



AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 19, 2024
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 August 15, 2024.

4. NEW BUSINESS

4.1 HDC 2024-0017 - SARAH GOODMAN, 908 WHITE STREET

Certificate of Approval (COA) to construct an attached 240 sqft garage (previously approved as a carport), replace concrete driveway with Timron pavers "Old Town Sand Dune", repaint exterior with Sandy Hook Gray (*Quasi-Judicial*).

4.2

HDC 2024-0020 - RICE ARCHITECT, AGENT FOR JOHN AND LYNN SCROGGIN, 123 S. 6TH STREET

FINAL Certificate of Approval (COA) to remove existing rear deck and replace with new covered screened porch. (*Quasi-Judicial*).

4.3 HDC 2024-0021 - WILLIAM AND ANNE KAVANAUGH, AGENTS FOR OLD TOWN PROPERTIES, 808 SAN FERNANDO STREET

FINAL Certificate of Approval (COA) to relocate existing house to Block 5, Lot 7 on San Fernando Street. (*Quasi-Judicial*).

4.4 HDC 2024-0019 - MIRANDA ARCHITECT, AGENT FOR DREW AND ELIZABETH RICE, 30 N. 6TH STREET

FINAL Certificate of Approval (COA) to add a rear entry stoop and replace existing brick steps, sidewalk, and wood railings. (*Quasi-Judicial*).

4.5 HDC 2024-0022 - CITY OF FERNANDINA BEACH, 204 ASH STREET

FINAL Certificate of Approval (COA) to replace 15 non-original windows on the first floor. (*Quasi-Judicial*).

4.6 HDC 2024-0023 - CITY OF FERNANDINA BEACH, ALACHUA STREET

FINAL Certificate of Approval (COA) to provide streetscape improvements to support Alachua Street Crossing. (*Quasi-Judicial*).

5. OLD BUSINESS

- 5.1 **HDC 2024-0015 - CITY OF FERNANDINA BEACH, WATERFRONT LOTS C + D**
FINAL Certificate of Approval (COA) to construct pavilion and restrooms at Waterfront Lots C + D.
(*Quasi-Judicial*).

6. BOARD BUSINESS

- 6.1 **DOWNTOWN PROJECT UPDATES** - *Presentation by Jeremiah Glisson*

- 6.2 **DOWNTOWN DESIGN GUIDELINES UPDATE AND NEXT STEPS**

- State Accepted Document on 8/29/24
- CRA Appendix needs to be finalized
- Board Acceptance
- City Commission Resolution for Adoption

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, OCTOBER 17, 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.



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 15, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00PM

ROLL CALL / DETERMINATION OF QUORUM

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

Member Absent: Veronica Byrnes (Alt 2)

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

2. PLEDGE OF ALLEGIANCE

Chair Spino asked members to disclose ex parte communications. He disclosed speaking with Cynthia Jenkins about case HDC 2024-0018 and Staff about HDC 2024-0015. Member Pozzetta disclosed discussing case HDC 2024-0015 with Staff. No other members disclosed ex parte communications.

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

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the July 18, 2024 Regular Meeting.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack, to approve the Minutes from the Regular Meeting of July 18, 2024, as presented.

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

4. OLD BUSINESS

4.1 **HDC 2024-0015 - CITY OF FERNANDINA BEACH, WATERFRONT LOTS C + D**
CONCEPTUAL Certificate of Approval (COA) to construct pavilion at Waterfront Lots C + D.
(Quasi- Judicial).

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

Lisa Finkelstein, Chair of the CRA Advisory Board, addressed the concerns of the Board at the June 27, 2024, previous meeting. She noted the removal of the concrete planters, the spoke of the height concerns, the ramp, the

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bracketing style, the railing cabling, the wood stamped concrete, the flooring materials, and a larger landscape plan.

Member Poynter suggested reducing the height of the flooring of the pavilion which would reduce the number of steps and possibly eliminate the handrails.

Pat Smith, architect for the project, addressed the Board's concerns about handrails.

The Board discussed these proposed modifications further and suggested simplifying the design, which in turn would reduce costs and help better integrate the structures into the existing environment. They also asked to consider that the final pavilion design ties in with the upcoming Atlantic Seafood project design.

Ms. Finkelstein summarized with the following proposed changes: eliminating the south steps and handrails, changing the handrails from wood/cable to steel/metal to reduce the mass, for the risers and threads to be wider and shorter, reducing the width of the east and west stairs, and using form board concrete for the side on the southern elevation instead of stamped concrete. The Board also confirmed the curved gable design on all 4 sides of the pavilion.

Chair Spino opened the floor for public comment. No members of the public wished to speak at this time.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-chair Esclusa, to continue HDC case 2024-0015 to a date certain of September 19, 2024.

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

5. NEW BUSINESS

5.1 **HDC 2024-0018 - CYNTHIA JENKINS, AGENT FOR ROBERTO PESTANA, 20 S. 4TH STREET**

Certificate of Approval (COA) to demolish a non-contributing section, to construct a 1-story addition to include a restroom, with a new exterior door, stairs and ramp. (*Quasi-Judicial*).

Mrs. Gibson presented the Saff Report Analysis and recommended final approval.

Cynthia Jenkins, 2997-A First Avenue, agent for Roberto Pestana, addressed questions from the Board regarding the history of the building.

Member Kosack asked and received confirmation of the retainage of a tree located on the site plan.

Brian Jenkins, 2997-A First Avenue, provided additional insight into the history of the improvements made to the property.

Member Pozzetta expressed concerns with the location of the proposed addition regarding the fire code.

Chair Spino opened the floor for public comment. No members of the public wished to speak at this time.

ACTION TAKEN: A motion was made by Vice-chair Esclusa, seconded by Member Kosack, to approve HDC case 2024-0018 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0018, 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 approval at this time.

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

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6. BOARD BUSINESS

6.1 (Virtual) Presentation by Marquis Latimer+ Halback of Downtown Historic District Guidelines Update

Mrs. Gibson introduced Jeremy Marquis and Les Thomas from Marquis Latimer + Halback who presented their objectives, and the overview of current updates made to the guidelines.

Member Pozzetta complimented the updated layout. He also commented on improvements that could be made, including the addition of better images and more concrete definitions.

Board members agreed that the information in the guidelines should be easy enough for any layperson to understand and suggested additional updates to be included in the final version of the guidelines.

Chair Spino opened the floor for public comment.

Joyce Tuten, 2220 Beech Street, added comments on readability and ease of access to information.

Chair Spino thanked the presenters and Lorelai Jacobs for their work on this project.

7. STAFF REPORT

Mrs. Gibson introduced Margaret Pearson, the new Senior Planner.

8. PUBLIC COMMENT

Chair Spino opened the floor for public comment. No member of the public wished to speak.

9. ADJOURNMENT 6:58 PM

Morgan Ohlendorf, Recording Secretary

Michael Spino, Chair



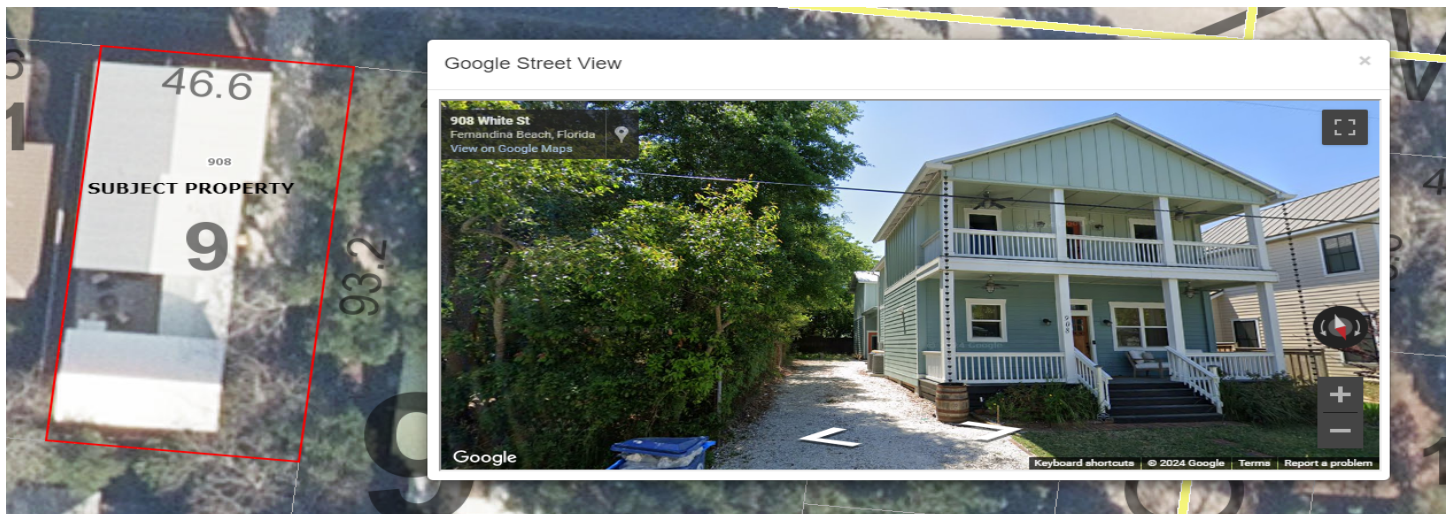
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0017
September 19, 2024

Owner/Applicant:	Sarah Goodman		
Property Address:	908 White St		
Requested action:	Certificate of Approval (COA) for in-ground Swimming Pool with heater construct (eliminated on 9/13/24 per applicant) an attached 240 sq ft garage (previously approved as a carport in 2019), replace concrete driveway with Timron pavers "Old Town Sand Dune", repaint exterior with Sandy Hook Gray		
Current zoning:	OT-1		
FLUM land use category:	High Density Residential		
Existing uses on the site:	Single Family Home and Accessory Dwelling Unit		
FL Master Site File #	N/A		
Year Built:	N/A		
Contributing Status:	Non-Contributing		
Adjacent Properties:	North	Single Family Home	OT-1
	South	Single Family Home	OT-1
	East	Single Family Home	OT-1
	West	Single Family Home	OT-1

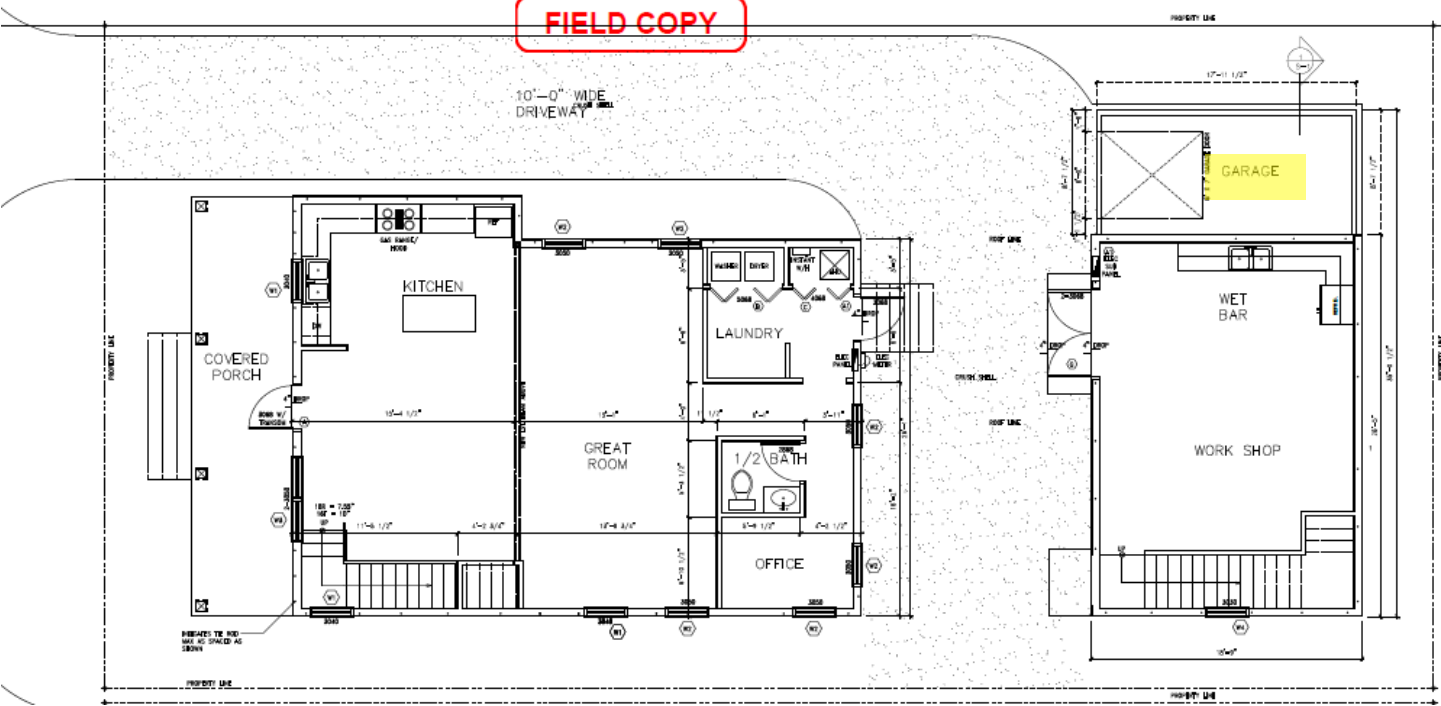
All required application materials have been received. All fees have been paid. All required notices have been made.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

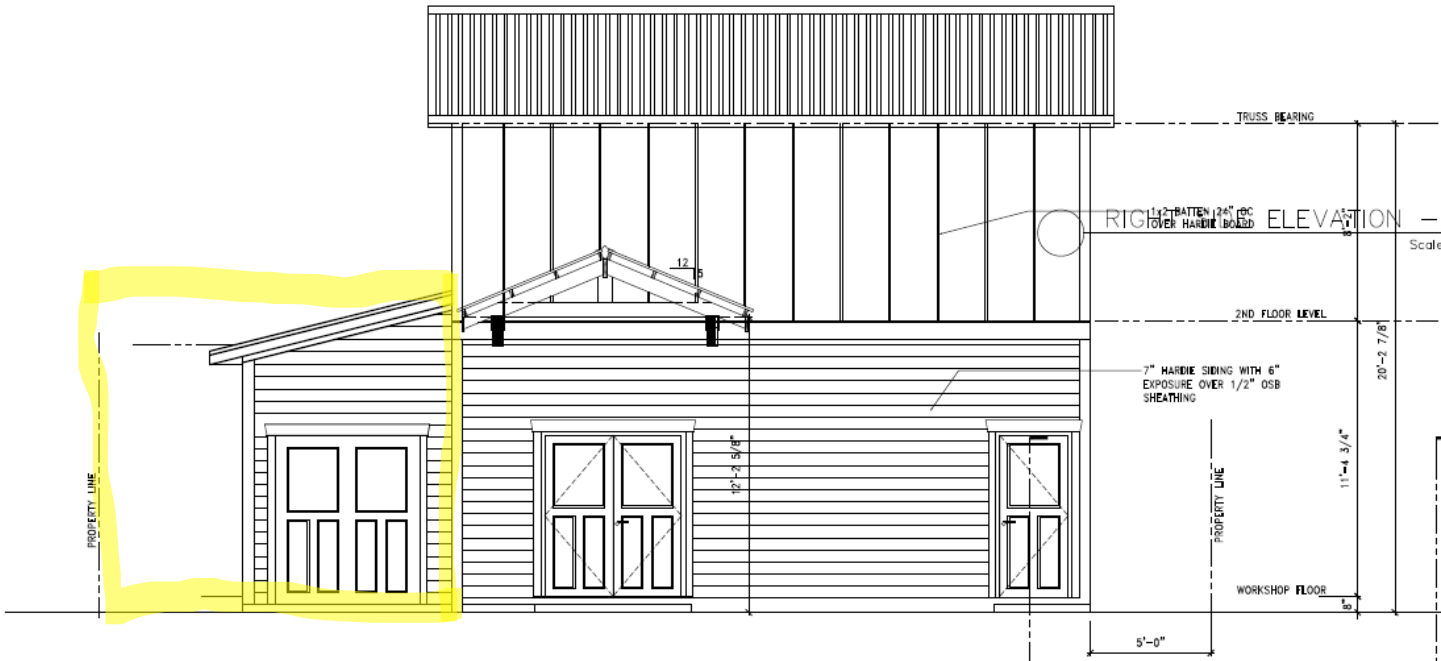
The proposed project includes the construction of 240 sq ft storage area/ garage against the existing garage in area previously approved as a carport in the original 2019 home and accessory structure. Although these could be covered as staff approvals, the applicant also requests the approval of painting and pavers as part of this review to avoid duplication of fees.



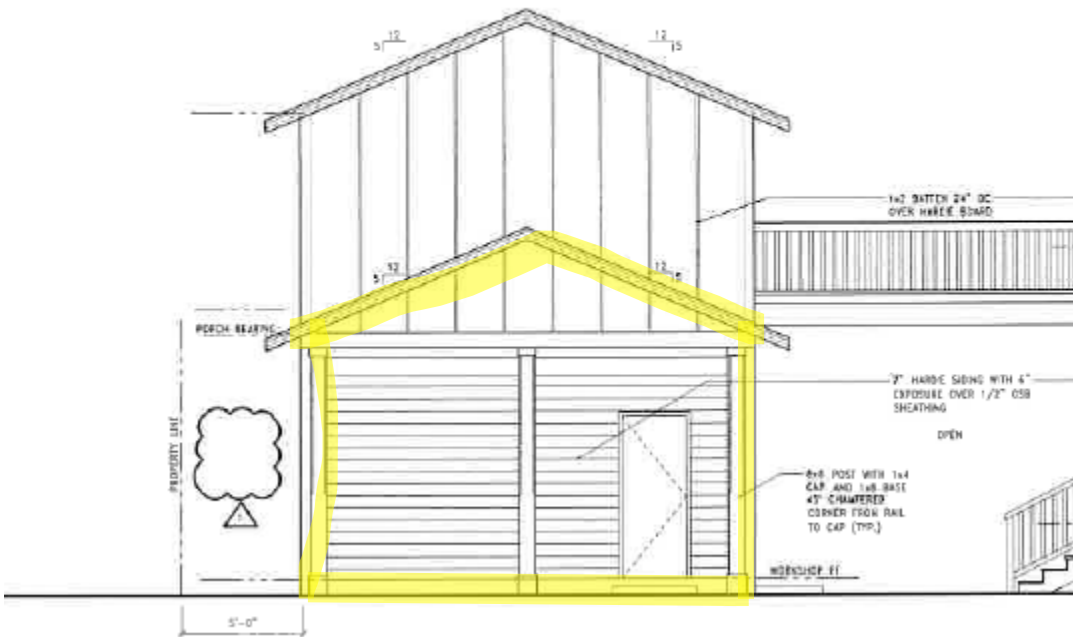
SITE PLAN:



ELEVATION;



2019 APPROVED ELEVATION:



APPLICABLE GUIDELINES:

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

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

GOAL 11 | Historic Preservation

Element the city shall ensure preservation and protection of historic, archaeological, paleontological, and cultural resources within Fernandina Beach.

Applicable LDC Sections include:

- 8.01.01.01, 8.01.01.02 Development in Old Town

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

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.7 Side yard Corridors: Five-foot minimum requirement.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

ANALYSIS:

Analysis of the proposed improvements is limited to those which are provided by the Land Development Code.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant **Final** Approval, currently. **Staff recommends FINAL APPROVAL of HDC 2024-0017.**

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2024-0017 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 2024-0017, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2024-0017 Application Materials (UPDATED TO EXCLUDE POOL REQUEST ON 9/13/24)

Delivered via Email
908 White Street
Fernandina Beach, FL 32034
July 20, 2024

City of Fernandina Historic District
Kelly Gibson

Subject: Written Request to Amend Current Approval Application

Ms Gibson:

Thank you for meeting with me August 23, 2024. I would like to amend my pool application to include permeable brick pavers, new exterior paint, garage, and fencing.

The driveway is currently uneven and consists of large rocks and some coquina. It needs to be corrected for aesthetics and drainage. I would like to have permeable brick pavers installed.

Also, the exterior paint has been patched in places and is uneven and is unsightly up close. I would like to use the Sherwin Williams historical paint color titled Sandy Hook Gray.

In addition, I would like to attach a garage that is 20X12 with an area of 240 square feet. Previously, the lot coverage without the pool was 36% which included a lean-to shelter that was never built. For my calculations, I will assume that the lean-to was built to allow some flexibility. The total lot area is 4,343.12 square feet. 36% coverage is 1,563.523 square feet. 45% coverage is 1,954.404 square feet. That leaves 390.881 square feet that can contain non pervious material. The proposed pool is 14x7 which is 98 square feet and the proposed garage is 240 square feet. The new additions would cover 338 square feet which is well within the lot coverage requirements for Old Town.

Florida building code dictates that fencing is required for the pool. I would like to install fencing that meets the requirements for the historic district to secure the pool and meet the regulations for Florida.

Please let me know what else I need to do in order to receive approval from the historic committee. Again, thank you for meeting with me and being helpful and informative.

Thank you,

Sarah Goodman

Fencing Example



Sherwin Williams HC Sandy Hook Gray



<https://www.gobrick.com/media/file/14d-permeable-clay-brick-pavements.pdf>

REMODEL

FOR

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF – SLOPED
ROOF MATERIAL – METAL ROOFING

BUILDING AND SITE INFORMATION

ZONING – R1
LAND USE – SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT

PEAK HEIGHT – 27’-6” (2 STORY)
MEAN ROOF HEIGHT ABOVE GROUND– 24’-6”

BUILDING AREA TABULATION

COVERED PORCH – 203 SQ.FT.
1ST FLOOR RESIDENTIAL – 1,070 SQ.FT.
BALCONY – 203 SQ.FT.
2ND FLOOR RESIDENTIAL – 733 SQ.FT.
TOTAL BUILDING AREA – 2,209 SQ.FT.

SHOP COVERED PORCH– 170 SQ.FT.
1ST FLOOR SHOP – 491 SQ.FT.
2ND FLOOR STORAGE – 424 SQ.FT.
TOTAL BUILDING AREA – 1,085 SQ.FT.

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS – 2000 LB PSF.
MINIMUM COMPACTION – 90% MOD. DRY DENSITY

TYPE OF CONSTRUCTION

TYPE V-B, UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION – RESIDENTIAL

IMPORTANCE FACTOR – (1)

STRUCTURAL LOADS

ROOF LIVE LOADS – 20 P.S.F. REDUCIBLE
COLLATERAL LOAD – 2 P.S.F.
FLOOR LIVE LOADS – 40 P.S.F.
ULTIMATE WIND SPEED – 129 M.P.H., 3 SEC GUST
NOMINAL WIND SPEED – 99 M.P.H.
BASIC VELOCITY P.S.F. – 32.4 P.S.F. @ 33-0” MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS – N/A
EXTERIOR BEARING WALLS – N/A
COLUMNS AND BEAMS – N/A
ROOF/CEILING ASSEMBLY – N/A

PLUMBING REQUIREMENTS

RESIDENTIAL –	N/A	REQUIRED	PROVIDED
TOILET –		1	1
WASHER CONNECTION –		1	1
LAVATORY –		1	1
TUB –		1	1

EGRESS REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM NUMBER OF EXITS –	1	1
WIDTH OF EGRESS DOOR–	36” HINGED ENTRANCE DOOR	
FIRST FLOOR SLEEPING AREAS –	5 SQ.FT. OF GLASS IN ROOMS W/O DOORS TO THE EXTERIOR	
2ND FLOOR SLEEPING AREAS –	5.7 SQ.FT. OF GLASS IN ROOMS	

EXTERIOR DOOR MANUFACTURER:

SEE ATTACHED DATA

WINDOW MANUFACTURER:

SEE ATTACHED DATA

ROOF SHINGLE MANUFACTURER:

SEE ATTACHED DATA

DESIGN CODE REFERENCE

BUILDING CODE – FLORIDA RESIDENTIAL BUILDING CODE – 8th EDITION (2023)
ELECTRICAL CODE – NATIONAL ELECTRIC CODE – 2020 EDITION
PLUMBING CODE – FLORIDA PLUMBING CODE – 8th EDITION (2023)
MECHANICAL CODE – FLORIDA MECHANICAL CODE – 8th EDITION (2023)
FIRE CODE – FLORIDA FIRE PREVENTION CODE – 8th EDITION (2023)
GAS CODE – FLORIDA FUEL GAS CODE – 8th EDITION (2023)
NFA 58 – LIQUEFIED PETROLIUM GAS – (LATEST EDITION)
NFPA 13 – SPRINKLER SYSTEM INSTALLATION (LATEST EDITION)
NFPA 72 – NATIONAL FIRE ALARM CODE (LATEST EDITION)
NFPA 72E AUTOMATIC DETECTION DEVICES
NFPA LIFE SAFETY CODE (LATEST EDITION)
NFPA 80 – FIRE DOORS AND WINDOWS (LATEST EDITION)
OSHA
ACI-318-14 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE
AISC CODE OF STANDARD PRACTICE (MANUAL OF STEEL CONSTRUCTION, 9th EDITION)
S-310 SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL

CONSTRUCTION NOTES

GENERAL

G01 – THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
G02 – THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ALL WORKERS AND ALL OTHER PEOPLE PRESENT DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
G03 – THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS, SUPPORTS, OR ANY OTHER ITEMS WHICH MAY EFFECT STRUCTURAL DRAWINGS.

FOUNDATION

F01 – ALL ORGANIC MATERIALS, REFUSE MATERIALS AND SOFT AREAS IN SOIL SHALL BE REMOVED AND THE SOIL PREPARED FOR AN ALLOWABLE BEARING PRESSURE OF 2000psi.
F02 – SHOULD THE CONTRACTOR DISCOVER ANY CONDITION WHICH COULD PREVENT THE ATTAINMENT OF THE STATED DESIGN PRESSURE, HE SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATLY.

SLAB ON GRADE

F03 – COMPACT INTERIOR FILL TO 95% MINIMUM MAX DRY DENSITY (MODIFIED PROCTOR, ASTM D1557-58T OPTIMUM MOISTURE CONTENT). SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A REPRESENTATIVE FROM A QUALIFIED LABORATORY APPROVED BY THE ENGINEER. EACH LAYER OF FILL SHALL NOT EXCEED 10” AND SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF THE NEXT FILL LAYER.
F03 – ALL FLOOR SLABS SHALL BE PLACED UPON A 4” THICK SAND LAYER FOR FINE GRADING.

CONCRETE AND REINFORCING

C01 – CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14).
C02 – CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH AS FOLLOWS:
FOUNDATIONS, FILLED CELLS AND CONCRETE BEAMS – 3000psi
SLABS ON GRADE– 3000psi
C03 – ALL REBAR SHALL CONFORM TO ASTM-615, GRADE 40, AND SHALL LAP A MINIMUM OF 25” AT ALL JOINTS. SLABS WITH FIBER MESH OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185-02.
C04 – COVER FOR ALL REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS NOTES):
ALL FOOTINGS – 3”
SLABS ON GRADE – 1-1/2” FROM TOP OF CONCRETE
ALL BEAMS – 1-1/2” ON STIRRUPS
C05 – VERTICAL REBAR WALL REINFORCING SHALL BE A STANDARD HOOK WITH A 25” PROJECTION ABOVE SLAB AND HAVE A MINIMUM 7” EMBEDMENT.

MASONRY

M01 – ALL MASONRY CONSTRUCTION SHALL COMFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14).
M02 – ALL CONCRETE BLOCKS SHALL CONFORM TO ASTM C 90. 128 DAY STRENGTH MUST EQUAL 2000psi, FM SHALL EQUAL 1500psi LAID IN A RUNNING BOND.
M03 – ALL MORTAR SHALL BE TYPE S OR M.
M04 – REINFORCE ALL CMU WALLS WITH A CONTINUOUS HORIZONTAL BOND BEAM GROUTED SOLID AND REINFORCE WITH A MINIMUM OF (1) #5 REBAR WITH A 25” OVERLAP AT EACH JOINT.
M05 – WHERE SHOWN, ALL VERTICAL CELLS OF BLOCK MASONRY SHALL BE FILLED WITH 3000psi GROUT HAVING A 28 DAY STRENGTH OF 3000psi AND A GROUND SLUMP NOT LESS THAN 8”. REINFORCE WITH A MINIMUM OF (1) #5 VERTICAL REBAR WITH A MINIMUM 25” OVERLAP AT EACH JOINT.
M06 – GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED 10’-0” IN HEIGHT AND SHALL BE CONSOLIDATED AT THE TIME OF POURING BY RODDING OR VIBRATING.
M07 – PROVIDE KNOCKOUTS IN CMU AT TH BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

STRUCTURAL LUMBER

L01 – ALL STRUCTURAL AND LOAD BEARING WALLS SHALL HAVE A MINIMUM FB OF 1200psi.
L02 – WALLS HIGHER THAN 9’-0” SHALL HAVE INTERMEDIATE BRIDGING SPACED NOT GREATER THAN 72” APART.
L03 – ALL LOAD BEARING WALLS SHALL HAVE A DOUBLE SYP No.2 TOP PLATE.
L04 – ALL WALLS ON MASONRY OR CONCRETE SHALL HAVE SALT SOLUTION TREATED SOLE PLATES.

STRUCTURAL STEEL

S01 – STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (USE THE LATEST EDITION).

FIELD COPY

City of Fernandina Beach
RELEASED FOR PERMITTING
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2023 FBC, 8th Edition
05/15/2024

DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

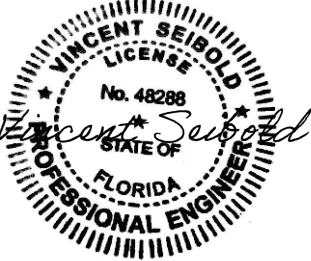
18 DEC. 2019
OWNER REVISION – HEIGHT INCREASED BY 12”

THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY THE FLOW JOSEPH COMPANY. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY SIMILARITIES TO ANY DRAWINGS, RENDERINGS, BLUEPRINTS, ETC. AND, ALL EFFORTS HAVE BEEN MADE TO INSURE THAT THE DIMENSIONS ARE CORRECT AND THAT THESE PLANS MEET ALL DESIGN CRITERIA AS REQUIRED BY THE STATE OF FLORIDA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL THE INFORMATION IS CORRECT BEFORE CONSTRUCTION BEGINS.

CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

PROJECT ENGINEER INFO
VINCENT SEIBOLD PE 48288
1015 ATLANTIC BLVD. #128
ATLANTIC BEACH, FL 32233

SIGNATURE/SEAL



FOR

Designed by:
Vincent Seibold
PE-48288-058411...

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:

CHECKED BY:

APPROVED BY:

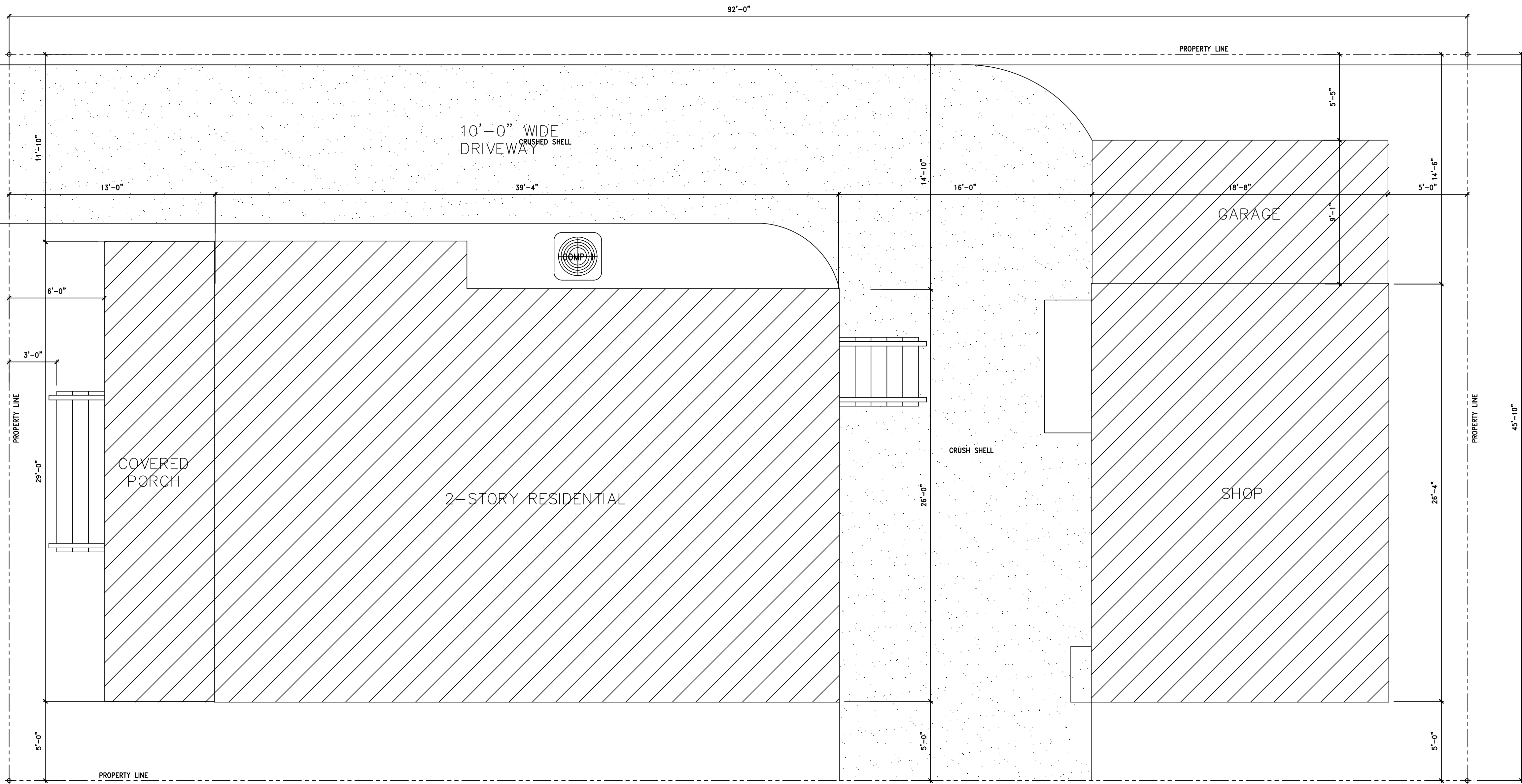
ARCHITECT'S PROJECT No.:

SHEET TITLE:

COVER
BUILDING CODE DATA

SHEET NUMBER

FIELD COPY



DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:
18 DEC. 2019
OWNER REVISION - HEIGHT INCREASED BY 12"

THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY THE HOME OWNER OR BUILDER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY SIMILARITIES TO ANY DRAWINGS, RENDERINGS, BLUEPRINTS, OR ANY OTHER DOCUMENTS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

PROJECT

FOR

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:

CHECKED BY:

APPROVED BY:

ARCHITECT'S PROJECT No.:

SHEET TITLE:

SITE PLAN

SHEET NUMBER

A0.0

FIELD COPY

PROPERTY LINE

DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

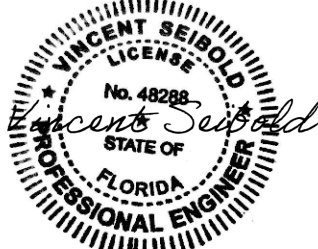
18 DEC. 2019
OWNER REVISION - HEIGHT INCREASED BY 12"

THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY THE ENGINEER FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY SIMILARITIES TO ANY DRAWINGS, RENDERINGS, BLUEPRINTS, ETC. AND, ALL EFFORTS HAVE BEEN MADE TO INSURE THAT THE DIMENSIONS ARE CORRECT AND THAT THESE PLANS MEET ALL DESIGN CRITERIA REQUIRED BY THE STATE OF FLORIDA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL THE INFORMATION IS CORRECT BEFORE CONSTRUCTION BEGINS.

CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

ENGINEER INFO
VINCENT SEIBOLD PE 48288
1015 ATLANTIC BLVD. #128
ATLANTIC BEACH, FL. 32233

SIGNATURE/SEAL



FOR

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:

CHECKED BY:

APPROVED BY:

ARCHITECT'S PROJECT No.:

SHEET TITLE:
EXISTING FLOOR PLAN
FIRST FLOOR PLAN

SHEET NUMBER

A1.0

PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

PROPERTY LINE

INDICATES TIE ROD
MAX. AS SPACED AS
SHOWN

PROPERTY LINE

10'-0" WIDE
DRIVEWAY
CRUSH SHELL

PROPERTY LINE

INDICATES TIE ROD
MAX. AS SPACED AS
SHOWN

PROPERTY LINE

10'-0" WIDE
DRIVEWAY
CRUSH SHELL

ROOF LINE

CRUSH SHELL

ROOF LINE

PROPERTY LINE

COVERED PORCH
CRUSH SHELL

DOUBLE WIRE MESH AT 3'-0"
FROM EDGE OF SLAB

ROOF LINE

CRUSH SHELL

ROOF LINE

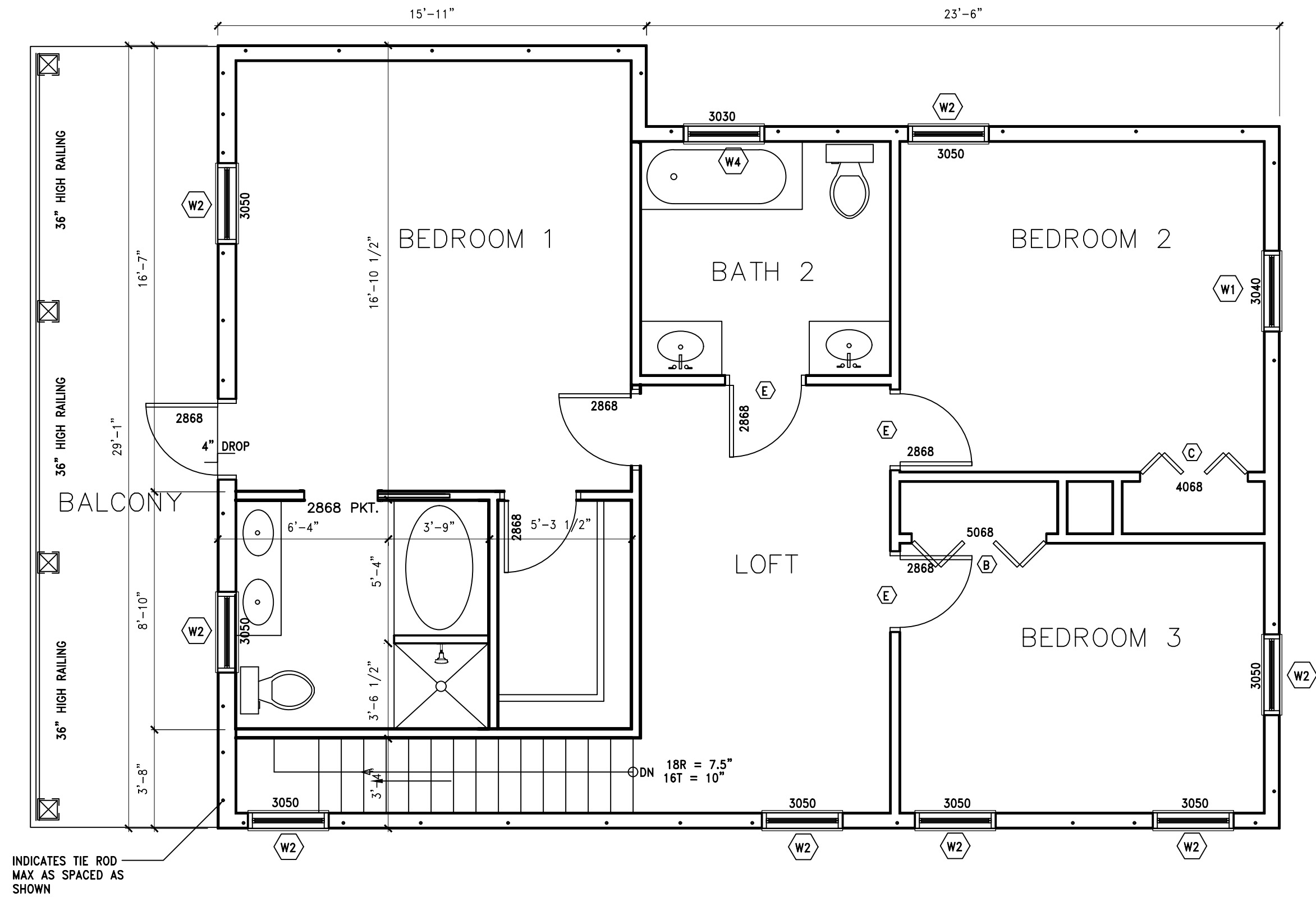
PROPERTY LINE

PROPERTY LINE

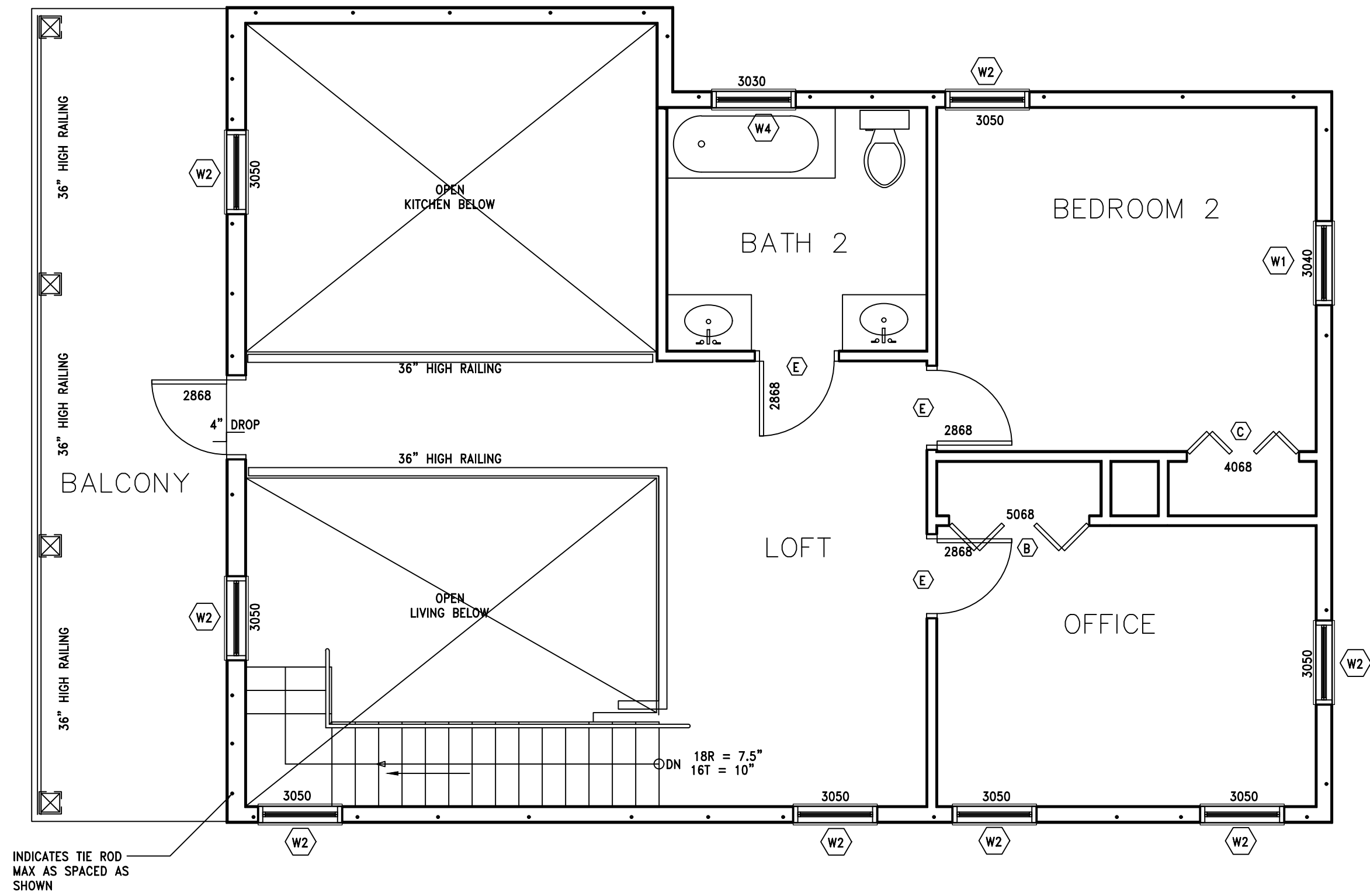
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Vincent Seibold PE 48288 on April 12, 2024, using a SHA
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PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

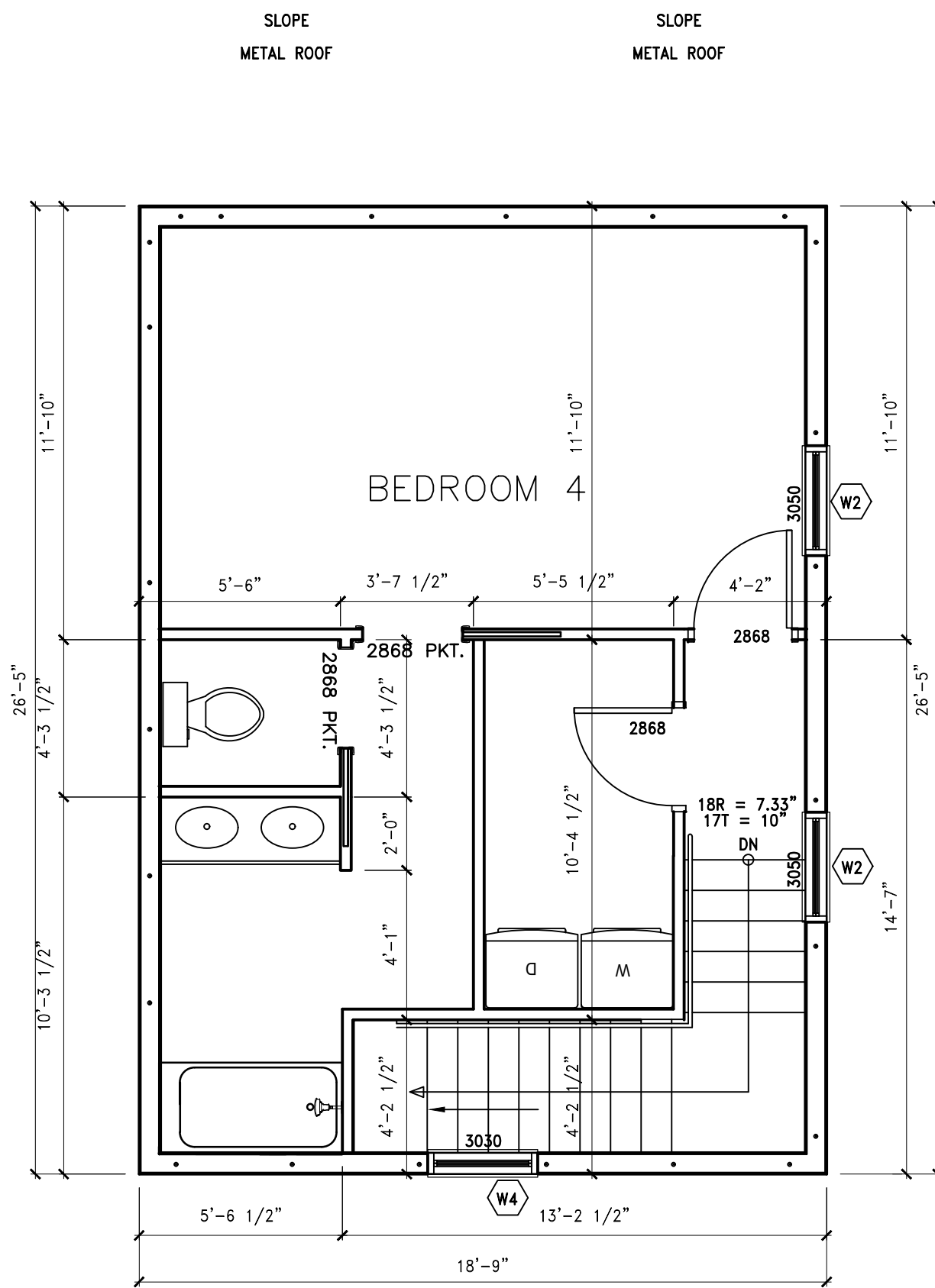


METAL ROOF

METAL ROOF

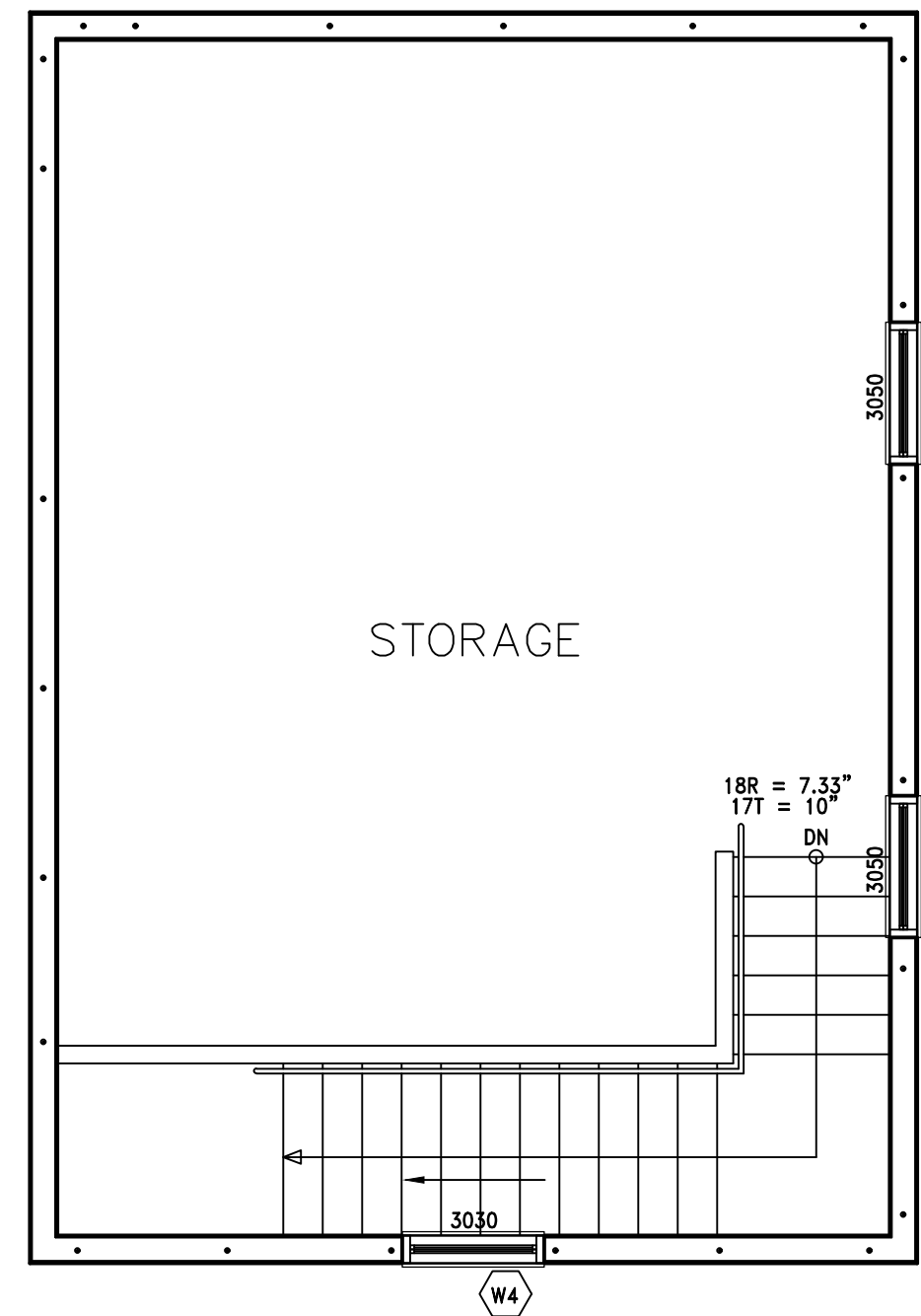
METAL ROOF

METAL ROOF



METAL ROOF

METAL ROOF



DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

18 DEC. 2019
OWNER REVISION - HEIGHT INCREASED BY 12"

THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY
CALLAHAN DRAFTING, INC. THE OWNER ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
FOR THE OWNER'S USE ONLY. THE OWNER ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
ETC. AND ALL EFFORTS HAVE BEEN MADE TO INSURE THAT THE
DIMENSIONS ARE CORRECT AND THAT THESE PLANS MEET ALL
DESIGN CRITERIA REQUIRED BY THE STATE OF FLORIDA.
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL THE
INFORMATION IS CORRECT BEFORE CONSTRUCTION BEGINS

CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

PROJECT

FOR

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:

CHECKED BY:

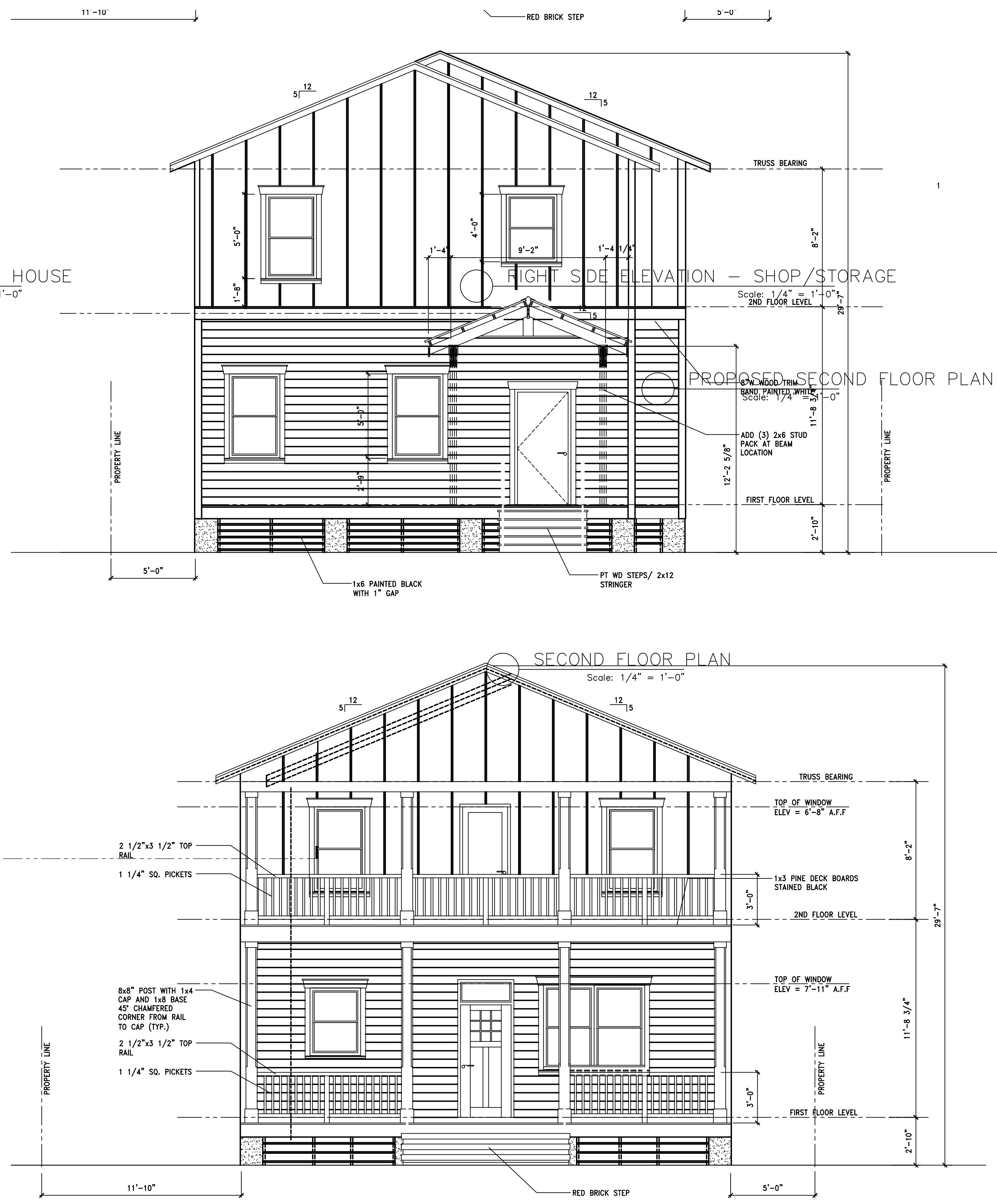
APPROVED BY:

ARCHITECT'S PROJECT No.:

SHEET TITLE:
EXISTING FLOOR PLAN
2ND FLOOR PLAN

SHEET NUMBER

A1.1



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CALLAHAN DRAFTING, INC.
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904 575 0181 ethan@scaffbuilders.com

PROJECT

FOR

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:

CHECKED BY:

APPROVED BY:

ARCHITECT'S PROJECT No.:

SHEET TITLE:

2ND FLOOR PLAN
LEFT SIDE ELEVATION

SHEET NUMBER

A1.2



FIELD COPY

FRAMING-TO-FOUNDATION / MASONRY CONNECTOR SCHEDULE

NAILS / SCREWS TO FRAMING MEMBERS	HARDWARE/ CONNECTOR	ASTM 307 (SAE 1018) ATR DIA.	INT LOCATIONS			EXT/MONO FOUNDATIONS			EXT/STEM-WALL FOUNDATIONS			CMU WALL TIE-BEAM / LINTEL	
			MIN EMBED	MIN EMBED	MIN EDGE	MIN EMBED	MIN	MAX EDGE	MIN EMBED	EDGE DIST			
(12) 16d	ABU-44, -66	5/8"	5-1/2"	5-1/2"	3"	12"		1-3/4" / 6"	N/A				
(10) 16d / EACH	LTT20B & DTT2	1/2" (EA)	4-1/4" w/ MIN 2-1/2" SPC'G	5-1/2"	4" w/ 2-1/2" SPC'G 2" w/ 4" SPC'G	12"		1-3/4" / 6"	12"		C.L. w/ MIN 3" SPACING		
(22) 10d	SINGLE MGT	5/8"	5-1/2"	5-1/2"	3"	12"		1-3/4" / 6"	12"		C.L.		
2x (22) 10d	DOUBLE MGT	(2) 5/8"	5-1/2"	9-1/2"	3"	12"		3-1/2" / 4"	12"		C.L.		
(18) 16d	SINGLE HTT16/4	5/8"	5-1/2"	7-1/2"	2"	12"		1-3/4" / 6"	12"		C.L.		
2x (18) 16d	DOUBLE HTT16/4	(2) 5/8"	5-1/2"	7-1/2"	4"	12"		3-1/2" / 4"	12"		C.L.		
2x (18) 16d	TANDEM HTT16/4	(1) 5/8"	5-1/2"	9-1/2"	5"	15"		1-3/4" / 6"	N/A				
(32) 16d Sinkers	SINGLE HTT22/5	5/8"	5-1/2"	9-1/2"	2"	15"		1-3/4" / 6"	N/A				
2x (32) 16d Sinkers	DOUBLE HTT22/5	(2) 5/8"	5-1/2"	9-1/2"	5"	SEE PLAN			N/A				
(20) 1/4"- x 2-1/2" SDS	SINGLE HDU8	7/8"	8"	8"	3"	13-1/2"		3-1/2" / 4"	13-1/2"		C.L.		
2x (20) 1/4"- x 2-1/2" SDS	DOUBLE HDU8	(2) 7/8"	8"	13-1/2"	3"	13-1/2"		3-1/2" / 4"	13-1/2"		C.L.		
(20) 1/4"- x 2-1/2" SDS	SINGLE HDU11	1"	9"	15"	1-3/4"	SEE PLAN			N/A				
2x (30) 1/4"- x 2-1/2" SDS	DOUBLE HDU11	(2) 1"	15"	15"	4"	SEE PLAN			N/A				
(20) 1/4"- x 2 1/2" SDS	SINGLE HDU14	1"	9"	15"	3"	SEE PLAN			N/A				
2x (36) 1/4"- x 2 1/2" SDS	DOUBLE HDU14	(2) 1"	15"	15"	4"	SEE PLAN			N/A				
(16) 10d	HGT2, HGT3	(2) 3/4"	7"	11-1/2"	3"	SEE PLAN			11-1/2"		C.L.		
(16) 10d	HGT4	(2) 3/4"	7"	9"	3"	SEE PLAN			11-1/2"		C.L.		

