



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JULY 20, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Regular Meeting of June 15, 2023.
- 4. PRESENTATIONS**
 - 4.1 **HARDSCAPE MATERIALS IN THE DOWNTOWN DISTRICT** - Jeremiah Glisson, Public Works Operations Director
This item is placed on the agenda at the request of Chair Spino.
 - 4.2 **CAPITAL IMPROVEMENT PROJECTS FOR DOWNTOWN** -Charlie George, Interim City Manager
This item is placed on the agenda at the request of Chair Spino.
- 5. OLD BUSINESS**
 - 5.1 **HDC 2020-0013 - COAST HOMES LLC, AGENT FOR SUSAN DORNER, 606 CEDAR STREET AFTER THE FACT AMENDMENT** to previously approved COA to replace 17 windows. (*Quasi-Judicial*)
- 6. NEW BUSINESS**
- 7. BOARD BUSINESS**
- 8. STAFF REPORT**
 - 8.1 Staff Certificates of Approval - June 2023
 - 8.2 Concerned Old Town Neighbors Letter to Amelia Island Museum of History 07/01/2023
 - 8.3 Amelia Island Museum of History response letter to Concerned Old Town Neighbors 07/14/2023
- 9. PUBLIC COMMENT**
- 10. ADJOURNMENT**

NEXT HDC REGULAR MEETING IS SCHEDULED FOR AUGUST 17, 2023

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 15, 2023
5:00 PM
CITY HALL COMMISSION**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), Tim Poynter, Arlene Filkoff (Alt 1), James Pozzetta, Froilan Esclusa (Vice-Chair)

Member Absent: Tammi Kosack

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

Chair Spino seated Member Filkoff as a voting member for this meeting.

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.

Member Filkoff noted an amendment to the list of attendees by removing Michael Harrison, who was not present, and add Arlene Filkoff as an attendee.

ACTION TAKEN: A motion was made by Member Poynter seconded by Member Pozzetta to approve the Minutes from the PAB + HDC Joint Special Meeting April 26, 2023, as presented with the noted amendment.

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

3.2 Approval of Minutes for the Regular Meeting of May 18, 2023.

ACTION TAKEN: A motion was made by Member Poynter seconded by Member Pozzetta to approve the Minutes from the HDC Regular Meeting May 18, 2023, as presented with the noted amendment.

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

Chair Spino seated Member Filkoff as a voting member for this meeting. All members approved by voice vote

Members disclosed no ex parte communications except for Chair Spino who had conversation with Harvey Ward, contractor for the project at 101 Centre Street, and Member Pozzetta noted he would recuse himself from case 2023-0089 because of consulting with Mr. Miranda about field documentation for the case.

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Ms. Bach explained the quasi-judicial procedures.

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

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)*

Mr. Cumella presented the analysis report and recommended an after the fact approval.

Public Hearing was opened.

Pastor Felix from Trinity Church, inquired about the notification procedures about new cases in the Historic District.

Public Hearing was closed.

Members inquired about the existing Building Department procedures currently in place which could help avoid situations like this.

Mr. Cumella provided additional pictures to further explain the work performed.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Pozzetta, to approve HDC case 2023-0087 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0087, as presented, is substantially compliant with the, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant final approval at this time.

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

5.2 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)

At this time, Member Pozzetta recused himself from this case.

Mr. Cumella presented the analysis report and recommended approval.

Vice-Chair Esclusa asked about past documentation showing original elements. Mr. Cumella noted that there are existing photos in records showing those original elements.

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

Member Poynter inquired about the front doors. Mr. Miranda explained the design features for windows and doors on the different elevations.

Chair Spino asked if the original entry doors were located off of Centre Street. He also asked about the tabby materials.

Public Hearing was opened with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Poynter, to approve HDC case 2023-0089 as presented; AND 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 substantially compliant with the, 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.

- 5.3 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*)

Mr. Cumella presented the analysis report and recommended conceptual approval.

Vice-Chair Esclusa asked about Mr. Cumella's concerns regarding the additions and the blending of those additions to the historic part of the original structure. Mr. Cumella showed the submitted site plans and spoke of the proposed changes and additions.

Member Filkoff asked about the railings.

Chair Spino spoke of the historic kitchen being separated, its age, and it having been preserved as such.

Ann Pittman, Cotner Architects, 15 N. 18th Street, spoke of the project. Pictures of the kitchen were presented.

Member Pozzetta asked about historic windows possibly being covered on the east side of the house. Ms. Pittman stated that some windows will be re-used on the south elevations. Member Pozzetta suggested a different spacing in the faux windows on the east side.

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

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Pozzetta, to approve HDC case 2023-0090 with the condition that as requested from Staff, the applicant will further study the connection to the original structure; AND 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 substantially compliant with the Comprehensive Plan, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant conceptual approval at this time.

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

- 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*)

Mr. Cumella presented the analysis report and recommended approval with the condition that plans from Method 1 Scope be utilized as Method 2 Scope would not meet the Secretary of Interior Standards 2, 5, 6, and 9.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, clarified that Method 1 cannot be used because of the recent findings on the deteriorated condition of the walls. Mr. Miranda proposed the usage of concrete blocks instead of brick.

Mr. Cumella asked about the cracks to the parapets and what the applicant has planned to alleviate further

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damage. Mr. Miranda explained how they plan to repair those sections.

Mr Miranda further clarified their plan to use Method 2 to proceed with the repairs.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Pozzetta, to approve HDC case 2023-0091 as presented; AND 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 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.

6. BOARD BUSINESS

7. STAFF REPORT

7.1 Staff Certificates of Approval - May 2023

Members had no comments regarding the Staff Certificates of Approval.

Mr. Cumella spoke of an ordinance that would protect existing streetscape assets and elements. This will be presented to the City Commission. He then asked members to provide any feedback or changes by the end of the week.

Mr. Ross spoke of the current proposed budget which includes no funds for this type of streetscape maintenance.

8. PUBLIC COMMENT

Chip Ross, 210 N. 3rd Street, commented that the Seaport construction grant was denied. He also spoke of increases in insurance premiums.

9. ADJOURNMENT 6:41 PM

Sylvie McCann, Recording Secretary

Michael Spino, Chair

RESOLUTION NO. 827

RESOLUTION AUTHORIZING THE EXECUTION
OF THE JOINT MAINTENANCE AGREEMENT
BETWEEN THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION AND
THE CITY OF FERNANDINA BEACH, FLORIDA

On motion of Vice Mayor Sapp, seconded by
Commissioner Roberts, the following Resolution was adopted:

WHEREAS, the CITY OF FERNANDINA BEACH, FLORIDA, deems
it in the public interest to enter into the attached agreement
with the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION relative
to Maintenance of Said Project with the STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION on State Project No. 74060,
Work Program Item No. N/A, and Location Description:
Between 8th and 11th Streets.

NOW, THEREFORE, be it resolved by the CITY OF FERNANDINA
BEACH, FLORIDA, that:

1. That the CITY OF FERNANDINA BEACH concurs in the
provisions of that certain agreement attached hereto pertaining
to the CITY OF FERNANDINA BEACH participation with the DEPARTMENT OF
TRANSPORTATION in the project described above.

2. That the CITY OF FERNANDINA BEACH authorizes the said
agreement to be executed by a legally designated officer of this
public body.

STATE OF FLORIDA
CITY OF FERNANDINA BEACH

I HEREBY CERTIFY that the foregoing is a true and correct
copy of a Resolution adopted by the CITY OF FERNANDINA BEACH at a
meeting held on the 21st day of October, A.D., 1986 and
recorded in its minutes.

IN WITNESS WHEREOF, I hereunto set my hand and official
seal this th day of January, 1987.

ATTEST: Vicki P. Wingate
(Seal)

BY: Vicki P. Wingate
City Clerk

HEXAGONAL PAVERS

MEMORANDUM OF AGREEMENT

THIS AGREEMENT, made and entered into this 29th day of July, 1986, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, a component Agency of the State of Florida, hereinafter called the "Department", and the CITY OF FERNANDINA BEACH, a municipal corporation in Nassau County, Florida, existing under the laws of the State of Florida, hereinafter called the "CITY".

W I T N E S S E T H:

WHEREAS, the parties hereto wish to relevel and/or replace the hexagonal pavers in the sidewalk areas at State Road 200 (Atlantic Avenue) with same and maintain.

WHEREAS, the parties desire to delineate the responsibilities for the installation and maintenance thereof;

NOW, THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

- 1.) The City will relevel and/or replace the pavers (pavers are concrete in texture, thickness 1" with colors of white and black and hexagonal in shape) fronting on State Road 200 (Atlantic Avenue) between 8th Street and 11th Street with same style pavers which maintains the features. All such installations shall be made under the supervision of and to the satisfaction of the Department.
- 2.) Following the installation thereof, the City agrees to maintain the sidewalks, including any appurtenances, if applicable, and replacement hereof, to the Department's standards following the Department's recommendations as to procedure and safety, at the sole expense of the City.
- 3.) If at any time after the City has assumed the maintenance responsibility as above-mentioned, it shall come to the attention of the Department's Director of Maintenance that the project or a part thereof is not being properly maintained pursuant to the terms of this Agreement, said Director of Maintenance may at his option issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter in care of

Ferris B. Jones, City Manager, 204 Ash Street, Fernandina Beach, Florida, 32034, to place said City on notice thereof. Thereafter the City shall have a period of ninety (90) days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period the Department may at its option, proceed as follows:

- (a) Maintain said pavers for the entire length within the limits of said project with the Department or Contractor's personnel and charge the City for the reasonable value of said work; or
 - (b) Remove, by Department or Contractor's personnel, all of the pavers installed by the City and replace it with the standard sidewalks and install at the expense of the Department of Transportation.
- 4.) It is understood between the parties hereto that the pavers covered by this Agreement may be removed, relocated or adjusted at any time in the future as found necessary by the Department in order that the adjacent state road may be widened, altered or otherwise changed to meet with future criteria or planning of the Department.
- 5.) The City of Fernandina Beach shall indemnify, defend, save and hold harmless the Department and all of it's offices, agents, or employees from all suits, actions, claims, demands, liability of any nature whatsoever arising out of, because of, or due to breach of this Agreement by the City of Fernandina Beach, it's subconsultants, agents or employees or due to any negligent act or occurrence or omission or commission of the City of Fernandina Beach, it's subconsultants, agents or employees. Neither the City of Fernandina Beach nor any of it's agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the DEPARTMENT or any of it's officers, agents, or employees.
- 6.) It is specifically understood and agreed that this indemnification agreement does not cover or indemnify the Department for its sole negligence or breach of contract.
- 7.) The Department's Director of Maintenance shall decide all questions, difficulties and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution or fulfillment of the services hereunder and the character, quality, amount and

value thereof; and his decision upon all claims, questions and disputes shall be final and conclusive upon the parties hereto.

8.) This Agreement is nontransferable and nonassignable in whole or in part without written consent of the Department. Either party shall have the right to cancel this Agreement upon thirty (30) days written notice.

IN WITNESS WHEREOF the parties have caused these presents to be executed the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Edmund D. Carr

Sandra H. Richards

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

BY:

[Signature]
Deputy Assistant Secretary

ATTEST:

Its:

Approved as to Form:

Wesley R. Poole
WESLEY R. POOLE
City Attorney

CITY OF FERNANDINA BEACH

BY:

Charles L. Albert, Jr.
Charles L. Albert, Jr.
Mayor

ATTEST:

Vicki P. Wingate (SEAL)
Vicki P. Wingate
City Clerk



D.O.T. FISCAL APPROVED

FEB 16 1987

Approved

[Signature]
Attorney - D.O.T.

RE: Cancellation of Sidewalk Maintenance Agreement (Resolution 2023-105)

Charles George <cgeorge@fbfl.org>

Tue 6/20/2023 3:01 PM

To: mikespino@bellsouth.net <mikespino@bellsouth.net>; Salvatore Cumella <scumella@fbfl.org>

Cc: Kelly Gibson <kgibson@fbfl.org>; Tammi Bach <tbach@fbfl.org>; Lorelei Jacobs <ljacobs@fbfl.org>; lisa@mainstreet.com <lisa@mainstreet.com>; Jeremiah Glisson <jglisson@fbfl.org>

The cancellation of the FDOT agreement is actually in the City's best interest. This 1987 agreement stated that the City is responsible for the maintenance in the right-of way with the statement that if the City did not perform the maintenance, the State would perform the maintenance by "installing standard sidewalks." The agreement states that either party can cancel this agreement upon thirty days written notice.

Cancelling this agreement takes away the State's authority to install their standard sidewalk and allows the City to place what it chooses to utilize as the sidewalk material.

With this said, as the City Engineer, I am still opposed to hexagonal pavers that do not have a concrete slab underneath to maintain the paver integrity and elevation to meet the ADA criteria.

Staff is currently developing a bid document to receive prices from contractors on both the hexagonal pavers on a compacted granular base and hexagonal pavers on a concrete slab so that the costs can be truly identified.

Charles George
Interim City Manager
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3101 | cgeorge@fbfl.org
www.fbfl.us



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From: mikespino@bellsouth.net <mikespino@bellsouth.net>

Sent: Tuesday, June 20, 2023 2:36 PM

To: Salvatore Cumella <scumella@fbfl.org>; Charles George <cgeorge@fbfl.org>

Cc: Kelly Gibson <kgibson@fbfl.org>; Tammi Bach <tbach@fbfl.org>; Lorelei Jacobs <ljacobs@fbfl.org>; lisa@mainstreet.com

Subject: RE: Cancellation of Sidewalk Maintenance Agreement (Resolution 2023-105)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Mr. George,

I respectfully ask that we pause action on the maintenance agreement till the HDC, Mainstreet and the Preservation Foundation have time to consider our options and provide input.

Best regards,

ms

From: Salvatore Cumella <scumella@fbfl.org>

Sent: Tuesday, June 20, 2023 10:59 AM

To: Charles George <cgeorge@fbfl.org>

Cc: Kelly Gibson <kgibson@fbfl.org>; Tammi Bach <tbach@fbfl.org>; mikespino@bellsouth.net

Subject: Cancellation of Sidewalk Maintenance Agreement (Resolution 2023-105)

Importance: High

Good Morning Mr. George,

I am writing to formally express my concern about Item 6.5 *Resolution 2023-105 Cancellation of Sidewalk Maintenance Agreement* that is on this evening's (6/20/23) City Commission meeting. I am concerned that this is a knee-jerk reaction to an incident that occurred this spring and has not been properly vetted, and its negative consequences fully considered.

The State of Florida's Certified Local Government (CLG) program links three levels of government -federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties. As a CLG (established in 1997 and recertified yearly) designated Certified Local Government (CLG), the City of Fernandina Beach has a Preservation Program (located within the Department of Planning and Conservation) and Historic District Council to handle preservation matters at the local level rather than having them go through the Division of Historical Resources, as is done with non-CLG cities.

I am aware that there has been some confusion and misunderstanding as to what the role of our preservation program is within the City. Below are a few important sections of our Land Development Code that relate to the purpose and function of the program and the Council.

LDC 8.00.01 HISTORIC DISTRICT COUNCIL INTENT

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;

B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;

C. Foster awareness and pride in the accomplishments and events of the City's past;

D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;

E. Stabilize and improve property values and encourage compatible redevelopment;

F. Enhance the visual and aesthetic character of the City; and

G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

LDC 8.00.02 HISTORIC DISTRICT COUNCIL PURPOSE

In addition to protecting and preserving the historic, cultural and archaeological resources of Fernandina Beach, the City Commission declares its intention to maintain the City of Fernandina Beach Certified Local Government status with the Florida Division of Historic Resources. The City shall comply with the rules and regulations of the Division of Historic Resources pursuant to the Certified Local Government program.

LDC 8.02.02 HISTORIC DISTRICT ROLES AND RESPONSIBILITIES

The HDC shall have the duty and responsibility to:

C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

J. Evaluate and comment upon proposals pending before other public agencies affecting the physical development and land use patterns in or around historic landmarks, sites, or districts.

The 1986 *Sidewalk Maintenance Agreement* was put into place after the 1985 Historic Resource Survey was completed which identified buildings, structures, and landscapes that date to Fernandina's period of significance (1850-1926) and contribute to the history and culture that makes Fernandina Beach unique. Understanding that some of these features such as hexagonal sidewalk pavers, granite curbs, and concrete street markers lie within Florida Department of Transportation rights-of-way on Atlantic Avenue, the City entered into the maintenance agreement with FDOT, which is common in historic cities. This is necessary, as roadways within FDOT control must conform to DOT standards if a maintenance agreement is not in place.

Just as our leaders in 1986 understood the shared cultural value that Fernandina places on its history and character, the citizens of Fernandina Beach echoed those shared values in the creation of the City's current Vision Statement:

"The City of Fernandina Beach is a historic barrier island community that maintains its small-town quality of life by protecting its rich array of natural, cultural, and historic resources..."

In fact, **preservation of character** was one of the top themes identified as important to citizens in the Vision 2045 process with one of the goals being "ensuring preservation and upkeep of historic assets." I strongly believe that we need to be asking ourselves how ALL decisions of the city support the City's Vision Statement. Through this lens, we can make better decisions that are in keeping with the long-term vision for Fernandina Beach.

It is recognized that maintenance is needed on the sidewalks along Atlantic Avenue, but this CAN be achieved without wholesale removal of the streetscape elements. One of the advantages of being a CLG is our lessened requirements for state grant funding. It is my hope that going forward the preservation program can be a more integral part of discussions and solutions related to our historic assets. The program is here as a resource to support these functions.

As this resolution has not been vetted by staff or gone before the Historic District Council for comment, I respectfully request that Resolution 2023-105 be pulled from this evening's agenda. When you are available, I would like to sit down and have a conversation about this project as

well as our preservation program as a whole. I believe there needs to be some type of education about what Fernandina's preservation program is for staff, the Commission, as well as the public and would like to get your thoughts on what that might look like.

Thank you in advance for your consideration of this important issue.

Best,

-Sal

Salvatore Cumella
Senior Planner/Preservation Planner
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RESOLUTION 2023-105

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, REPEALING RESOLUTION 827 AND DIRECTING THE INTERIM CITY MANAGER TO SEND NOTICE CANCELING THE MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR A PORTION OF ATLANTIC AVENUE SIDEWALKS DATED JULY 29, 1986; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, portions of streets and highways in the City limits are owned and maintained by the Florida Department of Transportation (FDOT); and

WHEREAS, at its July 29, 1986 regular meeting, the City Commission approved Resolution 827, authorizing an agreement with the Florida Department of Transportation whereby the City would be responsible for the maintenance of the sidewalk area along the portion of Atlantic Avenue between 8th and 11th Streets where there are historic hexagonal pavers installed; and

WHEREAS, over the years, both the City and FDOT lost awareness of the existing agreement, and so both parties have not adhered to its responsibilities under it; and

WHEREAS, the agreement provides for cancellation by the City with a 30-day written notice to FDOT; and

WHEREAS, staff recommends cancellation of the now-outdated agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby repeals Resolution 827 and directs the Interim City Manager, upon review and approval by the City Attorney, to prepare and send written notice to the Florida Department of Transportation to cancel the Maintenance Agreement dated July 29, 1986.

SECTION 2. This Resolution becomes effective immediately upon passage.

ADOPTED this 20th day of June, 2023.

CITY OF FERNANDINA BEACH

BRADLEY M. BEAN
Commissioner-Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney



**ACTION TAKEN
FERNANDINA BEACH CITY COMMISSION
REGULAR MEETING
JUNE 20, 2023**

1. CALL TO ORDER 6:00 PM

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE / INVOCATION

The invocation was given by Reverend John Kasper of Blackrock Baptist Church.

4. PRESENTATION/PROCLAMATION

4.1 **PRESENTATION - MISS FERNANDINA BEACH TEEN USA ISABELL STURGES** - *Miss Fernandina Beach Teen USA Isabell Sturges provided an update on the prestigious recognition and awards she recently received at the Miss Florida Teen USA Pageant. Vice Mayor Sturges, Isabell's father, presented her with a letter of congratulations.*

4.2 **PROCLAMATION - "JUNETEENTH"** – *Mayor Bean read the Proclamation in full recognizing June 19, 2023 as "Juneteenth" commemorating the official end of slavery in 1865. 4 The Culture Board of Directors Chairman Wendall McGahee was in attendance to accept the Proclamation.*

4.3  **BUDGET SUMMARY** - *Comptroller Pauline Testagrose reviewed the budget summary for May 2023, and was available to answer any questions.*

5. The following two items were on the Consent Agenda and approved by one motion:

5.1 **SCRIVENER'S ERROR CORRECTION - PASSERO WORK ORDER 23-100 -TAXIWAY A - RESOLUTION 2023-85 APPROVING PASSERO WORK ORDER 23-100 FOR ENGINEERING DESIGN, BID PHASE SERVICES, AND DBE PLAN UPDATE FOR THE TAXIWAY A REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$185,600; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Corrects the work order described in the third whereas clause to match the work described in the Resolution title.*

ACTION TAKEN: 5-0 Approved

5.2 **AUTHORIZATION TO DEFEND - ASHLEY SINGLETARY - RESOLUTION 2023-100 AUTHORIZING THE CITY ATTORNEY TO DEFEND THE CITY IN CERTAIN LITIGATION; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Authorizes the City Attorney to work with the City claims administrator to defend the City of Fernandina Beach in the matter of Ashley Singletary v. City of Fernandina Beach, Case No: 23-CA-236, in the Fourth Circuit Court in and for Nassau County, Florida.*

ACTION TAKEN: 5-0 Approved

6. RESOLUTIONS

6.1 **CONCEPTUAL APPROVAL - AMELIA ISLAND BEACH PARK HARMONIZATION CONCEPTUAL PLAN - RESOLUTION 2023-101 APPROVING THE AMELIA ISLAND BEACH PARK HARMONIZATION CONCEPTUAL PLAN; AUTHORIZING NEGOTIATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Approves the conceptual plan for the Amelia Island Beach Park Harmonization Conceptual Plan.*

ACTION TAKEN: 5-0 Approved as amended

- 6.2 **VOLUNTARY ANNEXATION AGREEMENT - 123 HIRTH ROAD AND 96030 SOMERSET DRIVE** - RESOLUTION 2023-102 APPROVING THE EXTENSION OF WASTEWATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE-HUNDRED-TWENTY-ONE (121) PARCELS CONTAINING APPROXIMATELY 20.89 ACRES OF LAND LOCATED AT 123 HIRTH ROAD AND 96030 SOMERSET DRIVE, ALSO IDENTIFIED AS MARSH COVE AND SOMERSET APARTMENTS/CONDOS, AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the extension of wastewater services to the property owner identified whose properties are located within 123 Hirth Road and 96030 Somerset Drive, Parcel Numbers listed within Exhibit A and also approves the Voluntary Annexation Petition.*
ACTION TAKEN: 5-0 Approved
- 6.3 **VOLUNTARY ANNEXATION AGREEMENT - 2323 CLINCH DRIVE** - RESOLUTION 2023-103 APPROVING THE EXTENSION OF WATER AND WASTEWATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.48 ACRES OF LAND LOCATED AT LOT 8, 2323 CLINCH DRIVE, AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the extension of water and wastewater services to the property owner identified whose property is located at 2323 Clinch Drive, Parcel Number #00-00-30-0660-0008-0000 and also approves the Voluntary Annexation Petition.*
ACTION TAKEN: 5-0 Approved
- 6.4 **AWARD OF BID 23-10 - DIXIE CONTRACT CARPET, INC** - RESOLUTION 2023-104 AWARDED ITB 23-10 TO DIXIE CONTRACT CARPET, INC. FOR FLOORING INSTALLATION SERVICES: AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Awards Bid 23-10 to Dixie Contract Carpet, Inc. for the installation of flooring in various City facilities.*
ACTION TAKEN: 5-0 Approved
- 6.5 **CANCELLATION OF SIDEWALK MAINTENANCE AGREEMENT** - RESOLUTION 2023-105 REPEALING RESOLUTION 827 AND DIRECTING THE INTERIM CITY MANAGER TO SEND NOTICE CANCELING THE MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR A PORTION OF ATLANTIC AVENUE SIDEWALKS DATED JULY 29, 1986; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Directs the Interim City Manager to send written notice to cancel the 1986 sidewalk maintenance agreement between FDOT and the City of Fernandina Beach for Atlantic Avenue.*
ACTION TAKEN: 5-0 Approved
- 6.6 **SETTLEMENT AGREEMENT - KUDZUE 3 TRUCKING, INC** - RESOLUTION 2023-106 APPROVING A SETTLEMENT AGREEMENT WITH KUDZUE 3 TRUCKING, INC. FOR ADDITIONAL COSTS ASSOCIATED WITH THE RESURFACING AND STRIPING PROJECT; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a settlement agreement with Kudzue 3 Trucking, Inc., in the amount of \$34,850 for overages incurred with the streets resurfacing and striping project.*
ACTION TAKEN: 5-0 Approved
- 6.7  **AGREEMENT APPROVAL - FLOCK SAFETY GROUP** - RESOLUTION 2023-107 APPROVING A 5-YEAR CONTRACT WITH THE FLOCK SAFETY GROUP SECURING PRICING FOR LICENSE PLATE READERS AND SOFTWARE; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a 5-year agreement with the Flock Safety Group to purchase license plate readers and video cameras.*

ACTION TAKEN: 5-0 Approved

- 6.8 **AGREEMENT APPROVAL - KIMLEY HORN AND ASSOCIATES, INC., - RESOLUTION 2023- 108** APPROVING AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC FOR ENGINEERING, DESIGN, AND PERMITTING FOR THE WATERFRONT RESILIENCY PROJECT; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the agreement for engineering and design of the downtown seawall project.*

ACTION TAKEN: 5-0 Approved

7. ORDINANCE - SECOND READING

- 7.1  **WASTE MANAGEMENT FRANCHISE AGREEMENT** – City Attorney Bach read ORDINANCE 2023-10 by title only, which was as follows: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, REPEALING ORDINANCE 2018-10 EFFECTIVE JANUARY 14, 2024; PROVIDING A NEW EXCLUSIVE FIVE-YEAR FRANCHISE TO WASTE MANAGEMENT INC. OF FLORIDA EFFECTIVE JANUARY 15, 2024, FOR THE COLLECTION AND DISPOSAL OF ALL RESIDENTIAL AND COMMERCIAL TRASH, GARBAGE, AND OTHER REFUSE AND PROVIDING FOR THE COLLECTION OF RESIDENTIAL RECYCLABLE MATERIALS WITHIN THE CITY LIMITS; FURTHER PROVIDING FOR DEFINITIONS; GRANT OF FRANCHISE; LIMITS OF FRANCHISE; TERM OF FRANCHISE; FRANCHISE CONSIDERATION; ASSIGNMENT; BANKRUPTCY OR INSOLVENCY; DEFAULT; RATE CHANGES AND RIGHT OF FIRST REFUSAL; PUBLIC NOTICES AND EDUCATION SERVICES; RESTORATION; COMPLIANCE WITH LAWS; LIABILITY INSURANCE, HOLD HARMLESS, WORKERS COMPENSATION; PERFORMANCE BOND; RIGHT TO REQUIRE PERFORMANCE; DISPUTE RESOLUTION; OPERATIONS DURING DISPUTE; STANDARD OF PERFORMANCE; CURBSIDE RECYCLABLE MATERIALS COLLECTION AND DISPOSAL; RECYCLING PROGRAM; COLLECTION SERVICES AND OPERATIONS; OFFICE HOURS; COLLECTION EQUIPMENT; DISPOSAL; ROUTES AND SCHEDULES; GRANTEE PERSONNEL; SPILLAGE AND LITTER; STORMS AND FORCE MAJEURE EVENTS; NONDISCRIMINATION PROVISION; RATES, CHANGES, BILLING AND AUDITS; MISCELLANEOUS PROVISIONS; PUBLIC RECORDS LAW AND OBLIGATIONS; REPEAL OF SECTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a five-year franchise agreement beginning January 15, 2024, with Waste Management Inc of Florida for solid waste and recyclables.*

ACTION TAKEN: 5-0 Approved

- 7.2 **RIGHT-OF-WAY VACATION - PORTION OF THE UNIMPROVED POMPANO STREET - ORDINANCE 2023-23** APPROVING THE VACATION OF PUBLIC RIGHT OF WAY FOR A PORTION OF THE UNIMPROVED POMPANO STREET RIGHT-OF-WAY BETWEEN TROUT STREET AND DOLPHIN STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the vacation of an approximately 142 feet by 50 feet section of the unimproved Pompano Street right of way to allow for future skate park improvements.*

ACTION TAKEN: 5-0 Approved as amended

8. BOARD APPOINTMENT

- 8.1 **AMELIA RIVER WATERFRONT COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD** - *One appointment.*

ACTION TAKEN: 5-0 Approved (Appointment of Jenny Schaffer)

9. **PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA:** The following individuals spoke to this item: Sheila Cocchi

10. CITY MANAGER REPORTS

TRAFFIC: Interim City Manager George proposed an alternate route and parking area for incoming tour buses to alleviate congestion and promote traffic and pedestrian safety. *The consensus of the Commission was to direct staff to implement the new traffic pattern and designate loading/unloading zones and parking areas.*

BEACH: Interim City Manager George requested consensus on allowing a permit for a second horseback riding company to allow nine horses on the beach. *The consensus of the Commission was to discuss this item further at a future meeting.*

11. CITY ATTORNEY REPORTS:

DECISION: City Attorney Bach reported on the Compass Group negotiation and is anticipating an impending settlement.

LEGISLATION: Commissioner Ross gave a presentation on recently passed legislation regarding the live local act and its potential impact within the City.

12. CITY CLERK REPORTS – City Clerk Best had no reports.

13. MAYOR/COMMISSIONER COMMENTS

EVENT: Commissioner Ross attended the recent Pride and Juneteenth events.

BUDGET: Commissioner Ross supports impact fees due to them not being taxes levied on all property owners and advocated for more roll back rate discussion and funding for capital improvements in fiscal year 2023/2024.

BUDGET: Commissioner Ayscue expressed confidence that the fiscal year 2023/2024 budget will not be negatively affected by adopting the rollback rate.

EVENT: Commissioner Sturges enjoyed the well-attended community supported Juneteenth event.

BUDGET: Commissioner Sturges assured the fiscal year 2023/2024 rollback rate budget will be reviewed and is confident its adoption will reduce fees and taxes.

CONGRATULATIONS: Mayor Bean congratulated the district champion Babe Ruth 11 Under Allstars who will compete in the state tournament June 29-July 2 and wished them well.

CONGRATULATIONS: Mayor Bean congratulated Hot Paws proprietor Octavio Martinez and his dog, Rey, for their recent win at the prestigious Westminster Kennel Club Dog Show.

THANK YOU: Mayor Bean read a citizen's text commending Sergeant Jon Hepler and other Police Officers for their professionalism and enthusiastic participation in the Juneteenth event.

