



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 19, 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 September 21, 2023.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2022-0076 - BASHAM & LUCAS DESIGN GROUP INC, AGENT FOR CENTRE & THIRD, LLC, 209-211 CENTRE STREET**
2ND CONCEPTUAL APPROVAL for Certificate of Approval (COA) to construct a 1-Story commercial building. (*Quasi-Judicial*)
- 5. NEW BUSINESS**
 - 5.1 **HDC 2023-0097 - JAMES & KATHERINE GALLI, OWNERS. 501 CEDAR STREET**
Certificate of Approval (COA) to remove/replace front porch flooring, in-kind; demolish infill enclosure of wrap around porch to bring porch back to original configuration; and demolish latter addition at northeast corner of property. (*Quasi-Judicial*)
- 6. BOARD BUSINESS**
 - 6.1 **Old Town - Marine Street Improvements Discussion**
 - 6.2 **Project Update - 322 N. 3rd Street_Kosack Residence**
- 7. STAFF REPORT**
 - 7.1 Staff Certificates of Approval - September 2023
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT HDC REGULAR MEETING IS SCHEDULED FOR NOVEMBER 16, 2023

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



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 21, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

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

Member Absent: Michael Spino (Chair), Ron Norman (Alt 2)

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

2. PLEDGE OF ALLEGIANCE

With Chair Spino and Member Norman being absent for this meeting, Vice Chair Esclusa was seated as Chair and Member Filkoff was seated as a voting member which was approved by all by voice vote.

No members disclosed any ex parte communications.

Tammi Bach, City Attorney, explained the Quasi-Judicial procedures and appeal process.

Ms. McCann administered the oath to any parties that wish to give testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Review and approval of Meeting Minutes from August 17, 2023

Member Pozzetta asked for a future discussion regarding the appropriateness of after the fact fines and fees. Mr. Cumella noted that there is an attempt to organize a joint meeting with the Historic District Council and the Code Enforcement Department to discuss several subject matters which includes this topic.

ACTION TAKEN: A motion was made by Member Filkoff seconded by Member Pozzetta to approve the Minutes from the Regular Meeting of August 17, 2023, as presented.

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

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **HDC 2023-0095 - RICHARD + DEBRA M. MCGEHEE, 1106 WHITE STREET**
Certificate of Approval (COA) to construct a 2-story single-family residence with a detached 2-story accessory dwelling. (*Quasi -Judicial*)

DRAFT

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

Member Poynter inquired about the access to the rear of the property. Mr. Cumella spoke of a recorded easement to give access to properties on this block.

Debra McGehee, 2629 Pemberton, Tupelo, MS, welcomed comments from Board Members. Member Pozzetta, Member Kosack and Vice Chair Esclusa complimented the owner about the design.

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

Member Kosack asked confirmation that this is an interior lot on a full peonia with an opened pergola.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2023-0095 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0095, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Fernandina Beach Old Town Preservation and Development Guidelines to warrant approval at this time.

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

6. BOARD BUSINESS

6.1 August Staff Approvals

Vice-Chair Esclusa inquired about the sign for Beech Street and S. 8th Street. Mr. Cumella confirmed that this was for a business.

7. STAFF REPORT

7.1 Fernandina Beach Center Street 3-D Laser Scanning and Historic District Design Guidelines Update Project

Mr. Cumella spoke of the small matching grant of \$50K awarded to the City. The grant could be used for this 3-D Laser Scanning. He also proposed the creation of a sub-committee regarding in-house review to update the Design Guidelines for Downtown, the Peck, the Lighthouse, the Museum, and Oxley Funeral Home. This sub-committee meetings would be opened to the public and meet once a month for approximately 2 hours. Members could establish if the meetings would take place during the day or early evening. He confirmed that the draft must be completed by January 2024. He also noted that a graphic designer would be used for graphics.

Member Kosack asked if she could attend via Zoom. Ms. Bach confirmed that as long as an on-site physical quorum exist, additional members can attend via Zoom.

Vice-Chair Esclusa asked about the 3-D Laser Scanning. Mr. Cumella explained that this potential project would only cover a few blocks of the downtown area.

Mr. Cumella spoke of the Graveside Chronicles event taking place at the Bosque Bello cemetery on October 14, 2023.

8. PUBLIC COMMENT

Linda Finkelstein, 492 Starboard Landing, Executive Director for MainStreet, spoke of the Historic StreetScape Preservation ordinance to be presented for consideration during the next City Commission meeting on October 3rd, 2023. She mentioned that she will be present to support it along with some other stakeholders.

Jennifer Harrison, 800 Someruelus Street, inquired about several safety issues in Old Town, especially on a passage area used by people to cross a bluff which has created erosion and exposed tree roots. She noted that if the suggested improvement to Marine Street is considered, private funds could be available to alleviate some of the cost. Mr. Cumella noted that some City Departments are meeting in the following week regarding a number of issues affecting

DRAFT

Old Town.

Chip Ross, 210 N. 3rd Street, shared some information regarding his meeting with Taylor Clem, master horticulturist, regarding life expectancies of trees and tree grades on Centre Street. He also spoke of live oak roots encroaching in parking lots. Members mentioned that maintenance and cost are at the root of resolving these issues.

9. ADJOURNMENT 5:49

Sylvie McCann, Recording Secretary

Salvatore Cumella, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0076
OCTOBER 19, 2023

Owner/Applicant:	BASHAM & LUCAS DESIGN GROUP INC, AGENT FOR CENTRE & THIRD, LLC
Property Address:	209-211 Centre Street & 9 N. 3 rd Street
Parcel ID #	00-00-31-1800-0010-0260, 00-00-31-1800-0010-0300, 00-00-31-1800-0010-0310
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Second Conceptual Certificate of Approval (COA) to construct two, one-story commercial buildings. (Quasi-Judicial)

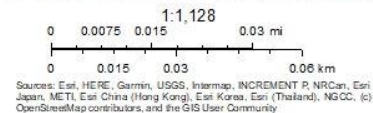
All required application materials have been received. All fees have been paid. All required notices have been made.

209-211 Centre St and 9 N 3rd Street



December 20, 2022

911 Address Labels



2022

CONCEPTUAL APPROVAL

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This project was conceptually approved at the regular meeting of the Historic District Council on January 19, 2023. As the project has progressed the interior functions of the structure have been further developed and minor changes to the exterior have been proposed.

The applicant is proposing to construct two, one-story commercial structures. One will be sited facing center street at 209-211 Centre Street and the second will be sited facing N. 3rd Street and addressed as 9 N. 3rd Street. The building will be designed to read as a modern interpretation of the building previously on this parcel.



Figure 1: 209 Centre Street (Pre-1975)

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

The proposed construction is intended to read as a contemporary version of the original building (no longer extant) that stood on this site. The structures will be one-story in height and meet all requirements for setback, massing, height, rhythm of openings, and materials.

Staff finds that the proposed construction is in keeping with the Secretary of the Interior's Standards, the City of Fernandina Beach Comprehensive Plan, Land Development Code, and the Downtown Historic District Guidelines.

STAFF RECOMMENDATION:

Staff recommends:

Conceptual Approval of HDC 2022-0076

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2022-0076 with or without conditions;

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

That HDC case 2022-0076, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **Plans & Elevations**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12261

Date Submitted: 9/6/2023

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

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

Fees

- | | |
|--|--|
| ☐ Certificate of Approval (COA): Staff Review \$25 | ☐ Demolition of a Primary Structure – 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 – 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 Interior's Standards for Rehabilitation.

2023 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 04 2022	Dec 08 2022	Jan 06 2023	Feb 02 2023	Mar 09 2023	Apr 06 2023	May 04 2023	June 08 2023	July 06 2023	Aug 10 2023	Sep 07 2023	Oct 05 2023	Nov 09 2023	Dec 07 2023
Meeting Date	Dec 15 2022	Jan 19 2023	Feb 16 2023	Mar 16 2023	Apr 20 2023	May 18 2023	June 15 2023	July 20 2023	Aug 17 2023	Sep 21 2023	Oct 19 2023	Nov 16 2023	Dec 21 2023	Jan 18 2024

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'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).

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

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

Previously Approved Case

HDC YYYY-##

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

*

Yes ▼

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

9/6/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

209-211 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0010-0260, 00-00-31-1800-0010-0300, 00-00-31-1800-0010-0310

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jon

Last Name*

Lasserre (Centre & Third, LLC)

Mailing Address*

960185 Gateway Blvd. Ste 203

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-261-5618

E-mail Address*

jonlasserre@icloud.net

OWNER'S AGENT

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

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

Yes

First Name*

Benjamin

Last Name*

Morrison

Company (if applicable)

Basham & Lucas Design Group, Inc

Street Address

7645 Gate Parkway, Suite 101

City

Jacksonville

State

Florida

Zip

32256

Telephone Number

9126049870

E-mail Address

ben@bashamlucas.com

Project Description*

Proposed conceptual design changes to previously approved new one-story commercial building at 209-211 Centre Street

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

Design Vision Statement*

Proposed new construction building consistent in scale and materials with adjacent properties that maintains forms and proportions that compliment the historic fabric of the streetscape

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Stucco / Brick

Product Description

TBD

Color

TBD

(Name/Number)

DOORS**Manufacturer**

Wood / Steel

Product Description

TBD

Color

TBD

Include FL Product Approval # for Windows and Doors

(Name/Number)

WINDOWS**Manufacturer**

Renlita / Marvin

Product Description

Aluminum Clad

Color

TBD

Include FL Product Approval # for Windows and Doors

(Name/Number)

ROOFING**Manufacturer**

TBD

Product Description

TPO Membrane

Color

White

(Name/Number)

FASCIA/TRIM**Manufacturer**

Stucco

Product Description

TBD

Color

TBD

(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 Survey.pdf	Upload 2 Centre and Third - HDC Concept Revision - 9.7.2023.pdf	Upload 3 Renlita.pdf	Upload 4 Ultimate Picture Windows .pdf
Upload 5 Ownership.pdf	Upload 6 Choose File No f...osen	Upload 7 Choose File No f...osen	Upload 8 Choose File No f...osen

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*

Benjamin

Applicant Last Name*

Morrison

Today's Date*

9/6/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Centre & Third, LLC, a Florida limited liability company

(print name of property owner(s))

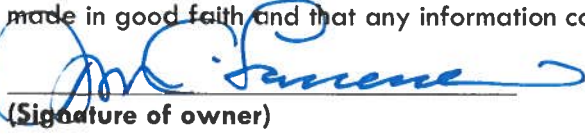
hereby authorize: Benjamin Morrison, Basham & Lucas Design Group, Inc.

