



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 15, 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 PAB + HDC Joint Special Meeting of April 26, 2023.
 - 3.2 Approval of Minutes for the Regular Meeting of May 18, 2023.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **HDC 2023-0087 - RENEWAL BY ANDERSEN OF FLORIDA, AGENT FOR ALAN + SARAH BURNLEY, 23 S. 7TH STREET**
AFTER THE FACT Certificate of Approval (COA) to replace 6 windows. (*Quasi-Judicial*)
 - 5.2 **HDC 2023-0089 - MIRANDA ARCHITECT, AGENT FOR 101 CENTRE STREET LLC, 101 CENTRE STREET**
Certificate of Approval (COA) to rehabilitate the exterior of the contributing primary structure. (*Quasi-Judicial*)
 - 5.3 **HDC 2023-0090 - COTNER & ASSOCIATES, AGENT FOR MATTHEW + KATHARINE MEADE, 14 S. 6TH STREET**
Conceptual Certificate of Approval (COA) to construct rear and side additions. (*Quasi-Judicial*)
 - 5.4 **HDC 2023-0091 - MIRANDA ARCHITECT, AGENT FOR STARK BUILDING LLC, 202 CENTRE STREET**
Certificate of Approval (COA) to repair masonry wall at west elevation, rebuild section of northwest corner above first floor, and repair parapet. (*Quasi-Judicial*)
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
 - 7.1 Staff Certificates of Approval - May 2023
- 8. PUBLIC COMMENT**

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JULY 20, 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 &
PLANNING ADVISORY BOARD JOINT
SPECIAL MEETING
APRIL 26, 2023**

1. CALL TO ORDER 5:00

2. ROLL CALL

MEMBERS PRESENT

Historic District Council (HDC)

Froilan Esclusa (Vice-chair), James Pozzetta, Tammi Kosack, Tim Poynter (Alt 1), Michael Harrison

Planning Advisory Board (PAB)

Victoria Robas (Chair), Peter Stevenson (Vice-Chair), Barbara Gingher, John Boylan, Richard Doster, Mark Bennett

MEMBERS ABSENT:

Michael Spino (HDC Chair), Nick Gillette (PAB)

OTHERS PRESENT:

Tammi Bach-City Attorney, Sal Cumella-Historic Preservation Planner, Daphne Forehand-Planner, Taylor Hartmann-Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/ACTION ITEMS

4.1 FOLLOW UP ON PAB/CC JOINT ACTION ITEMS

Ms. Forehand provided all members with a brief review of the action items identified during the PAB and City Commission Joint Meeting in February 2023.

Chair Robas stated that at the last regular PAB meeting, significant time was spent reviewing current LDC standards for commercial redevelopment and recommending amendments to the City Commission.

Vice-chair Froilan discussed his involvement with the county's affordable housing committee.

Members discussed current conflicting community priorities of conservation of land versus maximizing the buildable area of vacant parcels.

4.2 HISTORIC PRESERVATION PLAN

Board members discussed the feasibility of preserving various neighborhood characteristics through incentives instead of LDC guidelines.

Mr. Cumella, Member Filkoff, and Member Kosack will meet to identify key aspects of a preservation plan.

4.3 CONTINUATION OF JOINT MEETINGS

Members agreed that joint meetings are very beneficial and should be continued.

5. OTHER DISCUSSION ITEMS

A meeting between the PAB, HDC, and BOA will take place on May 17, 2023, to discuss the LDC's variance criteria.

6. PUBLIC COMMENT

Margaret Kirkland, spoke on behalf of Conserve Amelia.

Chip Ross, 210 N. 3rd Street, spoke about having lots of plans, but lacking execution and funding for them.

7. ADJOURNMENT 6:42

Taylor Hartmann, Recording Secretary

Froilan Esclusa, Vice-chair of the HDC

Victoria Robas, Chair of the PAB



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 18, 2023 - 5:00 PM
CITY HALL COMMISSION
CHAMBERS 204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), Tim Poynter, Arlene Filkoff (Alt 1), Tammi Kosack, James Pozzetta

Member Absent: Froilan Esclusa (Vice-Chair)

Others Present: Kelly Gibson, Deputy Planning & Conservation Director
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino seated Member Filkoff as a voting member.

No ex parte communications were disclosed by any members except for Member Kosack who disclosed that she spoke with Staff about cases 2022-0063 and 2023-0088. Member Pozzetta also disclosed that a photo was shared by email by Member Filkoff regarding a case at 232 S. 7th Street from the April 20, 2023 meeting.

Ms. Bach, City Attorney, explained the quasi-judicial procedures and the appeal process.

Ms. McCann administered the oath to parties who would be giving testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of the Minutes for the Regular Meeting of April 20, 2023.

Member Pozzetta noted a clarification in the Action Taken Section of Item 5.1 where the conditions should read "a forensic deconstruction at the adjacent pier at the house", instead of the planter box.

ACTION TAKEN: A motion was made by Member Poynter seconded by Member Pozzetta to approve the Minutes from the Regular Meeting of April 20, 2023, as presented with the noted amendment.

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

Ms. Bach confirmed that the Swaggit recordings and Video recording feeds are working fine.

DRAFT

4. OLD BUSINESS

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

Ms. Gibson presented the Staff Analysis Report and recommended approval.

Rob Psulkowski, 710 Beech Street, Built to Last, contractor for the applicant, spoke of the proposed changes.

Member Kosack asked about the approved infill. She also noted appreciation for the clarity in the drawings.

Mr. Psulkowski commented on a different case at 232 S. 7th Street.

Public Hearing was opened with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta, to approve HDC case 2022-0050 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0050, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant final approval at this time.

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

5. NEW BUSINESS

- 5.1 HDC 2023-0086 - JOEL + SANDRA MIKLAS, 1114 WHITE STREET (LOT 5 BLK 16)**
Certificate of Approval (COA) to construct a 2-story single family residence with detached accessory structure. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Analysis Report and recommended approval.

Chair Spino asked Staff to confirm that the lot coverage and setbacks were met according to Old Town Design Guidelines. She concurred in the affirmative.

Ms. McCann administered the oath to Joel + Sandra Miklas.

Joel + Sandra Miklas, 1917 San Marco Blvd, Unit 2, Jacksonville, FL, owner, stated that the windows will be of the Andersen Series.

Public Hearing was opened with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2023-0086 as presented with the condition that the applicant provide a selection of final approved windows to Staff for approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0086, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

At this point Member Poynter recused himself from the next two cases.

DRAFT

5.2 HDC 2022-0063 - TIM POYNTER, 116 N. 2ND STREET

AMENDMENT to previously approved COA HDC 2022-0063 to eliminate Pickle Ball court, change design/material of pavilion roof. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Analysis Report and recommended approval.

Tim Poynter, 3967 First Avenue, owner, spoke of the changes pertaining to the elimination of the Pickle Ball court.

Member Kosack inquired about the total amount of permanent square footage and the option of installing a temporary tent when needed. Mr. Poynter elaborated on the process of deconstructing the structure on N. Front in order to save and re-use part of the roof and windows.

Member Pozzetta stated his appreciation for the updated set of drawings.

Public Hearing was opened.

Bob Carpenter, 113 N. 3rd Street, asked for clarification regarding the transfer of the roof onto this project.

Lisa Finkelstein, 492 Starboard Landing, Fernandina Beach Main Street, spoke of a non-related subject for Public Hearing. She spoke and suggested that hexed pavers be considered for downtown and encouraged the HD Council to recommend this to the City Commission.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack, to approve the amendment to HDC case 2022-0063; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0063, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant Final approval at this time.

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

5.3 HDC 2023-0088 - TIM POYNTER, 231 N. FRONT STREET

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

**Unsafe Emergency Demolition notice was provided by the City's Building Official and City Engineer on May 9, 2023. This case is subject to LDC Section 8.03.08 (B). To date, board members have requested the following additional documents prior to issuance of an emergency Certificate of Approval:*

- As-built drawings
- Photos
- Historic Structure Report
- Updated Florida Master Site File

Ms. Gibson noted that this case is officially withdrawn but was left on the agenda for the purpose of board discussion. The Board requested that Staff be allowed to capture photographic documentation on site if possible.

Charlie George, City Engineer, explained that after consultation with the Building Official and the receipt of an engineering report, the structure has been deemed unsafe. He expressed concern about having anyone on site and doubted that any documentation would be of historical value because of the dilapidated condition.

Member Filkoff spoke of a demolition request from 2021 and inquired about the process before a structure is deemed unsafe. Mr. George explained the process of how and why a structure is recommended for demolition. He further stated that the owner is responsible for the demolition.

Member Kosack suggested that waivers of application fees should be codified within the LDC.

DRAFT

Mr. Poynter explained his intention of salvaging the roof and windows.

Ms. Gibson confirmed that the Board is requesting that pictures documenting the demolition process be captured so they can be shared with the Amelia Island Museum.

6. BOARD BUSINESS

The Board discussed possible installation of hexed pavers in the Downtown area. Mr. George stated that hexed pavers are not available anymore in the size already installed downtown. He also addressed the fact that they create ADA issues and carry high liability. He noted that the cost of installation would easily be tripled and that it would also increase the cost of maintenance. He explained that once Standards are created, the final decision of utilizing hexed pavers would be up to the Commission. Chair Spino suggested a target application be established for some areas of installation.

Member Kosack asked about the status of the Stop Work Order at 606 Cedar Street. Ms. Gibson shared that an After the Fact Certificate of Approval application to the HDC must be presented by the owner.

7. STAFF REPORT

7.1 Staff Certificates of Approval for April 2023.

8. PUBLIC COMMENT

Chip Ross, 210 N. 3rd Street, spoke of downtown parking capacity. He noted that there will be a City Commission Parking Workshop on June 6th, 2023 at 5:00 pm, right before the regular City Commission meeting at 6:00 pm.

It was reiterated that the Window Preservation Workshop is taking place Friday May 19, 2023.

9. ADJOURNMENT 6:19 pm

Sylvie McCann, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0087
JUNE 15, 2023

Owner/Applicant:	Renewal By Andersen of Florida, agent for Alan + Sarah Burnley
Property Address:	23 S. 7 th Street
Parcel ID #	00-00-31-1800-0037-0062
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00442
Year Built:	1882 (FMSF)
Contributing Status:	Contributing
Requested action:	AFTER-THE-FACT Certificate of Approval (COA) to replace 6 windows. <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:

The applicant seeks After-the-Fact approval to:

- Replace 6 windows with Andersen Renewal Windows

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:

6 windows have been replaced without a Certificate of Approval (COA). Permit was issued for a previous scope of work that was permitted for 2 windows to be replaced (1 on north elevation and 1 on south elevation) though HDC 2021-0024.

The windows additional 6 windows that were replaced are located in an addition to the primary structure that was originally constructed a covered second floor porch. The porch was later infilled with windows. As these windows were a much later addition to the home and the Renewal by Andersen are an appropriate style/material for the home, staff is recommending approval of an after-the-fact COA for the replacement of the additional 6 windows at the second floor porch.

STAFF RECOMMENDATION:

Staff recommends:

MOTION TO CONSIDER:

I move to approve or deny HDC case number HDC 2023-0087 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 2023-0087, 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 | Building Permits BLDR-2023-0022 and HDC 2022-0068 (incorrect COA) |
| EXHIBIT 3 | Before Photos |
| EXHIBIT 4 | After Photos |
| EXHIBIT 5 | Window Survey |
| EXHIBIT 6 | FL Master Site File 8NA00442 |
| EXHIBIT 7 | HDC 2021-0024_Staff Report |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11237

Date Submitted: 4/7/2023

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 “ Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

HDC 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*

Staff Approval

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

Previously Approved Case

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

-- Select One --

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

23 S. 7th St.

City*

Fernandina Beach

State*

FL

Zip Code*

32810

Parcel ID #(s)*

00-00-31-1800-0037-0062

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Alan

Last Name*

Burnley

Mailing Address*

23 S. 7th ST

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-206-9845

E-mail Address*

Permitting@RBAFLA.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*

Chris

Last Name*

Sundstorm

Company (if applicable)

Renewal By Andersen of Florida

Street Address

997 W. Kennedy Blvd

City

Orlando

State

Florida(FL)

Zip

32810

Telephone Number

904-861-7709

E-mail Address

Permitting@RBAFLA.com

Project Description*

(Permitted / NO COA)Removed and replaced 6 windows size for size, Now owner will not cooperate with an after the fact COA.

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 of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
Andersen	Replacement windows Include FL Product Approval # for Windows and Doors	White (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

Window Survey.pdf

Upload 2

Pictures before
installation.pdf

Upload 3

Pictures after
Installation.pdf

Upload 4

Permit,Site Plan,
COA.pdf

Upload 5

Property Card.pdf

Upload 6

Owner Authorization.pdf

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



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



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

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

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

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

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

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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

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.

* Owners denied Access.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Alan & Sarah Burnley
(print name of property owner(s))

hereby authorize: Renewal By Andersen manager Chris Sundstrom
(print name of agent)

to represent me/us in processing an application for: COA After the fact.
(type of application)

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

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

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0037-0062

Owner Name BURNLEY ALAN I & SARAH E

Mailing Address 23 S 7TH ST

FERNANDINA BEACH, FL 32034

Location Address 23 7TH ST S

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 19.5052

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal BLOCK 37 S1/2 OF LOT 6 IN OR 1263/1712 CITY OF FDNA BEACH

2022 Preliminary Values

Land Value	\$250,000
(+) Improved Value	\$352,753
(=) Market Value	\$602,753
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$251,336
(=) Assessed Value	\$351,417
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$326,417
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$301,417

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

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

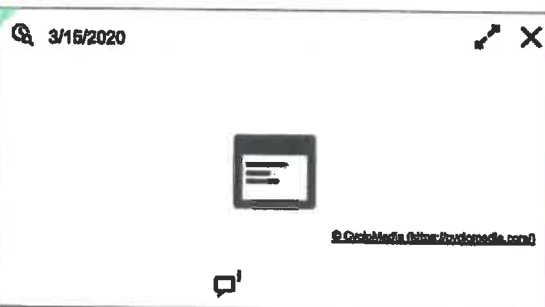
PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Year Built	Building Sketch
SFR CUST	3192	2536	4	4	COMMON BR		1981	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	0 X 0	310	1981
CONCRETE A	0 X 0	337	1993
BRICK	7 X 6	42	1960
BRICK	2 X 56	112	1998

BRICK

20 X 43

860

1998

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2004-10-05	1263 / 1712	\$100	WD	U	Y	MOCK SHARON LENE	BURNLEY ALAN L & SARAH E
2004-07-27	1248 / 1417	\$537,500	WD	Q	Y	MOCK SHARON LENE	BURNLEY ALAN L & SARAH E
1999-09-13	899 / 984	\$250,000	WD	Q	Y	GALLONI RICHARD J & JACQUELYN S	MOCK SHARON LENE
1981-08-01	342 / 500	\$50,171	WD	Q	Y		



City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit NO. BLDR-2023-0022	
Permit Type: General Building - Residential	
Work Classification: Repair/Replace/Remodel	
Permit Status: Issued	
Issue Date: 01/31/2023	Expiration: 07/31/2023

Location Address

23 S 7TH ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1800-0037-0062

Passed Rough. Inspr 2/2/23

Contacts

ALAN & SARAH BURNLEY 23 S 7 ST, FERNANDINA BEACH, FL 32034 (904)206-9845 celticamelia@yahoo.com	Owner	Renewal by Andersen 997 W.Kennedy Blvd, Orlando, FL 32810 pannarummo@rbafla.com	Applicant
Renewal by Andersen 997 W.Kennedy Blvd, Orlando, FL 32810 pannarummo@rbafla.com	Applicant	Jared Mellick 997 W Kennedy BLVD, Orlando, FL 32810 (407)803-4723 permitting@rbafla.com	Contractor

Description: Remove and replace 6 windows size for size

Valuation: **\$18,862.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Building Dept. Plan Review Fee	\$50.00
Building Permit Base Fee	\$152.00
DBPR Surcharge	\$3.03
DCA Surcharge	\$2.02
Total:	\$207.05

Payments	Amt Paid
Total Fees	\$207.05
Check #	\$207.05
ZmemTlvuwm66	
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
Notice of Commencement	
Window/Door Rough	
Window/Door Final	
Historic District Final	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION.
(See Chapter 1 Building Code)



Order Summary

dba: **RENEWAL BY ANDERSEN OF FLORIDA**

Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | conclerge@rbafla.com
Measure Tech: Jeffrey Galdikas,

Alan Burnley

23 S 7th St
Fernandina Beach, FL 32034
H: (904)206-9845

FLOORPLAN - 2ND FLOOR



UNIT NOTES

- 201** ***NSPR. ADD FAUX CHECK RAIL TO SIMULATE MULLED DOUBLE HUNG WINDOWS***
- 202** ***NSPR. ADD FAUX CHECK RAIL TO SIMULATE MULLED DOUBLE HUNG WINDOWS***
- 203** Brick sill
Wood return
New units to go between existing bucks
- 204** Brick sill
Wood return
New units to go between existing bucks
- 205** Brick sill
Wood return
New units to go between existing bucks
- 206** Brick sill
Wood return
New units to go between existing bucks

JOB PHOTOS



Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
 997 West Kennedy Blvd, Suite A18 | Orlando, FL 32810
 Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafia.com
 Measure Tech: Jeffrey Galdikas,

Alan Burnley
 23 S 7th St
 Fernandina Beach, FL 32034
 H: (904)206-9845

ID#	ROOM	SIZE		DETAILS
JOB				
203	den	35" 35-5/8"	59" 61-1/2"	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Black, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 2w x 2h, Sash 2: Colonial 2w x 2h All Sash: Colonial 3w x 2h Misc: None Construction: Second floor window install (per unit) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), 2.25" x 5/8" L-Trim, (12 ft), Black (2), Caulk - Black Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1), 3.25" X 3/16" Tap-Con (Masonry) (0.25)
201	den	74" 73-1/2"	62" 61-1/2"	Window: Gliding, Double, 1:1, Active / Passive Passive / Active Base Frame, Exterior Black, Interior White Performance Calculator: PG Rating: 20 DP Rating: + 20 / - 20 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 2w x 4h, Sash 2: Colonial 2w x 4h All Sash: Colonial 3w x 4h Misc: Misc project, Add faux checkrail to simulate mulled double hung units Construction: Second floor window install (per unit) (1) Material: F-Trim, (12 ft), White (2), F-Trim, (12 ft), Black (2), Glider Clips (8), 3.25" X 3/16" Tap-Con (Masonry) (0.25)
202	den	74" 73"	62" 61-1/2"	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White Performance Calculator: PG Rating: 20 DP Rating: + 20 / - 20 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 2w x 4h, Sash 2: Colonial 2w x 4h All Sash: Colonial 3w x 4h Misc: Misc project, Add faux checkrail to simulate mulled double hung units Construction: Second floor window install (per unit) (1) Material: F-Trim, (12 ft), White (2), F-Trim, (12 ft), Black (2), Glider Clips (8), 3.25" X 3/16" Tap-Con (Masonry) (0.25)



Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
 997 West Kennedy Blvd, Suite A18 | Orlando, FL 32810
 Phone: 407-803-4723 | Fax: 407-386-8262 | conclerge@rbafla.com
 Measure Tech: Jeffrey Galdikas,

Alan Burnley

23 S 7th St
 Fernandina Beach, FL 32034
 H: (904)206-9845

ID#	ROOM	SIZE		DETAILS
205	den	35"	59"	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Black, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 2w x 2h, Sash 2: Colonial 2w x 2h All Sash: Colonial 3w x 2h Misc: None Construction: Second floor window install (per unit) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), 2.25" x 5/8" L-Trim, (12 ft), Black (2), Caulk - Black Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1), 3.25" X 3/16" Tap-Con (Masonry) (0.25)
		35-5/8"	61-1/2"	
204	den	35"	59"	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Black, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 2w x 2h, Sash 2: Colonial 2w x 2h All Sash: Colonial 3w x 2h Misc: None Construction: Second floor window install (per unit) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), 2.25" x 5/8" L-Trim, (12 ft), Black (2), Caulk - Black Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1), 3.25" X 3/16" Tap-Con (Masonry) (0.25)
		35-5/8"	61-1/2"	
206	den	35"	59"	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Black, Interior White Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 2w x 2h, Sash 2: Colonial 2w x 2h All Sash: Colonial 3w x 2h Misc: None Construction: Second floor window install (per unit) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), 2.25" x 5/8" L-Trim, (12 ft), Black (2), Caulk - Black Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1), 3.25" X 3/16" Tap-Con (Masonry) (0.25)
		35-5/8"	61-1/2"	

PRODUCTS: 6 WINDOWS: 6 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 10/14/22



CERTIFICATE OF APPROVAL (COA) HDC2022-0068 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 08/04/2022
Work Class: Residential	District: Default	Exp Date: 09/06/2022
Status: Approved w/ Conditions	Square Feet: 0.00	Completed: 09/18/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 09/18/2023

Description: Certificate of Approval (COA) to replace 29 windows, remove existing wood ramp at side yard, remove shed addition on garage and rebuild, cut brick garden wall to create new parking, and close an opening in garden wall at south property line.
9/15/22 Approved with conditions:
1. Window survey be submitted - subject to Staff approval;
2. Three options for shed at side of garage - remove, retain, or reconstruct (subject to Staff approval);
3. Salvage of brick garden wall being removed be reused to repair the section of wall along Cedar Street.

Parcel: 00-00-31-1800-0040-0042 Main	Address: 232 S 7Th St Fernandina Beach, FL 32034	Main	Zone: R-2(Medium Density Residential)
---	--	-------------	--

Agent Mark L Rice 961687 Gateway BLVD 201 H Fernandina Beach, FL 32034	Owner Karen L. Weber + Andeew B. Segal 232 S 7th ST Fernandina Beach, FL 32034	Applicant Rice Architect, LLC 961687 GATEWAY BLVD FERNANDINA BEACH, FL 32034 Business: 9044910072	Agent Rice Architect, LLC 961687 GATEWAY BLVD FERNANDINA BEACH, FL 32034 Business: 9044910072
Agent Rice Architect, LLC 961687 GATEWAY BLVD Suite 201H FERNANDINA BEACH, FL 32034 Business: 9044910072	Agent Rice Architect, LLC 961687 GATEWAY BLVD Suite 201H FERNANDINA BEACH, FL 32034 Business: 9044910072		

Note	Created By	Date and Time Created
1. Emailed reminder for outstanding invoice.	Sylvie McCann	08/10/2022

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001491-2022		Salvatore Cumella	09/18/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022267	COA - Residential	\$250.00	\$250.00
		Total for Invoice INV-00022267	\$250.00
		Grand Total for Plan	\$250.00

FIELD COPY

front



Back



204



Right



206

205

204

203



201





203

204

205









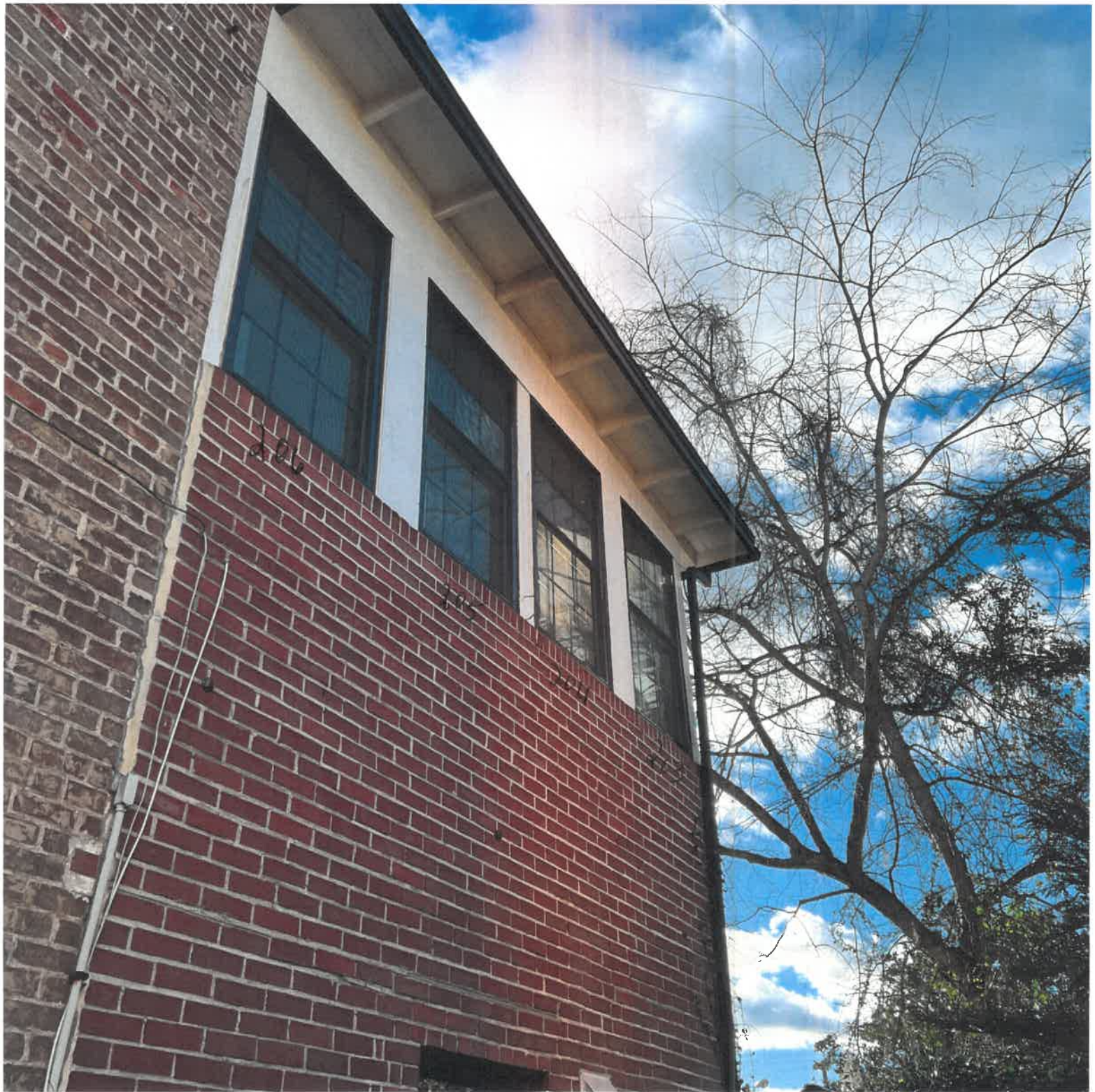




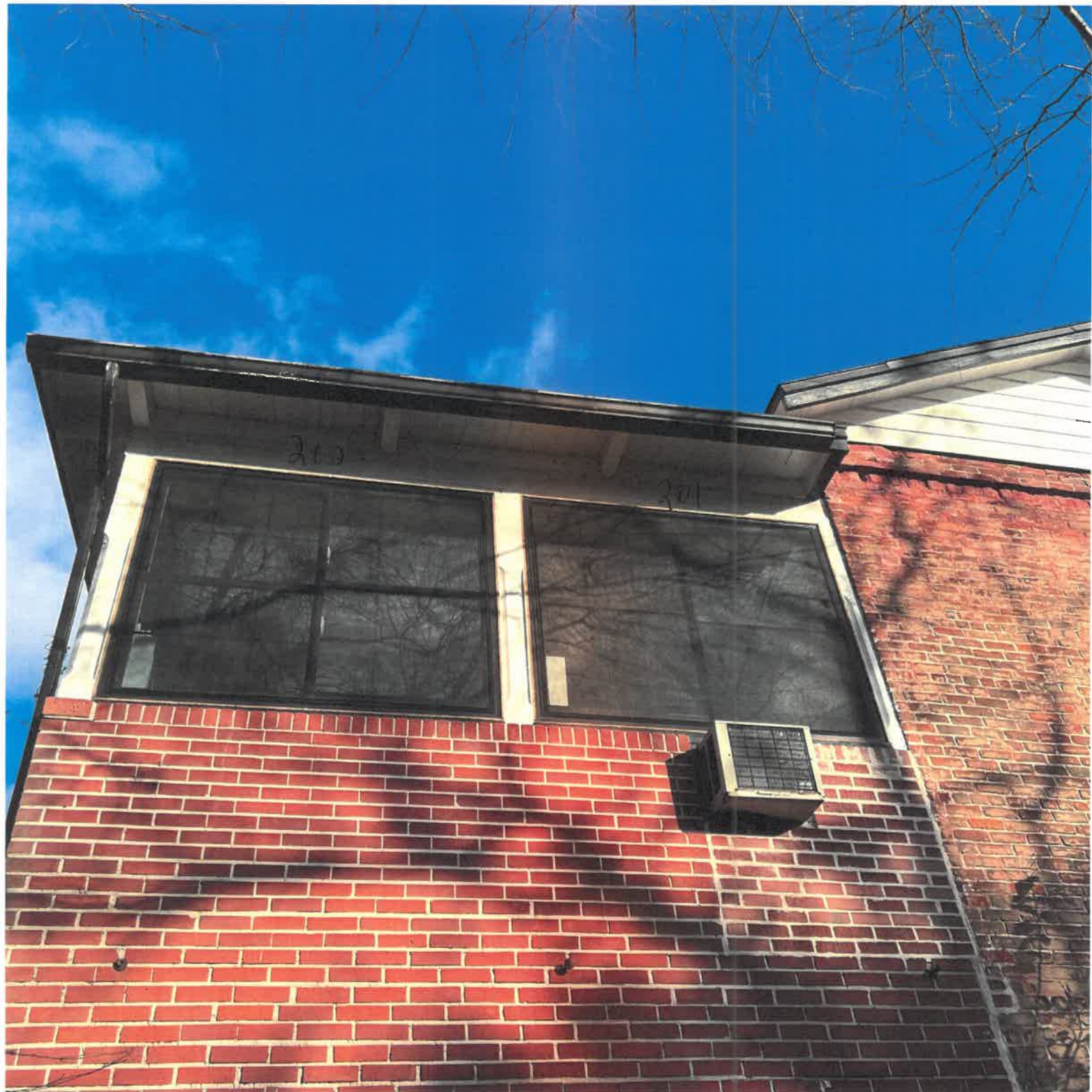






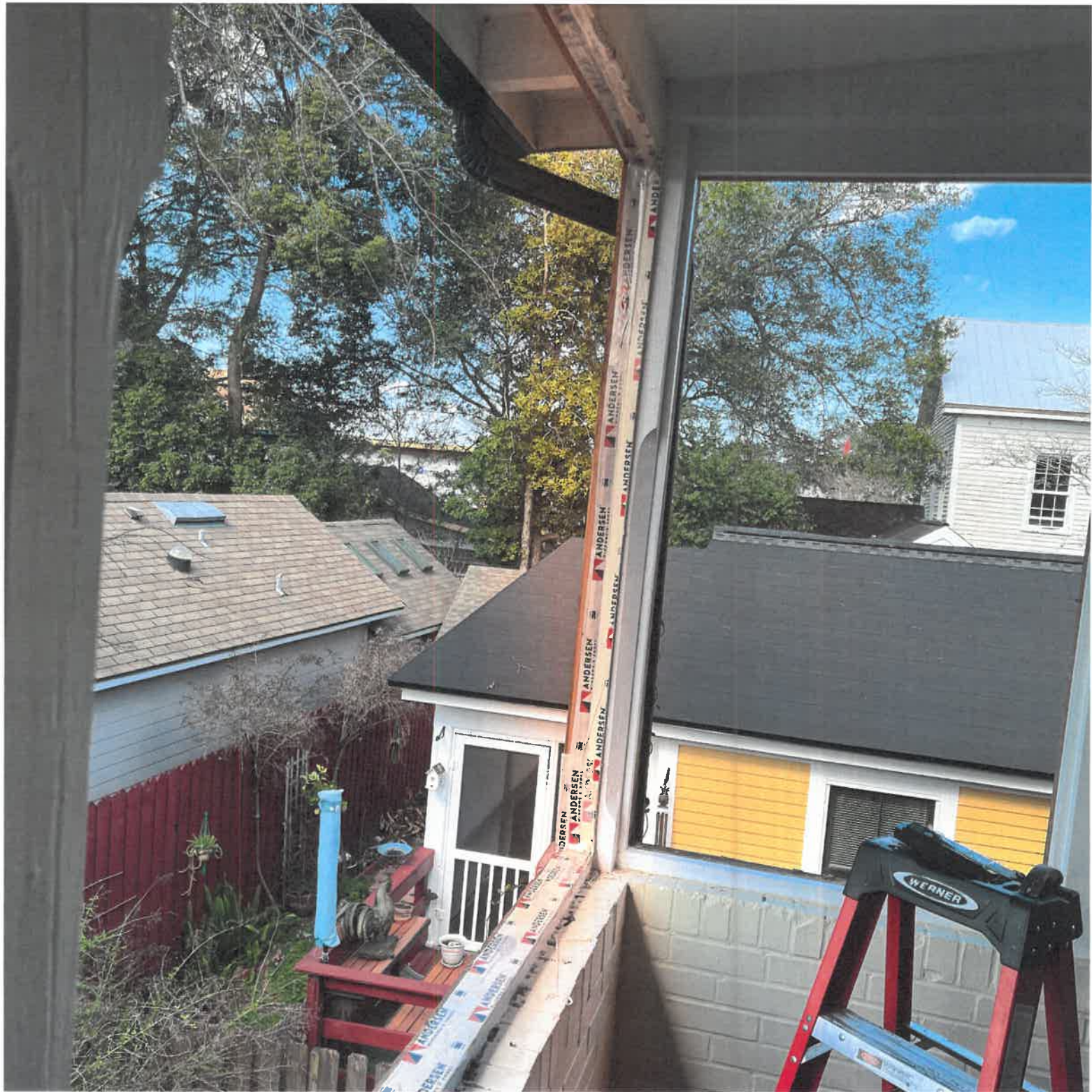


Installed



Installed













[illegible]



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00442**

Recorder # **425**

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) **23 South 7th St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
23	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 **Masonry Vernacular**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>>

Brick

Other Structural System(s)

Foundation Type(s)

>>

Continuous

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Brick

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **east slope**

HISTORICAL STRUCTURE FORM

8NA00442

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 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?