FRAMING and *FRAMING-TO-FOUNDATION* CONNECTOR SCHEDULE NOTES:
1) USE SIMPSON AT ACRYLIC TIE TWO-PART EPOXY FOR ATR-TO-FOUND. CONNECTIONS U.N.O.
2) ALL DIMENSIONS (ROD DIAMETER, EMBEDMENT, EDGE, ETC.) ARE MINIMUM DISTANCES U.N.O.
3) *DOUBLE* HOLD-DOWNS REQUIRE MINIMUM 8" SPACING BETWEEN ATR ANCHORS U.N.O.
4) EDGE DISTANCE DIMENSIONS TO BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION, CURB OR CMU WALL TO THE < OF THE ATR ANCHOR
5) MIN. EDGE DISTANCE DOES NOT APPLY AT INTERIOR CURB LOCATIONS ONLY IF THE MIN. EMBEDMENT IS MEASURED FROM THE LOWER SLAB ELEVATION
6) ALL PARTS/ MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & DIRECTIONS
7) ALL NAILS SPECIFIED ARE *COMMON* SIZES U.N.O.
8) MINIMUM ROD SIZE/GRADE, EMBEDMENT & EDGE DISTANCE SHOWN ON PLAN SUPERSEDES MINIMUMS SHOWN ON THIS CHART
9) MINIMUM EDGE DISTANCES OF 4" OR MORE REQUIRE MINIMUM 6" WALL FRAMING
10) MINIMUM 8" SPACING BETWEEN META- or META- ANCHORS U.N.O.
11) MINIMUM 1-1/2" EDGE DISTANCE FOR TITEN SCREWS
12) MINIMUM 4" EDGE DISTANCE FOR TITEN HD's

GUARDRAILS, HANDRAILS AND SUB-ASSEMBLIES/COMPONENTS THEREOF (POSTS, BALUSTERS, ETC.) SHALL BE COMPRISED OF EITHER A PROPRIETARY SYSTEM WITH APPROPRIATE/APPLICABLE FLORIDA PRODUCT APPROVAL(S) OR OTHERWISE BE DESIGNED BY A FLORIDA-LICENSED PROFESSIONAL ENGINEER TO THE DESIGN CRITERIA STATED IN THE APPLICABLE CODE. THE PRODUCT APPROVAL REPORT AND/OR SHOP DRAWING(S) AND ASSOCIATED DESIGN CRITERIA SHALL BE REVIEWED AND APPROVED BY THE E.O.R. PRIOR TO CONSTRUCTION.

OVER FRAMING RAFTER SPAN TABLE & NOTES

RAFTER O.C. SPACING	LUMBER SIZES			
	2X6	2X8	2X10	2X12
12" O.C.	15' - 7"	19' - 7"	23' - 5"	N/A
16" O.C.	13' - 5"	17' - 0"	20' - 3"	23' - 10"
24" O.C.	11' - 0"	13' - 10"	16' - 6"	19' - 8"

ALL RAFTERS SHALL BE #2 SYP

- ALL RAFTERS TO BE A MIN. 2X8 SYP @ 24" O.C. MAX.
- ALL VALLEY NAILERS TO BE 2X8 SYP, FASTEN TO RAFTER OR TRUSS W/ (3) 10D FACE NAILS
- ALL RIDGE BOARDS TO BE ONE NOMINAL SIZE LARGER THAN RAFTER SIZE
- FASTEN RAFTER TO RIDGE W/ (3) 10D TOE NAILS
- ADD 2X6 SYP COLLAR TIE TO EVERY OTHER RAFTER, LOCATED IN THE UPPER THIRD PORTION OF RAFTER
- FASTEN TO RAFTER W/ (3) 10D FACE NAILS
- FASTEN ALL RAFTERS TO RIDGE W/ SIMPSON A35

DRAFT STOPPING

In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor-ceiling assemblies under the following circumstances:
1.Ceiling is suspended under the floor framing.
2.Floor framing is constructed of truss-type open-web or perforated members.
R302.12.1Materials.
Draftstopping materials shall be not less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of the draftstops shall be maintained.

WOOD FASTENING SCHEDULE

TOP PLATE TO TOP PLATE	FACE NAIL	(2-12D) GUN NAILS @ 12" STAG.
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-10D) - GUN NAILS
DBL. TOP PLATE TO STUD	FACE NAIL	(2-10D) - GUN NAILS
CEILING JOIST TO TOP PLATE	TOE NAIL	(2 - 10D) - GUN NAIL
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6 - 10D) - GUN NAIL
JOIST/ TRUSS TO PLATE	TOE NAIL	(2 - 10D) - GUN NAIL
JACK RAFTER TO HIP	TOE NAIL	(3 - 10D) - GUN NAIL
ROOF RAFTER TO 2x RIDGE BEAM	TOE NAIL	(3 - 10D) - GUN NAIL
STUD TO SOLE PLATE	TOE NAIL	(3 - 10D) - GUN NAIL
RAFTER TO PLATE	TOE NAIL	(3 - 10D) 3 - GUN NAIL
STUD POSTS NAILING	FACE NAIL	(1) ROW OF 10 D GUN NAILS @ 6" STAG.

Truss Anchoring

Load Anchors - 615(1) SDWC15600 615-1200 (2) SDWC15600 1200 -1500 (1) Simpson H15

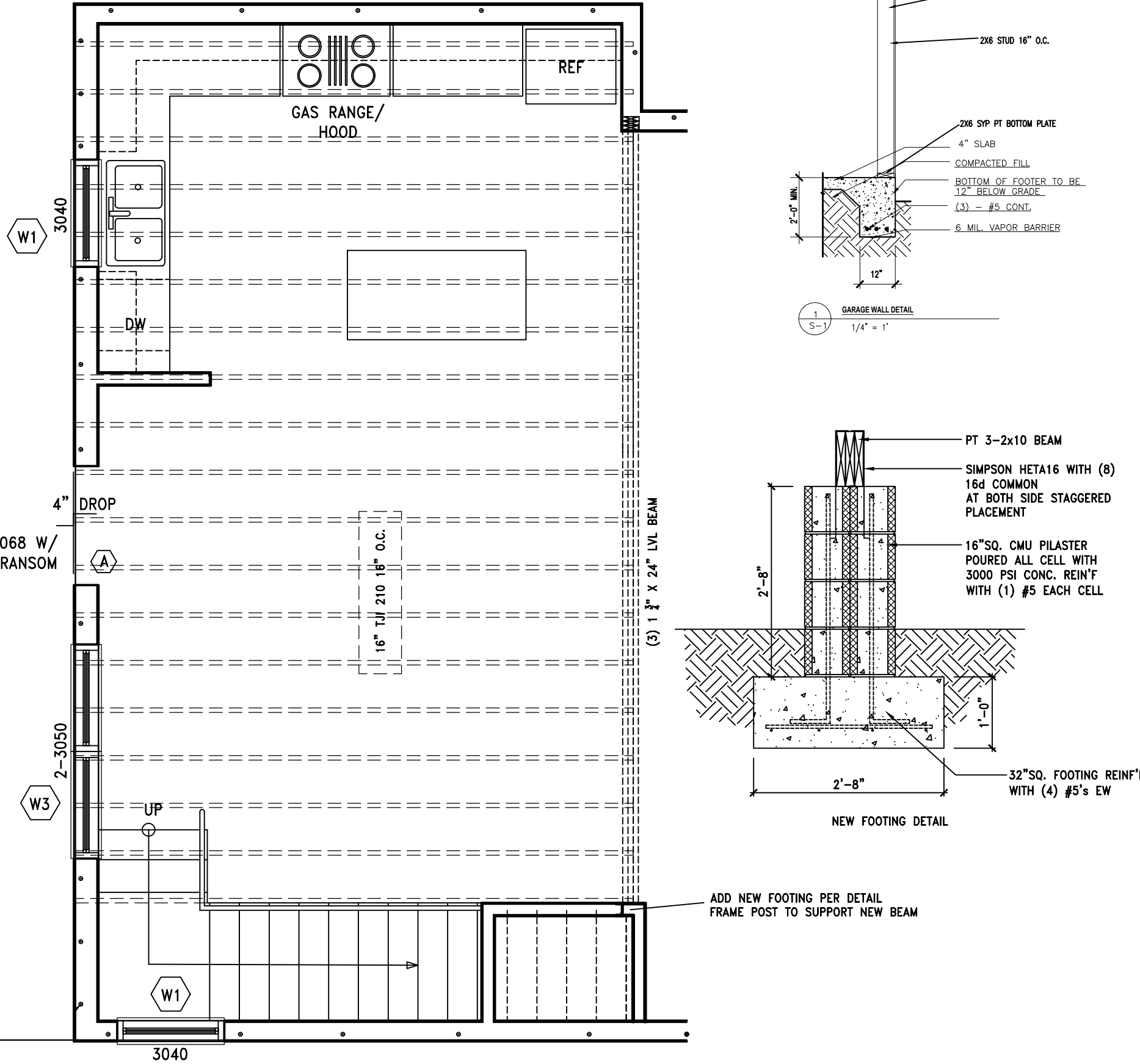
FULL HEIGHT ANCHORING SPECIFICATIONS

THE THREADED ROD ANCHORING SYSTEM SHALL CONSIST OF 1/2" THREADED ROD (UNLESS OTHERWISE NOTED), ATTACHED TO THE STEM WALL AND THROUGH THE TOP PLATE AT THE LOCATIONS INDICATED IN THESE DOCUMENTS. FASTENED ABOVE THE TOP PLATE WITH A STEEL NUT AND WASHER.

DRILL HOLE 1/4" LARGER THAN THE DIAMETER OF THE THREADED ROD USED. COUPLERS MAY BE USED IN CASES WHERE ONE CONTINUOUS ROD IS UNFEASIBLE. RODS MAY BE SLANTED 6" IN 10' TO AVOID CONFLICTS WITH FRAMING. RODS PLACED 48" O.C., BESIDE EACH OPENING AND 1 ROD EACH CORNER, UNLESS OTHERWISE NOTED.

DRILL AND EPOXY ANCHORED 7" MINIMUM INTO SLAB

THREADED ROD Ø	WOOD PLATE HOLE	CONCRETE HOLE	WASHER SPEC.	EMBEDMENT DEPTH	EDGE DISTANCE
3/8"	1/2"	1/2"	2X2X1/8"	4"	4"
1/2"	5/8"	5/8"	3X3X1/4"	6"	6"
5/8"	3/4"	3/4"	3X3X1/4"	7.5"	10"



DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

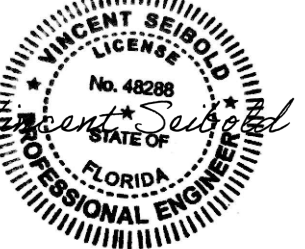
18 DEC. 2019
OWNER REVISION -- HEIGHT INCREASED BY 12"

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CALLAHAN DRAFTING, INC.
541669 US:1 CALLAHAN FL. 32011
904 575 0181 ethan@scatffbuilders.com

ENGINEER INFO
VINCENT SEIBOLD PE 48288
108 ATLANTIC BLVD. #128
ATLANTIC BEACH, FL. 32023

SIGNATURE/SEAL



FOR

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

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SECTIONS & DETAILS

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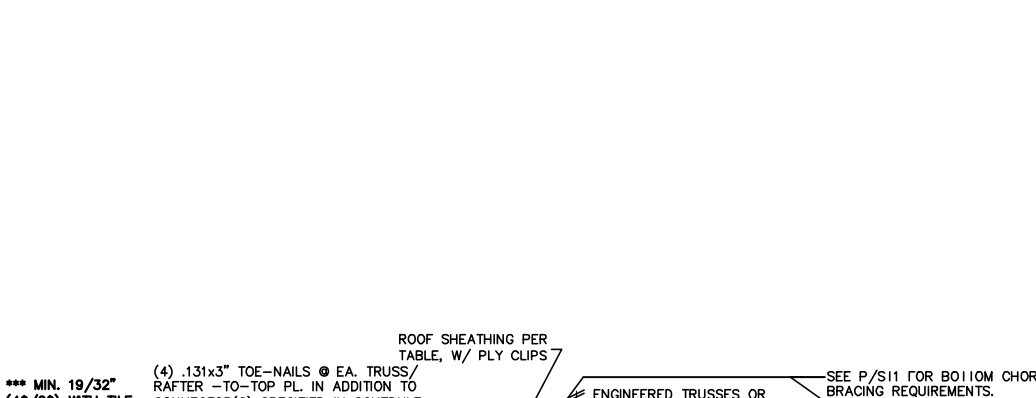
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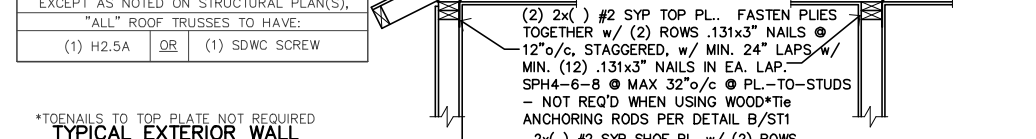
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S2.0

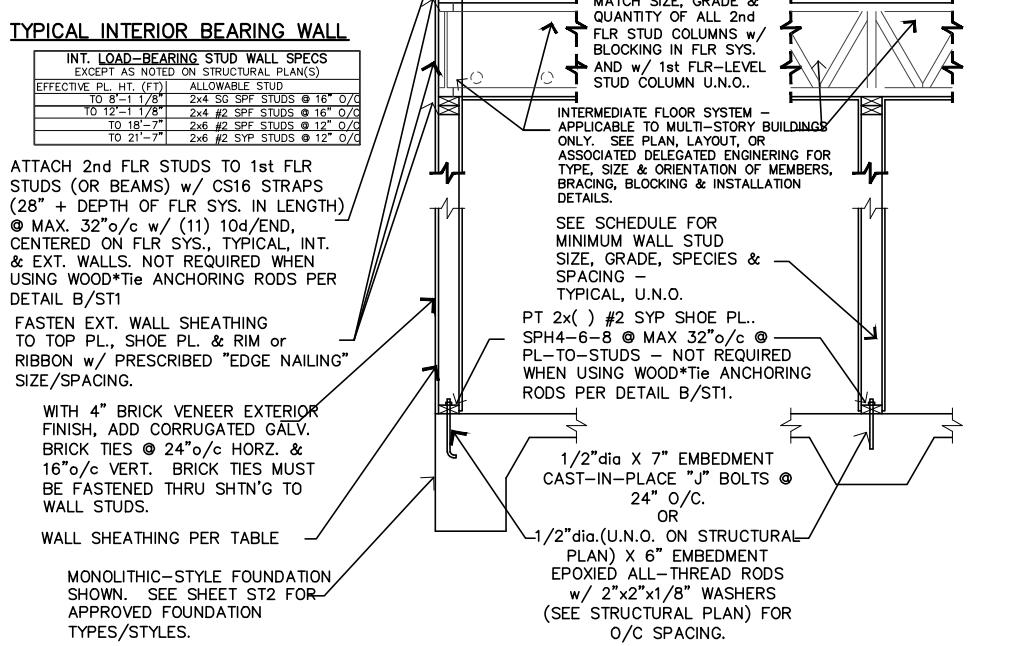
TRUSS-TO-PL. CONNECTORS



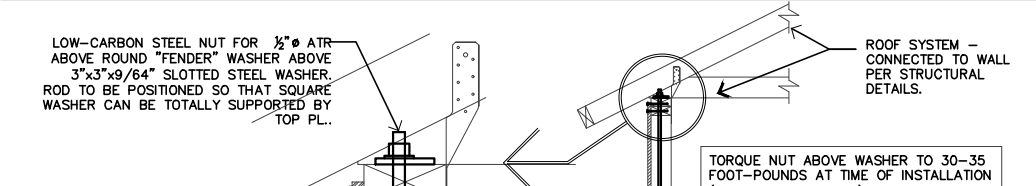
TYPICAL EXTERIOR WALL



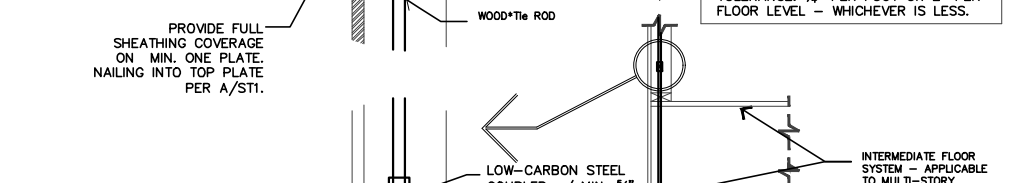
TYPICAL INTERIOR BEARING WALL



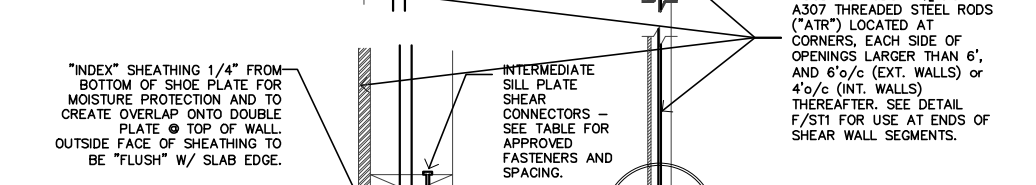
TYPICAL ONE- & TWO-STORY WALL DETAIL



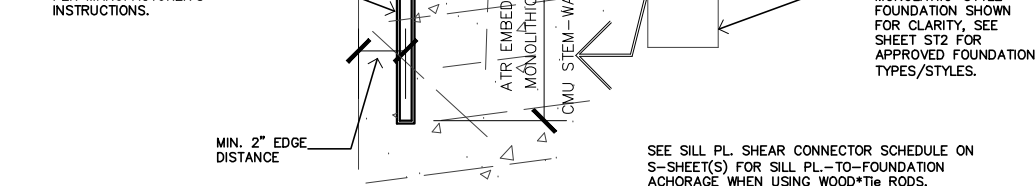
WOOD*IE DETAILS & SPECIFICATIONS



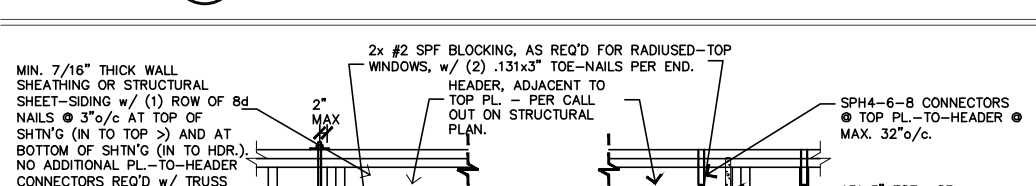
TYPICAL SHEAR-WALL ASSEMBLY DETAIL



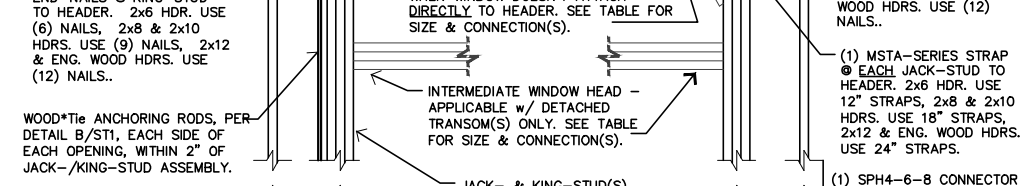
TYPICAL OPENING FRAMING DETAIL - U.N.O.



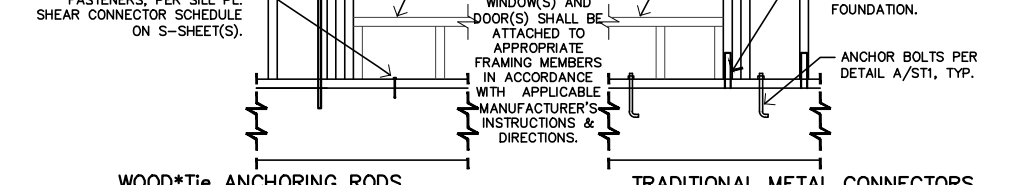
PORCH BEAM TO STUD WALL DETAIL



PORCH CEILING SHEATHING DETAIL



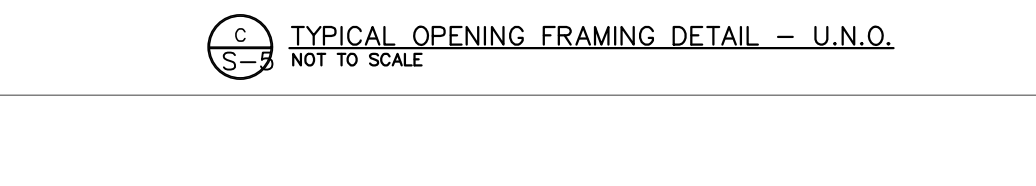
WOOD*IE ANCHORING RODS



TRADITIONAL METAL CONNECTORS



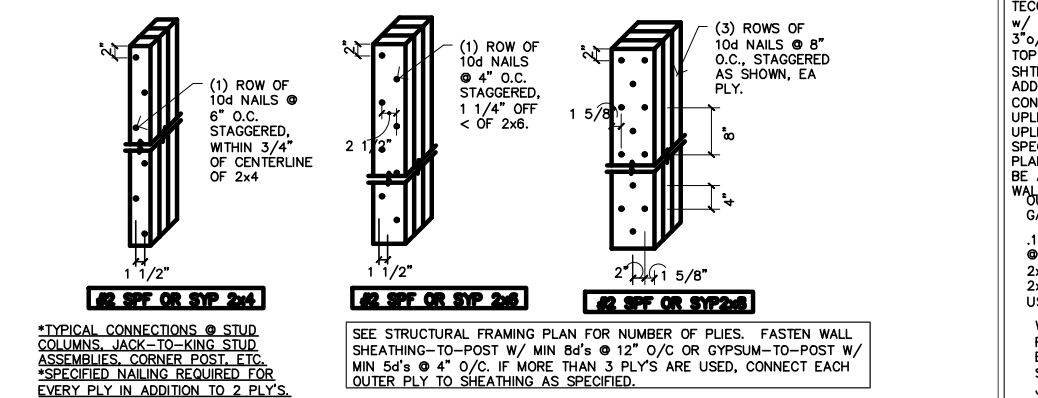
TYPICAL BOTTOM CHORD BRACING & SOFFITS DETAILS



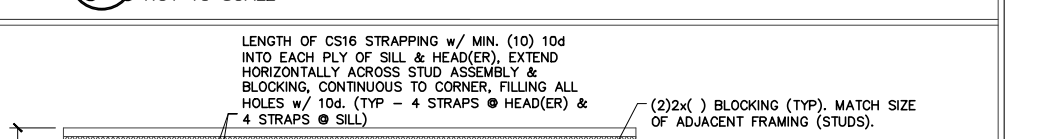
WOOD*IE ANCHORING RODS



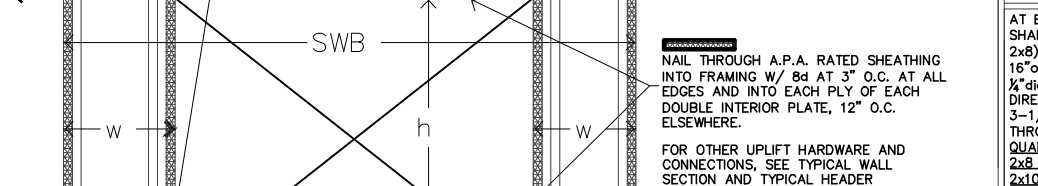
MULTIPLE PLY POST CONNECTIONS



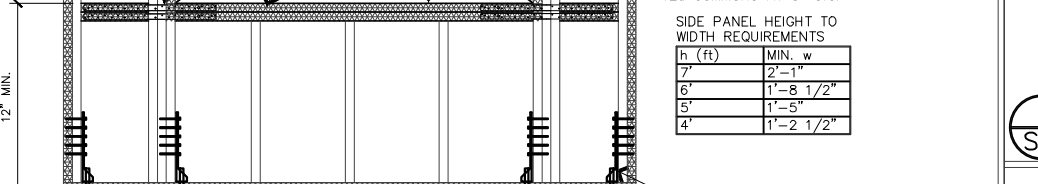
WOOD*IE ANCHORING RODS



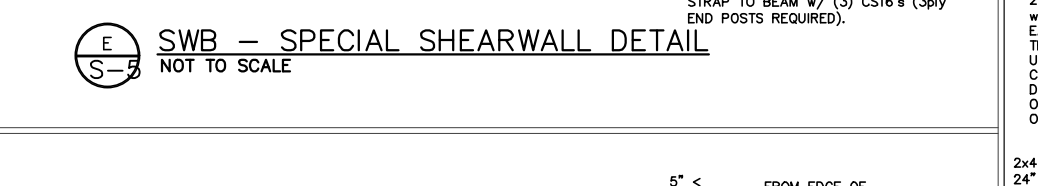
TYPICAL GARAGE DOOR OPENING FRAMING DETAIL - U.N.O.



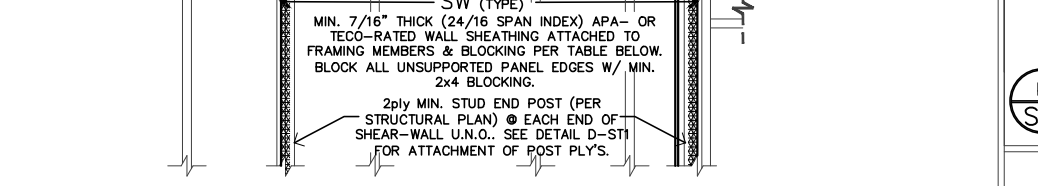
TRUSS BLOCKING DETAIL



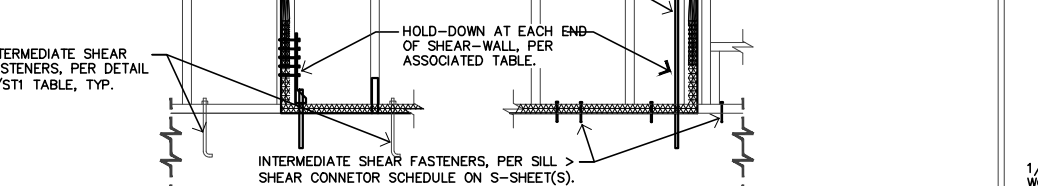
BOXED COLUMN DETAIL



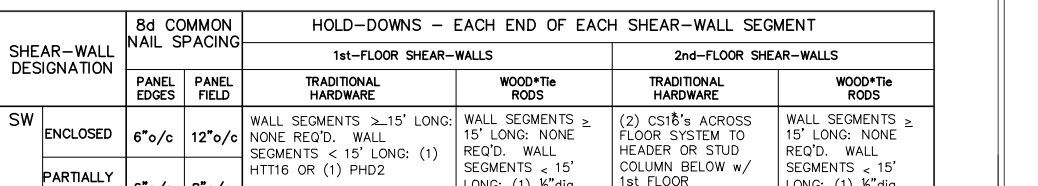
CHANGE IN PLATE HEIGHT



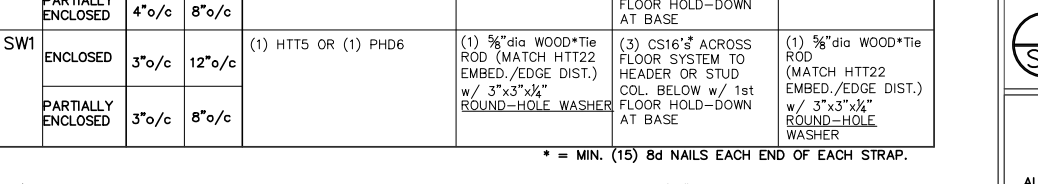
PORCH POST & BEAM FRAMING DETAIL U.N.O.



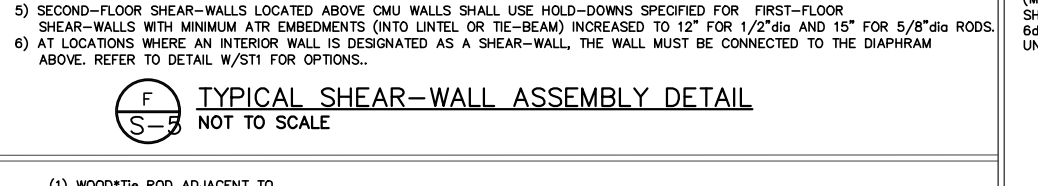
TYPICAL GABLE-END FRAMING DETAIL - U.N.O.



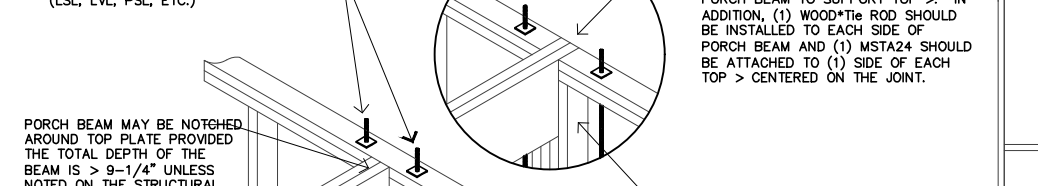
PLATFORM FRAMED



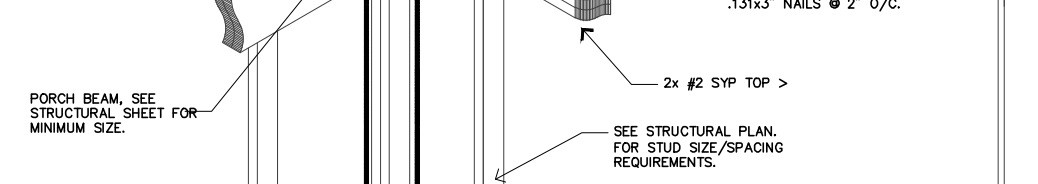
PERMANENT ROOF & FLOOR LATERAL BRACING



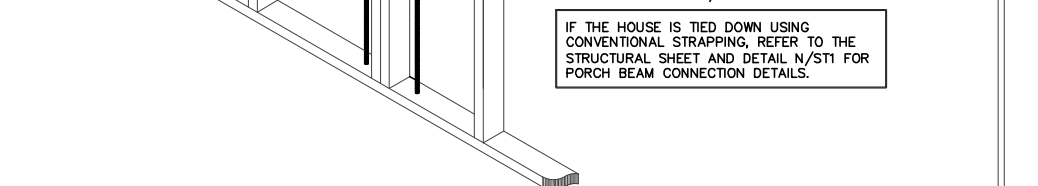
SINGLE TRUSS



BRACING NOTES:



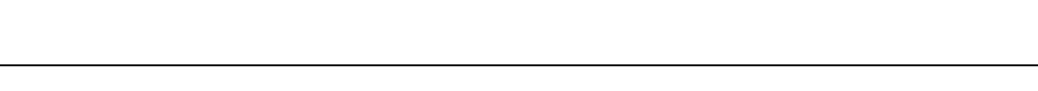
PERMANENT ROOF & FLOOR LATERAL BRACING



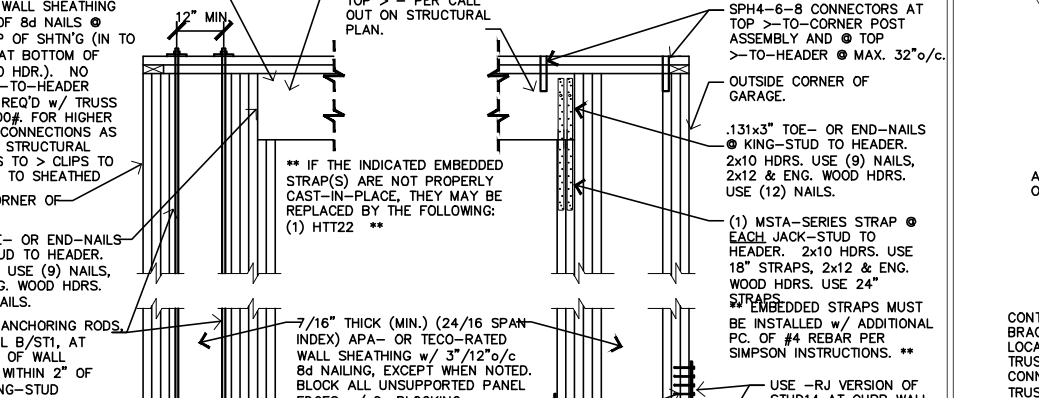
SINGLE TRUSS



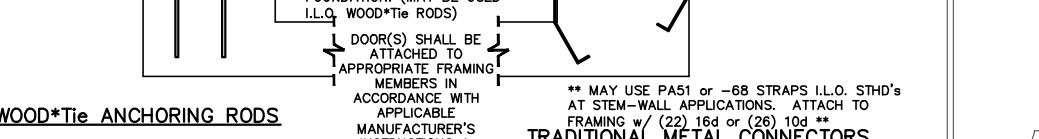
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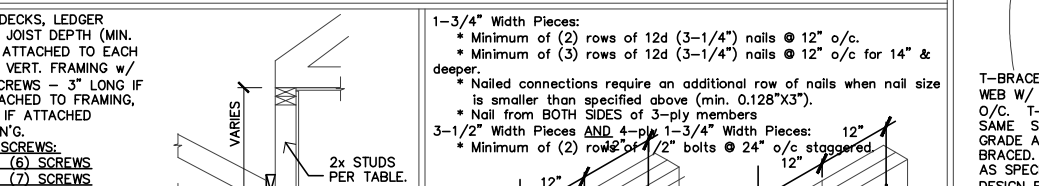
WOOD*IE ANCHORING RODS



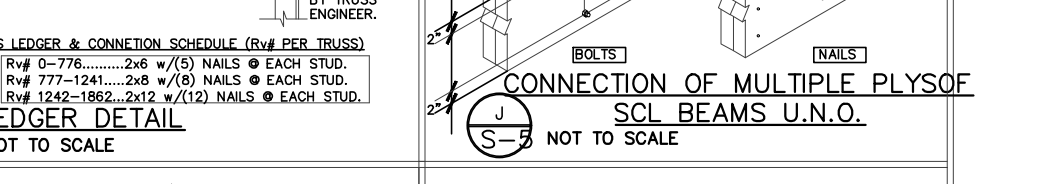
TRADITIONAL METAL CONNECTORS



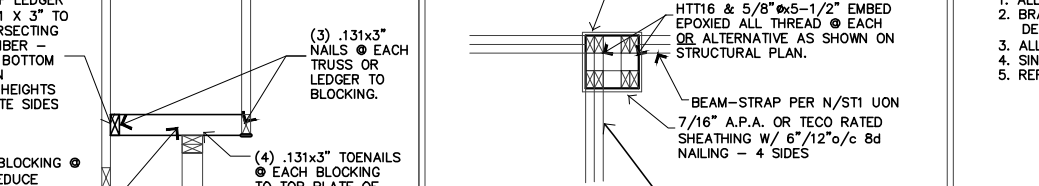
TYPICAL GARAGE DOOR OPENING FRAMING DETAIL - U.N.O.



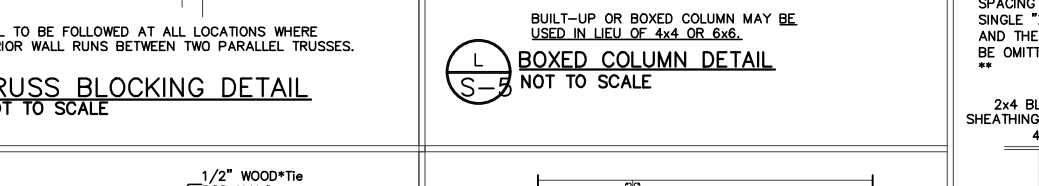
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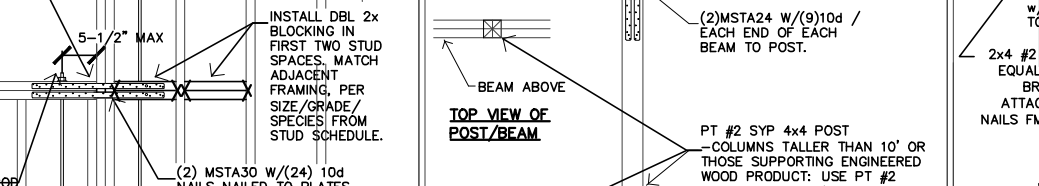
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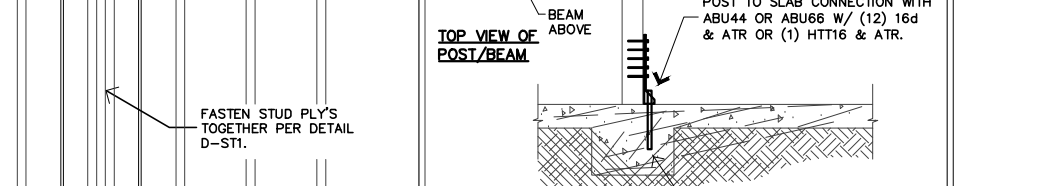
CHANGE IN PLATE HEIGHT



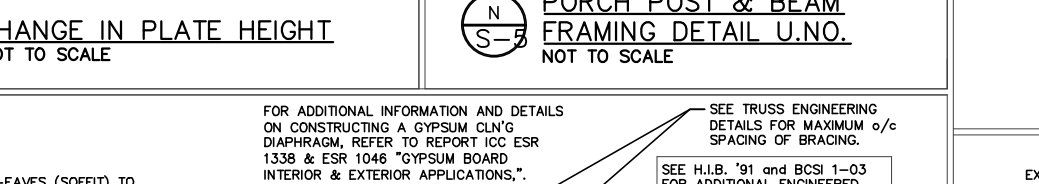
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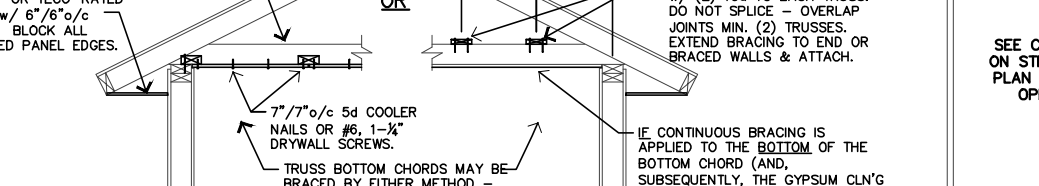
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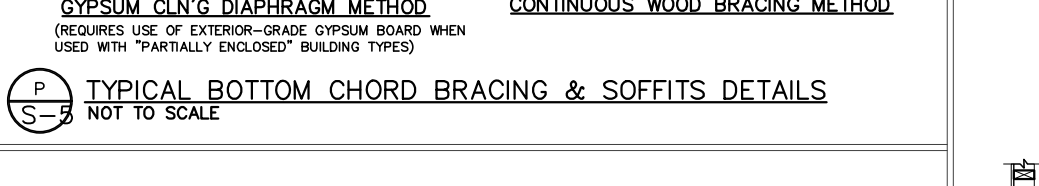
PLATFORM FRAMED



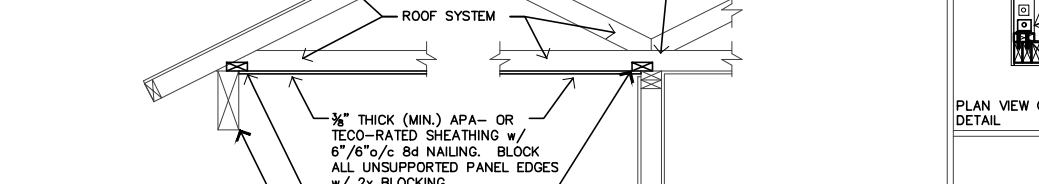
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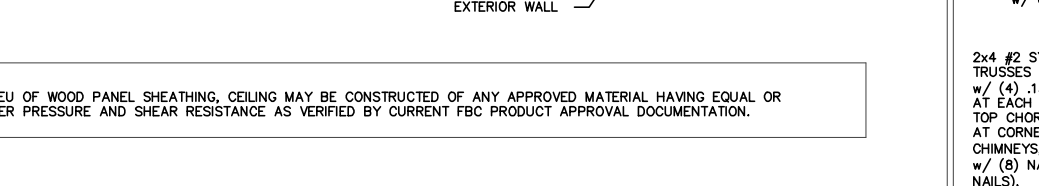
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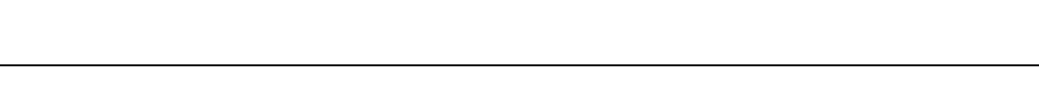
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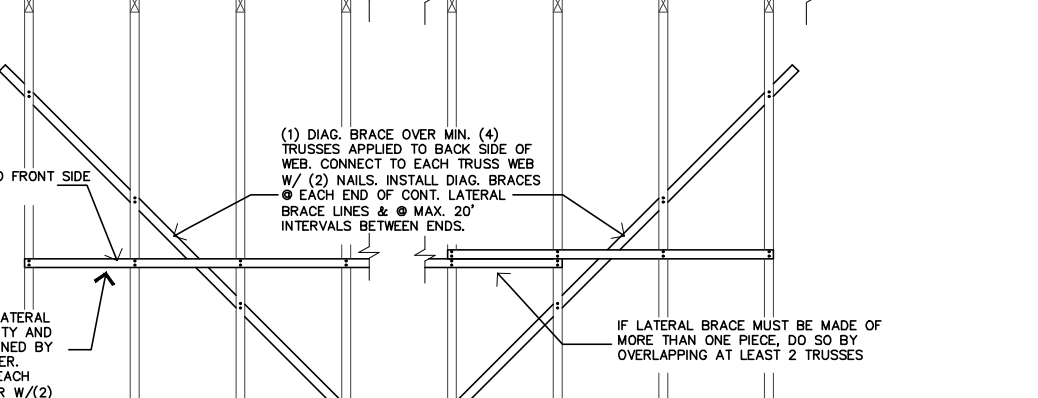
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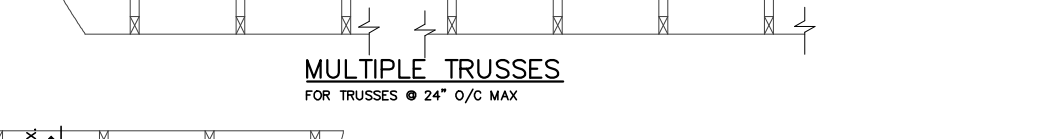
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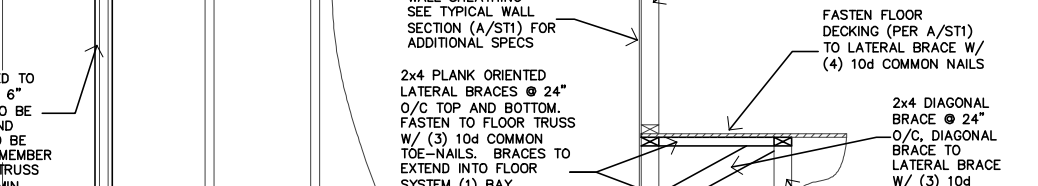
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TRADITIONAL METAL CONNECTORS



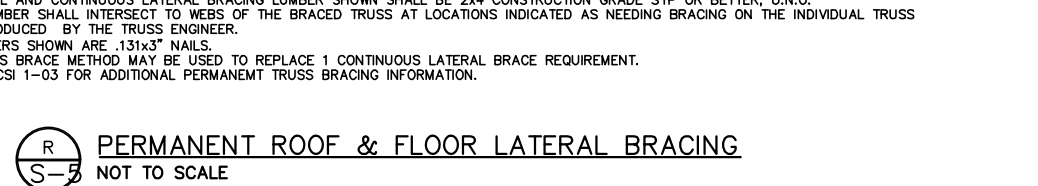
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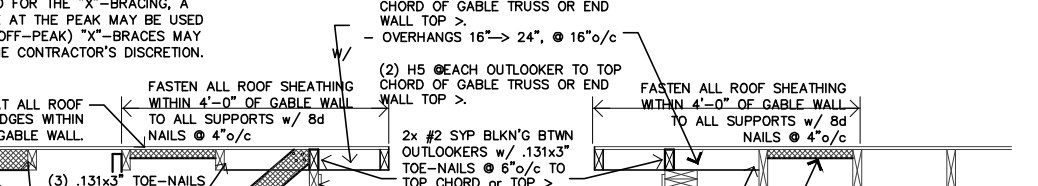
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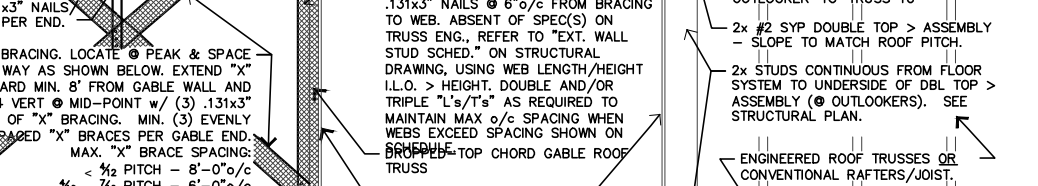
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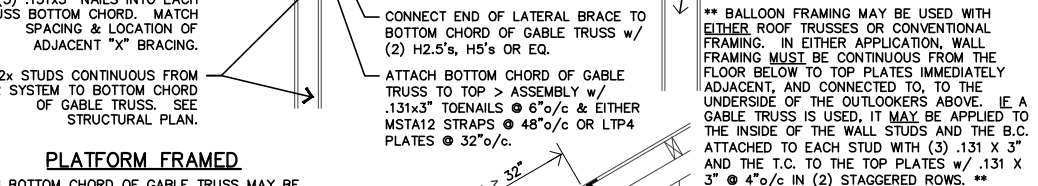
CHANGE IN PLATE HEIGHT



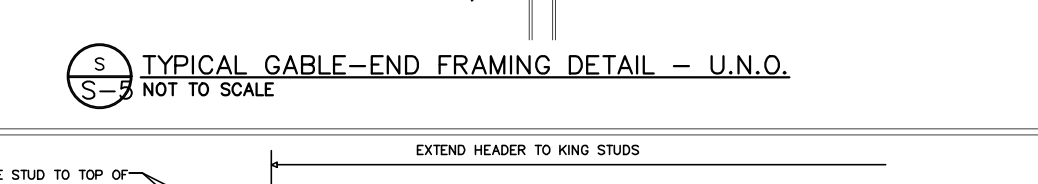
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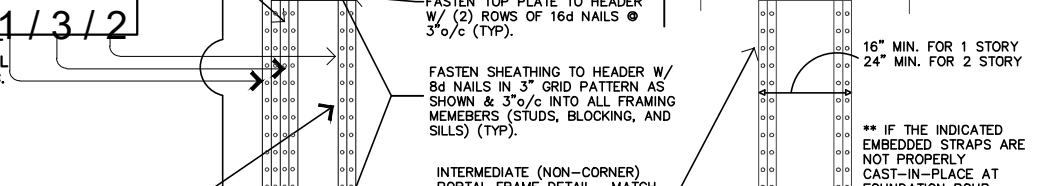
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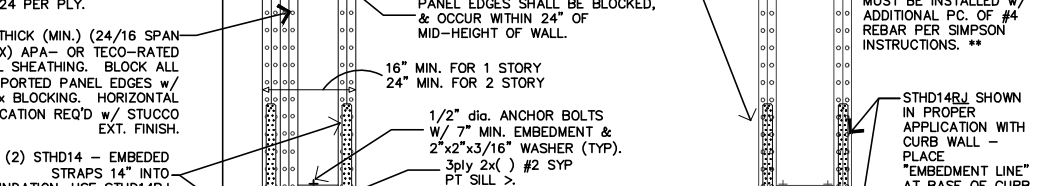
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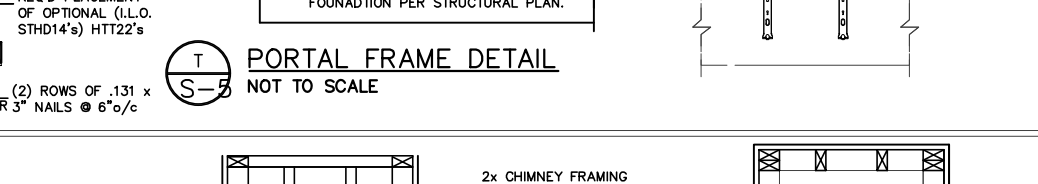
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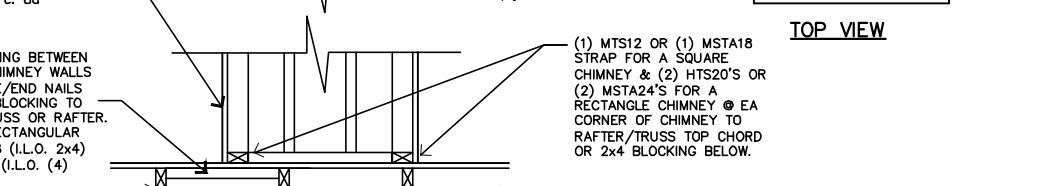
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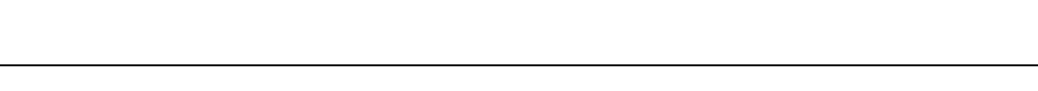
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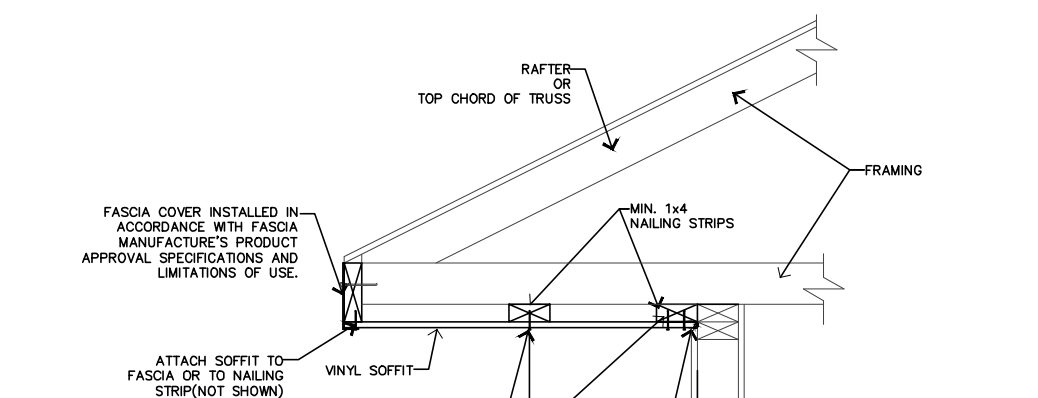
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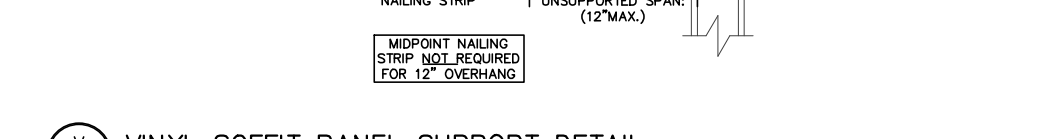
BRACING NOTES:



WOOD*IE ANCHORING RODS



TRADITIONAL METAL CONNECTORS



TYPICAL GARAGE DOOR OPENING FRAMING DETAIL - U.N.O.



