



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 21, 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 November 16, 2023.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2022-0066 - MIRANDA ARCHITECT, AGENT FOR JCJ TRUST, 10 + 12 + 14 N. 2ND STREET**
FINAL Certificate of Approval (COA) to construct an elevator tower, rear porch and stairs, and to restore the exterior facades, windows and doors. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 **HDC 2023-0104 - TODD C. KEMP LIVING TRUST, 30 S. 5TH STREET**
Certificate of Approval (COA) to construct a 1.5-Story single-family residence with a detached accessory structure. *(Quasi-Judicial)*
 - 5.2 **HDC 2023-0108 - MIRANDA ARCHITECT, AGENT FOR CERVERA BURGESS, 117 N. 6TH STREET**
Certificate of Approval (COA) to construct 1-story addition. *(Quasi-Judicial)*
 - 5.3 **HDC 2023-0109 - MIRANDA ARCHITECT, AGENT FOR ST MICHAEL'S CATHOLIC CHURCH, 202 N. 4TH STREET**
Certificate of Approval (COA) to replace concrete steps and ramp at main entrance of church. *(Quasi-Judicial)*
 - 5.4 **HDC 2023-0110 - MOSER DESIGN GROUP, AGENT FOR CHRISTOPHER + KELLY MANUS, 901 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a 2-story single family residence with a detached 1.5-story accessory dwelling and 1-story carport. *(Quasi-Judicial)*
 - 5.5 **(Continued to future meeting date) HDC 2023-0111 - CITY OF FERNANDINA BEACH, 10 ASH STREET**
CONCEPTUAL Certificate of Approval (COA) to construct a new 2-story commercial structure for a seafood market. *(Quasi-Judicial)*

6. OLD BUSINESS

- 6.1 **HDC 2023-0099 - NOCCA CONTRACTING LLC, AGENT FOR ASHLEY & COREY FURMAN, 103 N. 6TH STREET**
FINAL Certificate of Approval (COA) to construct a 1-story addition. (*Quasi-Judicial*)

7. BOARD BUSINESS

- 7.1 Jose Miranda, Miranda Architect - Update on Duryee Building/Marina Restaurant project
- 7.2 Maurie Dugger with Amelia Island CVB will present materials for a potential mural project (permanent art installations) to coincide with the City's 2024 Bicentennial Celebration.
- 7.3 Discussion of Church located at 519 N 14th Street

8. STAFF REPORT

- 8.1 Staff Certificates of Approval - November 2023
- 8.2 107 Estrada Street - Update (*Code Case Closed*)

9. PUBLIC COMMENT

10. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JANUARY 18, 2024.

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 16, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

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

Member Absent: None

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

2. PLEDGE OF ALLEGIANCE

Chair Spino seated Member Filkoff for item 5.7 HDC 2023-0102.

Member Kosack, Member Filkoff, Member Pozzetta and Chair Spino all disclosed some ex parte communications with staff members Jake Platt, Charlie George, and Kelly Gibson.

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

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

3. APPROVAL OF MEETING MINUTES

3.1 Approval of the Minutes from the Regular Meeting of October 19, 2023.

ACTION TAKEN: A motion was made by Member Kosack seconded by Vice-Chair Esclusa to approve the Minutes from the Regular Meeting of August 17, 2023, as presented.

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

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **HDC 2023-0098 - SALTY AF POOLS, AGENT FOR STEVE SKIDMORE, 327 N. 4TH STREET**
Certificate of Approval (COA) to install a swimming pool. (*Quasi-Judicial*)

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

Vice-Chair Esclusa asked about the maximum 60% pervious area allowed meeting the allowed maximum of 60%. Ms. Gibson noted that after recalculations, it was found that the pervious area of the parcel really tallies at 57%.

Steve Skidmore, 327 N. 4th Street, owner was present to answer any questions.

Chair Spino asked about the lighting package for the pool and confirmed that the lighting was only for the pool and that no exterior lighting would be added. Member Pozzetta asked about screening for the pool equipment. Mr. Skidmore answered that there will be an exterior closed-in pool shower added.

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

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-Chair Esclusa, to approve HDC case 2023-0098 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0098, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant a 2nd Conceptual approval at this time.

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

5.2 HDC 2023-0099 - NOCCA CONTRACTING LLC, AGENT FOR ASHLEY & COREY FURMAN, 103 N. 6TH STREET

Certificate of Approval (COA) to construct a 1-story addition. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis and recommended denial due to non-compliance with the Secretary of Interior Standards regarding rehabilitation of the structure.

Member Kosack asked about the results of the pre-application meeting. Ms. Gibson noted that there had been revisions presented. Members discussed the original intent of only building ½ a structure (originally built in 1880) with the plan to mirror an addition at a later time. Ms. Gibson explained that, unfortunately, compliance with the Secretary of Interior Standards could not be achieved and spoke of which design and material could be allowed. She then asked the board to provide further suggestions to the applicant.

Aaron Sweatt, 85105 Wesley Road, spoke about previous meetings and communications with the Preservation Planner, regarding some proposed changes and materials, and brought an updated site plan elevation showing some revisions. A copy of this site plan was handed out to board members and will be added to the records.

There were discussions about changes to the siding material, the arches, and the cupola. Member Poynter suggested that this may be a conceptional approval and that a final design site plan should be submitted at a later meeting. Member Kosack spoke about the slab and foundation and about roof materials. Vice-Chair Esclusa addressed the siding, the windows, and a smaller number of brackets. Member Pozzetta commented on the positive part of the design affecting the original historic house to a minimum. Chair Spino suggested that this project review should return to the Board at the December meeting for final approval.

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

Member Filkoff congratulated the new owners of this property which is an amazing piece of history.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack, to Conceptually Approve HDC case 2023-0099 with the conditions spoken about during the board discussions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0099, as presented with conditions, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant a Conceptual approval at this time.

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

- 5.3 HDC 2023-0100 - COTNER & ASSOCIATES, AGENT FOR JEFF HOLLIS + KATHRYN YOUNG, 803 WHITE STREET**
Certificate of Approval (COA) to construct a new 2 1/2 story single family residence with a detached accessory structure. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis and recommended approval. She pointed out that there were initially some discrepancies about the height being measured from sea level, but that this was addressed and resolved.

Ann Pittman, Cotner Architect, agent for the owners was present for any questions.

Members had no questions.

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

Member Kosack emphasized the role of the HDC within Old Town, which is mainly preserving the grid.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Vice-Chair Esclusa, to approve HDC case 2023-0100 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0100, 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.

- 5.4 HDC 2023-0101 - CITY OF FERNANDINA BEACH, 102 CENTRE STREET**
Certificate of Approval (COA) to remove "Fernandina Pirate" Sculpture and Replace with new "Peg Leg Pete" Sculpture and Base. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis.

Chair Spino asked who the applicant for this case is. Ms. Gibson answered that the City of Fernandina Beach submitted the application on behalf of the Pirates Club. She added that upon Board approval this recommendation will be sent to the City Commission.

Chair Spino offered some facts about the history of the current sculpture. Vice-Chair Esclusa asked about the base which includes a 1970's time capsule which will remain intact.

Mr. Charlie George, City Engineer, spoke of the new permanent structure and voiced some concern about the safety and stability, this looking from an engineering standpoint.

Public Hearing was opened.

Marian Phillips, 724 S. 6th Street, a member of the Pirates Club, spoke about the history of the original structure and its many renovations.

There were questions about who submitted the initial proposal to replace the original structure.

Richard Restiano, Chair of the Arts and Culture Nassau, spoke on behalf of Joe Brown, President of the Pirates Club, and explained that Mr. Brown is the one that brought up that the original structure could not be renovated again, and that this is why a proposal to replace it was approved by the Pirates Club, which subsequently was moved for approval to the HDC.

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Lawrence Mackie, 1011 Broome Street, stated that he repaired the original “Peg Leg Pete” numerous times and agreed that it cannot be repaired anymore. He noted that the Amelia Island Museum would like to preserve the original structure away from the element. He said that the Pirates Club funded the creation of the new structure which still needs some final design touches.

Public Hearing was closed.

Chair Spino said he reached out to a lot of citizens and summed up that comments were to not replace the original. He also asked if the City Engineer and City Manager could investigate the possible restoration of the original structure. Member Filkoff noted that regardless of which structure remains, the City needs to look at who is taking the responsibility of maintenance and liability.

Ms. George said he will speak to the person that renovated the structure last and the possibility to perform additional repairs.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack, to table HDC case 2023-0101.

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

5.5 HDC 2023-0103 - FRIENDS OF THE LIBRARY FERNANDINA BEACH, 25 N. 4TH STREET
Certificate of Approval (COA) to create a public seating area with landscape changes at the entry to the Fernandina Beach Public Library (*Quasi- Judicial*)

Ms. Gibson presented the Staff Report analysis and asked the board for recommendations.

Member Kosack asked about pervious and impervious areas concerns in right of ways.

Julie Cannavino, 910 Vernon Street, Library Director, spoke of the strategic plan they had established regarding the facility and the challenges brought up in previous years caused by Covid19, and the insight provided by the community. She presented some slides of the proposed design. Ms. Cannavino also spoke of Alachua Street challenges and proposed design to alleviate those challenges.

Board members asked about drainage box areas, outdoors furniture and its materials, and tree plantings.

Mr. George spoke of the planned work included within the revitalization project for Alachua Street. Member Filkoff announced that Friends of the Library is accepting brick donations.

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

No board discussion took place.

ACTION TAKEN: A motion was made by Vice-Chair Esclusa, seconded by Member Poynter, to approve HDC case 2023-0103 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0103, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines to warrant approval at this time.

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

5.6 HDC 2023-0106 - CITY OF FERNANDINA BEACH, 0 FRONT STREET
Certificate of Approval (COA) to improve waterfront lots C + D. (*Quasi-Judicial*)

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

Vice-Chair Esclusa inquired about the parking space next to the boat ramp. Charlie George, City Engineer,

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answered that this space will be eliminated but redistributed within the rest of the parking area. Member Kosack asked about TRC meeting comments, additional boat trailer parking, additional green space, and the boaters turning rate space. Vice-Chair Esclusa suggested additional signage. Member Filkoff asked about the impact of this work on Atlantic Seafood. Mr. George commented that this would have a minimum effect on Atlantic Seafood.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta, to approve HDC case 2023-0106 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0106, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the CRA Design Guidelines to warrant approval at this time.

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

At this time Member Kosack recused herself and Member Filkoff was seated as a voting member.

5.7 HDC 2023-0102 - TAMMI KOSACK, 322 N. 3RD STREET Historic District Preservation Property Tax Exemption (Part 3). (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis and asked for the Historic District Council's recommendation to the City Commission.

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

Tammi Kosack, 322 N. 3rd Street, spoke of the many reasons why she opted to go forward with this project which lasted a little over 7 years. She also noted that the tax exemption is a very small part of her property tax.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-Chair Esclusa, to recommend HDC case 2023-0102 to the City Commission.

6. BOARD BUSINESS

6.1 BOARD DISCUSSION - Someruelus Street Improvements: Staff will provide an overview of upcoming improvements to portions of Someruelus Street to include resurfacing, reducing traffic flow to one-way, and installing street signage.

Jeremiah Glisson, City Operations Director, spoke of on-going and planned improvement projects on Someruelus Street in Old Town and asked for some guidance from the HDC.

Chair Spino asked about access for emergency vehicles. Mr. Glisson confirmed that with the road being 12 ft in width, there should be no issues for emergency vehicle access.

Tim Green, 1119 Someruelus Street, voiced some concern about emergency vehicle access and the addition of on-site parking, and the bump out parking areas. Mr. Green also showed board members some personal pictures taken about usage of current areas where parking is taking place.

Andrea Power, 1127 Someruelus Street, voice concern and does not approve of the bump out parking. She also spoke of the designation of one-way street.

Chair Spino suggested a recommendation of utilizing gravel material, no bump out parking, and one way street going west.

7. STAFF REPORT

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7.1 UPDATE DOWNTOWN CRA DESIGN GUIDELINES: Draft Request for Quote

Chair Spino noted that this request does not address CRA Design Guidelines. Ms. Gibson asked for feedback from board members. Member Filkoff asked about the deadline for submission. Ms. Gibson said the updates would need to be submitted by June 2024. Member Filkoff commented about the Downtown and CRA historic district areas being so close and connected and that the CRA Design Guidelines should not be forgotten and that how they should fit in.

Ms. Gibson spoke of the possibility of providing more guidance to the Board regarding the review of the CRA Guidelines and, although not being able to bundle these with the Downtown Guidelines at this time, possibly look into using the same consultant to revise the CRA Design Guidelines, and get insight about funding.

7.2 Staff Certificates of Approval - October 2023

Member Kosack asked about the COA from 309 S. 6th Street and 612 Beech Street regarding their scope of work.

8. PUBLIC COMMENT

9. ADJOURNMENT 7:15

Sylvie McCann, Recording Secretary

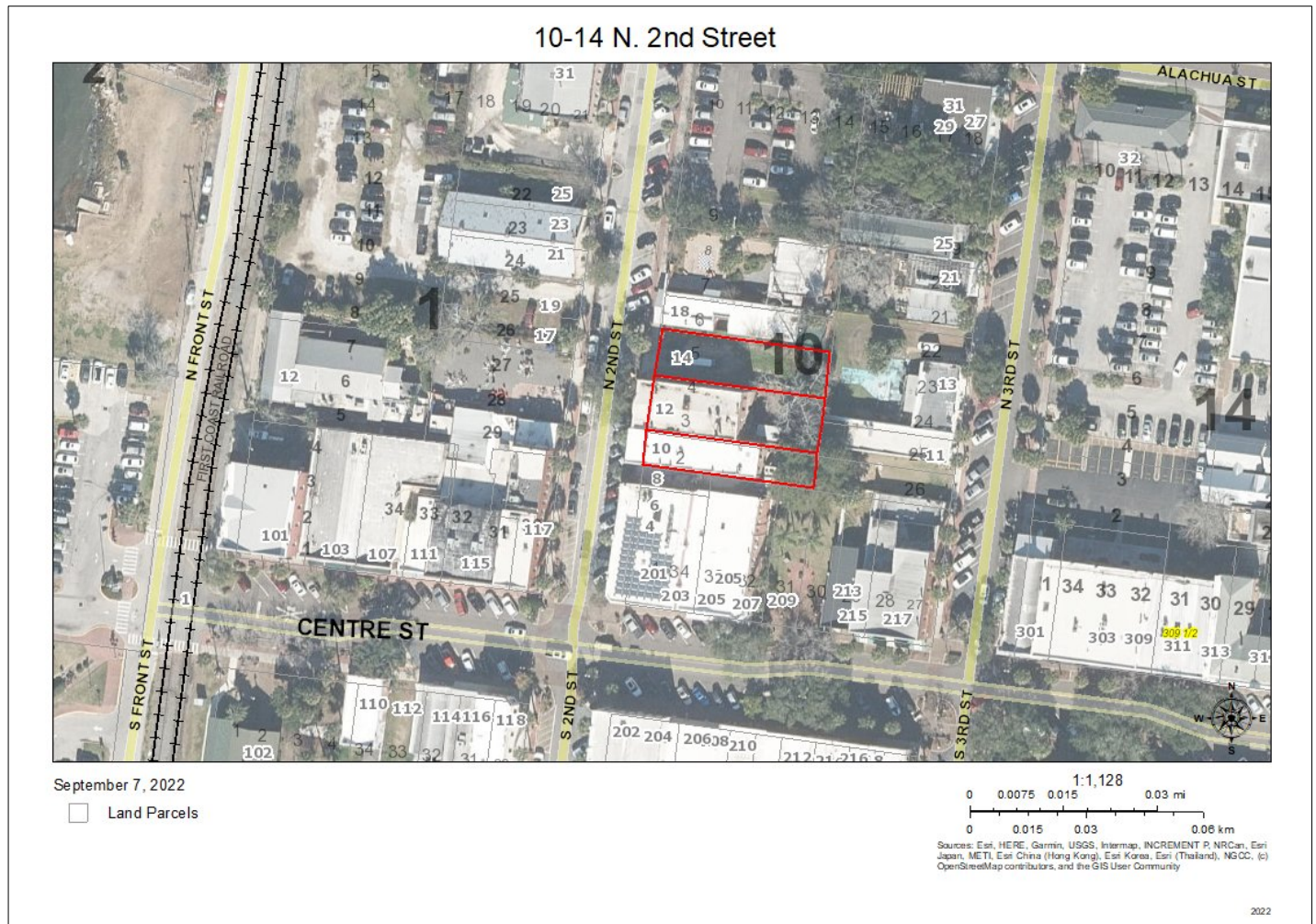
Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0066 (FINAL)
December 21, 2023

Owner/Applicant:	MIRANDA ARCHITECTS, AGENT FOR JCJ TRUST LLC
Property Address:	10, 12, & 14 N. 2 nd Street
Parcel ID #	00-00-31-1800-0010-0020, 00-00-31-1800-0010-0030, & 00-00-31-1800-0010-0050
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial, Restaurant, & Vacant Parcel
FL Master Site File #	8NA00241 (10 N. 2 nd St.) & 8NA00242 (12 N. 2 nd St.)
Year Built:	1887 (10 N. 2 nd St.) & 1872 (12 N. 2 nd St.)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to construct an elevator tower, rear porch, and stairs, and to restore the exterior facades, windows and doors. (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. 1887, 10 N. 2nd Street or the C. H. Huot Building is a two-story, Italianate style commercial building. It is noteworthy for its cast iron commercial storefront. Its size and design are similar to many other commercial building in the Centre Street Commercial area. It originally housed the business of C. H. Huot, a merchant and sawmill operator. Huot was a native of France who arrived in the United States in 1852. He moved to Fernandina in 1857.”

“Constructed in 1878, 12 N. 2nd St. or the C. H. Huot Building, is a two-story, masonry vernacular commercial building, with influences of the Italianate style. It is noteworthy for its round parapet, corbeled brickwork and cast stone keystones.”

The applicant seeks conceptual approval to construct an elevator tower, rear porch, and restoration of the exterior Mesker Brothers metal façade, windows, and doors.

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 additions and rehabilitation are compatible with the Downtown Historic District and meet requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

Staff recommends:

Final Approval of HDC 2022-0066

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2022-0066 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 2022-0066, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|---|
| EXHIBIT 1 | Application & Backup Materials |
| EXHIBIT 2 | Plans & Elevations |
| EXHIBIT 3 | FL Master Site File 8NA00241 (10 N. 2nd St.) |
| EXHIBIT 4 | FL Master Site File 8NA00242 (12 N. 2nd St.) |
| EXHIBIT 5 | “At the Forefront of Storefronts: Frank, Ben, and George Mesker.” National Park Service.
July 2, 2018. https://www.nps.gov/articles/at-the-forefront-of-storefronts-frank-ben-and-george-mesker.htm |
| Exhibit 6 | Preservation Brief 11: Rehabilitating Historic Storefronts |

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM (CH HUOT BUILDINGS)
10-12 NORTH 2ND STREET, FERNANDINA BEACH, FL 32034



INDEX OF DRAWINGS

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A9.0	BUILDING CROSS SECTIONS			E5.1	ELECTRICAL SPECS
A10.0	SECTIONS AND DETAILS			E5.2	ELECTRICAL SPECS
A10.1	SECTIONS AND DETAILS				
A10.2	SECTIONS AND DETAILS				

PROJECT INFORMATION

SCOPE OF WORK DESCRIPTION:			
CHANGE OF OCCUPANCY AND ADDITION TO HISTORIC BUILDING AS DEFINED BY THE FLORIDA BUILDING CODE -- EXISTING BUILDING, 7TH EDITION (2020)			
SQUARE FOOTAGE SUMMARY:			
	EXISTING SF	NEW/ADDED SF	TOTAL SF
FIRST FLOOR	4,963 S.F.	185 S.F.	5,148 S.F.
SECOND FLOOR	4,963 S.F.	185 S.F.	5,148 S.F.
	8,208 S.F.	370 S.F.	10,296 S.F.
COVERED PORCH ADDITION			400 S.F.
OCCUPANCY CLASSIFICATION:			ASSEMBLY (A2)
TYPE OF CONSTRUCTION:			TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD:			177 OCCUPANTS (#10 ONLY) SEE LIFE SAFETY PLAN FOR DETAILS
ZONING DISTRICT:			C-3, CENTRAL BUSINESS DISTRICT
OVERLAY ZONING:			DOWNTOWN FERNANDINA BEACH HISTORIC DISTRICT
FLOOD ZONE:			AE9 & AE10
BASE FLOOD ELEVATION:			(CITY OF FERNANDINA BEACH) 11.4' NAVD

DESIGN TEAM

ARCHITECT	STRUCTURAL ENGINEER	FOOD SERVICE	ELECTRICAL ENGINEER	MECHANICAL ENGINEER
MIRANDA ARCHITECTS 309 1/2 CENTRE ST., SUITE 206 FERNANDINA BEACH, FL 32034 P) 904-261-4586	PI-TECH INC. P.O. BOX 15268 FERNANDINA BEACH, FL 32035 P) 904-556-7087	JAX DESIGN GROUP 3948 SOUTH 3RD ST., #305 JACKSONVILLE BEACH, FL 32250 P) 904-543-7670	SHAFFER ENGINEERING GROUP 12058 SAN JOSE BLVD, ST. 502 JACKSONVILLE, FL 32223 P) 904-239-3621	GREGORY ENGINEERING 4567 DEEP RIVER PLACE JACKSONVILLE, FL 32224 P) 904-714-5188

CITY OF FERNANDINA BEACH
HISTORIC DISTRICT COUNCIL
CASE # HDC2022-0066
COA APPROVED 12-21-2023

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

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

PROJECT # J210827	DATE -- 11-06-23
DRAWN BY -- JLT	
CHKD BY -- JLT	

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904-261-4586



ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

COVER SHEET / PROJECT INFORMATION	REVISIONS	DATE
#		

A0

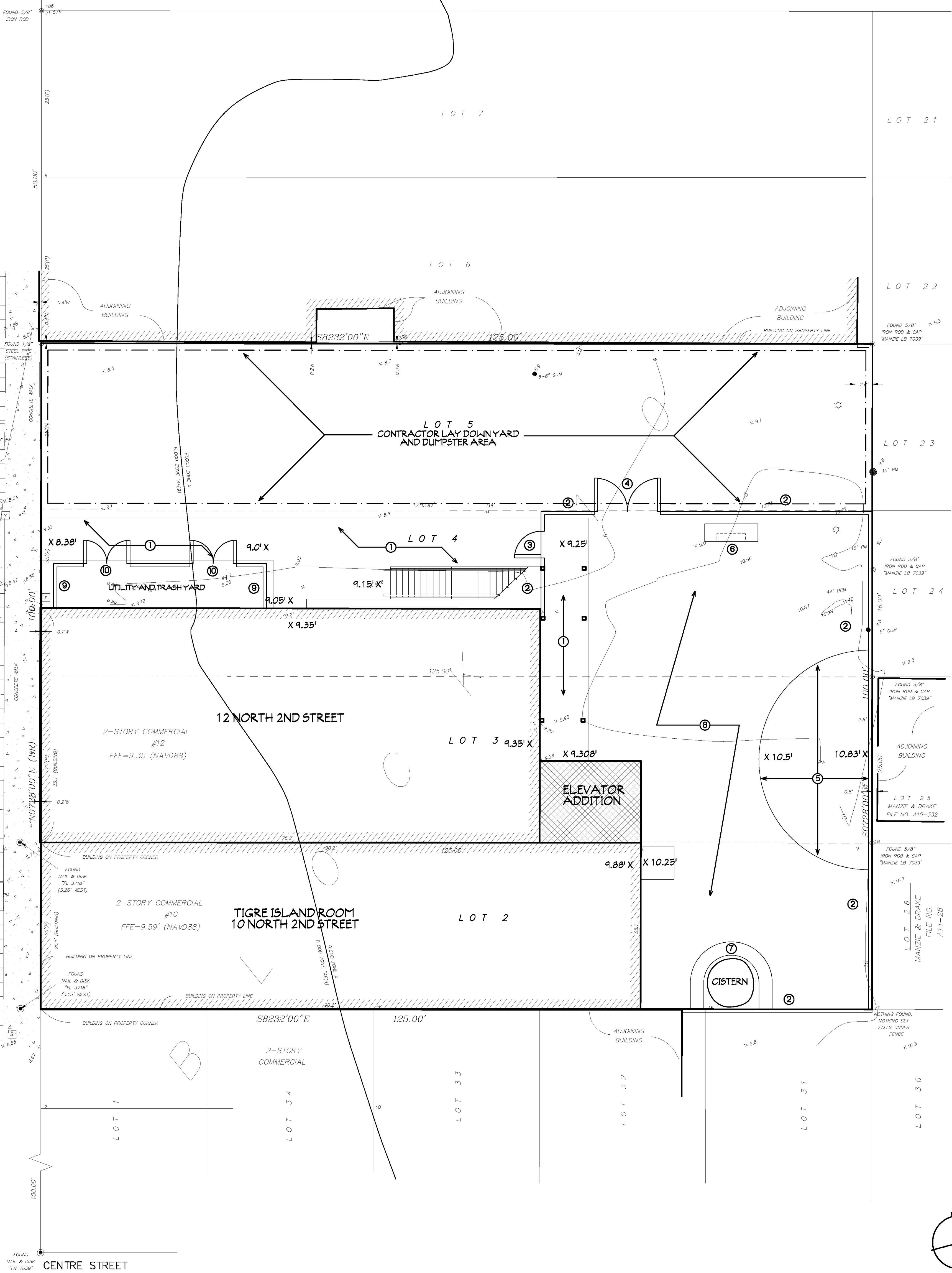
- SITE PLAN NOTES**
- NEW CONCRETE SIDEWALK.
 - NEW 6-FT TALL METAL FENCE PER SPECS.
 - NEW 4-FT WIDE PEDESTRIAN GATE TO MATCH FENCING.
 - NEW 10-FT WIDE (TWO 5-FT GATES) VEHICLE GATE TO MATCH FENCING.
 - NEW RAISED PLATFORM W/ PAVERS, MAX. 7" TALL.
 - NEW OUTDOOR NON-VENTED GAS FIREPLACE PER ALLOWANCE.
 - NEW WOOD BENCH AROUND EXISTING CISTERN PER ALLOWANCE.
 - NEW COURTYARD PAVERS AND LANDSCAPING PER ALLOWANCE.
 - NEW 6-FT TALL METAL FENCE PER SPECS.
 - NEW 7-FT WIDE (TWO 4-2" GATES) GATE TO MATCH FENCING.

SITE PLAN LEGEND	
	EXISTING BUILDING
	NEW ADDITION
②	SITE NOTE
X 9.5'	NEW SPOT ELEVATION

ARCHITECTURAL SITE PLAN

1/8"=1'-0"

NORTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)



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A1 JAMES L. MIRANDA SHEILA J.			
PROJECT # J210827	PROJECT # J210827	PROJECT # J210827	PROJECT # J210827
DRAWN BY -- JLM	DRAWN BY -- JLM	DRAWN BY -- JLM	DRAWN BY -- JLM
CHKD BY -- JLM	CHKD BY -- JLM	CHKD BY -- JLM	CHKD BY -- JLM
DATE -- 11-06-23	DATE -- 11-06-23	DATE -- 11-06-23	DATE -- 11-06-23

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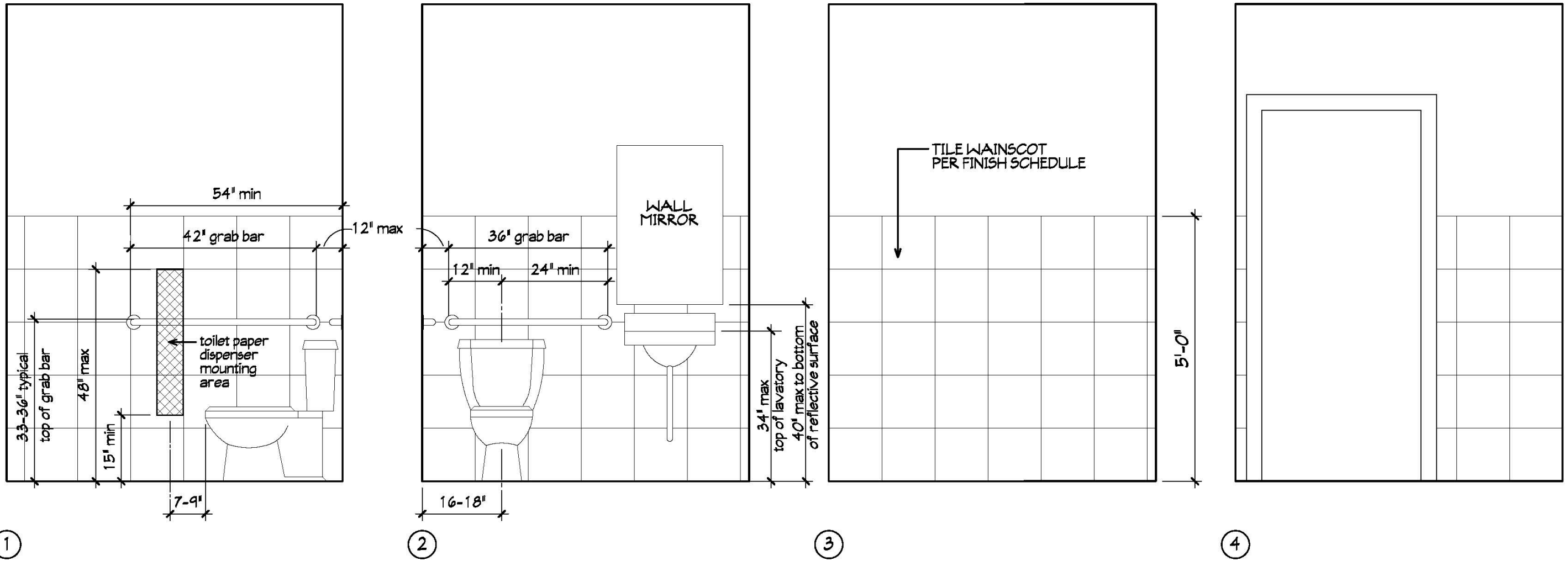
ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

ARCHITECTURAL SITE PLAN	
REVISIONS	DATE
#	

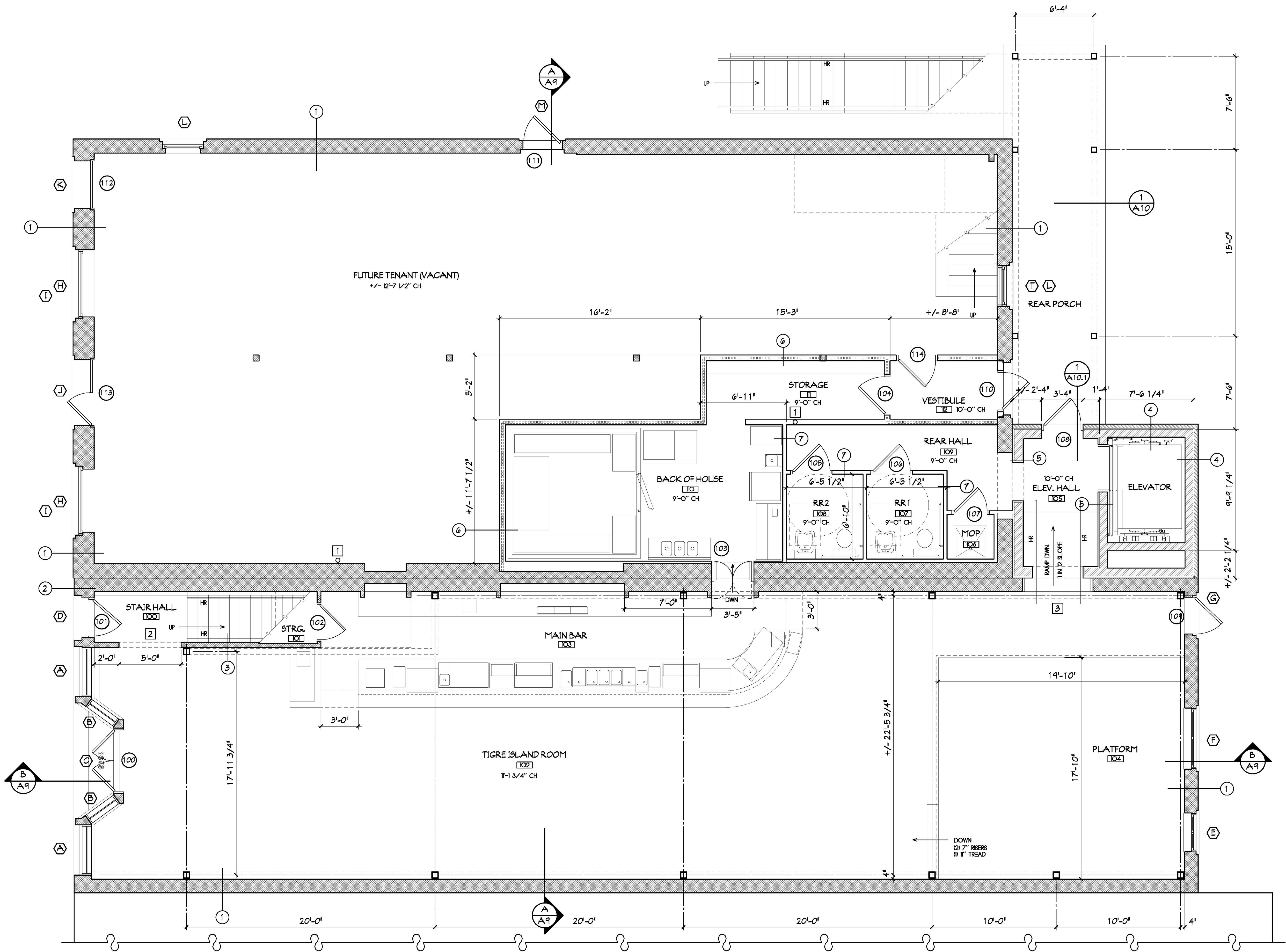
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FLOOR PLAN LEGEND	
	EXISTING WALL ASSEMBLY
	NEW CMU WALL ASSEMBLY
	NEW FRAMED WALL ASSEMBLY
	NEW FIRE RATED WALL ASSEMBLY
FEATURES ABOVE	
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	ROOM NUMBER
	COLUMN/POST PER STRUCT. DWGS.
	HANDRAIL
	1 1/2" DIA. GRASPABLE HANDRAIL IN PRE-FINISHED ALUMINUM, VERIFY COLOR W/ OWNER.

WALL TYPE SCHEDULE			
WALL TYPE	WALL ASSEMBLY/CONSTRUCTION	FIRE RATING	U.L. ASSEMBLY
①	EXISTING MASONRY WALL -- (EXTERIOR) DOUBLE EXPOSED BRICK WALL ASSEMBLY W/ EXPOSED BRICK INTERIOR FINISH	N/A	N/A
②	EXISTING MASONRY WALL -- (EXTERIOR) CAST IRON STOREFRONT ON BRICK WALL ASSEMBLY W/ EXPOSED BRICK INTERIOR FINISH	N/A	N/A
③	EXISTING WOOD FRAMED WALL -- (INTERIOR) PLASTER AND/OR DRYWALL FINISH ON EXISTING WOOD FRAMED INTERIOR WALL ASSEMBLY	N/A	N/A
④	NEW CONCRETE/CMU WALL -- (EXTERIOR) BRICK VENEER OVER WATERPROOFING MEMBRANE ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
⑤	NEW CMU WALL -- (INTERIOR) 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
⑥	NEW FRAMED WALL -- (FIRE RATED) ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 5 1/2" WOOD WALL STUDS AT MAX. 24" O.C. W/ UNFACED R-19 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U423
⑦	NEW FRAMED WALL ONE (1) LAYER 5/8" G.I.B. EACH SIDE OF 3 1/2" WOOD WALL STUDS AT MAX. 24" O.C.	N/A	N/A
⑧	NEW FRAMED WALL -- (ACOUSTIC) ONE (1) LAYER 5/8" G.I.B. ON 5 1/2" WOOD WALL W/ 2 X 4 STUDS STAGGERED ON 2 X 6 PLATE W/ R-13 UNFACED ACOUSTIC BATT INSULATION.	N/A	N/A

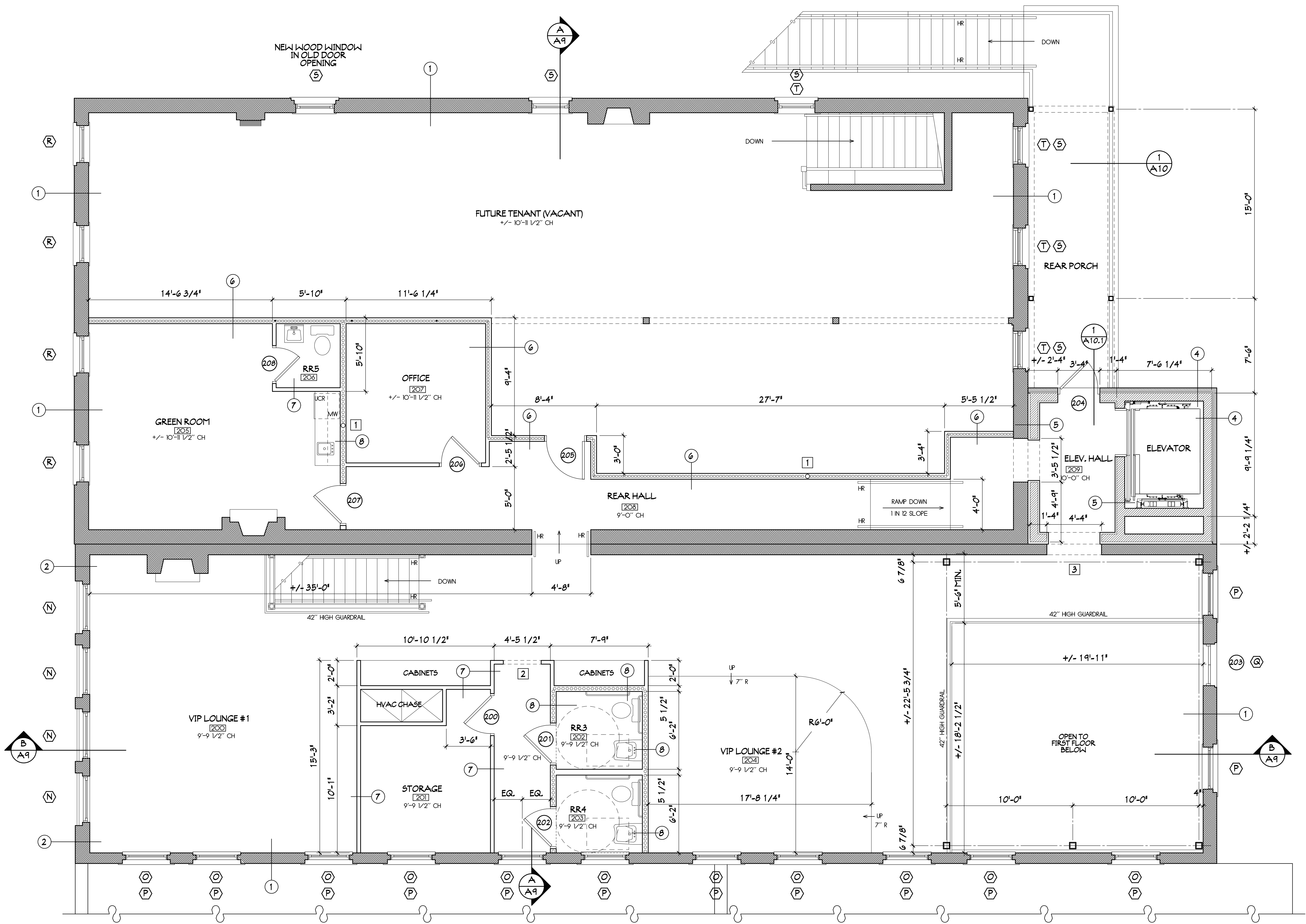


① TYPICAL ADA RESTROOM ELEVATIONS 1/2"=1'-0"



FLOOR PLAN LEGEND	
	EXISTING WALL ASSEMBLY
	NEW CMU WALL ASSEMBLY
	NEW FRAMED WALL ASSEMBLY
	NEW FIRE RATED WALL ASSEMBLY
FEATURES ABOVE	
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	ROOM NUMBER
	COLUMN/POST PER STRUCT. DWGS.
	HANDRAIL
	1 1/2" DIA. GRASPABLE HANDRAIL IN PRE-FINISHED ALUMINUM, VERIFY COLOR W/ OWNER.

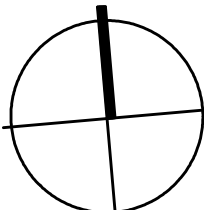
WALL TYPE SCHEDULE			
WALL TYPE	WALL ASSEMBLY/CONSTRUCTION	FIRE RATING	U.L. ASSEMBLY
1	EXISTING MASONRY WALL -- (EXTERIOR) DOUBLE W/ THE BRICK WALL ASSEMBLY W/ EXPOSED BRICK INTERIOR FINISH	N/A	N/A
2	EXISTING MASONRY WALL -- (EXTERIOR) CAST IRON STOREFRONT ON BRICK BRICK WALL ASSEMBLY W/ EXPOSED BRICK INTERIOR FINISH	N/A	N/A
3	EXISTING WOOD FRAMED WALL -- (INTERIOR) PLASTER AND/OR DRYWALL FINISH ON EXISTING WOOD FRAMED INTERIOR WALL ASSEMBLY	N/A	N/A
4	NEW CONCRETE/CMU WALL -- (EXTERIOR) BRICK VENEER OVER WATERPROOFING MEMBRANE ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS AND 1 1/2" THK. RIGID FOAM INSULATION BTWN.	1-HOUR	UL #U935
5	NEW CMU WALL -- (INTERIOR) 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS ON 7 5/8" CMU WALL W/ 5/8" G.I.B. ON 1 1/2" METAL FURRING CHANNELS	1-HOUR	UL #U935
6	NEW FRAMED WALL -- (FIRE RATED) ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 5 1/2" WOOD WALL STUDS AT MAX. 24" O.C. W/ UNFACED R-19 BATT INSULATION AND ONE (1) LAYER 5/8" TYPE 'X' G.I.B. ON 1/2" RESILIENT CHANNELS.	1-HOUR	UL #U423
7	NEW FRAMED WALL ONE (1) LAYER 5/8" G.I.B. EACH SIDE OF 3 1/2" WOOD WALL STUDS AT MAX. 24" O.C.	N/A	N/A
8	NEW FRAMED WALL -- (ACOUSTIC) ONE (1) LAYER 5/8" G.I.B. ON 5 1/2" WOOD WALL W/ 2 X 4 STUDS STAGGERED ON 2 X 6 PLATE W/ R-13 UNFACED ACOUSTIC BATT INSULATION.	N/A	N/A



FLOOR PLAN NOTES	
1	4" PVC ROOF DRAIN LEADER
2	36" WIDE X 96" HIGH CASED OPENING
3	4'-4" WIDE X 8'-0" HIGH MASONRY OPENING

SECOND FLOOR PLAN

1/4"=1'-0"



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A3 JONES TIGRE ISLAND FLOOR PLAN			
PROJECT # J210827	DRANNBY -- JLT	CHKD BY -- JLT	DATE -- 11-06-23

MIRANDA ARCHITECTS
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MIRANDA ARCHITECTS

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

SECOND FLOOR PLAN	
REVISIONS	DATE
#	

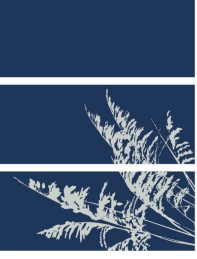
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A4 JONES TIGRE ISLAND SCHEDULES	PROJECT # J210927	DRAWN BY -- JLM	CHKD BY -- JLM
			DATE -- 11-06-23

MIRANDA ARCHITECTS

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TEL: 904.261.4986
FAX: 904.261.4987

MIRANDA ARCHITECTS

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

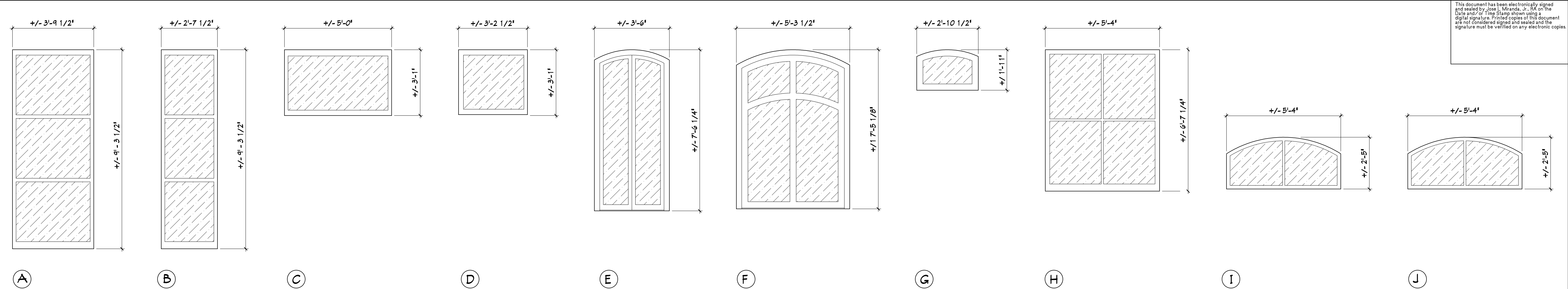
WINDOW, DOOR, FINISH SCHEDULES	REVISIONS	DATE
#		

A4.0

FINISH SCHEDULE											
#	ROOM NAME	FLOORING	BASE	TRIM	WALLS	CEILING					
		STAINED CONCRETE WOOD FLOORING TILE									
			1 X 10 -- PAINTED TILE MANSCOT	CASING: 1 X 4 PAINTED	EXPOSED BRICK WALLS DRY-HALL -- SMOOTH PAINTED TILE MANSCOT TO 60" A.F.F.	DRY-HALL -- SMOOTH PAINTED 1 X 6 SHIP LAP PTD. SID ALTERNATE 2 X 6 FLAT TRIM -- PAINTED					
100	STAIR HALL	X		X		X					
101	STORAGE	X		X		X					
102	TIGRE ISLAND ROOM	X		X		X					
103	MAIN BAR	X		X		X					
104	PLATFORM	X		X		X					
105	ELEVATOR HALL	X		X		X					
106	MOP SINK		X	X		X					
107	RR1		X	X		X					
108	RR2		X	X		X					
109	REAR HALL	X		X		X					
110	BACK OF HOUSE	X		X		X					
200	VIP LOUNGE #1	X		X		X					
201	STORAGE	X		X		X					
202	RR 3		X	X		X					
203	RR 4		X	X		X					
204	VIP LOUNGE #2	X		X		X					
205	GREEN ROOM	X		X		X					
206	RR 5		X	X		X					
207	OFFICE	X		X		X					
208	REAR HALL	X		X		X					
209	ELEVATOR HALL	X		X		X					
210	HALL	X		X		X					

WINDOW SCHEDULE							
○	FRAME WIDTH	FRAME HEIGHT	WINDOW ELEVATION	WINDOW TYPE	MANUFACTURER MODEL/SERIES	REQUIRED DP	PRODUCT DP
A	+/- 3'-9 1/2"	+/- 9'-3 1/2"	A/A4.1	FIXED	RESTORED WINDOW	--	--
B	+/- 2'-7 1/2"	+/- 9'-3 1/2"	B/A4.1	FIXED	RESTORED WINDOW	--	--
C	+/- 5'-0"	+/- 3'-1"	C/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
D	+/- 3'-2 1/2"	+/- 3'-1"	D/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
E	+/- 3'-6"	+/- 7'-6 1/4"	E/A4.1	CASEMENT	RESTORED WINDOW	--	--
F	+/- 5'-3 1/2"	+/- 7'-5 1/8"	F/A4.1	FIXED	RESTORED WINDOW	--	--
G	+/- 2'-10 1/2"	+/- 1'-1 1"	G/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
H	+/- 5'-4"	+/- 6'-7 1/4"	H/A4.1	FIXED	RESTORED WINDOW	--	--
I	+/- 5'-4"	+/- 2'-5"	I/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
J	+/- 5'-4"	+/- 2'-5"	J/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
K	+/- 3'-10 1/4"	+/- 2'-4 3/4"	K/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
L	+/- 3'-3"	+/- 8'-6 1/2"	L/A4.1	DOUBLE HUNG	RESTORED WINDOW	--	--
M	+/- 3'-3"	+/- 2'-2 3/4"	M/A4.1	FXD. TRANSOM	NEW WOOD TRANSOM	--	--
N	+/- 3'-8"	+/- 7'-2 3/4"	N/A4.1	DOUBLE HUNG	RESTORED WINDOW	--	--
O	+/- 3'-3 1/2"	+/- 7'-5 1/4"	O/A4.1	DOUBLE HUNG	RESTORED WINDOW	--	--
P	+/- 3'-3 1/2"	+/- 7'-5 1/4"	P/A4.1	FIXED	TGP	--	--
Q	+/- 3'-0 1/2"	+/- 1'-6"	Q/A4.1	FXD. TRANSOM	RESTORED WINDOW	--	--
R	+/- 2'-11 1/2"	+/- 7'-2 1/4"	R/A4.1	DOUBLE HUNG	RESTORED WINDOW	--	--
S	+/- 2'-11 1/2"	+/- 6'-5"	S/A4.1	DOUBLE HUNG	RESTORED WINDOW	--	--
T	+/- 2'-11 1/2"	+/- 6'-5"	T/A4.1	FIXED	TGP	--	--

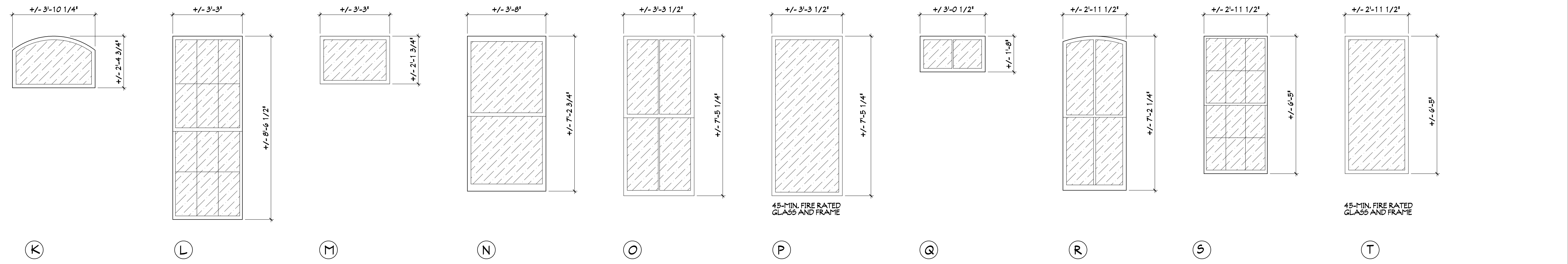
DOOR SCHEDULE							
○	DOOR SIZE	DOOR TYPE	DOOR ELEVATION	DOOR MANUFACTURER	REQUIRED DP	PRODUCT DP	NOTES
100	(2) +/- 2'-6" X 7'-10"	DBL. OUTSWING	1/A4.1	RESTORED DOOR	--	--	
101	+/- 3'-2" X 7'-9"	INSWING	2/A4.1	RESTORED DOOR	--	--	
102	2'-10" X V.I.F. HEIGHT	SWING	3/A4.1	TRUSTILE	--	--	MODEL TS2030
103	(2) 1'-6" X V.I.F. HEIGHT	DBL. SWING	4/A4.1	CUSTOM MAHOGANY	--	--	
104	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
105	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
106	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
107	2'-8" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
108	3'-0" X 8'-0"	OUTSWING	6/A4.1	CUSTOM MAHOGANY	--	--	
109	3'-0" X 8'-0"	OUTSWING	6/A4.1	RESTORED DOOR	--	--	
110	3'-0" X 8'-0"	INSWING	6/A4.1	CUSTOM MAHOGANY	--	--	
111	(2) +/- 2'-0" X 7'-9"	INSWING	7/A4.1	CUSTOM MAHOGANY	--	--	
112	(2) +/- 2'-9" X 8'-0"	DBL. OUTSWING	8/A4.1	RESTORED DOOR	--	--	
113	+/- 2'-11 1/2" X 6'-10"	OUTSWING	9/A4.1	RESTORED DOOR	--	--	
200	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
201	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
202	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
203	VERIFY SIZE	FIXED	10/A4.1	RESTORED DOOR	--	--	
204	3'-0" X 8'-0"	OUTSWING	6/A4.1	CUSTOM MAHOGANY	--	--	
205	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
206	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
207	3'-0" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030
208	2'-8" X 8'-0"	SWING	5/A4.1	TRUSTILE	--	--	MODEL TS2030



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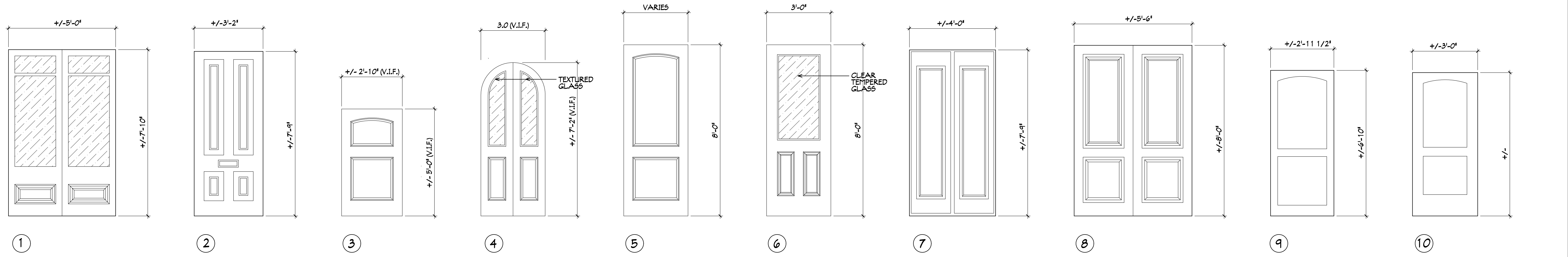
WINDOW ELEVATIONS

1/2"=1'-0"



WINDOW ELEVATIONS

1/2"=1'-0"



DOOR ELEVATIONS

1/2"=1'-0"

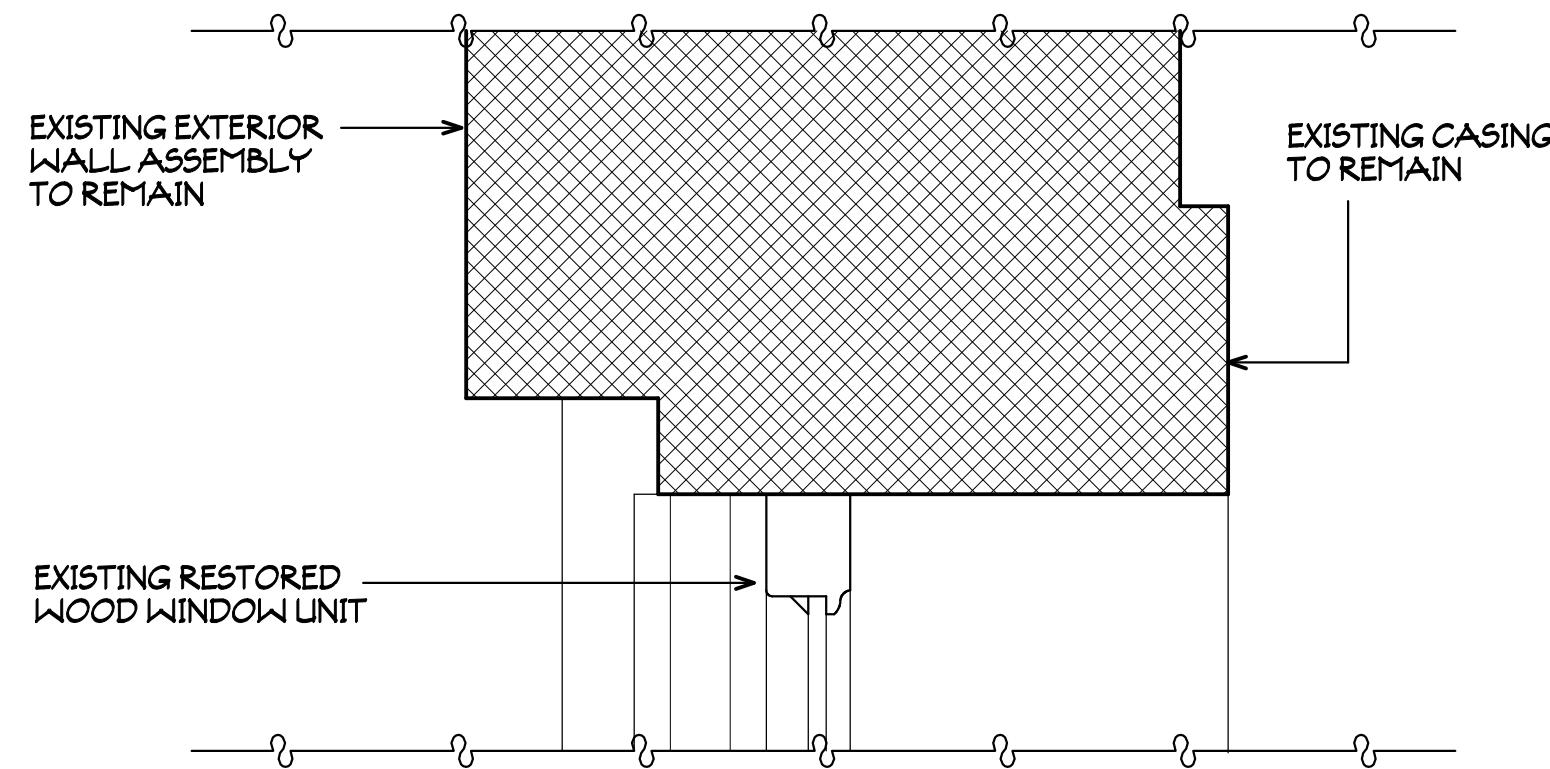
A4 - TIGRE ISLAND SCHEDULES			
PROJECT #	210827	DRAWN BY	- JLM
CHKD BY	- JLM	DATE	11-06-23

MIRANDA ARCHITECTS

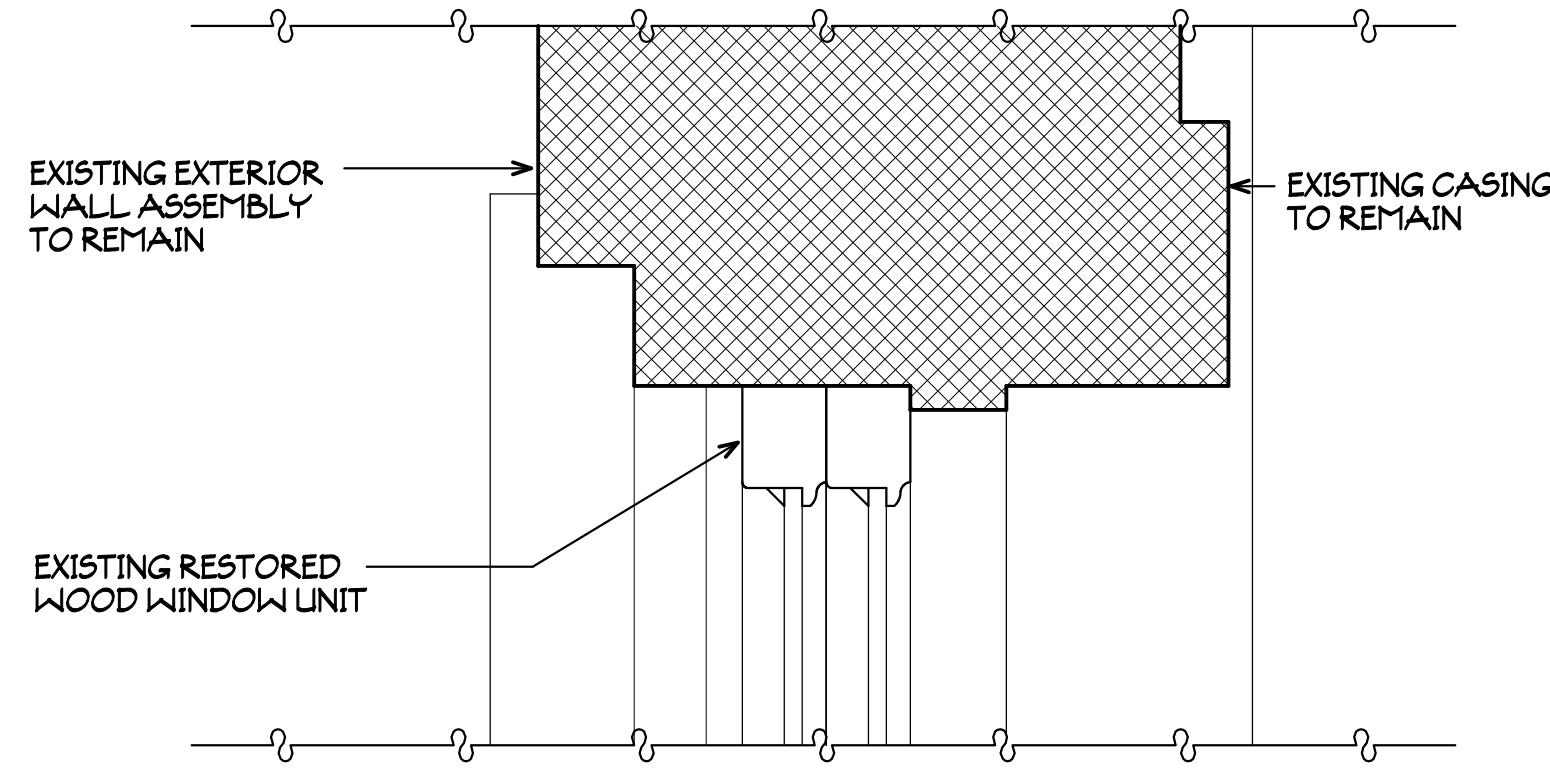
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904.264.6901
L.L. 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

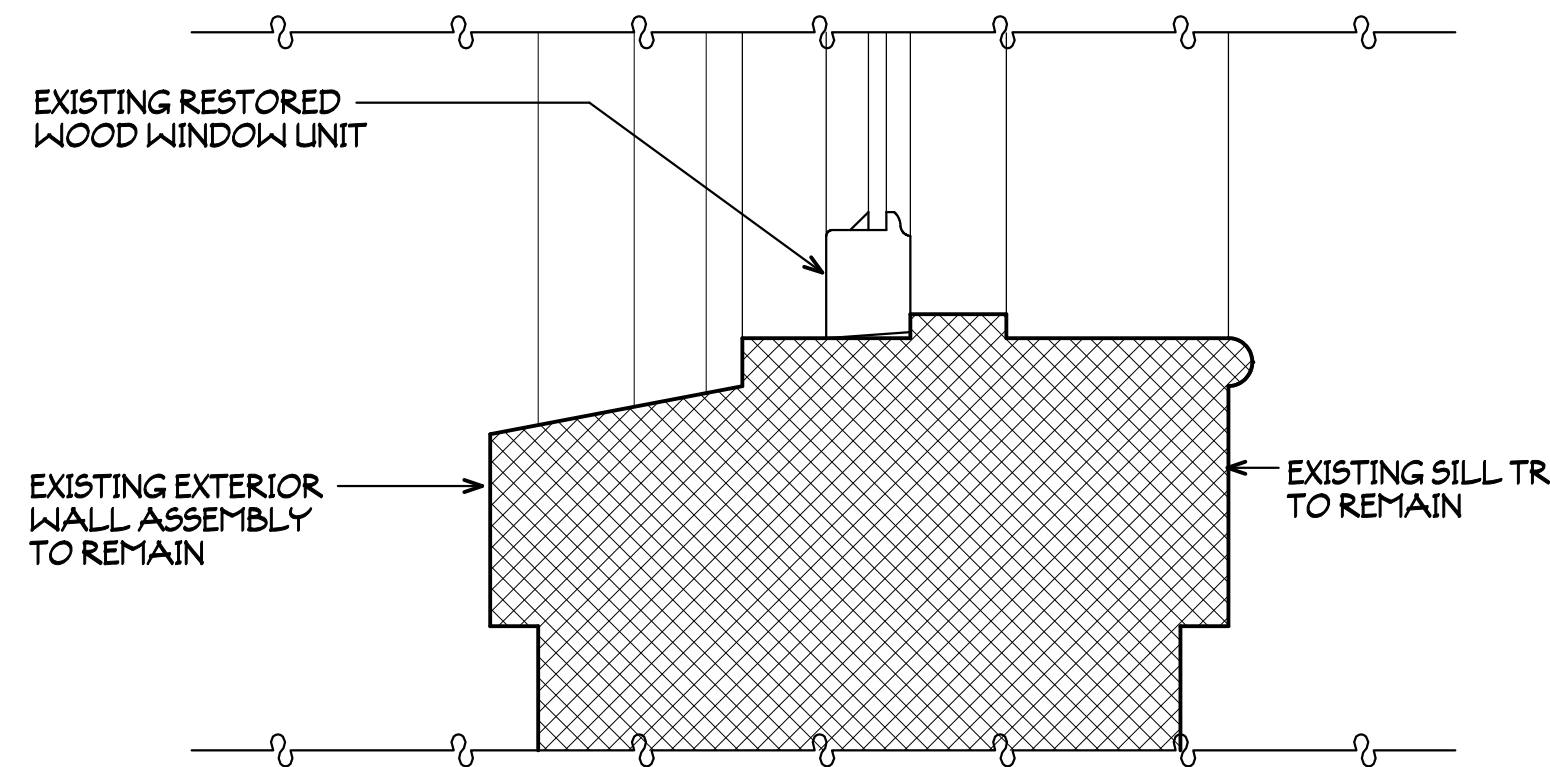
WINDOW & DOOR ELEVATIONS		REVISIONS	DATE
#			



(A) HEAD

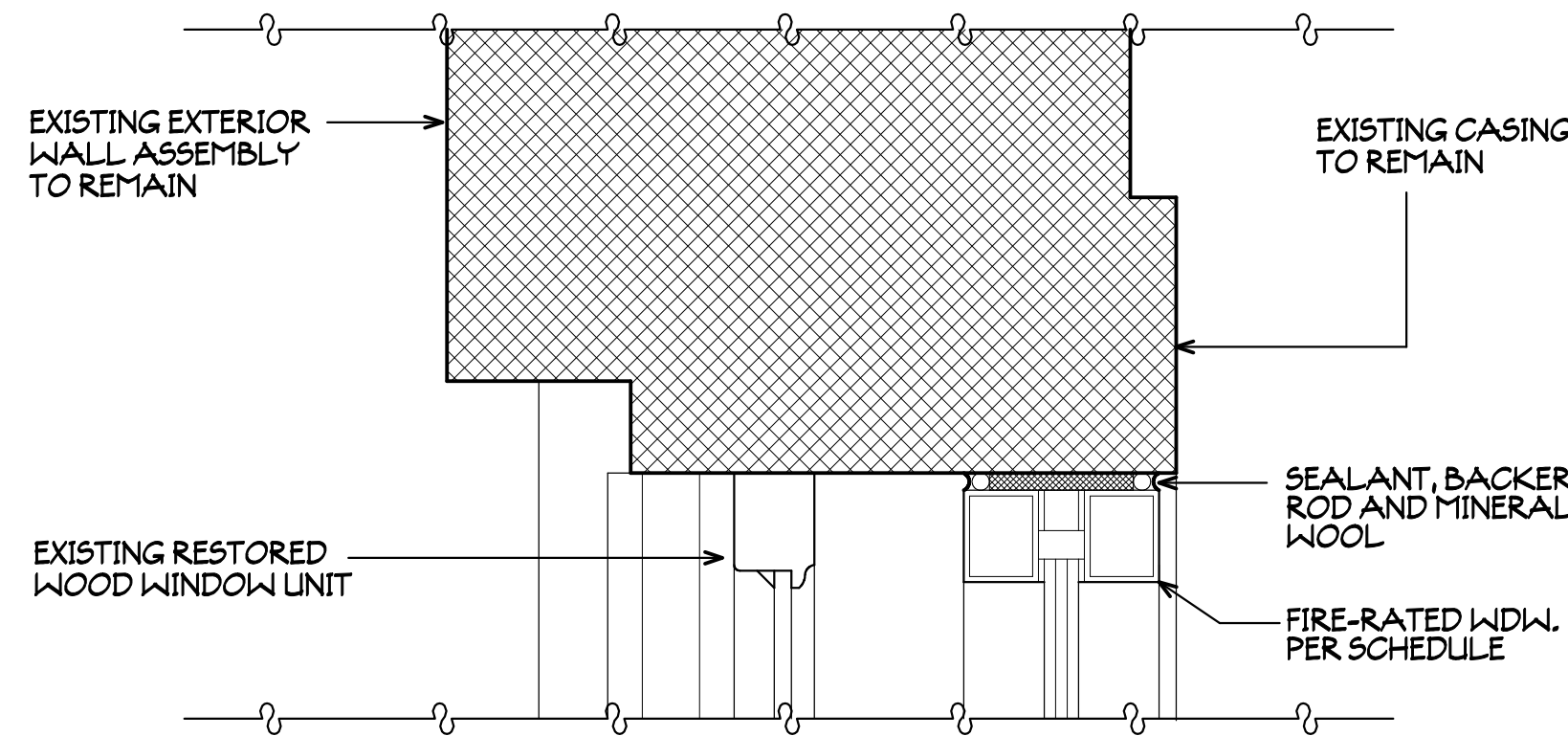


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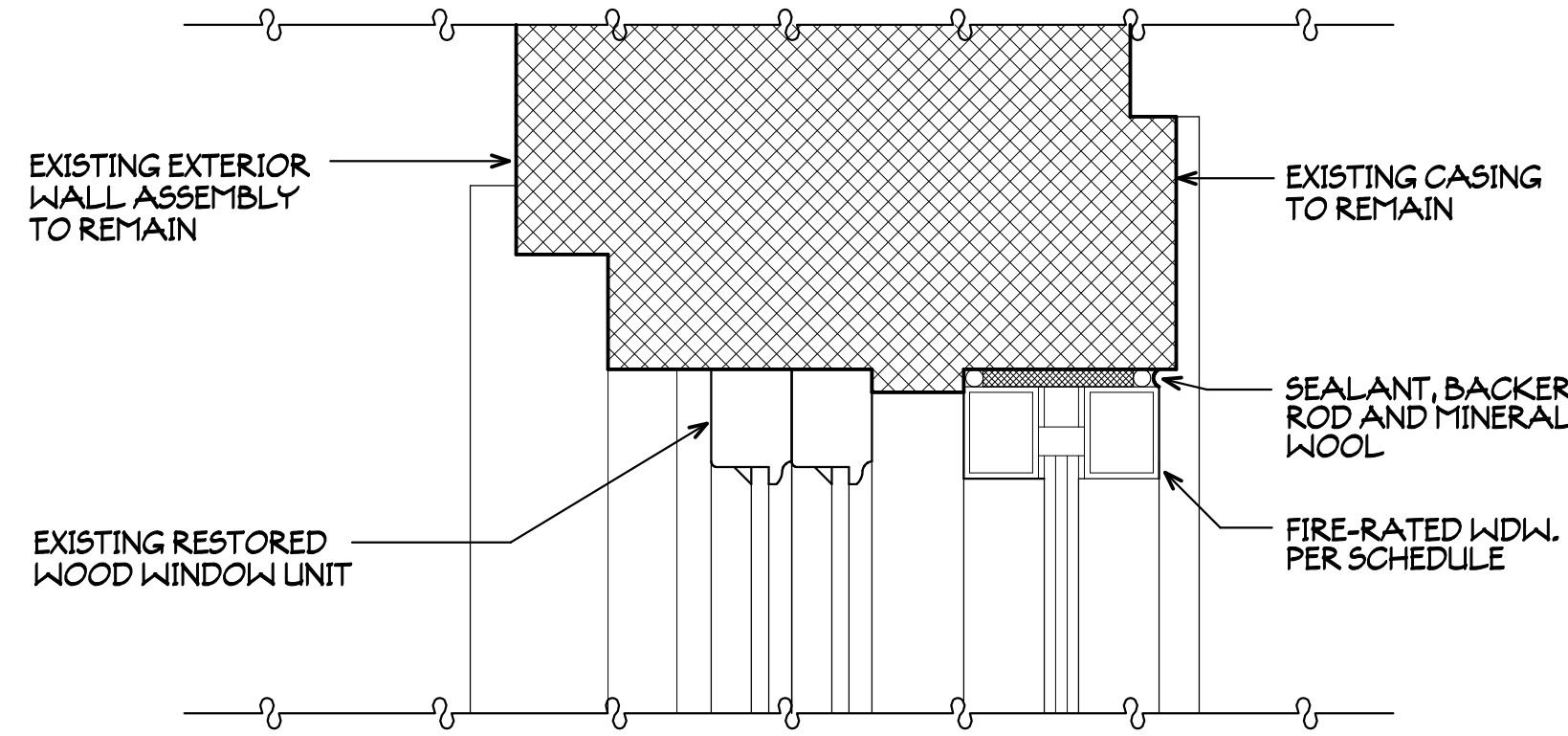