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Name of Local Register if Eligible

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00442

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 6/24/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

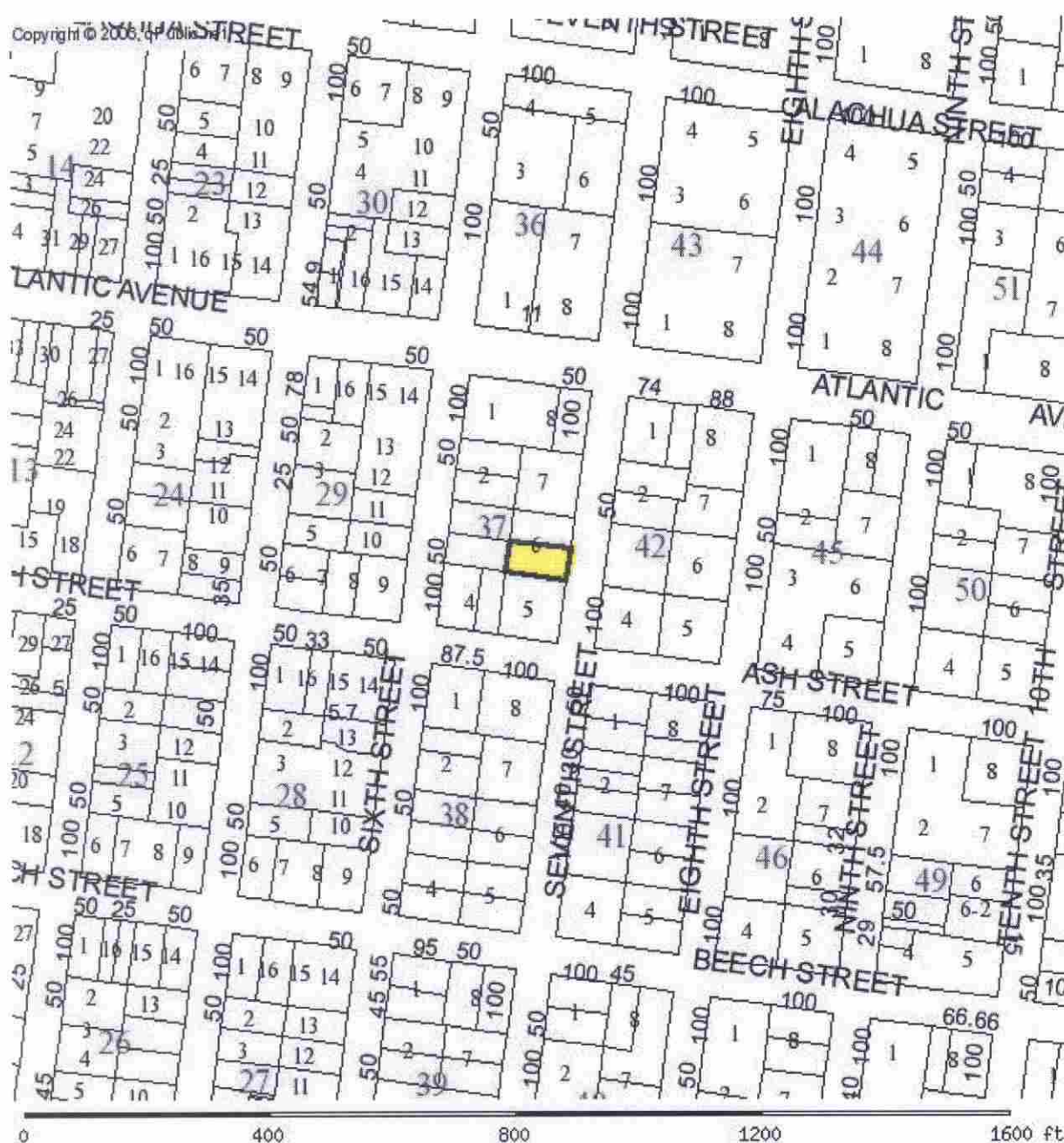
REQUIRED PAPER ATTACHMENTS

- (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"

NA00442-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Brick
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
- > **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)]:**



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0062
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BURNLEY ALAN L & SARAH E
Mailing Address	23 SOUTH 7TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	23 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	120,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 442*

SITE NAME: Thompson House
ADDRESS OF SITE: 23 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 6
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Galloni, Richard J. & Jacquelyn

ADDRESS: 23 S. 7th 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	ORIGINAL USE pvt.residence
GOOD		UNALTERED	PRESENT USE pvt.residence
x FAIR	x	ORIGINAL SITE	DATES c.+ 1882
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 168

ARCHITECT: John Hedges

BUILDER:

STYLE AND/OR PERIOD:

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: common

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES: E&W/2-story gallery, 3-bay, access E, 1st bay; shed
roof; chamfered posts; turned balustrade; lacy brackets
ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: end, interior: ridge

WINDOW TYPE: DHS, 4/4, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

23 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 in 1882, it is a two-story masonry residential building. It is noteworthy for its brick pilasters and dentil course and the arched glazed panels in the door. It has been significantly altered by historic porch addition, brick infilling of the rear porch and replacement of the original roof. It was originally the residence of Pratt Thompson, the father of Episcopalian Minister, Hedges Thompson. The house is reputed to be the home of Fernandina's own blythe spirit who has been described by those who claim to have seen her as always smiling though dressed in black, resembling the original lady of the house, Nettie Thompson. The structure is one of three homes built adjacent to each other for members of the William N. Thompson family.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00442**
 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) 23 S. 7th 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: 23 S 7th Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0062 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1882 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use 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 extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Pratt Thompson

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 4/4 Dhs, segmental arched ports

Distinguishing Architectural Features (exterior or interior ornaments) Brick pilasters & other decorative detailing; transom light; 2 story, full facade porch; exposed rafters

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____ 3. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Double wood panel doors w round arched lights & transom; segmental arch port
 Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource Entry/E, 2 story, full facade, open, chamfered supports w turned railing on 2nd story & pierced brick wall on 1st story, decorative molding & jig saw cut brackets

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****.







23



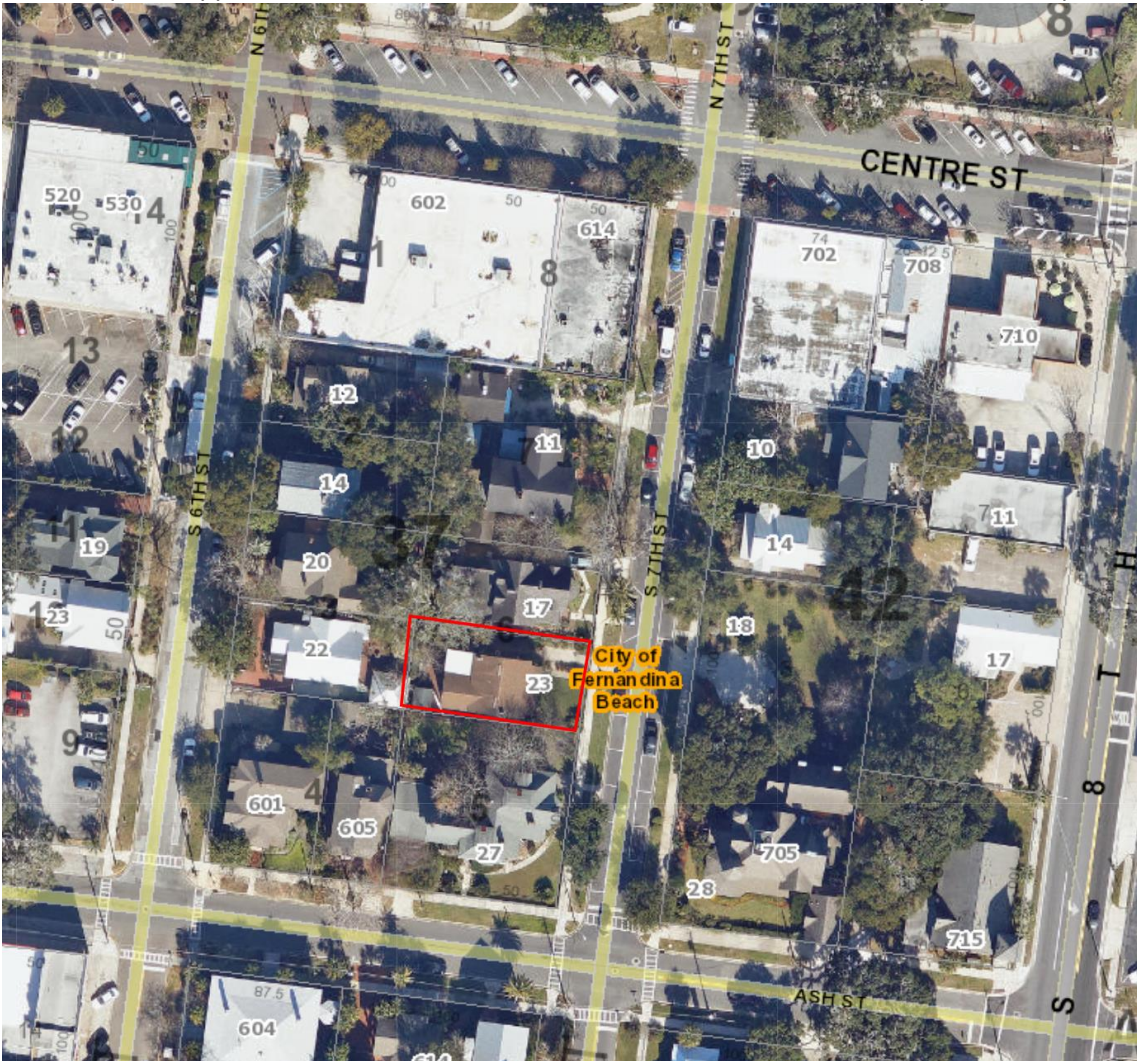




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-24
JULY 15, 2021

Owner/Applicant:	Alan and Sarah Burnley
Property Address:	23 S. 7 th Street
Parcel ID #	00-00-31-1800-0037-0062
Requested action:	Certificate of Approval (COA) to replace 2 windows
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Home
FL Master Site File #	NA0042
Year Built:	1900
Contributing Status:	Contributing

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





Current Condition of Photos located on the side and rear of the structure.





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to replace 2 non-historic windows with “Rewewal” by Andersen windows, size for size in the existing locations at side and rear of property.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

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

ANALYSIS:

The Downtown Historic District Design Guidelines state that *“Windows are functional and aesthetic, helping to convey a building’s particular style... Preserving windows and their components helps uphold the architectural integrity of the district as a whole.”* – pg 92

The guidelines state that historic windows should be preserved. If damaged, historic windows should be repaired appropriately by a contractor experienced in the repair of historic materials. Replacement of a historic window should only be undertaken if a window is beyond repair. A replacement window should match the original in design, construction, and materials to compliment the remaining historic windows. The proposed windows are incompatible in material and design with the home and its original windows.

The applicant proposes a window replacement which is more compatible with the original design utilizing a new window type. Representatives from the window company will be available to discuss the request. Additionally, under a separate item on the agenda will be a discussion of the boards consideration for including this window type on the list of pre-approved windows.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines.

Staff recommends:

APPROVAL of HDC 2021-24

MOTION TO CONSIDER:

I move to approve or deny case number HDC 2021-24 with or without conditions;

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

That HDC case HDC 2021-24, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-24 Application and Backup Materials

Respectfully Submitted,

Kelly N. Gibson, AICP
Director



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0089
JUNE 15, 2023

Owner/Applicant:	Miranda Architect, agent for 101 Centre Street LLC
Property Address:	101 Centre Street (Duryee Building)
Parcel ID #	00-00-31-1800-0001-0012
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Restaurant & Offices
FL Master Site File #	8NA00641
Year Built:	1882 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to rehabilitate the exterior of the contributing primary 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:

"Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats, The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression... Fernandina's first customs house is said to have been on the second floor of the building." -FMSF 8NA0641

The applicant seeks approval to rehabilitate contributing primary structure to include:

- removal of existing stucco veneer over original brick and tabby facades
- removal of existing non-historic brick veneer at 1st floor
- repair/repointing of historic brick facade
- installation of new lime-based plaster veneer over existing historic tabby w/ scored block pattern
- replacement of exterior windows with new Marvin Signature/Ultimate product line
- restoration of original cast iron storefront
- reconstruction of original wood entry doors at 2nd floor w/ decorative balcony

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed rehabilitation is in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2023-0089

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0089 **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 2023-0089, 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 | Survey, Plans, & Elevations |
| EXHIBIT 3 | FMSF 8NA00641 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11439

Date Submitted: 5/2/2023

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*

Repair

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

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

Yes

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

2/22/2023

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*

101 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0001-0012

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

_

Last Name*

101 Centre Street LLC

Mailing Address*

960194 Gateway Blvd. #101

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9045831064

E-mail Address*

ibild@comcast.net

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Exterior Restoration of Duryee Building to include the following scope of work: 1) removal of existing stucco veneer over original brick and tabby facades 2) removal of existing non-historic brick veneer at 1st floor 3) repair/repointing of historic brick facade 4) installation of new lime-based plaster veneer over existing historic tabby w/ scored block pattern 5) replacement of exterior windows with new Marvin Signature/Ulimate product line 6) restoration of original cast iron storefront 7) reconstruction of original wood entry doors at 2nd floor w/ decorative balcony

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
Marvin	Signature Series Fixed and Double Hung 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
Duryee Proof of Ownership.pdf	Duryee Site Survey.pdf	Duryee Owners Authorization for Agent Representation.pdf	Duryee Bldg Exterior Restoration 050223.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Marina Restaurant AIMH.jpg	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

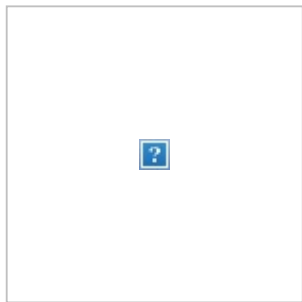
Jose

Applicant Last Name*

Miranda

Today's Date*

5/2/2023



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.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Wendy & Robert Hogan
(print name of property owner(s))

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

to represent me/us in processing an application for: HDC Certificate of Approval
(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.

Wendy Hogan
(Signature of owner)

Robert Hogan
(Signature of owner)

Wendy Hogan
(Print name of owner)

Robert Hogan
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

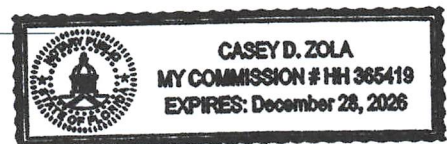
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 2023, by Wendy Hogan and Robert Hogan.

Casey D. Zola
Notary Public

Casey D. Zola
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0001-0012

Owner Name 101 CENTRE STREET LLC
Mailing Address 960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034
Location Address 101 CENTRE ST
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Milage 18.3806
Homestead No
Property Usage RESTAURANT 002100
Deed Acres 0
Short Legal BLK 1 W1/2 OF LOTS 1,2,3 & 4

2022 Certified Values

Land Value	\$500,000
(+) Improved Value	\$873,963
(=) Market Value	\$1,373,963
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$754,201
(=) Assessed Value	\$619,451
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,373,652
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$619,451

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

PARCEL MAP



2021 AERIAL MAP

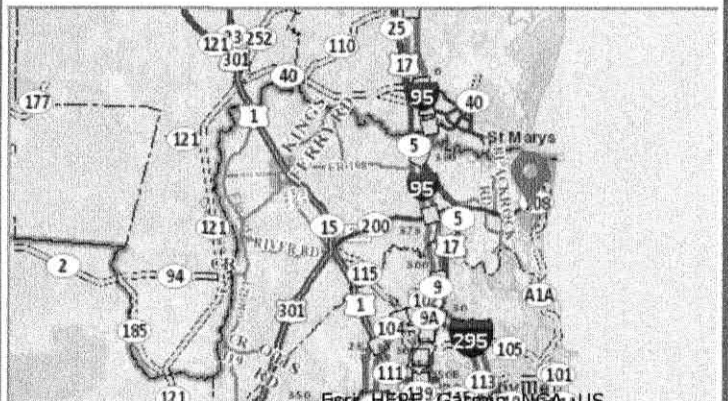


PROPERTY PHOTO



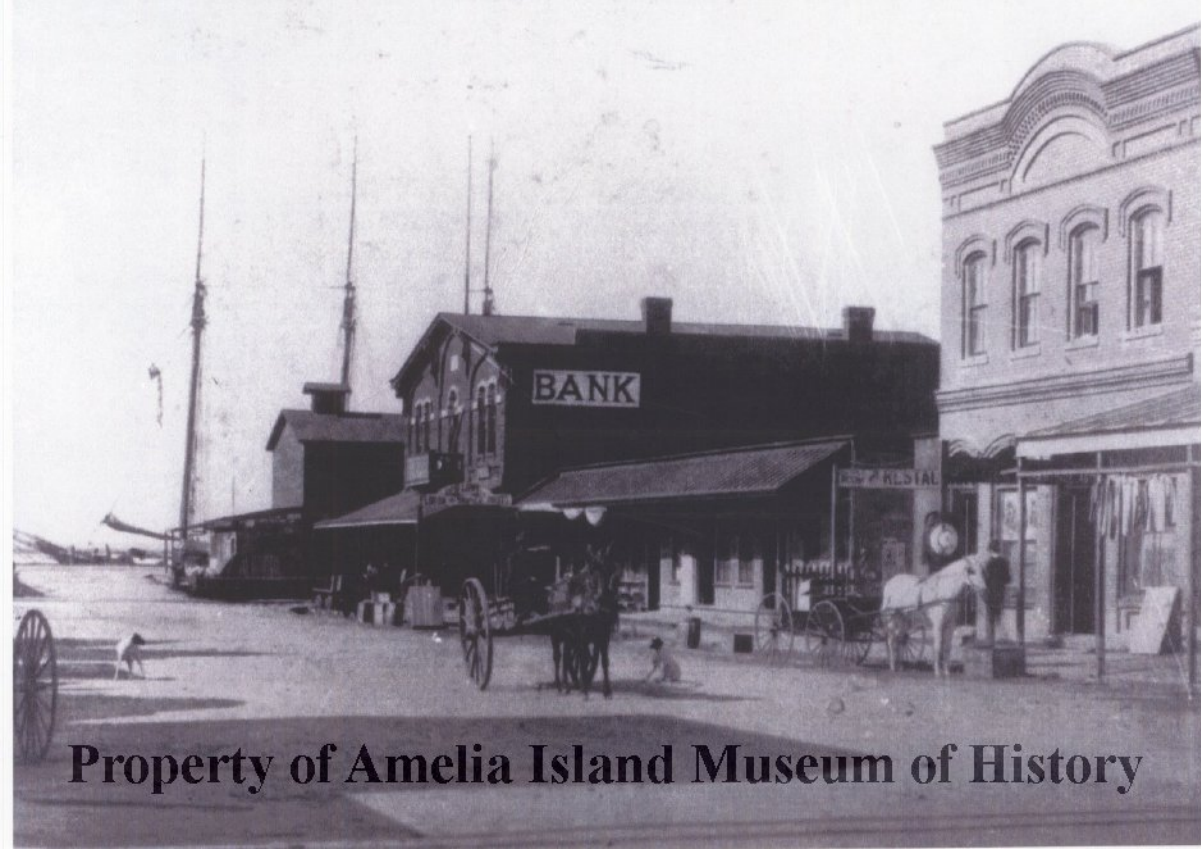
If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

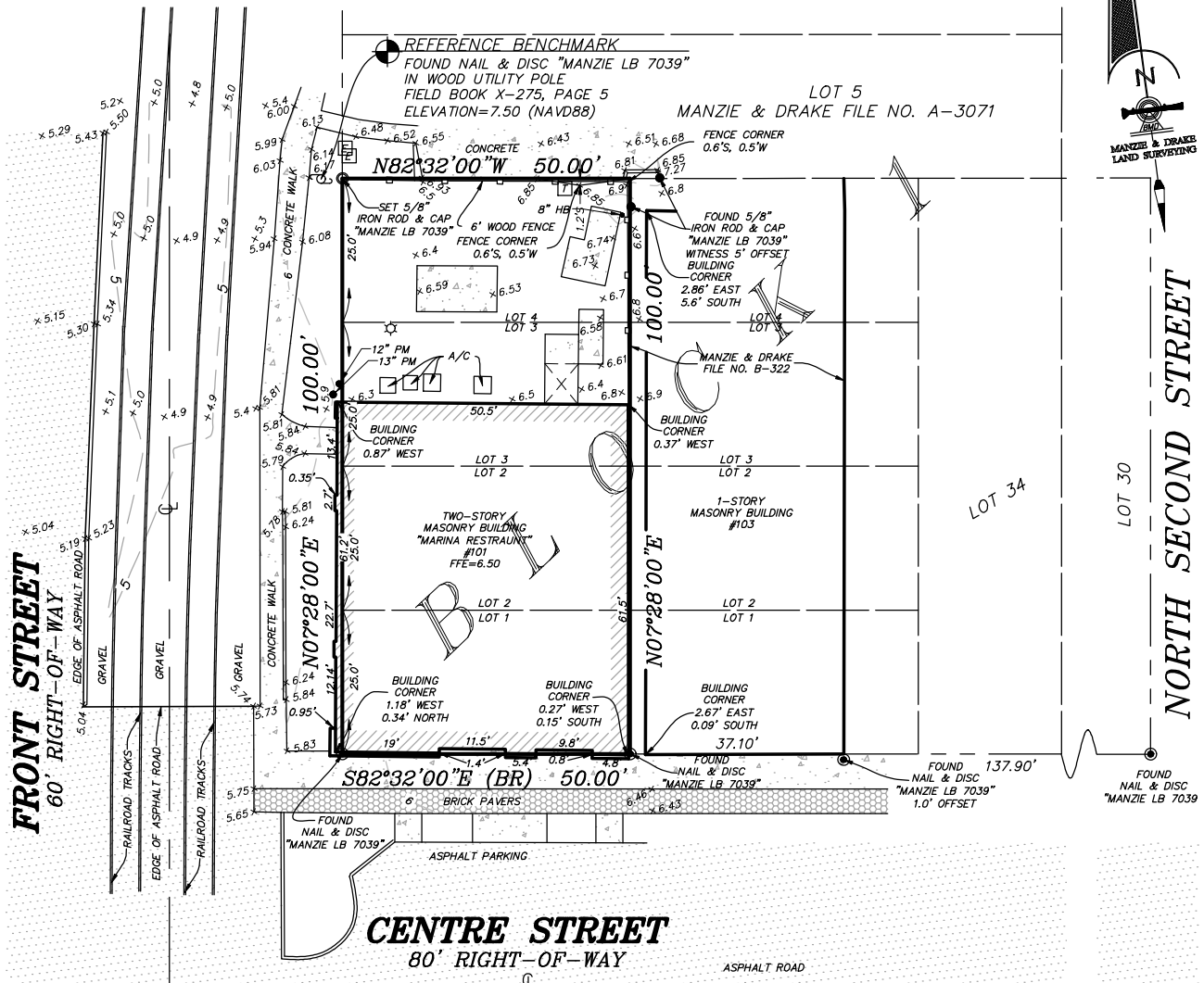
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
------	------------	-------------	----------	-------	------------------	--------------------	---------	---------	-------------------



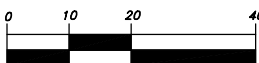
Property of Amelia Island Museum of History

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY THE WEST ONE-HALF OF LOTS 1, 2, 3, & 4, BLOCK 1, FERNANDINA BEACH, FLORIDA

AS SHOWN ON THE OFFICIAL MAP OF SAID CITY (AS LITHOGRAPHED & ISSUED BY THE
FLORIDA RAILROAD COMPANY IN 1857 & ENLARGED, REVISED & RE-ISSUED BY THE
FLORIDA TOWN IMPROVEMENT COMPANY IN (1887 & 1901)



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of S82°32'00"E. The bearing reference line is indicated as thus (BR).
- 5) The property shown hereon lies within flood zone "AE(9)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a nail & disc "Manzie LB 7039" in the west side of a utility pole at the Northwest corner of Lot 4, Block 1. (Elevation = 7.50 (NAVD88))

CERTIFIED TO:
101 CENTRE STREET, LLC
WOOD & SMITH, P.A.

PROPERTY ADDRESS:
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

TREE LEGEND

HB = HACKBERRY
PM = PALM

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 3

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

- ⊕ = CENTERLINE
- ▭ = COVERED AREA
- ▨ = CONCRETE FLATWORK
- ▧ = BRICK FLATWORK
- ⊗ = ELECTRICITY METER
- ☆ = LIGHT POLE
- A/C = AIR CONDITIONER
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = WOOD OR VINYL FENCE
- ⊞ = UTILITY POLE
- ⊞ = BENCHMARK
- FFE = FINISHED FLOOR ELEVATION

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

Manzie & Drake
MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 16951 DATE: 3/30/2022 CADD: B. DAVIS
F.B. NO: X-358 PAGE NO: 41 CREW: GS FILE NO: A-5588



EXISTING SOUTH ELEVATION (CENTRE STREET)

1/4"=1'-0"



PROPOSED SOUTH ELEVATION (CENTRE STREET)

1/4"=1'-0"

This drawing and the design ideas and concepts are prepared for the project and are not to be used for any other project without the written permission of the architect.

MARINA RESTAURANT
PHASE 1 ELEVATIONS
PROJECT #1220208
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 05-02-23

MIRANDA
ARCHITECTS
200 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4586 TEL.
FL REG. NO. A000007



EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

#	SOUTH ELEVATION	
	REVISIONS	DATE



EXISTING WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"



PROPOSED WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"

This drawing is the property of the architect and is not to be reproduced or used in any manner without the written consent of the architect. It is to be used only for the project and site for which it was prepared and is not to be used for any other project or site without the written consent of the architect.