TRUSS BLOCKING DETAIL



BOXED COLUMN DETAIL



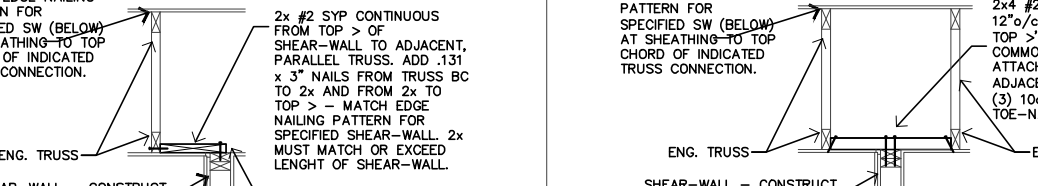
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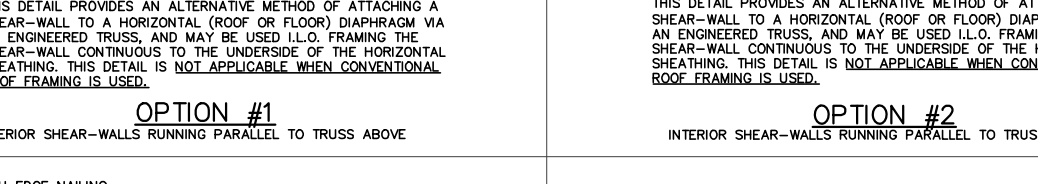
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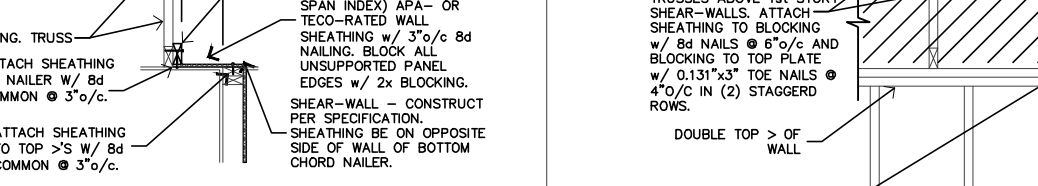
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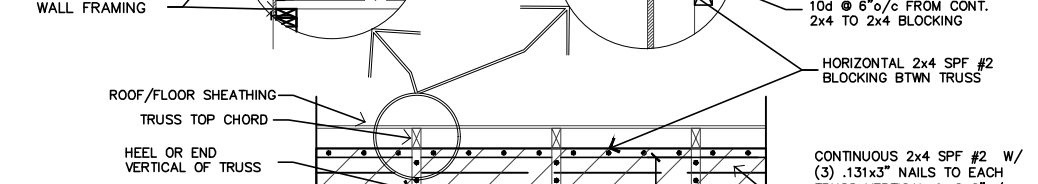
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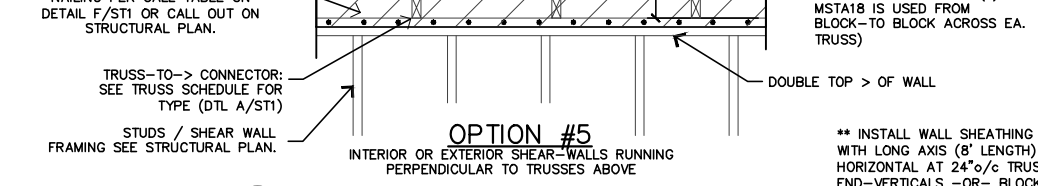
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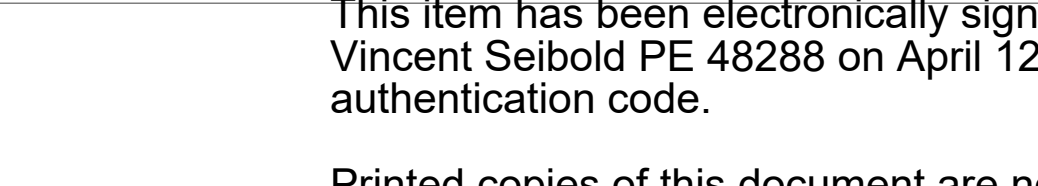
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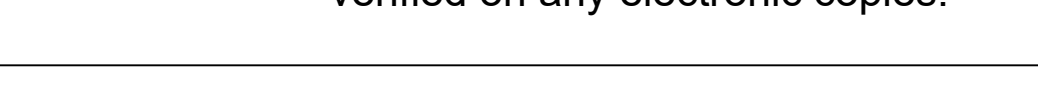
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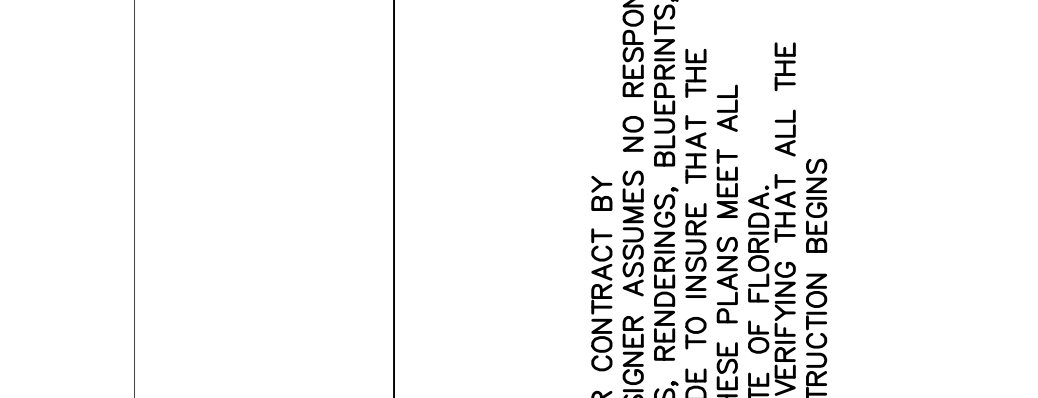
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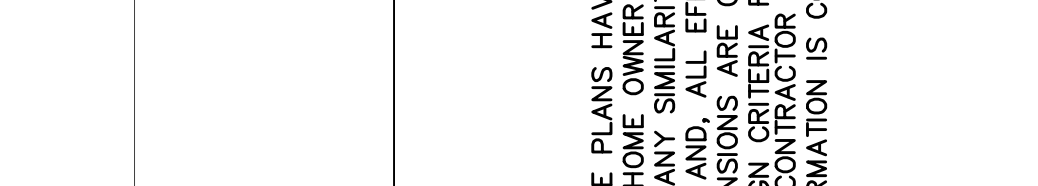
WOOD*IE ANCHORING RODS



TRADITIONAL METAL CONNECTORS



TYPICAL GARAGE DOOR OPENING FRAMING DETAIL - U.N.O.



TRUSS BLOCKING DETAIL



BOXED COLUMN DETAIL



CHANGE IN PLATE HEIGHT



PORCH POST & BEAM FRAMING DETAIL U.N.O.



TYPICAL GABLE-END FRAMING DETAIL - U.N.O.



PLATFORM FRAMED



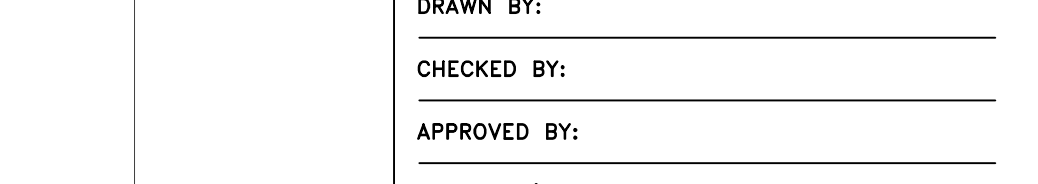
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SINGLE TRUSS



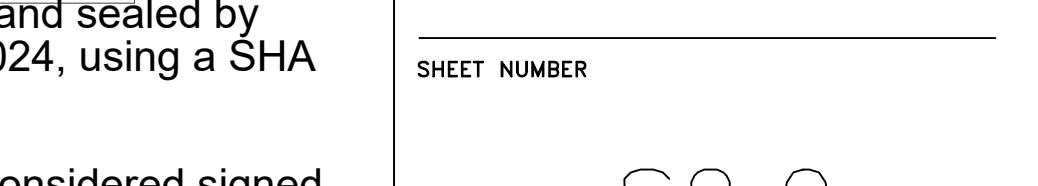
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PERMANENT ROOF & FLOOR LATERAL BRACING



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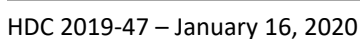


BRACING NOTES:





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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Conceptual approval, with the condition that the applicant incorporates board and staff recommendations, was granted October 18, 2018 through HDC 2018-33.

This project was granted Final HDC approval on January 17, 2019 through HDC 2018-33. The accessory structure was designed and approved to have a height of 22' 10 $\frac{3}{4}$ " and the primary structure was designed and approved to have a height of 27' 6 $\frac{1}{4}$ ".

Responding to concerns that the height of the of the structures exceeded those of the approved plans, Building Director, Stephen Beckman, visited the site the week of November 5, 2019 and determined that the structures under construction are built above their approved heights. The applicant was informed that they would not be able to request any further building inspections until a revised plan was approved.

No amendment for COA was received before work was begun, as required (see Exhibit 3).

The applicant is requesting an after the fact amendment to allow the structures to remain at the heights they were constructed (primary= 29' 7" accessory = 25' 1").

The applicant has also applied for a variance from the building height requirement for accessory structures (HDCV 2019-04) to be heard concurrently with this application.



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

ANALYSIS:

Old Town Preservation and Development Guidelines stress that the key to retaining the distinctive Spanish division of land that makes Old Town unique are the scale, construction, and siting of new structures. Height requirements for Old Town are set at 35' for primary structures (LDC table 4.02.03(E), and 24' for accessory structures (LDC 8.01.01.02(I)). Outbuildings, such as accessory dwelling units, should be ancillary to the primary structure in scale, height, and massing.

As the primary structure is within the permissible max building height of 35', an amendment to allow the structure to remain at height of 29' 7" would be in keeping with the guidelines and the character of the neighborhood.

At a height of 25' 1", the accessory structure is above the permissible height and would require approval of a variance from Land Development Code section 8.01.01.02(I) for approval. If approved, this would be the tallest accessory structure new construction in Old Town. As this height is visually so close to the height of the primary structure, it does not meet the intent of appearing ancillary to the primary structure and instead reads as an addition to the primary structure.

Staff recommends that the after the fact request to increase the approved height of the primary structure be granted, but that the after the fact request to increase the height of the accessory structure be denied. The accessory structure, as currently under construction, should be altered to comply with the approved plans at 22' 10 ¾" in height in accordance with LDC section 8.03.03(I)3, which states that *"all work not in compliance may be required to be removed, regardless of hardship to the owner."*

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of this After-the-Fact Amendment to HDC 2019-47 (previously HDC 2018-33) with the following conditions:

1. Approval of primary structure at 29' 7", as constructed; and
2. Accessory structure be brought into compliance with approved height of 22' 10 ¾" as approved through HDC 2018-33; and
3. Work to commence on bringing the accessory structure into compliance within 30 days or case will be referred to Code Enforcement & Appeals Board.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2019-47 (previously HDC 2018-33) **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 2019-47 (previously HDC 2018-33), as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDC 2019-47 Application and Backup Materials**
- EXHIBIT 2 908 White Street Quick Facts**
- EXHIBIT 3 Signed/ Notarized Certification Form (Page 9 of COA Application for HDC 2018-33)**
- EXHIBIT 4 Email to Scott & Julie Jones**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-47

EXHIBIT 1

Application & Backup Materials



HDC 2019-0047	
REC'D: <u>12/19/19</u>	BY: <u>§</u>
INVOICE #: <u>—</u>	
PAYMENT: <u>—</u>	TYPE: <u>—</u>
APPLICATION COMPLETE: Y <u>—</u> N <u>—</u>	
PRE-CONFERENCE: Y <u>—</u> N <u>—</u> DATE <u>—</u>	

**APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)**

BOARD MEETING DATE: <u>—</u>
PLANNER: <u>—</u> DATE: <u>—</u>
<u>—</u> APPROVED <u>—</u> DENIED

APPROVAL TYPE:	☐ Staff Approval ☒ Board Approval: Conceptual <u>—</u> or Final <u>x</u>
PROJECT TYPE:	
☐ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance ☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☒ Other: <u>—</u>	
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>	
Street Address: <u>908 white st Fernandina Beach FL 32034</u>	
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>—</u>	
Zoning District: <u>—</u> Lot / Block Number (optional) <u>—</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Scott and Julie Jones
Company (if applicable)	
Street Address	2057 highland drive
City State Zip	Fernandina FL 32034
Telephone Number	352-304-0816
Email Address	scott.jones@us.belfor.com

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	



Historic District Council Windows List

As amended from time to time – Approved 1/18/18

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

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS:

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

Wood

Hurd

Jeld-wen

Marvin

Pella (Reserve)

Aluminum-Clad Wood

Hurd

Marvin

Pella (Architect, Designer, Reserve) Weather Shield

Vinyl-Clad Wood

Andersen (400 Series, Architectural, 200 Series)

Cellular PVC/Ultrex

Marvin (Integrity)

Windsor

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY:

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

Aluminum-Clad Wood

Pella (ProLine)

All Vinyl/Plastic/Fiberglass Jeld-wen

Pella (Impervia, 350 Series, Encompass) PGT

PROJECT DESCRIPTION (REQUIRED)

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Original house plan shows 9' down stairs walls. We have 10' downstairs walls. Our out building is now 25'2 from grade and the

Main house is now 29'7 from lowest grade to 27' to highest grade.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

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



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

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.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
<i>SP</i>	Proof of ownership (copy of deed or tax statement)	
<i>SP</i>	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
<i>SP</i>	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
<i>SP</i>	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
<i>SP</i>	Photographs of the existing site and existing buildings if any, including views from the street.	
<i>SP</i>	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
<i>SP</i>	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
<i>SP</i>	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
<i>SP</i>	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
<i>SP</i>	New construction applications <u>must</u> show context of project within existing streetscape.	
<i>SP</i>	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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

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

12-19-19

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Michael E. Wegner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG263693
Expires 10/1/2022

Subscribed and sworn to in my presence this 19 day of December, 20 19, by

Michael E. Wegner
Notary Public: Signature

Michael Wegner
Printed Name

10-1-2022
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

BUILDING TYPOLOGY: NEW COMMERCIAL CONSTRUCTION

4.11 General Approach to New Commercial Construction

The Old Town Historic District zoning OT-2 allows for "limited neighborhood commercial development." Compatible neighborhood commercial development would include corner grocery stores, bookstores, retail shops, churches, professional offices, specialty food and gift shops, banks, and other neighborhood services. Any new commercial development would be required to be in accordance with lot coverage, height limits, setbacks and other stipulations to conform to the peonia and media peonia grid pattern.

The most compatible neighborhood commercial development in Old Town would follow guidelines including the following:

- Frame construction.
- Heights compatible with adjacent buildings but no more than 35' in height.
- Lot coverage not exceeding 45%.
- Parking at the side or rear of the building.

- Required landscaping and tree preservation on the lot.

- Designs reflective of vernacular 19th century and early 20th century old Florida commercial buildings such as gable front and false front. These designs typically have traditional storefronts, cornices at the roofline, and sash windows.

New commercial construction should follow design characteristics of vernacular Florida architecture in order to be compatible with the historic and infill residential buildings. The examples of a false front commercial building (above) and gable front commercial building (below) are in the Downtown Fernandina Beach Historic District.

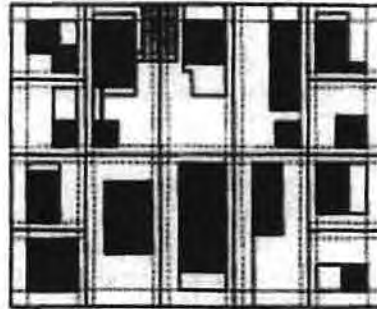


Lot Coverage: Lot coverage is another important visual quality. This often results in common sized buildings and a characteristic rhythm of built versus open space on a site. The total building coverage on one peonia shall not exceed 45% of the lot.

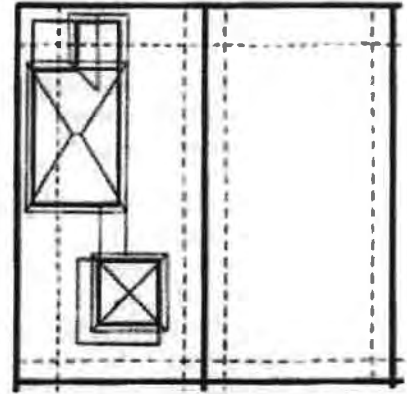
Building Massing: Most buildings in Old Town are simple in plan and maintain a hierarchy of primary structure and out buildings. Buildings grow in a “piece-meal fashion,” i.e., through the addition of simple volumes.

Height: The height of buildings in Old Town varies considerably. Most districts, particularly at the block level, are similar. The height of new construction should be compatible with surrounding historic buildings but cannot exceed 35’ (thirty-five feet).

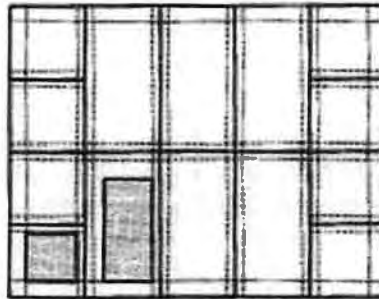
Proportion of openings: Window openings in historic districts often share similar size, spacing, and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings.



Placement on the grid.



Building massing.



Lot coverage.



Building height.

Climate: New construction should be built in keeping with the climate of north Florida. The use of tall floor to ceiling heights, large porches and verandas, wide roof eaves, and the plantings of shade trees on southern exposures are all desirable elements for new construction.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements (recommended with details covered in the next section) or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.

This section covers the connection of buildings to the ground, building heights, roof forms, massing relationships of Building Elements, and the integration of Connecting Elements to achieve diversity. Setting and Landscape Elements are addressed in Chapter 5.

The term **Building Typology** refers to the orderly arrangement of all architectural and landscape components. This term is used here instead of style in order to emphasize the spatial characteristics of a structure in the historic plan, rather than its surface appearance. Detailed studies of style are appropriate in historic districts such as nearby downtown Fernandina Beach due to a more consistent architectural fabric.

Since the buildings in Old Town are few in number and generally not "historic" by formal definitions, this section presents a set of design principles that may apply to many different styles. The reader will find that much of the discussion centers on careful placement onto the Spanish Plan both in plan and elevation.

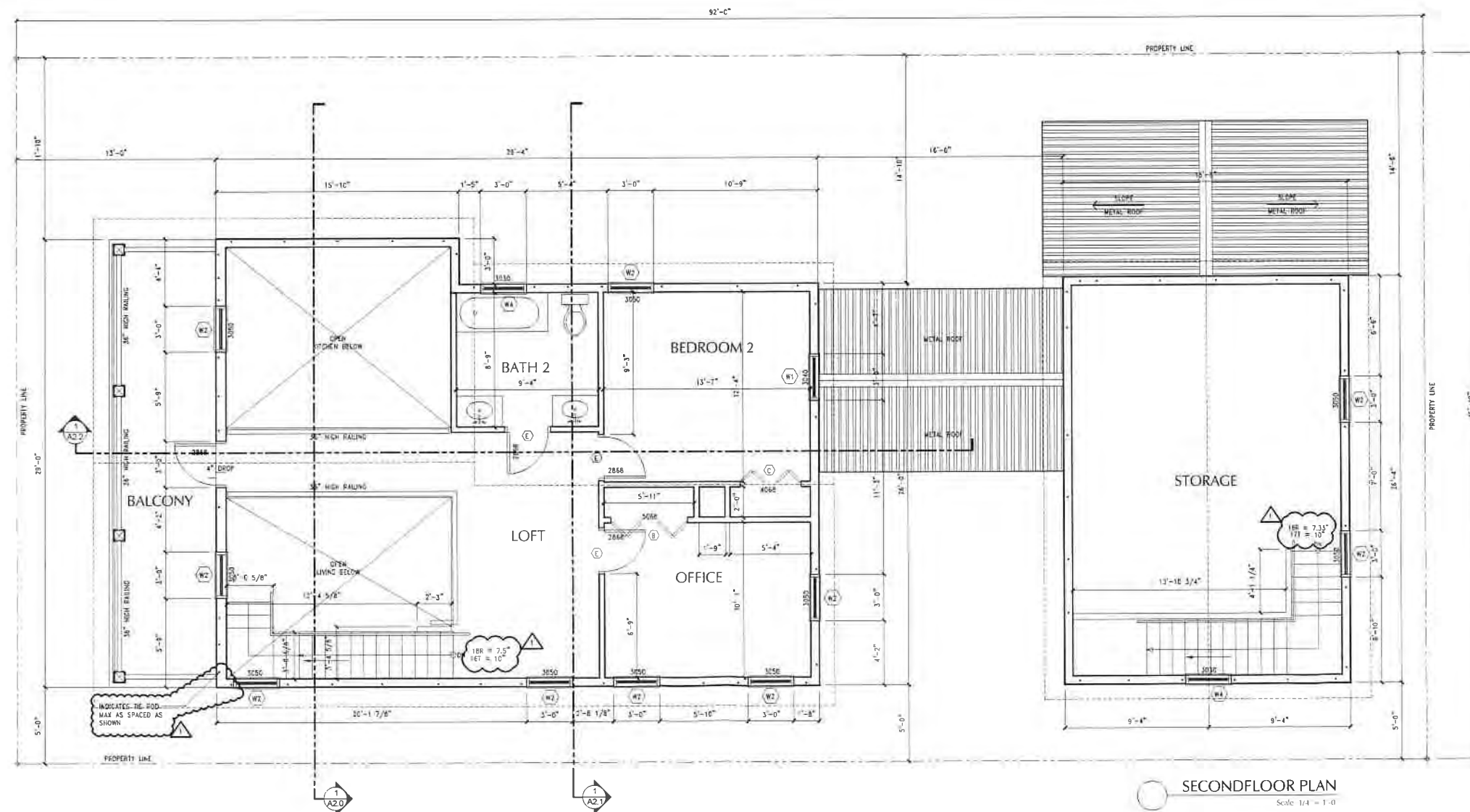
During the period of Old Town's founding and subsequent occupation, many building strategies were practiced. Although little evidence remains from the period of record, building traditions from New Spain, the American Colonies of the South, and the Caribbean are tapped as resources in this guide. The lessons of these modest domestic and public buildings demonstrate an inventive use of local materials, careful consideration of climate (largely due to the fact they did not have air conditioning) and attention to construction details. In contemporary culture, where air conditioning is expected and materials can be purchased from anywhere in the world, the traditional restrictions of place are less influential.

Detached outbuildings are encouraged over attached ones. Detached garages and other accessory buildings are more historically accurate. Garages should not be built into a primary structure. The general consensus in the Old Town neighborhood is for detached garages versus designed garage space below principal living space.

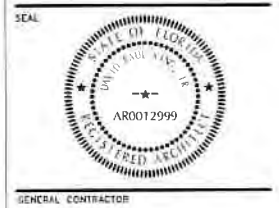


New outbuildings in Old Town are most often garages which can be two-stories such as 715 San Fernando Street (above) or one-story as at 801 White Street (below).





DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:
18 DEC 2019
OWNER REVISION - HEIGHT INCREASED BY 12"



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OAKLA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044
PROJECT

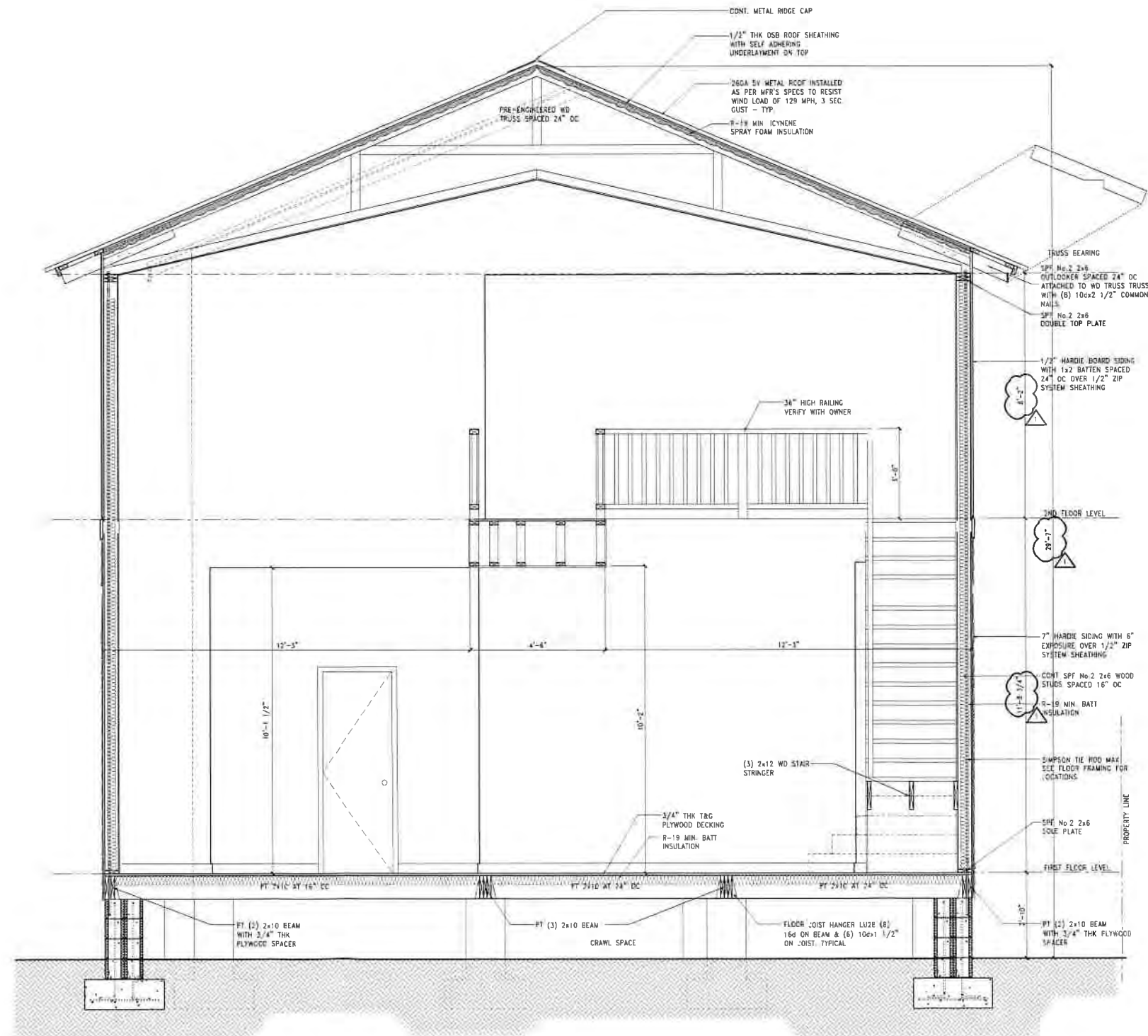
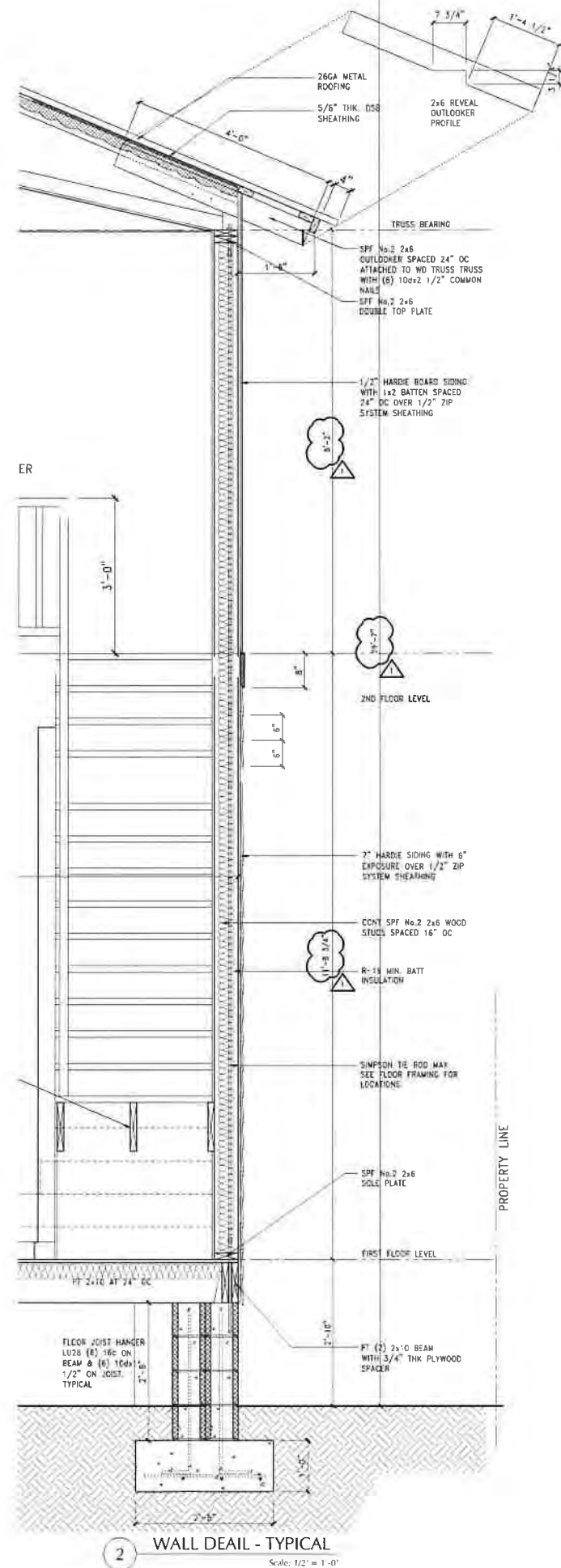
NEW
SINGLE FAMILY
RESIDENCE
FOR
**SCOTT & JULIE
JONES**
908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No:

SHEET TITLE:
**2ND FLOOR PLAN
LEFT SIDE ELEVATION**

SHEET NUMBER

A1.1



DRAWING ISSUE: BUILDING PERMIT
DATE: 28 MAR 2019
REVISED:

18 DEC 2019
OWNER REVISION - HEIGHT INCREASED BY 12"

SEAL



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 81ST AVE
SUITE 400
OCALA, FL 34476
352 873 3737 (PH)
352 873 0737 (FAX)

REGISTRATIONS:	
STATE OF FLORIDA	AR 12,999
STATE OF GEORGIA	5044
PROJECT	

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY: RBC

CHECKED BY: _____

APPROVED BY: _____ DPK

ARCHITECT'S PROJECT Nov

SHEET TITLE:

BUILDING SECTION

SHEET NUMBER

A2.0

HDC 2019-47

EXHIBIT 2

908 White Street Quick Facts

908 White Street Quick Facts

Historic District Approvals		
HDC 2018-33 Conceptual Approval Granted:	August 1, 2018	
HDC 2018-33 Final Approval Granted:	January 17, 2019	
Heights of Proposed Structures on Approved HDC Plans:	Primary: 27' 6 ¼"	Accessory: 22' 10 ¾"
Max Heights Allowable in Old Town:	Primary: 35'	Accessory: 24'

Building Permit Approvals		
	BLDR 2019-0247 Primary Structure	BLDR 2019-0248 Accessory Structure
Planning (HDC/Zoning):	April 9, 2019	April 9, 2019
Planning (Trees)	April 18, 2019	April 19, 2019
Building	April 25, 2019	April 25, 2019
Heights of Proposed Structures on Approved Building Permits:	Primary: 27' 6 ¼"	Accessory: 22' 10 ¾"

HDC 2019-47

EXHIBIT 3

*Signed/ Notarized Certification Form
(Page 9 of COA Application for HDC 2018-33)*

CERTIFICATION

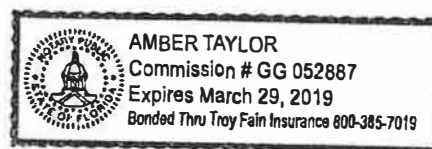
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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

6/22/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 22nd day of June, 2018.

[Signature]
Notary Public: Signature

Amber Taylor
Printed Name

3/29/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLDC

HDC 2019-47

EXHIBIT 4

Email to Scott & Julie Jones

From: [Salvatore Cumella](#)
To: scott.jones@us.belfor.com; juliejones36.ij@gmail.com
Cc: [Samantha Rogic](#); [Sylvie McCann](#)
Subject: HDC 2018-33
Date: Tuesday, December 3, 2019 11:46:00 AM
Attachments: [image001.png](#)

Hi Scott and Julie:

Here is the application for the after the fact amendment to the [COA](#). The height restrictions in Old Town are 35' for the primary structure and 24' for the accessory structure. You will need an after the fact application to appear before the board to present amendments to the approved plans for the change in height.

Additionally if you find that the heights exceed the allowable heights, you will need to submit a [variance application](#) to vary from the Land Development Code. If you need the variance you would be asking from a variance from *Land Development Code Table 4.02.03(E) Standards for Building Heights and Setbacks* for the primary structure, and *Land Development Code 8.01.01.02(I) Specific Requirements within the OT-1 and OT-2 Zoning Districts* for the accessory structure. The application will ask you to cite these sections. Also, there are 6 questions in that application that are very important to answer that the board will base their decision on.

The Deadline for both of those applications is December 19, 2019 to be heard at the January 16, 2020 meeting. If you have any questions in the interim, please feel free to call or email.

-Sal

Salvatore J. Cumella

Senior Planner - Historic Preservation

City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034

Direct Line 904.310.3483

Main Line 904.310.3480

SCumella@fbfl.city

www.fbfl.us/HistoricDistricts



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

*****Our Citizen Self Service Portal is now live!*****

To apply and pay online for building permits and planning applications, [CLICK HERE](#).

 Go Green: Please don't print this unless it's really necessary.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of

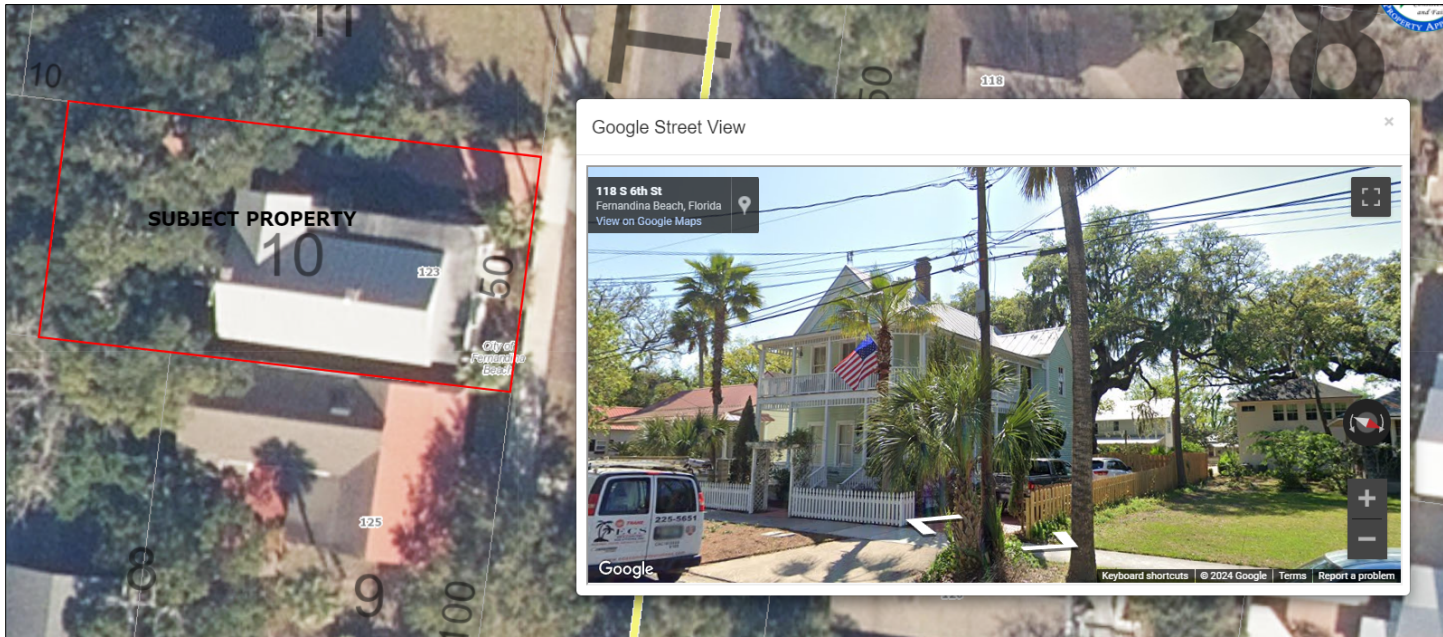
Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0020
SEPTEMBER 19, 2024

Owner/Applicant:	Mark Akins, Rice Architects, agent for John & Lynn Scroggin
Property Address:	123 S. 6 th Street
Parcel ID #	00-00-31-1800-0028-0100
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	NA00383
Year Built:	1903
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to remove existing deteriorated rear deck in preparation of new 12x16 covered screen porch (unconditioned) at the rear of the residence. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking **Final** Approval to remove the existing deteriorated rear deck in preparation of new 12x16 covered screen porch (unconditioned) at the rear of the residence.



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	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☒	☐	☐
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒
8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:

Staff finds that the proposed architecture of the additions are compatible with the Downtown Historic District, and with the Secretary of the Interior's Standards for Rehabilitation. Staff recommends approval of the of the unconditioned rear yard porch addition.

STAFF RECOMMENDATION:

Staff recommends: Final Approval of HDC 2024-0020

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2024-0020 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 2024-0020, 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 FL Master Site File

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Thursday, August 8, 2024 10:20:48 AM

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

Historic District Council (HDC) Certificate of Approval (COA) Application

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

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

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.

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, right-of-way, 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;
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 <i>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.</i>	
PROJECT TYPE	Addition
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	No
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	123 S 6TH ST
City	FERNANDINA BEACH
State	FL
Zip Code	32034
Parcel ID #(s)	00-00-31-1800-0028-0100

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name	JOHN J & LYNN G
Last Name	SCROGGIN
Mailing Address	123 S 6TH ST
City	FERNANDINA BEACH
State	FL
Zip Code	32034
Telephone Number	678-485-1080
E-mail Address	john@scrogginlaw.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	MARK
Last Name	AKINS
Company (if applicable)	RICE ARCHITECT

961687 GATEWAY BLVD SUITE 201H

Street Address

City	AMELIA ISLAND
State	FL
Zip	32034
Telephone Number	9044910072
E-mail Address	MHAKINS@RICEARCHITECT.COM
Project Description	REMOVING EXISTING DETERIOTED REAR DECK IN PREPARATION OF NEW 12X16 COVERED SCREENED PORCH (UNCONDITIONED) AT THE REAR YARD OF THE RESIDENCE.
Design Vision Statement	N/A

Requirements for Demolition Applications *Per LDC 8.03.03.01*

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	<i>Field not completed.</i>
Product Description	<i>Field not completed.</i>
Color	MATCH EXSIT

DOORS

Manufacturer	ANDERSON 400
Product Description	<i>Field not completed.</i>
Color	WHITE

WINDOWS

Manufacturer	ANDERSON 400
Product Description	<i>Field not completed.</i>
Color	WHITE

ROOFING

Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
FASCIA/TRIM	
Manufacturer	J.H.
Product Description	Field not completed.
Color	MATCH EXIST
FOUNDATION	
Manufacturer	Field not completed.
Product Description	MATCH EXIST
Color	MATCH EXIST
SHUTTERS	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
PORCH/DECK	
Manufacturer	Field not completed.
Product Description	WOOD 5/4 DECKING
Color	SEALED CLEAR SATIN
FENCING	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
DRIVEWAYS/SIDEWALKS	
Manufacturer	Field not completed.
Product Description	Field not completed.

Color	Field not completed.
SIGNAGE	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
OTHER	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
Please upload supplemental documentation and all product brochures, paint color samples, etc.	
Upload 1	PP04 - SCROGGIN RESIDENCE (HDC) - FL.pdf
Upload 2	owner authorization for agent rep scroggin.pdf
Upload 3	15070 2024.pdf
Upload 4	00-00-31-1800-0028-0100.pdf
Upload 5	Field not completed.
Upload 6	Field not completed.
Upload 7	Field not completed.
Upload 8	Field not completed.
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.

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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 MARK

Applicant Last Name AKINS

Today's Date 8/7/2024

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.

Email not displaying correctly? [View it in your browser.](#)



SCROGGIN RESIDENCE

123 S 6TH ST, FERNANDINA BEACH, FL 32034

PROJECT INFORMATION

DESCRIPTION OF WORK
INTERIOR KITCHEN RENOVATION & COVERED DECK AT REAR

CODE & COMPLIANCE DATA

OCCUPANCY GROUP: R

OCCUPANCY LOAD: N/A

FLOOD ZONE: X BFE: N/A

ZONING: R2 ADJACENT ZONING: R2

SETBACKS / FRONT: 25'-0" SIDE: 9'-0" REAR: 20'-0"

CONSTRUCTION TYPE: TYPE V COMBUSTIBLE MATL

LEVEL OF ALTERATION: 2

PROPOSED ELEV. OF 1st HABITABLE FLOOR: UNCHANGED

PROPOSED ELEV. OF GROUND SLAB: N/A

PROPOSED ELEV. OF ADJACENT GRADE: 17'-0"+/- UNCHANGED

PROPOSED STRUCTURE HEIGHT: 32'-10"

NUMBER OF STORIES: 2

EXIST FOOTPRINT: 1,449 S.F. DEMOED EXIST
DECK: 106 S.F.

TOTAL BUILDING FOOTPRINT: 1,655 sf PROPOSED COVERED
DECK: 192 S.F.