(C) SILL

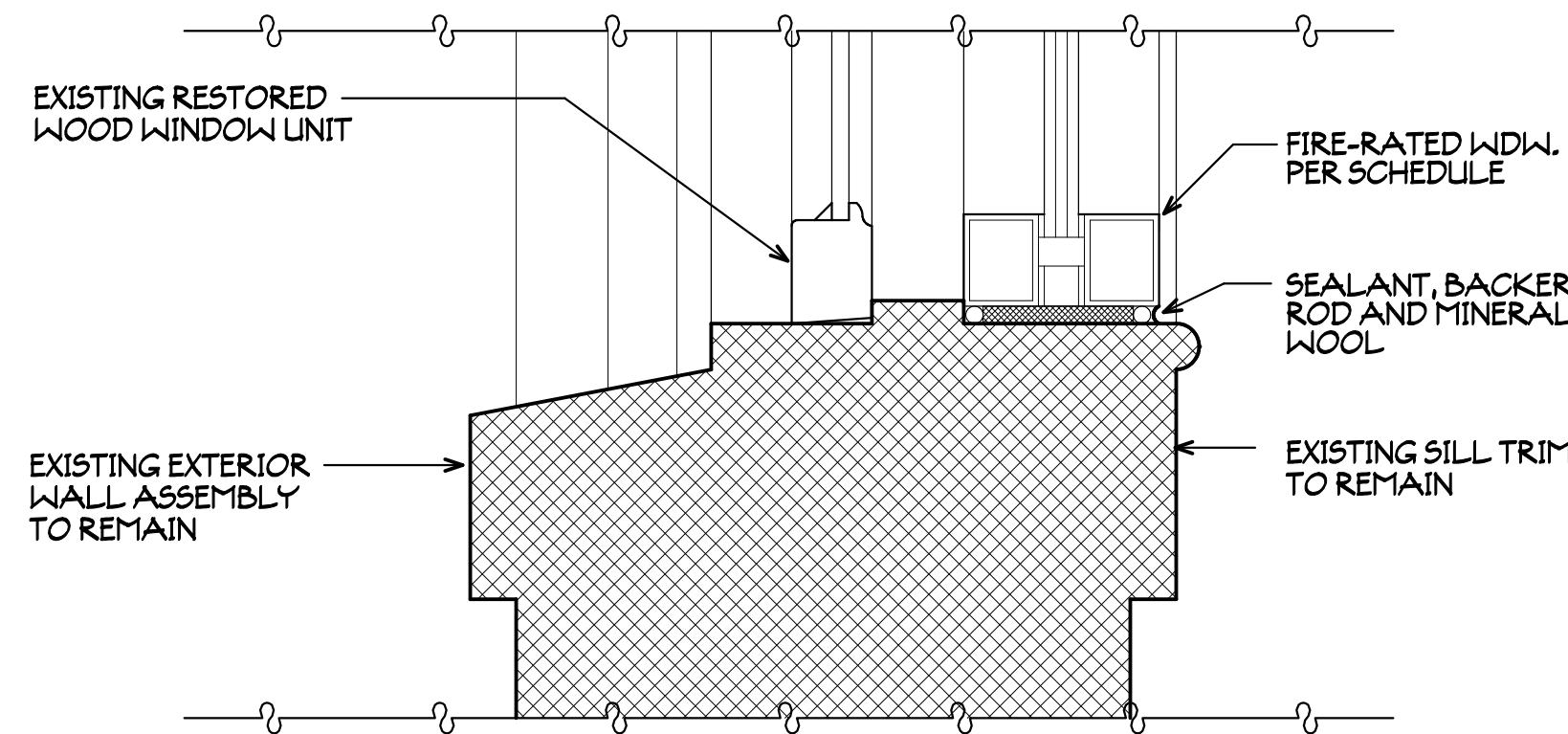
1 TYPICAL WINDOW 3"=1'-0"



(A) HEAD

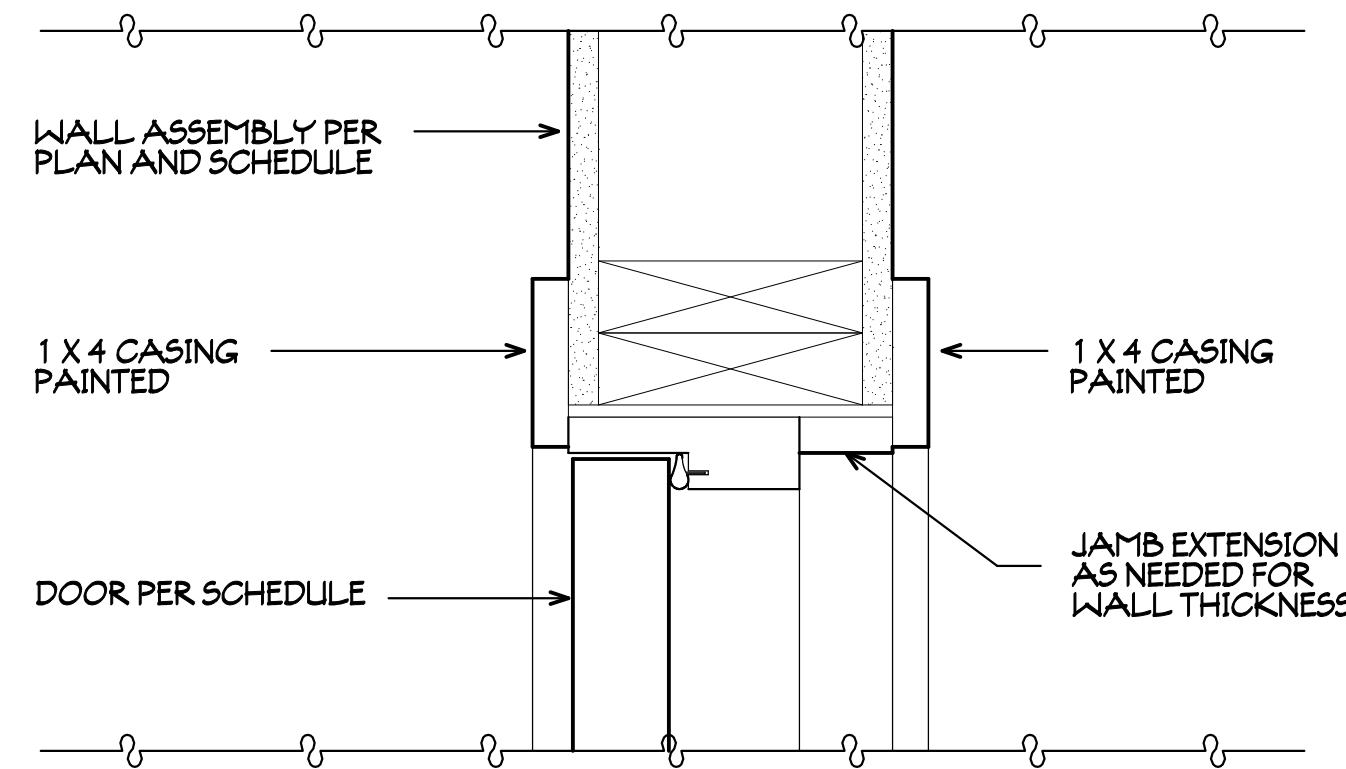


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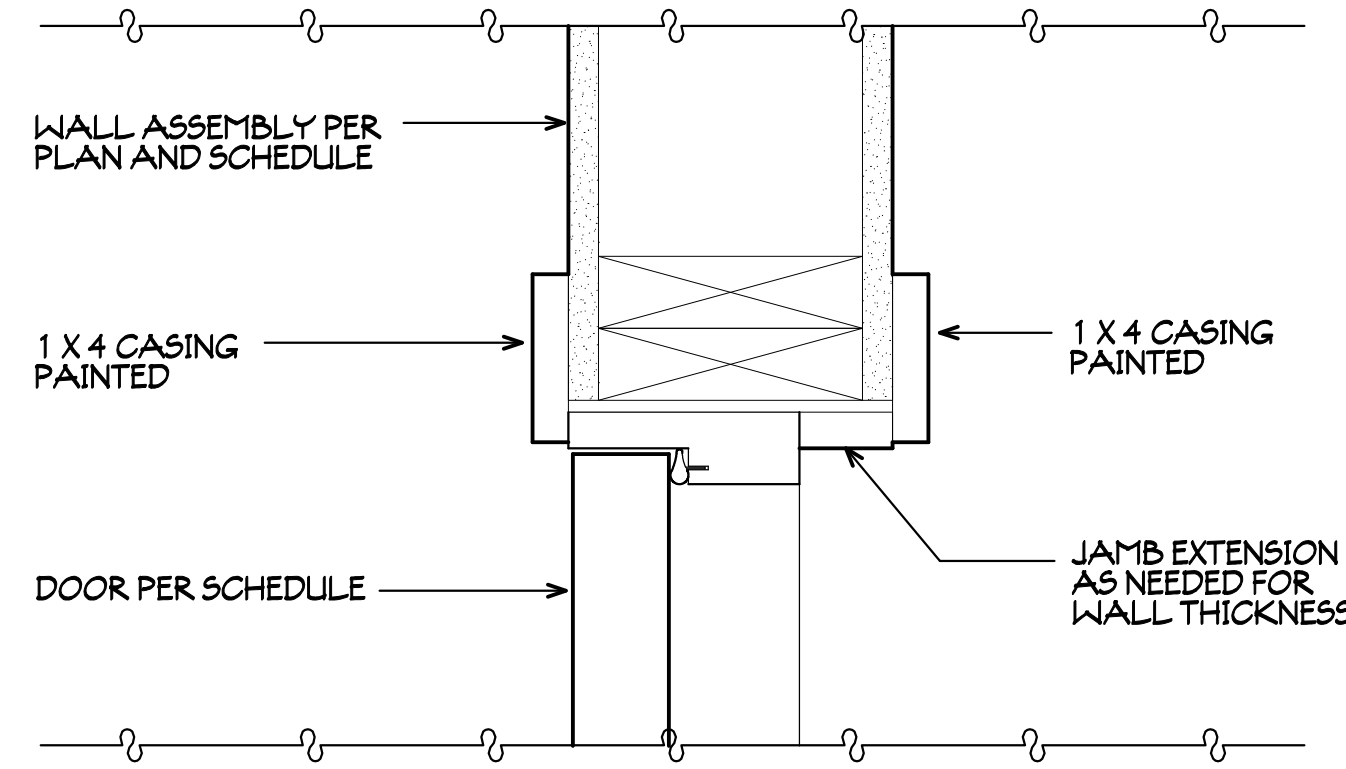


(C) SILL

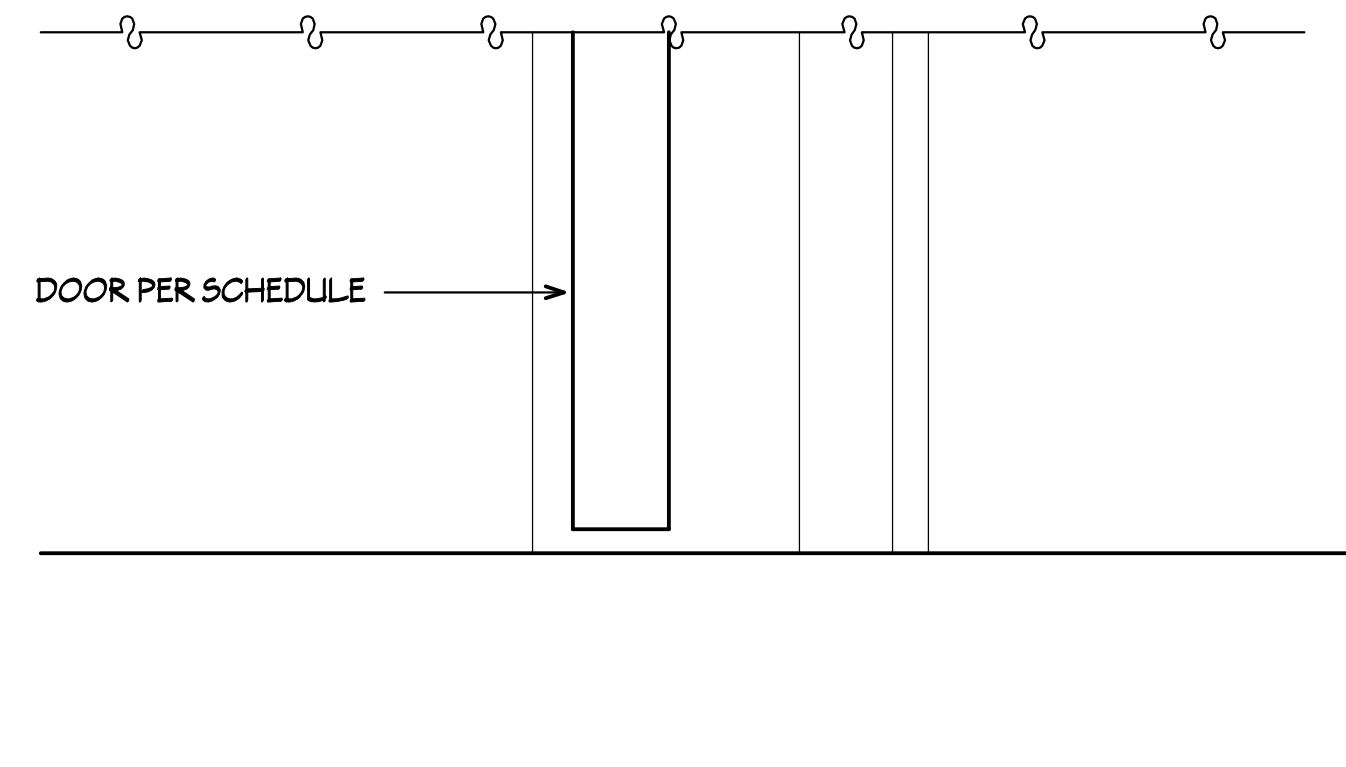
2 WINDOW W/ FIRE GLASS & FRAME 3"=1'-0"



(A) HEAD

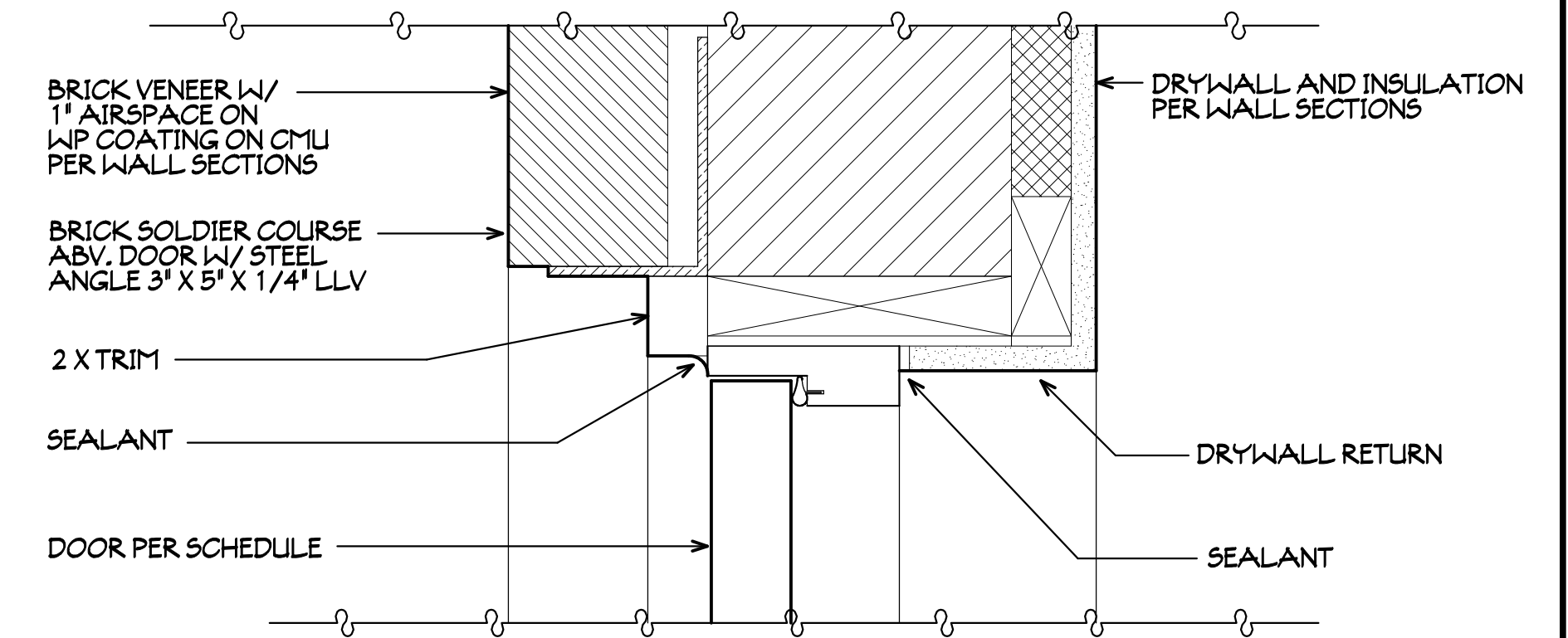


(B) JAMB

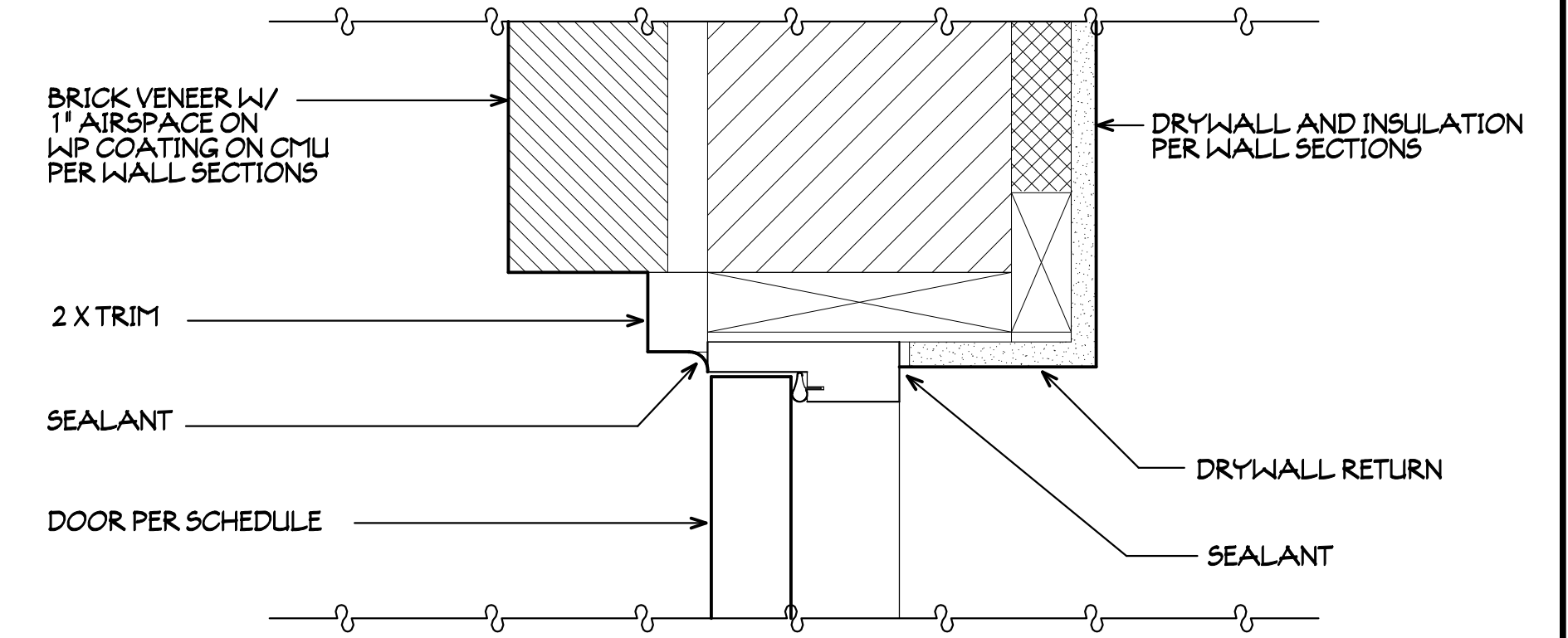


(C) THRESHOLD

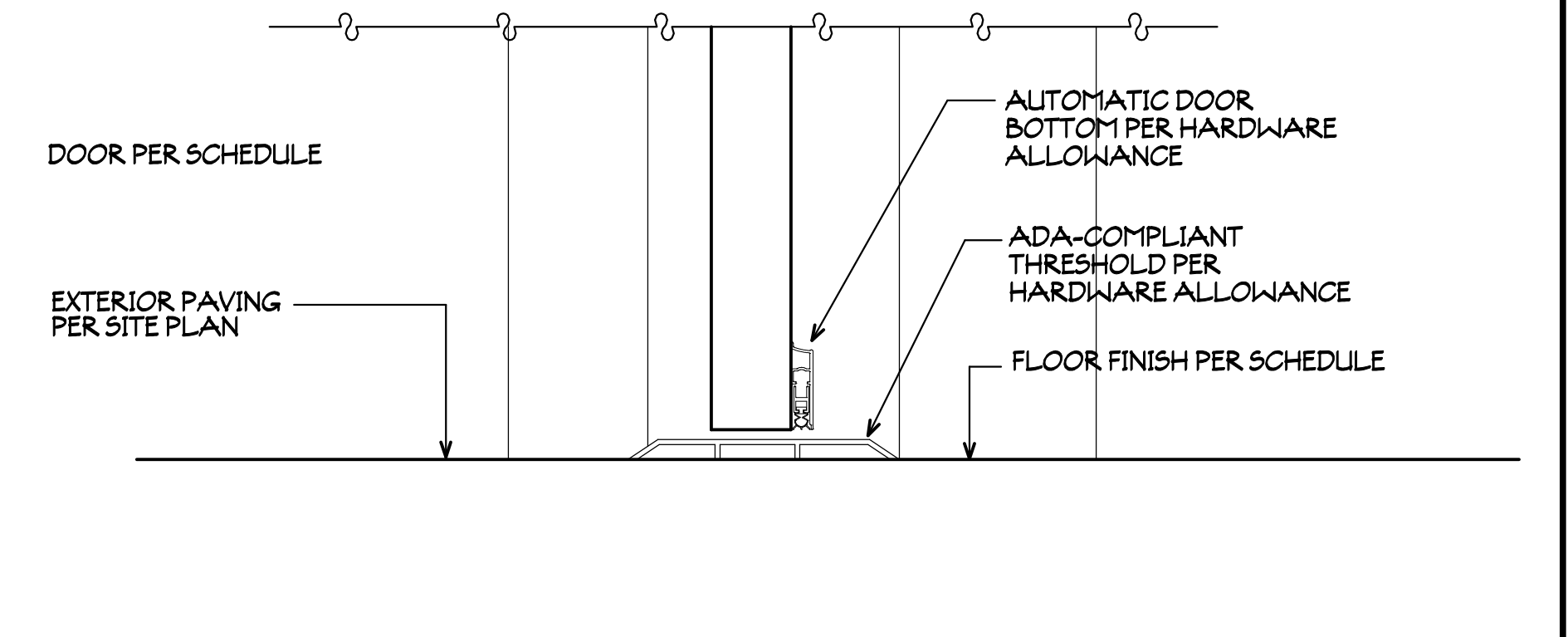
3 NEW DOOR IN NEW FRAMED WALL 3"=1'-0"



(A) HEAD



(B) JAMB



(C) THRESHOLD

4 NEW DOOR IN NEW CMU WALL 3"=1'-0"

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A4.2 TIGRE ISLAND
HIS DETAILS
PROJECT # J210827
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 11-06-23

**MIRANDA'S
ARCHITECTS**
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FL REG. NO. 20087



ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

HEAD, JAMB, SILL DETAILS

#	REVISIONS	DATE

A4.2

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WEST ELEVATION (NORTH 2ND STREET)

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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AS JONES TIGER ISLAND ELEVATIONS

PROJECT # J210827

DRAWN BY -- JLM

CHKD BY -- JLM

DATE -- 11-06-23

MIRANDA'S ARCHITECTS

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MIRANDA'S ARCHITECTS

ADDITION AND RENOVATION OF THE
TIGER ISLAND ROOM

10 - 12 NORTH 2ND STREET

FERNANDINA BEACH, FL 32034

EXTERIOR ELEVATIONS

REVISIONS

#

DATE

A5.0

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

A5 TIGRE ISLAND ELEVATIONS			
PROJECT #	J210827	DRAWN BY	JLT
CHKD BY	JLT	DATE	11-06-23

MIRANDA ARCHITECTS

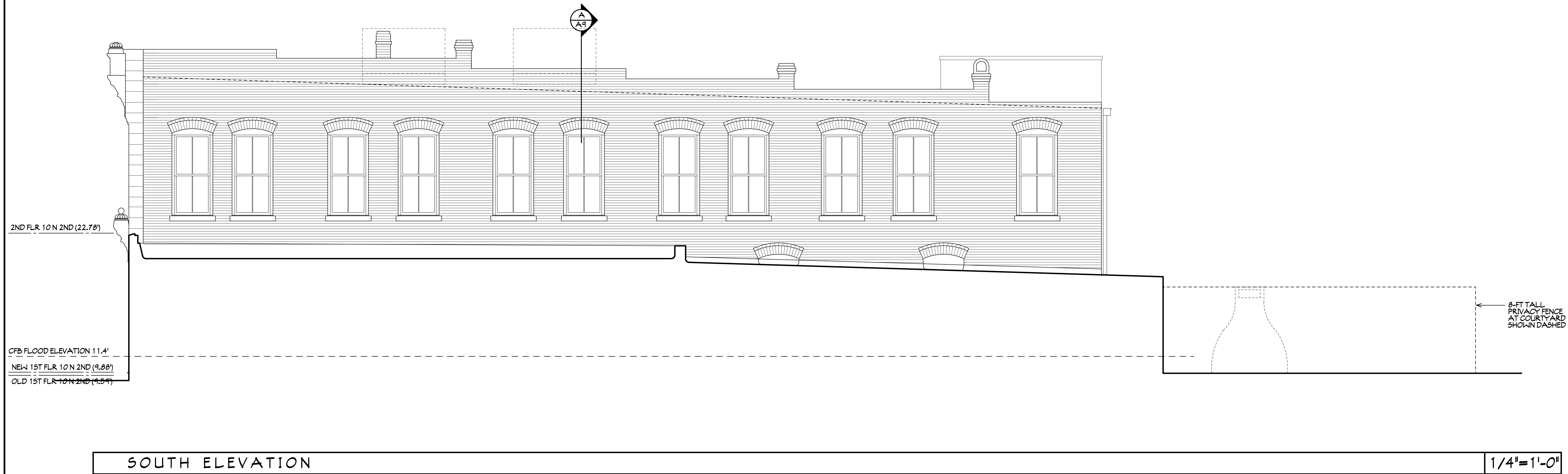
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
351.763.4000
FL REG. NO. 00000000000000000000

MIRANDA ARCHITECTS

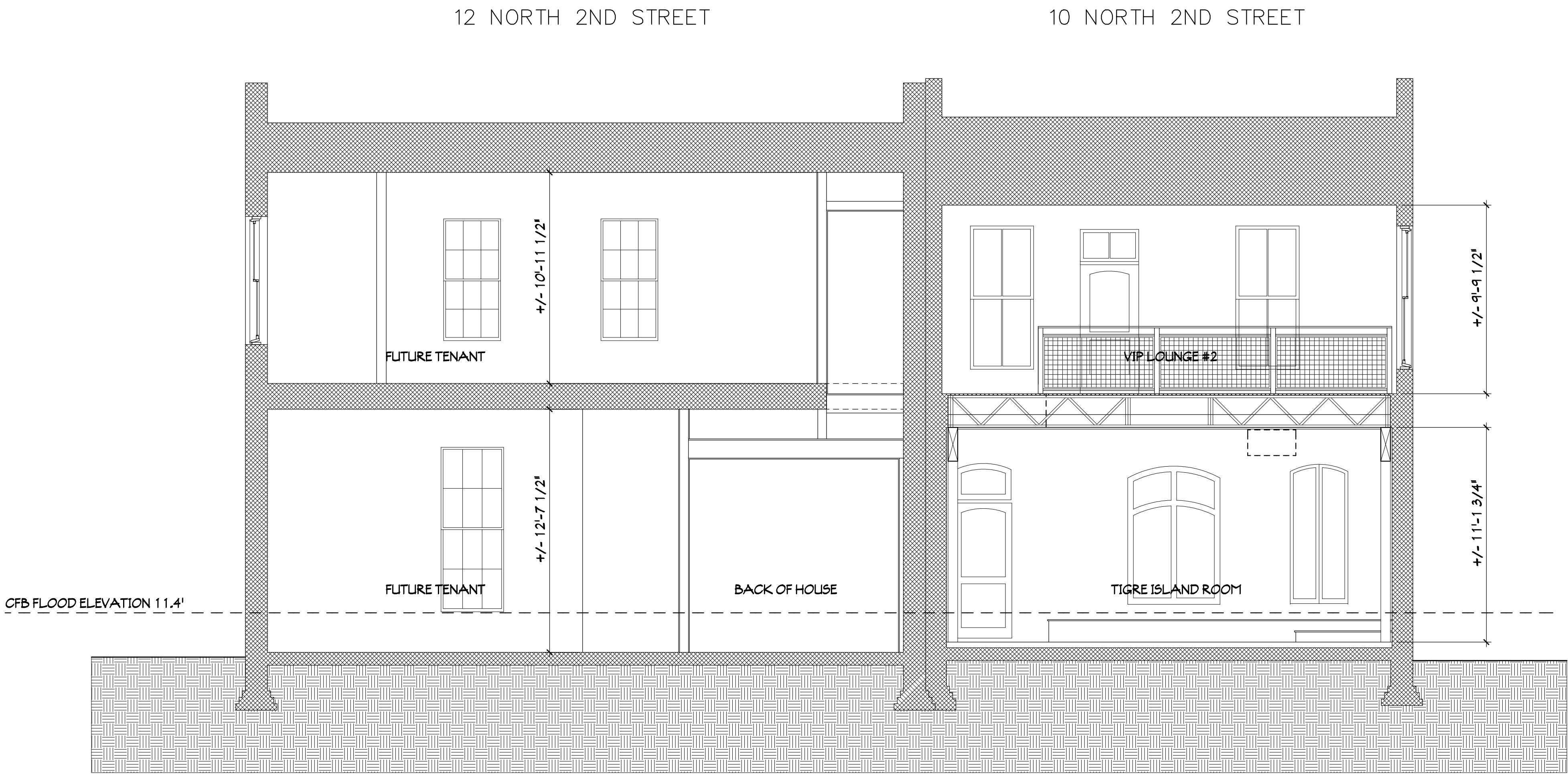
ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

EXTERIOR ELEVATIONS		DATE
#	REVISIONS	

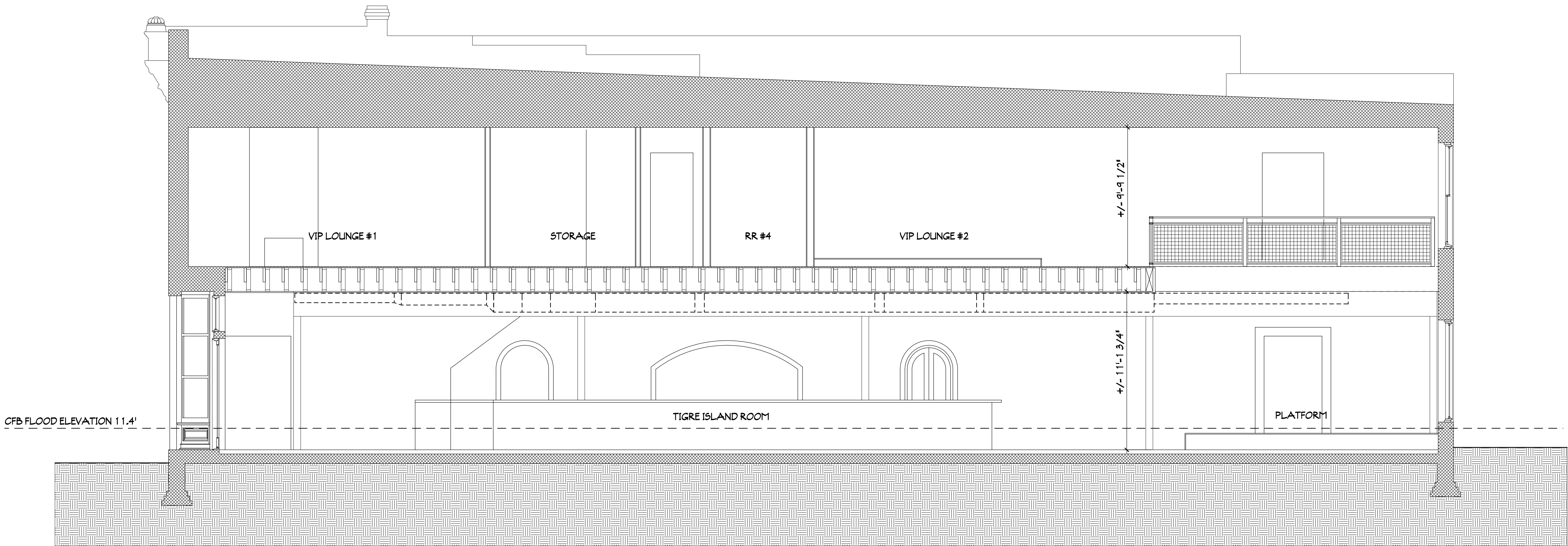
A5.1



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



A BUILDING CROSS SECTION 1/4"=1'-0"



B BUILDING CROSS SECTION 1/4"=1'-0"

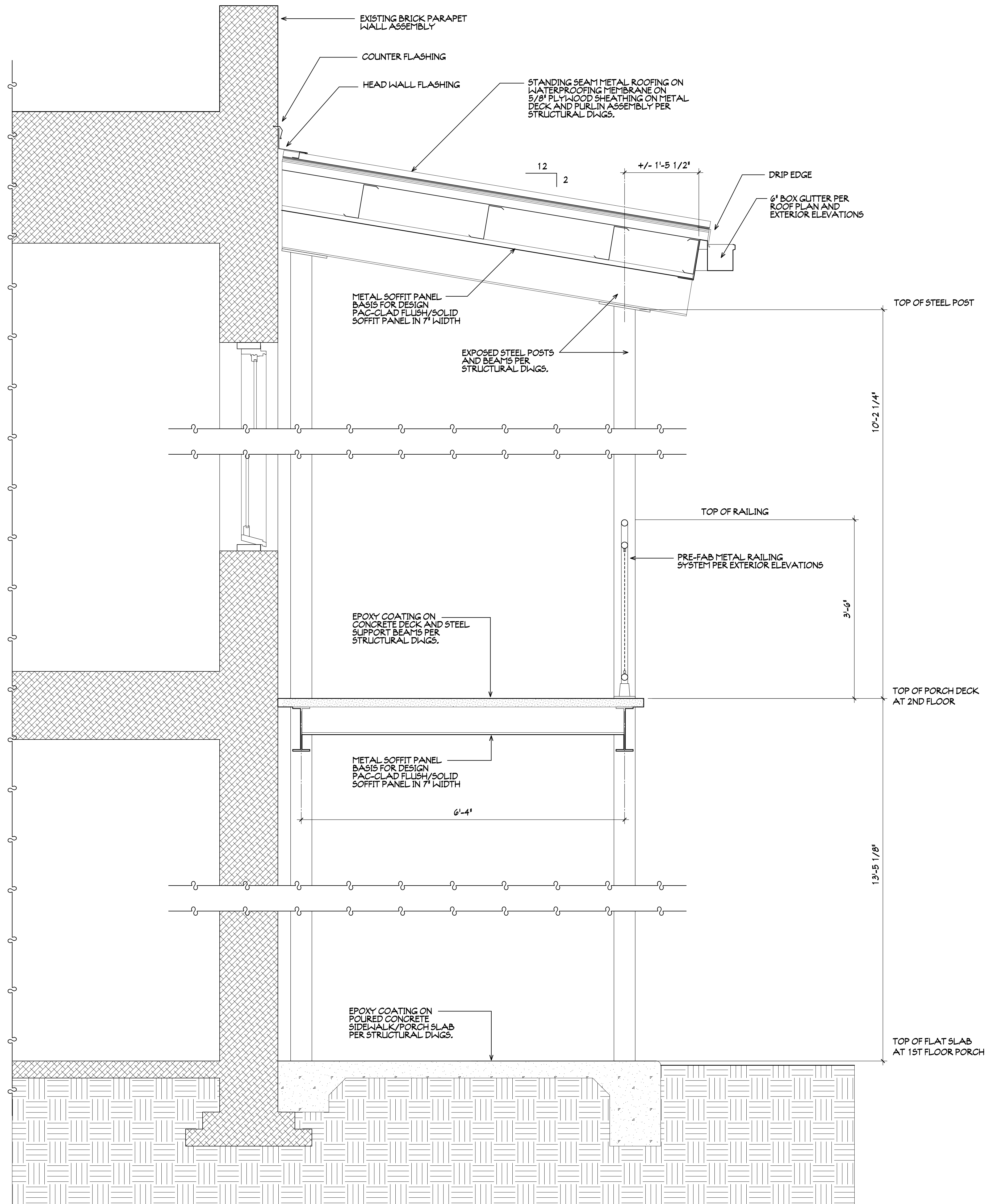
A9.0 TIGRE ISLAND ROOM BUILDING SECTIONS			
PROJECT #	J210927	DRAWN BY	JLM
CHKD BY	JLM	DATE	11-06-23

MIRANDA
ARCHITECTS

300 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
313.263.4000
FL REG. NO. 20087

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

BUILDING CROSS SECTIONS		DATE
#	REVISIONS	



1 SECTION AT REAR PORCH ADDITION

1"=1'-0"

A10.0 TIGRE ISLAND AND SECTIONS DETAILS			
PROJECT # 1210927			
DRAWN BY -- JLT			
CHKD BY -- JLT			
DATE -- 11-06-23			

MIRANDA ARCHITECTS

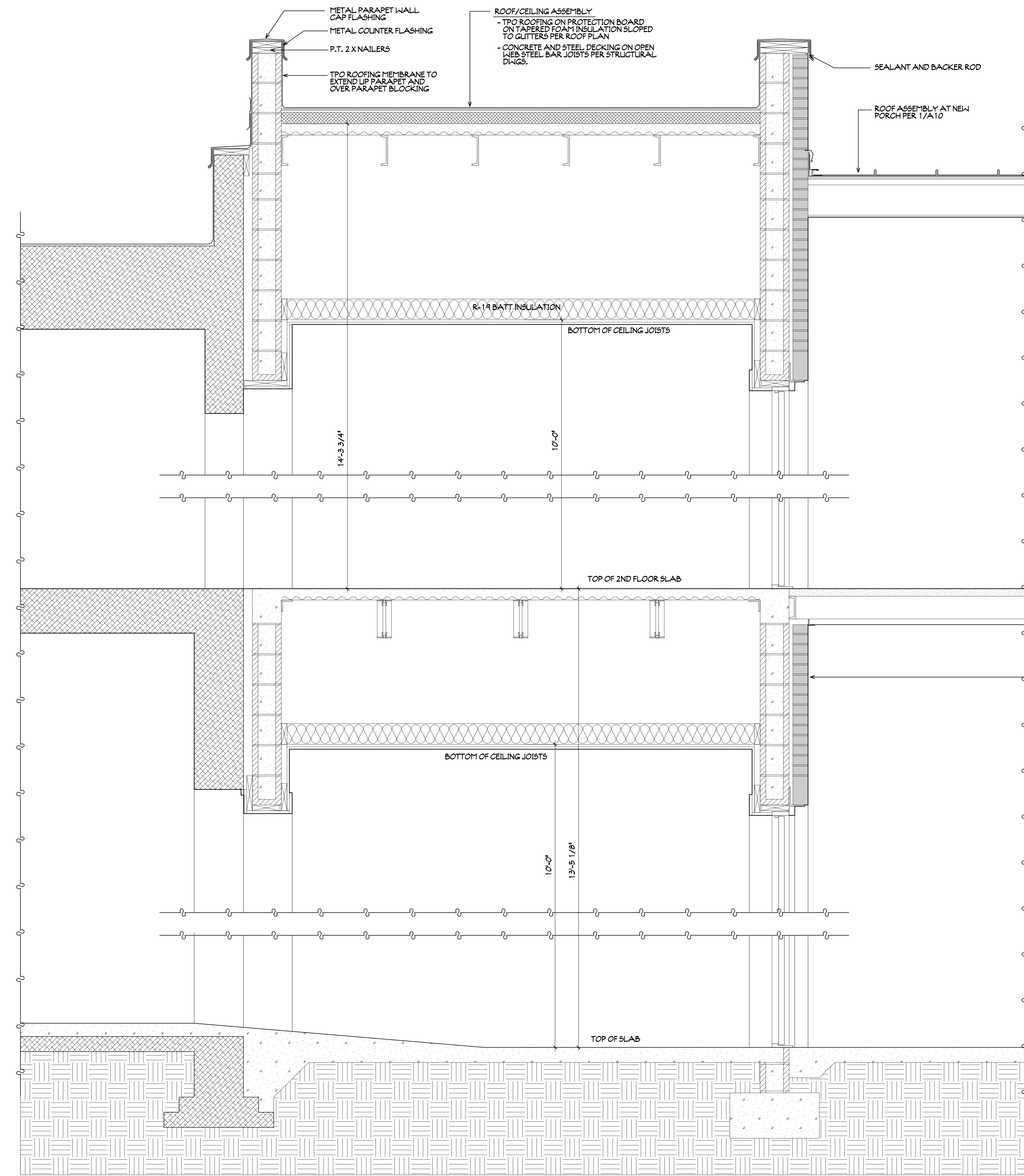
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.444.4600



MIRANDA
ARCHITECTS

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS	
REVISIONS	DATE
#	



EXTERIOR WALL ASSEMBLY

- BRICK VENEER W/ BRICK TIES AND 1" AIR SPACE ON WATERPROOFING COATING PER SPECS
- 8" CMU AND POURED CONCRETE WALL ASSEMBLY PER STRUCTURAL DWGS.

NOTE -- SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF TRIM BANDS, SOLDIER COURSES, ETC.

2 SECTION AT ELEVATOR LOBBY/REAR PORCH 1"=1'-0"

A10.1 TIGRE ISLAND SECTIONS DETAILS			
PROJECT #	J210927		
DRAWN BY	-- JLT		
CHKD BY	-- JLT		
DATE	-- 11-06-23		

MIRANDA ARCHITECTS

388 1/2 CORNWELL STREET, SUITE 208
FERNANDINA BEACH, FL 32034
804.281.4586 TEL
FL REG. NO. 00000007



MIRANDA ARCHITECTS

ADDITION AND RENOVATION OF THE
TIGRE ISLAND ROOM
10 - 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS	
#	REVISIONS
	DATE

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0010-0020

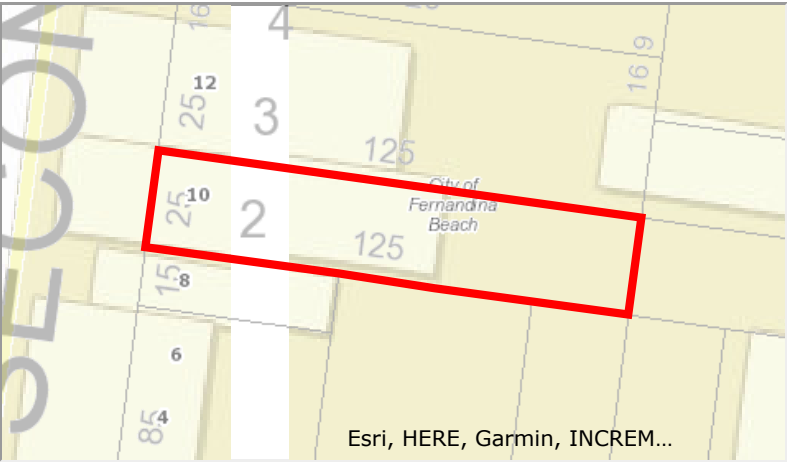
Owner Name	JCJ TRUST LLC
Mailing Address	PO BOX 2266
	WAYCROSS, GA 31502
Location Address	10 N 2ND ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	No
Property Usage	NIGHTCLUB/BARS 003300
Deed Acres	0
Short Legal	BLOCK 10 LOT 2 CITY OF FDNA BEACH

2023 Preliminary Values

Land Value	\$234,375
(+) Improved Value	\$1,189,474
(=) Market Value	\$1,423,849
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$191,690
(=) Assessed Value	\$1,232,159
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,423,849
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$1,232,159

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

PARCEL MAP



2023 AERIAL MAP

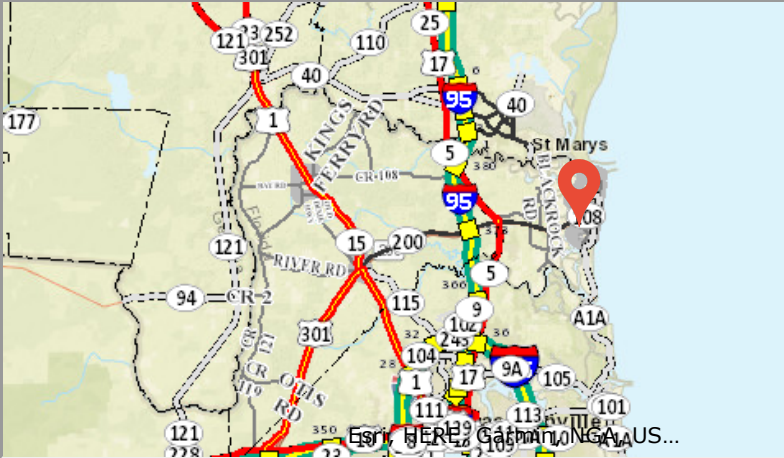


PROPERTY PHOTO



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
RSTARANT 1	4500	4482	0	0	CB STUCCO	COMMON BRK	AIR DUCTED	AIR DUCTED	1878



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC PAVER	0 X 0	621	2010
CONC PAVER	45 X 5	225	2010
COOLER	8 X 6	48	2010

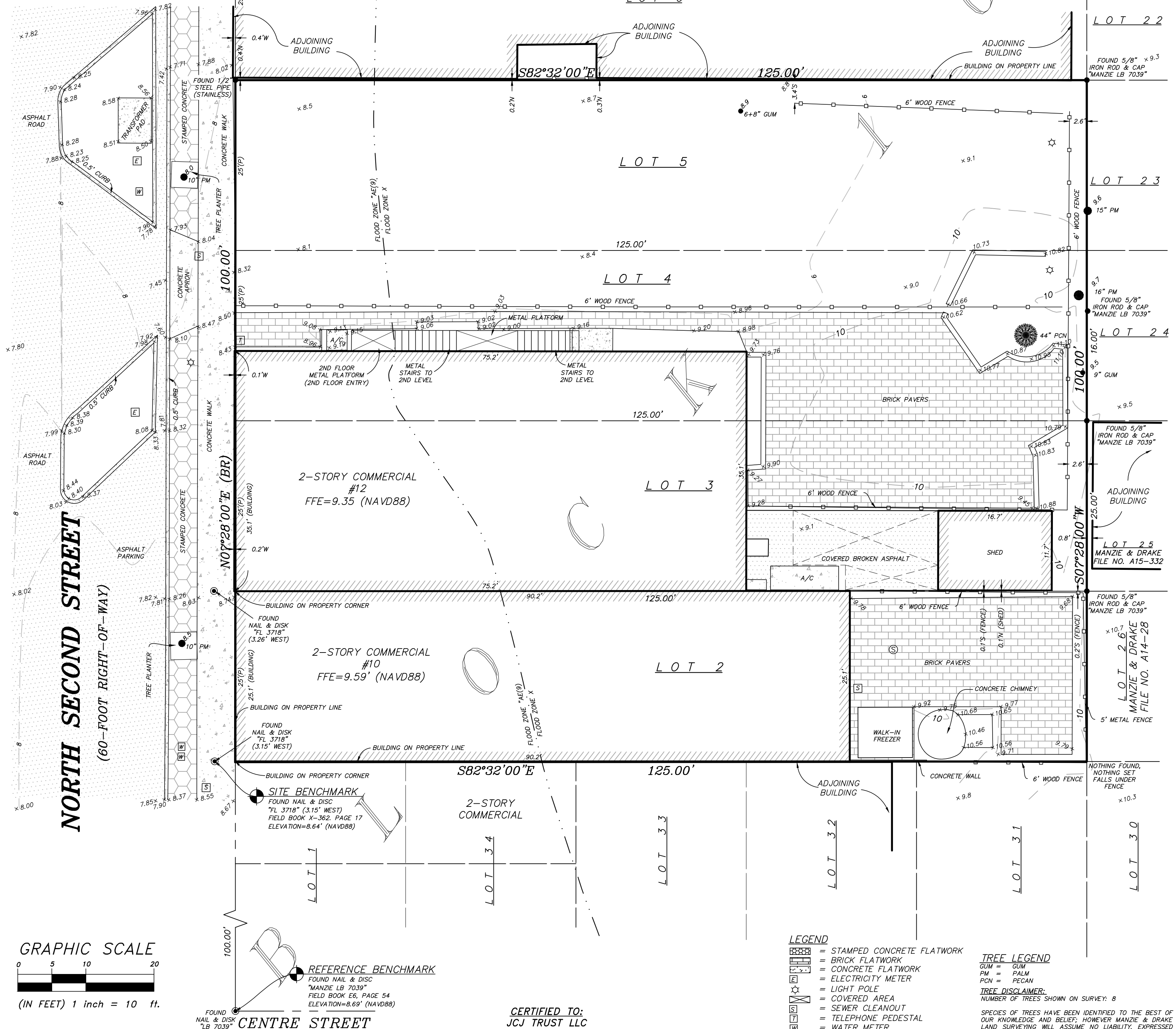
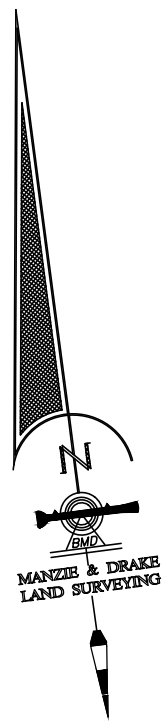
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-04-13	2453 / 516	\$1,100,000	SW	Q	Y	10 N 2ND STREET LLC	JCJ TRUST LLC
2019-11-27	2321 / 1544	\$1,050,000	WD	Q	Y	KAVANAUGH ELWIN CLINCH	10 N 2ND STREET LLC
2005-03-29	1304 / 1916	\$219,100	QC	U	Y	VINEYARD FOX CO	KAVANAUGH ELWIN CLINCH
2001-03-14	975 / 727	\$250,000	WD	Q	Y	ASSOCIATED HOSTS OF FLORIDA INC	VINEYARD FOX CO
1998-11-16	855 / 1702	\$550,000	WD	U	Y	JMD OF AMELIA ISLAND INC	ASSOCIATED HOSTS OF FLORIDA INC
1995-04-13	727 / 1265	\$391,000	WD	Q	Y	FERNCREST ENTERPRISES LTD	JMD OF AMELIA ISLAND INC
1983-11-01	404 / 572	\$500,000	MS	U	Y		
1979-03-01	286 / 504	\$18,000	WD	Q	Y		

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

ALL OF LOTS TWO (2), THREE (3), FOUR (4), AND FIVE (5) IN BLOCK TEN (10).



REVISIONS:
1) REVISED 4/29/22 TO SHOW FINISHED FLOOR ELEVATION (BMD)

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 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 & AE(9)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2012". 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" in the Northeast intersection of Centre Street and North 2ND Street (Elevation = 8.69 N.A.V.D. '88)

CERTIFIED TO:
JCJ TRUST LLC

PROPERTY ADDRESS:
10 & 12 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

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.

APRIL 28, 2022
MICHAEL A. MANZIE, P.L.S. 4069

LEGEND

- STAMPED CONCRETE FLATWORK
- BRICK FLATWORK
- CONCRETE FLATWORK
- ELECTRICITY METER
- LIGHT POLE
- COVERED AREA
- SEWER CLEANOUT
- TELEPHONE PEDESTAL
- WATER METER
- WOOD OR VINYL FENCE
- BENCHMARK
- AIR CONDITIONER
- PLAT
- FINISHED FLOOR ELEVATION

TREE LEGEND

- GUM
- PALM
- PECAN

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.

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"=10' JOB NO: 19165 DATE: 4/21/2022 CADD: B. DAVIS

F.B. NO: X-362 PAGE NO: 17 CREW: JM FILE NO: B-1709



MIRANDA
a r c h i t e c t s

TIGRE ISLAND ROOM RENOVATION PROJECT
EXTERIOR COLOR/MATERIAL SELECTIONS
November 6, 2023

#10 NORTH 2ND STREET CAST IRON STOREFRONT

H Historic Color

SW 2822

Downing Sand

WINDOW/DOOR TRIM BANDS

H Historic Color

SW 0050

Classic Light Buff

WINDOWS

H Historic Color

SW 2816

Rookwood Dark Green

DOORS

H Historic Color

SW 2802

Rookwood Red

METAL ROOFING

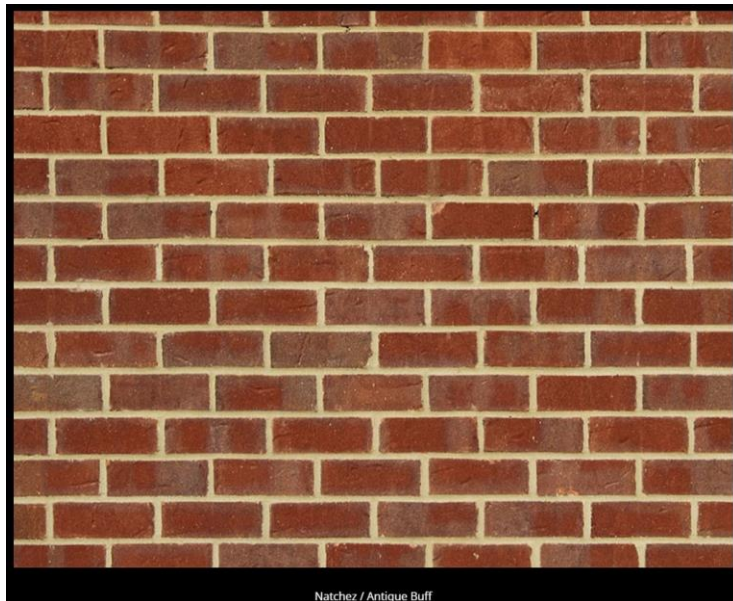
PAC-CLAD STANDING SEAM



Granite*



NEW ADDITION BRICK VENEER



Natchez / Antique Buff

NEW FENCING



NEW PORCH AND STAIR RAILING

SW 6991

Black Magic



APPROVED

**MINUTES - AMENDED
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 15, 2022
5:00 PM
CITY HALL CHAMBERS**

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

Members Present: James Pozzetta, Member O'Donnell, Froilan Esclusa, Michael Spino, Tammi Kosack, Tim Poynter

Member Absent:

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

Chair Spino seated Member Poynter as a permanent voting member and moved Member O'Donnell to Alternate 1 seat. He also seated Member O'Donnell for HDC case 2021-0007 as Member Pozzetta will recuse himself. All members approved by voice vote.

Members disclosed ex parte communications. All members had phone conversations with Commissioner Ross regarding case 2022-0057. Chair Spino disclose a conversation with Harvey Ward regarding case 2022-0069, contractor and discussed current cases with Staff.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the August 18, 2022 Regular Meeting.

Member Poynter noted that there was no mention of following sound engineering guidance in the discussion.

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

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

4. OLD BUSINESS

4.1

HDC 2021-0007 - JAMES POZZETTA ARCHITECT, AGENT FOR BRAD EVANS, 1015 SOMERUELUS STREET

Amendment to previously approved Certificate of Approval (COA) to expand the second floor and remove rafter tail detail from the non-porch roof elements. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

James Pozzetta, 103, S. 18th Street, agent for the applicant, spoke of the changes. Member Kosack asked about soffit transitions.

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

There was no board discussion.

ACTION TAKEN: A motion was made by Member O'Donnell seconded by Member Kosack to approve HDC case 2021-0007 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0007, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

4.2 HDC 2022-0057 - CITY OF FERNANDINA BEACH, 102 CENTRE STREET

Amendment to a previously approved Certificate of Approval (COA) to eliminate masonry detail from the scope of the project with the exception of four columns. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Esclusa asked Staff where this design would be applied. Mr. Cumella confirmed that this design would be consistently used through out the project which location is from Ash Street to Alachua Street. It was also specified that the 4 columns noted in the Staff Report are located between Centre Street and Alachua Street.

Charlie George, City Engineer/Deputy City Manager, 204 Ash Street, explained changes to the scope of work being the removal of all the intermediate columns to leave only 4 columns, specifically located at North side of Ash, South side of Centre, North Side of Center, and South Side of Alachua. He noted the columns would be 6 feet high. He confirmed the height of the fencing being 4 feet high picket fencing.

Members spoke of the materials specified within Downtown Historic District Design Guidelines compared to the CRA Guidelines.

ACTION TAKEN: A motion was made by Member Pozzetta seconded by Member Poynter to approve amendment to HDC case 2022-0057 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0057, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5. NEW BUSINESS

5.1 HDC 2022-0065 - MICHAEL + JESSICA VILLA, BLOCK 18 LOT 6, LADIES STREET
Certificate of Approval (COA) to construct a two-story single-family residence and swimming pool.
(*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval. He confirmed that this had already been approved previously but that the COA had expired.

Member Esclusa asked about fencing. Mr. Cumella confirmed the specification with an email received after publication of this agenda. Member Pozzetta asked about the driveway and crushed shell materials.

Michael Villa, 921 Ladies Street, welcomed any questions from the Board. Board members asked about the impervious material and fence design.

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

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack to approve HDC case 2022-0065 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0065, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

5.2 **HDC 2022-0066 - MIRANDA ARCHITECTS, AGENT FOR JCJ TRUST LLC, 10 + 12 + 14 N. 2ND STREET**

Conceptual Certificate of Approval (COA) to construct an elevator tower, rear porch, and stairs, and to restore the exterior facades, windows and doors. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended conceptual approval.

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

Member Esclusa asked about the adjacent empty lot and parking spaces.

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

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Poynter to conceptually approve HDC case 2022-0066 as presented ; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0066, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the and the Downtown Historic District Design Guidelines to warrant conceptual approval at this time.

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

5.3 **HDC 2022-0067 - MICHAEL STAUFFER ARCHITECT, AGENT FOR DAVID C. + GINA M. BARRY, 310 S. 6TH STREET**

Certificate of Approval (COA) to construct a shed roofed addition on the second floor (rear), reconfigure the rear section of house to accommodate interior changes, reroof with metal roof, replace front door, repair siding in-kind where needed, and repaint. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Esclusa asked about the need for mechanical equipment screening, and doors being on the pre-approved list.

Michael Stauffer, 422 S. 6th Street, agent for the applicant, spoke of the scope of the proposed changes.

Member Pozzetta asked if some of the removed windows would be salvageable.

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

There was no board discussion.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Esclusa to approve HDC case 2022-0067 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0067, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5.4 **HDC 2022-0068 - RICE ARCHITECTS, AGENT FOR KAREN L. WEBER + ANDEEW B.**

SEGAL, 232 S. 7TH STREET

Certificate of Approval (COA) to replace 29 windows, remove existing wood ramp at side yard, remove shed addition on garage and rebuild, cut brick garden wall to create new parking, and close an opening in garden wall at south property line. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended a conceptual approval in order to allow for the applicant to meet the noted conditions regarding the windows, the garage, the wooden ramp, the garden wall, and parking.

Mark Akins, Rice Architects, 961867 Parkway Boulevard, spoke about the noted requirements from Staff. He voiced that they hoped to receive a final approval and stated that they would leave the shed as is. He commented about the property being located on a corner and that this hinders parking availability. He also spoke of the garden wall and that they would restore as many windows as possible.

Andeew Segal, 232 S. 7th Street, owner, noted that they would restore and replace as many windows as possible.

Chair Spino mentioned to the applicant that a window survey will be necessary to clarify which windows would be restored and replaced.

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

Members discussed the different options regarding the garage wall and the curb cut and the usage of salvaged bricks to enhance the garden wall. They also spoke about requiring a window survey.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Poynter to approve HDC case 2022-0068 with the following conditions, to provide Staff a window survey to clarify which windows are to be preserved, restored or replaced, if a difference exist between Staff and applicant's opinion regarding said survey, this change would need to go back to the Board for approval, to salvage or reuse any garden wall material to be removed, and that the shed attached to existing garage be either remove and have the wall of the garage repaired, or leave the shed as is, or renovate the shed in which case it has to adhere to City Guidelines regarding setbacks for detached structure and this to be approved by Staff, and if a difference exist between Staff and applicant's opinion, this change would need to go back to the Board for approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0068, with the following conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant final approval at this time.

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

5.5 HDC 2022-0069 - ACATECTS LLC, AGENT FOR 101 CENTRE STREET LLC - 101 CENTRE STREET

Certificate of Approval (COA) to demolish existing middle bay of storefront (non-historic) and construction of a temporary construction entrance. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Amy Anderson, architect, agent for the applicant, presented the Board with some material for review and welcomed questions from the Board.

There was no Board discussion.

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

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack to approve HDC case 2022-0069 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0069, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5.6 **HDC 2022-0070 - DOWNTOWN CRAB LLC, 101 ALACHUA STREET**
Certificate of Approval (COA) to demolish a CMU storage structure. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

The applicant was not present.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2022-0070 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0070, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, the Downtown Historic District Design Guidelines and the Waterfront Redevelopment Area Design Guidelines to warrant approval at this time.

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

6. BOARD BUSINESS

6.1 Draft Letter to the PAB regarding Tringali Property

Public Hearing was opened.

Taina Christner, 406 Beech Street, voiced concern about all the recent and future changes within the Historic District.

David Coalson, 111 S. 4th Street, voiced concern with the zoning and size of the underlying lots. He also spoke of drainage and flooding possibility onto his property.

Mrs. Coalson, 111 S. 4th Street, reiterated her husband's concern about flooding and the change of the character of S. 4th Street with addition of townhomes.

Taina Christner, 406 Beech Street, spoke of the 25 ft. wide underlying lots.

Chair Spino asked about the TRC process about this project. Mr. Cumella answered that engineering will be working on a solution regarding water runoffs. Chair Spino will amend the letter addressed to the Chair of the PAB to add some recommendations.

Joan Cory, 408 Beech Street, spoke of streetscape and the townhomes elevations.

Ms. Bach, City Attorney, spoke of the historical decision of the Tringali property owners' request not to be included within the Historic District, and to which Board or City Commission residents could voice their concern about the proposed project.

Member Kosack commented a property being used short term rentals that is falling apart. She recommended that Code Enforcement be involved with this issue.

7. STAFF REPORT

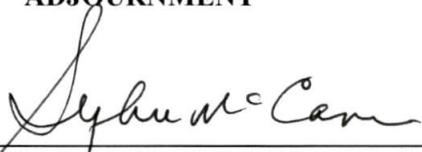
7.1 Staff Certificate of Approval for the month of August 2022.

8. PUBLIC COMMENT

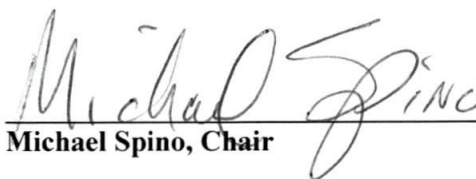
Paul Lory, 11 S. 7th Street, spoke of the current state of the Thompson house, its evolving project, and his relationship with the Code Enforcement department.

Chip Ross, 210 N. 3rd Street, spoke about the Code Enforcement Board process.

9. ADJOURNMENT

A handwritten signature in cursive script, appearing to read "Sylvie McCann".

Sylvie McCann, Recording Secretary

A handwritten signature in cursive script, appearing to read "Michael Spino".

Michael Spino, Chair

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12535

Date Submitted: 10/19/2023

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

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

Fees



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



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



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



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



Demolition of a Primary Structure –
Contributing \$7,500



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



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



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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction ▼

APPROVAL TYPE*

Board Approval: Final ▼

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

Previously Approved Case

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

Yes ▼

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

10/6/2023

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*

30 South 5th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0029-0063

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Charles Todd

Last Name*

Kemp

Mailing Address*

511 Ash St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904 910-1072

E-mail Address*

tkempjax@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*

Build a single family residence on the vacant parking lot located at 30 S. 5th St. in Fernandina Beach. The proposed home will be 1.5 stories and have 3 bedrooms and 2.5 baths. The plan includes a single car garage. The home is designed by Cotner Architects and is based on a plan that has been used in the Fernandina Beach Historic District. Exterior modifications have been made to make the house look different from other Cotner designed homes and to best fit the lot.

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

Design Vision Statement*

The vision is to complete the Ash St. block that was formerly occupied by the Nassau County New Leader. We have built a single family residence and an accessory cottage on the primary lot at 511 Ash St. These buildings replaced the former News Leader building and the parking lot along South 6th St. The remaining News Leader parking lot at 30 South 5th St remains vacant. We are proposing to build a single family home with a single car garage on the vacant lot. The proposed home is designed to complement the 511 Ash St. buildings and the design is in line with the HDC guidelines. Replacing the former News Leader building and lots with single family homes has extended the residential section of Ash St from 8th St to South 5th St. with a mix of commercial and residential structures from South 5th St. to the water. The proposed home will have it's own parking and will complement the surrounding mix of residential and commercial properties. Full drawings of the proposed residence are attached.

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

Hardie

Product Description

Hardie Board

Color

Sherwin Williams
Extra White 7006

(Name/Number)

DOORS

Manufacturer

TBD

Product Description

Solid Fiberglass Door - Same as 511 Ash St.
Accessory Cottage

Include FL Product Approval # for Windows and
Doors

Color

Light Blue (RAL5024)

(Name/Number)

WINDOWS

Manufacturer

Anderson

Product Description

400 Series Windows (F120442.2) - Same as 511
Ash St. Accessory Cottage

Include FL Product Approval # for Windows and
Doors

Color

black

(Name/Number)

ROOFING

Manufacturer

Extreme Metal

Product Description

5V Crimp Metal Roof 26 GA (25621.4) - Same as
511 Ash St Accessory Cottage

Color

Galvanized Aluminum

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Hardie Board

Color

SW Extra White 7006

(Name/Number)

FOUNDATION

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

SHUTTERS

Manufacturer	Product Description	Color
New Horizon Sutters	Bahama Shutters	Powder Coat RAL5024 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Trex	Composite Decking	Pebble Gray (Name/Number)

FENCING

Manufacturer	Product Description	Color
TBD	Aluminum Fence - Same as 511 Ash St - Picture Attached	Powder Coat - Black (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
TBD	Concrete Paver - Chateau Pattern - Same as 511 Ash St - Picture Attached	Gray (Name/Number)

SIGNAGE

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

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

FB Warranty Deed
Ash(1).pdf

Upload 2

2023-10-12 Kemp-
Boyer HDC-1.pdf

Upload 3

30 S 5th Survey.pdf

Upload 4

30 S. 5th St.
Photos.pdf

Upload 5

No...en

Upload 6

No...en

Upload 7

No...en

Upload 8

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

Charles

Applicant Last Name*

Kemp

Today's Date*

10/19/2023

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

THE SOUTH 1/2 OF LOT SIX (6), AND THE SOUTH 1/2 OF THE WEST 1/2 OF LOT SEVEN (7), BLOCK TWENTY-NINE (29).

CERTIFIED TO:
C. TODD KEMP & BRIAN C. BOYER

TREE LEGEND

PM = PALM TREE
MYR = CREPE MYRTLE TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 4

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.

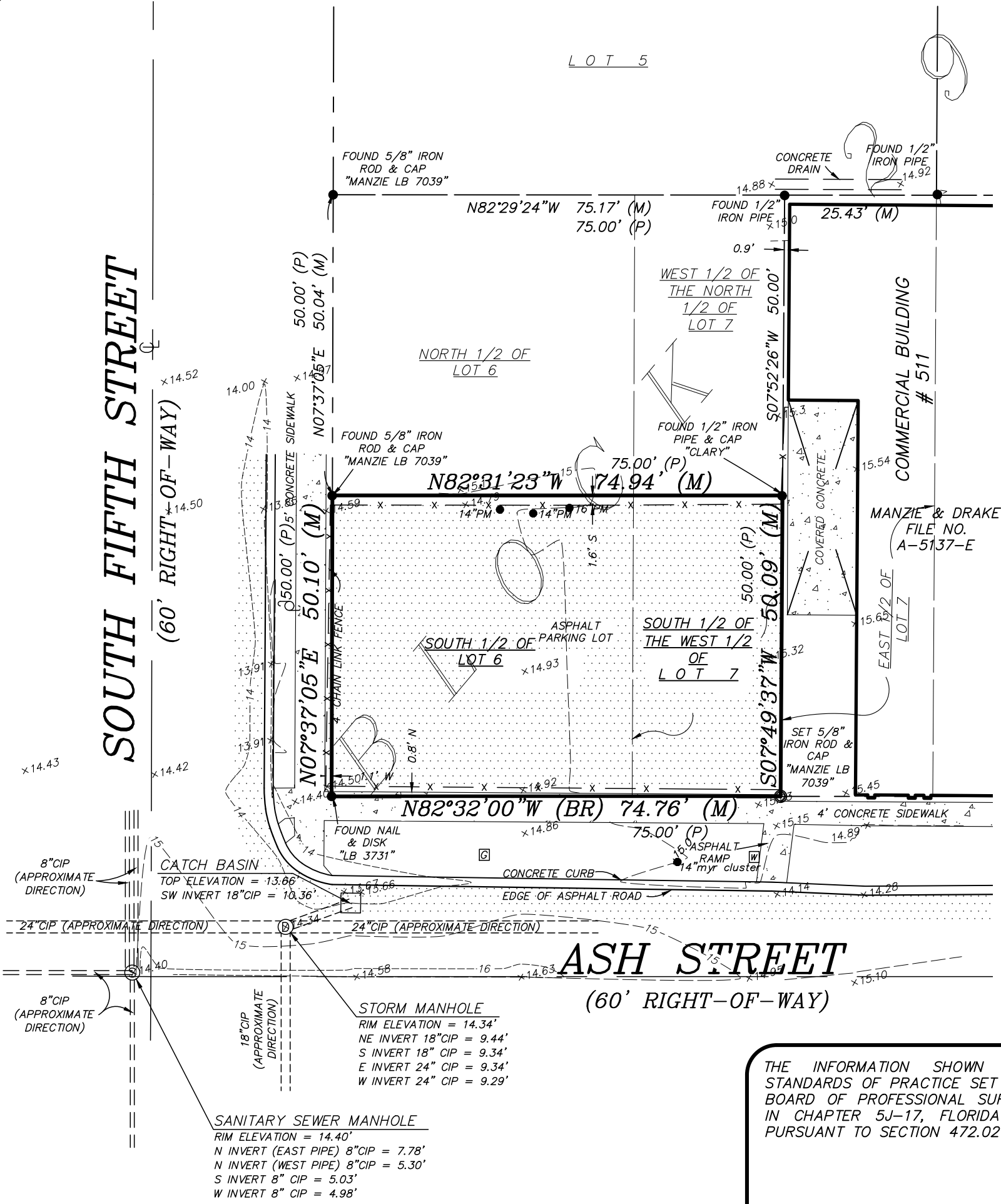
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on the assumed bearing of N82°32'00"W for the northerly right-of-way line of Ash Street. The bearing reference line is indicated as thus (BR).
- 5) 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.
- 6) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 7) The Reference Benchmark is 872 0030 TIDAL 36. (Elevation = 12.36' N.A.V.D. 1988)

LEGEND

CL = CENTERLINE
[Symbol] = CONCRETE FLATWORK
[Symbol] = FIRE HYDRANT
-x-x- = CHAIN LINK OR WIRE FENCE
[Symbol] = COVERED AREA
[Symbol] = SEWER MANHOLE
[Symbol] = WATER METER
[Symbol] = WOOD POWER POLE
[Symbol] = GAS METER
(P) = PLAT
(M) = MEASURED
(D) = STORM MANHOLE
CIP = CAST-IRON PIPE



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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20899 DATE: 07/14/2020 CADD: LM

F.B. NO: X-346 PAGE NO: 30 FIELD CREW: JM FILE NO: A-5137-W

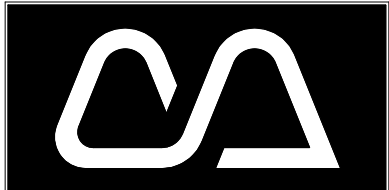
MICHAEL A. MANZIE, P.L.S. 4069

Drawing Index

C-101	Code Info & Site Plan	A-802	Specifications
A-101	Level I	A-901	Perspectives
A-102	Level II	S-001	General Notes
A-201	West & South Elevations	S-101	Foundation Plan
A-202	East & North Elevations	S-102	Level II Floor Framing
A-301	Wall Section & Details	S-103	Roof Framing
A-302	Wall Section & Details	E-101	Electrical - Level I
A-801	Specifications	E-102	Electrical - Level II



Kemp-Boyer Residence
30 South Fifth Street
Fernandina Beach
Nassau County, Florida



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

Revisions	
No.	Date

Progress Prints

Issued To/For	Date
HDC	10-12-2023

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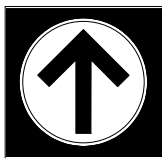


This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

KEMP-BOYER RESIDENCE
30 SOUTH FIFTH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	231922.00
Released:	

SITE PLAN



Sheet Number
C-101
Page of

AREA CALCS

CONDITIONED AREA:

LEVEL I	= 1346 S.F.
LEVEL II	= 808 S.F.
TOTAL	= 2154 S.F.

UNCONDITIONED AREA:

GARAGE	= 296 S.F.
TOTAL UNCOND	= 296 S.F.

COVERED PORCHES & TERRACES:

LEVEL I	= 585 S.F.
TOTAL	= 585 S.F.

WIND DESIGN / OTHER PER FBC 2020

WIND ZONE: 128 mph

EXPOSURE: C

IMPORTANCE FACTOR: I

METHOD OF OPENING PROTECTION: NA

DESIGN PRESSURE: 40 PSF OR GREATER

TYPE OF CONSTRUCTION: V

FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: AE "X"

PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: EL. 16.5'

PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): EL. 15.5' @ GARAGE

PROPOSED ELEVATION OF GRADE IMMEDIATE ADJACENT TO STRUCTURE: 15.0' AVG.

ROOF HEIGHT: 26'-10"

NUMBER OF STORIES: TWO

ZONING DESIGNATION: C-3

SETBACKS PER ZONING: 0' front / 0' side / 0' rear

CONDITIONED AREA: 2154 sq. ft.

UNCONDITIONED AREA: 296 sq. ft.

COVERED TERRACES & PORCHES: 585 sq. ft.

LOT AREA: 3750 sq. ft.

LOT COVERAGE: 59%

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ARCHITECTS, LLC CONFORMS TO THE FLORIDA BUILDING CODE 2020 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986. COTNER ARCHITECTS, LLC DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMANLIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR OR CONTRACTORS DURING THE COURSE OF CONSTRUCTION; NOR CAN, OR DOES, COTNER ARCHITECTS, LLC ASSUME RESPONSIBILITY FOR EXISTING STRUCTURES TO WITHSTAND THE ABOVE CRITERIA OR THE EFFECTS THE EXISTING STRUCTURE MAY HAVE ON THE BUILDING ADDITIONS UNDER THESE CONDITIONS.

