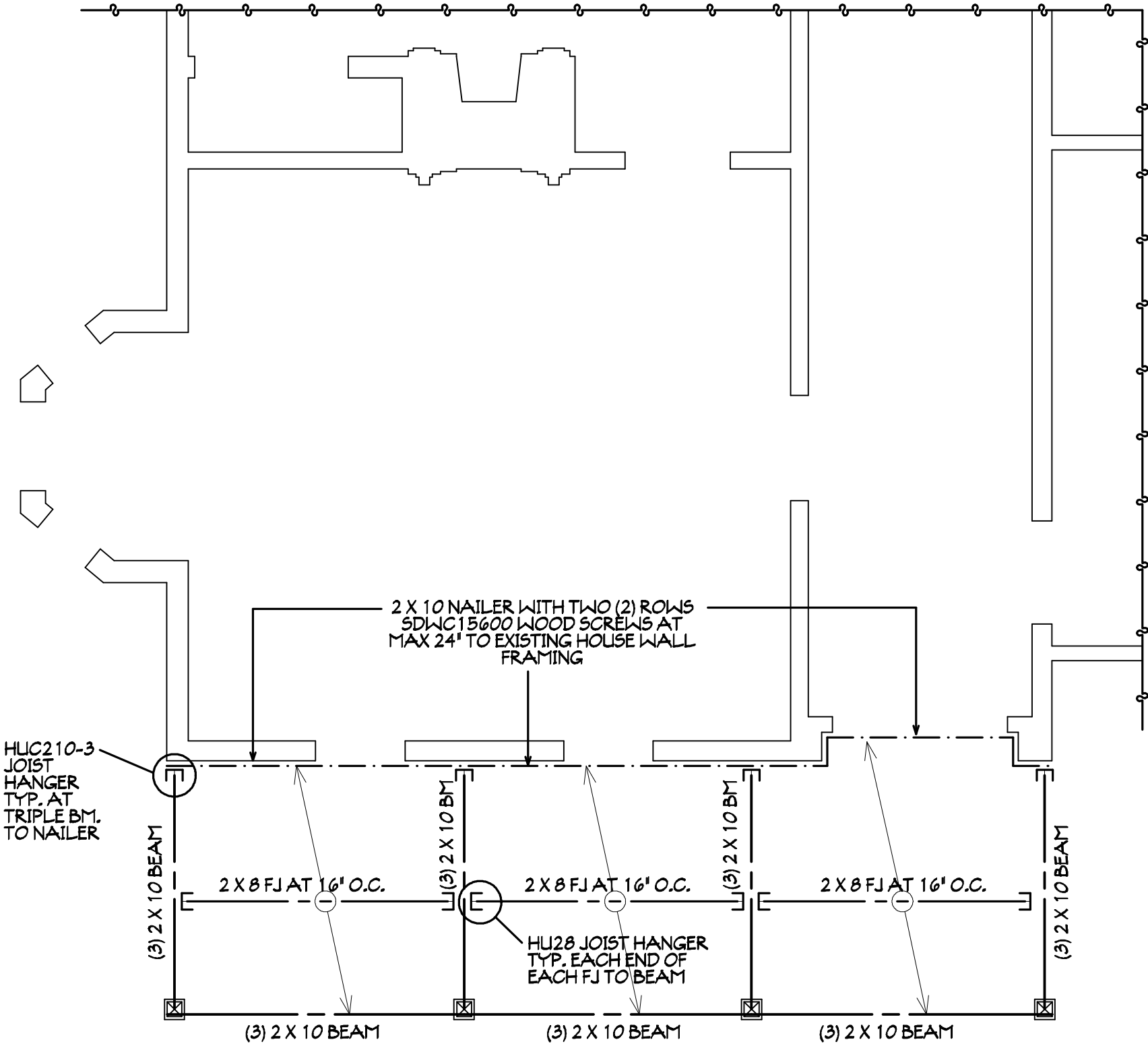
2. CONNECTORS -- SIMPSON STRONG TIE INC. WITH Z-MAX GALAVANIZED COATING.

3. PORCH FRAMING -- SLOPE FRAMING A MINIMUM OF 1/4" PER FOOT AWAY FROM HOUSE WALL TO ACCOMODATE NEW OR SALVAGED T & G WOOD DECKING.

4. PORCH COLUMNS -- WRAP P.T. 6 X 6 POSTS W/ 1 X WOOD TRIM TO DETAILING OF ORIGINAL PORCH COLUMNS.

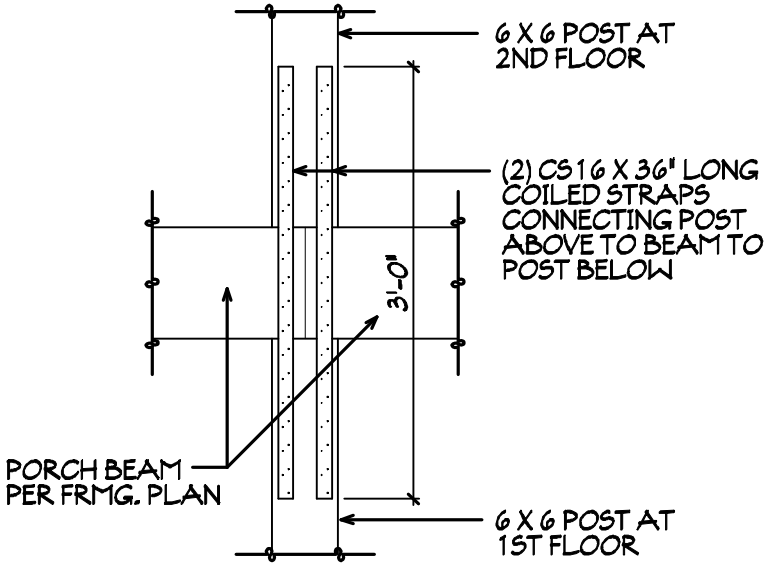
FRAMING LEGEND

	FLOOR JOISTS (FJ)
	BEAMS (BM)
	EXISTING WALLS
	HANGERS
	6 X 6 POST



2ND FLOOR PORCH DECK FRAMING PLAN

SCALE 1/4"=1'-0"



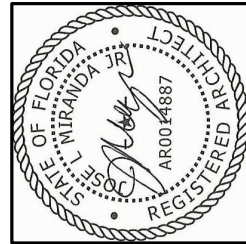
POST TO POST CONNECTION N.T.S.

2ND FLR. PORCH FRAMING PLAN

01-04-23

A2

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



MIRANDA
ARCHITECTS
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA, BEACH, FL 32034
904.264.4688 TEL.
jlmiranda.com

MIRANDA
ARCHITECTS

MAESTRE/LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BCH., FL 32034

2ND FLR. PORCH BEAM FRAMING			

01-04-23

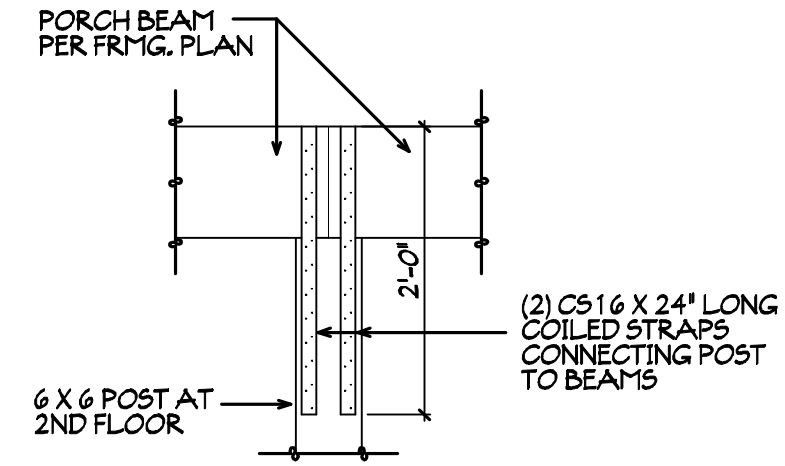
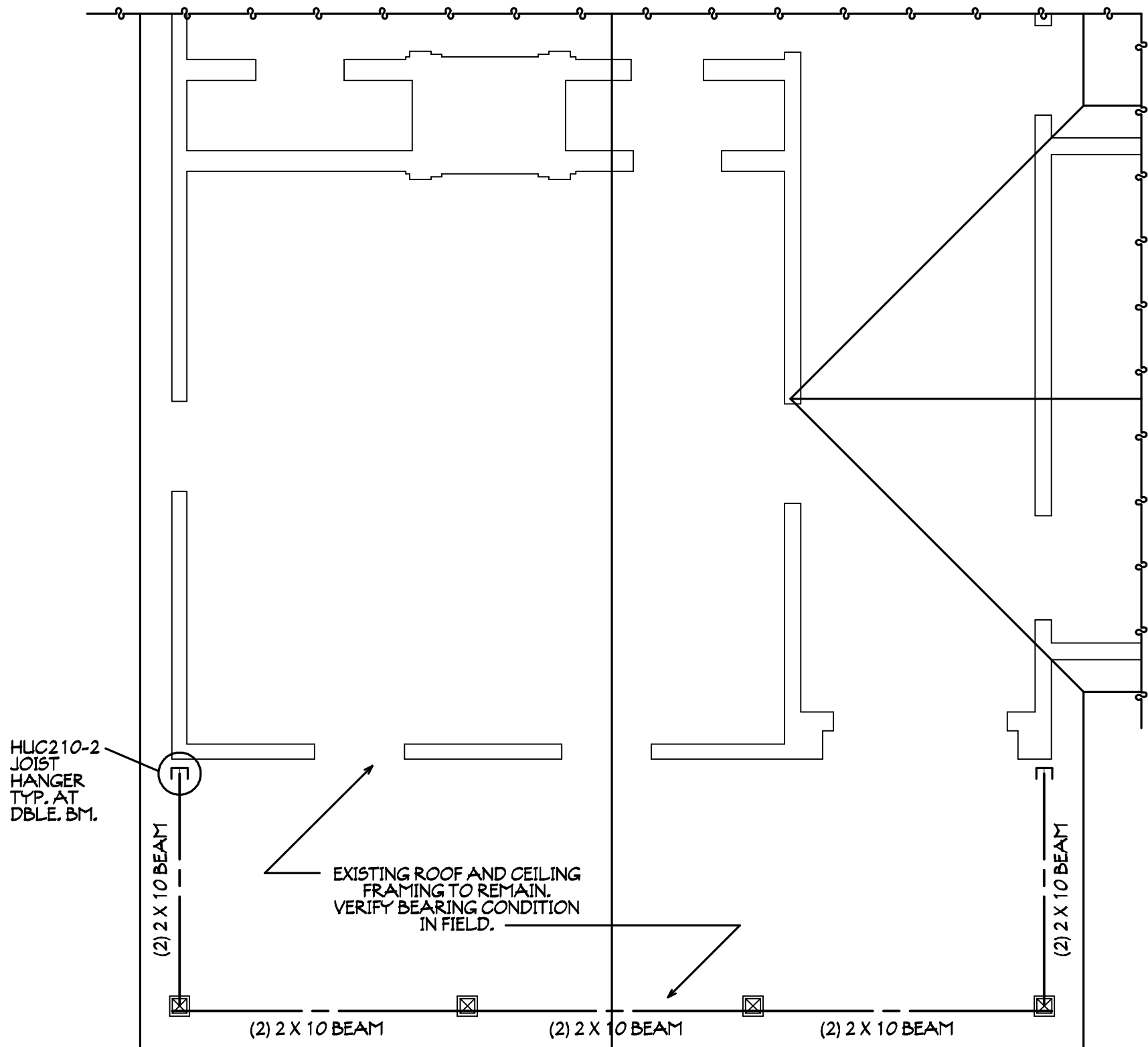
A3

FRAMING NOTES

1. LUMBER -- P.T. SOUTHERN PINE GRADE #2 MIN.
2. CONNECTORS -- SIMPSON STRONG TIE INC. WITH Z-MAX GALAVANIZED COATING.

FRAMING LEGEND

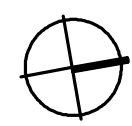
- | | |
|--|-------------------|
| | FLOOR JOISTS (FJ) |
| | BEAMS (BM) |
| | EXISTING WALLS |
| | HANGERS |
| | 6 X 6 POST |



BEAM TO POST CONNECTION N.T.S.

2ND FLOOR PORCH BEAM FRAMING PLAN

SCALE 1/4"=1'-0"



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



MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
TEL 904.281.4598

MIRANDA ARCHITECTS

MAESTRE/LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BCH., FL 32034

EAST ELEVATION

01-04-23

A4



PORCH EAST ELEVATION

NEW BRICK CLAD
PIERS PER FND. PLAN

1/4"=1'-0"



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough
Tallahassee, Florida 32399-0250
Director's Office Telecopier Number (FAX)
(904) 488-1480 (904) 488-3353

August 21, 1992

Harold and Phyllis Lake
Post Office Box 1474
Fernandina Beach, Florida 32034

Re: Thompson House, 11 South Seventh Street, Fernandina
Beach

Dear Mr. and Mrs. Lake:

In response to your recent inquiry, this is to confirm that the above referenced property is designated as a property contributing to the significance of the Fernandina Beach Historic District as listed in the National Register of Historic Places.

According to the information in our files, this two-story, Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family.

I hope that his information will be helpful. Please do not hesitate to write or call me at (904) 487-2333 if we can be of further assistance.

Sincerely,

William N. Thurston
Historic Preservationist
Supervisor

WNT:bm

8-15-92

BFA

Florida Dept. of State
Div. of Historical Resources
RA Gray Building
Tallahassee, FL 32399-0050

Re: Thompson House
11 South Seventh St.
Fernandina Beach, FL

Dear Sir -

I am writing to ask for some type of documentation to prove the historical significance of the above home.

I assume that it was designated as a contributing structure in the Fernandina Beach Historic District Extension, which was listed in the National Register of Historic Places on March 20, 1987.

Thank you for your help.