14. ADJOURNMENT 7:19 PM

ORDINANCE 2023-~~XX~~

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA ESTABLISHING CITY POLICY CONCERNING THE PROTECTION, MAINTENANCE, AND PRESERVATION OF HISTORIC STREETScape ELEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Citizens of Fernandina Beach have expressed a shared community value in preserving Fernandina Beach's unique historic character; and

WHEREAS, Objective 11.01 of the City of Fernandina Beach Comprehensive Plan encourages the protection, preservation, and conservation of districts, sites, landmarks and/or structures within the City that are included on the National Register of Historic Places, or in a locally designated historic district, to ensure their protection from demolition, deterioration, reconstruction, or alteration; and

WHEREAS, Objective 11.03 of the City of Fernandina Beach Comprehensive Plan directs that the City shall continue to develop programs and policies to protect and preserve the City's historic, cultural and archaeological resources; and

WHEREAS, Policy11.06.03 of the City of Fernandina Beach Comprehensive Plan directs that the City shall utilize urban design and streetscape plans when seeking to revitalize neighborhoods, particularly for the historic districts, in order to accomplish the goals of preservation and sustainable development and to maintain the character of the neighborhood and quality of life.; and

WHEREAS, Policy11.06.04 of the City of Fernandina Beach Comprehensive Plan directs that street, sidewalk, utility and other improvements undertaken by the City in designated historic districts shall be consistent, where practical, with the historic character of those districts.; and

WHEREAS, The City of Fernandina Beach installed its first streetscape elements between 1900 and 1904 including hexagon block sidewalks, granite curbs, and concrete street markers. Centre Street was later paved with brick, which was later removed and utilized to create brick crosswalks; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, AS FOLLOWS:

SECTION 1. The City of Fernandina Beach recognizes that our historic streetscape, including hexagon block sidewalks; brick crosswalks, granite curbs, and concrete street markers add to the historic and architectural character of our community and should be preserved.

Applicability. This section applies to a traditional streetscape, subject to the limitations set forth herein, that includes one or more of the following elements:

1. Hexagon block sidewalks;
2. Granite curbs;
3. Concrete street markers; and
4. Brick crosswalks.

PURPOSE.

Hexagon block sidewalks; brick crosswalks, granite curbs, and concrete street markers add to the historic and architectural character of our community. The purpose of this section is to preserve these desirable elements, as directed by policies of the City of Fernandina Beach Comprehensive Plan.

- A. **Sidewalks.** Hexagon block sidewalks must be preserved and maintained, in the manner set forth in this section, in the following areas:
 1. All local and National Register historic districts, including districts that have received official designation or have applied for local or National Register designation and which contain hexagon block sidewalks;
 2. In areas regulated by this section, where hexagon blocks currently exist as part of the public sidewalk, the City and the adjoining property owner(s) must maintain and preserve the hexagon blocks and are prohibited from installing any alternative construction material that is different from the existing hexagon block sidewalks. The use of a decorative hexagon block surface pattern is prohibited at these locations. When street trees are to be installed adjacent to these sidewalks, proper root barrier systems will be utilized to prevent conflict.
- B. **Granite curbing.** All existing granite curbing throughout the City must be repaired or replaced in-kind. Use of concrete curbs along radii, curb cuts, and handicapped ramps to replace existing granite curbs is allowed. If granite curbing is removed where radii, curb cuts, and handicapped ramps are to be installed, the granite removed must be utilized elsewhere in the downtown area.
- C. **Concrete street markers.** All existing concrete street markers throughout the city must be repaired or replaced in-kind. Markers will retain their original appearance by being painted white with black text as necessary.
- D. **Brick crosswalks.** All existing brick crosswalks throughout the City

must be repaired or replaced in-kind.

- E. **Inventory/Mapping.** All historic streetscape elements (hexagon block pavers, granite curbs, concrete street markers, and brick crosswalks must be identified and mapped utilizing GIS. This information shall be made available to city staff and the public either as a layer on the Nassau County Property Appraiser's website or the City of Fernandina Beach website.
- F. **Budgeting.** The City will adequately budget for the maintenance of these identified historic assets during the annual budget as well as in the Capital Improvement Plan, when appropriate.
- G. **Annual Inspections/ Management Plan.** The City will create and follow a management plan to include annual inspections of these assets.
- H. **Interdepartmental and Interagency coordination.** The City will coordinate efforts affecting historic streetscape elements with all relevant departments and outside agencies. All applicable reviews and permits must be received before a project is undertaken.

SECTION 2. All ordinances or parts of ordinances and all resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. Severability. In the event that any word, phrase, clause, sentence, or paragraph hereof shall be held invalid by any court of competent jurisdiction, such holding shall not affect any other word, clause, phrase, sentence or paragraph hereof.

SECTION 4. Effective Date. This Ordinance shall take effect immediately upon enactment.

ENACTED this Xth day of MONTH, 2023.

CITY OF FERNANDINA BEACH

BRADLEY M. BEAN
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

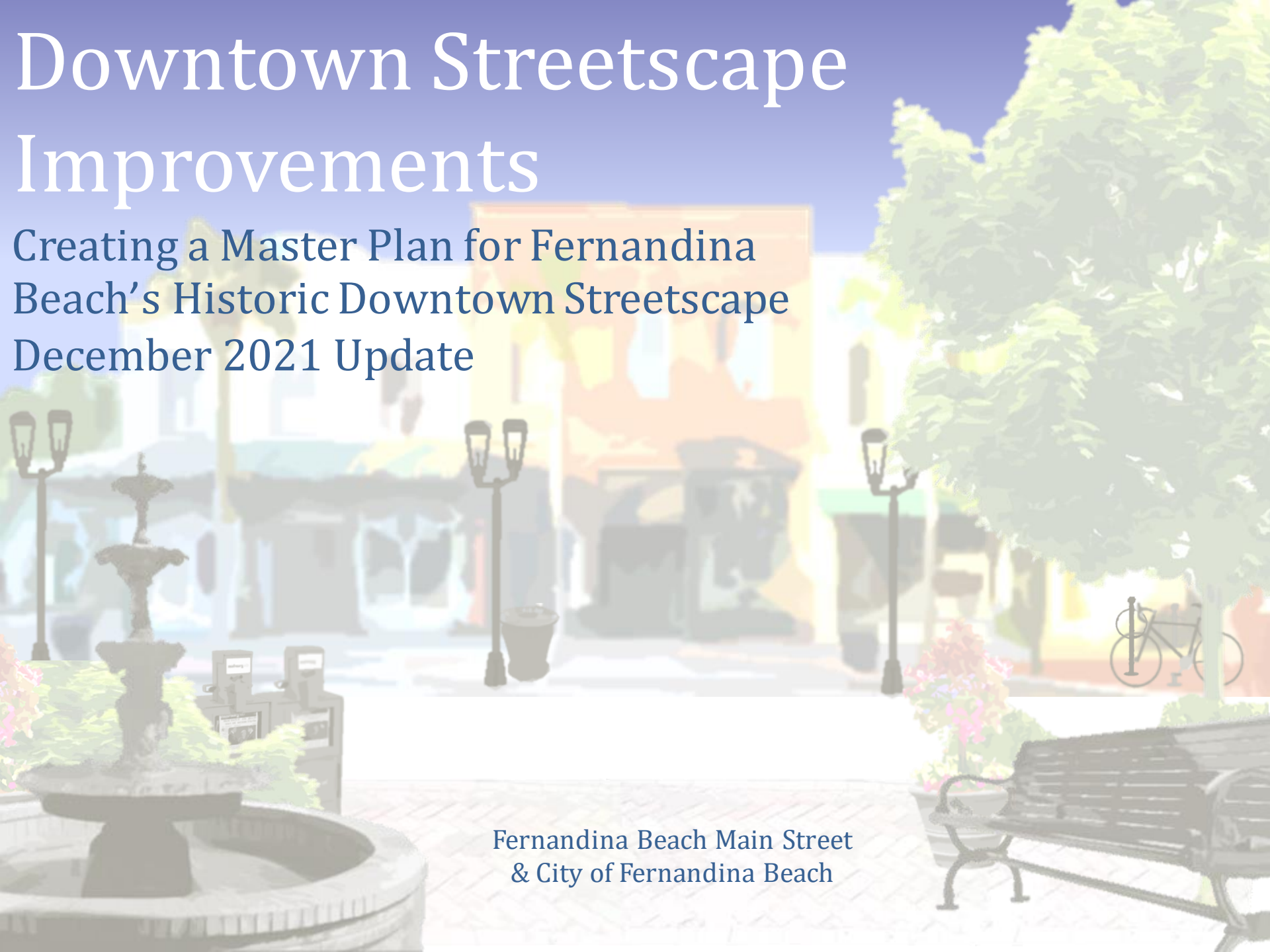
CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

Date of First Reading:
Date of Publication:

Downtown Streetscape Improvements

Creating a Master Plan for Fernandina Beach's Historic Downtown Streetscape
December 2021 Update



Fernandina Beach Main Street
& City of Fernandina Beach

Design Council

Salvatore Cumella – Chair, Preservation Planner

Jose Miranda – Architect

Cord McLean – Architect

Asa Gillette – Engineer

Christie Walsh-Myers – Business Owner, *The Heirloom Yard*

Scott Mikelson – Parks and Recreation Interim Director

Peggy Roselle – Flowering Fernandina



Goals

- Forward the goals of the 1970s “Centre Street” project to create a pedestrian-friendly downtown with amenities for residents, businesses, and visitors.
- Unify downtown streetscape to include all side streets and create cohesiveness;
- Maintain the historic character and sense of place that makes Fernandina Beach special;

Opportunities

- Mix of materials does not present cohesive design throughout downtown
- Patching for repairs does not match
- Heaving sidewalks due to roots
- Irrigation system repair/replacement needed

Opportunities

- Current streetscape approaching the end of its lifespan;
- Redevelopment along north 2nd St and at Alachua rail crossing provide opportunity to set standards and enhance walkability to this end of downtown;
- Redevelopment of S side of Centre St between 3rd and 4th could provide a starting point for Centre St

Why Now?

- Sidewalk conditions have deteriorated with fading, heaving, patching.
- Key component of a walkable downtown area
- Significant development occurring on N. 2nd, Alachua, and Front Streets.
- Lack of regular maintenance; need to develop maintenance plan and ensure funding through resolution for new sidewalks

Downtown Boundary



History

Granite curbs & hex
pavers, installed in
1904



1900-3361

History



Brick streets followed
shortly after



History

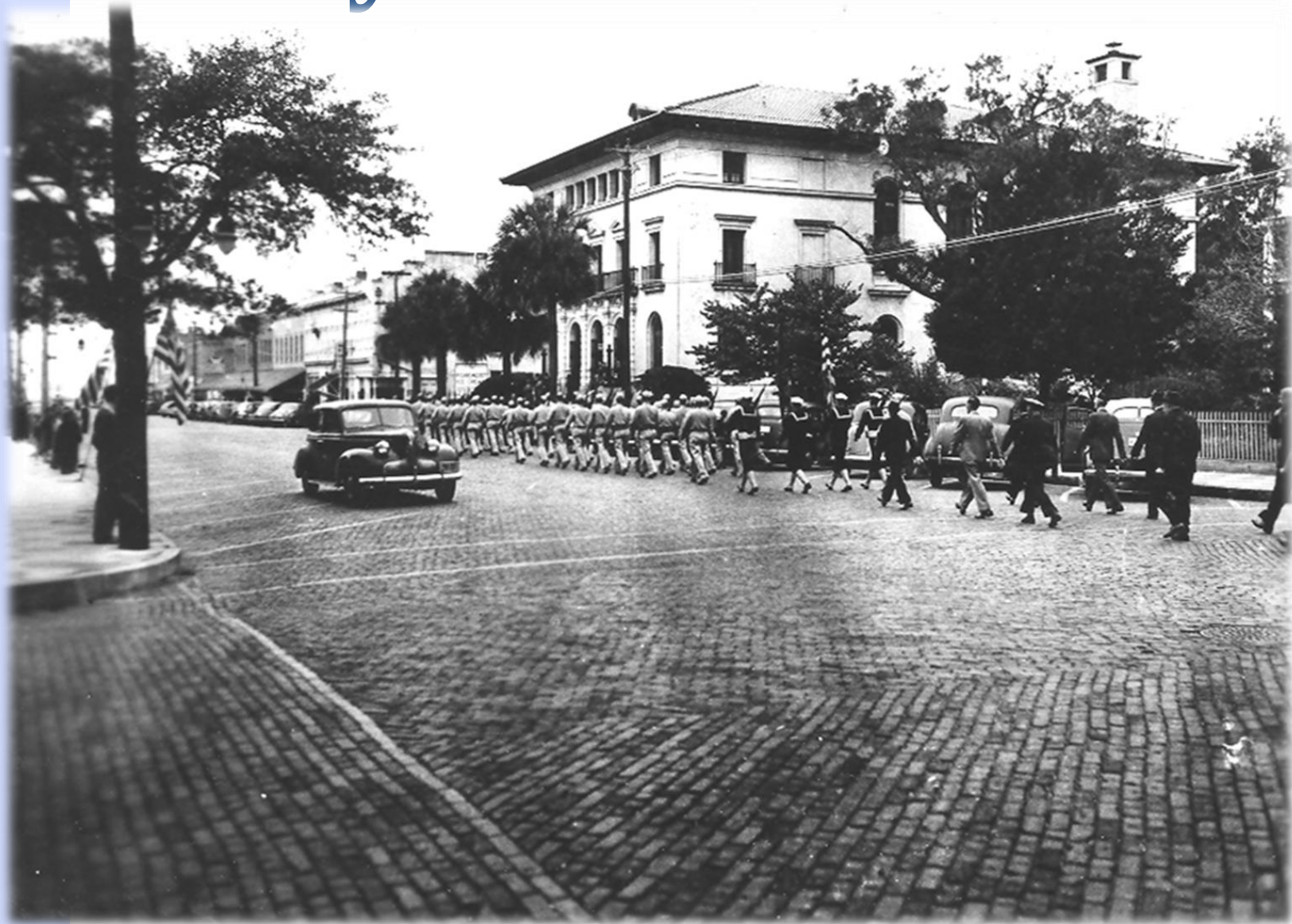


History

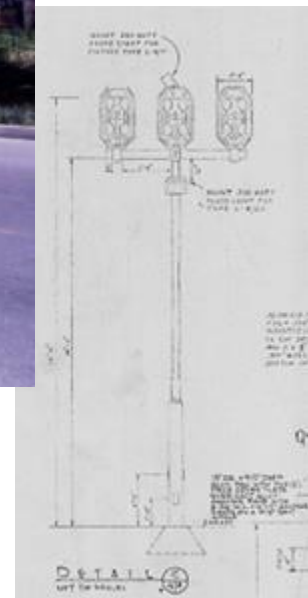
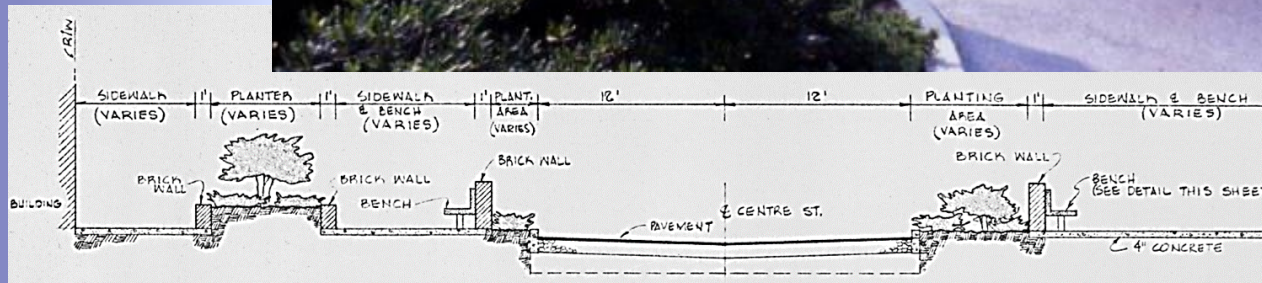


*"Centre Street
The street cars are gone, But the tracks still remain!
1924"*

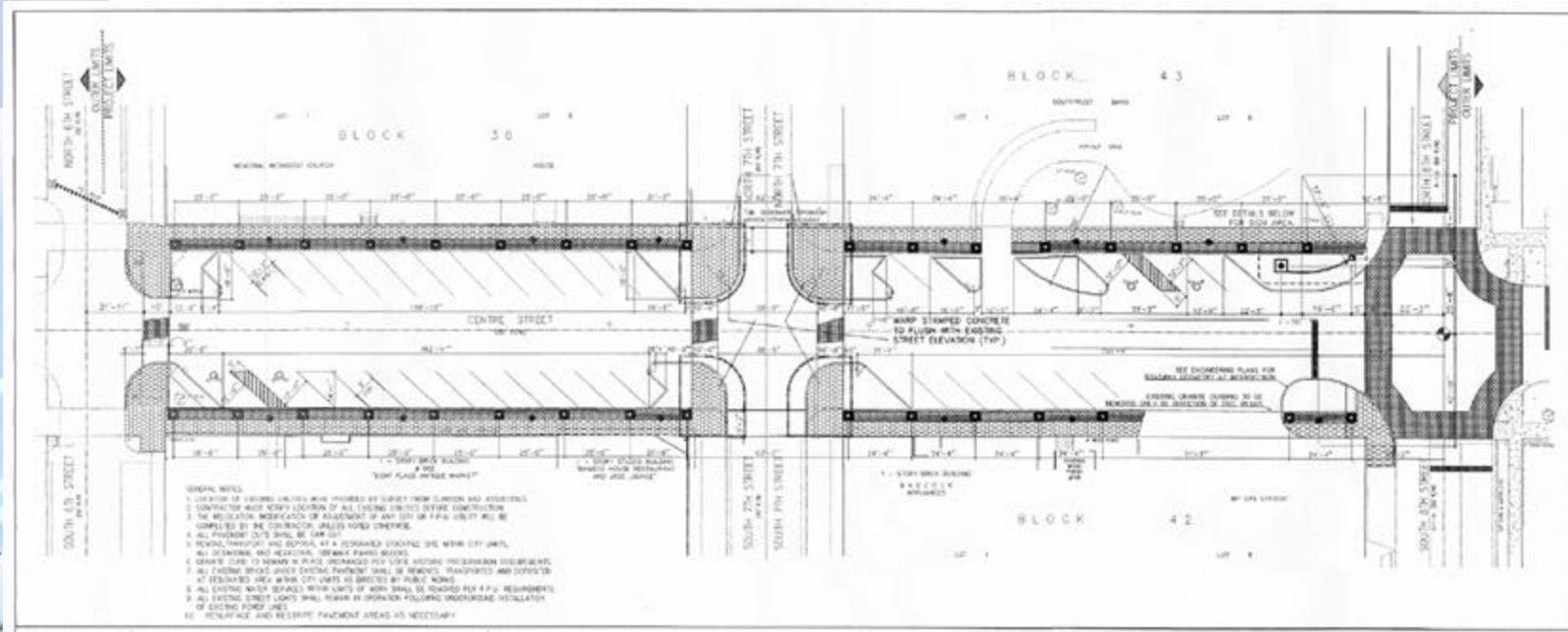
History



1975 Centre St Project



1997 Centre St Project



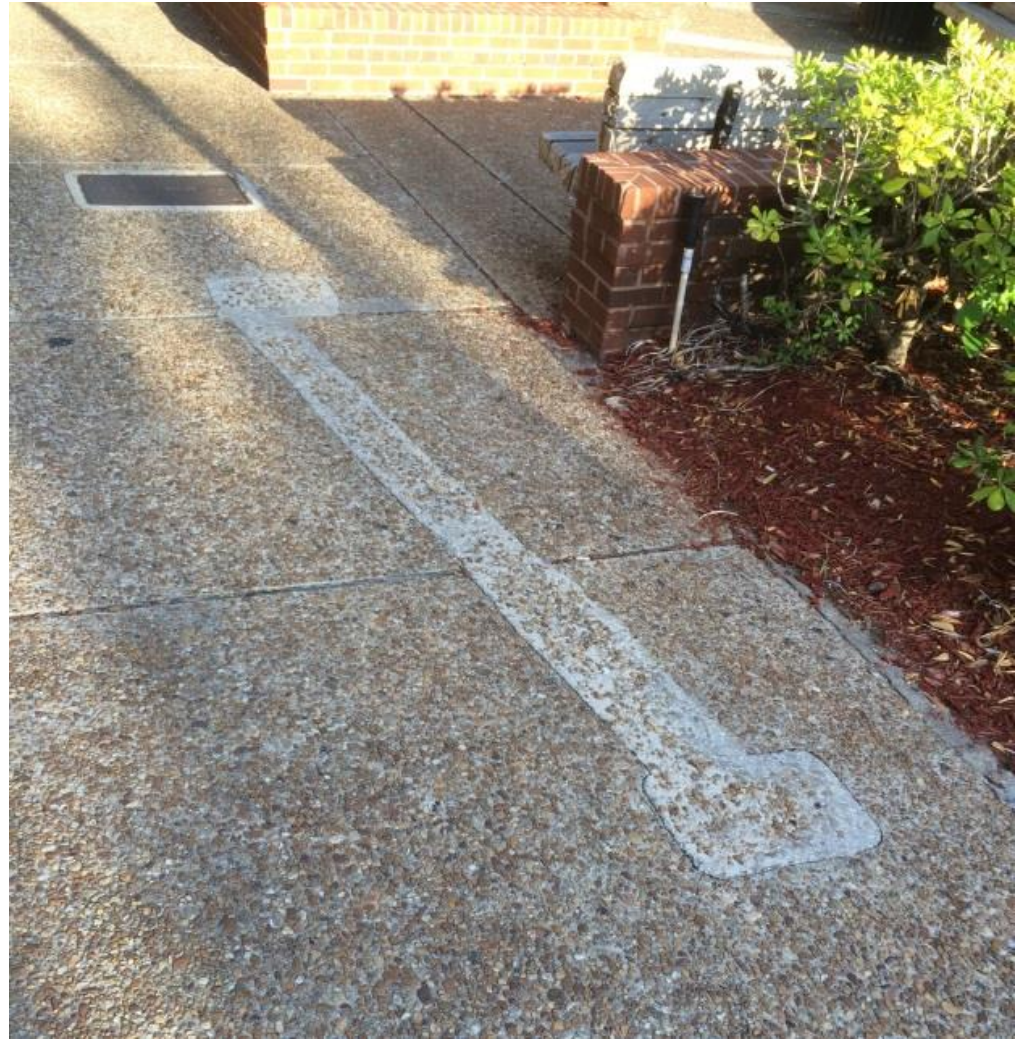
Current Conditions:

1904 Hex Pavers



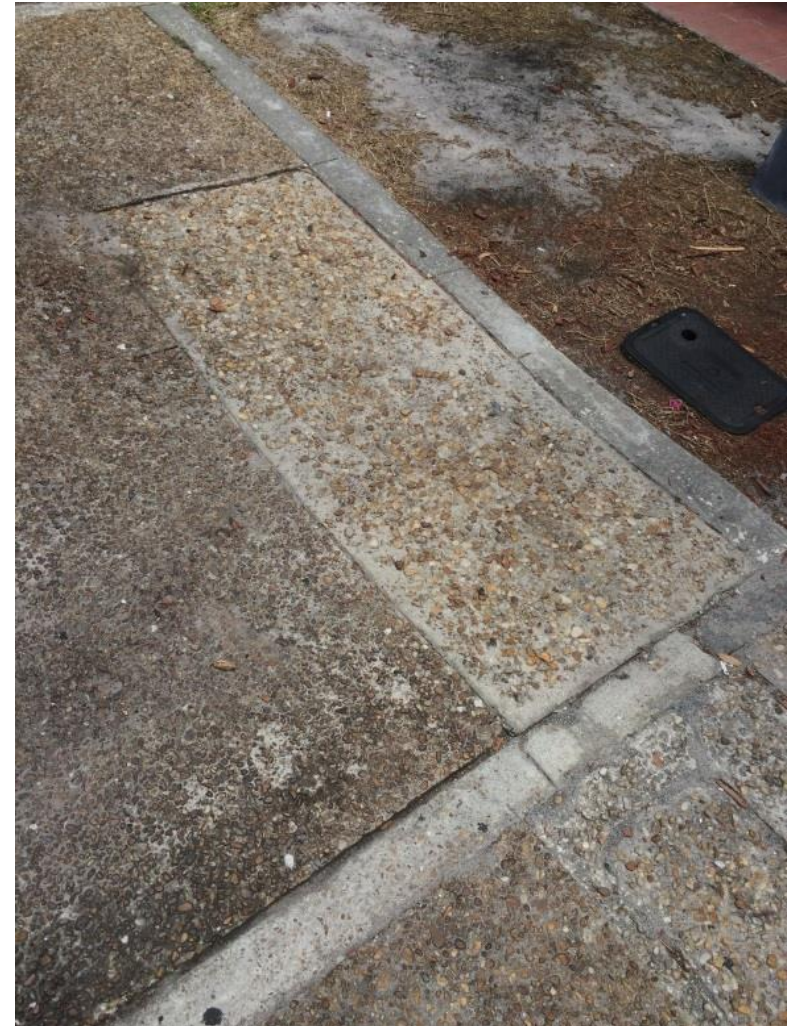
Current Conditions:

1970s era river rock



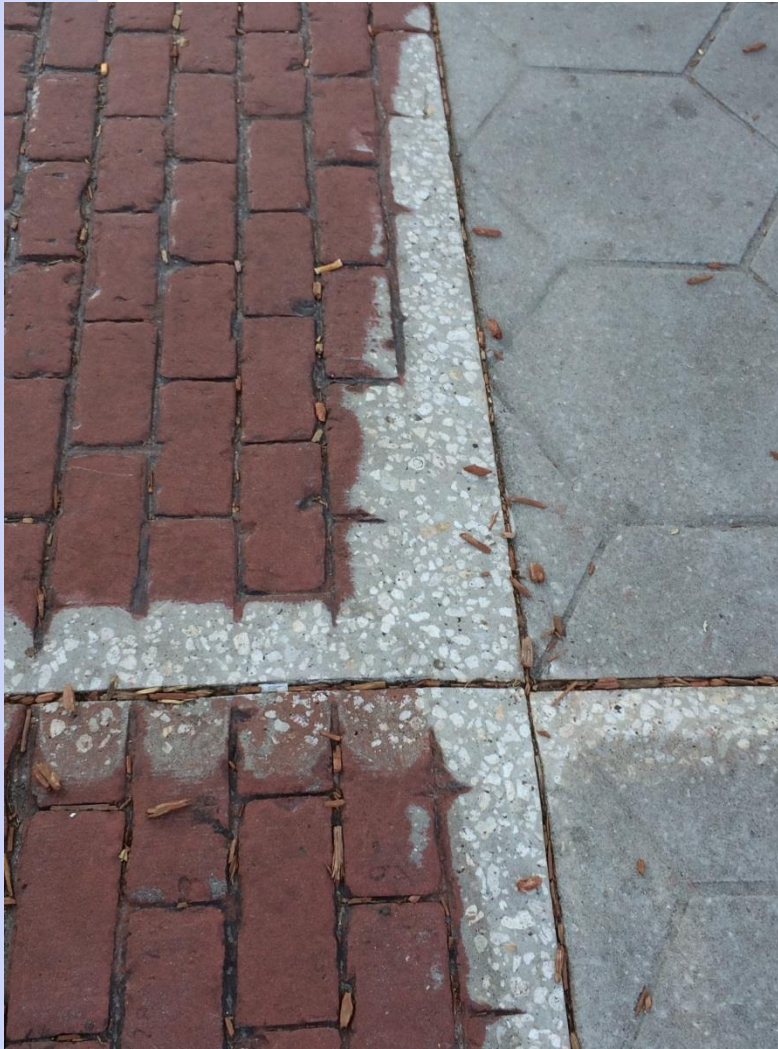
Current Conditions:

1970s era river rock



Current Conditions:

1990s era stamped concrete



Current Conditions:

No Sidewalks



Projected Costs

Hex Pavers

Material	\$2.25/sq ft
Installation (base & labor)	\$3.10/sq ft

Stamped Concrete (Hex Pattern)

Materials & Installation	\$8.25/sq ft
--------------------------	--------------

Stamped Concrete (Brick Pattern)

Materials & Installation	\$8.75/sq ft
--------------------------	--------------

Maintenance costs cannot be estimated for either element however both recommend annual pressure washing.

Hex Pavers

PROS

- **Historically accurate**
- **Color will never fade**
- **Durable/Long Lasting**
- **Ease of access for utility or irrigation repairs**
- **Long life expectancy with proper installation and maintenance**
- **Cost effective**

CONS

- **Installation more labor-intensive**
- **Potential to lift creating a trip hazard**
- **Weeds between joints in less traveled areas**

Stamped Concrete

PROS

- **Shorter installation time**
- **Low maintenance**
- **Durable/Long Lasting**
- **Cost effective**

CONS

- **Not historically accurate**
- **Difficult to match repairs resulting in patches**
- **Lifting sections require grinding**
- **Color fades on brick landscape strip**

**** Stamped asphalt was not considered as we were unable to locate a vendor for installation of sidewalks. This material would be considered as an option for crosswalks.****

Local example of modern hex pavers



Other FL Cities Using Hex Pavers...

(we are not reinventing the
wheel)

Jacksonville (Riverside Ave)



Jacksonville (Riverside Ave)



Lakeland



Lakeland



2145 Tennessee Ave



Exit Street View

© 2021 Google

© 2021 Google

Google Earth

Report a problem

Ybor City



Ybor City

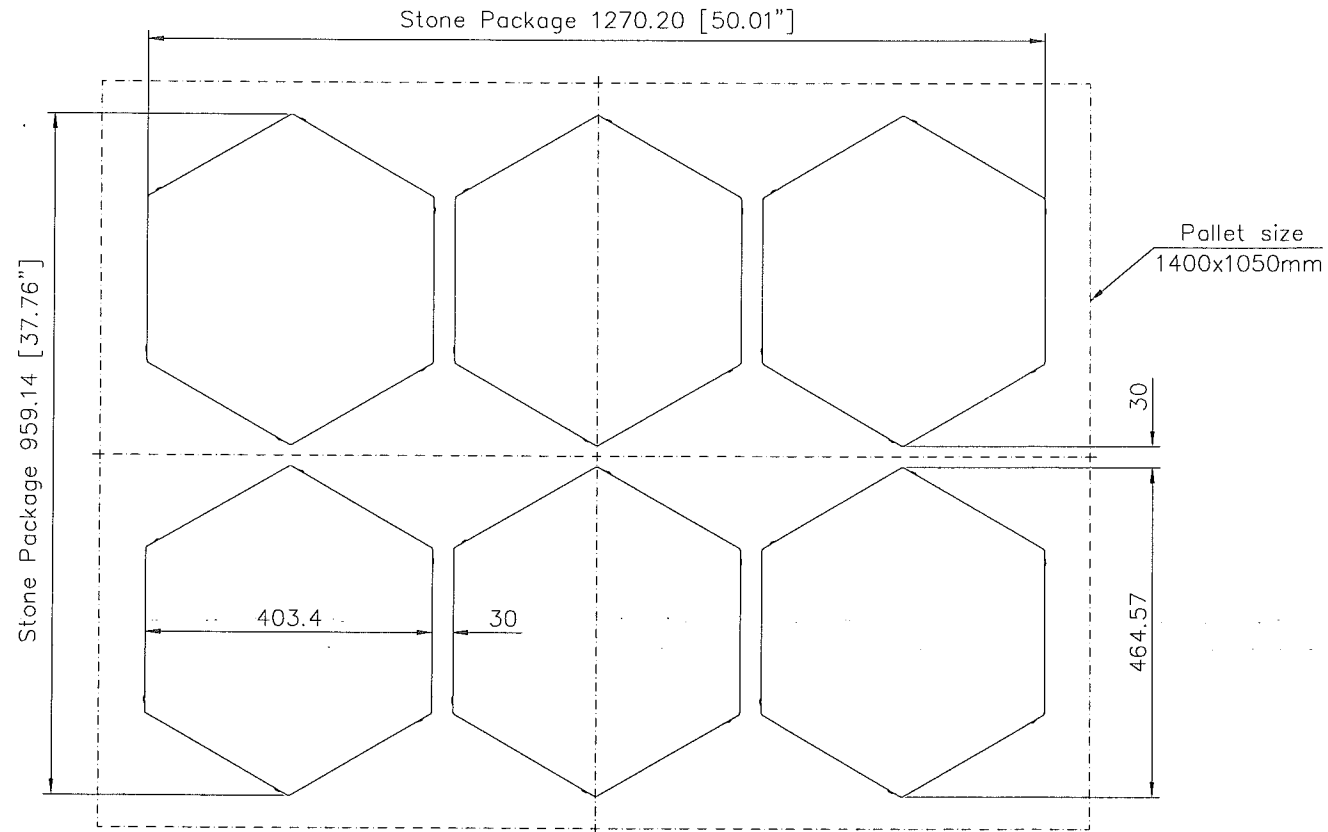


Recommendation

- The Design Council for Fernandina Beach Main Street recommends hex pavers as the material for sidewalks in the Historic Downtown, from Front to 8th, Ash to Alachua, including North 2nd Street to Calhoun.
- The cost for material and installation compares favorably to that of stamped concrete. The most significant determining factor, however, is that hex pavers are historically accurate and aesthetically pleasing in a downtown where historical authenticity is valued.