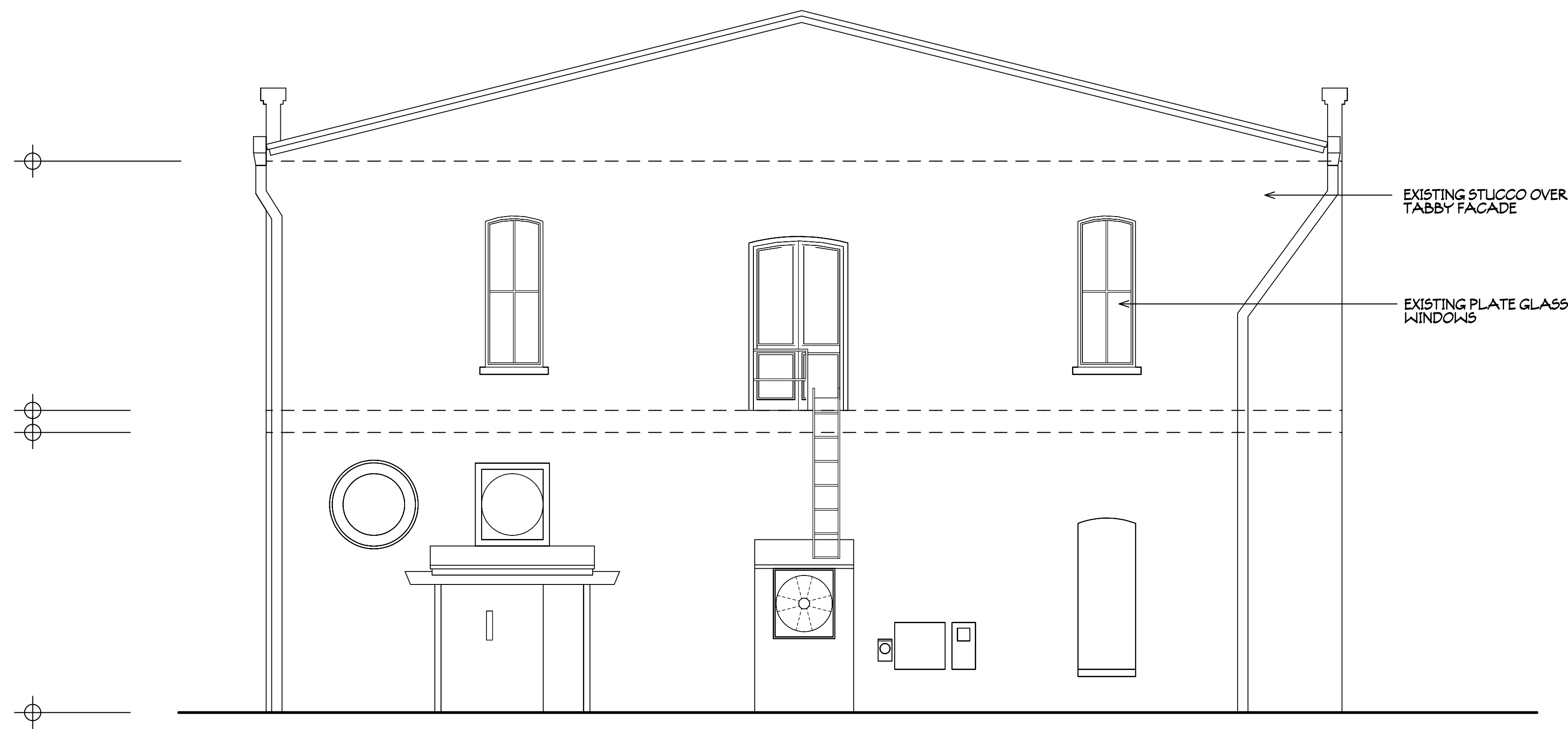
MARINA RESTAURANT
PHASE 1 ELEV
PROJECT #11230208
DRAWN BY --JLT
CHKD BY --JLT
DATE --05-02-23

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4586 TEL
904.281.4586 TEL



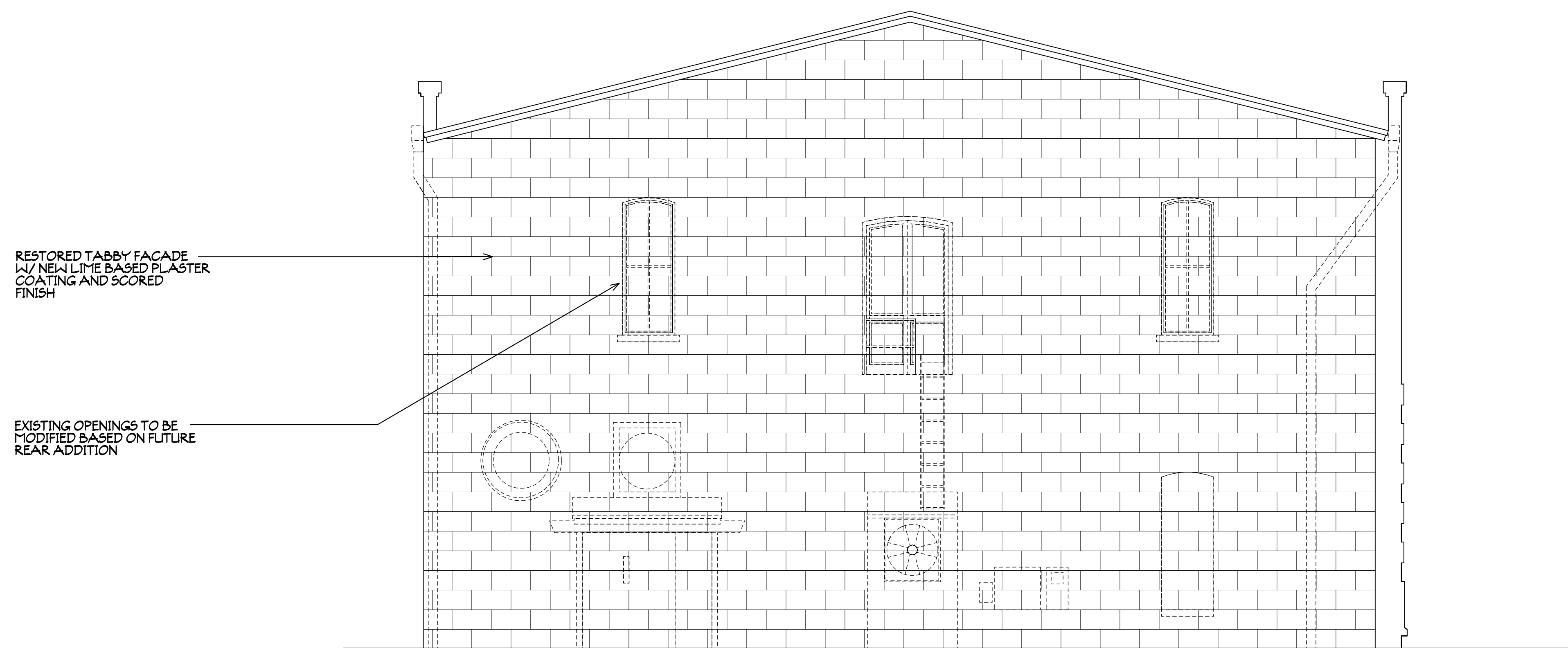
EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

#	REVISIONS	DATE



EXISTING NORTH ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"

MARINA RESTAURANT PHASE I ELEVATIONS			
PROJECT # M230208			
DRAWN BY -- JLM			
CHKD BY -- JLM			
DATE -- 05-02-23			

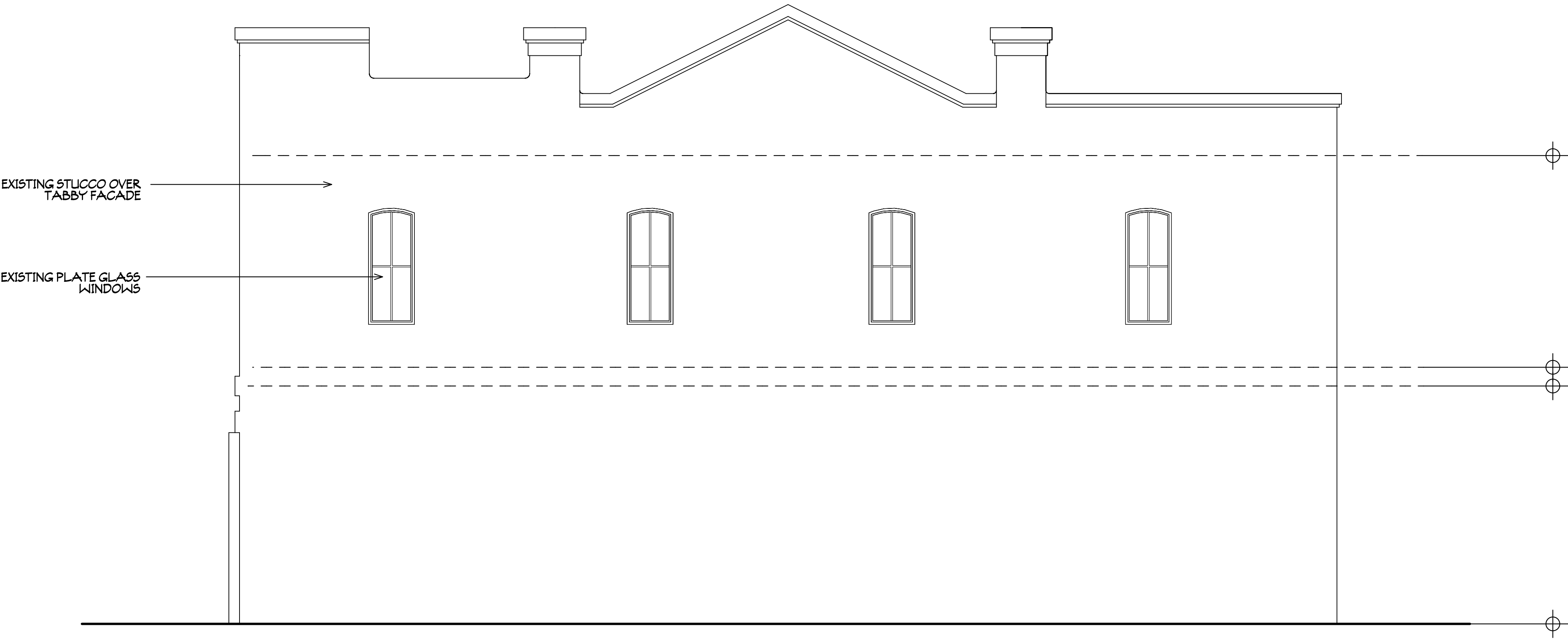


MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.6886

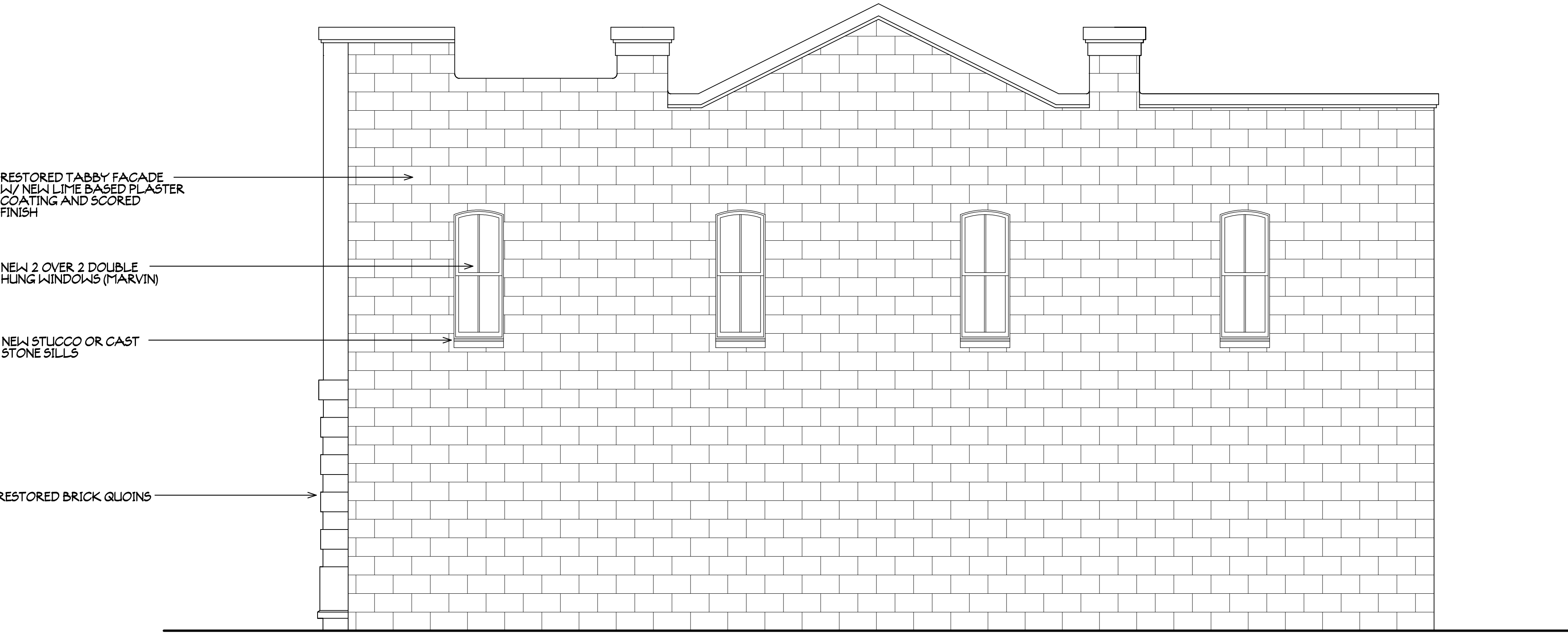
EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

NORTH ELEVATION	
#	REVISIONS

DATE



EXISTING EAST ELEVATION 1/4"=1'-0"



PROPOSED EAST ELEVATION 1/4"=1'-0"

This drawing is the property of the Architect and is not to be reproduced or used in any manner without the written consent of the Architect. It is to be used only for the project and site identified herein and is not to be used for any other project or site without the written consent of the Architect.

MARINA RESTAURANT PHASE 1 ELEVATIONS	PROJECT # M230208	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 05-02-23
---	-------------------	-----------------	----------------	------------------

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
351.281.5581
mirandaarchitects.com



EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

EAST ELEVATION		DATE
#	REVISIONS	



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00641

Recorder # 66

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Duryee Building Multiple Listing (DHR only) _____
 Other Names _____ >> Marina Seafood Restaurant
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
101		Centre	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH; 2003

Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Masonry Vernacular

Other Style _____

Exterior Plan Rectangular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____ >> Brick

Other Structural System(s) _____

Foundation Type(s) _____ >> Continuous

Other Foundation Types _____

Foundation Material(s) _____ >> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____ >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Flat

Other Roof Type(s) _____

Roof Material(s) _____ >> Tar & gravel

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____ >> _____

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) western exterior

HISTORICAL STRUCTURE FORM

8NA00641

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential:

Institutional:

Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1882

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use Year Use Started Year Use Ended >> Commercial unspecified; 1882;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00641

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips Hwy, Ste. 5-129 Jacksonville, Fl 904-448-4429Recorder Affiliation Bland & Associates, Inc

Other Affiliation _____

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00641-200703

Supplementary Printout

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

- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

- > **Structural system(s):**
Brick

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Flat

- > **Roof materials:**
Tar & gravel

- > **Roof secondary structures (dormers etc):**

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

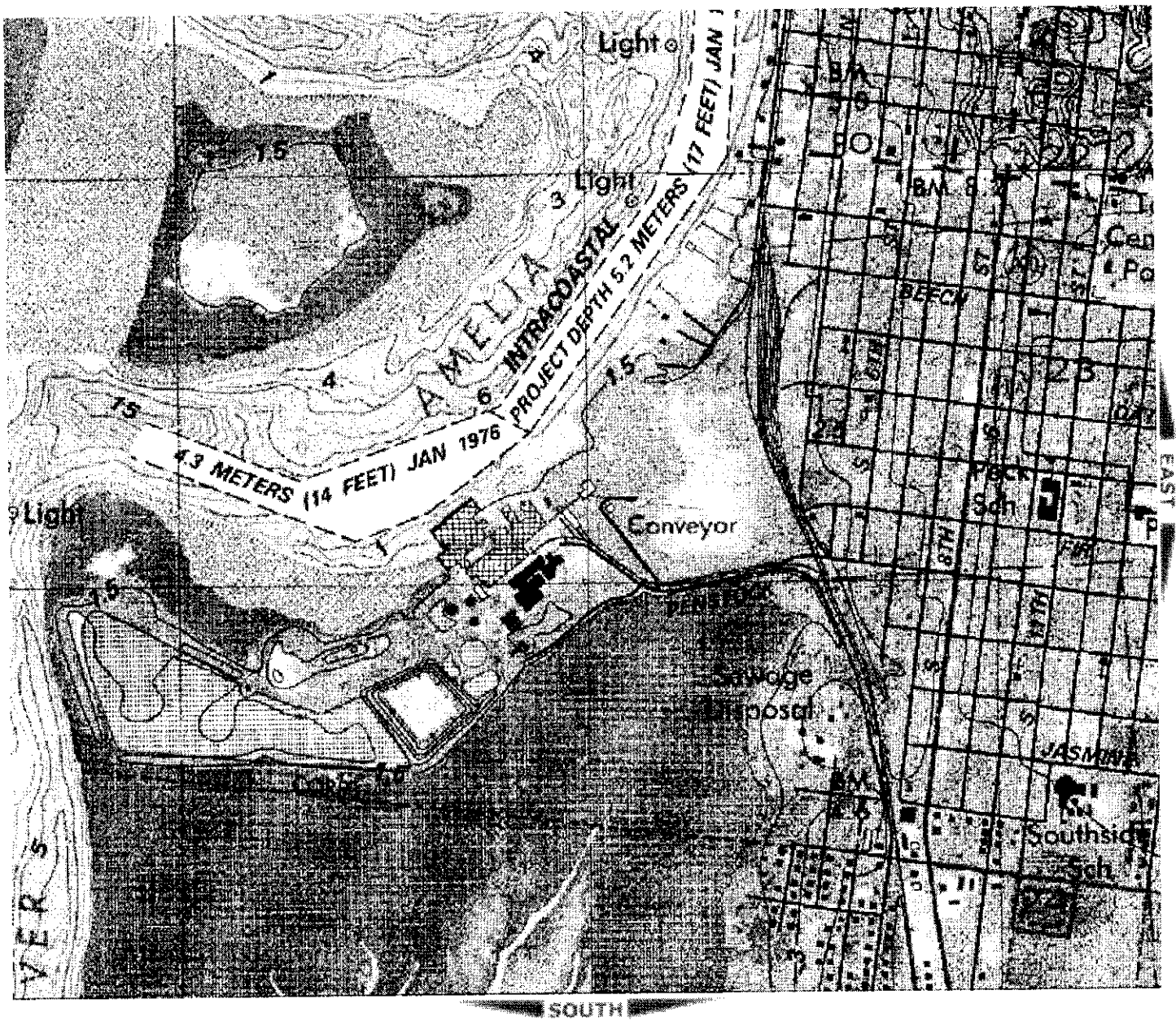
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1882;

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

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

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

- > **[Other name(s)]:**
Marina Seafood Restaurant



NA641

66

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 641

SITE NAME: Duryee Bldg.
ADDRESS OF SITE: 101 Centre St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

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

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE commercial

GOOD

UNALTERED

PRESENT USE commercial

FAIR

x

ORIGINAL SITE

DATES + 1882

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 459

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: rough cast

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: S

FOUNDATION: continuous: brick

ROOF TYPE: flat: built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset, on wall # E: offset, on wall

WINDOW TYPE: DHS, 2/2, wood; paired

CHIMNEY: stucco

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

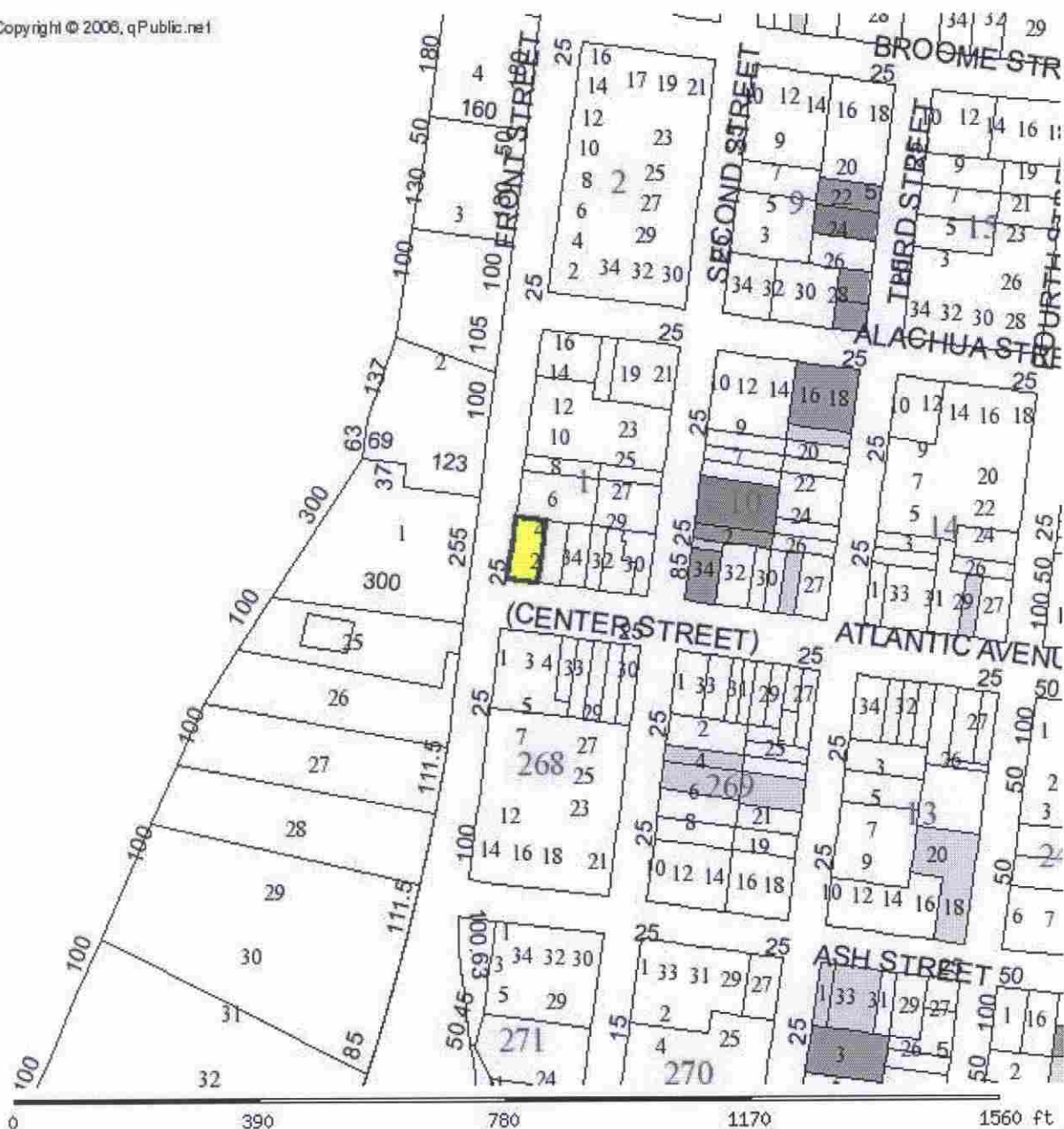
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats. The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression. The building currently houses the Marina Restaurant and the Florida Times-Union office. Fernandina's first customs house is said to have been on the second floor of the building.

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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0012
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	TOUNDAS ALICE T
Mailing Address	101 CENTRE STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	101 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site # **NA00641**
 Field Date 1-31-2018
 Form Date 1-31-2018
 Recorder # 1312

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

LOCATION & MAPPING

Street Number 101 Direction _____ Street Name Centre Street Type _____ Suffix Direction _____
 Address: 101 Street Centre
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0001-0012 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1882 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding; storefront; some windows
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major William B.C. Duryee, Union officer during occupation returned to act as Customs Collector/merchant
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 2/2 dhs, paired, segmental arches; modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Masonry decorative detailing, arches, pilasters; decorative brackets; gable dormer and parapet

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stucco 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Multiple modern storefront entries of glass and metal frame along S and W facades
 Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource Fernandina's first customs house; also Florida Mirror, a local bank and a bar

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)

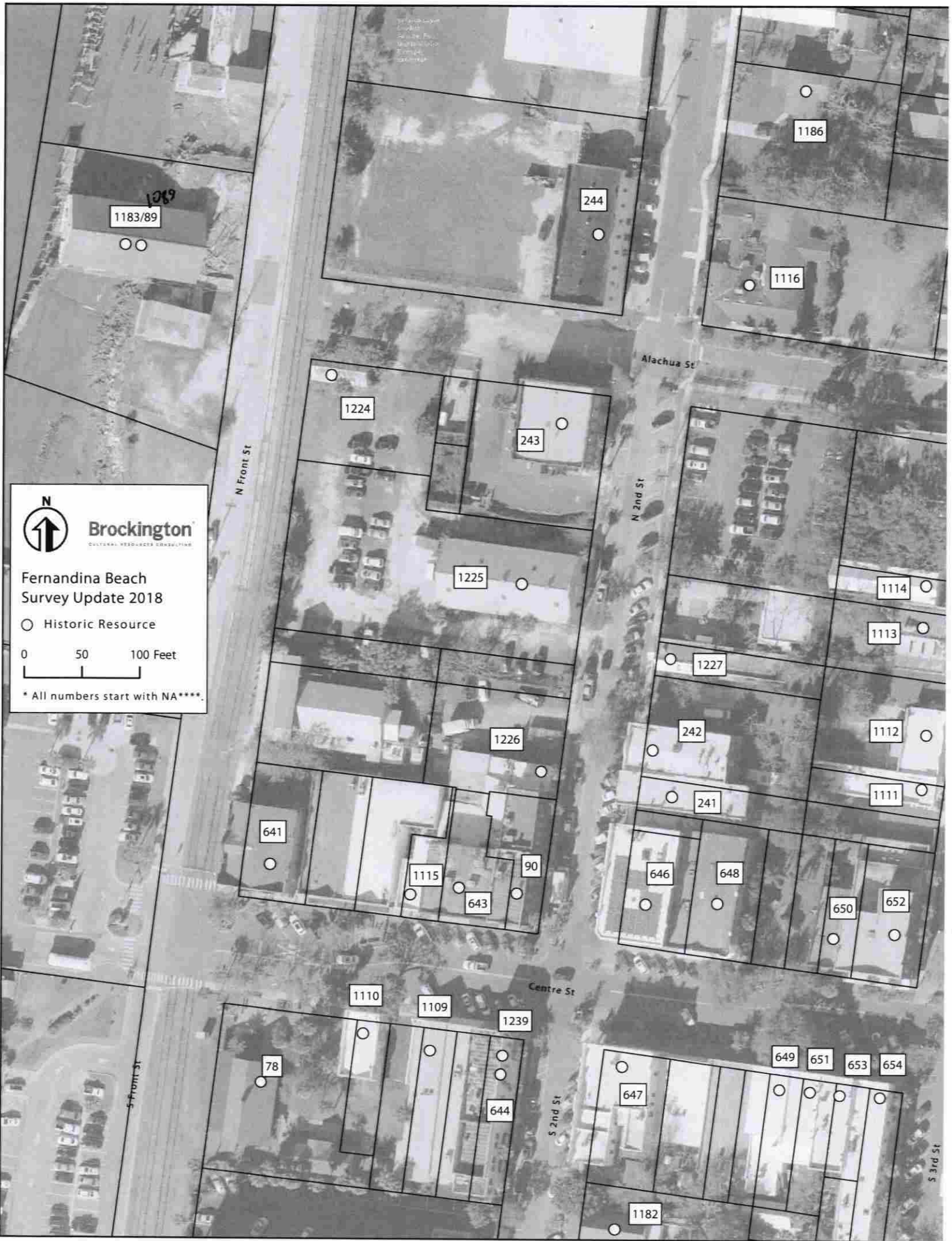
Required Attachments

● **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**

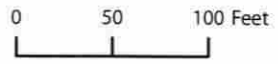
If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL HERITAGE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

1183/89

1269

244

1186

1116

1224

243

Alachua St

N Front St

N 2nd St

1225

1114

1113

1227

1112

1111

1226

641

1115

643

90

242

241

646

648

650

652

1110

1109

1239

Centre St

78

644

S 2nd St

S Front St

647

649

651

653

654

1182

S 3rd St





★★★★★

MARINA SEAFOOD RESTAURANT

★★★★★

RESTAURANT

MARINA RESTAURANT
The Local Favorite
Delicious Food
Superb Service
5 ***** Award

YES, WE'RE OPEN

OPEN

JOSEPH CASCHIA
OWNER

SEA HUNTER RESTAURANT
1000 N. 1st St.
St. Petersburg, FL 33701
Tel: 727-442-1111







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0090
JUNE 15, 2023

Owner/Applicant:	Michael Stauffer Architect, agent for South, LLC
Property Address:	14 S. 6 th Street
Parcel ID #	00-00-31-1800-0037-0022
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00370
Year Built:	+1884 (FMSF)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to construct rear and side additions. (Quasi-Judicial)

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



CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking Conceptual Approval to construct a two and a half story addition on the north elevation and a two-story addition on the east elevation.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed architecture of the additions are conceptually compatible with the Downtown Historic District, but the level of alteration is not in keeping with the Secretary of the Interior's Standards for Rehabilitation. Specifically, SOIS No. 1 that directs for "*minimal change to the defining characteristics of the building and its site and environment;*" and SOIS No. 2 which states that "*the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*"

Additionally, the proposed scope of work significantly alters two elevations of the contributing primary structure. The application does not address how these changes are proposed to be reversible without losing the material integrity and form of the original envelope of the structure as directed by SOIS No. 10.

Staff recommends approval of the concept of the additions, but would like the applicant to further study the connection of the additions to the historic structure.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2023-0090

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0090 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 2023-0090, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Plans & Elevations
- EXHIBIT 3 FL Master Site File 8NA00370
- EXHIBIT 4 Sanborn Fire Insurance Map Study

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #11476

Date Submitted: 5/3/2023

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 " Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

HDC 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: Conceptual ▼

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

Previously Approved Case

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

-- Select One --

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

14 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0022

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Matthew & Katharine

Last Name*

Meade

Mailing Address*

13385 Sawpit Road

City*

Jacksonville

State*

FL

Zip Code*

32226

Telephone Number*

908-246-9895

E-mail Address*

mmeade@mwmgroup.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*

Cotner Pittman

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

The proposed addition to 14 S. 6th Street is a two-story addition to an existing historic house that is designed in a manner that is compatible with the existing historic elements while still differentiating itself as new. Through the use of subservient scale and setbacks as well as similar but less ornate detailing, the new addition is clearly deferential to the existing. Features that will be covered by the addition will be salvaged and re-used where possible, including but not limited to siding, trim, and windows. The new roof is gabled with the same pitch as the existing, but with a peak that sits 3 feet lower. New trim is similar, but less ornate and new siding will match the existing. The overall vernacular is compatible, notably the proposed balcony over the decorative garage door, creating a rhythm and balance between old and new. New roofing is proposed to be either asphalt shingle roofing or standing seam metal. The existing character of the landscape will be maintained and improvements will be in keeping with the existing type and style of plantings typical of the neighborhood. The proposed conceptual color scheme is Benjamin Moore White Dove siding, Sherwin Williams Upward 6239 main trim, white ornamentation, and Benjamin Moore Hale Navy HC-154 for the front door and garage door. The light color scheme helps to reduce the visual mass of the structure and highlights the historic trim and ornamentation. The existing structure has a footprint of 1,212 square feet with a total of 2,110 square feet across two floors. The proposed addition brings the footprint to 2,624 square feet with a total of 5,130 square feet across two levels. At the front of the house, the new addition sits back 15’ from the front of the existing house, receding into the background. The interior of the existing portion of the house will remain relatively unchanged with the exception of the non-historic kitchen, laundry, and bathroom at the back of the house that will be demolished. The current impervious area of the site is 72.6% coverage and the proposed impervious area is 72.7% coverage with a floor area ratio of 1.05. Great effort and attention has been made to ensure that the scale, massing, detailing, and materials of the proposed changes are highly compatible with the historic structure and the surrounding neighborhood. The additions are meant to be thoughtful elements that bring more interest to 6th street and result in a house that is respectful of it’s historic context but better suited for modern living.