Sincerely
Harold & Phyllis Lake

P.O. Box 1474
Fernandina Bch, FL 32034



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00439**

Recorder # **422**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

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

GENERAL INFORMATION

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

Multiple Listing (DHR only)

Other Names **>> Lulu's Bar and Grill**

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
11	South	7th	Street	

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH;2003

Township:

Range:

Section:

1/4 section:

>> 3N ;28E ;22;UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>> Wood frame

Other Structural System(s)

Foundation Type(s)

>> Piers

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>> Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Cross gable

Other Roof Secondary Structure(s) **square bay**

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **north ridge**

HISTORICAL STRUCTURE FORM

8NA00439

DESCRIPTION (continued)

Window Descriptions 6/6, 1/1, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Restaurant;;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00439

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/23/2007Form Comments: _____

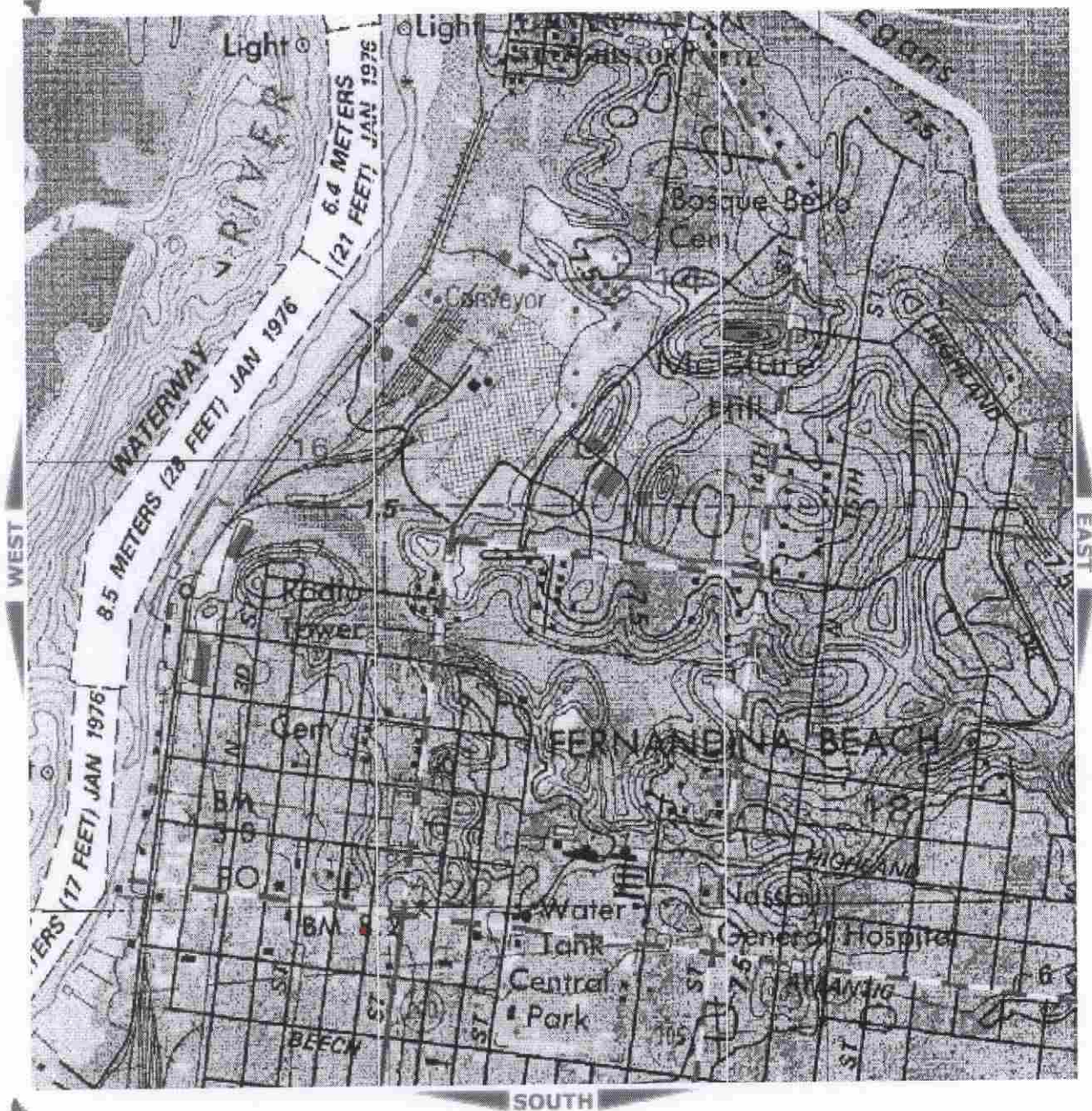
REQUIRED PAPER ATTACHMENTS

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

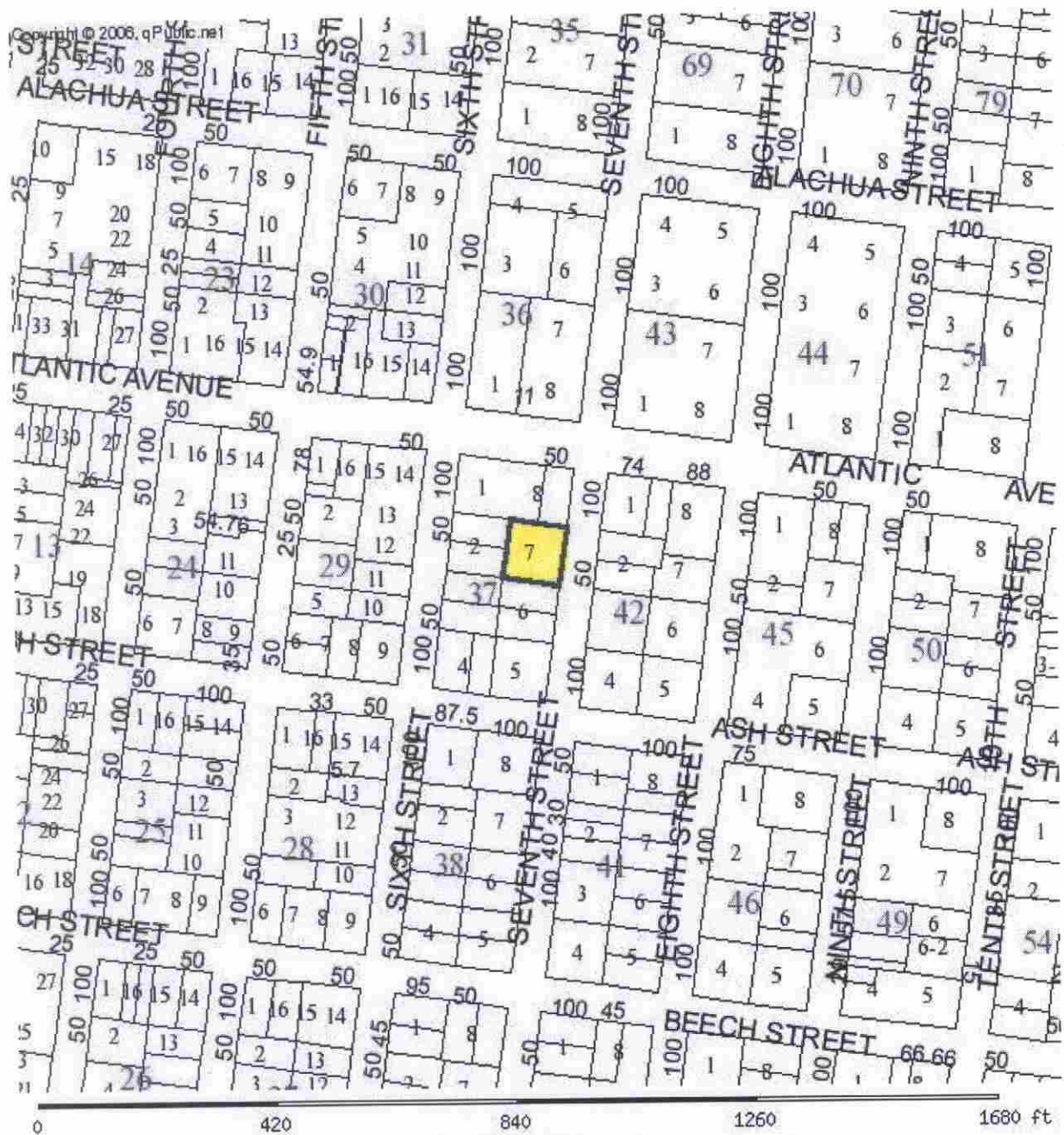
NA00439-200703

Supplementary Printout

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



NA 439



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0070
GIS CALCULATED ACREAGE	0.23
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	BLACKWELDER LYNETTE B TRUSTEE
Mailing Address	LYNETTE B BLACKWELDER TRUST PO BOX 1204; FERNANDINA BEACH, FL 32035
Situs/Physical Address	11 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	500,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 439*

SITE NAME: Thompson House
ADDRESS OF SITE: 11 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 7
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1872

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 165

ARCHITECT: John Hedges

BUILDER:

STYLE AND/OR PERIOD: Greek Revival

PLAN TYPE: L-shape

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story end, tiered, 3-bay, access E, 1st bay;
square columns; pedimented, gable roof; lacy brackets

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: N:end,interior:ridge#center:ridge,other gable

WINDOW TYPE: DHS, 6/6, wood; bay, 2-story, sq., grouped(3) #
DHS, 4/4, wood # DHS, 1/1, wood; octagonal, 1-story, bay
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1872, it is a two-story frame Greek Revival residential building. It is noteworthy for its sidelights and transom around entrance, and its two-story pedimented porch. It has been significantly altered by addition of lacey ornamentation on the porch. It was originally the residence of William N. Thompson, a Florida Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family. Its subsequent owners included Miss Olive Galphin, Thompson's granddaughter. The architect was John Hedges.

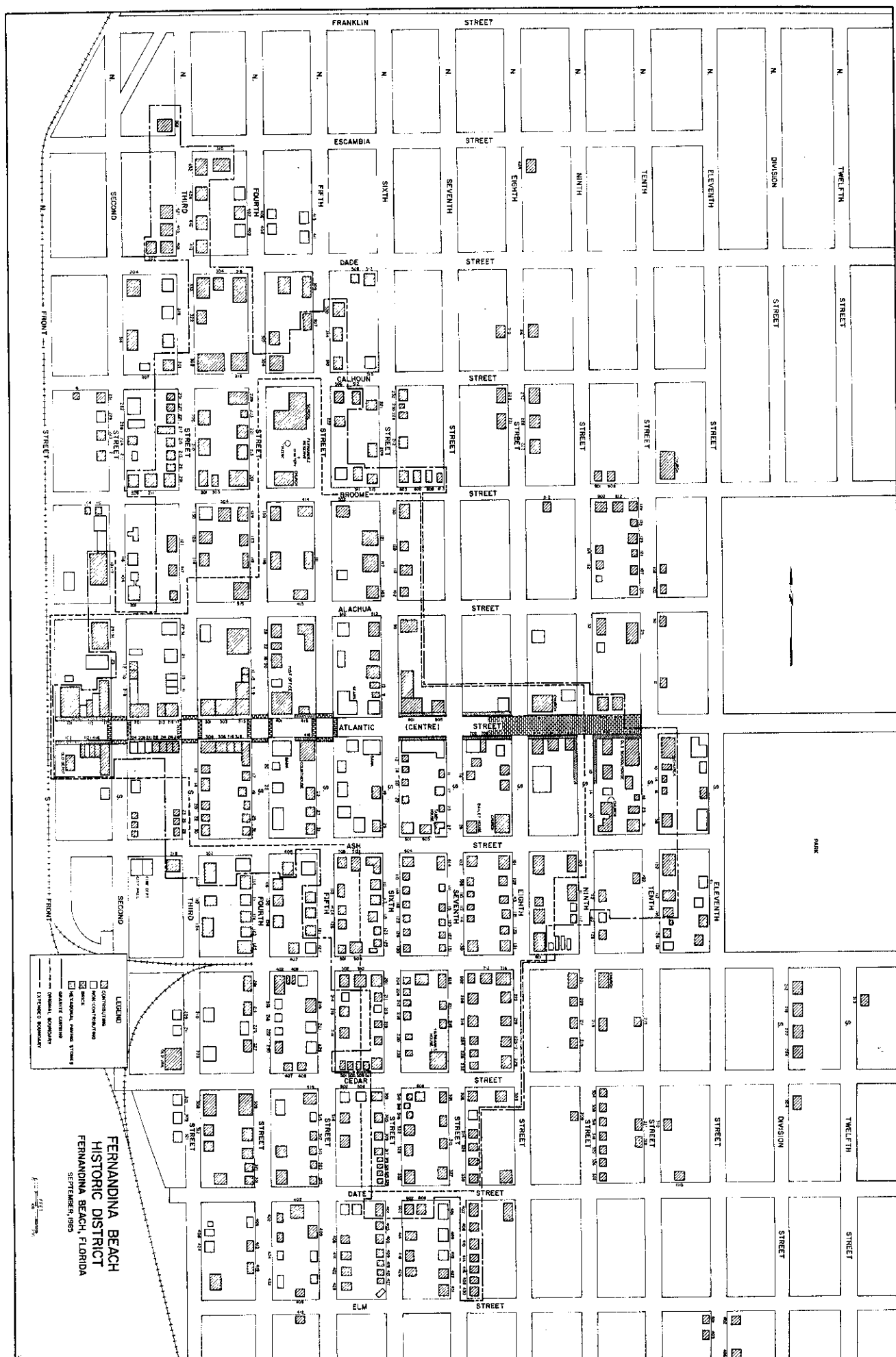
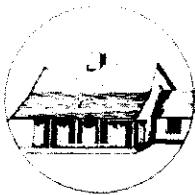


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00439**
 Field Date 2-12-2018
 Form Date 2-12-2018
 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) Thompson 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: 11 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 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0070 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: 1872 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extensions
 Architect (last name first): Hedges, John Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original, William N. Thompson, Senator & railroad man

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1, 2/2 & 6/6 Dhs, bay

Distinguishing Architectural Features (exterior or interior ornaments) Greek Revival elements; pedimented gable w 2 story porch; side & transom; jig saw cut decorations & arched vent; classical molding; 2 story bay window

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w round arches; simple pilasters; side and transom lights

Porch Descriptions (types, locations, roof types, etc.) Entry/E, incised pedimented gable, 2 story, open, full facade, square supports w decorative molding & jig saw cut brackets/railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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

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

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

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



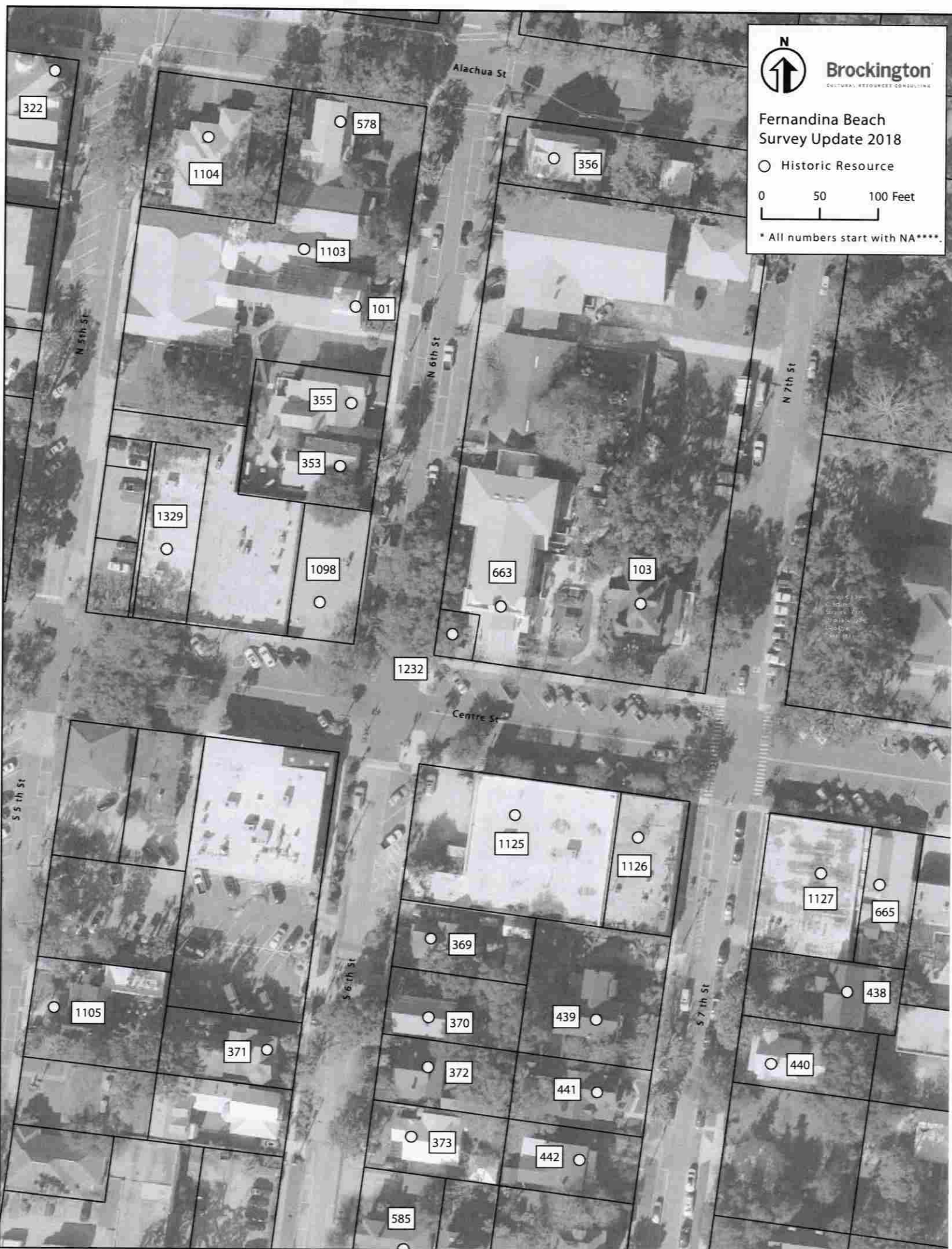
Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





FOR SALE
100X100 LOT ZONED C1
SHRIMP RESTAURANT
\$850,000
OWNER FINANCING AVAILABLE
REASONING PROVIDED
904-521-6247

LuLu's
BBA & GRILL
261-7123
...Lulu's Tropical Cuisine...









HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2023-0004
FEBRUARY 16, 2023

Owner/Applicant:	Michael Stauffer Architect, agent for Chris & Elizabeth Nelson
Property Address:	614 Beech Street
Parcel ID #	00-00-31-1800-0039-0081
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00599
Year Built:	1891 (FMSF)
Contributing Status:	Contributing
Requested action:	Variance request from LDC Section 4.02.03(E)(F) Standards for Buildings and Building Placement to modify setbacks. (<i>Quasi-Judicial</i>)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“Constructed c. 1891, it is a two-story frame Italianate residential building. It is noteworthy for its low-pitch hip roof, tall windows, and hexagonal bay windows.” - FMSF 8NA00599

The applicant seeks a variance from Land Development Code sections:

- 4.02.03(E) Standards for Building Heights and Setbacks
 - Minimum corner lot setback for R-2 zoning district = 15’

and

- 4.02.03(A)7 Standards for Buildings and Building Placement – Encroachment
 - Decks with a finished floor of 12” or less from grade are permissible encroachments into the side and rear yards up to five (5) feet from the property line. For installation of a deck on varying topography, the floor level may be allowed to reach a maximum of 36” from grade.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

Staff finds that proposed reconstruction is 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.

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>“This is an existing historic structure that as built is non-conforming to the current LDC requirements.”</i>	Special conditions do exist in that physical and photographic evidence exists to show that the home was constructed with eastern porch which does fall outside of our current setbacks.	YES
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>“The historic district is filled with numerous structures that do not comply with the current LDC and therefore this addition not be out of the ordinary for the area.”</i>	Granting a variance by its nature does 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.	NO

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.	<i>"Given the nature and size of the lots in the historic district and the existing position of the house on the lot strict compliance with the LDC would prevent any usable porch addition.."</i>	Literal interpretation of code would deprive the applicant of being able to restore an original feature of the home that would be allowed as a non-conforming feature if it were still extant.	YES
4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"The request is for a 6' deep porch which is not a grand porch and would be the minimum needed to be practicable."</i>	The setback variance is the minimum variance needed to be able to restore the porch in its original footprint.	YES
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>"The historic district is full of homes that do not meet the requirements of the LDC and the surrounding properties. therefore this addition will not be out of harmony with the surrounding neighborhood and therefore the assumed intent of the LDC and CP."</i>	The Land Development Code and Comprehensive Plan recognize the importance of our historic resources and encourage their preservation and continued use. The variance will allow the home to function as it was originally designed.	YES
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>"The historic district is full of homes that do not meet the requirements of the LDC and the surrounding properties. Therefore this addition will not be out of harmony with the surrounding neighborhood. In addition, there is historical evidence in maps and photos that the proposed porch did exist on this house in the past."</i>	The preservation and continued use of historic structures is in the public interest. Granting of the variance is compatible with surrounding properties and will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare, or environment.	YES

The variance request does not meet all 6 variance criteria, but when evaluating the additional criteria outlined in LDC 10.02.03(A), Staff finds that proposed reconstruction is does demonstrate that the variance is necessary to maintain the historic character of the property.

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. A variance would not be contrary to the public interest, safety, or welfare.	<i>"The historic district is full of homes that do not meet the requirements of the LDC and the surrounding properties. therefore this addition will not be out of harmony with the surrounding neighborhood and therefore the assumed intent of the LDC and CP. In addition, this addition will not adversely affect the public safety or welfare."</i>	The variance would not be contrary to the public interest, safety, or welfare.	YES
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.	<i>"This is an existing historic structure that as built is non-conforming to the current LDC requirements. The porch and deck additions will be compatible with other nearby parcels in the zoning district."</i>	Special conditions do exist because of the historic character of the property.	YES
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.	<i>"Given the nature and size of the lots in the historic district and the existing position of the house on the lot strict compliance with the LDC would prevent any usable porch addition."</i>	Literal interpretation of code would deprive the applicant of being able to restore an original feature of the home that would be allowed as a non-conforming feature if it were still extant.	YES
4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.	<i>"The request is for a 6' deep porch which is not a grand porch and would be the minimum needed to be practicable."</i>	The setback variance is the minimum variance needed to be able to restore the porch in its original footprint.	YES

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.	<i>"There is historical evidence in maps and a photo that the proposed porch did exist on this house in the past. Materials for construction will be similar in nature to the materials on the existing structure in type and detail."</i>	Physical and photographic proof exists to show the original location of the porch	YES
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.	<i>"There is historical evidence in maps and a photo that the proposed porch did exist on this house in the past. Materials for construction will be similar in nature to the materials on the existing structure in type and detail."</i>	Allowing for the reconstruction of the original side porch would enhance the structure and the district.	YES

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDCV 2023-0004

MOTION TO CONSIDER:

I move to approve or deny HDC case number HDCV 2023-0004 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 2023-0004, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
EXHIBIT 2 Plans & Elevations
EXHIBIT 3 FL Master Site File 8NA00439

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Variance Application - Submission #10519

Date Submitted: 1/6/2023

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



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](#) [Map Search](#)

Historic District*

Site Address*

City*

State*

Zip*

Parcel ID#(s)*

00-00-31-1800-0039-0081

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Chris S & Elizabeth D

Last Name*

Nelson

Company (if applicable)

Mailing Address*

614 Beech St

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

404-667-2123

E-mail Address*

bcngreensoace@gmail.com

OWNER'S AGENT

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

First Name

Michael

Last Name

Stauffer

Company (if applicable)

Michael Stauffer Architect

Mailing Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

PROJECT INFORMATION**Variance requested from LDC section(s):***

Table 4.02.03 E Setbacks for a house and section 4.02.03 (7) for a deck setback

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

This request is for the construction of a side yard covered porch that comes within 2' of the side property line on the east side of the house. Variance to allow a side yard uncovered deck to within 3' of a side lot line. NOTE: only three attachments are allowed to upload with this application. We will submit additional info in the general HDC application of COA and direct email to staff.

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.*

Applicant Response This is an existing historic structure that as built is non-conforming to the current LDC requirements.

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.*

Applicant Response The historic district is filled with numerous structures that do not comply with the current LDC and therefore this addition not be out of the ordinary for the area.

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.*

Applicant Response Given the nature and size of the lots in the historic district and the existing position of the house on the lot strict compliance with the LDC would prevent any usable porch addition.

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

Applicant Response The request is for a 6' deep porch which is not a grand porch and would be the minimum needed to be practicable.

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

Applicant Response The historic district is full of homes that do not meet the requirements of the LDC and the surrounding properties. therefore this addition will not be out of harmony with the surrounding neighborhood and therefore the assumed intent of the LDC and CP.

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.*

Applicant Response The historic district is full of homes that do not meet the requirements of the LDC and the surrounding properties. Therefore this addition will not be out of harmony with the surrounding neighborhood. In addition, there is historical evidence in maps and photos that the proposed porch did exist on this house in the past.

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 historic district is full of homes that do not meet the requirements of the LDC and the surrounding properties. therefore this addition will not be out of harmony with the surrounding neighborhood and therefore the assumed intent of the LDC and CP. In addition, this addition will not adversely affect the public 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.

This is an existing historic structure that as built is non-conforming to the current LDC requirements. The porch and deck additions will be compatible with other nearby parcels in the zoning district.

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.

Given the nature and size of the lots in the historic district and the existing position of the house on the lot strict compliance with the LDC would prevent any usable porch addition.

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

The request is for a 6' deep porch which is not a grand porch and would be the minimum needed to be practicable.

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.

There is historical evidence in maps and a photo that the proposed porch did exist on this house in the past. Materials for construction will be similar in nature to the materials on the existing structure in type and detail.

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.

There is historical evidence in maps and a photo that the proposed porch did exist on this house in the past. Materials for construction will be similar in nature to the materials on the existing structure in type and detail.

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*

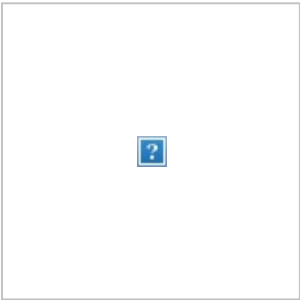
Michael

Applicant's Last Name*

Stauffer

Today's Date*

1/6/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

Upload Supplemental Materials

LOI_Nelson 614 Beech St Variance
App.pdf

Upload 2

Nelson_614 Beech.pdf

Upload 3

Nelson_Proposed Floor
Plan.pdf

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

MICHAEL STAUFFER
A r c h i t e c t

January 6, 2023

Mr. Sal Cumella
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

RE: *Nelson Residence*
614 Ash Street
Request for a Variance in the Historic District

Dear Mr. Cumella:

This letter is to outline out request for a variance for this residence in the historic district.

The proposal is to add a screened porch on the east side of the house. There is map evidence as well and a phot evidencing the prior existence of the porch. In addition, the steps that led to the historic porch still exist and will be maintained and used.

The deck on the west side of the house will be an uncovered open deck.

Due to the constraints of the lot size and the existing house configuration, struct compliance with the LDC will prevent the ability to provide the two additions. In addition, since evidence exist that a similar porch existed on the house historically the addition will be compatible with the adjacent and surrounding properties.

We therefore request approval of the proposed variance.

Sincerely,



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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE CHRIS & BETH NELSON
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER ARCHITECT
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

CHRIS S. NELSON
(Print name of owner)

BETH D. NELSON
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

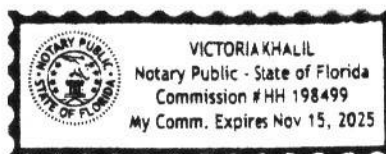
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of January, 20 23, by Chris and Beth Nelson.

[Signature]
Notary Public

Victoria Khalil
Printed Name

Nov. 15, 2025
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL Driver Licenses



SEP 7 1999

THIS INSTRUMENT PREPARED BY:
Pamela L. Foster
OLDE TOWNE TITLE COMPANY
21 NORTH 3RD STREET
FERNANDINA BEACH, FLORIDA 32034

BK 0898 PG 1253
OFFICIAL RECORDS

RECORD AND RETURN TO:
OLDE TOWNE TITLE COMPANY
21 NORTH 3RD STREET
FERNANDINA BEACH, FLORIDA 32034

RE PARCEL ID #: 00-00-31-1800-0039-0081
BUYER'S TIN:

Florida Documentary Stamp tax
required by law in the amount
of \$ 2065.00 Certificate of
Registration No. 59-6015296-01
Date 9-7-99

J.M. O'Leary, Jr.
Clerk Circuit Court Nassau County Florida

WARRANTY DEED

THIS WARRANTY DEED made this 2nd day of September, 1999 by William E. Lord, Jr. joined by his wife Martha E. Lord, hereinafter called Grantor, and whose address is 614 Beech Street, Fernandina Beach, FL 32034 to Chris S. Nelson and Elizabeth D. Nelson, husband and wife, hereinafter called Grantee and whose address is 7110 AVALON DRIVE, DOUGLASVILLE, GA. 30135.

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

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Nassau County, Florida, viz:

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 THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

THE EAST ONE-HALF (E 1/2) OF LOT EIGHT (8), BLOCK THIRTY-NINE (39).

SUBJECT TO taxes accruing subsequent to December 31, 1998.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered in our presence:

Witness Signature

Pamela L Foster

Witness Printed Signature

Witness Signature

A. Jeffrey Tomassetti

Witness Printed Signature

BK 0898 PG 1254

OFFICIAL RECORDS

William E. Lord, Jr.

Martha E. Lord

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 3rd day of September, 1999 by William E. Lord, Jr. joined by his wife Martha E. Lord. He/She is personally known to me or has produced _____ as identification.

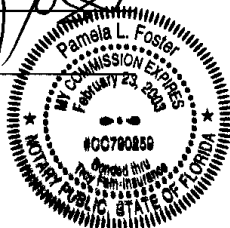
Notary Public, State and County Aforesaid

Notary Signature

Notary Printed Signature

(Title or Rank)

(Serial No., if any)



9929613

99 SEP -7 PM 12: 22

CLERK OF COURTS
NASSAU COUNTY, FLORIDA

FILE NO. A12-A12-954



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0080
FEBRUARY 16, 2023

Owner/Applicant:	Michael Stauffer Architect, agent for Chris & Elizabeth Nelson
Property Address:	614 Beech Street
Parcel ID #	00-00-31-1800-0039-0081
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00599
Year Built:	1891 (FMSF)
Contributing Status:	Contributing
Requested action:	CONCEPTUAL Certificate of Approval (COA) to remove shed, replace window with French Door, add deck on west side, screen porch on east side, and replace front porch steps and walkway with brick. (<i>Quasi-Judicial</i>)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed c. 1891, it is a two-story frame Italianate residential building. It is noteworthy for its low-pitch hip roof, tall windows, and hexagonal bay windows." - FMSF 8NA00599

The applicant seeks Conceptual approval to:

- Remove an existing non-historic shed,
- Replace window with French door,
- Add wood deck on west side of property,
- Construct screen porch on east elevation, and
- Replace front porch steps and walkway with brick.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

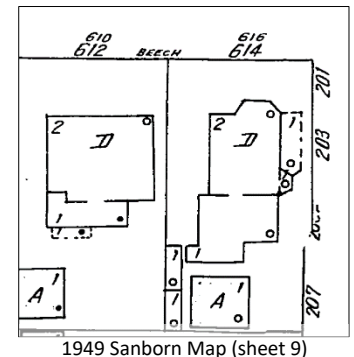
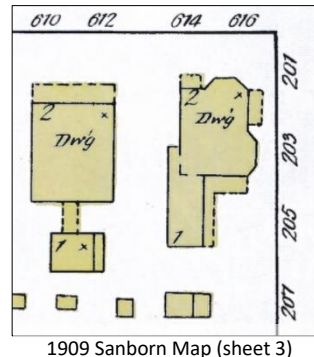
[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

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:

When analyzing the individual proposed components staff finds:

- **Remove an existing non-historic shed**
 - As the shed is a modern addition, removal is permissible.
- **Replace window with French door**
 - As the widow is on a later addition and not seen from the right of way, replacement of the window with a door is permissible. The window will be reused elsewhere in house.
- **Add wood deck on west side of property**
 - As decks are a modern feature, they are less desirable on historic homes than patios and other types of outdoor spaces. The Guidelines state that if a deck is to be constructed it should be sited so that it is in the rear of the property and out of view from the street. The proposed wooden deck is mainly obscured from view from the right of way by the historic section of the house, and as such is permissible. The deck exceeds the allowable side yard encroachment and will either need to be pulled back to meet the setback or granted a variance which is being heard concurrently (HDCV 2023-0004).
- **Construct screen porch on east elevation**
 - Physical evidence remains from the side porch as originally designed (door off of bay window, front steps still extant). The 1909 and 1949 Sanborn Fire Insurance Maps also show the side porch. A variance will be required to construct this porch back in its previous location, which encroaches into current setbacks.
- **Replace front porch steps and walkway with brick**
 - As outlined in the Fernandina Beach Downtown Design Guidelines (pg. 87), all elements of historic porches, including steps and railings, are important to the architectural integrity of the building. These components should be retained when possible. If an individual rail or step requires replacement, materials that match the original should be used. “The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.”