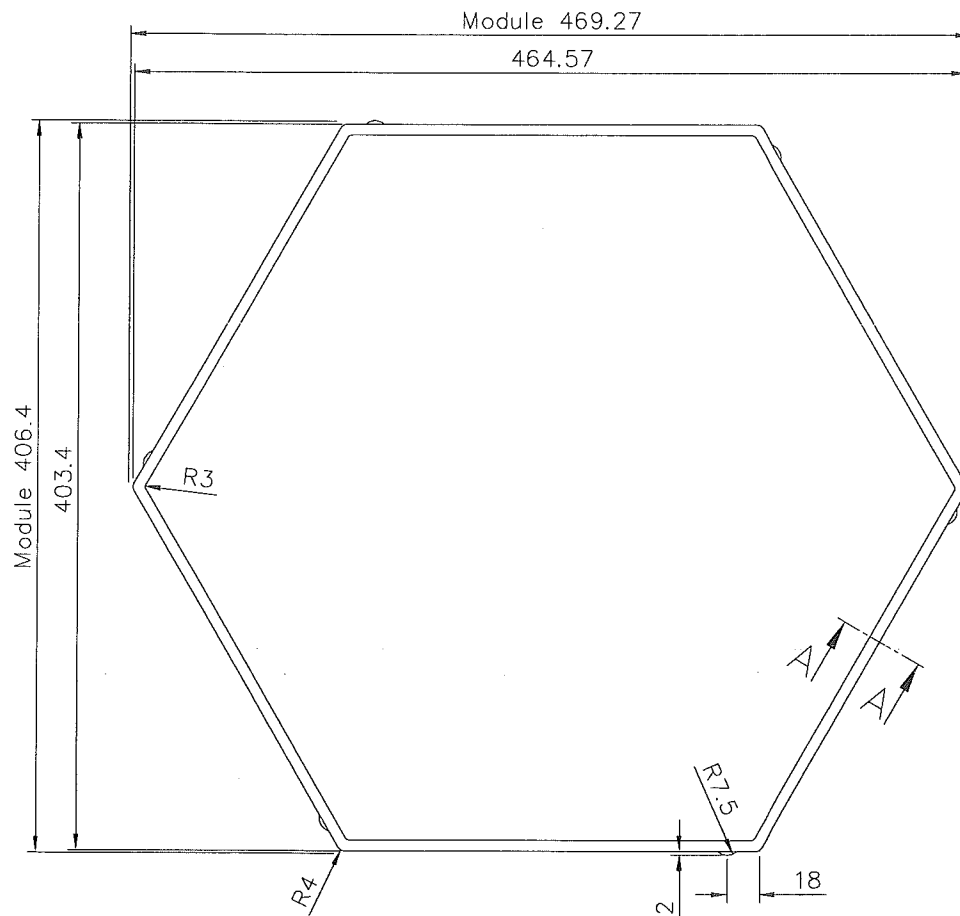


Machine Side

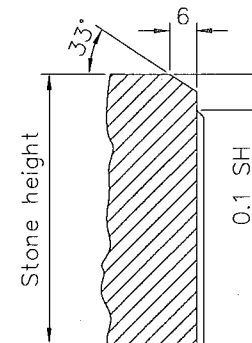


"V" Side

				File: HESPLGZJ			S.693.50.060		
				02	Date	Name	Machine: Hess RH 1500		
Customer				Orig.	10/24	Danijela	Description		
Tremron				Ck.			6-6" Hexagon Patio Slabs		
Order No.				Rampf Molds Ind.			Drawing No.		Scale
							E.693.50.019		
							Sheet	A3	



Section A-A
Scale: 2.5:1



				02	Date	Name	File: STSTGZH	D.693.50.040
Customer				Orig.	10/24	Danijela	Machine:	
Tremron				Ck.			Description	16" Hex Stone
Order No.							Drawing No.	S.693.50.060
							Scale	
							Sheet	A3

Rampf
Molds
Ind.



PAVING SLABS & TERRASTONE INSTALLATION GUIDE



PAVING SLABS & TERRASTONE ARE NOT SUITABLE FOR VEHICULAR APPLICATIONS

STEP 1: BASE PREPARATION

- Calculate the excavation depth and remove necessary topsoil while providing a pitch or slope away from the house or structure to allow the water to properly drain. Compact subsoil with a plate tamper using 3-4 passes under different angles prior to the addition of any base aggregate.
- Apply base aggregate in accordance to local building codes and requirements or to a depth of approximately 4" to 6", compacting layers of 2" for best results. Lightly misting the aggregate with water will aid in the compaction and reduce the spread of dust.
- Apply a 1" layer of loose mason or fine concrete sand as a bedding layer. Use screeding boards and rails to ensure a level and even application. The bedding sand allows the proper leveling of the surface of each unit while forgiving some of the variations in thickness resulting from the manufacturing process. **DO NOT COMPACT THE BEDDING SAND!**
- The bedding layer can also consist of a sand/cement mix utilizing a 4:1 ratio to provide increased stability as well as inhibit the growth of weeds and insects. The sand/cement mixture can be made on-site and is **recommended for use with Terrastone**.



STEP 2: INSTALLATION

- Always begin laying paving slabs at a corner or at a line serving as reference. Carefully place the first unit in position and tap it down by using a rubber mallet or dead blow hammer and a piece of wood (2x4 approximately 24" long). Use a short level to ensure even and level installation while maintaining pitch.
Due to the aspect ratio of Terrastone, ensure that each unit makes complete and even contact with the bedding material across its entire length.
- The recommended width for Paving Slab joints is 1/8", however, wider joints may be used to create a distinctive look. Joints can be filled after completion with sand or stones depending upon the width of the joint.
- **Terrastone** can be installed with no gaps, only consider that the material may expand slightly if exposed to direct sunlight.
- Ensure the outer perimeter of the installation is restrained on all sides using either a plastic edge restraint (e.g Paver Edge), edgers, walls or pavers.
- **Concrete overlay or wet lay as special applications:**
For Overlay: Apply an even thin layer of bedding material (i.e. concrete/mortar), lay a paving slab by tapping it with a rubber mallet. Use a short level to ensure pitch and even installation.
For Wet Lay: Apply the needed amount of bedding material (i.e. concrete/mortar) in heaps on the prepared base, set the paving slab. By tapping it with a rubber mallet, make sure that unit makes complete contact with bedding



STEP 3: SANDING THE JOINTS

- Use a push broom to apply polymeric sand to the joints. Be sure to strictly follow all instructions on the bag. Use a leaf blower to remove all excess polymeric sand from the paver surface prior to misting with water to activate the polymers. The application of polymeric sand will also inhibit the growth of weeds and insects.



HELPFUL TIPS

- When cutting paving slabs, clean the dust off immediately with a brush or blower or vacuum – **not water!** Always cut away from the installation site to avoid contamination with dust.
- To protect the material from scratches and chipping, don't use installation site to store material or as a work area! **Keep the installed paving slabs as clean as possible during the installation process.** Cover frequently used installed areas with plywood/cardboard for additional protection.
- It is recommended to clean and seal paving slabs after installation to protect from stains and fading. **Sealing is strongly recommended for Terrastone.**
- **DO NOT USE A MECHANICAL COMPACTOR OR HAND TAMPER ON PAVING SLABS OR TERRASTONE! DOING SO WILL DAMAGE THE PAVING SLABS OR TERRASTONE AND VOID ALL WARRANTIES!**





INTERLOCKING CONCRETE PAVERS

SECTION 02780

NOTE: This is a guide specification for the construction of Tremron Interlocking Concrete Pavers and bedding sand over a dense-graded, compacted aggregate base. This specification should be edited by an engineer/architect to conform to project conditions and location. Notes are provided on the use of a compacted aggregate base under the bedding sand and pavers. Other base materials may be used. The user should refer to Interlocking Concrete Pavement, Institute ICPI Software, Zaphers™ Detail and Specifications for Interlocking Concrete Pavement, for various guide specifications and detailed drawings.



JACKSONVILLE
2885 ST. CLAIR STREET
JACKSONVILLE, FL 32254
(904) 359-5900

MIAMI
11321 NW 138TH ST
MEDLEY, FL 33178
(305) 825-9000

ARCADIA
3144 HIGHWAY 17 NE
ARCADIA, FL 34266
(863) 491-0990

LAKELAND
1030 AIRPORT RD
LAKELAND, FL 33811
(863) 603-0995

ATLANTA
1436 MUNICIPAL PKWY
DOUGLASVILLE, GA 30134
(404) 968-8280



PART 1 - GENERAL

1.01 Section Includes

- A. Concrete paver units.
- B. Bedding and joint sand.
- C. Edge restraints.

1.02 Related Sections

Tech Data:

- A. Glossary of Terms used in the Production, Design, Construction, and Testing of Interlocking Concrete Pavement - ICPI Tech Spec #1
- B. Construction of Interlocking Concrete Pavement - ICPI Tech Spec #2
- C. Edge Restraints for Interlocking Concrete Pavement - ICPI Tech Spec #3
- D. Structural Designing of Interlocking Concrete Pavement for Roads and Parking Lots - ICPI Tech Spec #4
- E. Cleaning and Sealing - A Maintenance and Protection Guide - ICPI Tech Spec #5
- F. Application Guide for Interlocking Concrete Pavements - ICPI Tech Spec #10

1.03 References

Note: Pavements subject to vehicles should be designed in consultation with a qualified civil engineer, in accordance with established flexible pavement design procedures, Pavespec Software, and in accordance with the ICPI “Tech Spec” Technical Bulletins.

- A. American Society of Testing and Materials (ASTM):
 - 1. C 33. Specification for Concrete Aggregates.
 - 2. C 136. Method for Sieve Analysis.
 - 3. C 140. Sampling and Testing Concrete Masonry Units.
 - 4. C 144. Standard Specification for Aggregate for Masonry Mortar.
 - 5. C 936. Specification for Solid Interlocking Concrete Paving Units.
 - 6. C 979. Specification for Pigments for Integrally Colored Concrete.
 - 7. D 698. Test Methods for Moisture Density Relations of Soil and Soil Aggregate Mixtures using a 5.5 lb. (2.49kg) Rammer and 12 in. (305 mm) drop.
 - 8. D 1557. Test Methods for Moisture Density.
 - 9. D 2940. Graded Aggregate Material for Bases or Subbases for Highways or Airports.
- B. Interlocking Concrete Pavement Institute (ICPI):
 - 1. Tech Spec Technical Bulletins.





1.04 Qualify Assurance

- A. Installation shall be by a contractor and crew with at least one year of experience in placing interlocking concrete pavers on projects of similar nature or dollar cost.
- B. Contractor shall hold a current certificate from the Interlocking Concrete Pavement Institute Concrete Paver Installer Certification program.
- C. Contractor shall conform to all local, state/provincial licensing and bonding requirements.

1.05 Submittals

- A. Shop or product drawing and product data.
- B. Full size samples of concrete paving units to indicate color and shape selections. Color will be selected by Architect/Engineer/Landscape Architect/Owner from manufacturer's available colors.
- C. Sieve analysis for grading of bedding and joint sand.
- D. Test result from an independent testing laboratory for compliance of paving unit requirements to (ASTM C 936) (CSA) or other applicable requirements.
- E. Indicate layout, pattern, and relationship of paving joints to fixtures and project formed details.

1.06 Mock-ups

- A. Install a 7 ft. x 7 ft. (2 m x 2 m) paver area as described in Article 3.02.
- B. This area will be used to determine surcharge of the bedding sand layer, joint sizes, lines, laying pattern(s), color(s), and texture of the job.
- C. This area shall be the standard from which the work will be judged and it shall be incorporated into the work.

1.07 Delivery, Storage, and Handling

- A. Deliver concrete pavers to the site in steel banded, or plastic banded, or plastic wrapped cubes capable of transfer by fork lift or clamp lift. Unload pavers at job site in such a manner that no damage occurs to the product.
- B. Cover sand with waterproof covering to prevent exposure to rainfall or removal by wind.
- C. Coordinate delivery and paving schedule to minimize interface with normal use of building adjacent to paving.

1.08 Environmental Conditions

- A. Do not install sand or pavers during heavy rain or snowfall.
- B. Do not install sand or pavers over frozen base materials.
- C. Do not install frozen sand.





PART 2 - PRODUCTS

2.01 Concrete Pavers

A. Manufacturer:

1. 2885 St. Clair Street, Jacksonville, Florida 32254, (904) 359-5900
2. 11321 NW 112th Court, Medley, Florida 33178, (305) 825-9000
3. 1030 Airport Road, Lakeland, Florida 33811, (863) 603-0995
4. 3144 Highway 17 NE, Arcadia, Florida 34266, (863) 491-0990
5. 1436 Municipal Pkwy, Douglasville, Georgia 30134, (404) 968-8280

B. Meet the following requirements set forth in ASTM C 936, Standard Specification for Interlocking Concrete Paving Units:

1. Average compressive strength of 8,000 psi (55 MPa) with no individual unit under 7,200 psi (50 MPa).
2. Average absorption of 5% with no unit greater than 7% when tested in accordance with ASTM C 140.
3. Resistance to 50 freeze-thaw cycles when tested according to ASTM C 67.

C. Pigment shall conform to ASTM C 979.





D. Product name(s), shape(s), overall dimensions, and thickness:

	Paver	Thickness	Dimensions	SF per Cube	Cube Weight
	Olde Towne	2-3/8" (60mm)	6"x4", 6"x6", 6"x9"	124	3225 lbs
	Olde Towne 2PC	2-3/8" (60mm)	6"x6", 6"x9"	124	3225 lbs
	Olde Towne 6x9	2-3/8" (60mm)	6"x9"	124	3225 lbs
	Mega Olde Towne	2-3/8" (60mm) 3-1/8" (80mm)	6"x9", 9"x9", 9"x12"	116 93	3015 lbs 3160 lbs
	Stonehurst	2-3/8" (60mm) 3-1/8" (80mm)	6"x9", 9"x9", 9"x12"	116 93	3015 lbs 3160 lbs
	4x8 Brick	2-3/8" (60mm) 3-1/8" (80mm)	4"x8"	120 96	3120 lbs 3265 lbs
	Bluestone	2-3/8" (60mm)	6.5"x13", 13"x13", 13"x19.5"	105	2730 lbs
	Templehurst	2-3/8" (60mm)	22"x12.5", 12.5"x12.5", 12.5"x9.25"	116	3015 lbs
	Roma	2-3/8" (60mm)	4"x8", 8"x8", 12"x8"	114	2965 lbs
	Tuscany	4" (100mm)	4"x4"	72	2415 lbs
	Romanesque Circles	2-3/8" (60mm)	10' Diameter Circle	94	2445 lbs





	Paver	Thickness	Dimensions	SF per Cube	Cube Weight
	Plank 4x12	2-3/8" (60mm)	4"x12"	102	2652 lbs
	Plank 4x16	2-3/8" (60mm)	4"x16"	101	2626 lbs
	Plank Combo	4" (100mm)	4"x12", 4"x16"	58	2100 lbs
	Park Plaza 8x8	2-3/8" (60mm)	8"x8"	106	2775 lbs
	Park Plaza 8x12	2-3/8" (60mm)	8"x12"	106	2756 lbs
	Park Plaza 12x12	2-3/8" (60mm)	12"x12"	120	3120 lbs
	Park Plaza 16x16	2-3/8" (60mm)	16"x16"	107	2780 lbs





2.02 Bedding and Joint Sand

Note: The type of sand used for bedding is often called concrete sand. Sands vary regionally. Screenings and stone dust can be unevenly graded and have material passing the No. 200 (0.075mm) sieve. Bedding sands with these characteristics should not be used. Contact paver contractors or manufacturers local to the project and confirm sand(s) successfully used in previous similar applications.

- A. Clean, non-plastic, free from deleterious or foreign matter, natural or manufactured from crushed rock. Do not use limestone screenings or stone dust that do not conform to the grading requirements in Tables 1 & 2 below. When concrete pavers are subject to vehicle traffic, the sands shall be as hard as practically available.

Note: If the hardness of the bedding sand is not sufficient or questionable for the application (usually a heavily trafficked thoroughfare) contact the ICPI for information and specifications on assessing bedding sand durability under heavy traffic loads.

- B. Sieve according to (ASTM C 136) (CSA-A-A23.2A).
C. Conform to the grading requirements as shown in Tables 1 & 2 below.

Note: Use ASTM or CSA standards as applicable.

GRADING REQUIREMENTS FOR BEDDING SAND

ASTM C 33

Sieve Size	Percent Passing
3/8" (9.5 mm)	100
No. 4 (4.75 mm)	95 to 100
No. 8 (2.36 mm)	85 to 100
No. 16 (1.18 mm)	50 to 85
No. 30 (0.600 mm)	25 to 60
No. 50 (0.300 mm)	10 to 30
No. 100 (0.150 mm)	2 to 10

Table 1

CSA A23. 1-M94

Sieve Size	Percent Passing
10 mm	100
5 mm	95 to 100
2.5 mm	80 to 100
1.25 mm	50 to 90
0.630 mm	25 to 65
0.315 mm	10 to 35
0.160 mm	2 to 10

Table 2





Note: Bedding sand may be used for joint sand. However, some extra effort in sweeping and compacting the pavers may be required in order to completely fill the joints. If joint sand other than bedding sand is used, the gradations shown in Table 2 are recommended. Joint sand should never be used for bedding sand.

D. The joint sand shall conform to the grading requirements as shown in Tables 3, 4 & 5 below:

Note: Use ASTM or CSA standards as applicable.

GRADING REQUIREMENTS FOR JOINT SAND

ASTM C 33
Natural Sand

Sieve Size	Percent Passing
No. 4 (4.75 mm)	100
No. 8 (2.36 mm)	95 to 100
No. 16 (1.18 mm)	70 to 100
No. 30 (0.600 mm)	40 to 75
No. 50 (0.300 mm)	10 to 35
No. 100 (0.150 mm)	2 to 15
No. 200 (0.075 mm)	0

Table 3

ASTM C 144
Manufactured Sand

Sieve Size	Percent Passing
No. 4 (4.75 mm)	100
No. 8 (2.36 mm)	95 to 100
No. 16 (1.18 mm)	70 to 100
No. 30 (0.600 mm)	40 to 100
No. 50 (0.300 mm)	20 to 100
No. 100 (0.150 mm)	10 to 25
No. 200 (0.075 mm)	0 to 10

Table 4

CSA A23.1-M94

Sieve Size	Percent Passing
5 mm	100
2.5 mm	95 to 100
1.25 mm	90 to 100
0.600 mm	35 to 80
0.300 mm	15 to 50
0.150 mm	2 to 15

Table 5

2.03 Edge Restraints

- A. See ICPI Tech Spec #3. Edge Restraints for Interlocking Concrete Pavements (Included In Tech Data Section) for guidance on selecting edge restraints for various applications.
- B. See Details / Design Considerations in Tech Data Section.





PART 3 - Execution

3.01 Examination

Note: For installation on a compact aggregate base and soil subgrade, the specifier should be aware that the top surface of the pavers may be 1/8 to 1/4 in. (3 to 6 mm) above the final elevations after compaction. This difference in initial and final elevation is to compensate for possible minor settling.

A. Verify that subgrade preparation, compacted density and elevations conform to the specifications.

Note: Compaction of the soil subgrade is recommended to at least 95% standard Proctor density per ASTM D 698 for pedestrian areas and residential driveways. Compaction to at least 95% modified Proctor density per ASTM D 1557 is recommended for areas subject to heavy vehicular traffic. Stabilization of the subgrade and/or base material may be necessary with weak or saturated subgrade soils. The Architect/Engineer should inspect subgrade preparation, elevation, and conduct density tests for conformance to specifications.

B. Verify that geotextiles, if applicable, have been placed according to specifications and drawings.

C. Verify that aggregate base materials, thickness, compaction, surface tolerances, and elevations conform to the specifications.

Note: Local aggregate base materials typical to those used for highway flexible pavements are recommended for those conforming to ASTM D 2940. Compaction is recommended to not less than 95% Proctor density in accordance with ASTM D 698 for pedestrian areas and residential driveways. Compaction is recommended to not less than 98% modified Proctor density according to ASTM D 1557 for vehicular areas.

Note: Tile aggregate base should be spread and compacted in uniform layers not exceeding 6 in. (150 mm) thickness. Recommended base surface tolerance should be plus or minus 3/8 in. (10 mm) over a 10 ft. (3 m) straight edge. The Architect/Engineer should inspect geotextile materials and placement (if applicable), base preparation, surface tolerances, elevation, and conduct density tests for conformance to specifications. See ICPI Tech Spec 2, "Construction of Interlocking Concrete Pavement" for further guidance on construction practices.

Note: Mechanical tampers are recommended for compaction of soil subgrade and aggregate base around lamp standards, utility structures, building edges, curbs, tree wells and other protusions. In areas not accessible to large compaction equipment, compact to specified density with mechanical tampers.

D. Verify location, type, installation and elevations of edge restraints around the perimeter area to be paved.

-- OR --





- E. Install edge restraints per the drawings [and manufacturer's recommendations] at the indicated elevations.
- F. Verify that base is dry, uniform, even, and ready to support sand, pavers, and imposed loads.
- G. Beginning of bedding sand and paver installation means acceptance of base and edge restraints.

3.02 Installation

- A. Spread the bedding sand evenly over the base course and screed to a nominal 1 in. (25 mm) thickness, not exceeding 1-1/2 in. (40 mm) thickness. The screeded sand should not be disturbed. Place sufficient sand to stay ahead of the laid pavers. Do not use the bedding sand to fill depressions in the base surface.
- B. Ensure that pavers are free of foreign material before installation.
- C. Lay the pavers in the pattern(s) as shown on the drawings. Maintain straight pattern and joint lines.
- D. Joints between the pavers shall be between 1/16 in. and 3/16 in. (2 mm to 5 mm) wide.

Note: Some paver shapes require a larger joint. Consult manufacturer for recommended joint widths.

- E. Fill gaps at the edges of the paved area with cut pavers or edge units.

Note: Units cut no smaller than one-third of a whole paver are recommended along edges subject to vehicular traffic.

- F. Cut pavers to be placed along the edge with (a double blade paver splitter or) masonry saw.
- G. Use a low-amplitude plate compactor capable of at least 5,000 lbf (22 kN) at a frequency of 75 hz - 100hz to vibrate the pavers into the sand.
- H. Compact the pavers again, sweeping dry joint sand into the joints and vibrating until they are full. This will require at least two or three passes with the compactor. Do not compact within 3 ft. (1 m) of the unrestrained edges of the paving units.
- I. All work to within 3 ft. (1 m) of the laying face must be left fully compacted with sand-filled joints at the end of each day. Cover the laying face with plastic sheets overnight if not closed with cut and compacted pavers.
- J. Sweep off excess sand when the job is complete.
- K. The final surface elevations shall not deviate more than 3/8 in. (10 mm) under a 10 ft. (3 m) long straight edge.
- L. The surface elevation of pavers shall be 1/8 to 1/4 in. (3 to 6 mm) above adjacent drainage inlets, concrete collars or channels.

3.03 Field Quality Control

- A. After removal of excess sand, check final elevations for conformance to the drawings.







JACKSONVILLE
2885 ST. CLAIR STREET
JACKSONVILLE, FL 32254
(904) 359-5900

MIAMI
11321 NW 138TH ST
MEDLEY, FL 33178
(305) 825-9000

ARCADIA
3144 HIGHWAY 17 NE
ARCADIA, FL 34266
(863) 491-0990

LAKELAND
1030 AIRPORT RD
LAKELAND, FL 33811
(863) 603-0995

ATLANTA
1436 MUNICIPAL PKWY
DOUGLASVILLE, GA 30134
(404) 968-8280

AMELIA ISLAND-FERNANDINA RESTORATION FOUNDATION

December 16, 2021

Members

City of Fernandina Beach

Historic District Council

I am writing as President of the Amelia Island–Fernandina Restoration Foundation in support of the recommendation of the Design Council for Fernandina Main Street for hex pavers as the material for sidewalks in the Historic Downtown, from Front to 8th, Ash to Alachua, including North 2nd to Calhoun Streets.

Fernandina Main Street has been charged by this community to strengthen Fernandina through “preservation based economic vitality” in our Historic Downtown. Similarly, the Restoration Foundation’s early support of historic preservation efforts was integral to renewal and economic development of our downtown. The Restoration Foundation was, in fact, the catalyst for the creation of the Historic District Council.

Since 1972, a goal of the Foundation is to develop a downtown that is unique and distinct: a restoration oriented downtown. The recommendation of the Design Council does just that and is consistent with a commitment this City first made when it serpentine Centre Street and supported the creation of the Historic District.

Our sidewalks contribute to our City’s character and sense of place. The proposed use of hex pavers will provide “visual continuity” with the City’s historic past and be another step forward in creating and maintaining our restoration oriented downtown. Patently, hex pavers are suitable and appropriate for use in the Historic District.

As you are aware, the Restoration Foundation was formed in 1970 after the demolition of the Keystone Hotel. In 1972 it was chartered as a 501 (c) 3 corporation. It was the prime mover in the reconstruction and revitalization of Centre Street in 1977. More recently, the Foundation was successful in placing our 1911 Centre Street Post Office on the Florida Trust for Historic

Preservation's list of Endangered Historic Places and has participated in a joint public private partnership in restoring the 1899 Centre Street Depot. In 2016, the Foundation funded a replica of the Depot's passenger platform. In 2018, the Foundation participated in the replacement and rededication of the fountain at the City's Historic Centre Street Court House.

The Amelia Island-Fernandina Restoration Foundation supports Fernandina Main Street's Design Council's recommendation and requests that the Historic District Council join us in endorsing the use of hex pavers as the material for sidewalks in the Historic Downtown.

Thank you.

Adam Kaufman
The Amelia Island-Fernandina Restoration Foundation
116 South 10th Street
Fernandina Beach, Florida 32034

Cc Board of Directors
Sal Cumella, Preservation Planner

[illegible]

DETAILS Items not in the FY23-24 Capital Improvement Budget

- * No significant improvements to Downtown District
- * No new sidewalks/streetscape or parking improvements
- * No new Beach Access Walkovers
- * Reduced Street Resurfacing - only downtown streets
Front St, 2nd St, 3rd St, Ash St
- * Minimal work on City Hall
- * Minimal work on Lighthouse
- * No modifications/improvements at ARC
- * Deferred 7 maintenance equipment items
- * Minimal work at Peck Center



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-0013 AFTER THE FACT AMENDMENT
JULY 20, 2023

Owner/Applicant:	Coast Homes LLC, agent for Susan Dorner
Property Address:	606 Cedar Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residence
FL Master Site File #	NA00640
Year Built:	1909 (FMSF)
Contributing Status:	Contributing
Requested action:	AFTER THE FACT AMENDMENT to previously approved COA to replace 16 windows.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2020-0013 was heard by the HDC and granted a COA at its regular meeting on July 16, 2020. The scope of work at that time included expansion of the kitchen on the southwest side of the contributing principal structure. A variance to reduce the 20' rear yard setback to 7'10" was also granted during the July 16, 2020 meeting through HDCV 2020-0005. As part of this scope of work one non-historic window on the south elevation and one non historic door on the east elevation were approved to be removed (see figure 1). The new addition was approved to have two new windows (Andersen 400 Series) and a new door to match existing is scale and design (see figure 2).

During construction all windows in the home were removed and replaced with Marvin Elevate windows. This included 16 windows not in the scope of the COA or building permit (BLDR-2022-2389)(see figure 3). A Stop Work Order (SWO-2023-0007) was issued by the Building Official on May 1, 2023 and the contractor was notified (see Exhibit 4).

The applicant is requesting an After-the-Fact Amendment to approve the 16 replacement windows.



Figure 1 – Original South and East Elevations

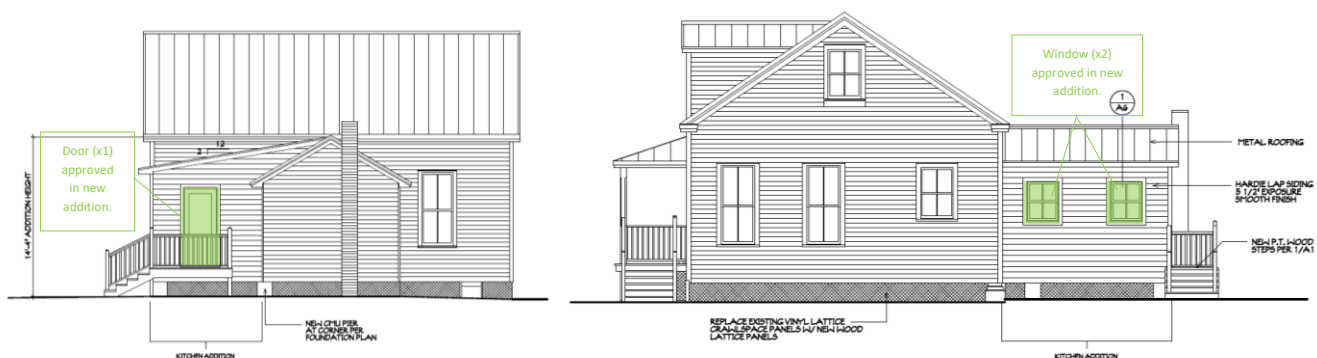
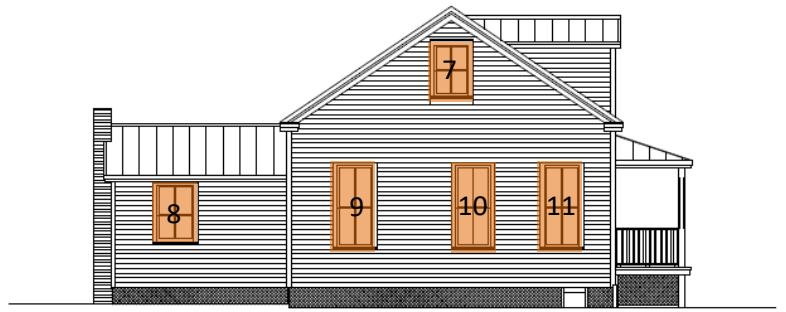


Figure 2 – Proposed Changes to South and East Elevations Approved by HDC July 16, 2020



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



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



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



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

Figure 3 – 16 Additional windows replaced beyond the scope of COA or Building Permit

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.03.03 Application Process for Certificate of Approval

- I. All work performed pursuant to the issuance of a Certificate of Approval shall conform to the requirements of the certificate.
 1. It shall be the duty of the City to inspect any work performed pursuant to the certificate, in order to ensure its compliance.
 2. If work is not performed in accordance with the Certificate of Approval, the City may issue a stop work order so that all work shall cease, or may take such other action as it deems appropriate. No person shall undertake any work on such project as long as such stop work order shall continue in effect.
 3. All work not in compliance may be required to be removed, regardless of hardship to the owner.
- J. Any change in the scope of work subsequent to the issuance of a Certificate of Approval shall require a new Certificate of Approval for the changes. Applications for approval of such changes shall be in compliance with all procedures as outlined in this section.