Ann Cotner Pittman, A.I.A. #AR0014700

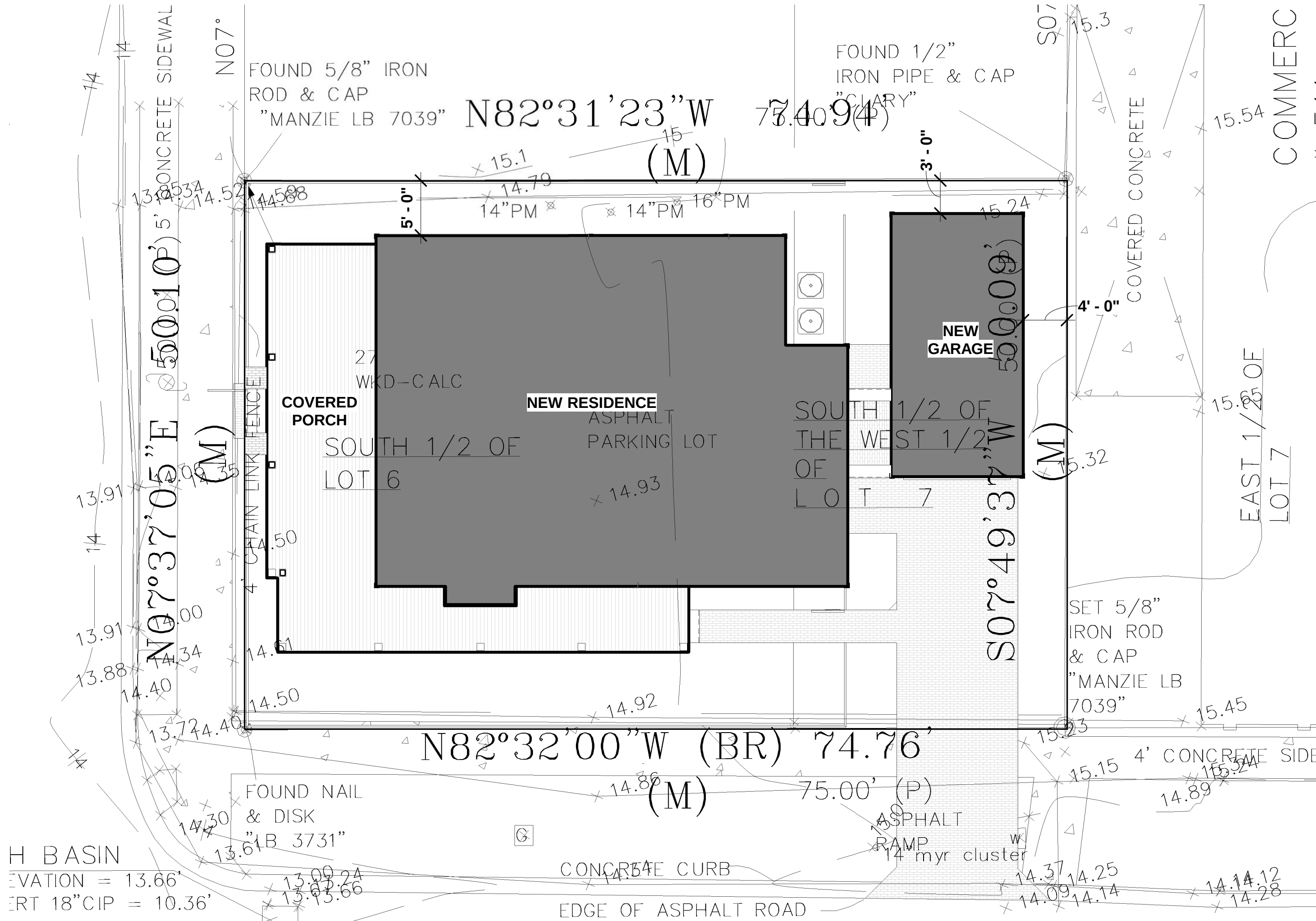
DATE

STORMWATER CALCS

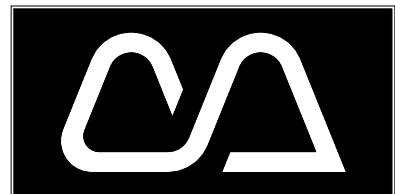
METHOD 1 (LOT SIZE):
(3,750 SQ. FT. / 12) x 5 = 256.25 CUBIC FEET REQUIRED

METHOD 2 (IMPERVIOUS AREA):
(2,622 SQ. FT. / 12) = 218.5 CUBIC FEET REQUIRED

THEREFORE METHOD 1 IS GREATER - 256.25 CUBIC FEET OF ON-SITE RETENTION REQUIRED



1 Site Plan
1/8" = 1'-0"



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

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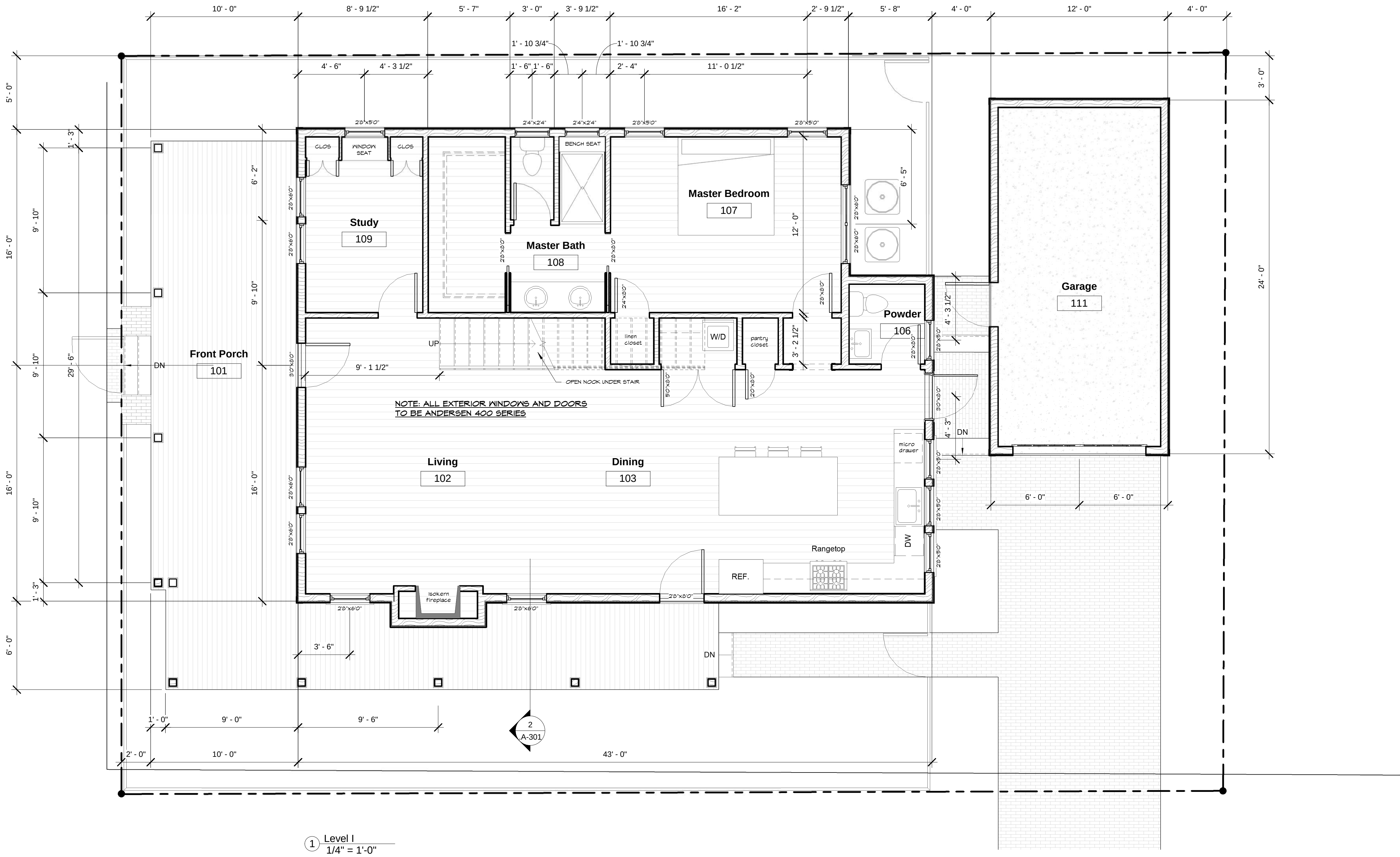


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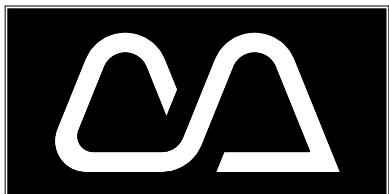
KEMP-BOYER RESIDENCE
30 SOUTH FIFTH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231922.00
Released:

1ST FLOOR PLAN
Sheet Number
A-101
Page of



① Level I
1/4" = 1'-0"



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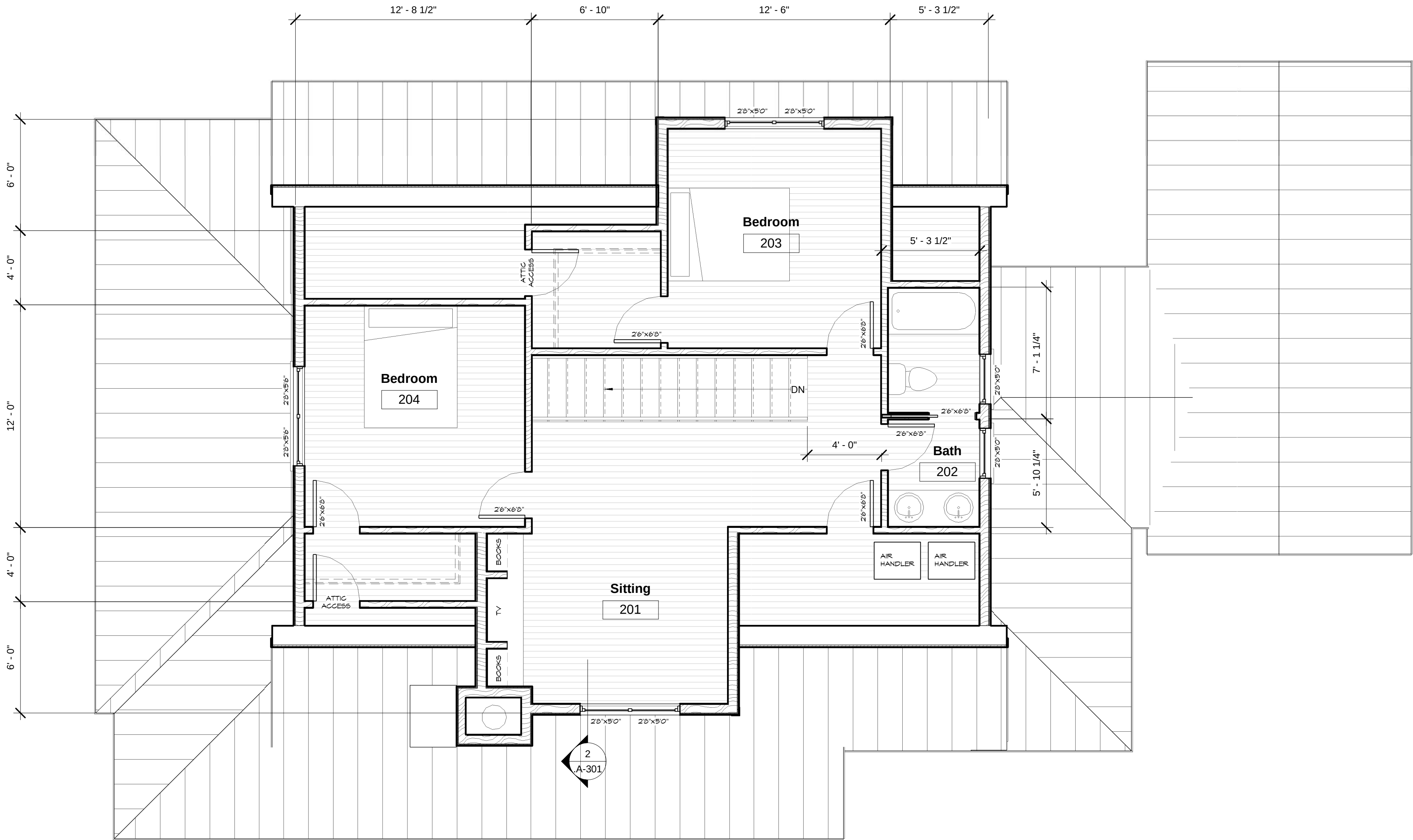
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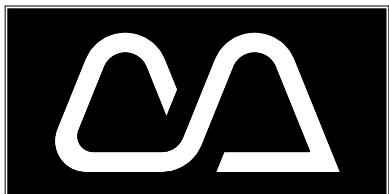
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KEMP-BOYER RESIDENCE
30 SOUTH FIFTH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231922.00
Released:



1 Level II
1/4" = 1'-0"



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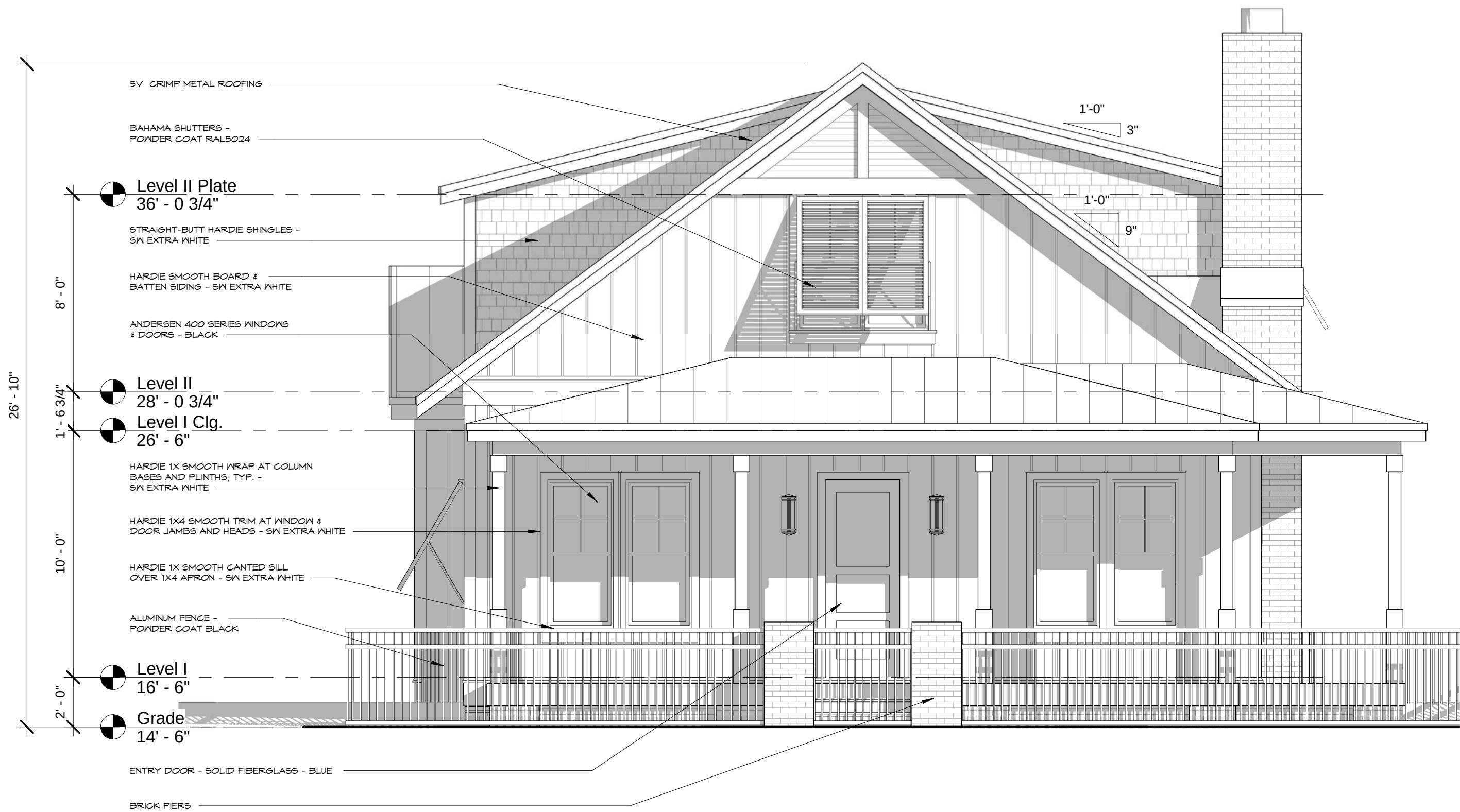
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KEMP-BOYER RESIDENCE
30 SOUTH FIFTH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231922.00
Released:

ELEVATIONS

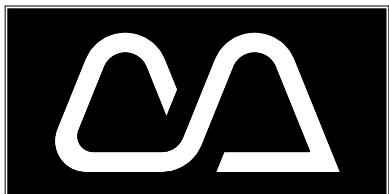
Sheet Number
A-201
Page of



① West Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"



Cotner Architects, LLC
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Not Published
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These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



① East Elevation
1/4" = 1'-0"

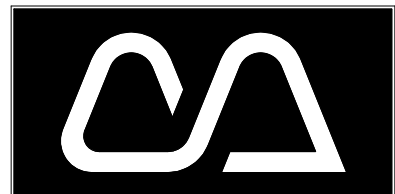


② North Elevation
1/4" = 1'-0"

KEMP-BOYER RESIDENCE
30 SOUTH FIFTH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231922.00
Released:

ELEVATIONS



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

Revisions
No. Date

Progress Prints
Issued To/For Date
HDC 10-12-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

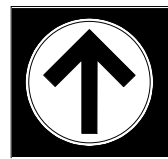


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KEMP-BOYER RESIDENCE
30 SOUTH FIFTH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231922.00
Released:

PERSPECTIVES
Sheet Number
A-901
Page of



30 S. 5th Street – Photos



Concrete Pavers – same as used for
Driveway at 511 Ash St. Picture here.



511 Ash St Accessory Cottage

The proposed house will have the same Windows, Roof, Fence and Front Door as pictured above.



30 S. 5th St – Vacant Lot
View from Ash St



30 S. 5th St – Vacant Lot
View from Ash St; looking at S. 5th St



30 S. 5th St – Vacant Lot
View from S. 5th St.

511 Ash St is the neighboring home in view



Neighboring Residence on S. 5th St
– Across from proposed building



Main house at 511 Ash St.
Next door to proposed residence

Prepared by and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

Our File Number: 20-220

For official use by Clerk's office only

STATE OF Florida	)	<u>SPECIAL WARRANTY DEED</u>
COUNTY OF Nassau	)	(Corporate Seller)
	)	

THIS INDENTURE, made this May 27, 2020, between **Coastal Newspapers LLC, a Georgia limited liability**, whose mailing address is: 2365 Prince Avenue Suite A, Athens, Georgia 30601, party of the first part, and **C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004 and Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust dated June 2, 2004**, whose mailing address is: P.O. Box 527, Key West, Florida 33041, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

THE SOUTH 1/2 OF LOT 6; THE EAST 1/2, AND THE SOUTH 1/2 OF THE WEST 1/2 of LOT 7; LOT 8; AND LOT 9 ALL OF BLOCK 29, BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901), NASSAU COUNTY, FLORIDA.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 27, 2020.

Signed, sealed and delivered
in the presence of:

Coastal Newspapers LLC, a Georgia limited
liability

● Kathy Crawford
Witness signature
Kathy Crawford
Print witness name

● By: Mark W. Major
Print Name: Mark W. Major
Title: Vice President/CFO

● Charlene K. Stamps
Witness signature
Charlene K. Stamps
Print witness name

(Corporate Seal)

State of Georgia

County of Clarke

The foregoing instrument was acknowledged before me by means of (X) physical presence or [] online notarization, this 20th day of May, 2020 by Mark W. Major, Vice President/CFO of Coastal Newspapers LLC, a Georgia limited liability who is personally known to me or who has produced _____ as identification.

● Charlene K. Stamps
Notary Public
Charlene K. Stamps
Print Notary Name

My Commission Expires September 17, 2021

Notary Seal





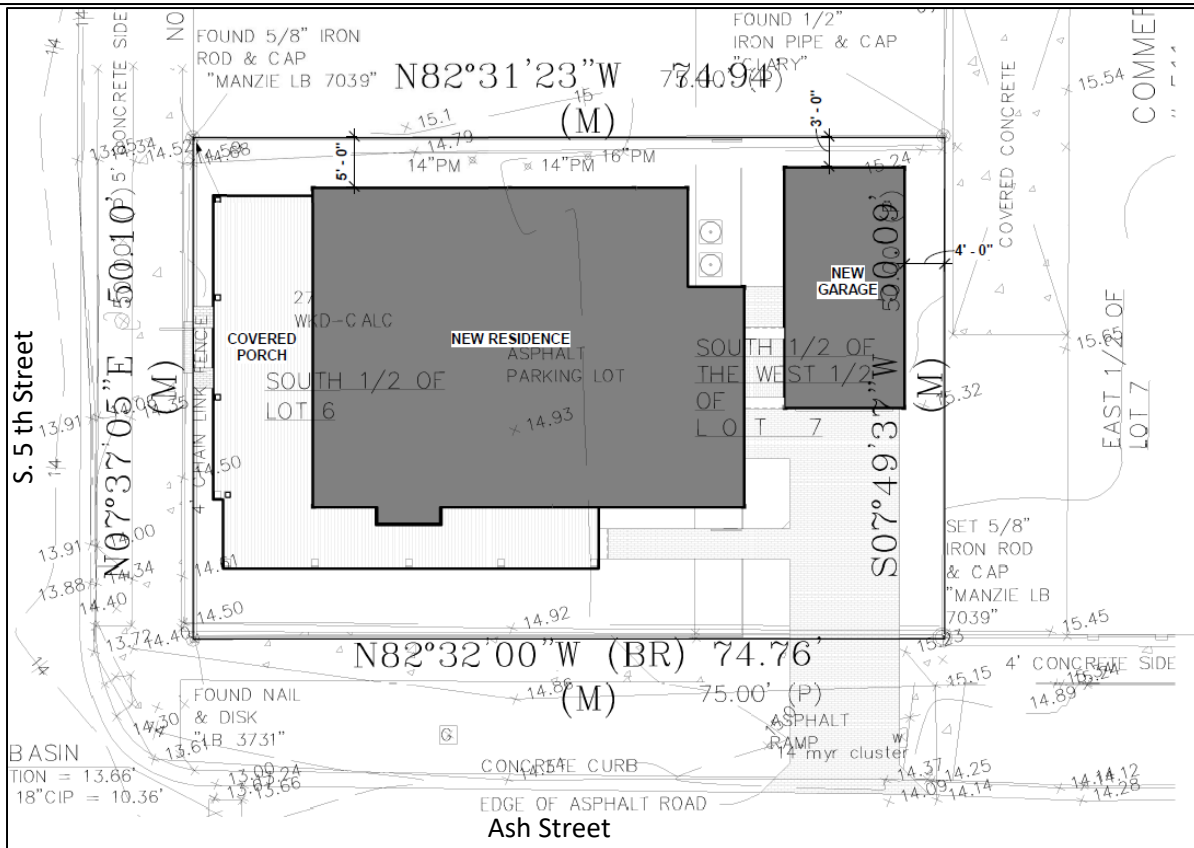
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0104
December 21, 2023

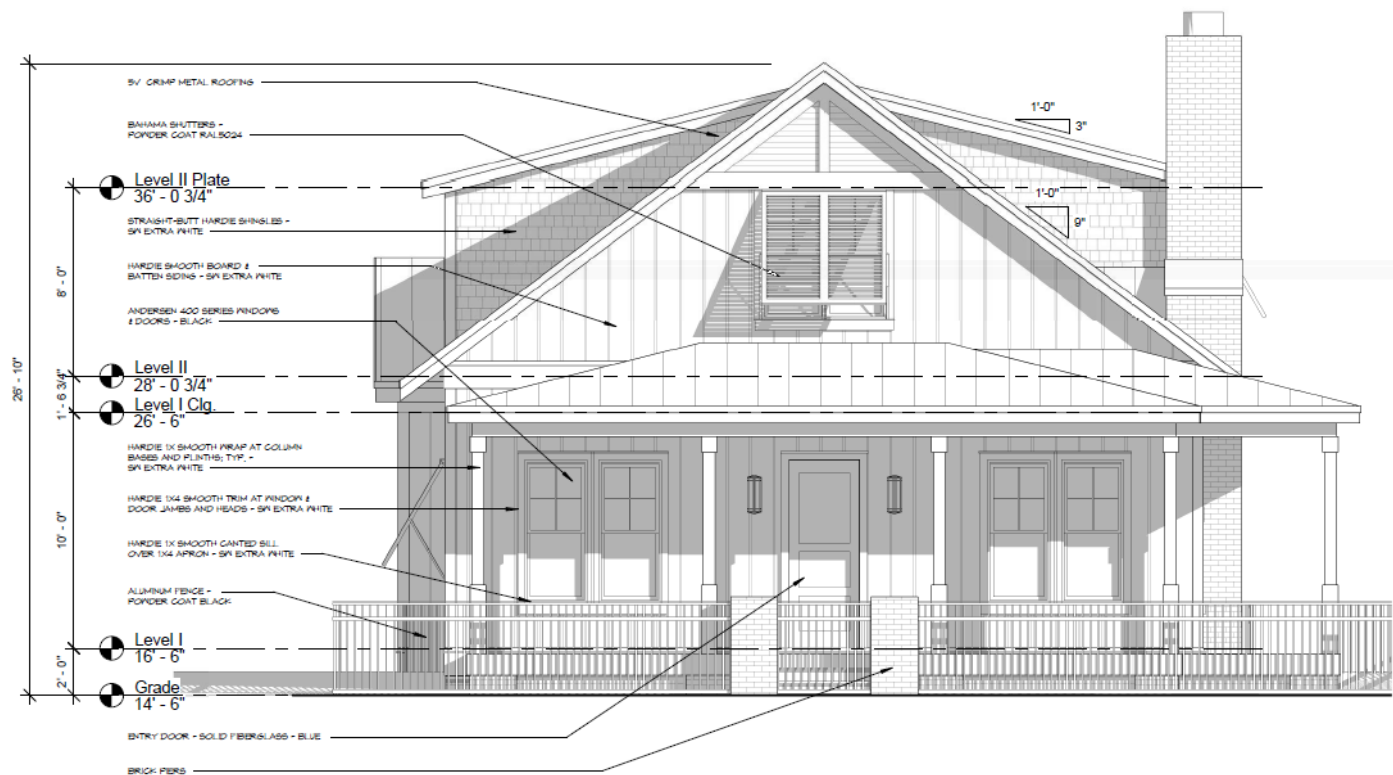
Owner/Applicant:	Todd C Kemp Living Trust & Brian K Boyer Living Trust /Cotner Architects
Property Address:	30 S. 5 th Street
Requested action:	Certificate of Approval (COA) to construct a 1.5 story single family home
Current zoning:	C-3
FLUM land use category:	Central Business District
Prior uses on the site:	Demolished - One-story commercial Structure

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

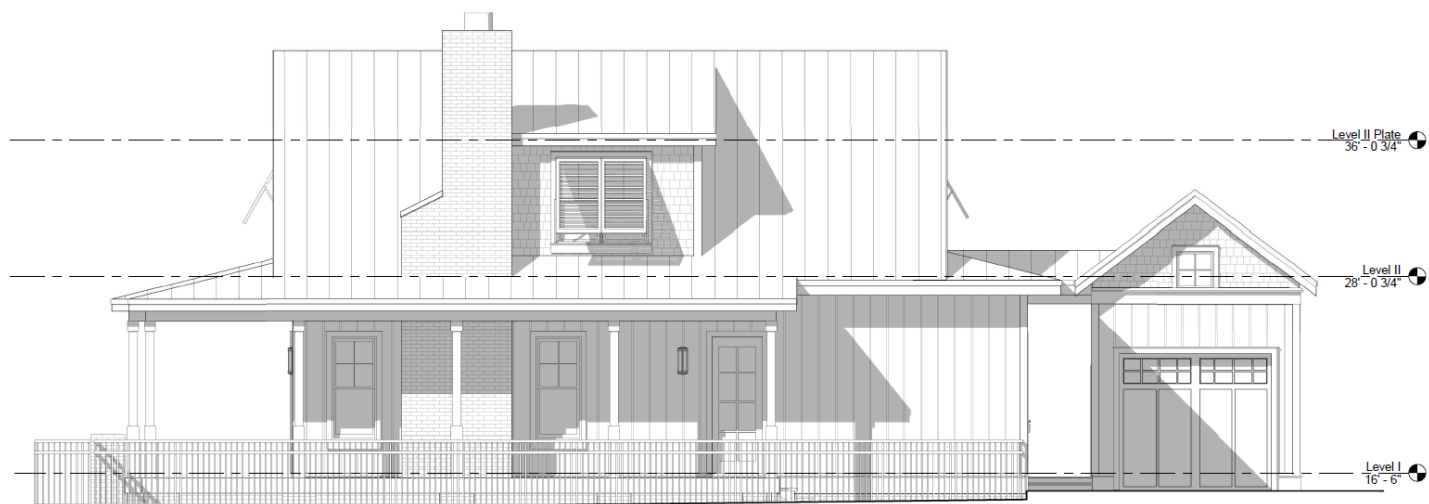
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval for the construction of a one and a half story single-family. The proposed residence is located on lot 9, which was formerly the parking area for the News Leader building. The applicants have indicated their vision is to complete the Ash Street block with single family homes. The application states, "The proposed home is designed to complement the 511 Ash St. buildings and the design is in line with the HDC guidelines. Replacing the former News Leader building and lots with single family homes has extended the residential section of Ash St from 8th St to South 5th St. with a mix of commercial and residential structures from South 5th St. to the water. The proposed home will have it's own parking and will complement the surrounding mix of residential and commercial properties."





① West Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

The home is in keeping with the character of the neighborhood and the downtown district as a whole. It will utilize modern materials to replicate traditional materials commonly seen in the district. All details have been provided sufficiently to enable board consideration of final approval.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2023-0104

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0104 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 2023-0104, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

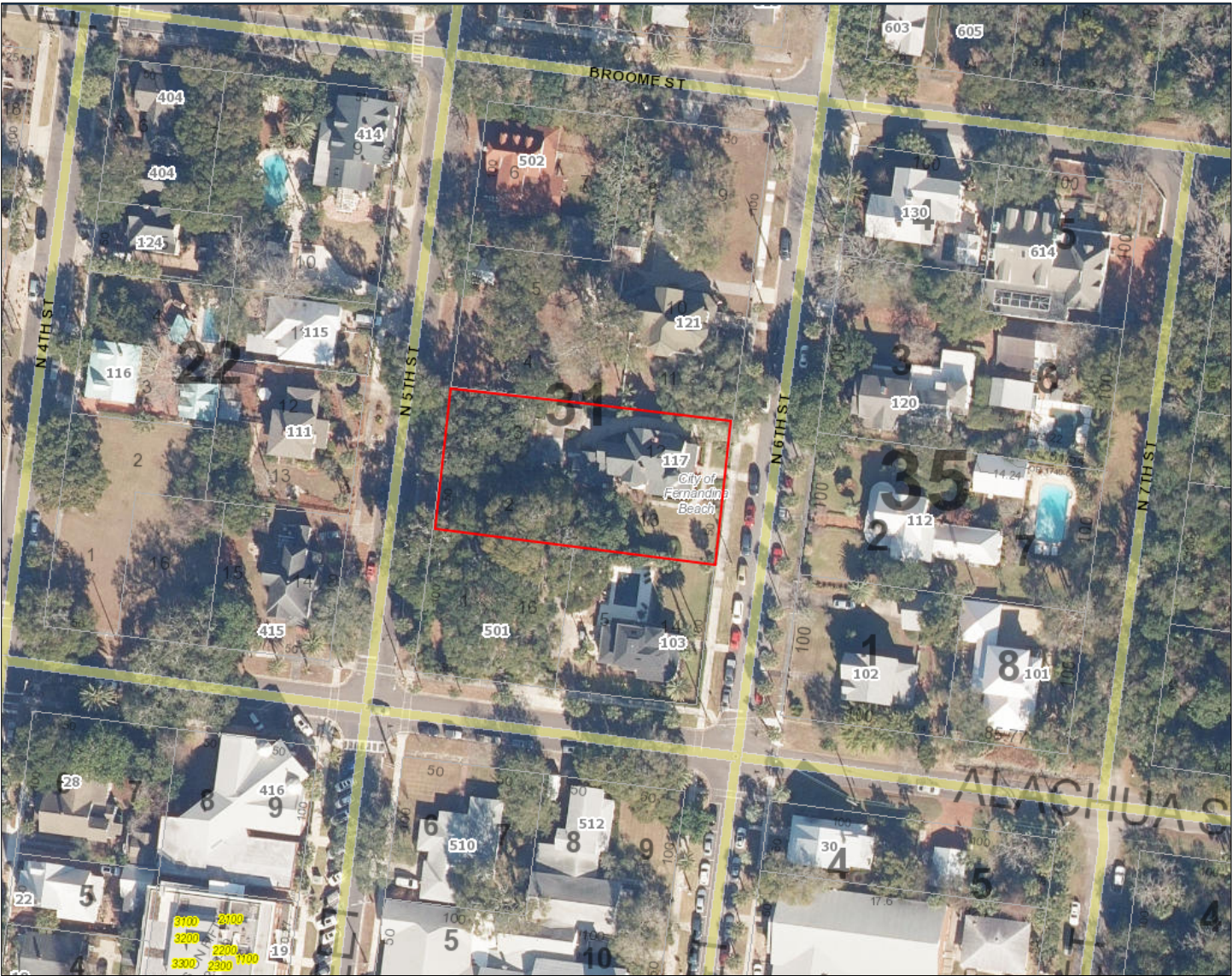
LIST OF EXHIBITS:

EXHIBIT 1 HDC 2023-0104 Application and Backup Materials



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0108
DECEMBER 21, 2023

Owner/Applicant:	Miranda Architect, agent for Cervera Burgess
Property Address:	117 N. 6 th Street (Hirth House)
Parcel ID #	00-00-31-1800-0031-0020
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	NA 00095
Year Built:	Estimated c.1895 (FMSF reads 1900, but Sanborn maps show the home construction prior to 1897)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct a 1-story addition totaling 1,398 sq ft



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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a 1-story addition at the southern side of the home with the design vision to “match existing.” The location of the new construction is the side behind the primary façade of the original structure. All proposed finishes are to match the current structure.

Figure 1. 1897 Sanborn Maps – Sheet 3

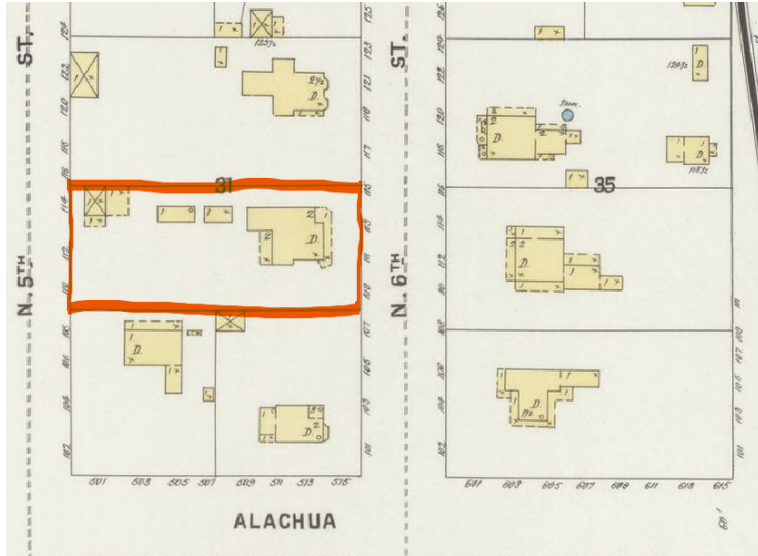


Figure 2. 1903 Sanborn Maps – Sheet 4

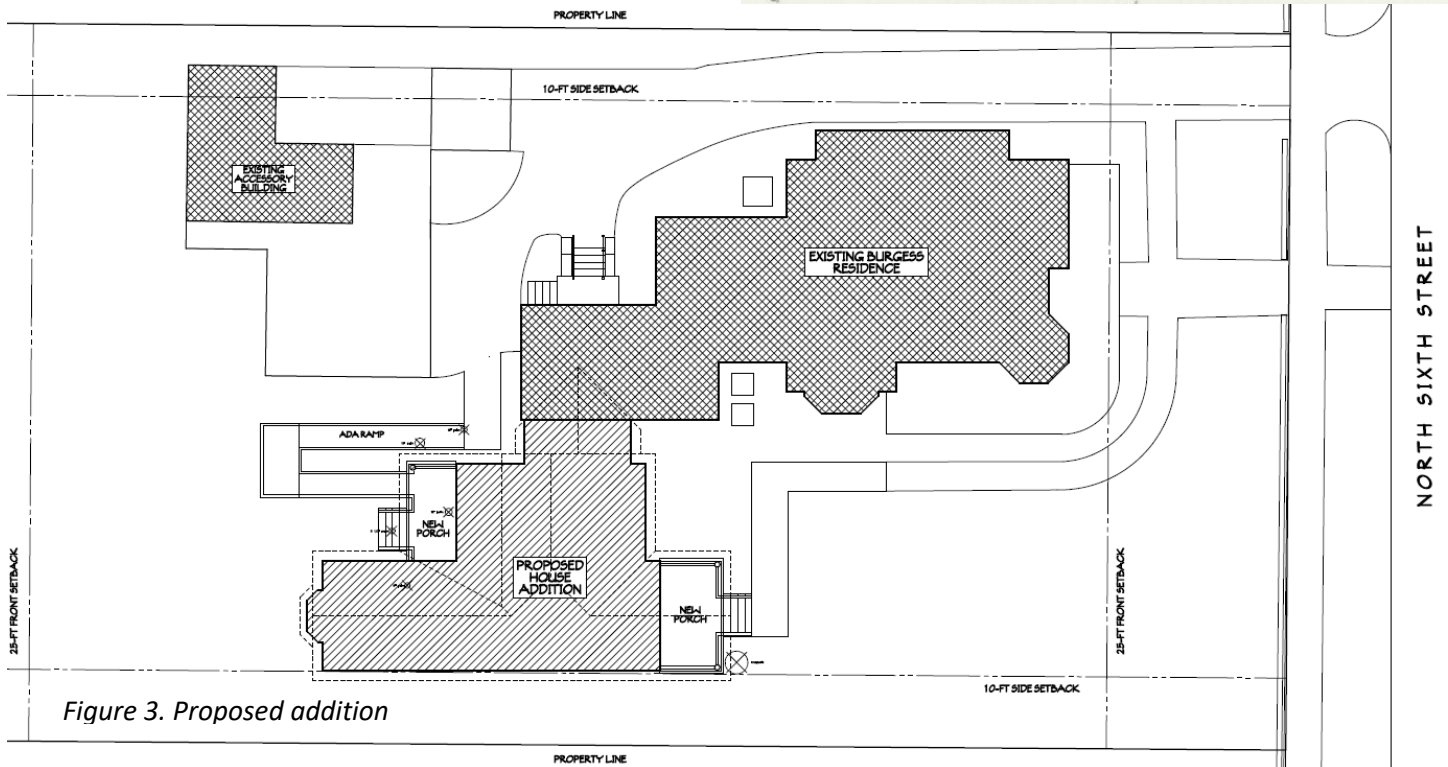
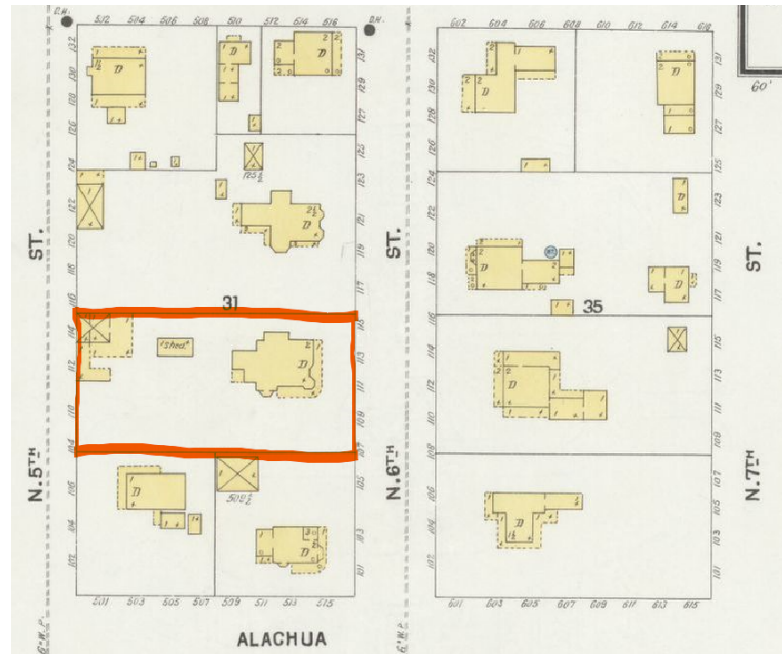


Figure 3. Proposed addition

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[DOWNTOWN HISTORIC DISTRICT DESIGN 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:

Addition/ New Construction

The 1,398 sq ft addition will be in the southwestern portion of the lot located to the side and rear of the original structure. This placement is consistent with the SOI standards and the addition will have a different roofline as a single story. The proposed addition intends to match the siding of the existing structure. The intention is to "match existing." The addition will require removal of one window in an area of the house which was an addition. The window proposed to be removed was installed in the early 1980's. The design is sensitive to impact on the original structure with the addition touching the existing structure for approximately 13 feet to include a powder room and closet space. Under the SOI standards for rehabilitation and the Downtown Historic District Guidelines the addition should consider alternate materials which complement the existing structure yet differentiate it from the historic sections. This addition will be highly visible from the street but compliant with LDC guidance for setbacks. The addition, as proposed, is appropriate in scale and massing.

Height – 19' 4" as measured from proposed grade

Footprint – 1,398 sq ft (including 219 sq ft of porch additions)

Setbacks – 25 ft front yard and 10 ft side yard

Materials – wood lap siding painted to match the existing structure, doors are smooth star fiberglass (painted to match), foundation is brick piers, Marvin windows are listed at signature series fixed double hung painted burgundy

Staff finds that the proposed addition for a master bedroom complies with the LDC. As established in the downtown historic district guidelines new additions should not *“attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.”* Although the roofline and proposed pitch along with the placement of the proposed addition serve to distinguish it from the original, as proposed the design seeks to “match the historic structure.” Staff recommends that the HDC consider solutions or issue recommendations to the applicant that would make the proposed addition compliant with the Historic District Guidelines and Secretary of Interior Standards. As proposed, staff must issue a recommendation of denial.

STAFF RECOMMENDATION:

Staff recommends: Denial of HDC 2023-0108: The board may wish to provide the applicant with suggestions that would support compliance with the SOI standards.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0108 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 2023-0108, as presented, is or is not substantially compliant with the Secretary of the Interior’s Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **FMSF 8NA00095**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12667

Date Submitted: 11/6/2023

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



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



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



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



Demolition of a Primary Structure –
Contributing \$7,500



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



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



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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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



Historic District Overlays – see LDC Section 8.01.01



Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02



Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02



Application Process for Certificate of Approval – see LDC Section 8.03.03



Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03



Requirements for Demolition Applications – see LDC Section 8.03.03.01



Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case

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

Yes



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

10/31/2023

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*

117 North 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0031-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Cervera

Last Name*

Burgess

Mailing Address*

117 North 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042614586

E-mail Address*

kbwatkins220@gmail.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

One story addition of new ADA-compliant Master Suite

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

Design Vision Statement*

Materials and Massing to match existing house

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
	wood lap siding to match existing house	match existing house (Name/Number)

DOORS

Manufacturer	Product Description	Color
	Smooth Star fiberglass Include FL Product Approval # for Windows and Doors	match existing house (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin	Signature Series Fixed and Double Hung Include FL Product Approval # for Windows and Doors	Burgundy (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	architectural asphalt shingle	match existing house roof (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	wood	match existing house (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	brick piers	 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	pt wood	 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	concrete	 (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

Burgess Ownership
NC Prop App.pdf

Upload 2

Burgess OWNER
AUTHORIZATION.pdf

Upload 3

Burgess Site
Survey.pdf

Upload 4

Burgess Renovation
Prelim Dwgs 20 Oct
23.pdf

Upload 5

Burgess Photos
20220804 (153).JPG

Upload 6

Burgess Photos
20220804 (142).JPG

Upload 7

No...en

Upload 8

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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

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

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

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

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

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

Applicant First Name*

Jose

Applicant Last Name*

Miranda

Today's Date*

11/6/2023

 City of FB logo
NEW Reflex

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.

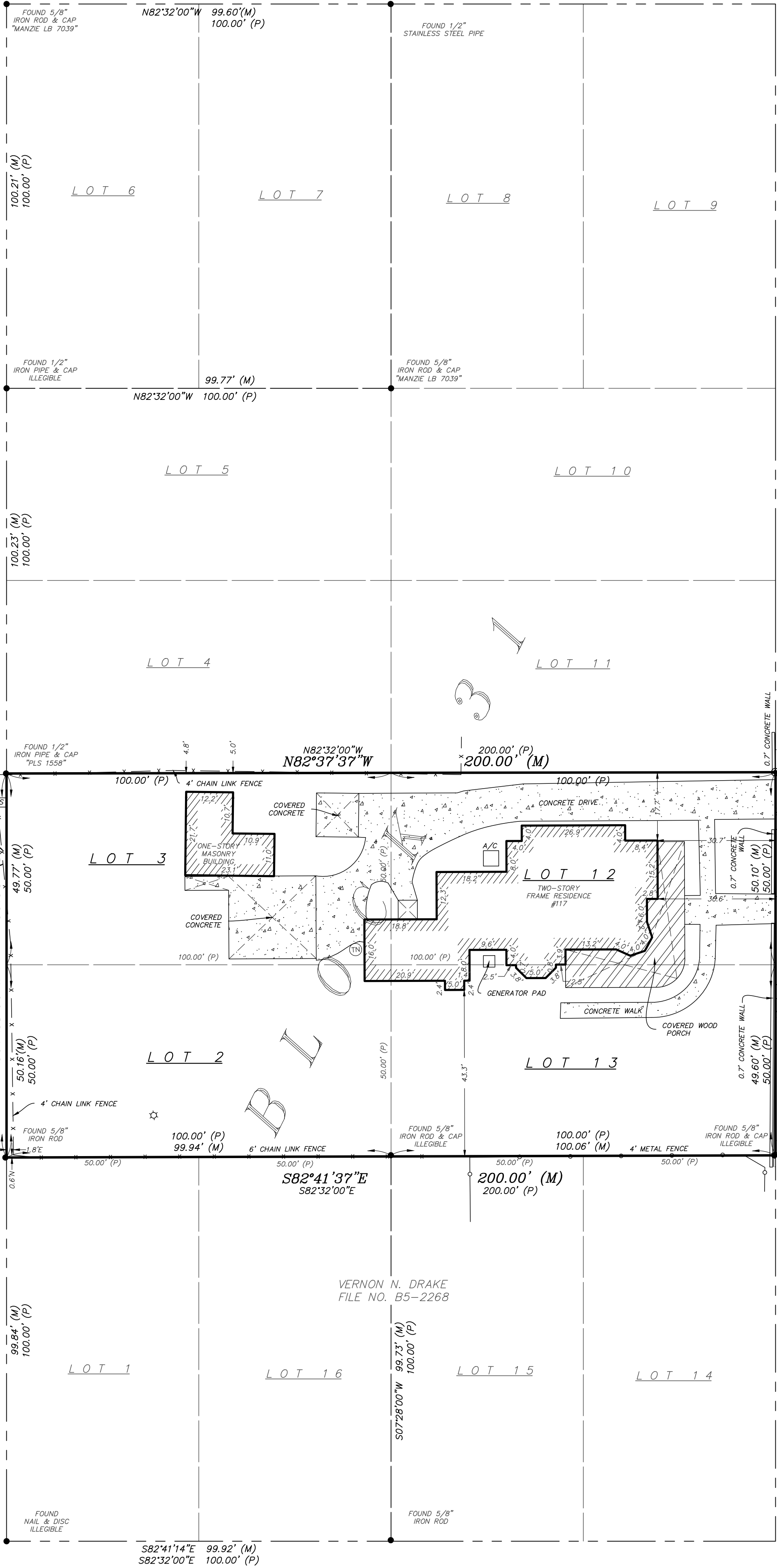
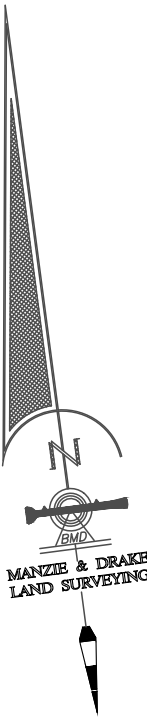
BROOME STREET
60' RIGHT-OF-WAY

MAP OF BOUNDARY SURVEY

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY CITY OF FERNANDINA), COUNTY OF NASSAU, STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 7907) AS LOTS NUMBERED TWO (2), THREE (3), TWELVE (12) AND THIRTEEN (13) IN BLOCK NUMBERED THIRTY-ONE (31).

CERTIFIED TO:
CERVERA BURGESS

PROPERTY ADDRESS:
117 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034



NORTH SIXTH STREET
60' RIGHT-OF-WAY

NORTH FIFTH STREET
60' RIGHT-OF-WAY

- LEGEND
- A/C = AIR CONDITIONER
 - C = CENTERLINE
 - CF = CONCRETE FLATWORK
 - ☆ = LIGHT POLE
 - = COVERED AREA
 - SC = SEWER CLEANOUT
 - TP = TELEPHONE PEDESTAL
 - WM = WATER METER
 - x-x- = CHAIN LINK FENCE
 - o-o- = WOOD FENCE
 - /// = WOOD FLATWORK
 - = WOOD POWER POLE

- SURVEY NOTES:
- The "Legal Description" hereon is in accord with the description provided by the client
 - Underground Improvements were not located or shown.
 - Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - Bearings shown hereon are based on as assumed bearing of N07°28'00"E for the West right-of-way of North 6th Street. 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.

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."

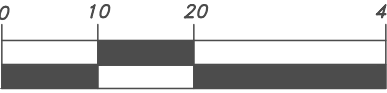
SCALE: 1"=20' JOB NO: 21596 DATE: 7/1/2022 CADD: B. DAVIS
F.B. NO: X-325 PAGE NO: 64 CREW: JM FILE NO: B-1761

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

MANZIE & DRAKE LAND SURVEYING
MICHAEL A. MANZIE, P.L.S. 4069
JULY 21, 2022

ALACHUA STREET
60' RIGHT-OF-WAY

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

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P1 BURGESS RENOV. PRELIM DESIGN
JOB NO. -- B520210
DRAWN BY -- L5M1
CHKD BY -- JLT1
DATE -- 10-20-23

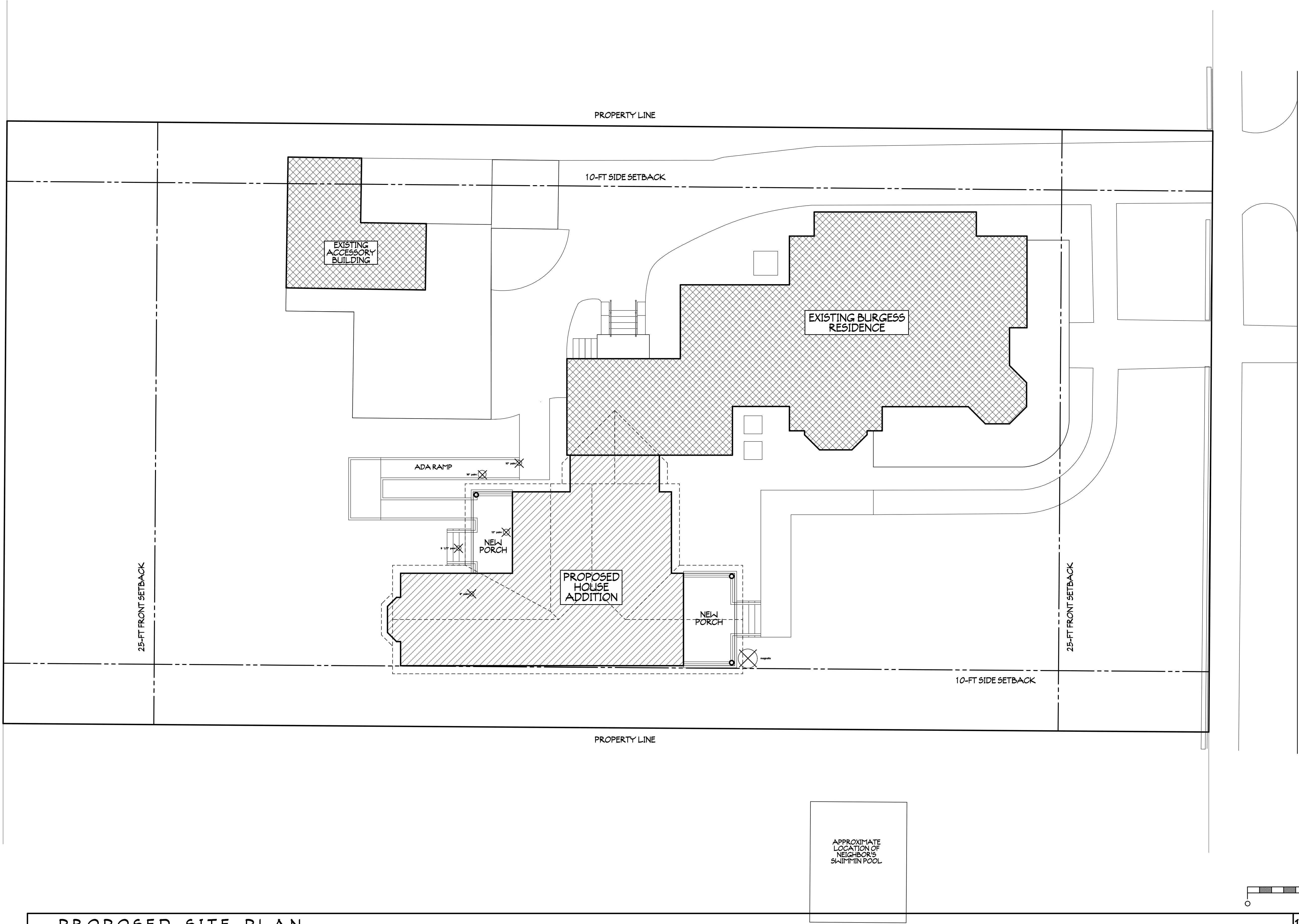


**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4596 TEL
P.L. REG. NO. 044887

ADDITION TO THE
BURGESS RESIDENCE
117 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY SITE PLAN	
REVISIONS	DATE

P1



PROPOSED SITE PLAN

1/8"=1'-0"

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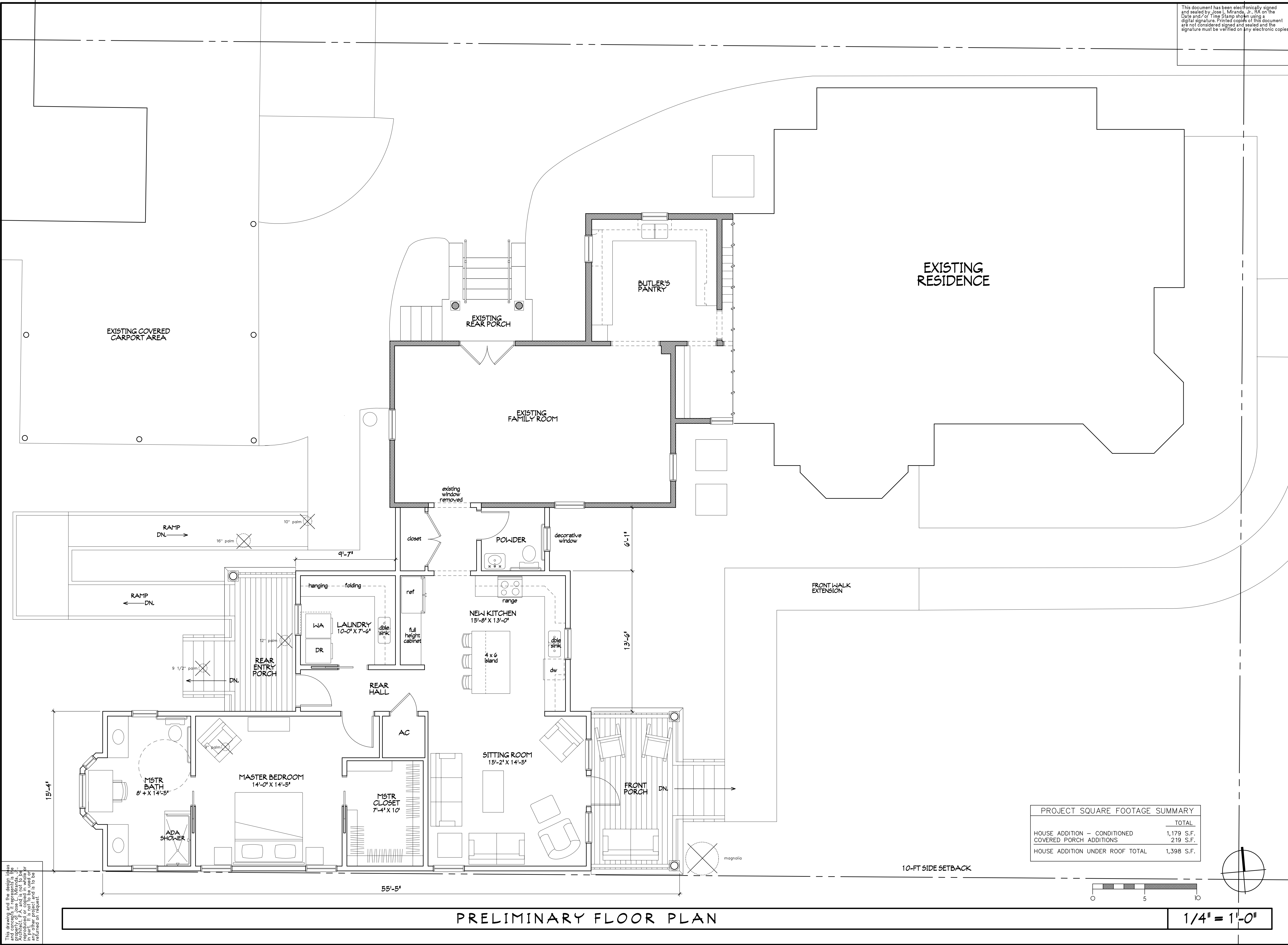
P1 BURGESS RENOV. PRELIM DESIGN	JOB NO. + B220210	DRAWN BY -- LEM	CHKD BY -- JLM	DATE -- 10-20-23



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. 144807

RENOVATION TO THE
BURGESS RESIDENCE
1117 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

PRELIM. FLOOR PLAN	REVISIONS	DATE



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PRELIMINARY EAST ELEVATION

1/4" = 1'-0"

P.L. BURGESS RENOV. PRELIM DESIGN	JOB NO. -- B220210	DRAWN BY -- LJM	CHKD BY -- JLM	DATE -- 10-20-23
--------------------------------------	--------------------	-----------------	----------------	------------------

**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.281.4596 TEL
FL REG. NO. 044487



RENOVATION TO THE
BURGESS RESIDENCE
117 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY EAST ELEVATION	REVISIONS	DATE

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MASTER SUITE ADDITION

PRELIMINARY SOUTH ELEVATION

1/4" = 1'-0"

P. J. BURGESS RENOV. PRELIM DESIGN
JOB NO. -- B220210
DRAWN BY -- LSM
CHKD BY -- JLM
DATE -- 10-20-23



MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 00000007

RENOVATION TO THE
BURGESS RESIDENCE
1.17 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY WEST ELEVATION	
REVISIONS	DATE

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



PRELIMINARY WEST ELEVATION

1/4" = 1'-0"

P. J. BURGESS RENOV. PRELIM DESIGN	JOB NO. -- B220210	DRAWN BY -- LJM	CHKD BY -- JLM	DATE -- 10-20-23



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AH4887

RENOVATION TO THE
BURGESS RESIDENCE
117 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

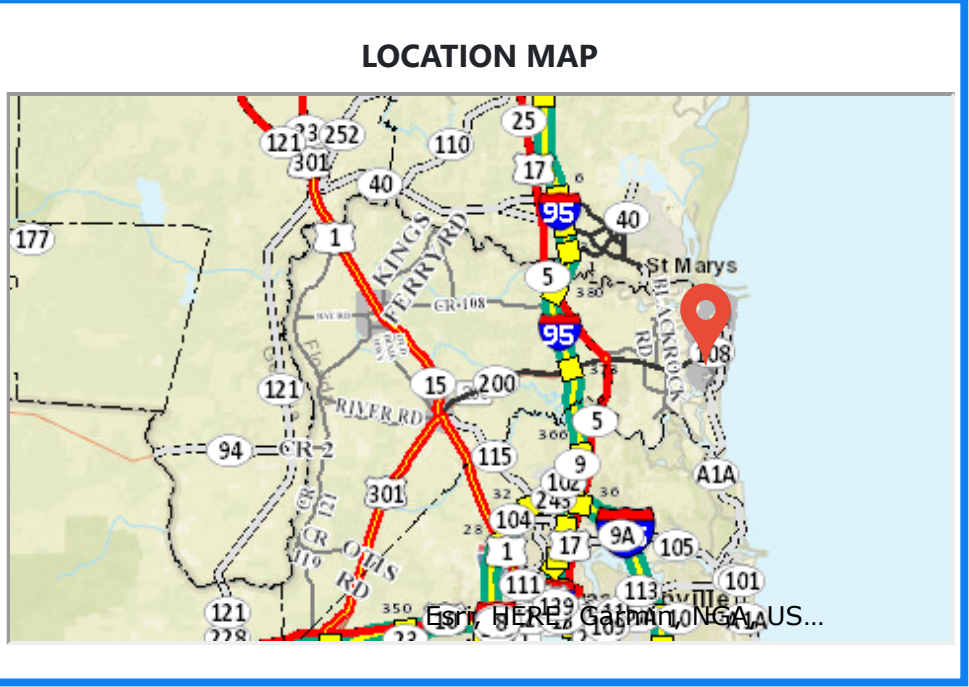
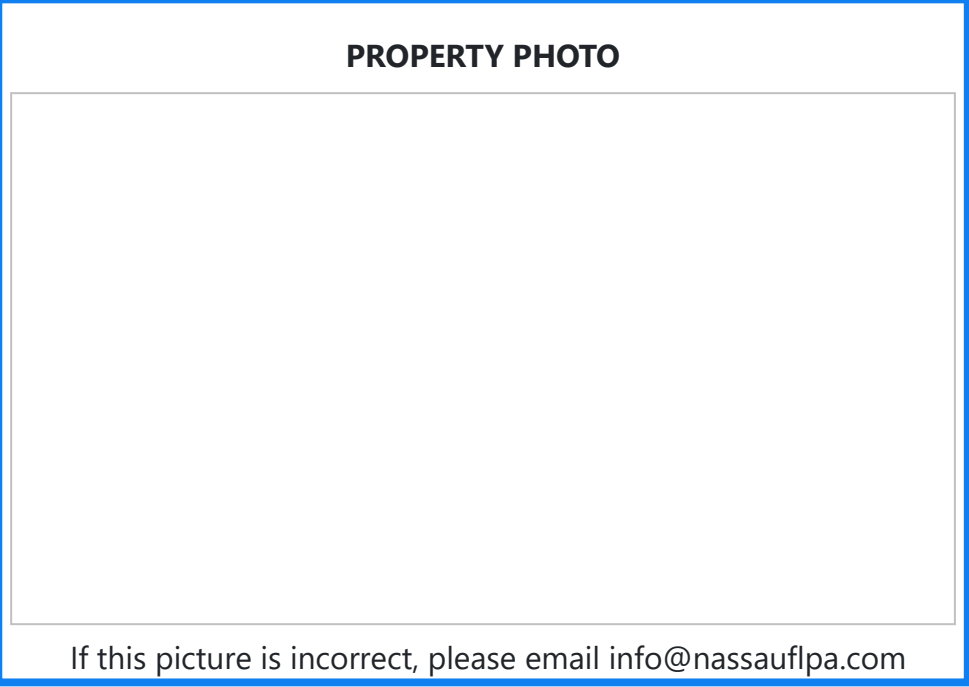
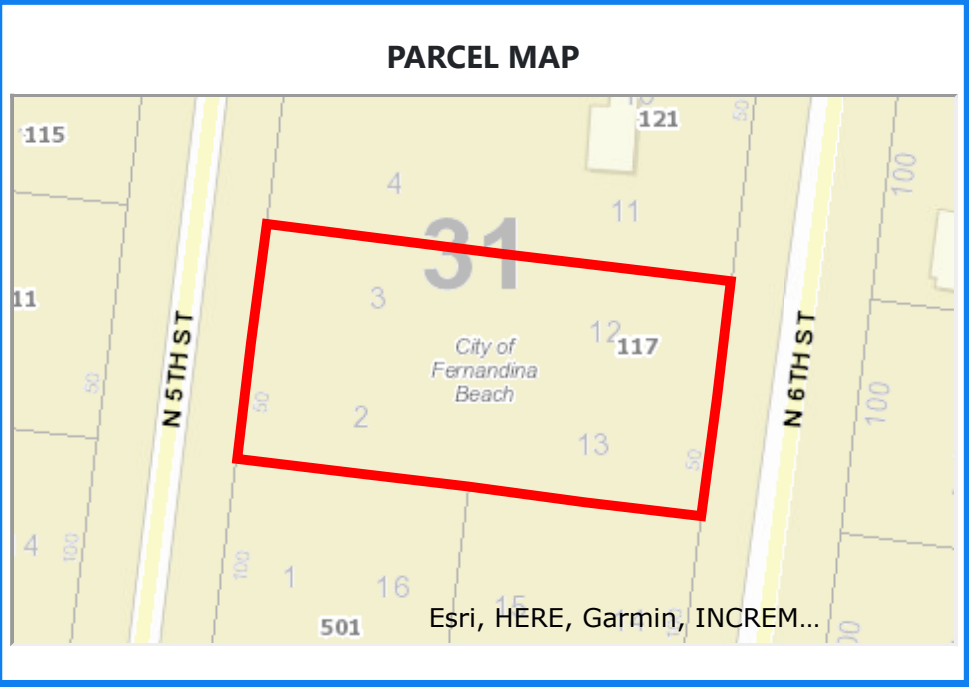
PRELIMINARY WEST ELEVATION	REVISIONS	DATE





PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0031-0020	
Owner Name	BURGESS CERVERA
Mailing Address	117 N 6TH ST
	FERNANDINA BEACH, FL 32034
Location Address	117 N 6TH ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	Yes
Property Usage	SINGLE FAMILY 000100
Deed Acres	0
Short Legal	BLOCK 31 LOTS 2 3 12 & 13 IN OR 333 PG 3 CITY OF FDNA BEACH

2023 Preliminary Values	
Land Value	\$390,400
(+) Improved Value	\$434,821
(=) Market Value	\$825,221
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$600,418
(=) Assessed Value	\$224,803
(-) Homestead	\$25,000
(-) Additional Exemptions	\$5,000
(=) School Taxable Value	\$194,803
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$169,803
Note - *10% Cap does not apply to School Taxable Value	



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	4184	3669	4	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900



MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
FP-ELECTRI	0 X 0	1	1960
FP-ELECTRI	12 X 21	252	1981
CARPORT WD	0 X 0	858	1981
SHEDS/PORT	10 X 12	120	1981
CONCRETE A	0 X 0	140	1975

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1981-03-01	330 / 3	\$100	FS	U	N		



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Cervera Burgess
(print name of property owner(s))

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

to represent me/us in processing an application for: Historic District Council COA
(type of application)

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

Cervera F. Burgess
(Signature of owner)

(Signature of owner)

Cervera F. Burgess
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day
of October, 20 23, by Cervera F. Burgess.

Marian Phillips
Notary Public

MARIAN Phillips
Printed Name

7/22/24
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00095
Recorder # 152
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Dr. D.G. Humphrey Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>117</u>	<u>North</u>	<u>6th</u>	<u>Street</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Queen Anne (Revival) Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Wood shingles
Other Exterior Fabric(s) false bevel
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Other
Other Roof Secondary Structure(s) polygonal bay
Number of Chimneys 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) south slope, north exterior

HISTORICAL STRUCTURE FORM

8NA00095

DESCRIPTION (continued)

Window Descriptions 2/2, 13/1

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) duplicate of NA 359

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00095

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/07

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00095-200703

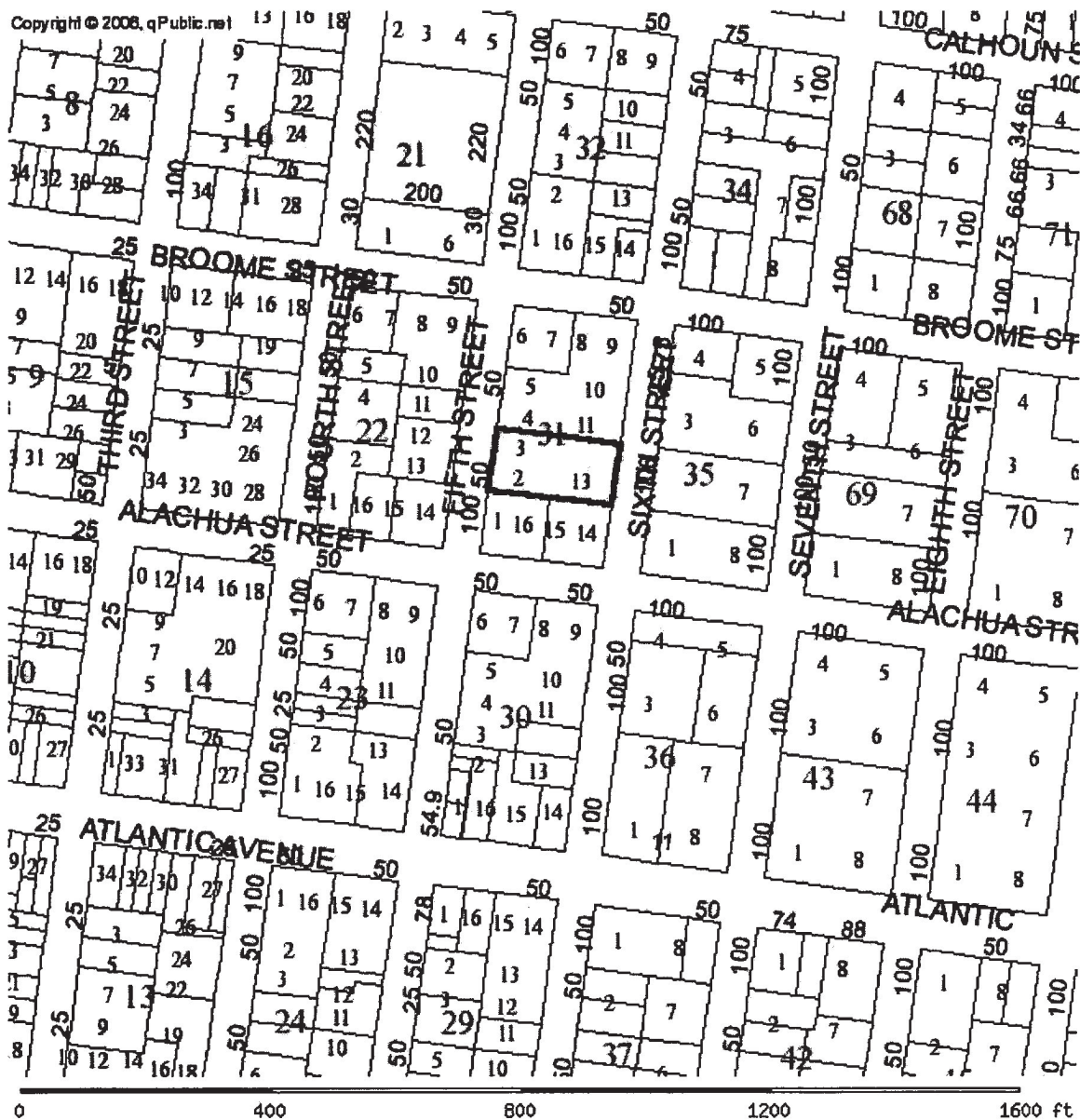
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Wood shingles
Drop siding
Other
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Other
Cross gable
Cone tower
- > **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)]:**



NA95

152



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0031-0020
GIS CALCULATED ACREAGE	0.46
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BURGESS GRANVILLE C & CERVERA
Mailing Address	117 NORTH 6TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	117 NORTH 6TH ST
2006 PROPOSED VALUES	
Land Value	183,000
Ag Land Value	0

152

NA95





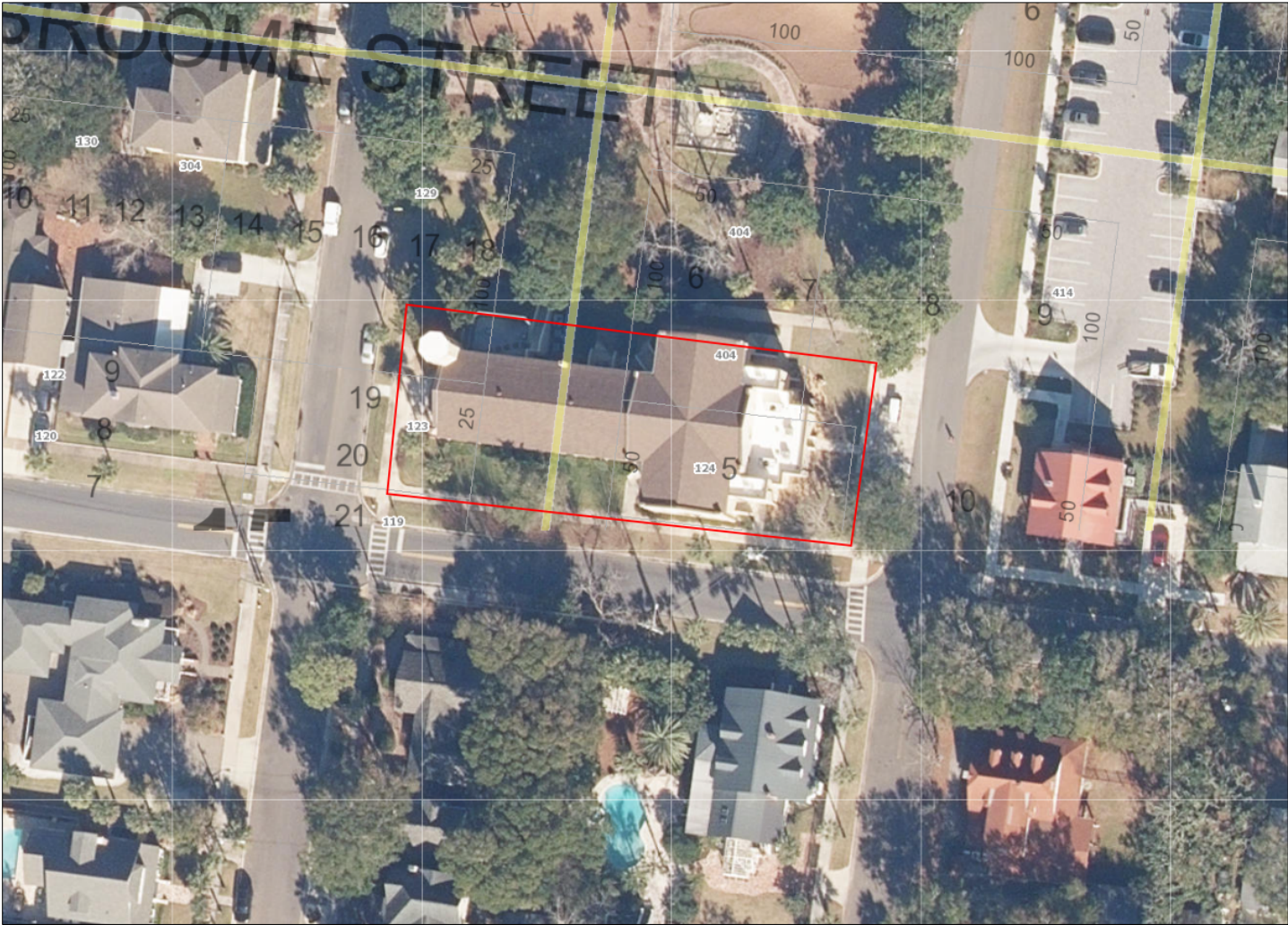
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0109
DECEMBER 21, 2023

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church
Property Address:	202 N. 4 th Street
Parcel ID #	00-00-31-1800-0017-0160
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Religious
FL Master Site File #	NA00-304
Year Built:	1882
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to replace and extend existing concrete steps and ramp at main entrance to church. (Quasi-Judicial)

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Miranda Architects, representing St. Michael's Church, seeks approval for a project aimed at removing and

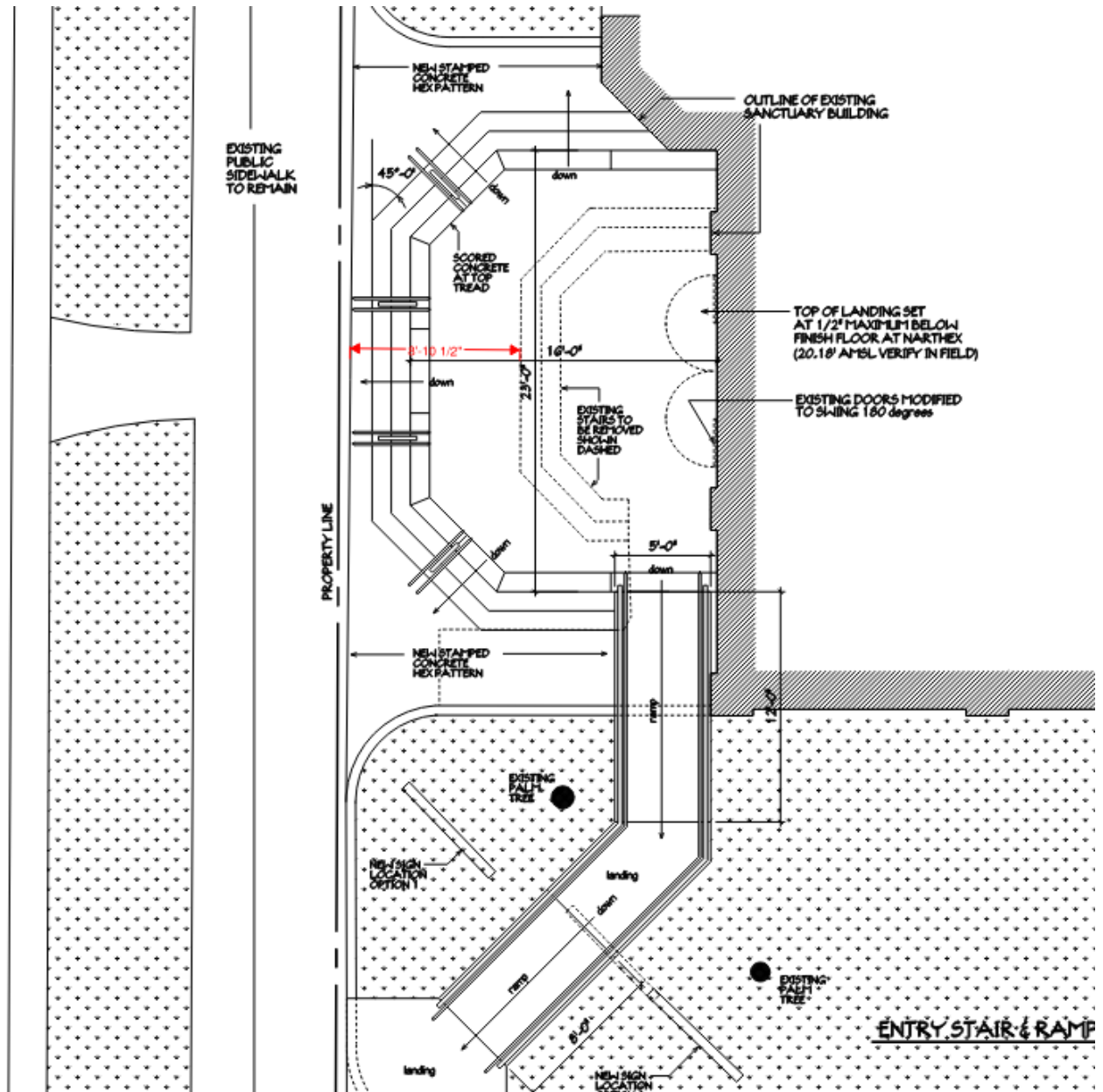


reconfiguring the existing concrete steps and ramp at the church's primary entrance.