STAFF RECOMMENDATION:

Staff recommends:

Conceptual Approval of HDC 2023-0080 with condition(s):

1. Entry porch steps to remain wood and be repaired in-kind, if necessary.
2. East porch requires a variance to allow encroachment into the side yard setback.
3. West wood deck requires a variance to allow encroachment into the side yard setback.

MOTION TO CONSIDER:

I move to approve or deny HDC case number HDC 2023-0080 with or without conditions;

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

That HDC case HDC 2023-0080, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONDITIONAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Plans & Elevations
- EXHIBIT 3 FL Master Site File 8NA00599

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #10520

Date Submitted: 1/6/2023

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 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

APPROVAL TYPE*

Board Approval: Conceptual

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

Previously Approved Case

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

Yes

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

1/3/2023

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*

614 Beech St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0081

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Chris S & Elizabeth D

Last Name*

Nelson

Mailing Address*

614 Beech St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

404-667-2123

E-mail Address*

bcngreenspace@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Work includes: - the addition of a screened porch on the east side of the house - removal of an existing storage shed on the west side of the house - addition of an uncovered deck on the west side of the house in lieu of the shed - replacement of windows accessing the deck with French doors - replacing the front porch steps with new brick steps - replacing busted front concrete walk from curb to sidewalk with brick walkway - Renovations to the interior at the Kitchen which requires window changes on the exterior east elevation at the Kitchen - addition of a bathroom and over the garage in existing storage space which includes installing three new windows (this work was previously approved per staff COA HDCSA2022-0151) NOTE: we have applied for a variance for the covered porch and deck concurrent with this application. Will submit additional info direct via email including deed and agent authorization as I used all of the attachment slots for documents.

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
Andersen	French doors Include FL Product Approval # for Windows and Doors

Color

Match existing

(Name/Number)

WINDOWS

Manufacturer

Andersen

Product Description

400 Series Double hung

Include FL Product Approval # for Windows and Doors

Color

Match existing

(Name/Number)

ROOFING

Manufacturer

Metal

Product Description

metal roof

Color

Galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer

Wood

Product Description

Wood

Color

Match existing

(Name/Number)

FOUNDATION

Manufacturer

Brick

Product Description

Brick to match existing

Color

Red brick

(Name/Number)

SHUTTERS

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

PORCH/DECK

Manufacturer

wood

Product Description

PT T & G on east side/ PT 5/4 x on west

Color

TBD

(Name/Number)

FENCING

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Brick	Brick	red brick (Name/Number)

SIGNAGE

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

OTHER

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

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

Upload 1	Upload 2	Upload 3	Upload 4
Nelson_Proposed Floor Plan.pdf	Nelson_Proposed East Elevation.pdf	Nelson_Proposed North Elevation.pdf	Nelson_614 Beech.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Nelson_Asbuilt Floor and Site Plan.pdf	Nelson_Asbuilt Elevations.pdf	Nelson_Side Pic.pdf	Nelson Residence Pics.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.

FILE NO. A12-A12-954

Nelson Residence - 614 Beech Street – Photos



Front/North Elevation



East side elevation



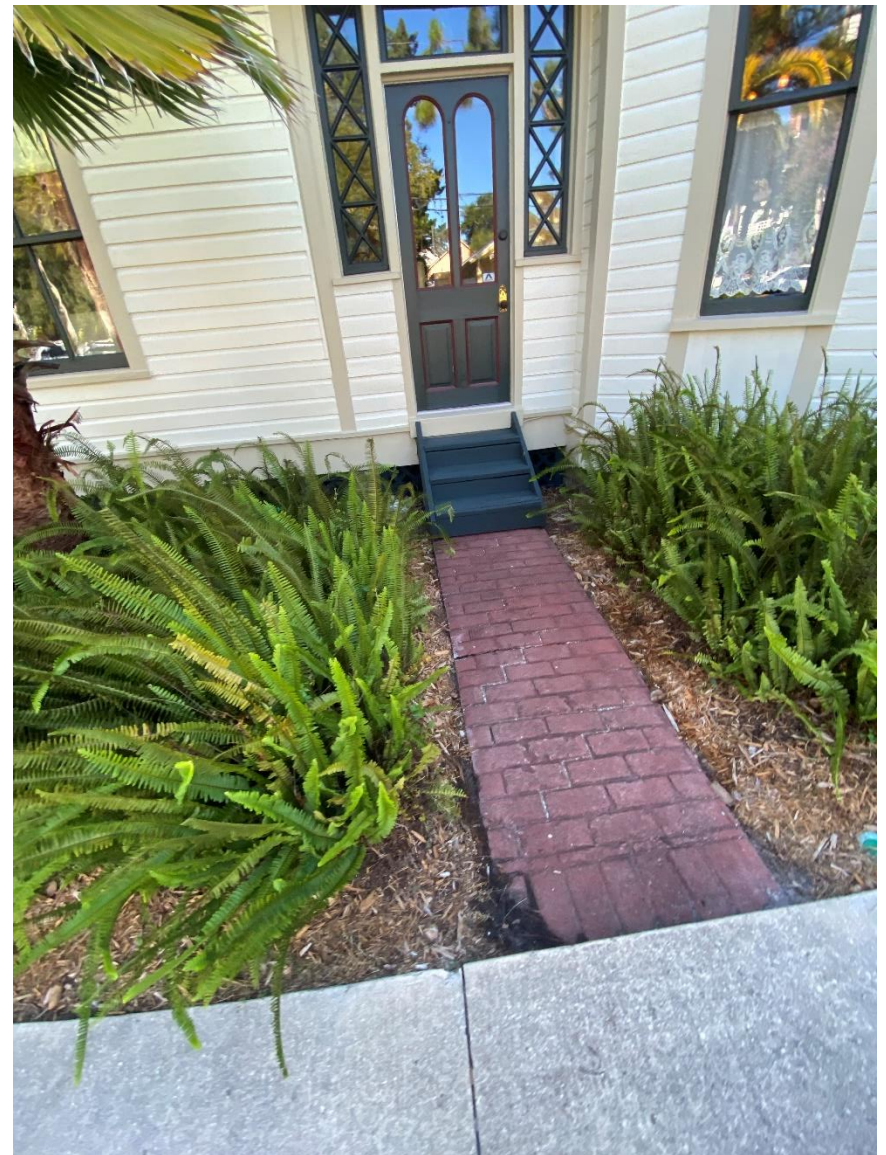
East side elevation at bay – door access to new porch



East side with existing steps

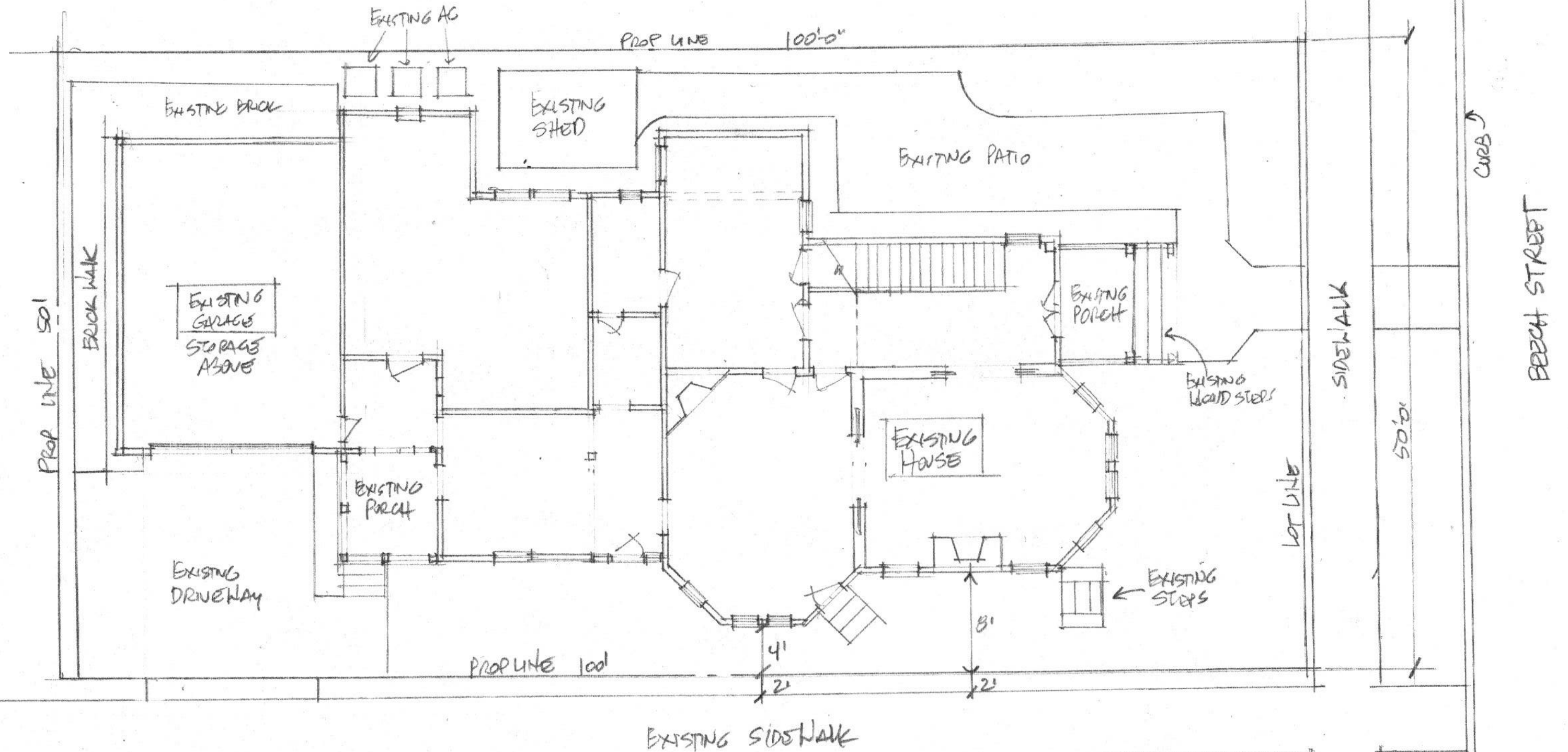


West elevation side yard – shed to be removed and new deck location



East side – door and sidelights in kitchen





EXISTING SITE PLAN

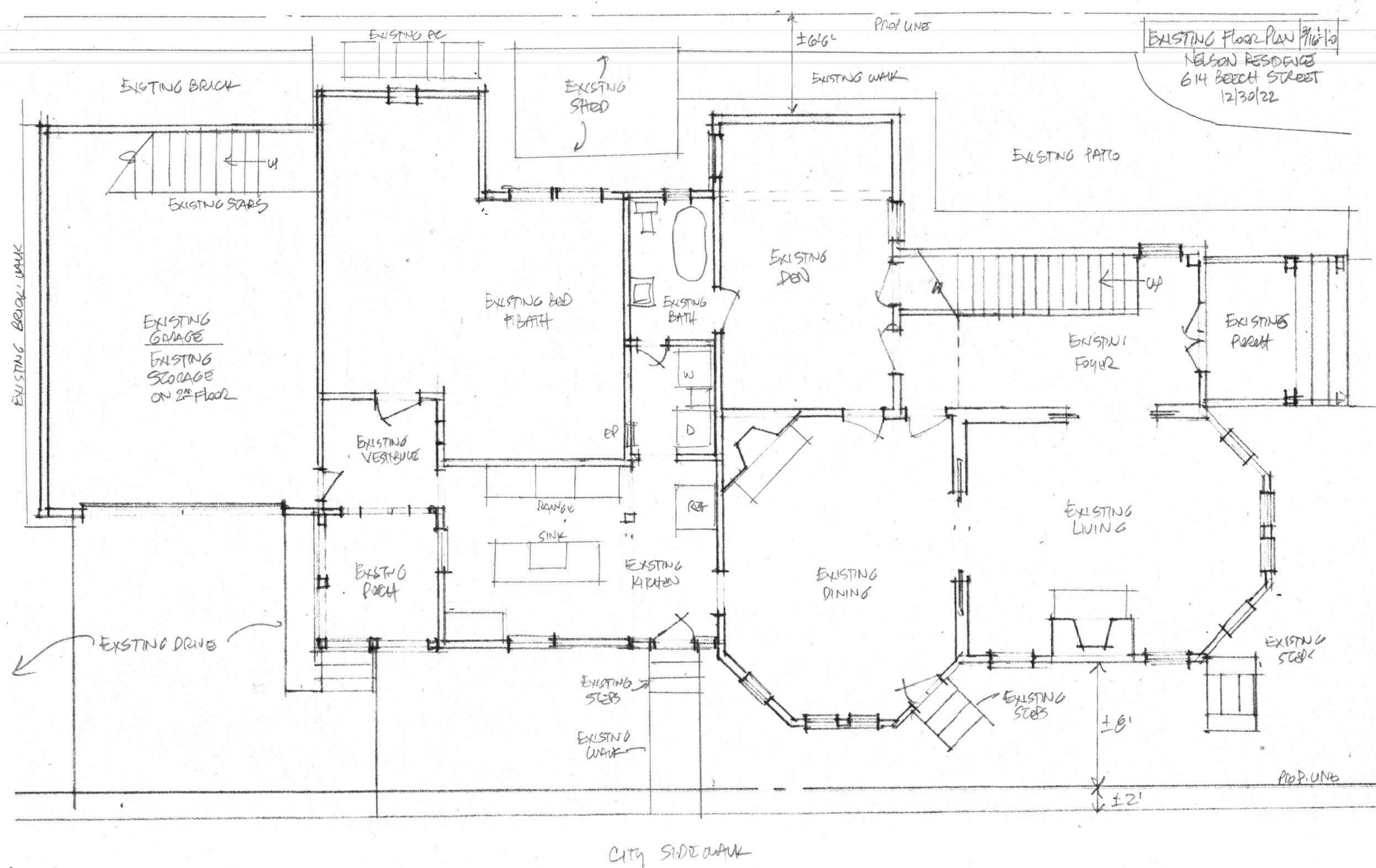
1/8" = 1'-0"