8.03.10 Enforcement; Penalties; Injunctive Relief

- A. Enforcement
 1. The City shall promptly stop any work attempted to be done without or contrary to a Certificate of Approval issued under this chapter.
 2. Any sign or exterior illumination of walls, exterior roofs, or appurtenances of buildings displayed contrary to the provisions of this LDC shall be removed.
 3. If the owner of the structure or building fails to correct the defects as outlined in this section, after knowledge of the existence of such defects has been brought to his attention, the owner shall be found in violation of this LDC, and shall be subject to a fine.
- B. Penalty; restoration of building to former appearance
 1. A violation of this LDC shall be a separate offense for each day or portion thereof during which any such violation continues to occur and each offense shall be punishable by a fine.
 2. Any person who demolishes, alters, or constructs a building or structure in violation of this chapter shall be required to restore the building or structure and its site to its appearance prior to the violation. This civil remedy shall be in addition to and not in lieu of any civil or criminal prosecution and penalty.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Windows (page 92)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation.

There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

1. Preserve historic windows

2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.

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:

All applicants are made aware 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"* and acknowledge that they understand such as part of the Certification they sign on the Certificate of Approval Application (see EXHIBIT 5).

When evaluating the removal of windows on a historic structure, the two main issues that are considered are:

1. Are the windows being replaced original to the structure;
2. If the windows are original, can they be repaired.

As outlined in the Downtown Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation, original wood windows contribute greatly to the integrity of historic structures. Removal should only be considered on a window-by-window basis after a thorough conditions survey has been done by a window restoration specialist. The applicant has provided a narrative that there was termite damage and that some of the windows were replacements, but the window survey provided indicates that all the windows were replacements. As we know this is not accurate, we will need to see an updated window survey in order to be able to evaluate their pre-removal condition. As the windows have already been removed, there is no way to evaluate if they could be repaired.

Ideally, the original windows would be able to be restored and returned to the building. In this case, the windows have been removed and trashed. Since the home cannot be returned to its original condition, Staff is recommending that the 16 windows removed without a COA be replaced with wood double-hung true divided light windows in a 2/2 configuration with salvaged historic glass. Wood window trim should also be installed to replicate the trim that was removed.

STAFF RECOMMENDATION:

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

Staff recommends:

DENIAL of this AMENDMENT to HDC 2020-0013

Or

APPROVAL of this AMENDMENT to HDC 2020-0013 with conditions:

1. The 16 windows removed without a COA be replaced with wood double-hung true divided light windows in a 2/2 configuration with salvaged historic glass; and
2. Wood window trim should also be installed to replicate the trim that was removed.

MOTION TO CONSIDER:

I move to approve or deny this after-the-fact amendment to HDC case number 2020-0013 with or without conditions;

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

This amendment to HDC case 2020-0013, 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 Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDCA 2020-0013 Application and Backup Materials
- EXHIBIT 2 Plans & Elevations as Approved July 16, 2020
- EXHIBIT 3 FL Master Site File 8NA00640
- EXHIBIT 4 SWO-2023-007 Stop Work Order
- EXHIBIT 5 Original Application & Backup Materials
- EXHIBIT 6 Technical Preservation Brief 9: The Repair of Historic Wood Windows

Respectfully Submitted,



Salvatore J. Cumella
Senior Planner | Historic Preservation

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11718

Date Submitted: 6/7/2023

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	☐ 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*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Board Approval: Final ▼

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

Previously Approved Case

HDC2020-0013

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

606 Cedar St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0127-0011

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Susan

Last Name*

Dorner

Mailing Address*

606 Cedar St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

909-908-3330

E-mail Address*

dornersf@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*

Chris

Last Name*

Ferguson

Company (if applicable)

Coast Homes LLC

Street Address

75219 Fern Creek Dr

City

Yulee

State

FL

Zip

32097

Telephone Number

9047590536

E-mail Address

Info@coasthomesllc.com

Project Description*

Residential building renovation with a new addition. While building and having ordered and replaced all windows in the building. The same windows approved and ordered for the addition were ordered and installed in the rest of the building. The few original windows you will see in the photos were covered in mildew with lots of termite damage that were unstable. There were a few previously replaced windows in vinyl from previous homeowners that we have replaced with historic district board approved windows. Photos & documents attached in separate email.

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	ELEVATE DBL HUNG / FL6525 Include FL Product Approval # for Windows and Doors	Stone White Ext/ (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
Authorization - Jun 6 2023 - 3-27 PM.pdf	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

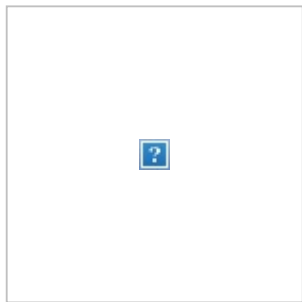
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE SUSAN DORNER
(print name of property owner(s))

hereby authorize: COAST HOMES LLC
(print name of agent)

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

Susan Dorner
(Signature of owner)

(Signature of owner)

Susan Dorner
(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 1st day
of June, 20 23, by _____.

Rachel Dumas
Notary Public

Rachel Dumas
Printed Name

Aug. 30th 2025
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



Prepared by: Georgette Gercken
Hillcrest Title and Trust, LLC
10245 Centurion Parkway N.
Suite 310
Jacksonville, FL 32256

File Number: JAX-19-110

General Warranty Deed

Made this 4.18.19 of April, 2019, A.D. by, **Brian T. Mee, a single man** whose post office address is
299 North Highland Avenue Northeast, 3018, Atlanta, GA 30307, hereinafter called the grantor, to **Susan K. Dorner, a single woman** whose post office address is: 606 Cedar Street, Fernandina Beach, FL 32034, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the CITY OF FERNANDINA BEACH (formerly named Fernandina), County of Nassau and State of Florida, and further known and described on the Official Plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

The Northerly Sixty (60) feet of Lot One (1), Block One Hundred Twenty-Seven (127) of the CITY OF FERNANDINA BEACH, Florida.

Parcel ID Number: **00-00-31-1800-0127-0011**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

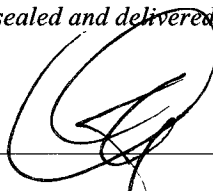
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

Prepared by: Georgette Gercken
Hillcrest Title and Trust, LLC
10245 Centurion Parkway N.
Suite 310
Jacksonville, FL 32256

File Number: JAX-19-110

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Georgette Gercken
Witness Printed Name



Brian T. Mee

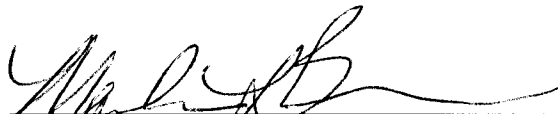


Marla Buchanan
Witness Printed Name

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 18 day of April, 2019, by **Brian T. Mee, a single man** who is/are personally known to me or who has produced FL DL as identification.





Notary Public

Print Name: _____

My Commission expires: _____

Historic District Council Windows List

As amended from time to time – Approved 12/17/2021



*New products not on the list will be reviewed on a case-by-case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrex:	Composite:
Hurd Jeld-Wen (Siteline) Marvin Pella (Reserve)	Hurd Jeld-Wen (Siteline) Marvin Pella (Architect, Designer, Reserve) Weather Shield	Anderson (400 Series, Architectural, 200 Series)	Marvin Elevate (Previously known as Integrity Wood-Ultrex) Windsor	Renewal by Andersen

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood:	All Vinyl/Plastic/Fiberglass:
Pella (ProLine)	Pella (Impervia, 350 Series, Encompass)

Window Survey Submission Requirements

Purpose

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation.... Evaluating the significance of these windows and planning for their repair or replacement can be a complete process involving both objective and subjective considerations. The Secretary of the Interior's Standards for Rehabilitation and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind.

Overview

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs.

Clear, colored, detailed photographs, including at least one of each:

- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

Survey

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would be a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four-level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows."

Class One (I), "Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, re-glazing, weather-stripping, caulking, and repainting.

Class Two (II), "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and re-gluing the existing material.

Class Three (III), "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

In **Class Four (IV)**, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

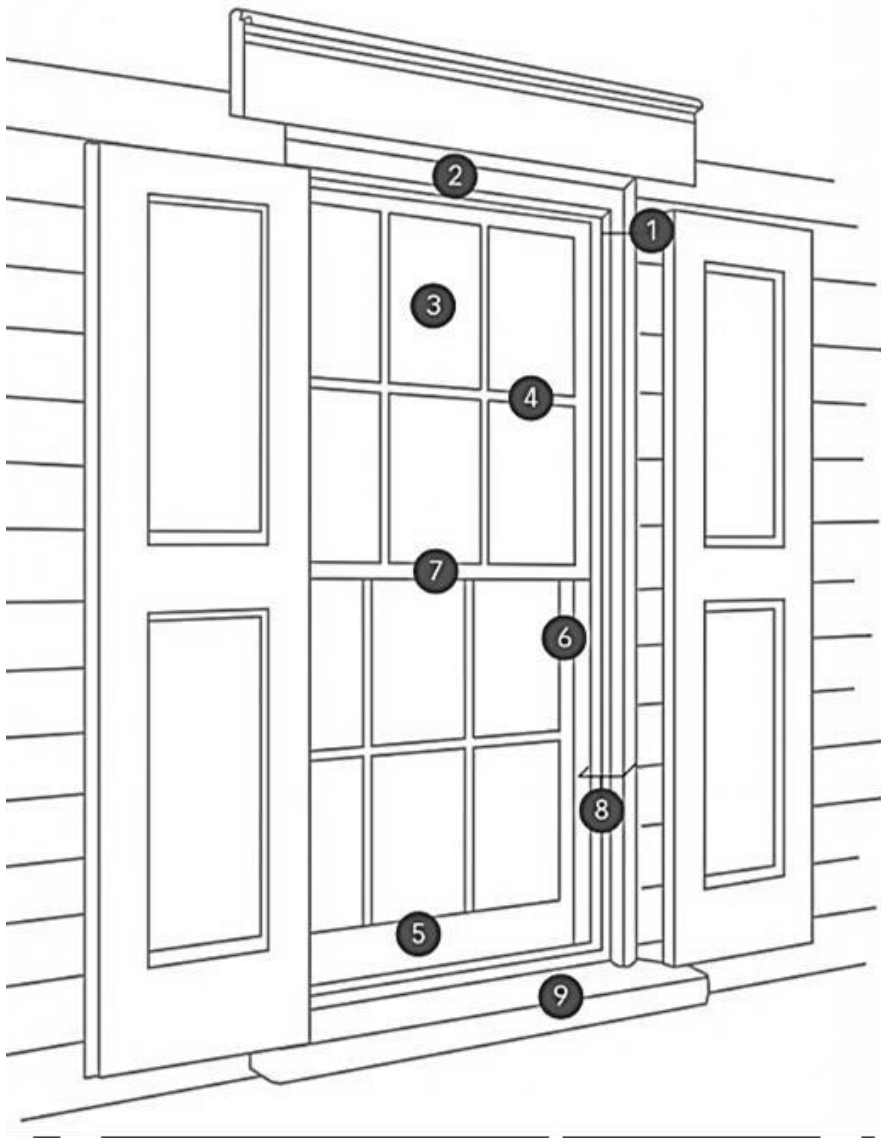
On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is **Class I, II, III, or IV**.

After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building. Therefore, window sections will be required for all projects involving total window replacement. This can be done either by submitting section drawings of both the existing and proposed window(s) or by submitting by a list of measurements comparing the individual elements of the existing window(s) to the proposed one(s) (A/K/A a window schedule).

ANATOMY OF A WOOD WINDOW



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Additional Window Resources

- [NPS Technical Preservation Brief 9: The Repair of Historic Wooden Windows](#)
- [Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement – National Trust for Historic Preservation](#)
- [Window Preservation Alliance](#)
- [5 Worst Mistakes of Historic Homeowners \(Part 1 Windows\) – The Craftsman Blog](#)

[illegible]

Dorner Residence Coast Homes

Quote #: NSTBJQQ

A Proposal for Window and Door Products prepared for:

Job Site:

32034

Shipping Address:

COASTAL SASH & DOOR INC-JACKSONVILLE

345 STATE ROAD 207

SAINT AUGUSTINE, FL 32084-0369

SAM FREDERICK
COASTAL SASH & DOOR INC-
JACKSONVILLE
345 STATE ROAD 207
SAINT AUGUSTINE, FL 32084-0369
Phone: (912) 352-3930

Email:
samfrederick@coastalsashanddoor.com

This report was generated on 2/9/2023 2:21:12 PM
using the Marvin Order Management System,
version 0004.00.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:

MARVIN 

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

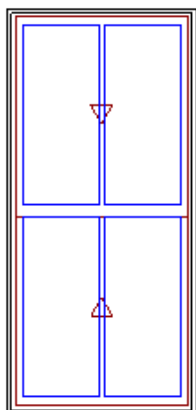
NUMBER OF LINES: 7	TOTAL UNIT QTY: 18	EXT NET PRICE: USD 17,628.50
--------------------	--------------------	------------------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	35.5x76	Elevate	Double Hung CN 3676 RO 36 1/2" X 76 1/4" Entered as CN 3676	1,089.75	9	9,807.75
2	Old Kitchen	Elevate	Double Hung RO 34" X 48 3/4" Entered as FS 33" X 48 1/4"	951.00	1	951.00
3	New Kitchen	Elevate	Double Hung RO 32 3/4" X 40 1/2" Entered as FS 31 3/4" X 40"	907.50	2	1,815.00
4	East Wall	Elevate	Double Hung RO 36 1/2" X 56 1/2" Entered as CN 36 X FS 56"	1,031.25	1	1,031.25
5	US Bath	Elevate	Double Hung RO 33 1/2" X 49 1/2" Entered as FS 32 1/2" X 49"	1,120.50	1	1,120.50
6	US	Elevate	Double Hung RO 33 1/2" X 49 1/2" Entered as FS 32 1/2" X 49"	951.00	3	2,853.00
7	Tax Adjustment	Non-Marvin	Other 7% on first \$5k	50.00	1	50.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 35.5x76	Net Price:		1,089.75
Qty: 9		Ext. Net Price:	USD	9,807.75



As Viewed From The Exterior

Entered As: CN

CN 3676

FS 35 1/2" X 75 3/4"

RO 36 1/2" X 76 1/4"

Egress Information

Width: 32 3/8" Height: 32 31/32"

Net Clear Opening: 7.41 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.19

Visible Light Transmittance: 0.43

Condensation Resistance: 56

CPD Number: MAR-N-272-01208-00001

ENERGY STAR: NC, SC, S

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

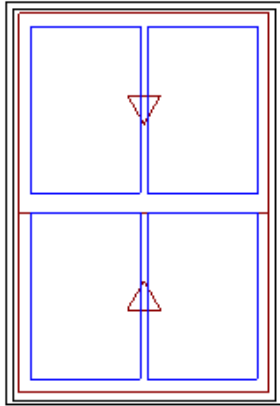
FL6525

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3676
 Rough Opening 36 1/2" X 76 1/4"
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jambs
 Thru Jamb Installation
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Old Kitchen	Net Price:		951.00
Qty: 1		Ext. Net Price:	USD	951.00



Stone White Exterior
 White Interior
 Elevate Double Hung
 Frame Size 33" X 48 1/4"
 Rough Opening 34" X 48 3/4"
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon



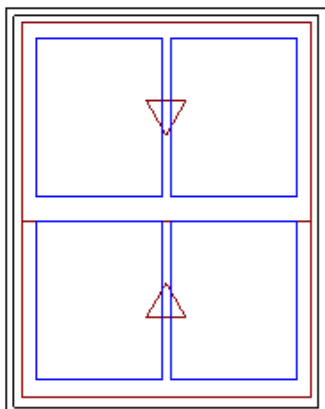
As Viewed From The Exterior

Entered As: FS
FS 33" X 48 1/4"
RO 34" X 48 3/4"
Egress Information
 Width: 29 7/8" Height: 19 7/32"
 Net Clear Opening: 3.99 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.43
 Condensation Resistance: 56
 CPD Number: MAR-N-272-01208-00001
 ENERGY STAR: NC, SC, S
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1924 mm (42X76.8 in)
 LC-PG40 DP +40/-40
 FL6525

Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Thru Jamb Installation
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: New Kitchen	Net Price:		907.50
Qty: 2		Ext. Net Price:	USD	1,815.00

MARVIN 



As Viewed From The Exterior

Entered As: FS
FS 31 3/4" X 40"
RO 32 3/4" X 40 1/2"
Egress Information
 Width: 28 5/8" Height: 15 3/32"
 Net Clear Opening: 3.00 SqFt
Performance Information

Stone White Exterior
 White Interior
 Elevate Double Hung
 Frame Size 31 3/4" X 40"
 Rough Opening 32 3/4" X 40 1/2"
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock

U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.43
 Condensation Resistance: 56
 CPD Number: MAR-N-272-01208-00001
 ENERGY STAR: NC, SC, S

Performance Grade

Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1924 mm (42X76.8 in)
 LC-PG40 DP +40/-40
 FL6525

Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

4 9/16" Jambs

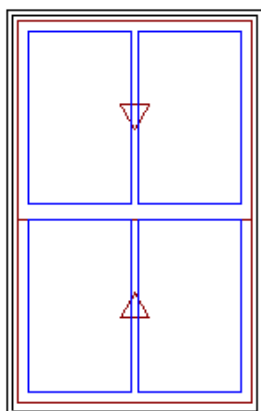
Thru Jamb Installation

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: East Wall	Net Price:		1,031.25
Qty: 1		Ext. Net Price:	USD	1,031.25

MARVIN 



As Viewed From The Exterior

Entered As: CN x FS

FS 35 1/2" X 56"

RO 36 1/2" X 56 1/2"

Egress Information

Width: 32 3/8" Height: 23 3/32"

Net Clear Opening: 5.19 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.19

Visible Light Transmittance: 0.43

Condensation Resistance: 56

CPD Number: MAR-N-272-01208-00001

ENERGY STAR: NC, SC, S

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

LC-PG40 DP +40/-40

FL6525

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 36 X Frame Size 56"
 Rough Opening 36 1/2" X 56 1/2"
 Glass Add For All Sash

Top Sash

Stone White Exterior

White Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Stone White Ext - White Int

White Weather Strip Package

White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

4 9/16" Jambs

Thru Jamb Installation

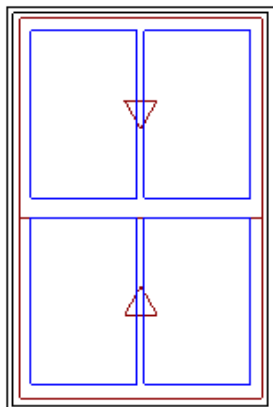
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: US Bath	Net Price:		1,120.50
Qty: 1		Ext. Net Price:	USD	1,120.50

MARVIN 

Stone White Exterior
 White Interior
 Elevate Double Hung
 Frame Size 32 1/2" X 49"
 Rough Opening 33 1/2" X 49 1/2"

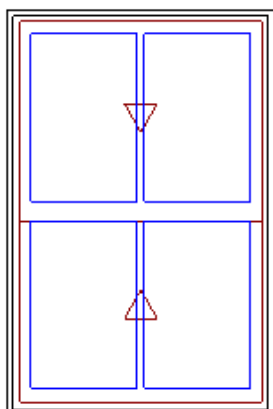


As Viewed From The Exterior

Entered As: FS
FS 32 1/2" X 49"
RO 33 1/2" X 49 1/2"
Egress Information
 Width: 29 3/8" Height: 19 19/32"
 Net Clear Opening: 4.00 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.43
 Condensation Resistance: 56
 CPD Number: MAR-N-272-01208-00001
 ENERGY STAR: NC, SC, S
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1924 mm (42X76.8 in)
 LC-PG40 DP +40/-40
 FL6525

Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Thru Jamb Installation
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: US	Net Price:		951.00
Qty: 3		Ext. Net Price:	USD	2,853.00



As Viewed From The Exterior

Entered As: FS
FS 32 1/2" X 49"
RO 33 1/2" X 49 1/2"
Egress Information
 Width: 29 3/8" Height: 19 19/32"
 Net Clear Opening: 4.00 SqFt
Performance Information

Stone White Exterior
 White Interior
 Elevate Double Hung
 Frame Size 32 1/2" X 49"
 Rough Opening 33 1/2" X 49 1/2"
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock

U-Factor: 0.28
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 56
CPD Number: MAR-N-272-01208-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525

Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Thru Jamb Installation
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Tax Adjustment	Net Price:		50.00
Qty: 1		Ext. Net Price:	USD	50.00

Other 7% on first \$5k

Project Subtotal Net Price: USD	17,578.50
Non-Taxable Other: USD	50.00
6.000% Sales Tax: USD	1,054.71
Project Total Net Price: USD	18,683.21

TERMS AND CONDITIONS

Please carefully review this proposal. Selections including, but not limited to product type, size, amount, configuration, individual unit and mullion design pressure rating, egress compliance, tempering, hardware, materials and handing have been made based on information provided by customer. Customer assumes responsibility to ensure all selections are appropriate for project. Changes made to this proposal may result in additional pricing.

Proposal pricing is valid for 30 days from date of quote. After this period, prices may vary.

To place this order, please sign, date and return proposal with a check for Project Total Price made payable to Coastal Sash & Door.

Once order is placed, it cannot be cancelled or changed.

If you have any questions, please feel free to contact your Coastal Sash & Door Sales Representative.

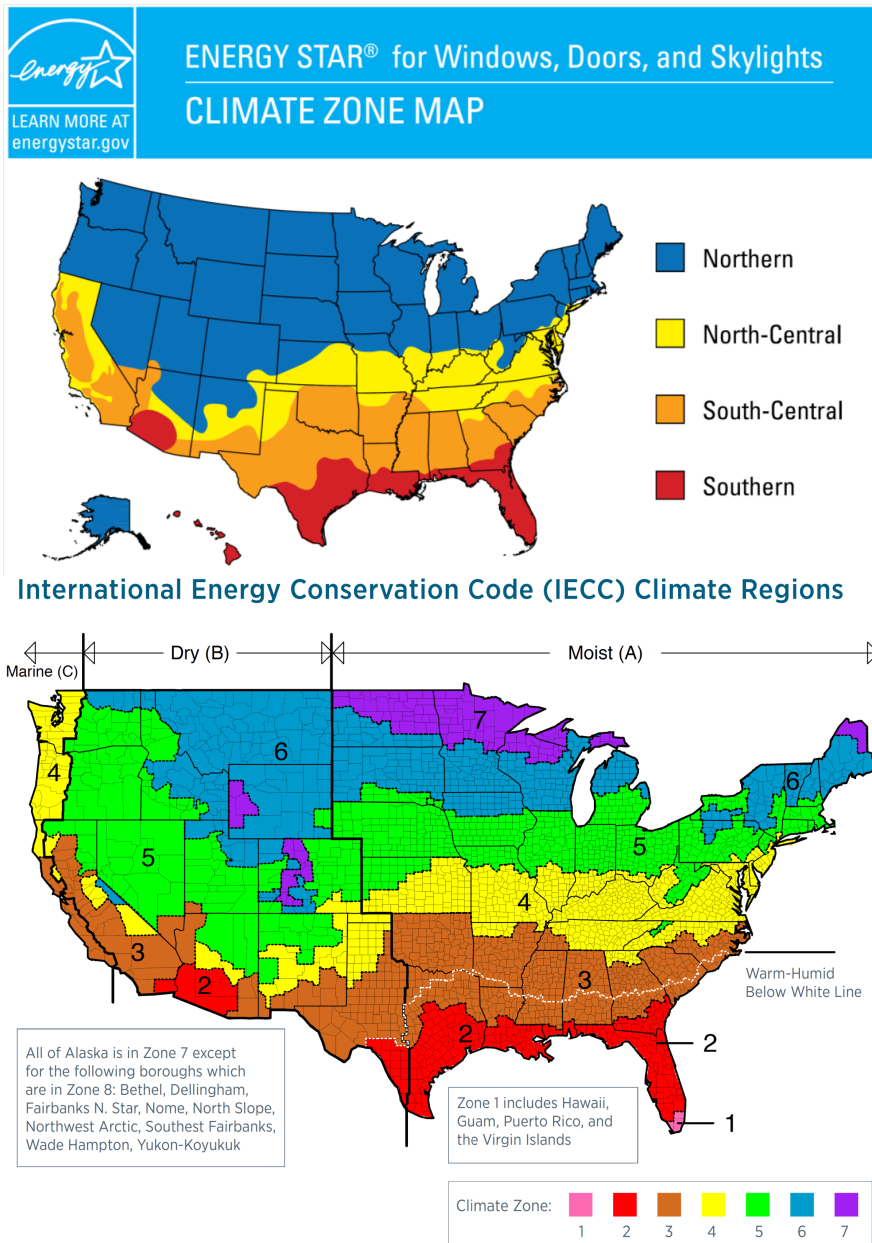
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	17,578.50
Non-Taxable Other: USD	50.00
6.000% Sales Tax: USD	1,054.71
Project Total Net Price: USD	18,683.21

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: _____

Title: _____

Date: _____

Seller: _____

Buyer: _____



CERTIFICATE OF APPROVAL (COA) HDC2020-0013 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 06/08/2020
Work Class: Residential	District: Default	Exp Date: 07/08/2020
Status: Approved w/ Conditions	Square Feet: 0.00	Completed: 07/16/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 07/16/2021

Description: COA to construct addition to kitchen in rear and new covered breezeway connecting house and new accessory dwelling unit

** With the condition that the breezeway be eliminated from the project **

Parcel: 00-00-31-1800-0127-0011 Main	Address: 606 Cedar St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Owner Susan Dorner 606 Cedar Fernandina Beach, FL 32034 Mobile: 9099083330	Applicant Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042613472
---	---

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000793-2020		Sylvie McCann	07/23/2020
HDC Decision	DEC-000794-2020		Sylvie McCann	07/23/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007949	COA - Residential	\$200.00	\$200.00
Total for Invoice INV-00007949		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

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A1 DORNER RENOVATION SITE PLAN	PROJECT # D190603	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 02-08-21
--------------------------------	-------------------	-----------------	----------------	------------------

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.281.4588 TEL.
FL. REG. NO. 00000007

MIRANDA
ARCHITECTS

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROJECT DATA, SITE PLAN	REVISIONS	DATE

A1

PROJECT INFORMATION

SQUARE FOOTAGE CALCULATION:

	EXISTING	CHANGE	TOTAL
HOUSE -- 1ST FLR	1,020 S.F.	+ 139 S.F.	1,159 S.F.
HOUSE -- 2ND FLR	845 S.F.	N/A	845 S.F.
TOTAL CONDITIONED	1,865 S.F.	+ 139 S.F.	2004 S.F.

CLASSIFICATION OF WORK:

ADDITION + LEVEL 2 ALTERATION AS DEFINED BY THE
FBC -- EXISTING BUILDING (7TH EDITION) 2020

EXISTING HOUSE WORK AREA = 380 SF.
PERCENTAGE WORK AREA = 380 SF / 1,865 SF = 20.4 %

TYPE OF CONSTRUCTION:

V-B, UNSPRINKLERED

NO. OF STORIES:

TWO STORIES

OCCUPANCY CLASSIFICATION:

R3, RESIDENTIAL

FLOOD ZONE:

X, NO MINIMUM

ZONING:

RS-2, SINGLE FAMILY RESIDENTIAL

ZONING SETBACKS:

FRONT = 25-FEET

CORNER = 15-FEET

REAR = 20-FEET

REAR SETBACK 7'-10' PER HDC APPROVAL CASE #2019-33

BUILDING HEIGHT:

35'-0"

ADDITION BUILDING HEIGHT:

14'-4"

WIND ZONE INFORMATION

THIS PROJECT HAVE BEEN DESIGNED TO COMPLY WITH THE
FLORIDA BUILDING CODE -- RESIDENTIAL, 2020 EDITION.

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION.

-- ADDITION IS FULLY ENCLOSED.

-- BASIC WIND SPEED (3 SECOND GUST) 128 MPH (V_{ult}) / 98 MPH (V_{asd})

-- BUILDING CATEGORY II

-- WIND EXPOSURE CATEGORY 'B'

-- INTERNAL PRESSURE COEFFICIENT +0.18/-0.18

AREA	ZONE				
	1	2	3	4	5
105 F.	+11.2 / -27.6	+11.2 / -40.3	+11.2 / -47.9	+14.9 / -16.2	+14.9 / -20.0
205 F.	+9.6 / -27.6	+9.6 / -34.8	+9.6 / -41.1	+14.3 / -15.6	+14.3 / -18.7
505 F.	+8.2 / -16.9	+8.2 / -27.5	+8.2 / -32.0	+13.4 / -14.7	+13.4 / -16.9
1005 F.	+8.2 / -8.6	+8.2 / -21.9	+8.2 / -25.1	+12.7 / -14.0	+12.7 / -15.6
5005 F.				+11.2 / -12.4	+11.2 / -12.4

CODE REFERENCES

FLORIDA BUILDING CODE -- RESIDENTIAL (7TH ED., 2020)

FLORIDA BUILDING CODE -- MECHANICAL (7TH ED., 2020)

FLORIDA BUILDING CODE -- PLUMBING (7TH ED., 2020)

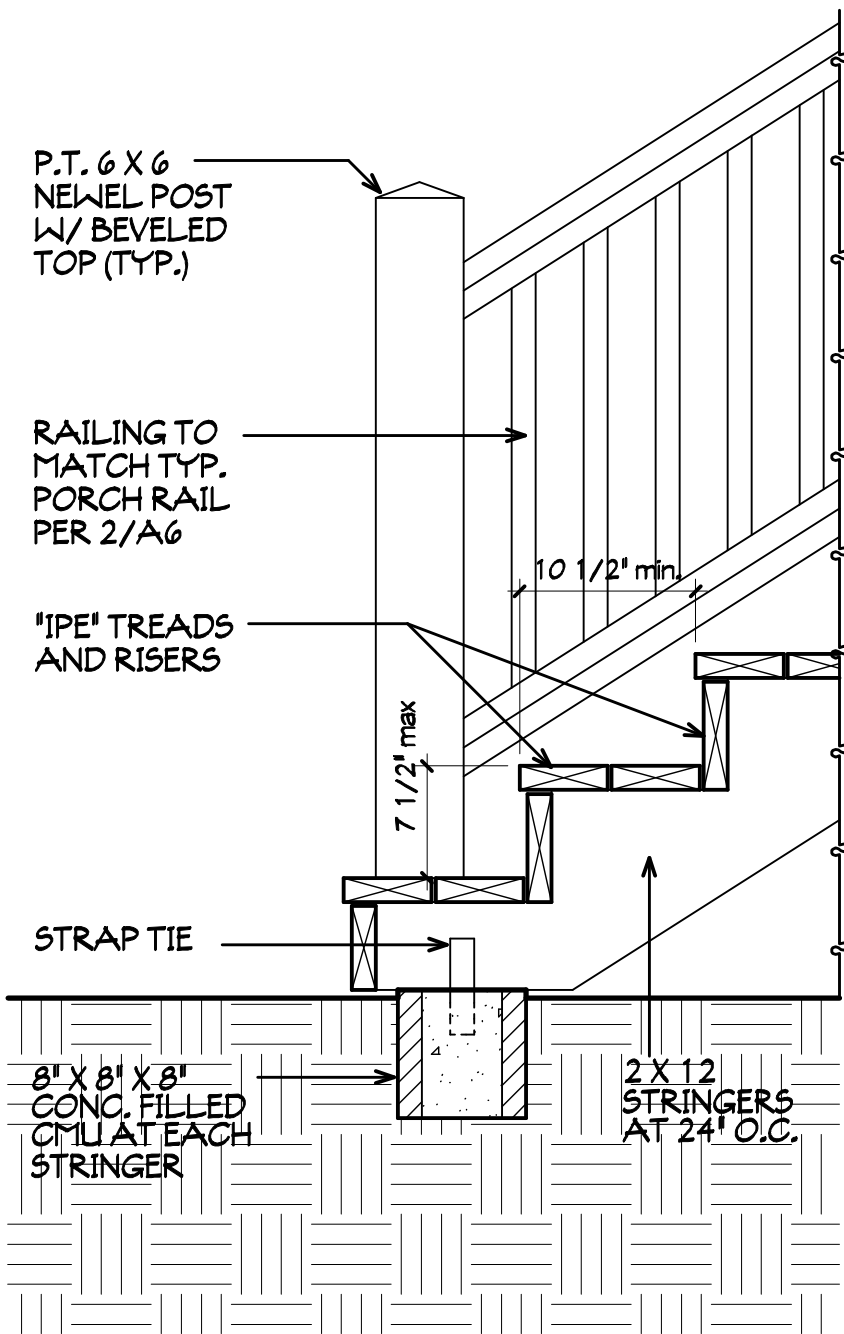
FLORIDA BUILDING CODE -- ENERGY CONSERVATION (7TH ED., 2020)

NATIONAL ELECTRICAL CODE -- 2014 EDITION

INDEX OF DRAWINGS

A1	PROJECT DATA AND SITE PLAN
A2	PROJECT SPECS AND DEMO PLAN
A3	FND. PLAN AND FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	FRAMING PLAN
A6	SECTIONS AND DETAILS
E1	ELECTRICAL PLAN

HISTORIC DISTRICT COUNCIL APPROVAL
CASE # HDC 2019-33
APPROVAL DATE: 09/19/19



CEDAR STREET
(60 FOOT RIGHT-OF-WAY)

SITE PLAN NOTES

- 1 REMOVE EXISTING CONCRETE PATIO.
- 2 NEW WOOD STEPS PER DETAIL 1/A1.
- 3 EXISTING WOOD FENCE TO REMAIN.
- 4 NEW WOOD FENCE TO MATCH EXISTING FENCE BUT AT 48" HEIGHT. PROVIDE WITH GATES IN LOCATIONS NOTED.