(print name of agent)

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

(type of application)

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


(Signature of owner)

(Signature of owner)

Jon C. Lasserre, Sole Manager

(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 ☐ onlinenotarization, this 6th day

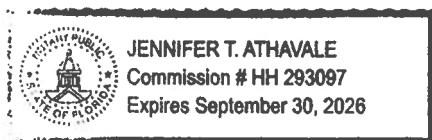
of September, 20 23, by Jon C. Lasserre


Notary Public

Jennifer T. Athavale
Printed Name

9/30/2026
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐





A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



Change of Address

✉

📊

📄

\$

FAQ

📁

APP

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0010-0300	
Owner Name	CENTRE & THIRD LLC
Mailing Address	960185 GATEWAY BLVD STE 203
	FERNANDINA BEACH, FL 32034
Location Address	0 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Millage	18.3806
Homestead	No
Property Usage	V C W/XFOB 001001
Deed Acres	0
Short Legal	BLOCK 10 LOT 30 BEING PARCEL II ESMT PT OR 548/1135

2023 Preliminary Values

Land Value	\$250,000
(+) Improved Value	\$1,880
(=) Market Value	\$251,880
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$251,880
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$251,880
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$251,880

🔍
Property Search

📍
Map This Parcel

📊
GIS Report

🏠
Property Record Card

🖨️
Print Friendly Page

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

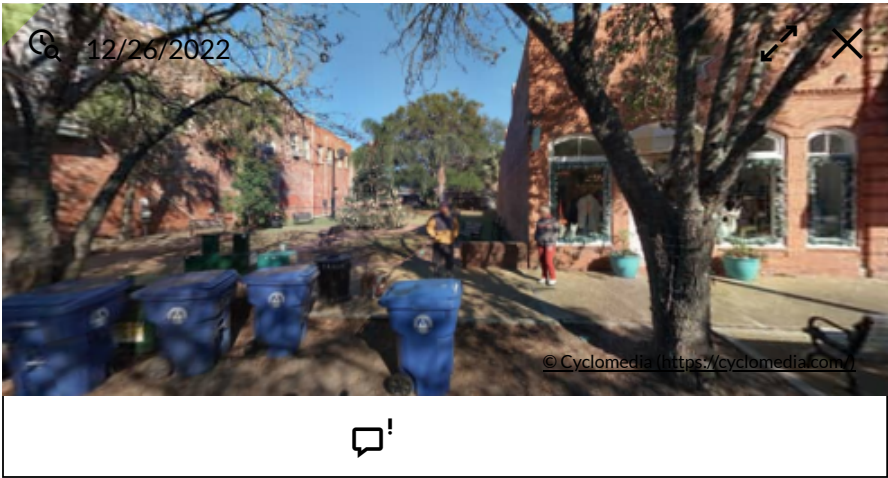
PARCEL MAP



2023 AERIAL MAP

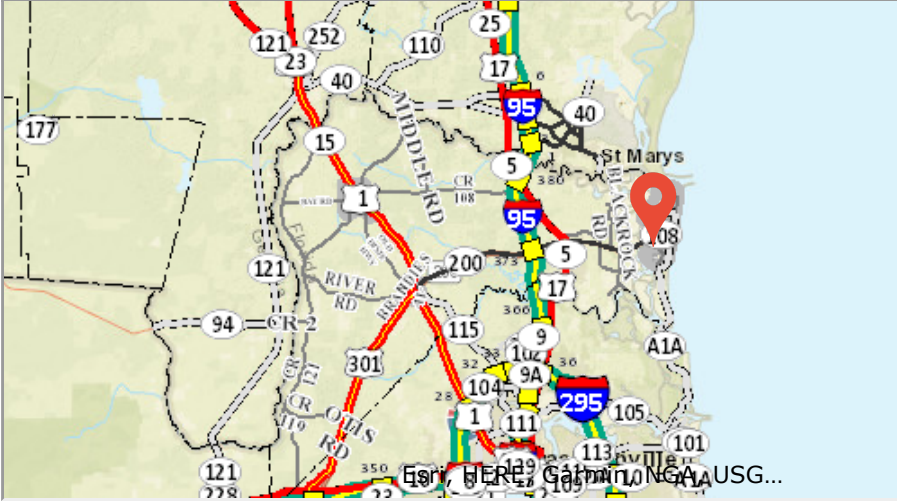


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
V C W/XFOB										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC PAVER	0 X 0	235	2000
CONC PAVER	0 X 0	0	0

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2022-03-09	2545 / 980	\$300,000	WD	U	N	PAASCHE ALFRED G JR & SUSAN D PAASCHE ET AL	CENTER & THIRD LLC
2020-04-29	2357 / 1712	\$100	WD	U	N	PAASCHE HELEN D TRUST	PAASCHE ALFRED G JR ET AL
2020-03-11	2347 / 469	\$100	SW	U	N	LASSERRE CHARLES W III ET AL	CENTRE & THIRD LLC
2020-03-11	2347 / 460	\$100	TD	U	N	LASSERRE CURTISS H LIVING TRUST	LASSERRE CHARLES W III ET AL CURTISS H LASSERRE REVOCABLE LIVING TRUST
2015-09-01	2004 / 377	\$100	WD	U	N	LASSERRE CURTISS H	
2010-10-25	1706 / 70	\$100	QC	U	N	PAASCHE ALFRED G JR ETAL	PAASCHE HELEN D
2010-10-25	1706 / 68	\$100	PR	U	N	PAASCHE HELEN D P/R	PAASCHE HELEN D ETAL
2010-10-25	1706 / 1847	\$100	WD	U	N	PAASCHE HELEN D	PAASCHE HELEN D TRUSTEE
1985-02-01	447 / 116	\$71,000	MS	U	N		
1977-06-01	240 / 605	\$100	FS	U	N		

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 26, 30 AND 31, BLOCK 10, FERNANDINA BEACH, FLORIDA
AS SHOWN ON THE OFFICIAL MAP OF SAID CITY (AS LITHOGRAPHED AND ISSUED
BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND
RE-ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901.

CERTIFIED TO:
CENTRE & THIRD, LLC
ALFRED G. PAASCHE, JR.
SUSAN DENISE PAASCHE CLEMENTS
ALAN D. PAASCHE
ROGER TOWERS, P.A.
CHICAGO TITLE INSURANCE COMPANY

LOT 6

LOT 22

LOT 5

LOT 23

LOT 4

LOT 24

LOT 3

LOT 25

LOT 2
MANZIE & DRAKE
FILE NUMBER A14-92

SITE BENCHMARK
SET NAIL & DISK "LB 7039" IN
SOUTH SIDE OF 20" OAK TREE
FIELD BOOK X-322, PAGE 54
ELEVATION=13.00' (NAVD88)

SET 5/8" IRON ROD & CAP
"MANZIE LB 7039"
(ALSO FOUND 1/2" IRON PIPE 0.09"N, 0.56"W)

MANZIE & DRAKE
FILE NUMBER A15-332

LOT 26
MANZIE & DRAKE
FILE NUMBER A14-28

SET 5/8" IRON ROD & CAP
"MANZIE LB 7039"
(ALSO FOUND 1/2" IRON PIPE 0.09"N, 0.56"W)

FOUND 5/8" IRON ROD & CAP
"MANZIE LB 7039"
SV

3' UTILITY EASEMENT
O.R.B. 548, PAGE 1135
ELECTRIC VAULT
CATV VAULT

SET 5/8" IRON ROD & CAP
"MANZIE LB 7039"
SV

3' UTILITY EASEMENT
O.R.B. 548, PAGE 1135
BUILDING CORNER
0.9'S, 0.1'W
1-STORY BRICK

SET 5/8" IRON ROD & CAP
"MANZIE LB 7039"
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O.R.B. 548, PAGE 1135
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3' UTILITY EASEMENT
O.R.B. 548, PAGE 1135
BUILDING CORNER
0.9'S, 0.1'W
1-STORY BRICK

NORTH SECOND STREET

60' RIGHT-OF-WAY

NORTH THIRD STREET

60' RIGHT-OF-WAY

CENTRE STREET

80' RIGHT-OF-WAY

SITE BENCHMARK
FOUND NAIL & DISK "LB 7039"
FIELD BOOK X-322, PAGE 54
ELEVATION=8.69' (NAVD88)

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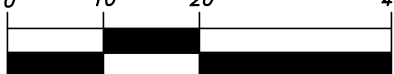
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°32'00"W	50.05'
L2	N7°28'00"E	100.00'
L3	S82°32'00"E	25.02'
L4	N7°28'00"E	25.00'
L5	S82°32'00"E	100.10'
L6	S7°28'00"W	25.00'
L7	N82°32'00"W	75.07'
L8	S7°28'00"W	100.00'

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

NOTE:

THERE IS AN OVERAGE OF 0.25 FEET
IN BLOCK 10 ALONG CENTRE STREET
THEREFORE WE HAVE GIVEN EACH LOT
25.025 FEET, AND CHECKS OLD WALLS.