NELSON RESIDENCE

6014 BEECH STREET

S. 7TH STREET NORTH

EXISTING Floor Plan 9/16/19
NELSON RESIDENCE
614 BEECH STREET
12/30/22





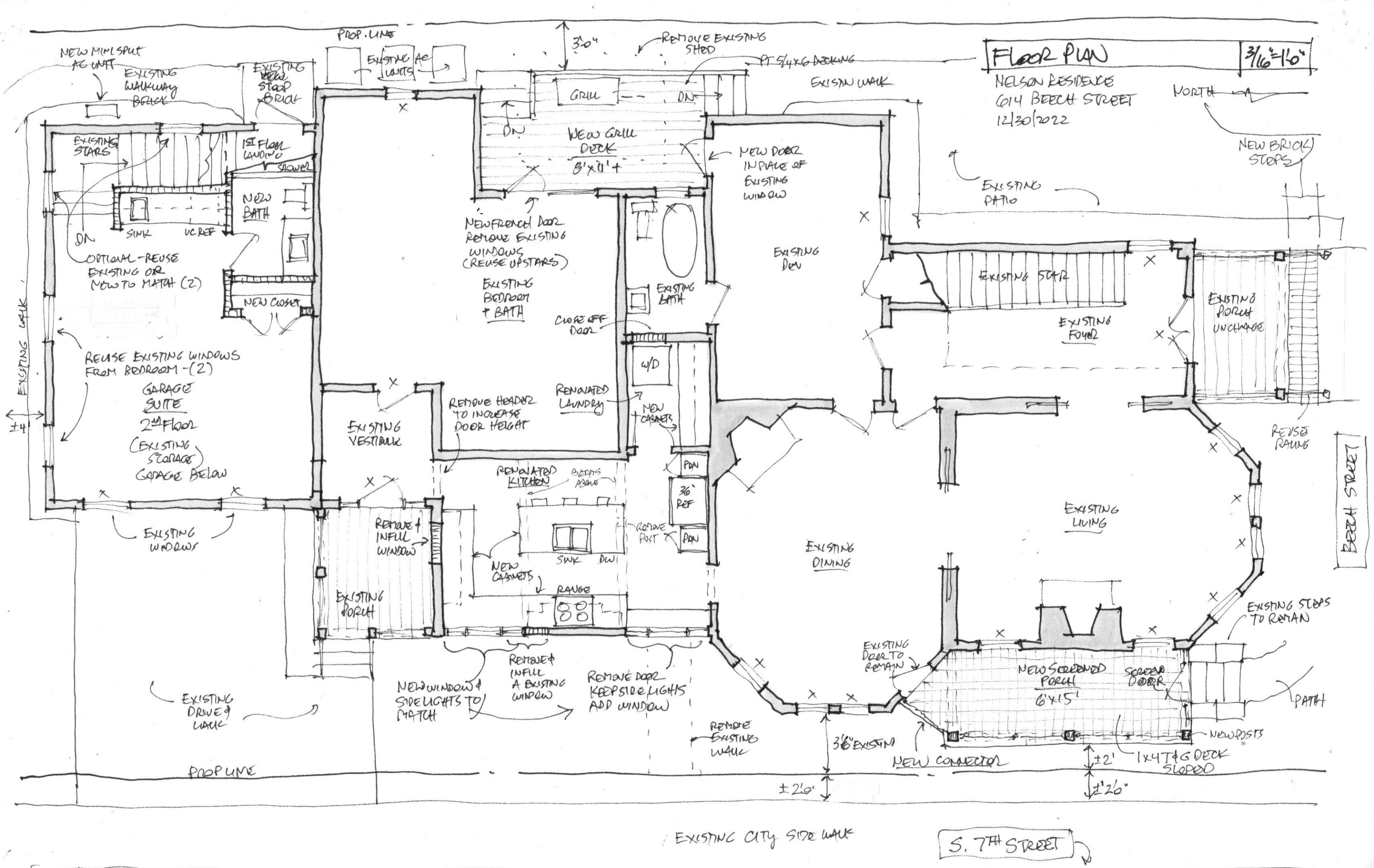
EXISTING NORTH ELEVATION 3/16-1-0

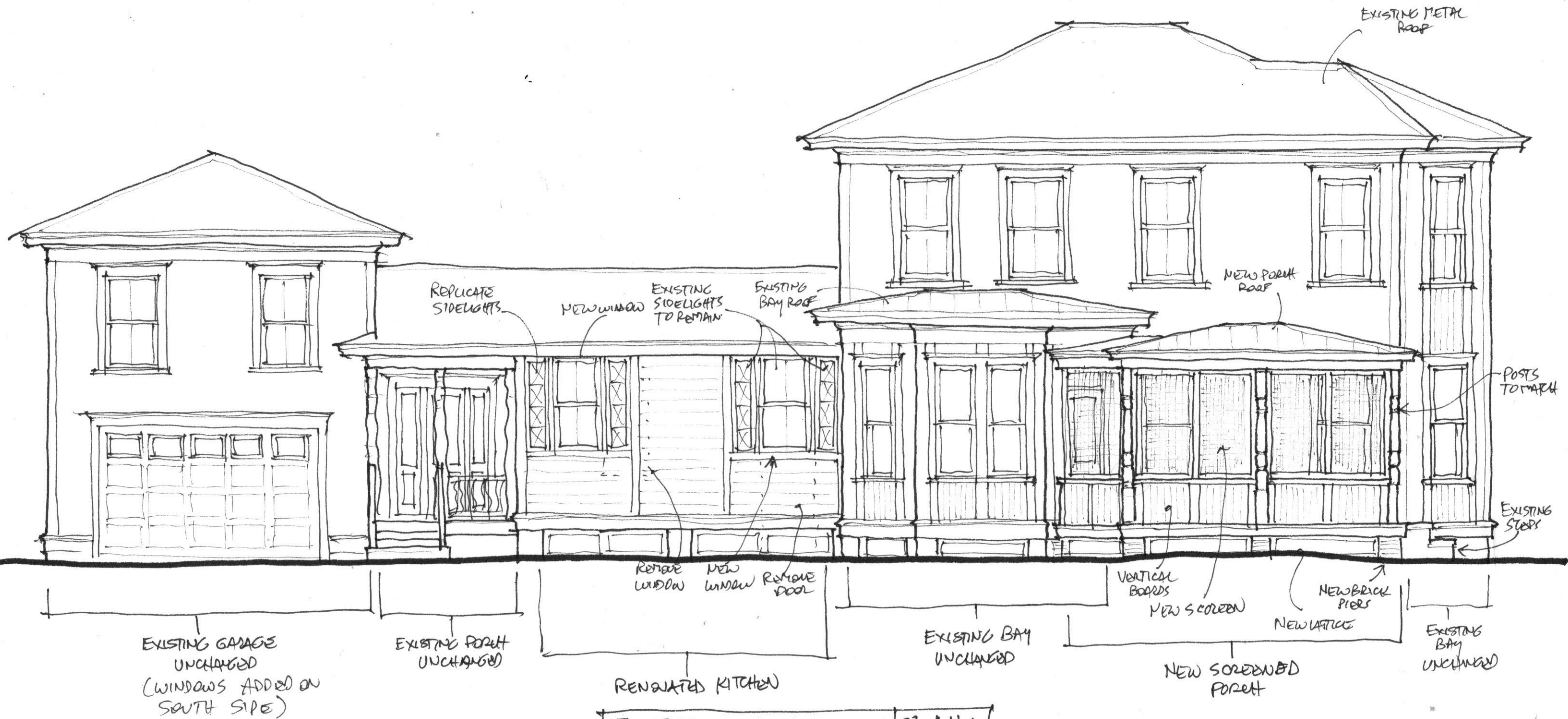
NELSON RESIDENCE
6014 BEECH STREET
12/30/2022



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

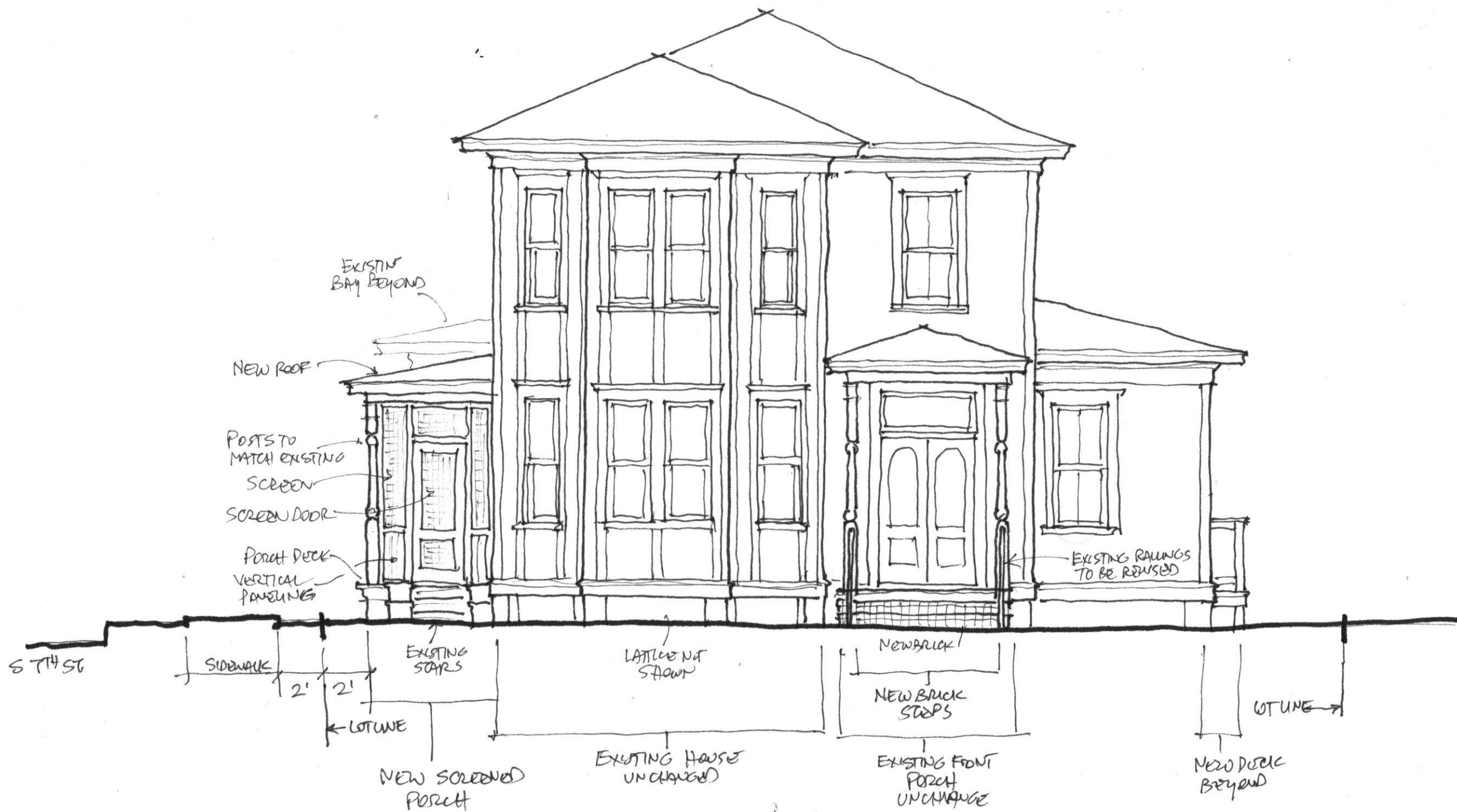
NEALSON RESIDENCE
614 BEECH STREET
12/30/2022





EAST ELEVATION (7TH STREET) 3/16" = 1'-0"

NELSON RESIDENCE
614 BEDFORD STREET
12/30/2022



PROPOSED NORTH ELEVATION 3/16"=1'-0"
NELSON RESIDENCE 614 BEECH STREET
12/30/22



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00599**

Recorder # **337**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

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

GENERAL INFORMATION

Site Name (address if none) **614 Beech St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
614		Beech	Street	

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

>> **3N ;28W ;23;UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **2**

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)

>>

Hip

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other

Other Roof Secondary Structure(s)

polygonal bay

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **east slope**

HISTORICAL STRUCTURE FORM

8NA00599

DESCRIPTION (continued)

Window Descriptions 1/1, 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) north

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 apartment

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00599

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

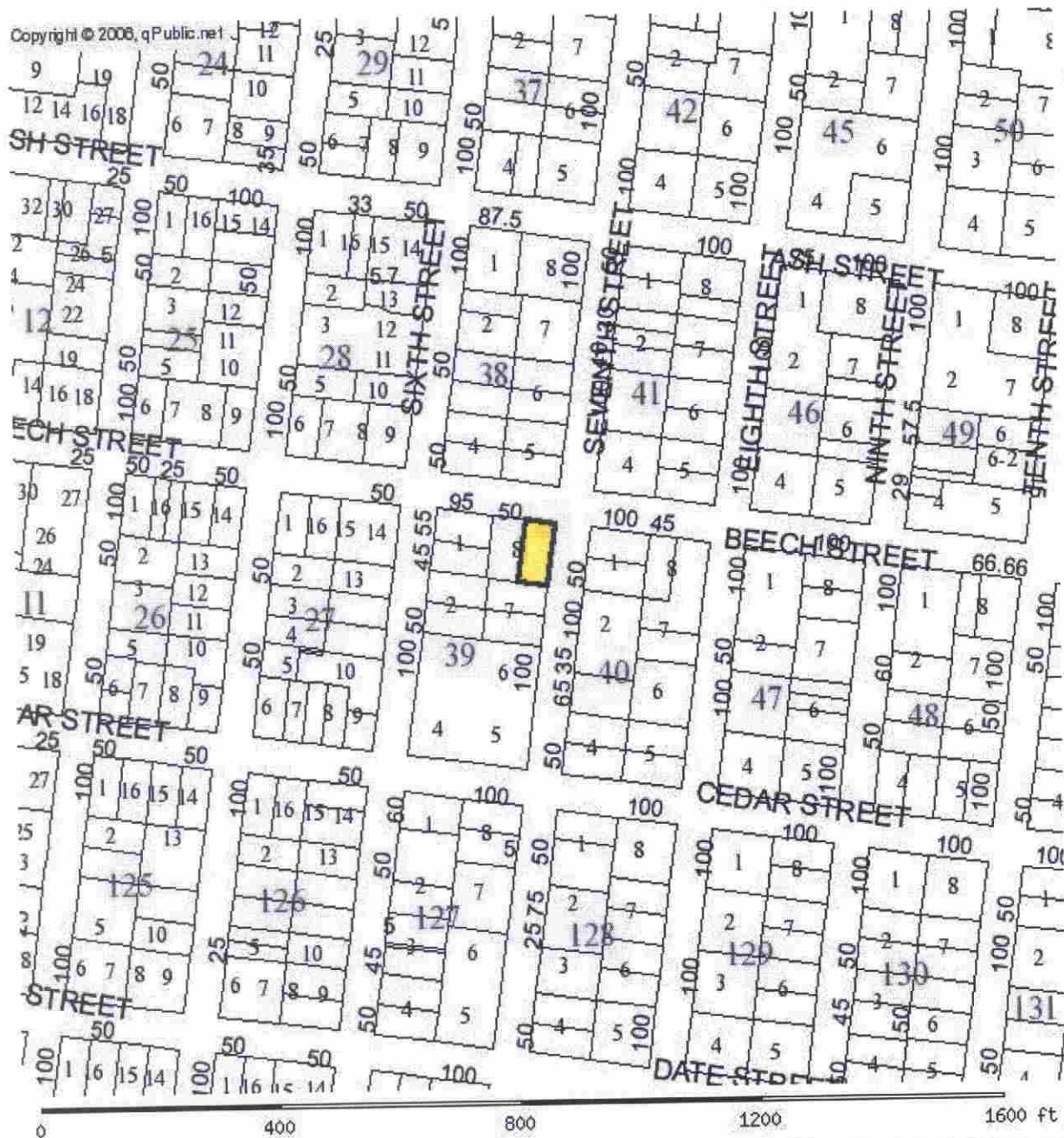
REQUIRED PAPER ATTACHMENTS

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

NA00599-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28W ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

337
NAS99

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0039-0081
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	NELSON CHRIS S & ELIZABETH D
Mailing Address	63 STANDISH AVE ATLANTA, GA 30309
Situs/Physical Address	614 BEECH ST
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 599

SITE NAME: 614 Beech St.
ADDRESS OF SITE: 614 Beech St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 39 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Miller, Alexander A. III & Evelyn T.