- **Expansion Details:** According to the plans, the reconfigured entrance is designed to extend approximately eight feet beyond the original footprint. This expansion will accommodate the new design of the steps and ramp.
- **Ramp and Steps Design:** The church intends to replace the current ramp with a new design. This reconfigured ramp will include an additional landing and will connect to the existing sidewalk. The design specifics of this new ramp, including its slope and materials, are detailed in the architectural plans.
- **Surface Material:** For the construction of the new steps and ramp, the proposal specifies the use of stamped concrete in a hexagonal pattern. This concrete will be treated with an epoxy coating. The choice of stamped concrete and epoxy coating is outlined in the material specifications section of the proposal.



NORTH FOURTH STREET



APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☐	☐	☒
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☐	☐	☒

3	<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>	☐	☐	☒

STAFF RECOMMENDATION:

Staff will defer to the board for their review of the requested stair/ramp reconfiguration/replacement/expansion. All improvements are consistent with the Comprehensive Plan, Land Development Code, and Downtown Historic District Guidelines to issue approval.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0109 **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 2023-0109, 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.

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12668

Date Submitted: 11/6/2023

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

☐

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

☒

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

☐

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

☐

Demolition of a Primary Structure –
Contributing \$7,500

☐

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

☐

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

☐

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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

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

PROJECT TYPE*

Alteration



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case #

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

Yes



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

10/31/2023

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*

204 North 4th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0021-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Diocese of

Last Name*

St Augustine

Mailing Address*

11625 Old St Augustine Rd

City*

Jax

State*

Beach

Zip Code*

32034

Telephone Number*

9042613472

E-mail Address*

wedwards@stmichaelscatholic.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Replacement of existing concrete steps and ramp at main entrance to church.

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
	concrete w/ epoxy coating	 (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

SMCC Property
Appraiser Doc.pdf

Upload 2

SMCC Steps Owners
Authorization for
Agent Representation
Form.pdf

Upload 3

SMCC Front Pic.png

Upload 4

SMCC Steps Arch
Dwgs 6 Nov 23.pdf

Upload 5

Choose File

No...en

Upload 6

Choose File

No...en

Upload 7

Choose File

No...en

Upload 8

Choose File

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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

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

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

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

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

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

Applicant First Name*

Jose

Applicant Last Name*

Miranda

Today's Date*

11/6/2023

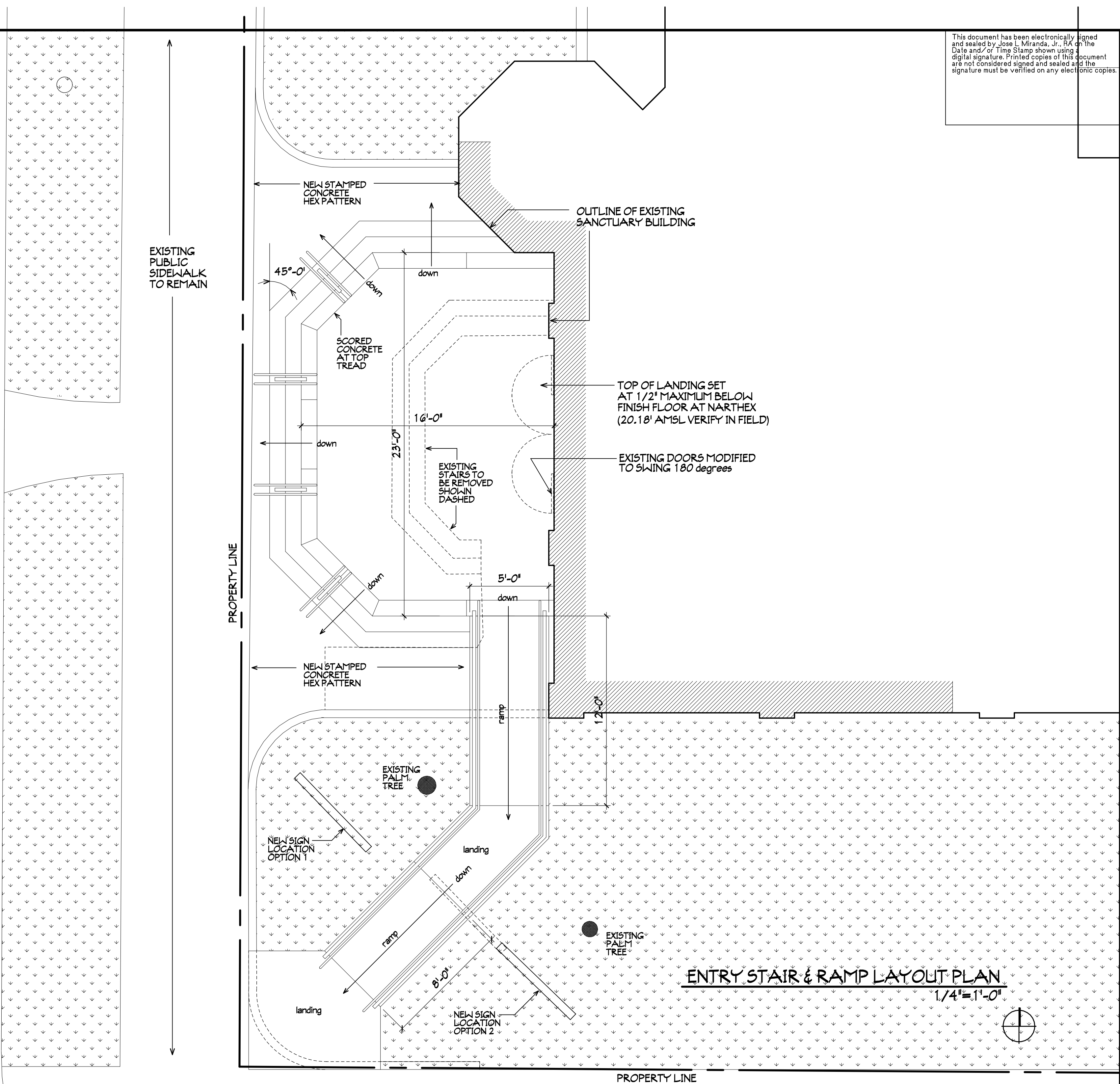
 City of FB logo
NEW Reflex

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.

NORTH
FOURTH
STREET



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

A1 5MCCFRONT
STEPS SITE PLAN
PROJECT # 5230801
DATE -- 11/06/25
DRAWN BY -- JLM
CHK'D BY -- JLM

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA, FL 32034
TEL: 904.261.4586
FL. REG. NO. AP14887

ENTRY STEPS REPLACEMENT
ST. MICHAEL CATHOLIC CHURCH
204 NORTH 4TH STREET
FERNANDINA BEACH, FLORIDA 32034

5MCC STEPS SITE PLAN	
#	REVISIONS
DATE	

A1

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

A1 SMCC FRONT
STEPS SITE PLAN
PROJECT # 5230801
DATE -- 11/06/23
DRAWN BY -- JLM
CHK'D BY -- JLM

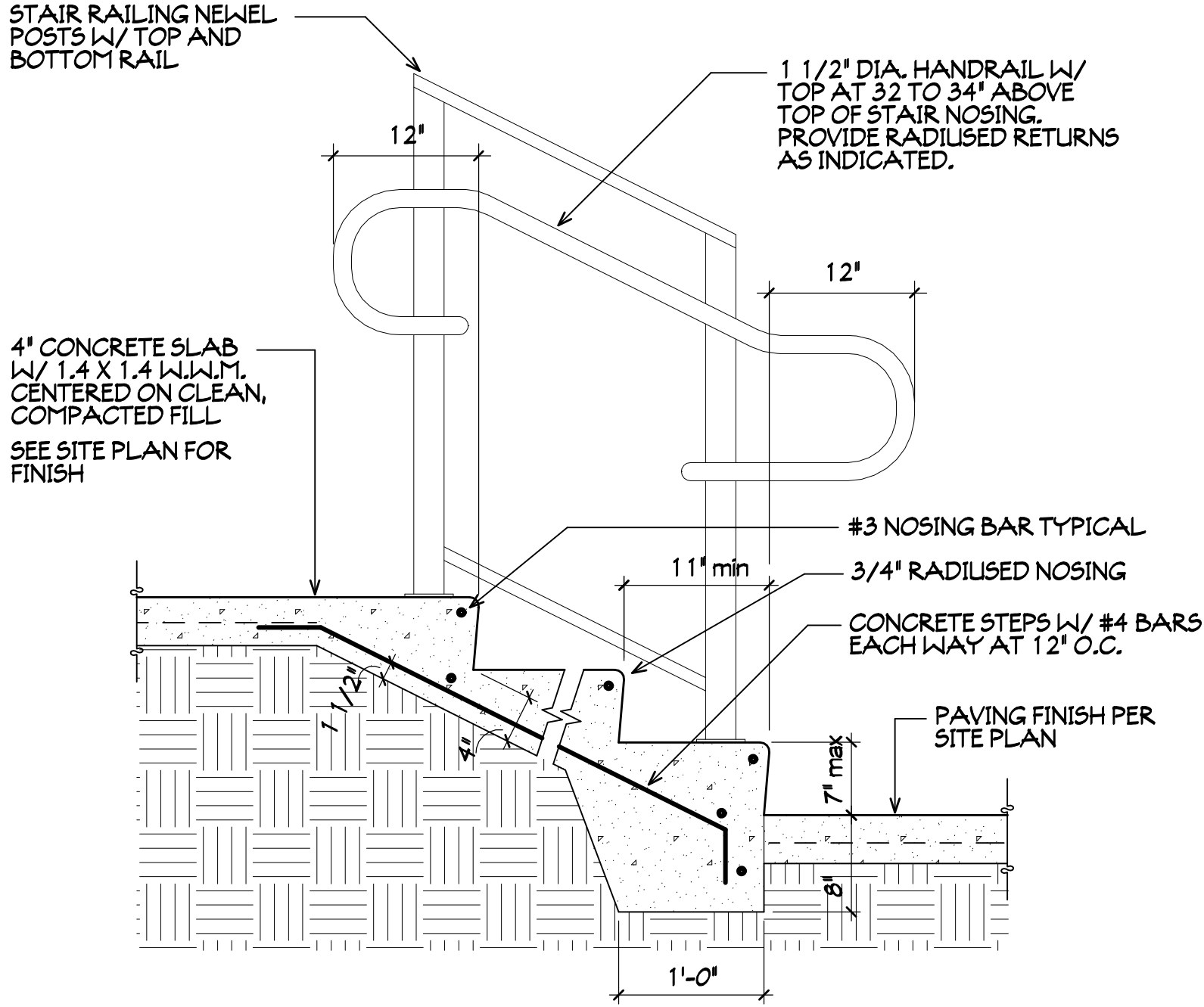
MIRANDA
ARCHITECTS
305 1/2 CENTRE STREET, SUITE 208
FERNANDINA, FL 32034
TEL: 904.281.5586
FL REG. NO. AH1487



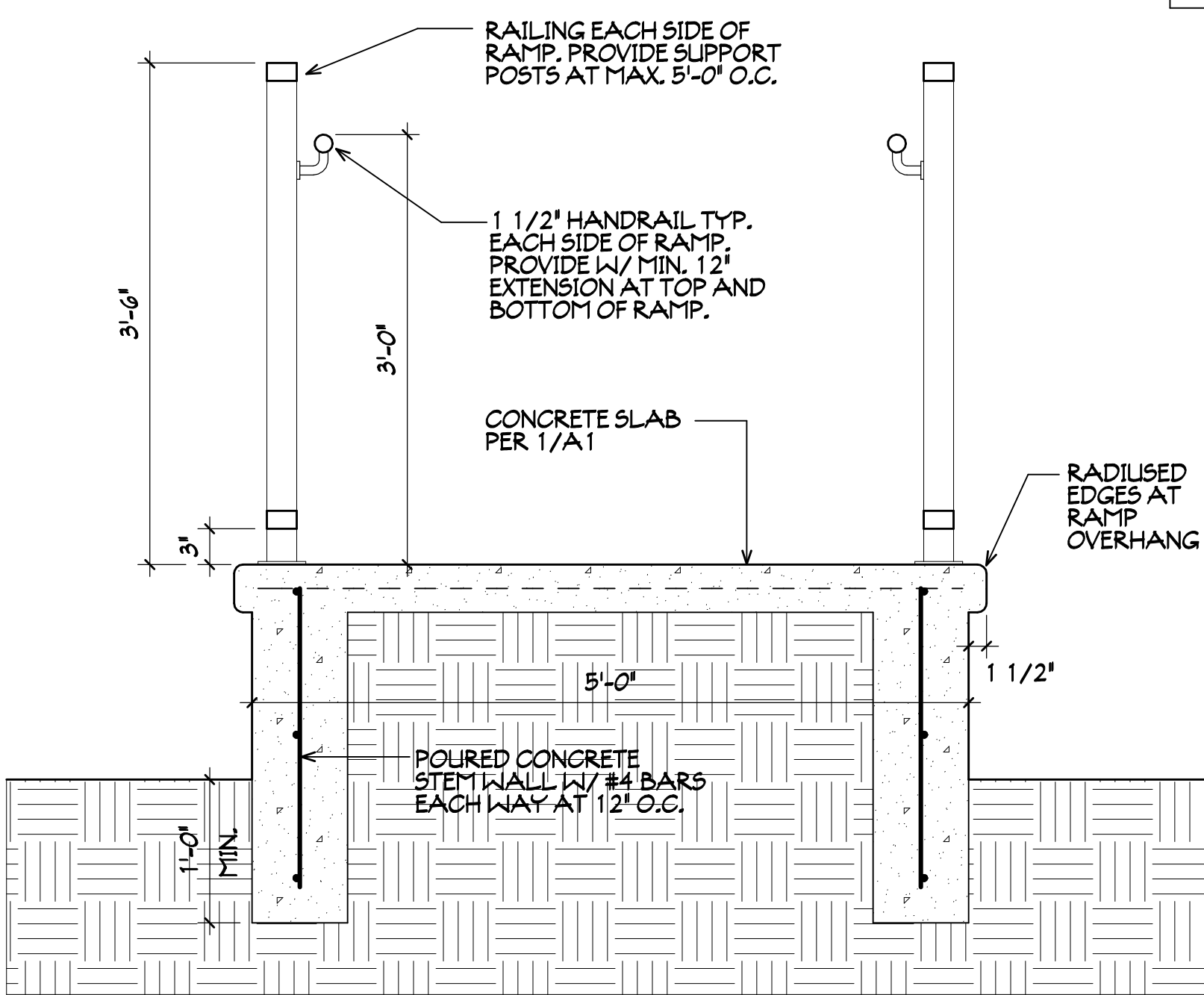
ENTRY STEPS REPLACEMENT
ST. MICHAEL CATHOLIC CHURCH
204 NORTH 4TH STREET
FERNANDINA BEACH, FLORIDA 32034

SMCC STEPS DETAILS		DATE
#	REVISIONS	

A2



1 SECTION AT NEW STEPS 1"=1'-0"



2 SECTION AT NEW RAMP 1"=1'-0"



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00304
Recorder # 145
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) St. Michael's Church Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>202</u>	<u>North</u>	<u>5th</u>	<u>Street</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Richardsonian Romanesque Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1.5
Structural System(s) _____ >> Hollow clay tile
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Concrete Block
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Stucco
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) _____ >> Flat extension
Other Roof Secondary Structure(s) bell tower
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) north exterior

HISTORICAL STRUCTURE FORM

8NA00304

DESCRIPTION (continued)

Window Descriptions fixed leaded, stained glass

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1882

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Church; 1882;

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

BNA00304

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/15/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

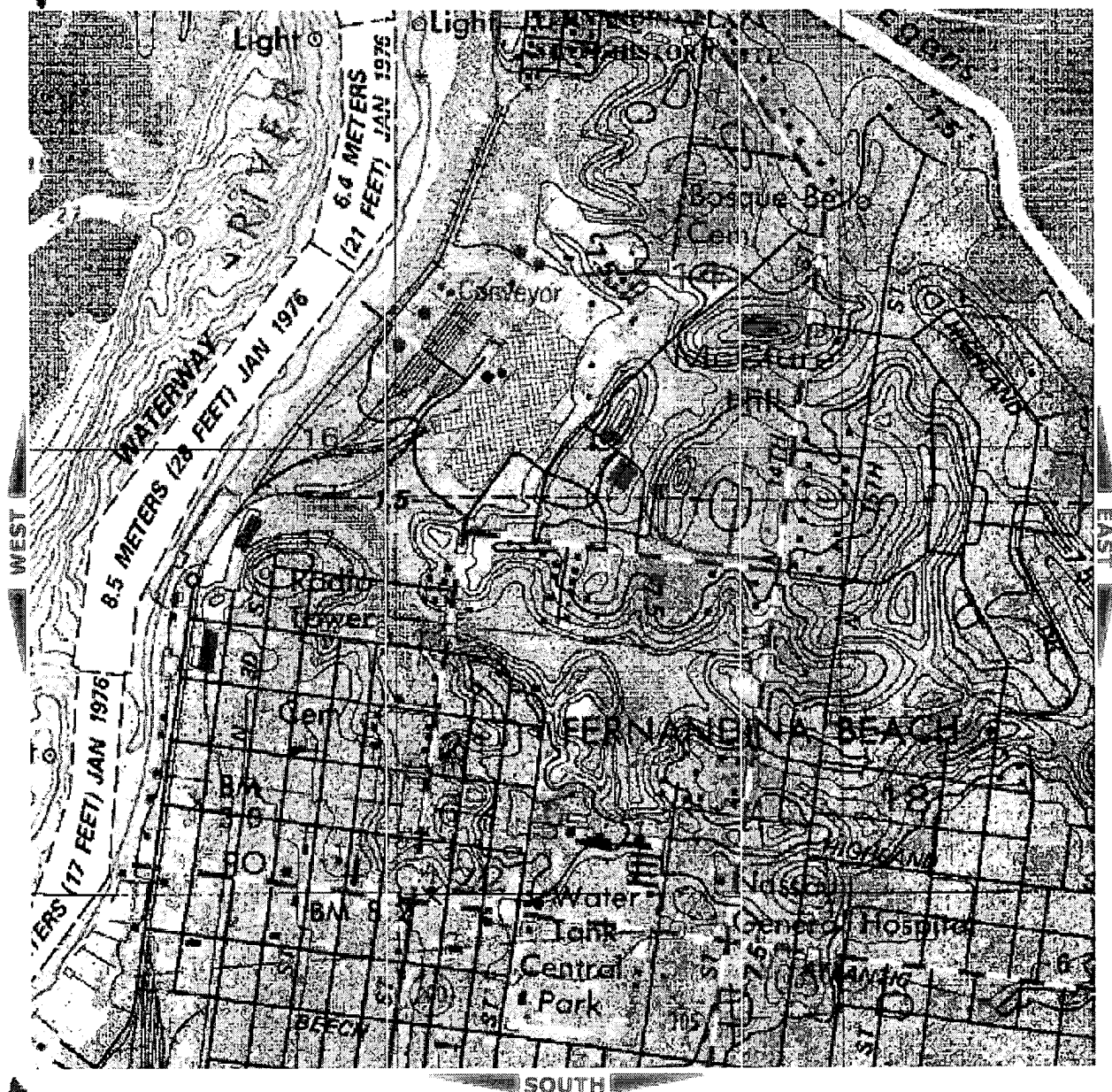
REQUIRED PAPER ATTACHMENTS

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

NA00304-200703

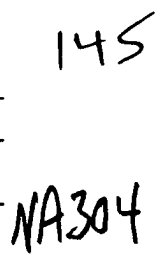
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Hollow clay tile
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Concrete Block
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Flat extension
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Church;1882;
- > **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)]:**

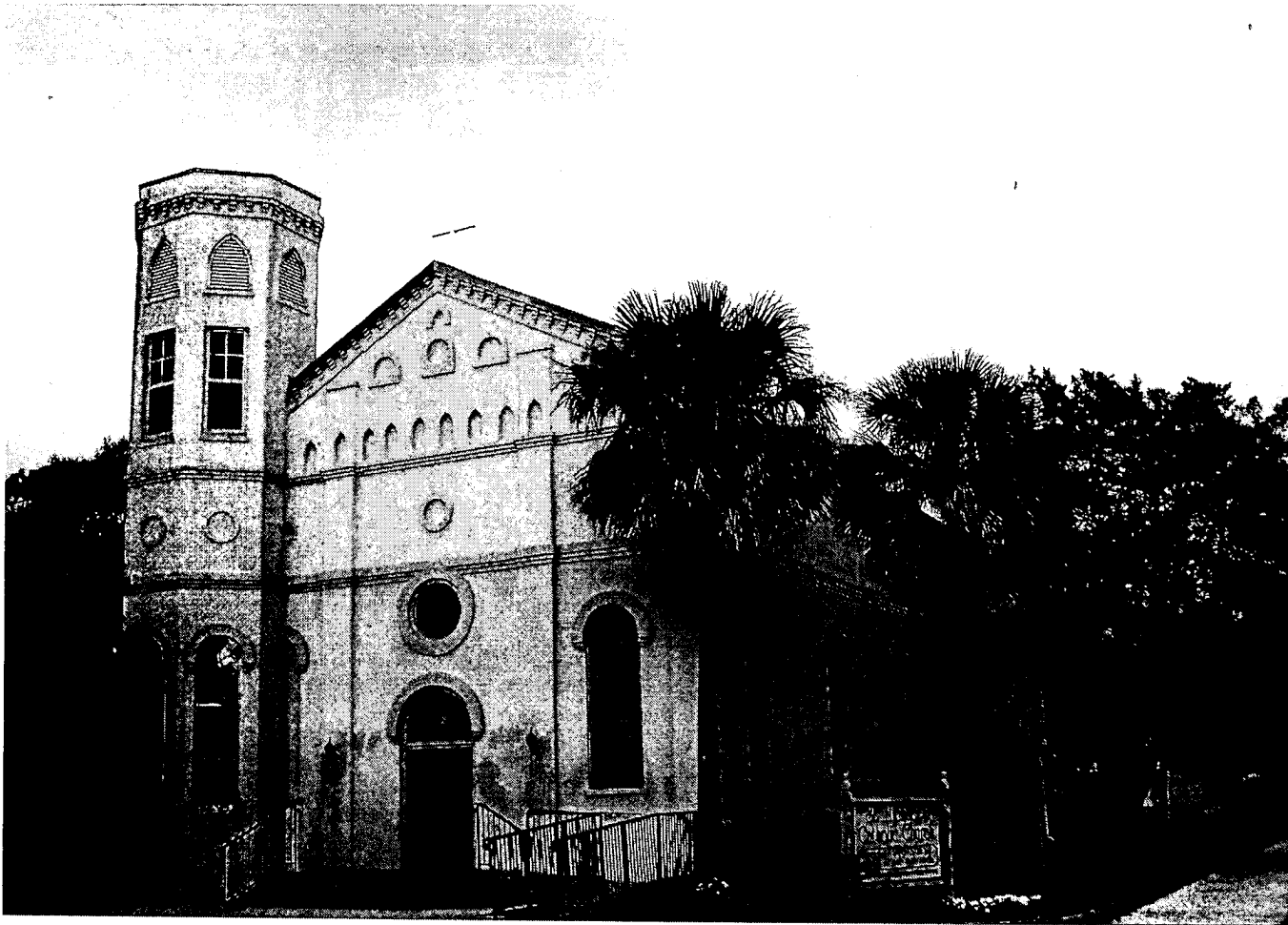


NA304

145



http://qpublic.net/fl_nassau_printit.html?extent=510300+2304422+512004+2306126&laye... 5/23/2007

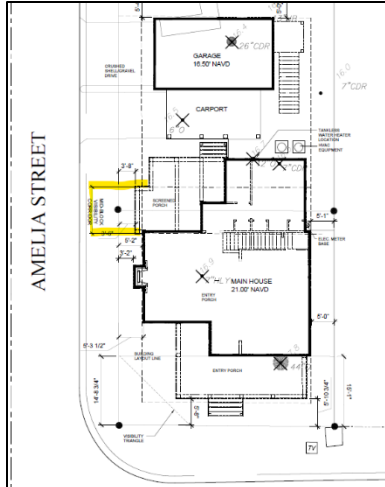




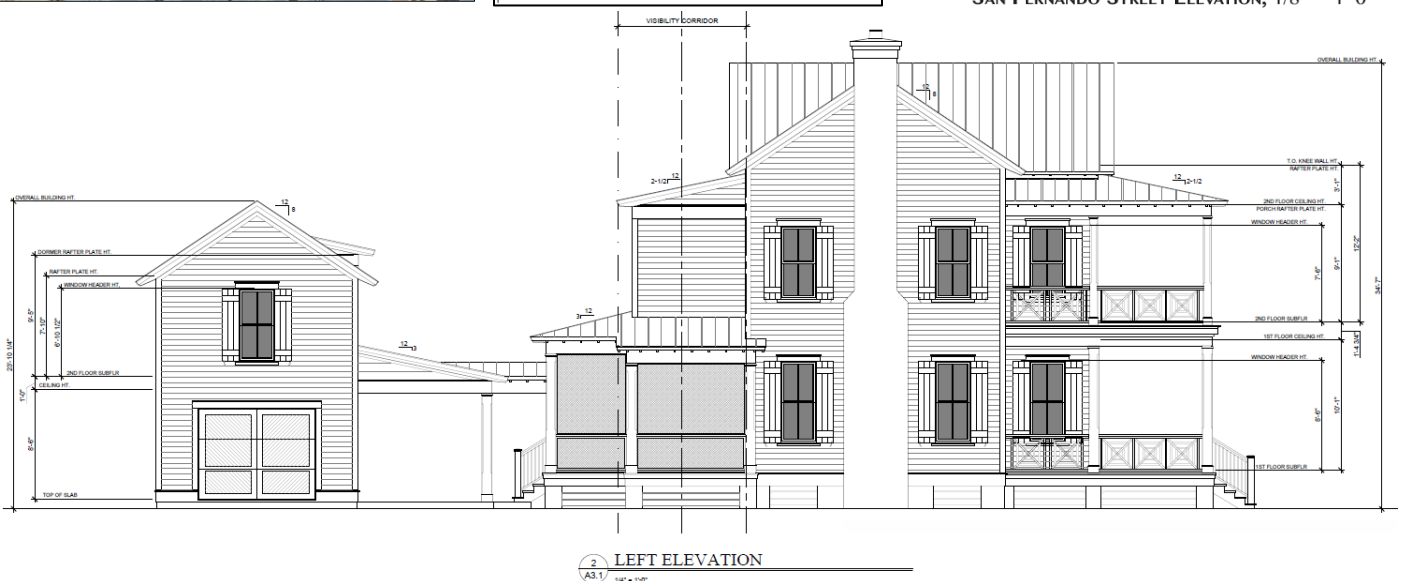
HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2023-0110** **DECEMBER 21, 2023**

Owner/Applicant:	Christopher and Kelly Manus/ Lauren Kelly Moser Design Group (Agent)
Property Address:	901 San Fernando Street
Parcel ID #	00-00-31-1580-0007-0130
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	
Year Built:	
Contributing Status:	
Requested action:	Certificate of Approval (COA) to construct a 2 story single family home and 1.5 story garage with accessory dwelling unit. (Quasi-Judicial)

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



SAN FERNANDO STREET ELEVATION, 1/8" = 1'-0"



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Approval (COA) to construct a 2 story single family home with a 1.5 story garage and accessory dwelling unit above. The applicant's stated design intention is to "fit seamlessly into the traditional character of Old Town. It uses traditional proportions, modulated forms rather than oversized massing, and has exposed rafter tails, lap siding, a metal roof and unique railing details. The size, mass, scale, roof form, and general detailing are compatible with the surrounding Old Town neighborhood. The two story form with the wrapping porch holds the corner well, and the screened porch on the side is designed to specifically accentuate the mid-lot visibility corridor. The declining massing of the main house from front to back also addresses the mid-lot visibility corridor."

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

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

ANALYSIS:

Staff finds that the proposed scope of work is compatible with the Old Town Fernandina Preservation and Development Guidelines and meets requirements including, setbacks and materials. The site meets all performance standards for setbacks, lot coverage and building heights. Details are provided sufficient for the board to take final action on the application.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2023-0110 with conditions that in the building permit mechanical equipment screening be provided.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2023-0110 **with or without** conditions;

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

That HDC case HDC 2023-0110, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application Materials**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12789

Date Submitted: 11/27/2023

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

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

Fees



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



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



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



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



Demolition of a Primary Structure –
Contributing \$7,500



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



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



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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

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Application Requirements



A complete/ signed application;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



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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



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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

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

PROJECT TYPE*

New Construction



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case

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

Yes



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

11/21/2023

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*

Old Town ▼

Site Address*

901 San Fernando

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0007-0130

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Christopher M & Kelly Lee

Last Name*

Manus

Mailing Address*

111 South 5th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

(904) 326-5368

E-mail Address*

aifineguitars@gmail.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #2

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-389-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

The construction of a new house and outbuilding at 901 San Fernando. This parcel is on the north east corner of San Fernando and Amelia and is comprised of two media peonia. The house is designed to respect all setbacks as well as the mid-lot view corridor with an accentuated screened porch in this area. The main house is 2 stories, with just over 2,150 heated square feet. There is a wrapping front porch facing San Fernando, and a gracious screened porch on Amelia that addresses the mid-lot corridor. The outbuilding is a 1.5 story garage with future living above, and a 1-story carport. The goal is to be able to submit for final approval for the December HARB meeting. Full construction documents will be submitted, but for this review we submitted smaller but easier-to-read 1/8th scale drawings. This house and outbuilding assemblage was actually approved by the HDC a few years ago for a different but similar lot, but the owner sold the property and it was never built.

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

Design Vision Statement*

The house is designed to fit seamlessly into the traditional character of Old Town. It uses traditional proportions, modulated forms rather than oversized massing, and has exposed rafter tails, lap siding, a metal roof and unique railing details. The size, mass, scale, roof form, and general detailing are compatible with the surrounding Old Town neighborhood. The two story form with the wrapping porch holds the corner well, and the screened porch on the side is designed to specifically accentuate the mid-lot visibility corridor. The declining massing of the main house from front to back also addresses the mid-lot visibility corridor.

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
Hardie	Smooth Lap	Repose Gray (SW 7015) (Name/Number)

DOORS

Manufacturer	Product Description	Color
Marvin	Elevate, FL4809-R20 Include FL Product Approval # for Windows and Doors	Pure White (SW 7005) or medium stain (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin	Elevate, FL5545-R8 Include FL Product Approval # for Windows and Doors	Pure White (SW 7005) (Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v Metal

Color

Galvalume

(Name/Number)

FASCIA/TRIM**Manufacturer**

Hardie

Product Description

Smooth Finish

ColorPure White (SW
7005)

(Name/Number)

FOUNDATION**Manufacturer**

Field Built

Product Description

Portland Cement Stucco over CMU Block

ColorEider White (SW
7014)

(Name/Number)

SHUTTERS**Manufacturer**

Field Built

Product DescriptionPT wood or Fiberglass Composite, Operable w/
hardware**Color**Peppercorn (SW
7674)

(Name/Number)

PORCH/DECK**Manufacturer**

TBD

Product Description

Tongue & Groove Composite Wood

Color

Medium stain

(Name/Number)

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

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

field installed

Product Description

Crushed shell or gravel

Color
(Name/Number)**SIGNAGE****Manufacturer****Product Description****Color**
(Name/Number)**OTHER****Manufacturer**

Field Built

Product Description

PT Underpinning

ColorPeppercorn (SW
7674)
(Name/Number)

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

Upload 1

hereby authorize.pdf

Upload 2Manus Color
Chart.pdf**Upload 3**Manus-cover
sheet.pdf**Upload 4**Manus-deed of
sale.pdf**Upload 5**

21891-11x17-H.pdf

Upload 6Manus SC35A-CD
Review Set.pdf**Upload 7**

Choose File

 No...en**Upload 8**

Choose File

 No...en**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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

Lauren

Applicant Last Name*

Kelly

Today's Date*

11/27/2023



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.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH, (FORMERLY KNOWN AS FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA KNOWN AS "OLD TOWN" AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY AS LITHOGRAPHED AND ISSUED IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1897 AND 1901 AS:

LOTS 13 AND 14, BLOCK 7, OLD TOWN

CERTIFIED TO: KELLY & CHRISTOPHER MANUS



COMMANDANT STREET

- LEGEND**
- ⊙ = SEWER MANHOLE
 - ⊗ = WELL
 - (P) = PLAT
 - (M) = MEASURED
 - ⌒ = CENTERLINE
 - ⌚ = CABLE TELEVISION PEDESTAL

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 9

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.

TREE LEGEND:
CDR = CEDAR
O = OAK TREE
HLY = HOLLY TREE
HB = HACKBERRY

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.

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: 21891 DATE: 10/16/2023 CADD: LP
F.B. NO: X-381 PAGE NO: 29 CREW: SS FILE NO: A-5895

SAN FERNANDO STREET

(46.6' RIGHT-OF-WAY)

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.

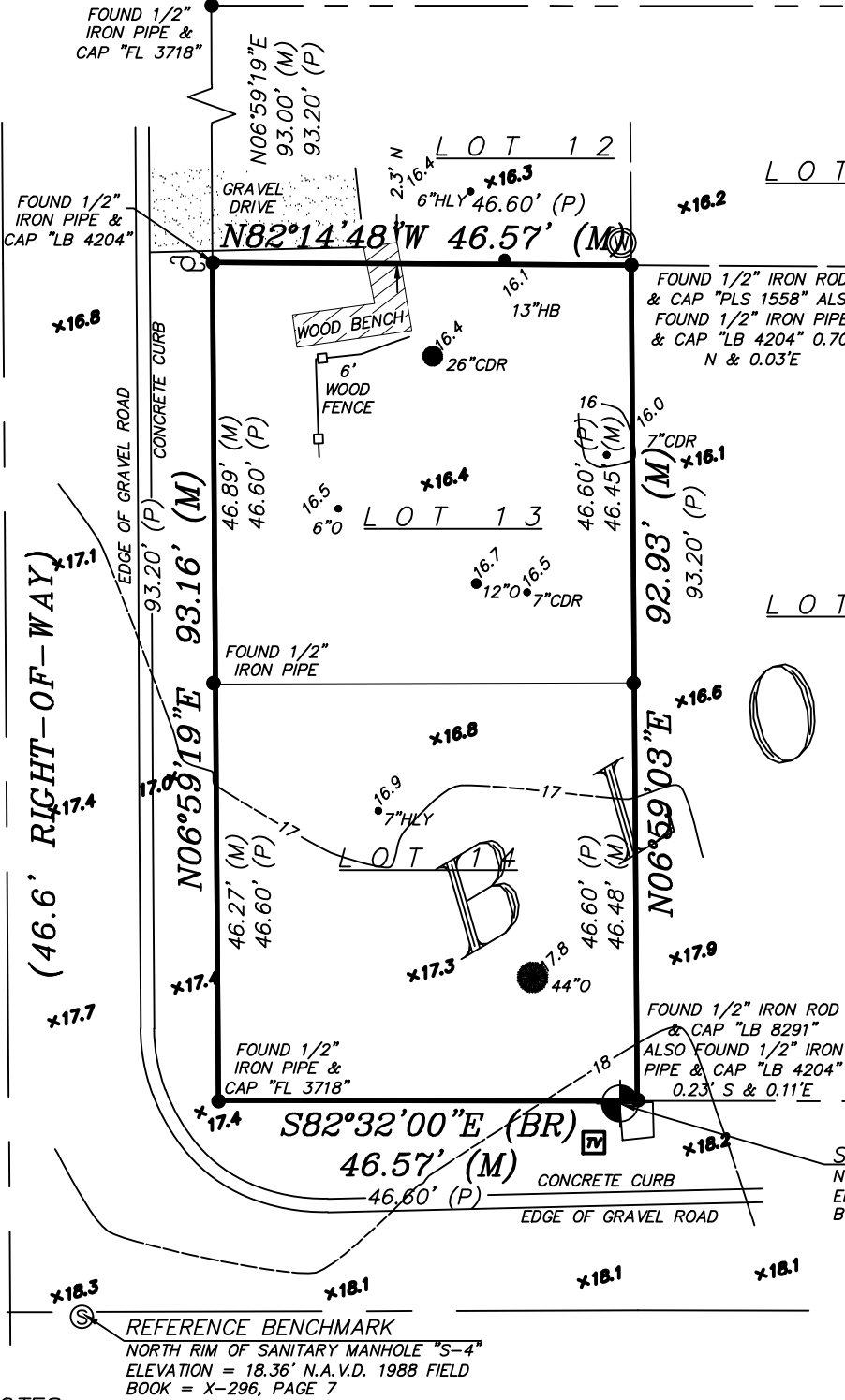
MICHAEL A. MANZIE, P.L.S. 4069

LADIES STREET

AMELIA STREET

(46.6' RIGHT-OF-WAY)

- SURVEY NOTES:**
- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
 - The "Legal Description" hereon is in accord with the description provided by the client
 - Underground Improvements were not located or shown.
 - Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - Bearings shown hereon are based on an assumed bearing of S82°32'00"E for the northerly right-of-way line of San Fernando Street. The bearing reference line is indicated as thus (BR).
 - The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
 - Site Benchmark is as shown hereon.
 - Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)





LOCATION MAP, N.T.S.

INSPIRATION

This property on Block 7 in Old Town Fernandina Beach consists of two media peonia on the northeast corner of San Fernando Street and Amelia Street. The main house on the front media peonia (Lot 14) and extends onto a portion of the rear media peonia (Lot 13).

The garage, with living space above that may be finished at a later time, is located on Lot 13. There is a side carport that is connected to the main house via an open breezeway. The buildings are designed to be compatible with the north Florida climate, and take cues from the local vernacular and Spanish design influence that is prevalent in the area.

LOT DISPOSITION

The main house is a rear yard typology with a front porch that wraps the corner. It is positioned to respect all visibility corridors, and specifically addresses the mid-lot corridor on Amelia Street. The mid-lot corridor is accentuated with both a massing change on the two-story portion of the house, as well as with an extension of the screened porch.



SAN FERNANDO STREET ELEVATION, 1/8" = 1'-0"

SIZE, MASS & SCALE

The larger two-story form of the main house is intentional, to hold the corner, while the outbuilding house is subordinate but has some of the same architectural details. The 10' floor-to-ceiling heights, exposed rafter tails and simple roof forms help these structures to be compatible with the established building form in the surrounding blocks.

MATERIALS AND BUILDING ELEMENTS

The main house sits on a raised crawl space with stucco finish. The house is entirely clad in siding, with a metal roof. The unique railing details, and chamfered box columns, and boarded shutters are details that are characteristic of this region. There are also several connecting elements including the front porch, side porch which addresses Amelia Street, and the breezeway that provides a covered path from the carport to the main house. All of these elements allow this house to maintain the legibility of the old grid and provide opportunities for social interaction at the street level.

Manus House & Outbuilding

Old Town Fernandina Beach - Block 7, Lots 13 & 14

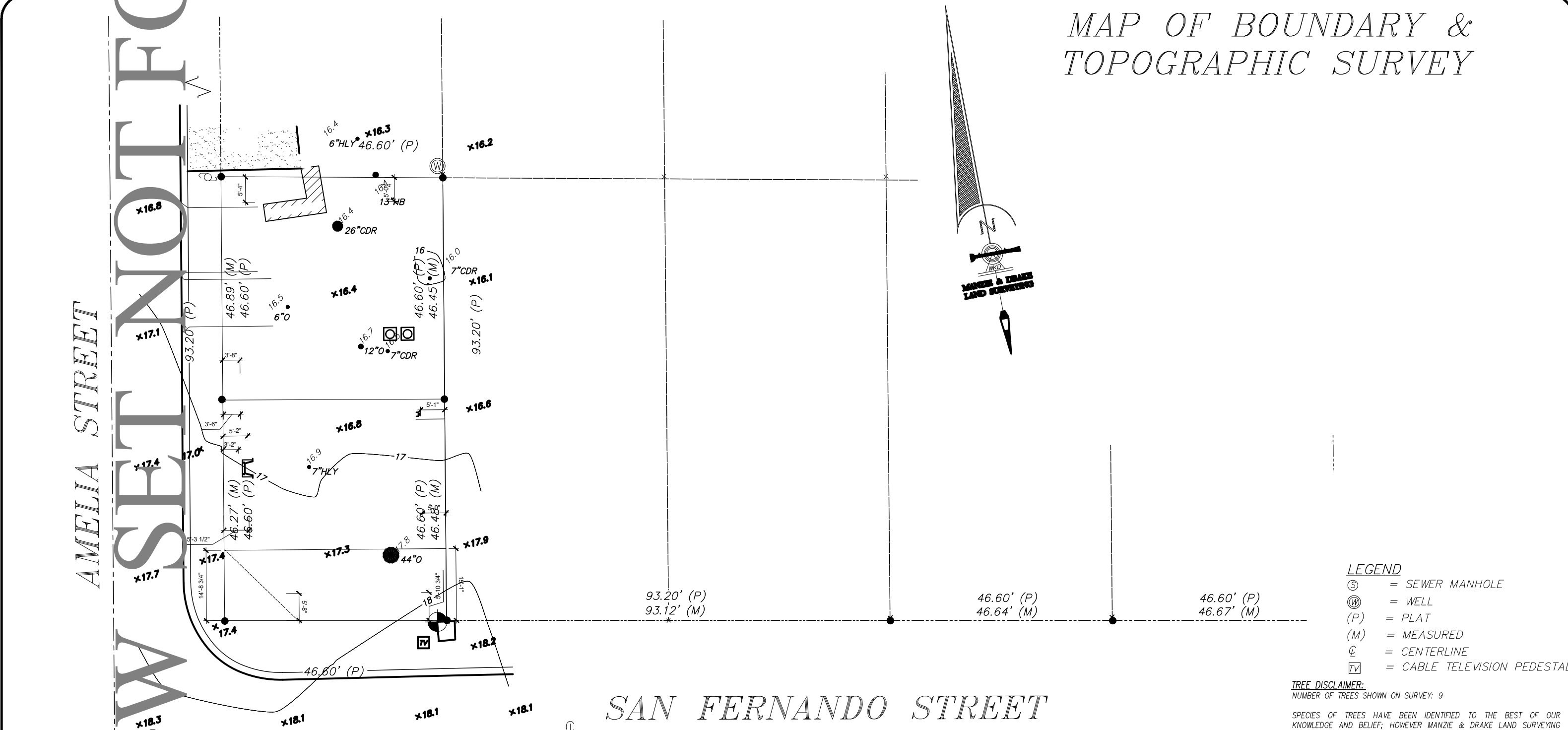
AMELIA STREET

MAIN HOUSE

LOT AREA
% LOT COVERAGE

X

MAP OF BOUNDARY &
TOPOGRAPHIC SURVEY



- 1) Unless it bears the original signature and the original raised seal of a Florida Licensed Surveyor and Mapper or Validated Digital Signer, this Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- 2) The "Legal Description" herein is in accord with the description provided by the client
- 3) Underground Improvements are not located or shown.
- 4) Lands shown herein were not constructed by this office for easements, rights-of-way, ownership or other instruments of record.
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- 7) Site Benchmark
- 8) Elevations shown herein refer to the American Vertical Datum of 1988. (N.A.V.D. '88)

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

MANZIE & DRAKE LAND SURVEYING

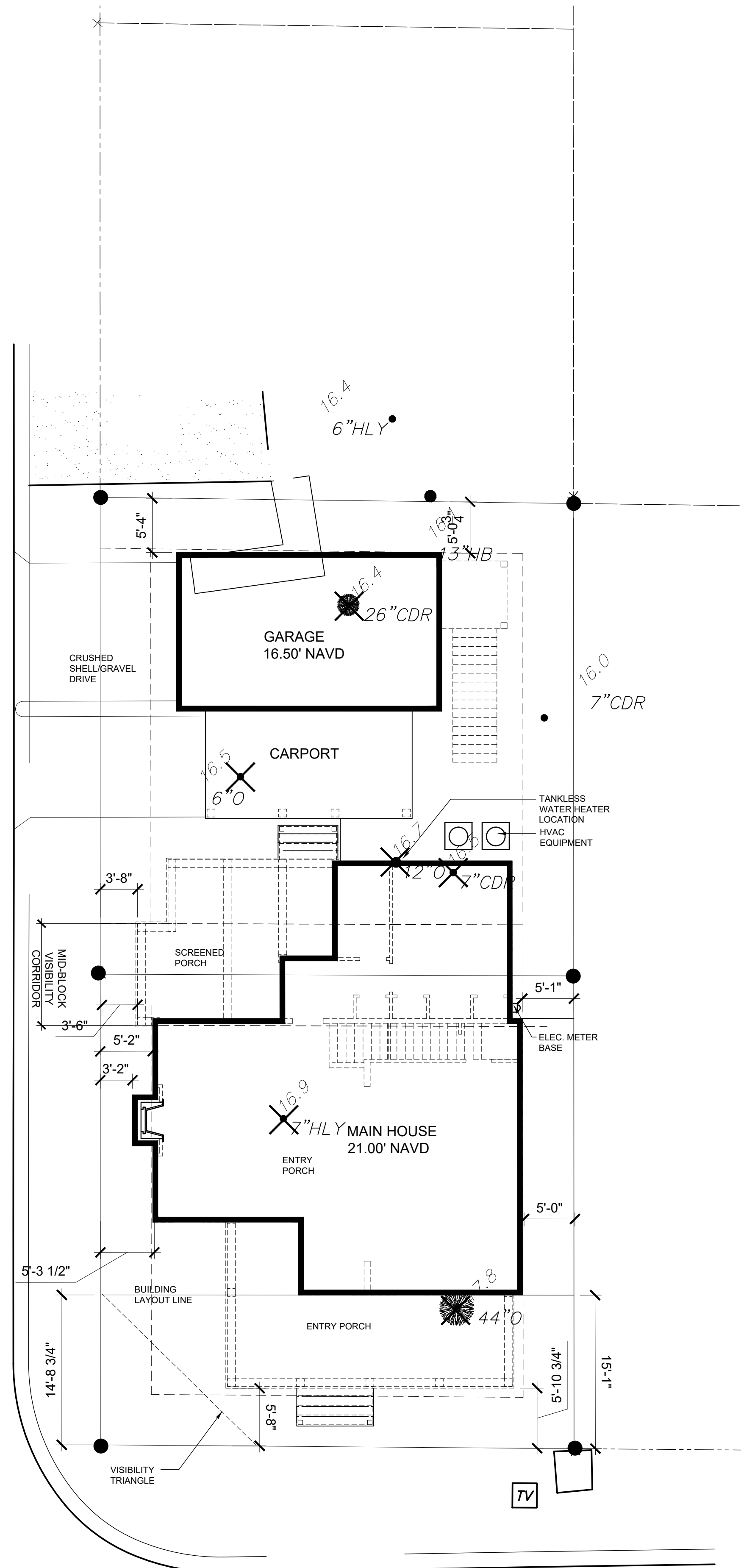
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SCALE: 1"=20' JOB NO: 21891 DATE: 10/16/2023 CADD: LP
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1
G1.1 **SURVEY**
1" = 20'-0"

AMELIA STREET



SAN FERNANDO STREET

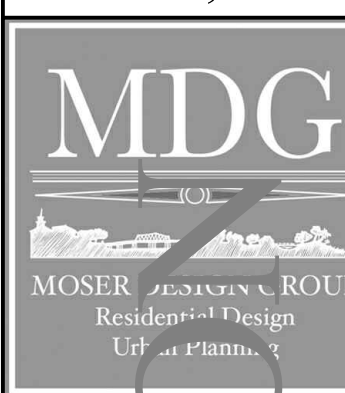
2
G1.1

SITE PLAN

1/8" = 1'-0"

DATE:

Nov. 27, 2023



MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS
MARKET NO. 2, BEAUFORT, SOUTH CAROLINA 29906
INFO@MOSERDESIGNGROUP.COM
PHONE: (803) 370-5900

REVISIONS

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Merck Decision Group, Inc.

[illegible]

PROJECT:

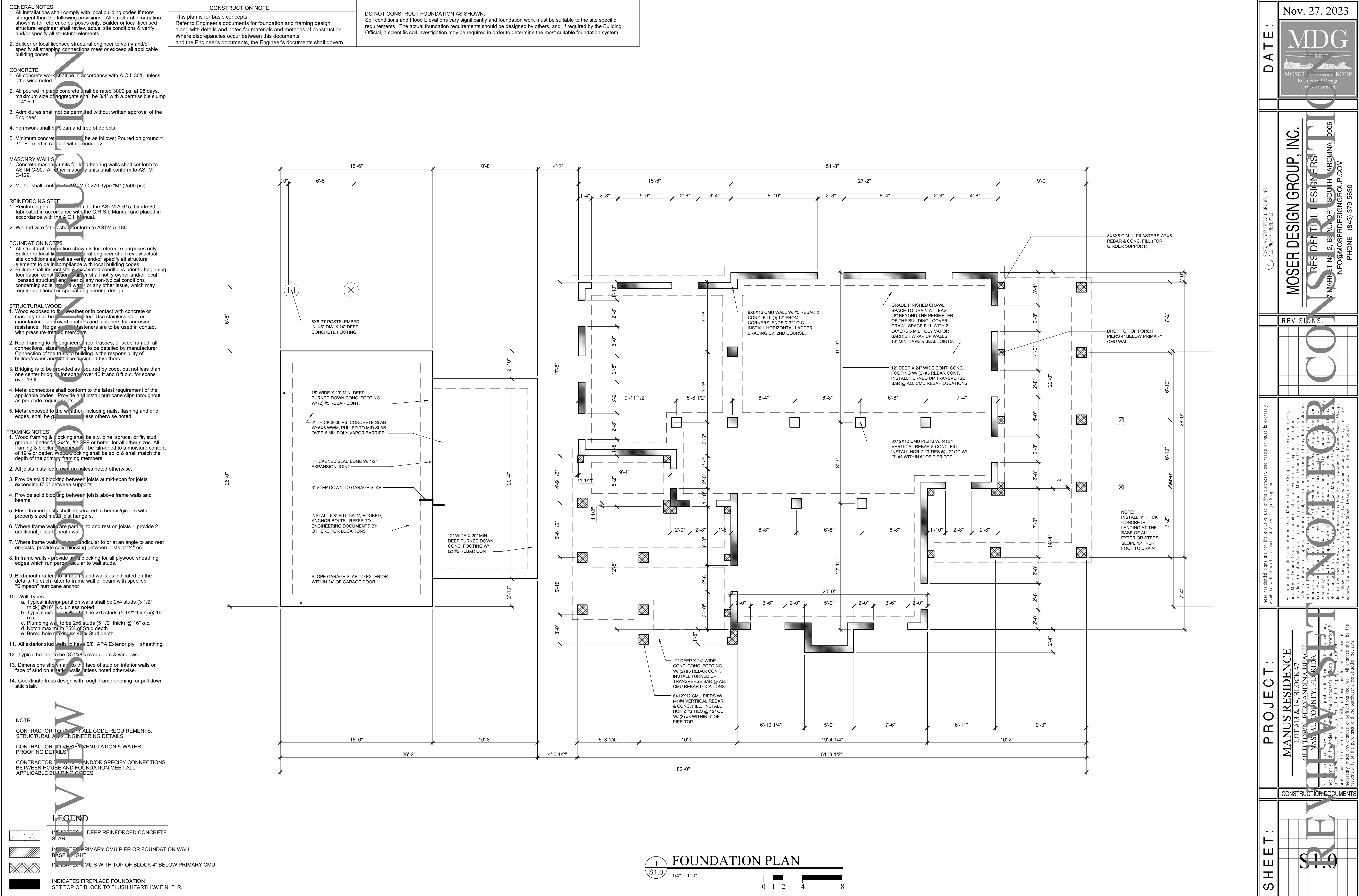
MANUS RESIDENCE
LOT #13 & 14, BLOCK #7

NASSAU COUNTY, FLORIDA

CONSTRUCTION DOCUMENTS

SHEET:

SITE PLAN



GENERAL NOTES

1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.

2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE

1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.

2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".

3. Admixtures shall not be permitted without written approval of the Engineer.

4. Formwork shall be clean and free of defects.

5. Minimum concrete strength shall be as follows; Poured on ground = 3". Formed in contact with ground = 2

MASONRY WALLS

1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.

2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

REINFORCING STEEL

1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.

2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES

1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.

2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, bedrock, water or any other issue, which may require additional or special engineering design.

STRUCTURAL WOOD

1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure-treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.

2. Roof framing to be engineered roof trusses, or stick framed, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.

3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.

4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.

5. Metal exposed to the weather including nails, flashing and drip edges, shall be galvanized unless otherwise noted.

FRAMING NOTES

1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking members shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.

2. All joists installed crown up unless noted otherwise.

3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.

4. Provide solid blocking between joists above frame walls and beams.

5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.

6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.

7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" o.c.

8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

9. Bird-mouth rafter to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified Simpson® hurricane anchor.

10. Wall Types

a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @ 16" o.c. unless noted

b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.

c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.

d. Notch maximum 25% of Stud depth

e. Bored hole maximum 40% Stud depth

11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.

12. Typical header to be (3) 2x8's over doors & windows

13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.

14. Coordinate truss design with rough frame opening for pull down attic stair.

CONSTRUCTION NOTE:

This plan is for basic concepts. Refer to Engineer's documents for foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between this documents and the Engineer's documents, the Engineer's documents shall govern.

DO NOT CONSTRUCT FOUNDATION AS SHOWN.

Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.

TGI flooring system to be engineered by others, and install according to Manufacturers specifications.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

Open web joist system to engineered by others, and install according to Manufacturers specifications.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

THE OPEN WEB TRUSSES AND BEAMS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUFACTURER, OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

50 lbs. P.S.F. FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ATTIC FLOOR LIVE LOAD

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A COPY OF THE TRUSS MANUFACTURERS MOST RECENT WRITTEN INSTRUCTIONS CONTAINING DIAGRAMS AND INFORMATION ON THE PROPER STORAGE, HANDLING AND INSTALLATION OF THE OPEN WEB FLOOR TRUSSES. THE CONTRACTOR SHALL REQUIRE THE FRAMING SUBCONTRACTOR AND CREW TO BECOME FAMILIAR WITH THIS INFORMATION PRIOR TO HANDLING AND INSTALLING THESE TRUSSES. ALL TRUSSES SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THESE WRITTEN INSTRUCTIONS AND DIAGRAMS.

DATE :

Nov. 27, 2023

MDG

MOSER DESIGN GROUP

Residential Design

Up or Plan, Inc.

PROJECT :

MANUS RESIDENCE

LOT #13 & 14 BLOCK #7

OLD TOWN, FERNANDINA BEACH

NASSAU COUNTY, FLORIDA

REVISIONS :

SHEET :

2

S1.1

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Residential Design

Up or Plan, Inc.

CONSTRUCTION DOCUMENTS

NOV 27 2023

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MANUS RESIDENCE

LOT #13 & 14 BLOCK #7

OLD TOWN, FERNANDINA BEACH

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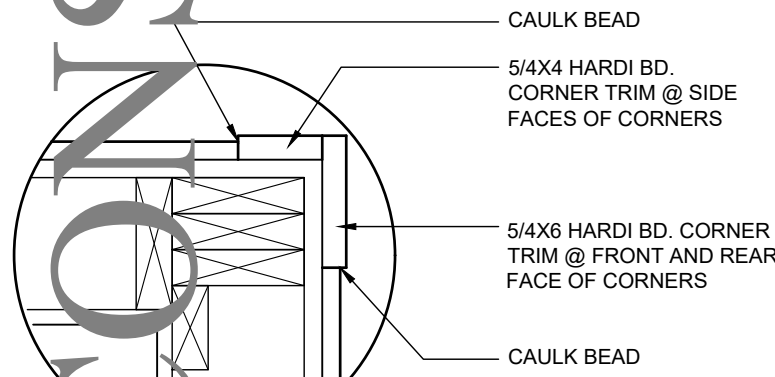
MANUS RESIDENCE

LOT #13 & 14 BLOCK #7

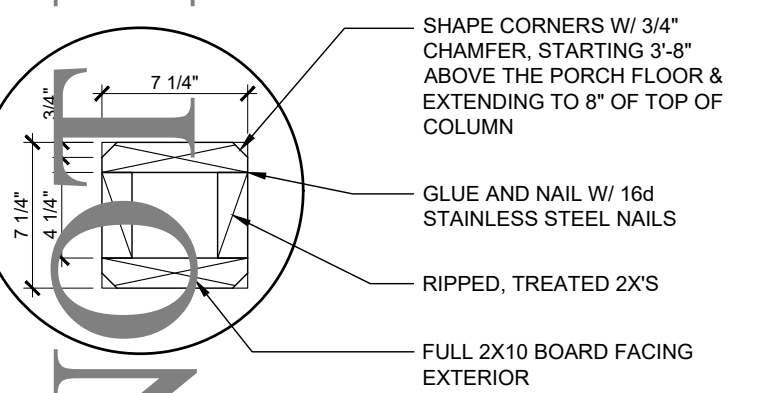
- FINISH NOTES**
1. Wallboard shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
 1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
 2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
 3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
 4. All joints should be sealed, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall be installed so that finish surface is smooth, even and regular.
 5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

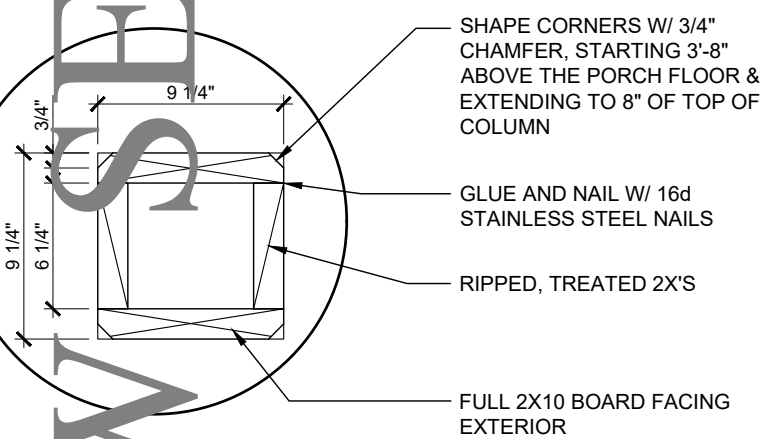
Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



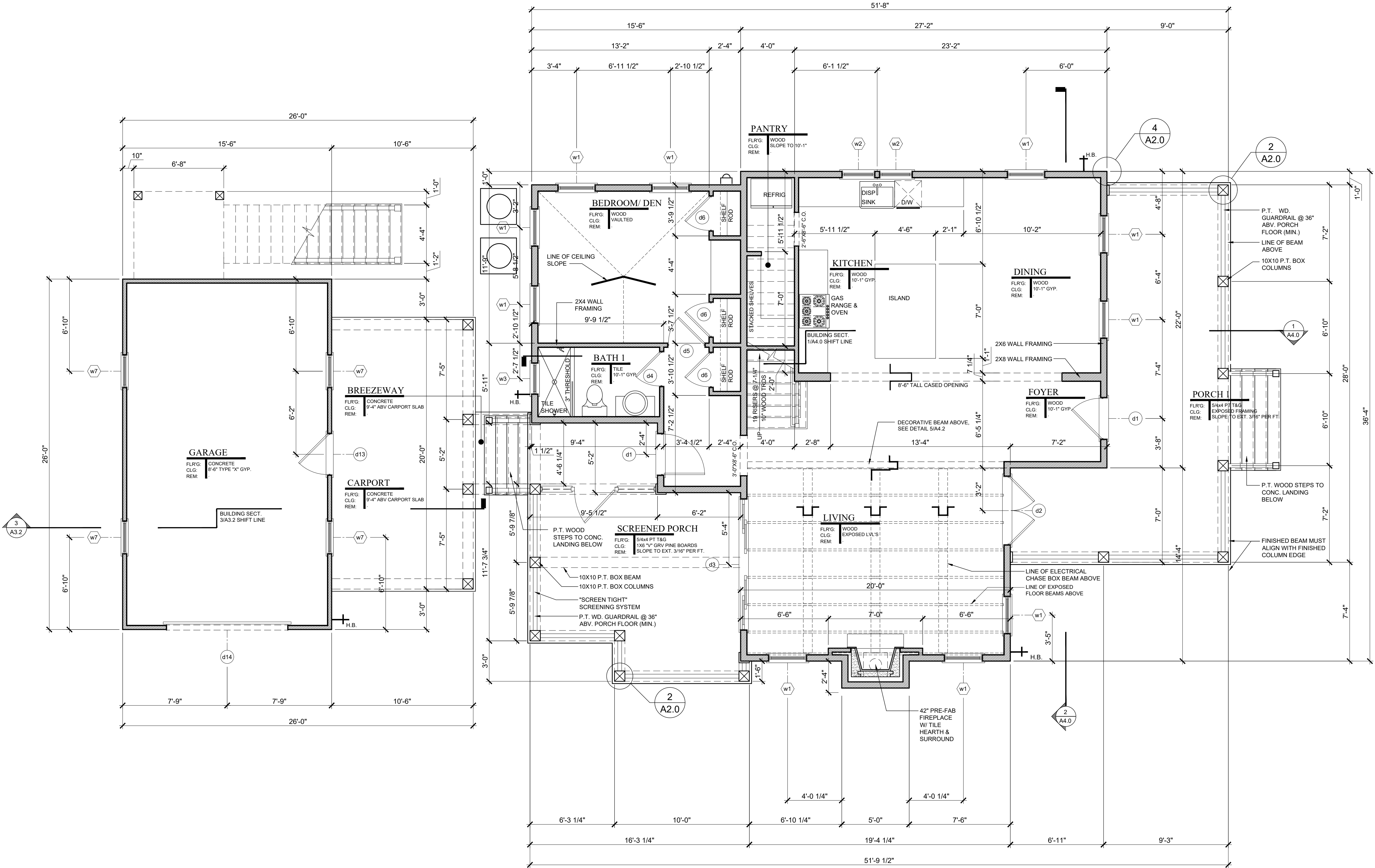
CORNER DETAIL



8X8 COLUMN DETAIL



10X10 COLUMN DETAIL



BUILDING AREAS	
FIRST FLOOR HTD	1190 SQ FT
SECOND FLOOR HTD	968 SQ FT
TOTAL HTD	2158 SQ FT
TOTAL PORCHES	940 SQ FT
O.B. FIRST FLOOR NON-HTD	403 SQ FT
O.B. SECOND FLOOR HTD	403 SQ FT

FIRST FLOOR PLAN
1/4" = 1'-0"
0 1 2 4 8

DATE:Nov. 27, 2023

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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGN GROUP, INC.

1200 SOUTH ARLINGTON ROAD, SUITE 100

CHARLOTTE, NC 28204

PHONE (843) 379-5630

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WINDOW SCHEDULE							
Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer
FIRST FLOOR							
w1	ELDH3476 E	10	2'-9 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Elevate
w2	ELDH3064	2	2'-5 1/2"	5'-3 3/4"	Dbl Hung	8'-6"	Marvin Elevate
w3	ELCA2935	1	2'-4"	2'-11 1/8"	Casement	8'-6"	Marvin Elevate
SECOND FLOOR							
w4	ELDH3468E	10	2'-9 1/2"	5'-7 3/4"	Dbl Hung	7'-6"	Marvin Elevate
w5	ELDH3056	2	2'-5 1/2"	4'-7 3/4"	Dbl Hung	7'-6"	Marvin Elevate
w6	ELA2935	2	2'-4"	2'-11 1/8"	Casement	3'-7 3/4"	Marvin Elevate
OUTBUILDING GROUND FLOOR							
w7	ELDH3464	4	2'-9 1/2"	5'-3 3/4"	Dbl Hung	6'-10 1/2"	Marvin Elevate
OUTBUILDING SECOND FLOOR							
w8	ELDH3468	1	2'-9 1/2"	5'-7 3/4"	Dbl Hung	6'-10 1/2"	Marvin Elevate
w9	ELDH3056	3	2'-5 1/2"	4'-7 3/4"	Dbl Hung	8'-6 3/4"	Marvin Elevate
w10	ELDH3056	1	2'-5 1/2"	4'-7 3/4"	Dbl Hung	6'-10 1/2"	Marvin Elevate
Note, All windows to have: 2 1/4" deep historical sill 2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar. ALL UNIT SIZES ARE BASED ON MARVIN ELEVATE SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS. ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED. ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.							
Note: Consult Manufacturer for Rough Opening sizes See elevations for shutter allocations							

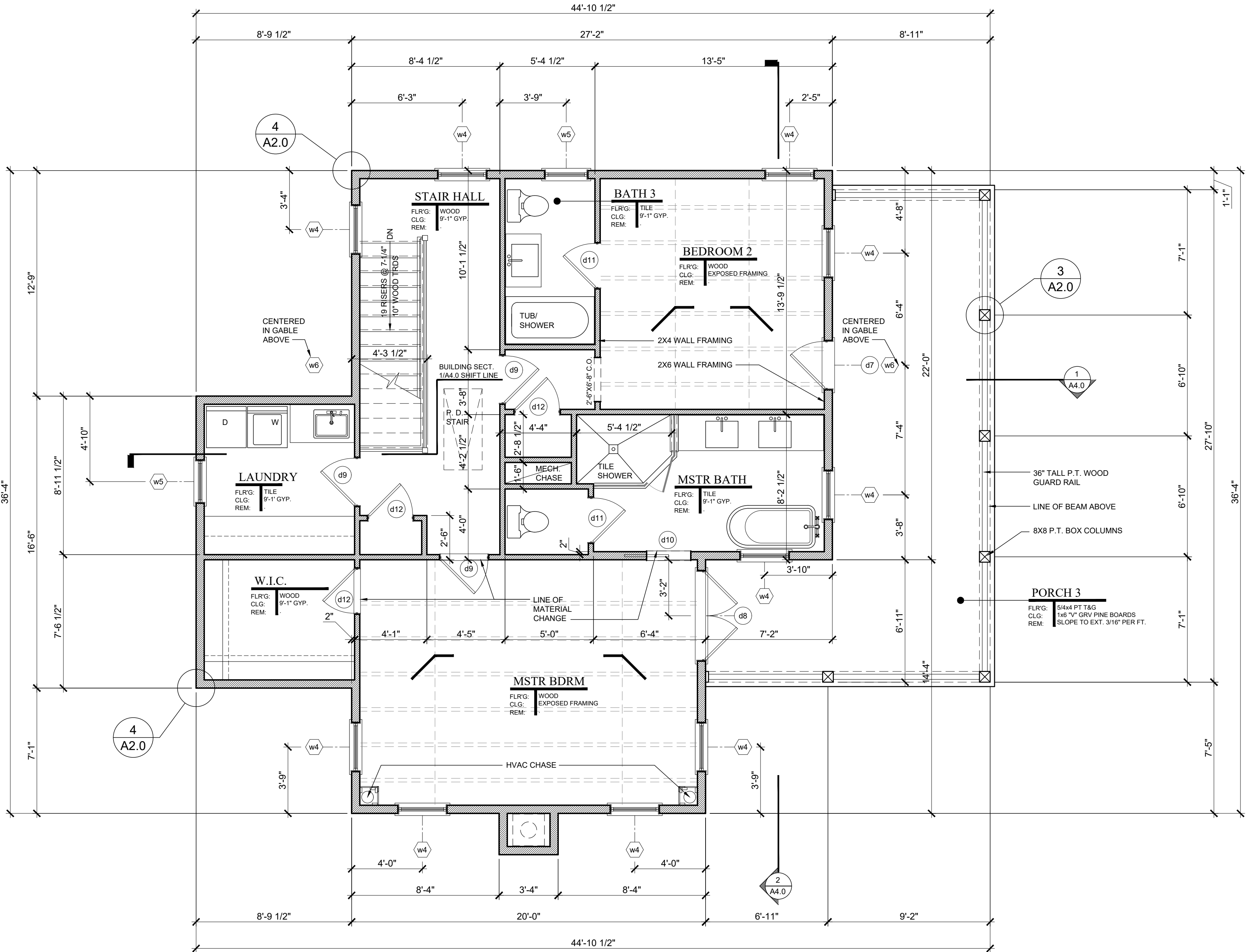
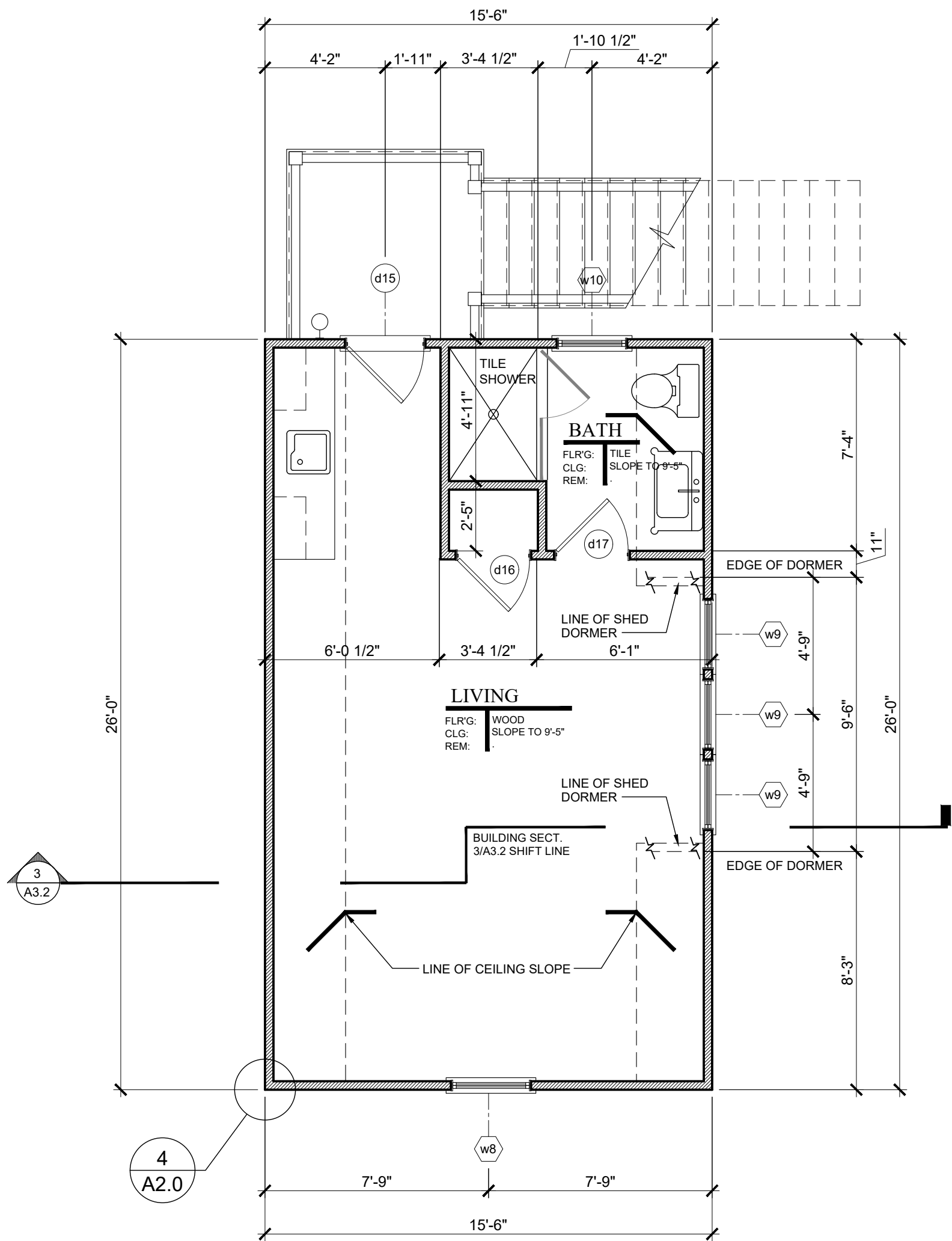
DOOR SCHEDULE												
DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware
FIRST FLOOR												
d1	3'-0"	6'-8"	2	Mahogany	1 Flat	2/3 2 lite	1	Swing	17'-1/2"	2 lite	8'-6"	Entry 1-1/2" mull Direct Set Transom
d2	5'-0"	6'-8"	1	Mahogany	1 Flat	2/3 2 lite	2	French	17'-1/2"	2 lite	8'-6"	Entry 1-1/2" mull Direct Set Transom
d3	9'-9"	7'-11"	1	Marvin	1 Flat	Full lite	4	Sliding	-	-	8'-0"	Entry OXXO
d4	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	17'-1/2"	2 lite	8'-6"	Bath 1-1/2" mull Direct Set Transom
d5	2'-8"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	17'-1/2"	2 lite	8'-6"	Passage 1-1/2" mull Direct Set Transom
d6	2'-6"	6'-8"	3	Solid Core	4 Flat	-	1	Swing	17'-1/2"	False Panel	8'-6"	Closet 1-1/2" mull Direct Set Transom
SECOND FLOOR												
d7	3'-0"	7'-0"	1	Mahogany	1 Flat	2/3 2 lite	1	Swing	-	-	7'-2 1/2"	Entry
d8	5'-0"	7'-0"	1	Mahogany	1 Flat	2/3 2 lite	2	French	-	-	7'-2 1/2"	Entry
d9	2'-8"	6'-8"	3	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage
d10	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Pocket	-	-	6'-10 1/2"	Bath 2x6 wall framing
d11	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Bath
d12	2'-6"	6'-8"	3	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet
OUTBUILDING GROUND FLOOR												
d13	3'-0"	6'-8"	1	Fiberglass	2 Raised	1/2 2 lite	1	Swing	-	-	6'-10 1/2"	Entry
d14	9'-0"	7'-0"	1	Carriage Style	-	-	1	Overhead	-	-	7'-1"	Garage Door As shown w/ remote operator
OUTBUILDING SECOND FLOOR												
d15	3'-0"	6'-8"	1	Fiberglass	2 Raised	1/2 2 lite	1	Swing	-	-	6'-10 1/2"	Entry
d16	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet
d17	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Bath

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1 SECOND FLOOR PLAN
1/4" = 1'-0"

Nov. 27, 2023



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Residential Design
Up & Plans

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PROJECT :

MANUS RESIDENCE
LOT #13 & 14 BLOCK #7
OLD TOWN, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS

[illegible]

MANUS RESIDENCE
LOT #13 & 14, BLOCK #7
OLD TOWN, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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PHONE (843) 379-5630

EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESERVE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



1 ENTRY ELEVATION
A3.0 1/4" = 1'-0"

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.