3' UTILITY EASEMENT O.R.B. 548, PAGE 1135
3' UTILITY EASEMENT O.R.B. 2214, PAGE 1119

LEGEND

- C = CENTERLINE
- BRICK FLATWORK
- CONCRETE FLATWORK
- LIGHT POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- WOOD OR METAL FENCE
- 5/8" IRON ROD & CAP (LB 7039) SET
- SEWER VALVE
- BACKFLOW PREVENTION SYSTEM
- BENCHMARK
- TOP OF CURB
- EDGE OF ASPHALT
- FLAGPOLE

TREE LEGEND

O = OAK
PM = PALM
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 8

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

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

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- I have reviewed the Chicago Title Insurance Company title insurance commitment #10190139, dated 01/27/2022 and all recorded survey related encumbrances, except liens, identified in Schedule B-II of the title insurance commitment have been shown or noted on the survey.
- Bearings shown hereon are based on an assumed bearing of N07°28'00"E. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disc "Manzie LB 7039" at the SE corner of Lot 1, Block 10. (Elevation = 8.69'(NAVD88))

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

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 17308 DATE: 2/25/2022 CADD: B. DAVIS
F.B. NO: X-322 PAGE NO: 54 CREW: SS FILE NO: B-580

Marvin Signature® Ultimate



Ultimate Picture

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view.

- Extruded aluminum exterior and wood interior
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Can be sized to match accompanying double-hung, single-hung, or casement windows
- Durable and energy efficient
- Suits new construction, remodeling, or full-frame replacement

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT



Designed for Performance + Quality

Exterior is made with extruded aluminum for proven strength and versatility.



Expansive Views

Available in a large range of size options.



Sticking Options

Ogee and Ovolo sticking has a more traditional profile and square sticking has a more contemporary look.

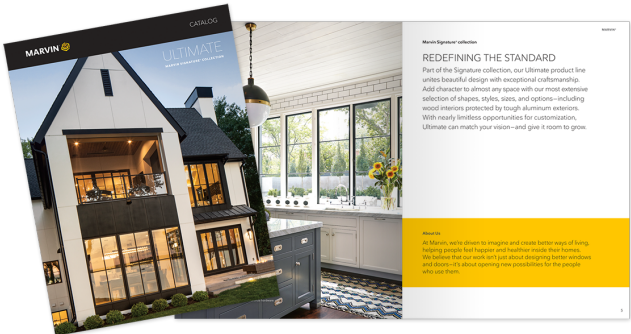
ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do

- Standard finish on extruded aluminum is commercial-grade and warrantied for 20 years, ensuring a smooth, beautiful finish that lasts
- Choose from a selection of high-quality interior standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, Vertical Grain Douglas Fir, and Black Walnut
- An all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details
- Coastal/hurricane certification of IZ3

DESIGN OPTIONS

Exterior Finish	+
Interior Finish	+
Sticking Options	+
Glass	+
Divided Lites	+
Casings	+
Coastal Performance	+



GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

SIGNATURE

COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

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Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

[Learn More →](#)



Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

[Learn More →](#)

MORE FROM THIS PRODUCT LINE



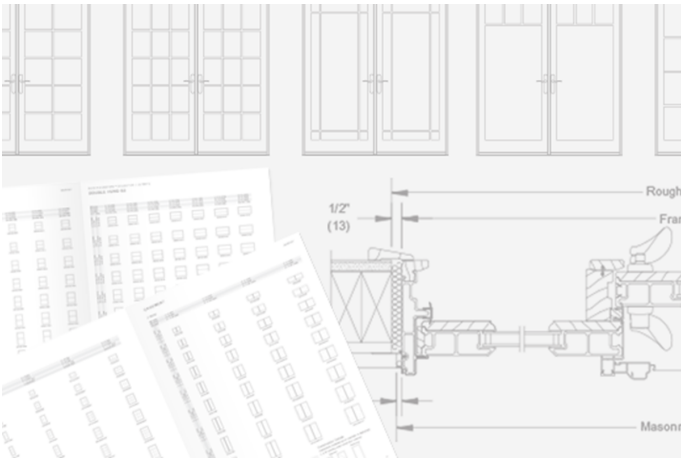
Ultimate Awning

Ultimate Awning
Narrow Frame

Ultimate Awning Push
Out

◀

▶



FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

TECHNICAL SPECIFICATIONS



Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

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- Support Center
- Care and Maintenance
- Glossary of Terms
- Owner's Manuals
- Parts Manuals
- Warranty

SOLUTIONS

- Coastal
- Contemporary
- Historic Design
- Replacement
- Well-Being

WHY MARVIN

- Our Story
- Careers
- Energy Efficiency
- In The News
- International
- TruStile
- Marvin Replacement

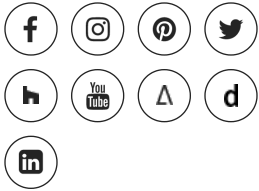
PROFESSIONALS

- AIA Courses
- Architectural Resources
- Drawing and 3D Models
- Energy Data
- Technical Specifications
- Tours and Training

 FIND A DEALER

 REQUEST LITERATURE

 EMAIL SIGN UP

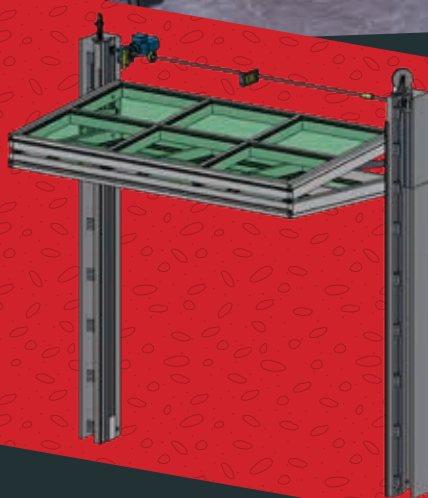


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A-750 NUFOLD

Dual-Panel Counterweight
Balanced Vertical Opening



RENLITA
Custom Opening Solutions

www.RenlitaUSA.com



ABOUT RENLITA

Renlita is the industry leader in custom doors, windows, and operable walls that transform architectural designs and define interior and exterior spaces. Customize one of our time-tested models or design your own one-of-a-kind, "never been done before" masterpiece. Our Design Consultants guide you through the creation of specially designed steel or aluminum vertical openings that blend in or stand out. **Come see why we're the clear-cut, safe, and trendsetting leader in vertical opening and custom metal architectural pieces.**



CONCEPT TO COMPLETION

Renlita provides a turnkey solution, including specified finish, glass or cladding, and installation. Every project is unique and built to meet your design needs. Our concept to completion service provides customers with confidence that all aspects of the project are properly executed.

STEP 01 CONCEPT

Our Design Consultants listen to your ideas and walk you through the process of designing the window, wall, door, or special project you've been envisioning.

STEP 02 CREATE

Renlita's engineers are the best in the business. We specifically design all parts of the system to match your design intent and provide drawings and details for your unique project.

STEP 03 CRAFT

Every single inch of your project is as important to us as it is to you. Each custom project is carefully handcrafted by a team of specialized artisans with pride in the USA.

STEP 04 COMPLETE

The most exciting part is bringing your project across the finish line! Renlita's factory trained technicians complete your custom project with expert installation and service.



A-750 NuFold

Dual panels create an awning and no interior projection allows for screens or air curtains mounted inside your opening. Clean lines and spectacular looks make the NuFold a client favorite. The A-750's reduced interior projection and lack of need for additional overhead structure allow customers the versatility to accommodate design needs. We utilize counterweight balance technology to ensure smooth operation and durability, as well as customizations that no one else can do.

OPTIONS & FEATURES



Battery Back Up

The REDD® Battery Backup provides a secondary power source in the event of power loss.



Touch Screen Control

Our sleek touchscreen has plug-and-play technology and can be configured with a multi-digit code for security.



REDD® Motor

We designed a motor exclusively for our high-end products. These 110V motors are low-to-no maintenance, high performance, and only available from Renlita.



REDD Alert®

REDD Alert® is our integrated safety system that identifies anything impeding door travel to keep your system safe.

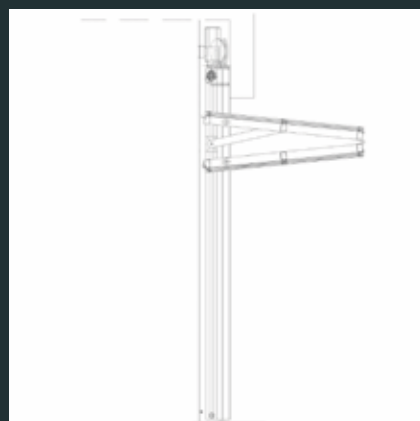


Screen & Shade Options

Many of Renlita's systems can be fitted with customizable motorized insect screens and sunshades.