SITE GROSS S.F.: 5,000 sf

PERCENT OF LOT COVERAGE: 33%

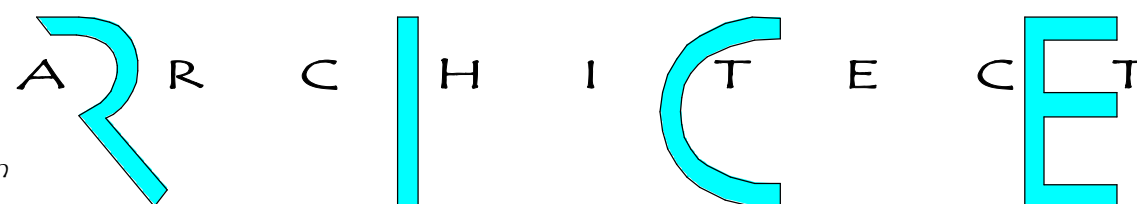
SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

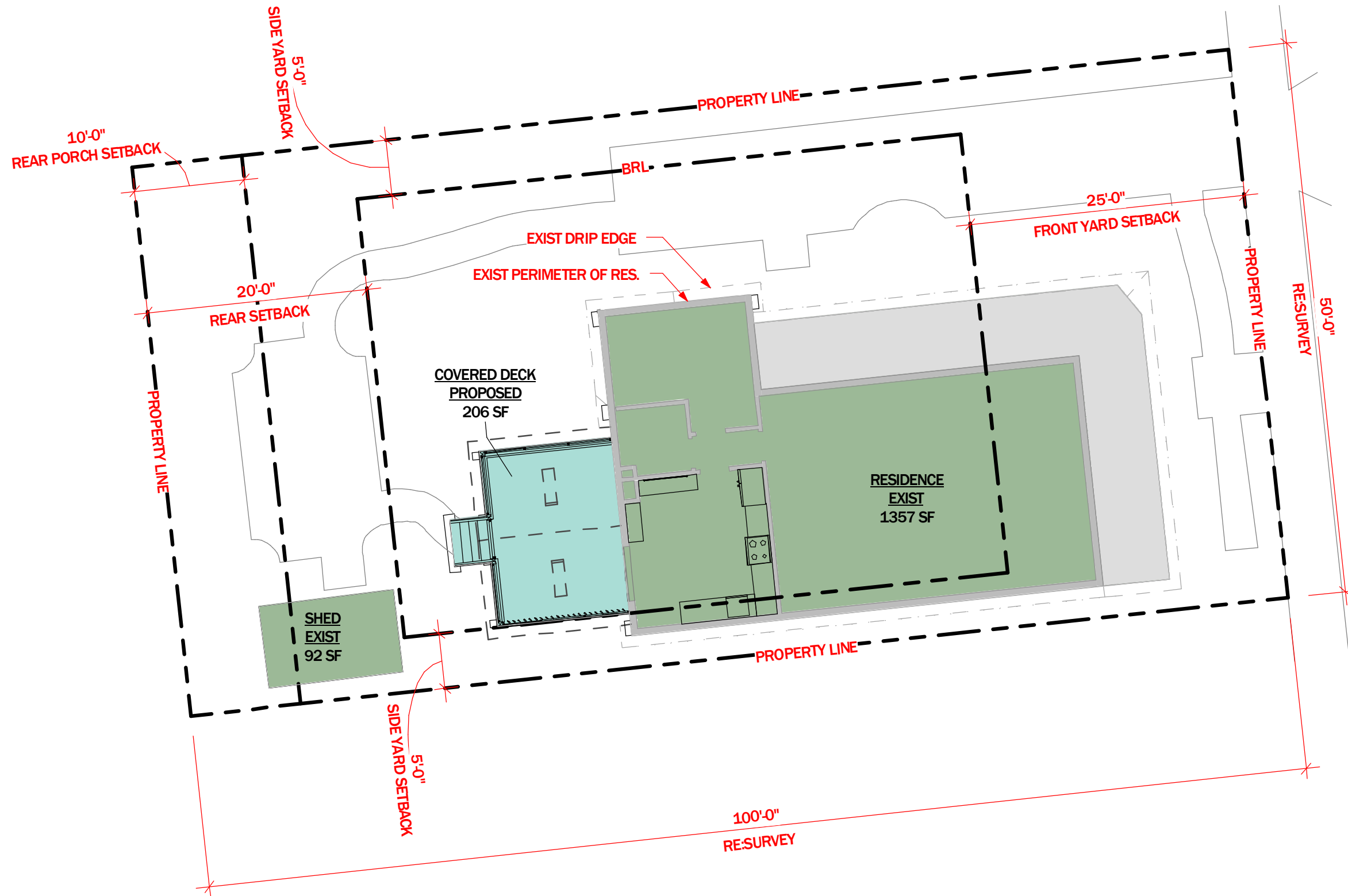
123 S 6TH ST, FERNANDINA BEACH, FL 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SITE AREA BREAKDOWN LEGEND

EXIST PROPOSED

SITE WORK AREA BREAKDOWN

Name	Area
EXIST	
RESIDENCE	1357 SF
SHED	92 SF
PROPOSED	
COVERED DECK	206 SF
TOTAL	1655 SF

SITE PLAN

SCALE: 1" = 10'-0"

SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

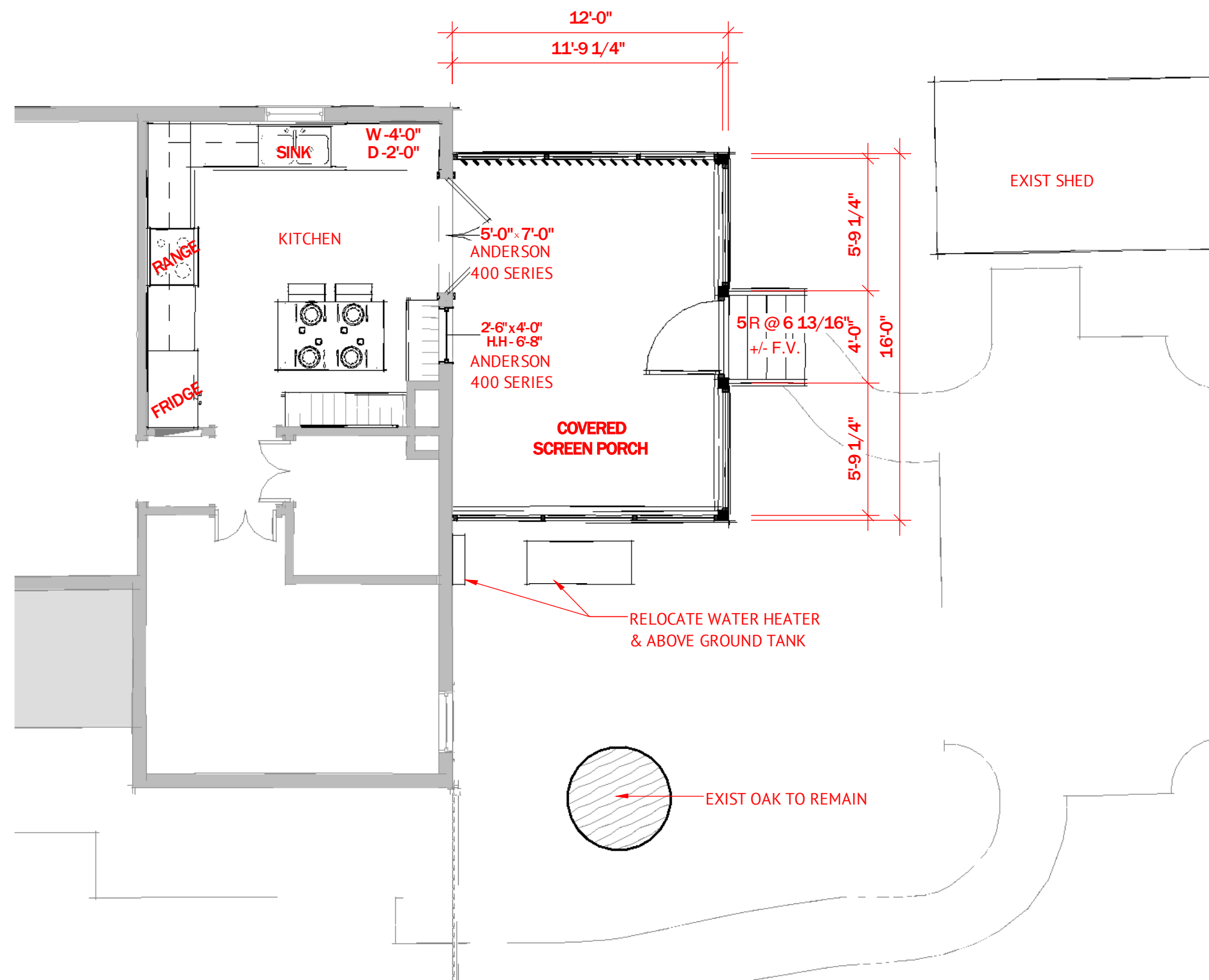
123 S 6TH ST, FERNANDINA BEACH, FL 32034

B1.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

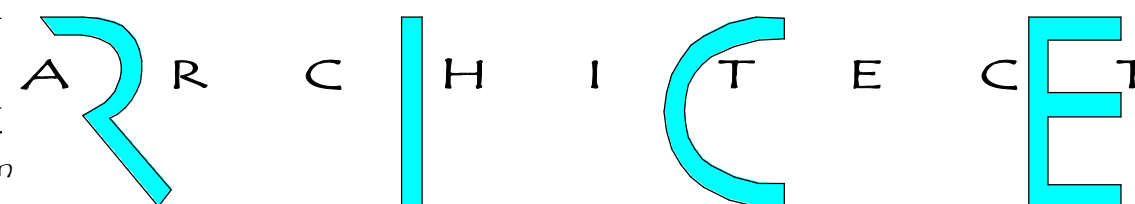


1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

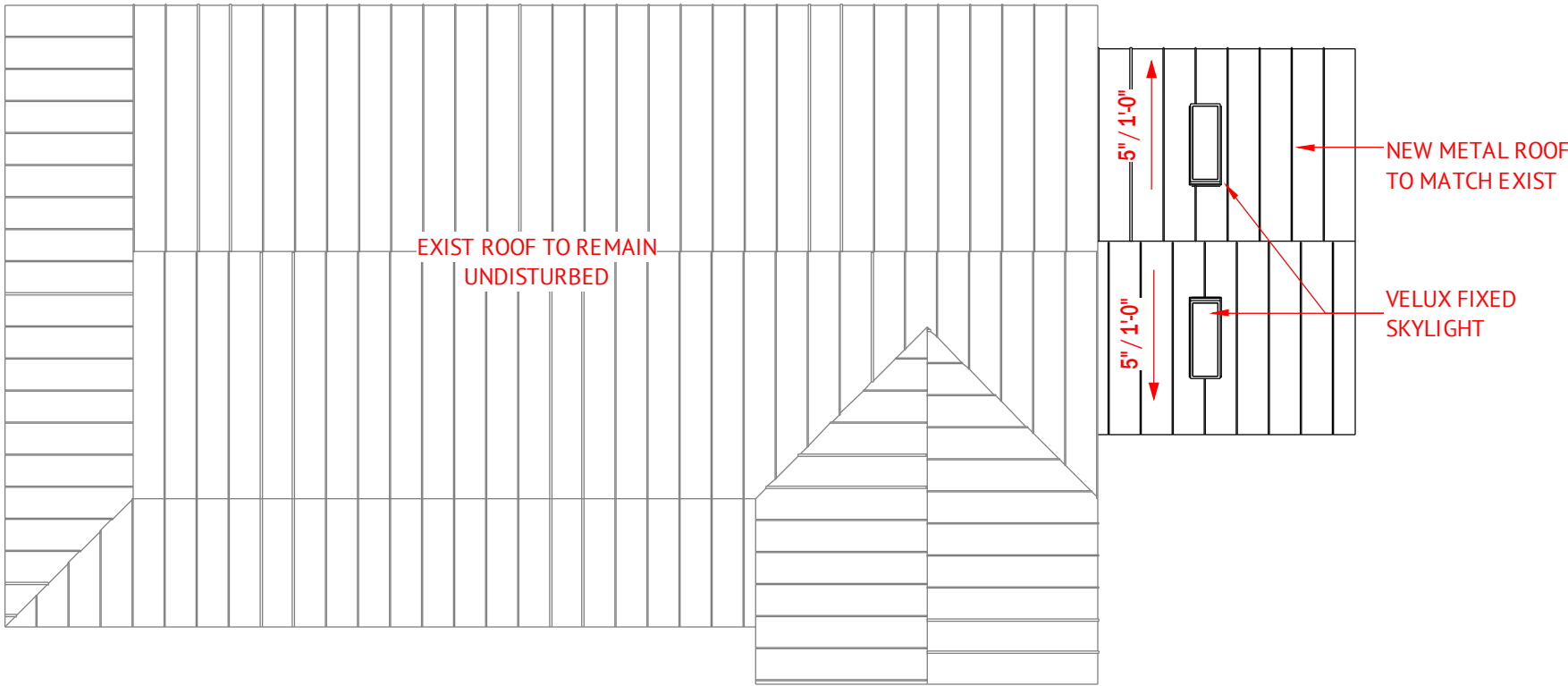


123 S 6TH ST, FERNANDINA BEACH, FL 32034

B2.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



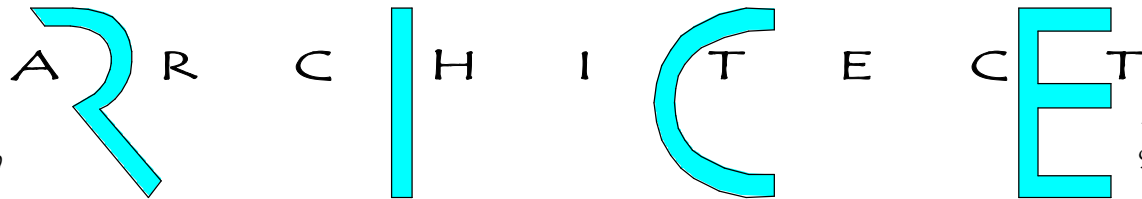
ROOF PLAN

SCALE: 1/8" = 1'-0"

SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

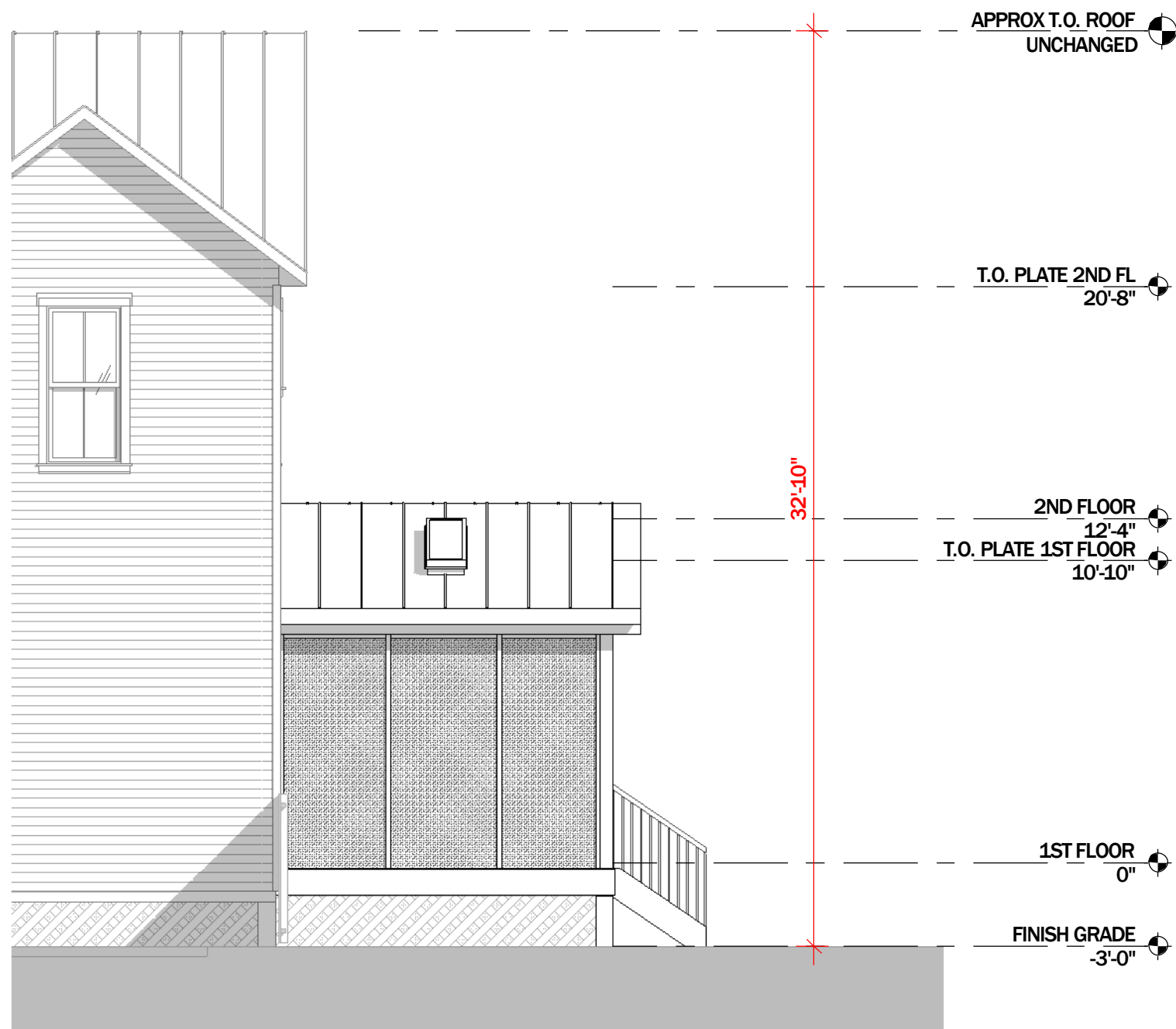
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



123 S 6TH ST, FERNANDINA BEACH, FL 32034

B2.4

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



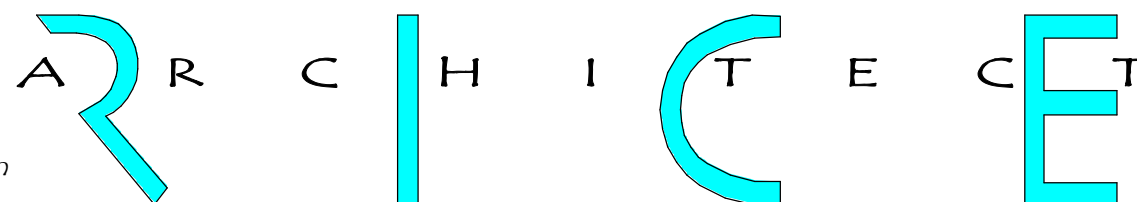
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SCROGGIN RESIDENCE

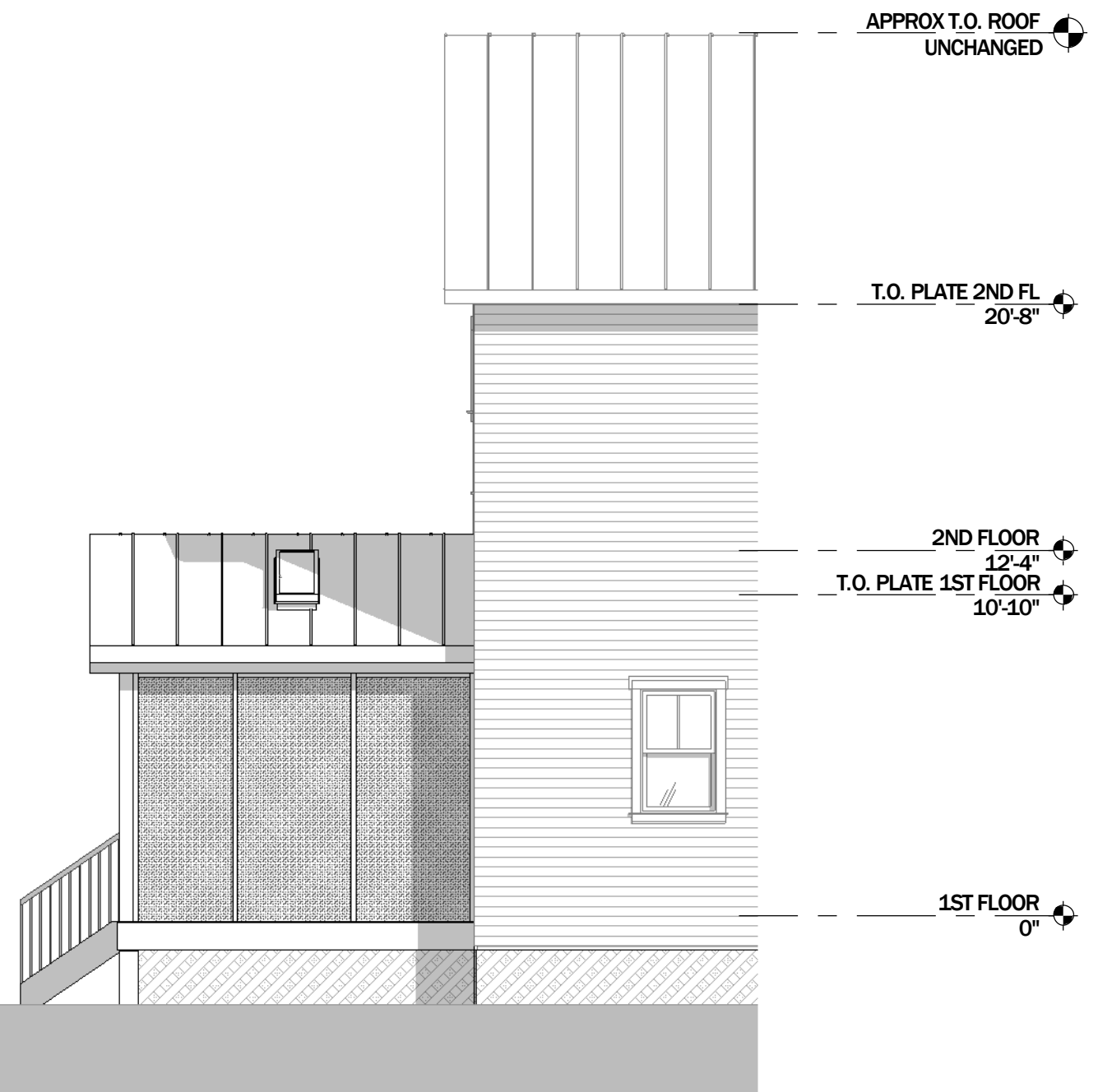
ISSUE DATE: 08/08/2024

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EAST ELEVATION

SCALE: 3/16" = 1'-0"

SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

A R C H I T E C T

123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.4

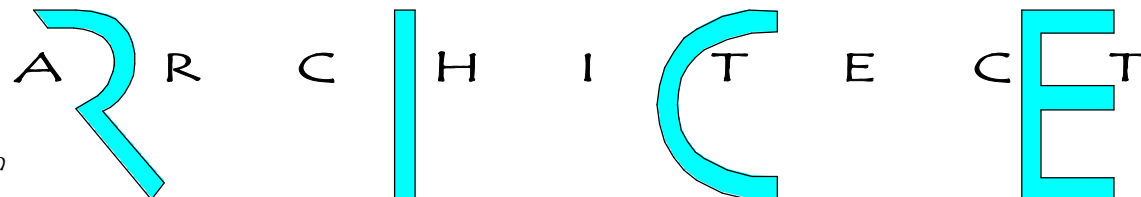
961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.5

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

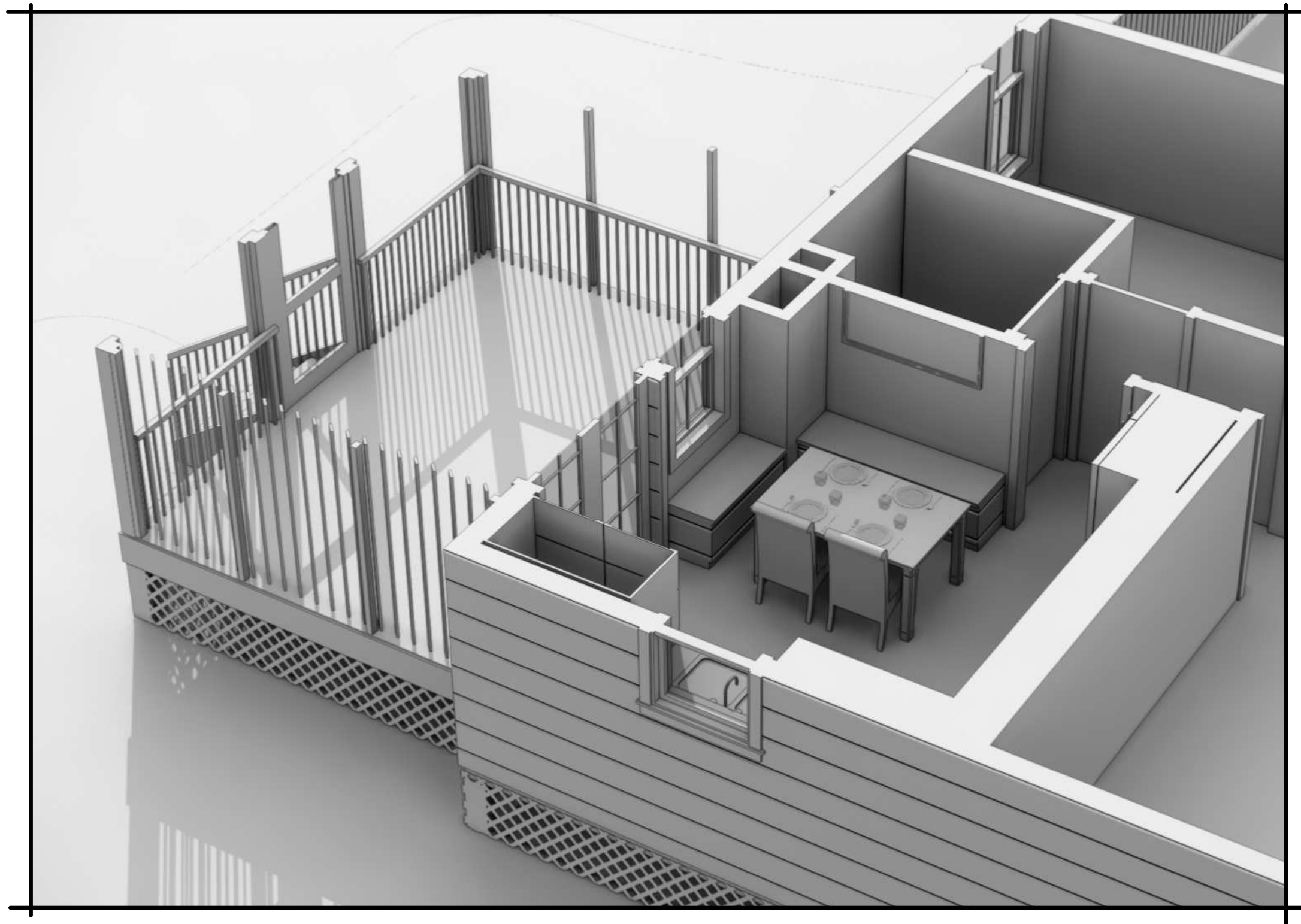
123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.6

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

A R C H I T E C T

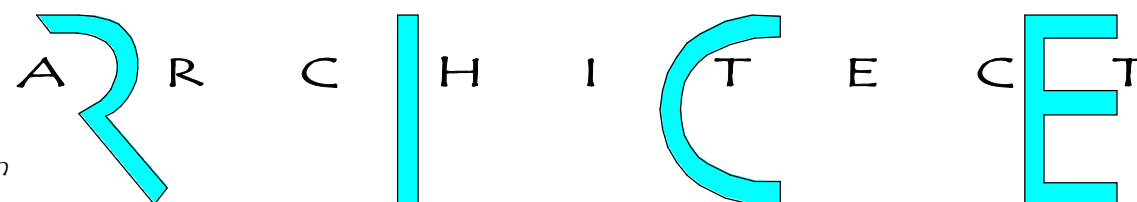
961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

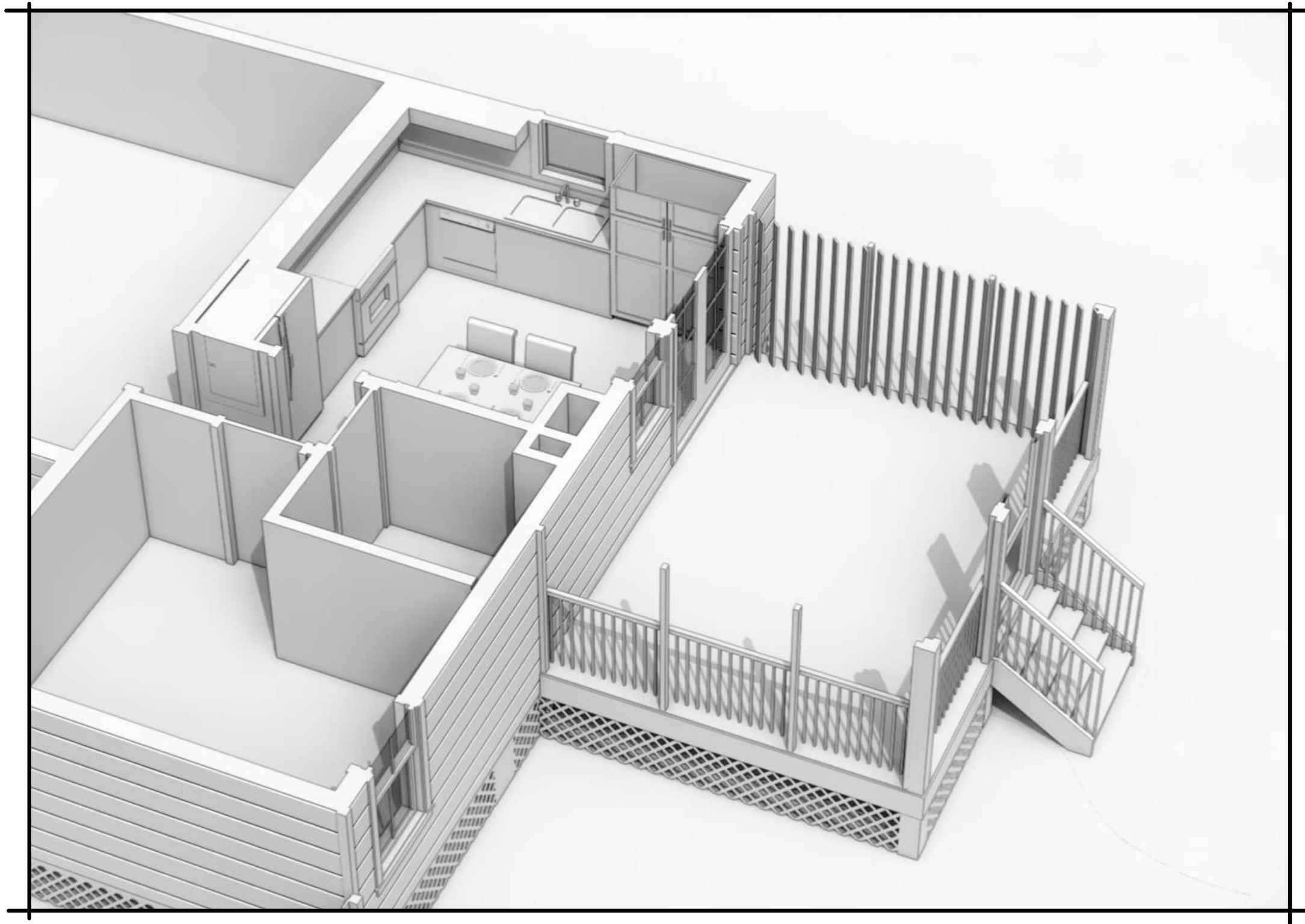
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.7

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SCROGGIN RESIDENCE

ISSUE DATE: 08/08/2024

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

123 S 6TH ST, FERNANDINA BEACH, FL 32034

B3.8

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

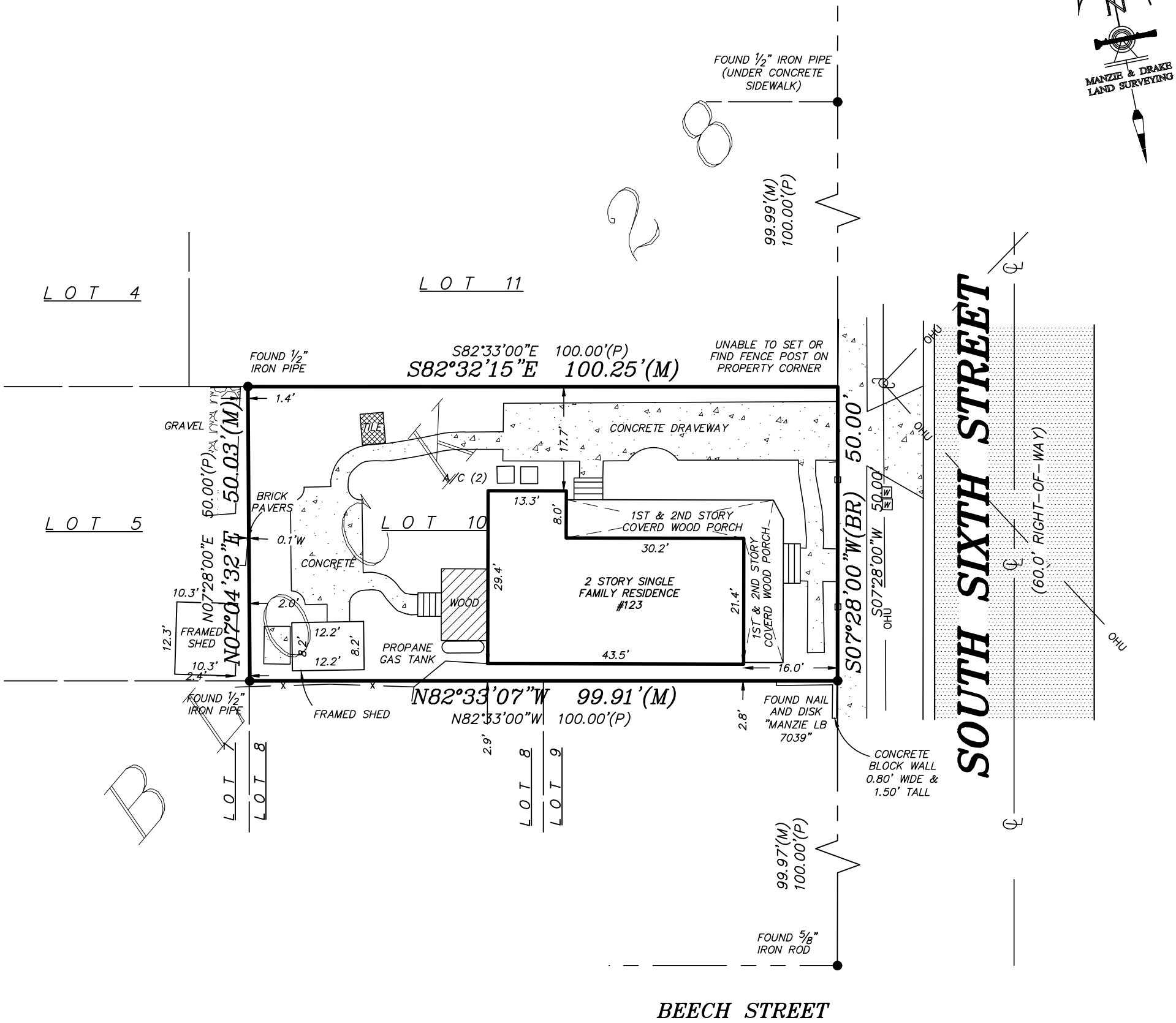
MAP OF BOUNDARY SURVEY

ALL OF 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) KNOWN AND DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 28 CITY OF FENANDINA BEACH

CERTIFIED TO:
BUILT TO LAST CONSTRUCTION

PROPERTY ADDRESS
123 SOUTH SIXTH STREET
FERNANDINA BEACH, FL. 32097



SURVEY NOTES:

- 1) 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.
- 2) The "Legal Description" hereon is in accord with the description provided by the client
- 3) Underground Improvements were not located or shown.
- 4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 5) Bearings shown hereon are based on S07°28'00"W for the westerly right-of-way of South Sixth Street. The bearing reference line is indicated as thus (BR).
- 6) The property shown hereon lies within flood zone "X" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237G, dated 08/02/2017.

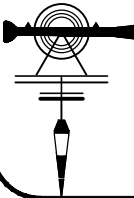
LEGEND

- (P) = PLAT
(M) = MEASURED
CL = CENTERLINE
W = WATER METER
A/C = AIR CONDITIONER
X = COVERED AREA
CONCRETE FLATWORK
OHU = OVERHEAD UTILITY WIRES

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

FEBRUARY 24, 2024



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: 15070 DATE: 02/13/2024 CADD: GS

F.B. NO: X-375 PAGE NO: 64 CREW: RS FILE NO: A-5949



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE John J. Scroggin and Lynn Geiger Scroggin
(print name of property owner(s))

hereby authorize: Mark A. Akins
(print name of agent)

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

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

[Signature]
(Signature of owner)

John J. Scroggin
(Print name of owner)

[Signature]
(Signature of owner)

Lynn G. Scroggin
(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 7th day
of August, 2024, by Self + Lynn Scroggin

Beth Bartlett Bethany Bartlett
Notary Public Printed Name

4/28/2025
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____

SCROGGIN JOHN J & LYNN G
123 S 6TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0028-0100



SCROGGIN JOHN J & LYNN G
123 S 6TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0028-0100

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00383**
 Field Date 2-13-2018
 Form Date 2-13-2018
 Recorder # _____

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

Site Name(s) (address if none) 123 S. 6th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number 123 Direction S Street Name 6th Street Type Street Suffix Direction ▼
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0028-0100 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

Clear History Values

Construction Year: 1903 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use ▼ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Clear Description Values

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

Distinguishing Architectural Features (exterior or interior ornaments) 2 story wrap around gallery porch; transom light

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 ☐ Clear Check Boxes	Date			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)

[Clear Description Values](#)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. ☐
 Structural System(s): 1. Balloon wood frame 2. ☐ 3. ☐
 Foundation Type(s): 1. Piers 2. ☐
 Foundation Material(s): 1. Brick 2. ☐ Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Half light door w transom light

Porch Descriptions (types, locations, roof types, etc.) Entry/E & N, 2 story gallery, open, shed, chamfered supports and square railing, stick detailing, clipped corners

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

[Clear Significance Values](#)

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

[Clear Documentation Values](#)

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens

Affiliation Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ 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.

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Wednesday, August 14, 2024 4:41:55 PM

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

Historic District Council (HDC) Certificate of Approval (COA) Application

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees	<i>Field not completed.</i>
------	-----------------------------

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.

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, right-of-way, or zoning permit (if required).

Application Requirements	<i>Field not completed.</i>
Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
The LDC is Available for Review at	www.fbfl.us/LDC
Appeals <i>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.</i>	
PROJECT TYPE	Relocation
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	9/12/2019
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Old Town
Site Address	808 San Fernando St
City	Fernandina Beach
State	Florida

Zip Code	32034
Parcel ID #(s)	00--00-31-1580-0005-0090
OWNER OF RECORD <i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Old Town Properties
Last Name	Anne Kavanaugh
Mailing Address	112 N 6th St
City	Fernandina Beach
State	FL
Zip Code	32034-3814
Telephone Number	9047533158
E-mail Address	captwhk@comcast.net

OWNER'S AGENT <i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
--	--

Is there an agent other than the owner representing this project?	No
---	----

Project Description	Old Town originally known as Fernandina, was settled in 1675 by the Spanish. In 1811, due to burgeoning trade and growth the government of Spain re platted Old Fernandina. The Old Fernandina grid remains as one of the last and purest examples of the "Law of the Indies" planning edict of 1573. The cottage at 808 San Fernando is located in Block 5, Lots 7 & 9.(see survey). This turn of the century cottage is not located on an individual peonia.The cottage is bisected by the north/south lot line of 7 & 9. To correct this, Hygema will lift and move the cottage to Lot 7. This will restore the Spanish Grid. The cottage consist of four rooms, heart pine floors, fireplace and bead board walls. There is an addition to the rear that will be removed due to its condition.
---------------------	--

Requirements for Demolition Applications
Per LDC 8.03.03.01

MATERIALS
List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	<i>Field not completed.</i>
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Product Description	<i>Field not completed.</i>
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Color	<i>Field not completed.</i>
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DOORS

Manufacturer	<i>Field not completed.</i>
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Product Description	<i>Field not completed.</i>
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Color	<i>Field not completed.</i>
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WINDOWS

Manufacturer	<i>Field not completed.</i>
--------------	-----------------------------

Product Description	<i>Field not completed.</i>
---------------------	-----------------------------

Color	<i>Field not completed.</i>
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ROOFING

Manufacturer	<i>Field not completed.</i>
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Product Description	<i>Field not completed.</i>
---------------------	-----------------------------

Color	<i>Field not completed.</i>
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FASCIA/TRIM

Manufacturer	<i>Field not completed.</i>
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Product Description	<i>Field not completed.</i>
---------------------	-----------------------------

Color	<i>Field not completed.</i>
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FOUNDATION

Manufacturer	<i>Field not completed.</i>
--------------	-----------------------------

Product Description	<i>Field not completed.</i>
---------------------	-----------------------------

Color	Field not completed.
SHUTTERS	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
PORCH/DECK	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
FENCING	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
DRIVEWAYS/SIDEWALKS	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
SIGNAGE	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
OTHER	
Manufacturer	Field not completed.
Product Description	Field not completed.
Color	Field not completed.
Please upload supplemental documentation and all product brochures, paint color	

samples, etc.

Upload 1	<i>Field not completed.</i>
Upload 2	<i>Field not completed.</i>
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>
Upload 5	<i>Field not completed.</i>
Upload 6	<i>Field not completed.</i>
Upload 7	<i>Field not completed.</i>
Upload 8	<i>Field not completed.</i>
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 William

Applicant Last Name Kavanaugh

Today's Date 8/14/2024

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.

Email not displaying correctly? [View it in your browser.](#)





808



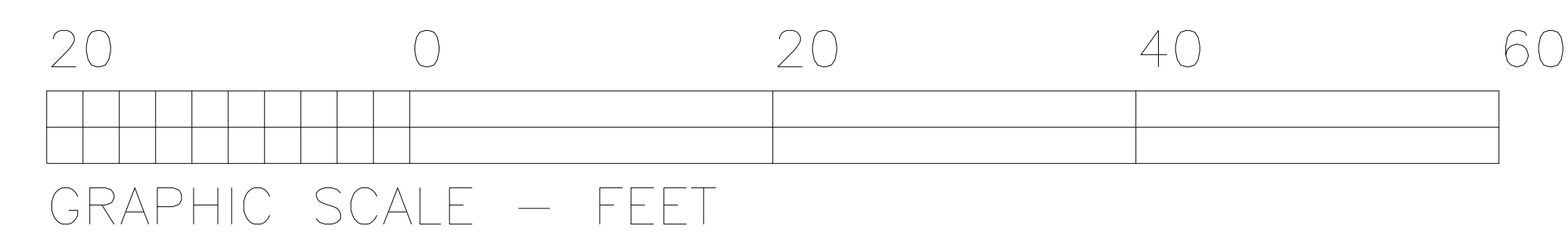


SAN FERNANDO STREET

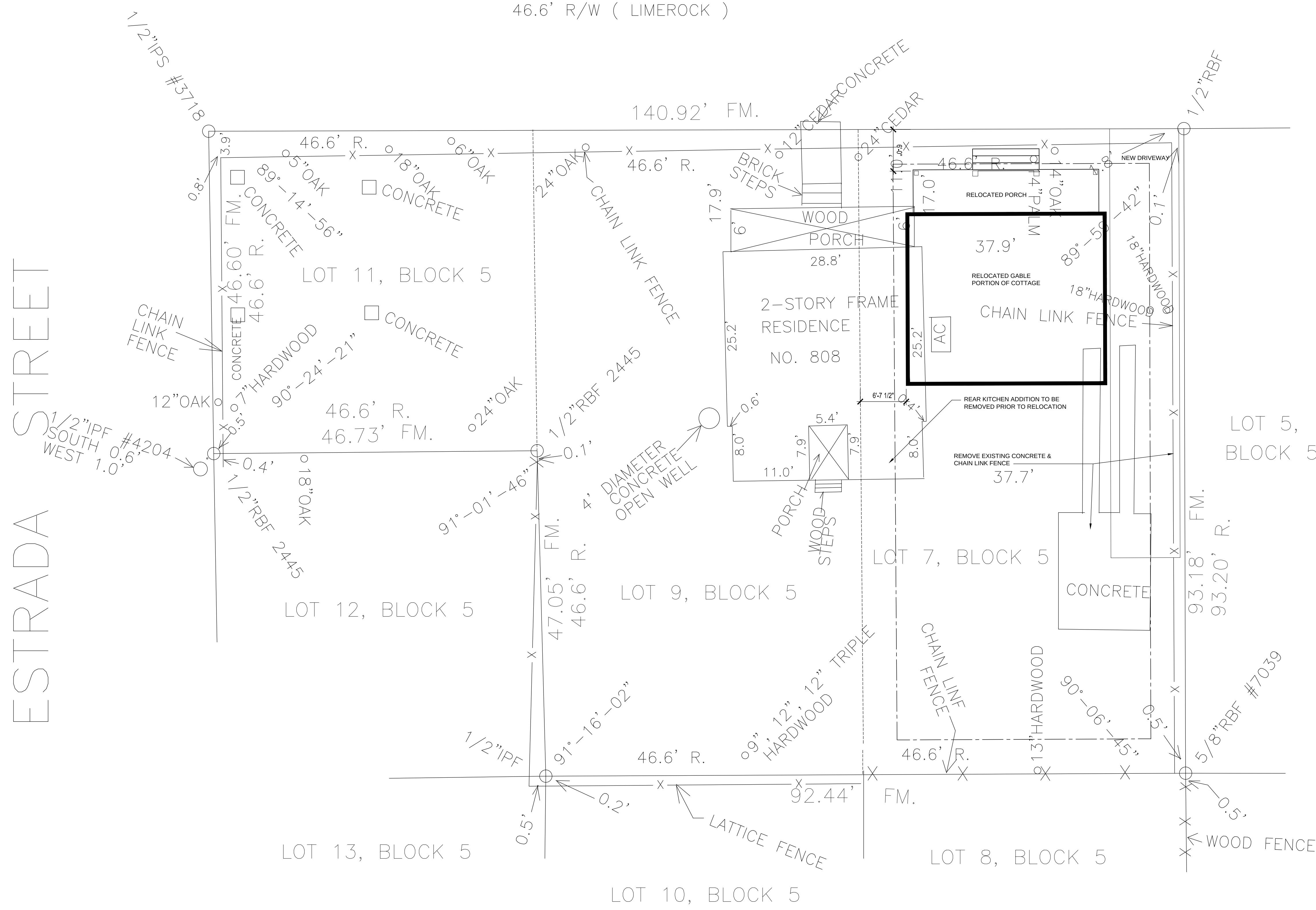
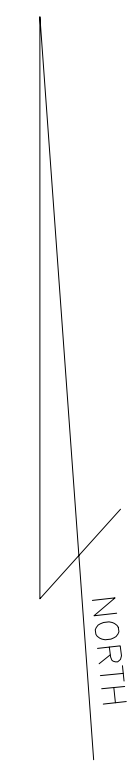
46.6' R/W (LIMEROCK)

ESTRADA STREET

46.6' R/W (LIMEROCK)



1 RELOCATION SITE PLAN
1/8" = 1'-0"



MAP SHOWING BOUNDARY SURVEY OF
LOTS 7, 9 AND 11, BLOCK 5, OLD TOWN,

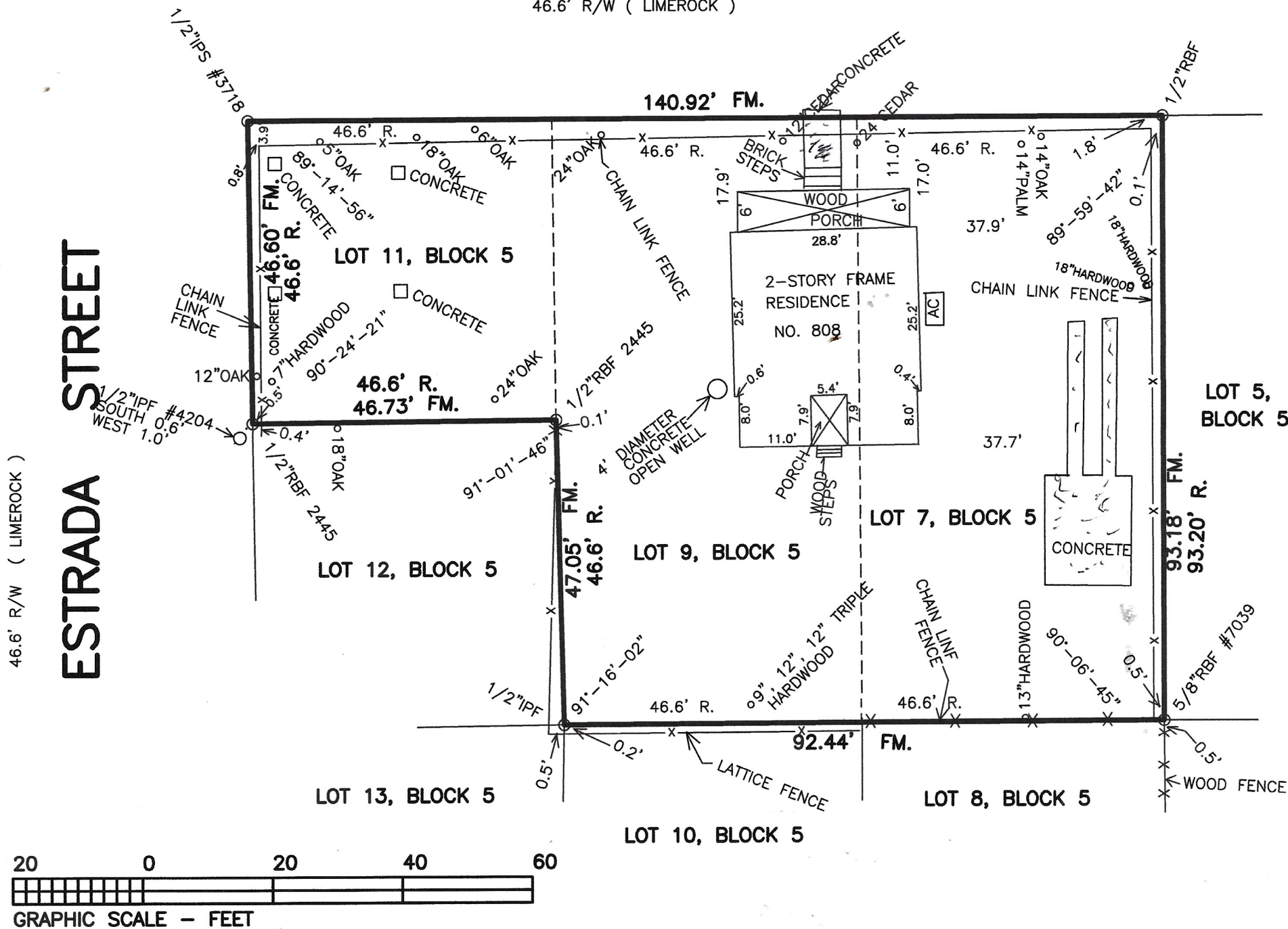
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED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

FOR: OLD TOWN PROPERTIES,

NORTH

SAN FERNANDO STREET

46.6' R/W (LIMEROCK)



COASTAL LAND SURVEYORS

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

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

James C. Peacock
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP, 8229G
COMMUNITY NO. 120172 PANEL NO. 8229G
DATED 8/2/17

DATE OF SURVEY: JULY 10, 2024
SCALE 1"=20'
JOB NO. 2407-02 F.B. 368

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0021
September 19, 2024

Owner/Applicant:	William and Anne Kavanaugh, Old Town Properties LLC
Property Address:	808 San Fernando Street
Parcel ID #	00-00-31-1580-0005-0090
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single Family Residence
FL Master Site File #	
Year Built:	1910
Contributing Status:	
Requested action:	Certificate of Approval (COA) to: 1)Lift and move the cottage to lot 7 AND 2) Remove addition due to its condition. (Quasi-Judicial)

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



Present Side View of Property:



Present Rear View of Property: Requested Demolition of Rear Addition



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Approval (COA) to lift and move the existing structure which sits on lots 7 and 9. The cottage is bisected by the north/south lot line of 7 & 9. The structure will be placed onto lot 7, a full individual peonia. The applicant is also requesting approval for the removal of an addition to the rear of the structure due to its condition.

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 to remove the rear addition and site the structure on lot 7.

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 2024-0021

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-0021 **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 2024-0021, 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

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 695

SITE NAME: 712 San Fernando
ADDRESS OF SITE: 712 San Fernando
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 7 10
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE vacant

FAIR

ORIGINAL SITE

DATES pre-1926

x DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

x DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 482

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/stoop

ORIENTATION: N

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset: rear slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

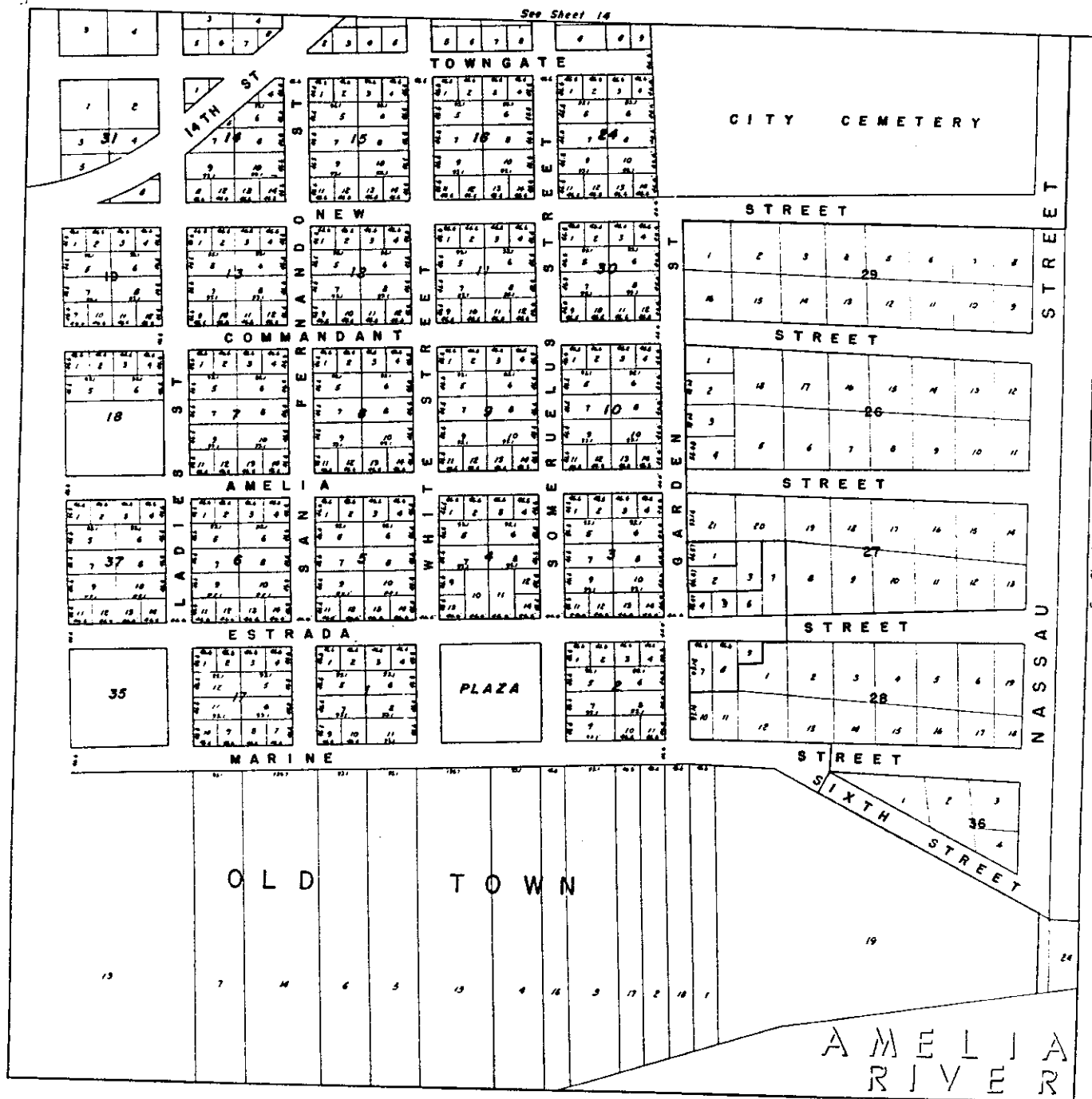
UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

712 San Fernando St. is located within a historic land division known as Old Town or the original town of Fernandina. Old Town was layed out in 1811 by the Spanish surveyor George I. F. Clarke. Old Town, along with St. Augustine and Pensacola, is one of only three Spanish towns in Florida and is the only one for which the original graphic plan of the town remains.

Constructed pre-1926, it is a one-story frame vernacular residential building.



NORTH

MUNNICUTT & ASSOCIATES
MAPPING DIVISION
JOE W. ARNOLD, III ASSOCIATE

CITY OF
FERNANDINA BEACH, FLA.
SHEET NO 7
DATE: FEB. 14, 1954
SCALE: 1" = 100'

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **NA00695**
 Field Date 3-13-2018
 Form Date 3-13-2018
 Recorder # _____

Site Name(s) (address if none) 808 San Fernando St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 808 San Fernando Street
 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 14 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1580-0005-0090 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: 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Chimney removed
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature S shed extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 22 DWS, wood

Distinguishing Architectural Features (exterior or interior ornaments) Central hallway form; jig saw cut decoration; exposed rafters

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w fixed lights

Porch Descriptions (types, locations, roof types, etc.) Entry/N, open, shed, full facade, chamfered supports, jig saw cut brackets

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 is an average example of a common resource type in the region and has been altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach
Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.







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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0019 (FINAL)
SEPTEMBER 19, 2024

Owner/Applicant:	Jose Miranda, agent for Elizabeth and Drew Rice
Property Address:	30 N 6 th Street
Parcel ID #	00-00-31-1800-0036-0040
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00356
Year Built:	1887
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to: 1) Addition of elevator, powder room and rear entry stoop on south side of house AND 2) Removal and replacement of existing brick steps and sidewalk, with new brick steps, wood railings and plain concrete sidewalk. (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 states that their design vision is to construct an addition “designed to be compatible with existing historic structure but with contemporary detailing and materials to clearly distinguish between the new addition and the existing building. Specifically, the project will include the “addition of elevator, powder room and rear entry stoop on south side of house and removal and replacement of existing brick steps and sidewalk, with new brick steps, wood railings and plain concrete sidewalk.”

Proposed project elevation facing west (front):



Proposed project elevation facing east (rear):



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT GUIDELINES

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

ANALYSIS:

The proposed improvements are appropriately scaled for the structure. The requested materials serve to sufficiently distinguish the new construction from the original structure.

STAFF RECOMMENDATION:

Staff recommends:

FINAL Approval of HDC 2024-0019

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2024-00019 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 2024-0019, 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.

Alachua Street (Pool Construction in Progress) Photos – Additional information provided in back up materials for awareness purposes only.



From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Wednesday, August 7, 2024 8:49:14 AM

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

Historic District Council (HDC) Certificate of Approval (COA) Application

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

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

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.

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, right-of-way, 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;; If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
The LDC is Available for Review at	www.fbfl.us/LDC
Appeals <i>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.</i>	
PROJECT TYPE	Addition
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	8/6/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Downtown
Site Address	30 North 6th Street

City	Fernandina Beach
State	Florida
Zip Code	32034
Parcel ID #(s)	00-00-31-1800-0036-0040
OWNER OF RECORD <i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Drew and Elizabeth
Last Name	Rice
Mailing Address	30 North 6th Street
City	Fernandina Beach
State	Florida
Zip Code	32034
Telephone Number	404-234-0710
E-mail Address	elrice1@gmail.com
OWNER'S AGENT <i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
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	1) Addition of elevator, powder room and rear entry stoop on south side of house. 2) Removal and replacement of existing brick steps and sidewalk, with new brick steps, wood railings and plain concrete sidewalk.
Design Vision Statement	Addition designed to be compatible with existing historic structure but with contemporary detailing and materials to clearly distinguish between the new addition and the existing building.
Requirements for Demolition Applications <i>Per LDC 8.03.03.01</i>	
MATERIALS <i>List all proposed materials and colors, as applicable</i>	
EXTERIOR FABRIC	
Manufacturer	Hardie
Product Description	Hardie Lap Siding, 5 1/2" exposure
Color	match existing house
DOORS	
Manufacturer	Thermatru
Product Description	Smooth Star fiberglass
Color	match existing house
WINDOWS	
Manufacturer	Andersen
Product Description	400 Series double hung windows
Color	white
ROOFING	
Manufacturer	PAC CLAD
Product Description	metal roofing
Color	match existing house roof

FASCIA/TRIM

Manufacturer	Hardie
Product Description	HardieTrim
Color	match existing house

FOUNDATION

Manufacturer	Concrete Block
Product Description	Stucco finish
Color	<i>Field not completed.</i>

SHUTTERS

Manufacturer	<i>Field not completed.</i>
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>

PORCH/DECK

Manufacturer	<i>Field not completed.</i>
Product Description	pt wood
Color	<i>Field not completed.</i>

FENCING

Manufacturer	<i>Field not completed.</i>
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>

DRIVEWAYS/SIDEWALKS

Manufacturer	<i>Field not completed.</i>
Product Description	concrete
Color	<i>Field not completed.</i>

SIGNAGE

Manufacturer	<i>Field not completed.</i>
--------------	-----------------------------

Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>
OTHER	
Manufacturer	<i>Field not completed.</i>
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>
Please upload supplemental documentation and all product brochures, paint color samples, etc.	
Upload 1	Rice House Ownership Document.pdf
Upload 2	Rice Owner Agent Form.pdf
Upload 3	Rice Site Survey.pdf
Upload 4	Rice Addition Prelim Design 29 July 24.pdf
Upload 5	<i>Field not completed.</i>
Upload 6	<i>Field not completed.</i>
Upload 7	<i>Field not completed.</i>
Upload 8	<i>Field not completed.</i>
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 8/7/2024

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.