SOUTH SIXTH STREET
(60 FOOT RIGHT-OF-WAY)

PROPERTY LINE 60.00'

PROPERTY LINE 100.00'

PROPERTY LINE 60.00'

PROPERTY LINE 100.00'

SOUTH 40'
LOT 1

NORTH 1/2
LOT 8

SOUTH 1/2
LOT 8

SITE PLAN

1/8"=1'-0"

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PROJECT MATERIAL SPECIFICATIONS

DIVISION 3 --- CONCRETE

SECTION 3A: CONCRETE WORK

1.01 Concrete: Redi-Mix 3,000 PSI concrete per ASTM c-94.

DIVISION 4 --- MASONRY

SECTION 4A: UNIT MASONRY

1.01 Concrete Masonry Units (CMU): All masonry bearing walls shown on drawings shall be light-weight units in lieu of normal weight units; conforming to ASTM C90, Grade B1. Use with aggregate conforming to ASTM C331.

1.02 Masonry mortar for CMU: Type S; approximately 3:1:1 Portland cement: ASTM C 150, lime: ASTM C 270, sand; ASTM C 144. Grout per ASTM C-476.

1.03 Reinforcement bars: Deformed bars of following grades complying with ASTM A-615, unless otherwise noted (UON). Grade 60 bars, UON. Where #2 bars shown use plain, round.

DIVISION 5 --- METALS

SECTION 5A: FASTENERS, NAILS AND BOLTS

1.01 Connectors and anchors: All joist hangers, hurricane ties, plywood clips, framing anchors, holdowns, straps, ties, column caps/bases, etc., in configuration to meet specific purposes as indicated on drawings, to be by Simpson Strong Tie Co. NOTE --- ALL CONNECTORS IN CONTACT WITH ACQ LUMBER TO BE STAINLESS STEEL.

1.02 Nails and fasteners: Hot-dipped galvanized fasteners.

DIVISION 6 --- WOODS AND PLASTICS

SECTION 6A: ROUGH CARPENTRY

1.01 Studs: SPF Fb 1100 rating (for single member use), 2 X 4 at exterior walls, 2 X 4 at interior walls, spaced at 16" o.c. UON.

1.02 Joists and Rafters: #2KD SYP Fb 1000 UON.

1.03 Plywood sub-floor: 23/32" T and G, AdvanTech flooring panels by JM. Huber Corp.

1.04 Plywood roof sheathing: 4-ply, 5/8" thick APA group 3 24/O with exterior glue with clips at unsupported edges.

1.05 Exterior wall and interior shear wall sheathing: 4-ply, 1/2" thick APA group 3 24/O with exterior glue plywood.

1.06 Preservative pressure treated wood: All wood in direct contact with concrete, masonry or ground shall be presure treated (PT). Treat cants, nailers, blocking, and similar items in conjunction with roofing, flashing, vapor barriers and waterproofing. Treat sills, sleepers, furring, blocking and similar items in direct contact with masonry or concrete. Brush treat end cuts of all PT lumber.
A. Above Ground: ACQ (Alkaline Copper Quaternary) lumber w/ .25 PCF treatment formula.
B. Ground Contact: ACQ lumber w/ .40 PCF treatment formula.

1.07 Fasteners and anchorages: All metal fasteners exposed to weather and/or in contact with PT lumber shall be hot-dipped galvanized OR stainless steel.

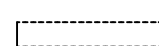
SECTION 6D: PRE-FABRICATED STRUCTURAL WOOD (LVL)

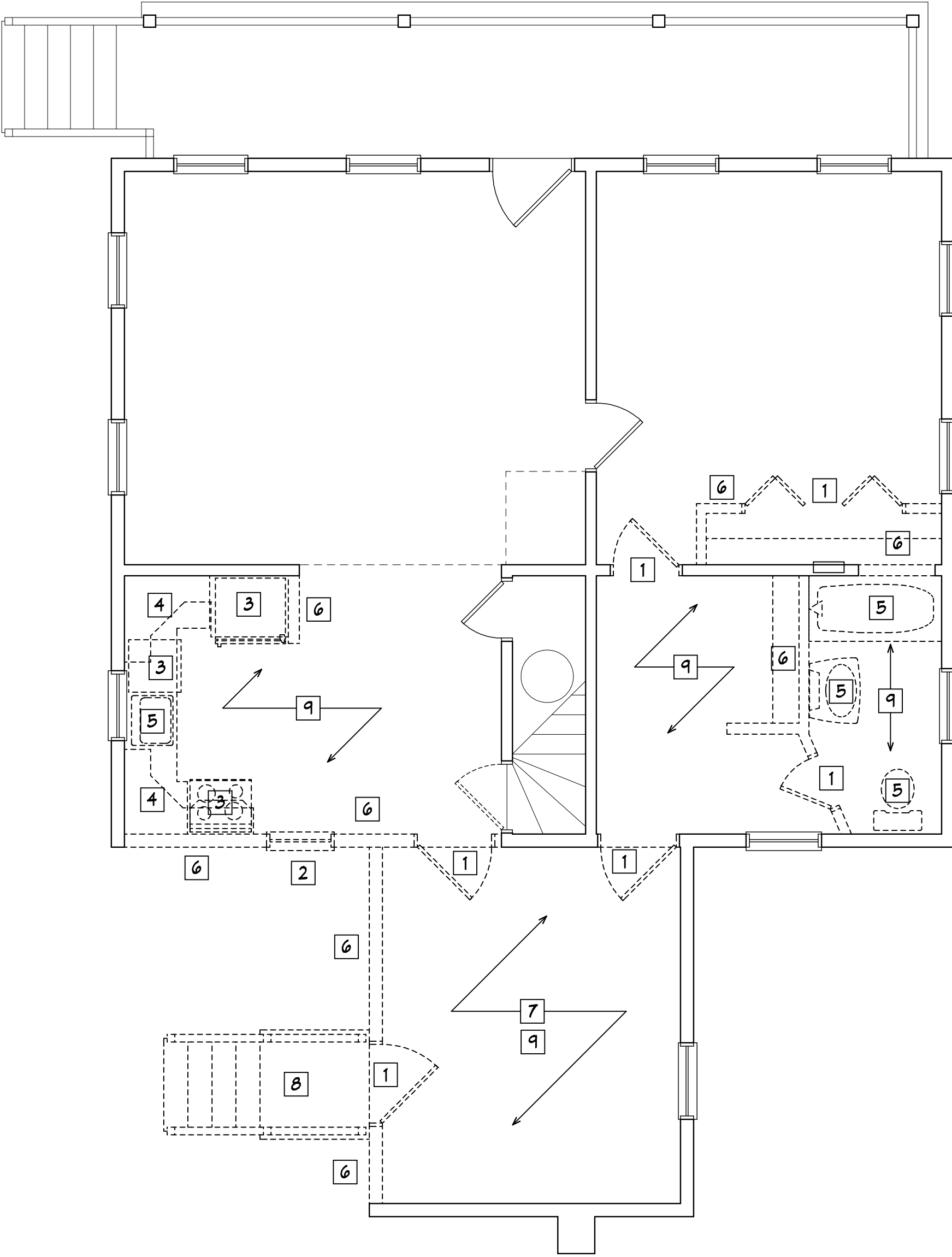
1.01 Laminated Veneer Lumber (LVL)
A. Manufacturer: LP-Engineered Wood Products
B. Gang-Lam LVL 2650 Fb-19E

DEMOLITION NOTES

- 1 REMOVE EXISTING DOOR.
- 2 REMOVE EXISTING WINDOW.
- 3 REMOVE EXISTING APPLIANCE.
- 4 REMOVE EXISTING CABINETRY.
- 5 REMOVE EXISTING PLUMBING FIXTURE.
- 6 REMOVE EXISTING WALL IN CONFLICT WITH PROPOSED NEW CONSTRUCTION.
- 7 REMOVE WALL AND CEILING FINISHES TO GAIN ACCESS TO EXISTING ROOF/CEILING/WALL ASSEMBLY.
- 8 REMOVE EXISTING WOOD STAIRS AND RAILINGS.
- 9 REMOVE EXISTING LIGHT FIXTURES, SWITCHES, WIRING IN AREAS OF HOUSE TO BE RENOVATED.

DEMOLITION PLAN LEGEND

-  EXISTING WALL/FEATURE TO REMAIN
-  EXISTING WALL/FEATURE TO BE REMOVED
-  DEMOLITION NOTE



G.C. TO PROVIDE SHORING OF EXISTING ROOF/CEILING/FLOOR ASSEMBLIES BEFORE REMOVAL OF ANY LOAD BEARING WALLS AND OR FLOOR BEAMS. SEE ALSO DEMOLITION REQUIRED FOR EXISTING PIER PER FOUNDATION PLAN SHEET A3.

DEMOLITION FLOOR PLAN

1/4"=1'-0"

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A2 DORNER RENOVATION FLOOR PLAN	PROJECT # D190603	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 02-08-21
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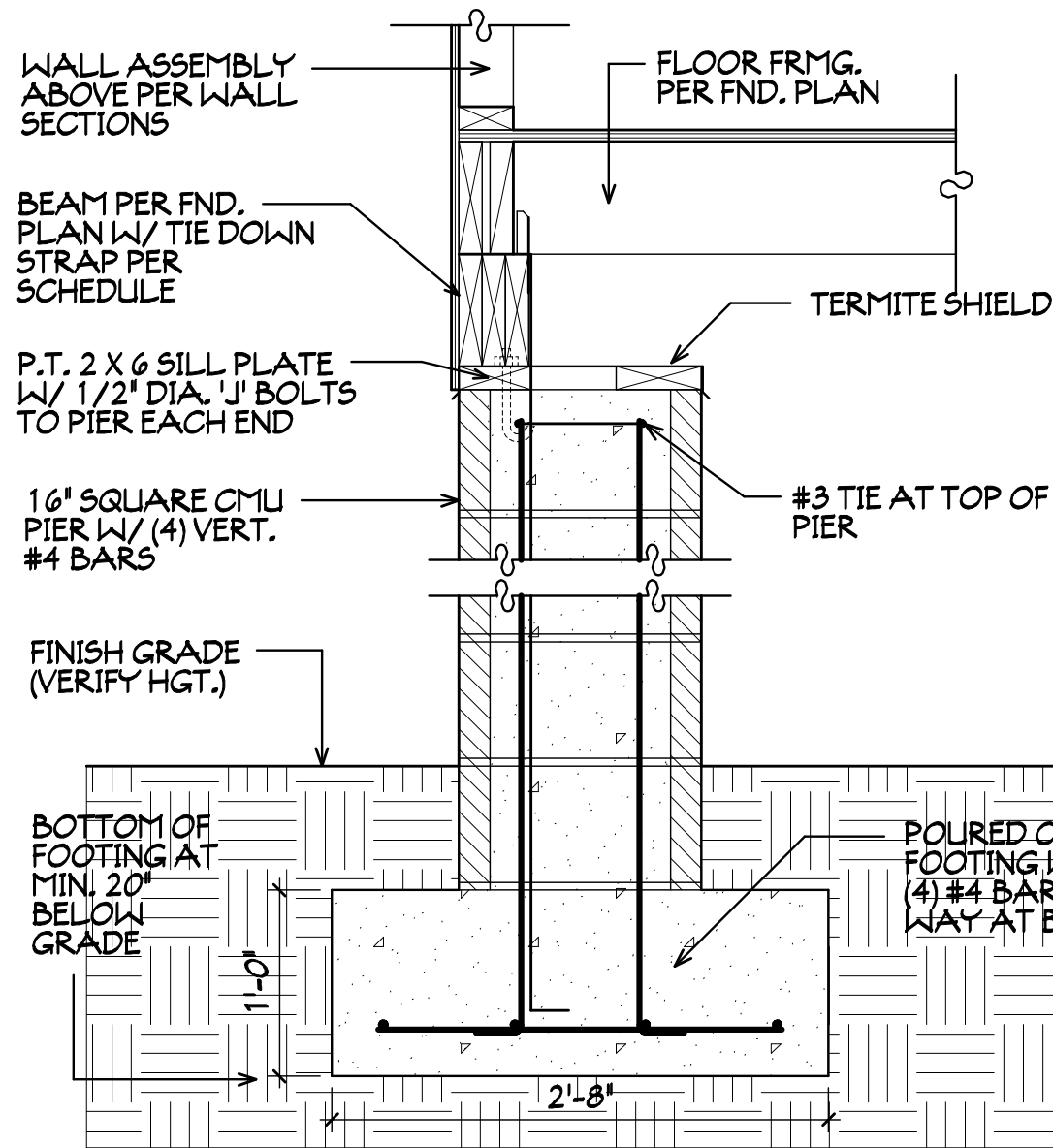
MIRANDA ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4568
www.mirandaarchitects.com



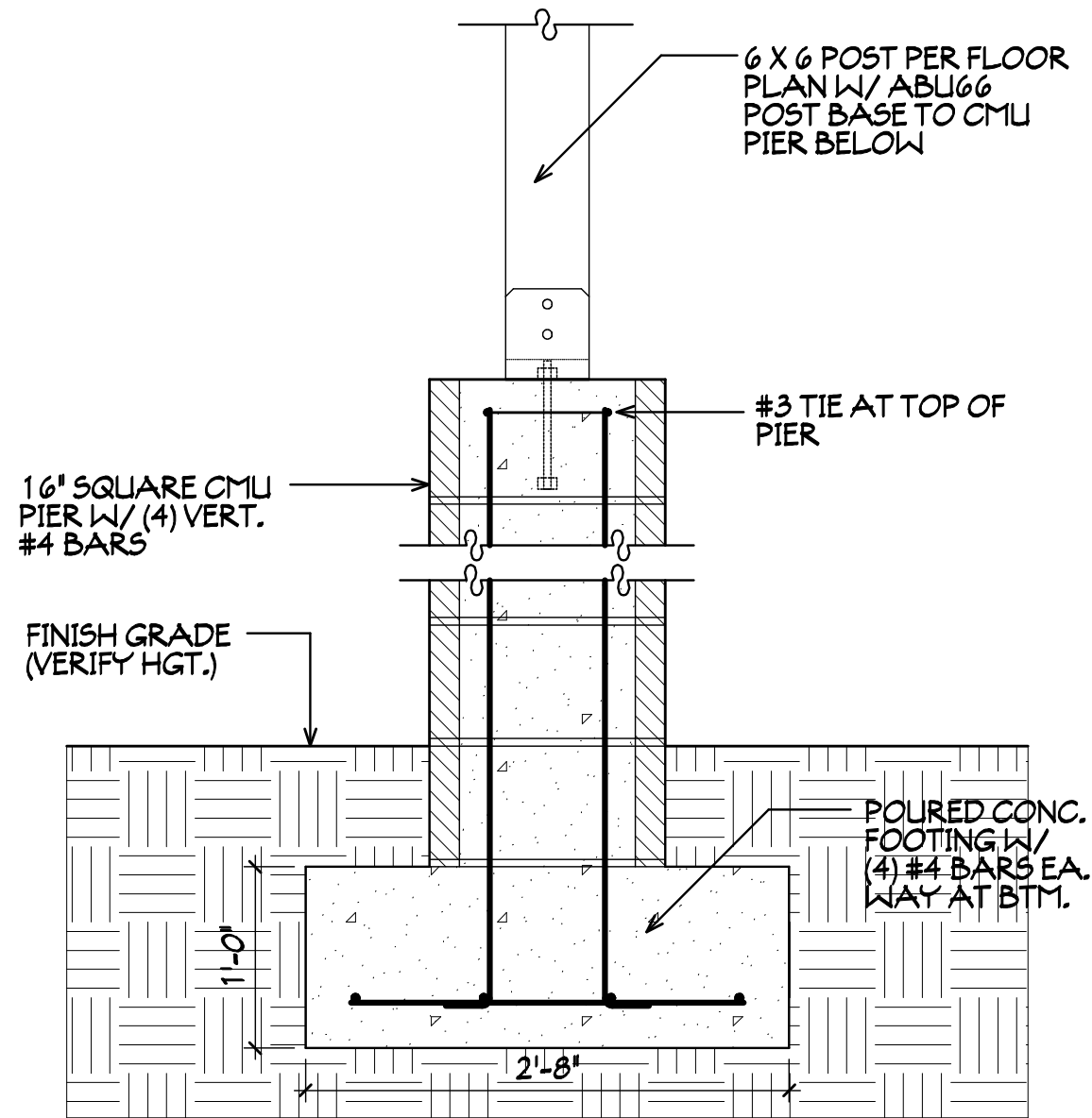
ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROJECT SPECS, DEMO PLAN	REVISIONS		DATE	

A2



1 CMU PIER AT WALL 1"=1'-0"

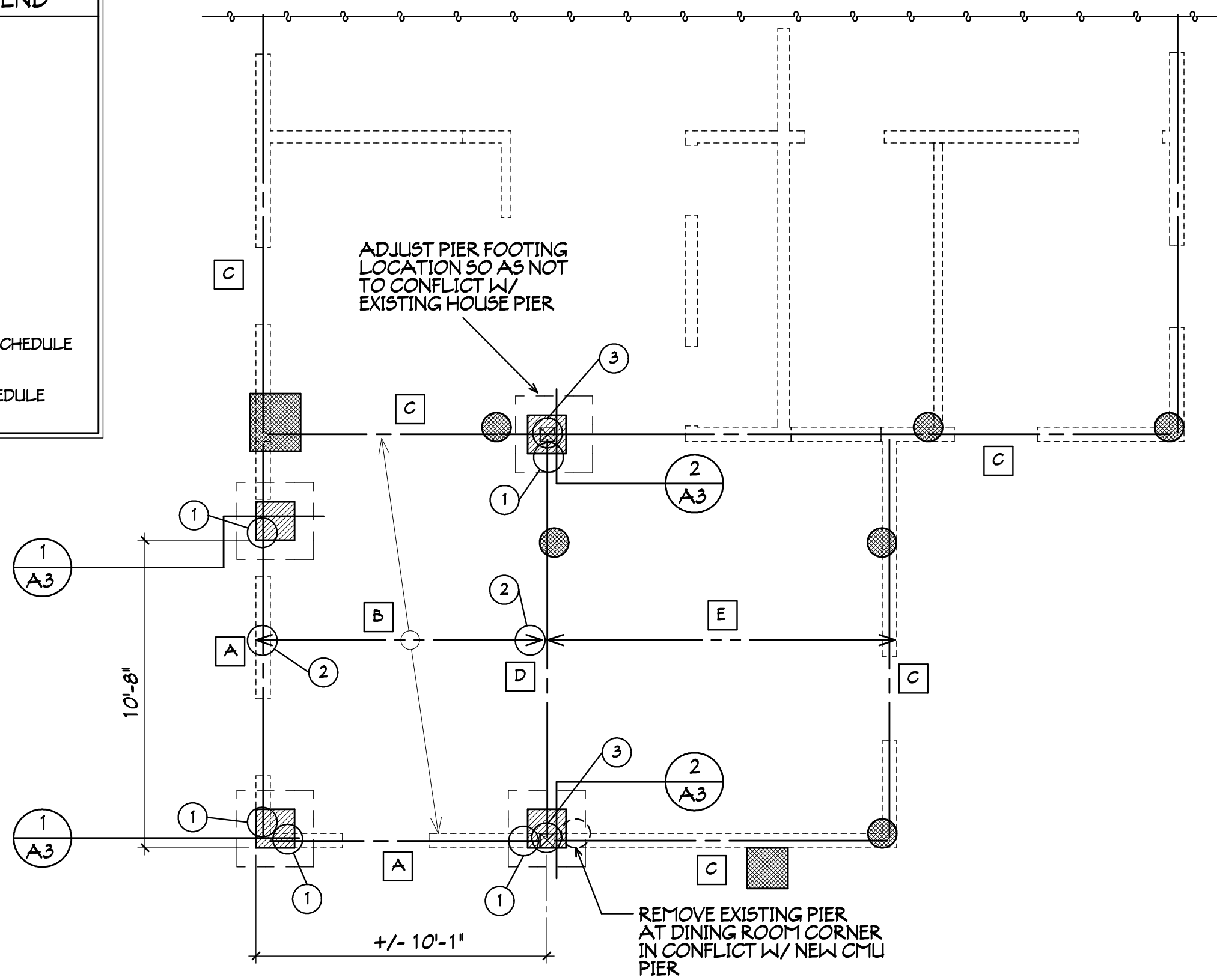


2 CMU PIER AT POST 1"=1'-0"

CONNECTOR SCHEDULE	
CONNECTION TYPE	MODEL/NOTES
1 BEAM TO PIER BELOW	PA51 HOLD DOWN STRAP
2 FLOOR JOIST TO BEAM	H1 HURRICANE ANCHOR
3 POST TO PIER	ABU66 POST BASE

BEAM/FLOOR JOIST SCHEDULE			
A	(3) 2 X 8 BEAM	D	ADD (2) 2 X 8 BEAM TO EXISTING FLOOR BEAM W/ (2) 6" LONG LAG SCREWS AT MAX. 24" O.C. PER 17A6
B	2 X 8 FJ AT 16' O.C.		
C	EXISTING PERIMETER BEAM. GC TO VERIFY SIZE AND CONDITION.	E	EXISTING FLOOR JOISTS TO REMAIN. G.C. TO VERIFY SIZE AND CONDITION.

FOUNDATION LEGEND	
	EXISTING PIER
	NEW CMU PIER
	FOOTINGS BELOW
	P.T. 6 X 6 POST
	FLOOR JOISTS (FJ)
	BEAMS (BM)
	CONNECTOR PER SCHEDULE
	BEAM/FJ PER SCHEDULE



NOTE -- CRAWLSPACE UNDER EXISTING HOUSE WAS INACCESSIBLE PRIOR TO PREPARATION OF CONSTRUCTION DRAWINGS. G.C. TO VERIFY SIZE, LOCATION AND CONDITION OF EXISTING FLOOR JOISTS, PERIMETER BEAM AND PIERS. CONTACT ARCHITECT SHOULD EXISTING CONDITIONS DIFFER FROM CONSTRUCTION DRAWINGS.

FOUNDATION PLAN

1/4"=1'-0"

WINDOW SCHEDULE

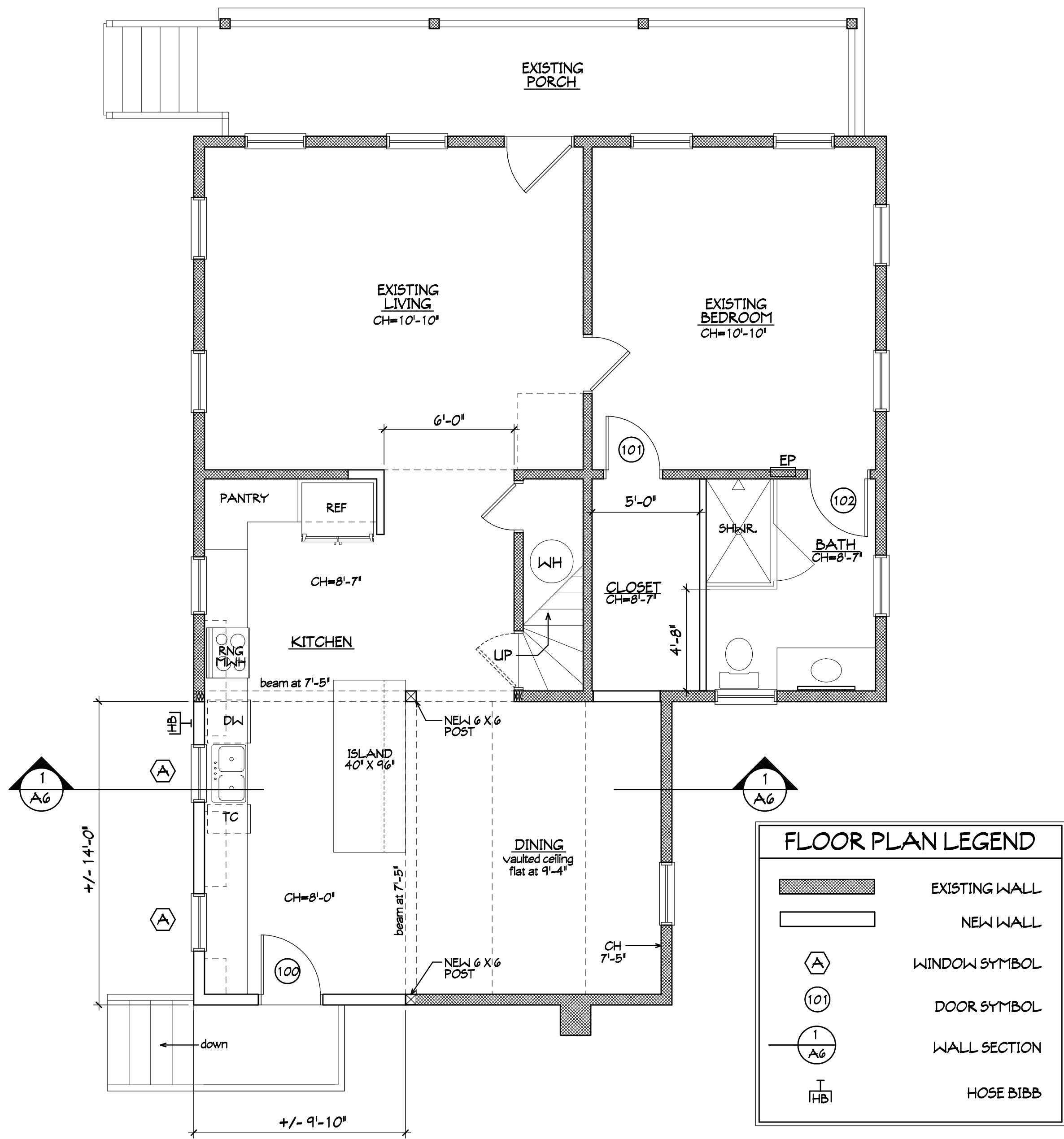
MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
A TW2632	2'-8 1/8"	3'-4 7/8"	DOUBLE HUNG	ANDERSEN	+ 14.9 / - 20.0	+ 40 / - 40	

egress = window unit to meet FBC egress requirements
temp = tempered glass unit
wocd = window opening control device per FBC-R312.2

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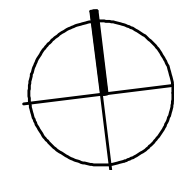
DOOR SCHEDULE

	SIZE	TYPE	MFR.	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
100	2'-8" X 6'-8"	GLASS/SWING	THERMATRI	+ 14.9 / - 20.0	+ 50 / - 50	VERIFY MODEL W/ OWNER
101	2'-6" X 8'-0"	SWING				
102	2'-8" X 8'-0"	SWING				



FLOOR PLAN LEGEND

	EXISTING WALL
	NEW WALL
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	HOSE BIBB



FIRST FLOOR PLAN

1/4"=1'-0"

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A2 DORNER RENOVATION FLOOR PLAN
PROJECT # D190603
DRAWN BY -- JLM
CHECKED BY -- JLM
DATE -- 02-08-21

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FERNANDINA BEACH, FL 32034
904.281.4500
www.mirandaarchitects.com