2 RIGHT ELEVATION
A3.0 1/4" = 1'-0"

DATE:	Nov. 27, 2023
	 MOSEY DESIGN GROUP, INC. Residential Design Up or Down
PROJECT:	MOSEY DESIGN GROUP, INC. RESIDENTIAL DESIGNERS MARKET N. 2, BLAUFORT SOUTH CAROLINA 29906 INFO@MOSEYDESIGNGROUP.COM PHONE (843) 379-5630
	REVISIONS:
SHEET:	CONSTRUCTION DOCUMENTS
	A3.0

EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES
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- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



1
A3.1 REAR ELEVATION w/o O.B.
1/4" = 1'-0"



2
A3.1 LEFT ELEVATION
1/4" = 1'-0"

DATE:	Nov. 27, 2023
	 MOSEY DESIGN GROUP, INC. Residential Design Up or Plan
PROJECT:	MANUS RESIDENCE LOT #13 & 14 BLOCK #7 OLD TOWN, FERNANDINA BEACH NASSAU COUNTY, FLORIDA
	REVISIONS:
SHEET:	CONSTRUCTION DOCUMENTS
	REVISIONS:

REVIEW SET NOT FOR CONSTRUCTION

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.



1 REAR ELEVATION w/ O.B.
1/4" = 1'-0"

EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
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- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

DATE:

Nov. 27, 2023



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

MARKET N. 2, BLAUGORT SOUTH CAROLINA 29906

INFO@MOSEDESIGNGROUP.COM

PHONE (843) 379-5630

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MANUS RESIDENCE

LOT #13 & 14 BLOCK #7

OLD TOWN, FERNANDINA BEACH

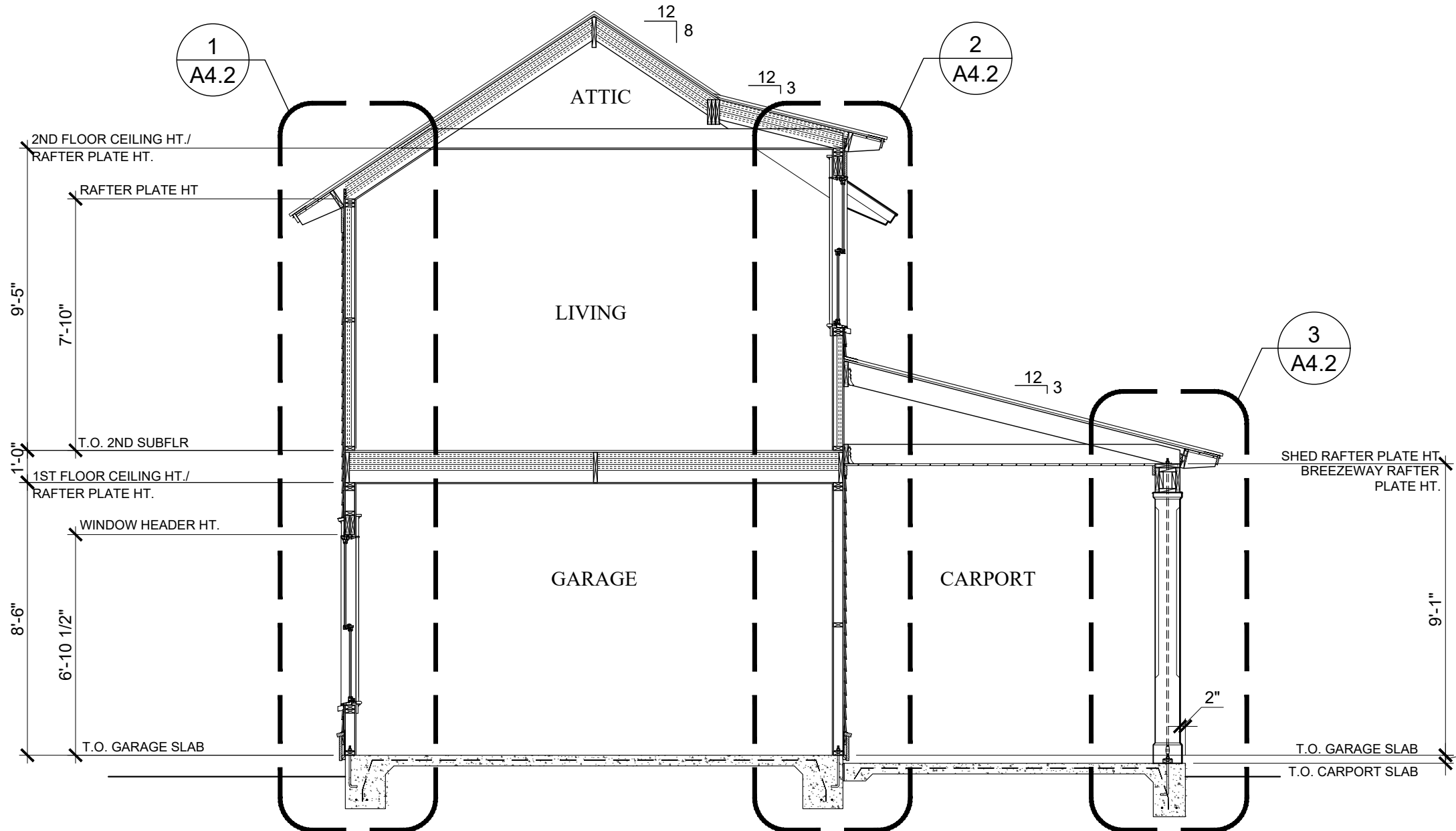
NASSAU COUNTY, FLORIDA

SHEET:

2
A3.2

OUTBUILDING FRONT ELEVATION

1/4" = 1'-0"



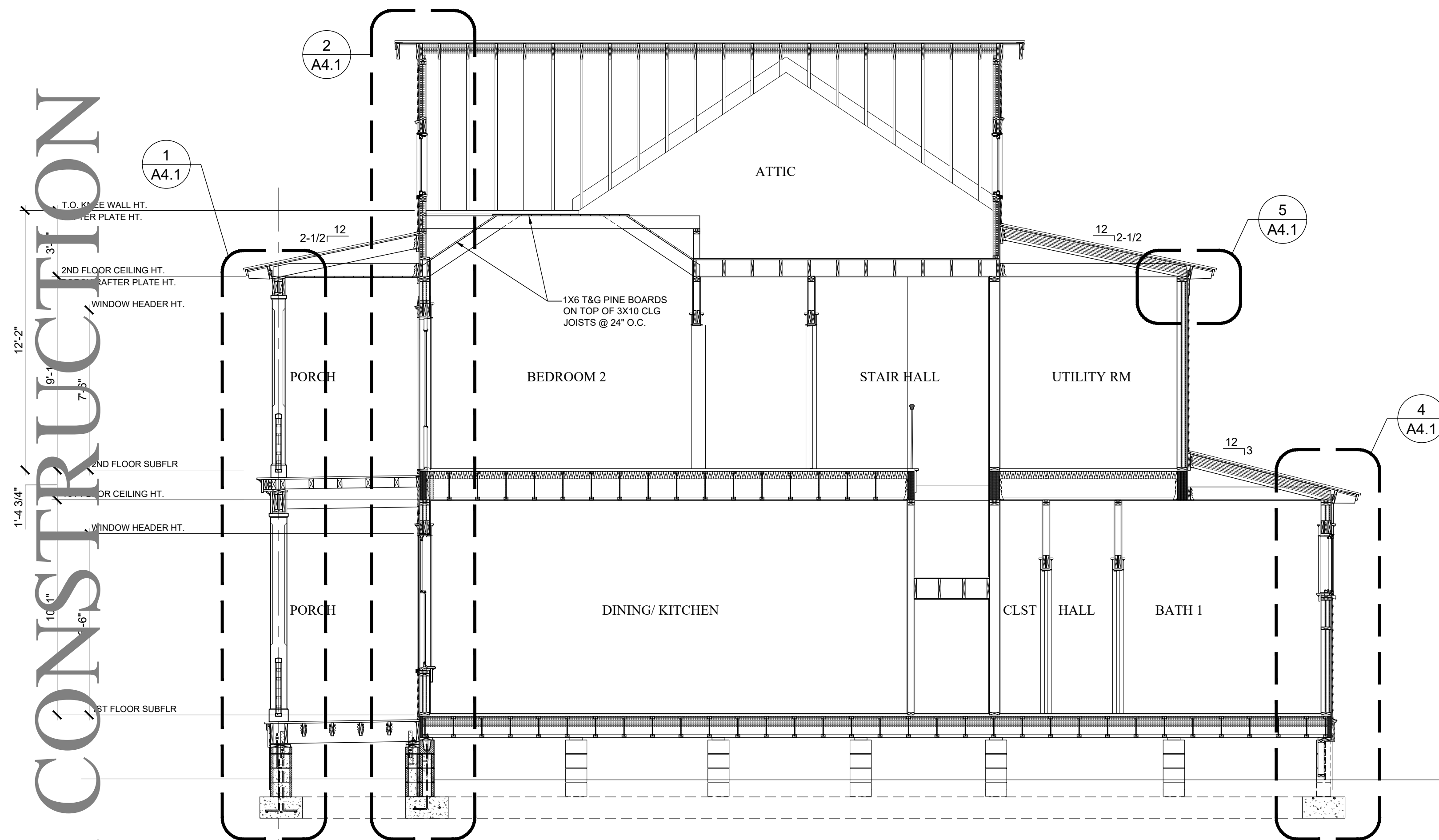
3
A3.2

BUILDING SECTION (outbuilding)

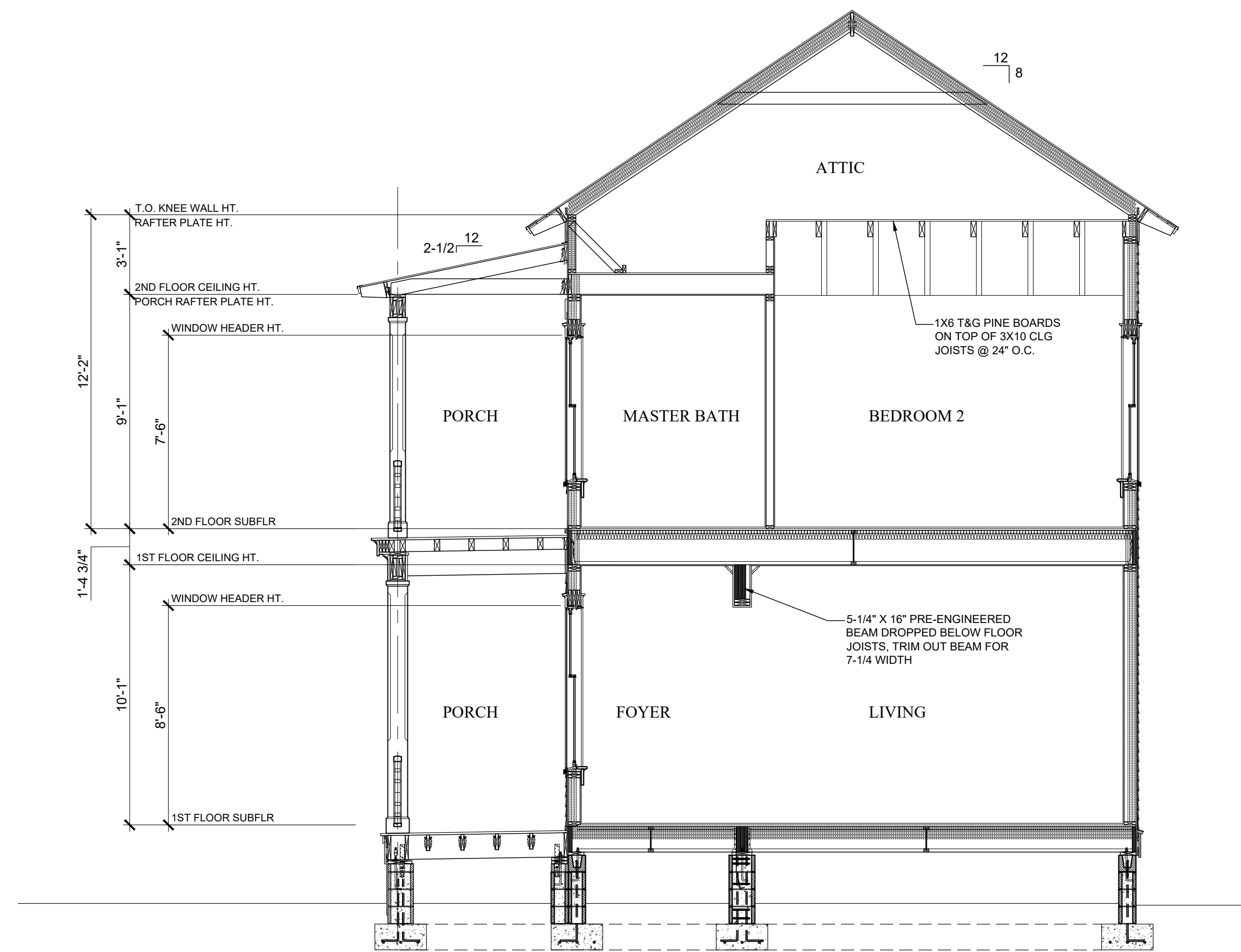
1" = 1'-0"

Architectural drawing showing a section through a building facade. The drawing includes the following dimensions and labels:

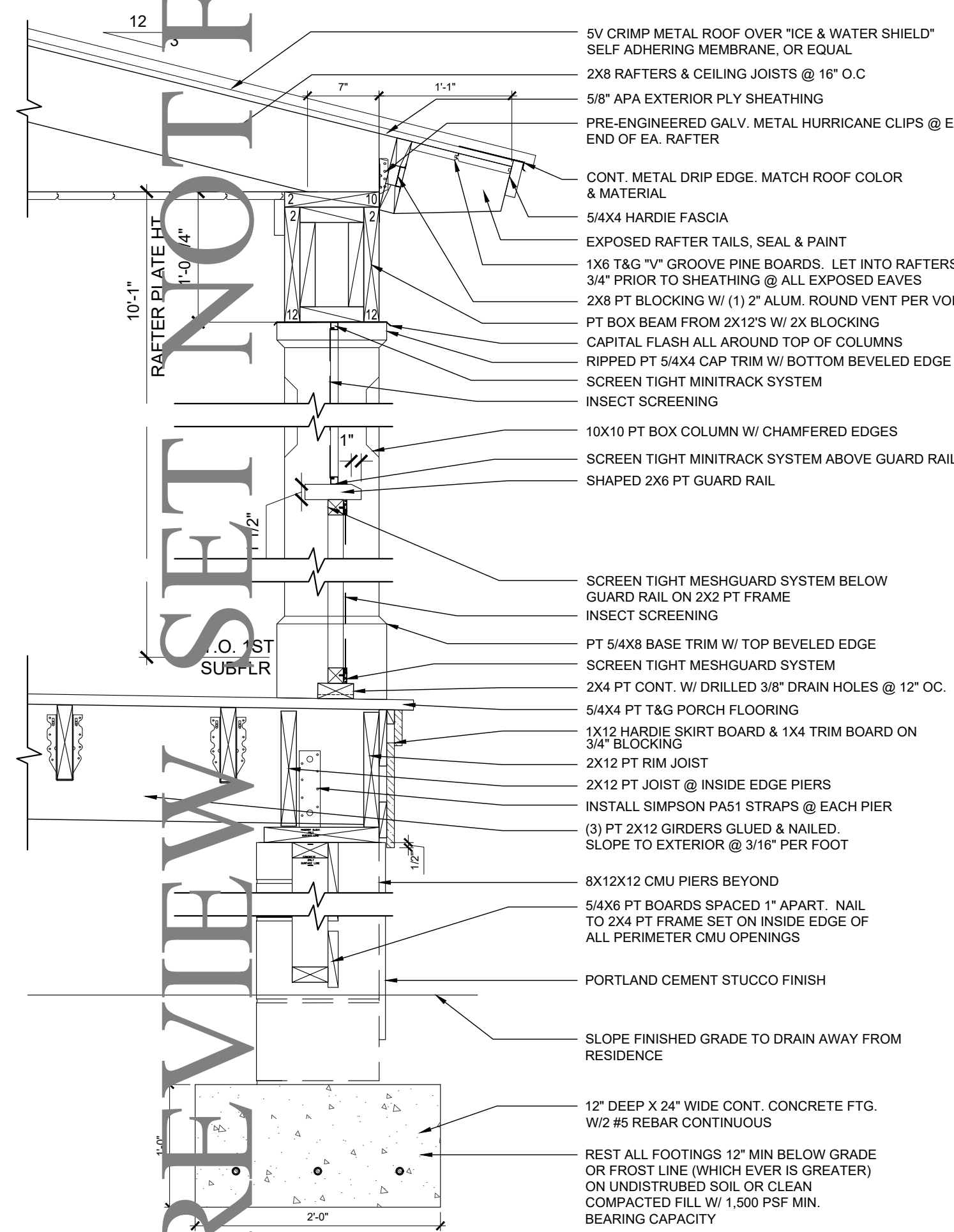
- Overall Height:** 10'-1"
- Rafter Plate HT:** 1'-0 1/4"
- Subfloor:** SUBFL
- Floor Joists:** 10'-0" S.
- Second Floor:** 2ND FLOOR
- Roof Pitch:** 12'-2"
- Roof Structure:** T.O. KNEE PER PITCH
- Other Dimensions:** 1'-4 3/4", 9'-1", 7'-5", 6'-1", 8'-1", 1'-11 1/2"



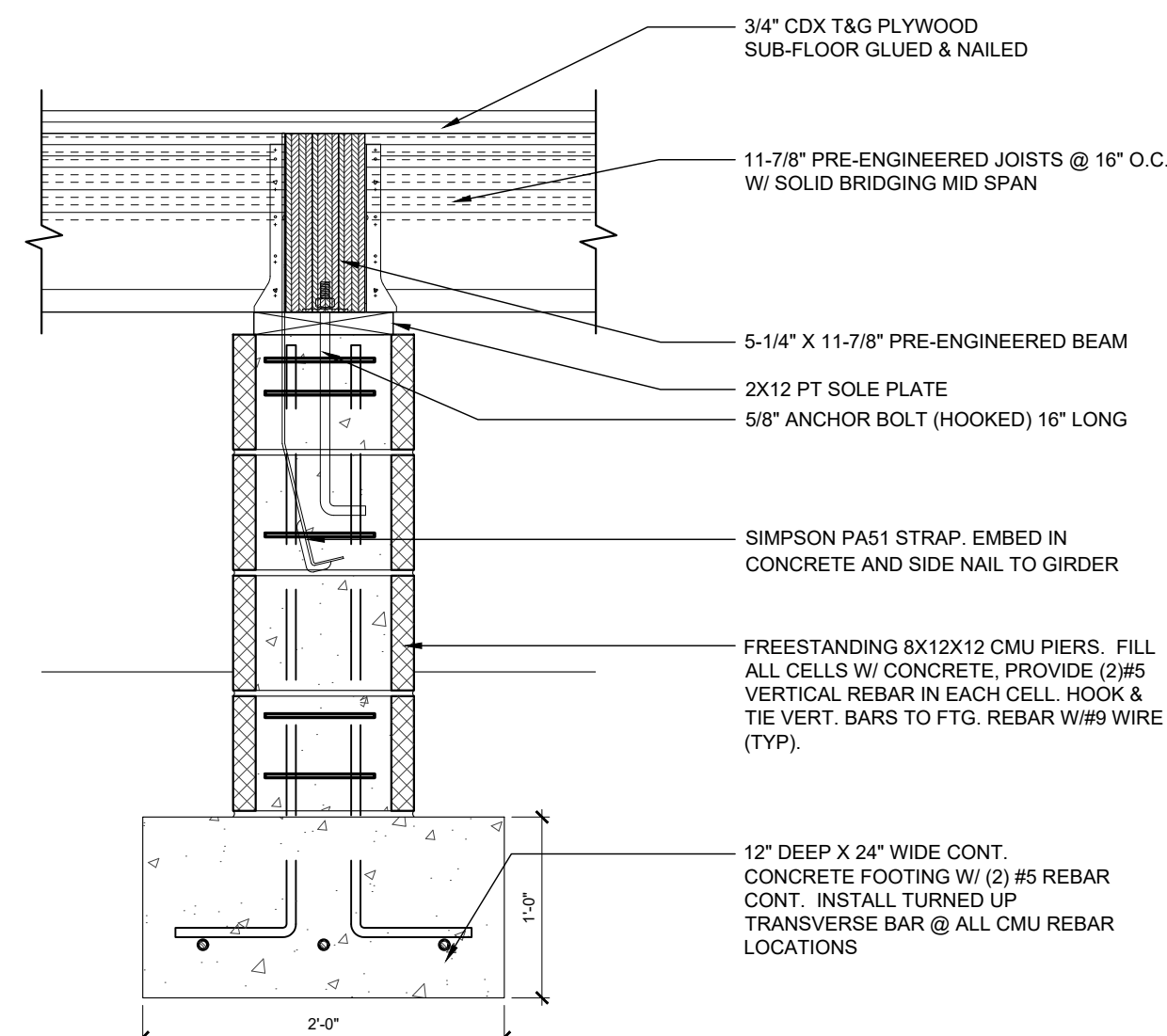
1 BUILDING SECTION (longitudinal)
A4.0 1"=1'-0"



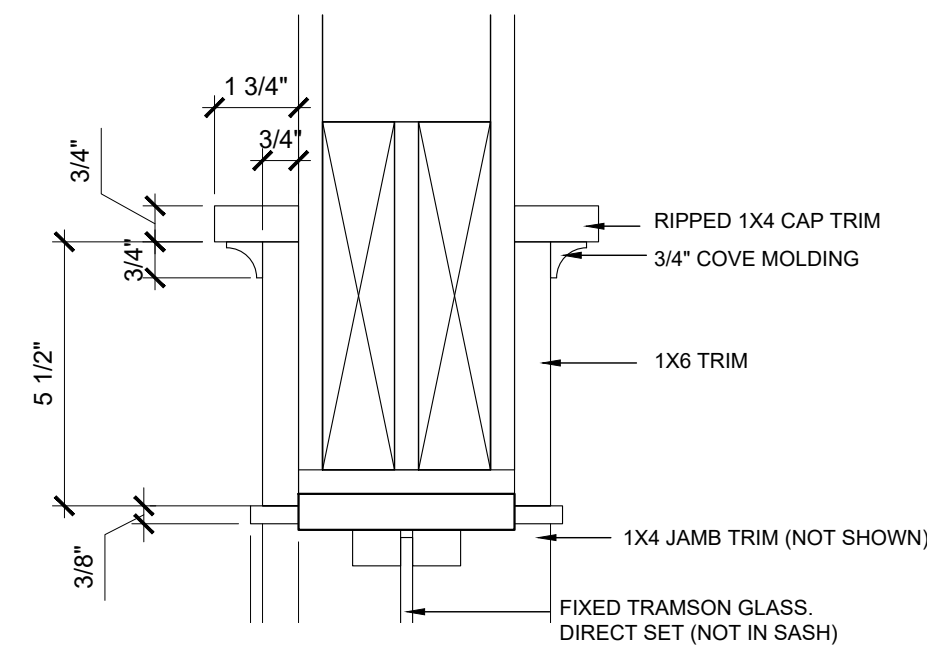
 BUILDING SECTION (lateral)
1"=1'-0"



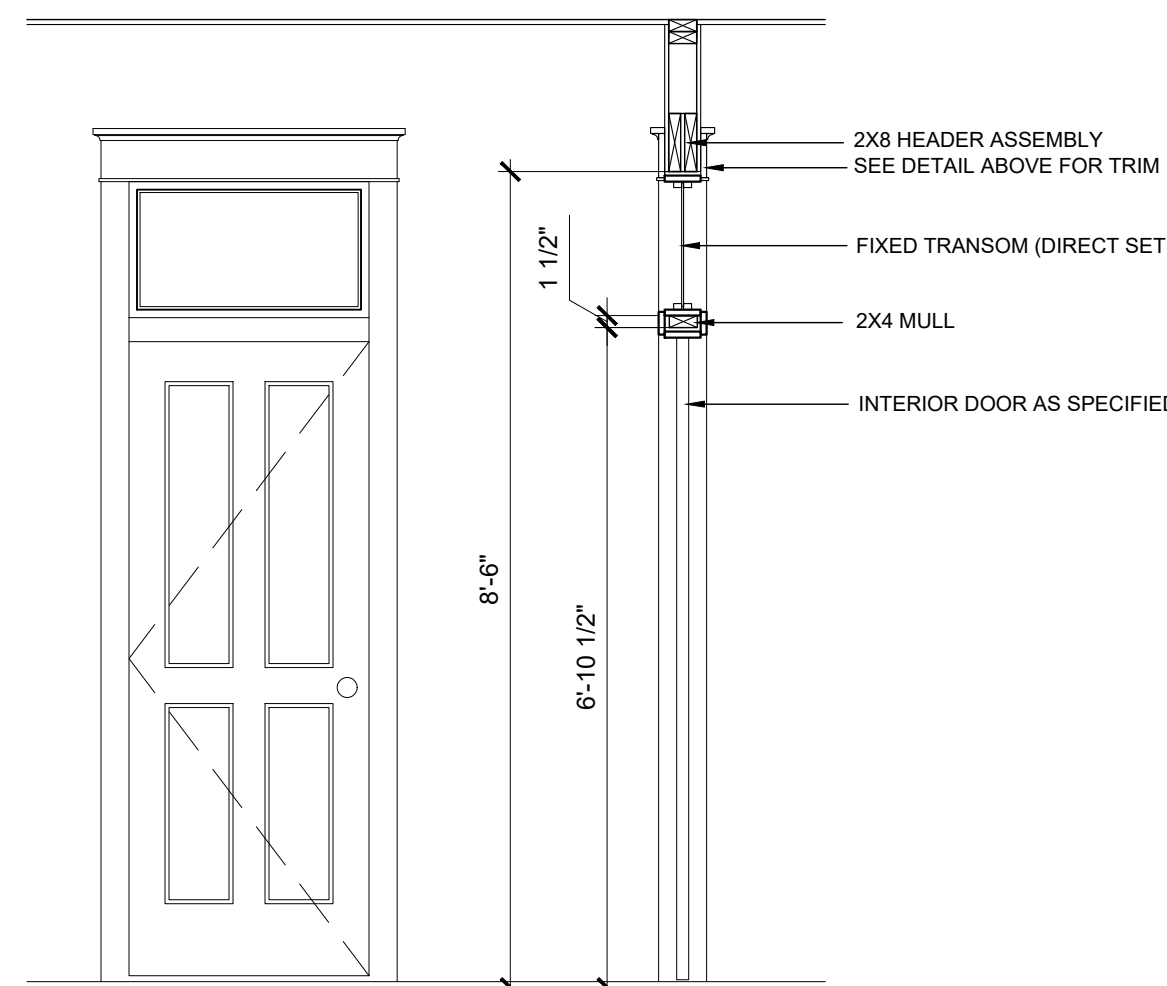
3 WALL SECTION (screened porch)
A4.0 NO SCALE



4 CMU PIER DETAIL
A4.0
1"=1'-0"



6 HEAD TRIM DETAIL
A4.0
1"=1'-0"



5 INTERIOR DOOR DETAILS
A4.0 1"=1'-0"

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

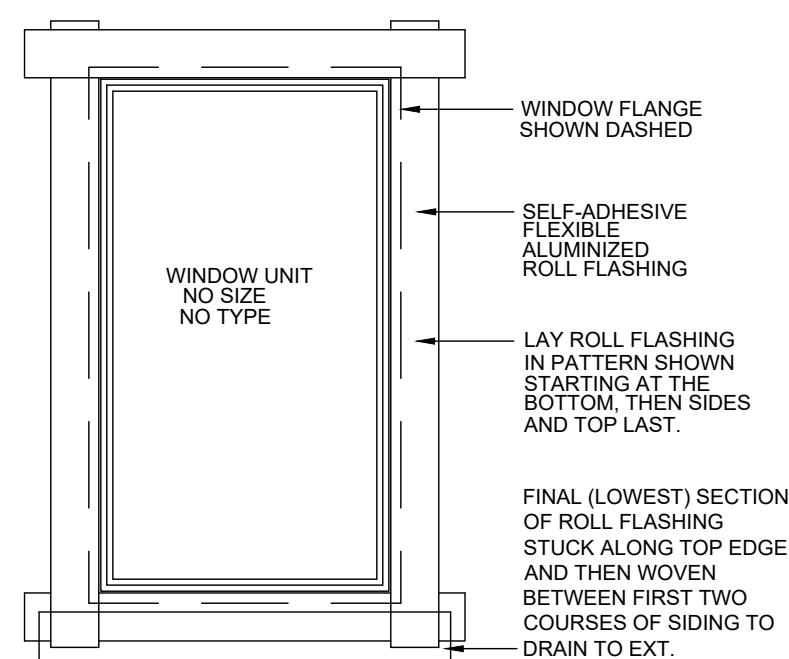
ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET
ILLUSTRATE INSULATION EXTENDING UP
RAFTERS TO ENCLOSE THE ENTIRE BUILDING
SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED, SOFFIT
AND ATTIC VENTING WILL BE REQUIRED.

NOTE:
CONNECTION OF RIMBOARD OR OTHER
BUILDING COMPONENTS TO BE DETERMINED
BY OWNER/CONTRACTOR BASED ON LOCAL
BUILDING FOUNDATION REQUIREMENTS

NOTE:
INSTALL WET APPLIED, OR SPRAY FOAM
INSULATION WITH THE FOLLOWING
MINIMUMS:

ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION / CRAWL SPACE	R-19

DOOR & WINDOW NOTES
TEMPERED GLAZING SHALL BE
INSTALLED IN ALL DOORS OR WINDOWS
ADJACENT TO SIDEWALKS, PORCHES,
PATIOS, OR OTHER AREAS WHERE A
PERSON MAY WALK UP TO THE GLAZED
AREA, ADJACENT TO PLUMBING
FIXTURES, AS WELL AS ANY OTHER
AREAS AS MAY BE REQUIRED BY LOCAL
ORDINANCES.
INSTALL WEATHERSTRIPPING & WEATHER
SWEEPS ON ALL DOORS LEADING TO
UNCONDITIONED AREAS. ALL OPERABLE
WINDOWS SHALL BE FACTORY
WEATHERSTRIPPED. ALL DOORS &
WINDOWS SHALL BE SEALED TOP, SIDES
& BOTTOM AND SHALL OPERATE SNUGLY
AND SMOOTHLY. BACKPRIME FRAMES
BEFORE INSTALLATION.
INDICATED SIZES INDICATED ON PLANS
ARE GENERIC SASH SIZES & FRAME
SIZES.



TYP. WINDOW & DOOR FLASHING

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[illegible]

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MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
MARKET NO. 2, BEAUFORT, SOUTH CAROLINA 29906
INFO@MOSERDESIGNGROUP.COM
PHONE (843) 370-5630

REVISIONS:

PROJECT:

MANUS RESIDENCE
LOT #13 & 14, BLOCK #7
OLD TOWN PERNANDINA BEACH
NASSAU COUNTY, FLORIDA

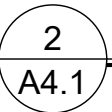
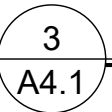
SHEET:

CONSTRUCTION DOCUMENTS

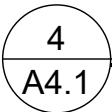
CONSTRUCTION DOCUMENT

A4.0

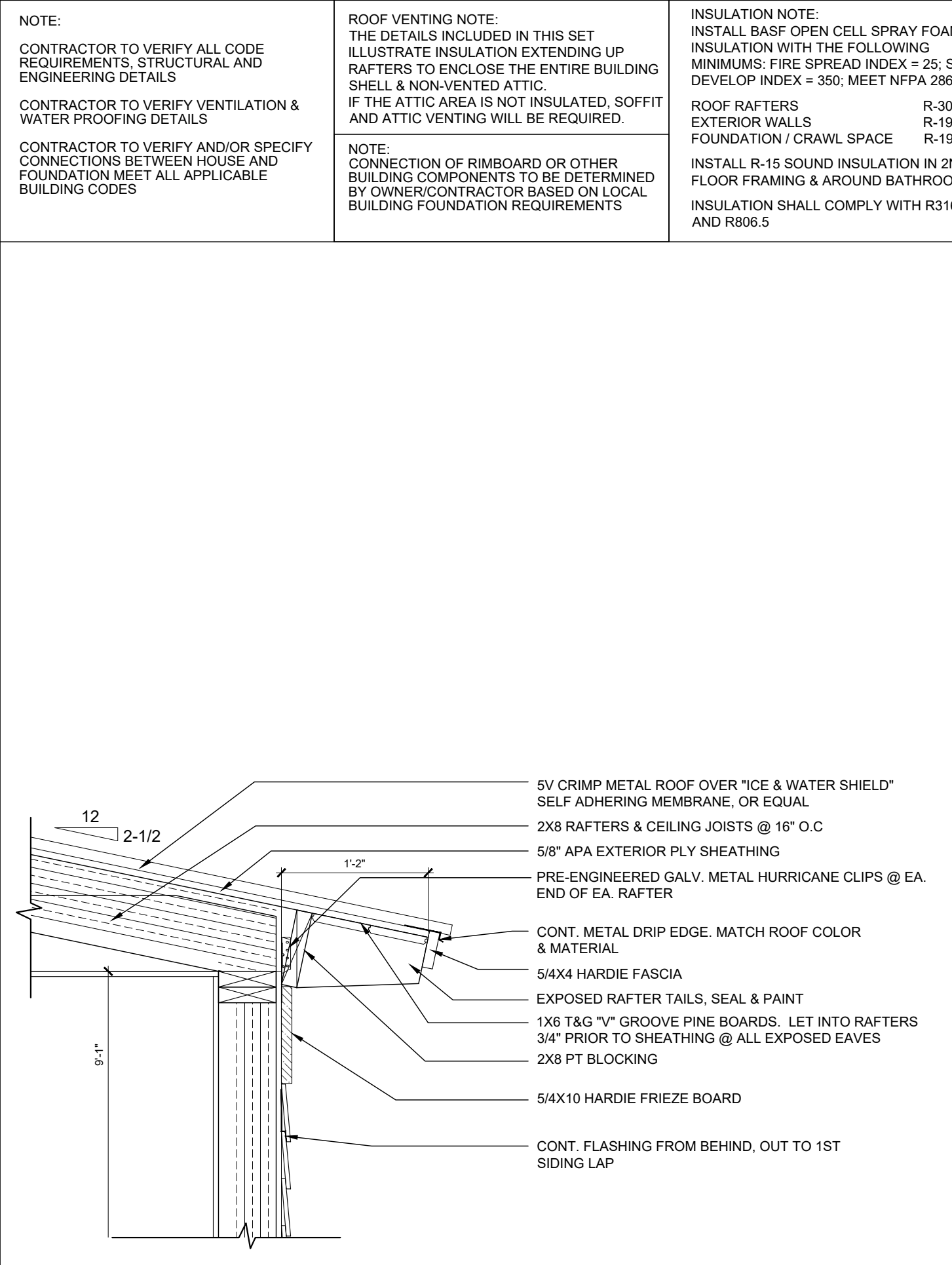
1
A4.1

 $1''=1'.0''$  $1'' = 1'.0'$ 

1"=1'-0"



1"=1'-0"



SHEET:

CONSTRUCTION DOCUMENTS

MANUS RESIDENCE
LOT #13 & 14, BLOCK #7
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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RESIDENTIAL DESIGNERS
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PHONE (843) 379-5630

DATE:

Nov. 27, 2023

MDG

MOSER DESIGN GROUP
Residential Design
Urban Planning

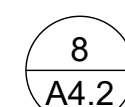
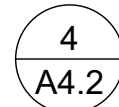
1
A4.2

$$1'' = 1' - 0''$$

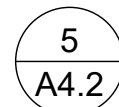

(A4.2) $1'' = 1' - 0''$



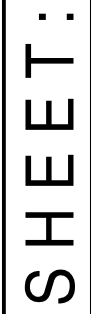
(A4.2) $1'' = 1' - 0''$


$$1'' = 1' - 0''$$


(A4.2) $1''=1'-0''$



A4.2 $1''=1'-0''$



PROJECT:

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

CONSTRUCTION DOCUMENTS

MANUS RESIDENCE
LOT #13 & 14, BLOCK #7
OLD TOWN, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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REVISIONS:

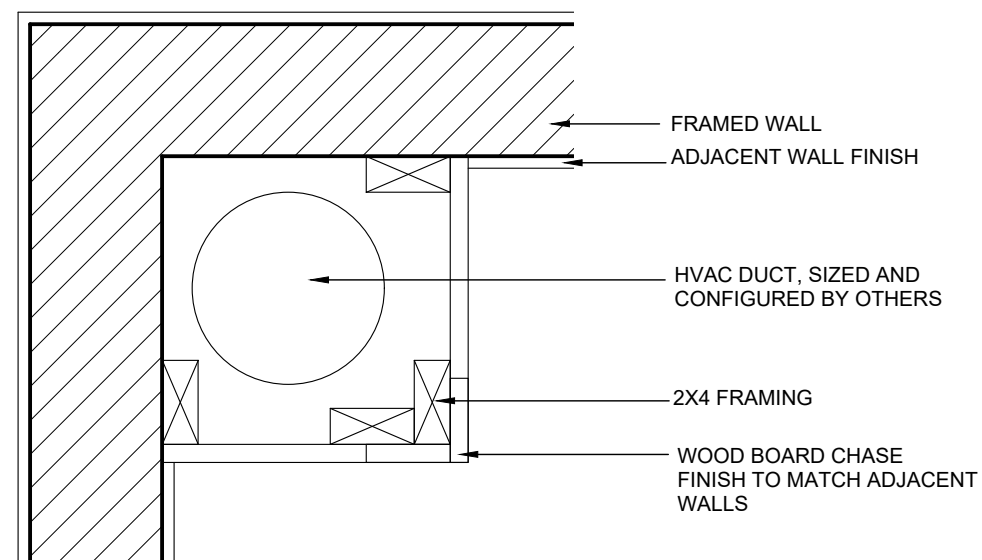
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DATE:

Nov. 27, 2023



ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.
2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedroom as a minimum.
4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in room where for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
5. Provide panel boards of proper voltage and ampacity for all electrical circuits.
6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.
8. Provide blocking for all fixtures.
9. Insulate and seal tightly behind receptacles in exterior walls.
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The design recommends that all light fixtures be surface mounted, not recessed can lights.
11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

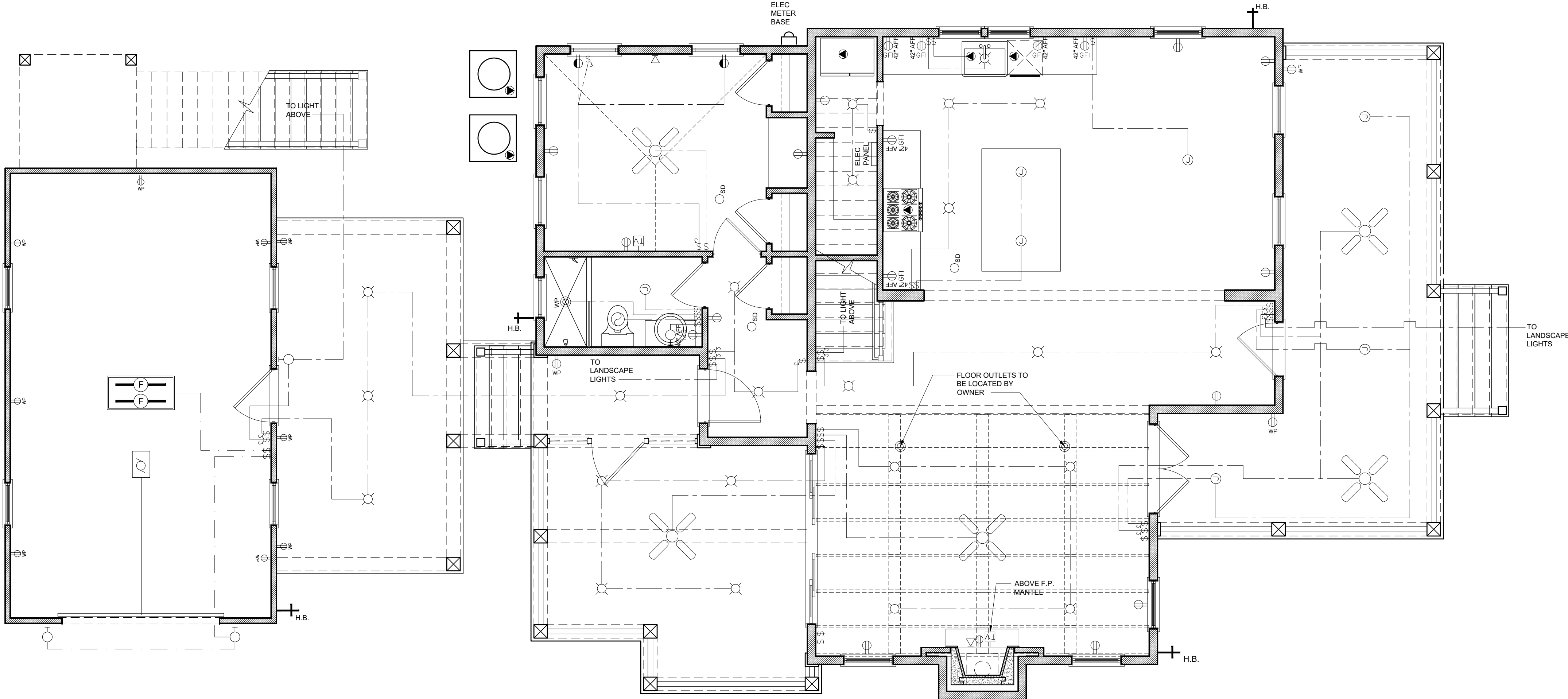
1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

ELECTRICAL LEGEND

	SURFACE MOUNT LIGHT FIXTURE
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2X4" FLUORESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENT/LIGHT COMBINATION
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GLOW SWITCH
	DOOR BELL
	DOOR BELL CHIME
	110v DUPLEX RECEPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
	GFI DUPLEX RECEPTACLE
	WATER PROOF RECEPTACLE
	220v HOOK-UP
	APPLIANCE HOOK-UP
	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
	SMOKE DETECTOR
	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIR HANDLER
	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE

ADDITIONAL ELECTRICAL HOOK UP:

- WATER HEATER HOOKUP IN ATTIC
- ATTIC VENT FAN HOOKUP IN ATTIC
- AIR HANDLER HOOKUP IN ATTIC
- JUNCTION BOX
- ELECTRICIAN TO PROVIDE LIGHT FIXTURE
-



1 1ST FLOOR ELECTRICAL
1/4" = 1'-0"
0 1 2 4 8

PLUMBING NOTES

1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
4. Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
5. Lead solder is not allowed on this project.
6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification of mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

DATE :

Nov. 27, 2023



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS
1100 S. MAIN ST. SUITE 100, CHARLOTTE, NC 28203
INFO@MOSERDESIGNGROUP.COM
PHONE (843) 379-5630

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PROJECT :

MANUS RESIDENCE
LOT #13 & 14 BLOCK #7
OLD TOWN, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

CONSTRUCTION DOCUMENTS

SHEET :

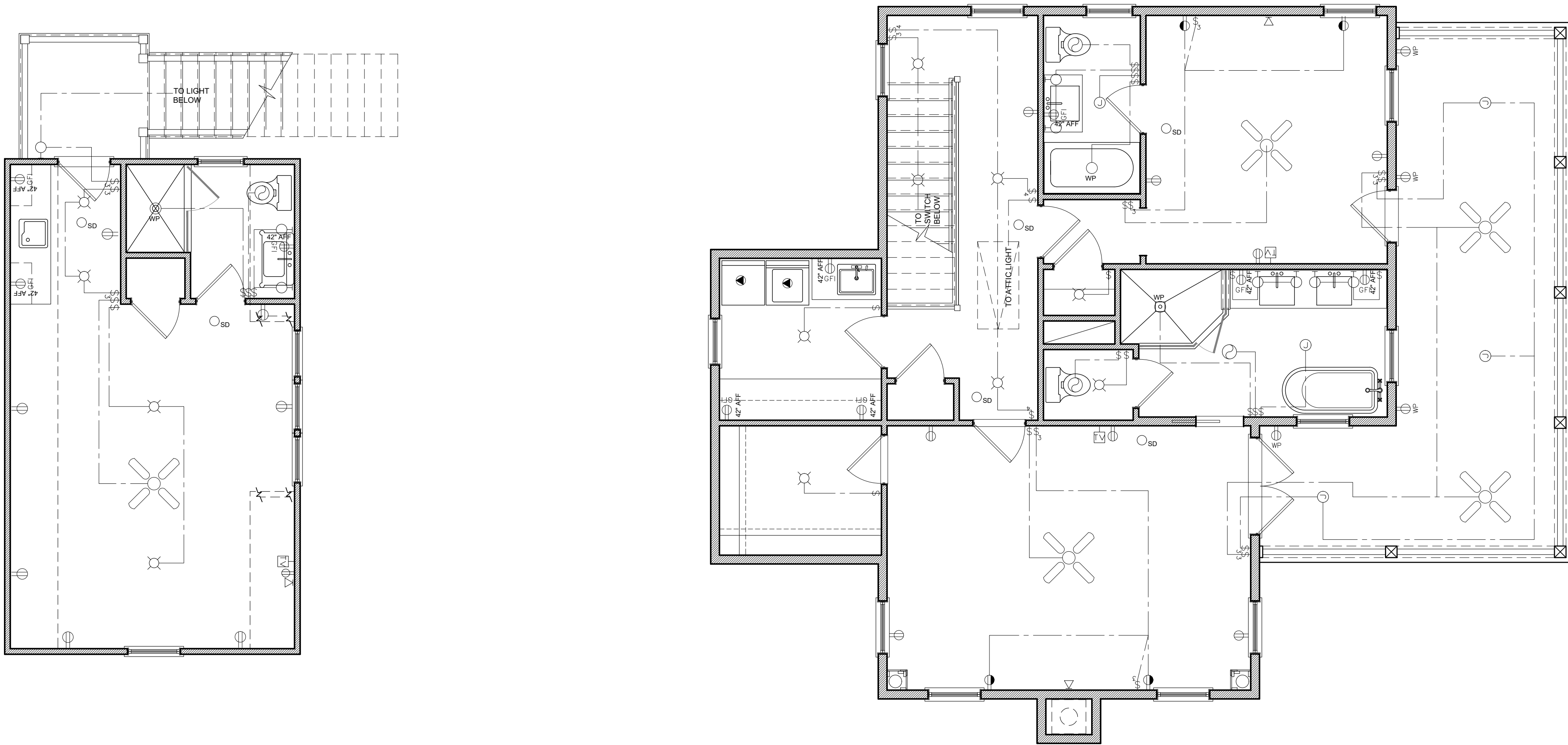
E1.0

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3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.
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5. Provide panel boards of proper voltage and ampacity for all electrical circuits.
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7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.
8. Provide blocking for all fixtures.
9. Insulate and seal splices behind receptacles in exterior walls.
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

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	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2X4 FLUORESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITCH
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	4-WAY SWITCH
	GLOW SWITCH
	DOOR BELL
	DOOR BELL CHIMES
	110v DUPLEX RECEPTACLE
	1/2 SWITCHED RECEPTACLE
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	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
	SMOKE DETECTOR
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	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE

 WATER HEATER HOOKUP IN ATTIC
 ATTIC VENT FAN HOOKUP IN ATTIC
 AIR HANDLER HOOKUP IN ATTIC
 JUNCTION BOX
 ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR
 CEILING FAN FOR EACH JUNCTION BOX
 SHOWN ON PLAN PER OWNER'S SELECTION



1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
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DATE:

	REVISIONS:
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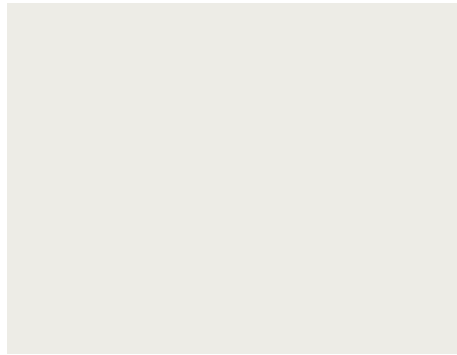
PLANNING

CONSTRUCTION DOCUMENTS

E1.1



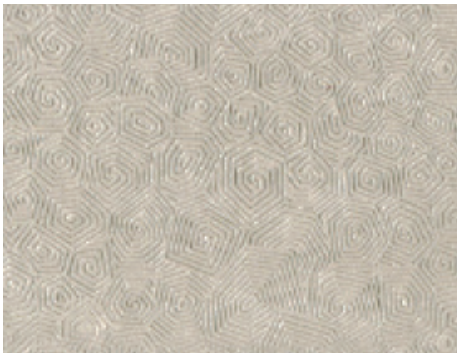
Siding: Repose Gray SW 7015
Smooth Hardie Lap Siding



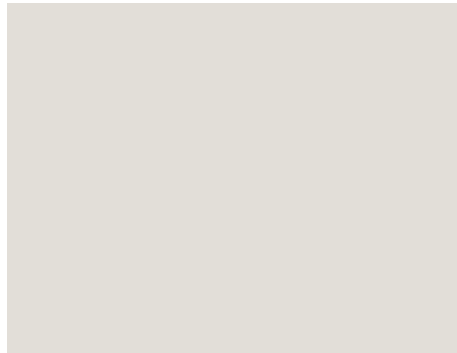
Trim, Doors & Windows: Pure White
SW 7005 | Smooth Hardie Trim,
Marvin Doors & Windows



Shutters: Peppercorn SW 7674
PT wood or Composite; Operable



Roof: 5v Metal, Galvalume



Foundation & Chimney: Portland
Cement Stucco, Eider White SW 7015



Foundation Underpinning:
Peppercorn SW 7674
PT wood or Composite; Operable



Pendant Light over front & upstairs
porch doors



Wall Sconce - 1 on either side of
front and upstairs porch doors



Pendant Light over rear door



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Christopher and Kelly Mannis
(print name of property owner(s))

hereby authorize: Lauren Kelly of Moser Design Group
(print name of agent)

to represent me/us in processing an application for: Historic District Council GOR
(type of application)

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

[Signature]
(Signature of owner)

Chris M. Mannis
(Print name of owner)

[Signature]
(Signature of owner)

Kelly Mannis
(Print name of owner)



BROOKE R. CLEGORNE
Commission # HH 295859
Expires December 15, 2025

STATE OF FLORIDA
COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14th day of November, 2023, by Brooke Clegorne.

Brooke Clegorne
Notary Public

Brooke Clegorne
Printed Name

12/15/2025
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 23-205412

Parcel No.: 00-00-31-1580-0007-0130

This **WARRANTY DEED**, made the **2nd day of February, 2023**, by **John Allen Hillman and Dawn Montplaisir Hillman, husband and wife** (whether one or more, the "Grantor"), to **Christopher M. Manus and Kelly Lee Manus, husband and wife**, whose post office address is 111 South 5th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

All those certain lots, pieces or parcels of land situate, lying and being in the City of Fernandina Beach (formerly Fernandina) and known and described upon the official plat of the city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as Lots 13 and 14, Block 7, of OLD TOWN, less and except any part in any road right of way. Said land situate, lying and being in Nassau County, Florida

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

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

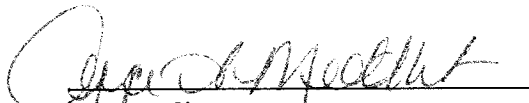
SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

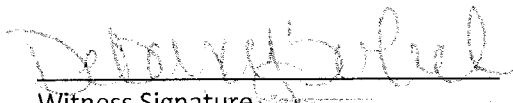
TO HAVE AND TO HOLD the same in fee simple forever.

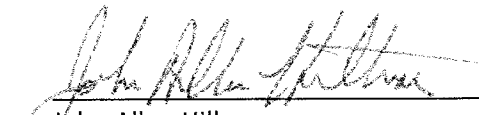
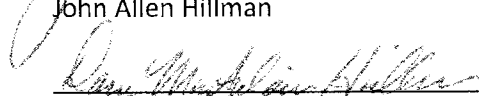
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

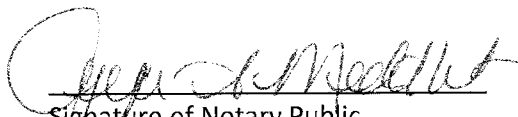

Witness Signature
Printed Name: Debora J. Salich

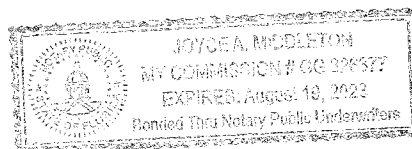

John Allen Hillman

Dawn Montplaisir Hillman

Address:
1001 White Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 1 day of February, 2023, by John Allen Hillman and Dawn Montplaisir Hillman.


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



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: Id. Green Card

Corey and Ashley Furman Addition
103 N 6th St
Fernandina Beach

Historic District Council
For your consideration;

Narrative

- Hirth House, or Half House, was built in 1886 in the Italianate Style for Thomas Moore (local newspaper editor). It was sold in 1896 to Louis G and Emma Amelia Hirth. The architect was Robert Schuyler, the same architect of the Fairbanks House.
 - According to the National Trust for Historic Preservation, Italianate Style is characterized by the following elements...
 - Cupola (Belvedere) “When picturing a cupola, many recall small round cupolas like that at George Washington’s Mount Vernon. In the Italianate Style, these cupolas are typically square, not round.”
 - Overhanging eaves with substantial brackets
 - Tall narrow windows. “Many Italianate windows will be rounded, rather than flat, at the top. Rectangular ones will usually be topped with ornamental pediments.”
 - One story porches (typically on the ground floor) with shaved corners, and use of cast iron.
 - [HTTPS://savingplaces.org/stories/what-is-italianate-architecture](https://savingplaces.org/stories/what-is-italianate-architecture)
 - “Tidewater Amelia: Historic Homes & Buildings” by Jan H. Johannes (copyright 2002 Lexington Ventures, Inc.) reads, “The [Italianate] style is characterized by a rectangular mass of the body of the house, arranged picturesquely into asymmetric blocks that imitate the sprawling look of centuries-old villas in Italy.... The homes feature low-pitched, often flat roofs, heavy supporting and often elaborately carved brackets under the eaves, and windows with heavy hoods.” Page XII of Glossary.
 - See photos
 - #1 - #5 = Display the Italianate style of tall narrow rectangular windows with arched pediments on top.
 - #6 - #8 = Display the existing Hirth House showing use of tall narrow windows (some with arches, some without), square cupola, low pitched roof, and heavy brackets existing on all three floors of the house.
- Fernandina Beach Land Development Code: Chapter 8 Historic Districts and the Amelia River Waterfront Community Redevelopment Area: 8.01.01.01 Standards for Development in the Historic District Overlays (C):
 - “..... new construction within the Historic District Overlay must be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction must be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designed.”
- In keeping with the standards of the Land Development Code, in an attempt to keep the addition compatible with the existing house’s Italianate style, and provide a defining differentiation between the new and old structures, we propose the following

For your consideration;

- **Connecting Element**
 - In order to show differentiation between the old and new structure, a connecting element, in the form of a breezeway, will be used.
 - This connecting element will be painted in the same color as the existing house's mullions. The siding, brackets, and trim shall be painted this color to differentiate the old from the new. (To put it simply.... It's a different color from the house)
- **Siding**
 - To differentiate from the existing siding of 5 inch, we will use 6 inch Dutch Siding
 - The paint color for the siding, trim, and mullions will be the same as the existing house to provide compatibility (with the exception of the connecting element – see above)
- **Corners**
 - To provide compatibility in style, the trim corners shall be the same as the existing house (see photo # 9& #10)
- **Connection of siding to the brick foundation**
 - To provide compatibility in style, the connection shall be the same as the existing house (see photo #10 & #11)
 - The type of brick used will be the same as the type used in the existing house (see photo #10 & #11)
- **Brackets**
 - To provide compatibility in style, the brackets shall be the same size, style, and spacing as the brackets used on the first floor of the existing house (see photo #6, #7, #8 & #9) (spacing is 2 feet and 6 inches)
 - FYI; The brackets on the second and third floor are larger and more elaborate
- **Cupola**
 - As a defining element of Italianate Style, a cupola will be placed in the center of the roof of the addition.
 - As a differentiating element, the cupola will have no windows and will be smaller than the existing structure so as to not overpower its significance.
- **Roof Shingles**
 - To maintain the integrity of compatible "materials" mentioned in the Building Code, the roof will be the same material and color as the existing building.
- **Windows**
 - As a differentiating element, while still maintaining a complimentary Italianate style, the windows will be tall, thin, and rectangular with an arch pediment.
 - In keeping with the integrity of the surrounding community, please see photos of rectangular windows with arch frames located in Fernandina. (See Photo #12 - #14)

Summation

Our goal is to balance the Italianate architectural style with differentiating elements in an attempt to maintain the integrity and beauty of the historic district and our community while defining the differences between the old and the new.

- **Compatible Architectural Style**
 - Brackets
 - Cupola
 - Tall narrow windows
 - Trim Corners and connecting to brick elements

- Roof Shingles (compatible material)
- Differentiating Elements
 - Connecting element = breezeway siding and trim of different color from old and new structures
 - Windows with flat top and arched pediments
 - Smaller and less significant cupola with no windows
 - Different size siding

Photos

Photos are below their corresponding numbers

#1



#2



#3



#4

#5

#6





#7



#8





#10



#11



#12



#13



#14



#15



welcome
home

CAPISTRANO VILLA \$13,998, Lounge Chair \$1,798, PACIFICA CHAISE \$2,498, TRESTLE COFFEE TABLE \$1,498
SUNBRELLA® LIDO PILLOW \$119-\$149, VILLA LAUREL TRAY \$698-\$798

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12530

Date Submitted: 10/19/2023

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

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

Fees



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



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



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



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



Demolition of a Primary Structure –
Contributing \$7,500



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



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



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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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



Historic District Overlays – see LDC Section 8.01.01



Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02



Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02



Application Process for Certificate of Approval – see LDC Section 8.03.03



Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03



Requirements for Demolition Applications – see LDC Section 8.03.03.01



Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case

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

Yes



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

8/31/2023

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*

103 north 6th street

City*

fernandina beach

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0031-0140

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

ashley

Last Name*

furman

Mailing Address*

471 hawks nest dr

City*

boone

State*

nc

Zip Code*

28601

Telephone Number*

828-264-3055

E-mail Address*

coreyfurman@boonedrug.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

aaron

Last Name*

sweatt

Company (if applicable)

nocca contracting, llc

Street Address

City

State

Zip

Telephone Number

904-624-3436

E-mail Address

noccaoffice@gmail.com

Project Description*

master bedroom addition onto existing home

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

Design Vision Statement*

vision is to match the existing

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, 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**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

WINDOWS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(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

n/a

Product Description**Color**

(Name/Number)

PORCH/DECK**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

FENCING**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

SIGNAGE**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

OTHER**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

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

Upload 1

Furman final 10-4-23
(4).pdf

Upload 2

FURMAN
OWNER'S AUTH
FOR AGENT
REPRES.pdf

Upload 3

No...en

Upload 4

No...en

Upload 5

No...en

Upload 6

No...en

Upload 7

No...en

Upload 8

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

aaron

Applicant Last Name*

sweatt

Today's Date*

10/19/2023

 City of FB logo
NEW Reflex

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 Corey Furman + Ashley Furman
(print name of property owner(s))

hereby authorize: Aaron Sweatt
(print name of agent)

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

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

Corey Furman
(Signature of owner)

Ashley Furman
(Signature of owner)

Corey Furman
(Print name of owner)

Ashley Furman
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

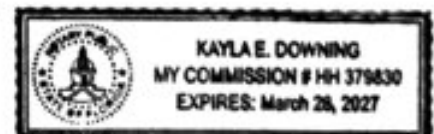
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 10th day of October, 2023, by Corey & Ashley Furman

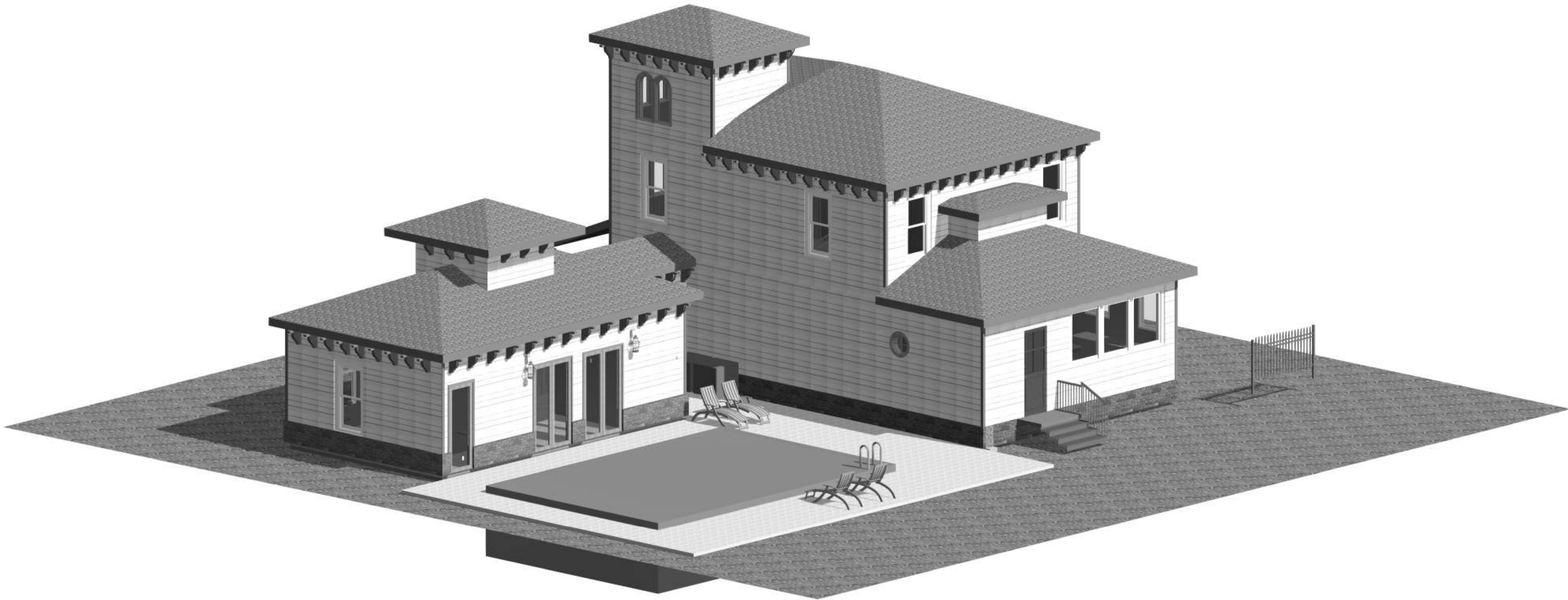
Kayla E. Downing
Notary Public

Kayla E. Downing
Printed Name

My Commission Expires _____

Personally Known _____ OR Produced Identification ☒ ID Produced: DL





ASHLEY & COREY FURMAN
RENOVATION
103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

Project Number: 2021.005
Date: 5/5/2021

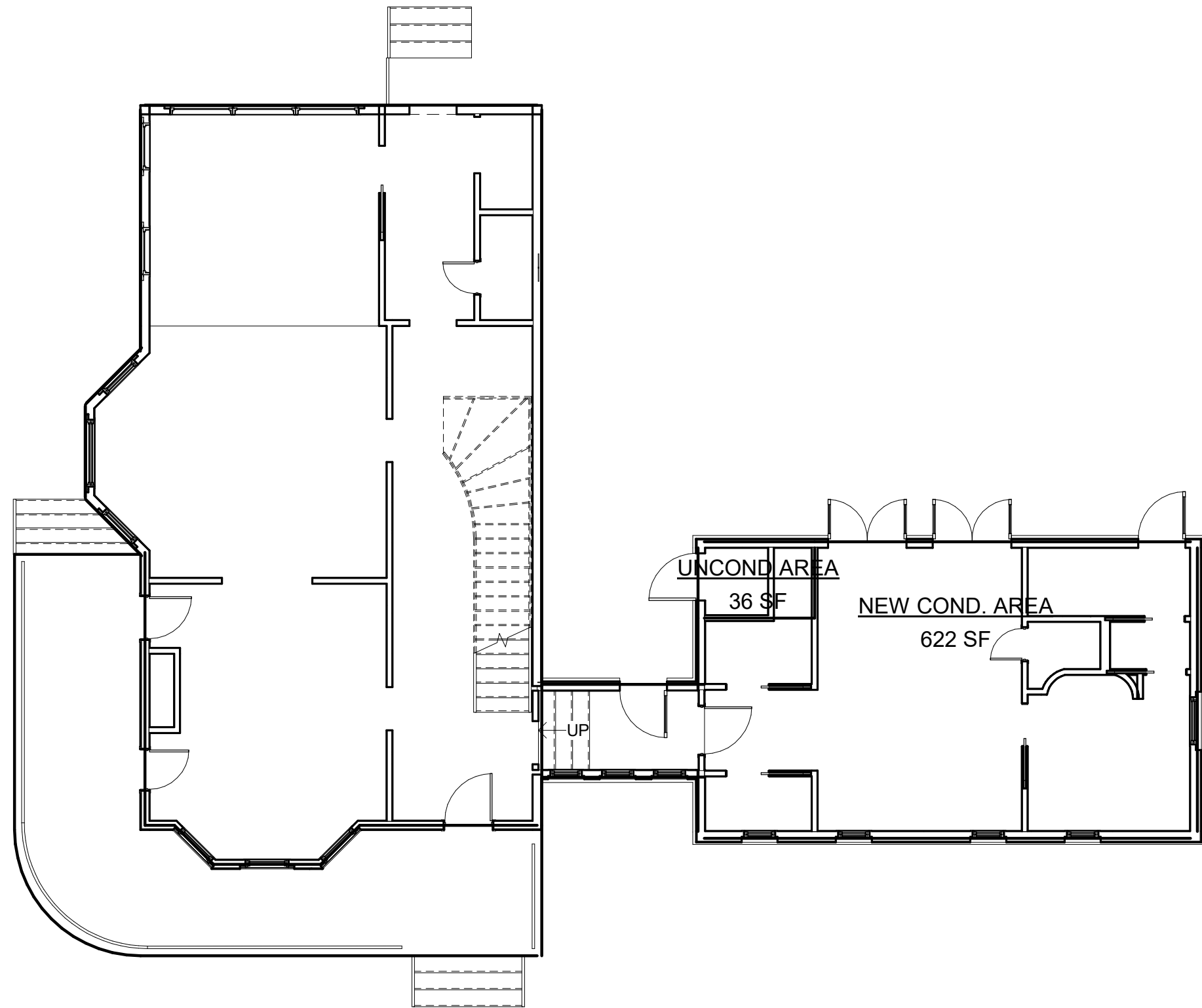
COPYRIGHT © 2019 BY 3SSS DESIGN STUDIO, LLC.		ASHLEY & COREY FURMAN		No.	Description	Date	 Bruce D. Amalfitano, Architect, A.L.A. Jacksonville Florida 1-904-228-9337 BAmalfi1@aam.com	 1996 Pebble Point Dr. Green Cove Springs, FL. 32043 dennis@3sdesignstudio.net
COVER		RENOVATION						
		103 N. 6TH ST.						
		FERNANDINA BEACH, FL. 32034						

GENERAL BUILDING NOTES:

- 1.) DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUBCONTRACTOR. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE DESIGN BUILDER IMMEDIATELY.
- 2.) IF THERE ARE ANY DISCREPANCIES IN AND/OR FROM THE DRAWINGS THE SUBCONTRACTOR SHALL REVIEW WITH THE DESIGN BUILDER FOR CLARIFICATION PRIOR TO PROCEEDING.
- 3.) ALL MATERIAL USED SHALL MEET THE APPLICABLE CODE REQUIREMENTS AND SHALL BE NEW.
- 4.) SUBCONTRACTOR SHALL REMOVE PROMPLY ALL DEBRIS FROM THE SITE AND PROTECT ALL EXPOSED PORTIONS OF THE WORK AS REQUIRED TO PREVENT DAMAGE AND/OR FROM THE ELEMENTS.
- 5.) SUBCONTRACTOR SHALL AVOID OVERLOADING THE STRUCTURE AND SHALL SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
- 6.) EACH SUBCONTRACTOR SHALL CLEAN THE JOBSITE DAILY PRIOR TO LEAVING THE JOBSITE. FAILURE TO DO SO THE SUBCONTRACTOR WILL BE BACKCHARGED FOR CLEANING THE JOBSITE.**
- 7.) ALL EXISTING UTILITIES AND SERVICES ARE TO BE MAINTAINED AND PROTECTED FROM DAMAGE FOR THE DURATION OF THE PROJECT.
- 8.) EVERY SUBCONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AS REQUIRED BY LAW.
- 9.) ALL GLASS LOCATED WITHIN 18" OF THE FLOOR AND/OR 12" OF A DOOR SHALL BE TEMPERED GLASS.
- 10.) ALLSHOWER GLASS DOORS AND ENCLOSURES SHALL BE TEMPERED GLASS AND SHALL BE 72" TALL UNLESS NOTED OTHERWISE.
- 11.) ALL TILE SHALL BE INSTALLED ON DURROCK OR HARDI TILE BACKER BOARD.
- 12.) ALL TILE IN TUB AND SHOWER AREAS SHALL BE CONTINUOUS UP TO 84" AFF. UNLESS NOTED OTHERWISE.
- 13.) ALL STUCCO SHALL BE THREE COST 7/8" THICK MIN. TRADITIONAL STUCCO. NO SYNTHETIC STUCCO WILL BE ACCEPTED.
- 14.) TESTED AND APPROVED PRODUCTS SHALL BE INSTALLED PER THE APPROVED TESTING REQUIREMENTS.
- 15.) **MINIMUM MATERIAL SPECIFICATIONS:**
- | | |
|-------------------|---|
| CONCRETE | 3,000 PSI |
| MASONRY | GRADE "N", 1,350 PSI |
| MORTAR | TYPE "S", 1,800 PSI |
| GROUT | 2,000 PSI |
| REBAR | GRADE 60 |
| REINFORCING STEEL | ASTM, A-615, 36 KSI |
| STRUCTURAL STEEL | ASTM, A-36, 36 KSI |
| GLUE-LAM BEAMS | F=2,400 PSI, E = 1.8 X 10 PSI |
| WALL SHEATHING | 7/16" OSB STANDARD SHEATHING WITH EXT. GLUE, PANEL INDEX 32/16 |
| ROOF SHEATHING | 5/8" PLYWOOD STANDARD SHEATHING WITH EXT. GLUE, PANEL INDEX 32/12 |
| SUBFLOOR | 3/4" T&G ADVANTEC OR APPROVED EQUAL, PANEL INDEX 48/24 |
| BOLTS | A-307, 33 KSI |

DIMENSIONAL LUMBER — SEE TABLE BELOW—			
LUMBER USAGE	ALLOWABLE UNIT STRESS (POUNDS PER SQUARE INCH)	MODULUS OF ELASTICITY (POUNDS PER SQUARE INCH)	SPECIES & GRADE OR COMBINATION SYMBOL
2X4 STUDS	F _c (PARALLEL) = 600 P.S.I.	1.5 X 10 P.S.I.	S.P.F. #2
2X6 STUDS	F _c (PARALLEL) = 675 P.S.I.	1.5 X 10 P.S.I.	S.P.F. #2
2X6 THRU 2X14 JOISTS	F _b (REPETITIVE) = 1450 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
4X BEAMS	F _b (SINGLE) = 1250 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
6X BEAMS	F _b (SINGLE) = 1350 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
4X4 POSTS	F _c (PARALLEL) = 1000 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
6X6 POSTS	F _c (PARALLEL) = 1000 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
TIMBERS	F _b (SINGLE) = 1200 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
DECKING	F _b (REPETITIVE) = 1650 P.S.I.	1.7 X 10 P.S.I.	1X TONGUE AND GROOVE S.Y.P.
GLUE-LAM BEAMS	F _b (SIMPLE) = 2400 P.S.I.	1.8 X 10 P.S.I.	DF/DF 24F-V4
GLUE-LAM BEAMS	F _b (CANTILEVER) = 2400 P.S.I. or (CONTINUOUS)	1.8 X 10 P.S.I.	DF/DF 24F-V8

* ALL LUMBER TO BEAR APPROVED GRADING STAMP



⑥ FIRST FLOOR
1/8" = 1'-0"

A B C D CL DIA. FL	AND	C.J.	CONSTRUCTION / CONTROL JOINT	ELEV.	ELEVATION, ELEVATOR	GYWB.	GYPSUM WALL BOARD	N.	NORTH	S.	SOUTH
	ANGLE							N.I.C.	NOT IN CONTRACT	S.A.	SUPPLY AIR
S Q R	SQUARE	CLG.	CEILING	EMER.	EMERGENCY	GYP. BD.	GYPSUM BOARD.	NO. OR #	NUMBER	S.C.	SOLID CORE
	CENTERLINE	CLO.	CLOSET	ENCL.	ENCLOSURE			N.T.E.	NOT TO EXCEED	SCHED.	SCHEDULE
P L	DIAMETER	CLR.	CLEAR	EQ.	EQUAL		H.B.	HOSE BIBB	N.T.S.	NOT TO SCALE	SECT.
	PLATE / PROPERTY LINE	C.M.U.	CONCRETE	EQUIP.	EQUIPMENT		H.C.P.	HOLLOW CORE			S.F.
A.B.	ANCHOR BOLT	CNTRS.NK.	COUNTERSINK		WATER COOLER		CDWD.	HARDWOOD	O.A.	OVERALL	SQUARE FEET
	AGGREGATE	CNTR. TOP	COUNTER TOP	EXIST.	EXISTING		CDWD.	HARDWOOD	O.C.	ON CENTER	SHR.
A.B.C.	AGGREGATE	C.O.	CLEAN OUT	EXP.	EXPANSION		HDWR.	HARDWARE	O.D.	OUTSIDE DIAMETER	SHT.
A.C.	AIR CONDITIONING	C.O.L.	COLUMN	EXT.	EXTERIOR		H.M.	HOLLOW METAL	O.F.C.I.	OWNER FURNISHED/	SIM.
	ACOUSTICAL	CONC.	CONCRETE	ETR.	EXISTING TO REMAIN		HORIZ.	HORIZONTAL		CONTRACTOR	SPEC.
ACOUS.	ASPHALTIC	CONN.	CONNECTION				HT.	HEIGHT		INSTALLED	SQ.
A.C.	CONCRETE PAVING	CONSTR.	CONSTRUCTION				HW.	HOT WATER	OFF.	OFFICE	S.S.
PAVING	ADJUSTABLE	CONT.	CONTINUOUS	F.D.	FLOOR DRAIN				OPNG.	OPENING	STD.
	ABOVE FINISH	CNTR.	CONTRACTOR	FDN.	FIBERGLASS	I.D.	INSIDE		OPP.	OPPOSITE	STL.
A.F.F.	FLOOR	CTR.	CORRIDOR	FBRGL.	FLOOR	INSUL.	DIAMETER	PNLG.	PANELING	STOR.	
AGGR.	AGGREGATE	C.W.	CENTER	F.E.	FIRE	INT.	INTERIOR	PAR.	PARAPET	STRUCT.	
	ALUM.		COLD WATER	F.E.C.	EXTINGUISHER	INV.	INVERT	PART'N	PARTITION	SUSP.	
ALT.	ALUMINUM							PBWL.	PAPER BACKED	SYM.	
	ALTERNATE	DBL.	DOUBLE		GUISHUR CAB.	JAN.	JANITOR		WIRE LATH	S.Y.P.	
APPROX.	APPROXIMATE	DEPT.	DEPARTMENT	FFE.	FINISH FLOOR	JT.	JOINT	PL.	PROPERTY LINE	T.	
ARCH.	ARCHITECTURAL	D.F.	DRAINAGE FLOW	F.G.	ELEVATION	KIT.	KITCHEN	P.LAM.	PLASTIC LAMINATE	TEL.	
	ASPH.	DIA.	DIAMETER	F.H.C.	FINISH GRADE			PLAS.	PLASTER	T & G	
BD.	BOARD	DISP.	DIMENSION		FIRE HOSE	LAM.	LAMINATE	PAIR.	PAVING	TH	
	BUILDING	DOWN	DISPENSER	FIN.	FINISH	LAV.	LAVATORY	P.V.C.	POLYVINYL	T.O.P.	
BLK.	BLOCK	DNST.	DOWNSPOUT	FIXT.	FIXTURE	L.F.	LINEAT FOOT	PWD.	PLYWOOD	T.O.C.	
BLKG.	BLOCKING	D.O.	DOOR OPENING	FLASH'G	FLASHING	LT.	LIGHT		CHLORIDE	T.O.W.	
BM.	BEAM	DR.	DOOR	FLR.	FLOOR				PLYWOOD	T.S.	
B.O.	BOTTOM OF	DTL.	DETAIL	FLUOR.	FLUORESCENT	MAX.	MAXIMUM	Q.T.	QUARRY TILE	T.T.B.	
BOT.	BOTTOM	DWG.	DRAWING	PRPF.	FIREPROOF	M.B.	MACHINE BOLT/			TYP.	
	BUILT-UP	DWR.	DRAWER	FRMG.	FRAMING		MODIFIED	R.	RADIUS/RISER	U.O.N.	
CAB.	CABINET	E.	EAST	FT.	FOOTING		BITUMINOUS	R.A.	RETURN AIR	UR.	
	CORNER BEAD	EA.	EACH	FTG.	FOOTING	MECH.	MECHANICAL	R.D.	ROOF DRAIN	UNLESS OTHERWISE NOTED	
C.B.	CERAMIC TILE	E.J.	EXPANSION JOINT	FUR.	FURRING	MED.CAB.	MEDICINE CABINET	REDWD.	REDWOOD	V.C.T.	
CHAN. (C)	CHANNEL	ELEC.	ELECTRICAL			MEMB.	MEMBRANE	REF.	REFERENCE	VERT.	
	CAST IRON	ELEC. PAN.	ELECTRICAL	GA.	GAUGE	MTL.	METAL	REFRIG.	REFRIGERATOR	VIF.	
C.I.	CAST IN PLACE		PANELBOARD	GALV.	GALVANIZED	MFR.	MANUFACTURER	REINF.	REINFORCED	VTR.	
C.I.P.				GL.	GLASS	MIR.	MIRROR	REQ'D	REQUIRED	W.	
				G.L.BM.	GLASS BAR	MISC.	MISCELLANEOUS	RESIL.	RESILIENT	W/ & W/O	
				GR.	GLU-LAM BEAM	M.O.	MASONRY OPENING	ROUGH OPENING	ROUGH OPENING	W.C.	
				GRND.	GRADE	M.R.	MOISTURE	R.O.	ROOFING	WD	
							RESISTANT	ROOF'G	ROOFING	WDW	
						MTD.	MOUNTED	R.W.C.	RAIN WATER	WP.	
						MUL.	MULLION		CONDUCTOR	WR.	
								R.W.L.	RAIN WATER	W.S.	
									LEADER	WT.	