2024 Preliminary Values

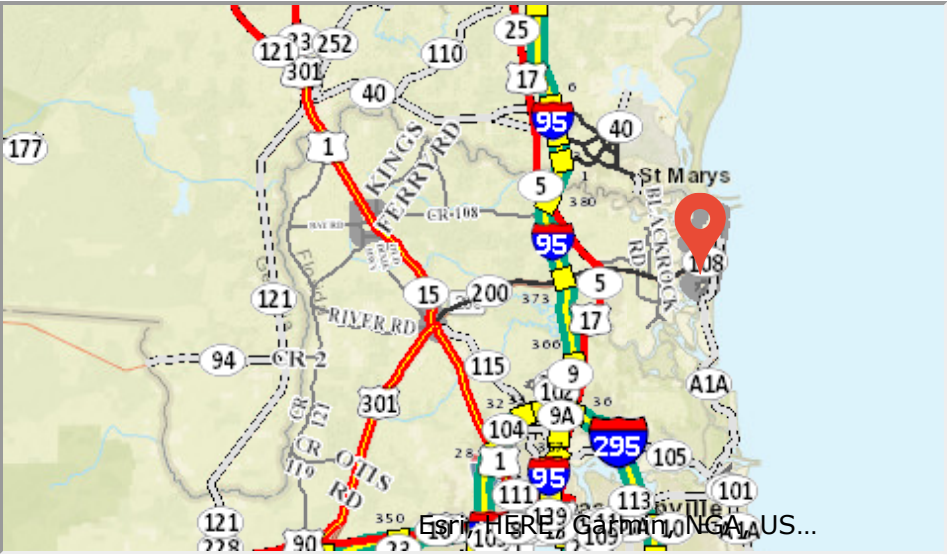
Land Value	\$122,000
(+) Improved Value	\$377,792
(=) Market Value	\$499,792
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$112,483
(=) Assessed Value	\$387,309
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$362,309
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$337,309

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

2023 AERIAL MAP



LOCATION MAP



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

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR CUST	3273	2875	4	2.5	ABOVE AVG.		AIR DUCTED	FORCED AIR	1887



Description	Dimensions L X W	Units	Year Built
FP-ELECTRI	0 X 0	2	1925
FP-ELECTRI	25 X 20	500	1978
CONCRETE A	21 X 12	252	1978
CONCRETE A	14 X 6	84	1978



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Charles Drew & Elizabeth Rice
(print name of property owner(s))

hereby authorize: Jose L Miranda, Jr Architect PA dba/Miranda Architects
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

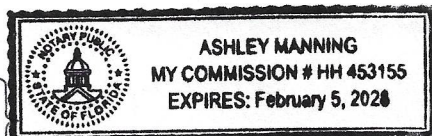
CHARLES DREW RICE
(Print name of owner)

Elizabeth L. Rice
(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 30th day of July, 2024, by Charles & Elizabeth Rice.

[Signature]
Notary Public

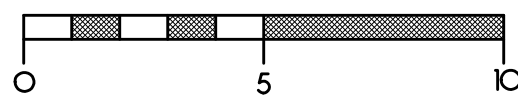
Ashley Manning
Printed Name

2/5/28
My Commission Expires

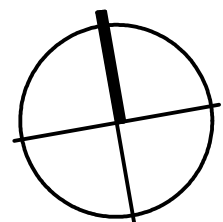
Personally Known _____ OR Produced Identification X ID Produced: FLDL

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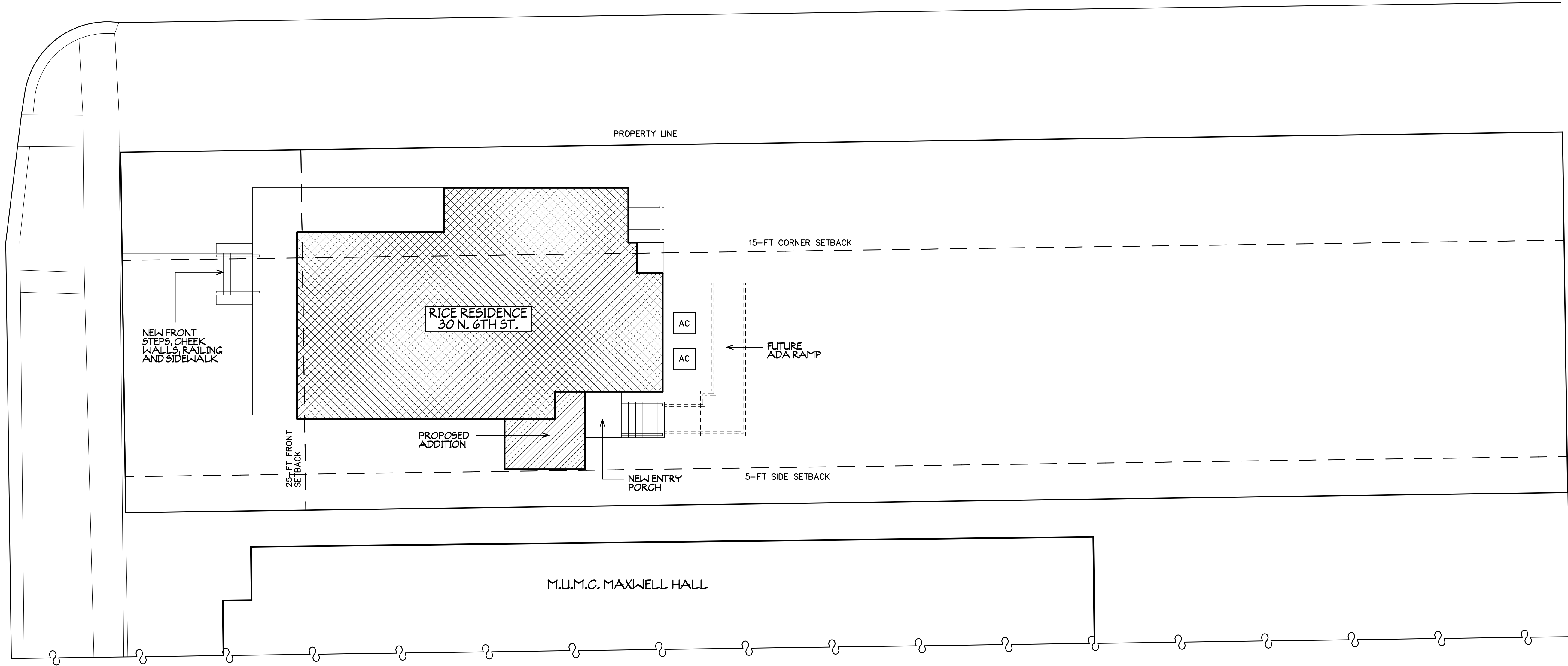
PROPOSED SITE PLAN



1/8"=1'-0"



NORTH 6TH STREET



ALACHUA STREET

PRELIMINARY SITE PLAN	
REVISIONS	DATE

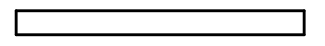
PROPOSED ADDITION/RENOVATION FOR THE
RICE RESIDENCE
30 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034



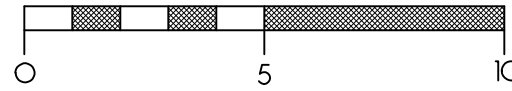
**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 00000007

PT RICE PRELIM DESIGN
PROJECT # R240604
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-29-24

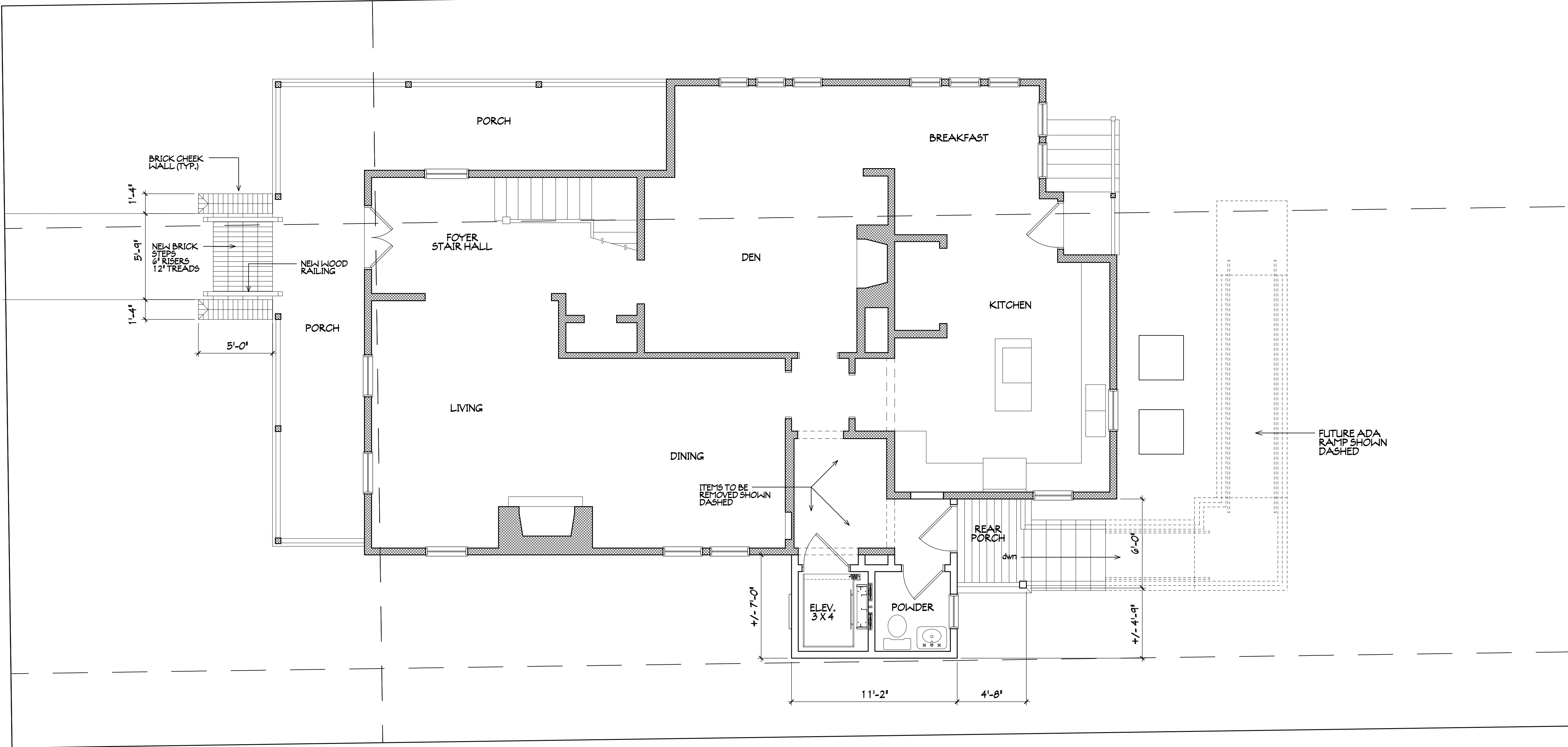
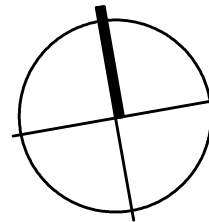
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PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

PROPOSED FIRST FLOOR PLAN



1/4"=1'-0"



PRELIMINARY 1ST FLR PLAN	
REVISIONS	DATE

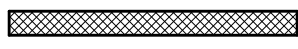
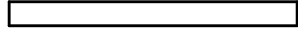
PROPOSED ADDITION/RENOVATION FOR THE
RICE RESIDENCE
30 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034



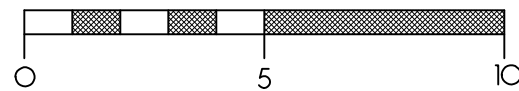
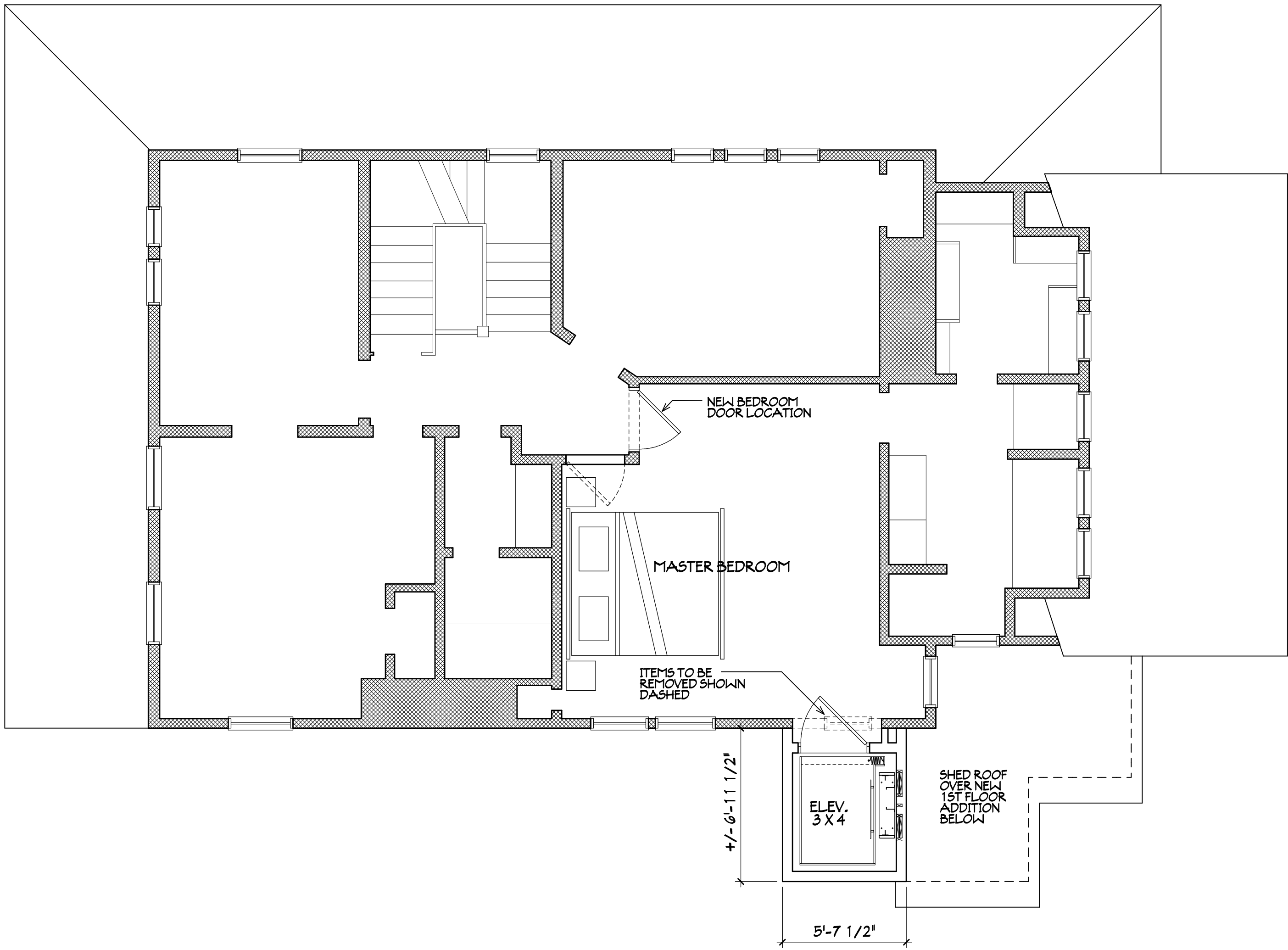
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AH4887

P1 RICE PRELIM DESIGN
PROJECT # R240604
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-29-24

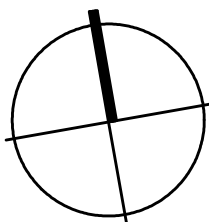
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PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

PROPOSED FIRST FLOOR PLAN



1/4"=1'-0"



PRELIMINARY 2ND FLR PLAN	
REVISIONS	DATE

PROPOSED ADDITION/RENOVATION FOR THE
RICE RESIDENCE
30 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AH4887

P1 RICE PRELIM DESIGN
PROJECT # R240604
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 07-29-24

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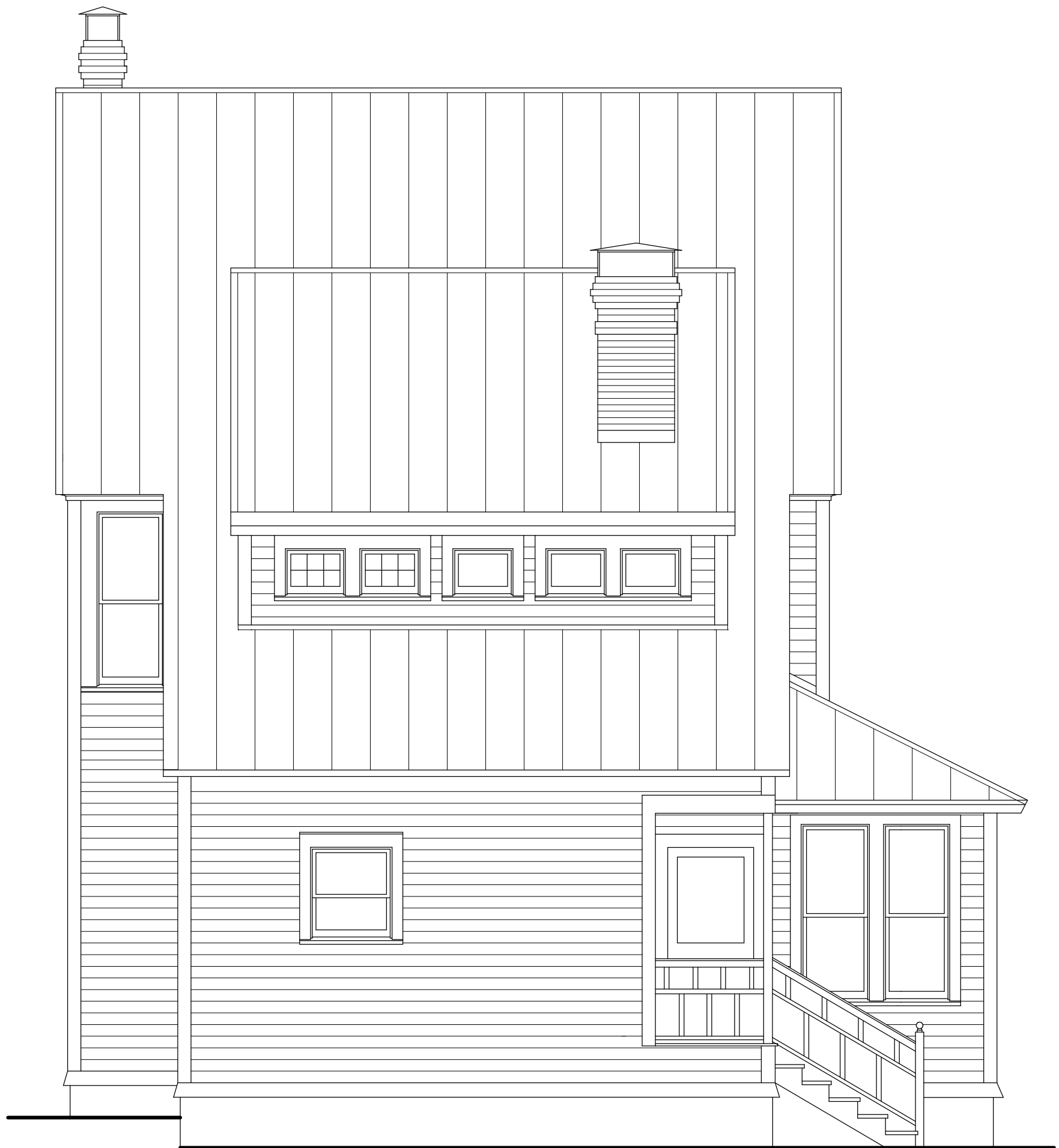
EXISTING

WEST ELEVATION -- NORTH 6TH ST



PROPOSED

1/4"=1'-0"



EXISTING

EAST ELEVATION



PROPOSED

1/4"=1'-0"

P1 RICE PRELIM DESIGN
PROJECT # R240604
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 07-29-24

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. 444407



MIRANDA
ARCHITECTS

PROPOSED ADDITION/RENOVATION FOR THE
RICE RESIDENCE
30 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY WEST ELEVATION	
REVISIONS	DATE



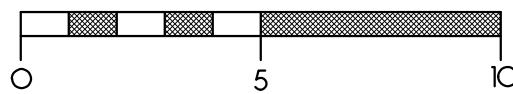
EXISTING SOUTH ELEVATION

1/4"=1'-0"



PROPOSED SOUTH ELEVATION

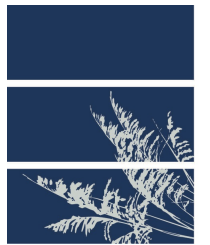
ADDITION



1/4"=1'-0"

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reproduced or copied in whole or
in part without the written consent
of Jose L. Miranda, Jr. will be
returned on request.

P1 RICE PRELIM DESIGN
PROJECT # R240604
DRAWN BY -- JLT1
CHKD BY -- JLT1
DATE -- 07-29-24



MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AH0887

PROPOSED ADDITION/RENOVATION FOR THE

RICE RESIDENCE

30 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY WEST ELEVATION	REVISIONS	DATE

F.B. NO: X155 PAGE NO: 31 FIELD CREW: C.M. FILE NO: A-643

IVORY

TRAVERTINE PAVER



FIELD COPY



THICKNESS	1 1/4" (3 cm)	6x12 - 12x24 - 16x16 - 16x24 - 24x24 - French Pattern	SIZES
	2" (5 cm)	12x24 - 16x24 - 24x24	

MAP SHOWING BOUNDARY SURVEY OF
THE NORTH 1/2 OF LOTS 4 AND 5, BLOCK 36,

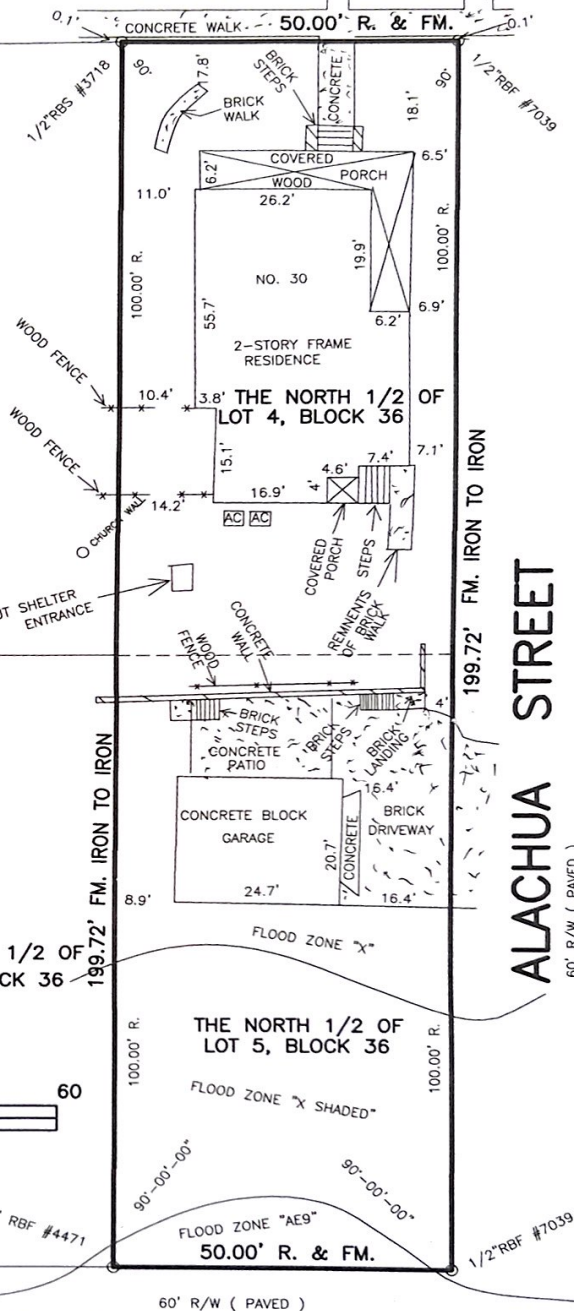
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED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

OLD COPY

SOUTH 6TH STREET

FOR:
CHARLES & ELIZABETH RICE,

THE SOUTH 1/2 OF
LOT 4, BLOCK 36



THE SOUTH 1/2 OF
LOT 5, BLOCK 36

THE NORTH 1/2 OF
LOT 5, BLOCK 36

20 0 20 40 60
GRAPHIC SCALE - FEET

SOUTH 7TH STREET

COASTAL LAND SURVEYORS

& MAPPERS, INC.

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

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

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X & AE AS SHOWN ON

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

DATE OF SURVEY: APRIL 5, 2024
SCALE 1"=20'
JOB NO. 2404-01 F.B. 387

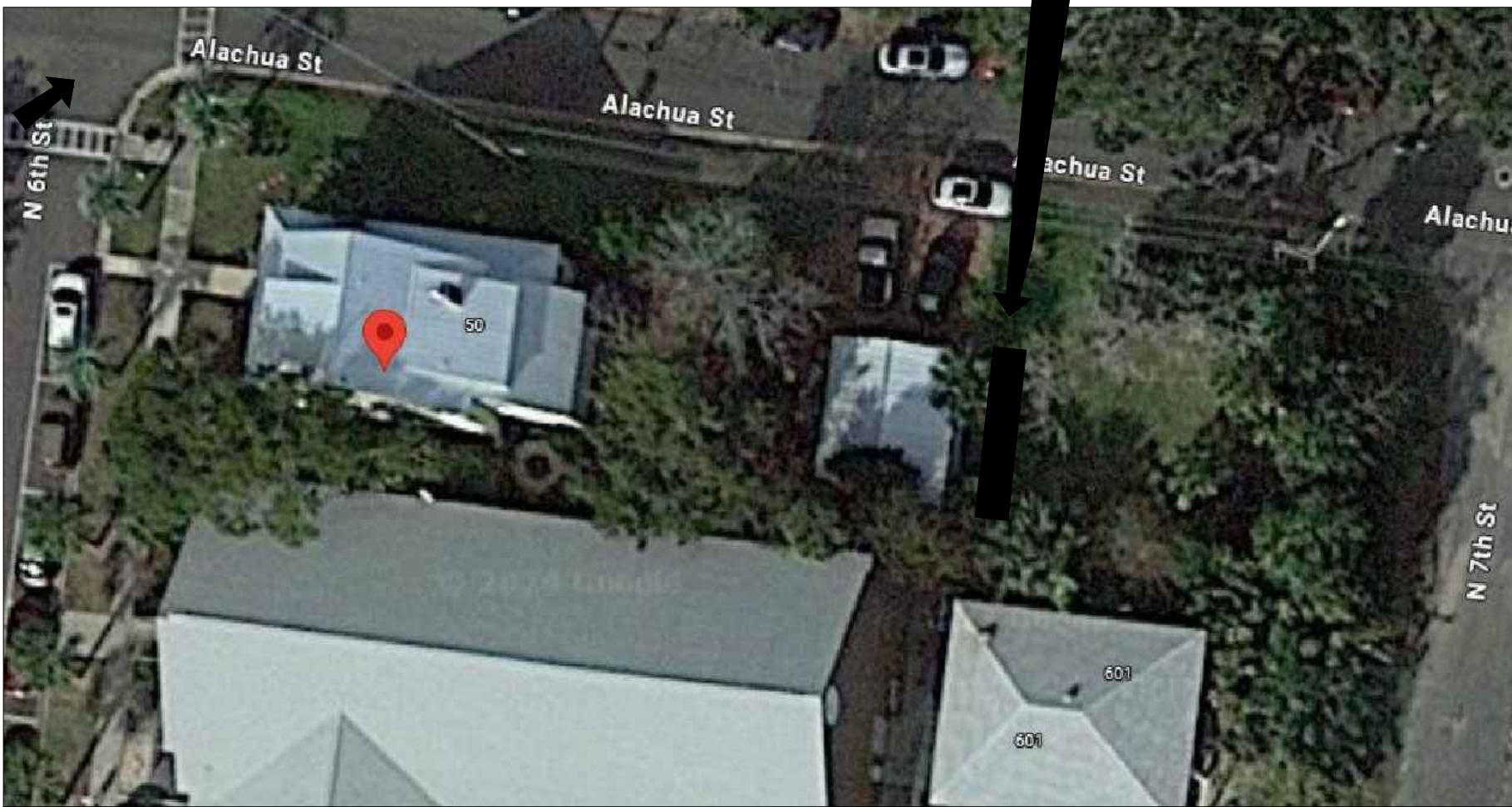
CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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



AREA MAP



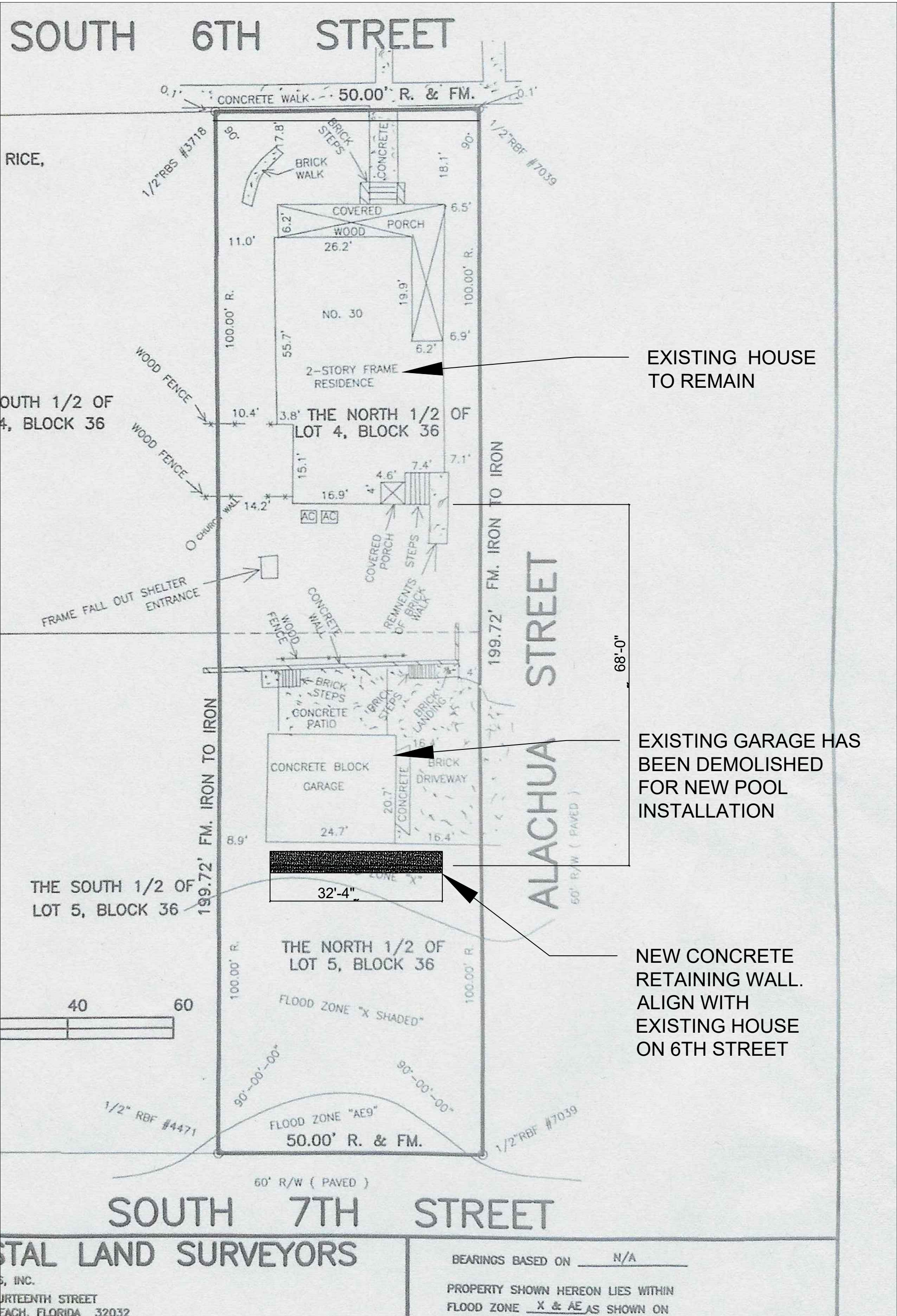
VICINITY MAP

NEW RETAINING WALL

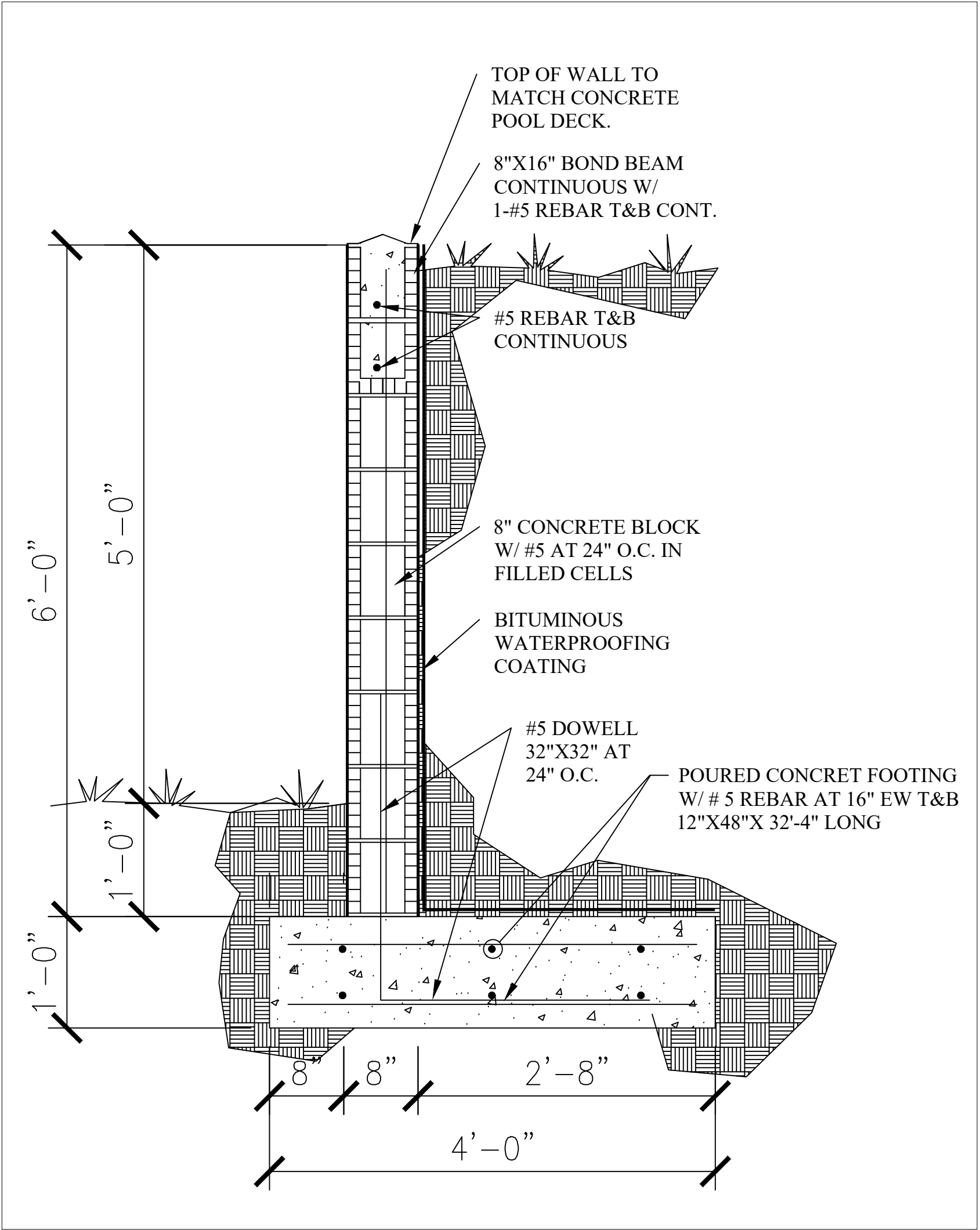
30 NORTH 6TH STREET
FERNANDINA BEACH, FLORIDA

City of Fernandina Beach
RELEASED FOR PERMITTING
These plans are approved for construction.
NOTE: Plan approval does not constitute approval to violate any adopted federal, state or local law, code or ordinance.
REVIEWED FOR COMPLIANCE
2023 FBC, 8th Edition
07/02/2024

FIELD COPY



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

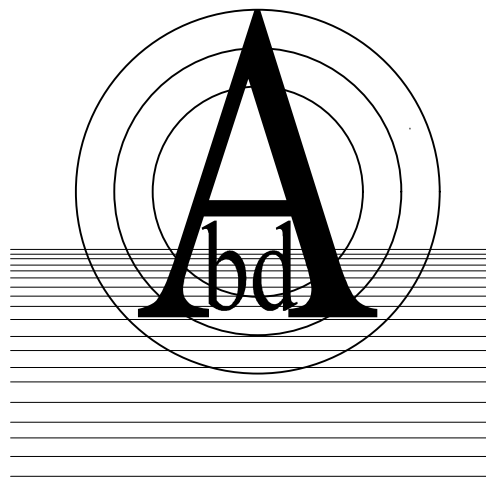


CODE SUMMARY:		
BUILDING	2023 8TH EDITION FLORIDA BUILDING CODE	
	NEW RETAINING WALL	
PLUMBING	NA	2023 8TH EDITION FLORIDA BUILDING CODE
ELECTRICAL	NA	2018 NEC - NATIONAL ELECTRICAL CODE
MECHANICAL	NA	2023 8TH EDITION FLORIDA BUILDING CODE
LIFE SAFETY	NA	2023 8TH EDITION FLORIDA BUILDING CODE
	NA	2018 NFPA VOLUME 101 LIFE SAFETY CODE
ACCESSIBILITY	NA	2023 8TH EDITION FLORIDA BUILDING CODE
FIRE	NA	2023 8TH EDITION FBC - FLORIDA FIRE PROTECTION CODE
ENERGY	NA	2023 8TH EDITION FLORIDA BUILDING CODE - ENERGY/ CONSERVATION
STRUCTURAL	ASCE 07- 16	
BUILDING CLASSIFICATION (CHAPTER 3) (NFPA 101 6.1)		R2 - RESIDENTIAL
BUILDING CONSTRUCTION TYPE (CHAPTER 6) TYPE VB		
BUILDING AREA (CHAPTER 5) 3 STORY -19,000 GSF		
		NEW RETAINING WALL

- STRUCTURAL NOTES:**
- CODE USED:
 - 2023 8th EDITION FLORIDA BUILDING CODE, ACI, AISC AND ASCE-7-16. ALL LATEST EDITIONS USED.
 - ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
 - DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THESE PLANS.
 - DESIGN SPEED: 130 MPH
RISK CATEGORY: II
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: ± 0.18(CLOSED)
MAXIMUM DESIGN WIND PRESSURES (PSF AND LRFD):

Opening Size (sf)	Edge zones (6'-0" from outside corners)	Interior Zone
0-20	+25.9 and (-)28.1	+25.9 and (-)34.7
21-50	+24.7 and (-)26.9	+24.7 and (-)32.4
51-100	+23.2 and (-)25.4	+23.2 and (-)29.3
>100	+22.0 and (-)24.2	+22.0 and (-)26.9

- Proposed Structure is not located within the wind borne debris region



Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
11479 East Sedgemoore Drive, Jacksonville, Florida 32223
BAmalfi1@aia.com 904 228 9337

#AR 0009774
3 FEBRUARY 2025

NEW RETAINING WALL
30 NORTH 6TH STREET
FERNANDINA BEACH, FLORIDA

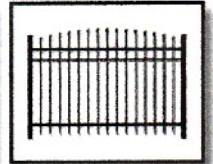
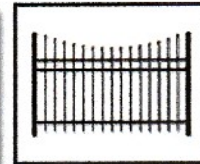
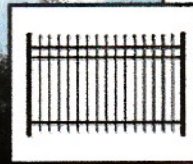
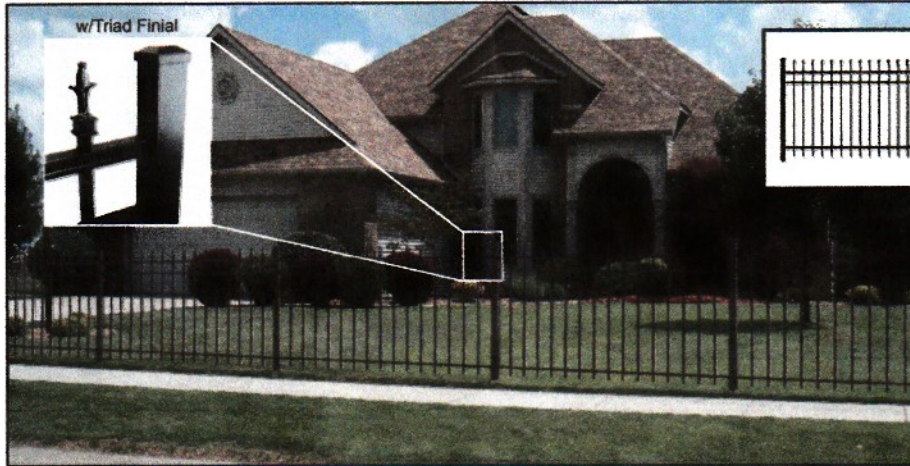
DATE	06-14-2024
DRAWN BY:	BDA
REVISIONS	





3000 SERIES

- LIFETIME LIMITED WARRANTY -



36" and 42" Heights
Not Available

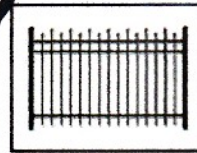
36" and 42" Heights
Not Available

MODEL 3131

3 RAIL - WITH SPEARS

Heights: 36", 42", 48" & 60"

Length: 6' Sections



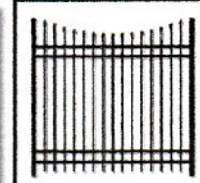
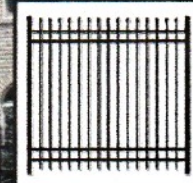
RICE

MODEL 3132

3 RAIL - WITH ALTERNATING SPEARS

Heights: 36", 42", 48" & 60"

Length: 6' Sections



MODEL 3141

4 RAIL - WITH SPEARS

Height: 72"

Length: 6' Sections



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00356
Recorder # 156
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) 30 North 6th St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>30</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 Frame Vernacular 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) >> Clapboard
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> Sheet metal: 3V crimp
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Shed dormer
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) south exterior

HISTORICAL STRUCTURE FORM

8NA00356

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details)

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

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)

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1925

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; 1925;</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

BNA00356

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

SHPO's Evaluation of Resource

Date _____

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

FMSF Staffer: _____

Computer Entry Date: 5/20/2007Form Comments: _____

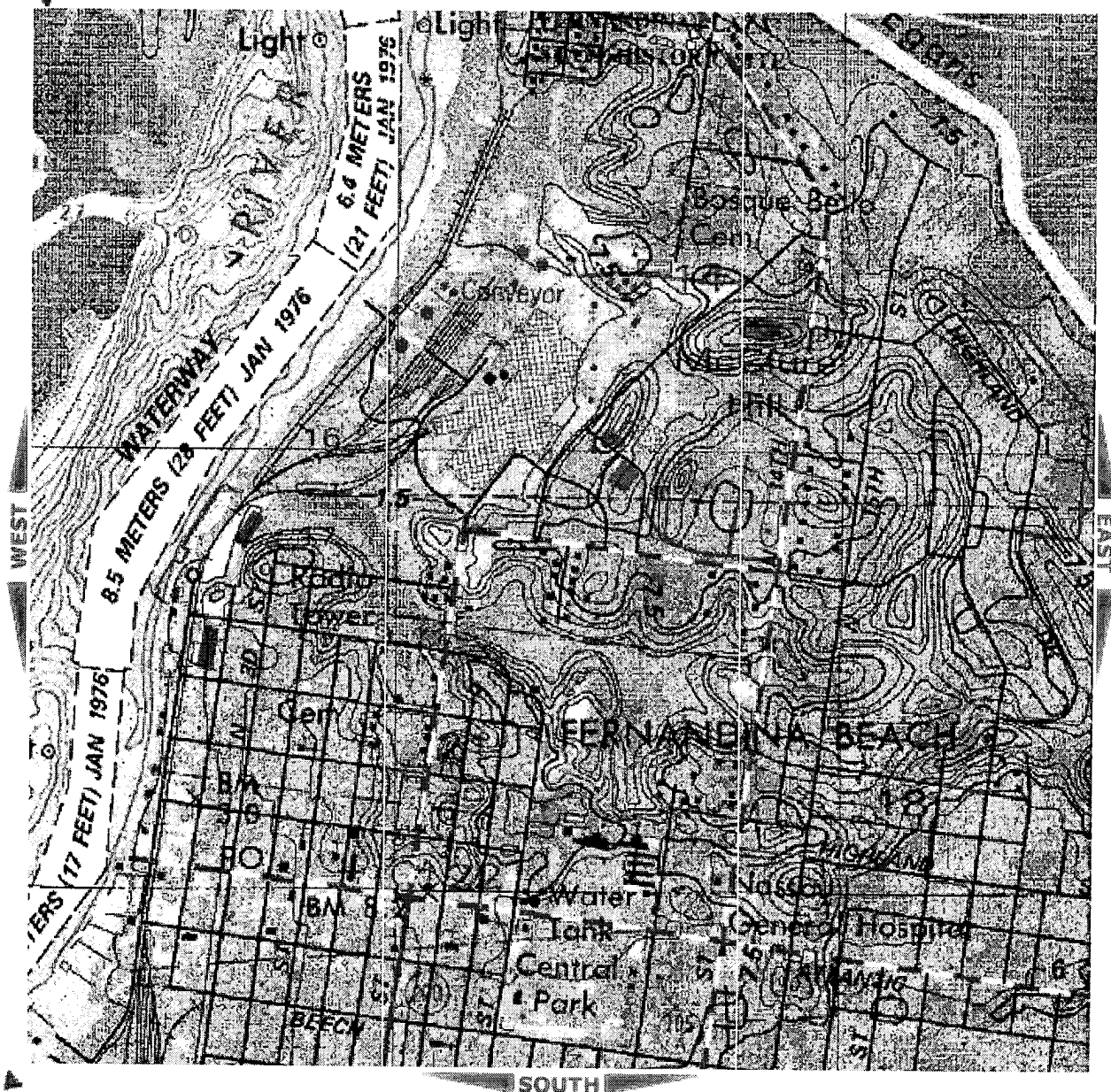
REQUIRED PAPER ATTACHMENTS

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

NA00356-200703

Supplementary Printout

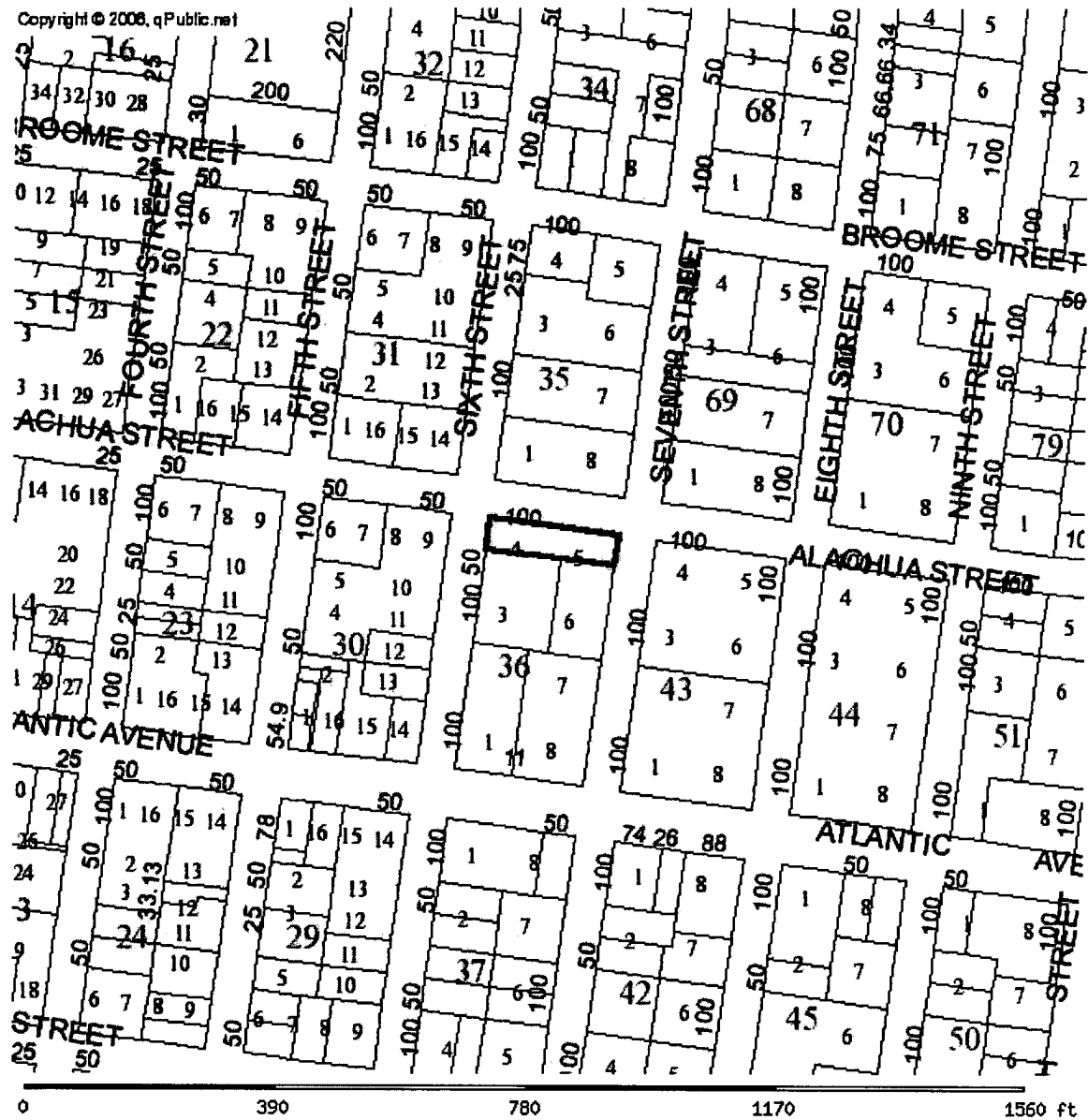
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
Wood shingles
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed dormer
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;
- > **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)]:**



NA356

156

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0036-0040
GIS CALCULATED ACREAGE	0.23
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

Name	RICE CHARLES DREW & ELIZABETH
Mailing Address	21 LAFAYETTE WAY ATLANTA, GA 30327
Situs/Physical Address	30 NORTH 6TH ST

2006 PROPOSED VALUES

Land Value	146,400
Ag Land Value	0



156

NA
35

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14553

Date Submitted: 8/27/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

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.

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case #

HDC YYYY-##

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

Yes

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

8/1/2024

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 Ash St

City*

Fernandina Beach

State*

FL

Zip Code*

32034-4230

Parcel ID #(s)*

00-00-31-1800-0270-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9013103481

E-mail Address*

jglisson@fbfl.org

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***

City Hall Window Replacement Project - 1st Floor- 15 windows - West Side

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
PGT	(1) - PW7620A Picture Window Seies 7620A and (14) - SH7600A Single Hung Include FL Product Approval # for Windows and Doors	Stainless Steel (Name/Number)

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Color

(Name/Number)

SIGNAGE**Manufacturer**

Product Description

Color

(Name/Number)

OTHER**Manufacturer**

Product Description

Color

(Name/Number)

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

Upload 1

PGT window specs.pdf

Upload 2

Fixed window NOA.pdf

Upload 3

Floor Plan.pdf

Upload 4

Single Hung NOA.pdf

Upload 5

PRODUCT APROVAL.pdf

Upload 6HDC Windows Survey and
Approved Window List-
4.pdf**Upload 7**Memo Style- CH Windows
Email.log**Upload 8**

No fi...sen

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*

Jeremiah

Applicant Last Name*

Glisson

Today's Date*

8/1/2024



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.