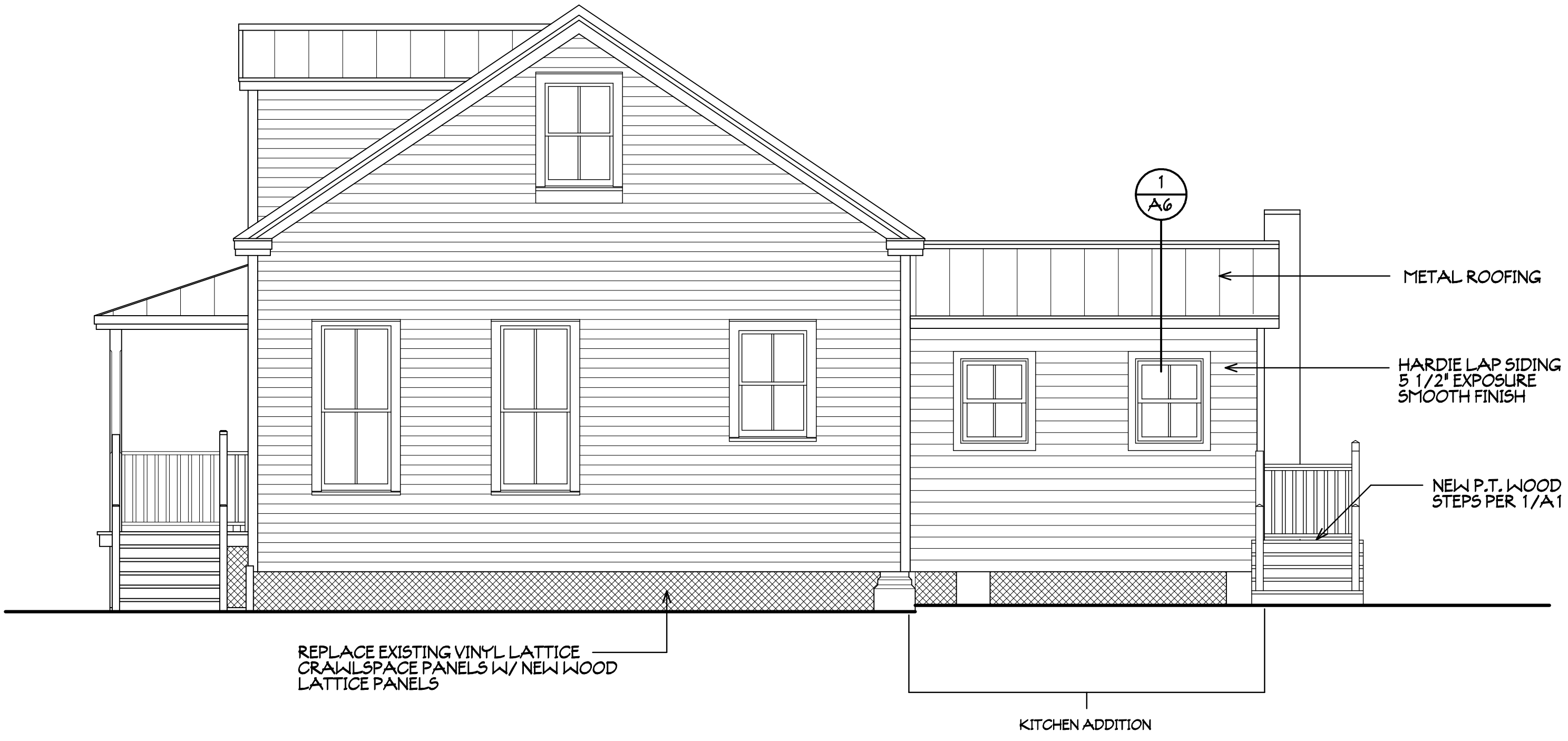
ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

FND. PLAN / FLOOR PLAN	REVISIONS	DATE

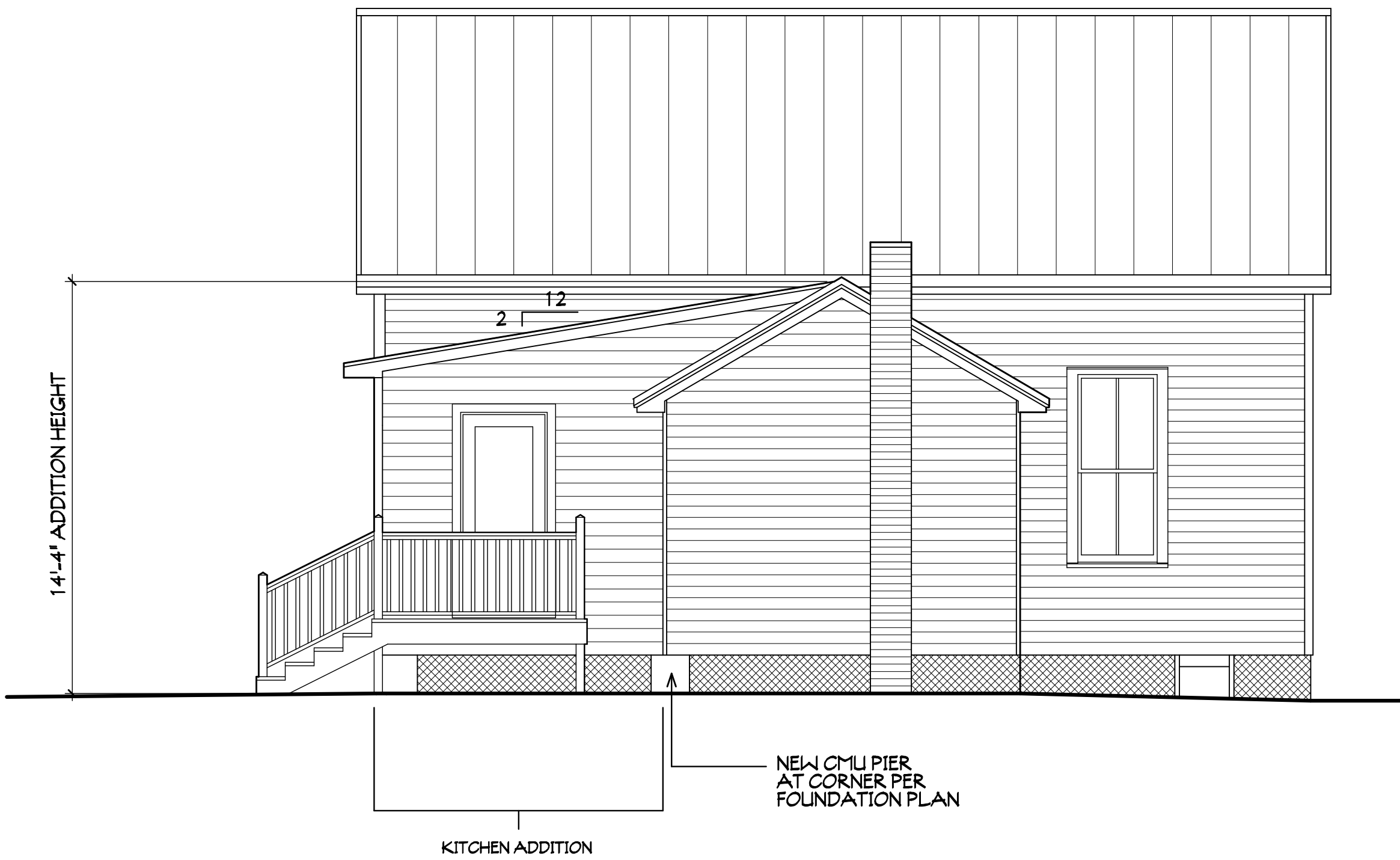
A3

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WEST ELEVATION 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"

A4 DORNER RENOVATION ELEVATIONS	PROJECT # D140603	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 02-08-21

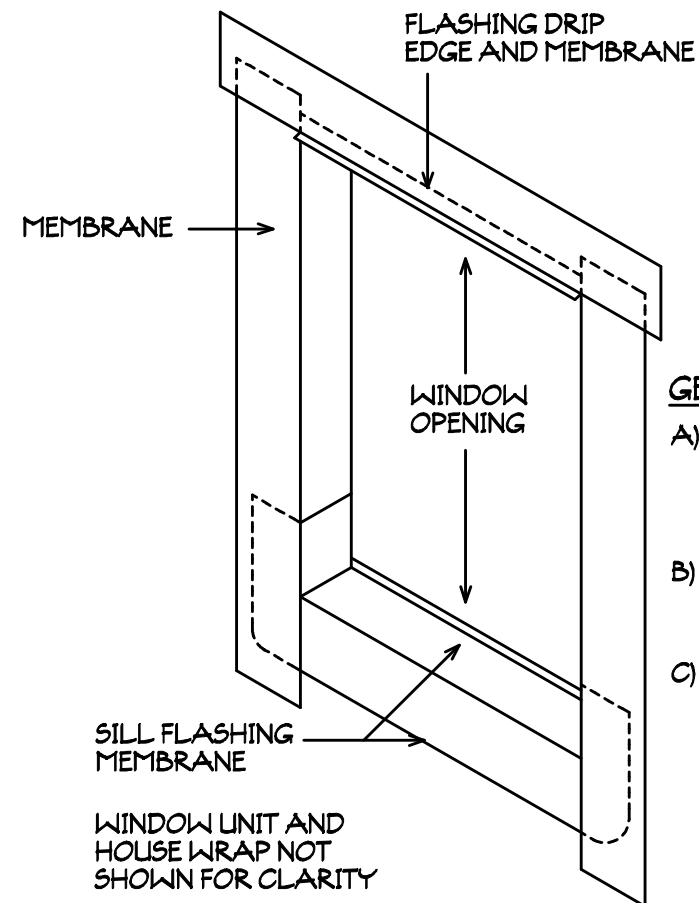
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FL REG. NO. A04887



ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

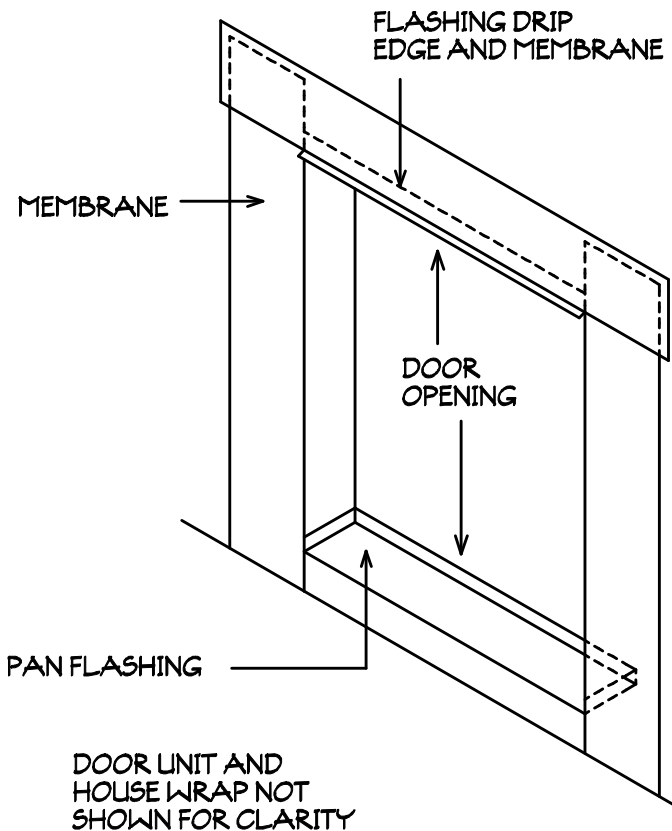
ELEVATIONS		DATE		
REVISIONS				

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- GENERAL NOTES**
- A) WINDOW FLASHING OPTION 1 'PROSOCO FAST FLASH' MEMBRANE SYSTEM IN MINIMUM OF THREE (3) COATING LAYERS.
- B) WINDOW FLASHING OPTION 2 'TYPICAL WINDOW WRAP FLEX' MEMBRANE SYSTEM.
- C) WINDOW INSTALLATION AND WATERPROOFING TO COMPLY WITH APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1. ASTM E2112
 2. FTA/AAIA #100-12, #200-12 AND #250-10
 3. WINDOW MANUFACTURER'S INSTALLATION GUIDELINES.

A TYP. WINDOW INSTALLATION DETAIL **N.T.S.**



- GENERAL NOTES**
- A) DOOR FLASHING OPTION 1 'PROSOCO FAST FLASH' MEMBRANE SYSTEM IN MINIMUM OF THREE (3) COATING LAYERS.
- B) DOOR FLASHING OPTION 2 'TYPICAL WINDOW WRAP FLEX' MEMBRANE SYSTEM.
- C) DOOR INSTALLATION AND WATERPROOFING TO COMPLY WITH APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1. ASTM E2112
 2. FTA/AAIA #300-12 AND #400-13
 3. DOOR MANUFACTURER'S INSTALLATION GUIDELINES.

B TYP. EXT. DOOR INSTALLATION DETAIL **N.T.S.**

FRAMING LEGEND

- ← → ROOF RAFTERS (RR)
- ← - - - → CEILING JOISTS (CJ)
- - - BEAMS (BM) AND HEADERS (HDR)
- ===== WALLS BELOW
- ===== ROOF LINES
- [Hatched Box] ROOF OVERFRAMING
- [C] HANGERS
- [2] CONNECTOR PER SCHEDULE
- [F] BEAM/RR PER SCHEDULE

BEAM/RAFTER/CJ SCHEDULE

- A (2) 1 3/4" X 11 7/8" LVL BEAM W/ BOTTOM AT 7'-5"
- B NEW 2 X 8 RR AT 16' O.C.
- C NEW 2 X 8 CJ AT 16' O.C.
- D EXISTING RAFTER TO REMAIN. GC TO VERIFY SIZE/SPACING.
- E NEW 2 X 8 CJ EACH SIDE OF EXISTING RAFTER
- F 2 X 10 ATTACHED TO EACH EXISTING RAFTER W/ (2) 5/16" X 4" LONG LAG SCREWS.

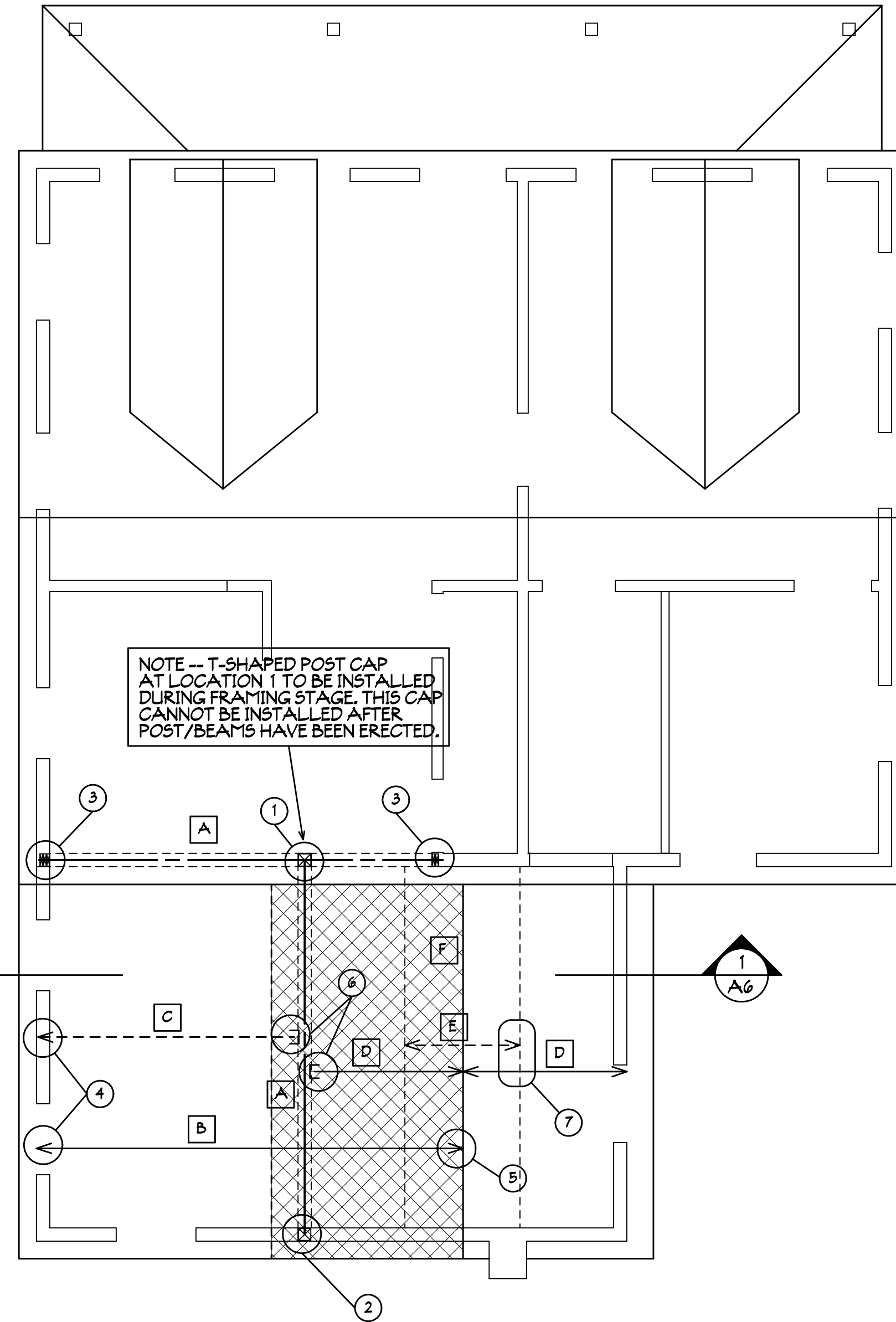
CONNECTOR SCHEDULE

CONNECTION TYPE	MODEL/NOTES
① BEAM TO 6 X 6 POST BELOW	CCTG4645DS POST CAP
② BEAM TO 6 X 6 POST IN WALL	(2) T518 TWIST STRAPS
③ BEAM TO MIN. 3 STUDS IN WALL	(2) T518 TWIST STRAPS
④ CJ/RR TO TOP OF WALL	H2.5 HURRICANE ANCHOR
⑤ RR TO NAILER PER SCHEDULE	A35 FRAMING ANCHOR
⑥ RR/CJ TO SIDE OF BEAM	LU28 JOIST HANGER
⑦ NEW CJ'S TO EXISTING RR	(2) 5/16" X 6" LONG LAG SCREWS THRU CJ-RR-CJ

RR = ROOF RAFTER CJ = CEILING JOIST

STRUCTURAL FRAMING NOTES

- 1 - **STUD WALL FRAMING**
ALL NEW EXTERIOR WALLS SHALL BE 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- 2 - **STUD WALL BLOCKING**
PROVIDE ONE (1) ROW 2 X HORIZONTAL BLOCKING (SAME DEPTH AS STUD WALL) AT MID-HEIGHT OF ALL EXTERIOR AND INTERIOR BEARING WALLS. IN ADDITION PROVIDE BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.
- 3 - **JOIST/RAFTER BRIDGING**
PROVIDE 2 X BRIDGING AT 8'-0" O.C. AND FULL DEPTH OF FLOOR JOIST OR ROOF RAFTER.
- 4 - **PLYWOOD ROOF SHEATHING**
USE 8 d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE RAFTERS UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.
- 5 - **PLYWOOD WALL SHEATHING**
USE 10 d COMMON NAILS AT 3" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE STUDS UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.
- 6 - **BUILT-UP BEAMS/HEADERS**
BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MIN. 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS OF 20d NAILS AT MAX. 32" O.C. LOCATE ONE ROW WITHIN 2" OF TOP EDGE AND ONE ROW WITHIN 2" OF BOTTOM EDGE.
- 7 - **MINIMUM HEADER SIZES**
UNLESS OTHERWISE NOTED ON THE FRAMING PLAN MINIMUM HEADER SIZES SHALL BE AS FOLLOWS:
EXTERIOR WALL -- (2) 2 X 8 HEADER (U.O.N.)
- 8 - **CONNECTORS/HANGERS**
G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER.



ROOF FRAMING PLAN

1/4"=1'-0"

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A2 DORNER RENOVATION FLOOR PLAN
PROJECT # D190603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-08-21

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ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

FRAMING PLAN	REVISIONS	DATE

A5

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A6 DORMER RENOVATION SECTIONS	PROJECT # D190603
	DRAWN BY -- JLT
	CHKD BY -- JLT
	DATE -- 02-08-21

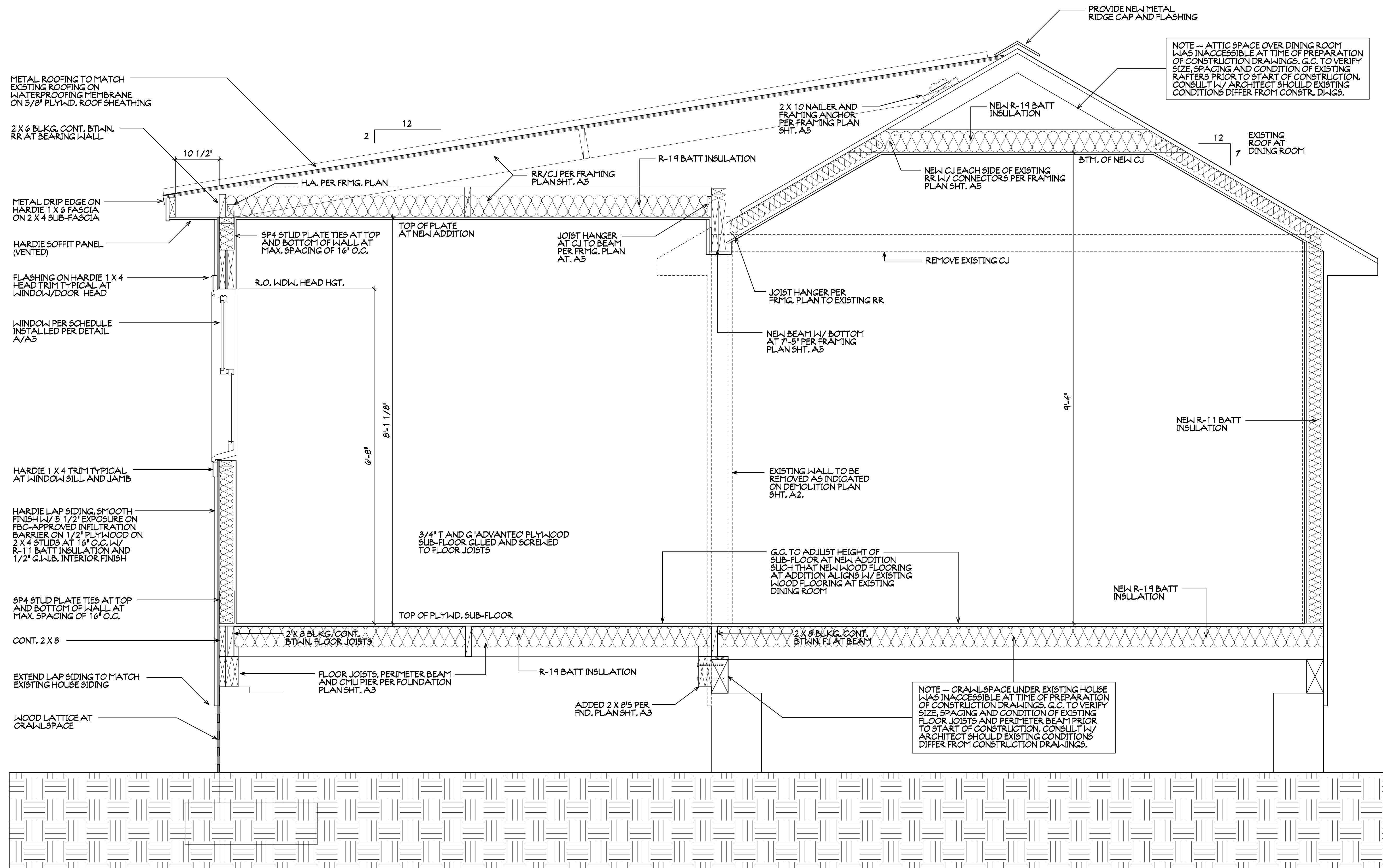
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ADDITION/RENOVATION TO THE
DORMER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS	REVISIONS	DATE

A6



1 SECTION AT KITCHEN ADDITION

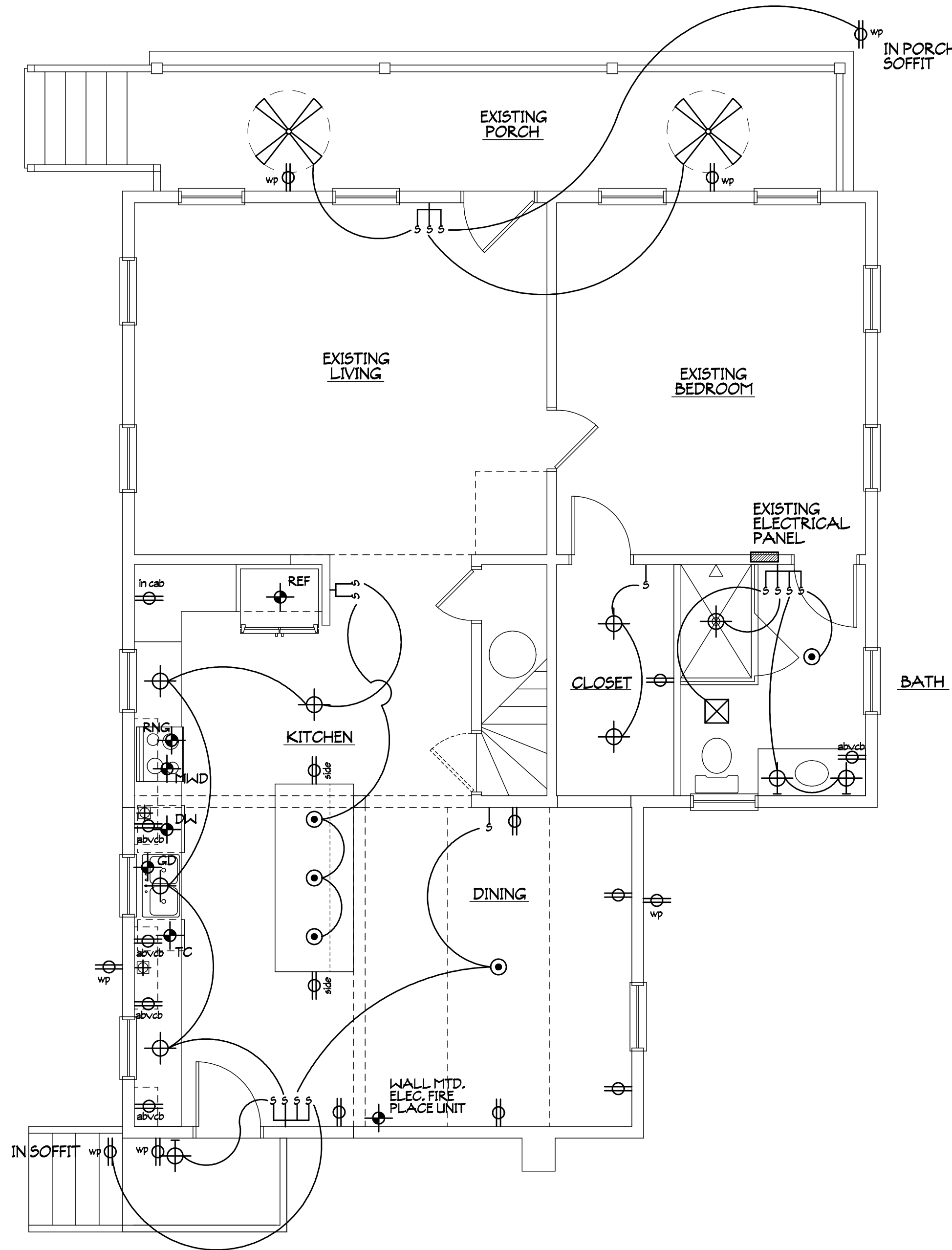
1"=1'-0"

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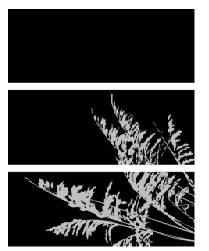
ELECTRICAL SYMBOLS KEY	
	DUPLEX RECEPTACLE WALL OUTLET
	DUPLEX RECEPTACLE WALL OUTLET -- ABOVE CABINET (GFCI)
	DUPLEX RECEPTACLE WALL OUTLET -- WEATHERPROOF (GFCI)
	DUPLEX RECEPTACLE WALL OUTLET -- SIDE OF CABINET (GFCI)
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/ EQUIP. SPECS
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	PENDANT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	EXHAUST FAN
	SINGLE POLE LIGHT SWITCH
	ELECTRICAL PANEL
	DISHWASHER
	GARBAGE DISPOSAL
	MICROWAVE/HOOD COMBO
	REFRIGERATOR
	RANGE
	TRASH COMPACTOR



FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

A2 DORNER RENOVATION FLOOR PLAN
PROJECT # D190603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-08-21



**MIRANDA
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ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR ELECTRICAL	REVISIONS		DATE



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NAO0640
Recorder # 332
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) 606 Cedar 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
<u>606</u>		<u>Cedar</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Rectangular Other Exterior Plan _____
Number of Stories 1.5
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) _____ >> Gable dormer
Other Roof Secondary Structure(s) _____
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00640

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) northPorch Roof Type(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 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? NOPotential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00640

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/6/2007

Form Comments: _____

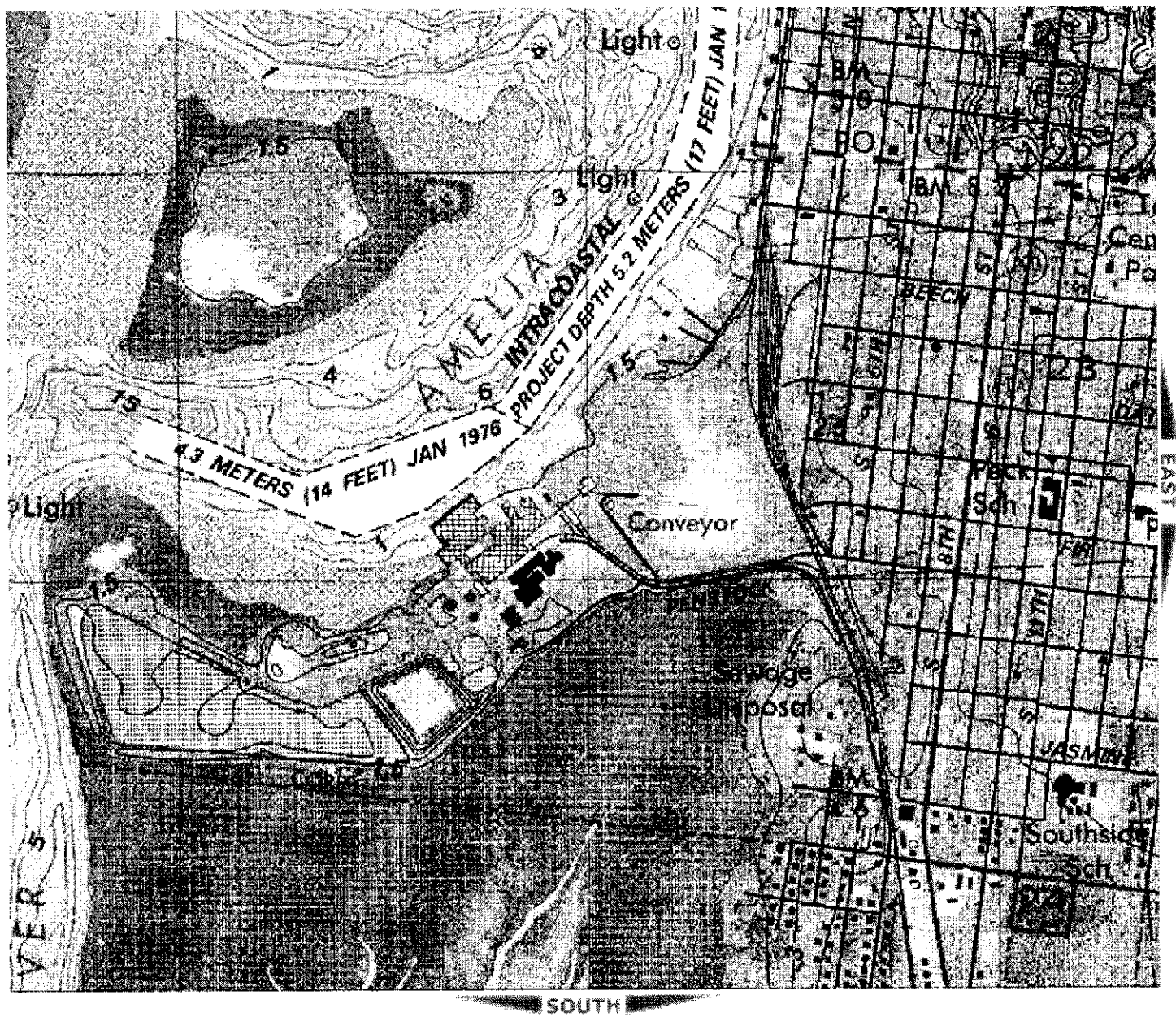
REQUIRED PAPER ATTACHMENTS

- (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"

NA00640-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable dormer
- > **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)]:**



NA640

332

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 640

SITE NAME: 606 Cedar St.
ADDRESS OF SITE: 606 Cedar St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 127 1
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Dresser, Kenneth & Cecilia

ADDRESS: c/o K. Dresser

ADDRESS: Yulee, FL 32097

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

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

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
x GOOD		UNALTERED	PRESENT USE pvt.residence
FAIR	x	ORIGINAL SITE	DATES c.+ 1909
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 301

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # "folk house"

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story veranda, 5-bay, access N, 3rd bay; hip
roof; square posts

ORIENTATION: N

FOUNDATION: piers: brick, concrete, poured

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1909, it is a one-story frame vernacular residential building. It is noteworthy for its transom over entrance and double pile central hall plan.