DRAWING INDEX	
DWG. NO.	DRAWING NAME
A1	PROJECT INFO
A2	SITE PLAN - PROPOSED
A3	FIRST FLOOR DEMO PLAN
A6	ROOF PLAN AND DETAILS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	3D EXTERIOR - PROPOSED
A10	FRAMING DETAILS
A11	FLASHING DETAILS
A12	ELECTRICAL PLAN

CODE AND BUILDING INFO:																													
OWNER/PROJECT INFO: OWNER: COREY & ASHLEY FURMAN PROJECT ADDRESS: 103 N. 6TH ST. FERNANDINA BEACH, FL. 32034																													
BUILDING CODE REFERENCES: 2020 FLORIDA BUILDING CODE (7TH EDITION) 2020 FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION) AND ALL APPLICABLE REFERENCED CODES																													
SITE INFORMATION (REFER TO SITE PLAN FOR ADDITIONAL INFORMATION): PROPERTY IDENTIFICATION NUMBER (PIN): 00-00-31-1800-0031-0140 TOTAL LOT AREA: 9,950 SF TOTAL IMPERVIOUS AREA: 2,296 SF / 9,950 = 23% ZONING: R-2 FLOOD ZONE: TYPE "X" LOWEST CONDITIONED FLOOR ELEVATION: ETR																													
BUILDING AREA AND HEIGHT INFORMATION: <table><tr><td>EXISTING BUILDING AREAS:</td><td></td></tr><tr><td>FIRST FLOOR CONDITIONED AREA:</td><td>1,221 SF</td></tr><tr><td>SECOND FLOOR CONDITIONED AREA:</td><td>926 SF</td></tr><tr><td>UNCONDITIONED AREA:</td><td>0 SF</td></tr><tr><td>PORCH AREA:</td><td>384 SF</td></tr><tr><td>TOTAL EXISTING BUILDING AREA:</td><td>2,531 SF</td></tr></table> <table><tr><td>PROPOSED BUILDING AREAS:</td><td></td></tr><tr><td>FIRST FLOOR CONDITIONED AREA (ADD 655 SF):</td><td>1,876 SF</td></tr><tr><td>SECOND FLOOR CONDITIONED AREA:</td><td>926 SF</td></tr><tr><td>UNCONDITIONED AREA (ADD 36 SF):</td><td>36 SF</td></tr><tr><td>PORCH AREA:</td><td>384 SF</td></tr></table> <table><tr><td>TOTAL EXISTING BUILDING AREA:</td><td>3,222 SF</td></tr></table> <table><tr><td>BUILDING HEIGHTS:</td><td></td></tr><tr><td>MAXIMUM BUILDING HEIGHT: EXISTING ROOF LINES TO REMAIN NEW ADDITION / 21' - 9 1/4"</td><td></td></tr></table> CONSTRUCTION CLASSIFICATION: CONSTRUCTION TYPE: TYPE 5B UNPROTECTED HOUSE IS DESIGNED FOR 2 STORY ALTERATION LEVEL 2 - LESS THAT 50% OF THE AGGREGATE AREA IS BEING RENOVATED		EXISTING BUILDING AREAS:		FIRST FLOOR CONDITIONED AREA:	1,221 SF	SECOND FLOOR CONDITIONED AREA:	926 SF	UNCONDITIONED AREA:	0 SF	PORCH AREA:	384 SF	TOTAL EXISTING BUILDING AREA:	2,531 SF	PROPOSED BUILDING AREAS:		FIRST FLOOR CONDITIONED AREA (ADD 655 SF):	1,876 SF	SECOND FLOOR CONDITIONED AREA:	926 SF	UNCONDITIONED AREA (ADD 36 SF):	36 SF	PORCH AREA:	384 SF	TOTAL EXISTING BUILDING AREA:	3,222 SF	BUILDING HEIGHTS:		MAXIMUM BUILDING HEIGHT: EXISTING ROOF LINES TO REMAIN NEW ADDITION / 21' - 9 1/4"	
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ELECTRICAL SERVICE: (EXISTING TO REMAIN)																													
WIND LOADS: THIS PROJECT IS LOCATED WITHIN THE 128 MPH WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF SECTION 1609 OF THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE. DESIGN METHOD - ASCE 7-16, R 301.2 (2) ALL EXTERIOR DOORS AND WINDOWS TO BE NON-IMPACT RESISTANT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION EXPOSURE CATEGORY: C BASIC WIND SPEED: 128 MPH 3 SEC GUST WIND IMPORTANCE FACTOR: 1.0 BUILDING CATEGORY: II FULLY ENCLOSED STRUCTURE ROOF PITCH: EXISTING 4:12 TO REMAIN INTERNAL PRESSURE COEFFICIENT: +/- 1.47																													

THERMAL AND VAPOR BARRIER REQUIREMENTS:	
INSULATION REQUIREMENTS: NEW EXTERIOR WALLS - R-19 FIBERGLASS BATT INSULATION (ALTERNATE OPEN CELL FOAM 3 1/2" THICK). ROOF INSULATION - R-30 FIBERGLASS BATT INSULATION PER CODE (ALTERNATE OPEN CELL FOAM WITH FLAME BARRIER PER CODE). INTERIOR SOUND ATTENUATION - PROVIDE SOUND BATTS AT ALL BATHROOM WALLS, TYP. DUCT WORK INSULATION - R-6 MINIMUM	
VAPOR BARRIER REQUIREMENTS: UNDERSLAB VAPOR BARRIER - 6 MIL STEGO INDUSTRIES VAPOR BARRIER WITH MANU. REQUIRED TAPE. HOUSE WRAP - DUPONT, TYVEK HOUSE WRAP WITH TYVEK TAPE ROOF WEATHER BARRIER - GRACE WATER AND ICE PEAL AND SEAL BITUMINOUS MEMBRANE OR EQUAL @ METAL ROOFS AND 30 LBS ROOF FELT AT AL SHINGLE ROOFS. SHOWER/TUB WALLS - 1/2" DURAROCK CEMENTITIOUS TILE BACKER BOARD WITH ALL SEAMS TAPED AND WATERPROOFED WITH RED GAURD OR APPROVED EQUAL.	

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3S Design Studio, LLC

ASHLEY & COREY FURMAN
RENOVATION

PROJECT INFO

Project number
Date
Drawn by
Checked by
Scale

2021.005
5/5/2021
DG
BA
As indicated

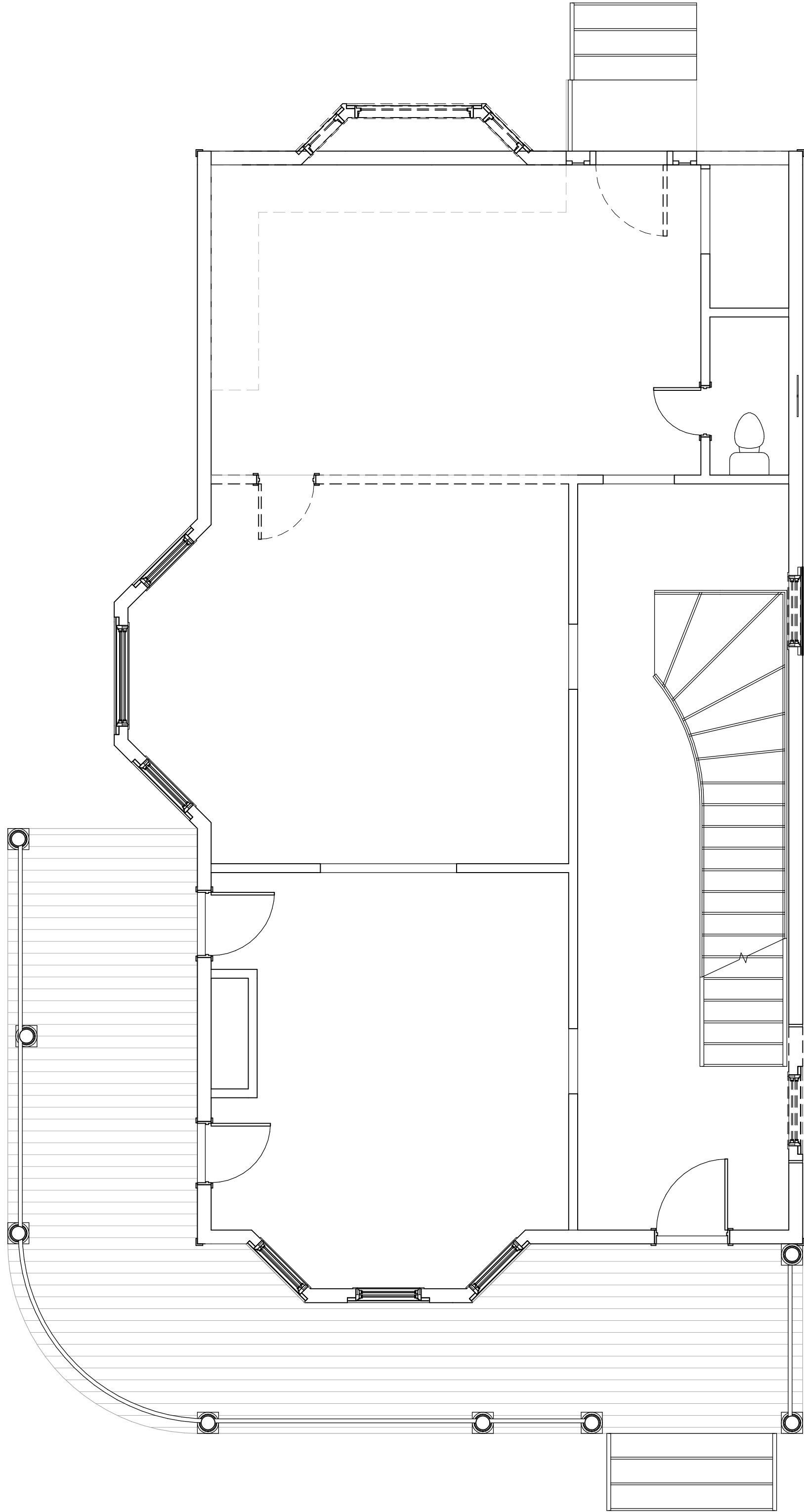
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Design Pressures for Comp. & Cladding v=128 exp=D Fully Enclosed						
Location:	Zone:	0	Effective Area:	P' (PSF):	P' (PSF):	
Roof	1	10' < 0 ≤ 30'	10 SF	+15.4	-36.4	
Roof	2	10' < 0 ≤ 30'	10 SF	+15.4	-60.2	
Roof	3	10' < 0 ≤ 30'	10 SF	+15.4	-91.0	
Walls	4	NA	10 SF	+36.4	-39.2	
Walls	5	NA	10 SF	+36.4	-49.0	

Zone 5 is defined as 3-feet from each exterior wall corner
Zone 4 is defined as all other exterior wall area

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



GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM THE EXISTING DRAWINGS AND MAY VARY FROM THE ACTUAL FIELD CONDITIONS. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN-BUILDER IMMEDIATELY OF ANY INCONSISTANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
2. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN-BUILDER IMMEDIATELY IF ANY OF THE WORK NOTED IN THE CONSTRUCTION DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING CONDITIONS.
3. REMOVE ALL EXISTING CONSTRUCTION AS INDICATED IN ENTIRETY. CAP ALL PLUMBING LINES AND SECURE ANY EXPOSED WIRING IN JUNCTION BOXES WITH WIRE NUTS.
4. WHERE CALLED FOR A NEW FINISH ON AN EXISTING SURFACE, REMOVE ALL EXISTING FINISH AND PREPARE FOR NEW FINISH.
5. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
6. ALL DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES BY THE AUTHORITY HAVE JURISDICTION.
7. THE SUBCONTRACTOR SHALL TEMPORARILY BRACE ALL EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING THE DEMOLITION.
8. THE SUBCONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN BUILDER OF ALL STRUCTURAL CUTS PRIOR TO THE EXECUTION SO THAT APPROVAL CAN BE OBTAINED FROM THE DESIGN-BUILDER AND STRUCTURAL ENGINEER.
9. THE SUBCONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGES TO EXISTING TO REMAIN FINISHES AND/OR ASSEMBLIES, ETC.

FIRST FLOOR DEMO PLAN	
Project number	2021.005
Date	5/5/2021
Drawn by	DG
Checked by	BA
Scale	As indicated

ASHLEY & COREY FURMAN
RENOVATION

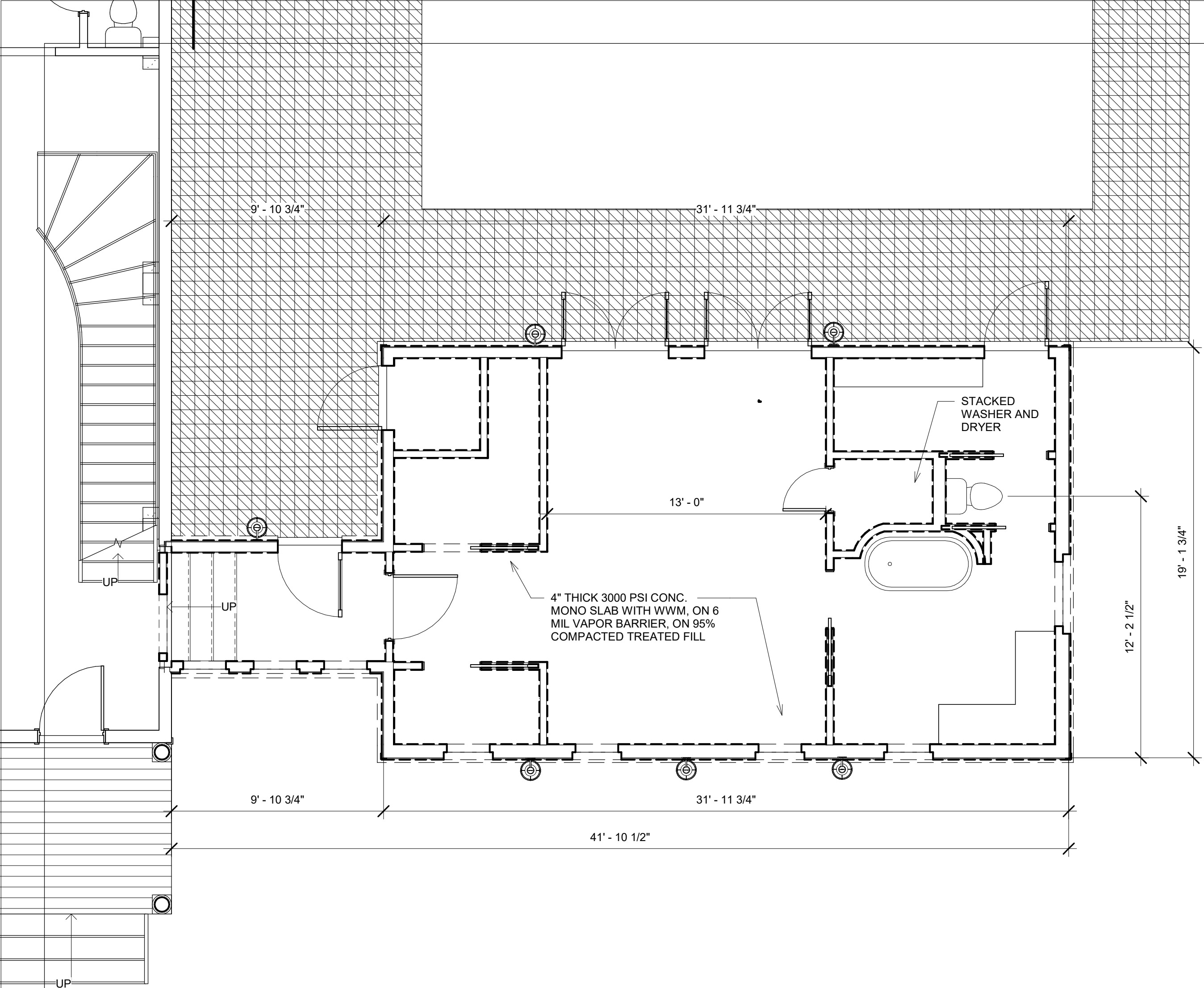
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No.	Description	Date
1	PERMIT SET	10/21/16

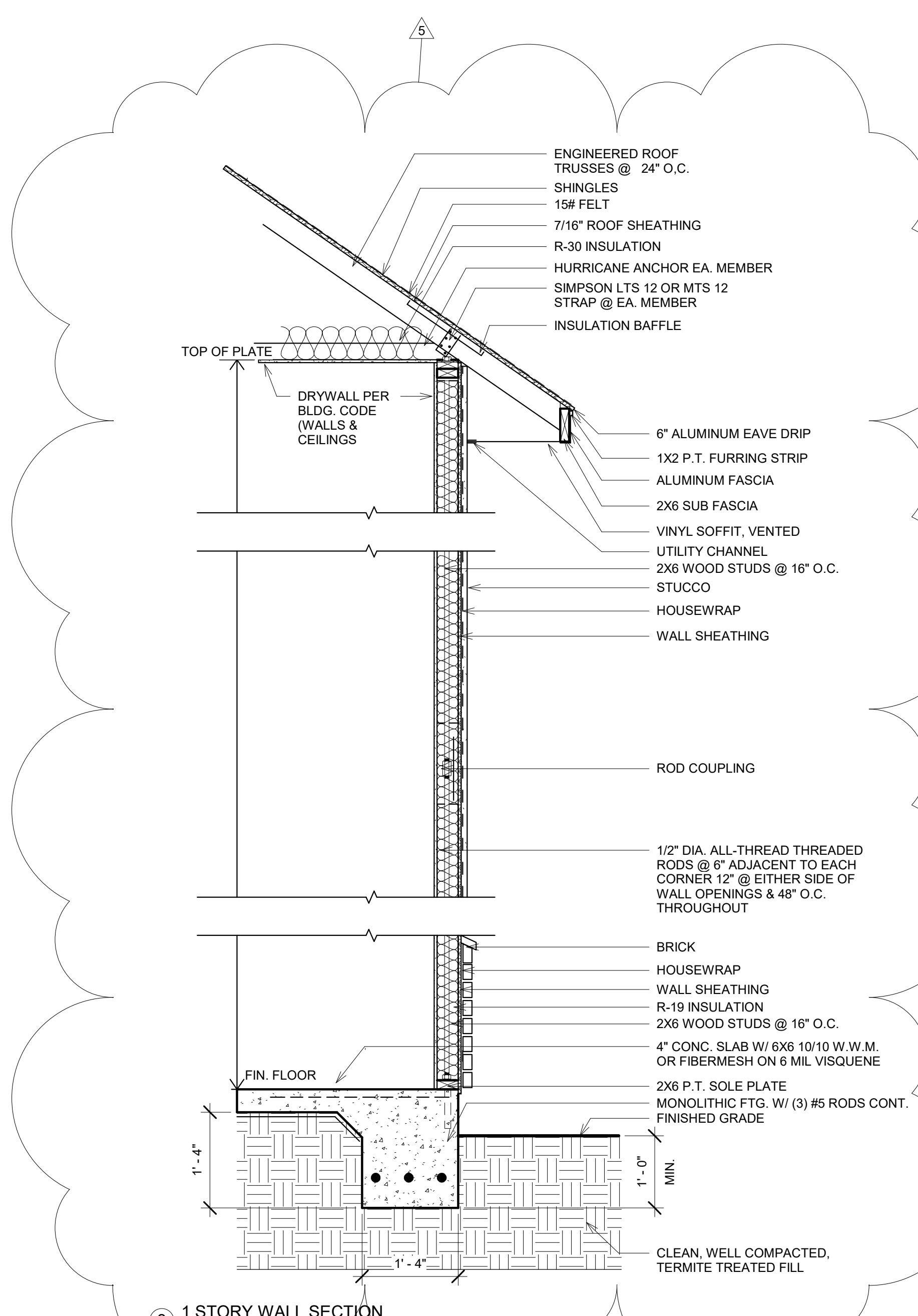
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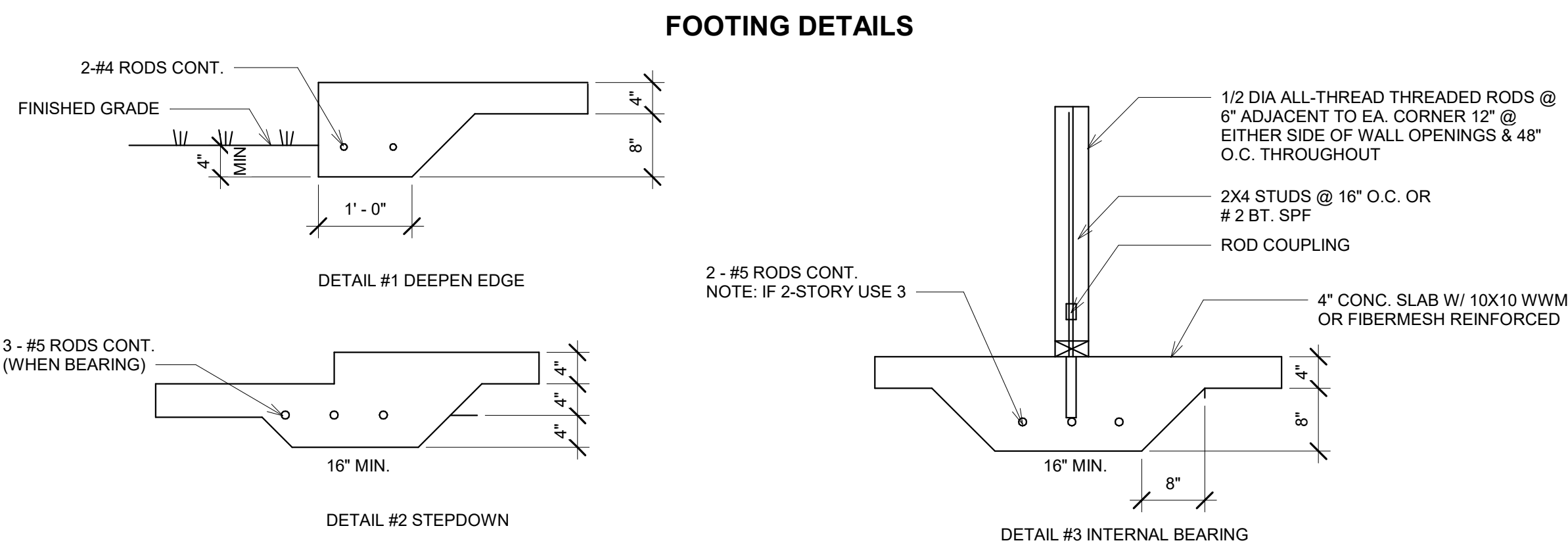
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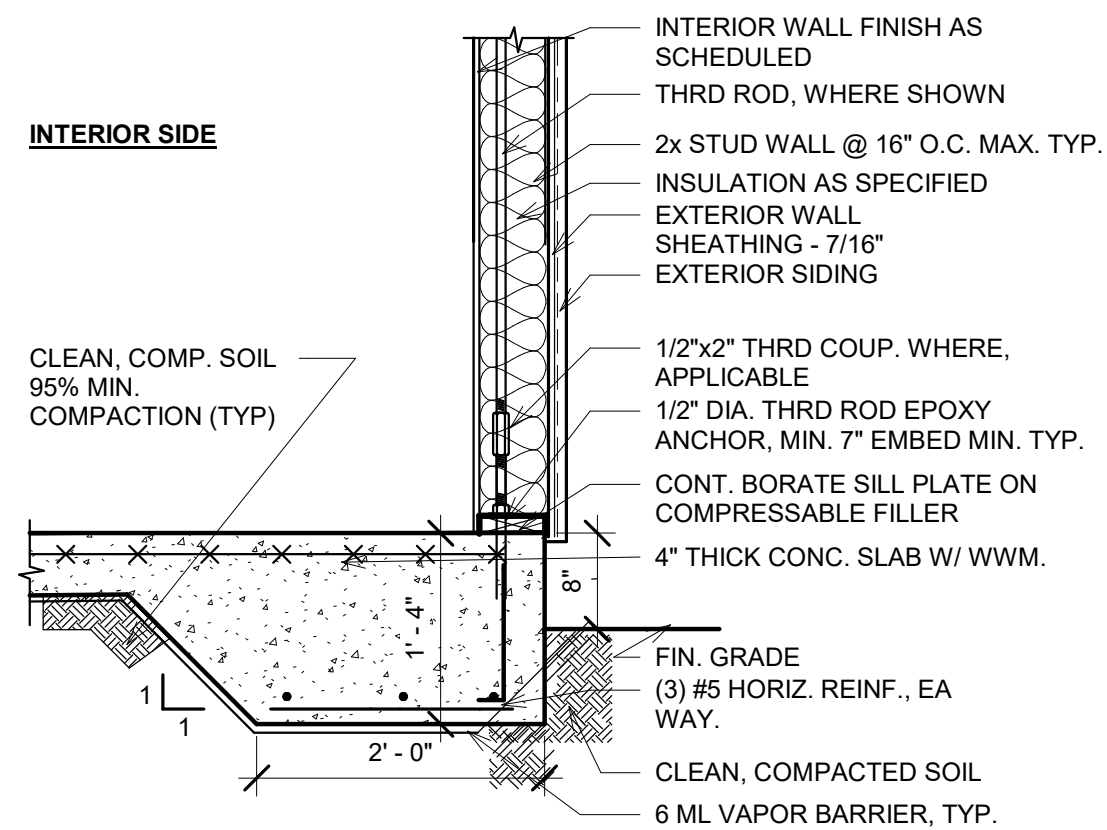
1 FOUNDATION PLAN
1/4" = 1'-0"



3 1 STORY WALL SECTION
3/4" = 1'-0"



5 FOOTING DETAILS
3/4" = 1'-0"



4 DETAIL @ MONOLITHIC SLAB EDGE
3/4" = 1'-0"

FOUNDATION NOTES:

- 1.) ALL READY-MIXED CONCRETE SHALL COMPLY WITH ASTM C94-86A AND AS HEREIN SPECIFIED AND THE FOLLOWING:
A. 28 DAY COMPRESSIVE STRENGTH SHALL BE 3000 PSI WITH QUALITY PER ACI 318RM-99
B. THE MAXIMUM SLUMP SHALL BE $3" \pm 1"$ FOR NON PUMPED CONCRETE AND $4 \frac{1}{2}" \pm 1"$ FOR PUMPED CONCRETE
C. NORMAL HARDENING RATE (TYPE A ADMIXTURE) ACI 318RM-99 SHALL APPLY.
- 2.) THE READY-MIXED CONCRETE PRODUCER SHALL SUBMIT TRIPPLICATE DELIVERY TICKETS, ONE FOR THE CONTRACTOR, ONE FOR THE OWNER AND ONE FOR THE ENGINEER WITH EACH LOAD OF CONCRETE DELIVERED TO THE SITE.
- 3.) DELIVERY TICKETS SHALL PROVIDE THE FOLLOWING INFORMATION: DATE, NAME OF READY-MIX CONCRETE PLANT, CONTRACTOR, JOB LOCATION, TYPE OF CEMENT STANDARD, EARLY STRENGTH (IF ANY), AND BRAND OF CEMENT, CEMENT CONTENT IN BAGS PER CUBIC YARD OF CONCRETE, TRUCK NUMBER, TIME DISPATCHED AND TIME UNLOADED, AMOUNT OF CONCRETE IN LOAD IN CUBIC YARDS, ADMIXTURES IN CONCRETE, IF ANY, TYPE AND MAXIMUM SIZE OF AGGREGATE, MAXIMUM ALLOWABLE SLUMP AND TEMPERATURE OF MIX.
- 4.) CONCRETE SHALL BE PLACED IN LAYERS NOT OVER 2' DEEP AND EACH LAYER SHALL BE VIBRATED INTO PLACE IN SUCH A MANNER TO NOT CAUSE THE INGREDIENTS TO SEPARATE. WHERE NECESSARY, VIBRATION SHALL BE SUPPLEMENTED BY HAND SPADING TO SECURE THESE RESULTS.
- 5.) MAINTAIN REINFORCING IN ITS PROPER POSITION DURING CONCRETE PLACEMENT.
- 6.) PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HEAT, AND MAINTAIN WITHOUT DRYING AT CONSISTENT TEMPERATURE FOR A PERIOD OF TIME NECESSARY FOR HYDRATION TO A PROPER HARDENED CONCRETE MASS.
- 7.) START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. WEATHER PERMITTING, KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 72 HOURS.
- 8.) POWER TROWEL ALL CONCRETE SLABS SMOOTH. ADD LIGHT BROOM FINISH AT ALL CONCRETE SIDEWALKS, DRIVEWAYS, PORCH SLABS, STEPS AND EQUIPMENT PADS WITH SMOOTH ROUND OPEN TROWEL EDGE.
- 9.) ALL CONCRETE FLOOR SLABS SHALL BE LEVEL WITHIN $\frac{1}{8}" \pm$.
- 10.) ALL GARAGE SLABS SHALL BE MINIMUM 5" THICK WITH SLOPE $\frac{1}{8}"$ PER LINEAR FOOT TOWARDS THE GARAGE DOORS.
- 11.) PROVIDE CONTROL JOINTS IN SLAB WITH AREAS NTE 144 SF MAX AND SHALL OCCUR AT ALL INSIDE AND OUTSIDE CORNERS.
- 12.) INSTALL 6 MIL VAPOR BARRIER UNDER ALL CONCRETE SLAB AREAS INCLUDING THE GARAGE SLAB.
- 13.) ALL REINFORCING BARS SHALL COMPLY WITH ASTM A615-86, GRADE 60.
- 14.) PLACE ALL REINFORCEMENT ACCORDING TO THE APPROVED PLACEMENT DRAWINGS AND DETAILS. USE SUFFICIENT BAR SUPPORTS, TIES, ANCHORS. ADDITIONAL REINFORCING BARS IF REQUIRED AND OTHER ACCESSORIES TO HOLD OF THE BARS SECURELY IN PLACE.
- 15.) PLACE REINFORCEMENT TO OBTAIN NOT LESS THAN THE MINIMUM COVERAGES FOR CONCRETE PROTECTION. ARRANGE, SPACE AND SECURELY TIE BARS AND BARS SUPPORTS TOGETHER WITH 16 GAUGE WIRE TO HOLD THE REINFORCEMENT ACCURATELY IN POSITION DURING THE CONCRETE PLACEMENT OPERATION. SET WIRE TIES SO THAT TWISTED ENDS ARE DIRECTED AWAY FROM EXPOSED CONCRETE SURFACES.
- 16.) PROVIDE STANDARD REINFORCEMENT SPLICES BY LAPPING ENDS, PLACING BARS IN CONTACT, AND TYING WIRE TIGHTLY. MINIMUM OVERLAP NOT TO BE LESS THAN 50 BARS DIAMETERS PER ACI.

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No.	Description	Date
5	BLDG. DEP. COMMENTS	10/4/23

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FOUNDATION PLAN

ASHLEY & COREY FURMAN
RENOVATION

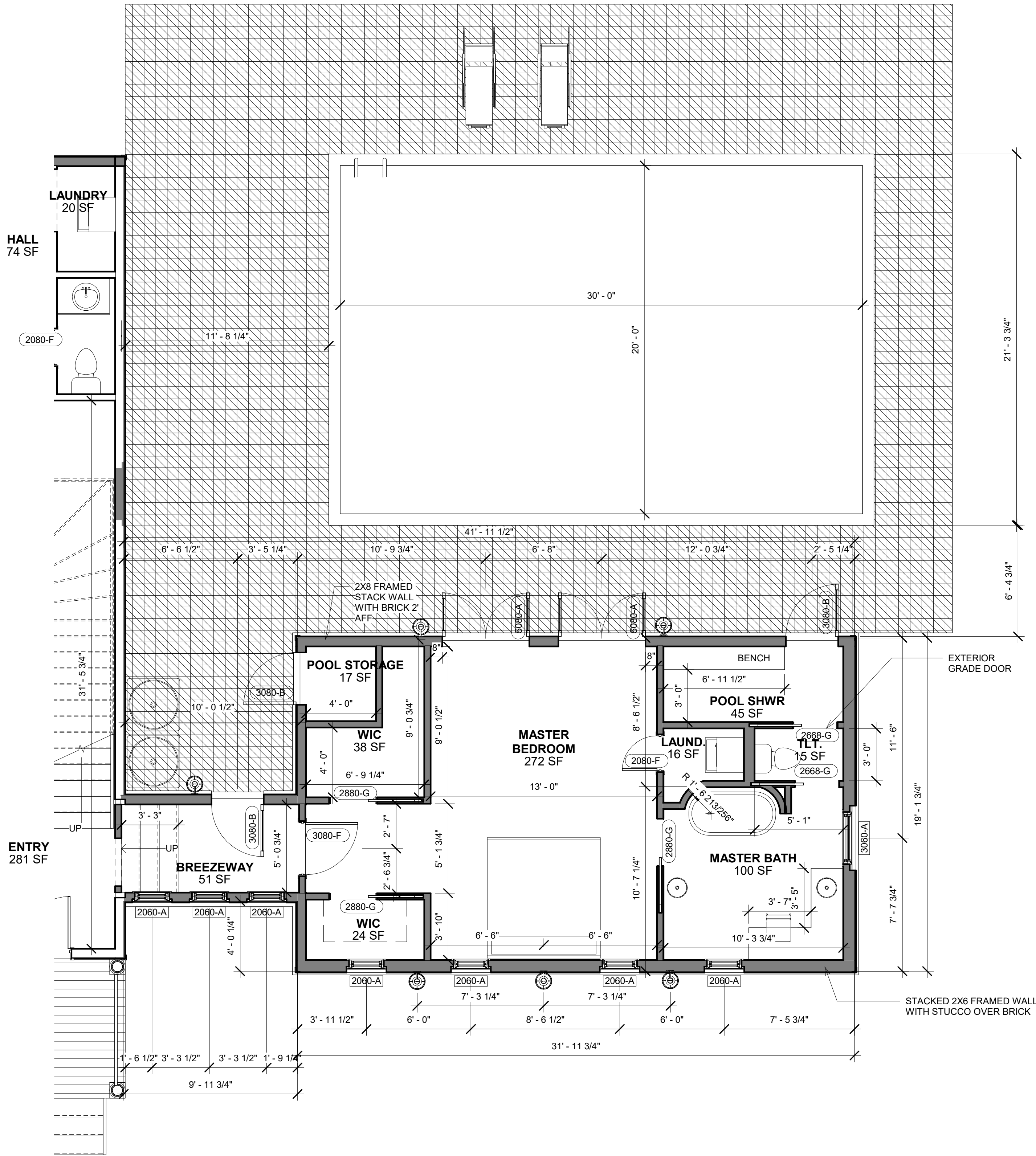
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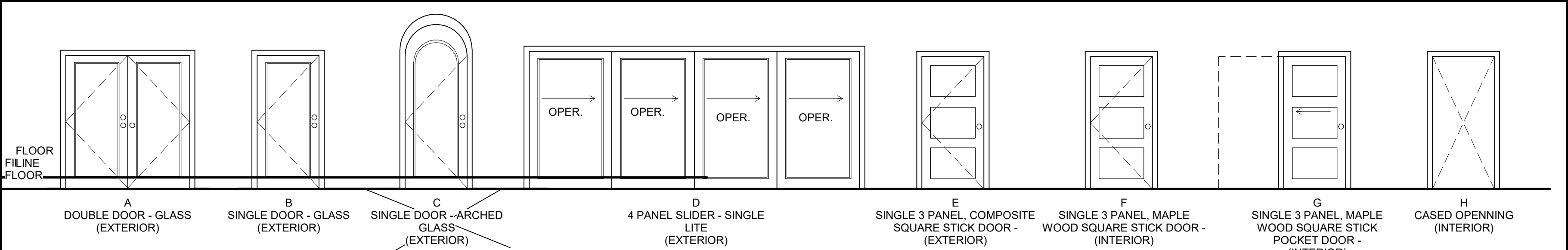
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1 FIRST FLOOR PLAN PROPOSED
1/4" = 1'-0"

NOTE: ALL EXTERIOR ROUGH OPENNINGS ARE THE DOOR SIZE PLUS 2" IN HEIGHT AND WIDTH.
ALL INTERIOR DOOR SIZES ARE DOOR SIZE PLUS 1 1/2" IN HEIGHT AND 2" IN WIDTH.

DOOR TYPE LEGEND (EXTERIOR VIEW)



4 LEGEND - DOOR TYPES1
1/4" = 1'-0"

FLOOR PLAN NOTES

- SEE SHEET A1 FOR GENERAL NOTES.
- MATCH EXISTING SHINGLE ROOF.
- EXISTING FIRST FLOOR PLATE HEIGHT 10'-0".
- ALL EXPOSED PORCH DECKING TO BE 2X6, NO. 2 SYP. PRESSURE TREATED.
- ALL NEW INTERIOR WALLS TO BE TYPE A40 UNLESS NOTED OTHERWISE.
- ALL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS TO BE 6'-10". PLACE LOAD BEARING 2X HEADERS TIGHT TO UNDERSIDE OF TOP PLATE AND UNDER FRAME TO FINAL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DOORS TO BE SELECTED BY OWNER WITH COASTAL RATED HARDWARE.
- ALL DOOR HARDWARE TO BE SELECTED BY OWNER - SEE DOOR LEGEND FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR WINDOWS TO BE MI. SINGLE HUNG, WHITE VINYL, WITH NONIMPACT, LOWE GLAZING, RATED AT DP-50 MIN. ALL OTHER WINDOW TYPES TO MATCH THE SIMONTON REFLECTIONS PERFORMANCE CRITERIA.
- ALL FURNITURE AND EQUIPMENT TO BE FURNISHED BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- ALL FINAL FLOORING AND FINISH MATERIAL PATTERNS SHALL BE FINALIZED BY THE OWNER IN THE FIELD UNLESS NOTED ABOVE.
- ALL GROUT JOINTS OVER 1/8" MAX WIDTH INSTALL ONLY SANDEDGROUT - FINAL GROUT COLORS TO BE SELECTED BY THE OWNER.

FLOOR PLAN LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

OVERHEAD ITEMS (ABOVE 48" AFF)

WALL TYPE TAG (SEE WALL TYPES)

DOOR TYPE TAG (SEE DOOR TYPE LEGEND)

DOOR HARDWARE FUNCTIONS

PASSAGE - ALL CLOSET AND LAUNDRY ROOM DOORS

PRIVACY - ALL BEDROOMS, BATHROOMS AND TOILET ROOM DOORS

ENTRY WITH DEADBOLT - ALL EXTERIOR DOORS

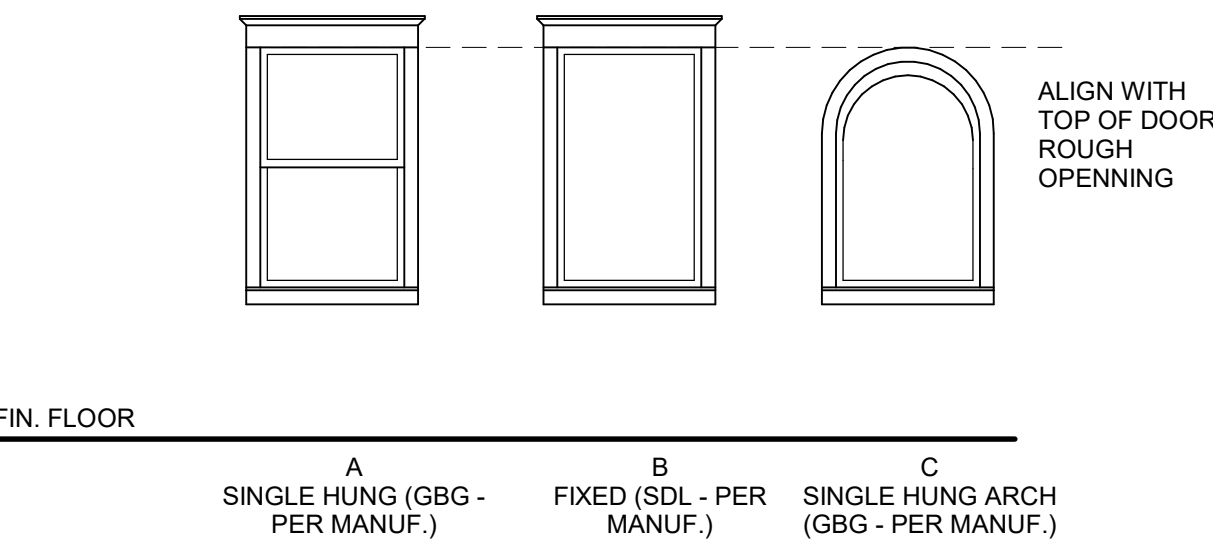
POCKET - ON ALL POCKET DOORS (USE PRIVACY POCKET HARDWARE AT ALL BATHROOMS)

DUMMY - KNOBS AT ALL BIFOLD CLOSET DOORS

(SEE DOOR DETAILS FOR ADDITIONAL INFORMATION)

WINDOW TYPE TAG (SEE WINDOW TYPE LEGEND)

WINDOW TYPE LEGEND (EXTERIOR VIEW)



NOTE: ALL WINDOW ROUGH OPENINGS ARE THE WINDOW MANUFACTURER, TYPICAL.

3 WINDOW TYPES
1/4" = 1'-0"

ASHLEY & COREY FURMAN
RENOVATION

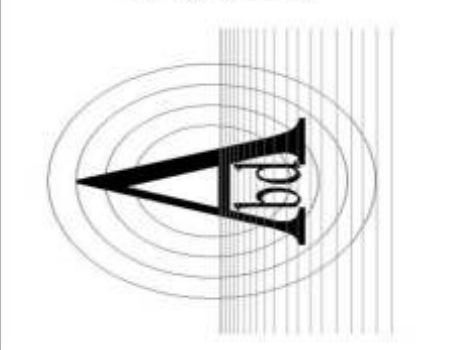
FIRST FLOOR PLAN
- PROPOSED

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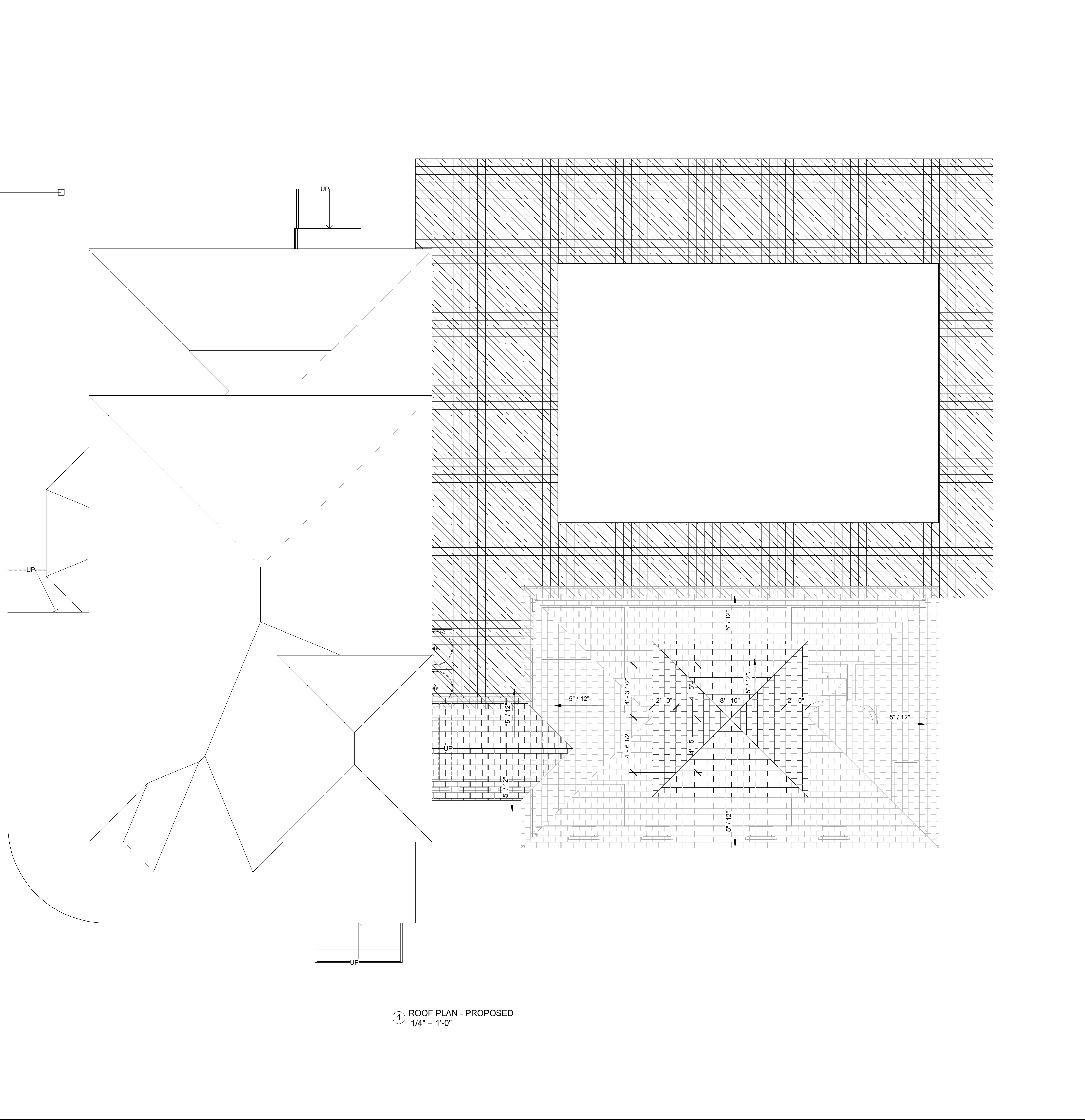
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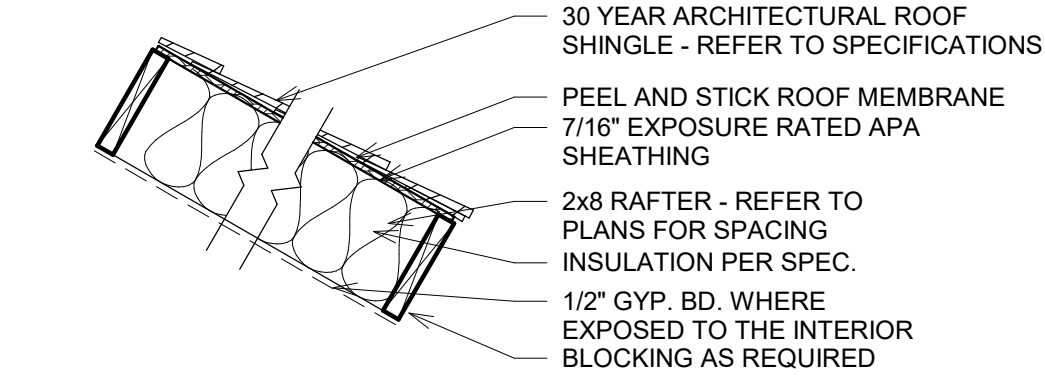
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10/21/16	PERMIT SET	1

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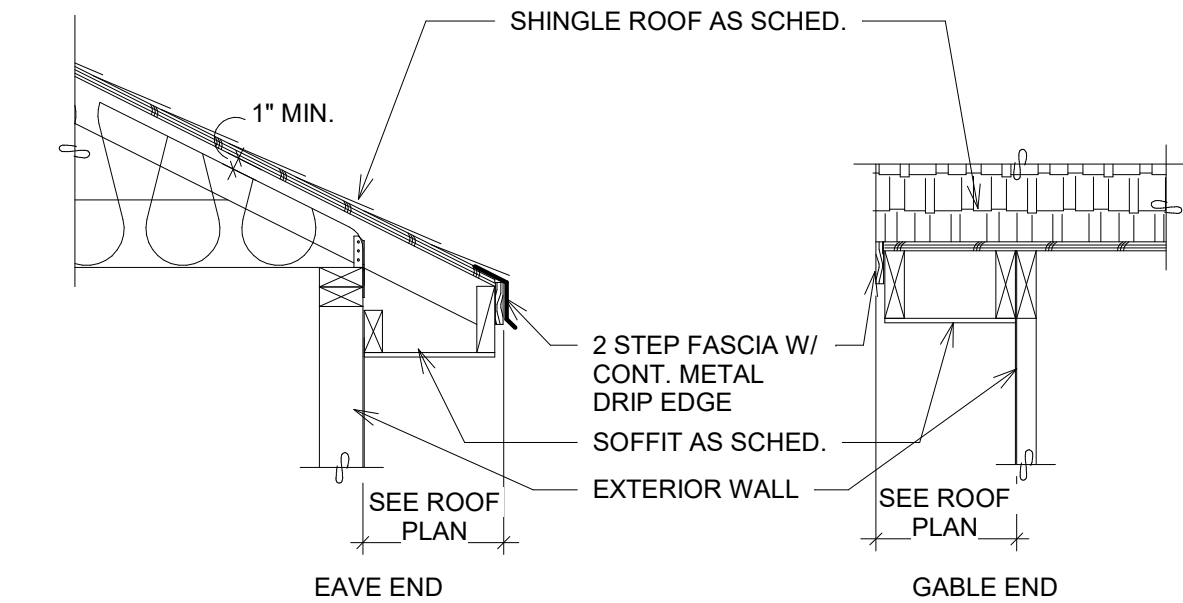


1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

- ROOF PLAN NOTES**
- 1.) ALL TRUSSES ARE TO FULLY ENGINEERED BY LUMBER UNLIMITED, SEE TRUSS ENGINEERING PACKAGE.
 - 2.) ALL METAL ROOFING SHALL BE 26 GA, 5V CRIMP, WITH GALVALUME FINISH.
 - 3.) ALL CONTINUOUS ROOF FASCIA AND DRIP EDGE TO BE WHITE.
 - 4.) ALL EAVE SOFFITS TO BE WHITE VINYL VENTED.
 - 5.) REFER TO WALL SECTIONS FOR ADDITIONAL FRAMING INFORMATION.
 - 6.) REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.

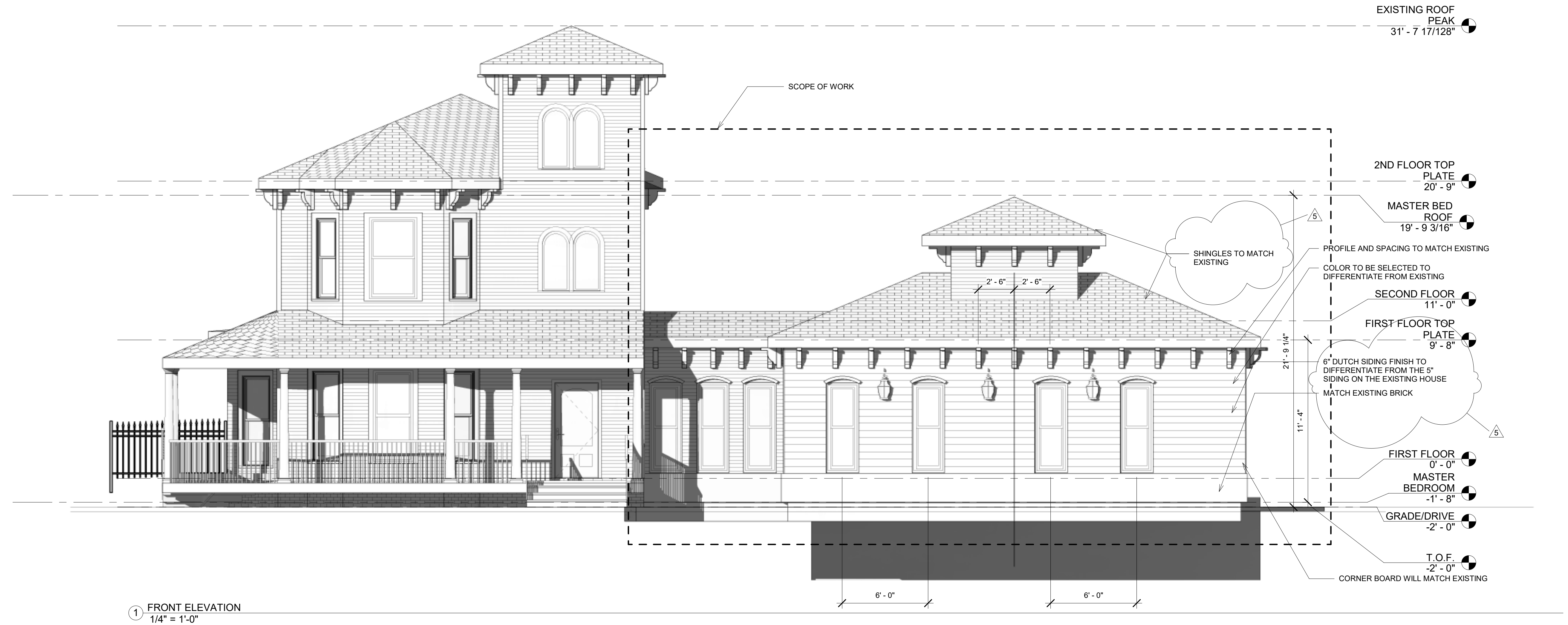


ROOF TYPE RA1 - ASPHALT SHINGLE
ON 8" RAFTER
3/4" = 1'-0"

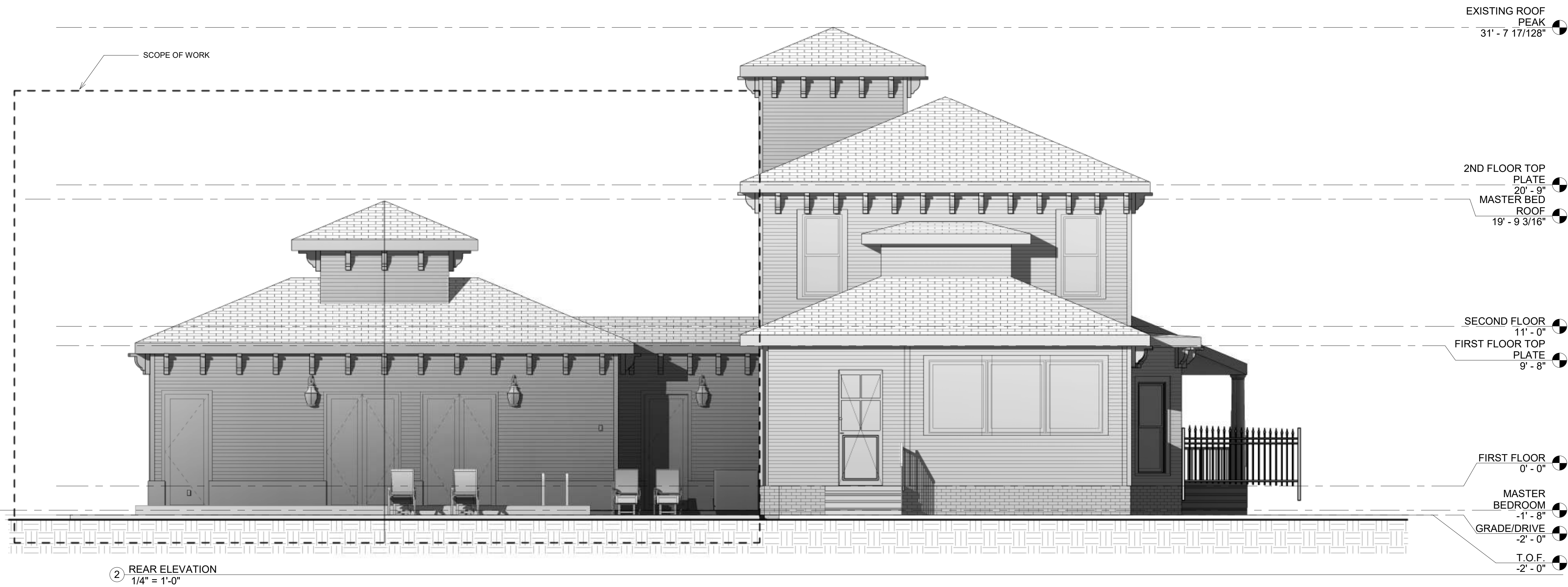


3 ROOF EAVE DETAILS
3/4" = 1'-0"

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PROJECT INFORMATION		RENOVATION		103 N. 6TH ST. FERNANDINA BEACH, FL. 32034	
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3S Design Studio, LLC Custom Architectural Design		Bruce D. Amalfitano, Architect, A.I.A. Jacksonville, Florida 1-904-228-9337 BAmalfi1@aaim.com		1996 Pebble Point Dr. Green Cove Springs, FL. 32043 dennis@3sdesignstudio.net	



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



2 REAR ELEVATION
1/4" = 1'-0"

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ASHLEY & COREY FURMAN

RENOVATION

EXTERIOR ELEVATIONS

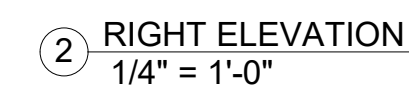
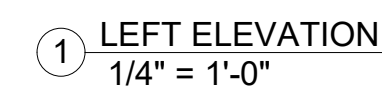
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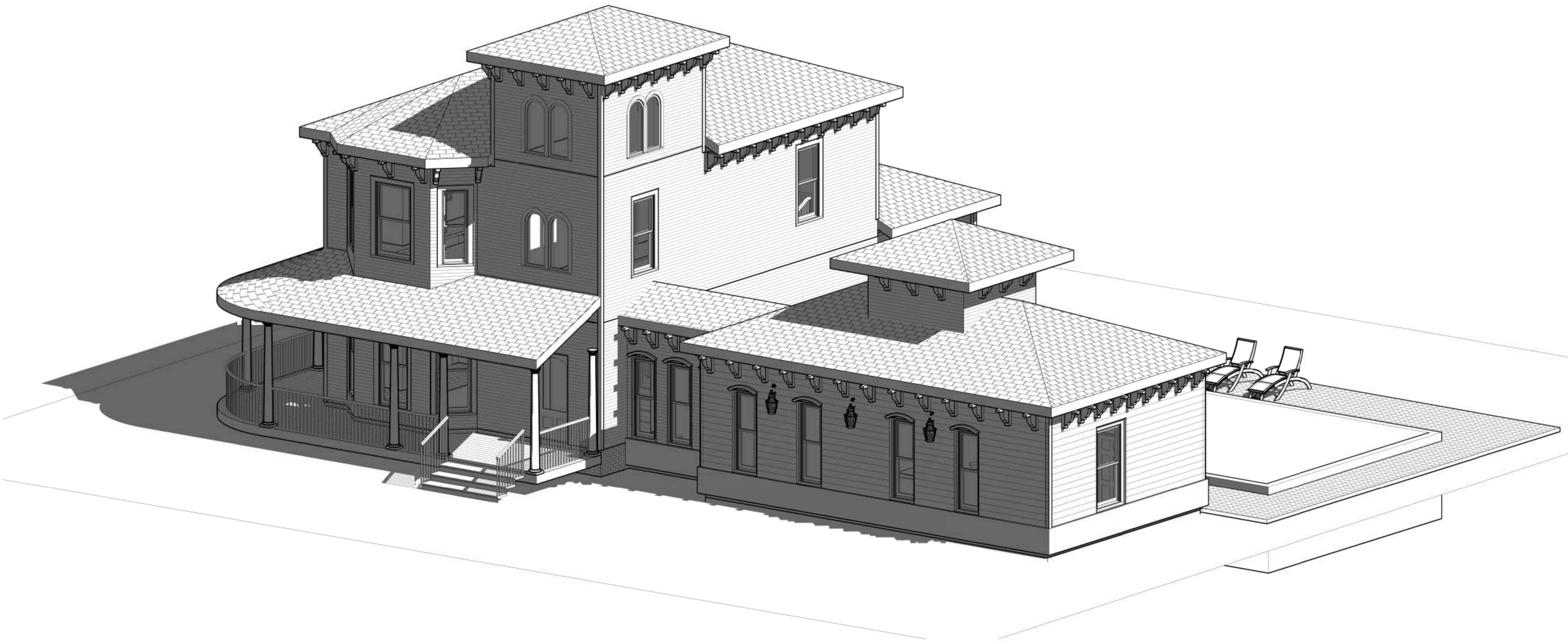
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1 3D VIEW



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3D EXTERIOR -
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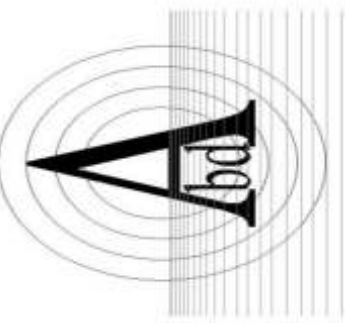
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RENOVATION