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, craftsman ship, 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

To Match Existing

Product Description

To Match Existing

Color

(Name/Number)

DOORS

Manufacturer	Product Description	Color
To Remain/ Anderson	All Historic Doors to Remain, Any new doors will be Anderson Include FL Product Approval # for Windows and Doors	 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
To Remain/Match Existing	Historic Windows will be used where able/ Anderson 400 Series where new Include FL Product Approval # for Windows and Doors	 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF Timberline/ Metal Standing Seam	Roofing with either be GAF Timberline Shingles or Metal Standing Seam	 (Name/Number)

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

Manufacturer

To Be Determined

Product Description

Historical fencing to match existing with concrete bottom and wrought iron verticals.

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

To Match Renderings

Product Description

Concrete/Brick Pavers

Color

(Name/Number)

SIGNAGE

Manufacturer

N/A

Product Description

Color

(Name/Number)

OTHER

Manufacturer

N/A

Product Description

Color

(Name/Number)

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

Upload 1

Meade Authorization for Agent Rep- Cotner Associates.pdf

Upload 2

14S6thStreetRecordedDeed.pdf

Upload 3

4S6thStreetSurvey1.11.23.pdf

Upload 4

PropertyAppraiserSite14S6thSt.pdf

Upload 5

Meade Fernandina Residence - Hardline Drawings 2023_05.pdf

Upload 6

2023_05.pdf

Upload 7

Choose File

No file selecte

Upload 8

Choose File

No file selecte

Certification*



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



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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Matthew

Applicant Last Name*

Meade

Today's Date*

5/3/2023





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. 22-205373

Parcel No.: 00-00-31-1800-0037-0022

This **WARRANTY DEED**, made the **12th day of January, 2023**, by **Alexandra C. Maddox**, an **unmarried woman** (whether one or more, the "Grantor"), to **Matthew Meade and Katharine Meade, husband and wife**, whose post office address is 13385 Sawpit Road, Jacksonville, FL 32226 (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 piece, parcel or tract of land situate, lying and being in the City of Fernandina Beach (formerly named Fernandina) in the County of Nassau and State of Florida, known and described upon and according to the Official Plat of Said City (as Lithographed and issues by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887, Page 1901) as:

The South 1/2 of Lot 2 in Block 37.

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

SUBJECT TO TAXES FOR THE YEAR 2023 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, 2022.

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.

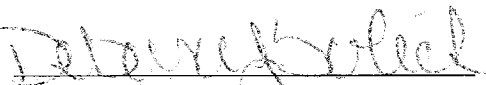
Signed, sealed and delivered in the presence of:



Witness Signature
Printed Name: Sandy Dean



Alexandra C. Maddox



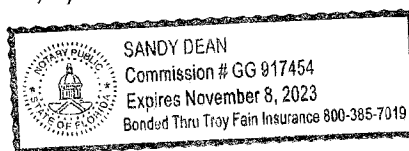
Witness Signature
Printed Name: Deborah J. Selich

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of January, 2023, by Alexandra C. Maddox.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida drivers license



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Matthew and Katharine Meade
(print name of property owner(s))

hereby authorize: Ann Cotner Pittman and/or Cody Pistulka
(print name of agent)

to represent me/us in processing an application for: HDC: Certificate of Approval (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)

Matthew Meade
(Print name of owner)

Katharine Meade
(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 24th day
of April, 20 23, by Matthew + Katharine Meade

Shelly L Frazier Shelly L. Frazier
Notary Public Printed Name

10/30/2026
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Florida Drivers License



SHELLY L. FRAZIER
Notary Public, State of Florida
My Comm. Expires October 30, 2026
Commission No. HH 283604

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0037-0022

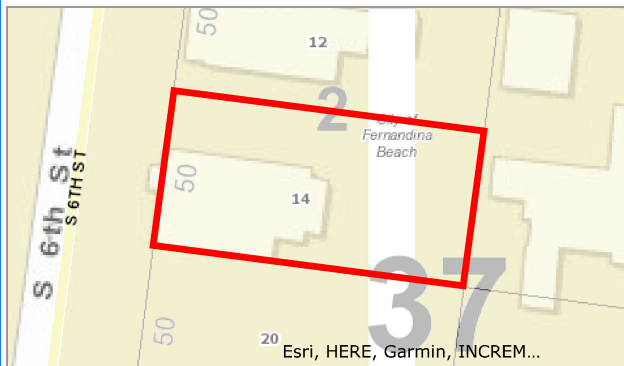
Owner Name MEADE MATTHEW & KATHARINE
Mailing Address 13385 SAWPIT ROAD
JACKSONVILLE, FL 32226
Location Address 14 6TH ST S
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Milage 18.3806
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 37 LOT S1/2 OF 2

2022 Certified Values

Land Value	\$250,000
(+) Improved Value	\$301,084
(=) Market Value	\$551,084
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$165,017
(=) Assessed Value	\$386,067
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$361,067
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$336,067

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

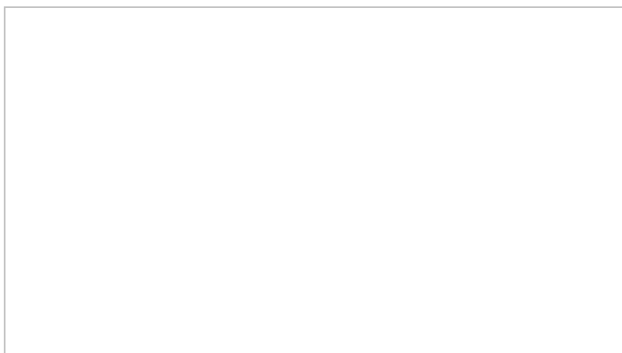
PARCEL MAP



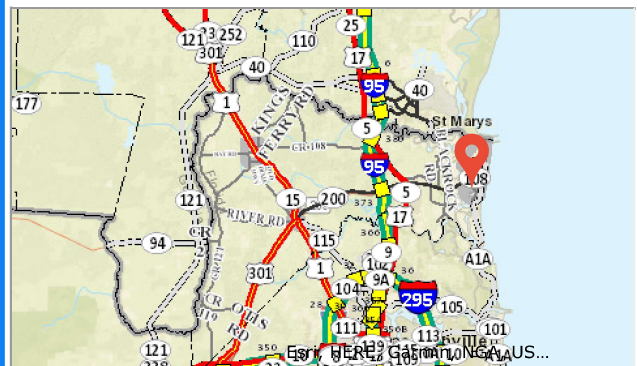
2021 AERIAL MAP



PROPERTY PHOTO



LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR CUST	2732	1996	2	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-ELECTRI	0 X 0	2	1950
FP-ELECTRI	10 X 12	120	1989

BRICK	0 X 0	83	1960
GARAGE WD-	12 X 20	240	1960
CONCRETE A	8 X 14	112	1992

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2023-01-12	2613 / 93	\$747,000	WD	Q	Y	MADDOX ALEXANDRA C	MEADE MATTHEW & KATHARINE (H&W)
2018-06-29	2207 / 337	\$450,000	WD	Q	Y	PAYNE GLORIA	MADDOX ALEXANDRA C
2014-10-31	1953 / 1751	\$100	QC	U	Y	PAYNE GLORIA & ALEZANDRIA MADDOX	PAYNE GLORIA
2013-06-24	1864 / 1150	\$255,000	WD	Q	Y	BOOK BARBARA A	PAYNE GLORIA & ALEXANDER MADDOX
1996-04-15	756 / 2008	\$15,000	PR	U	Y	ORRIS ARIA & POWELL HARRIETT P/R	BOOK BARBARA A BURNETTE
1981-07-01	341 / 348	\$45,000	WD	Q	Y		

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).

NORTH



& 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.

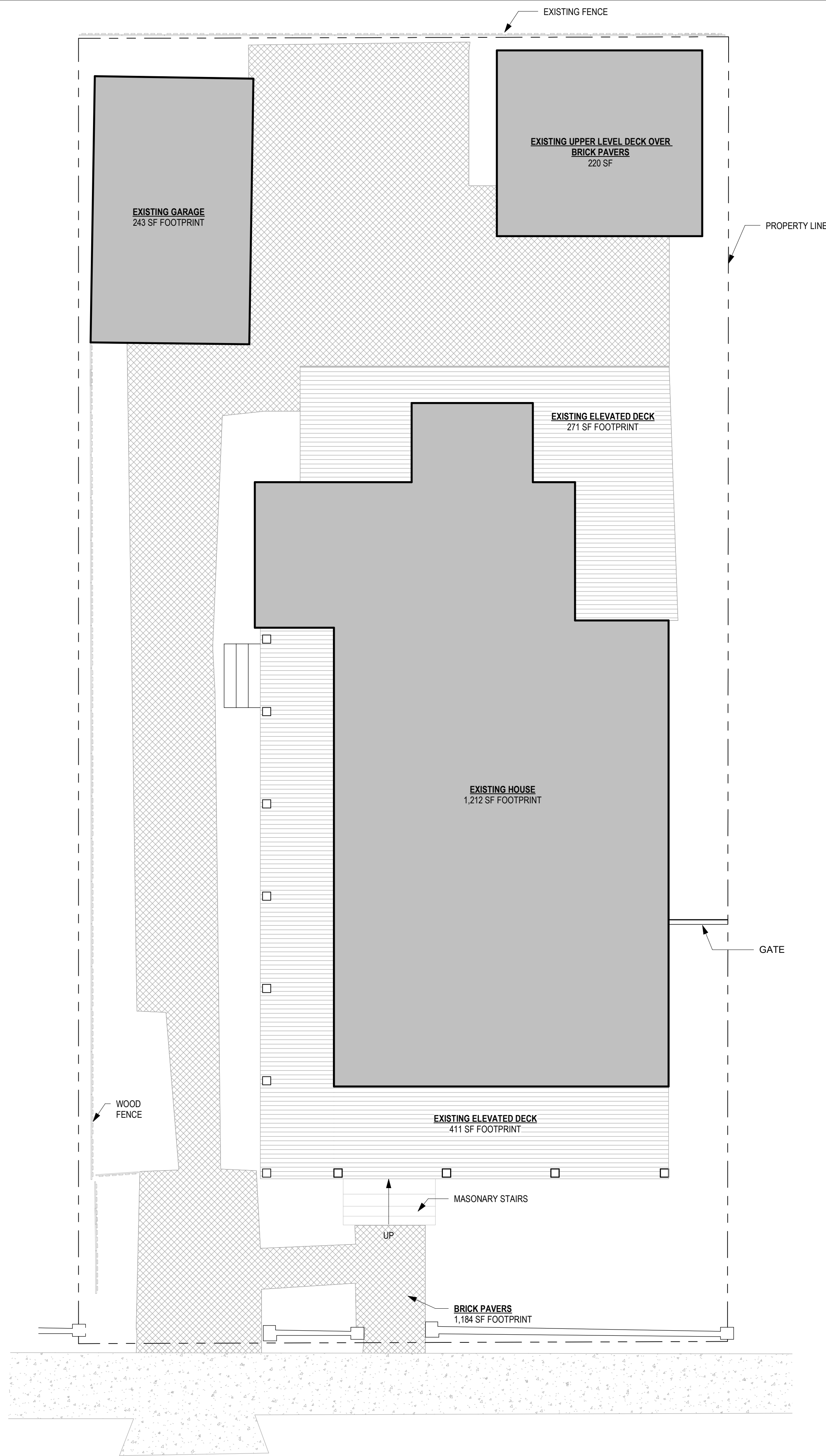
DATE OF SURVEY: JANUARY 10, 2023
SCALE 1"=10'
JOB NO. 2301-03 F.B. 366

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 - 
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 L	OFFICIAL RECORDS BOOK - O.R.B.

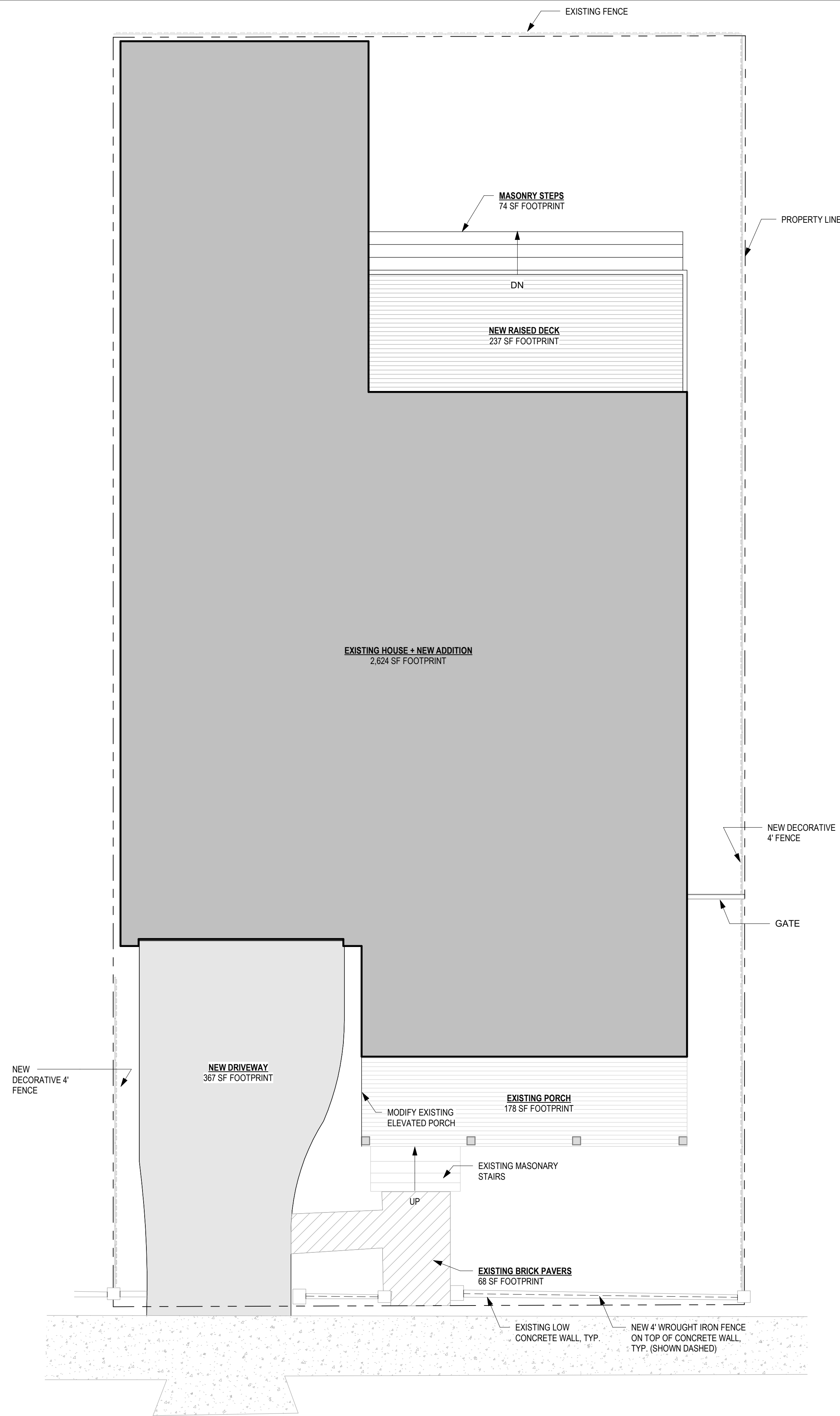
C:\Users\cpistulka\OneDrive - Miller Architects\Personal\Projects\Meade House FL\04 Drawings\Fernandina House.rvt



1 SITE PLAN - EXISTING
A1.0 SCALE 3/16" = 1'-0"

EXISTING IMPERVIOUS AREA CALCULATIONS

STRUCTURES:	1,675 SF
BRICK PAVERS:	1,184 SF
ELEVATED DECKS:	682 SF
TOTAL IMPERVIOUS AREA:	3,541 SF
TOTAL SITE AREA:	4,879 SF
PERCENTAGE IMPERVIOUS:	72.6%



2 SITE PLAN - NEW
A1.0 SCALE 3/16" = 1'-0"

EXISTING IMPERVIOUS AREA CALCULATIONS

STRUCTURES:	2,624 SF
BRICK PAVERS:	68 SF
DRIVEWAY:	367 SF
ELEVATED DECKS:	489 SF
TOTAL IMPERVIOUS AREA:	3,548 SF
TOTAL SITE AREA:	4,879 SF
PERCENTAGE IMPERVIOUS:	72.7%

Date Issued: 05-02-2023
NOT FOR CONSTRUCTION

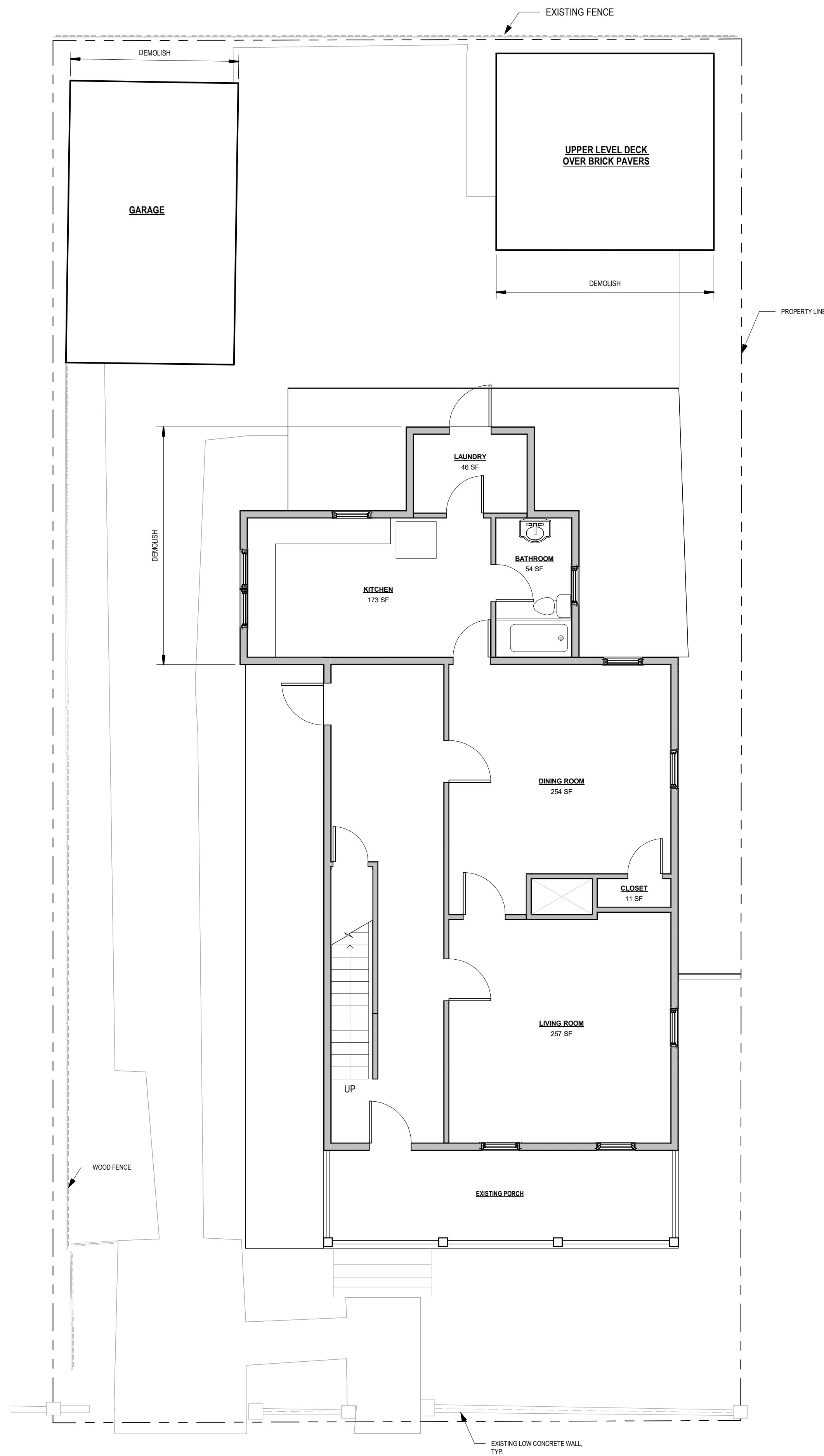
MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

Job No.
1703

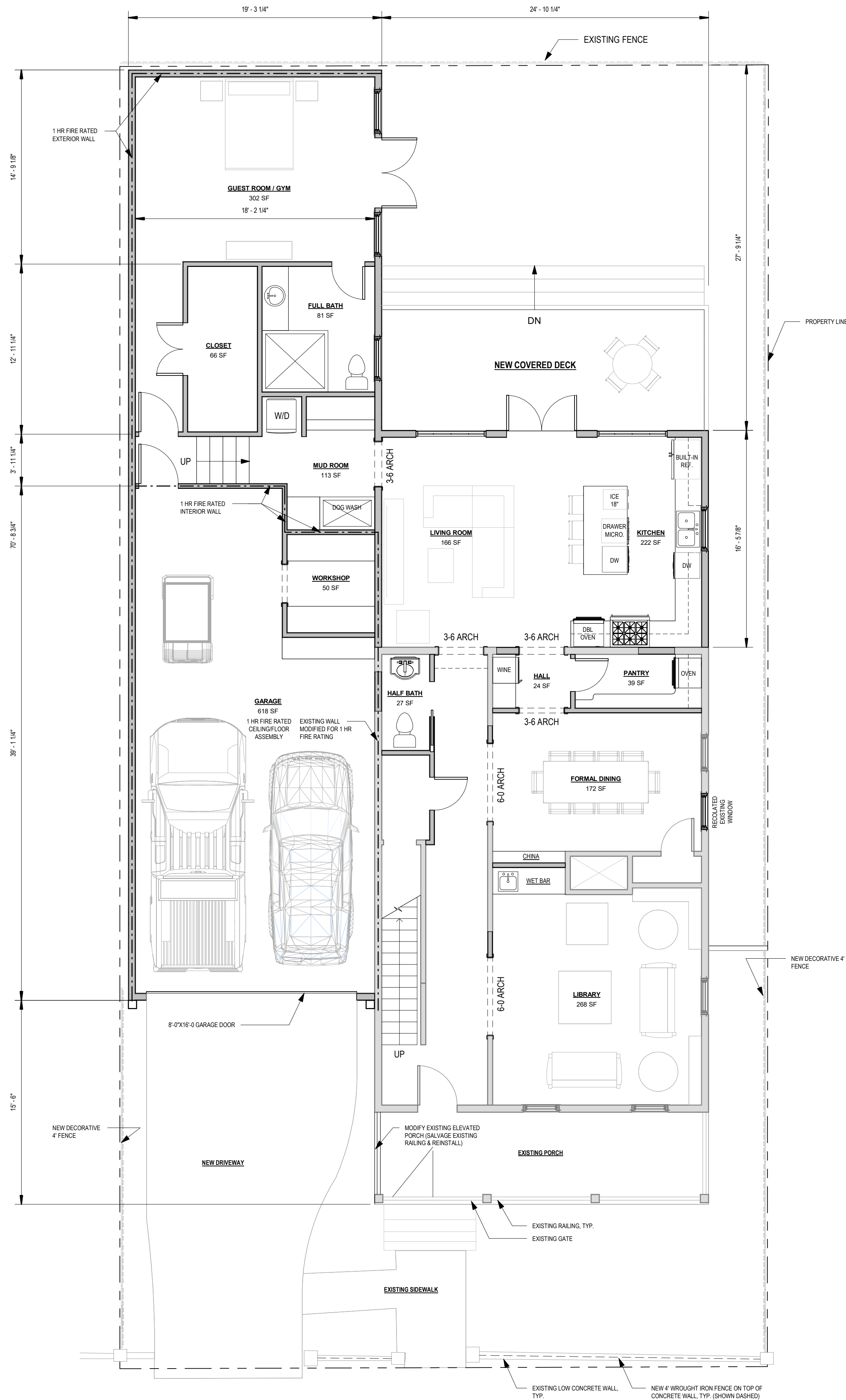
Sheet:
SITE PLANS

A1.0

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1 EXISTING FLOOR PLAN - 1ST FLOOR
A2.1 SCALE 3/16" = 1'-0"



2 NEW FLOOR PLAN - 1ST FLOOR
A2.1 SCALE 3/16" = 1'-0" 1,728SF ADDITION FOOTPRINT

Date Issued: 05-02-2023
NOT FOR CONSTRUCTION

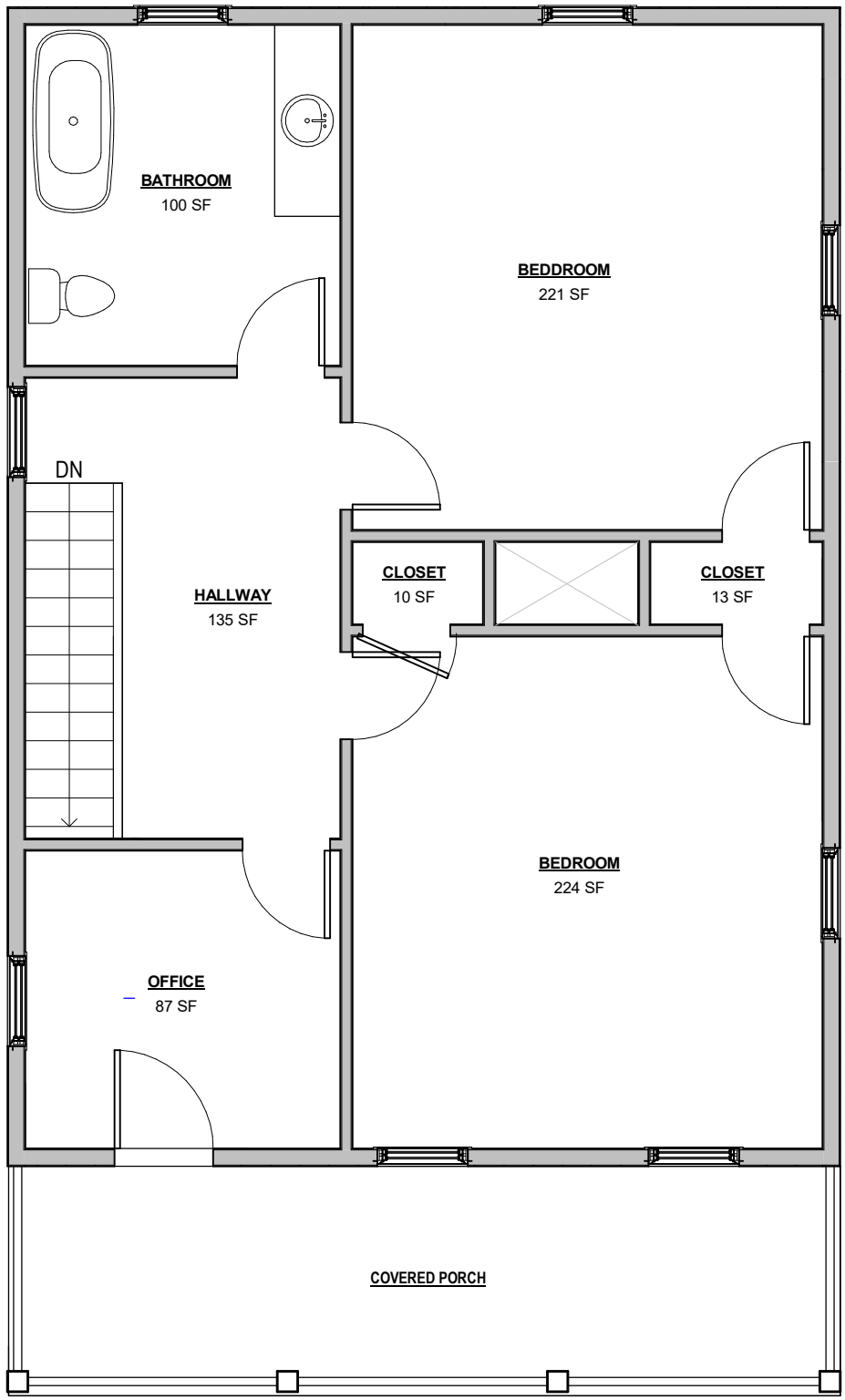
MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

Job No. 1703

Sheet: 1ST FLOOR PLANS

A2.1

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1
A2.2
SCALE 3/16" = 1'-0"