A-750 DETAILS

- Max Width: 18 FT
- Max Height: 12 FT
- Finish: Powder Coat
- Glass Options: 1/4" & 1" IGU
- High-Wind Load Areas: No
- Miami Dade NOA: No
- Cladding: Up to 2" and up to 5 lbs per SQF
- Operation: Motorized Only
- Flush Mount Available: NO
- Aluminum Frame/ Glass Capture
- Compatible With Screens: YES
- NFRC Ratings: NO





VISIT OUR WEBSITE FOR MORE RESOURCES



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Color Chart

www.RenlitaUSA.com



RENLITA
Custom Opening Solutions



(903) 568-3956



sales@renlitadoors.com

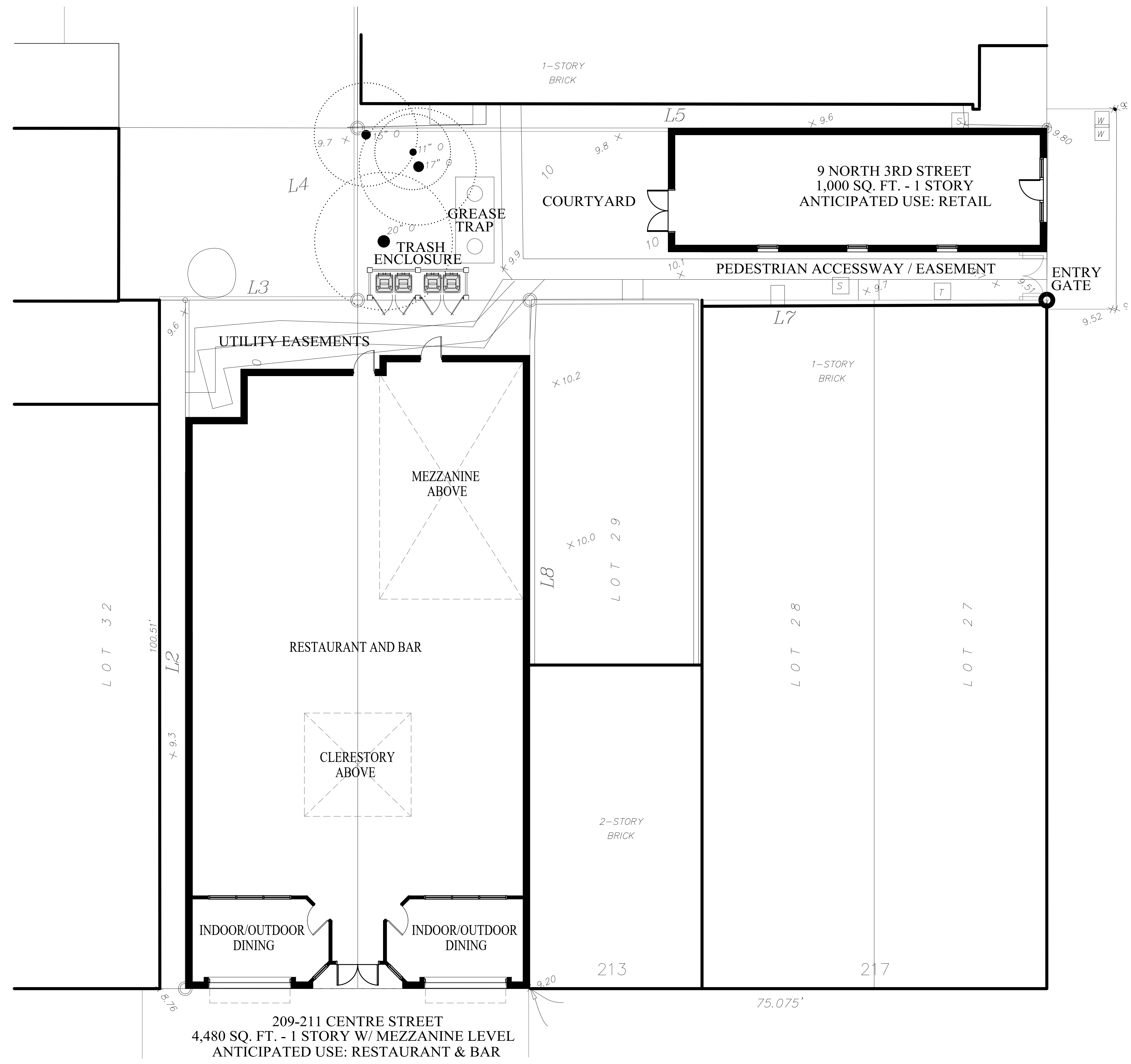


2430 Albert Broadfoot St.
Bonham, Texas 75418

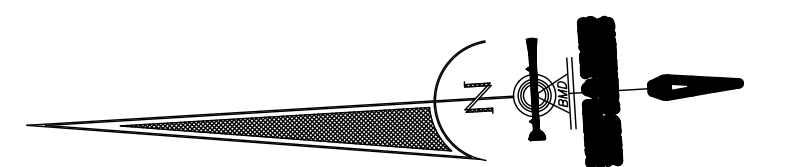
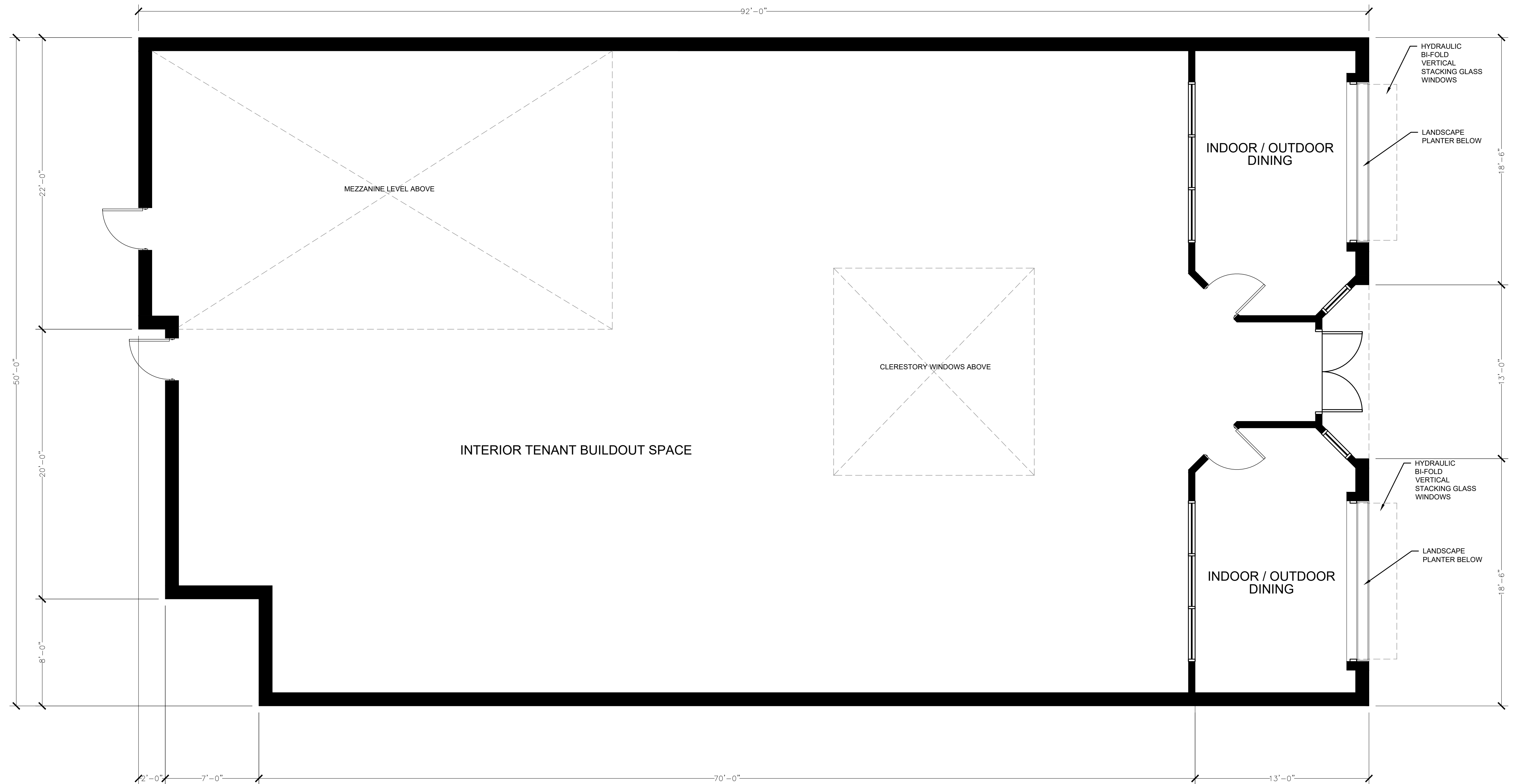