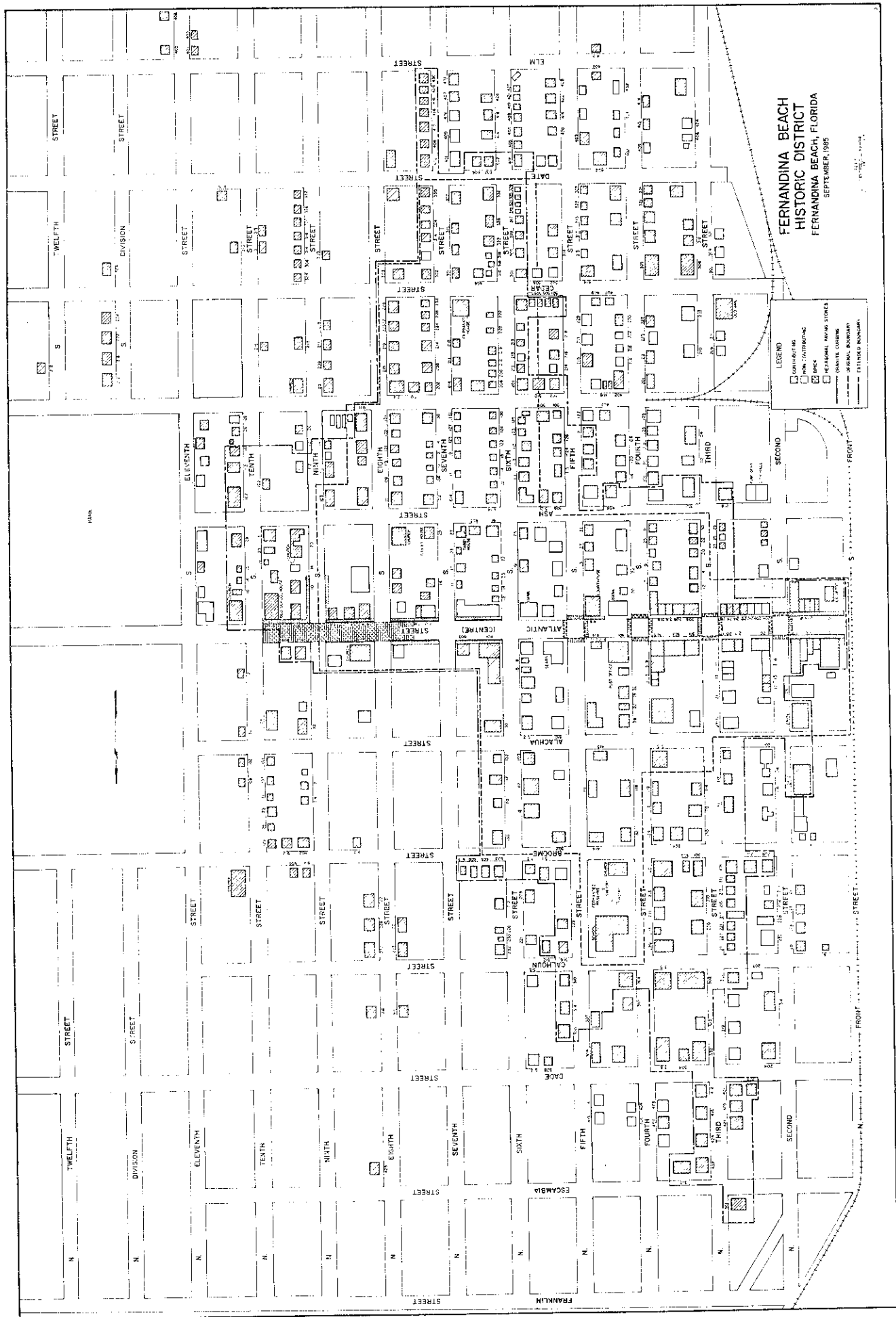
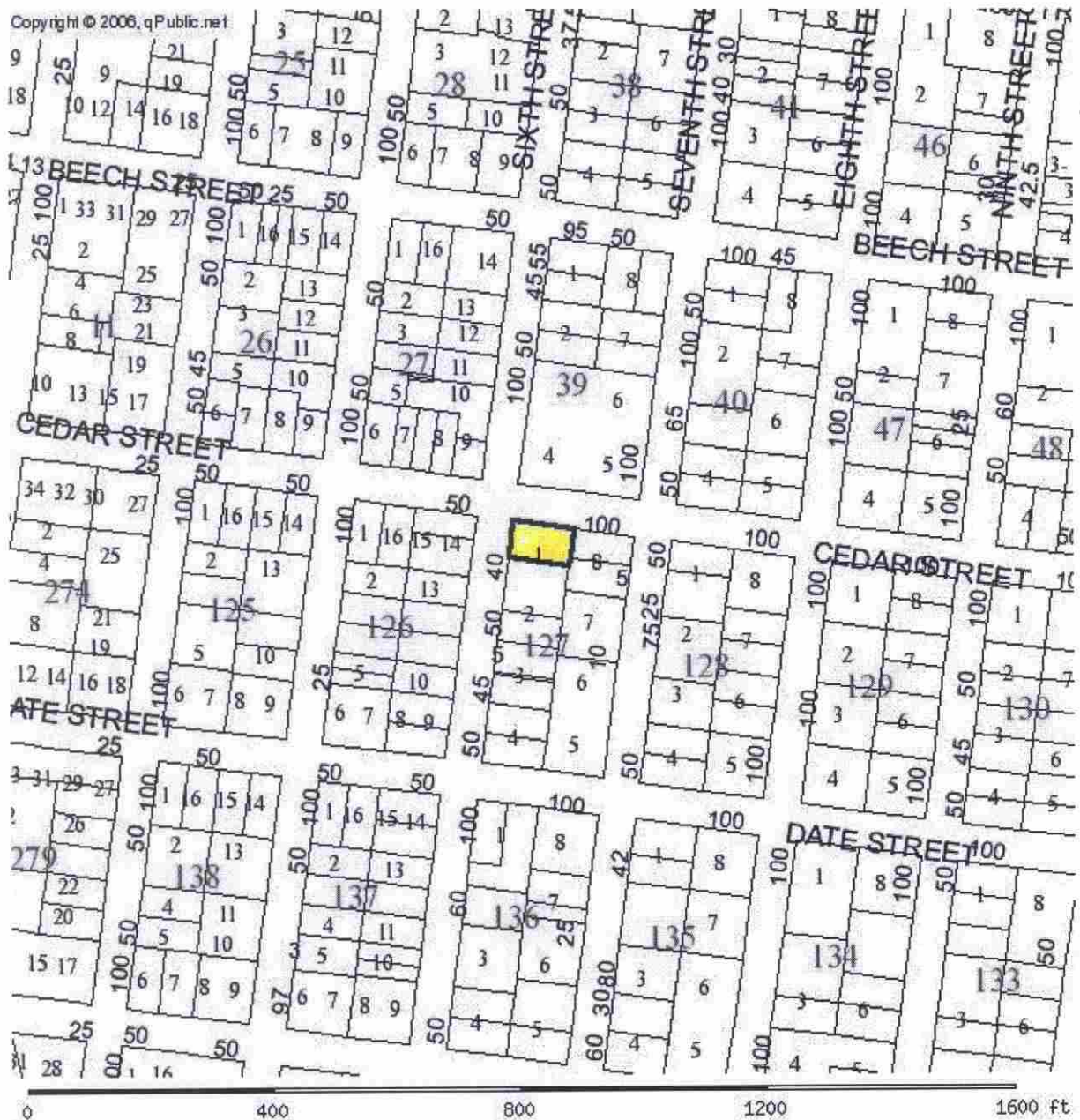


Figure 24

332

NA640



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0127-0011
GIS CALCULATED ACREAGE	0.14
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BAKER ROGER A & LINDA L
Mailing Address	851 STATE ROAD OIL CITY, PA 16301
Situs/Physical Address	606 CEDAR ST
2006 PROPOSED VALUES	
Land Value	90,000
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00640**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 606 Cedar 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: 606 Cedar Street Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0127-0011 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 Some windows; some siding
 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.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan T-shaped Number of Stories 1.5
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 2/2 dhs

Distinguishing Architectural Features (exterior or interior ornaments) Central hall form; transom; gable dormers; chamfered supports

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner Objection

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Half light door w transom; decorative screen door

Porch Descriptions (types, locations, roof types, etc.) Entry/N, open, hip, full facade, chamfered supports and railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☒ yes ☐ no ☐ insufficient information

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

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

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

DOCUMENTATION

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

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

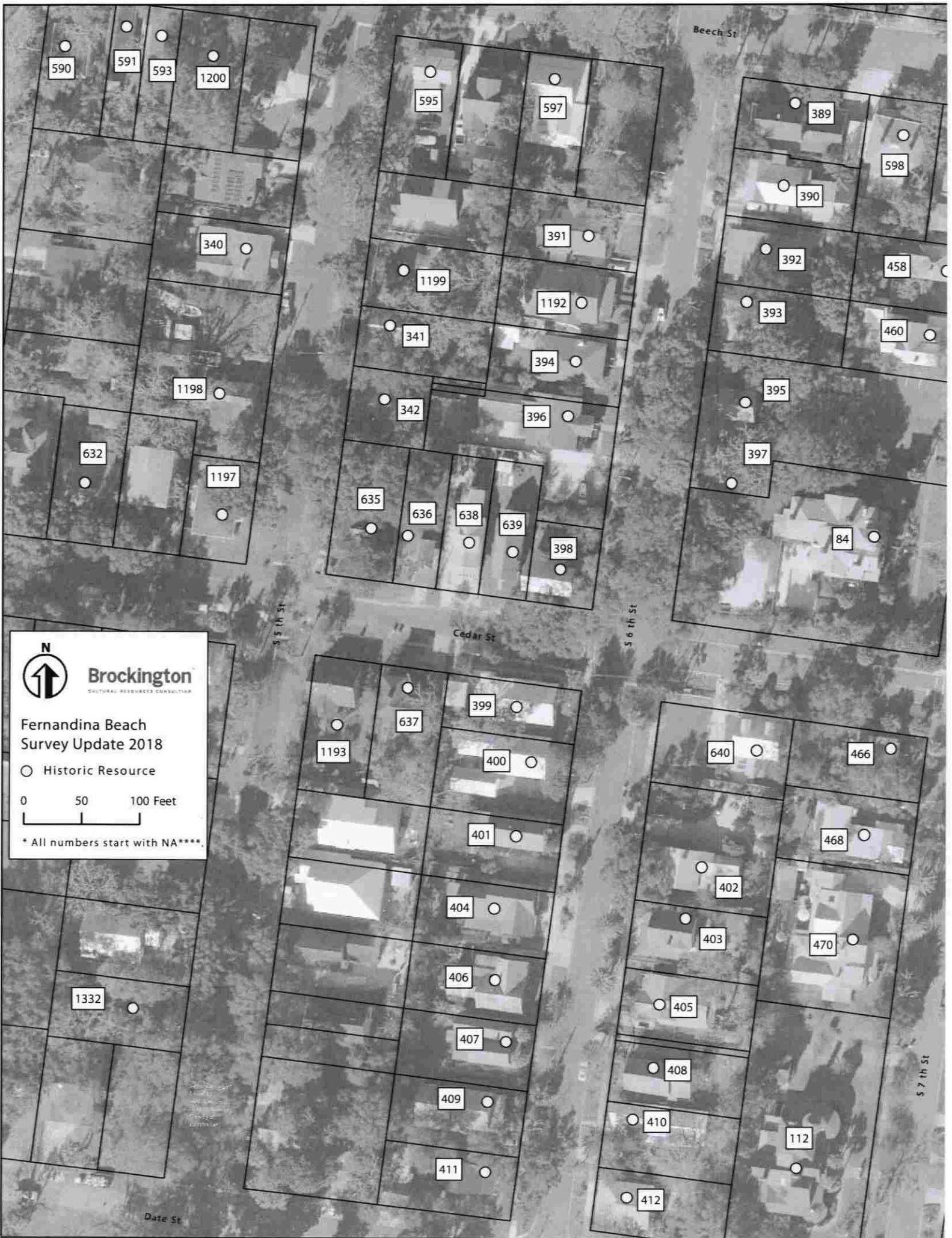
RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

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

Required Attachments

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









3

N
b

DOC-BOX®

606 CEDAR STREET

BLDR 2022-2389

CITY OF FERNANDINA BEACH
Fernandina Beach, Florida
Building Department
(904) 310-3135

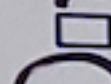
STOP WORK

BY ORDER OF THE BUILDING OFFICIAL

A STOP WORK ORDER IS HEREBY PLACED ON THIS PROJECT FOR
THE FOLLOWING REASONS:



FBC 105.1 - WORK WITHOUT A PERMIT



OTHER

**PERMIT REQUIRED FOR NEW
WINDOWS**

CONTRACTOR/OWNER/TENANT: **COAST HOMES**

ADDRESS: **606 CEDAR ST.**

PERMIT NUMBER:

REMOVAL OF THIS NOTICE WITHOUT THE EXPRESS
PERMISSION OF THE FERNANDINA BEACH BUILDING OFFICIAL
WILL CONSTITUTE A VIOLATION OF FLORIDA STATE LAW AND
IS PUNISHABLE TO ITS FULLEST EXTENT. Florida Statute
558.79(1)

INSPECTOR:

James Parr

DATE:

5/1/23

James Parr, Building Official



606





HISTORIC DISTRICT COUNCIL (HDC)

Certificate of Approval Application



HDC
DEPARTMENT OF PLANNING & CONSERVATION
 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 904 310-3480
 www.fbplanning.us

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

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

Type of Review	Fee
Certificate of Approval (COA): Staff Review	\$20
Certificate of Approval (COA): Board Review - Residential	\$200
Certificate of Approval (COA): Board Review - Commercial	\$250
Demolition of a Primary Structure - Non-Contributing	\$300
Demolition of a Primary Structure - Contributing	\$1,200
After-the-Fact Certificate of Approval (COA): Staff Review	\$80
After-the-Fact Certificate of Approval (COA): Board Review	\$1,000

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.

PROJECT TYPE:

- ☐ New Construction
 ☒ Addition
 ☐ Alteration
 ☐ Demolition
 ☐ Fence
☐ Paint
☐ Relocation
☐ Repair
☐ Re-roof
☐ Sign
☐ Other: _____
☐ Amendment to COA# _____

*One free amendment is included with board reviews. Subsequent amendments will be charged full COA fees.

APPROVAL TYPE:

See Certificate of Approval Matrix

- ☐ Staff Approval
☒ Board Approval:
 ☐ Conceptual or
 ☒ Final

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

Overlay District: Downtown Historic District

Site Address 606 Cedar Street

Parcel ID #(s) 00 - 00 - 31 - 1800 - 0127 - 0011

Zoning District R-2

Future Land Use Designation Medium Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

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

Owner(s) Name Susan Dornor	Applicant Name Jose Miranda
Company (if applicable)	Corporation or Company Miranda Architects
Street Address 606 Cedar Street	Street Address 309 1/2 Centre Street, Suite 206
City State Zip FB, FL 32034	City State Zip FB, FL 32034
Telephone Number 909-908-3330	Telephone Number 261-4586
E-Mail Address dornersf@gmail.com	E-Mail Address jmirandaarch@gmail.com

Historic District Council Meetings are held the 3rd Thursday of the month at 5PM in the City Commission Chambers (204 Ash Street)

Application Deadline (4:30PM)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	Jun 04 2020	Jul 09 2020	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 21 2020	Jun 18 2020	Jul 16 2020	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll 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).



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.



Application Requirements

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

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Addition to kitchen are rear/side of historic residence and new covered breezeway connecting house to new garage/accessory dwelling unit.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		wood siding to match existing house		
Doors	Thermatru	wood-look fiberglass		
Windows	Andersen	vinyl-clad wood		
Roofing		metal roofing to match existing house		
Fascia/Trim		wood		
Foundation		conc. block w/ brick veneer		
Shutters				
Porch/Deck		p.t. wood deck		
Fencing				
Driveways/ Sidewalks				
Signage				
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



Did You Remember...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable Downtown, Old Town, or CRA Guidelines;
- ☐ Review the Secretary of the Interior's Standards;
- ☐ A pre-application meeting is required before a final application for Board Review can be processed.



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
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ 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.

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.

Jose L Miranda Jr

Applicant (Signature)

06/01/2020

Date



Please submit this application and all backup materials via email to Planninginfo@fbfl.city

Please include applicants name and project address in subject line.

PRINT

CLEAR FORM

To be completed by city staff
HDC _____

Revised 3/23/2020

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0127-0011

Owner Name DORNER SUSAN K

Mailing Address 606 CEDAR ST

FERNANDINA BEACH, FL 32034

Location Address 606 CEDAR ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Milage 20.3245

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

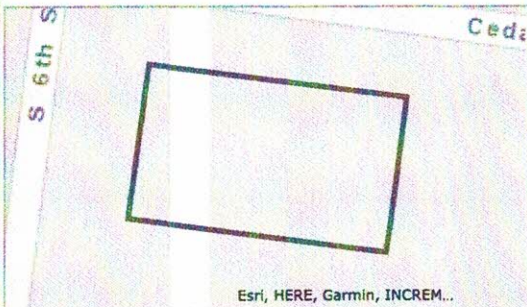
Short Legal BLOCK 127 N60 FT OF LOT 1 IN OR 2271/1749 CITY OF FDNA
BEACH

2019 Certified Values

Land Value	\$105,000
(-) Improved Value	\$209,492
(=) Market Value	\$314,492
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$314,492
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$314,492
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$314,492

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

PARCEL MAP

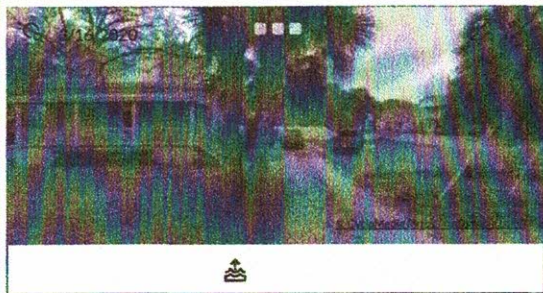


Esri, HERE, Garmin, INCREM...

2019 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	1624	1444	3	2	CEDAR		AIR DUCTED	FORCED AIR	1900

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	7 X 4	28	1960
CONCRETE A	0 X 0	376	1987
CONCRETE A	14 X 24	336	1960
WD DECK A	4 X 6	24	1997
WD DECK A	5 X 5	25	2012

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-04-18	2271 / 1749	\$465,000	WD	Q	Y	MEE BRIAN T	DORNER SUSAN K
2018-05-03	2195 / 1634	\$425,000	WD	Q	Y	BAKER ROGER A & LINDA L	MEE BRIAN T
2006-04-11	1403 / 734	\$370,000	WD	Q	Y	HARRIS BARBARA LYNN WESTON	BAKER ROGER A & LINDA L
2003-07-17	1154 / 439	\$214,000	WD	Q	Y	CAMERON ROBERT & LINSEY K WRAY	HARRIS BARBARA LYNN WESTON
2000-09-27	950 / 1963	\$165,900	WD	U	Y	CHAPIN NANCY C	CAMERON ROBERT W & LINSEY K WRAY (H&W)
1997-06-03	795 / 620	\$87,500	WD	Q	Y	BILLE RICHARD J & LORI A	CHAPIN NANCY C
1991-10-02	537 / 1270	\$49,000	WD	U	Y	MATHESON FREDERICK C	BILLE RICHARD & LORI
1989-04-05	567 / 12	\$45,000	WD	Q	Y	DRESSER KENNETH H	MATHESON FREDERICK C



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Susan Dorner
(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 COA
(type of application)

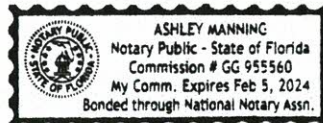
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Susan Dorner
(Signature of owner)

(Signature of owner)

Susan Dorner
(Print name of owner)

(Print name of owner)



STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day

of June, 2020, by Ashley Manning.

Ashley Manning
Notary Public

Ashley Manning
Printed Name

2/5/2024
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DC

EXP. 7/8/2028

MAP OF BOUNDARY SURVEY

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

THE NORTHERLY SIXTY (60) FEET OF LOT ONE (1), BLOCK ONE HUNDRED TWENTY-SEVEN (127) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

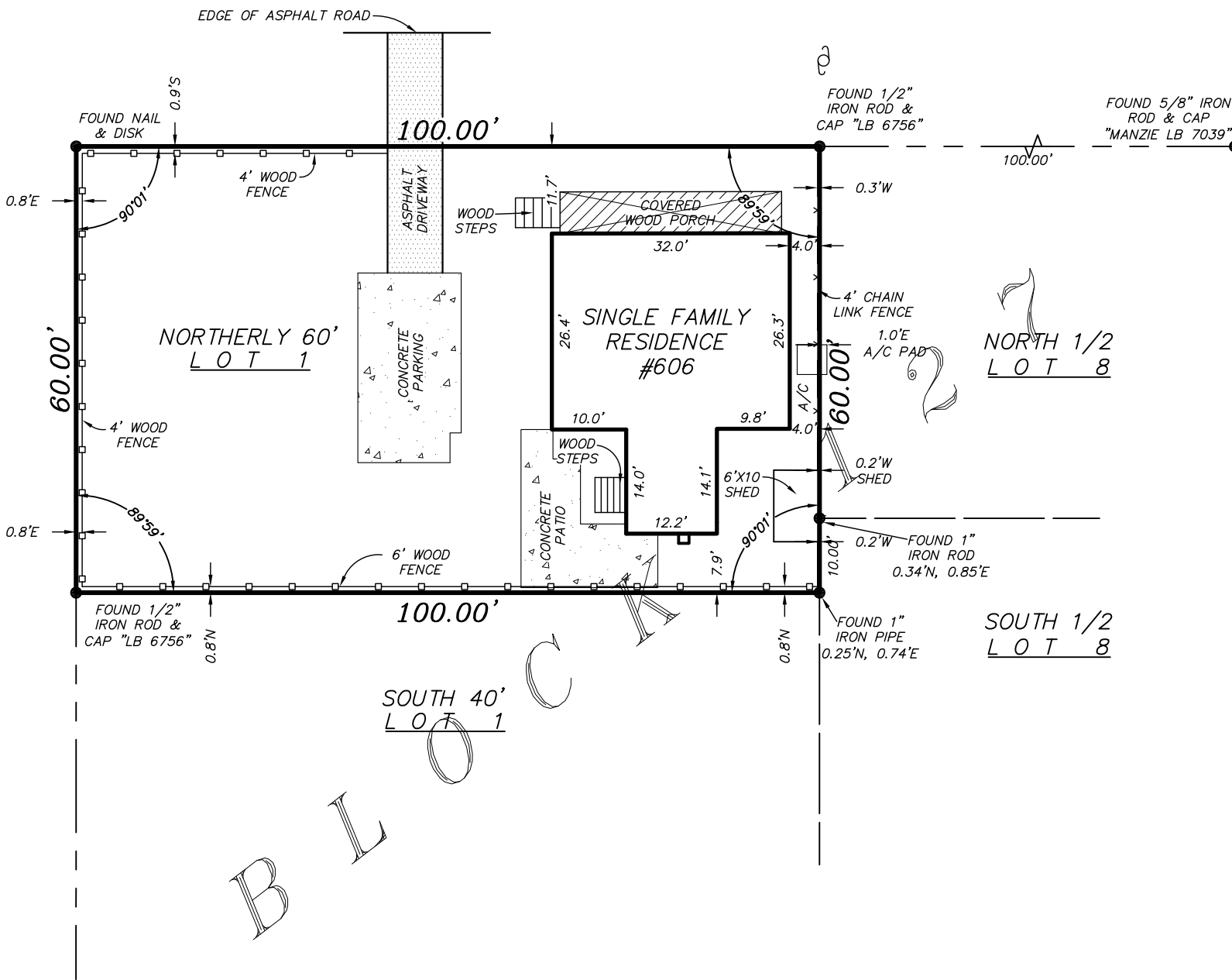
CEDAR STREET

(60 FOOT RIGHT-OF-WAY)

SOUTH SIXTH STREET

(60 FOOT RIGHT-OF-WAY)

SOUTH SEVENTH STREET



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 02376, Dated 08/08/2017. 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.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

LEGEND

- A/C = AIR CONDITIONER
- CL = CENTERLINE
- x-x- = CHAIN LINK FENCE
- [Pattern] = CONCRETE FLATWORK
- [Pattern] = COVERED AREA
- [Pattern] = WOOD FENCE
- [Pattern] = WOOD FLATWORK
- WP = WOOD POWER POLE

CERTIFIED TO:
BRIAN MEE

PROPERTY ADDRESS:
606 CEDAR STREET
FERNANDINA BEACH, FLORIDA 32034

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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

MANZIE & DRAKE LAND SURVEYING

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

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

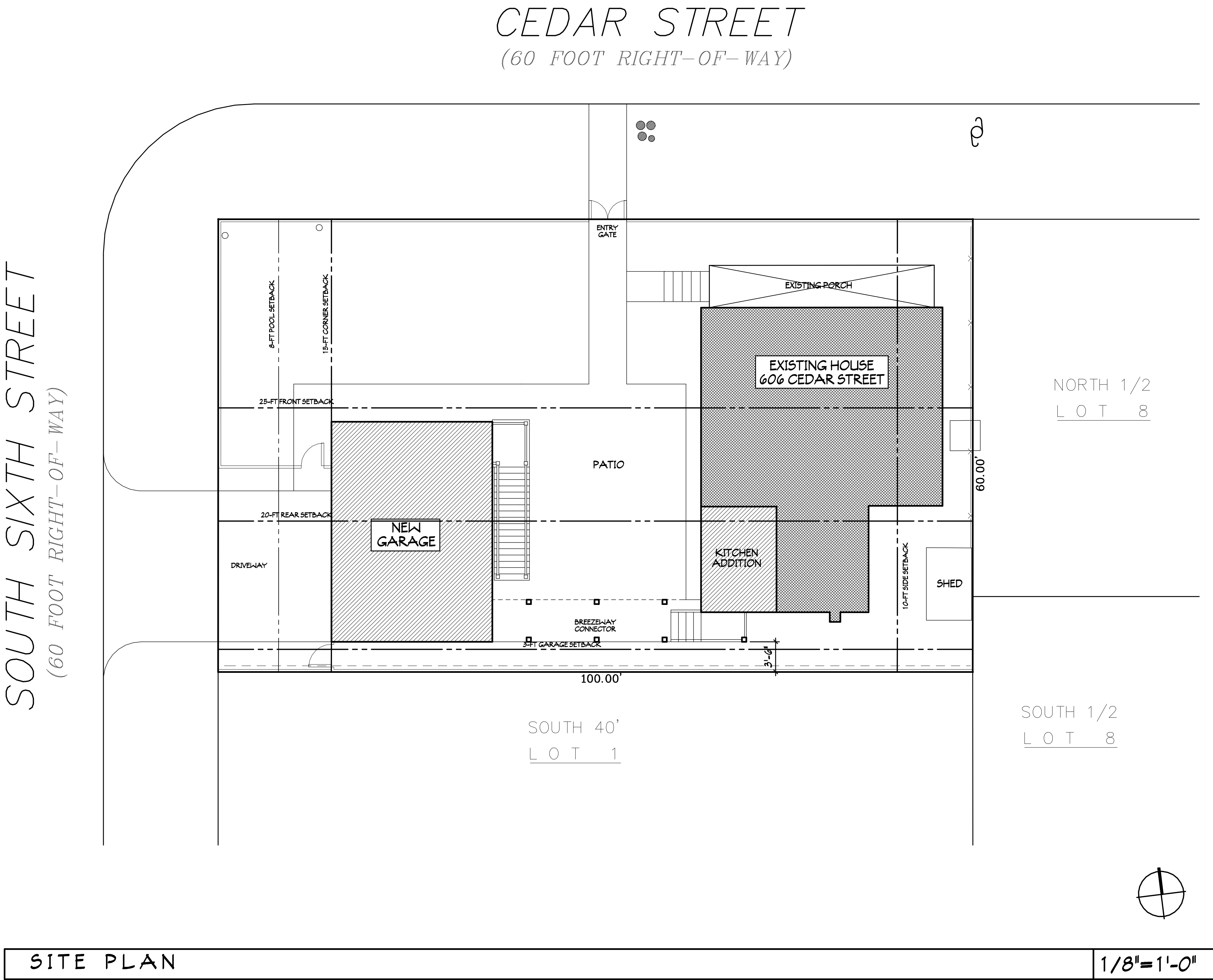
MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 13964 DATE: 05/01/2018 CADD: BH

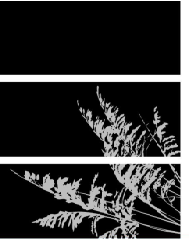
F.B. NO: X-164 PAGE NO: 72 FIELD CREW: CB FILE NO: A-4547