EXISTING FLOOR PLAN - 2ND FLOOR



2
A2.2
SCALE 3/16" = 1'-0"

NEW FLOOR PLAN - 2ND FLOOR

1,571 SF ADDITION FOOTPRINT
+ 152 SF COVERED PORCH

Date Issued: 05-02-2023
NOT FOR CONSTRUCTION

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

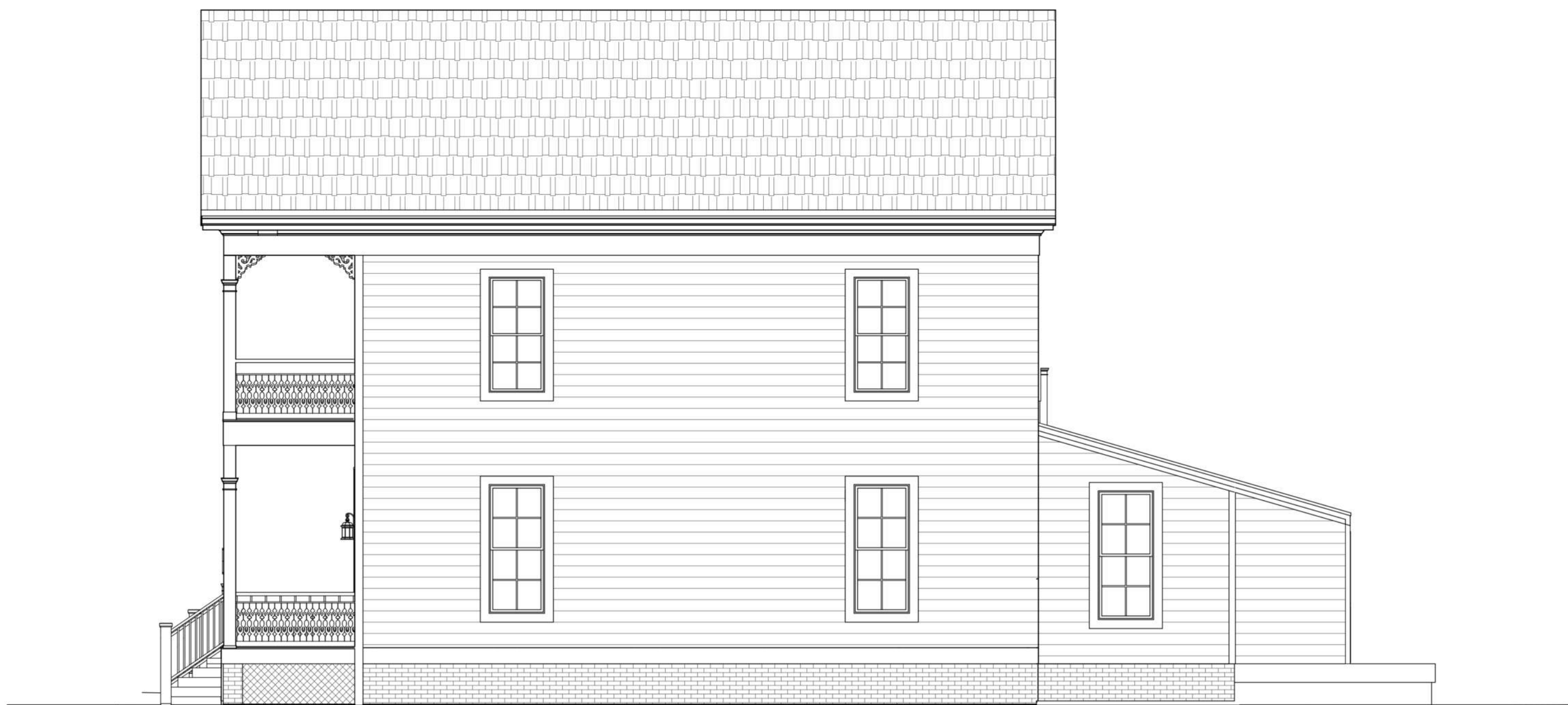
Job No.
1703

Sheet:
2ND FLOOR
PLANS

A2.2



1 WEST ELEVATION -EXISTING
A3.1 SCALE 3/16" = 1'-0"
:



2 SOUTH ELEVATION -EXISTING
A3.1 SCALE 3/16" = 1'-0"
:



3 EAST ELEVATION -EXISTING
A3.1 SCALE 3/16" = 1'-0"
:

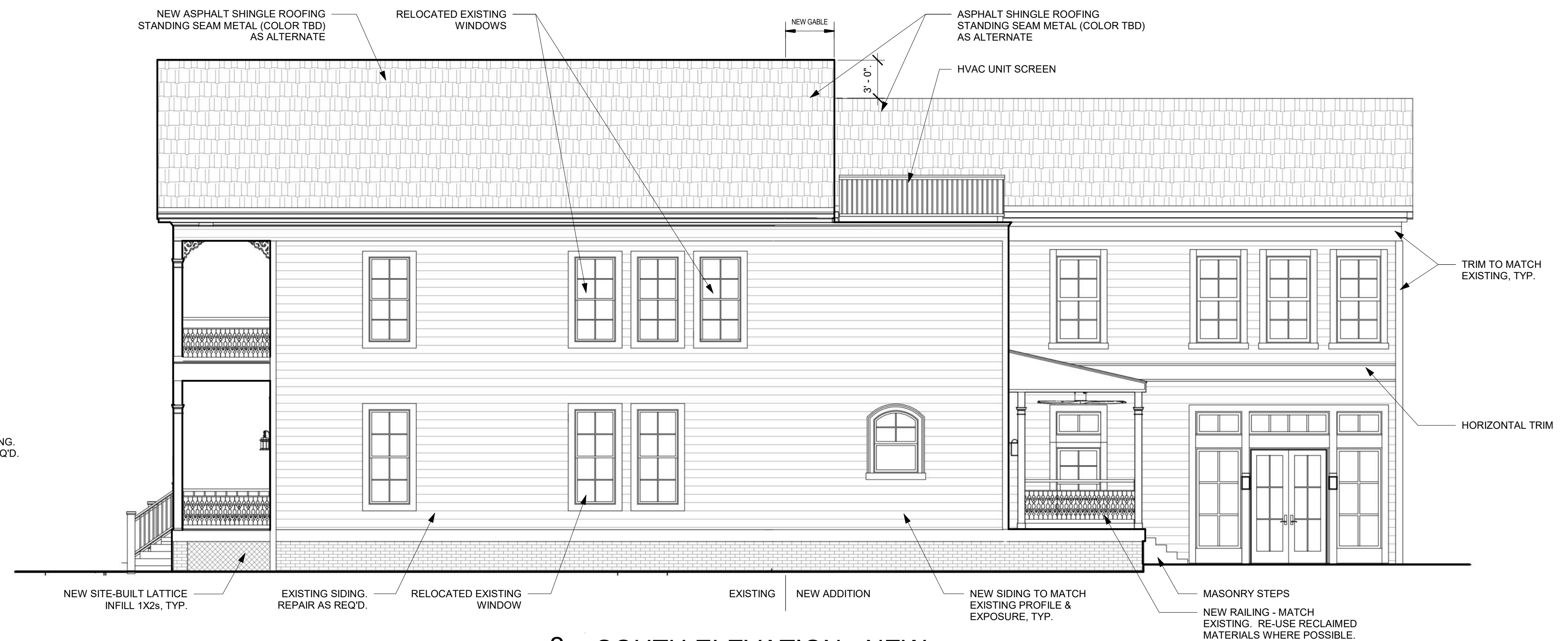


4 NORTH ELEVATION -EXISTING
A3.1 SCALE 3/16" = 1'-0"
:

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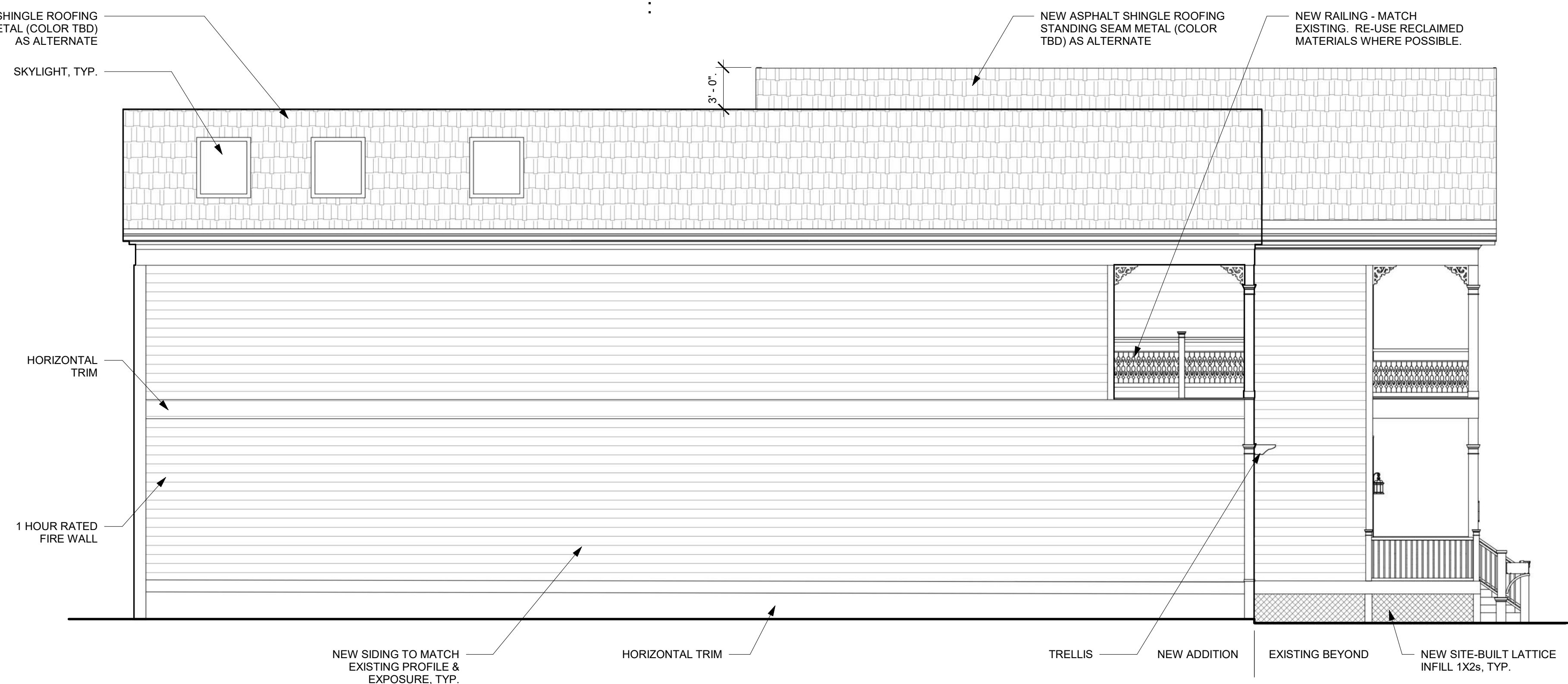
1 WEST ELEVATION - NEW
A3.2 SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION - NEW
A3.2 SCALE 3/16" = 1'-0"



3 EAST ELEVATION - NEW
A3.2 SCALE 3/16" = 1'-0"



4 NORTH ELEVATION - NEW
A3.2 SCALE 3/16" = 1'-0"

Date Issued: 05-02-2023
NOT FOR CONSTRUCTION

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

Job No. 1703

Sheet:
NEW SCHEMATIC
ELEVATIONS

A3.2



**14 South 6th Street
Fernandina Beach, FL 32034**































HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00370

Recorder # 419

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) 14 South 6th St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 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 Rectangular

Other Exterior Plan

Number of Stories 2.5

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Shed 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

8NA00370

DESCRIPTION (continued)

Window Descriptions metal sash, 4/4

Main Entrance Description (stylistic details)

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

Porch Roof Type(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) garage

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

BNA00370

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 6/23/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

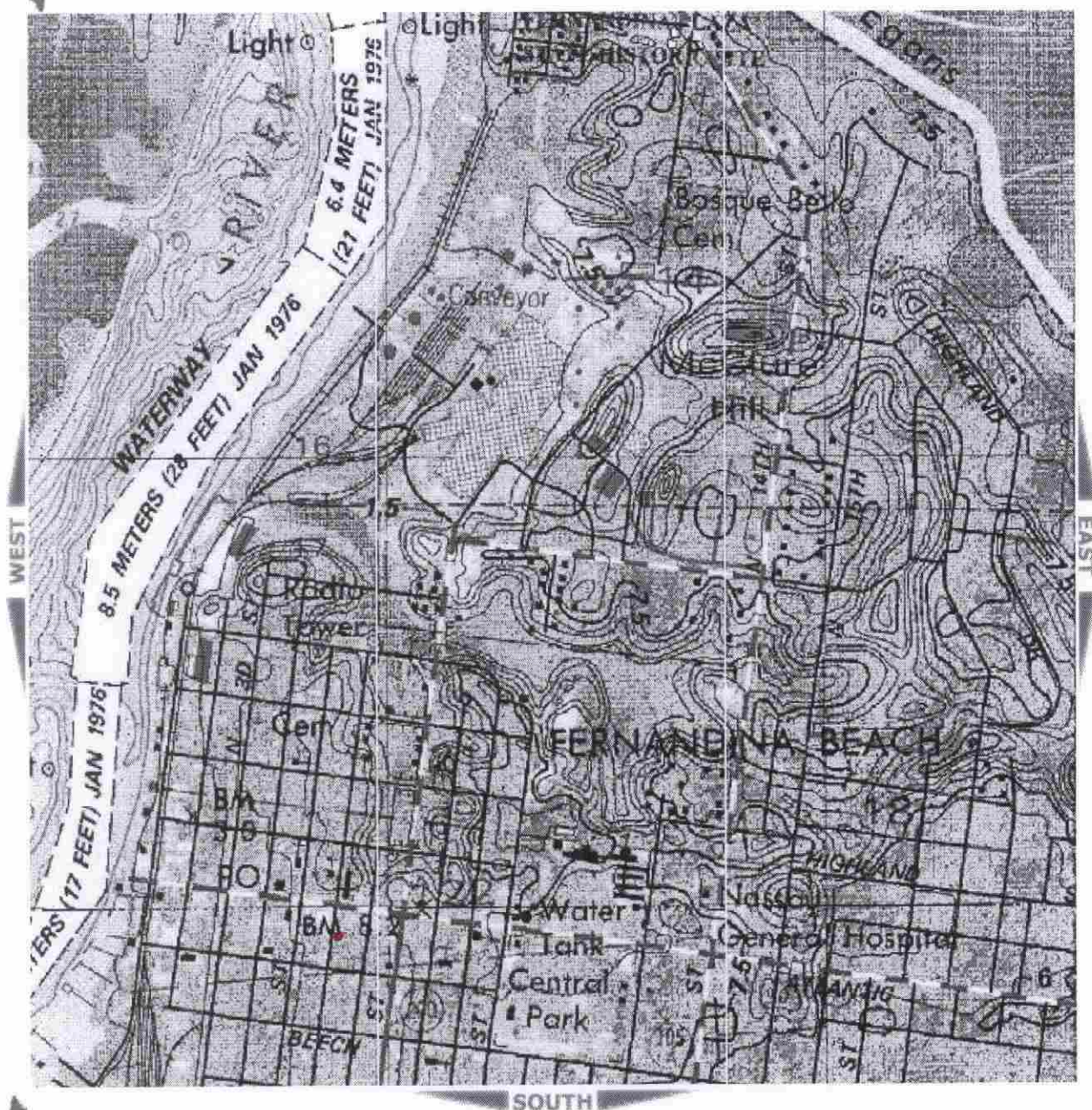
REQUIRED PAPER ATTACHMENTS

- (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"

NA00370-200703

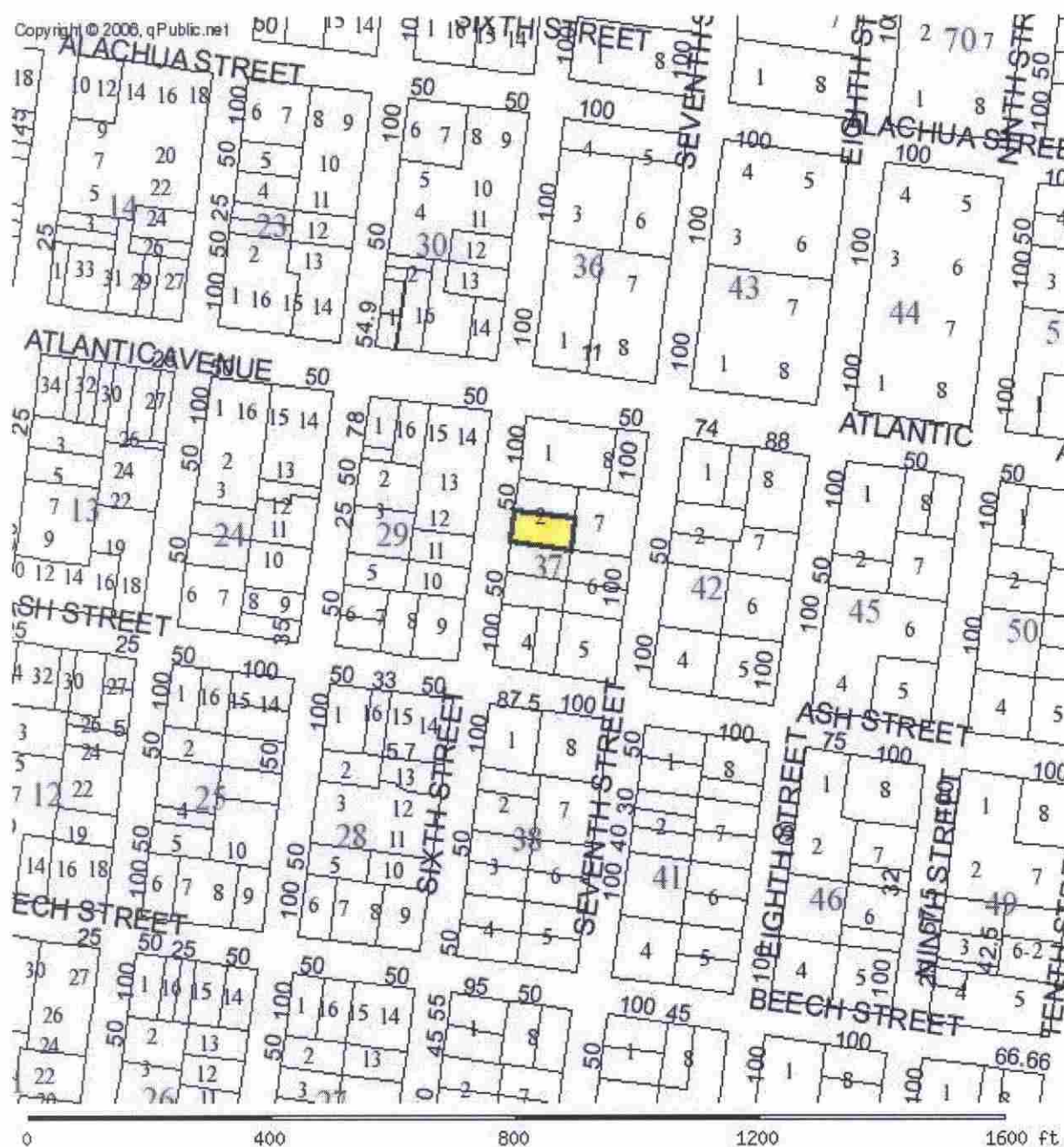
Supplementary Printout

- > **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):**
Shed 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 370

419



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0022
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BOOK BARBARA A BURNETTE
Mailing Address	14 SOUTH 6TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	14 SOUTH 6TH ST
2006 PROPOSED VALUES	
Land Value	120,000
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 370

SURVEY DATE: 09/30/85

SITE NAME: 14 S. 6th St.
ADDRESS OF SITE: 14 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 37 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Burnette, Conway H. & Barbara B.

ADDRESS: 14 S. 6th St.

ADDRESS: andina 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
x FAIR x ORIGINAL SITE
DETERIORATED RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1884
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

TRANSPORTATION

FILL

DREDGE

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER

108

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/2-story end, tiered, 3-bay, access W, 3rd bay; roof is
ext. main gable roof; pedimented gable; ornamented brac./balus.
ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: center: ridge

WINDOW TYPE: DHS, 4/4, wood

CHIMNEY: brick

ROOF SURFACING: tar paper

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHIN
----------	-------------	-------------

PHOTOGRAPHIC RECORDS NUMBERS:

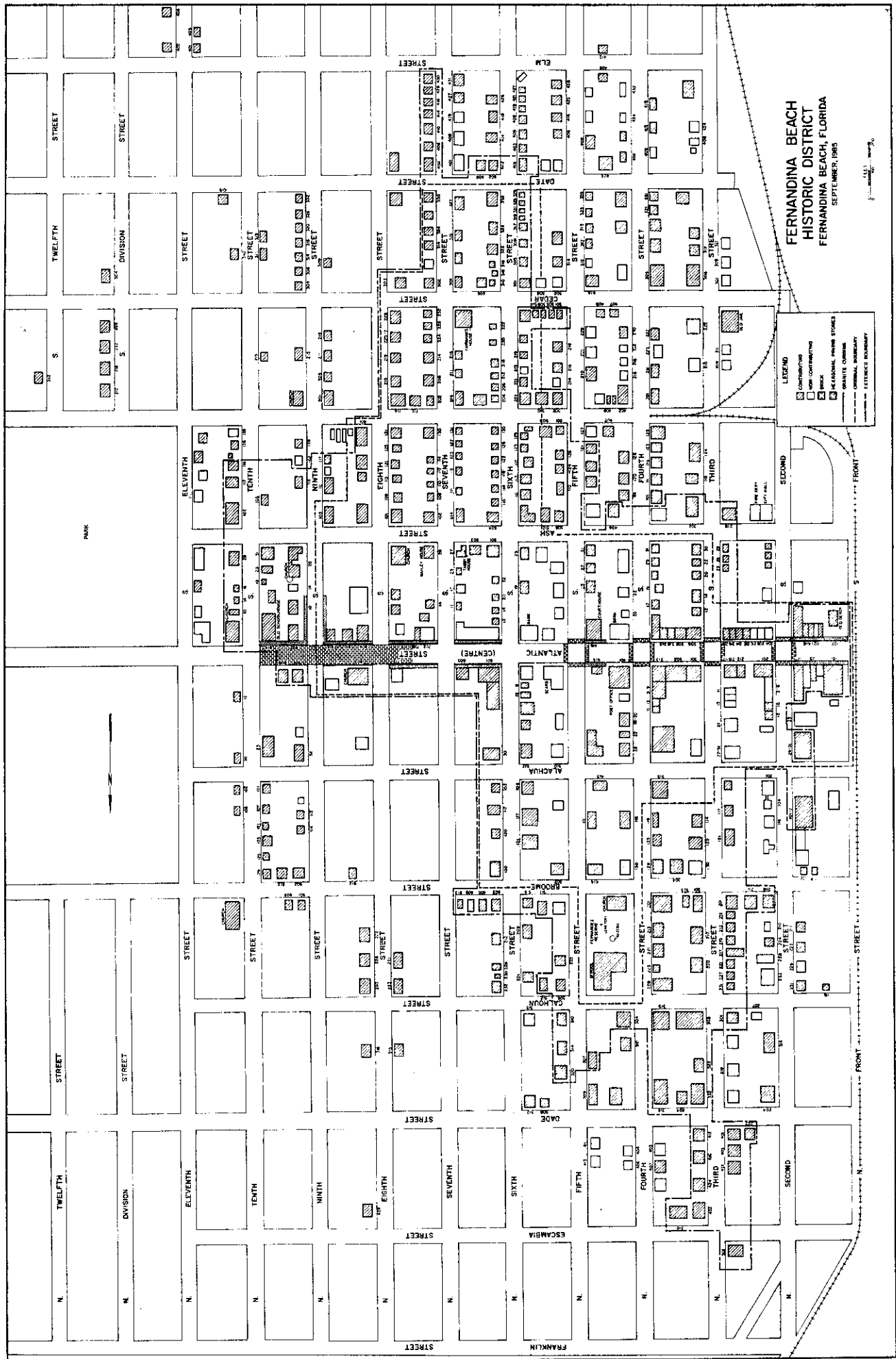


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00370**
 Field Date 2-13-2018
 Form Date 2-13-2018
 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) 14 S. 6th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 14 S 6th Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 221 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0022 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed & gable extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 4/4 Dhs

Distinguishing Architectural Features (exterior or interior ornaments) Queen Anne elements, pedimented gable, jig saw cut decorative brackets & railing, door w round arched lights & transom

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

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

Porch Descriptions (types, locations, roof types, etc.) Entry/W, 2 story, incised, pedimented gable, full facade, uncovered deck portion, square wood 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 RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





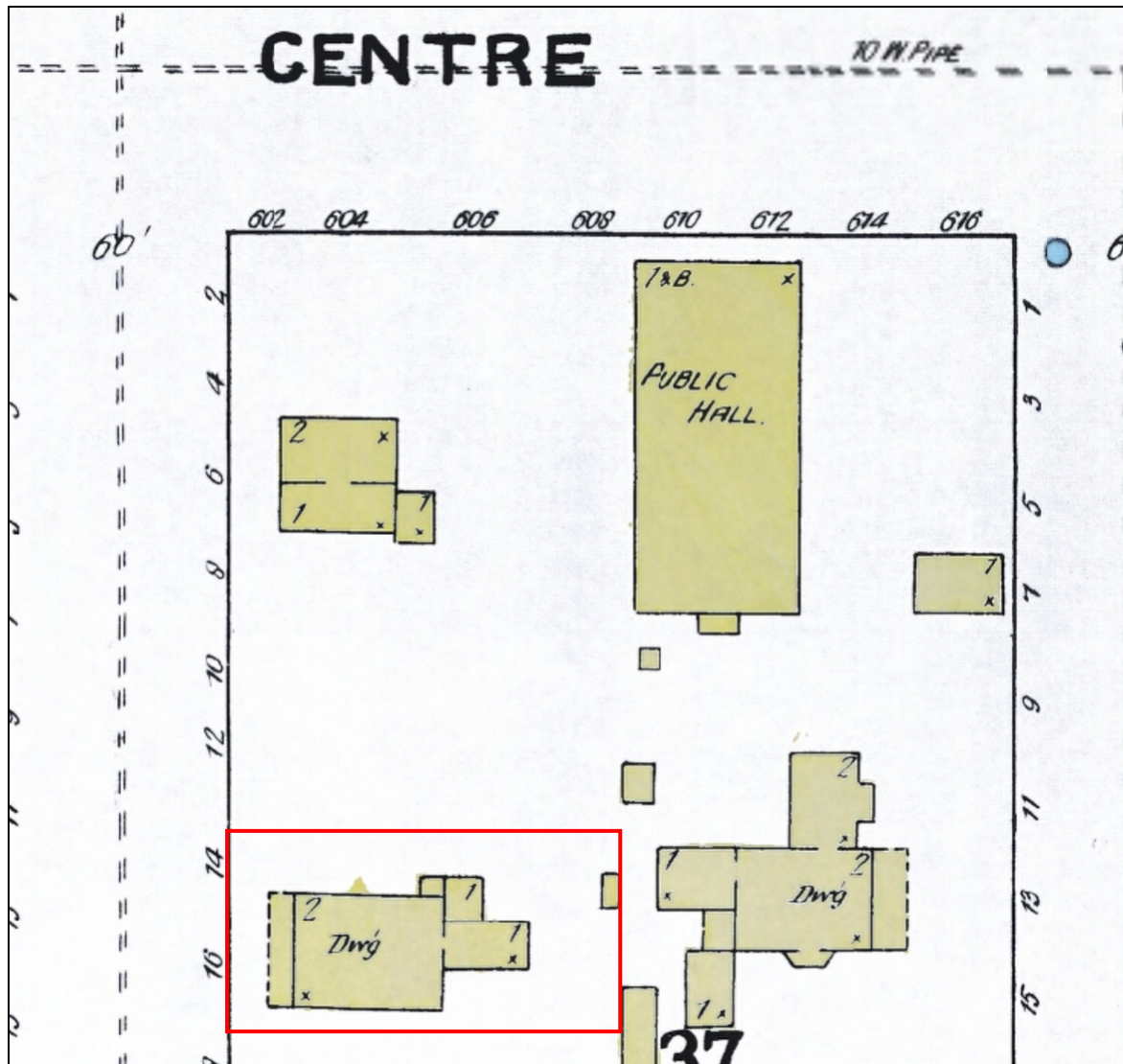
ONE WAY





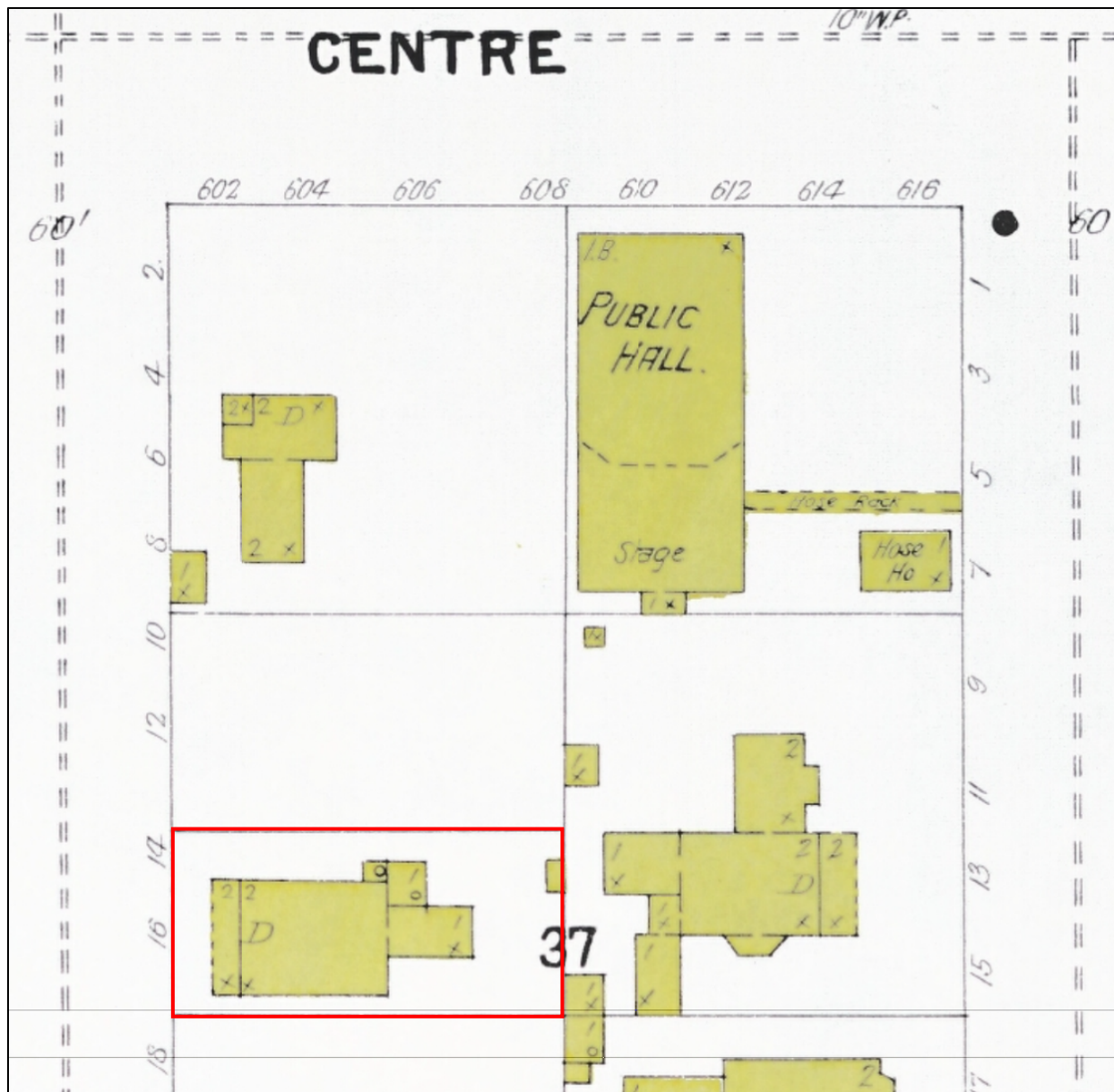
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1891 (sheet 4)