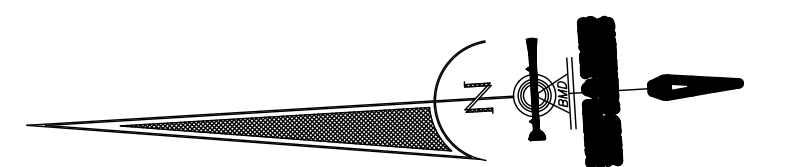
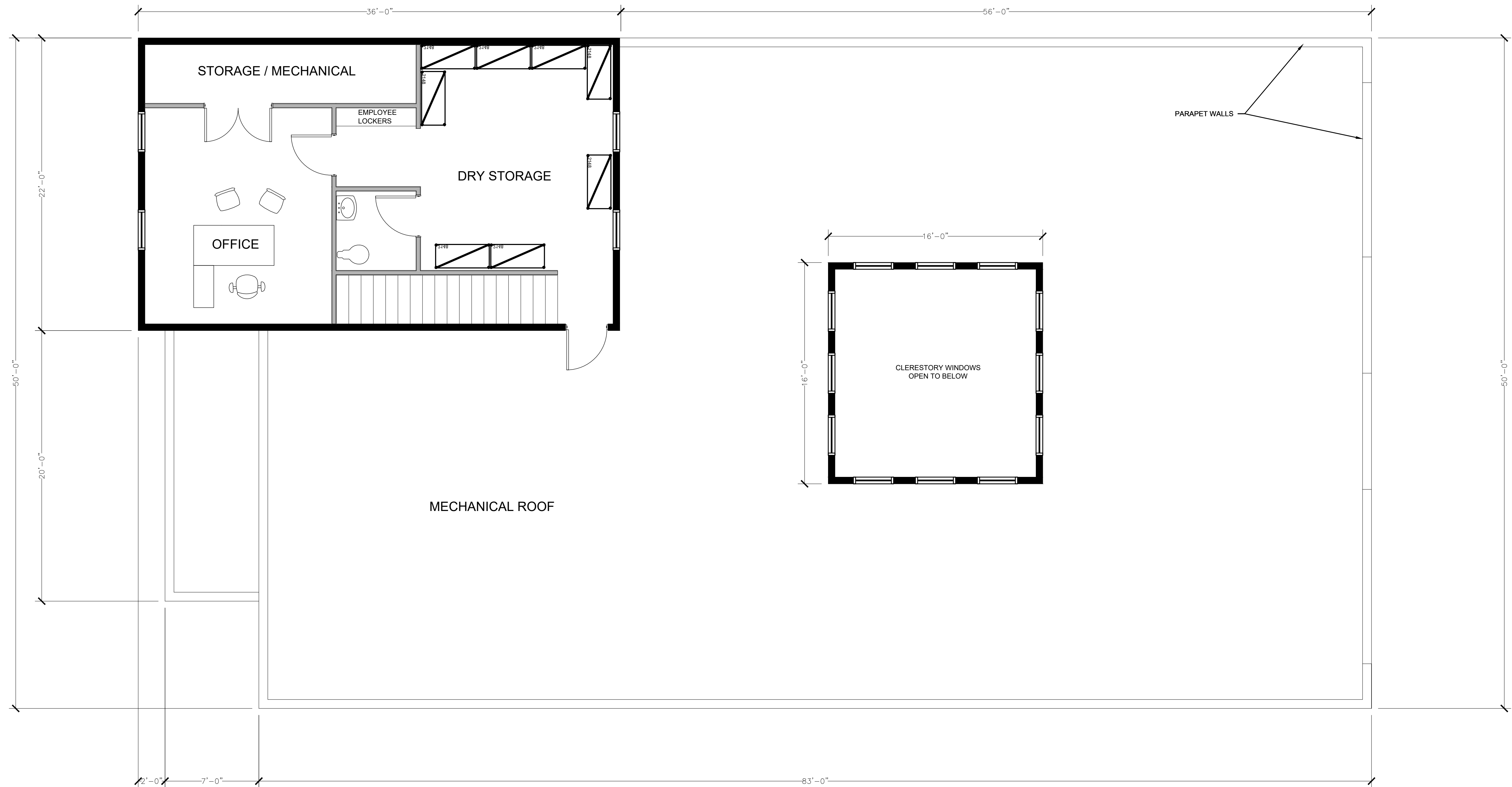
209-211 Centre Street

Fernandina Beach, Florida 32034



Centre & Third, LLC
Conceptual Site Plan - 9/7/23
1/8" = 1'-0"







Previously Submitted South Elevation



Previously Submitted North Elevation



Proposed South Elevation



Proposed North Elevation



Previously Submitted Centre Street Context Elevation



Proposed Centre Street Context Elevation



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0097
OCTOBER 19, 2023

Owner/Applicant:	James and Katherine Galli
Property Address:	501 Cedar Street
Parcel ID #	00-00-31-1800-0027-0060
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00635
Year Built:	c.1909
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to remove/replace front porch flooring, in-kind; demolish infill enclosure of wrap around porch to bring porch back to original configuration; and demolish latter addition at northeast corner of property. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed c. 1909, it is a one-story frame vernacular residential building. It is noteworthy for its transom over door and chamfered porch posts." -FMSF 8NA0635

The applicant seeks approval to

- Remove and replace deteriorated front porch flooring and replace in-kind;
- Demolish infill enclosure of wrap around porch to bring porch back to historic configuration (see Exhibit 4); and
- Demolish later addition at northeast corner of property (currently bedroom and bathroom).

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed demolition is in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code. The removal of the later non-historic features are Phase I of a larger rehabilitation project that will rehabilitate the historic structure and add a sensitive new addition. The scope of the rehabilitation project will be reviewed under a separate Certificate of Approval.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2023-0097

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0097 with or without conditions;

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

That HDC case 2023-0097, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|--------------------------------|
| EXHIBIT 1 | Application & Backup Materials |
| EXHIBIT 2 | Plan & Photos |
| EXHIBIT 3 | FMSF 8NA00635 |
| EXHIBIT 4 | Sanborn Map Study |

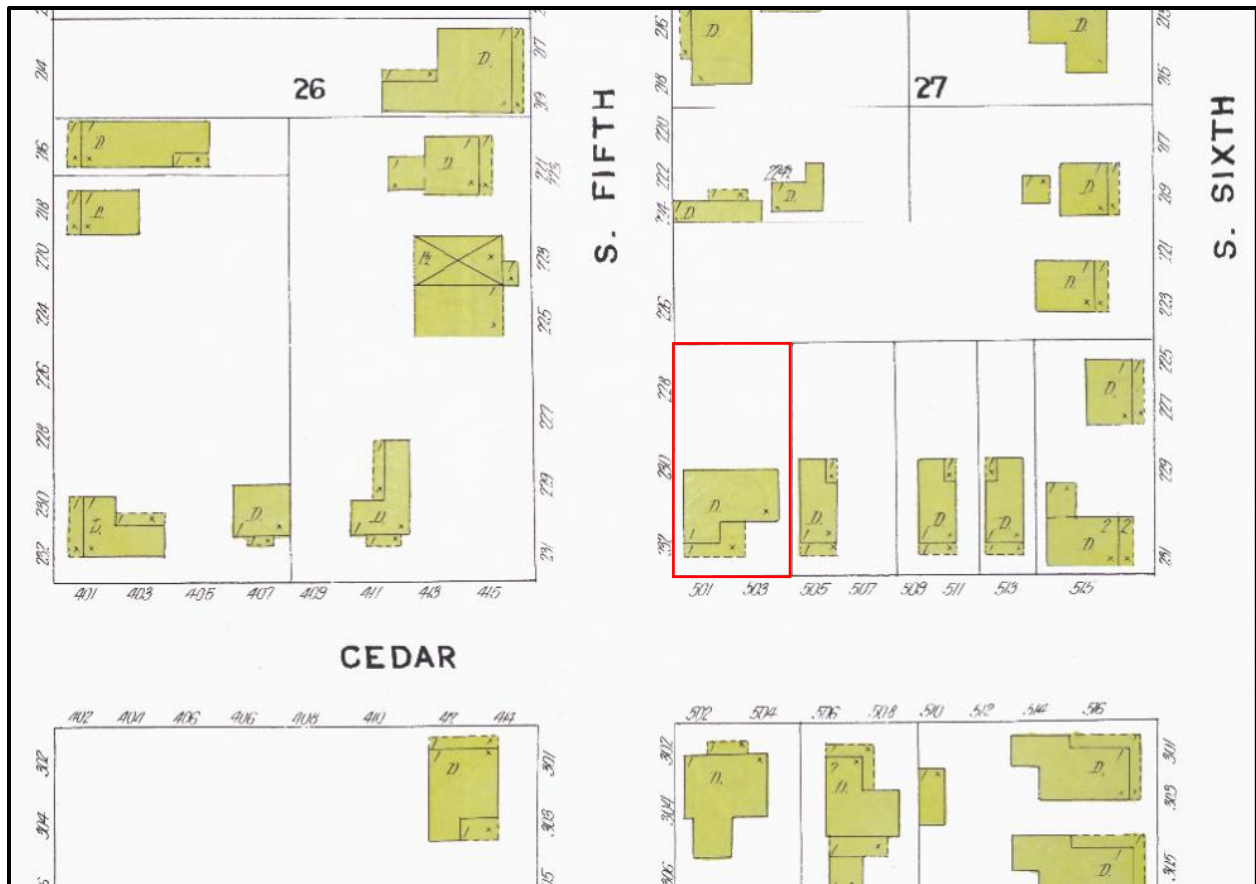
Respectfully Submitted,



Salvatore J. Cumella
Senior Planner | Historic Preservation Planner

Sanborn Fire Insurance Map Study - 501 Cedar Street

1909 (sheet 8)