Address/Owner:

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



PERMITS
Product Approval
Spec Sheet

Revised 10/25/21

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the current approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. State approved products are listed online at www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Code Version	FL# (and suffix)	Expiration
Exterior Doors					
a. Swinging					
b. Sliding					
c. Sectional/Roll Up					
d. Other					
Windows					
a. Single/Double Hung	PGT Industries	Series "SH7600"	11	23-0707.11	08/23/2028
b. Horizontal Slider					
c. Casement					
d. Fixed	PGT Industries	Series "PW7620A"	01	23-0816.01	02/19/2029
e. Mullion					
f. Skylights					
g. Other					
Panel Wall					
a. Siding					
b. Soffits					
c. Storefronts					
d. Glass Block					
e. Other					
Roofing Products					
a. Asphalt Shingles					
b. Non-Structural Metal					
c. Roofing Tiles					
d. Single Ply Roof					
e. Other					
Structural Components					
a. Wood Connectors					
b. Wood Anchors					
c. Truss Plates					
d. Insulation Forms					
e. Lintels					
f. Other					
New Exterior Envelope Products					
Specialty Items					
Specialty Items					

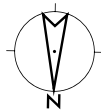
The Products listed above are reviewed for current listings only. I understand that at the time of the inspection of these products, the following information must be available to the inspector on the jobsite: 1). Copy of the product approval 2). Performance characteristics which the product was tested and certified to comply with, 3). Copy of the applicable manufacturers installation requirements. I know I will fail my inspection without the required information available on the job site at time of inspection. Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

Applicant Signature

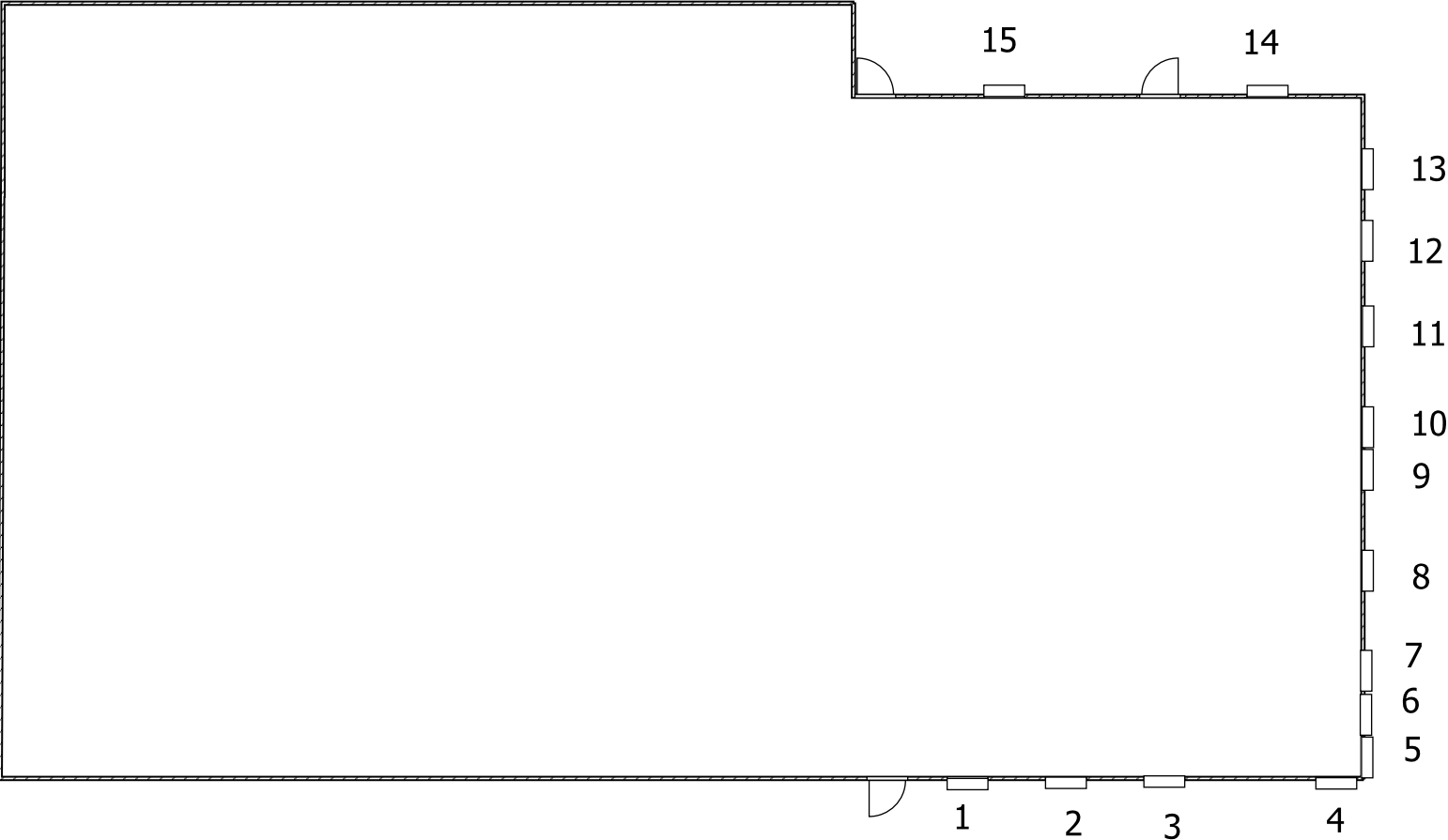
Date 08/05/2024

Miami Dade Shutters
Presco South Construction, Inc.
13867 NW 19 AVE
Miami, Florida 33054
Office: 786-660-2660
CGC-1515514

PROJECT: CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034
Folio# 00-00-31-1800-0270-0010

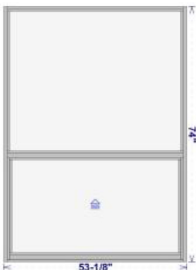


Mean Roof Height 20 FEET



1	Single Hung	23-0707.11	39 x 74
2	Single Hung	23-0707.11	39 x 74
3	Single Hung	23-0707.11	39 x 74
4	Fixed	23-0816.01	56 x 74
5	Single Hung	23-0707.11	53 x 74
6	Single Hung	23-0707.11	53 x 74
7	Single Hung	23-0707.11	53 x 74
8	Single Hung	23-0707.11	40 x 74
9	Single Hung	23-0707.11	35 x 72
10	Single Hung	23-0707.11	35 x 72
11	Single Hung	23-0707.11	40 x 74
12	Single Hung	23-0707.11	47 x 74
13	Single Hung	23-0707.11	39 x 74
14	Single Hung	23-0707.11	47 x 74
15	Single Hung	23-0707.11	38 x 83

Window Survey			Date: 8/6/2024		Sheet 1 of 1		Project Name: ITB #24-11		
Window #	Existing Type	Configuration (# of lights in each sash)	Existing Conditions				Proposed Window Type	Configuration	Remarks
			Repair Class			Sash Condition (Original, Replacement, Unknown)			
			Sash	Frame	Sill				
Example									
1	WD DH	2/2	I	III	I	Original	N/A	N/A	Lower 4" of frame deteriorated and to be replaced in kind
1	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
2	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
3	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
4	ALM SH	1/1	IV	IV	I	Original	ALM FIX	n/a	
5	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
6	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
7	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
8	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
9	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
10	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
11	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
12	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
13	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
14	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	
15	ALM SH	2/2	IV	IV	I	Original	ALM SH	n/a	

Location:		Notes:			
0004 (17.00)	PW7620A PICTURE WINDOW SERIES 7620A	Ordered: 1.00		Sell Price	Ext Price
Configuration: 56 1/2" X74., 1/2" FL,A2,IG,CL,ES Max,OUTSIDE GLZ,NO GRID					
		Certification Type: MIAMI Frame Type: .5FLANGE Size Ref: TTT Height: 74.0000 Rough Masonry Opening: 56 X 74 Frame Color: A2 - Clear Anodize Interlayer Type: PVB090 Glass: 7/16" LAMI (3/16 AN - .090 PVB- 3/16 HS) Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Stainless Steel Package: Y CAR#: 23-0816.02 NegativeDesignPressure: 52.9000 EnergyStar: NONE UF: 0.4400 VT: 0.5800 CPD: PGT-K-137-00319-00013		NOA Selection: 23-0816.01 Size Selection: CUSTOM Width: 56.2500 Actual Size: 56 X 74 Wood Frame Opening: 55 1/4 X 73 1/4 Glass Family: LM - Insulating Glass Makeup: 13/16" IG (3/16AN - 7/16 AIR- 3/16 AN) Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Grid Type: NONE - NO Grid Boxing Options: N - None PositiveDesignPressure: 52.9000 PANumber: FL243 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2600 VTCOG: 0.6500	
Location:		Notes:			
0005 (16.00)	SH7600A SINGLE HUNG SERIES 7600A	Ordered: 1.00		Sell Price	Ext Price
Configuration: 53.125X74.X.,STD, 1/2" FL,A2,PROVIEW/ORIEL,IG,CL,ES Max,NO GRID,SS PACKAGE,DBL,SWEEP,1816K-BOXED,LSILL					
		Certification Type: MIAMI Frame Type: .5FLANGE Window Style: STD Size Ref: TTT Height: 74.0000 Rough Masonry: 53 7/8 X 74 Egress Opening: 48 1/16 X 25 15/16 (8.6314 SQFT) Glass Family: IG - Insulating Glass: 13/16" IG (1/8AN - 9/16 AIR -1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 2.0000 Vent Ht: 30.6216 PositiveDesignPressure: 52.1000 PANumber: FL239 CondensationResistance: 17.0000 SolarHeatGainCoeff: 0.2300 VTCOG: 0.6300		NOA Selection: 23-0707.11 Vent Configuration: VIEW Size Selection: CUSTOM Width: 53 1/8 Actual Size: 53 1/8 X 74 Wood Frame Opening: 52 3/8 X 73 1/4 Frame Color: A2 - Clear Anodize Glass Makeup: IGA209A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen CAR#: 23-0707.11 NegativeDesignPressure: 52.1000 EnergyStar: NONE UF: 0.5500 VT: 0.5000 CPD: PGT-K-214-00445-00013	



MIAMI-DADE COUNTY, FLORIDA
PRODUCT CONTROL SECTION

11805 SW 26 Street, Room 208

Miami, Florida 33175-2474

T (786) 315-2590 F (786) 315-2599

www.miamidade.gov/building

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "PW7620A" Aluminum Fixed Window - N.I.

APPROVAL DOCUMENT: Drawing No. **MD-7620A.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 11 of 11, dated 04/12/13, with revision **F** dated 07/31/23, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: None.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

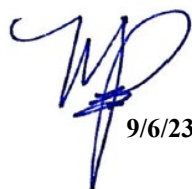
ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises and renews** **NOA No. 20-0401.09** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**




9/6/23

NOA No. 23-0816.01
Expiration Date: February 19, 2029
Approval Date: September 14, 2023
Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

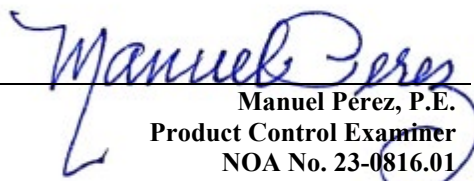
1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

1. Manufacturer's die drawings and sections.
(Submitted under NOA No. 08-1112.09)
2. Drawing No. **MD-7620A.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 11 of 11, dated 04/12/13, with revision **E** dated 03/11/20, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.09)

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Forced Entry Test, per ASTM F588 and TAS 202-94
along with marked-up drawings and installation diagram of all PGT Industries, Inc. representative units listed below and tested to qualify **Dowsil 791** and **Dowsil 983** silicones, prepared by Fenestration Testing Laboratory, Inc., Test Reports No.: **FTL-7897**, PGT PW5520 PVC Fixed Window (unit 6 in proposal), dated 09/03/14
FTL-20-2107.1, PGT SGD780 Aluminum Sliding Glass Door (unit 7 in proposal)
FTL-20-2107.2, PGT CA740 Alum. Outswing Casement Window (unit 8 in proposal)
FTL-20-2107.3, PGT PW7620A Aluminum Fixed Window (unit 9 in proposal) and
FTL-20-2107.4, PGT PW7620A Aluminum Fixed Window (unit 10 in proposal)
dated 07/13/20, all signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 20-0401.09)
2. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
2) Large Missile Impact Test per FBC, TAS 201-94
3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of a PVC sliding glass door, a PVC fixed window and an aluminum sliding glass door, using: Kodispace 4SG TPS spacer system, Duraseal® spacer system, Super Spacer® NXT™ spacer system and XL Edge™ spacer system at insulated glass, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-8717**, **FTL-8968** and **FTL-8970**, dated 11/16/15, 06/07/16 and 06/02/16 respectively, all signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 16-0629.13)


Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0816.01
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

B. TESTS (CONTINUED)

3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94
along with marked-up drawings and installation diagram of an aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-7212**, dated 03/21/13, signed and sealed by Marlin D. Brinson, P.E.
(Submitted under NOA No. 11-1114.17)
4. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
along with marked-up drawings and installation diagram of an aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-3834** and **FTL-3847**, dated 07/30/03 and 07/31/03 respectively, all signed and sealed by Joseph C. Chan, P.E.
(Submitted under NOA No. 03-1105.02)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 6th Edition (2017)**, prepared by manufacturer, dated 04/19/18, revised and updated to the **FBC 7th Edition (2020)** on 03/19/20, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.09)
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. TREMCO Part No. **TR-14271E** EPDM exterior glazing gasket complying with the following:
a) ASTM C864 Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers with Option II exceptions.
b) ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers - Tension of 1600 PSI.


Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0816.01
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

E. MATERIAL CERTIFICATIONS (CONTINUED)

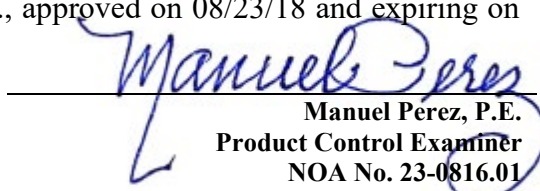
1. TREMCO Part No. **TR-14271E** EPDM exterior glazing gasket complying with the following:
 - c) ASTM D395B Test Methods for Rubber Property - Compression Set for 22 HRS 158°F.
 - d) ASTM D 624 Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers of 143 lb./ in.

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 6th Edition (2017)** and the **FBC 7th Edition (2020)**, dated March 10, 2020, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.09)
2. Statement letter of no financial interest, dated March 10, 2018, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.09)
3. Proposal No. **19-1155 TP** issued by the Product Control Section, dated January 10, 2020, signed by Ishaq Chanda, P.E.
(Submitted under NOA No. 20-0401.09)
4. Proposal No. **17-1508** issued by the Product Control Section, dated November 16, 2017, signed by Jorge Plasencia, P.E., Product Control Unit Supervisor.
(Submitted under NOA No. 18-0430.04)
5. Proposal No. **16-1372B** issued by the Product Control Section, dated November 09, 2016, signed by Manuel Perez, P.E.
(Submitted under NOA No. 18-0430.04)
6. Proposal No. **16-0125** issued by the Product Control Section, dated March 09, 2016, signed by Ishaq Chanda, P.E.
(Submitted under NOA No. 16-0629.13)
7. Laboratory compliance letter for Test Report No. **FTL-7212**, dated 03/21/13, signed and sealed by Marlin D. Brinson, P.E.
(Submitted under NOA No. 11-1114.17)
8. Laboratory compliance letter for Test Reports No. **FTL-3834** and **FTL-3847**, dated 07/30/03 and 07/31/03 respectively, all signed and sealed by Joseph C. Chan, P.E.
(Submitted under NOA No. 03-1105.02)

G. OTHERS

1. Notice of Acceptance No. **18-0430.04**, issued to PGT Industries, Inc. for their Series "PW7620A" Aluminum Fixed Window – N.I., approved on 08/23/18 and expiring on 02/19/24.


Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0816.01
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **MD-7620A.1**, titled “Fixed Window Installation Guidelines”, sheets 1 through 11 of 11, dated 04/12/13, with revision **F** dated 07/31/23, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 7th Edition (2020)** and the **FBC 8th Edition (2023)**, dated July 31, 2023, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
2. Statement letter of no financial interest, dated July 31, 2023, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

G. OTHERS

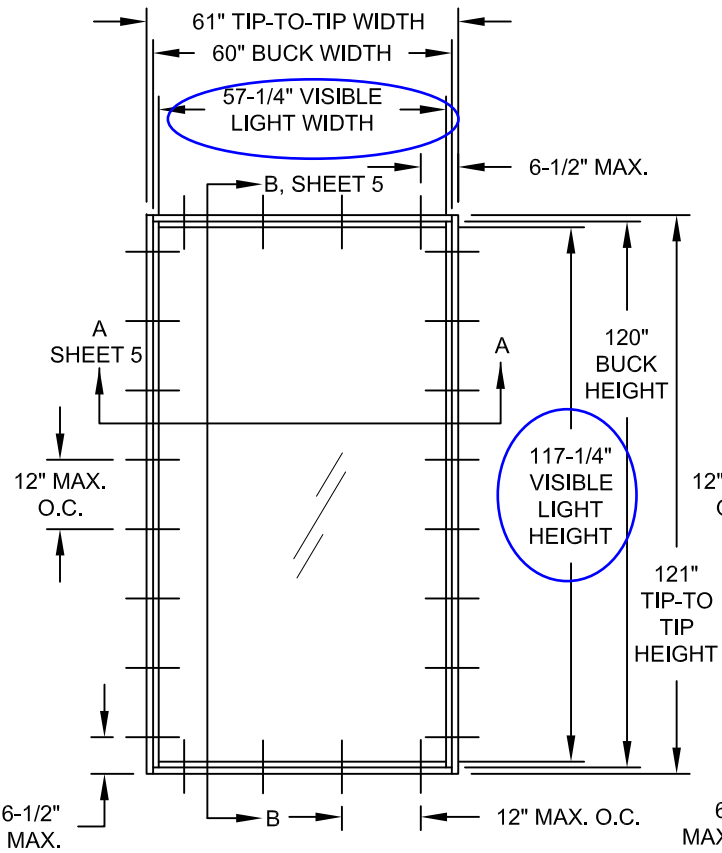
1. Notice of Acceptance No. **20-0401.09**, issued to PGT Industries, Inc. for their Series “PW7620A” Aluminum Fixed Window – N.I., approved on 08/06/20 and expiring on 02/19/24.


Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0816.01
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

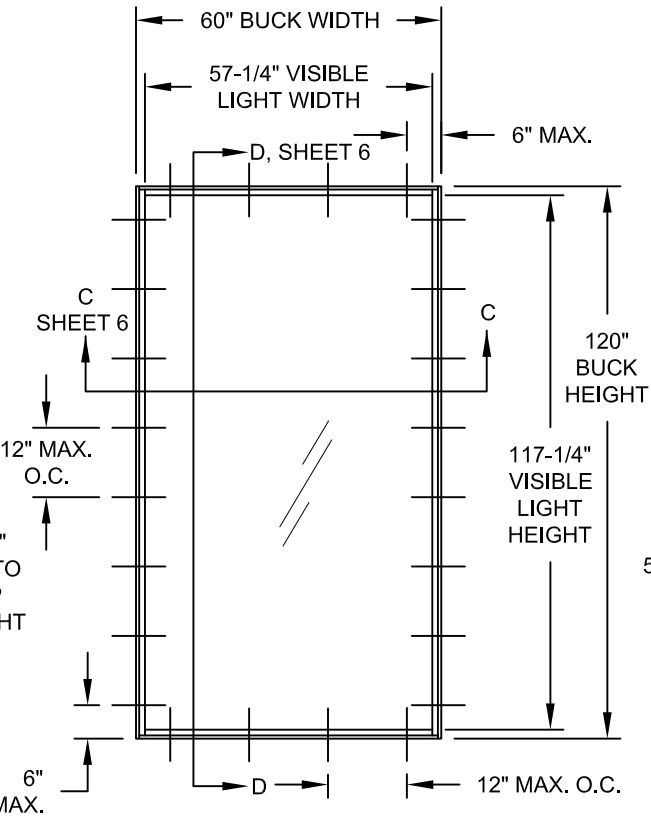
GENERAL NOTES: SERIES PW7620A
NON-IMPACT-RESISTANT FIXED WINDOW

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- 2) SHUTTERS ARE REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.
- 3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE.
- 4) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).
- 5) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. NARROW JOINT SEALANT IS USED ON ALL FOUR CORNERS OF THE FRAME. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- 6) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
- 7) DESIGN PRESSURES:
A. NEGATIVE DESIGN LOADS BASED ON STRUCTURAL TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
C. DESIGN LOADS ARE BASED ON ALLOWABLE STRESS DESIGN, ASD.
- 8) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.
- 9) REFERENCES: TEST REPORTS FTL-3834, 3847, 3850, 7212 & 18-7763; DEWALT ULTRACON/ULTRACON + NOA; DEWALT/ELCO CRETEFLEX NOA; ANSI/AF&PA NDS FOR WOOD CONSTRUCTION AND ALUMINUM DESIGN MANUAL.
- 10) THE 7620A SERIES WAS FORMERLY CALLED THE 620 SERIES.
- 11) FRAME FLANGES OR INTEGRAL FINS MAY BE TRIMMED IN-FIELD TO CREATE AN EQUAL-LEG FRAME. SEAL CUT EDGES.

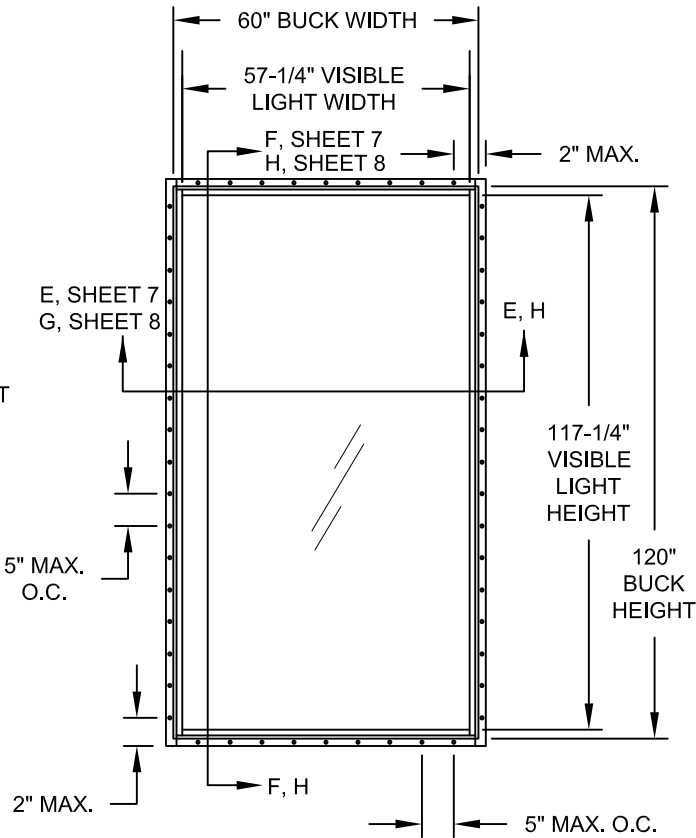
- CODES / STANDARDS USED:**
- 2023 FLORIDA BUILDING CODE (FBC), 8TH EDITION
 - 2020 FLORIDA BUILDING CODE (FBC), 7TH EDITION
 - ASTM E1300-09
 - ANSI/AF&PA NDS-2018 FOR WOOD CONSTRUCTION
 - ALUMINUM DESIGN MANUAL, ADM-2020
 - AISI S100-16
 - AISC 360-16



TYP. FLANGED FRAME
ELEVATION



TYP. EQUAL-LEG FRAME
ELEVATION



TYP. FIN FRAME ELEVATION

GUIDE TO SHEETS:

GENERAL NOTES.....	1
ELEVATIONS.....	1
GLAZING DETAILS.....	2-6
DESIGN PRESSURES.....	2-6
INSTALLATION, FLANGE.....	7
INSTALLATION, EQUAL-LEG.....	8
INSTALLATION, INT. FIN A.....	9
INSTALLATION, INT. FIN B.....	10
CORNER ASSEMBLY.....	11
EXTRUSION PROFILES.....	11
PARTS LIST.....	11

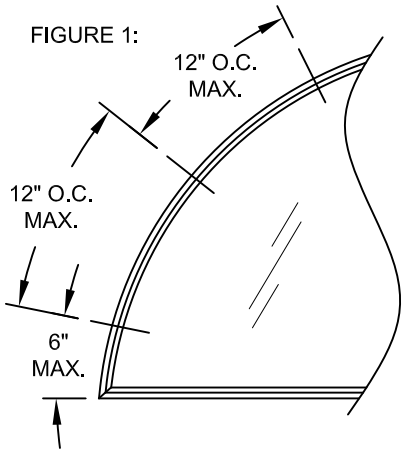


FIGURE 1:

SHAPES AS SHOWN BELOW OR SIMILAR, MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLES ON SHEETS 2-6. ANCHOR SPACING TO BE 6" MAX. FROM CORNERS AND 12" O.C. MAX. FOR ALL CURVED FRAME MEMBERS, SEE FIGURE 1, THIS SHEET.

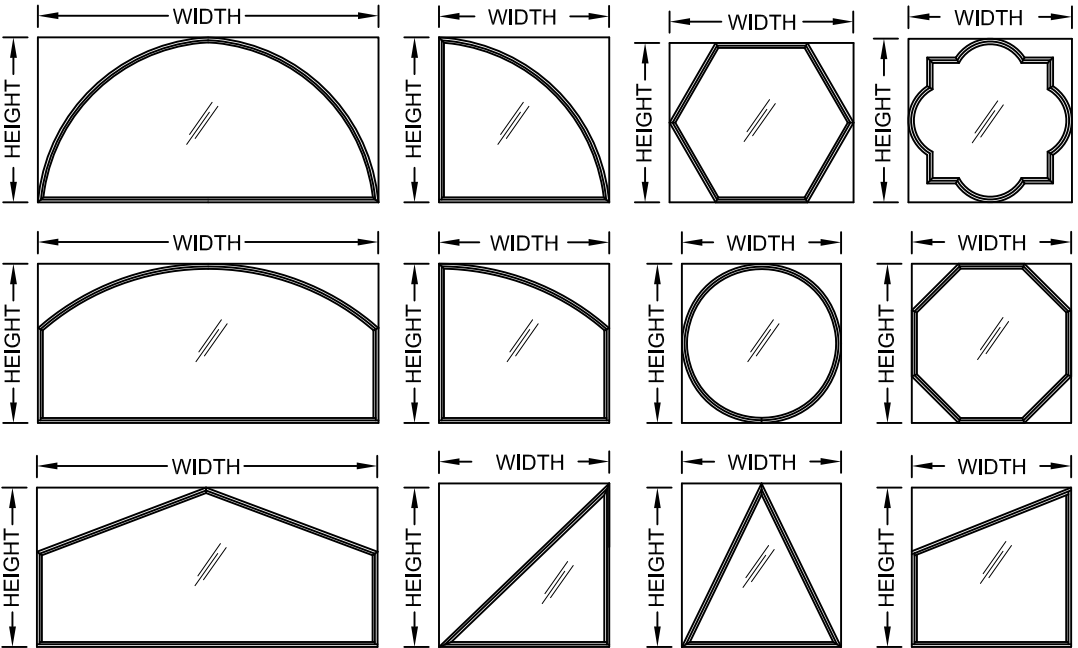


TABLE 1:

Type #	Description	Sheet #
1	3/16" Annealed	2
2	3/16" Tempered	3
3	1/4" Tempered	4
4	13/16" IG (3/16" Annealed - 7/16" Air - 3/16" Annealed)	5
5	13/16" IG (3/16" Tempered - 7/16" Air - 3/16" Tempered)	6
6	1-1/16" IG (1/4" Tempered - 9/16" Air - 1/4" Tempered)	7

DESIGN PRESSURE RATING	IMPACT RATING
VARIES, SEE SHEETS 2-6	NOT RATED FOR IMPACT RESISTANCE

PRODUCT REVISED
As complying with the Florida
Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Peres*
Miami-Dade Product Control

Revision: F) UPDATED TO 2023
BUILDING CODE. REMOVE
"INTALLATION ANCHORS s/b
SEALED" FROM NOTE 5. ADD
NOTE, MEETS ANSI Z97.1. ADD
NOTE 11. REVISE ULTRACON
NOA, NOTE 9. SB - 07/31/23

 Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600			
		REGISTRATION #29296			
		FIXED WINDOW INSTALLATION GUIDELINES			
		Date04/12/13			
Title		J ROSOWSKI			
GENERAL NOTES & ELEVATION		DrawnBy		Rev.	
PW7620A		1 OF 11		MD-7620A.1	
Sheet		DWG No.		F	
Series Desc.		Title			

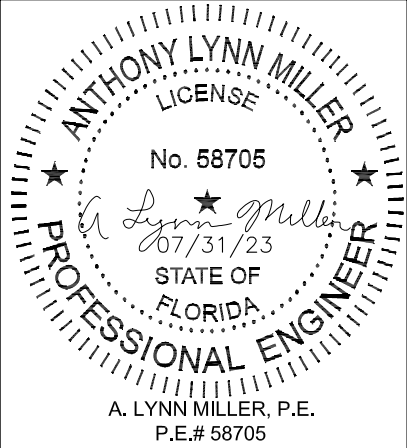
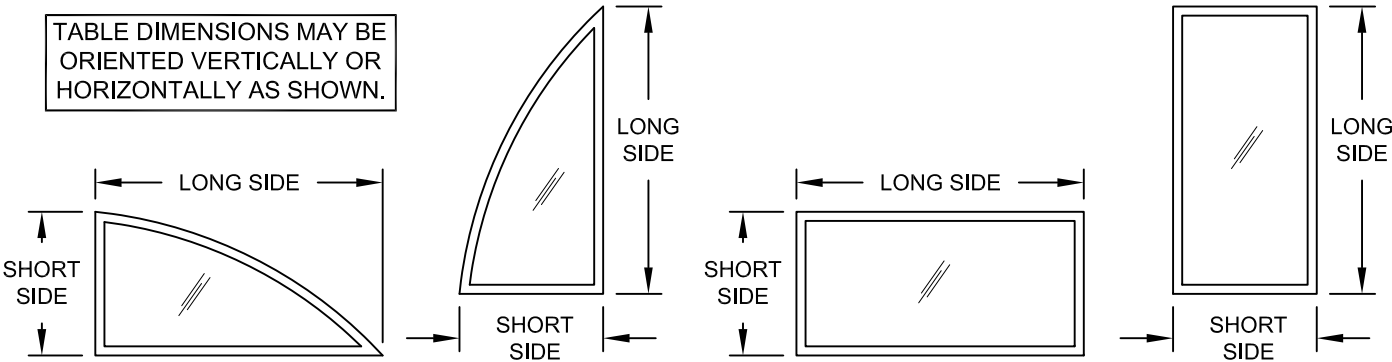
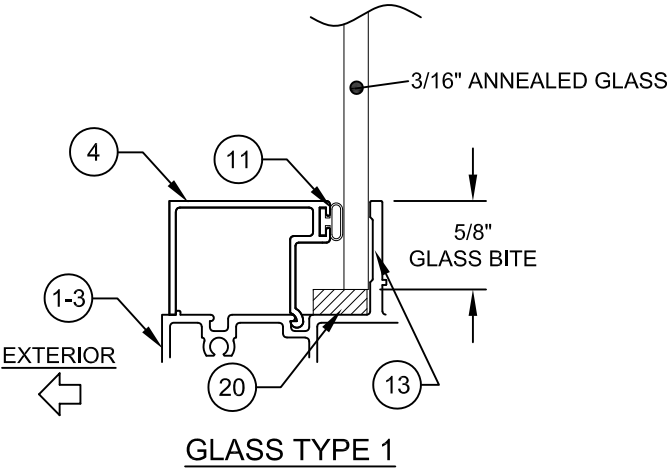


TABLE 2:

		Window Design Pressure (+/-, psf) for Glass Type 1											
		Long Side, Tip to Tip (in)											
		54-11/16	57	61	65	69	73	77	81	85	89	93	97
Short Side, Tip to Tip (in)	31	+/-58.4	+/-55.5	+/-51	+/-47.6	+/-44.4	+/-41.7	+/-40.1	+/-38.8	+/-37.6	+/-36.4	+/-35.5	+/-34.6
	33	+/-56.9	+/-53.8	+/-49.6	+/-45.9	+/-42.1	+/-39.8	+/-37.8	+/-36	+/-34.4	+/-32.9		
	35	+/-56	+/-52.7	+/-48.9	+/-44.9	+/-41.2	+/-38.8	+/-36.4	+/-34.2	+/-32			
	37	+/-55.2	+/-52.2	+/-48.3	+/-44.5	+/-40.9	+/-38.3	+/-35.8	+/-33.1				
	39	+/-54.1	+/-51.6	+/-47.9	+/-44.1	+/-40.7	+/-38.1						
	41	+/-53	+/-50.8	+/-47.4	+/-43.6	+/-40.5	+/-38						
	43	+/-52	+/-49.9	+/-46.7	+/-43.3	+/-40.2							
	45	+/-51	+/-49.1	+/-45.7	+/-42.6								
	47	+/-49.5	+/-47.9	+/-44.7									
	49	+/-48.1	+/-46.5	+/-43.7									
	51	+/-46.8	+/-45										
	53	+/-45.5											
	54-11/16	+/-44.3											

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision:

F) NO CHANGES, THIS SHEET.
SB - 07/31/23

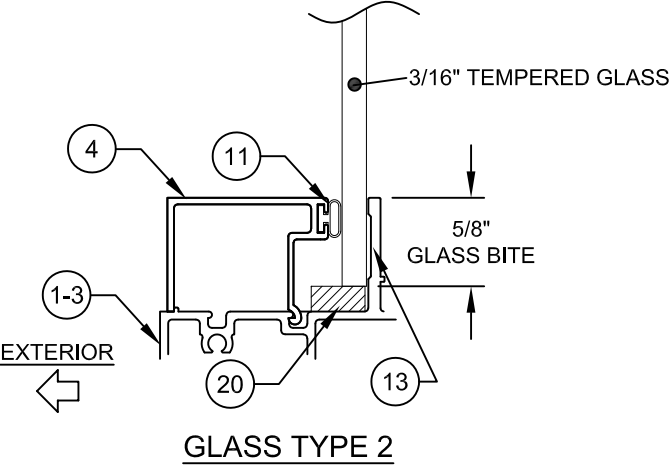
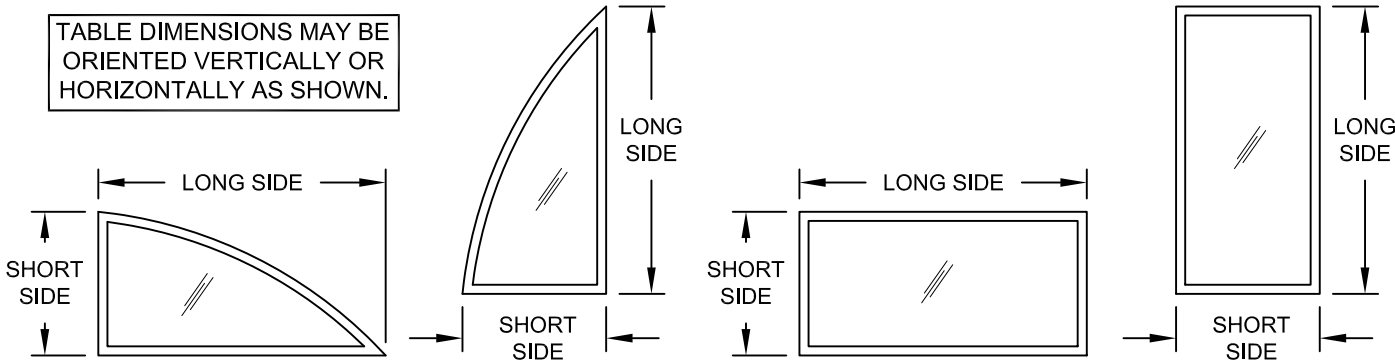
PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	04/12/13		J ROSOWSKI	MD-7620A.1	F			
		Date	By						
		FIXED WINDOW INSTALLATION GUIDELINES							
		DESIGN PRESSURE TABLES 1							
 Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	PW7620A	2 OF 11		PW7620A	Sheet				
		No.							
		DWG							
		Rev.							

ANTHONY LYNN MILLER
LICENSE
No. 58705
07/31/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 3:

		Window Design Pressure (+/-, psf) for Glass Type 2															
		Long Side, Tip To Tip (in)															
		85-7/8	89	93	97	101	105	109	113	117	121	125	129	133	137	141	145
Short Side, Buck (in)	31	+100/-145.8	+100/-144.7	+100/-141.9	+100/-138.4	+100/-135.4	+100/-132.8	+100/-130.5	+100/-128.6	+100/-126.8	+100/-125.4	+100/-124	+100/-122.6	+100/-121.5	+100/-120.5	+100/-119.6	+100/-118.8
	33	+100/-136.3	+100/-131.7	+100/-127.1	+100/-123.4	+100/-120.3	+100/-117.9	+100/-115.8	+100/-113.8	+100/-112	+100/-110.4	+100/-108.9	+100/-107.6	+100/-106.5	+100/-105.6	+100/-104.5	+100/-103.7
	35	+100/-126.7	+100/-122.3	+100/-117.7	+100/-113.9	+100/-110.1	+100/-106.8	+100/-104.3	+100/-102.2	+100/-100.4	+/-99	+/-97.4	+/-96.2	+/-95	+/-93.9	+/-93	+/-92.1
	37	+100/-122	+100/-117.3	+100/-111.8	+100/-106.4	+100/-102.6	+/-99.7	+/-96.9	+/-94.4	+/-92.2	+/-90.1	+/-88	+/-86.6	+/-85.2	+/-84	+/-83	+/-82
	39	+100/-120.2	+100/-115.1	+100/-107.8	+100/-102.5	+/-98.4	+/-94.5	+/-91.2	+/-87.9	+/-85.2	+/-83	+/-81.4	+/-79.8	+/-78.4	+/-77.2	+/-76.2	+/-75.1
	41	+100/-117.8	+100/-113.9	+100/-106.8	+100/-100.8	+/-96.1	+/-91.6	+/-86.9	+/-83.4	+/-81.1	+/-78.9	+/-76.9	+/-75	+/-73.4	+/-71.8	+/-70.3	+/-68.8
	43	+100/-113.9	+100/-112.6	+100/-106.2	+100/-100.6	+/-95.3	+/-89.9	+/-85	+/-81.4	+/-78.7	+/-76.1	+/-73.5	+/-71.2	+/-69	+/-67	+/-65.2	+/-63.5
	45	+100/-110.5	+100/-109.1	+100/-106.8	+100/-100.7	+/-95.4	+/-89.9	+/-84.1	+/-80.8	+/-77.6	+/-74.4	+/-71.6	+/-68.5	+/-65.9	+/-63.4	+/-61.8	+/-60.8
	47	+100/-107.4	+100/-106	+100/-104.3	+100/-101.1	+/-95.7	+/-90.3	+/-84.6	+/-80.6	+/-77.4	+/-74	+/-70.3	+/-67.2	+/-63.9	+/-61.7	+/-60.4	+/-59
	49	+100/-104.6	+100/-103.1	+100/-101.5	+/-100	+/-96.3	+/-90.8	+/-85.2	+/-81.1	+/-77.5	+/-74	+/-70.6	+/-66.6	+/-63	+/-61.4	+/-59.6	+/-58
	51	+100/-102.1	+100/-100.6	+/-98.9	+/-97.4	+/-96	+/-91.4	+/-85.8	+/-81.6	+/-78.2	+/-74.6	+/-70.9	+/-67.3	+/-63.2	+/-61	+/-59.4	+/-57.8
	53	+/-99.8	+/-98.3	+/-96.5	+/-94.9	+/-93.6	+/-92	+/-86.6	+/-82	+/-78.6	+/-75.3	+/-71.6	+/-67.8	+/-64	+/-61.4		
	55	+/-97.8	+/-96.2	+/-94.4	+/-92.8	+/-91.3	+/-90	+/-87.2	+/-82.4	+/-78.8	+/-75.8	+/-72.2	+/-68.6	+/-64.8			
	57	+/-95.9	+/-94.3	+/-92.4	+/-90.8	+/-89.3	+/-88	+/-86.8	+/-82.7	+/-79.2	+/-76	+/-72.8	+/-69.4				
	59	+/-94.3	+/-92.6	+/-90.6	+/-88.9	+/-87.4	+/-86.1	+/-84.9	+/-82.3	+/-79.3	+/-76	+/-72.8					
	61	+/-92.8	+/-91	+/-89	+/-87.3	+/-85.7	+/-84.3	+/-83.1	+/-81.4	+/-78.7	+/-76						
	63	+/-91.5	+/-89.6	+/-87.6	+/-85.8	+/-84.2	+/-82.7	+/-81.4	+/-80.3	+/-77.5							
	65	+/-90.3	+/-88.4	+/-86.3	+/-84.4	+/-82.7	+/-81.3	+/-79.9	+/-78.8								
	67	+/-89.3	+/-87.3	+/-85.1	+/-83.1	+/-81.4	+/-79.9	+/-78.5									
	69	+/-88.3	+/-86.3	+/-84	+/-82	+/-80.2	+/-78.7										
	71	+/-87.5	+/-85.4	+/-83	+/-80.9	+/-79.1											
	73	+/-86.8	+/-84.6	+/-82.1	+/-80	+/-78.1											
	75	+/-86.3	+/-83.9	+/-81.4	+/-79.2												
	77	+/-85.8	+/-83.4	+/-80.7													
	79	+/-85	+/-82.4	+/-79.6													
	81	+/-82.9	+/-80.8														
	83	+/-81.3															
	85-7/8	+/-79.4															

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
- 3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 07/31/23

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

DATE 04/12/13
BY J ROSOWSKI

NO. MD-7620A.1

SHEET PW7620A

FIXED WINDOW INSTALLATION GUIDELINES
DESIGN PRESSURE TABLES 1

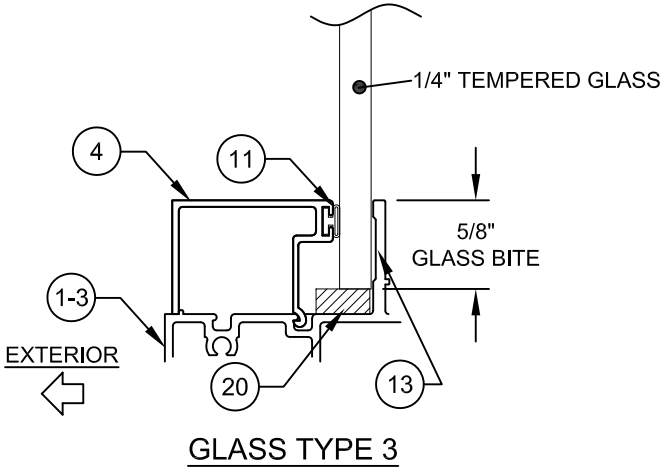
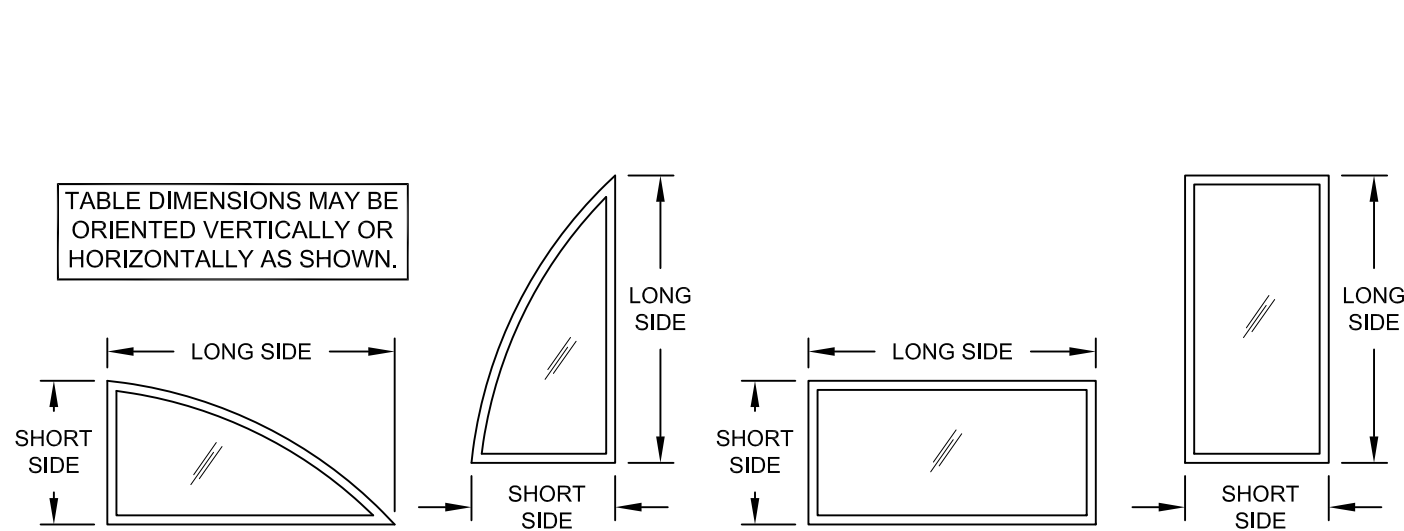
Rev. F
DWG. 3 OF 11
Sheet PW7620A

ANTHONY LYNN MILLER
LICENSE
No. 58705
07/31/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 4:

		Window Design Pressure (+/-, psf) for Glass Type 3															
		Long Side, Tip To Tip (in)															
		85-7/8	89	93	97	101	105	109	113	117	121	125	129	133	137	141	145
Short Side, Buck (in)	31	+100/-145.8	+100/-144.7	+100/-143.4	+100/-142.2	+100/-141.2	+100/-140.2	+100/-139.4	+100/-138.6	+100/-137.8	+100/-137.1	+100/-136.5	+100/-135.9	+100/-135.4	+100/-134.9	+100/-134.4	+100/-134
	33	+100/-138.6	+100/-137.5	+100/-136.2	+100/-135	+100/-133.9	+100/-133	+100/-132.1	+100/-131.3	+100/-130.5	+100/-129.8	+100/-129.2	+100/-128.6	+100/-128	+100/-127.5	+100/-127	+100/-126.6
	35	+100/-132.4	+100/-131.2	+100/-129.9	+100/-128.7	+100/-127.6	+100/-126.6	+100/-125.7	+100/-124.8	+100/-124.1	+100/-123.4	+100/-122.7	+100/-122.1	+100/-121.5	+100/-121	+100/-120.5	+100/-120.1
	37	+100/-126.9	+100/-125.7	+100/-124.3	+100/-123.1	+100/-122	+100/-120.9	+100/-120	+100/-119.1	+100/-118.4	+100/-117.6	+100/-117	+100/-116.4	+100/-115.8	+100/-115.3	+100/-114.8	+100/-114.3
	39	+100/-122.1	+100/-120.8	+100/-119.4	+100/-118.1	+100/-117	+100/-115.9	+100/-115	+100/-114.1	+100/-113.3	+100/-112.6	+100/-111.9	+100/-111.3	+100/-110.7	+100/-110.1	+100/-108.8	+100/-107.6
	41	+100/-117.8	+100/-116.5	+100/-115	+100/-113.7	+100/-112.5	+100/-111.4	+100/-110.5	+100/-109.6	+100/-108.8	+100/-107.7	+100/-105.5	+100/-103.4	+100/-102	+100/-100.6	+/-99.4	+/-98.2
	43	+100/-113.9	+100/-112.6	+100/-111.1	+100/-109.7	+100/-108.5	+100/-107.4	+100/-106.4	+100/-105.5	+100/-103.5	+100/-100.9	+/-98.7	+/-96.6	+/-94.9	+/-93.2	+/-91.6	+/-90.1
	45	+100/-110.5	+100/-109.1	+100/-107.5	+100/-106.1	+100/-104.9	+100/-103.8	+100/-102.7	+100/-101.8	+/-99.2	+/-96.1	+/-93.6	+/-90.9	+/-88.7	+/-86.5	+/-84.6	+/-83.2
	47	+100/-107.4	+100/-106	+100/-104.3	+100/-102.9	+100/-101.6	+100/-100.5	+/-99.4	+/-98.5	+/-96	+/-92.5	+/-89.1	+/-86.3	+/-83.7	+/-81.8	+/-80.2	+/-78.8
	49	+100/-104.6	+100/-103.1	+100/-101.5	+/-100	+/-98.7	+/-97.5	+/-96.4	+/-95.5	+/-94	+/-89.8	+/-86.2	+/-83	+/-80.8	+/-79	+/-77.1	+/-75.3
	51	+100/-102.1	+100/-100.6	+/-98.9	+/-97.4	+/-96	+/-94.8	+/-93.7	+/-92.7	+/-91.8	+/-88.7	+/-84	+/-81.6	+/-79.1	+/-76.7	+/-74.7	+/-72.5
	53	+/-99.8	+/-98.3	+/-96.5	+/-94.9	+/-93.6	+/-92.3	+/-91.2	+/-90.2	+/-89.2	+/-88.4	+/-83.8	+/-80.6	+/-78.2	+/-75.6		
	55	+/-97.8	+/-96.2	+/-94.4	+/-92.8	+/-91.3	+/-90	+/-88.9	+/-87.8	+/-86.9	+/-86	+/-84.1	+/-80.8	+/-77.6			
	57	+/-95.9	+/-94.3	+/-92.4	+/-90.8	+/-89.3	+/-88	+/-86.8	+/-85.7	+/-84.7	+/-83.9	+/-83	+/-81.2				
	59	+/-94.3	+/-92.6	+/-90.6	+/-88.9	+/-87.4	+/-86.1	+/-84.9	+/-83.8	+/-82.8	+/-81.8	+/-81					
	61	+/-92.8	+/-91	+/-89	+/-87.3	+/-85.7	+/-84.3	+/-83.1	+/-82	+/-80.9	+/-80						
	63	+/-91.5	+/-89.6	+/-87.6	+/-85.8	+/-84.2	+/-82.7	+/-81.4	+/-80.3	+/-79.2							
	65	+/-90.3	+/-88.4	+/-86.3	+/-84.4	+/-82.7	+/-81.3	+/-79.9	+/-78.8								
	67	+/-89.3	+/-87.3	+/-85.1	+/-83.1	+/-81.4	+/-79.9	+/-78.5									
	69	+/-88.3	+/-86.3	+/-84	+/-82	+/-80.2	+/-78.7										
	71	+/-87.5	+/-85.4	+/-83	+/-80.9	+/-79.1											
	73	+/-86.8	+/-84.6	+/-82.1	+/-80	+/-78.1											
	75	+/-86.3	+/-83.9	+/-81.4	+/-79.2												
	77	+/-85.8	+/-83.4	+/-80.7													
	79	+/-85.4	+/-82.9	+/-80.1													
	81	+/-85.1	+/-82.5														
	83	+/-84.9															
	85-7/8	+/-84.9															

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
- 3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision:

F) NO CHANGES, THIS SHEET.
SB - 07/31/23

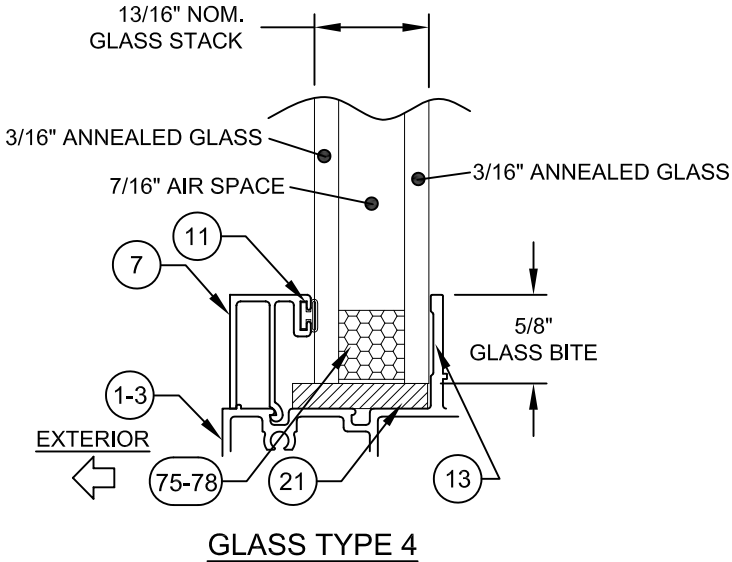
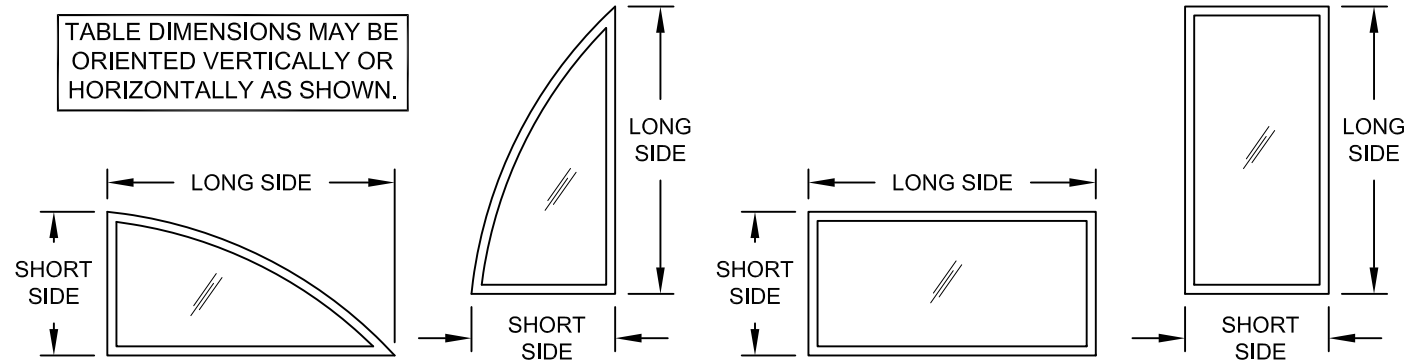
PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	04/12/13		J ROSOWSKI	MD-7620A.1	F			
		Date	By						
		FIXED WINDOW INSTALLATION GUIDELINES							
		DESIGN PRESSURE TABLES 2							
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		PW7620A		PW7620A	4 OF 11	Sheet			