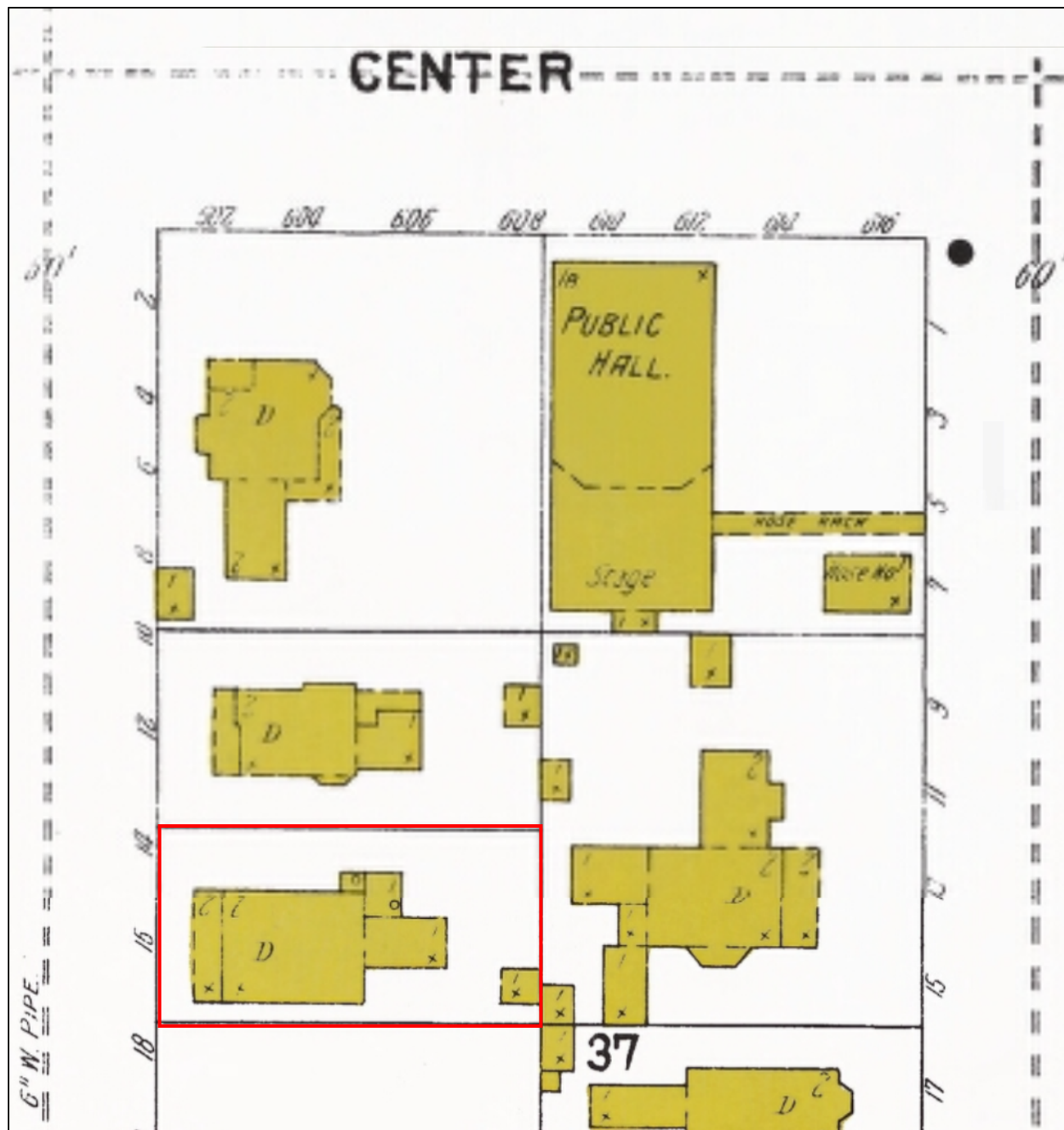
Sanborn Fire Insurance Map Study – 16 S. 6th Street

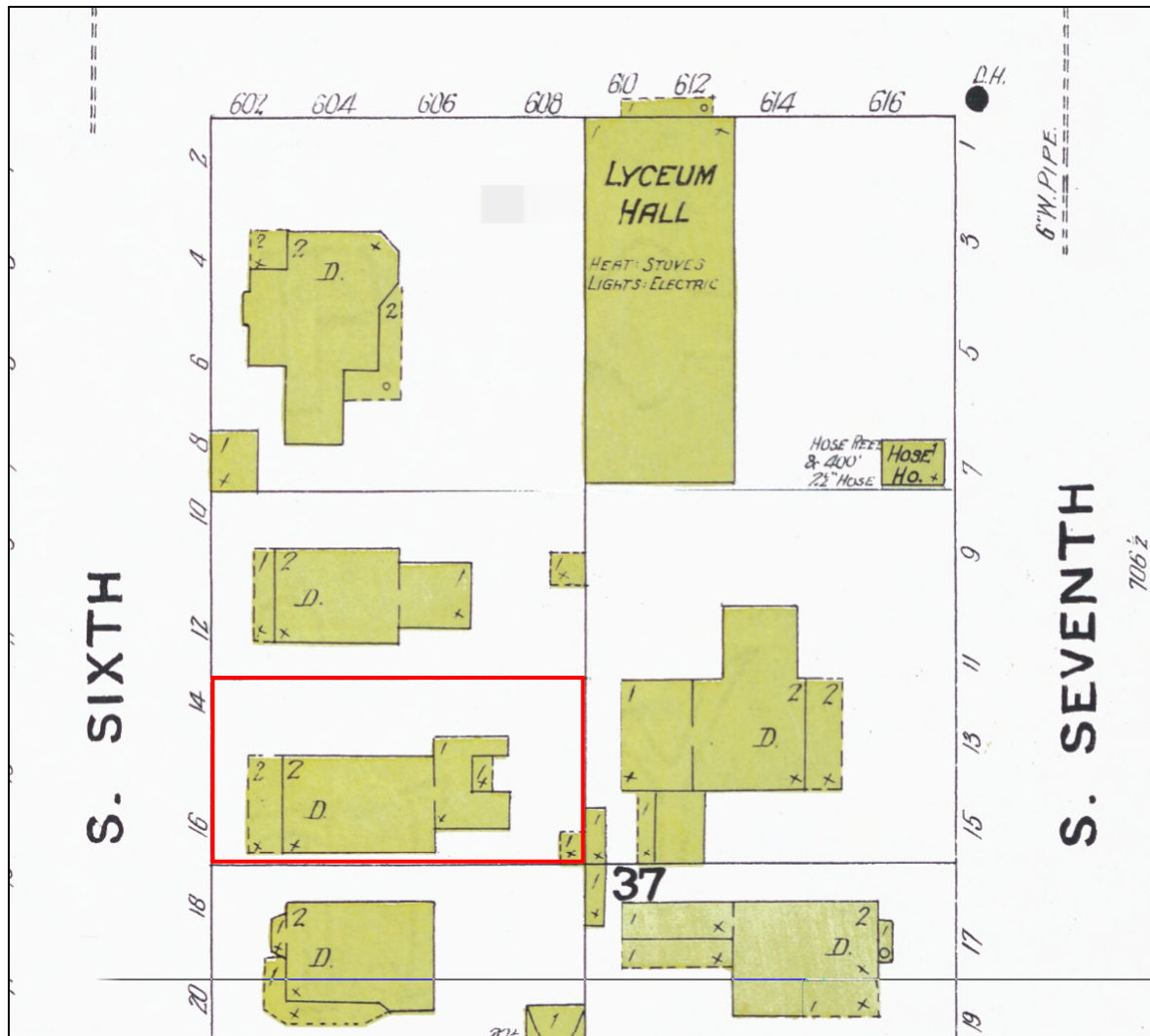
1897 (sheet 4)



Sanborn Fire Insurance Map Study – 16 S. 6th Street

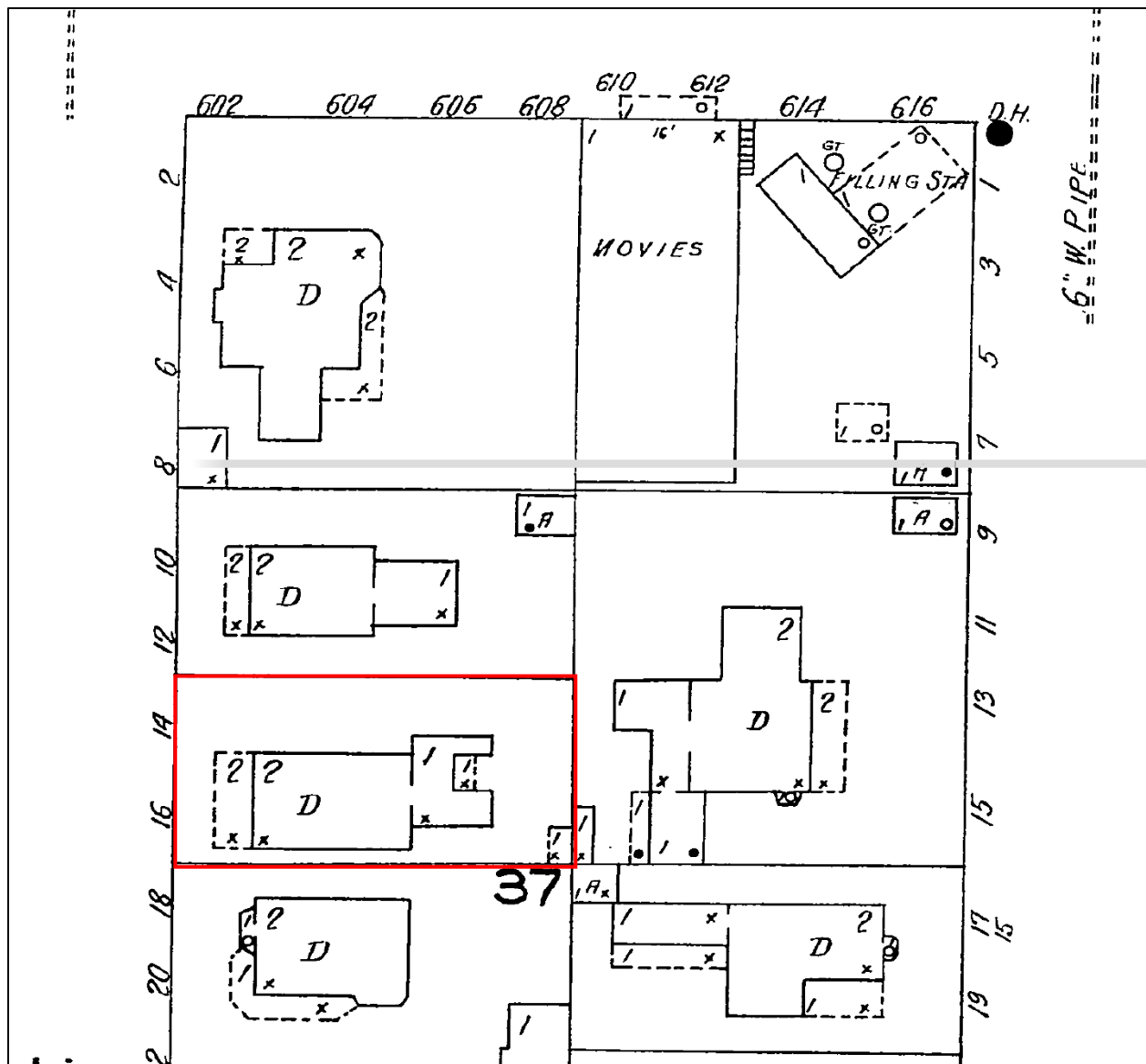
1903 (sheet 6)





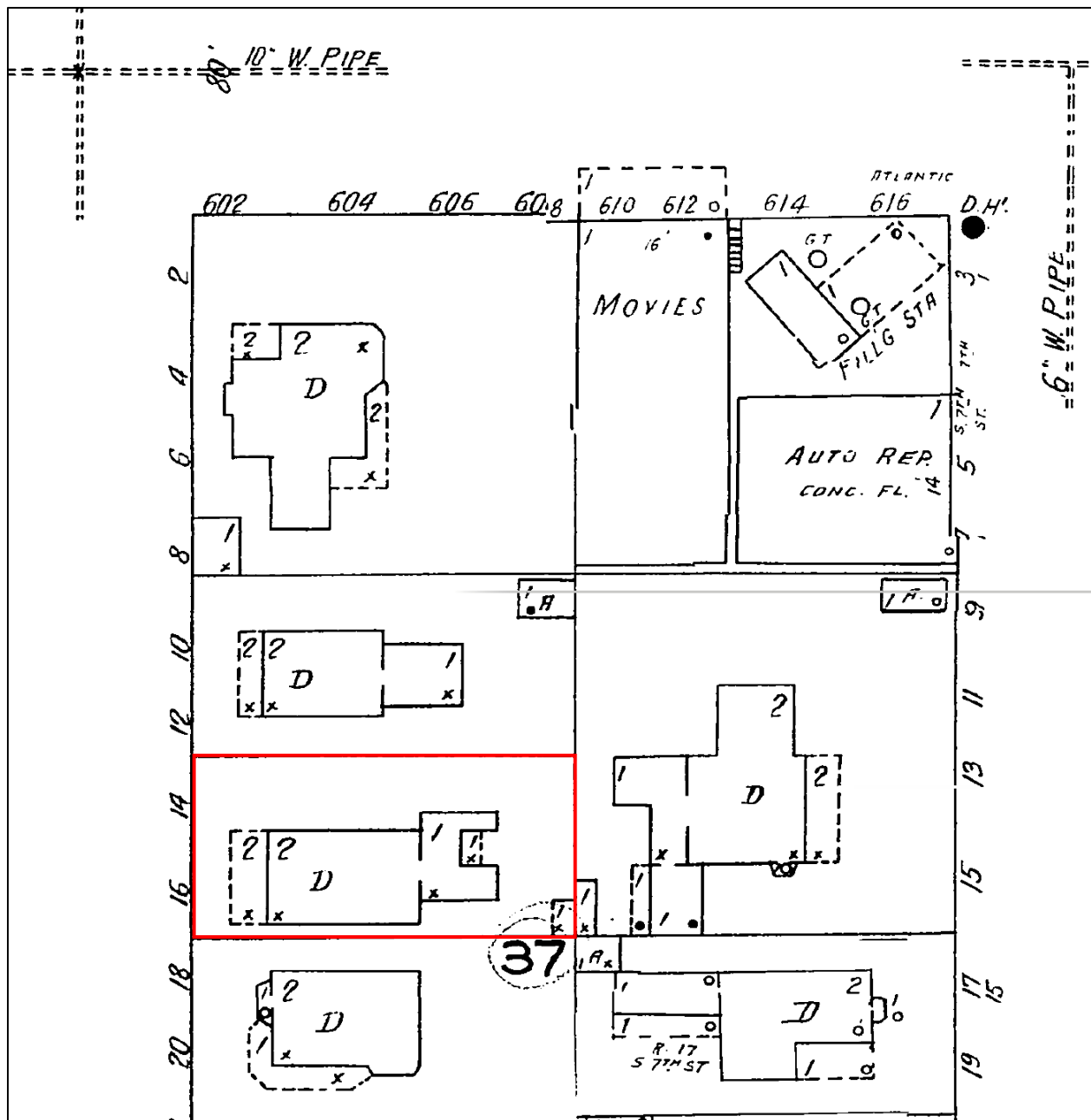
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1926 (sheet 4)



Sanborn Fire Insurance Map Study – 16 S. 6th Street

1949 (sheet 4)





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0091
JUNE 15, 2023

Owner/Applicant:	Miranda Architect, agent for Stark Building LLC
Property Address:	202 Centre Street (Starke Building)
Parcel ID #	00-00-31-1800-0269-0010
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Retail & Offices
FL Master Site File #	8NA00647
Year Built:	(FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to repair masonry wall at west elevation, rebuild section of northwest corner above first floor, and repair parapet. (Quasi-Judicial)

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

202-204 Center Street



June 9, 2023

911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.05 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGOC, (c) OpenStreetMap contributors, and the GIS User Community

2023

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.”

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third.

Constructed in 1884, 204 Centre Street or the Stark Building is a two-story masonry vernacular, commercial building. It is noteworthy for its corbeled brick cornice and parapet. It has been significantly altered by modifications to its original first floor storefront and by stuccoing its original brick surface.

On Centre Street another significant period of construction followed the 1883 fire. At that time virtually all of the buildings on Centre Street from South Second to South Third Street had been destroyed as a consequence of the fire. They were replaced by new brick buildings which almost uniformly date from the years 1884 and 1885. They include the Stark and City Mart Buildings. The Stark Building originally housed Gustav Stark's confectionary on the first floor and the family's residence on the second.

The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving there in 1857 about the time the town was laid out by the Florida railroad. He also was Treasurer of Nassau County and a city councilman during the 1880's." -FMSF 8NA0647

The applicant seeks approval to

- repair masonry wall at west elevation,
- rebuild section of northwest corner above first floor, and
- repair parapet

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

	Secretary of the Interior's Standards for Rehabilitation	Findings
---	---	-----------------

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

ANALYSIS:

Staff finds that the proposed rehabilitation identified as “method 1” on sheet S-1 is in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code. This option retains as much historic fabric as feasible on the parapet, which is identified as a character defining feature of this contributing structure. “Method 2” is more invasive and requires the complete removal and reconstruction of the parapet. “Method 2” would not be in keeping with SOIS numbers 2, 5, 6, and 9.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2023-0091 with the condition(s):

1. The scope of work utilize method 1 as identified on sheet S-1

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0091 **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 2023-0091, 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 Survey, Plans, & Elevations

EXHIBIT 3 FMSF 8NA00641

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11479

Date Submitted: 5/4/2023

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*

Repair

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

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

Yes

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

5/2/2023

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*

202 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0269

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Stark

Last Name*

Building LLC

Mailing Address*

PO Box 16987

City*

Fernandina Beach

State*

FL

Zip Code*

32035

Telephone Number*

9044327629

E-mail Address*

jferguso2002@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Repairs to parapet wall, northwest corner of building and stucco/brick cracks.

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Stark Proof of Ownership.pdf	Upload 2 Stark Agent Owner Form.pdf	Upload 3 STARK BLDG Structural Repairs.pdf	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Applicant Last Name*

Today's Date*



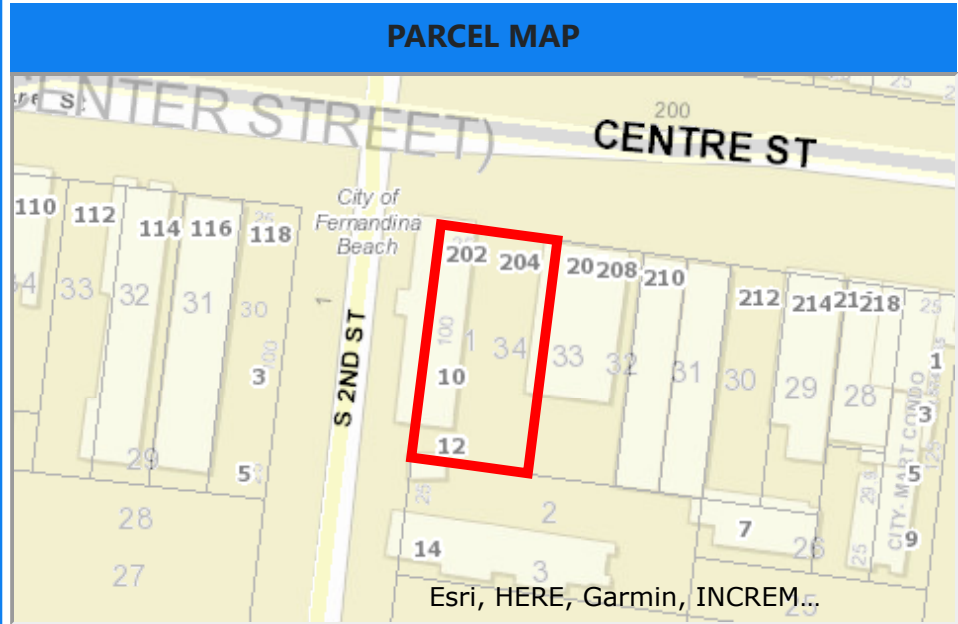
DEPARTMENT OF PLANNING & CONSERVATION

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

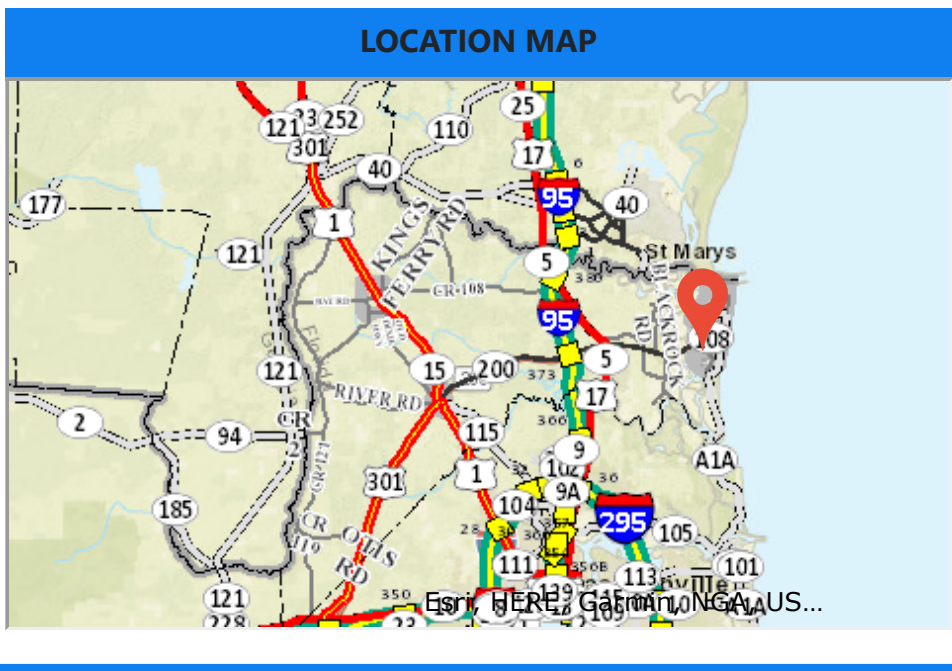
Please make sure to disable pop-up blocker in order to submit.

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0269-0010	
Owner Name	STARK BUILDING LLC
Mailing Address	PO BOX 16987
	FERNANDINA BEACH, FL 32035
Location Address	202 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	Yes
Property Usage	STORE/OFFI 001200
Deed Acres	0
Short Legal	BLOCK 269 LOTS 1 & 34 IN OR 1854/515 ESMT PT OR 1854/517

2022 Certified Values	
Land Value	\$500,000
(+) Improved Value	\$1,061,132
(=) Market Value	\$1,561,132
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$147,755
(=) Assessed Value	\$1,413,173
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,560,928
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$1,413,173
Note - *10% Cap does not apply to School Taxable Value	



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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
OFFICE 1&2	7904	7811	0	0	CB STUCCO		AIR DUCTED	FORCED AIR	1884
RETAILSTOR	176	176	0	0	COMMON BRK		FORCED AIR	CONVECTION	1920



MISCELLANEOUS INFORMATION				
Description	Dimensions L X W	Units	Year Built	
SCULP CONC	0 X 0	306	1995	
SCULP CONC	6 X 20	120	1995	
RVLT DR 6"	0 X 0	1	1920	



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE JONATHAN FERGUSON & JAMES FERGUSON
(print name of property owner(s))

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

to represent me/us in processing an application for: HDC Certificate of Approval
(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)

JAMES FERGUSON
(Print name of owner)

[Signature]
(Signature of owner)

Jonathan Ferguson
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }

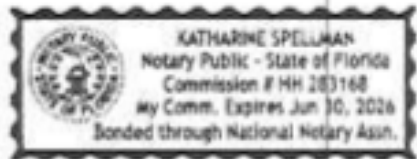
Sworn to [or affirmed] and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day
of May, 2023, by Katharine Spellman

Katharine Spellman
Notary Public

Katharine Spellman
Printed Name

JUNE 30, 2026
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



REVISION	

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
FOR SPECIALIZED SERVICES GROUP

PROJECT NO.
22-287

SHEET TITLE
GENERAL
NOTES

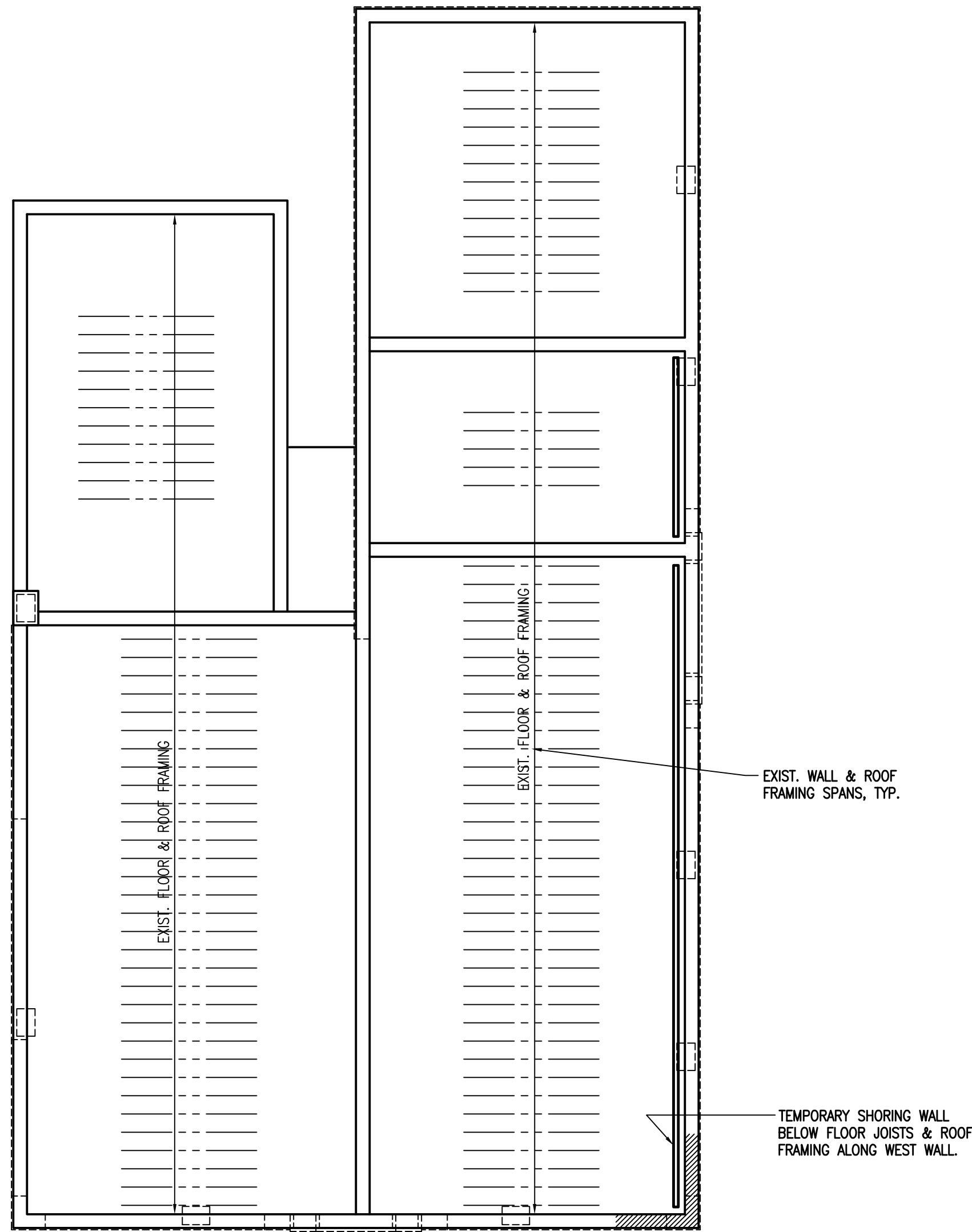
DATE
NOVEMBER 30, 2022

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DESA

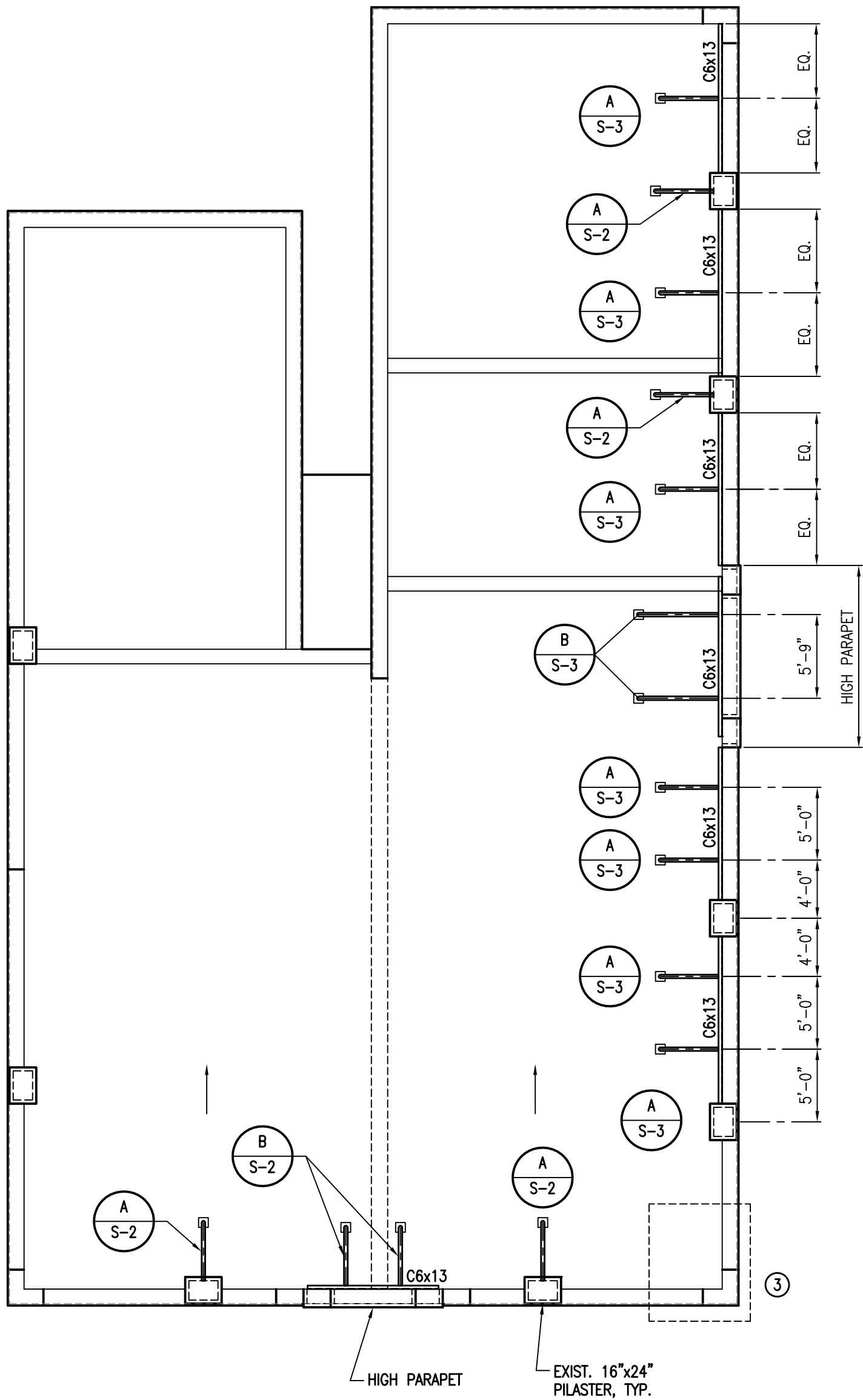
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DESA