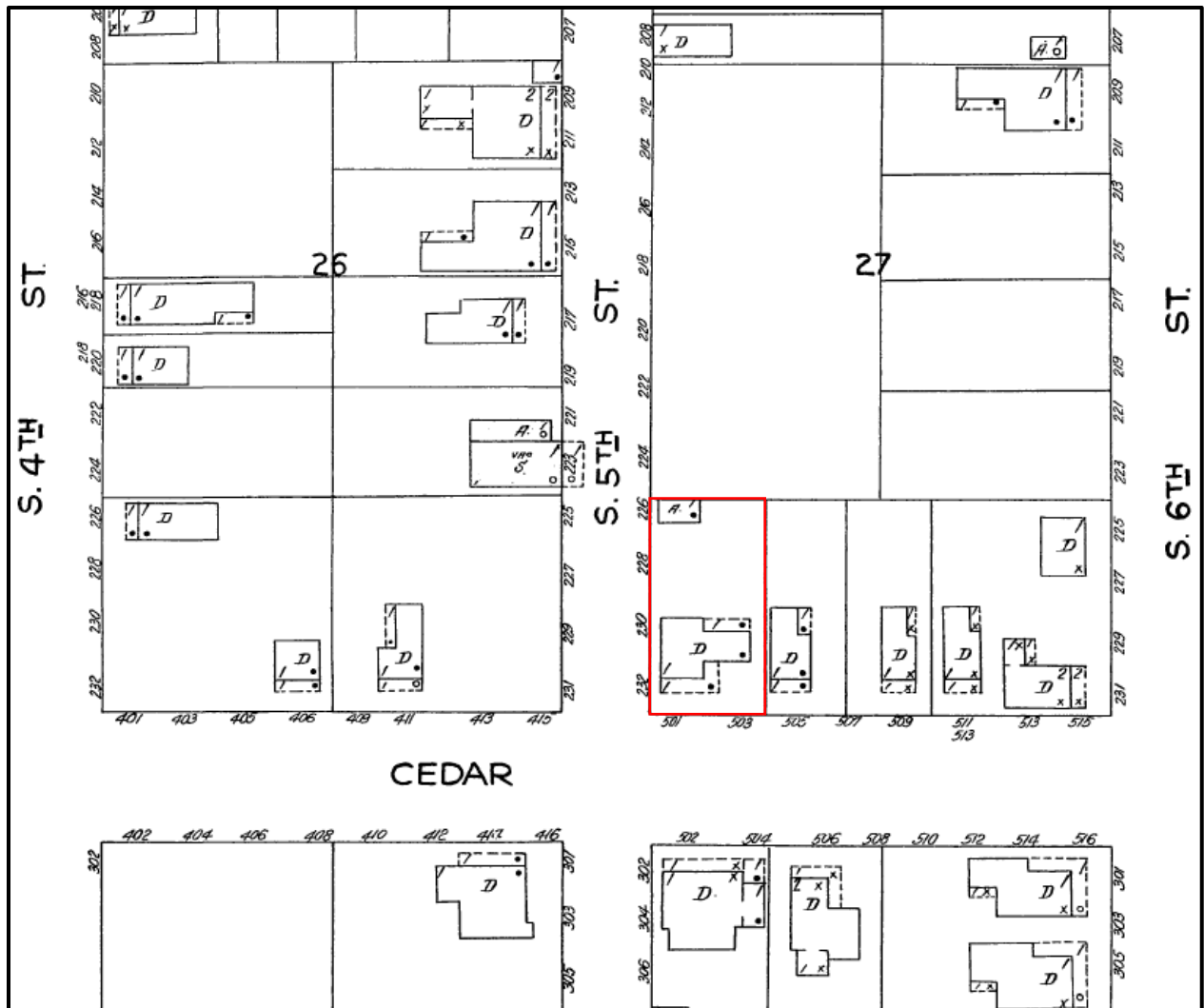


Notes:

- 1909 is the first Sanborn Map that shows this neighborhood. 501 Cedar Street can definitely be dated to 1909, but is most likely slightly older.
- Wood frame primary structure with a one story L-shaped front porch

Sanborn Fire Insurance Map Study - 501 Cedar Street

1926 (sheet 9)

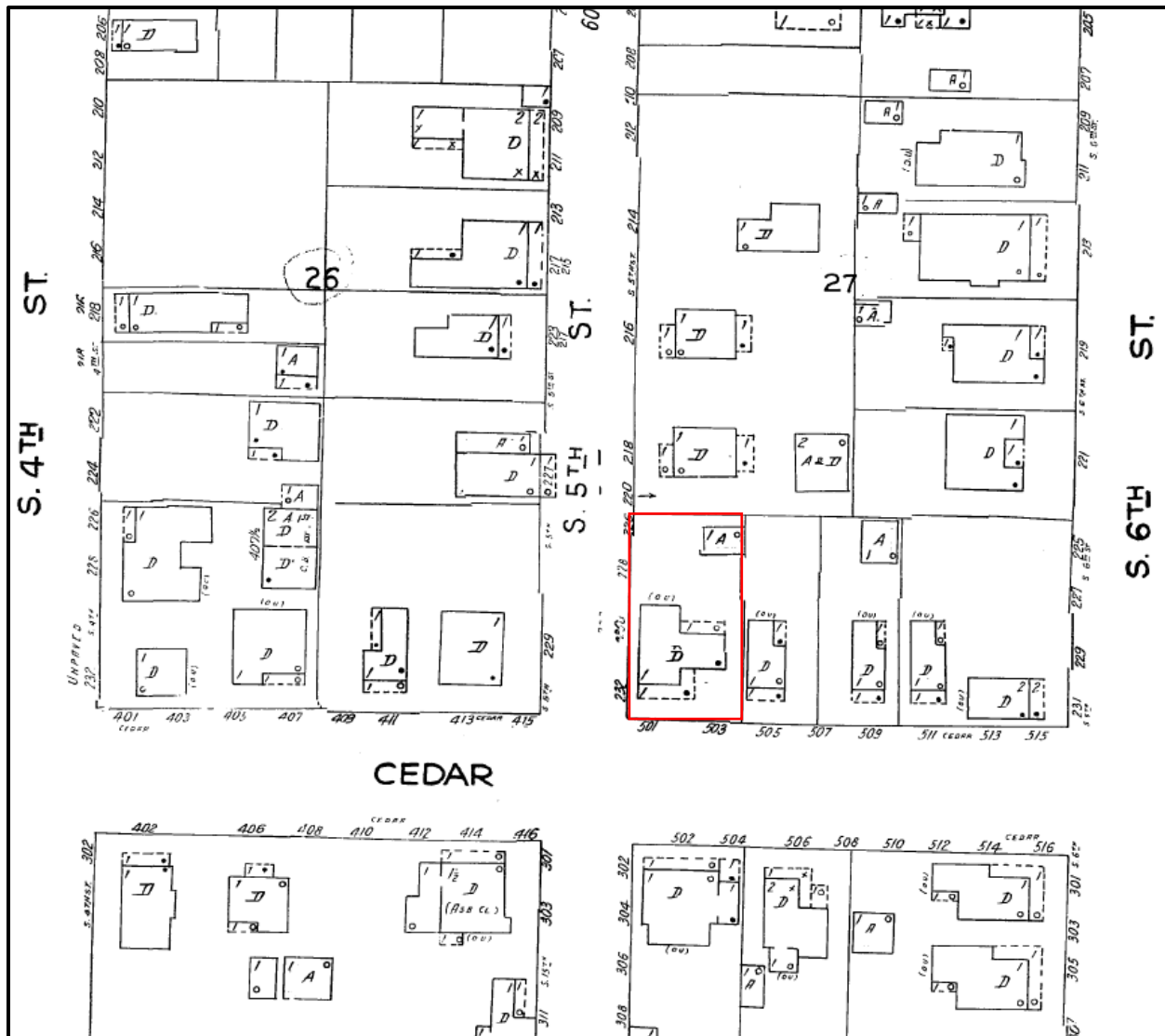


Notes:

- By 1926, changes to the footprint include a 1-story addition to the north elevation of the primary structure that include additional enclosed sq footage as well as a one-story open porch.
- A 1-story accessory structure also appears at the northwest corner of the property.

Sanborn Fire Insurance Map Study - 501 Cedar Street

1949 (sheet 9)



Notes:

- 1949 changes to the footprint indicate a further addition to the northwest corner of the primary structure.
- The previous accessory structure is removed, and a new one-story wood frame accessory structure appears at the northeast corner of the property.

Additional Notes:

- The property was included as a contributing structure to the Fernandina Beach Historic District as part of its expansion in 1987.
- FL Master Site File Inventory Surveys (FL MSF# 8NA00635) were conducted in 1985, 2007, and 2018.

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12334

Date Submitted: 9/18/2023

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 – 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 – 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 Interior's Standards for Rehabilitation.

2023 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 04 2022	Dec 08 2022	Jan 06 2023	Feb 02 2023	Mar 09 2023	Apr 06 2023	May 04 2023	June 08 2023	July 06 2023	Aug 10 2023	Sep 07 2023	Oct 05 2023	Nov 09 2023	Dec 07 2023
Meeting Date	Dec 15 2022	Jan 19 2023	Feb 16 2023	Mar 16 2023	Apr 20 2023	May 18 2023	June 15 2023	July 20 2023	Aug 17 2023	Sep 21 2023	Oct 19 2023	Nov 16 2023	Dec 21 2023	Jan 18 2024

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'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).

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

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

Previously Approved Case

HDC YYYY-##

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 → [Map Search](#)

Historic District*

Downtown

Site Address*

501 Cedar St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0027-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

James and Katherine

Last Name*

Galli

Mailing Address*

4 Cliffside Drive

City*

Livingston

State*

NJ

Zip Code*

07039

Telephone Number*

352-871-2848

E-mail Address*

katherine.b.galli@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Interior Demolition of wall and ceiling coverings
Demolition of front porch flooring
Demolition of enclosed porch walls on wrap around porch
Demolition of enclosed porch in rear of house

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

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

(Name/Number)

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

(Name/Number)

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

(Name/Number)

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

(Name/Number)

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

(Name/Number)

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

(Name/Number)

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

Upload 1

501 Cedar St - PLAN.pdf

Upload 2

Picture 1.jpg

Upload 3

Picture 2.jpg

Upload 4

Picture 3.jpg

Upload 5

Picture 4.jpg

Upload 6

Picture 5.jpg

Upload 7

Picture 6.jpg

Upload 8

Picture 7.jpg

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
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*

Katherine

Applicant Last Name*

Galli

Today's Date*

9/18/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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

Picture #10

Picture #5

Kitchen
19'3" x 10'0"

Picture #9

Pantry
5'0" x 1'8"

Bathroom
6'6" x 6'5"

Bedroom
11'9" x 11'0"

Picture #6

Picture #8

Bedroom
9'5" x 13'5"

Dining Room
9'5" x 13'5"

Picture #7

Bedroom
8'2" x 13'8"

Bedroom
10'1" x 13'8"

Picture #4

Living Room
19'3" x 13'5"

Closet
5'1" x 8'5"

Picture #3

Picture #1

Front Porch
Entry

Picture #2

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate





501
CEDAR



501





11' 3 1/2"

13 1/2"
4 1/2"

arc

















HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00635

Recorder # 370

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) 501 Cedar St

Other Names

Multiple Listing (DHR only)

Survey or Project Name

National Register Category Building(s)

Survey#

LOCATION & IDENTIFICATION

Address

Street No.