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



DORNER HOUSE ADDITION PRELIMINARY SITE PLAN
PROJECT # D190603
DRAWN BY -- JULY
CHKD BY -- JULY
DATE -- 06-01-20



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4886
FL REG. NO. 04700008

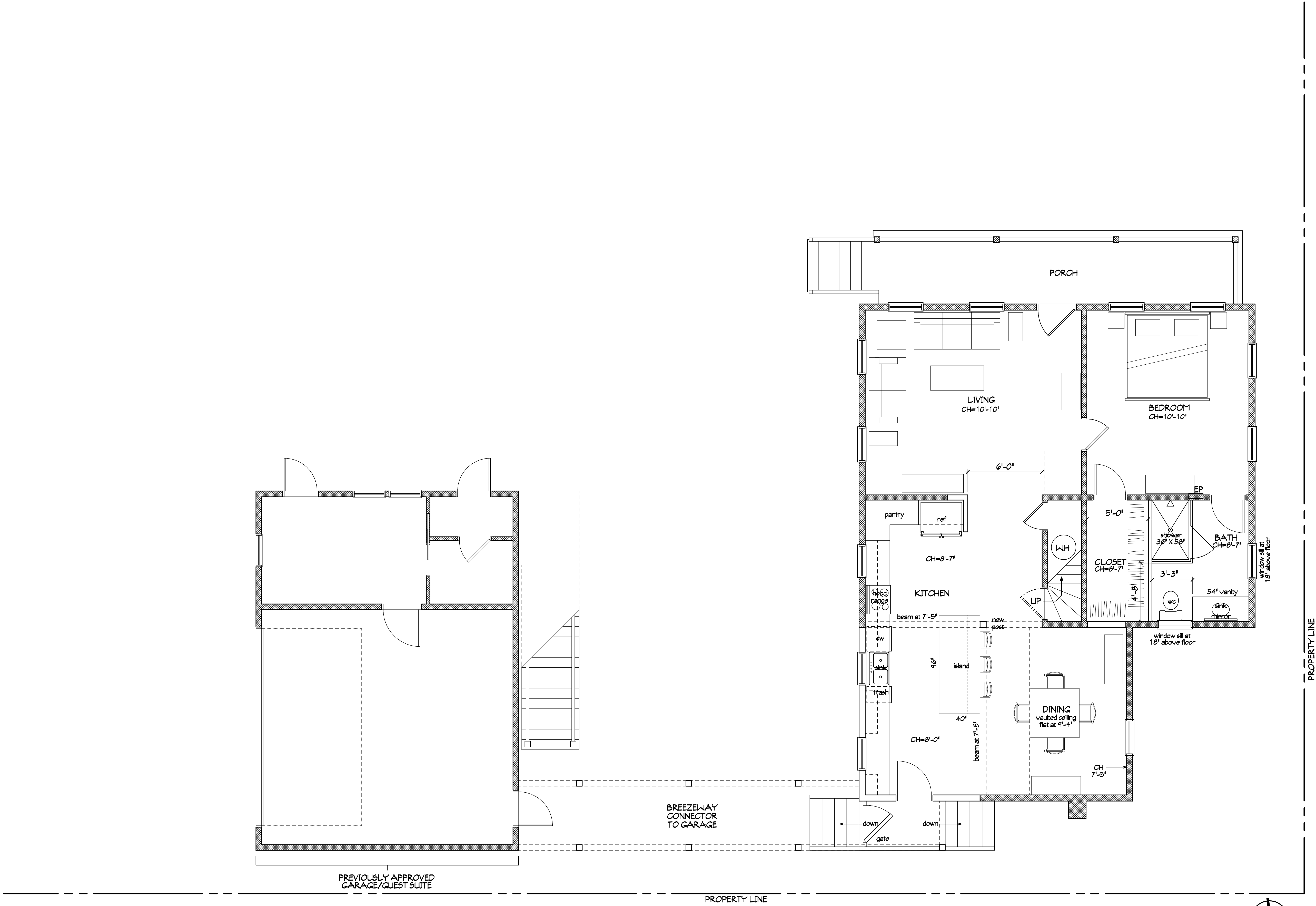
ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED SITE PLAN	REVISIONS	DATE

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PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"



DORNER HOUSE ADDITION PRELIM FLOOR PLAN	PROJECT # D140603
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 06-01-20



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
FL REG. NO. AA 10008
TEL 904.261.4586

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED FLOOR PLAN	REVISIONS	DATE

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



EXISTING NORTH ELEVATION

1/4"=1'-0"



EXISTING WEST ELEVATION

1/4"=1'-0"



EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

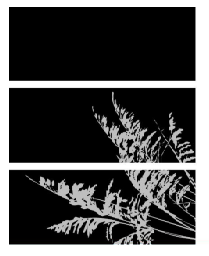
1/4"=1'-0"

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DORNER HOUSE ADDITION PRELIM ELEVATIONS
PROJECT # D190603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-01-20

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4386
FL REG. #17000002

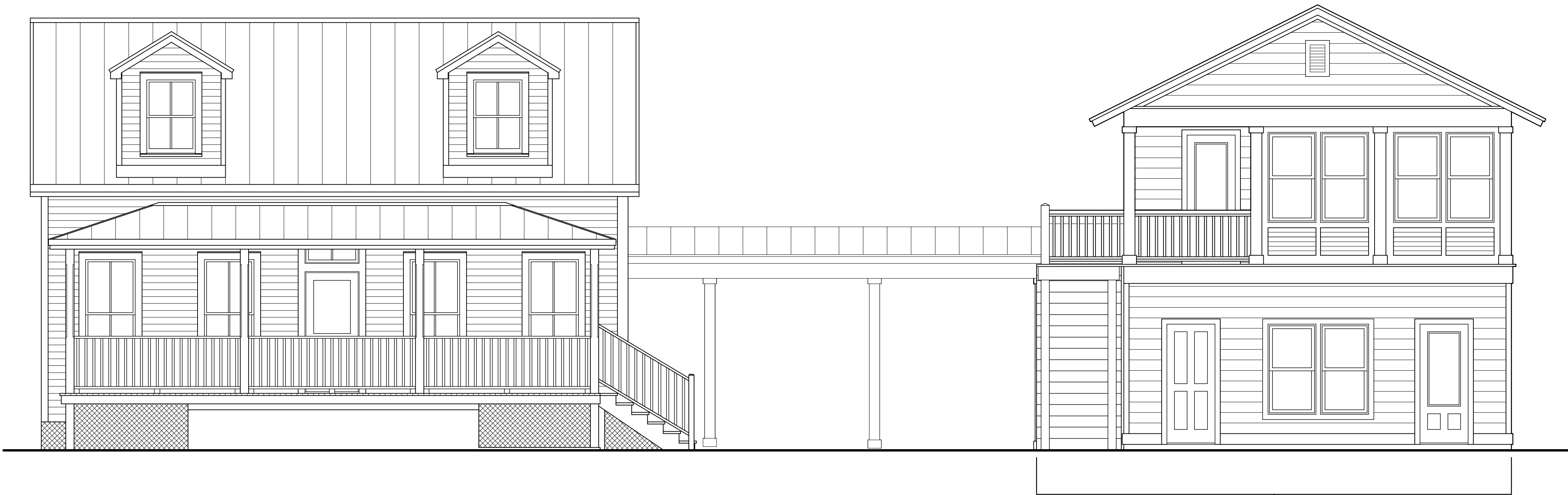


MIRANDA
ARCHITECTS

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

AS BUILT ELEVATIONS	
REVISIONS	DATE

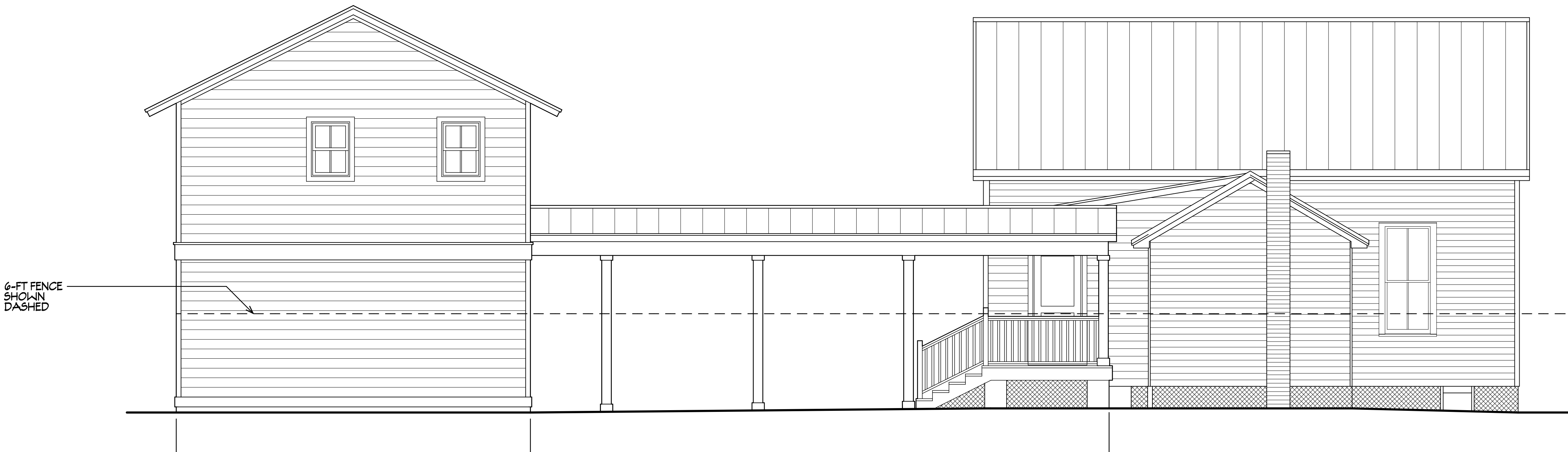
This document has been electronically signed and sealed by Jose L. Miranda, Jr., P.E. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



GARAGE/GUEST HOUSE
APPROVED SEPTEMBER 2019

PROPOSED NORTH ELEVATION

1/4"=1'-0"



6-FT FENCE
SHOWN
DASHED

GARAGE/GUEST HOUSE
APPROVED SEPTEMBER 2019

PROPOSED BREEZEWAY
CONNECTOR

PROPOSED SOUTH ELEVATION

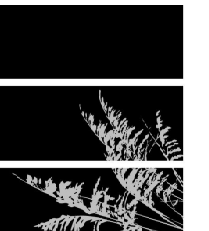
1/4"=1'-0"

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ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED ELEVATIONS		DATE
REVISIONS		

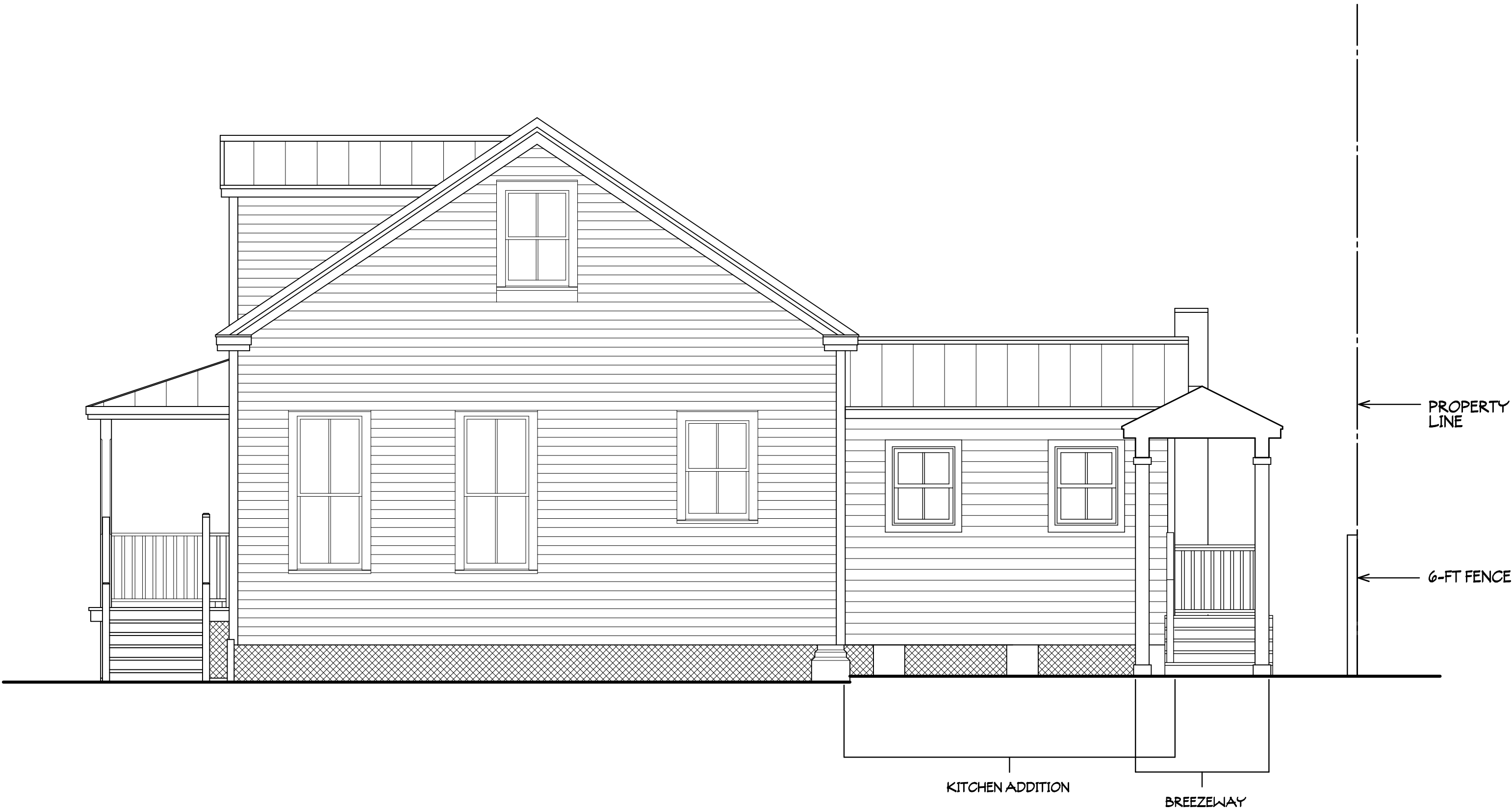
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PROPOSED EAST ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

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

Preservation Briefs: 9

The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

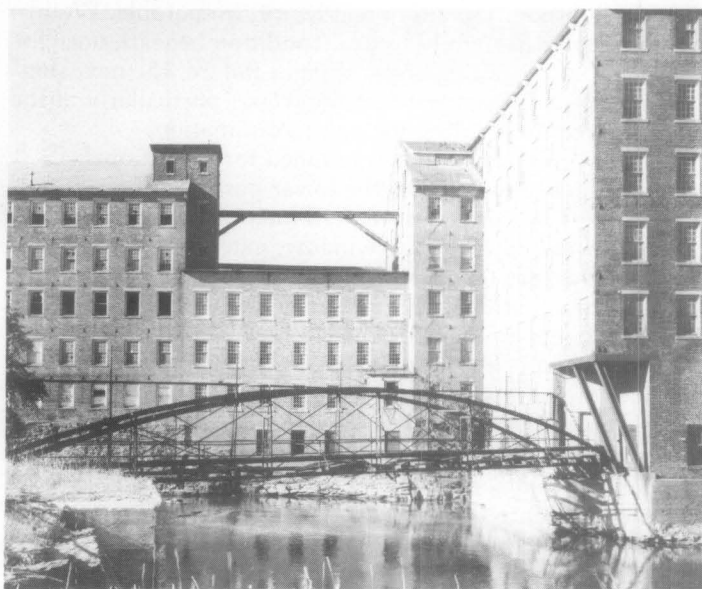


Figure 1. Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

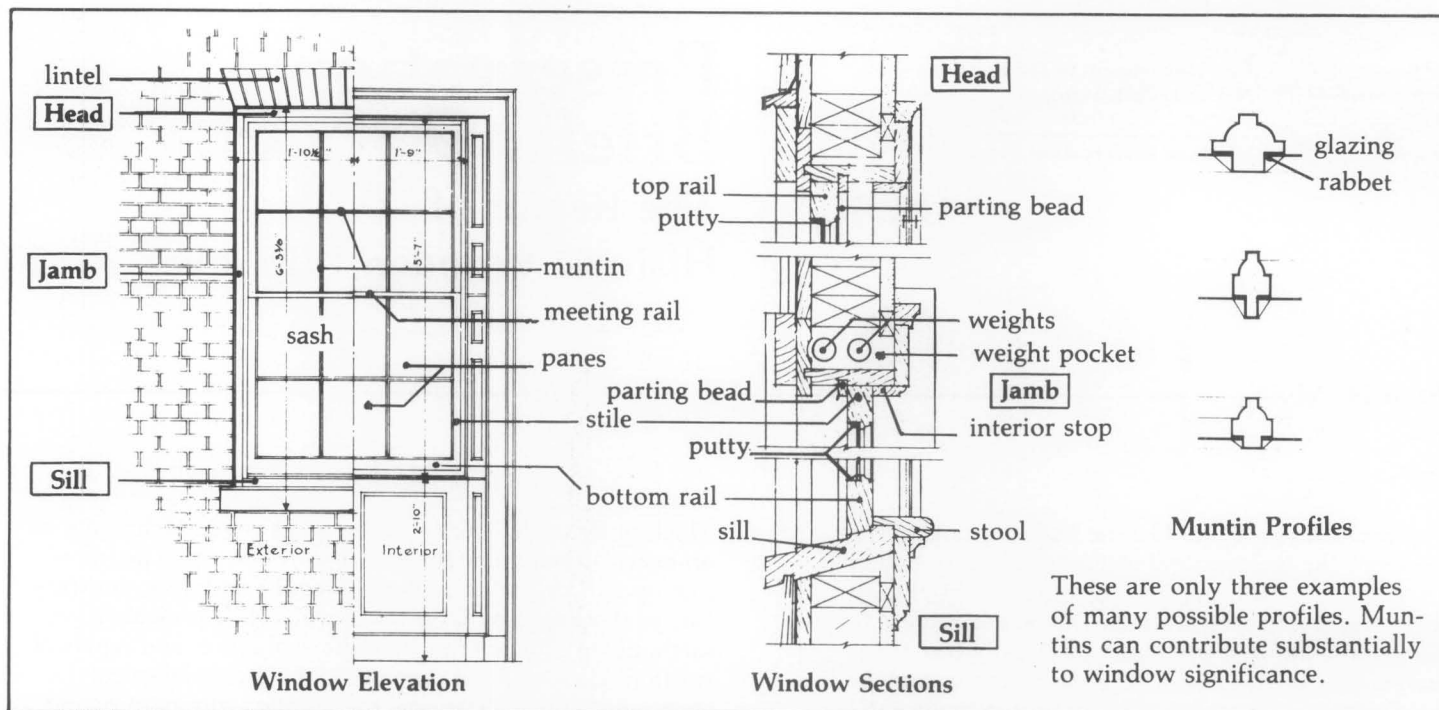


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particu-

larly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-



Figure 3. Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this

allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An



Figure 4a. The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers



Figure 4b. After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers



Figure 4c. Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers

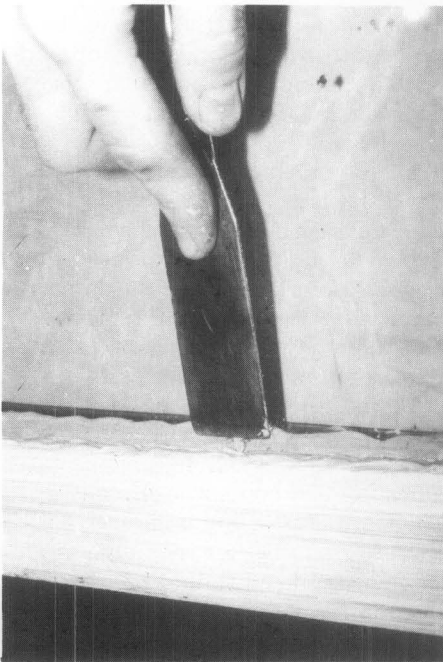


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers



Figure 4e. A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers



Figure 4f. Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire proc-

ess took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be water-proofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) water-proof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or home-made mixtures such as sawdust and resorcinol glue, or whitening and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up



Figure 5. This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxy for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin of the Association for Preservation Technology*, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require

dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local wood-working mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of

information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

- ASHRAE Handbook-1977 Fundamentals*. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).
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WATER-RESISTIVE & AIR BARRIER

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CERTIFICATE OF APPROVAL (COA) HDC2022-0065 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 07/29/2022
Work Class: Residential	District: Default	Exp Date: 08/29/2022
Status: Approved	Square Feet: 0.00	Completed: 09/18/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 03/18/2024

Description: Certificate of Approval (COA) to construct a two-story single-family residence and swimming pool.
Amended 6/1/2023 to grant 6-month extension. New Expiration date 3/18/2023. SJC

Parcel: 00-00-31-1580-0018-0060 Main	Address: Block 18 Lot 6 Ladies St Main Fernandina Beach, FL 32034	Zone: OT-2(Old Town 2)
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Applicant	Owner
Michael & Jessica Villa	Michael & Jessica Villa
921 Ladies	921 Ladies
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-763-2489	Home: 904-763-2489

Note	Created By	Date and Time Created
1. 6-month extension granted 06/01/2023. New expiration date is 3/18/24.	Salvatore Cumella	06/01/2023

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001486-2022		Salvatore Cumella	09/18/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022026	COA - Residential	\$250.00	\$250.00
		Total for Invoice INV-00022026	\$250.00
		Grand Total for Plan	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0291 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/31/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/30/2023
Status: Approved	Square Feet: 0.00	Completed: 06/01/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 05/31/2024
Description: Certificate of Approval (COA) to remove metal roof and replace with Owens Corning architectural shingles (Estate Gray) 06/14/23 - Amendment approved to change color to "Estate Gray" to "Shasta White"		

Parcel: 00-00-31-1800-0127-0070 Main	Address: 315 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Jean Goulden 111 S 6th ST Fernandina Beach, FL 32034 Home: 978-501-0968	Contractor Amelia Island Roofing, Inc 3978 FIRST AVE FERNANDINA BEACH, FL 32034 Business: 9043105574	Applicant William K Riggan 3978 1st AVE Fernandina, FL 32034 Business: 9043105574
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Note	Created By	Date and Time Created
1. Amendment approved to change color to "Estate Gray" to "Shasta White"	Salvatore Cumella	06/14/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026765	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026765		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0286 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/18/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/20/2023
Status: Approved	Square Feet: 0.00	Completed: 06/22/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install 750 sq. ft. paver patio in rear yard. (Tremont Heritage Blend: Grey)		Expire Date: 06/21/2024

Parcel: 00-00-31-1800-0023-0060 Main	Address: 28 N 4Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant David Jacoby 28 N 4th Fernandina Beach, FL 32034 Home: 404-435-9218	Owner David & Cynthia Jacoby 28 S N 4TH ST Mobile: 404-408-0067
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Note	Created By	Date and Time Created
1. Emailed sent for payment reminder	Sylvie McCann	05/24/2023
2. Sent a 2nd payment reminder through email	Sylvie McCann	06/16/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026653	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026653		\$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 Expire Date: 05/23/2024
Description: Certificate of Approval (COA) to re-roof with GAF 30-Yr Architectural Shingles (Weatherwood) 6/14/23 - Amendment to change shingle colors from "Weatherwood" to "Pewter Gray".		

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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Note 1. Amendment to change shingle colors from "Weatherwood" to "Pewter Gray" approved 6/14/2023	Created By Salvatore Cumella	Date and Time Created 06/14/2023
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Invoice No. INV-00026690	Fee COA - Staff Residential Fee	Fee Amount \$25.00	Amount Paid \$25.00
		Total for Invoice INV-00026690	\$25.00
		Grand Total for Plan	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0289 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/25/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/26/2023
Status: Approved	Square Feet: 0.00	Completed: 06/01/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair low-slope roof and replace 400 sqft of torch down roofing (black).		Expire Date: 05/31/2024

Parcel: 00-00-31-1800-0040-0041 Main	Address: 226 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Contractor Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Applicant Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Owner Martha F Sandall 226 S 7th ST Fernandina Beach, FL 32034 Mobile: 904-982-5339
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026726	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026726		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0290 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/25/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/26/2023
Status: Approved	Square Feet: 0.00	Completed: 06/01/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 05/31/2024
Description: Certificate of Approval (COA) to replace existing metal roof with standing seam metal roof (galvalume)		

Parcel: 00-00-31-1800-0127-0012 Main	Address: 310 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Contractor Benjamin S Salter 1438 Lewis St Fernandina Beach, FL 32034 Business: 9046268824	Owner DAVID & GINA BARRY 310 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 703-932-5138
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026727	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026727		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0291 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/31/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 06/30/2023
Status: Approved	Square Feet: 0.00	Completed: 06/01/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 05/31/2024
Description: Certificate of Approval (COA) to remove metal roof and replace with Owens Corning architectural shingles (Estate Gray)		

Parcel: 00-00-31-1800-0127-0070 Main	Address: 315 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Jean Goulden 111 S 6th ST Fernandina Beach, FL 32034 Home: 978-501-0968	Contractor Amelia Island Roofing, Inc 3978 FIRST AVE FERNANDINA BEACH, FL 32034 Business: 9043105574	Applicant William K Riggan 3978 1st AVE Fernandina, FL 32034 Business: 9043105574
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026765	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026765		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0292 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/02/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/03/2023
Status: Approved	Square Feet: 0.00	Completed: 06/06/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 06/05/2024
Description: Certificate of Approval (COA) to install windows/door on pool house west wall to Andersen multiglide door unit and repairing column on balcony		

Parcel: 00-00-31-1800-0035-0040 Main	Address: 130 N 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Architect Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042614586 Mobile: 9047533099	Applicant Jose Miranda 309 1/2 Centre Street Suite 206 Fernandina Beach, FL 32034 Business: 904-261-4586	Owner Robert J + Mary J Sheroff 130 N 6th ST Fernandina Beach, FL 32034 Mobile: 215-450-1333
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026791	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026791		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0293 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/02/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/03/2023
Status: Approved	Square Feet: 0.00	Completed: 06/06/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 06/05/2024
Description: Certificate of Approval (COA) to apply American WeatherStar Silicone Hybrid Epoxy (light gray) to existing metal roof.		

Parcel: 00-00-31-1800-0001-0050 Main	Address: 12 N Front St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner TSP Partners LLC 12 N Front ST Fernandina Beach, FL 32034	Applicant Terry Tillman 126 halsema rd n Halsema N Jacksonville, FL 32220 Business: 9045271362
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026792	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026792		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0294 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/06/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/06/2023
Status: Approved	Square Feet: 0.00	Completed: 06/08/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install 1 wall sign and 1 projecting sign (MEZCAL)		Expire Date: 06/07/2024

Parcel: 00-00-31-1800-0013-0010 Main	Address: 302 Centre St Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
	300 Centre St Main Fernandina Beach, FL 32034	

Applicant	Owner
Sharon Palmer	302 CENTRE LLC
1410 E OAK ST	302 CENTRE ST
FERNANDINA BEACH, FL	FERNANDINA BEACH, FL
32034	32034
Business: 9042610340	Mobile: 7033143680

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026807	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026807		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0295 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/14/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/14/2023
Status: Approved	Square Feet: 0.00	Completed: 06/21/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace 9 non-historic windows with Marvin Elevate windows and replace wood lap siding, in-kind, as needed.		Expire Date: 06/20/2024

Parcel: 00-00-31-1800-0033-0010 Main	Address: 304 N 5Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner DIANA TWIGGS 304 N 5th St N 5 FERNANDINA BEACH, FL 32034 Mobile: 904-556-2788	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026888	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026888		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0296 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/14/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/14/2023
Status: Approved	Square Feet: 0.00	Completed: 06/16/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 06/17/2024

Description: Certificate of Approval (COA) to install a 6' red cedar wooden fence at west property line from existing rear fence to even with NW corner of home. Both sides finished with picture framing at top/bottom.

Parcel: 00-00-31-1580-0022-0060 Main	Address: 1133 White St Main Fernandina Beach, FL 32034	Zone: OT-2(Old Town 2)
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Applicant Lisa Perna 1133 White ST Fernandina Beach, FL 32034	Owner LISA PERNA 1133 WHITE ST FERNANDINA BEACH, FL 32034 Mobile: 904-557-1502
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026889	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026889		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0297 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/15/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/17/2023
Status: Approved	Square Feet: 0.00	Completed: 06/21/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace first and second floor decks, same footprint.		Expire Date: 06/20/2024

Parcel: 00-00-31-1800-0127-0042 Main	Address: 332 S 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner CATHERINE PLYLER 332 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 404-310-9585	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026899	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026899		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0298 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/26/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 07/26/2023
Status: Approved	Square Feet: 0.00	Completed: 06/26/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install wood shutters to 2nd Floor front windows		Expire Date: 06/25/2024

Parcel: 00-00-31-1580-0016-0100 Main	Address: 1107 Someruelus St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Applicant	Owner
Tina C + James M Smith	Tina C + James M Smith
1107 Someruelus ST	1107 Someruelus ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00027010	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00027010		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

Concernedoldtownneighbors@gmail.com

July 1, 2023

Ms. Phyllis Davis, Executive Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach FL 32034

Dear Ms. Davis:

Pursuant to the information provided regarding the Old Town Home Tour (the "Tour") on April 8, 2023, the Tour was sponsored by the Amelia Island Museum of History (the "Museum") in partnership with the Fernandina Old Town Dinghy Club (the "Club"). It is our understanding that proceeds from the Tour were to be split evenly (after expenses) between the Museum and the Club. It is our further understanding that the proceeds allotted to the Club were to be utilized to benefit the Old Town neighborhood. The exact nature of said benefit has never been clarified and there appears to be no consensus on this issue according to a recent neighborhood survey distributed by the Club.

After conducting some preliminary research into the Club, it appears that it was established to promote sailing, racing and social functions for its members. Moreover, the Club Directors were to be actively engaged in these activities according to the Club Articles. By all indications, the Club is not actively engaged in its stated purpose and its Directors are likewise not engaged in the required activities.

Accordingly, some of the residents of Old Town have questions about the legitimacy of the Museum's partnership with the Club and are seeking transparency surrounding this relationship. We also question any authority of the Club to act on behalf of the Old Town neighborhood or its residents. It certainly appears that the Club has no legal ability to do so. Accordingly, it would appear that the Club has no right to collect and utilize money for the Old Town neighborhood. If that is indeed the case, it is our contention all monies paid to the Club under the color of some inherent authority to act on behalf of this neighborhood or its residents should be returned to the Museum.

We appreciate a prompt response to the concerns raised in this letter. Specifically, we expect information on how the Museum intends to use the funds that were raised ostensibly for Old Town without buy-in from the community.

Thank you,

Cynthia Alred & Amy and Brian Bennett, 807 White St
Jeannie Bartlett, 821 Garden St
Don and Carol Beljan, 902 San Fernando St
Ron and Ann Boardman, 1122 San Fernando St
Pat and Billy Gass, 801 White St
Tim and Lynn Green, 1119 Someruelus St

(Cont.)

Bill Hall, 212 Estrada St
Jeff and Elizabeth Lyle, 719 White St
Ron Machado, 314 New St
Alice McGuirt, 1119 White St
Bill Millar, 714 San Fernando St
J Shannon O'Connor, 703 Garden St
Eric Oliver, 706 Someruelus St,
Gary and Phyllis Pongetti, 1102 White St
Andrea and Greg Power, 1127 Someruelus St
Bob and Lisa Sala, 1130 White St
Isabelle Sala, 1111 Someruelus St
Robert and Morgan Springer, 1127 White St
Veronica and Diwell Wallace, 1011 White St
Bob and Debbie Westhouse, 1122 White St

Cc:

Amelia Island Museum of History Board
City of Fernandina Beach City Commissioners
Charles George, Interim City Manager
Tammi Bach, City Attorney
Caroline Best, City Clerk
Kelly Gibson, Planning Director
Salvatore Cumella, Senior Planner
Historic District Counsel Board
Old Town Homeowners

A M E L I A I S L A N D
MUSEUM OF HISTORY

RE: Response to Concerned Old Town Neighbors
letter dated July, 2023

July 14, 2023

To Whom It May Concern:

The Amelia Island Museum of History (the Museum) was approached by members of the Old Town Dinghy Club (OTDC) to co-host a Home Tour fundraiser that would showcase some of the beautiful homes in the Old Town area of Fernandina Beach. The net proceeds from this fundraiser were to be split between the Museum (in support of its mission) and the Old Town Dinghy Club (for beautification efforts in Old Town). We gladly agreed to the proposal as we saw it as a win-win for both the Museum and for Old Town. To date, we have seen nothing that would change this belief.

The legitimacy of the Old Town Dinghy Club is not something the Museum is qualified to comment on. Similarly, any projects proposed by the OTDC should be directed to and approved by the City. During the course of that approval process would be the time for City residents to express their support or objection to the proposed projects.

Lastly, the Museum has no desire to receive the OTDC funds that are targeted for Old Town improvement/enhancement efforts. They were not raised on behalf of the Museum nor is the Museum qualified to determine how such funds should be used.

Sincerely,



Phyllis E. Davis
Executive Director



Susan Bonnett
Co-Chair



William Tilson
Co-Chair