SHEET NUMBER

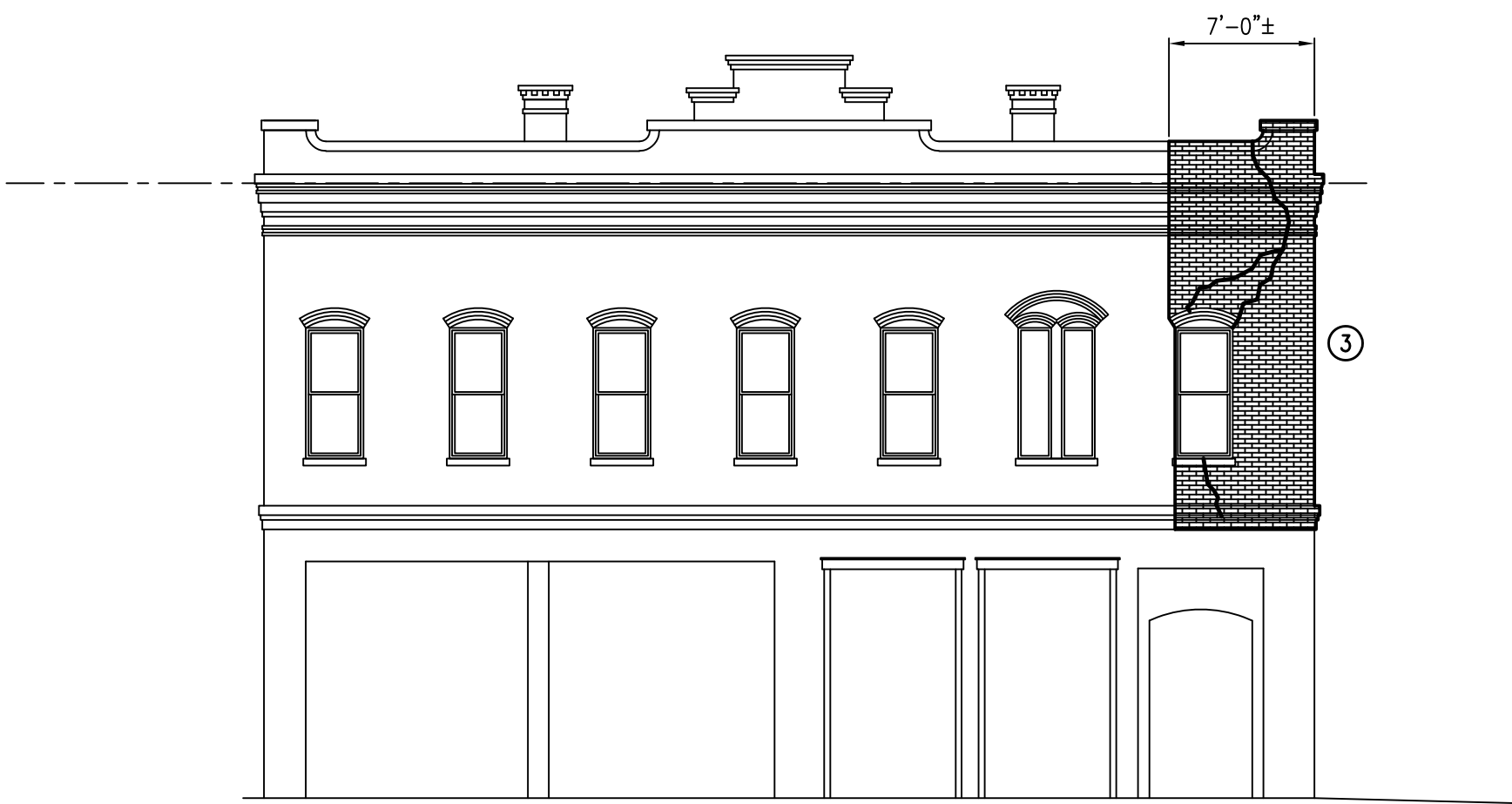
S-1



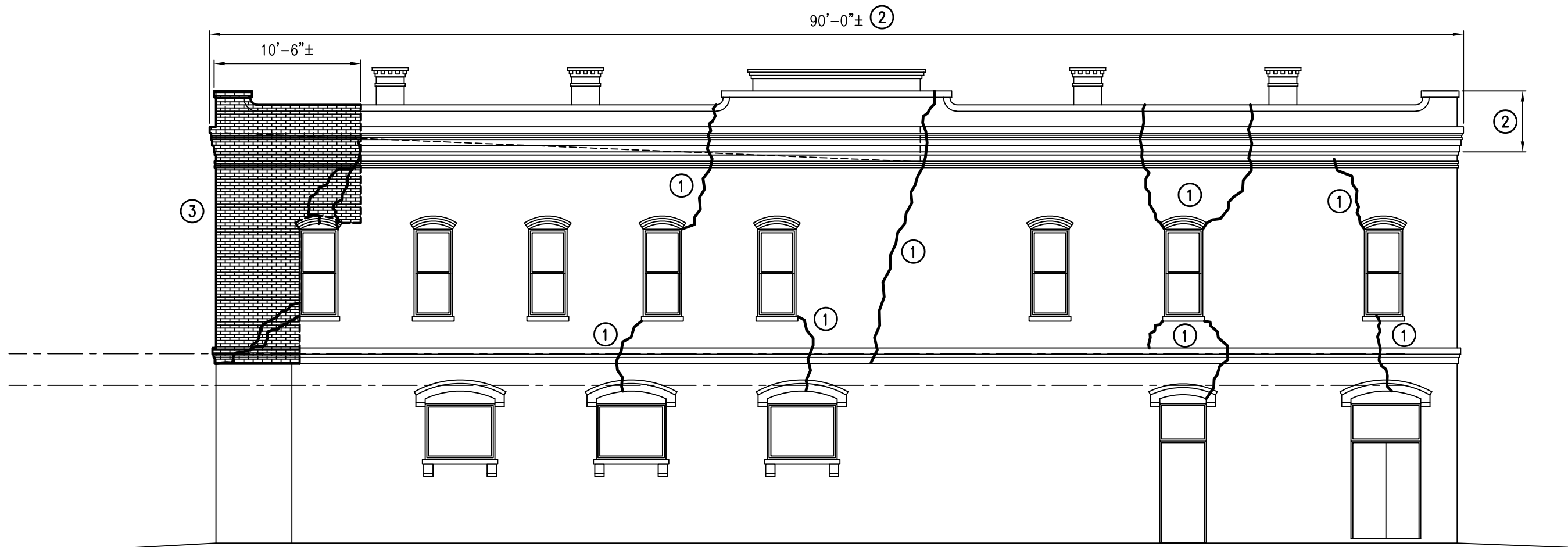
DEMO & SHORING PLAN
SCALE: 1/8" = 1'-0"



PARAPET REPAIR & BRACING PLAN @ ROOF
SCALE: 1/8" = 1'-0"

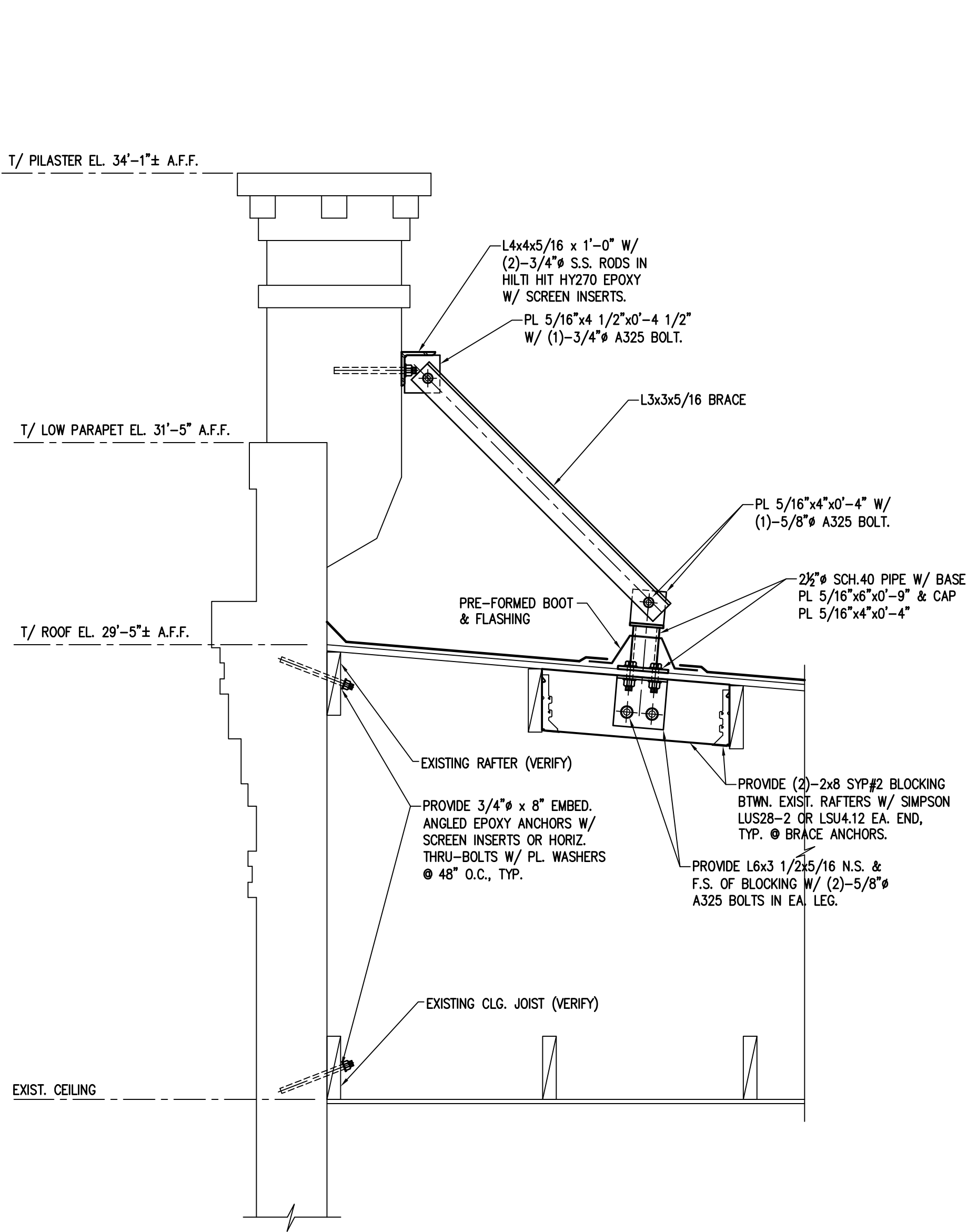


NORTH ELEVATION VIEW
SCALE: 1/8" = 1'-0"



WEST ELEVATION VIEW
SCALE: 1/8" = 1'-0"

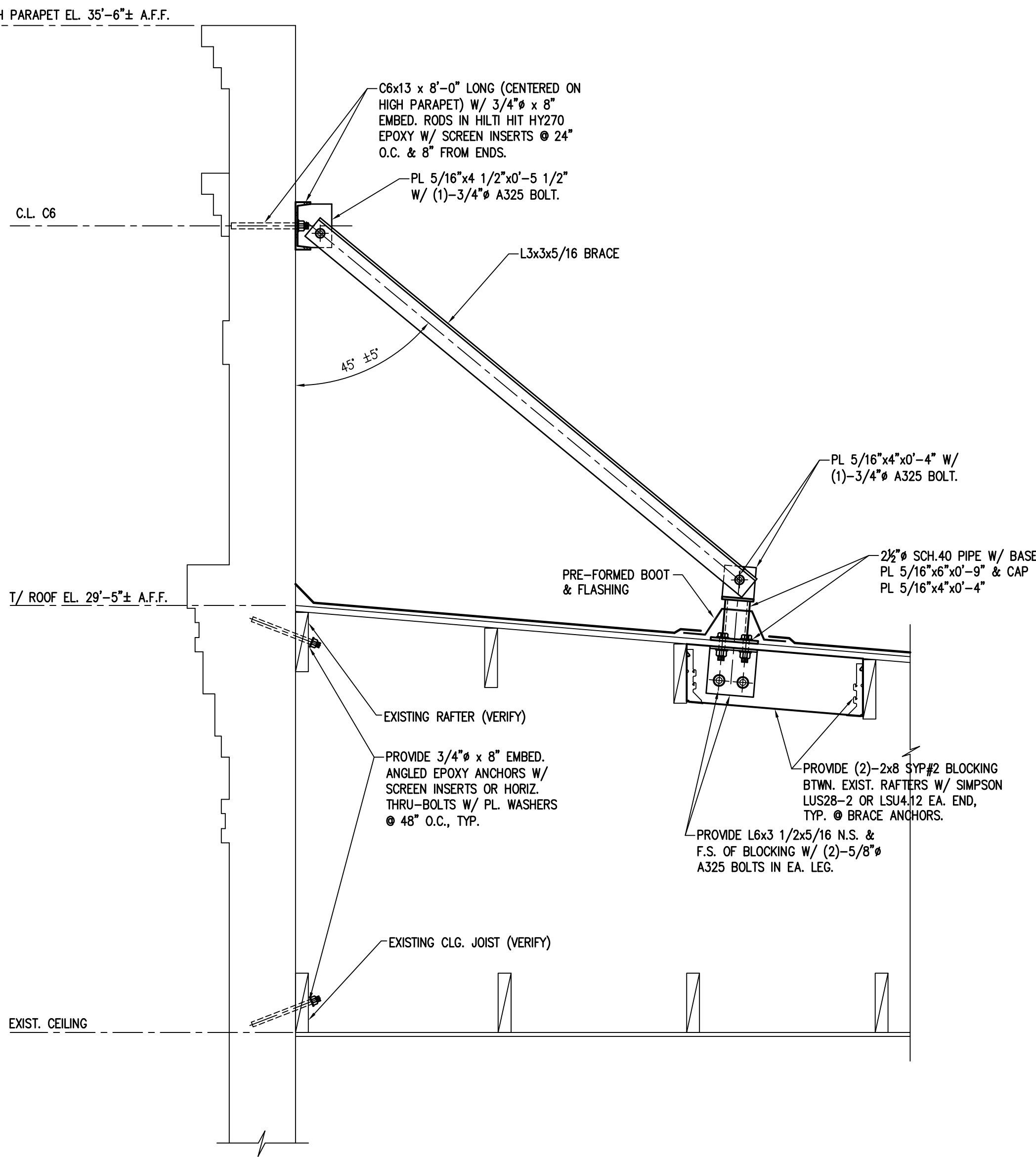
- PLAN & ELEVATION REPAIR NOTES:**
- PERFORM REPAIR OF CRACKS IN MULTI-WYTHE MASONRY WALL BELOW ROOF LEVEL. REMOVE & REPLACE DAMAGED BRICK UNITS, REPOINT MORTAR BEDS USING A COMPATIBLE MORTAR & STITCH CRACKS USING HELICAL DOWELS.
 - PERFORM REPAIR OF PARAPET WALLS ABOVE ROOF LEVEL USING (1) OF THE FOLLOWING METHODS:
METHOD 1:
1. PERFORM TARGETED REPAIR OF MULTI-WYTHE CLAY MASONRY IN ALL PARAPET WALLS TO INCLUDE REMOVAL OF DAMAGED BRICK UNITS, STITCHING OF CRACKS USING HELICAL DOWELS, & REPOINTING.
2. INSTALL ALL NEW PARAPET BRACING SHOWN ON PLAN ABOVE PER DETAILS ON S-2 & S-3.
METHOD 2:
1. DEMO EXISTING PARAPET ABOVE ROOF FOR FULL LENGTH OF NORTH & WEST WALLS.
2. REBUILD PARAPETS USING REINFORCED MASONRY PER DETAILS ON S-4.
3. INSTALL PARAPET BRACING ONLY AT HIGH PARAPET LOCATIONS PER PLAN ABOVE.
 - REPAIR DESTABILIZED PORTION OF NORTHWEST CORNER BY REBUILDING INDICATED SECTION OF WALL ABOVE 2ND FLOOR LEVEL.



A
S-2

ROOFTOP PILASTER BRACE @ NORTH WALL

SCALE: 1" = 1'-0"



B
S-2

PARAPET BRACE @ NORTH WALL

SCALE: 1" = 1'-0"

PI-tech

PI-TECH, INC.
STRUCTURAL ENGINEERING
CONSULTANTS
GA C.O.A. #PET003000
FL C.O.A. #29606

P.O. BOX 15268
FERNANDINA BEACH, FL 32035
(904) 556-7087
(774) 783-5640
www.pi-techinc.com

DENNIS E. S. ADAMS, P.E., S.E.
FL LICENSE #76689
GA LICENSE #SE000255

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
FOR SPECIALIZED SERVICES GROUP

PROJECT NO.
xxx

SHEET TITLE
SECTIONS &
DETAILS

DATE
NOVEMBER 30, 2022

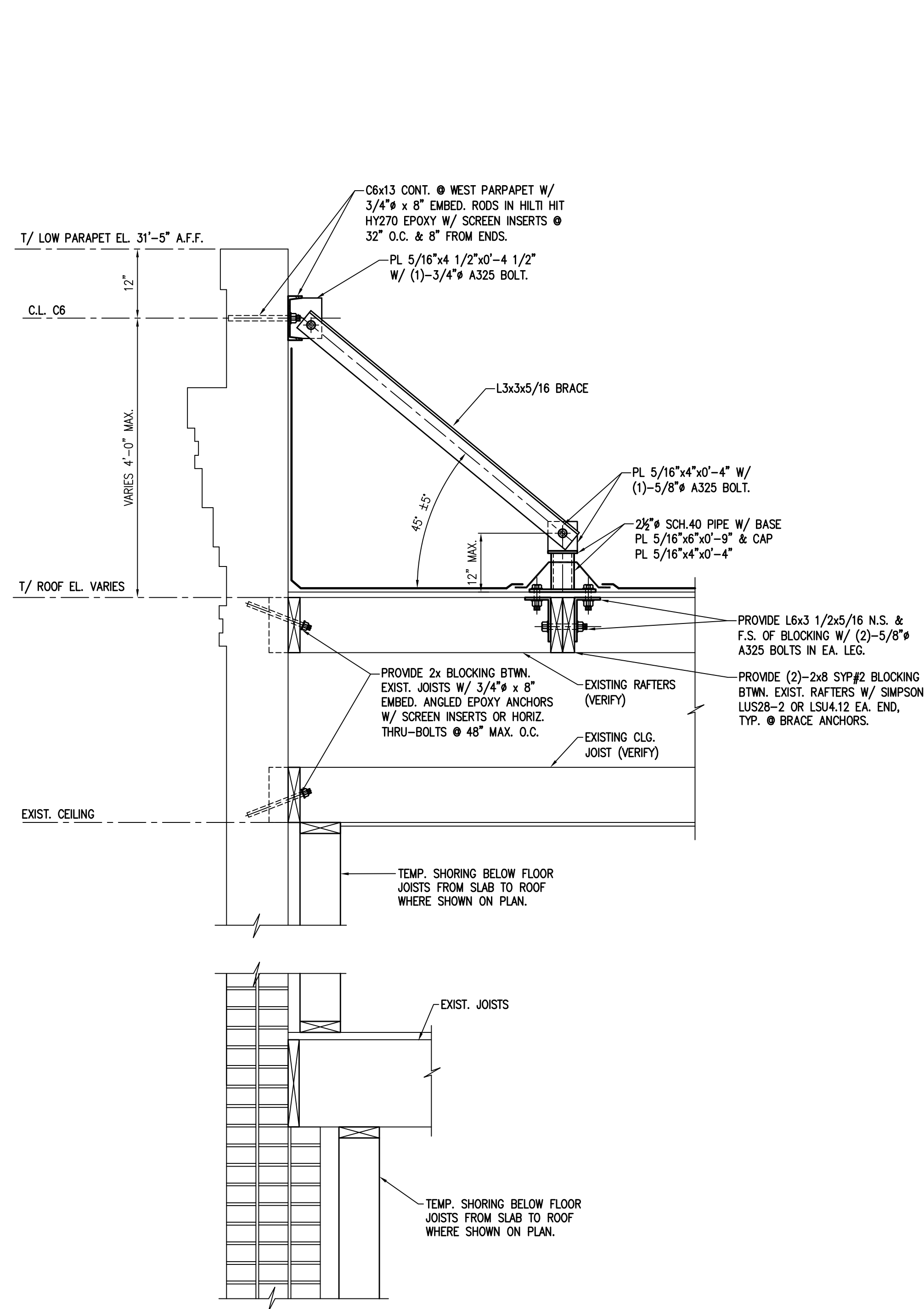
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JDW

CHECKED BY
DESA

SHEET NUMBER

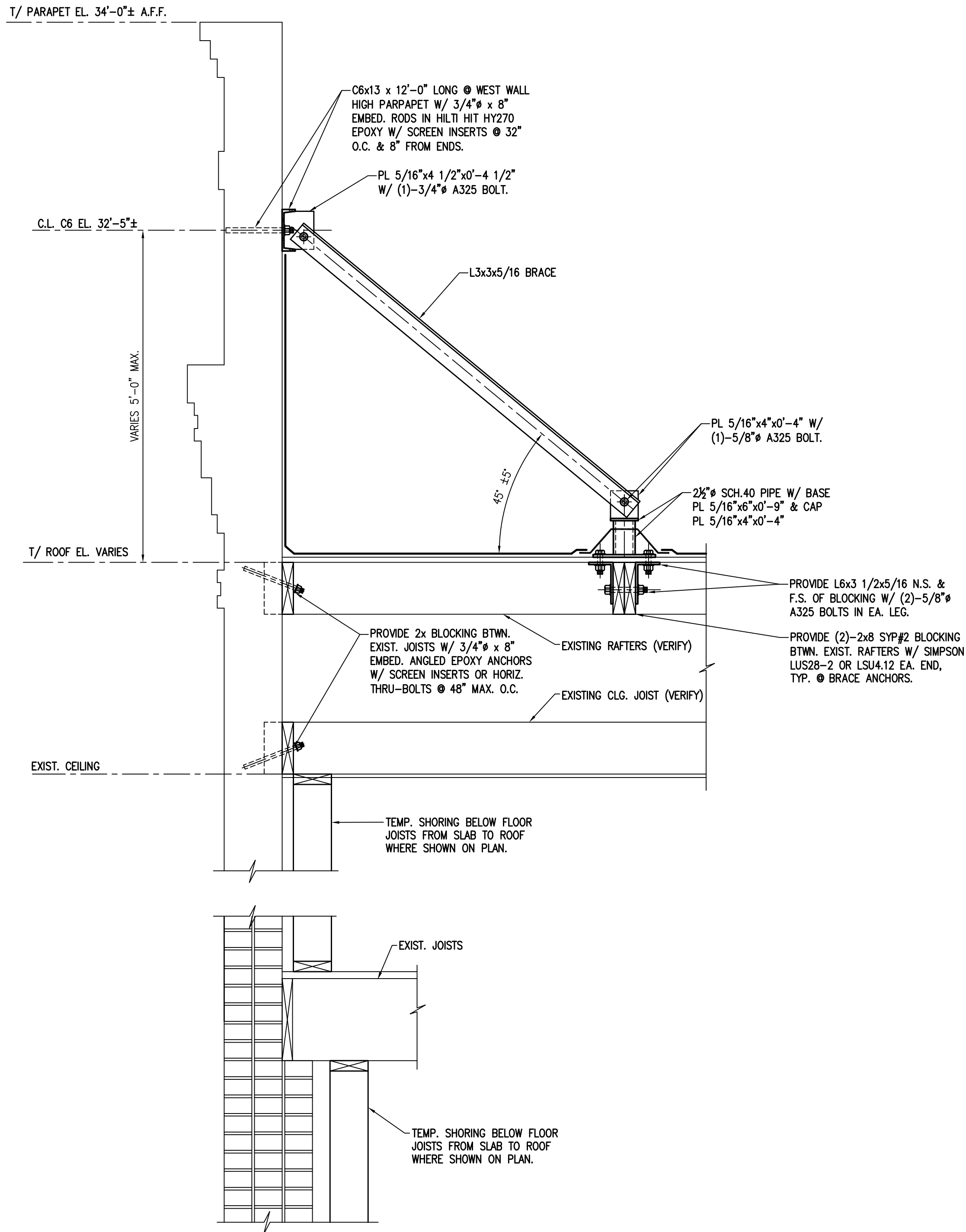
S-2

PRELIMINARY – 11/30/22



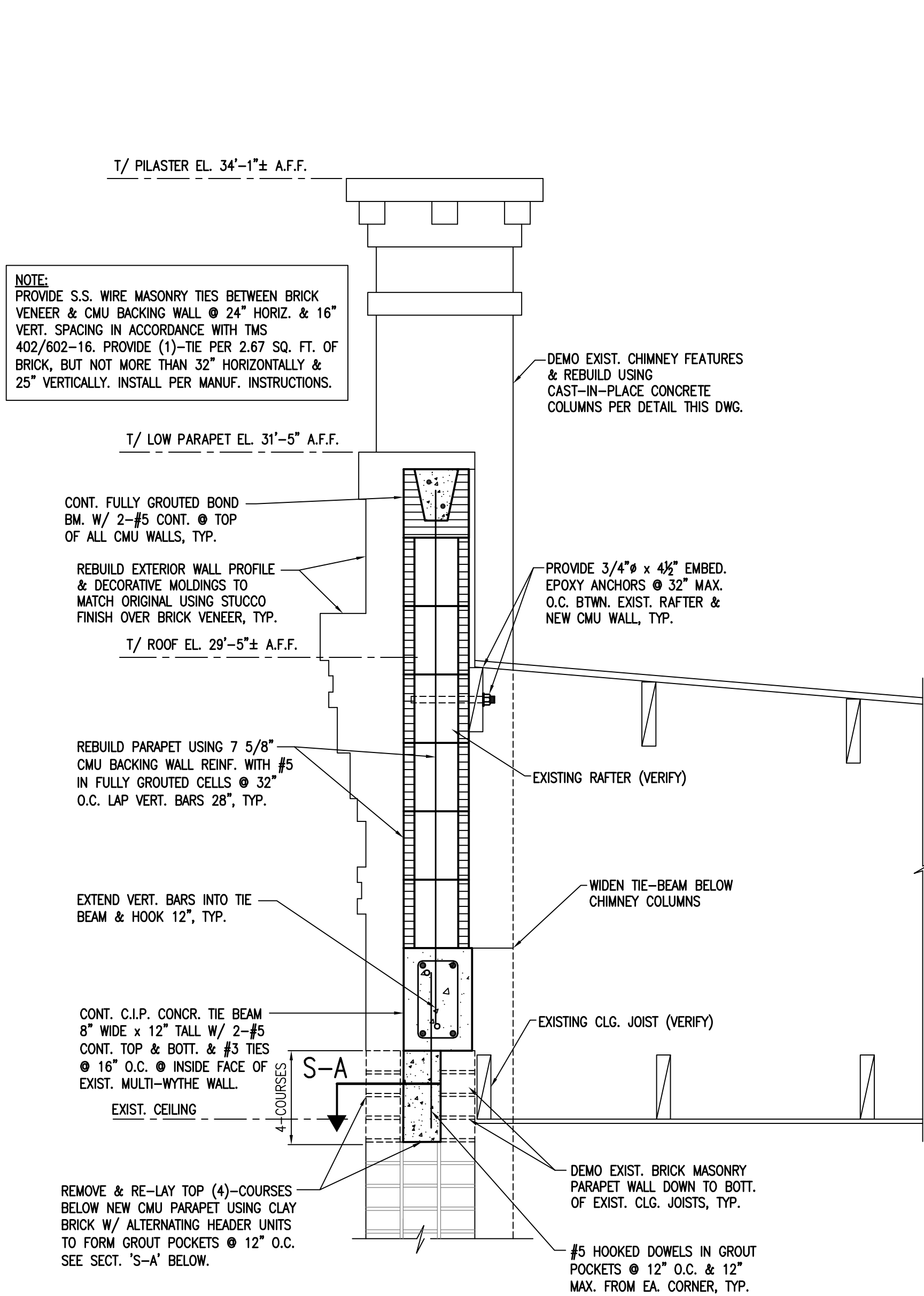
A
S-3

PARAPET BRACE @ WEST WALL
SCALE: 1" = 1'-0"