Direction

Street Name

Street Type

Direction Suffix

501

Cedar

Street

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

County Nassau

Tax Parcel #(s)

In Current City Limits? YES

Subdivision Name

Ownership

Block

Lot

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 ; 29E ; 23 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 1

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

Other Roof Secondary Structure(s)

>>

Cross gable

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00635

DESCRIPTION (continued)

Window Descriptions 6/6, 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) southPorch Roof Type(s) hipExterior 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) shedArchaeological Remains (describe): noneIf archaeological remains are present, was an Archaeological Site Form completed? Narrative Description (optional)

HISTORY

Construction year 1900Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

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

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural ResourcesOther research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Name of Local Register if Eligible Area(s) of historical significance >> Community planning & developmentOther 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

8NA00635

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

FMSF Staffer: _____

Computer Entry Date: 6/10/2007

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"

NA00635-200703

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):**
Cross gable
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 635

370

FLORIDA MASTER SITE FILE
Site inventory Form
**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

SITE NO. 8 NA 635

SITE NAME: 501 Cedar St.
ADDRESS OF SITE: 501 Cedar St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 27 6
Subdivision Name Block No. Lot No.
COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Simmons, Steve
ADDRESS: 2105 S. Fletcher Ave.
ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private
RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more
EXCELLENT x ALTERED ORIGINAL USE pvt.residence
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

295

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular, with wing

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S/1-story end, 2-bay, access S, 1st bay; shed roof;
chamfered posts

ORIENTATION: S

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 6/6, wood; paired

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
----------	-------------	--------------

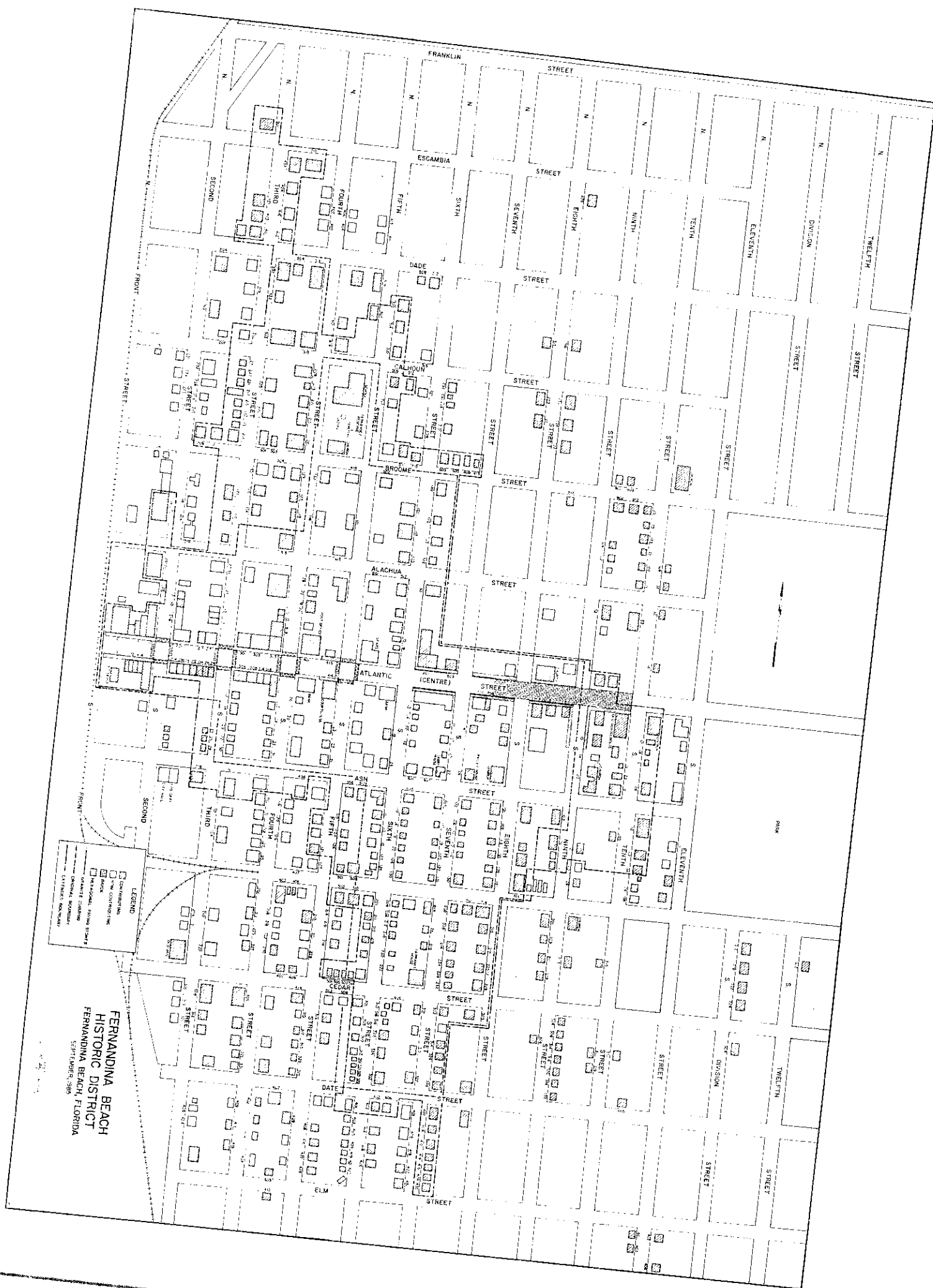
PHOTOGRAPHIC RECORDS NUMBERS:

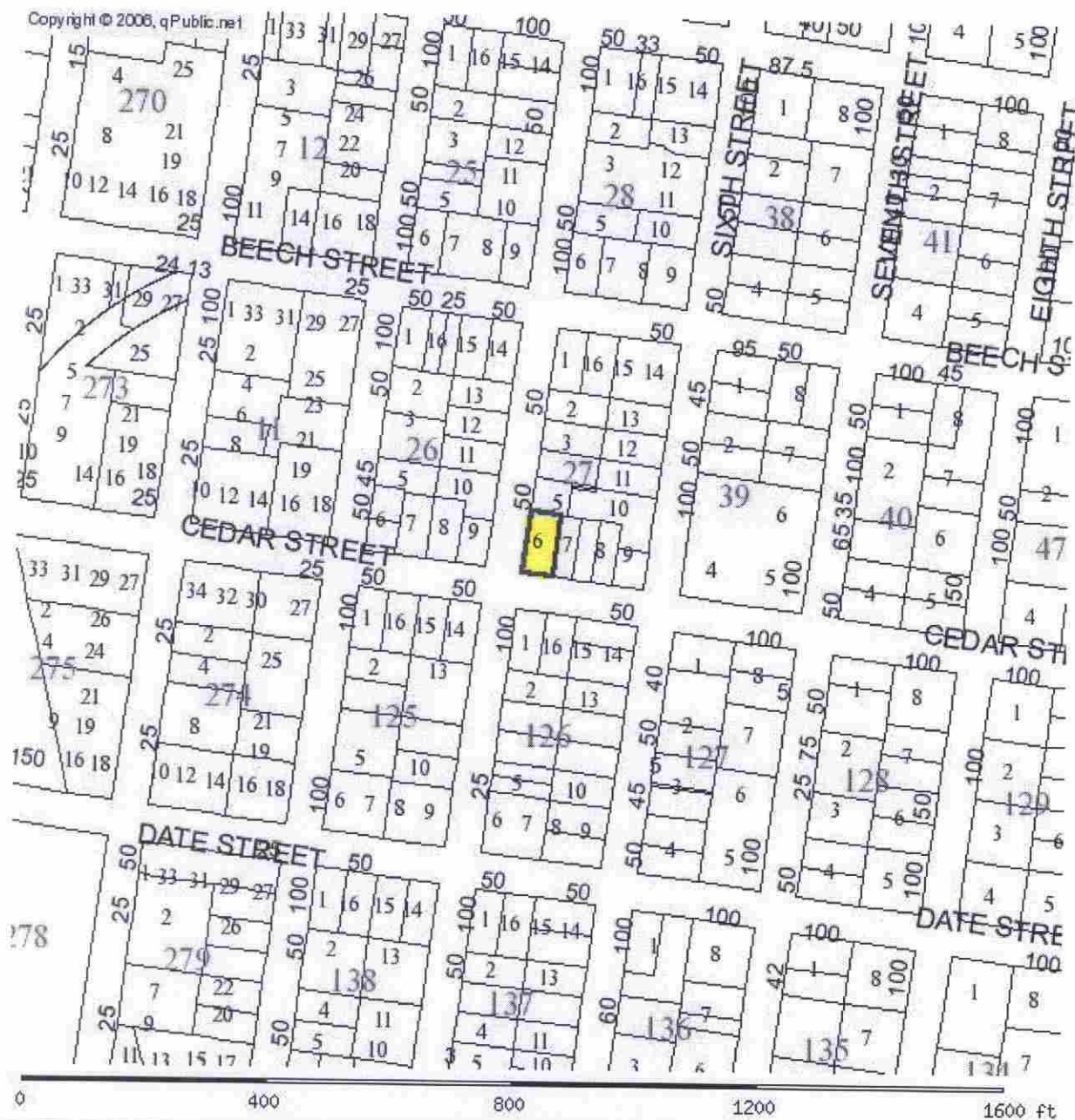
CONTINUATION SHEET:

501 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 door and chamfered porch posts.

Figure 24





PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0027-0060
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

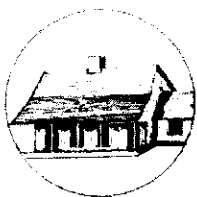
Name	WOODS ROBERT E & KERRY S &
Mailing Address	WOODS BARRY N (JT/RS) 501 CEDAR STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	501 CEDAR ST

2006 PROPOSED VALUES

Land Value	75,000
------------	--------



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00635**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) 501 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

Street Number 501 Direction _____ Street Name Cedar Street Type _____ Suffix Direction _____
 Address: 501 Cedar
 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 # 00-00-31-1800-0027-0060 Landgrant _____ Block _____ Lot _____
 Subdivision Name _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; some windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed 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 L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 & 6/6 dhs, paired

Distinguishing Architectural Features (exterior or interior ornaments) Gable-front & wing form; exposed rafters; transom

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

☐ Owner Objection

KEEPER - Determined eligible:

☐ yes ☐ no

Date _____

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

HISTORICAL STRUCTURE FORM

Site #8 NA00635

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

Porch Descriptions (types, locations, roof types, etc.) Entry/S, full facade, open, shed, chamfered supports, lattice 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

2. _____

3. _____

4. _____

5. _____

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 Assc. Inc.