ADDRESS: 614 Beech St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

x DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1891

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

x DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 276

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story entrance, 1-bay, access N; turned posts;
flat roof; E porch has been removed

ORIENTATION: N

FOUNDATION: piers: brick

ROOF TYPE: hip, low-pitch

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W: offset: lateral slope # S: offset: rear slope

WINDOW TYPE: DHS, 2/2, wood; bay, 1-story, hexagonal #
DHS, 1/1, wood # 2-story, hexagonal bay window
CHIMNEY: brick

ROOF SURFACING: tar paper

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1891, it is a two-story frame Italianate residential building. It is noteworthy for its low-pitch hip roof, tall windows, and hexagonal bay windows.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00599**
 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) 614 Beech St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 614 Beech Street
 Street Number Direction Street Name 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 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0039-0081 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: 1891 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable and hip garage extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 & 2/2 dhs; bay

Distinguishing Architectural Features (exterior or interior ornaments) Italianate elements; low pitched roof w wide overhangs; 2 story bay windows; double wood panel doors w arched lights & transom; decorative entry porch

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Double wood panel doors w arched lights & transom

Porch Descriptions (types, locations, roof types, etc.) Entry/N, single entry bay, hip, open, turned supports & railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****







ATLANTIC
SECURITY





CERTIFICATE OF APPROVAL (COA) HDC2020-0037 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 08/28/2020
Work Class: Residential	District: Default	Exp Date: 09/28/2020
Status: Approved	Square Feet: 0.00	Completed: 10/29/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/29/2021

Description: Certificate of Approval (COA) to construct a new 2-story primary structure with a detached 1 1/2 car garage.
AMENDMENT 12/15/21 - amend the following: 1. Entry Way Door - Anderson; 2. Entry Way Door Color - Natural Stain; 3. Roof Shingle Color - Charcoal; 4. Roof Metal Color - Burnished Slate.
**AMENDMENT 1/23/2023 - amend the following: 1. exterior doors color to SW Black Fox SW7020; 2. Metal roof to SM-RIB; 3. Add 6 ft. Shadowbox fencing on North side to match existing.

Parcel: 00-00-31-1800-0017-0060 Main	Address: 316 N 3Rd St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Owner Todd Lorentson 316 N 3rd Fernandina Beach, FL 32034 Home: 904-583-8660	Architect Cotner Associates, Inc 1627 Atlantic AVE Fernandina Beach, FL 32034 Business: 9042774593
---	---	---

Note 1. Amendment approved	Created By Salvatore Cumella	Date and Time Created 12/20/2021
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Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000970-2020		Taylor Hartmann	10/29/2020
HDC Application Checklist	APP-000847-2020		Sylvie McCann	08/28/2020
Notice	NOT-001059-2020		Salvatore Cumella	12/18/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009025	COA - Residential	\$200.00	\$200.00
Total for Invoice INV-00009025		\$200.00	\$200.00
INV-00025207	COA - 2nd Amendment	\$100.00	\$100.00
Total for Invoice INV-00025207		\$100.00	\$100.00
Grand Total for Plan		\$300.00	\$300.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0151 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review

Project:

App Date: 01/18/2022

Work Class: HDC Staff Review

District: Default

Exp Date: 02/17/2022

Status: Approved

Square Feet: 0.00

Completed: 01/20/2022

Valuation: \$0.00

Assigned To: Salvatore Cumella

**Approval
Expire Date:** 07/20/2023

Description: Certificate of Approval (COA) to build-out the existing 2nd level of the existing garage. All details/colors are to match existing. New windows will be Jeld-wen. A small awning is proposed over west entry stoop.
01/30/2023 - Amendment to extend COA for 6 month. New Expiration date is July 20, 2023.

Parcel: 00-00-31-1800-0039-0081 Main	Address: 614 Beech St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Owner Beth Nelson 614 Beech ST Fernandina Beach, FL 32034 Mobile: 404-642-1545	Agent John M Cotner 425 S 13th ST Fernandina Beach, FL 32034 Home: 904-277-4593
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Note	Created By	Date and Time Created
1. Mr. Nelson called to extend COA, has not started the project yet, waiting to get COA for Feb 2023 Board meeting to contract all of the work together - told him to email us an extension request	Sylvie McCann	01/30/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019319	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019319		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0241 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/04/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 02/03/2023
Status: Approved	Square Feet: 0.00	Completed: 01/05/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace existing cooler on replacement 12' x 12' concrete pad.		Expire Date: 01/05/2024

Parcel: 00-00-31-1800-0001-0050 Main	Address: 12 N Front St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner TSP Partners LLC 12 N Front ST Fernandina Beach, FL 32034	Owner Albert Waldis PO Box 15123 Fernandina Beach, FL 32035 Mobile: 9044152479	Owner Albert Waldis PO Box 15123 Fernandina Beach, FL 32035 Mobile: 9044152479
--	--	--

Note	Created By	Date and Time Created
1. voided first inv and re-issued	Sylvie McCann	01/04/2023
2. sent email to applicant and owner seeking clarification if this is a pad or will have mechanical on it.	Salvatore Cumella	01/05/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025139	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00025139		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0242 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/04/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 02/03/2023
Status: Approved	Square Feet: 0.00	Completed: 01/06/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof with shingles (GAF Black)		Expire Date: 01/08/2024

Parcel: 00-00-31-1800-0042-0011 Main	Address: 708 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Shorebreak, Inc. Business: 9046240225	Contractor Charlie DeBerry 96041 Nassau Pl Yulee, FL 32097 Business: 9046240225 Mobile: 9045746422	Owner Arejay Holdings LLC 708 Centre Fernandina beach, 32034 Mobile: 904-556-2047
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025143	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00025143		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0244 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/10/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 02/09/2023
Status: Approved	Square Feet: 0.00	Completed: 01/27/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a projecting sign, and replace panel in monument sign.		Expire Date: 01/29/2024

Parcel: 00-00-31-1800-0042-0050 Main	Address: 715 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Stephen Hall Mobile: 3215365379	Owner TRINITY UNITED METHODIST CHURCH 715 ASH FERNANDINA BEACH, FL 32034 Business: 9048872434
---	---

Note	Created By	Date and Time Created
1. emailed remind for payment	Sylvie McCann	01/23/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025203	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00025203		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0245 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/20/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 02/21/2023
Status: Approved	Square Feet: 0.00	Completed: 01/23/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to paint storefront trim & doors (Behr Black, White)		Expire Date: 01/23/2024

Parcel: 00-00-31-1800-0001-0013 Main	Address: 103 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner
PBO INVESTMENTS 2 LLC	PBO INVESTMENTS 2 LLC
103 Centre ST	103 Centre ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 9543762920	Home: 9543762920

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025286	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00025286		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0246 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/20/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 02/21/2023
Status: Approved	Square Feet: 0.00	Completed: 01/23/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install projecting sign and window logo		Expire Date: 01/23/2024

Parcel: 00-00-31-1800-0001-0013 Main	Address: 103 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner
PBO INVESTMENTS 2 LLC	PBO INVESTMENTS 2 LLC
103 Centre ST	103 Centre ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 9543762920	Home: 9543762920

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025289	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00025289		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0248 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/23/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 02/22/2023
Status: Approved	Square Feet: 0.00	Completed: 01/23/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install projecting sign		Expire Date: 01/23/2024

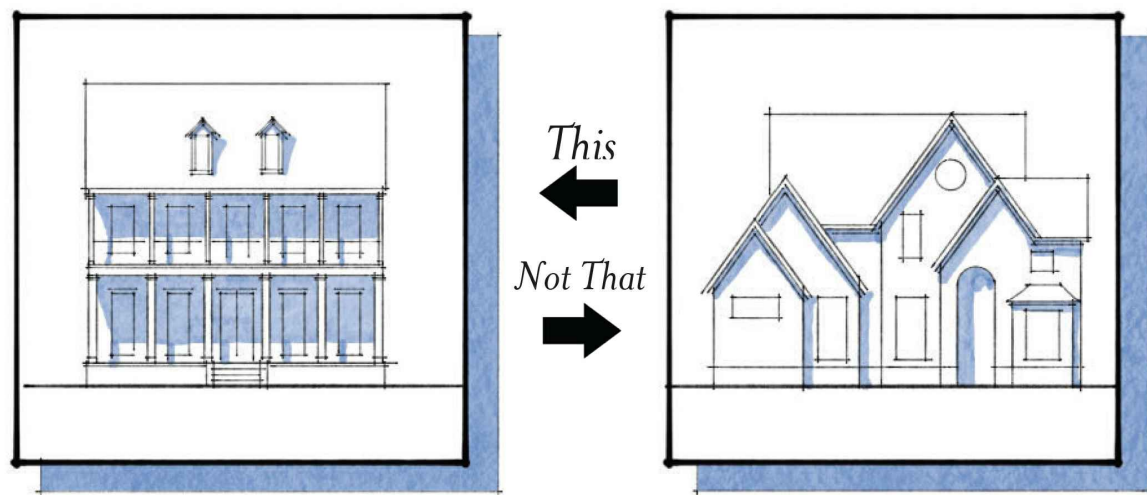
Parcel: 00-00-31-1800-0046-0030 Main	Address: 122 S 8Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant	Owner
Sharon Palmer	Jay Properties of Amelia LLC
1410 E OAK ST	122 S 8th ST
FERNANDINA BEACH, FL 32034	Fernandina Beach, FL 32034
Business: 9042610340	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025302	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00025302		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

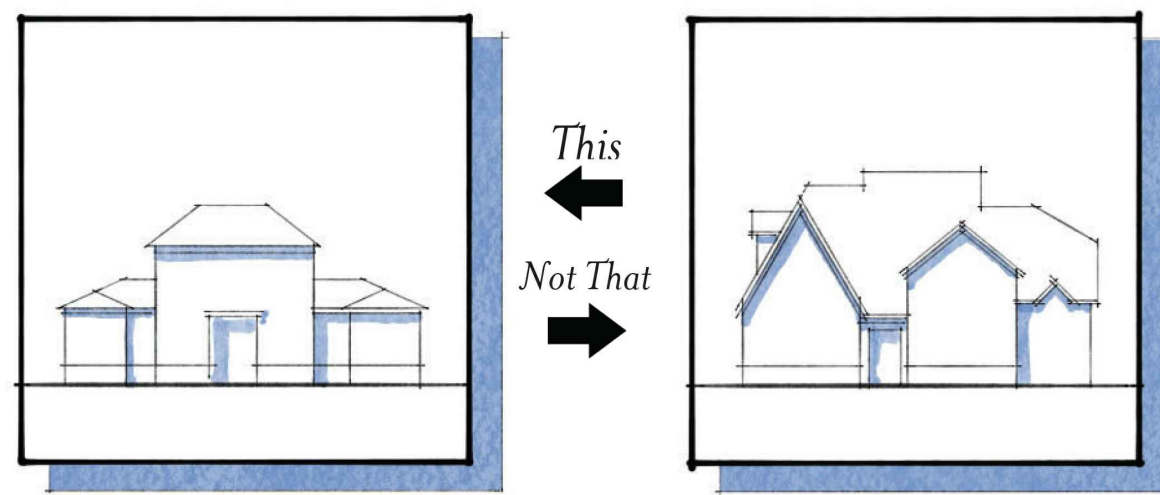
THIS, NOT THAT

These simple guidelines will solve 80% of the troubling issues with most suburban construction methods. Traditional detailing is decidedly different. These principles give general direction for understanding, and the details in the following sheets give specific direction with dimensions.



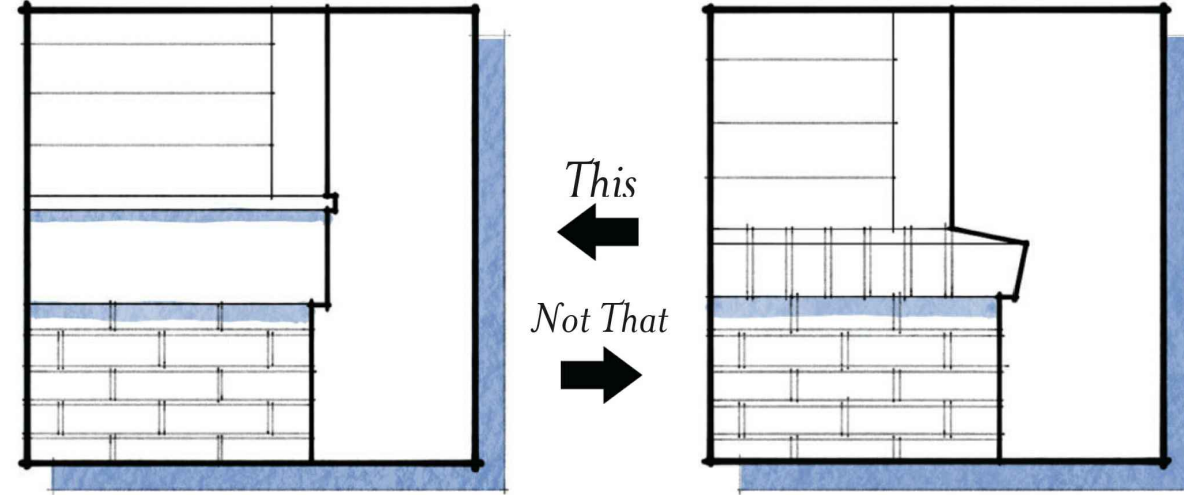
Simplicity of Form

Traditional designs are simple in their shape and construction. Their elegance and timelessness are by-products of their simple and straightforward approach. Work to simplify the massing, roof, and window placement on your house.