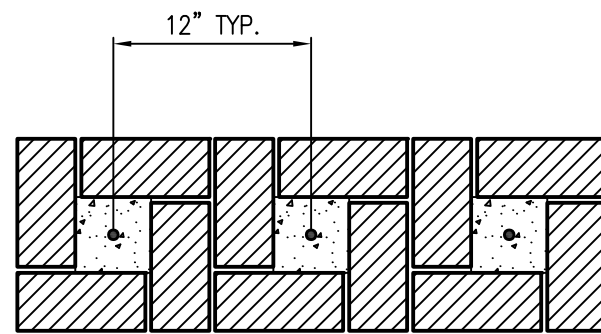


B
S-3

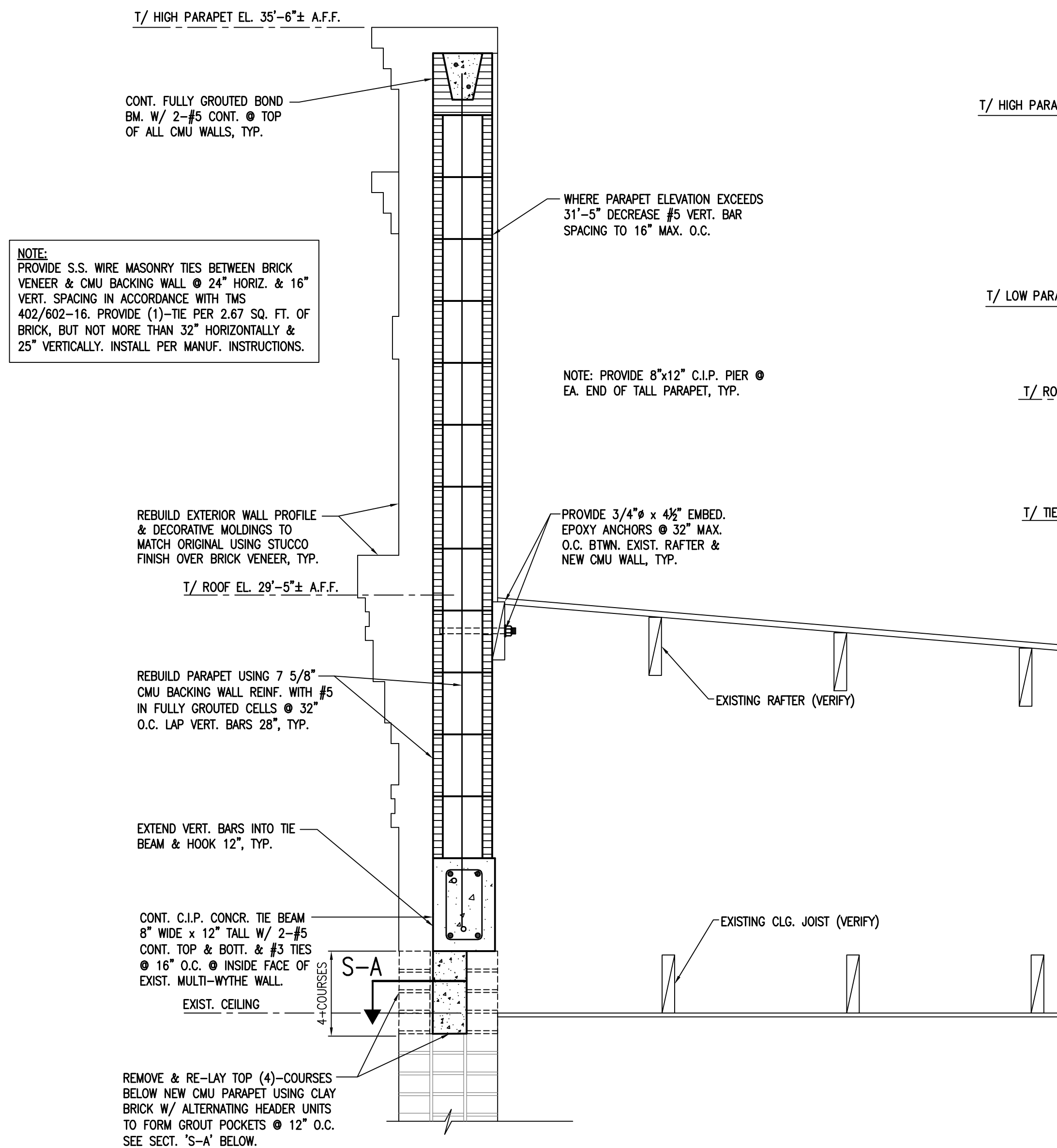
PARAPET BRACE @ WEST WALL
SCALE: 1" = 1'-0"



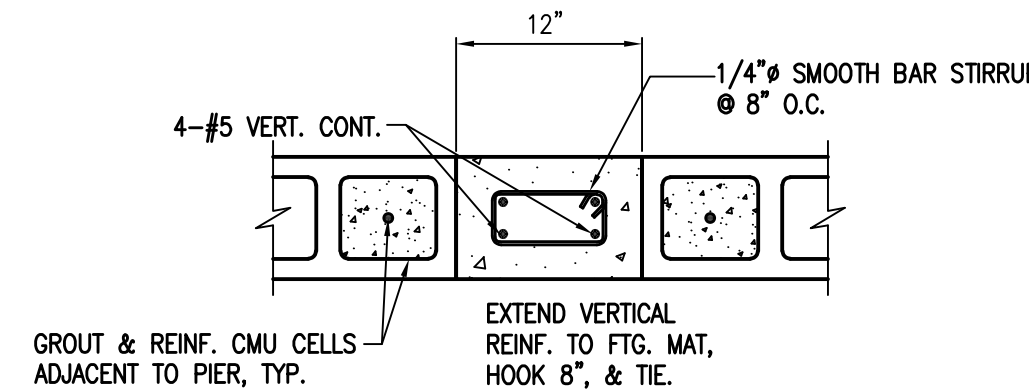
A NORTH WALL PARAPET REBUILD
SCALE: 1" = 1'-0"



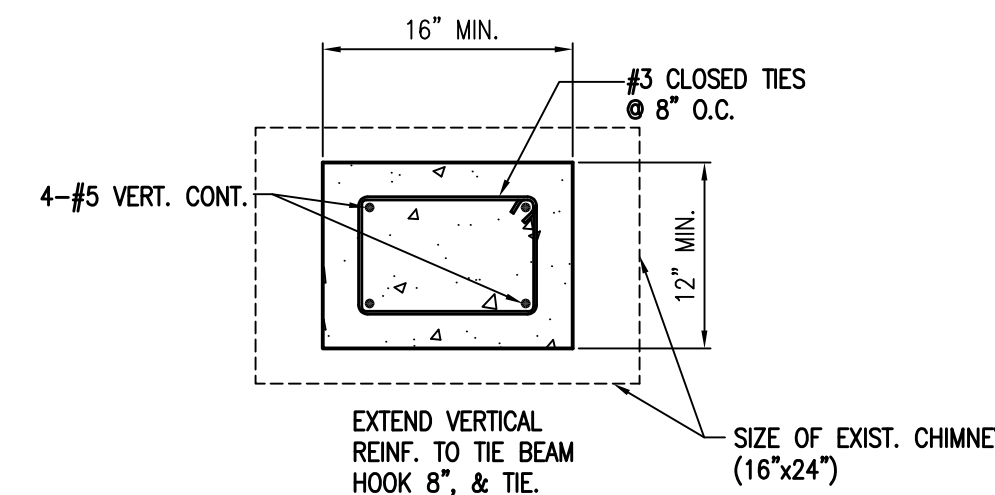
S-A: TYPICAL BRICK REBUILD & GROUT POCKETS
SCALE: 1" = 1'-0"



B NORTH WALL PARAPET REBUILD
SCALE: 1" = 1'-0"



TYPICAL 8"x12" PIER
SCALE: 1" = 1'-0"



TYPICAL CHIMNEY COLUMN
SCALE: 1" = 1'-0"

C NORTH WALL PARAPET ELEVATION VIEW
SCALE: NONE



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00647**

Recorder # **60**

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) **Starke Building**

Multiple Listing (DHR only)

Other Names

>> **Amelia Island office Supply**

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.

Direction

Street Name

Street Type

Direction Suffix

202-204

Centre

Street

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH; 2003**

Township:

Range:

Section:

1/4 section:

>> **3N ; 28E ; 22 ; UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Masonry Vernacular**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>> **Brick**

Other Structural System(s)

Foundation Type(s)

>> **Continuous**

Other Foundation Types

Foundation Material(s)

>> **Brick**

Other Foundation Material(s)

Exterior Fabric(s)

>> **Stucco**

Other Exterior Fabric(s)

Roof Type(s)

>> **Flat**

Other Roof Type(s)

Roof Material(s)

>> **Tar & gravel**

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys **10**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **North, West, and East exterior**

HISTORICAL STRUCTURE FORM

8NA00647

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1884

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

>>

Other; 1884;

Other Structure Uses Office supply

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Individually Eligible for National Register?

Potential Contributor to NR District?

NO

YES

Name of Local Register if Eligible

>> Community planning & development

Area(s) of historical significance

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00647

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

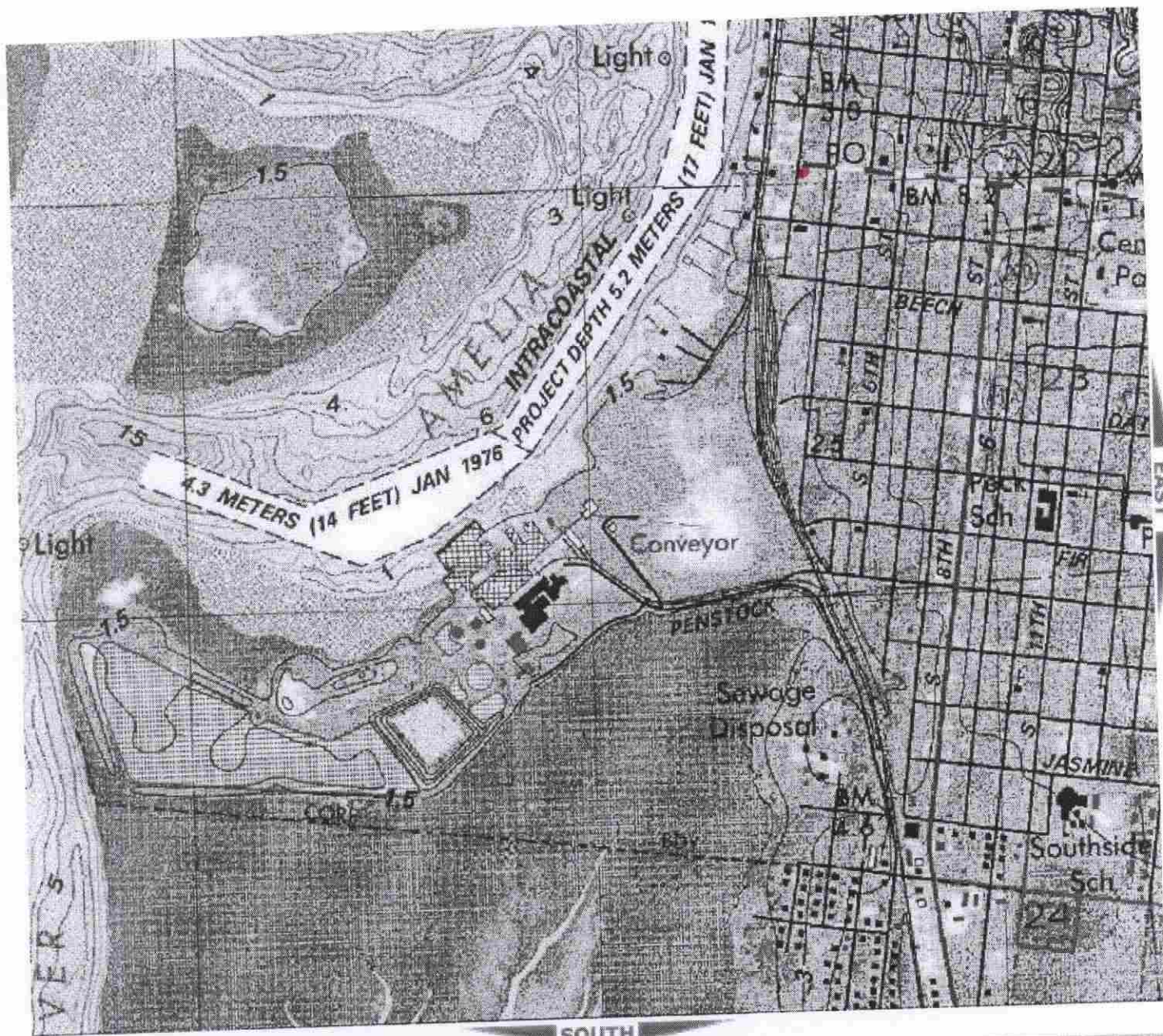
REQUIRED PAPER ATTACHMENTS

- (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"

NA00647-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Other;1884;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Amelia Island office Supply
Wadsworth Fine Men's Wear

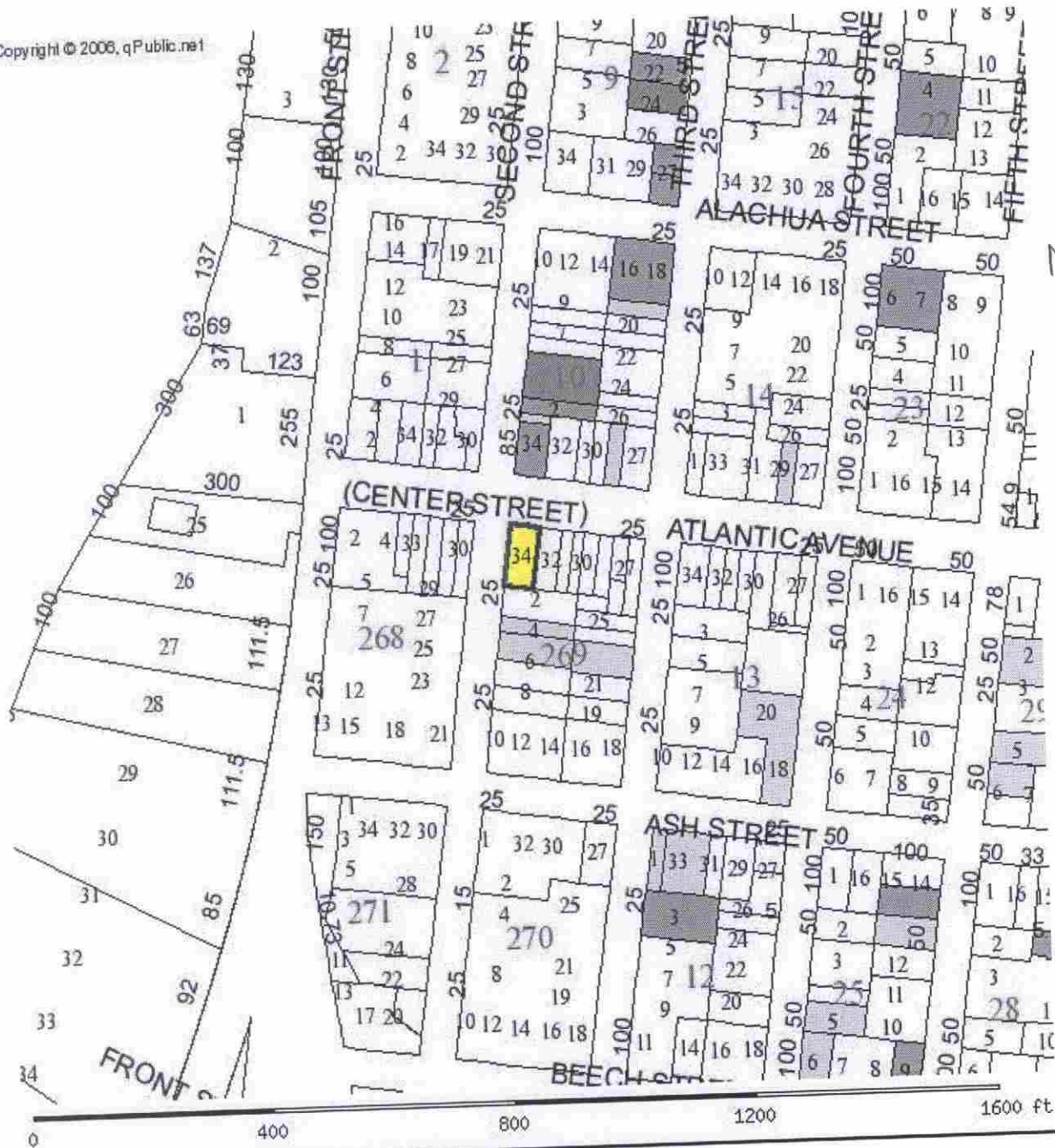


NA647

60

Nassau County Parcel Maps

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0269-0010
GIS CALCULATED ACREAGE	0.12
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	CAMBRIDGE SOUTH INC
Mailing Address	PO BOX 8312 FERNANDINA BEACH, FL 320358312
Situs/Physical Address	202 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. **8 NA 647**

SITE NAME: Stark Building / **AMELIA TS. OFFICE** SURVEY DATE: 09/30/85
ADDRESS OF SITE: 202-204 Centre St. **SUPPLY**
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 269 1,34
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Comfort, Dale & Stearns, Fredrick W.

ADDRESS: Fernandina Beach, FL 32034

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

☒ EXCELLENT	☐ ALTERED	ORIGINAL USE commercial
☒ GOOD	☐ UNALTERED	PRESENT USE commercial
☐ FAIR	☒ ORIGINAL SITE	DATES pre-1925 1984
☐ DETERIORATED	RESTORED: / /	CULTURE/PHASE American
	MOVED: / /	PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 305

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: scored

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: N

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset on wall # E: offset on wall

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (stuccoed)

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

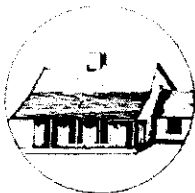
Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third.

Constructed in 1884 204 Centre Street or the Stark Building is a two story masonry vernacular, commercial building. It is noteworthy for its corbeled brick cornice and parapet. It has been significantly altered by modifications to its original first floor storefront and by stuccoing its original brick surface.

On Centre Street another significant period of construction followed the 1883 fire. At that time virtually all of the buildings on Centre Street from South Second to South Third Street had been destroyed as a consequence of the fire. They were replaced by new brick buildings which almost uniformly date from the years 1884 and 1885. They include the Stark and City Mart Buildings. The Stark Building originally housed Gustav Stark's confectionary on the first floor and the families residence on the second. The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving there in 1857 about the time the town was laid out by the Florida railroad. He also was Treasurer of Nassau County and a city councilman during the 1880's.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00647**
 Field Date 2-1-2018
 Form Date 2-1-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 202-204 Street Number Direction Centre 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 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0269-0010 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1884 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Storefront; stucco
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear flat
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Gustav Stark, merchant

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

DESCRIPTION

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

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick corbeling details, shaped parapet; segmental arches; storefronts

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 10 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Recessed; full light double doors

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☒ yes ☐ no ☐ insufficient information

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

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

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

DOCUMENTATION

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

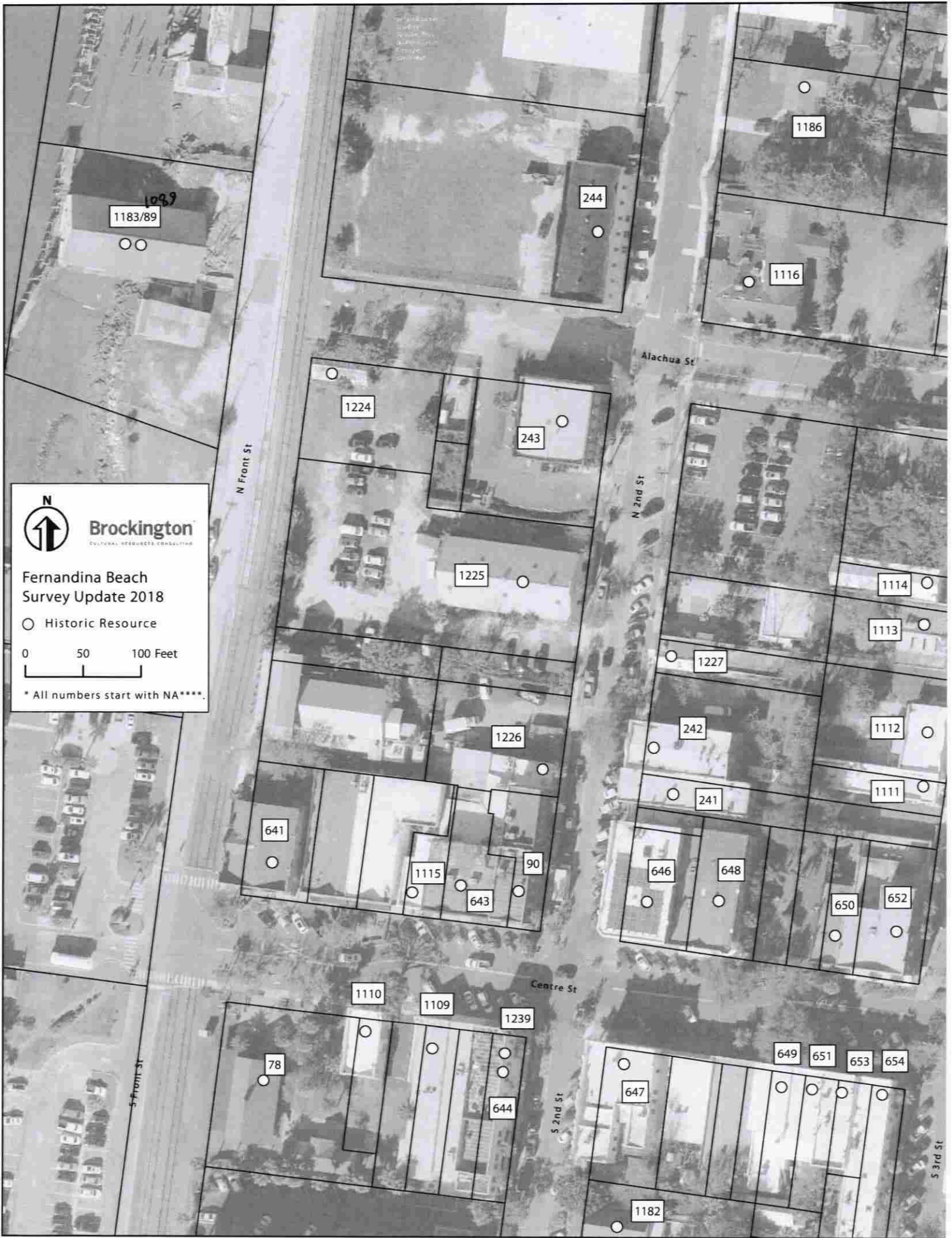
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

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

Required Attachments

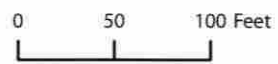
- USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource



* All numbers start with NA****.

1183/89

1089

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

1226

641

1115

643

90

646

648

650

652

1110

1109

1239

78

644

647

649

651

653

654

1182

S 3rd St





La De
gallery & g

Wadsworth's
Antique & Art

CHRISTMAS
RIVER

THREE
HOUR
PARKING
←
8:00 AM
TO
5:00 PM

PAM
B...

Centre
St

FLORIDA
RPC9T



CERTIFICATE OF APPROVAL (COA) HDC2021-0041 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 10/06/2021
Work Class: Residential	District: Default	Exp Date: 11/05/2021
Status: Approved	Square Feet: 0.00	Completed: 11/19/2021
Valuation: \$0.00	Assigned To: Taylor Hartmann	Approval
		Expire Date: 11/21/2023

Description: Certificate of Approval (COA) to demolish and reconstruct accessory structure, accessory dwelling unit, and 1-story addition to primary structure
*5/09/2022 Amendment - Modification to change siding to Hardie horizontal siding - BM2138-40 Carolina Gull, change Windows to Andersen Double Hung E Series, Spearmint, and trim color to SW9542 Natural White.
10/10/22 Amendment - Extension of COA for 6 month - new deadline is 5/21/2023
5/03/2023 - Amendment - 2nd Extension of COA for 6 month approved - new deadline 11/21/2023.
per SC

Parcel: 00-00-31-1800-0128-0042 Main	Address: 330 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Owner Lee Thomas 330 S 7th ST Fernandina Beach, FL 32034-2269 Mobile: 864-350-2152	Applicant John Cotner 1627 Atlantic Ave Fernandina Beach, FL 32034	Agent John M Cotner 425 S 13th ST Fernandina Beach, FL 32034 Home: 904-277-4593
---	--	--	--

Note	Created By	Date and Time Created
1. Amendment approved to switch horizontal to hardie board and batten, change solid wall at new deck to horizontal louvered panels, and change color to Carolina Gull - Benjamin Moore 213840, windows Andersen E series (spearmint).	Salvatore Cumella	06/03/2022
2. Mr. Thomas requested 6 month extension of COA	Sylvie McCann	10/17/2022

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001404-2021		Salvatore Cumella	11/19/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018071	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00018071		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0280 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/02/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/01/2023
Status: Approved	Square Feet: 0.00	Completed: 05/23/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install 6' board on board PT fence		Expire Date: 05/22/2024

Parcel: 00-00-31-1800-0041-0061 Main	Address: 113 S 8Th St Main Fernandina Beach, FL 32034	Zone:
---	---	--------------

Owner CARLOS ABACA 113 S 8TH ST FERNANDINA BEACH, FL 32034 Mobile: 786-202-9175	Agent Harry Sanchez 4175 SW 98 CT Miami, FL 33165 Business: 3058077715	Applicant ESTUARIO LLC 121 S 8th ST Fernandina Beach, FL 32034 Business: 7862029175
---	---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026484	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026484		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0281 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/03/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/02/2023
Status: Approved	Square Feet: 0.00	Completed: 05/09/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a wood fence		Expire Date: 05/08/2024

Parcel: 00-00-31-1800-0039-0071 Main	Address: 211 S 7Th St Main Fernandina Beach, FL 32034	Zone:
---	---	--------------

Contractor	Owner	Applicant
Gaines Turf Services	Jeanne C Fox	Jeanne Fox
P.O. Box 16432	211 S 7th ST	211 S 7 ST
Fernandina Beach, FL 32035	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Business: 9047534530	Mobile: 512-497-7278	Mobile: 512-497-7278
Mobile: 904753453		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026509	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026509		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0282 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/11/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/12/2023
Status: Approved	Square Feet: 0.00	Completed: 05/15/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 05/14/2024

Description: Certificate of Approval (COA) to install 4.5' black aluminum fence along west property line and 6' PT dogear fence stained "canyon brown" at east property line. Note: Fence posts must face inward toward property per LDC 5.01.10(D).

Parcel: 00-00-31-1800-0268-0060 Main	Address: 19 S 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant	Owner
Amelia Harbor View LLC	Amelia Harbor View, LLC., C/O
19 S 2ND ST	Park Place Hospitality Group
FERNANDINA BEACH, FL	136 Corporate Park DR E
32034	Mooresville, NC 28117
Mobile: 9045572106	Business: 7043771002

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026577	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026577		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0283 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/11/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/12/2023
Status: Approved	Square Feet: 0.00	Completed: 05/15/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 6 sq ft sandwich sign		Expire Date: 05/14/2024

Parcel: 00-00-31-1800-0012-0272 Main	Address: 101 S 4Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential) C-3(Central Business District)
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Owner Summer House Realty, LLC 316 Ash ST Fernandina Beach, FL 32034 Business: 9045573020 Mobile: 904-557-3020	Applicant Alana Feuerhahn 316 Ash Street Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026578	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026578		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0284 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/11/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/12/2023
Status: Approved	Square Feet: 0.00	Completed: 05/25/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace wood fence with metal fence.		Expire Date: 05/24/2024

Parcel: 00-00-31-1800-0037-0032 Main	Address: 22 S 6Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner	Applicant
Dana McCoy	Dana McCoy
22 S. 6th Street S 6	22 S. 6th Street S 6
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026581	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026581		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0285 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/15/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/14/2023
Status: Approved	Square Feet: 0.00	Completed: 05/24/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 05/23/2024
Description: Certificate of Approval (COA) to paint exterior: Body PPG #1055-3 "Rose Hip" Trim PPG #1055-1 "Fresh Dough"		

Parcel: 00-00-31-1800-0135-0011 Main	Address: 402 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner	Applicant
Douglas & Susan Mowery	Douglas & Susan Mowery
402 S 7th ST	402 S 7th ST
Fernandina Beach , FL 32034	Fernandina Beach , FL 32034
Home: 904-206-6565	Home: 904-206-6565

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026623	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026623		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0287 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/23/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/22/2023
Status: Approved	Square Feet: 0.00	Completed: 05/24/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 05/23/2024
Description: Certificate of Approval (COA) to replace section of front porch outer beam and realign and repoint 2 piers.		

Parcel: 00-00-31-1800-0054-0010 Main	Address: 102 S 10Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Hygema House Movers Inc. 5404 CR 218 Middleburg, FL 32068 Business: 9047649509 Mobile: 9045091154	Contractor Richard M Boyles PO Box 2655 Jacksonville, FL 32203 Business: 9047649509 Mobile: 9045091154	Owner John A. + Lisa R. Laub 102 S 10th ST Fernandina Beach, FL 32034 Mobile: 347-446-8578
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026689	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026689		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0288 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/23/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/22/2023
Status: Approved	Square Feet: 0.00	Completed: 05/24/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof with GAF 30-Yr Architectural Shingles (Weatherwood)		Expire Date: 05/23/2024

Parcel: 00-00-31-1800-0128-0011 Main	Address: 302 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Billy G Roland 302 S 7th ST Fernandina Beach, FL 32034 Home: 904-261-0074	Contractor Gary LePierre 2618 McGregor Blvd Fernandina Beach, FL 32034 Business: 9047532234	Applicant Gary Lepierre 2618 McGregor Blvd Fernandina Beach, FL 32034 Business: 9047532234
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026690	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026690		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00