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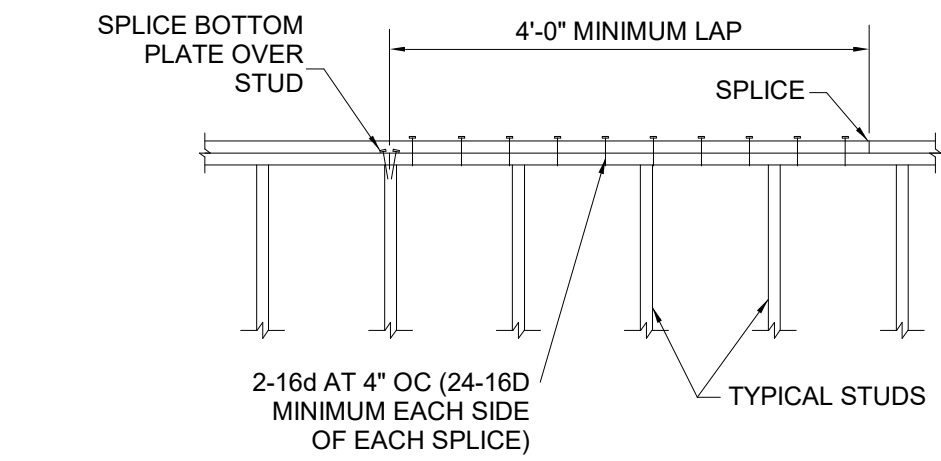
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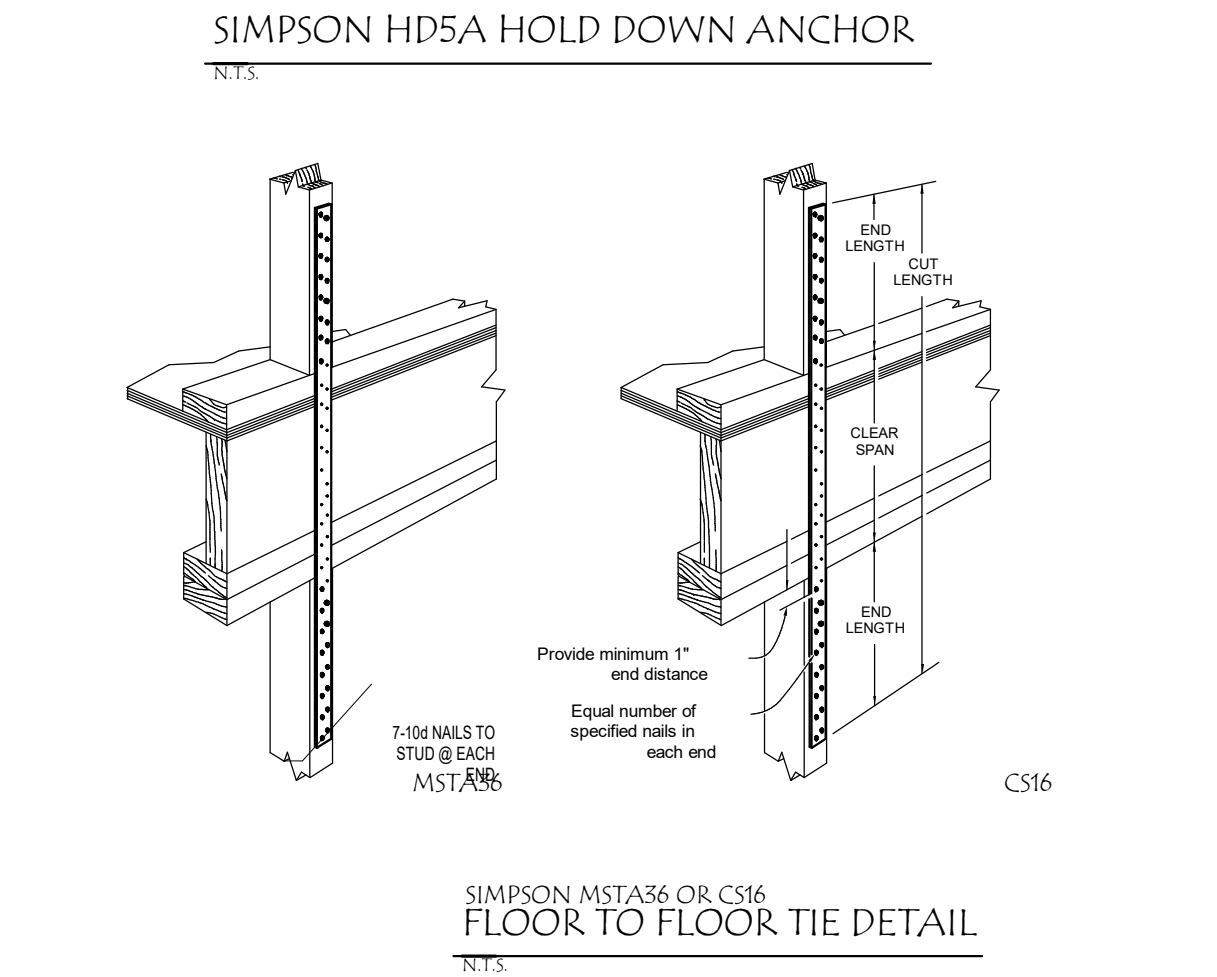
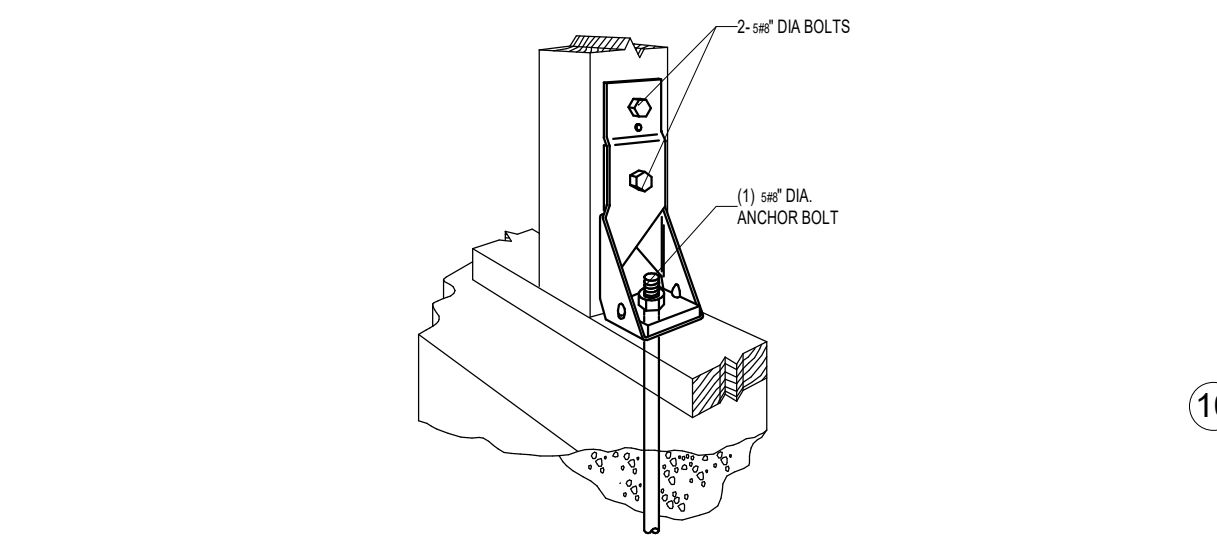
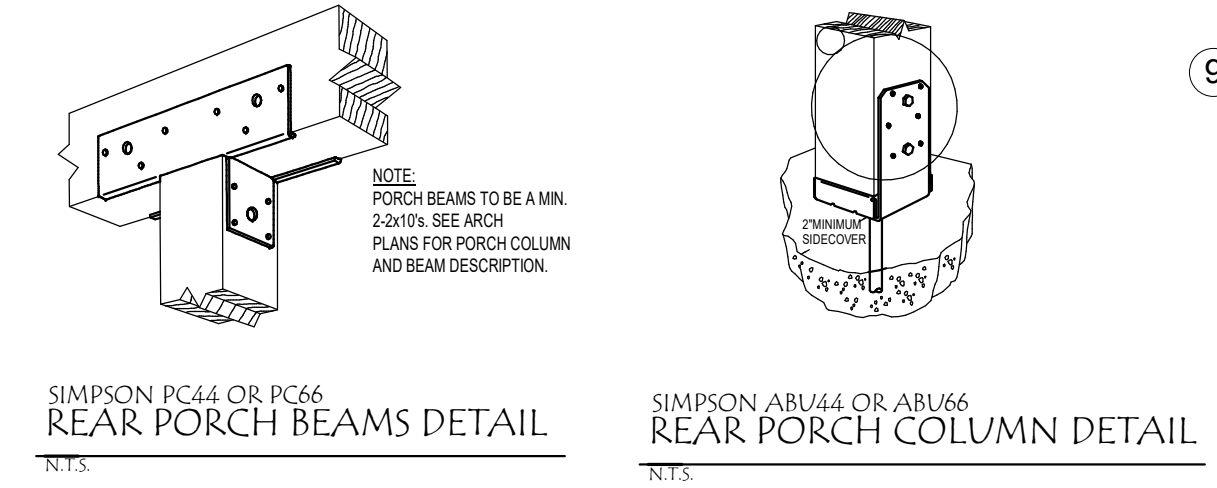
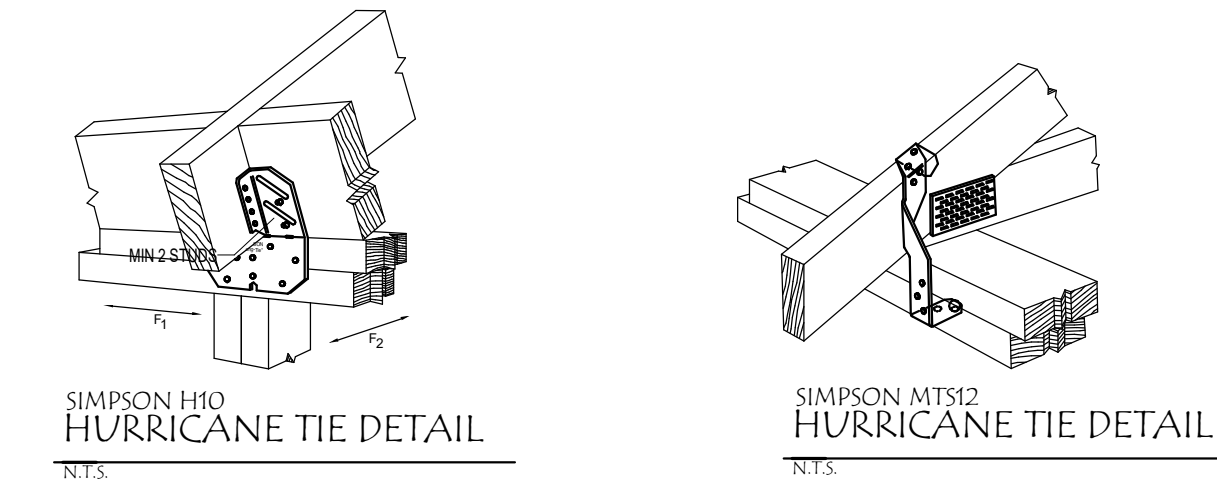
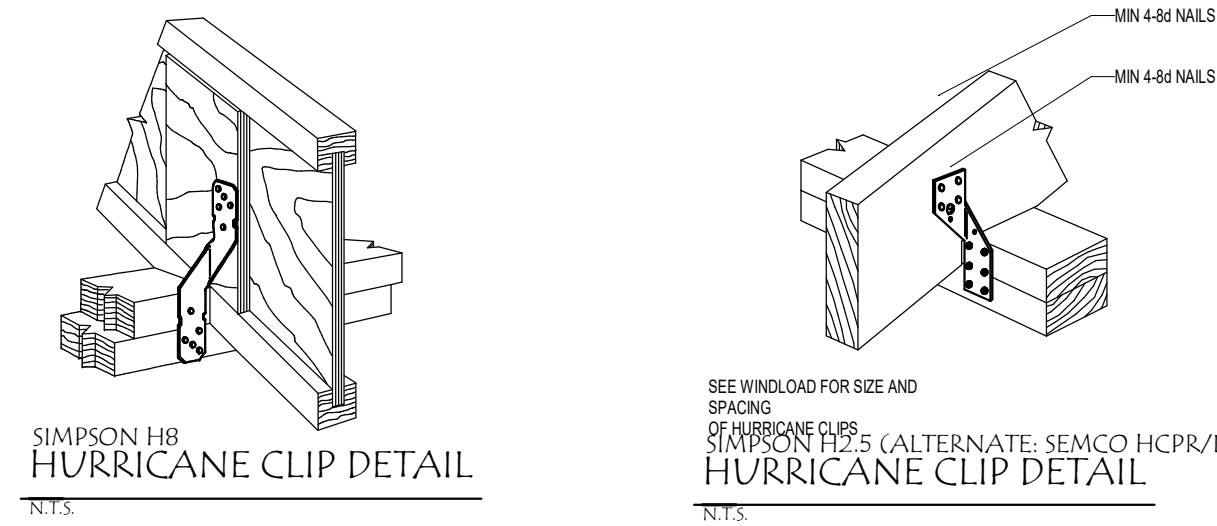
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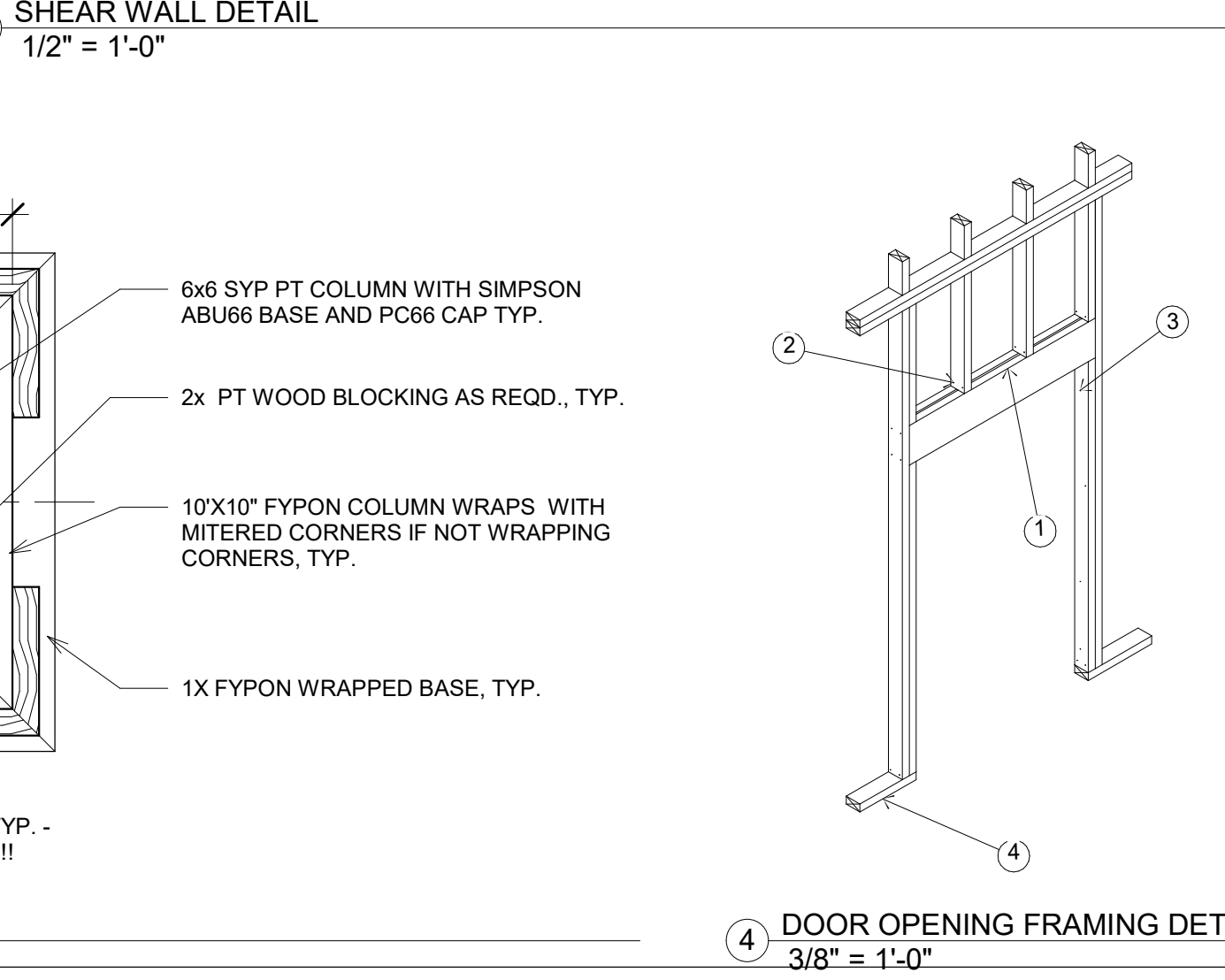
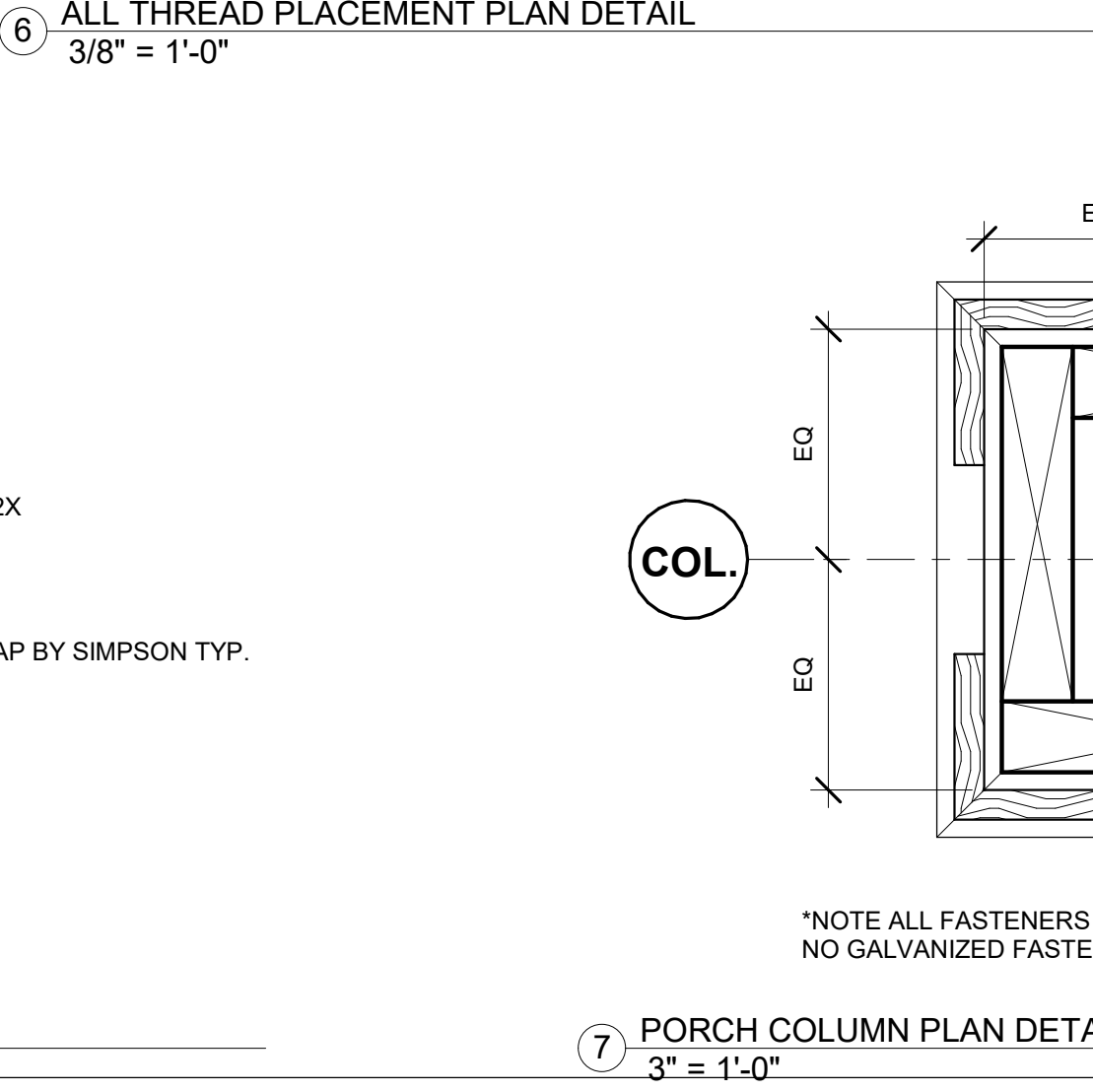
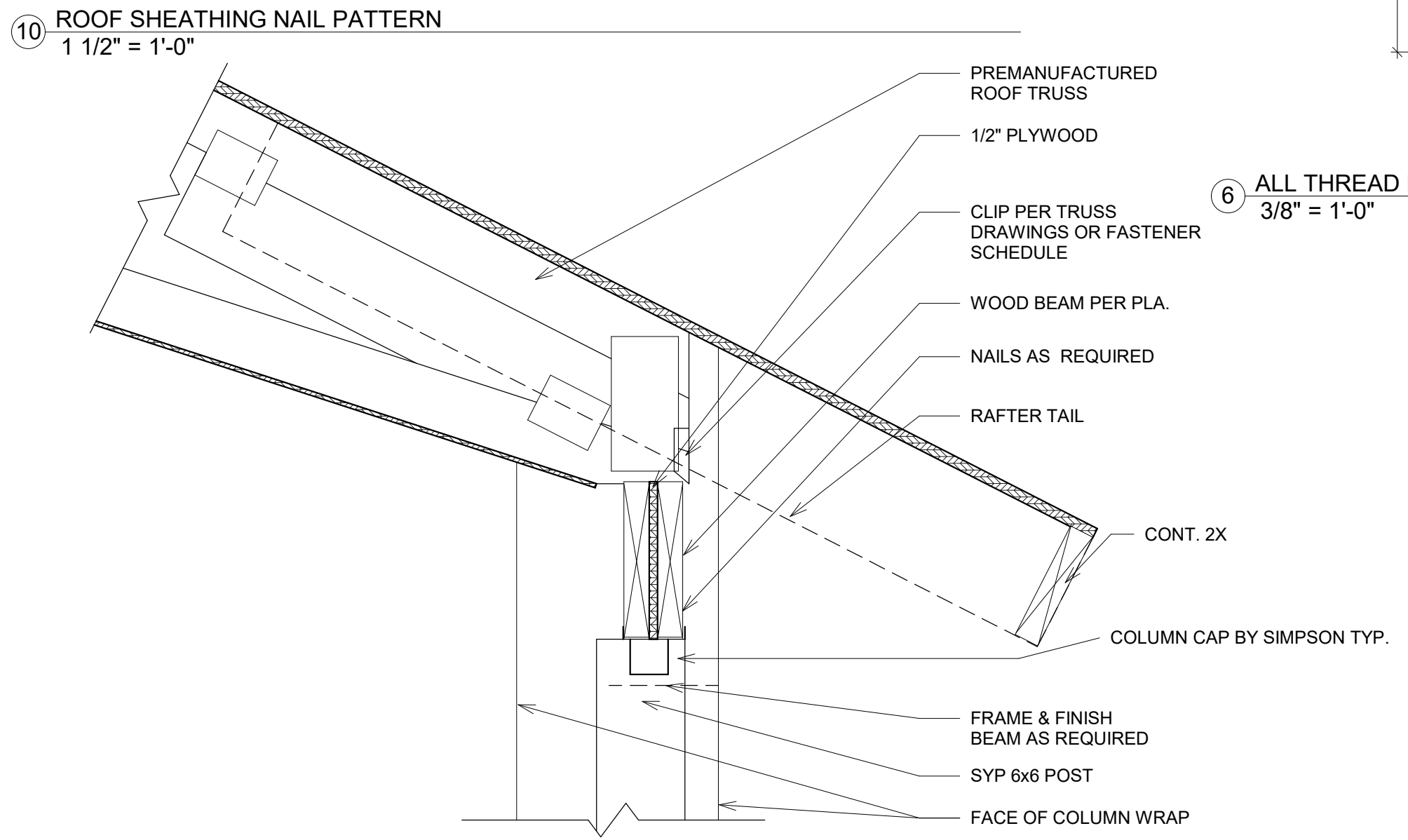
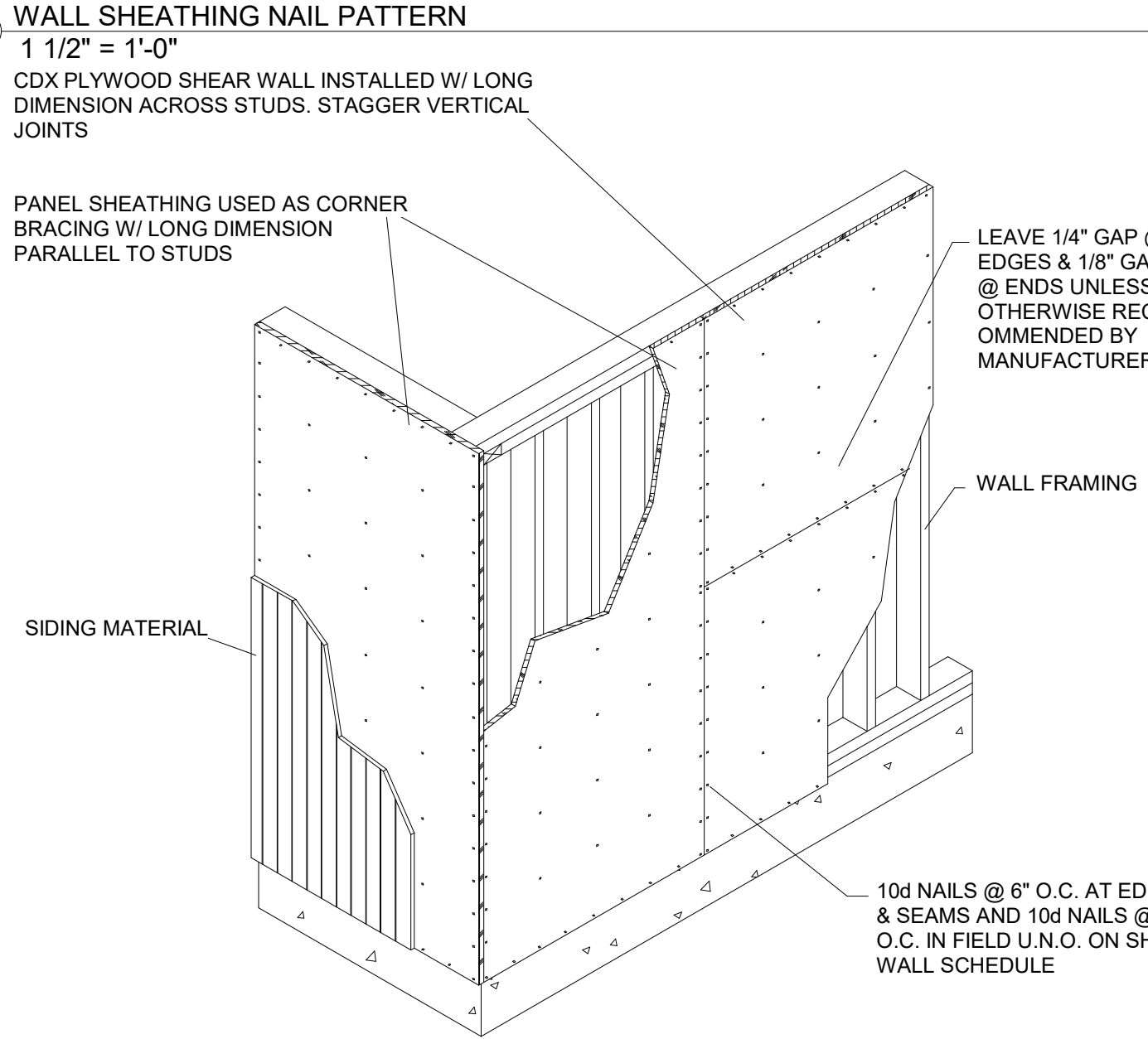
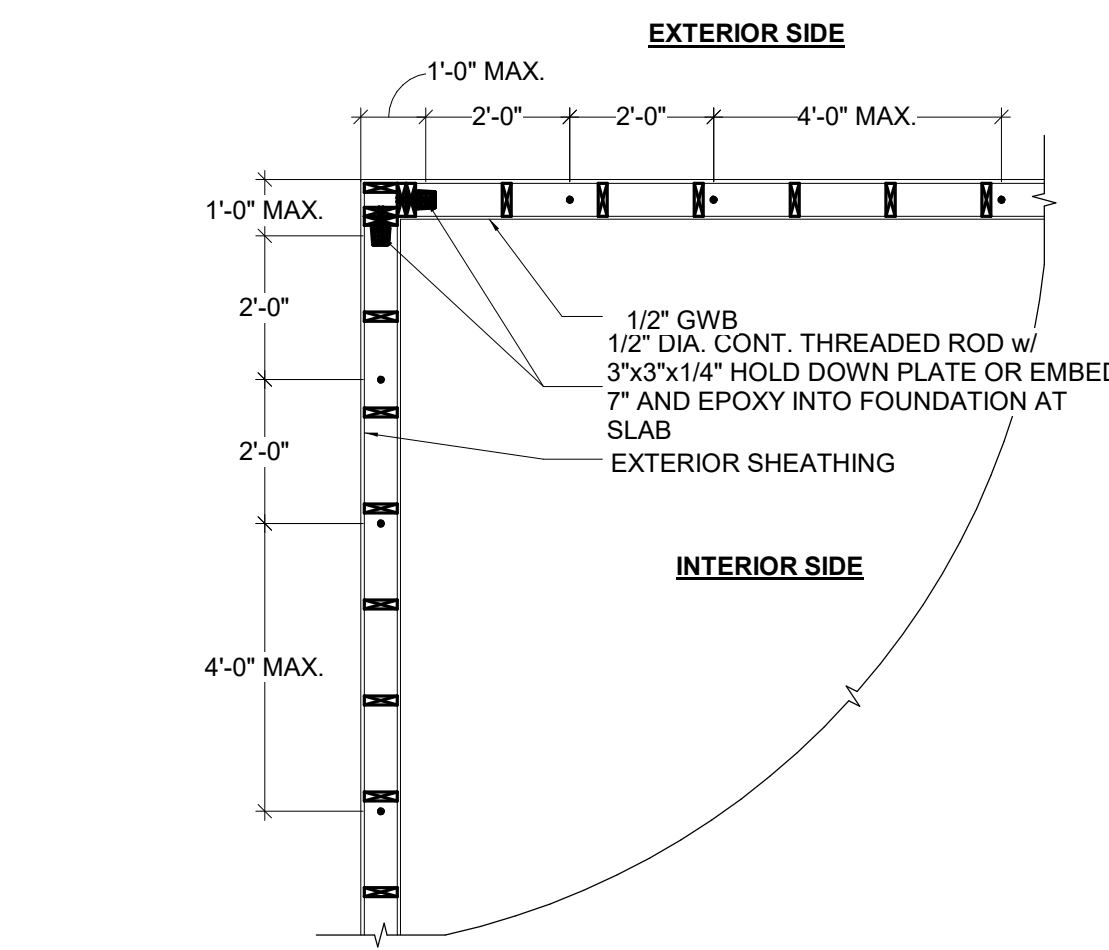
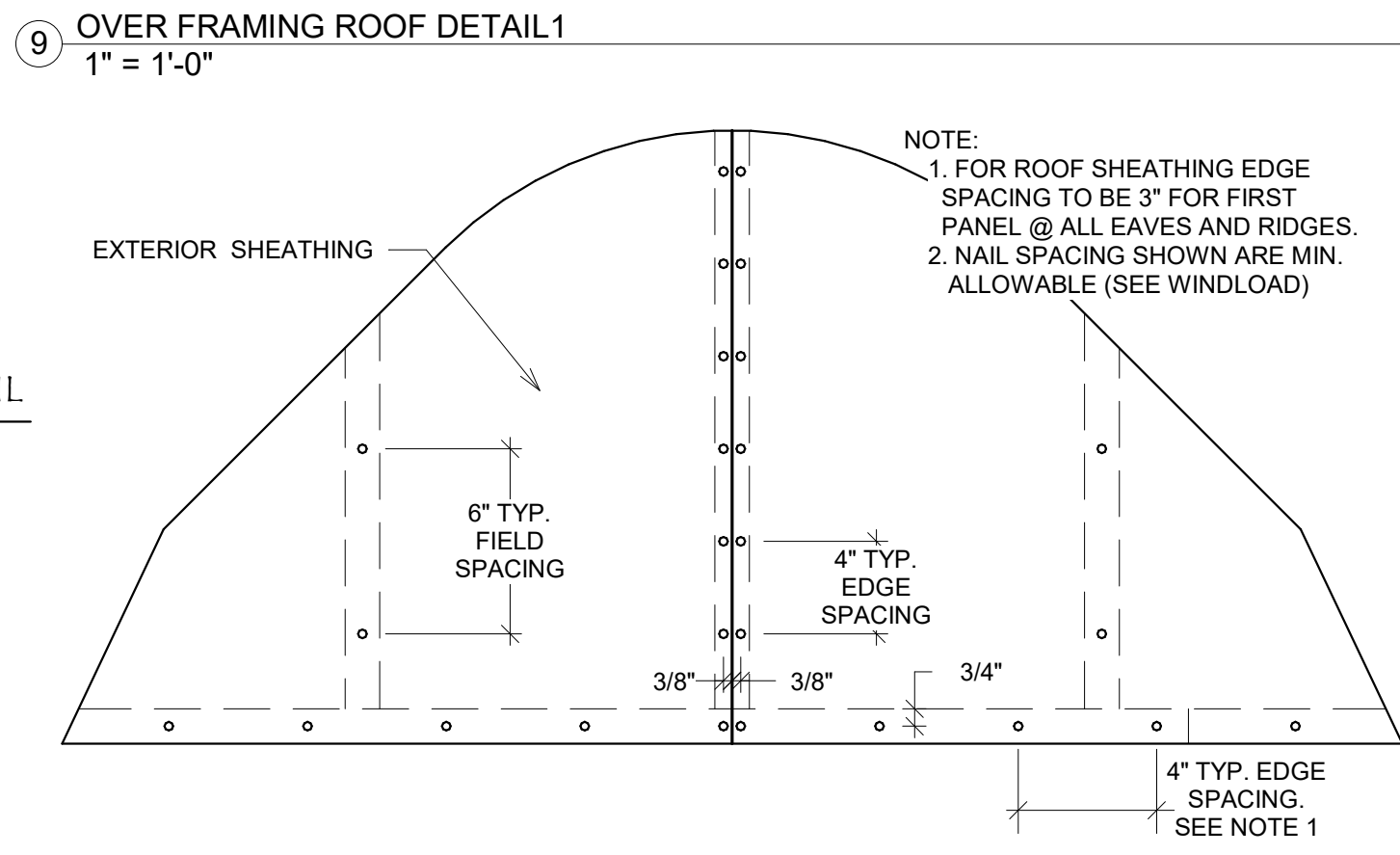
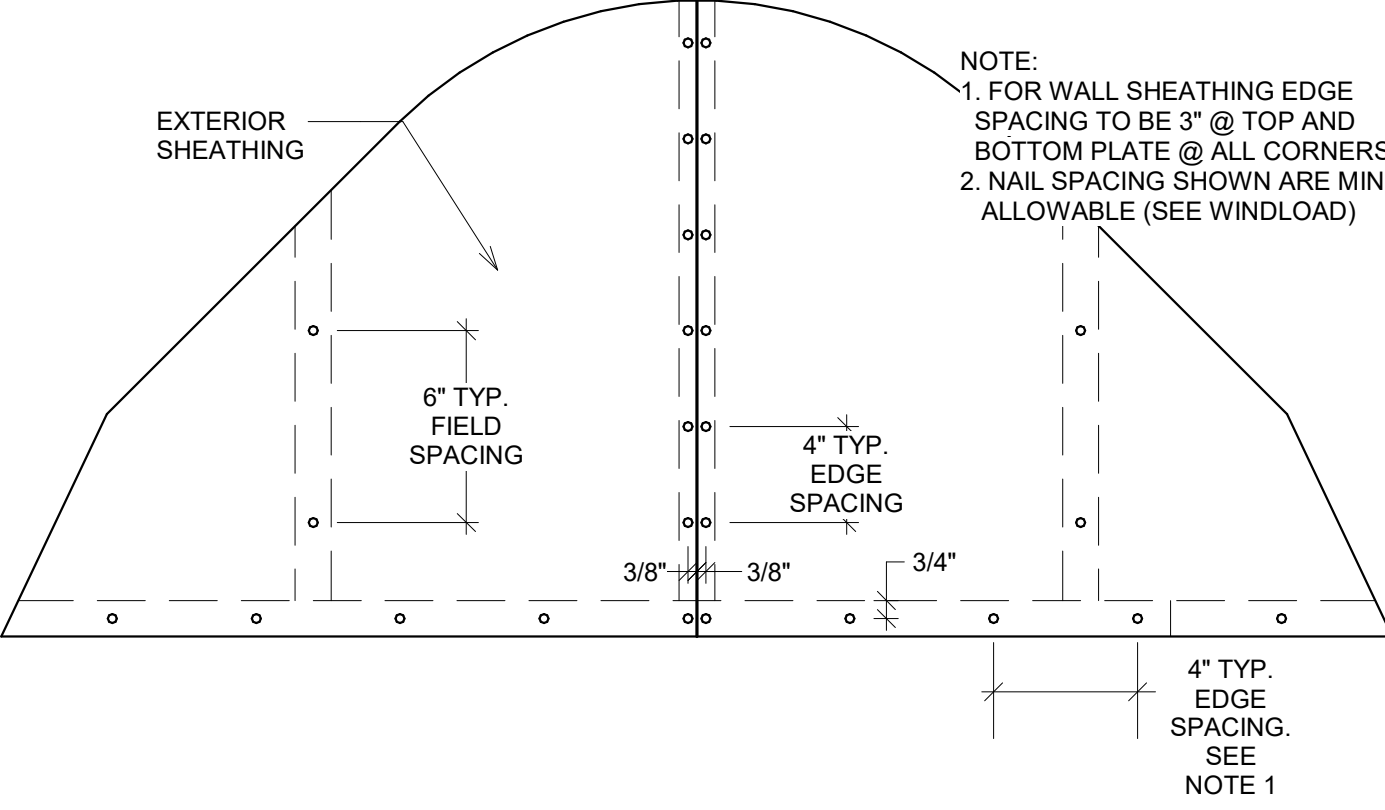
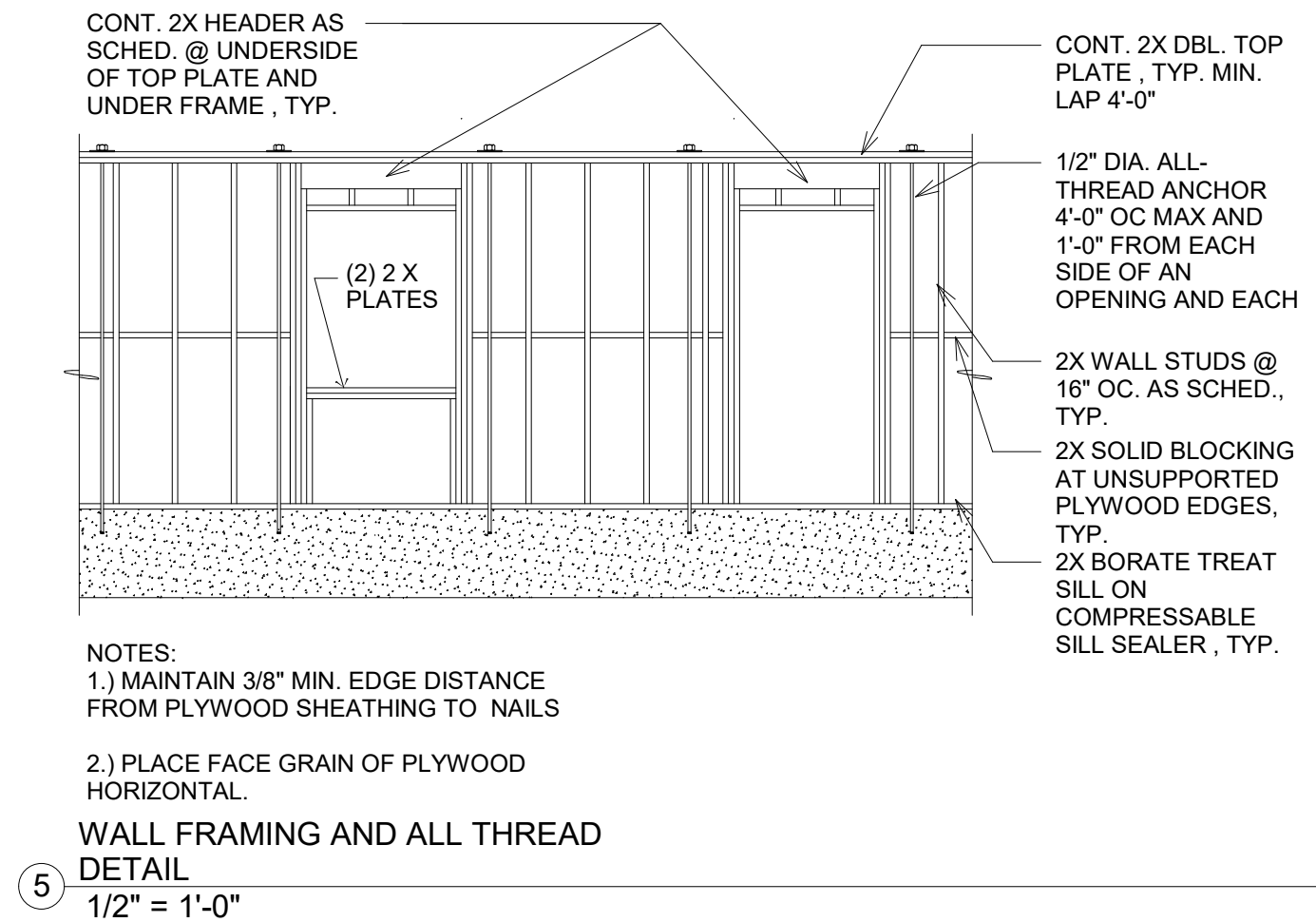
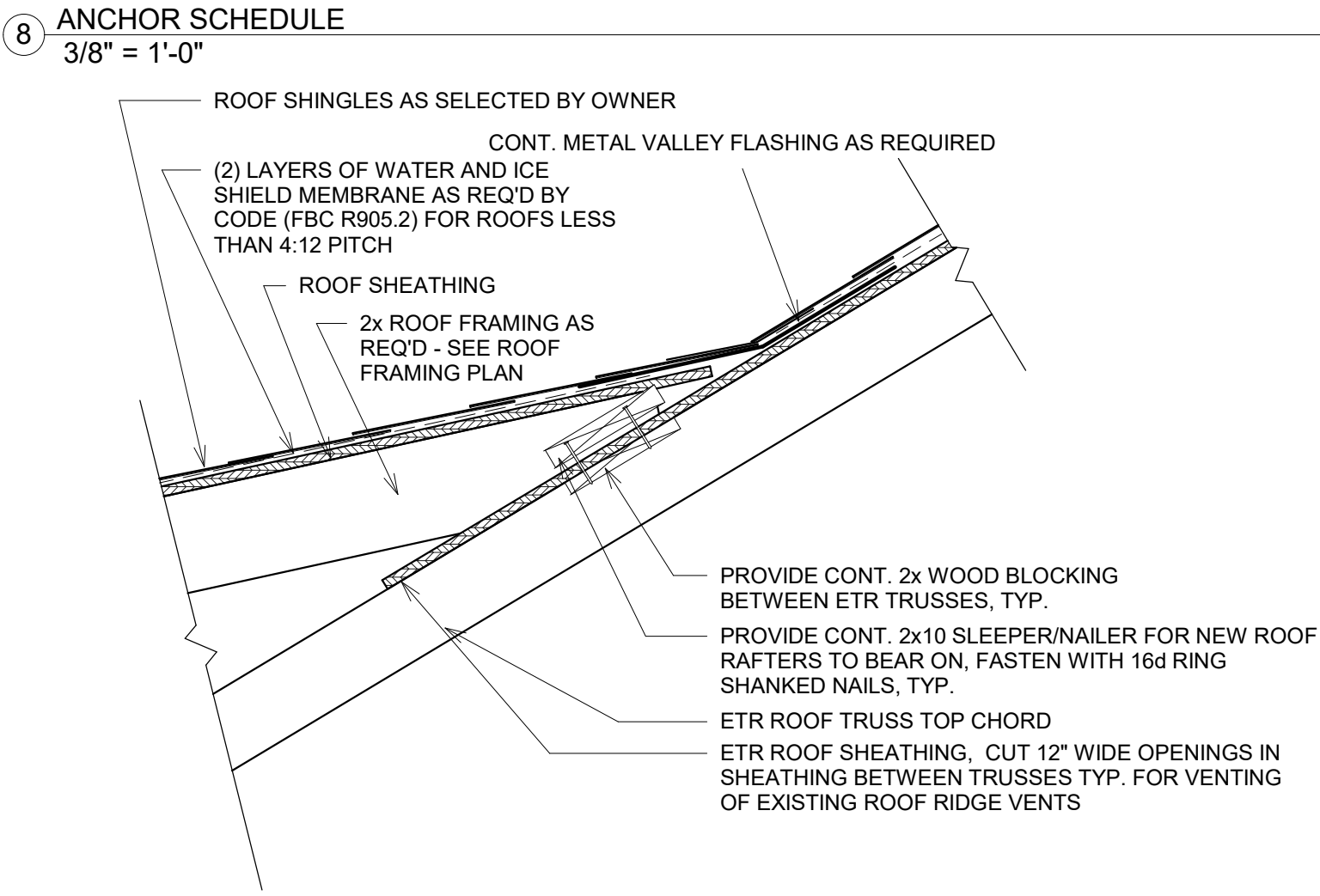
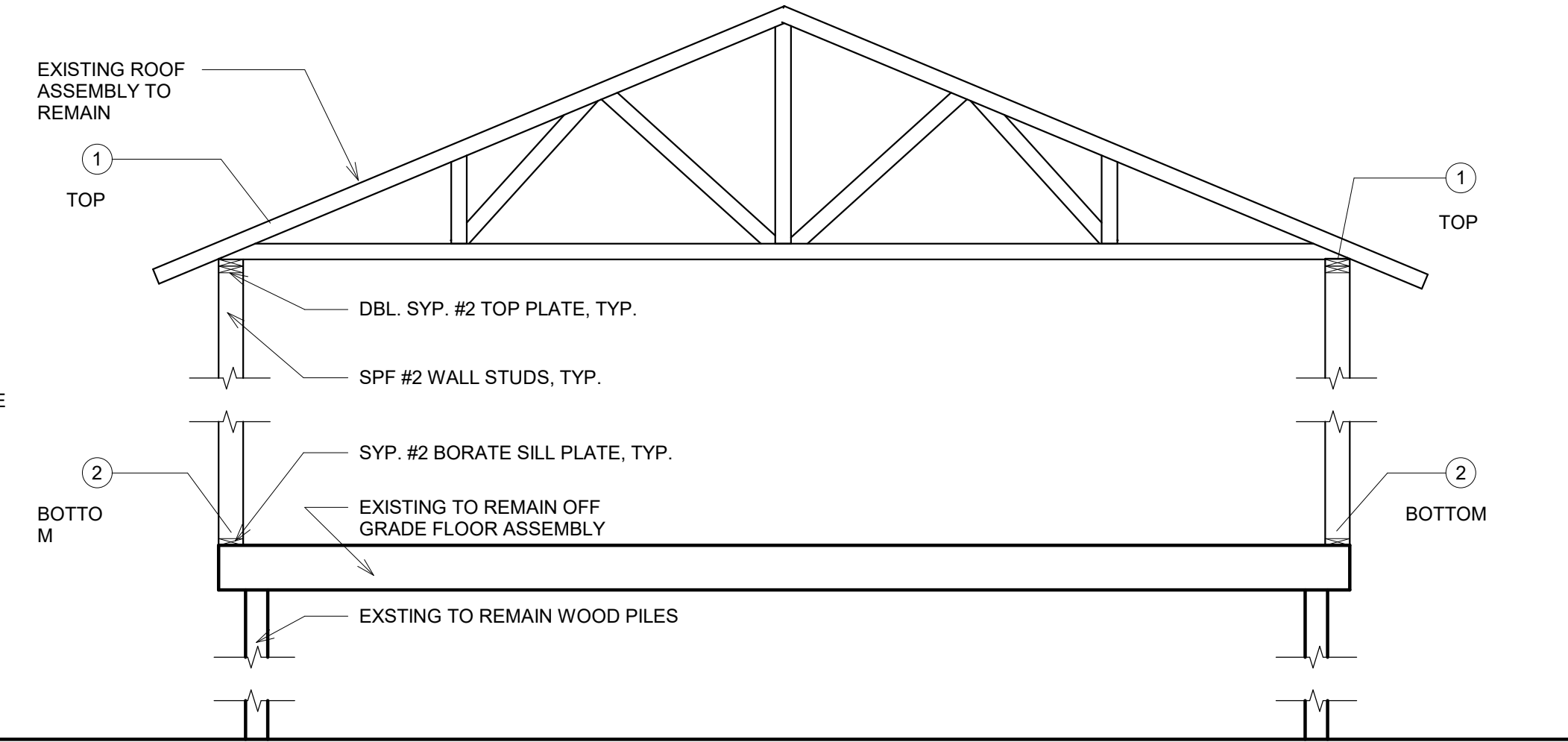
12 TYPICAL TOP PLATE SPLICE
1/2" = 1'-0"



13 DETAIL @ TYPICAL STRAPPING LOCATIONS
3/4" = 1'-0"

ANCHORING

- 1 ROOF/JOIST ANCHOR SCHEDULE:
UPLIFT LOAD 351-700 LBS ANCHOR TYPE (1) SIMPSON H8
OR EQUAL SIMPSON MTS TWIST STRAPS
- 2 WALL/JOIST VERTICAL ANCHOR SCHEDULE:
SIMPSON FLAT STRAPPING AS SCHEDULE @ 4'-0" OC MAX. AT BASE AND THE TOP PLATE AND AT 12" FROM EACH SIDE OF EACH CORNER AND OPENING.



11 DOUBLE BEAM TO 6x6 POST
1 1/2" = 1'-0"

7 PORCH COLUMN PLAN DETAIL
3" = 1'-0"

4 DOOR OPENING FRAMING DETAIL
3/8" = 1'-0"

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ASHLEY & COREY FURMAN
RENOVATION

FRAMING DETAILS

12/15/2023 10:14:05 AM

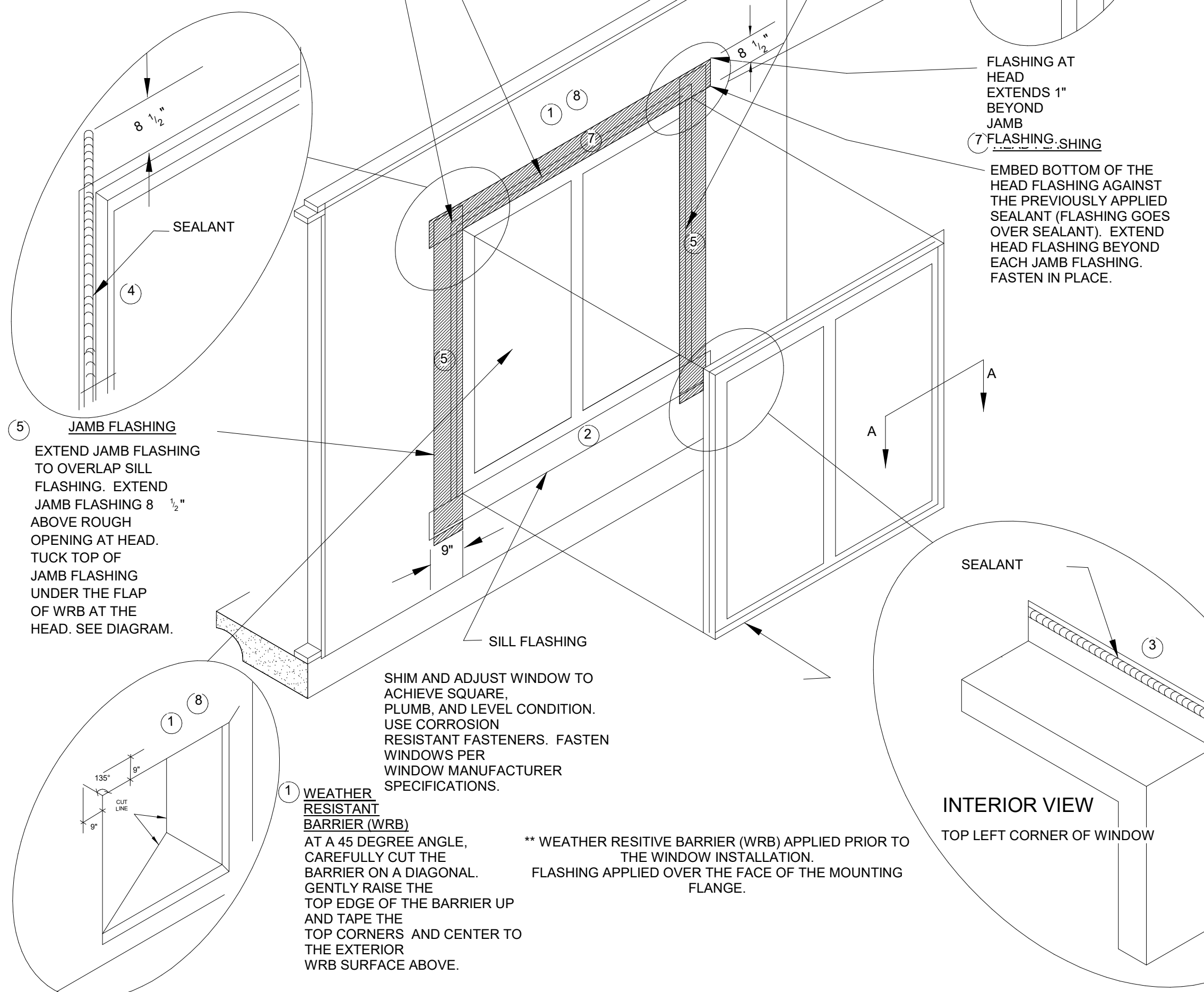
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Project number 2021.005
Date 5/5/2021
Drawn by DG
Checked by BA
Scale As indicated

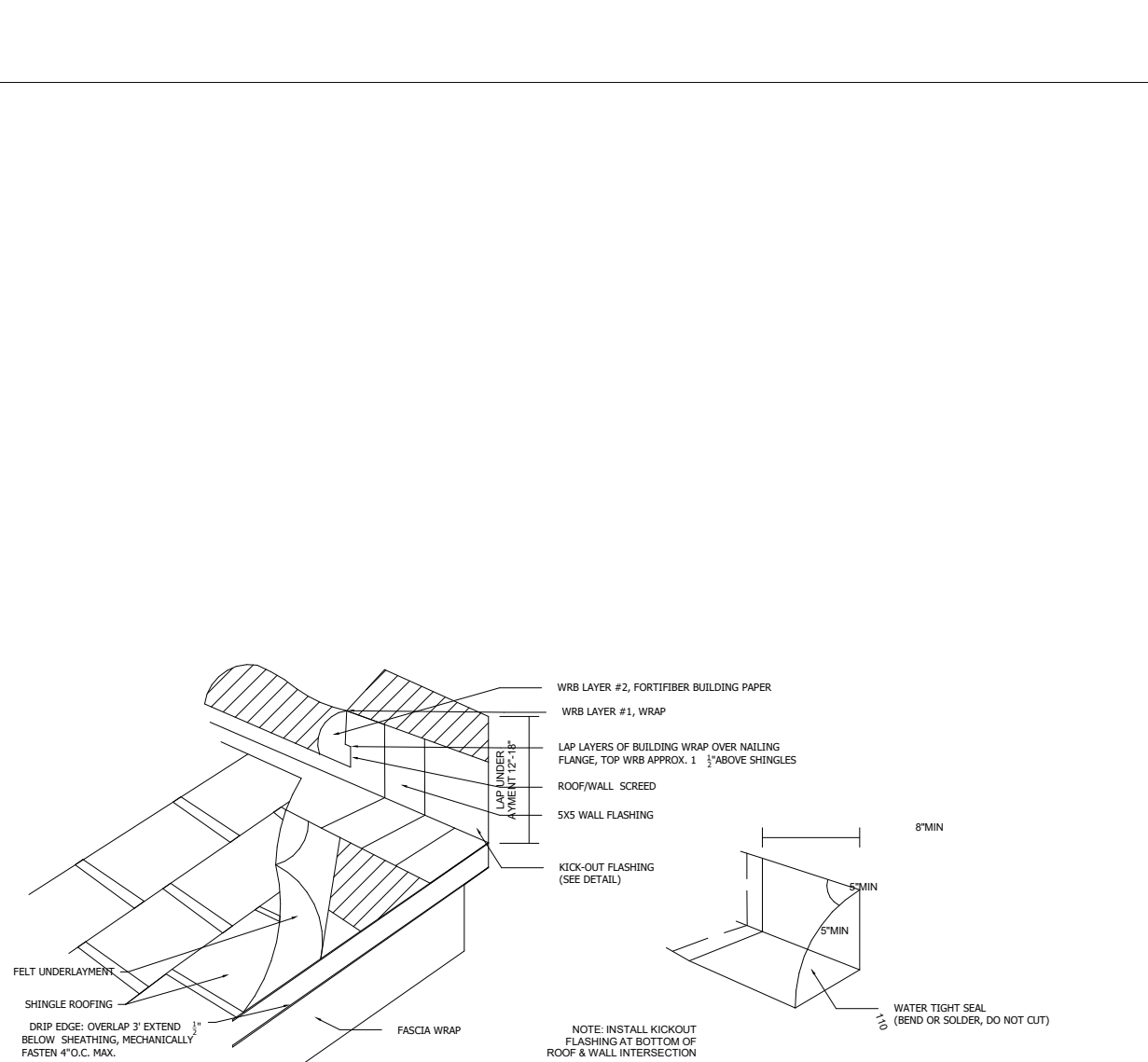
A10

STEPS

- ① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
- ② APPLY SILL FLASHING
- ③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- ④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
- ⑤ APPLY JAMB FLASHING
- ⑥ APPLY BEAD OF SEALANT AT HEAD
- ⑦ APPLY HEAD FLASHING
- ⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

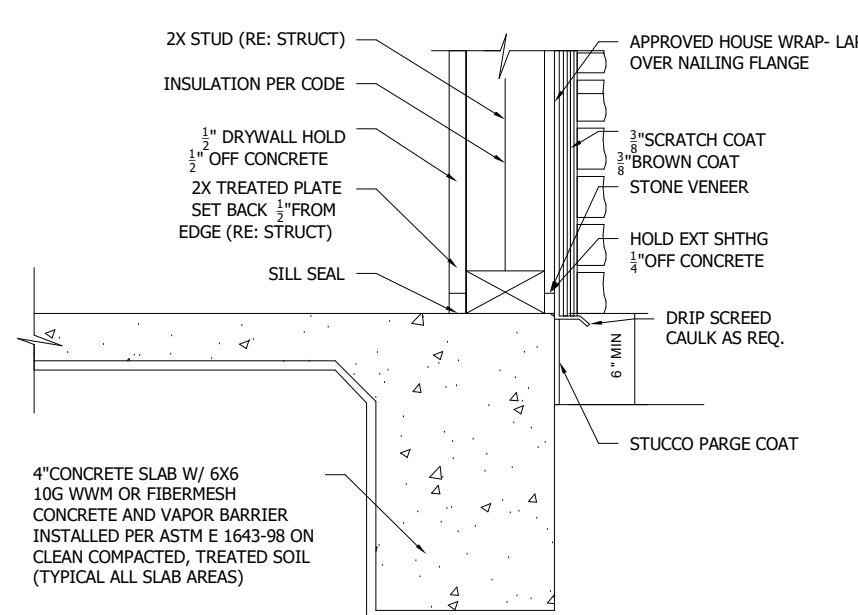
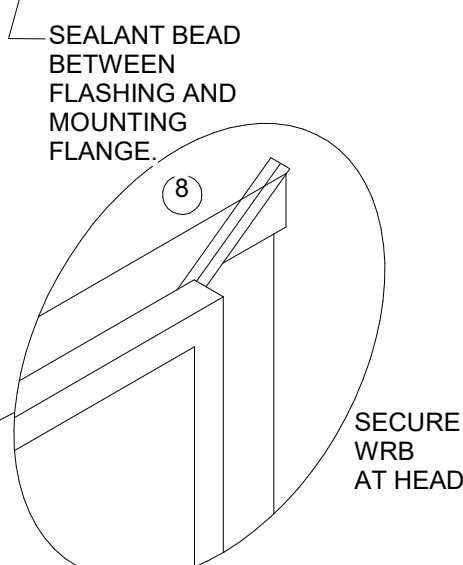
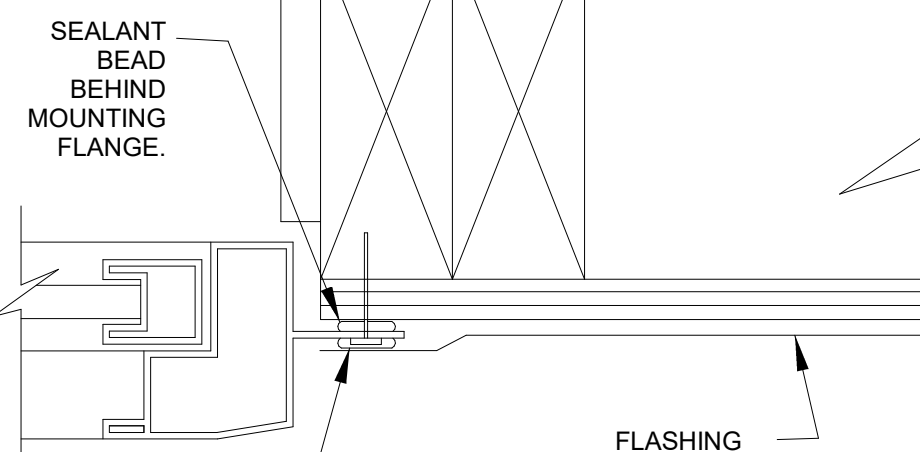


② WINDOW FLASHING1
3/8" = 1'-0"

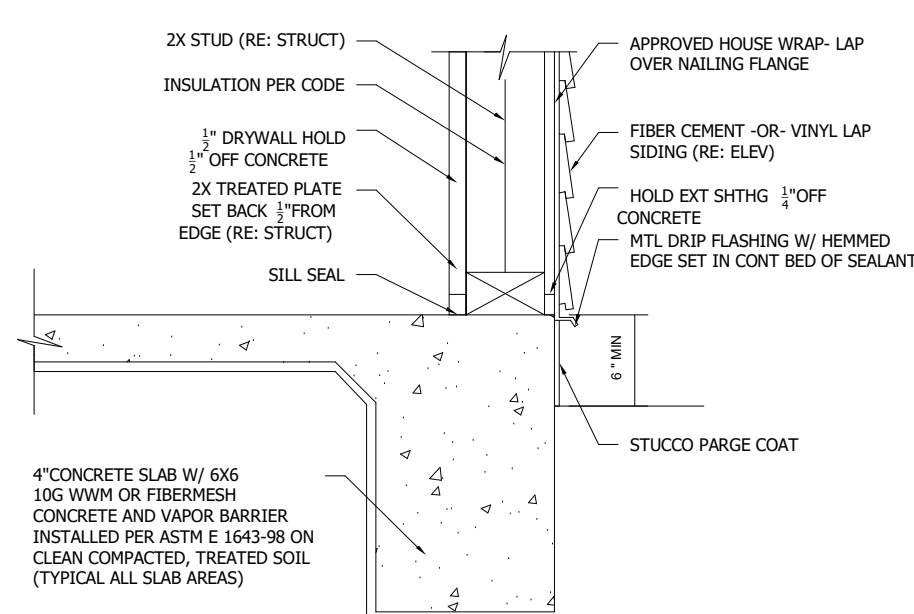


5 ROOF FLASHING 2
1/4" = 1'-0"

SECTION A
THROUGH WINDOW JAMB



LAP SIDING

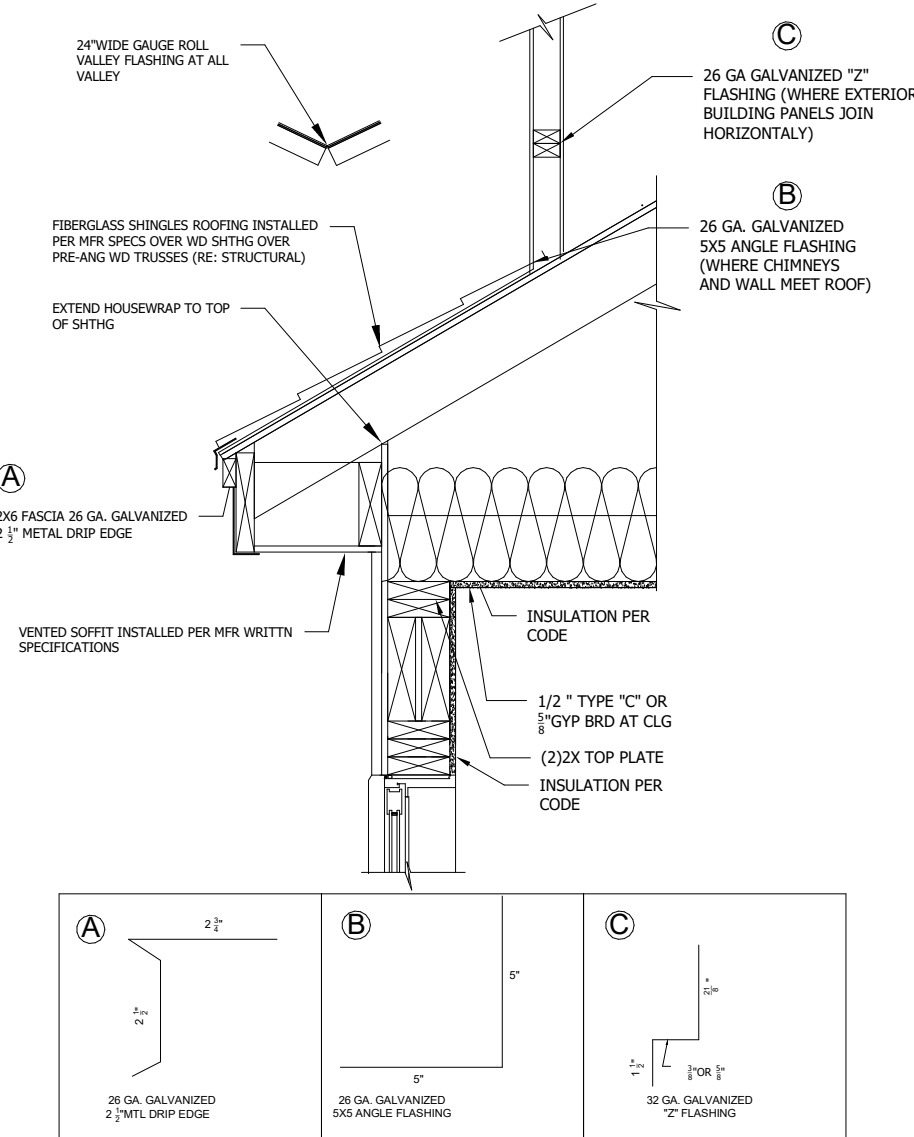
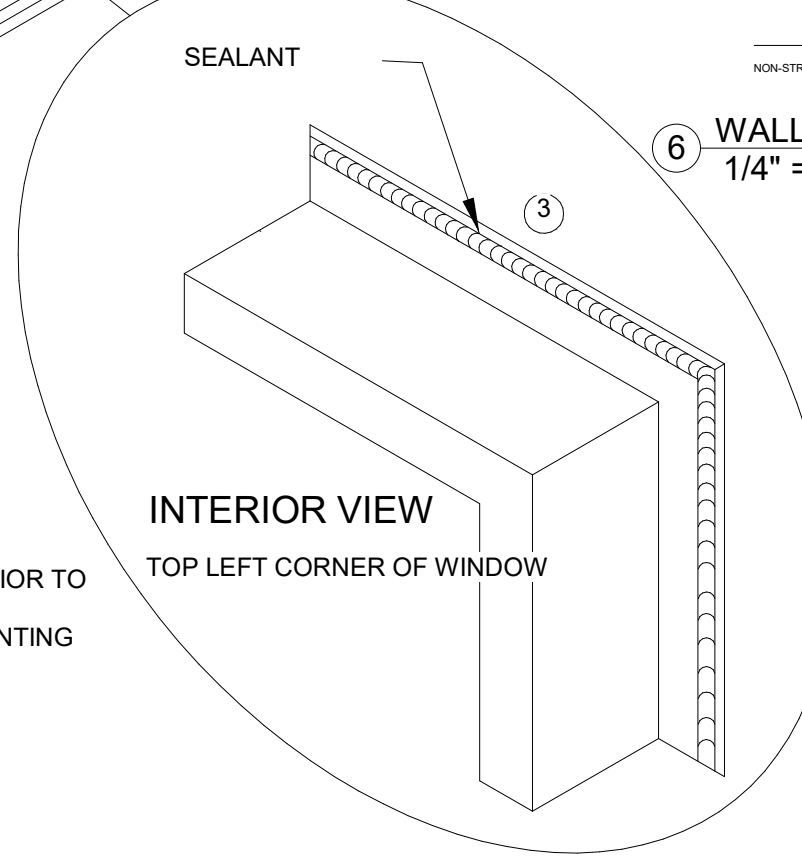


LAP SIDING

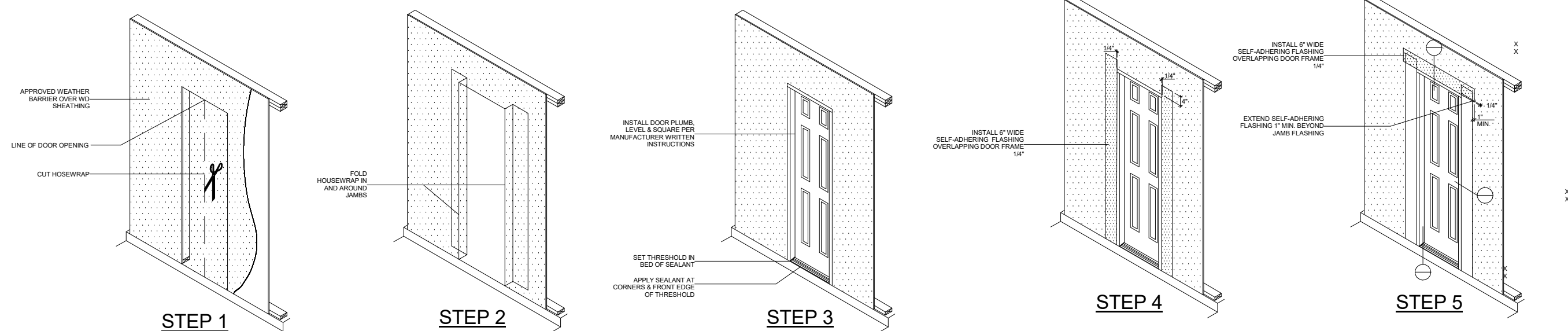
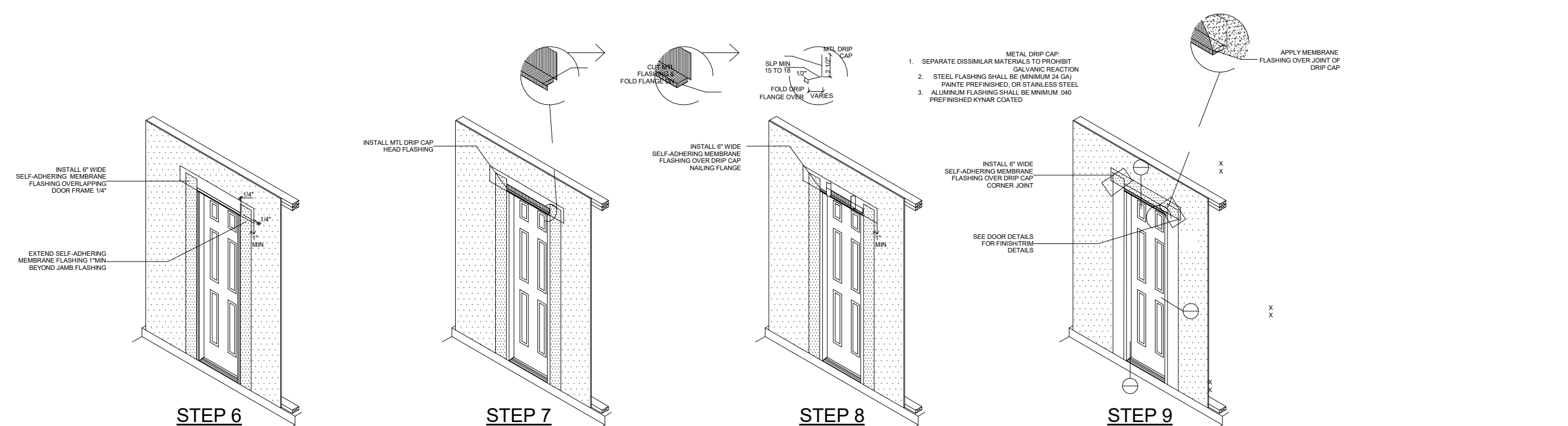
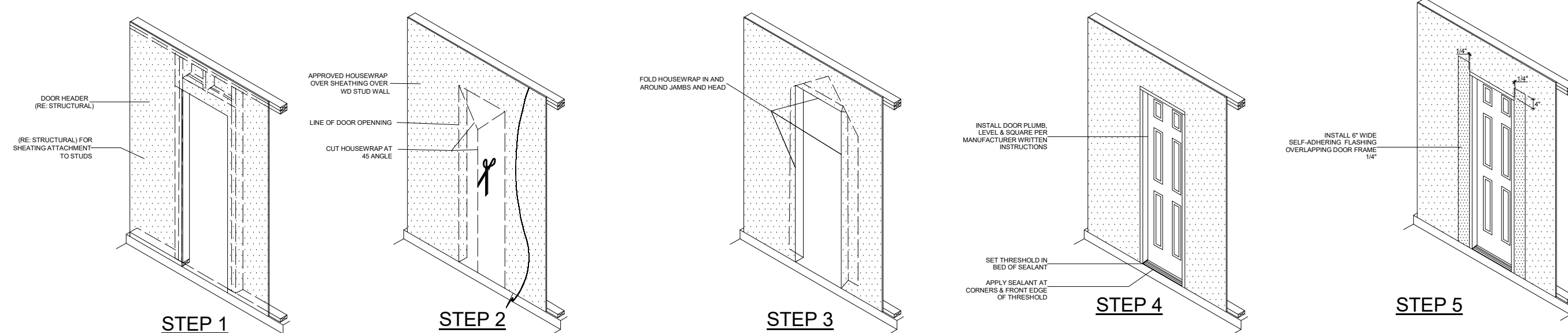
TYPICAL WALL FLASHING

NON-STRUCTURAL FOOTERS DETAILS SCALE : N.T.S.