ANTHONY LYNN MILLER
LICENSE
No. 58705
07/31/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 5:

		Window Design Pressure (+/-, psf) for Glass Type 4								
		Long Side, Tip to Tip (in)								
		68-7/8	73	77	81	85	89	93	97	98-1/2
Short Side, Tip to Tip (in)	31	+/-78.9	+/-75.1	+/-72.2	+/-69.8	+/-67.6	+/-65.6	+/-63.9	+/-62.3	+/-61.8
	33	+/-75.4	+/-71.6	+/-68	+/-64.8	+/-61.9	+/-59.3	+/-57.2	+/-55.5	+/-55
	35	+/-72.3	+/-69.9	+/-65.5	+/-61.5	+/-57.6	+/-55	+/-53	+/-51.3	+/-50.6
	37	+/-69.7	+/-68.3	+/-64.4	+/-59.5	+/-55.5	+/-52.8	+/-50.3	+/-47.9	+/-47.2
	39	+/-67.4	+/-65.9	+/-63.8	+/-58.9	+/-54.8	+/-51.8	+/-48.5	+/-46.1	+/-45.5
	41	+/-65.3	+/-63.8	+/-62.5	+/-58.7	+/-54.6	+/-51.3	+/-48.1	+/-45.4	+/-44.6
	43	+/-63.5	+/-62	+/-60.6	+/-58.6	+/-54.6	+/-51.3	+/-47.8	+/-45.3	+/-44.5
	45	+/-62	+/-60.3	+/-59	+/-57.8	+/-54.6	+/-51.4	+/-48.1	+/-45.3	+/-44.5
	47	+/-60.6	+/-58.9	+/-57.5	+/-56.2	+/-54.6	+/-51.5	+/-48.2	+/-45.5	+/-44.6
	49	+/-59.4	+/-57.6	+/-56.1	+/-54.9	+/-53.8	+/-51.4	+/-48.2		
	51	+/-58.4	+/-56.5	+/-54.9	+/-53.6	+/-52.5	+/-51.4	+/-48.2		
	53	+/-57.5	+/-55.5	+/-53.9	+/-52.5	+/-51.3	+/-50.3			
	55	+/-56.7	+/-54.6	+/-52.9	+/-51.5	+/-50.3				
	57	+/-56	+/-53.9	+/-52.1	+/-50.6					
	59	+/-55.5	+/-53.2	+/-51.4						
	61	+/-55	+/-52.7	+/-50.8						
	63	+/-54.7	+/-52.2							
	65	+/-54.5								
	67	+/-54.3								
	68-7/8	+/-53.2								

1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Torres*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 7/31/23

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	Date		J ROSOWSKI	F		
		04/12/13					
		By					
		MD-7620A.1					
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	FIXED WINDOW INSTALLATION GUIDELINES	Date		DESIGN PRESSURE TABLES 2	5 OF 11		
		04/12/13					
		By					
		PW7620A					
Series		Desc.		Title			

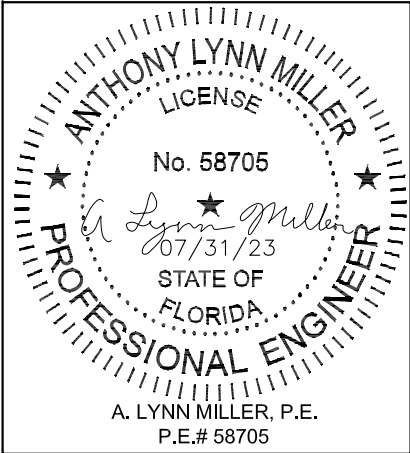
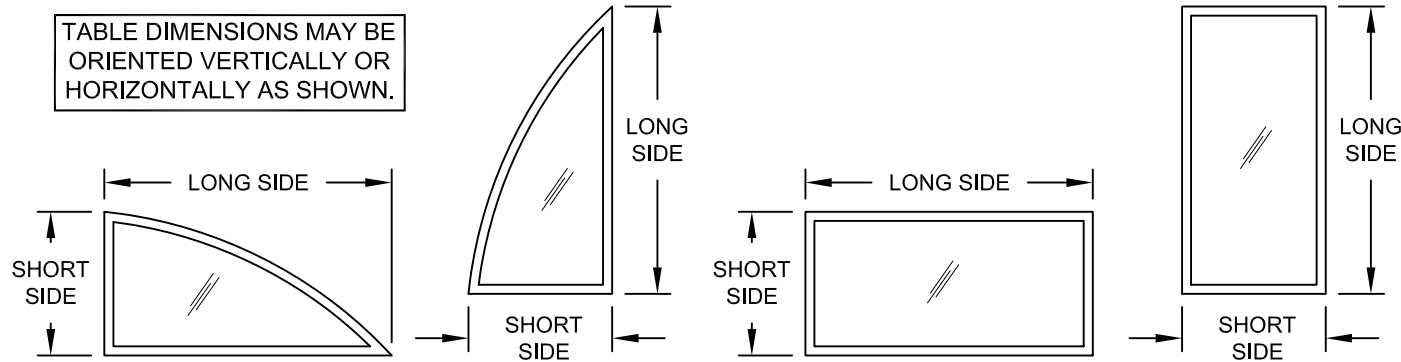


TABLE 6:

		Window Design Pressure (+/-, psf) for Glass Type 5 & 6																
		Long Side, Tip to Tip (in)																
		85-7/8	89	93	97	101	105	109	113	117	121	125	129	133	137	141	145	
Short Side, Tip to Tip (in)	31	+100/-145.8	+100/-144.7	+100/-143.4	+100/-142.2	+100/-141.2	+100/-140.2	+100/-139.4	+100/-138.6	+100/-137.8	+100/-137.1	+100/-136.5	+100/-135.9	+100/-135.4	+100/-134.9	+100/-134.4	+100/-134	
	33	+100/-138.6	+100/-137.5	+100/-136.2	+100/-135	+100/-133.9	+100/-133	+100/-132.1	+100/-131.3	+100/-130.5	+100/-129.8	+100/-129.2	+100/-128.6	+100/-128	+100/-127.5	+100/-127	+100/-126.6	
	35	+100/-132.4	+100/-131.2	+100/-129.9	+100/-128.7	+100/-127.6	+100/-126.6	+100/-125.7	+100/-124.8	+100/-124.1	+100/-123.4	+100/-122.7	+100/-122.1	+100/-121.5	+100/-121	+100/-120.5	+100/-120.1	
	37	+100/-126.9	+100/-125.7	+100/-124.3	+100/-123.1	+100/-122	+100/-120.9	+100/-120	+100/-119.1	+100/-118.4	+100/-117.6	+100/-117	+100/-116.4	+100/-115.8	+100/-115.3	+100/-114.8	+100/-114.3	
	39	+100/-122.1	+100/-120.8	+100/-119.4	+100/-118.1	+100/-117	+100/-115.9	+100/-115	+100/-114.1	+100/-113.3	+100/-112.6	+100/-111.9	+100/-111.3	+100/-110.7	+100/-110.1	+100/-109.6	+100/-109.1	
	41	+100/-117.8	+100/-116.5	+100/-115	+100/-113.7	+100/-112.5	+100/-111.4	+100/-110.5	+100/-109.6	+100/-108.8	+100/-108	+100/-107.3	+100/-106.7	+100/-106.1	+100/-105.5	+100/-105	+100/-104.5	
	43	+100/-113.9	+100/-112.6	+100/-111.1	+100/-109.7	+100/-108.5	+100/-107.4	+100/-106.4	+100/-105.5	+100/-104.7	+100/-103.9	+100/-103.2	+100/-102.5	+100/-101.9	+100/-101.4	+100/-100.8	+100/-100.3	
	45	+100/-110.5	+100/-109.1	+100/-107.5	+100/-106.1	+100/-104.9	+100/-103.8	+100/-102.7	+100/-101.8	+100/-101	+100/-100.2	+/-99.5	+/-98.8	+/-98.2	+/-97.6	+/-97.1	+/-96.6	
	47	+100/-107.4	+100/-106	+100/-104.3	+100/-102.9	+100/-101.6	+100/-100.5	+/-99.4	+/-98.5	+/-97.6	+/-96.8	+/-96.1	+/-95.4	+/-94.8	+/-94.2	+/-93.6	+/-93.1	
	49	+100/-104.6	+100/-103.1	+100/-101.5	+/-100	+/-98.7	+/-97.5	+/-96.4	+/-95.5	+/-94.6	+/-93.8	+/-93	+/-92.3	+/-91.7	+/-91.1	+/-90.5	+/-90	
	51	+100/-102.1	+100/-100.6	+/-98.9	+/-97.4	+/-96	+/-94.8	+/-93.7	+/-92.7	+/-91.8	+/-90.9	+/-90.2	+/-89.5	+/-88.8	+/-88.2	+/-87.7	+/-87.1	
	53	+/-99.8	+/-98.3	+/-96.5	+/-94.9	+/-93.6	+/-92.3	+/-91.2	+/-90.2	+/-89.2	+/-88.4	+/-87.6	+/-86.9	+/-86.2	+/-85.6			
	55	+/-97.8	+/-96.2	+/-94.4	+/-92.8	+/-91.3	+/-90	+/-88.9	+/-87.8	+/-86.9	+/-86	+/-85.2	+/-84.5	+/-83.8				
	57	+/-95.9	+/-94.3	+/-92.4	+/-90.8	+/-89.3	+/-88	+/-86.8	+/-85.7	+/-84.7	+/-83.9	+/-83	+/-82.3					
	59	+/-94.3	+/-92.6	+/-90.6	+/-88.9	+/-87.4	+/-86.1	+/-84.9	+/-83.8	+/-82.8	+/-81.8	+/-81						
	61	+/-92.8	+/-91	+/-89	+/-87.3	+/-85.7	+/-84.3	+/-83.1	+/-82	+/-80.9	+/-80							
	63	+/-91.5	+/-89.6	+/-87.6	+/-85.8	+/-84.2	+/-82.7	+/-81.4	+/-80.3	+/-79.2								
	65	+/-90.3	+/-88.4	+/-86.3	+/-84.4	+/-82.7	+/-81.3	+/-79.9	+/-78.8									
	67	+/-89.3	+/-87.3	+/-85.1	+/-83.1	+/-81.4	+/-79.9	+/-78.5										
	69	+/-88.3	+/-86.3	+/-84	+/-82	+/-80.2	+/-78.7											
	71	+/-87.5	+/-85.4	+/-83	+/-80.9	+/-79.1												
	73	+/-86.8	+/-84.6	+/-82.1	+/-80	+/-78.1												
	75	+/-86.3	+/-83.9	+/-81.4	+/-79.2													
	77	+/-85.8	+/-83.4	+/-80.7														
	79	+/-85.4	+/-82.9	+/-80.1														
	81	+/-85.1	+/-82.5															
	83	+/-84.9																
	85-7/8	+/-84.9																

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
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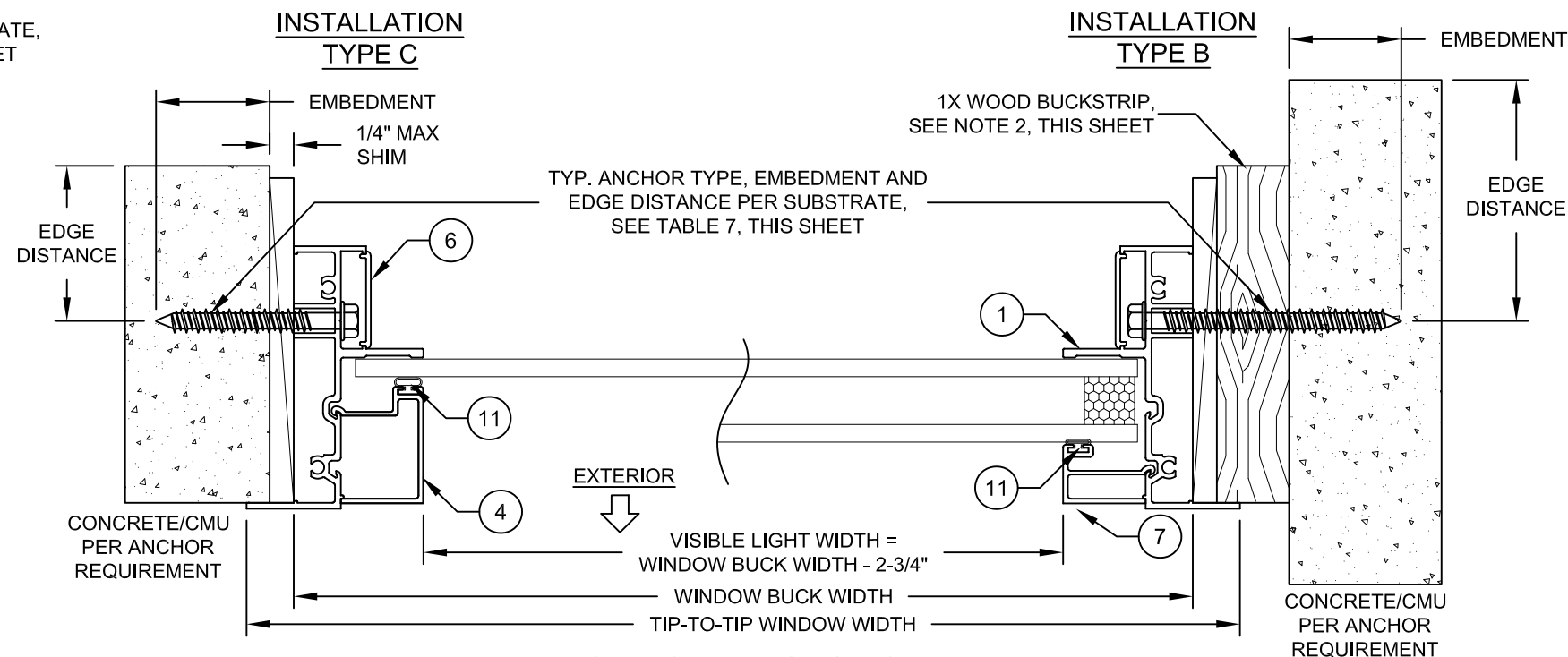
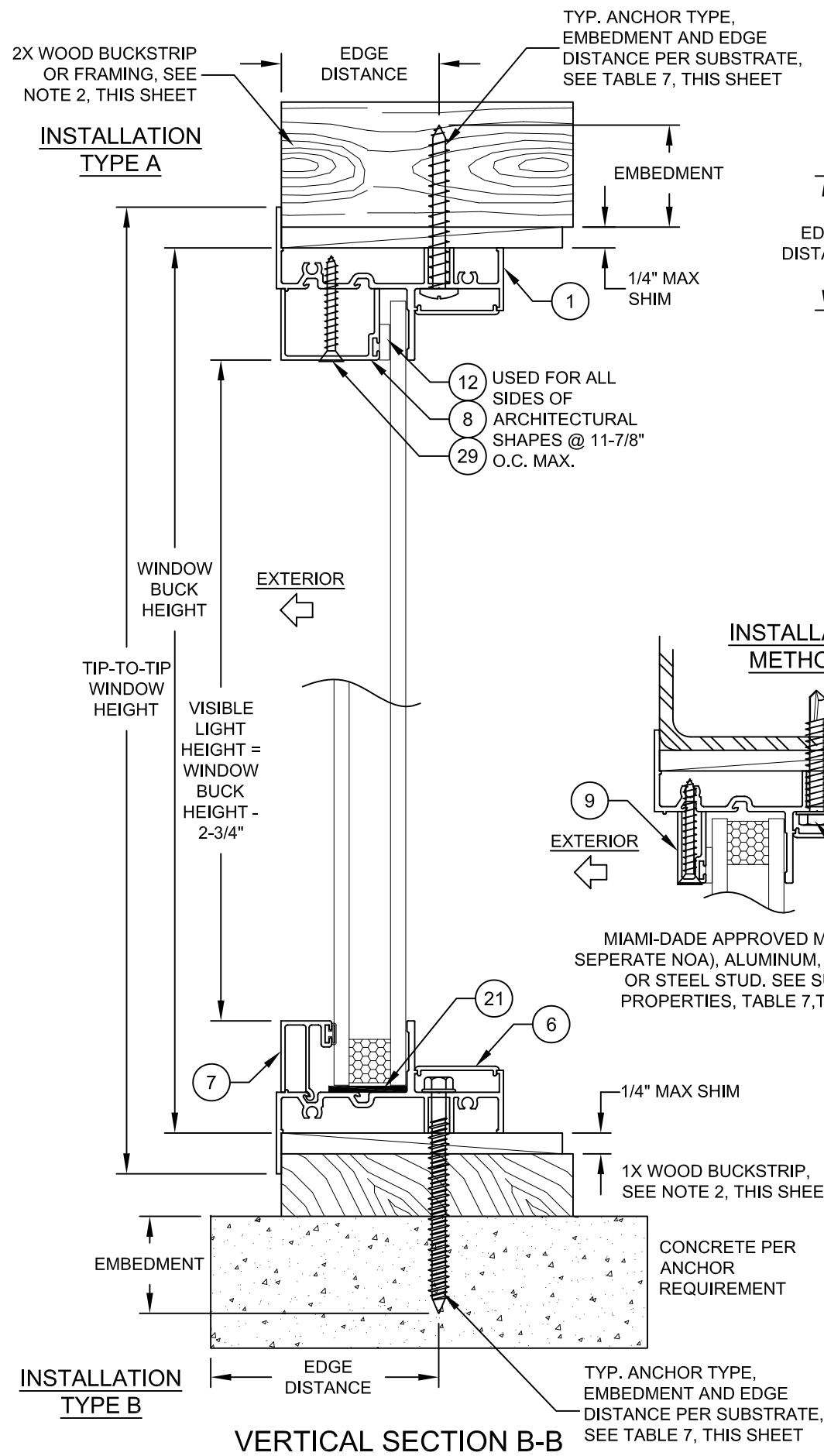


TABLE 7:

Anchor	Substrate	Min. Edge Distance	Min. Embedment	Max O.C. Spacing
#12 or #14 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
#12 or #14 Steel Screw (G5)	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
1/4" 410 SS CreteFlex	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"	12"
	Concrete (min. 3.35 ksi)	1"	1-3/4"	12"
1/4" Steel Ultracon +	Concrete (min. 3 ksi)	1-3/16"	1-3/8"	12"
	UngROUTED CMU, (ASTM C-90)	1-1/2"	1-1/4"	12"
5/16" Steel Ultracon	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	12"
	Grouted CMU, (ASTM C-90)	2-1/2"	1-3/4"	12"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
ALL HEAD TYPES APPLICABLE.

INSTALLATION NOTES:

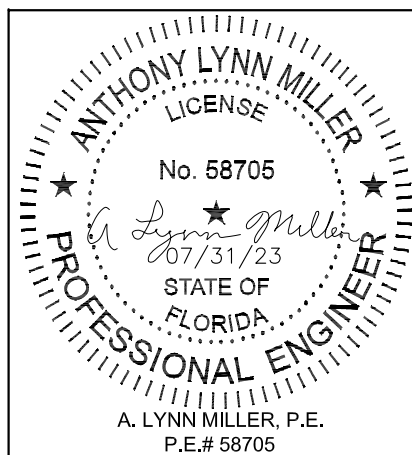
1. USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.
2. WOOD BUCKS DEPICTED ON THIS SHEET AS "1X", ARE BUCKS WHOSE TOTAL THICKNESS IS LESS THAN 1-1/2". 1X WOOD BUCKS ARE OPTIONAL IF UNIT CAN BE INSTALLED DIRECTLY TO SOLID CONCRETE. WOOD BUCKS DEPICTED AS "2X" ARE 1-1/2" THICK OR GREATER. INSTALLATION TO THE SUBSTRATE OF WOOD BUCKS TO BE ENGINEERED BY OTHERS OR AS APPROVED BY AUTHORITY HAVING JURISDICTION.
3. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
4. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.
5. FLANGE CAN BE REMOVED IN-FIELD TO CREATE AN EQUAL-LEG FRAME. SEAL CUT EDGE.

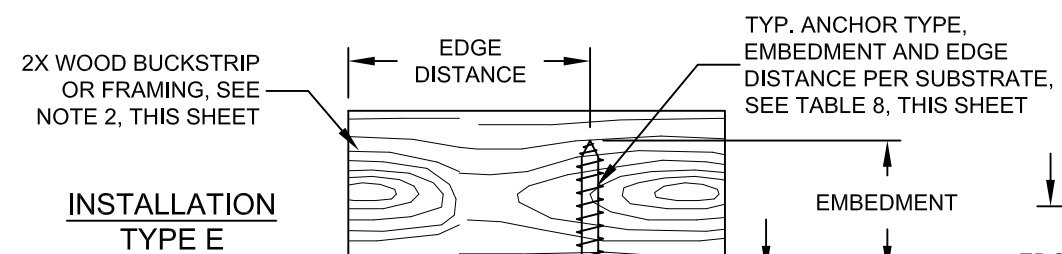
Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

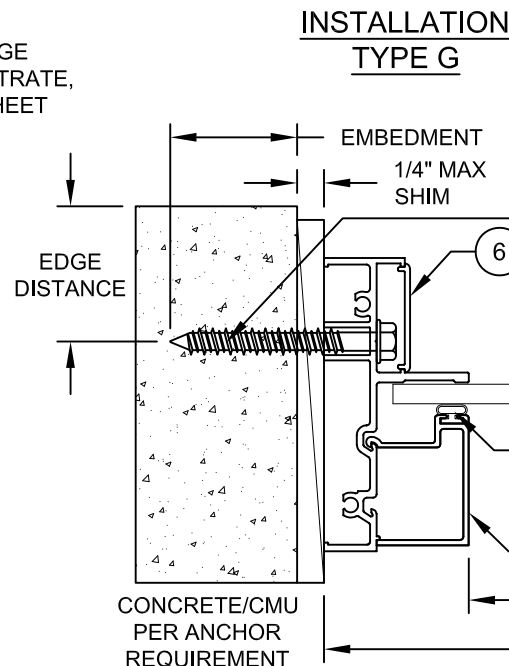
Revision: F) REMOVE 1/4" ULTRACONS. ADD NOTE 5. SB - 07/31/23

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	Date 04/12/13	By J ROSOWSKI	Rev. F
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	FIXED WINDOW INSTALLATION GUIDELINES	FLANGE INSTALLATION	Sheet PW7620A	7 OF 11

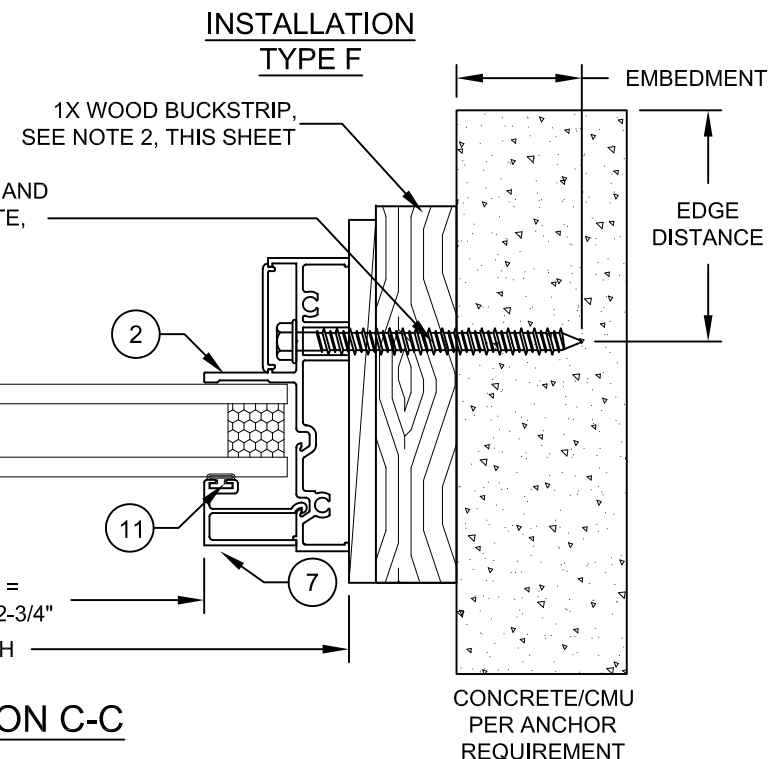




TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE, SEE TABLE 8, THIS SHEET



TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE, SEE TABLE 8, THIS SHEET



HORIZONTAL SECTION C-C

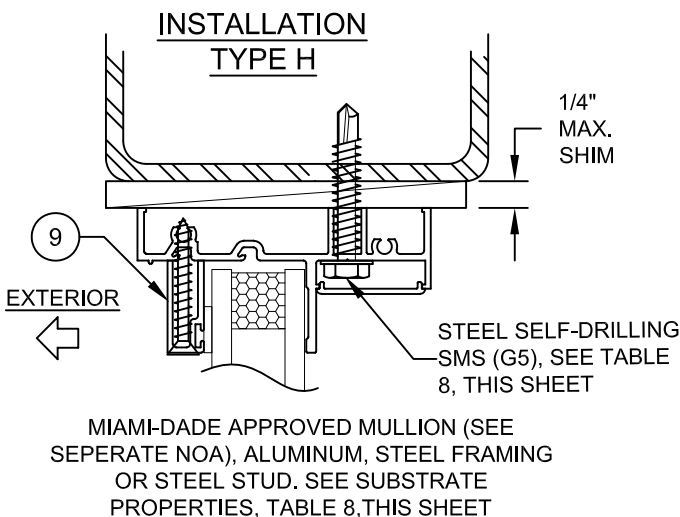


TABLE 8:

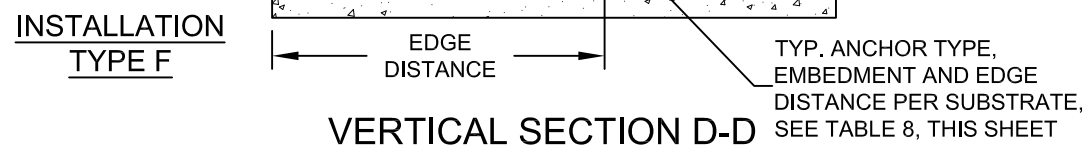
Anchor	Substrate	Min. Edge Distance	Min. Embedment	Max O.C. Spacing
#12 or #14 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
#12 or #14 Steel Screw (G5)	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
1/4" 410 SS CreteFlex	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"	12"
	Concrete (min. 3.35 ksi)	1"	1-3/4"	12"
1/4" Steel Ultracon +	Concrete (min. 3 ksi)	1-3/16"	1-3/8"	12"
	UngROUTED CMU, (ASTM C-90)	1-1/2"	1-1/4"	12"
5/16" Steel Ultracon	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	12"
	Grouted CMU, (ASTM C-90)	2-1/2"	1-3/4"	12"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
ALL HEAD TYPES APPLICABLE.

INSTALLATION NOTES:

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3. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
4. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.

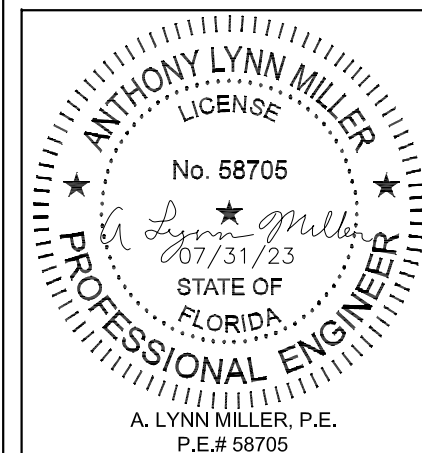
Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

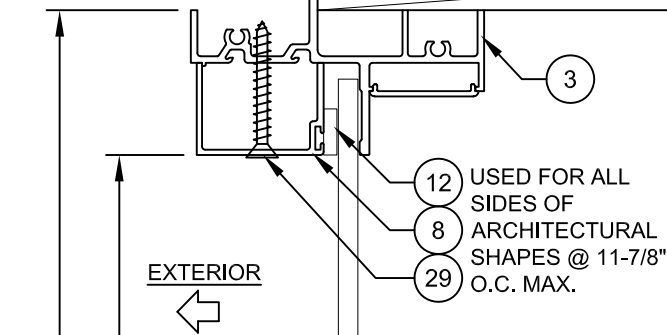
Revision: F) REMOVE 1/4" ULTRACONS.
SB - 7/31/23

PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600				REGISTRATION #29296		
Title		FIXED WINDOW INSTALLATION GUIDELINES				Date	04/12/13	
Desc.		EQUAL-LEG INSTALLATION				Drawn By	J ROSOWSKI	
Series		PW7620A	Sheet	8 OF 11	DWG No.	MD-7620A.1	Rev.	F



TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE, SEE TABLE 9, THIS SHEET

INSTALLATION TYPE I

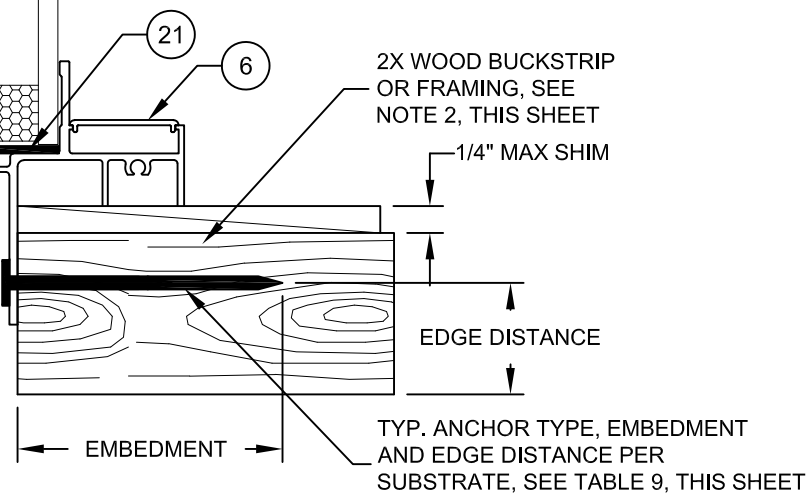


WINDOW BUCK HEIGHT

VISIBLE LIGHT HEIGHT = WINDOW BUCK HEIGHT - 2-3/4"

INSTALLATION TYPE J

VERTICAL SECTION F-F

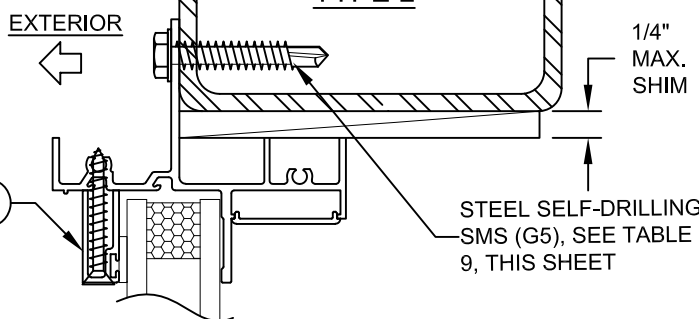


2X WOOD BUCKSTRIP OR FRAMING, SEE NOTE 2, THIS SHEET

EDGE DISTANCE

12 USED FOR ALL SIDES OF ARCHITECTURAL SHAPES @ 11-7/8" O.C. MAX.

INSTALLATION TYPE L



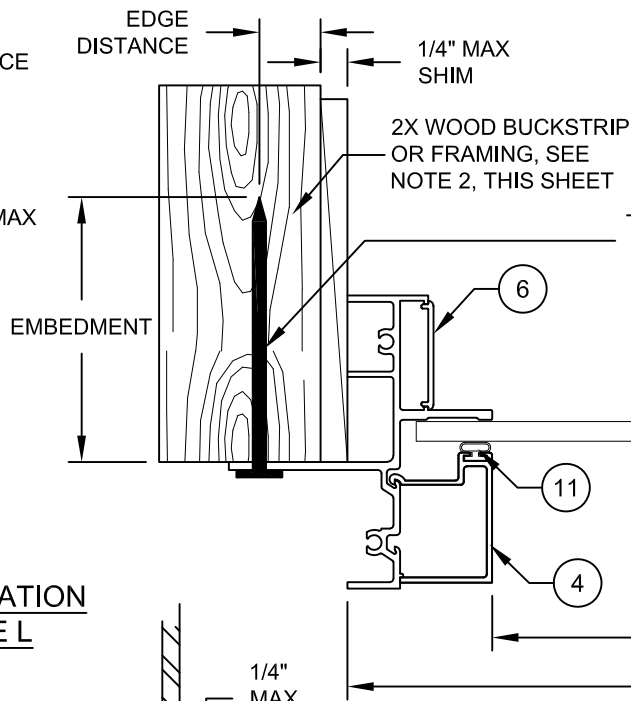
MIAMI-DADE APPROVED MULLION (SEE SEPERATE NOA), ALUMINUM, STEEL FRAMING OR STEEL STUD. SEE SUBSTRATE PROPERTIES, TABLE 9, THIS SHEET

2X WOOD BUCKSTRIP OR FRAMING, SEE NOTE 2, THIS SHEET

EDGE DISTANCE

TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE, SEE TABLE 9, THIS SHEET

INSTALLATION TYPE J



HORIZONTAL SECTION E-E

TABLE 9:

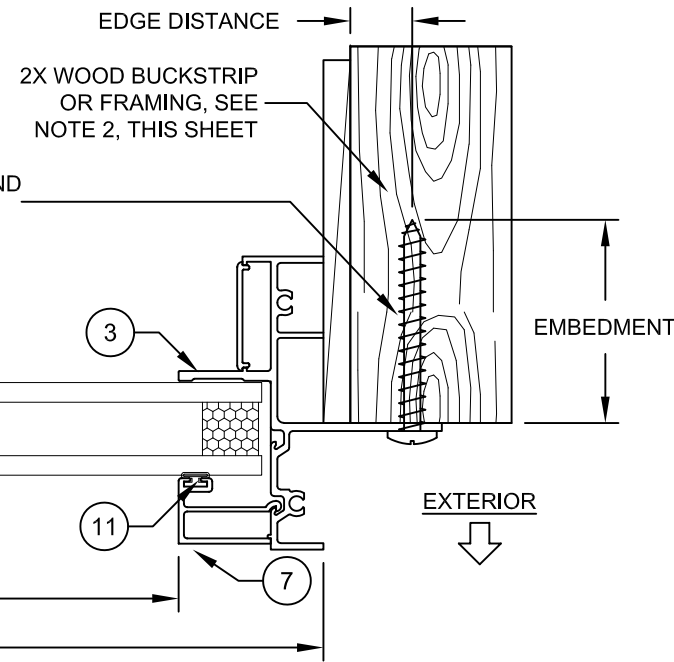
Anchor	Substrate	Min. Edge Distance	Max. O.C. Spacing
2-1/2" x .113" Box Nail	Southern Pine (SG=0.55)	5/16"	5"
2-1/2" x .131" Common Nail	Southern Pine (SG=0.55)	3/8"	5"
2-1/2" x .145" Roofing Nail	Southern Pine (SG=0.55)	3/8"	5"
#10 x 1" Steel Screw*	Southern Pine (SG=0.55)	1/2"	5"
	0.093" Aluminum, 6063-T5 min.	5/16"	5"
	1/16" A36 Steel	5/16"	5"
	0.045" (18 Ga) Steel Stud, Gr. 33	5/16"	5"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.

INSTALLATION NOTES:

1. USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.
2. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
3. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.
4. FIN MAY BE REMOVED IN-FIELD TO CREATE AN EQUAL-LEG FRAME. SEAL CUT EDGE.

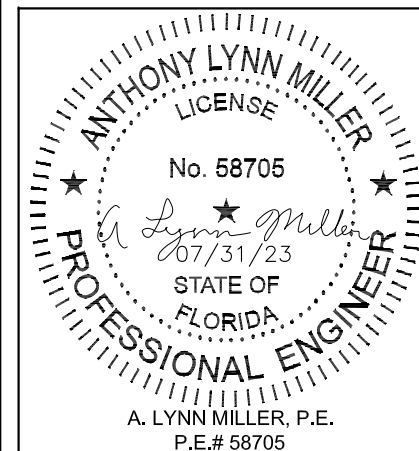
INSTALLATION TYPE K



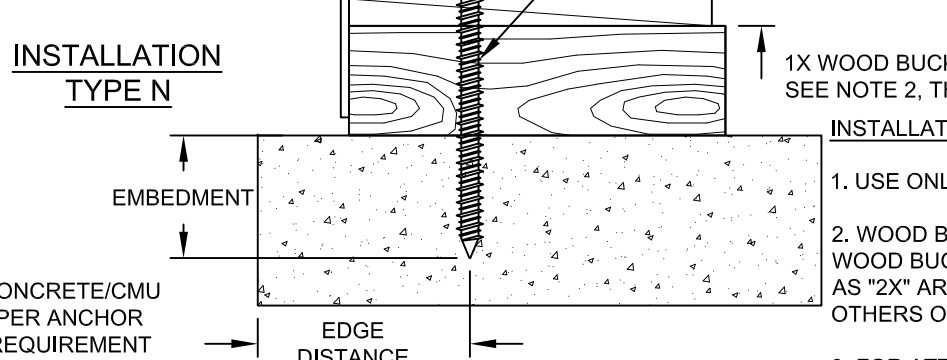
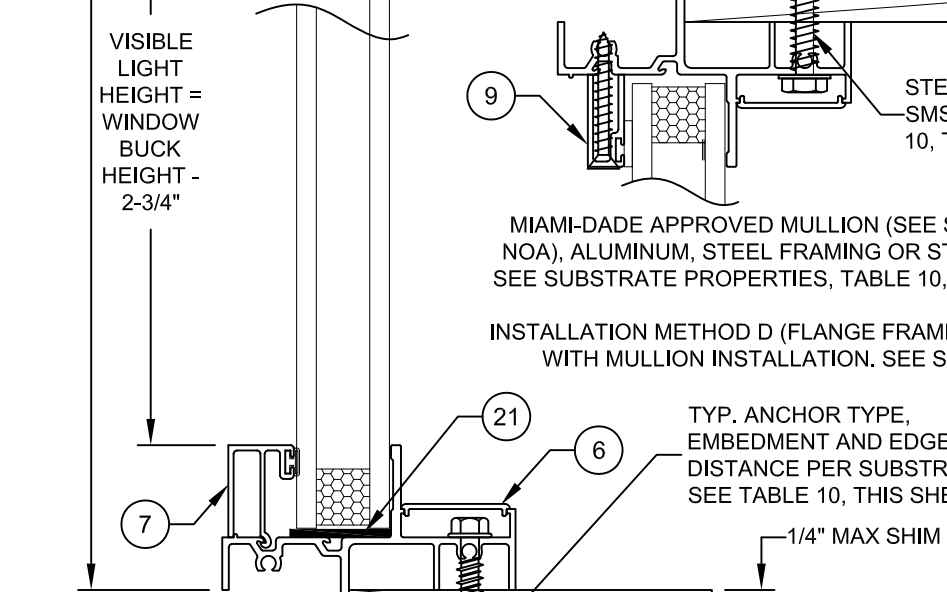
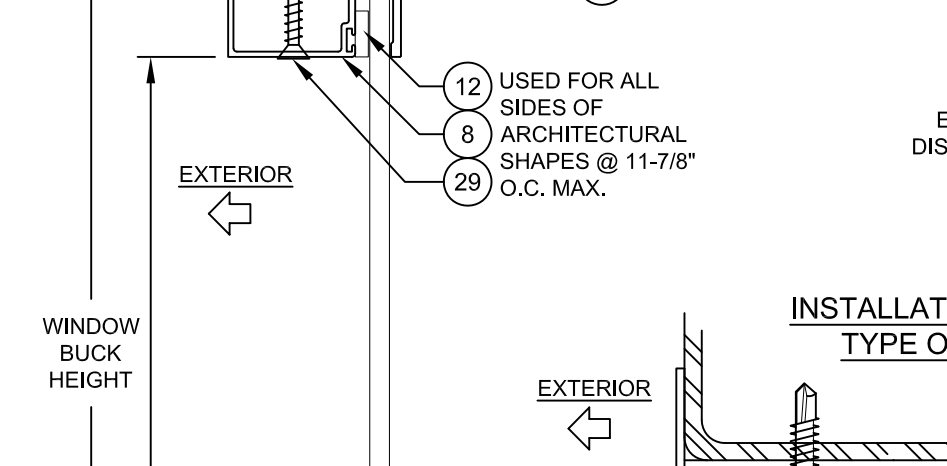
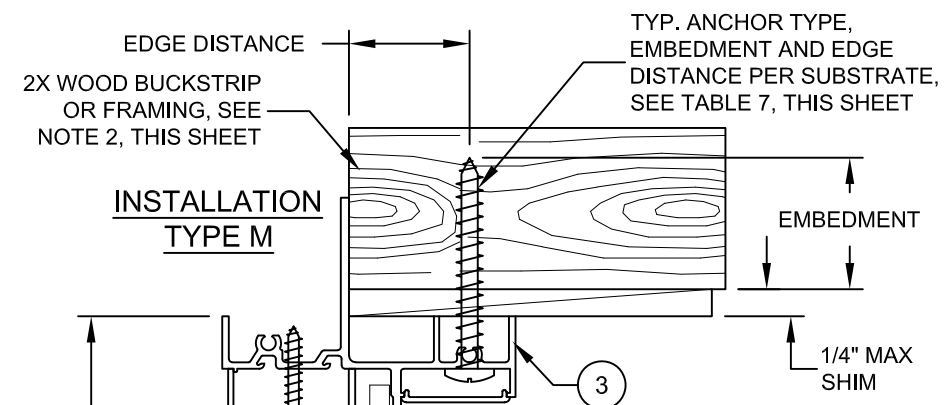
PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) ADD NOTE 4.
SB - 7/31/23

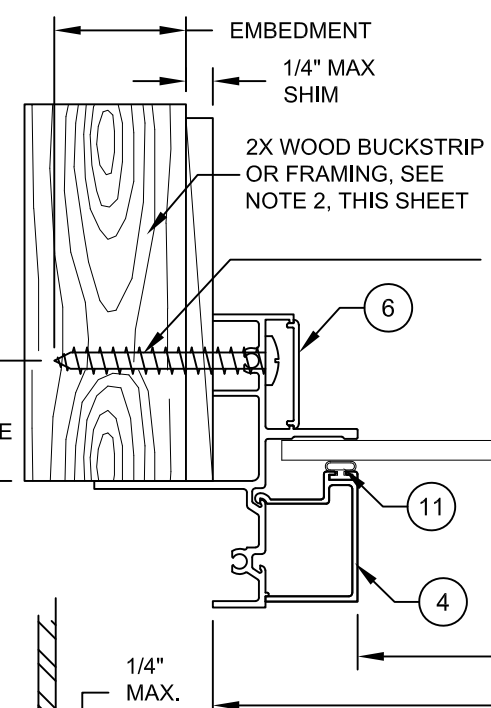
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		REGISTRATION #29296		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	
FIXED WINDOW INSTALLATION GUIDELINES		Date	04/12/13		
FIN INSTALLATION		By		J ROSOWSKI	
PW7620A		Sheet		9 OF 11	
DWG No.		MD-7620A.1		Rev. F	



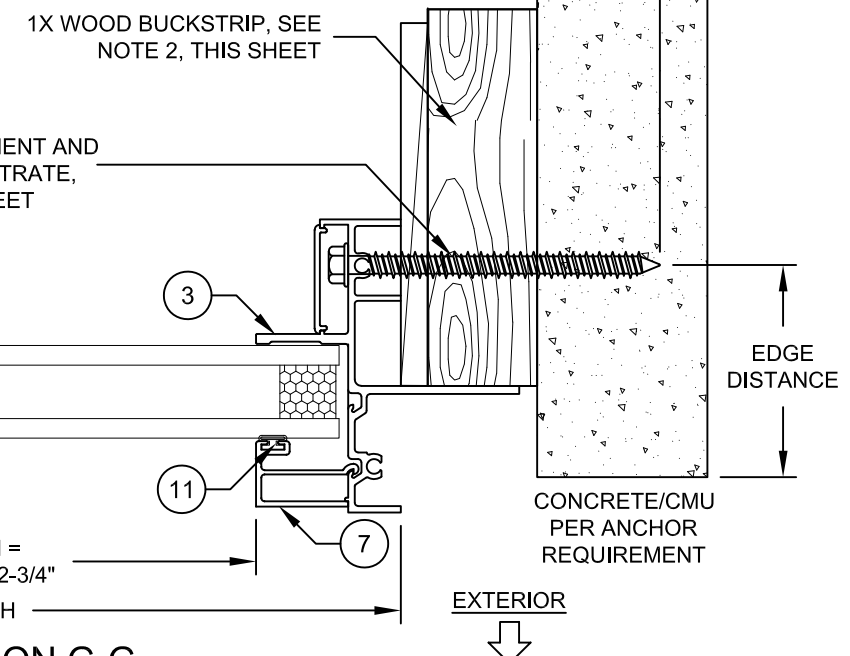
Material	Min. F _y	Min. F _u
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6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi



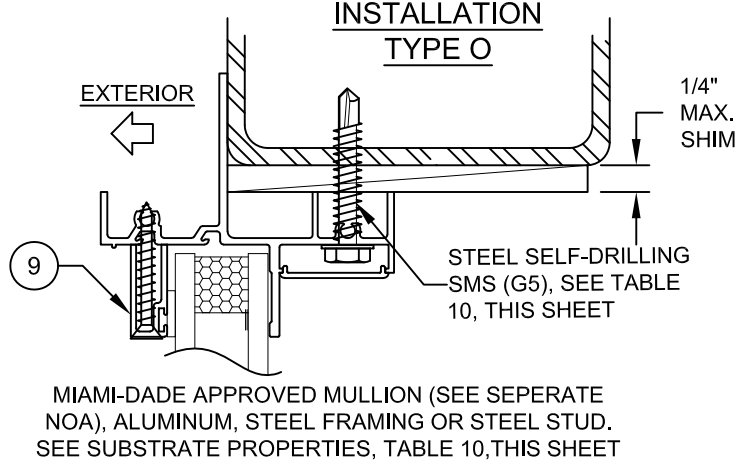
INSTALLATION TYPE M



INSTALLATION TYPE N



INSTALLATION TYPE O



HORIZONTAL SECTION G-G

TABLE 10:

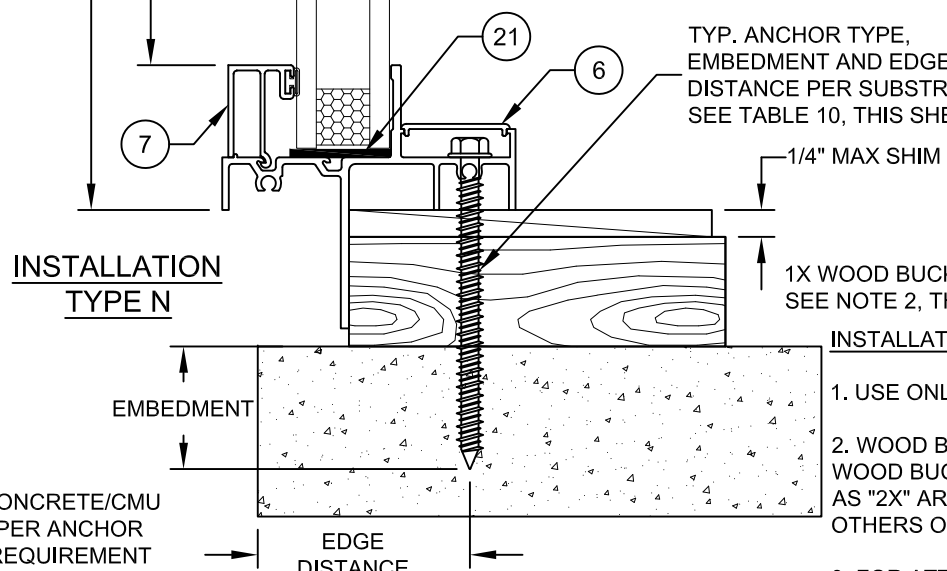
Anchor	Substrate	Min. Edge	Min. Embedment	Max O.C.
#12 or #14 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"	4.9"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	4.9"
	A36 Steel	3/8"	0.063" *	4.9"
#12 or #14 Steel Screw (G5)	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	4.9"
	Southern Pine (SG=0.55)	9/16"	1-3/8"	4.9"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	4.9"
1/4" 410 SS CreteFlex	A36 Steel	3/8"	0.063" *	4.9"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	4.9"
	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"	9"
1/4" Steel Ultracon+	Concrete (min. 3.35 ksi)	1"	1-3/4"	9"
	Ungrouted CMU, (ASTM C-90)	1"	1-1/4"	9"
5/16" Steel Ultracon	Concrete (min. 3 ksi)	1"	1-3/8"	4.9"
	Ungrouted CMU, (ASTM C-90)	1"	1-1/4"	4.9"
5/16" Steel Ultracon	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	9"
	Grouted CMU, (ASTM C-90)	2-1/2"	1-3/4"	9"

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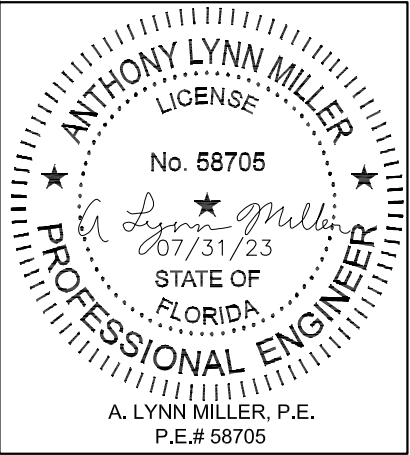
VERTICAL SECTION H-H



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.01**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