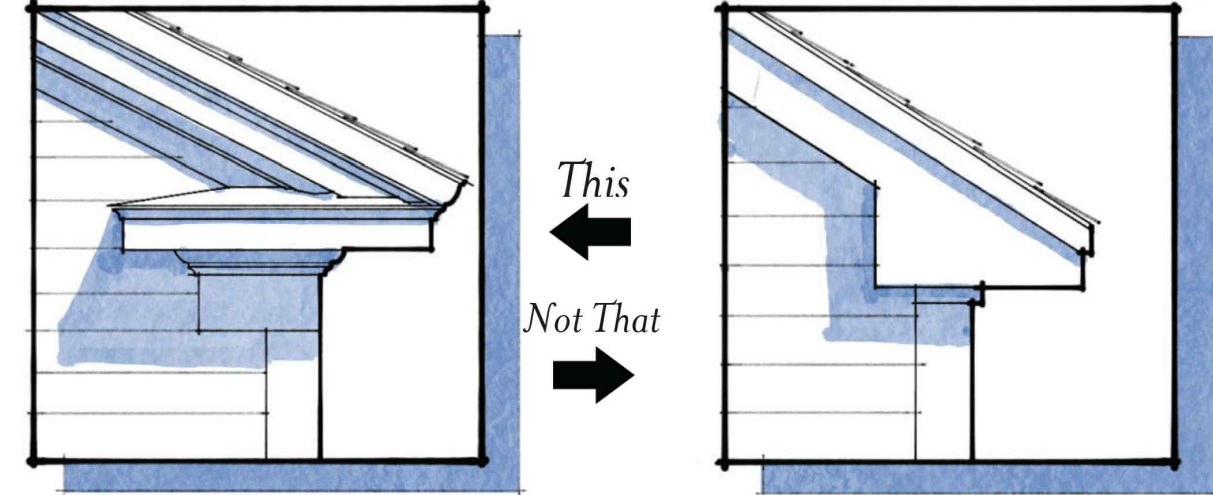
Simplify Roof Pitches

Roof shapes can be one of the most costly elements to a home. Simplifying the roof shapes means simplifying the walls as well. Work to keep to keep the roof shapes simple and all the same pitch unless as a special feature. Keep all gables, or all hips. Of course, this is subject to the style you choose, but in general, keeping the pitches and type the same will make your house look more traditional and keep cost down as well.



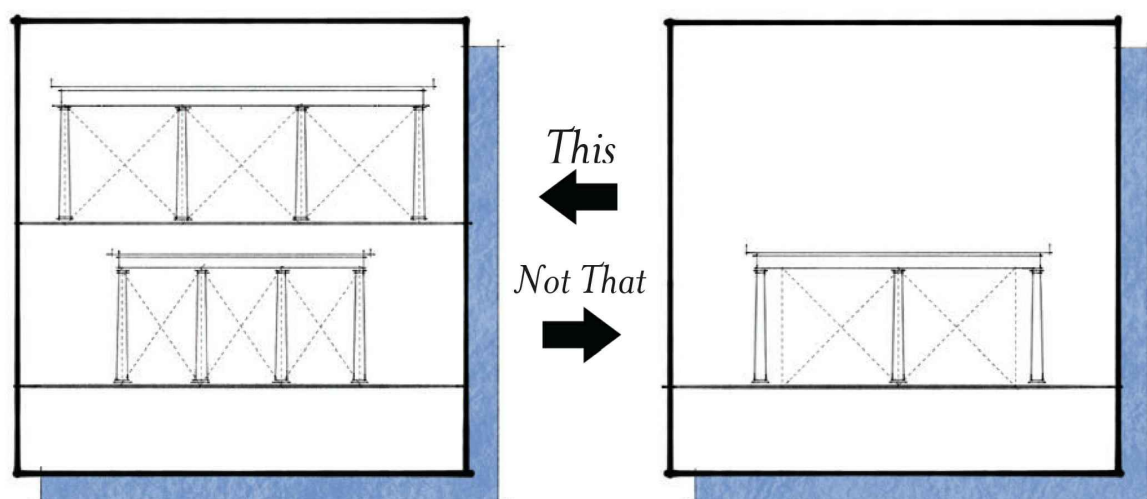
Brick Base / Frame Wall

The face of the exterior stud wall should align with the face of brick or masonry foundation wall below. Traditionally, this was done because the masonry foundation wall was structural. Transitioning from siding to brick with a brick waterable only highlights the fact that the brick is a veneer. Be careful to align the face of stud with face of brick (or concrete) below, then utilize a drip cap and skirt board at the base of the siding to make the transition, whether at the first floor or second floor transition.



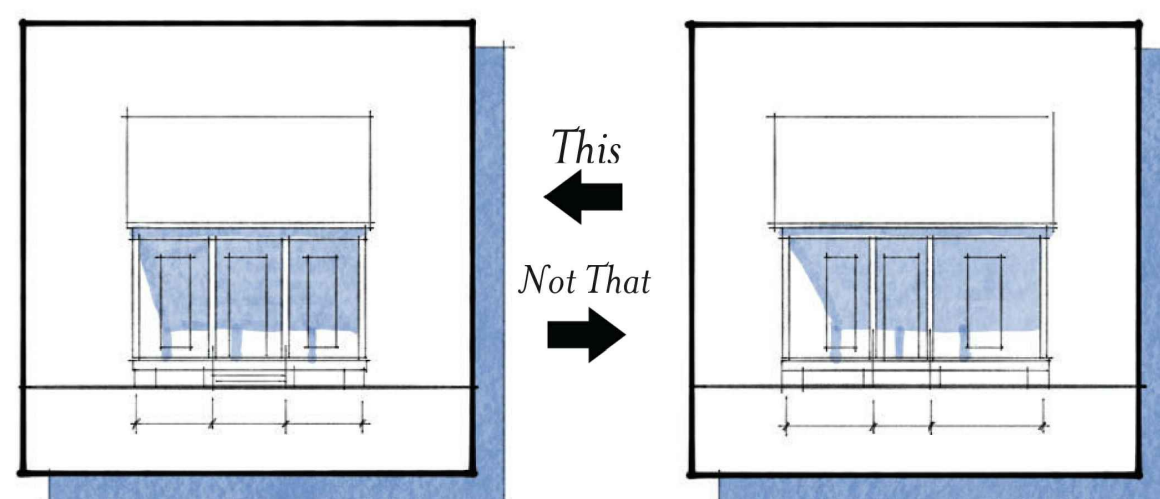
Return Eave

A very common contemporary way to build an eave is depicted on the right - called a "pork chop eave." Traditionally, the fascia should return around the corner and to the house wall. The raking cornice should be in the same plane and die into the return fascia cleanly. The eave cap on the return should be metal, usually at a slope of 1:12, but no greater than 2:12. The Cyma, or crown mould, should either return on the raking cornice using a split fillet...OR...let the crown mould return on the lower eave return and have the raking crown die into the lower (poor man's cornice). See Detail in Drawings.



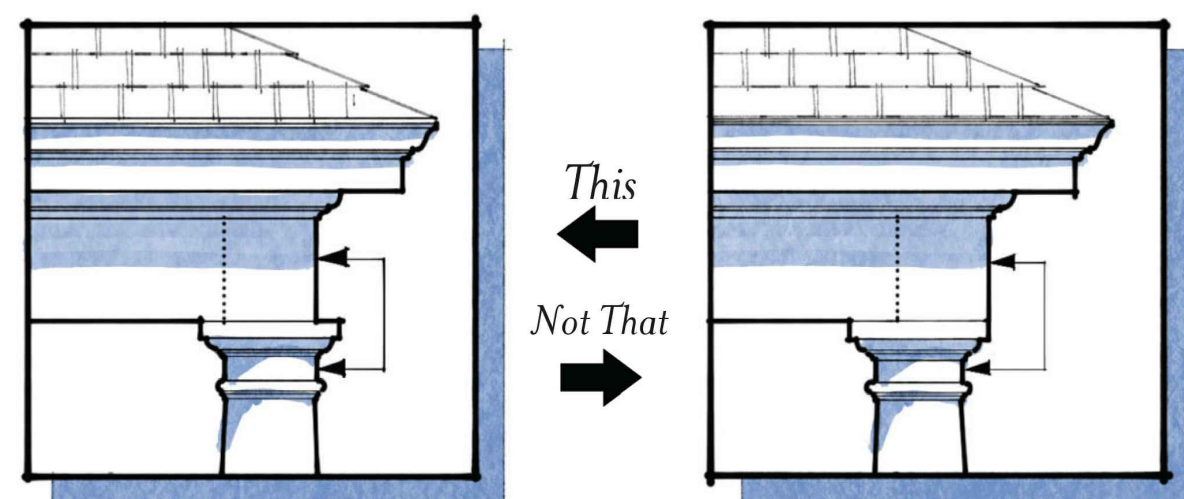
Column Bay Proportions

The picture on the left shows traditional proportions of column bays - more vertically proportioned or at minimum, a 1:1 proportion. The picture on the right shown a proportion wider than 1:1, which is not traditional. Work to keep the spacing of the columns regulated and in a more vertical proportion.



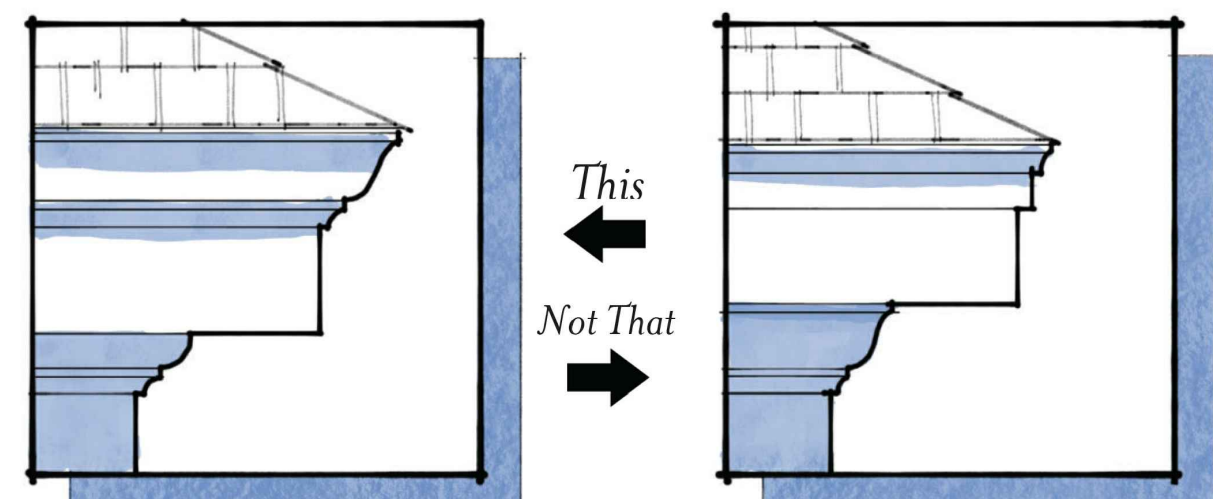
Regular Column Spacing

Intercolumniation is the equal spacing of columns. Work to keep the column spacing all the same. Don't vary the spacing based on window placement or door placement. Set the column spacing first, then work to align windows and doors within that spacing. In a few styles, such as Greek Revival, there is a precedent to pair columns together, but the overall spacing of those pairs still remains regulated.



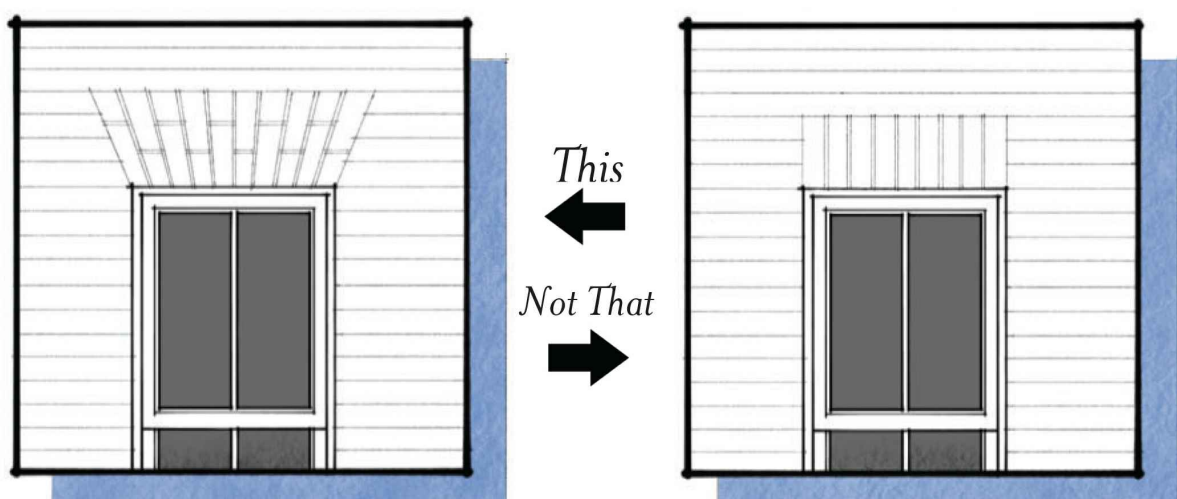
Column / Beam Alignment

Always align both faces of the beam or entablature and the top of the column shaft. Allow the capital of the column to extend beyond the face of the beam. This is a simple rule that must always be followed for traditional design. Even with the use of timber columns, set a timber beam on a timber column and the faces will align naturally. The capital trim can be added while standing in place.



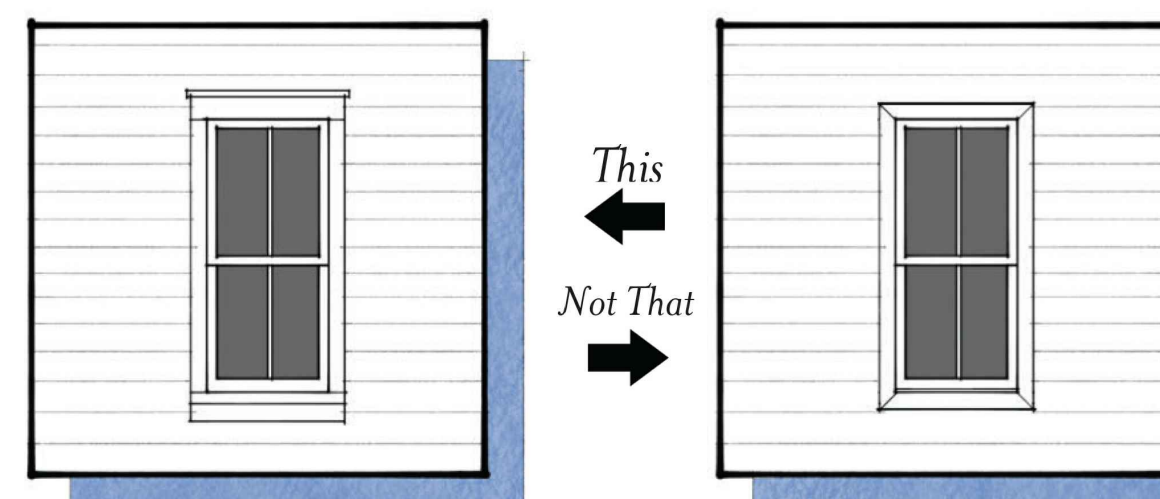
Crown Moulding

Always put the crown moulding as the crown of the entablature - at the very top. Crown moulding does not belong under the soffit/eave. Crown is for the head. Bed moulding, however, should be located in it's proper supporting location - under the soffit/eave. In general, Crown mouldings have a shape that curves outward at the top, and supporting mouldings, or bed mouldings, have a shape that curves upward at the top.