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

Required Attachments

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

590

591

593

1200

340

1198

632

1197

595

597

391

1199

1192

341

394

342

396

635

636

638

639

398

389

598

390

392

458

393

460

395

397

84

Cedar St

S 6 th St

S 5 th St

S 7 th St

Date St

1193

637

399

400

401

404

406

407

409

411

640

466

468

402

403

405

408

410

412

470

112

1332



501
CEDAR



501
CEDAR



From: [Tammi Bach](#)
To: [Salvatore Cumella](#); [Jeremiah Glisson](#)
Cc: [Kelly Gibson](#); [Charles George](#)
Subject: Signs on Marine Street at Plaza
Date: Friday, September 22, 2023 11:29:11 AM
Attachments: [image608535.png](#)
[image765094.png](#)
[image642899.png](#)

Sal: I received a call from Bill Kavanaugh yesterday. Capt. Kavanaugh stated that Marine Street access to the home he is building is being blocked by visitors to the Bluff and Plaza. If City signs are inviting people to read the signs and/or park at the sign that blocks vehicular access to private properties, the City should probably find a different place to put the signs.

According to Capt. Kavanaugh, Jeremiah and Charlie believe the signs can be moved. Can you help me understand the issue?

Tammi Bach, J.D., B.C.S.
Board Certified Specialist City, County & Local Government Law
City Attorney
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3276 | tbach@fbfl.org
www.fbfl.us



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From: [Kelly Gibson](#)
To: [Alboher, Heath](#)
Subject: RE: Old Town - Marine Street Improvements Discussion
Date: Wednesday, October 11, 2023 9:16:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you! If the State has any questions or concerns. I am happy to discuss this together with them. I appreciate your response. If there is anything I can do to support your work, please don't hesitate to reach out!

Sincerely,

From: Alboher, Heath <Heath.Alboher@FloridaDEP.gov>
Sent: Wednesday, October 11, 2023 9:03 AM
To: Kelly Gibson <kgibson@fbfl.org>
Subject: RE: Old Town - Marine Street Improvements Discussion

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.

Hello Kelly,

Thank you for the heads up as I sent this to the folks up in State Lands. I do not plan on attending as there is no direct impact to the site. Thank you, Heath



Heath Alboher
Florida Department of Environmental Protection
Heath Alboher
Park Manager
Fort Clinch State Park
Heath.Alboher@FloridaDEP.gov
Office: 904-277-7233

From: Kelly Gibson <kgibson@fbfl.org>
Sent: Tuesday, October 10, 2023 12:05 PM
To: Alboher, Heath <Heath.Alboher@FloridaDEP.gov>
Cc: Jeremiah Glisson <jglisson@fbfl.org>; mikespino@bellsouth.net
Subject: Old Town - Marine Street Improvements Discussion

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Hi Heath,

We have a citizen driven request to make improvements to Marine Street adjoining the bluff and Plaza area in Old

Town. Given that residents of Old Town often have differing viewpoints on any public improvements, City staff is placing this as a discussion item on a public agenda with the Historic District Council. The meeting is scheduled for **Thursday, October 19, 2023 at 5pm**. This item will be covered towards the end of the meeting. I wanted to make you aware of the discussion since the Plaza is right next to it and invite you to attend. If you are not available, but have any comments, questions, or opinions that you might like for me to share with the HDC and Old Town residents, please feel free to contact me directly. We can talk by phone or email, whichever is most convenient for you. Attached documents are some details of the requested actions. I appreciate your time.

Sincerely,

Kelly Gibson, AICP
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3481 | kgibson@fbfl.org
www.fbfl.us



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[Dep Customer Survey](#)



Two Old Town homes belonging to harbor pilots of long ago. Above, the Bell brothers' home and below, the home of Captain William Jones Davis, both adjacent to the plaza and close to the river's edge.

AIMH



46.6 R/W (LIME ROCK)



MDC

©2004 DESIGN GROUP, INC. 2002

Extend Marine Street to the North.

Relocate Historic Marker and bench to the south.

New Walking Path

New Marine/Someruelus St. Sign



From: [Salvatore Cumella](#)
To: [Jeremiah Glisson](#); [Jimmy Graham](#); [Jacob Platt](#)
Subject: Old Town
Date: Wednesday, September 27, 2023 10:28:02 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image613863.png](#)
[image342824.png](#)
[image831767.png](#)
[Survey Bluff House.pdf](#)
[Bluff House 1870 Pic.pdf](#)

Hi All,

I spoke with Phyllis and she said there is no reason that the Middle Passage Marker was put in that particular spot other than that is where Rex told them to put it. She was fine with it moving towards the Plaza.

I have attached the survey of the Kavanaugh's Bluff House (along with a fun picture of what it originally looked like).

Below are Jake's layout and the plaza boundary... (thanks for banging that out so quickly Jake!) After seeing how much of the walkway would need to be in the Plaza, I'm thinking that we just leave the plaza the way it is and just do the sign\bench move and the road and walkway in front of Bill K's property, as well as adding the matching shell material to unimproved Somereleus Street. What do you guys think?

I also threw in our Old Town Roadway standards for reference. OT is a 46' ROW with 20'roadways of shell with 1'ribbon curbs.





Senior Planner/Preservation Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3483 | scumella@fbfl.org
www.fbfl.us



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7



























































FERNANDINA BEACH
CIRCA
1885
HISTORIC DISTRICT



























































CERTIFICATE OF APPROVAL (COA) HDCSA2023-0308 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/03/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 09/05/2023
Status: Approved	Square Feet: 0.00	Completed: 09/06/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof with architectural shingles to match existing		Expire Date: 09/05/2024

Parcel: 00-00-31-1800-0127-0050 Main	Address: 327 S 7Th St Main Fernandina Beach, FL 32034	Zone:
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General Contractor Nassau Roofing, Inc. 3 Oak Grove PL Fernandina Beach, FL 32034 Business: 9046240172 Mobile: 9047532722	Applicant Robert & Denise Scheffer 327 S 7th ST Fernandina Beach, FL 32034 Business: 5561079 Mobile: 9042060635	Owner Robert & Denise Scheffer 327 S 7th ST Fernandina Beach, FL 32034 Business: 5561079 Mobile: 9042060635	General Contractor Darby Nickless 3 Oak Grove PL Fernandina Beach, FL 32034 Business: 9046240172
--	--	--	--

General Contractor Darby Nickless 3 Oak grove Fernandina Beach, FL 32034 Home: 9046240172 Business: 9046240172

Note	Created By	Date and Time Created
1. emailed payment reminder	Sylvie McCann	08/09/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00028525	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00028525		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0317
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	09/06/2023
Work Class:	HDC Staff Review	District:	Default	Exp Date:	10/06/2023
Status:	Approved	Square Feet:	0.00	Completed:	09/11/2023
Valuation:	\$0.00	Assigned To:	Kelly Gibson	Approval Expire Date:	09/10/2024
Description:	Re-Roof: GAF 30-Year ACH Birchwood Shingles				

Parcel:	00-00-31-1800-0016-0022 Main	Address:	210 N 3Rd St Fernandina Beach, FL 32034	Main	Zone:	
---------	------------------------------	----------	--	------	-------	--

Contractor	Contractor	Applicant
Gary LePierre	Gary Lepierre	Ronald J Ross
2618 McGregor	2618 McGregor Blvd	210 North 3rd Street N 3rd
Fernandina Beach, FL 32304	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Business: 9047532234	Business: 9047532234	Home: 4103940220

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00029379	COA - Staff Residential Fee	\$25.00	\$25.00
		Total for Invoice INV-00029379	\$25.00
		Grand Total for Plan	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0319 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/20/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 10/20/2023
Status: Approved	Square Feet: 0.00	Completed: 09/20/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct 6' PT wood fence at S side yard.		Expire Date: 09/19/2024

Parcel: 00-00-31-1800-0033-0030 Main	Address: 314 N 5Th St Main Fernandina Beach, FL 32034	Zone:
---	---	--------------

Applicant LINDA L ANDERSON 314 N 5TH ST FB HISTORIC DISTRICT FERNANDINA BEACH, FL 32034 Mobile: 9125071527	Owner Linda L Anderson 314 N 5 Fernandina Beach, FL 32034
---	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00029552	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00029552		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0320 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/20/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 10/20/2023
Status: Approved	Square Feet: 0.00	Completed: 09/21/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Repair/Replacement of structural beams supporting elevated pool deck, new pool decking and coping, in-kind.		Expire Date: 09/20/2024

Parcel: 00-00-31-1800-0268-0060 Main	Address: 19 S 2Nd St Main Fernandina Beach, FL 32034	Zone:
---	--	--------------

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

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00029555	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00029555		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0322 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/21/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 10/23/2023
Status: Approved	Square Feet: 0.00	Completed: 09/26/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace projecting sign		Expire Date: 09/25/2024

Parcel: 00-00-31-1800-0046-0020 Main	Address: 802 Ash St Main Fernandina Beach, FL 32034	Zone:
---	---	--------------

Owner Goldini LLC P.O box 1801 Iecanto, FL 34460 Business: 2012327176	Applicant David's 802 Ash Street ASH FERNANDINA BEACH, FL 32034 Business: 9043106049 Mobile: 201-232-7176
---	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00029580	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00029580		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00