⑥ WALL FLASHING
1/4" = 1'-0"

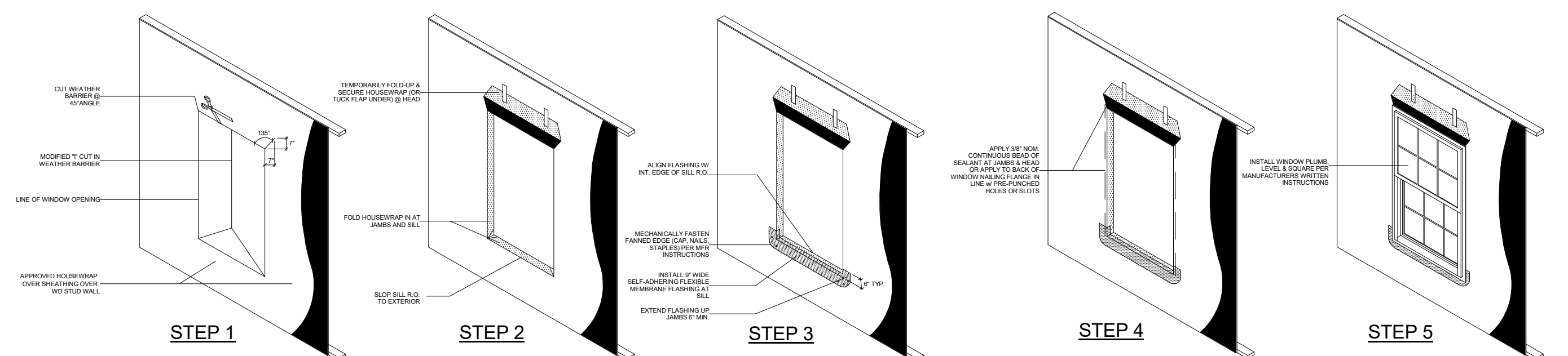


④ ROOF FLASHING
1/4" = 1'-0"

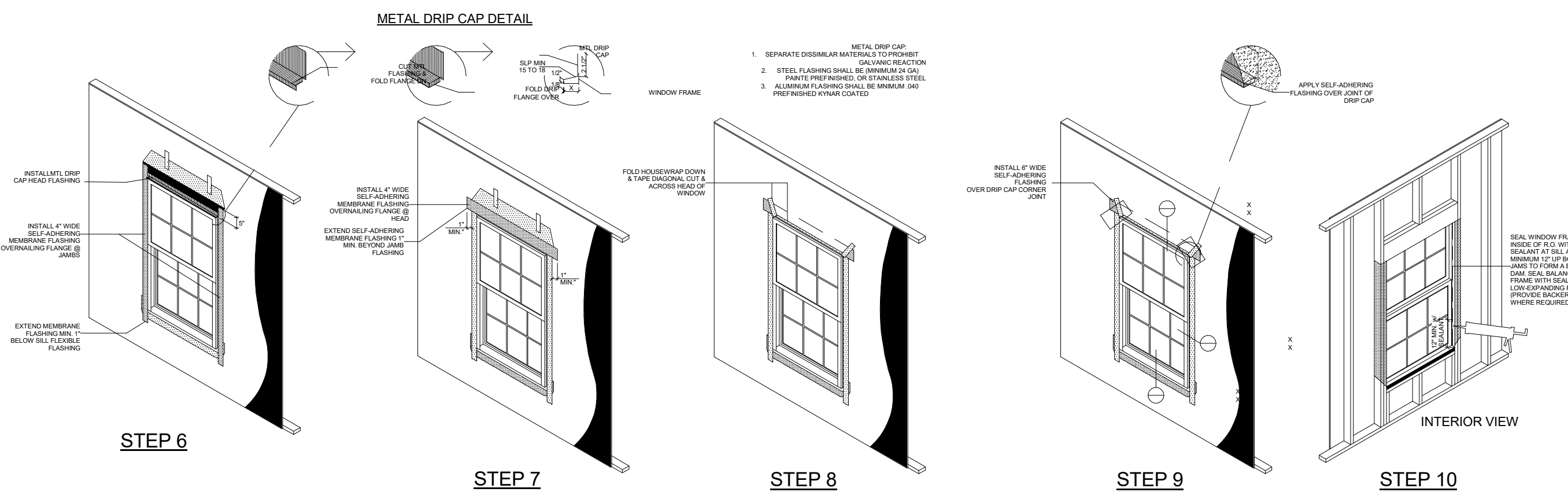


NOTE: AT UNPROTECTED DOORS, BOTTOM
1/4th OF JAMBS SHALL BE COMPOSITE, P.T.
OR OTHER DECAY RESISTANT MATERIAL

① DOOR FLASHING
1/4" = 1'-0"



③ WINDOW FLASHING
1/4" = 1'-0"



FLASHING DETAILS

Project number	2021.005
Date	5/5/2021
Drawn by	Author
Checked by	Checker
Scale	As indicated

ASHLEY & COREY FURMAN
RENOVATION

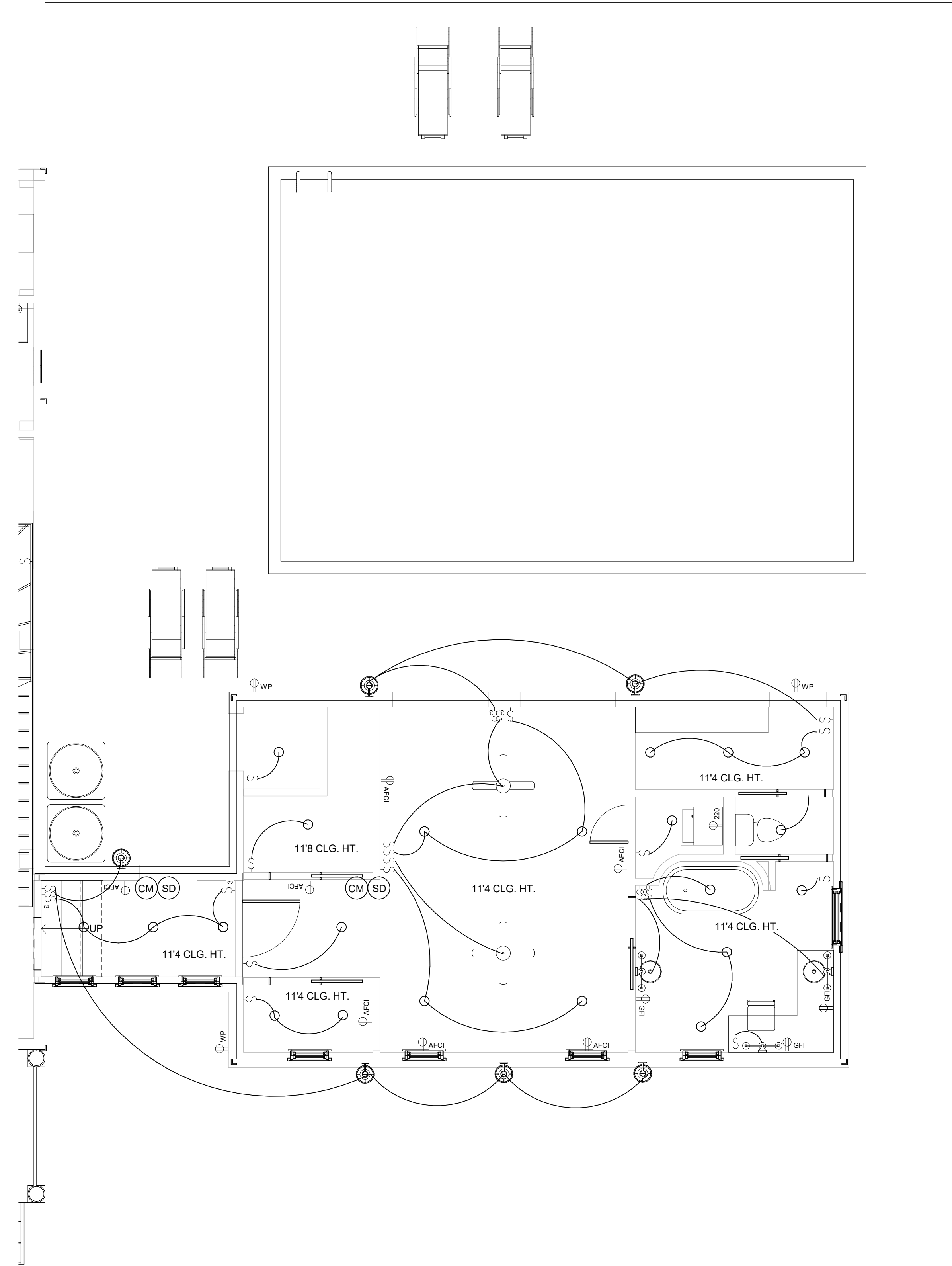
103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

[illegible]

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BAamalfi1@aim.com

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Green Cove Springs, FL. 32043
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1 FIRST FLOOR PLAN MEP PROPOSED
1/4" = 1'-0"

PLUMBING NOTES:

- 1.) ALL SUPPLY LINES TO BE CPVC PER CODE.
- 2.) DOMESTIC WATER SHALL BE VIA EXISTING WATER AND SEWER TO REMAIN.
- 3.) PLUMBING CONTRACTOR TO INSTALL ALL PLUMBING FIXTURES AS SELECTED BY OWNER.

ELECTRICAL NOTES:

- 1.) PROVIDE SMOKE DETECTORS IN ALL BEDROOMS MOUNTED TO THE CEILING PER CODE.
- 2.) PROVIDE (1) CARBON MONOXIDE/SMOKE DETECTOR PER CODE FOR EACH SLEEPING AREA PER FLOOR.
- 3.) ALL ELECTRICAL OUTLETS, PLUGS, SWITCHES, ETC TO BE WHITE.
- 4.) ALL SWITCHES TO BE SELECTED BY OWNER.
- 5.) WIRE ALL CEILING FANS FOR FAN LIGHT COMBO WITH MULTI SPEED COMBO SWITHES OR APPROVED EQUAL.
- 6.) INSTALL ALL SWITCHED OUTLETS UPSIDE DOWN FOR INDENTIFICATION.
- 7.) ELECTRICAL SUBCONTRACTOR SHALL PROVIDE UNDERGROUND CONDUIT WITH SERVICE AS REQUIRED TO CONNECT POWER TO THE HOUSE WITH THE ELECTRICAL UTILITY COMPANY.
- 8.) ELECTRICAL CONTRACTOR TO INSTALL ALL ELECTRICAL FIXTURES, INCLUDING CEILING FANS AS SELECTED BY THE OWNER.
- 9.) ALL ELECTRICAL WORK SHALL BE INSTALLED AND COMPLETED PER THE FLORIDA BUILDING CODE AND NATIONAL ELECTRICIA CODE.
- 10.) ALL RECESSED CANS SHALL ALIGN PER THE PLANS - REFER TO THE REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 11.) ALL BATHROOM EXHAUST FANS SHALL BE RECESSED FAN/LIGHT COMBO UNITS EXHAUSTED TO THE EXTERIOR AND FURNISHED BY THE ELECTRICAL CONTRACTOR.
- 12.) ALL INTERIOR WALL OUTLETS ARE TO BE TAMPERPROOF PER CODE AND MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.
- 13.) ALL WALL SCONCES TO BE MOUNTED AT 7'-0" AFF UNLESS OTHERWISE NOTED.
- 14.) ALL INTERIOR PENDANT FIXTURES TO BE MOUNTED AT 6'-0" UNLESS OTHERWISE NOTED.
- 15.) ALL FINAL LIGHT LOCATIONS SHALL BE FIELD VERIFIED BY THE OWNER PRIOR TO INSTALLATION.

ELECTRICAL SYMBOLS LEGEND

- | | |
|--|--|
| | SINGLE AFCI OUTLET |
| | SINGLE AFCI DUPLEX OUTLET |
| | SINGLE GFI DUPLEX OUTLET |
| | SINGLE AFCI DUPLEX OUTLET UNDER COUNTER |
| | SINGLE EXTERIOR WEATHER PROOF GFCI DUPLEX OUTLET |
| | 220V SINGLE OUTLET |
| | SINGLE POLE LIGHT SWITCH |
| | 3 WAY LIGHT SWITCH |
| | SINGLE POLE LIGHT DIMMER |
| | THERMOSTAT MTD. @ 60" AFF |
| | SINGLE TEL/DATA (CAT 5) ETHERNET PORT |
| | SINGLE TEL (CAT 5) TELEPHONE PORT |
| | SINGLE CATV (QUAD SHIELD RG-6) CABLE/SAT PORT |
| | ELEC. PANEL |
| | SINGLE SECURITY OR TEL/COMM MEDIA HUB PANEL 60" AFF TO CENTERLINE |
| | 3" DIA. LED DOWN LIGHT FIXTURE W/WHITE BAFFLE TRIM |
| | 4" DIA. LED DOWN LIGHT FIXTURE W/WHITE BAFFLE TRIM |
| | CEILING MOUNTED JUNCTION BOX TO RECEIVE CEILING MOUNTED LIGHT FIXTURE, AS SELECTED BY THE OWNER |
| | UNDER CABINET ACCENT LIGHTING SELECTED BY OWNER |
| | WALL SCONCE MTD. 7'-0" AFF U.O.N. - VIF FINAL HGT WITH BATH ACCESSORIES |
| | PENDANT LIGHT FIXTURE SELECTED BY OWNER |
| | 52" DIA. FAN/LIGHT COMBO SELECTED BY OWNER - LIGHT AND FAN SWITCH WITH LUTRON SKYLARK 3 SPEEN FAN LIGHT SWITCH |
| | SMOKE DETECTOR - CEILING MOUNTED |
| | SMOKE/CARBON MONOXIDE DETECTOR - CEILING MTD. |
| | MECH. AC CONDENSING UNIT |

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ELECTRICAL PLAN

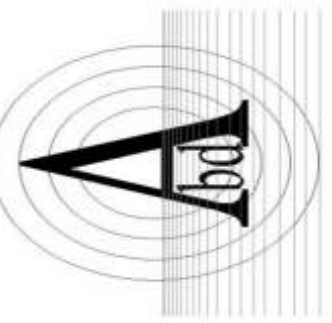
Project number	2021.005
Date	5/5/2021
Drawn by	DG
Checked by	BA
Scale	As indicated

A12

ASHLEY & COREY FURMAN
RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

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Jacksonville, Florida
1-904-228-9337
Bdamalfi@aaim.com



No.	Description	Date
1	PERMIT SET	10/21/16

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Studio, LLC
Custom Architectural Design
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Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8 Na 96 1009==
Site Name Hirth ~~Estate~~ ^{House} 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site Building 832==

Location of Site:
County Nassau 808==

Instructions for locating site (or address) 103 North Sixth Street
Fernandina Beach, Florida 813==

Ownership:
Owner of Site: Name _____ 902==
Address _____ 903==

Occupant, Tenant or Manager:
Name _____ 904==
Address _____ 905==

Form Prepared By:
Reporter (or local contact):
Name _____ 816==
Address _____ 817==

Recorder:
Name & Title Diane D. Greer, Historic Sites Specialist 818==
Division of Archives, History, & Records Mgt.
Address Department of State, Tallahassee, Florida 819==

Date of Site Survey _____ 820==

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

None

Photographic Record Numbers 72-N-10-22 839==
860==

Location of Site (Specific):

Map Reference (incl. scale & date) Fer. Bch. Quad. 1958 1:24000 812==
(USGS)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
3N	28E	21			
812==					

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY				LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
N30°	40'	20"	W81°	27'	38"

812==

Global Reference Code 884==

Description of Site:

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

Present Condition of Site

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

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

This is the only other Italiante dwelling house still in existence in Fernandina, the first being the Fairbanks House on S. Seventh ST. This building is less flamboyant than the Fairbanks in its exterior detail and proportions, but nevertheless a good example of the style as it developed in this area. The frame structure has a square tower with pairs of round arched windows on the right of the main facade. The tower roof is hipped. A two-story bay projects from the opposite side of the building and has one sash window in of the three sides of the bay. A porch with simple railing and round columns surrounds the house on two sides. The rear of the building is rectangular in plan and has few windows.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Hirth

Present Use (check one or more as appropriate)

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

Period (check one or more as appropriate)

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

Specific Dates: Beginning c. 1880 844== Ending 846==

Areas of Significance (check one or more as appropriate)

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

Thematic Classification:

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

Statement of Significance (use continuation sheet if necessary)

This house was built in the early 1880's by relatives of the present harbor pilot, George Davis who has early photos of the house. The house is singularly important for it is a modified example of a type of house rarely seen in Florida, the Italianate or Italian Villa style. Only one other such house is known to exist in the state and it is the Fairbanks House in Fernandina.

Remarks & Recommendations:

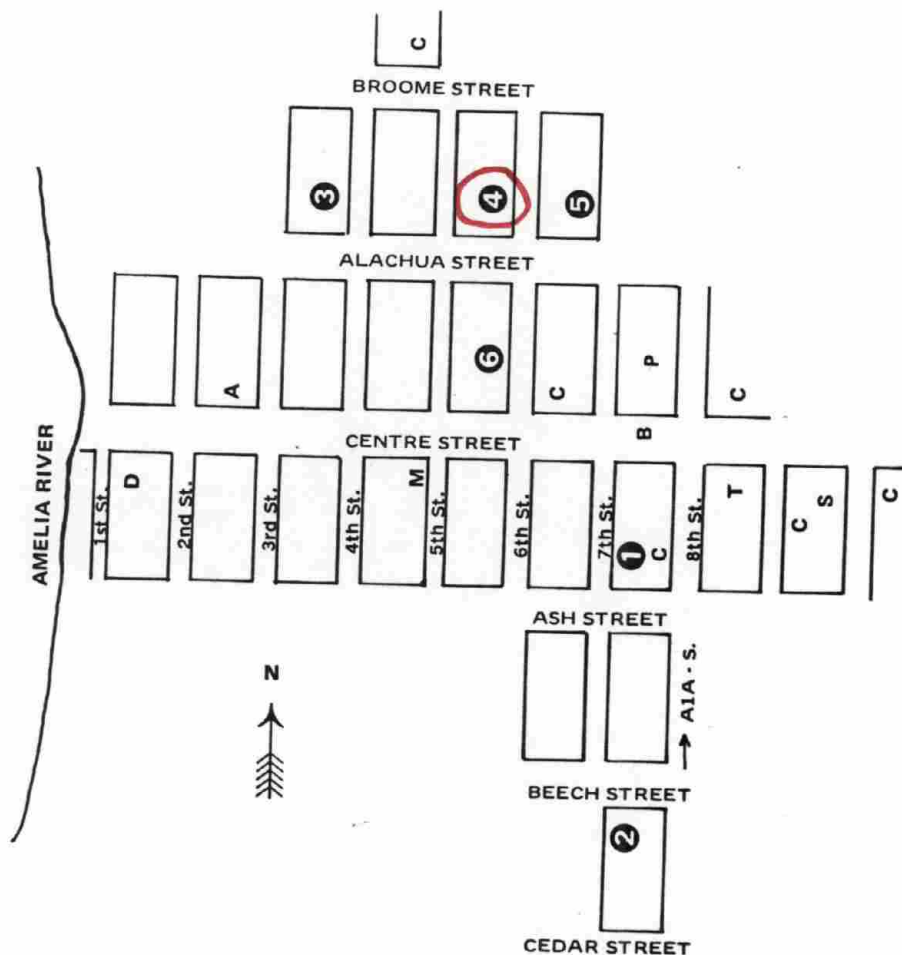
This house is assigned primary significance with the Historic Fernandina District.

835==

Major Bibliographic References:

Interview with Mr. George Davis, Fernandina Beach, Fla. July, 1972
Nassau County Records, Nassau County Courthouse, Fer. Bch. Fla.
Office of the Clerk of the Circuit Court.

920==

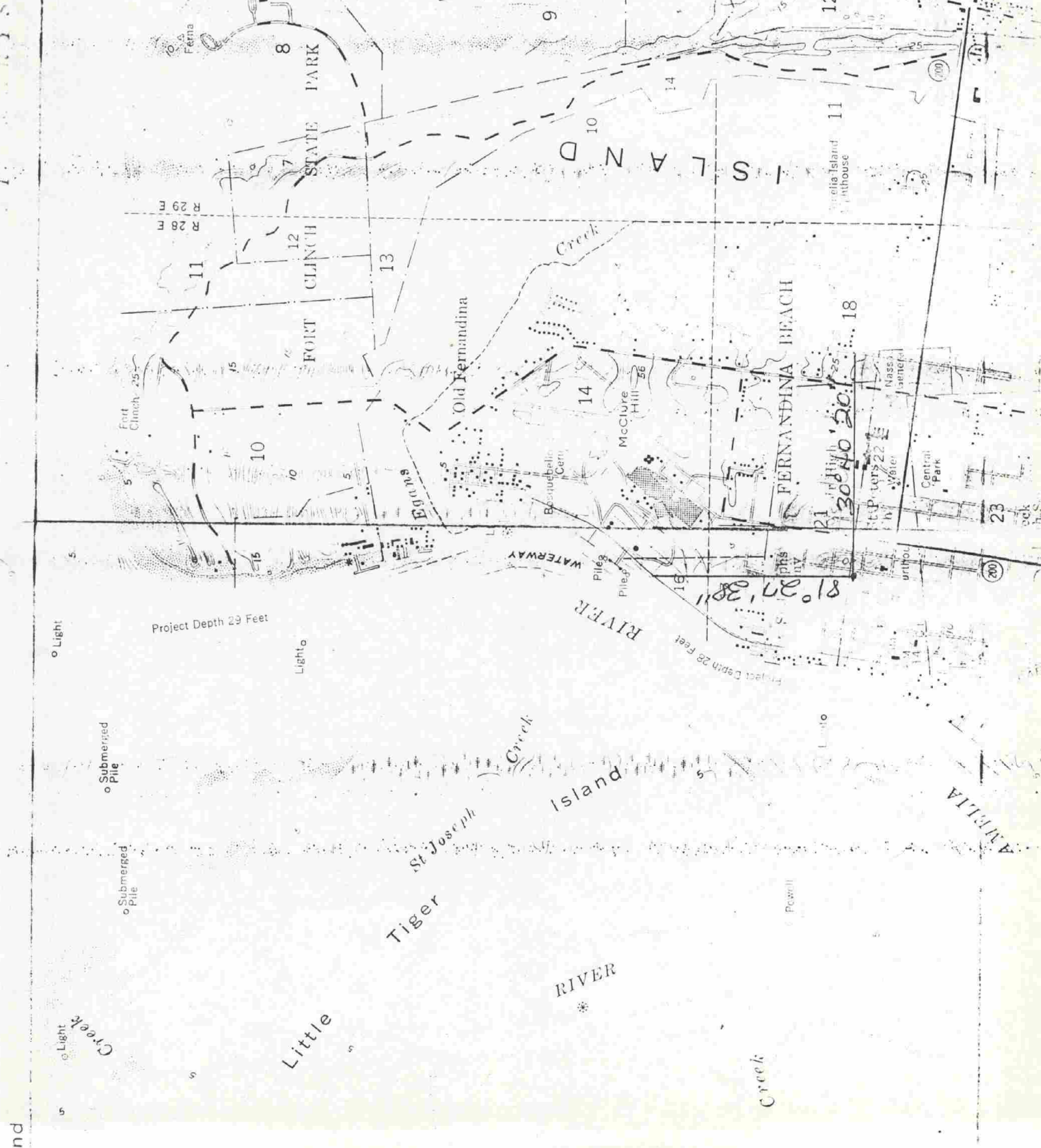


- P — Parking lot at 8th and Centre
- T — Tickets, programs. Restoration sales of guidebook, prints, post cards.
- B — Bus stop for tour transportation.
- M — Madrigal concerts at Courthouse
- A — Art show on Centre between 2nd and 3rd
- D — Depot and new Mini-park
- C — Churches open to welcome you
- S — The Old Schoolhouse

RESTROOMS are open to visitors at Topsy's Gulf Station, Hoyt House (Ticket sales center), The Old Schoolhouse, United Memorial Methodist Church (side entrance) and Boater's Lounge at the Docks.

Na 96

112TH
400SE



FLORIDA MASTER
SITE FILE

FDAHRM 802==

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

Site No. 8Na96 1009==

Site Name Hirth House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 103 North Sixth St, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Hirth Estate 902==

Address _____ 903==

Occupant, Tenant, or Manager:
Name _____ 904==

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and
Name & Title William N. Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

Survey Date 7207 820== Type Ownership _____ 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): *(enter title of survey; date; whether federal, state, county or local; location of survey report(s); and material collected).*

_____ 839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Ferdinandina Beach 7.5min 809== 1958 (RFA70)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
<u>T3N</u>	<u>R28E</u>	<u>S22</u>				812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
Point	LATITUDE			LONGITUDE			
	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
°	'	"		°	'	"	==

Global Reference Code 884==

Description of Site:

Type Classification Building ==

Site Size (approx. acreage of property) 833==

Present Condition of Site: Check one ☐ <u>Altered</u> 863== ☐ <u>Unaltered</u> 863== ☐ <u>Destroyed</u> 863==	Check one ☐ <u>Excellent</u> 863== ☐ <u>Good</u> 863== ☐ <u>Fair</u> 863== ☐ <u>Deteriorated</u> 863== ☐ <u>Ruins</u> 863== ☐ <u>Unexposed</u> 863==	Check one if appropriate ☐ <u>Moved</u> 863== ☐ <u>Original Site</u> 863==
--	---	---

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

of frame construction, modified Italianate struct w/sq tower at R front & round arched windows

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name Hirth House

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Agricultural 850== | ☐ Government 850== | ☐ Park 850== | ☐ Transportation 850== |
| ☐ Commercial 850== | ☐ Industrial 850== | ☐ Private Residence 850== | Other (Specify): |
| ☐ Educational 850== | ☐ Military 850== | ☐ Religious 850== | ☐ 850== |
| ☐ Entertainment 850== | ☐ Museum 850== | ☐ Scientific 850== | ☐ 850== |

Period (check one or more as appropriate)

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

Specific Dates: Beginning 844== Ending 846==

Areas of Significance (check one or more as appropriate)

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

Thematic Classification:

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

Statement of Significance (use continuation sheet if necessary)

built in the 1880's , purchased prior to 1900 by the Hirth family, the orig owners of the Palace Saloon

Remarks & Recommendations:

835==

Major Bibliographic References:

920==



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00096
Recorder # 154
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>103</u>	<u>North</u>	<u>6th</u>	<u>Street</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Italianate Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Flat
Other Roof Type(s) _____
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> Hip extension
Other Roof Secondary Structure(s) polygonal bay
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00096

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) eastPorch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial:

Residential: MOSTly this category

Institutional:

Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional) duplicate of NA 357

HISTORY

Construction year 1880

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence, 1880,</u>

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00096

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

Other Affiliation _____

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

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

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

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILEComputer Entry Date: 5/20/07

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00096-200703

Supplementary Printout

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

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

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Flat
Hip

- > **Roof materials:**
Composition shingles

- > **Roof secondary structures (dormers etc):**
Hip extension
Cone tower
Other

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

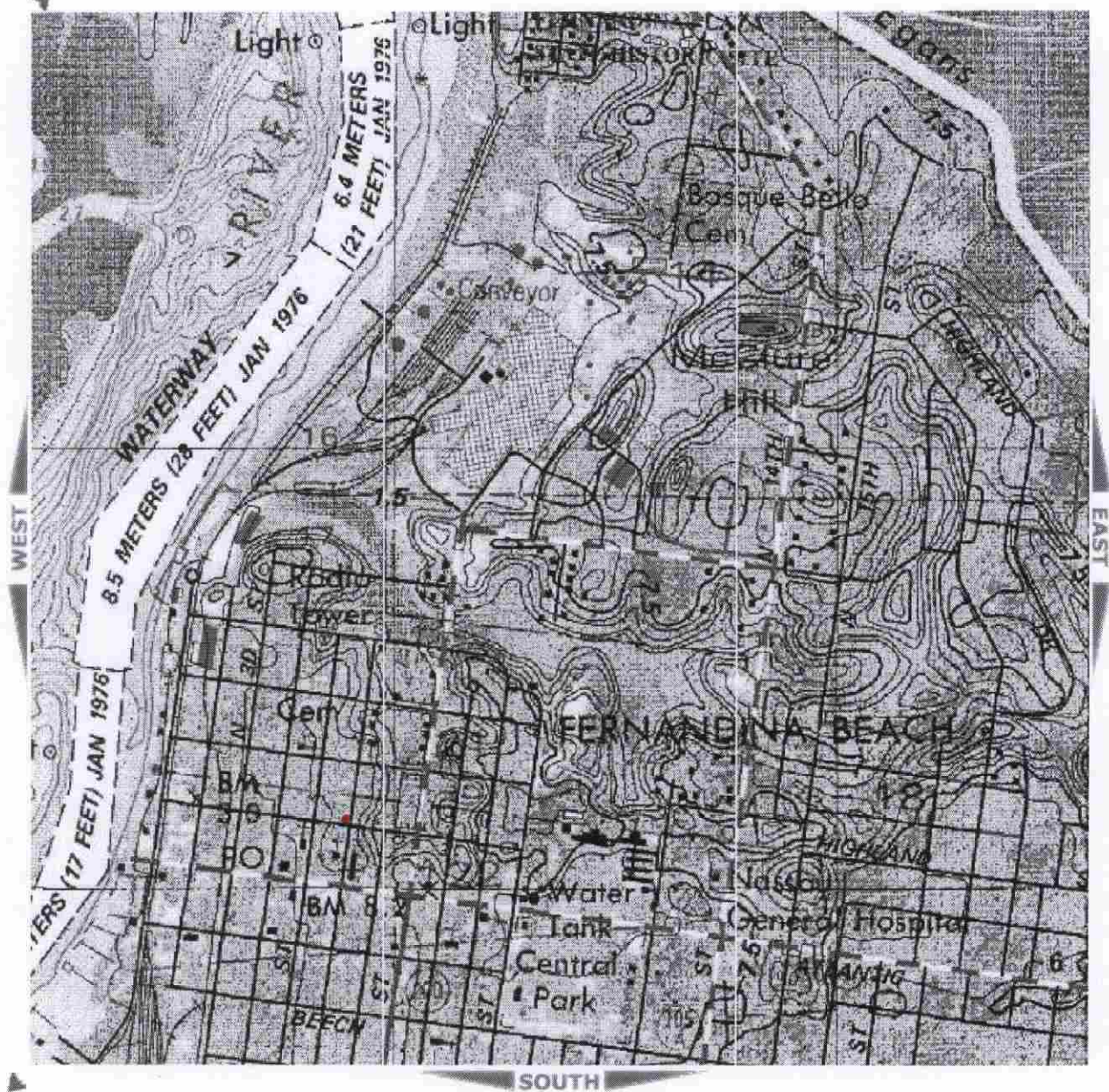
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1880;

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

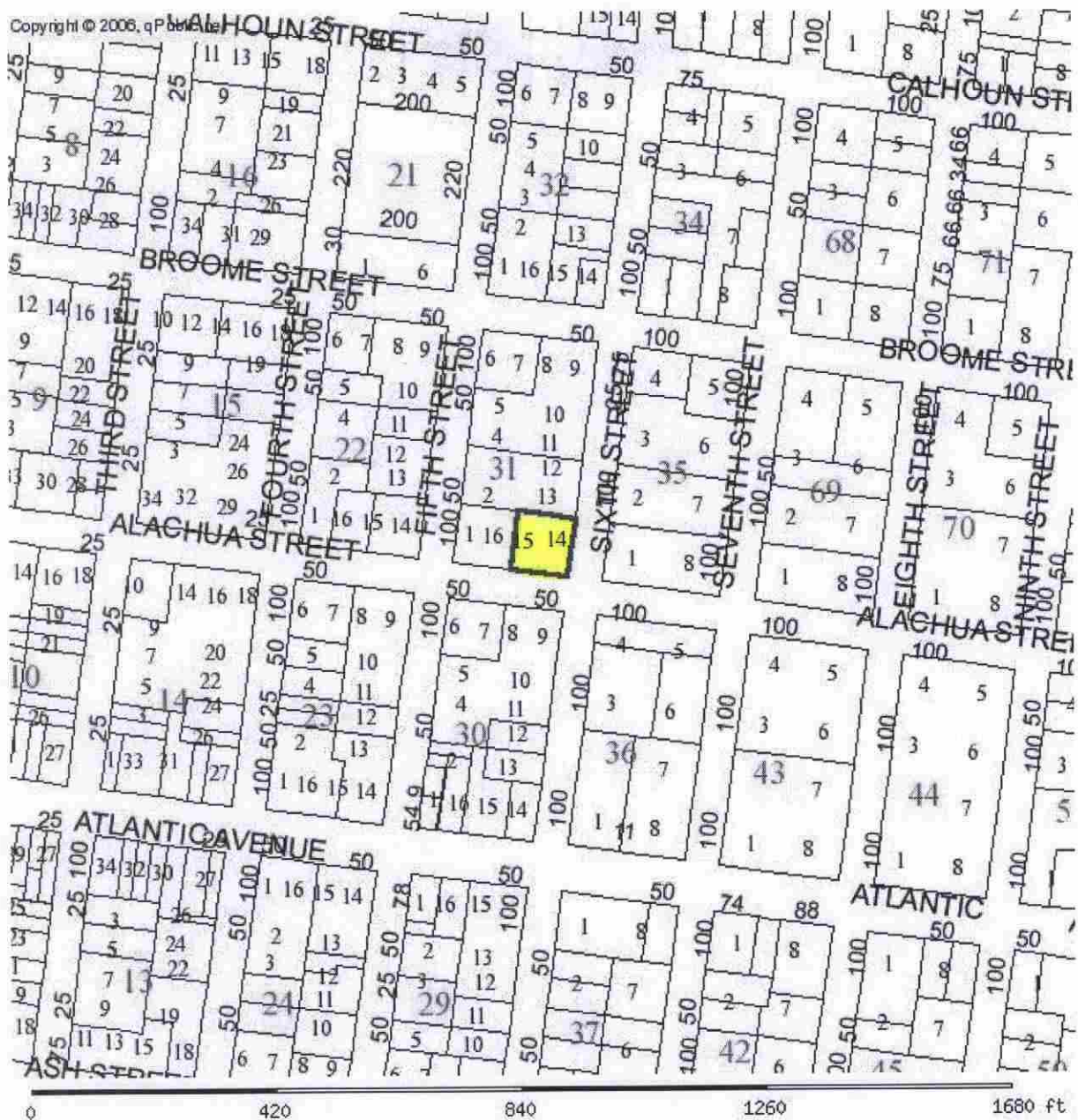
- > **Area(s) of historical significance:**
Community planning & development

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

- > **[Other name(s)]:**



NA96



154
NA96

FLORIDA MASTER SITE FILE
Site inventory Form

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

96
SITE NO. 8 NA 357

SITE NAME: Hirth House
ADDRESS OF SITE: 103 N. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 31 14
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

GOOD

UNALTERED

FAIR

x ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1886

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER

96

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 4-bay, access E, 1st bay; doric-style columns; turned balustrades & newel post; shed roof
ORIENTATION: E

FOUNDATION: piers: brick; brick, pierced

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): tower

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood; bay (2-story hexagonal) #square bay, stained glass, w/paired windows atop hexagonal bay windows
CHIMNEY:

ROOF SURFACING: composition shingles: butt, variegated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

103 N. 6th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in 1886, 103 N. 6th Street is a two story, frame residential building, designed in the Italianate style. It is noteworthy for its bracketed cornice, leaded stain glass, and multi-light door, tower and colonial revival porch. It was originally the residence of Thomas and Annie Moore, an employee of the Florida Mirror. It was purchased in 1896 by Louis G. Hirth for \$1,800. Hirth, a native of Germany, moved to Fernandina in 1895. He began a retail liquor business and founded the Palace Saloon. His home, constructed in the Italianate style, is similar to the Fairbanks House, although not nearly as massive. Both the Fairbanks and Hirth Houses were designed by Robert Schuyler.

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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00096**
 Field Date 2-2-2018
 Form Date 2-2-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 103 N 6th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0031-0140 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1880 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1880 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 _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Schuyler, Robert S. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Thomas Moore; 1896/Louis G. Hirth, founder of Palace Saloon
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Italianate Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2. _____
 Windows (types, materials, etc.) 2 story bay; 1/1 DHS wood; paired; round arch

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brackets; 3 story square tower; gingerbread detailing

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. ____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel w decorative multi light configuration

Porch Descriptions (types, locations, roof types, etc.) E and S/wrap around, entry, open; Doric columns

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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



Setback: 10' 15'
Crest: 10' 15'
Slope: 10' 15'
Height: 10' 15'
Depth: 10' 15'
Bathymetry



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

While restoration work is far from complete, the present owners of two of Fernandina's most

#4 *The Hirth House, 103 N. 6th Street*

Future residence of Mr. and Mrs. George T. Davis
Hostesses: Camellia Garden Club

The Hirth House was built for Thomas and Annie Moore in 1886 by Robert S. Schuyler, architect for the Tabby House, Fairbanks Folly, and St. Peter's Episcopal Church. Similar in appearance and style to the Fairbanks home on S. 7th Street, the Hirth House was originally painted olive green with dark green and brick red trim. Sometimes referred to as "half a house", it was built close to the south side of the corner lot with plans for north half to be added later.

The property was purchased in 1896 by Louis G. Hirth, founder of The Palace Saloon. Round porches and "modern oak mantels" (replacing slate) were added in 1905.

Adeline Brooks Davis (granddaughter of Louis and Emma Amelia Hirth) and her husband, George T. Davis, acquired the property when the estate of Emma Amelia Hirth was finally settled in November 1972. The house was badly in need of repair since Hirth's death in 1938.

Restoration began with a new roof. Next came "jacking and leveling". (It is said that the hurricane of 1898 left most of the houses on N. 6th Street leaning to the North-east.) Next came covering all crack-

ed plaster walls and ceilings with sheetrock and stripping woodwork of numerous coats of paint. All woodwork is heart pine except the stairway of cherry wood.

The Magnolia stained glass window on the staircase landing, designed by William Westfals of Jacksonville, is new. It is a gift from Mr. Davis to his wife in appreciation for her many hours of scraping and refinishing all woodwork.

The stained glass entrance door by Mr. Edward Smith of Jacksonville is a present to Mrs. Davis and replaces "gaudy glass" original.

Nearly all furnishings shown today are heirlooms from both Hirth and Davis families. The turn-of-the-century Bird Vases of Italian pottery were originally part of the trappings of Hirth's famous Palace Bar. Matching loveseats in the parlor and sofa in the hall were reupholstered by Mrs. Davis. Notice the "vaseline glass" newel post fixture, rose Tiffany chandelier in the parlor, and brass chandelier in the dining room — all installed by Hirth. Dining room window is original, but the artist is unknown. The lovely grandfather's clock in the hall is from Tiffany and originally adorned the residence of Colonel N. B. and Florence Borden, Villa Las Palmas. All furnishings went with the 1944 sale of the Villa except the clock, in which Mrs. Borden wished to be buried. She lived her last years on Amelia Island with the Davises in the Keystone Hotel and, before moving to Washington where she died, she left them the clock "for safekeeping" in appreciation of the happy days she spent with them and their then small son, Michael.



11-5-10-23

KODAK SAFETY FILM



→ 10A

→ 11



→ 11A

→ 12

→



103







FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: Hirth House
ADDRESS OF SITE: 103 N. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 31 14
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

Check One

INTEGRITY OF SITE:

Check one or more

x EXCELLENT

GOOD

FAIR

DETERIORATED

x ALTERED

UNALTERED

x ORIGINAL SITE

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1886

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

TRANSPORTATION

FILL

DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 96

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 4-bay, access E, 1st bay; doric-
style columns; turned balustrades & newel post; shed roof
ORIENTATION: E

FOUNDATION: piers: brick; brick, pierced

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): tower

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood; bay (2-story hexagonal) #square bay,
stained glass, w/paired windows atop hexagonal bay windows
CHIMNEY:

ROOF SURFACING: composition shingles: butt, variegated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

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Constructed in 1886, 103 N. 6th Street is a two story, frame residential building, designed in the Italianate style. It is noteworthy for its bracketed cornice, leaded stain glass, and multi-light door, tower and colonial revival porch. It was originally the residence of Thomas and Annie Moore, an employee of the Florida Mirror. It was purchased in 1896 by Louis G. Hirth for \$1,800. Hirth, a native of Germany, moved to Fernandina in 1895. He began a retail liquor business and founded the Palace Saloon. His home, constructed in the Italianate style, is similar to the Fairbanks House, although not nearly as massive. Both the Fairbanks and Hirth Houses were designed by Robert Schuyler.

Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Hirth House he designed St. Peter's Episcopal Church, the Tabby House, Fairbank's House, and Public School No. 1. Two of his buildings, the Tabby House and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1898, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach.

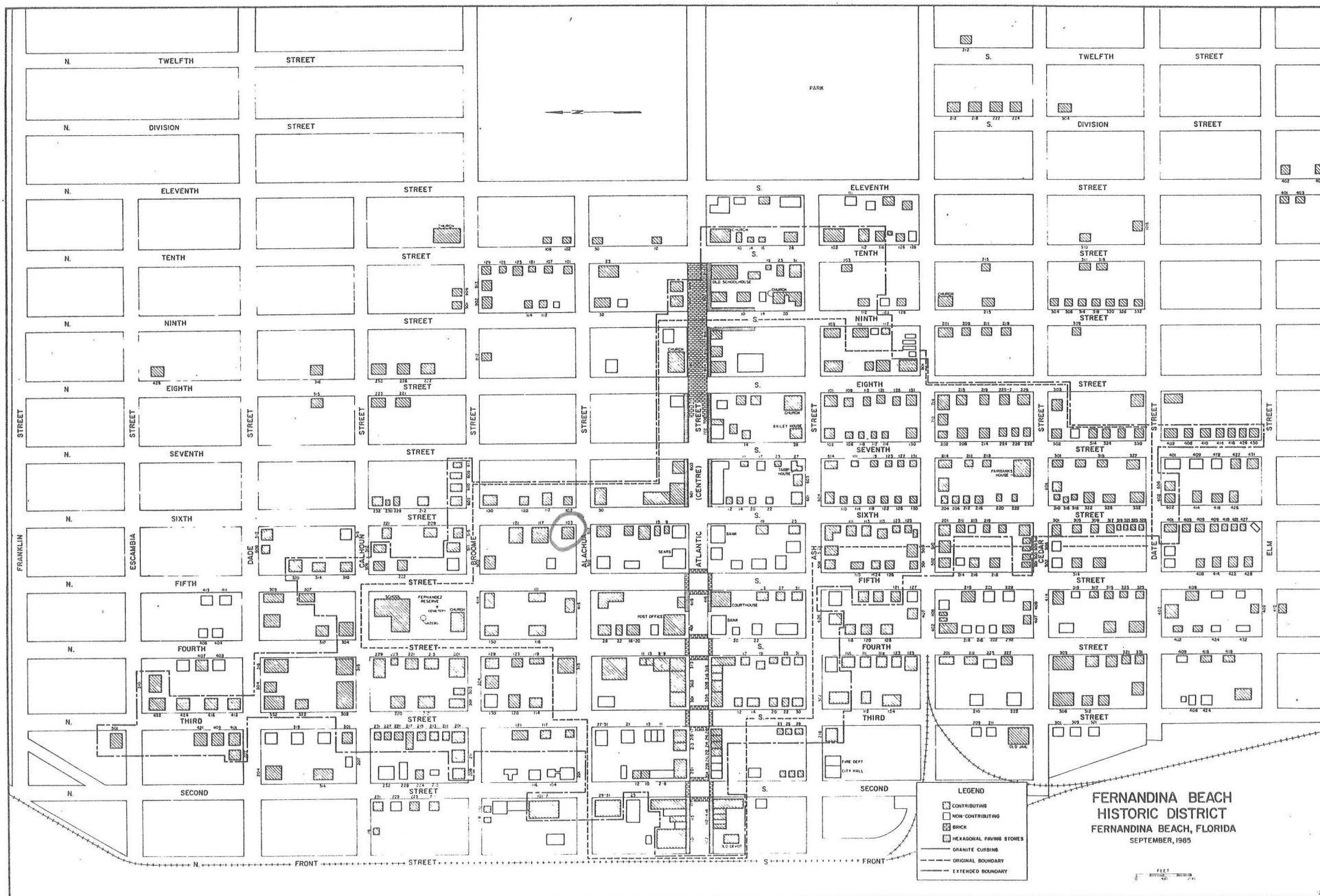


Figure 24

#4 The Hirth House, 103 N. 6th Street
Future residence of Mr. & Mrs. George T. Davis
Hostesses: Camellia Garden Club

The Hirth House was built for Thomas and Annie Moore in 1886 by Robert S. Schuyler, architect for the Tabby House, Fairbanks Folly, and St. Peter's Episcopal Church. Similar in appearance and style to the Fairbanks home on S. 7th Street, the Hirth House was originally painted olive green with dark green and brick red trim. Sometimes referred to as "half a house", it was built close to the south side of the corner lot with plans for north half to be added later.

The property was purchased in 1896 by Louis G. Hirth, founder of The Palace Saloon. Round porches and "modern oak mantels" (replaced slate) were added in 1905.

Adaline Brooks Davis (granddaughter of Louis and Emma Amelia Hirth) and her husband, George T. Davis, acquired the property when the estate of Emma Amelia Hirth was finally settled in November 1972. The house was badly in need of repair since Hirth's death in 1938.

Restoration began with a new roof. Next came "jacking and leveling". (It is said that the hurricane of 1898 left most of the houses on N. 6th Street leaning to the Northeast.) Next came covering all cracked plaster walls and ceilings with sheetrock and stripping woodwork of numerous coats of paint. All woodwork is heart pine except the stairway of cherry wood.

The Magnolia stained glass window on the staircase landing, designed by William Westfals of Jacksonville, is new. It is a gift from Mr. Davis to his wife in appreciation for her many hours of scraping and refinishing all woodwork.

The stained glass entrance door by Mr. Edward Smith of Jacksonville is a present to Mrs. Davis and replaces "gaudy glass" original.

Nearly all furnishings shown today are heirlooms from both Hirth and Davis families. The turn-of-the-century Bird Vases of Italian pottery were originally part of the trappings of Hirth's famous Palace Bar. Matching loveseats in the parlor and sofa in the hall were reupholstered by Mrs. Davis. Notice the "vaseline glass" newel post fixture, rose Tiffany chandelier in the dining room - all installed by Hirth. Dining room window is original, but the artist is unknown. The lovely grandfather's clock in the hall is from Tiffany and originally adorned the residence of Colonel N.B. and Florence Borden, Villa Las Palmas. All furnishings went with the 1944 sale of the Villa except the clock, in which Mrs. Borden wished to be buried. She lived her last years on Amelia Island with the Davises in the Keystone Hotel and before moving to Washington where she died, she left them the clock "for safekeeping" in appreciation of the happy days she spent with them and their then small son, Michael.

THE HIRTH HOUSE

103 North 6th Street

Residence of: Mr. and Mrs. George T. Davis

The Hirth House was built for Norman Bronson in 1885 by Robert S. Schuyler, architect for the Tabby House, Fairbanks Folly, and St. Peter's Episcopal Church. Similar in appearance and style to the Fairbanks home on South 7th Street, the Hirth House was originally painted olive green with dark green and brick red trim. Sometimes referred to as "half a house", it was built close to the south side of the corner lot with plans for north half to be added later.

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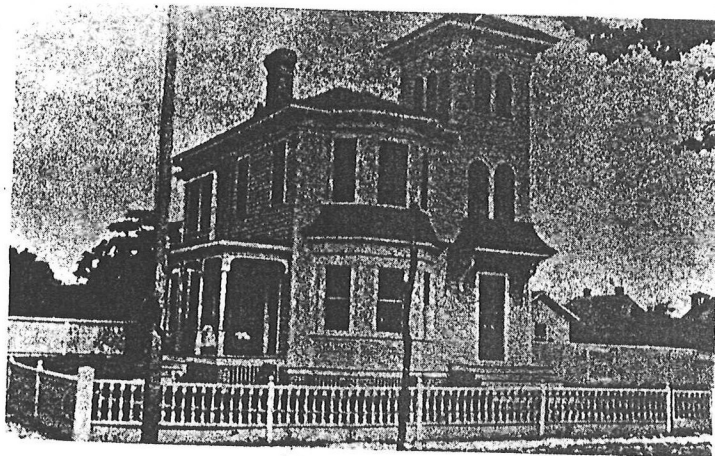
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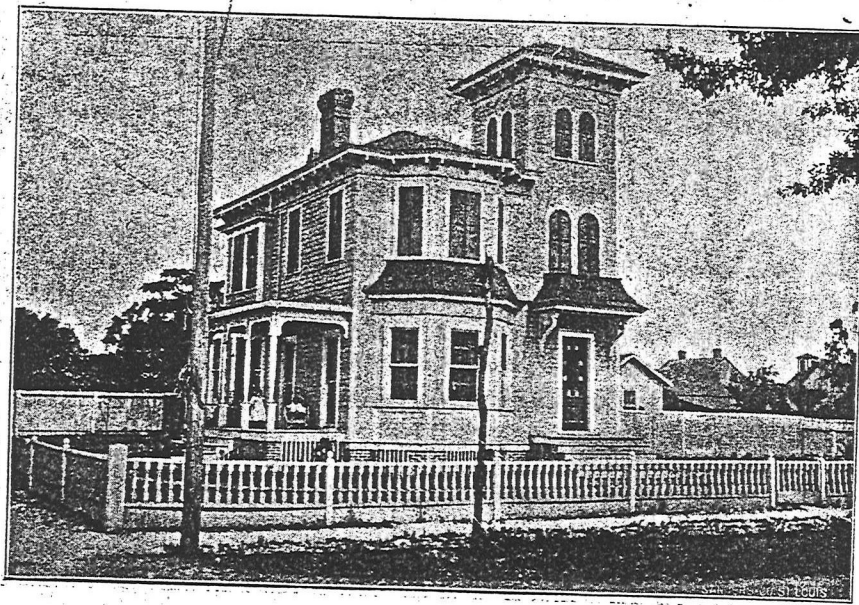
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Hirth House on N. 6th St. 1885

(31) **The Hirth House**, first on the left, was built in 1885 by Robert S. Schuyler for Norman Bronson, who worked on the **Florida Mirror**. Prior to 1900, it was bought by the Hirth family, founders

BH 10 of the Palace Saloon. It's an Italianate design modified from the grand scale Schuyler applied to the Fairbanks home, and the usual right wing was omitted. Surrounding porch dates in this century. The home is now being lovingly restored by Mr. and Mrs. George T. Davis.



L. G. Hirth, Sixth and Alachua Streets.

REFERENCE

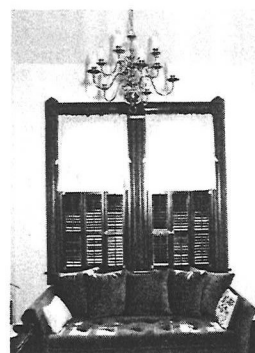
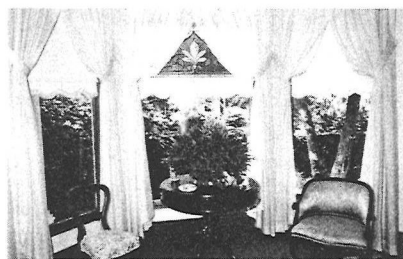
BIOGRAPHICAL NOTES.

575

Louis G. Hirth, of Fernandina, was born in Germany, May 14, 1866, and came to America when sixteen years of age, landing in New York city. Here, his education, which had been started in the old country, was completed in the metropolitan schools, which are among the finest in the world. Mr. Hirth began his business as a clerk in that city and, in 1891, opened a place on his own account, but becoming dissatisfied and deciding to make a change, he removed to Fernandina and has made that city his permanent place of abode. In 1895 he began the retail liquor business, and by careful attention to his affairs and a constant observance of commercial principles, he has prospered and made himself influential in the affairs of the city. As a member of the board of trade Mr. Hirth has demonstrated that he is a believer in progressive ideas and not only has he championed them in debate but stands ready to render substantial aid to any meritorious proposition that is for the advancement of the city in which he lives. His religious bias is toward the Presbyterian church and he is a member of the order of Oddfellows. In New York city, September 4, 1891, he was married to Emma A. Baist, of Rochester, N. Y., and three children have been born to them: Adeline, Albert and Katherine.

11/11 - 21

THE HIRTH HOUSE



*Photos by Island Photography
Dave Burghardt*

The Hirth House at 103 N. 6th Street is the outstanding restoration effort of Mr. and Mrs. George T. Davis. It was built in 1886 for Thomas and Annie Moore but was purchased in 1896 by Louis G. Hirth, Mrs. Davis's grandfather and founder of The Palace Saloon.

The architect was Robert S. Schuyler, who designed St. Peter's Episcopal

Church, the Tabby House and Fairbanks Folly, after which this house was modeled. Painted dark olive with brick red and cream trim, the structure is called "half a house" because the intended north wing was never built.

Most of the interior restoration was done by the owners with Mr. Davis concentrating on carpentry while Mrs. Davis stripped inches of paint off the woodwork - all heart pine except for the cherry wood stairway adorned by an original "vaseline glass" fixture.

The lovely stained glass window and chandelier in the dining room are original.

A Tiffany lamp originally in the parlor now graces the kitchen. To make room for a magnificent sideboard, the dining room fireplace was re-located in a bedroom. Stained glass windows on stair landing and at entrance are new.

Most furnishings are heirlooms from the Hirth and Davis families, and all reupholstery was done by Mrs. Davis. Among the charming accessories are bird vases of Italian pottery, formerly part of The Palace decor, the Romeo and Juliet candelabra from Mr. Davis's grandmother and the Tiffany grandfather's clock originally in Villa Las Palmas.



Hirth House

Photos by
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BH 10



**THIS
OLD
HOUSE**

The Home Store featuring place mats & napkins, candles, cookbooks, kitchen ware, bar accessories, terracotta planters, bird feeders, baskets.

25 S. 6th 261-2632 10 to 5



Bags • Gifts • Accessories

Centre St. at 4th
261-0665

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PROFESSIONAL SERVICE

9A N. 14th St.
Fernandina Beach, FL 261-7860
Portraits • Weddings • Commercial

Shank & Shank



Stoneware
pottery hand-crafted
here in the
studio/showroom at
208 Centre Street
261-4154

Lifestyle

A homey love affair

By Lucy Beebe
Staff Writer

There's a love affair going on at 103 N. 6th St. in Fernandina Beach. It's a love affair between two people and a family home that has deep roots in the city's history.

Adeline and George Davis are the couple and their home is the Hirth house. Originally built in 1885 for Thomas and Anne Moore, the architect was Robert S. Schuyler who also designed St. Peter's Episcopal Church, the Tabby House and Fairbanks Folly after which the Hirth house is modeled.

Nestled in the Historical District in what used to be called "The Silk Stocking Neighborhood" the home is sometimes called "half a house" because it was built close to the south side of a corner lot. A north wing was to be added later but it still stands today as "half a house."

In 1896 Louis G. and Emma Amelia Hirth bought the home from the Moores for \$1,800. Adaline Brooks Davis is their granddaughter and she has fond childhood memories of the home.

"I would step through the door and there would be this wonderful aroma of home baked bread," Adaline recalls. "Grandmother was a great cook."

Adaline and George grew up a block apart from each other. They married. The years passed. The family home fell into disrepair after the Hirths' death in 1938. Finally in 1972 George and Adaline acquired the house when the estate of Emma Amelia Hirth was settled.

Between 1972 and 1980 the process of restoration became a total commitment for the couple. Davis, harbor pilot for 41 years in the waters off Amelia Island and Kings Bay, Ga., retired in 1979 to make the house project a full time occupation.

In addition to being the harbor pilot, George is a journeyman carpenter and craftsman. He comes by his skills honestly, having built many boats in the family boatyard. All of his carpentry skills were needed in the process of restoration.

The kitchen, which used to be a small room with pantries, was enlarged into one big pleasant room filled with green plants that testify to Adaline's "green thumb."

A three-sided bay window looks out of the kitchen to the yard. "It probably shows, but I did have a pilot house in mind when I built the bay window," says George.

Adaline remembers the home as painted inside. As she spent countless hours stripping off layers of paint the surprise of varnished wood was finally revealed. The elegant curved stairway to the second floor is cherry wood. The rest of the house is heart pine.

I would step through the door and there would be this wonderful aroma of home-baked bread. Grandmother was a wonderful cook.

— Adaline Davis

"The house was built of native heart pine," says George. "Most of it was probably cut within fifty miles of the house. And it is rock hard. They used to dip nails in beeswax in order to drive them in."

During the restoration years, a secret closet was discovered under the stairs. Inside were many family mementos, including Grandmother Hirth's handwritten book of recipes.

Most of the furnishings are heirloom pieces from both the Hirth and Davis families. Large Italian pottery bird vases from the turn of the century guard either side of the fireplace in the living room. These came from the Palace Saloon on Centre Street which was started by Grandfather Hirth in 1903.

A rose Tiffany chandelier lights up the family oval wood table in the kitchen. Hour by hour a large grandfather clock from Tiffany of New York softly chimes the passage of the days. Originally the clock belonged to Florence Borden who took the clock with her when she sold the "Villa Las Palmas" in 1944. Later the clock became a gift to the Davises.

New things blend well with the old in the Hirth house. A stained glass window with a magnolia design graces the stairway wall. North light diffuses through the rich stained glass and the window looks like it has always belonged just there.

The window was designed by William Westfals of Jacksonville. It was a gift from George to Adaline for her long hours of scraping paint and refinishing the woodwork.

"I certainly wouldn't want to do it all over again," sighs Adaline. "It was an incredible amount of work and I'm glad it is pretty well finished. Now though, it does feel like home."

The olive green house stands proudly on its corner lot, restored by knowing and loving hands, filled with traditional and timely beauty, a testimonial to a love affair between two people and a home.



The Hirth House (above) is located in the midst of George and Adaline Davis (below) invested many hours. A stained glass window graces the stairwell between floors.



LOOKING BACK

News Leader
02/17/1999



Hirth house

Home of the Palace Saloon founder, Louis Hirth, still stands at 103 N. 6th Street, It was designed by Robert Schuyler and constructed in 1885. The handsomely restored home is now owned by Hirth's granddaughter and her husband, Mr. and Mrs. George T. Davis. If you or someone you know have vintage Nassau County photos you would like to share with our readers call Tony Quesada or Robert Fiege at the News-Leader, 904•261•3696, to set up an appointment and we will scan the photos while you wait and return them to you.











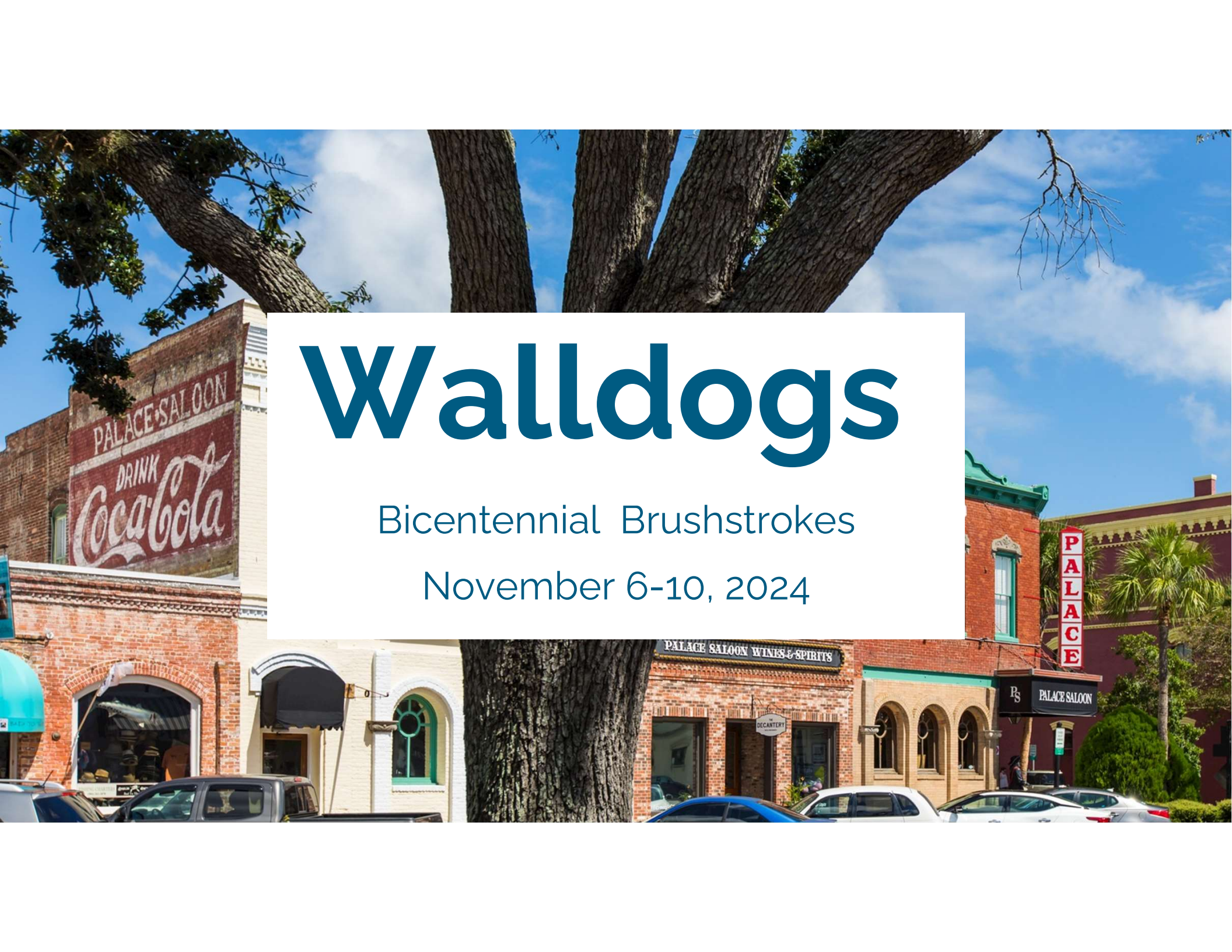




ALACHUA ST
N.E.







Walldogs

Bicentennial Brushstrokes

November 6-10, 2024



What is a Walldog?

- Walldogs:
 - Painters who created outdoor advertisements and wall art across the US during the late 19th to mid-20th centuries.
 - Renowned for toiling like "dogs" in the searing summer heat, even in perilous environments.
 - The wall sign and mural artists of today are energized by this centuries-old custom and embrace the term
- International Organization
 - Artists from the USA and abroad
- "Meet" annually at the invitation of a community
 - Create historic outdoor art gallery
 - 31 Years!

Bicentennial Brushstrokes

Mural Festival



**Bicentennial
Brushstrokes**

Festival Timeline

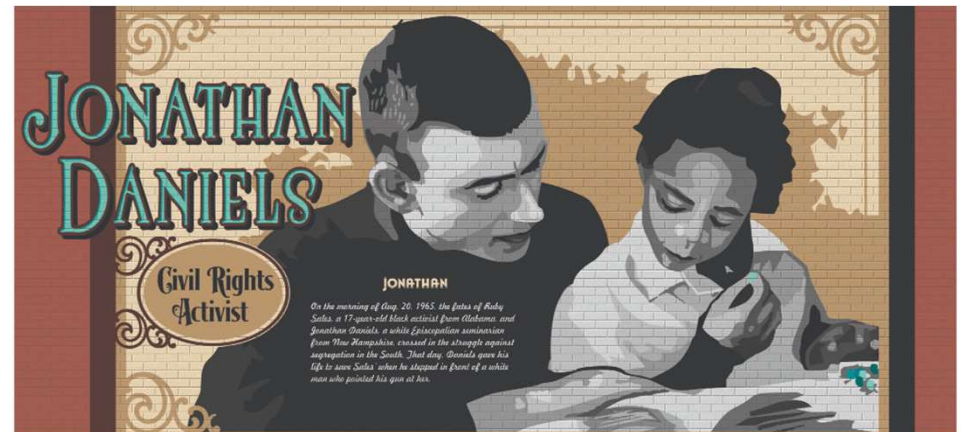
**Festival Dates:
November 6-10,
2024**

June-Nov '23	Research ✓	Ordinances ✓	Attorneys ✓	Discussions with Towns ✓
December '23	A&CN	HDC	Sponsorship Applications	Identify Subjects
Jan / Feb '24	Confirm Locations	TDC Sponsorship	CoFB Commission	BOCC Approval
Early Spring '24	Announce Program	Community Voting	Artists Begin Designing	Artist Call
Summer '24	Community Vote on Final	Call for Volunteers	Confirm Housing for Artists	Finalize Community Involvement
Early Fall '24	Social Media	Final Festival Details	Prime Walls	
Festival Week	Wed - Artists Arrive / Project at Night	Thurs - Paint / Welcome Party	Fri/Sat/Sun - Festival	Sat Night / Fundraiser
After Festival	Follow up for testimonials	Create Mobile Trail	Maintain Art	

Dive Into High Springs (FL)



A Magical History Tour (Keene, NH)



A mural of an elephant is being painted on a wall. A person is visible on scaffolding, working on the mural. The scaffolding is made of blue and silver metal. The mural shows the head and trunk of an elephant. In the background, there is a mural of a person in a hat. The text "NEW HAMPSHIRE LIVE FREE AND ENJOY IT" is visible in the top left corner.

NEW HAMPSHIRE
LIVE FREE AND ENJOY IT

Walldogs Magical History Tour Keene, New Hampshire

Possible City Owned Locations



City Hall



Peck Center
Gymnasium



Egan's Creek Park Main Beach Park





Thank You!

Maurie Dugger

Amelia Island Convention & Visitors Bureau

mdugger@ameliaisland.com

To: Arts & Culture Nassau

From: Maurie Dugger

Director, Program Development, Amelia Island Convention & Visitors Bureau

Re: 2024 Mural Festival Outline and Current Update

Background:

For the last several years, the Amelia Island Convention & Visitors Bureau team has explored hosting an art festival in Nassau County that would invite artists worldwide to come to Amelia Island to embrace our local history, celebrate community pride, and encourage community participation.

The Amelia Island CVB has been in contact with the Walldogs Public Art Foundation, an organization with a 31-year history of partnering with municipalities throughout the United States. At the invitation of the community, the Walldogs are the oldest recognized group of highly skilled international sign painters and mural artists that gather annually for “Meets” to paint murals in a mutually agreed upon location. Generally, a community contacts them to host and if agreed, they become an official Walldog-sanctioned event. The murals focus on local history, and they like to say that with the community's help, Walldogs transforms a town into an “outdoor art gallery” of historic murals.

Walldog meaning: The tradition of painting wall advertisements dates to more than 100 years ago. The artists were called “walldogs” because painting a 30-foot wall in the heat often made them “work like dogs” and being harnessed to the side of a wall required special skills. Evidence of wall advertisements (called ghost signs) can be found throughout the US – the Coca-Cola sign on Centre Street is an excellent example. Several other examples of these legacy signs exist throughout historic Fernandina Beach and Nassau County.

In celebration of the bicentennial throughout Nassau County, we are holding November 6-10, 2024 for an official Walldog-sanctioned Meet. More than 300 artists from all over the United States and internationally will come to Amelia Island to paint 10-15 murals throughout the week and learn what makes Amelia Island and Nassau County so special.

Cost:

On average, past communities have engaged the Walldogs to create 10-15 murals for their festival, and each mural costs roughly \$10,000 - \$15,000 (\$33.33 per square foot) depending on the size of the wall and how many sites are selected. Most Meets raise about \$150,000 to \$175,000 to cover the cost of the event production and creation of murals. Maintenance costs are maintained separately. The Walldog Meets draw about 300 artists plus activities surrounding the event. The hosting community arranges for housing and food costs and a

location to feed the artists – in-kind contributions from hotels and B&Bs as sponsorship, reserved camping spaces, or special room pricing.

Attached is a sample budget from the Wayne County, Iowa Meet from August 2023. Walldogs pay their project coordinator for his/her time and there is a small stipend for each lead mural artist's design time (estimated to be +/- \$60,000 in total to Walldog artists). All other artists come on their own dime as this is an opportunity for them to learn from other professionals.

****Sample budget based on August 2023 Meet. Adjustments will be made based on needs and local resources.**

Wayne County Walldog Budget	
Walldog Designers, Coordinator & Panel Construction	58800
Mural Panels	10,000
Miscellaneous supplies	1600
Event Insurance	3000
Professional Paint	8000
Fairground Rental	4620
Trash, bug spray, etc	1000
Scaffold	6000
Wednesday DJ	150
Bouncy House	500
Tuck Point Coca-Cola Wall	8000
Lifts	7000
Allerton Sign Faces	4000
Construction	6500
Project Leader Housing	5000
Food	25270
T-Shirts, Bags, Promo Items	7,500
Mural Trail Marketing (After)	15,000
TOTAL	171940

Process:

Each host city works with its local museum of history or cultural lead and determines subject matter for 15-20 murals. In Nassau County, early conversations with all municipalities are encouraging and there has been widespread excitement to ensure this project is successful. The Towns of Callahan and Hilliard will each receive one (1) mural, and Yulee will receive one (1) mural. Barnabas has offered their building at the corner of SR 200 and US 17 in Yulee; Hilliard staff has spoken with the owner of a building on the corner of 301 and Hwy 108, Callahan Town Council is interested and has been reaching out to potential building owners on 301. There will be 8-10 murals in Fernandina Beach and one (1) mural for the south end of Amelia Island. Potential buildings have been identified.

Additional approval will be needed in the City of Fernandina. The Parks and Recreation Department is supportive as is the Historic District Council Staff and Planning Department at City Hall. Arts and Culture Nassau would need to support and Historic District Council would need to recommend a variance to the current code stating that graphics are not allowed in the HDC with a final recommendation by Planning Department staff to the City Commission for approval of the final festival outline. The current ordinance reads that under this program, art in the city limits would be maintained by the city within its arts budget.

To ensure a cross-section of subject matters and that our entire history is considered, I would recommend a representative from each of the following to serve on the steering committee:

Amelia Island Convention & Visitors Bureau
Nassau County Board of County Commissioners
The City of Fernandina Beach / Fernandina 200 Committee
Historic District Council
Town of Callahan
Town of Hilliard
Amelia Island Museum of History
West Nassau Historical Society
Arts and Culture Nassau
Others as appropriate

From there, the mural festival committee promotes community involvement by having the community vote on the concepts through two rounds of voting via web-based applications. The first round of voting would be to narrow down the subject matter. The top 20 subjects would move on to round two. Each municipality will have ownership of its subject matters and only residents in that zip code will be allowed to vote for that mural subject (i.e. – the Town of Hilliard doesn't vote on Callahan subject and vice versa).

Once the topics are finalized, the artists and designers get the historical images and documents and begin designing two options for each topic. Once all the concepts are completed, then again, the community is asked to vote on their favorites, and it's narrowed down to the final number.

Nothing is ever painted without being fully vetted by the committee and the community for input.

While the design piece is being completed, the organizing committee would connect with building owners to lease the wall space. Potential walls have been identified in several locations, but nothing has been finalized to date. The paint used for these murals is a specifically designed paint from Novacolor that has a life of 10 years before any fading begins. An agreement between a local entity and the building owner needs to be established for the

maintenance of the art only for a recommended 10-15 years to ensure that the murals are maintained for as long as possible.

Finally, once all the locations are decided and the mural topics and design are finalized, then the festival can happen. Of course, festival planning is happening throughout this process.

Engaging the Local Arts Community:

The Walldogs organization prides itself on being a good community visitor with opportunities for collaborations with art students and local artists. These professional artists make their living as sign painters, so this is a chance to learn from professionals and share their skills with local artists. They encourage the local artist community to be involved but this is a special skill and often communities don't have muralists that do this kind of work. Initial outreach to Arts & Culture Nassau and the Island Art Association have been positive and they are interested in being a partner for this once-in-a-lifetime event.

The Walldogs also hosts an auction to benefit both the Walldogs Public Art Foundation and the maintenance costs of preserving the murals. On the Saturday evening of the festival, original paintings of the murals, and other art from Walldog artists are auctioned off. Half of the proceeds go to the Walldogs to sponsor future artist travel needs and half goes for the maintenance of the Nassau County murals.

Festival Outline:

The general schedule of events is:

Week of October 28-31, 2024 – confirmed walls are cleaned, prepped, and primed to begin painting.

Wednesday, November 6, 2024 – Artists arrive and get on the wall to project the image at dusk. Often residents and visitors come out to watch them that night.

Thursday, November 7, 2024 – Artists begin painting.

Friday, November 8 – Saturday, November 9, 2024 - Festival activities/artists painting

Sunday, November 10, 2024 – Festival ends and artists depart.

Post Event:

The Amelia Island CVB will create a passport to encourage visitors to engage with the murals. By visiting each mural, visitors will learn more about our history and have a greater understanding of what makes Nassau County so special. In addition, our residents will have a greater sense of place and pride in the community to which they belong.

Past Walldog Media Coverage:

Keene, NH Meet 2019

<https://www.pbs.org/video/the-walldogs-create-the-magical-history-tour-k39pbm/>

<https://www.facebook.com/profile.php?id=100068566518217>

https://www.sentinelsource.com/walldogs/what-the-heck-is-a-walldog/article_27f214dc-975e-11e9-9ad5-37fc1f23e598.html

Wayne County Iowa, August 2023 <https://www.facebook.com/waynecountywalldogs>

High Springs, FL in March 2023 <https://www.facebook.com/WalldogsHighSpringsFL>

www.thewalldogs.org



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0332 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/31/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 11/30/2023
Status: Approved	Square Feet: 0.00	Completed: 11/16/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install projected sign (Moore Amelia Island Rentals)		Expire Date: 11/15/2024

Parcel: 00-00-31-1800-0269-0010 Main	Address: 10 S 2Nd St Suite: 2A2 Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner STARKE BUILDING, LLC 202 CENTRE ST FERNANDINA BEACH, FL 32034	Applicant Chasta Moore 832 S. 8th Street Fernandina Beach, FL 32034 Mobile: 904-335-0984	Applicant Moore Amelia Island Rentals, LLC Brett & Chasta Moore P.O Box 16165 Fernandina Beach, FL Business: 9042616580
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030018	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030018		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0333 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/31/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 11/30/2023
Status: Approved	Square Feet: 0.00	Completed: 11/01/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/31/2024
Description: Certificate of Approval (COA) to replace pavers in driveway and right of way		

Parcel: 00-00-31-1800-0128-0022 Main	Address: 314 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Jean L +Wallace C Shannon 314 S 7th ST Fernandina Beach, FL 32034 Mobile: 305-849-4383	Applicant Jean L +Wallace C Shannon 314 S 7th ST Fernandina Beach, FL 32034 Mobile: 305-849-4383	Contractor Quentin M Jones 13781 Shady Woods St N. Jacksonville, FL 32224 Mobile: 9549073344
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030019	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030019		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0334 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/08/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/08/2023
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date:
Description: Certificate of Approval (COA) to remove and replace roof.		

Parcel: 00-00-31-1800-0010-0250 Main	Address: 11 N 3Rd St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Contractor Amelia Island Roofing, Inc William K Riggan Jr 3978 FIRST AVE FERNANDINA BEACH, FL 32034 Business: 9043105574	Owner Antonino Tizzano 11 N 3rd ST	Applicant William K Riggan 3978 1st AVE Fernandina, FL 32034 Business: 9043105574
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030089	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030089		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0335 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/09/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/11/2023
Status: Approved	Square Feet: 0.00	Completed: 11/16/2023
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to re-roof with asphalt shingles		Expire Date: 11/15/2024

Parcel: 00-00-31-1800-0050-0012 Main	Address: 902 Atlantic Av Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner	Applicant	Contractor	Contractor
First Missionary Baptist Church	BKM Roofing Inc.	Byron K McStoots	BYRON K MCSTOOTS
902 Atlantic AVE	86156 Augustus AVE	86156 Augustus AVE	463688 S.R. 200 SU 1-317
Fernandina Beach, FL 32034	Yulee, FL 32097	Yulee, FL 32097	Yulee, FL 32097
Business: 904-335-0882			

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030115	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030115		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0336 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/14/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/14/2023
Status: Approved	Square Feet: 0.00	Completed: 11/21/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a projecting sign on existing brackets		Expire Date: 11/20/2024

Parcel: 00-00-31-1800-0030-0150 Main	Address: 503 Centre St Suite: Suites A Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Contractor Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Owner 503 Centre Street LLC P.O. Box 17529 Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030149	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030149		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0337 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/14/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/14/2023
Status: Approved	Square Feet: 0.00	Completed: 11/21/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a sandwich board sign		Expire Date: 11/20/2024

Parcel: 00-00-31-1800-0030-0150 Main	Address: 503 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner 503 Centre Street LLC P.O. Box 17529 Fernandina Beach, FL 32034	Applicant Dunia C Taylor 3955 Riverside Avenue Riverside Jacksonville, FL 32205 Business: 9043078798
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030150	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030150		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0339 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/28/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/28/2023
Status: Approved	Square Feet: 0.00	Completed: 11/29/2023
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to install Duro-Las/Duro-Tuff roof system		Expire Date: 11/28/2024

Parcel: 00-00-31-1800-0273-0150 Main	Address: 233 S 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
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Contractor Barry D Joye 10153 W Highway 90 Lake City, FL Business: 3868674757 Mobile: 3868675960	Applicant Barry Joye 562 NW Orange Avenue Lake City, FL 32055	Owner Amelia Island Museum of History 233 S 3rd ST Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030282	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030282		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0340 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/28/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/28/2023
Status: Approved	Square Feet: 0.00	Completed: 11/28/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install pavers in ROW		Expire Date: 11/27/2024

Parcel: 00-00-31-1580-0016-0110 Main	Address: 1102 White St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Owner Richard D Mielke 1102 White White Fernandina Beach, FL 32034 Mobile: 920-810-2230	Contractor MSM Outdoors 1453 S 8th St Fernandina Beach, FL 32034 Business: 9048022120 Mobile: 9048946048
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030284	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030284		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00