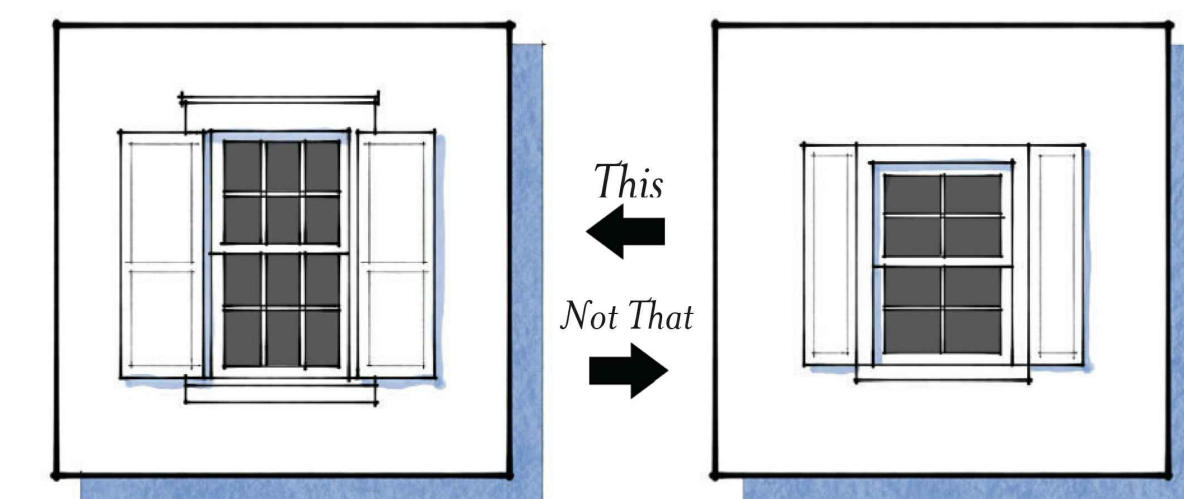
True Jack Arch

Traditionally Jack Arches were used to span across an opening. They are self supporting because each brick is wedge shaped to carry the load. Today, most builders use steel lintels because the code requires them in certain areas. If code allows, work to design true Jack Arches using wedge shaped masonry units. Even if you use a steel lintel, fake the structural support with a true Jack Arch and not use a soldier course. Use a 4 course Jack Arch for openings up to 40" wide, and a 5 course Jack Arch for openings up to 60". Wider openings may require the use of a triple rowlock arch.



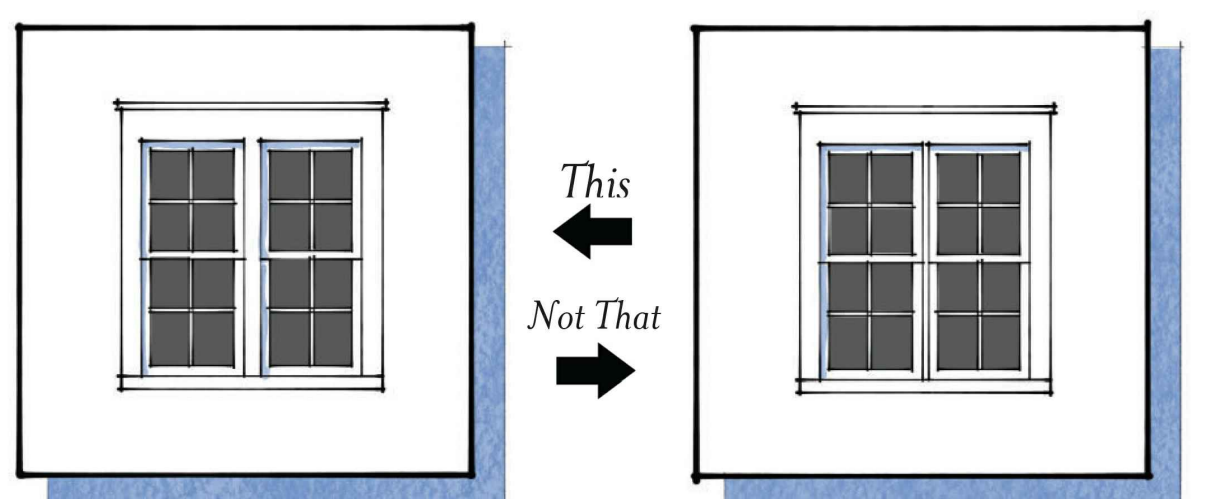
Window Casings

In window casings, use all the elements of a traditionally cased window: Drip cap, head, jamb, sill, and apron. All casings should be 5/4" thick and not 3/4" thick. Window casings should not be "picture framed". The Head casing should be taller than the jamb casing width. Jamb casing should sit on a window sill that extends to the edge or slightly beyond. The Apron is optional depending on the style of the house so see details.



Window Proportions

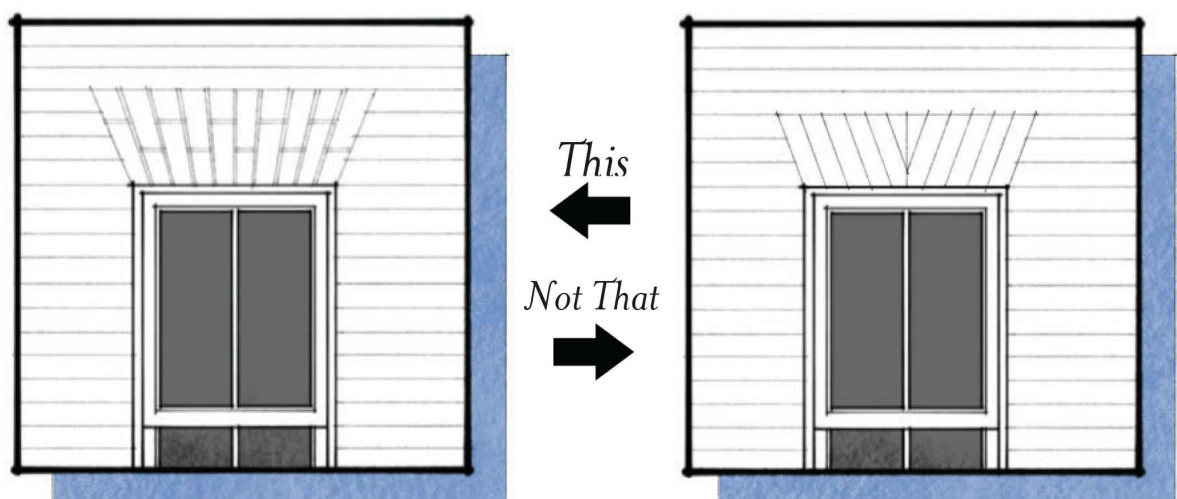
The overall window frame should be of vertical proportion, or at the very least, square proportion. The window panes should each be of vertical proportion as well. As you compose your elevations, design taller, vertically proportioned windows should always occur in the lower floor(s), while placing the shorter, or more squarely proportioned windows on the upper floor(s). Once you've selected your architectural style, consult the window proportions for that style more closely.



Window Mullions

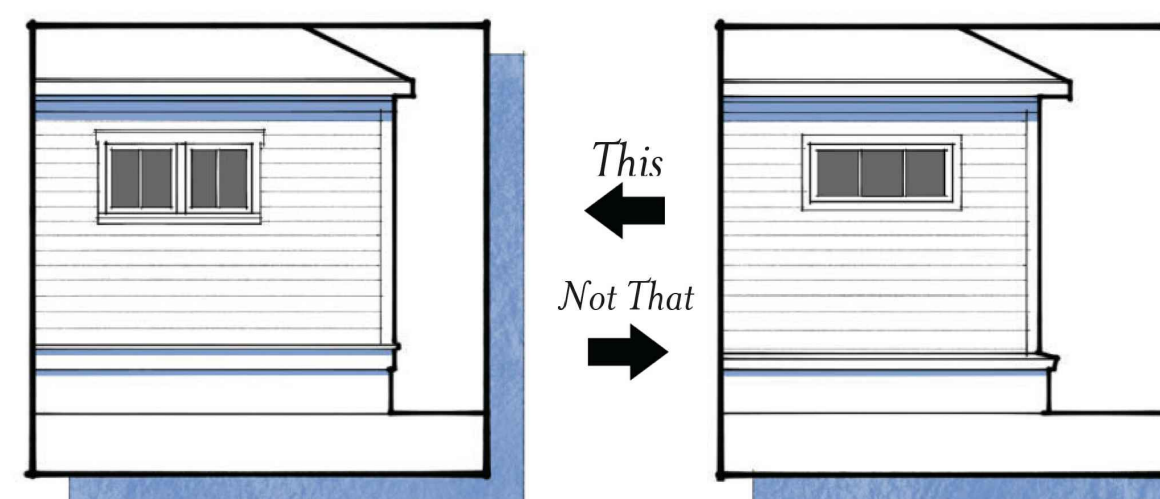
Traditional window openings were framed individually. As you design, work to place (2) 2x4 studs between ganged windows. For installations in siding, all casings should be 5/4" thick. Jamb casings should be at least 3 1/2". Head casing should at least match the jamb or slightly larger.

The mullion casing board should be at least 3 1/2" wide.



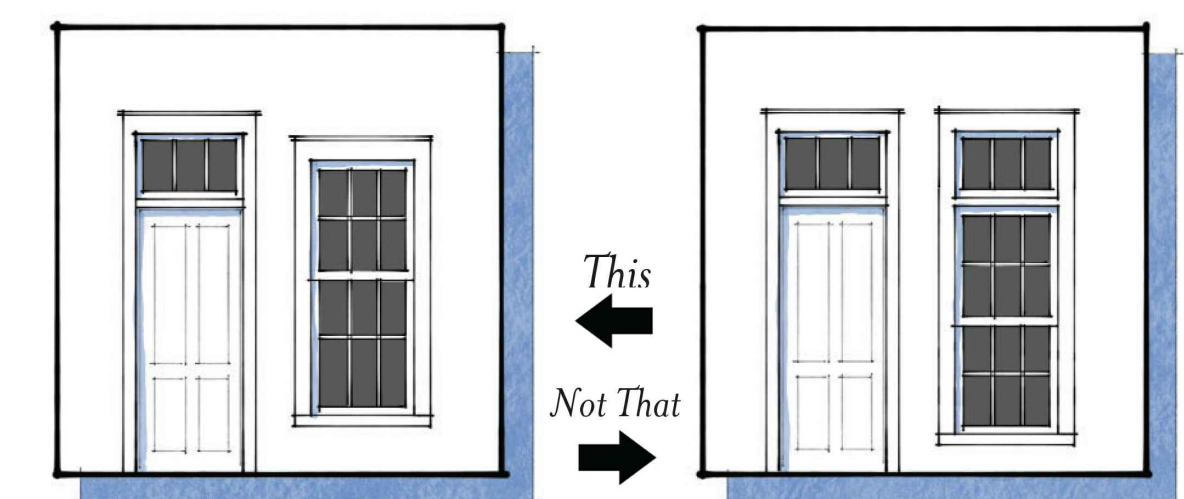
True Jack Arch

Improper cutting of the brick for a Jack Arch just looks bad. It looks like a mistake and looks like the builder didn't know what they were doing. Either use actual wedge shaped brick from the brick company, or take the time to actually cut each brick in a wedge to create the Jack Arch. The brick are layed in a fan-like order so that the mortar joints all point to one center point.



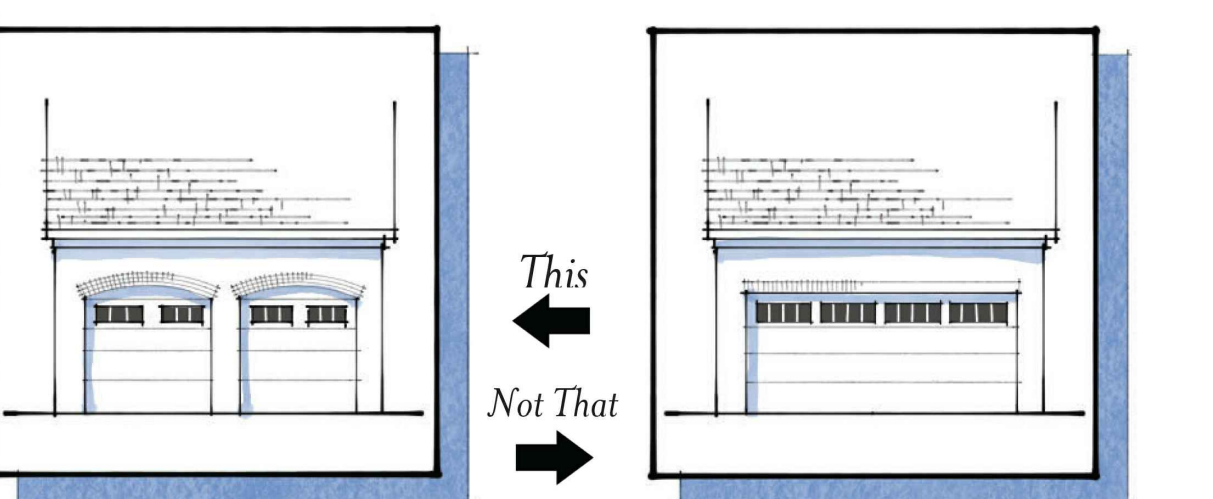
Window Proportions

When smaller windows are used, use vertically or square proportioned window units mulled together instead of transom units. This situation normally occurs above a kitchen sink, above a toilet, or above a tub. It's strongly encouraged to use larger windows, with vertically proportioned window panes even in those areas.



Transoms

Traditionally, transoms were only used over doors to give hierarchy and importance to the entrance. In recent years, they have come to be used over windows and even by themselves for small windows. As you design, work to follow the style architecture you've chosen and only place transoms over doors. It's not important that the window head and door/transom head align. Quite often, the entrance door with transom was taller than the adjacent windows. The only exception to this rule is when ganging a series of doors and windows with transoms over all.



Garage Door Heads

Single garage doors, maximum of 9', are required on every garage except on townhouse or live/work units where lot widths are 24 feet or less. Double garage doors often sag over time. Single garage doors can easily be made to look like carriage doors. Nine foot openings are too wide for jack arches, so as you design, create triple rowlock arches over single garage doors. Work to leave at least 3 brick courses between the top of the arches and the frieze board.

THOMPSON

architecture placemaking illustration
157 W. Government St. | Brandon, MS 39042 | 601.955.4094
WWW.THOMPSONPLACEMAKING.COM

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DATE

SHEET NUMBER

TNT

CONSTRUCTION DOCUMENTS

















1878



1878

PALACE SALOON WINES & SPIRITS

PALACE SALOON

THREE
HOUR
PARKING
←

Wine - Cheese - Package Liquor