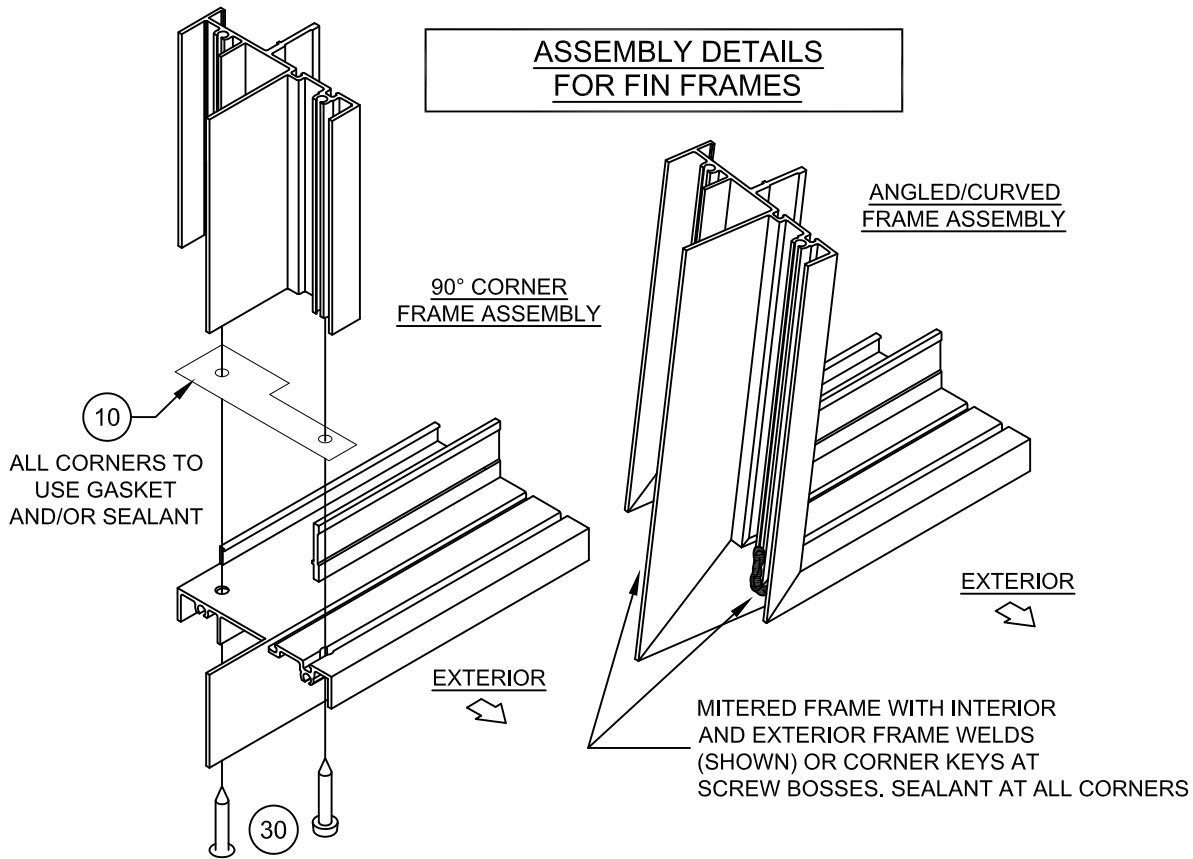
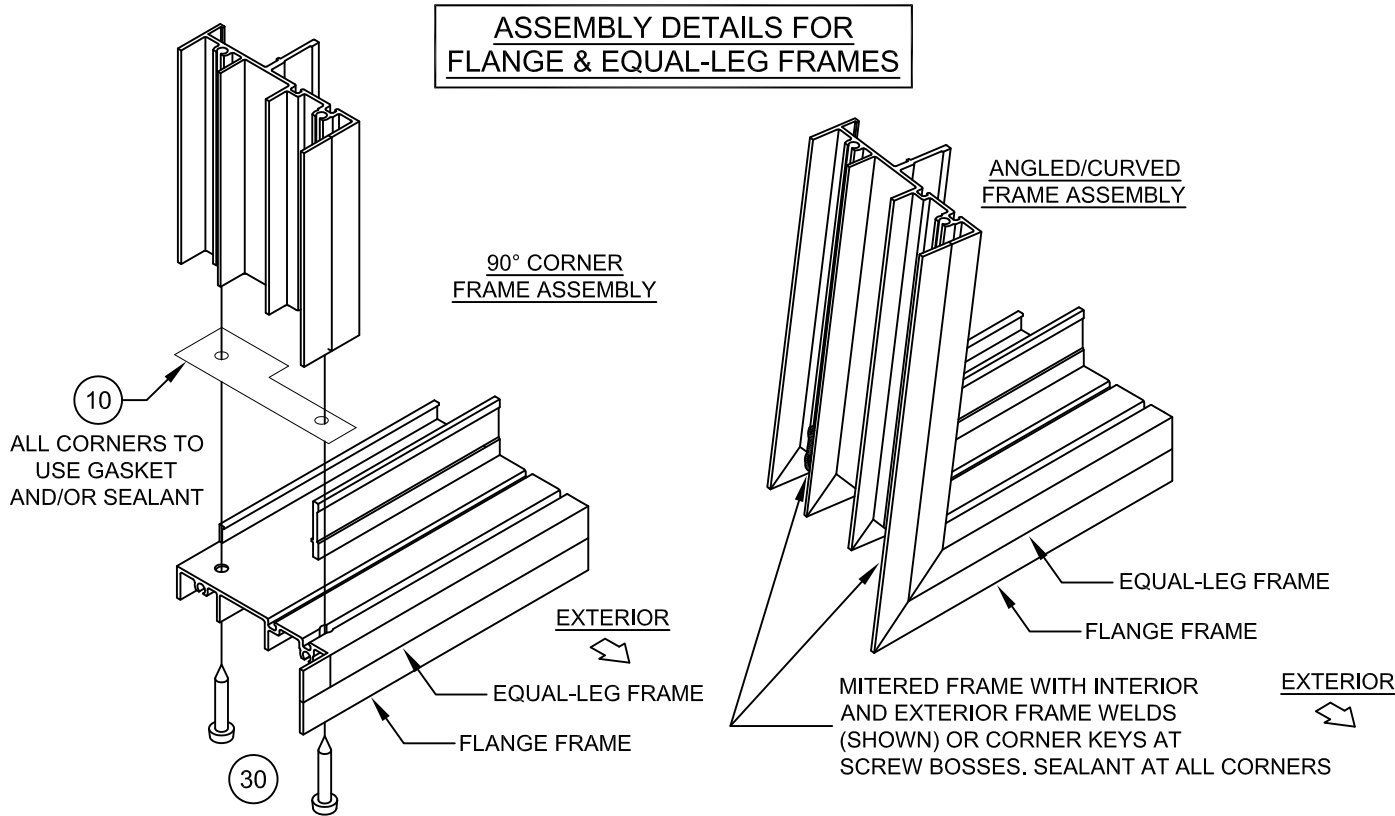
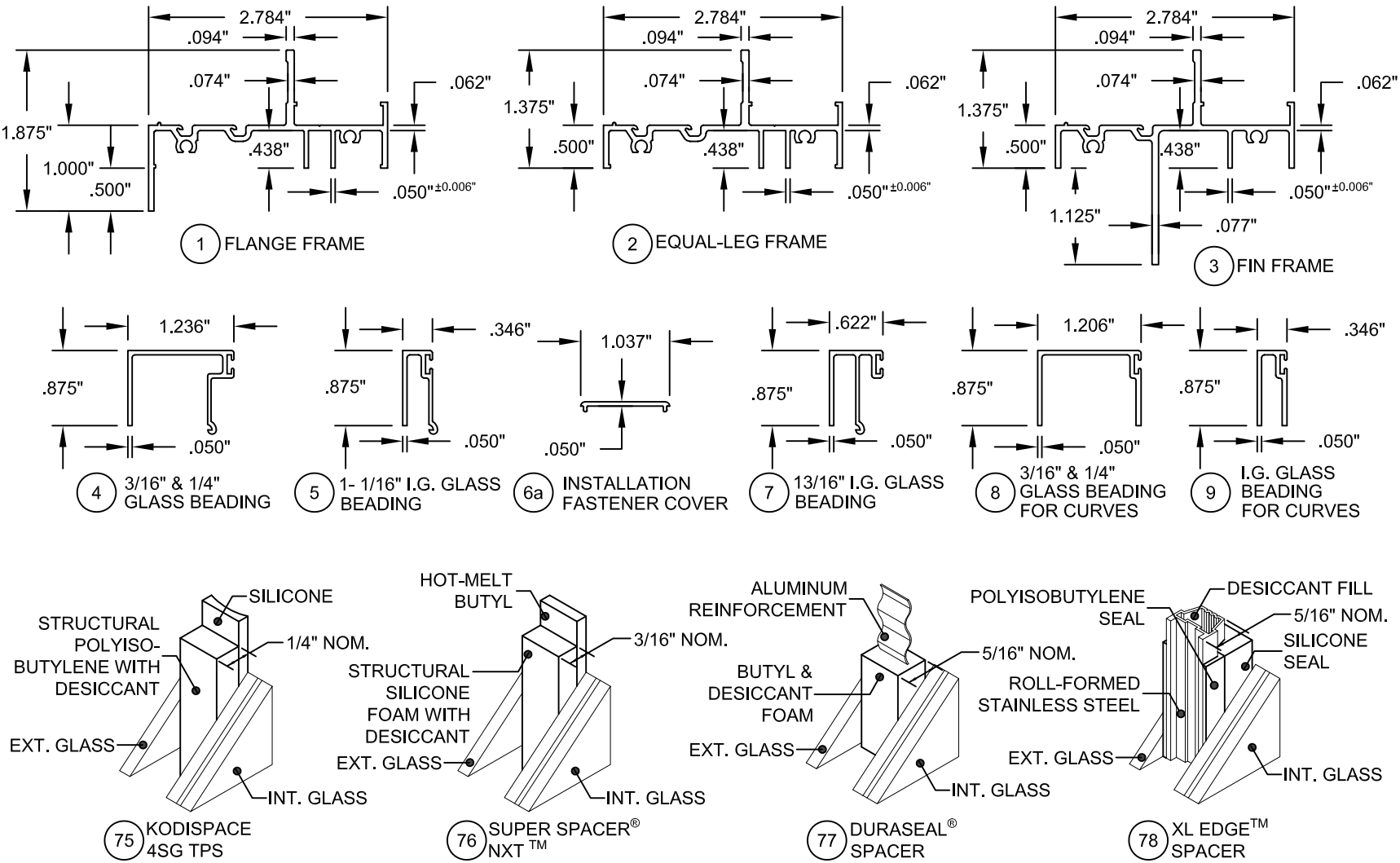
Revision: F) REMOVE 1/4" ULTRACONS. ADD NOTE 5. ADD NOTE, FLANGE FRAME ALLOWED W/ FIN AT MULLION. SB - 7/31/23

PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		REGISTRATION #29296		04/12/13		F
				Date	Rev.	
PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		J ROSOWSKI				
FIXED WINDOW INSTALLATION GUIDELINES		By		Dwg	No.	MD-7620A.1
		Date				
FIN INSTALLATION		J ROSOWSKI				
PW7620A		10 OF 11		Dwg No.		Rev.
Sheet		10 OF 11				
Series		PW7620A				
Desc.		FIN INSTALLATION				



Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

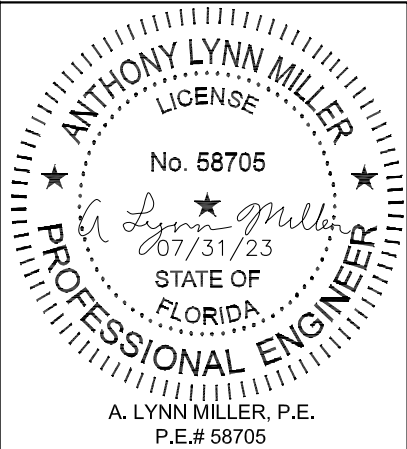
TABLE 11:			
Item #	PGT Part #	Description	Material
1	4253C	Flanged Frame	Alum. 6063-T5
2	4285	Equal-leg Frame	Alum. 6063-T5
3	4256	Integral Fin Frame	Alum. 6063-T5
4	4258	3/16" & 1/4" Glass Beading	Alum. 6063-T5
5	4254	1-1/16" I.G. Glass Beading	Alum. 6063-T5
6a	4270	Installation Fastener Cover	Alum. 6063-T5
6b	4224	Installation Fastener Cover	Rigid PVC
7	4263	13/16" I.G. Glass Beading	Alum. 6063-T5
8	4280	3/16" & 1/4" Glass Beading for Curves	Alum. 6063-T5
9	4269	I.G. Beading for Curves	Alum. 6063-T5
10	70589C	Gasket (at 90° corner joints)	Polyethylene
11	TP247/8	Vinyl Bulb Weatherstrip	Flex PVC, Duro. 65 +/-1
12	61308K	Foam Beading Tape	
13	Dow 791, 899, 983, 995 or GE 7700 Backbedding		Silicone
20	71652K	Setting Block, Mono. 3/16" x 7/16" x 4"	Neoprene, Duro. 85 +/-1
21	71704AK	Setting Block, I.G. 3/16" x 1-3/32" x 4"	Neoprene, Duro. 85 +/-1
29	76X114FPTX	#6 x 1-1/4" FH SMS (Curved Beading)	Stainless Steel
30	781PQX	#8 x 1" Quad PH SMS (Assembly)	Stainless Steel
75		Kommerling Kodispace 4SG TPS	See this Sheet for Materials
76		Quanex Super Spacer nXT	
77		Quanex Duraseal Spacer	
78		Cardinal XL Edge Spacer	



PRODUCT REVISED
 As complying with the Florida Building Code
NOA-No. 23-0816.01
Expiration Date: 02/19/2029
 By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
 SB - 7/31/23

PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600															
		REGISTRATION #29296															
		FIXED WINDOW INSTALLATION GUIDELINES															
		Date		04/12/13													
Title		BOM, EXTRUSIONS AND CORNERS															
Series		PW7620A		Sheet		11 OF 11		DWG No.		MD-7620A.1		Rev.		F			
Desc.		J ROSOWSKI										Drawn By					





HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2024-0022

September 19, 2024

Owner/Applicant:	City of Fernandina Beach
Property Address:	204 Ash Street
Requested action:	Certificate of Approval (COA) to replace windows at City Hall.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	City Hall
FL Master Site File #	NA01218
Year Built:	1930
Contributing Status:	Non-Contributing

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 a Certificate of Approval (COA) to replace 15 non original windows with similar windows as existing ones that meet the Florida Building Code minimum requirements. The existing windows are not operable and are overdue for replacement. Due to its size one window will convert from a single hung to a fixed picture window because of availability in an irregular size.

The window type is not contained in the approved windows list which is why the board is seeing this application.

Replacement windows are as follows:

(1) - PW7620A Picture Window Series 7620A and

(14) - SH7600A Single Hung

The window will be stainless steel finish as consistent with other existing non-original windows, with a few exceptions, on City Hall.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☐	☐	☒
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☐	☐	☒
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☐	☐	☒
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☐	☐	☒
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual	☐	☐	☒

	<i>qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>			
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☐	☐	☒
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☐	☐	☒

ANALYSIS:

The chosen windows are a replacement of existing non-historic windows and will look the same as the current windows except for one window that becomes fixed due to the irregular size.

STAFF RECOMMENDATION:

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

Staff recommends: Approval of HDC 2024-0022

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0022 **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 2024-0022, as presented, **is or is not** substantially compliant with the Comprehensive Plan, 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 **Application**
EXHIBIT 2 **FMSF NA01218**

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA01218**
 Field Date 2-12-2018
 Form Date 2-12-2018
 Recorder # _____

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

Site Name(s) (address if none) Fernandina Beach City Hall 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

Clear Location Values

Street Number 204 Direction ☒ Street Name Ash 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 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0270-0010 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1930 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use City hall From (year): _____ To (year): _____
 Current Use City hall From (year): _____ To (year): _____
 Other Use ☒ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; facade
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Side flat
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Clear Description Values

Style Moderne Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. Flat 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 replacements, ribbons & corners; fixed window walls

Distinguishing Architectural Features (exterior or interior ornaments) Horizontal linear design & patterns; wide overhangs; flat awnings; window walls & ribbons; segmental arches; pierced concrete block screen

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 ☐ Clear Check Boxes	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)		

DESCRIPTION (continued)

[Clear Description Values](#)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2.
 Structural System(s): 1. Masonry - General 2. 3.
 Foundation Type(s): 1. Slab 2.
 Foundation Material(s): 1. Concrete, Generic 2. Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Modern glass & metal frame door w transom

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

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

[Clear Significance Values](#)

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 altered by and does not retain historic integrity.

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

1. 3. 5.
 2. 4. 6.

DOCUMENTATION

[Clear Documentation Values](#)

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

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

RECORDER INFORMATION

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

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ 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.

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14554

Date Submitted: 8/27/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

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.

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case #

HDC YYYY-##

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

Yes

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

8/1/2024

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*

Alachua Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

na

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9013103481

E-mail Address*

jglisson@fbfl.org

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***

Alachua Street- Streetscape Improvements

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

Design Vision Statement*

Provide improvements to support Alachua Street Crossing

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?**2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?****3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?****4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?****5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?****6. Would the removal of the structure or site destroy the historic relationship between structures or open space?****7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?**

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Color

(Name/Number)

SIGNAGE**Manufacturer**

Product Description

Color

(Name/Number)

OTHER**Manufacturer**

Product Description

Color

(Name/Number)

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

Upload 1
 No fi...sen
Upload 2
 No fi...sen
Upload 3
 No fi...sen
Upload 4
 No fi...sen
Upload 5
 No fi...sen
Upload 6
 No fi...sen
Upload 7
 No fi...sen
Upload 8
 No fi...sen
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*

Jeremiah

Applicant Last Name*

Glisson

Today's Date*

8/1/2024



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.



FRONT STEET
PROPERTY LLC

101 N. 2ND STREET
STANDARD MARINE

B L O C K

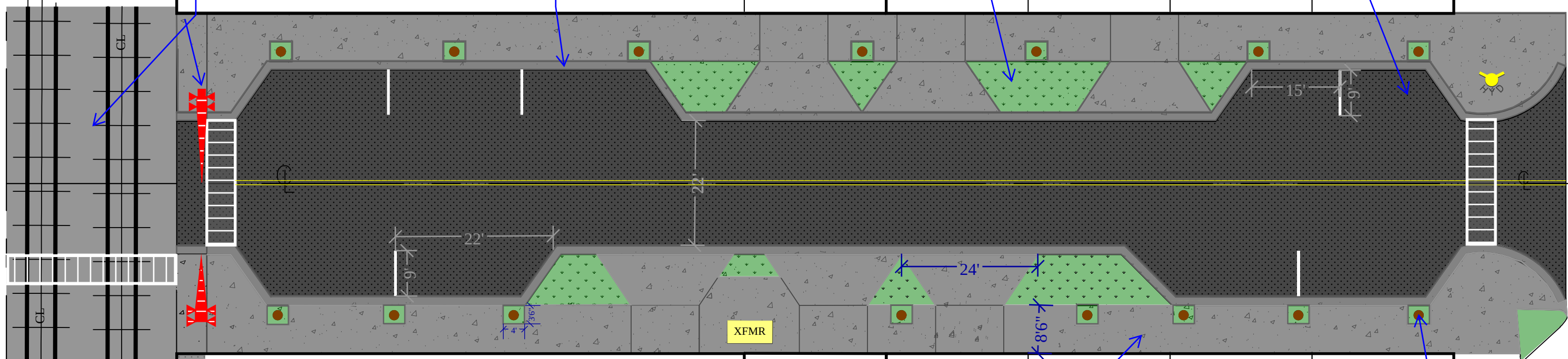
2

CONCRETE CROSSING SURFACE &
SIGNALS INSTALLED BY RAILROAD

18" CURB & GUTTER

LANDSCAPE ISLAND PLANTING TBD

LSV PARKING SPACE



FUTURE SIDEWALK

BRUSHED CONCRETE
SIDEWALK

SABEL PALM
TREE ISLAND

101 ALACHUA STREET
DOWNTOWN CRAB LLC

LIFT
STATION

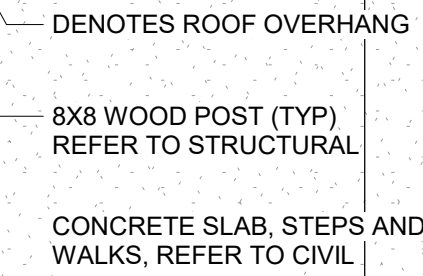
31 N. 2ND STREET
CRAB TRAP

NORTH 2ND STREET

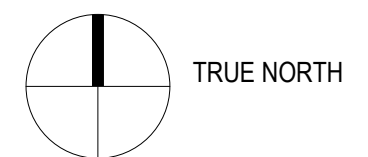
ALACHUA STREET



NO SCALE


$$1/4'' = 1'-0''$$


1/4" = 1'-0"

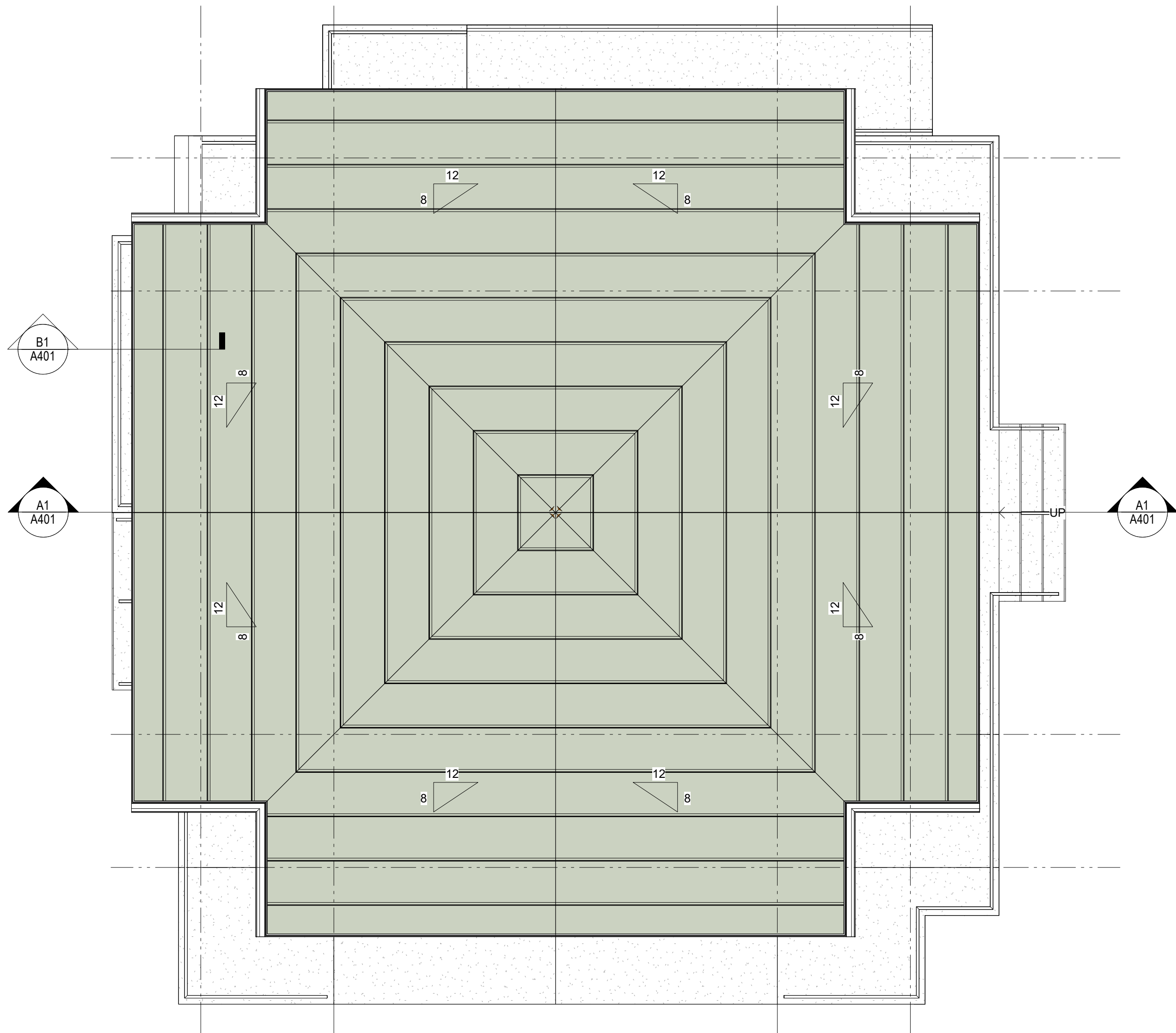


ARCHITECT	LICENSE NO.
-----------	-------------

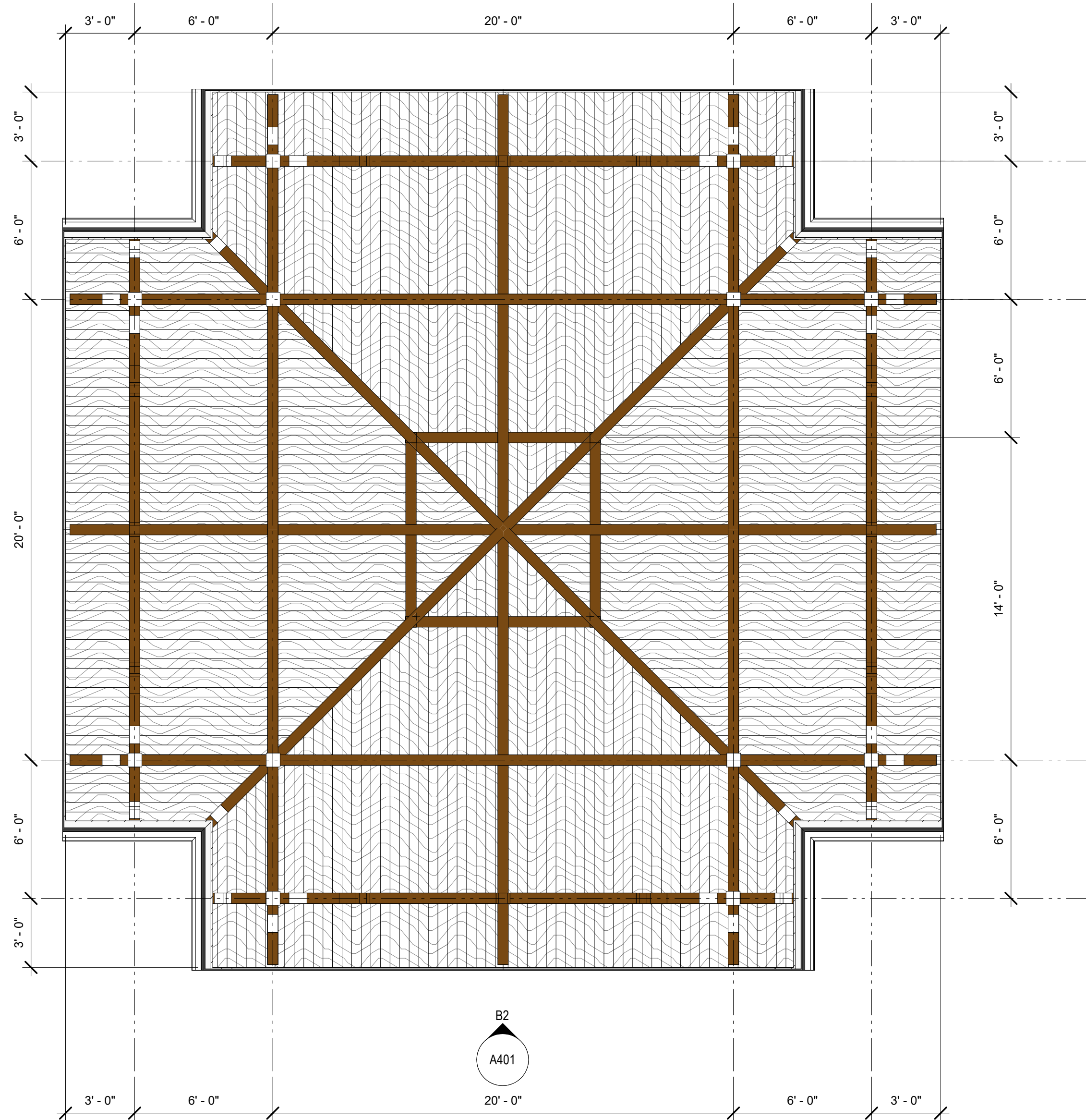
TE:	NOT ISSUED
Author:	Author
Checker:	Checker
IB NO:	202411

A101
PRELIMINARY

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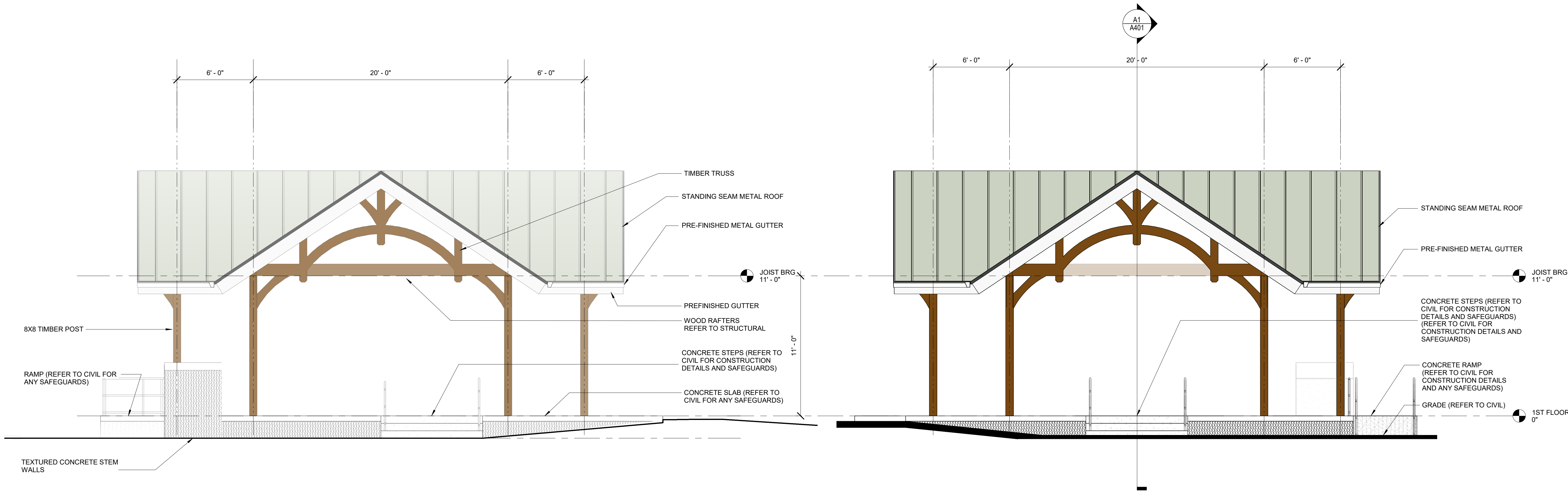


1 ROOF PLAN NEW CONST
A131 ROOF PLAN 1/4" = 1'-0"



2 REFLECTED CEILING PLAN
A131 1ST FLOOR PLAN - CEILING NEW CONST 1/4" = 1'-0"

9/13/2024 12:42:01 PM C:\Users\jpsmith\Documents\202411_FernandinaBeach\Pavilion_R24_Central_jpsmithLDYNT.rvt

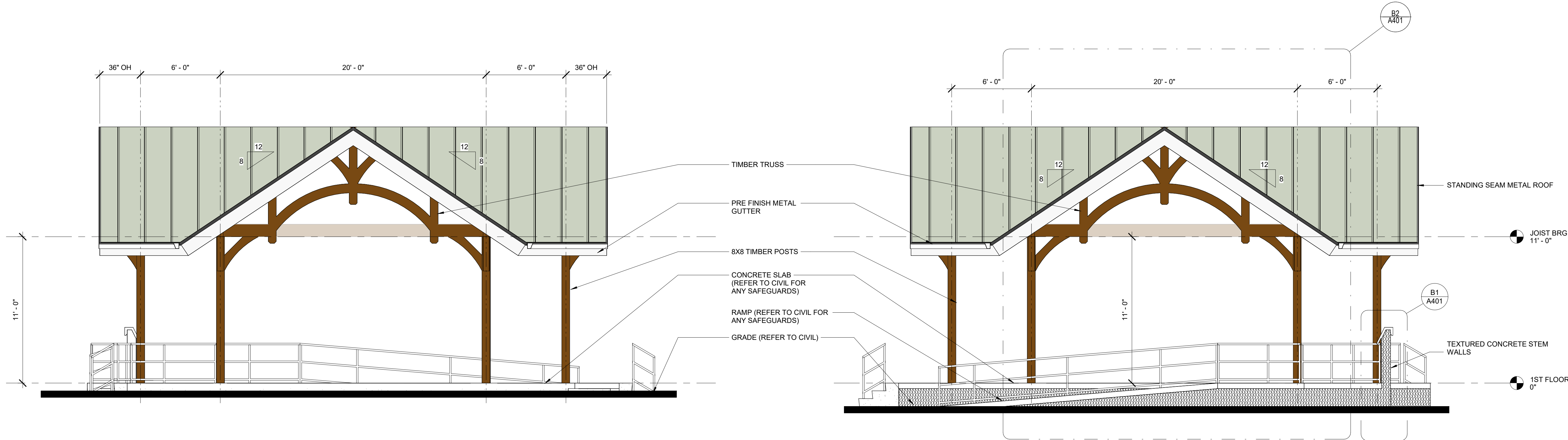


B2
A301
EXTERIOR ELEVATION
WEST EXTERIOR ELEVATION

1/4" = 1'-0"

B1
A301
EXTERIOR ELEVATION
EAST EXTERIOR ELEVATION

1/4" = 1'-0"

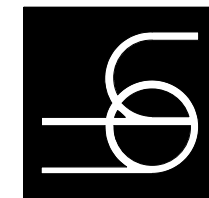


A2
A301
EXTERIOR ELEVATION
SOUTH EXTERIOR ELEVATION

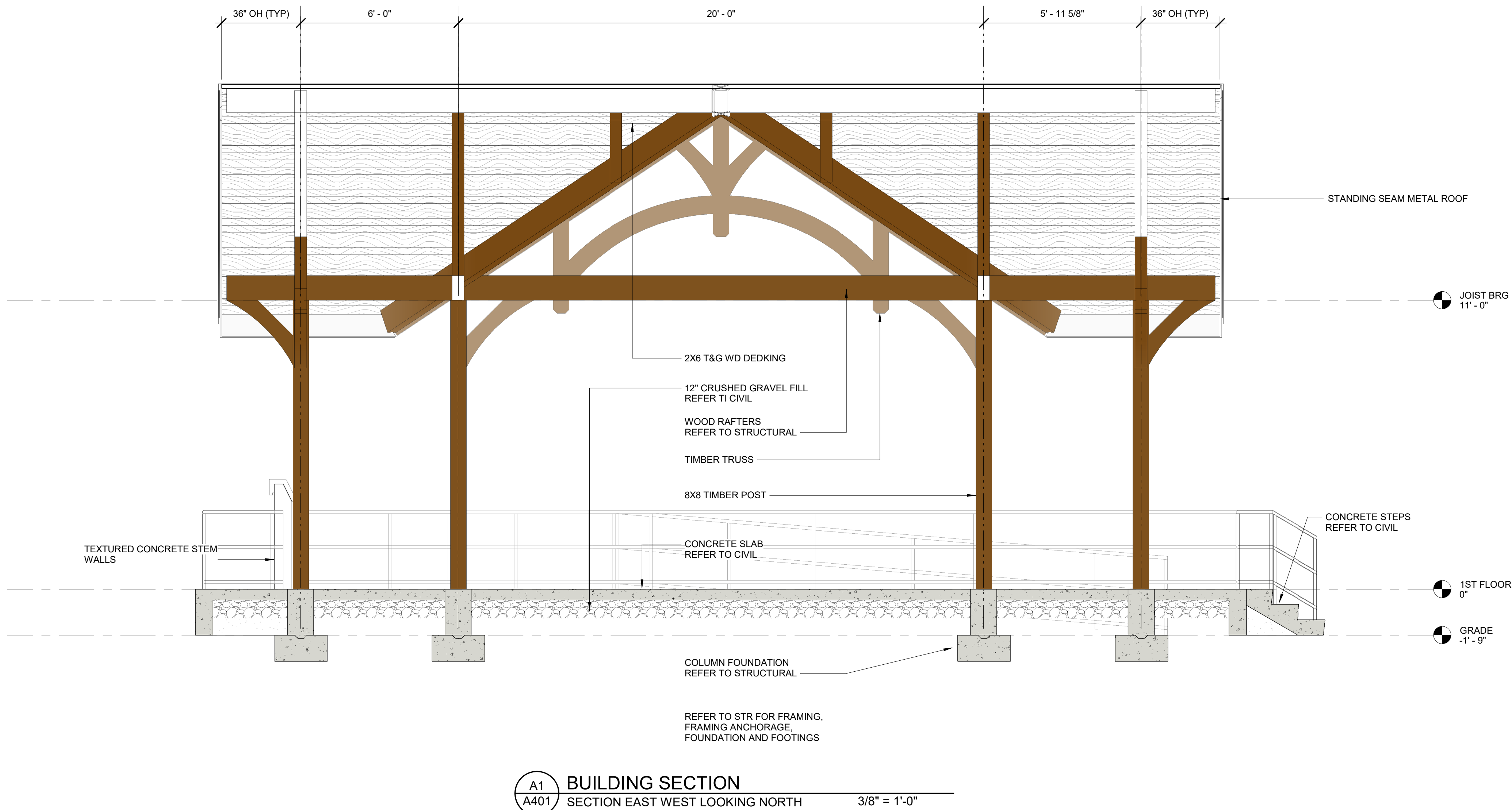
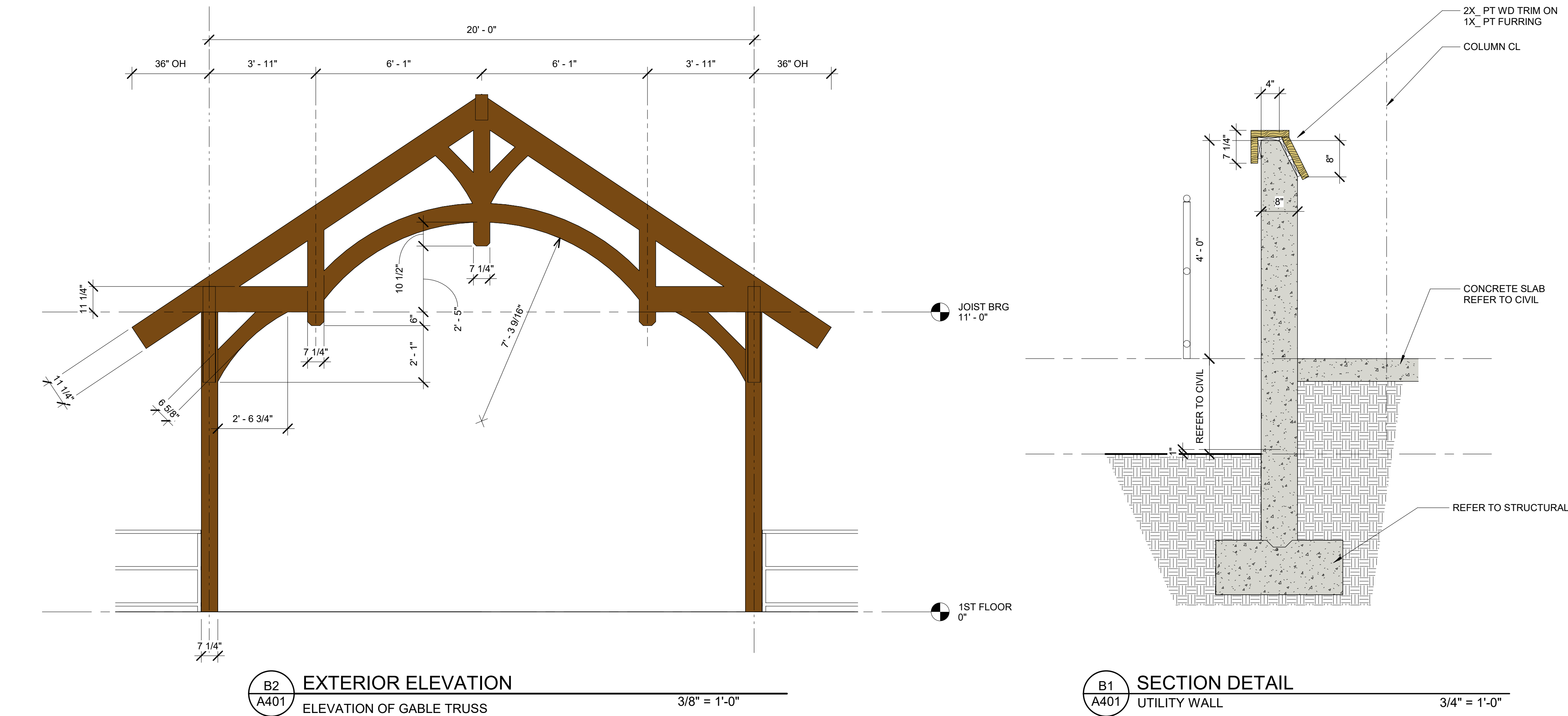
1/4" = 1'-0"

A1
A301
EXTERIOR ELEVATION
NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



9/13/2024, 12:42:02 PM C:\Users\jsmith\Documents\202411_FernandinaBeach\Pavilion_R24_Central_jsmithLDYNT.rvt



BHIDE & HALL ARCHITECTS, P.A.
1339 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073
LIC. NO. AB0011549
PIL (904) 364-1919

CITY OF FERNANDINA BEACH

LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

ARCHITECT	LICENSE NO.

DATE	DESCRIPTION	SYM

BUILDING SECTIONS

DATE: 06/12/2024
D.B.: Author
C.B.: Checker
JOB NO: 202411

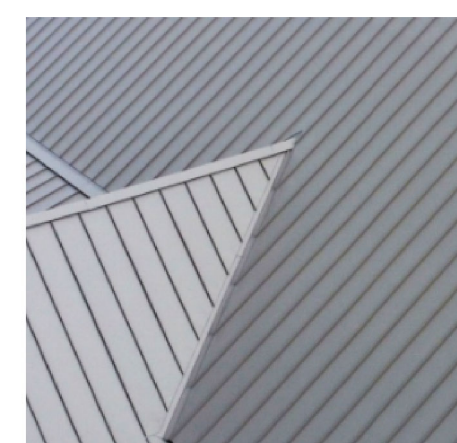
A401
PRELIMINARY



CITY OF FERNANDINA BEACH
LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

ARCHITECT		LICENSE NO.	
SYMBOL		DATE	
3D VIEWS			
DATE:		06/06/2024	
D.B.:		Author	
C.B.:		Checker	
JOB NO:		202411	

A901
PRELIMINARY



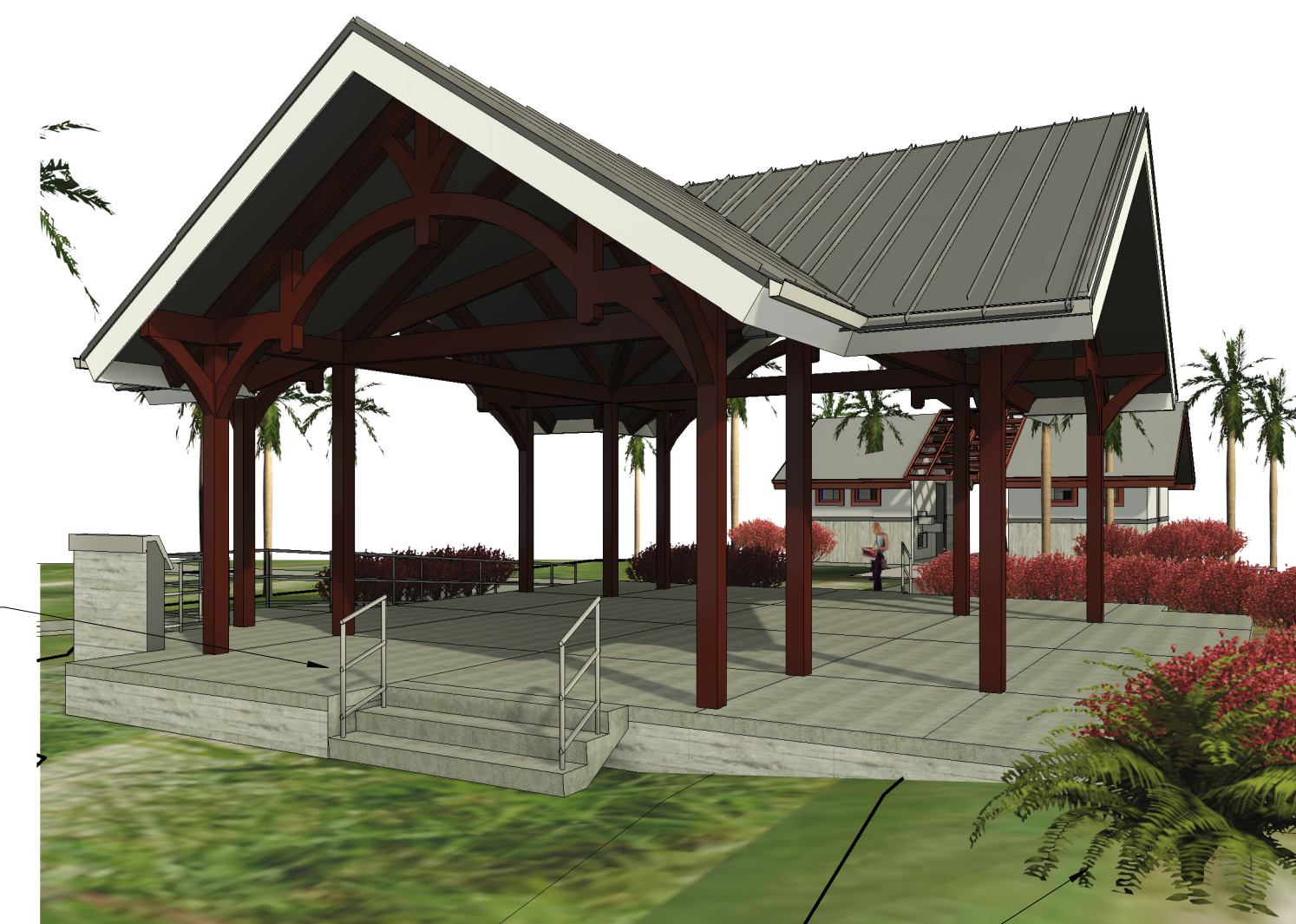
— STANDING SEAM METAL ROOF



STAINLESS STEEL
CABLE RAILING / WOOD
POSTS (NO TOP RAIL)



CONCRETE STEPS AND SLAB



TEXTURED CONCRETE —
PLANTERS AND STEM WALLS





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0015
SEPTEMBER 19, 2024

Owner/Applicant:	City of Fernandina Beach
Property Address:	Lots C and D
Parcel ID#	00-00-31-1760-0029-0010, 00-00-31-1760-0031-0020
Current zoning:	IW/REC
FLUM land use category:	Industrial Waterfront/Recreation
Existing uses on the site:	Vehicle and Boat Trailer Parking, Landscaping, Sun Shelters, Boardwalk, Sports Courts, Atlantic Seafood, Boat Ramp
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	FINAL Certificate of Approval (COA) to Construct Pavilion and Restrooms

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

BACKGROUND INFORMATION AND SUMMARY OF REQUEST:

The Community Redevelopment Agency Advisory Board (CRAAB) has reviewed the conceptual designs for two structures planned for the new waterfront park: a restroom building and pavilion. These designs were created by Thomas Hutton and Eric Bartelt. The applicant is seeking a Conceptual Certificate of Approval (COA) for these structures.

Site & Design Considerations:

The park is located within the Community Redevelopment Area (CRA) Overlay, a priority area for coordinated development. The specific lots (C & D) are situated in the designated "Public Waterfront Park Design Area."

This area prioritizes:

- Industrial Waterfront Land Use retention
- Preservation of river views
- Public access
- Supporting marina functions, daily use, and special events

Recent Activities:

- The HDC previously approved parking improvements for these sites in November 2023 (HDC 2023-0106).
- In January 2024, the HDC granted conceptual approval for a new seafood market and restaurant replacing Atlantic Seafood at 10 Ash Street (HDC 2023-0111). This new development is situated near the planned restroom and pavilion.
- In June 2024, the HDC continued the case for future action/ decision making so that additional renderings and details could be provided consistent with their feedback

Requested Action:

Final approval for designs of the pavilion and restroom. The goal is to provide feedback on these designs to ensure they align with the surrounding aesthetics and functionality for the public waterfront park. Designs have thoughtfully considered feedback provided to the design team at the boards June and August meetings.

The design objective states that the intent of these improvements is to *“To create an architecturally iconic pavilion that reflects the Victorian architecture of Fernandina’s Historic District (lap siding, steeply pitched roofs) combined with a working waterfront aesthetic (metal roofs, minimal ornamentation, maritime references), consistent with the CRA Design Guidelines.”*

Restroom Building:

- Two pre-fabricated concrete buildings with two separate, ADA-compliant unisex bathrooms each.
- Buildings face each other, separated by a pergola.
- Cladding options include:
 - Simulated lap siding
 - Simulated brick
 - Combination of both

Pavilion:

- A key point of contention is the roof design.
 - Original concept: Low-pitched roof with completely open gable ends.
 - Current design: Steeper pitched roof with partially closed, lap-sided gable ends.
- This change aims to reflect the surrounding architecture:
 - Historic District - known for steep pitched roofs and lap siding.
 - Working waterfront - known for metal roofs and lap siding.
- The closed gable ends offer more weather protection, allowing for a wider range of events.
- Cladding material for the pavilion will be simulated lap siding to match the proposed restroom building and the planned new Atlantic Seafood building.

Overall Goal:

Eric Bartelt, who designed the park's concept, seeks to create a cohesive aesthetic that integrates the various waterfront elements. This includes reflecting the Historic District and working waterfront character.



CRADG

Design Areas

- East of Front Street
- North Waterfront
- Public Waterfront Park
- South Waterfront
- CRA Public ROW Resources



APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

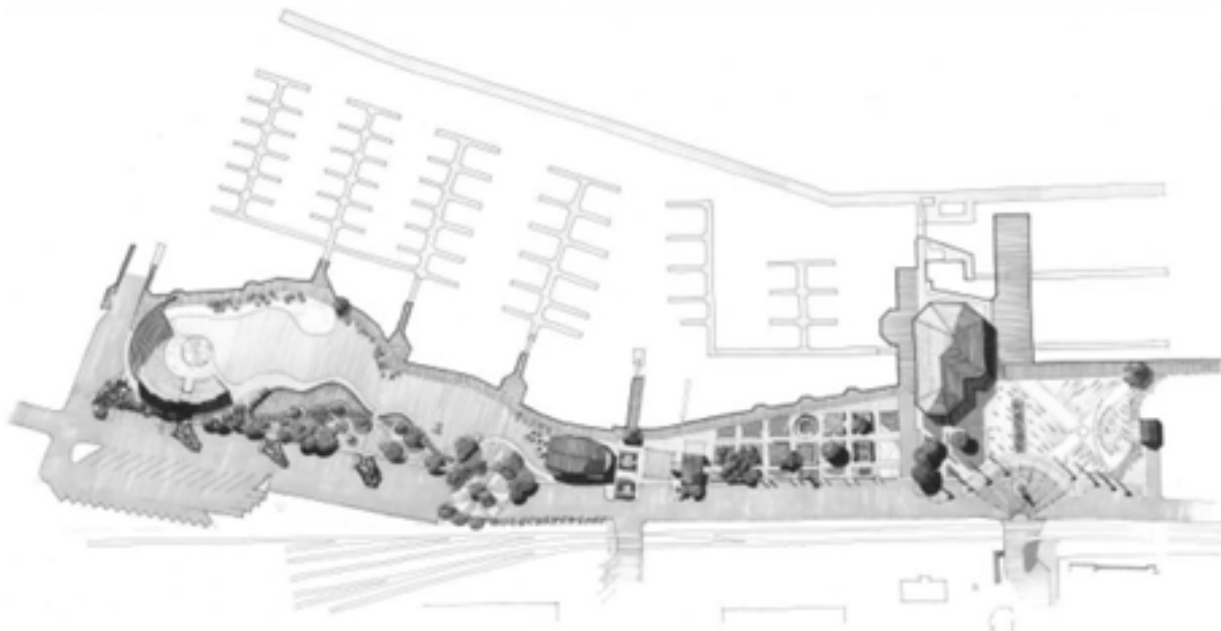
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

APPLICABLE [CRA DESIGN GUIDELINES](#) SECTIONS:

FINAL CRA SUBMITTAL

General Recommendations

1. The small park at the corner of Second and Ash should be retained as a public green "oasis" that also preserves views of the water from City Hall. The balance of this area is a prime location for city controlled parking areas, but the parking surfaces should be designed as pervious and to function as a public space during events.
2. The proposed Plan for the Waterfront City Park resolves the larger problems of visual and pedestrian access and circulation efficiency along Ash and should be developed with the assistance of a landscape architect (fig. 3.21).



(fig. 3.21) Conceptual Waterfront Park developed by the Waterfronts Florida and Parks and Recreation Committees.

Waterfront Public Space

The Public Waterfront Design Area contains one of the most significant but underdeveloped public spaces on Amelia Island. Its success as a space essential to residents and visitors is dependent on how it supports a multitude of functions under many seasonal conditions. Waterfront programming and design of park elements should provide protection from the radical changes of weather that occur on the Island during the course of the seasons. Waterfronts that can thrive in year-round conditions will reap the benefits of greater economic activity and higher attendance at public facilities.

The waterfront park should be viewed not as a static, self-contained destination, but as an important connection to other places in the city such as the Historic District, Central Park, Main Beach, and the Egan's Creek Greenway. This design area is connected to the most important public space of Fernandina- the Amelia River and the Intracoastal Waterway. All planning, design, and management efforts should reinforce connections to the water and the city to strengthen community identity.

Recommendations

1. Strive for ongoing public involvement in the evolution of the waterfront through continued design workshops conducted by experts.
2. Insure multiple pedestrian connections to the water and the city.
3. Provide more shade and shelter from the elements to improve all-season use.
4. Avoid "light pollution" during the evening which interferes with enjoyment of the waterside.
5. "Manage, manage, manage"- constant attention to maintenance and adherence to guidelines is required.

Pervious Surfaces

The City desires to reduce storm water run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, pervious surfaces for parking and maneuvering areas shall be provided in all CRA Design Areas.

Guidelines

Acceptable permeable surfaces include:

1. Pervious concrete
2. Pervious pavers
3. Gravel, bark or grass when reinforced to provide adequate load-bearing requirements (including prefabricated geotechnical structures shown in figs. 5.12, 5.13)
4. Other permeable surfaces may be approved by Staff as more effective technology evolves. Applicants shall provide documentation and research support for submissions. (Note: Approval of previous surface constructions may require separate approval from the St. Johns River Water Management District).



(fig. 5.12) Pervious parking surfaces.



(fig. 5.13) Grass parking system capable of handling significant vehicle loads.

Accessory Park Structures

The park may eventually contain additional small structures, which include but are not limited to bathrooms, kiosks, pavilions, pergolas, and storage buildings and required railings. The following guidelines apply to new or existing accessory structures that will be replaced.

Guidelines

1. Structures shall be appropriately scaled and strategically located to define public space and support the Waterfront Park Master plan and the CRADG requirements.
2. Structures shall respond to the maritime and industrial history of the waterfront area in terms of style, materials, and detail.



(fig. 4.9) Park pavilion with exposed structural system.



(fig. 4.10) Garden pavilion with trellis.



(fig. 4.11) "Cable rail" style railings that provide minimal view interruption and maintains nautical waterfront theme.

4.1 PUBLIC WATERFRONT PARK DESIGN AREA (WATER LOTS 1, 25-34)

Punctuated by a few landscape elements such as trees, several small buildings, and a privately run restaurant located dockside, this design area must support active maritime activities which range from boat docks and related services such as fueling stations and adhoc boat repair areas to open public spaces for daily use and seasonal events, as well as parking for cars, trucks, boat trailers and other vehicles (fig. 4.2). Due to the public nature of this area, it provides a panoramic view of the water. All additions to this area, from fences to buildings, must be carefully considered in terms of placement and degree of transparency as they affect view

of the water and the city.

General

1. Retain designation as an Industrial Waterfront Land Use area.
2. Conserve panoramic views of the River.
3. Guarantee public pedestrian access to the River.
4. Support marina functions, daily public use, and special events.

Building Style

The **Industrial Vernacular** style shall be used as a basis for design decisions in this design area. Although the evidence of these types of structures in Fernandina comes principally from archival records, waterfronts the world over demonstrate the functionality, economy, and aesthetic delight of this manner of building which, like all vernacular design, emerges from the necessity and delight of working with what is at hand. The reliance on structural frame construction, for example, expressed in terms of piles, columns, beams, trusses and exposed connections, is an outgrowth of building at the water's edge on infill ground. The direct, almost primal form of the storage building, warehouse, ice packing house, and boatbuilding shed has universal appeal. This style, or "process" of design, is easily adapted to new uses and creative design approaches, while simultaneously recalling the history of Fernandina's connection to the sea.

The Industrial Vernacular is characterized by the use of:

1. Simple geometric forms and simple plans (fig. 4.27)
2. Complexity achieved by composition of simple shapes (fig. 4.28, 4.29)
3. Reliance on frame construction of wood, steel, or concrete, or combinations (fig. 4.30)
4. Expression of construction through exposed connections (fig. 4.31)
5. Building envelope and surfaces of wood, corrugated metal or combinations (figs. 4.32, 4.33)
6. Variety of simple roof forms: gable, shed, hipped, monitor, composite

ANALYSIS:

The pavilion improvement requested generally reflects the design consideration of the CRA design guidelines for the Public Waterfront Park Area.

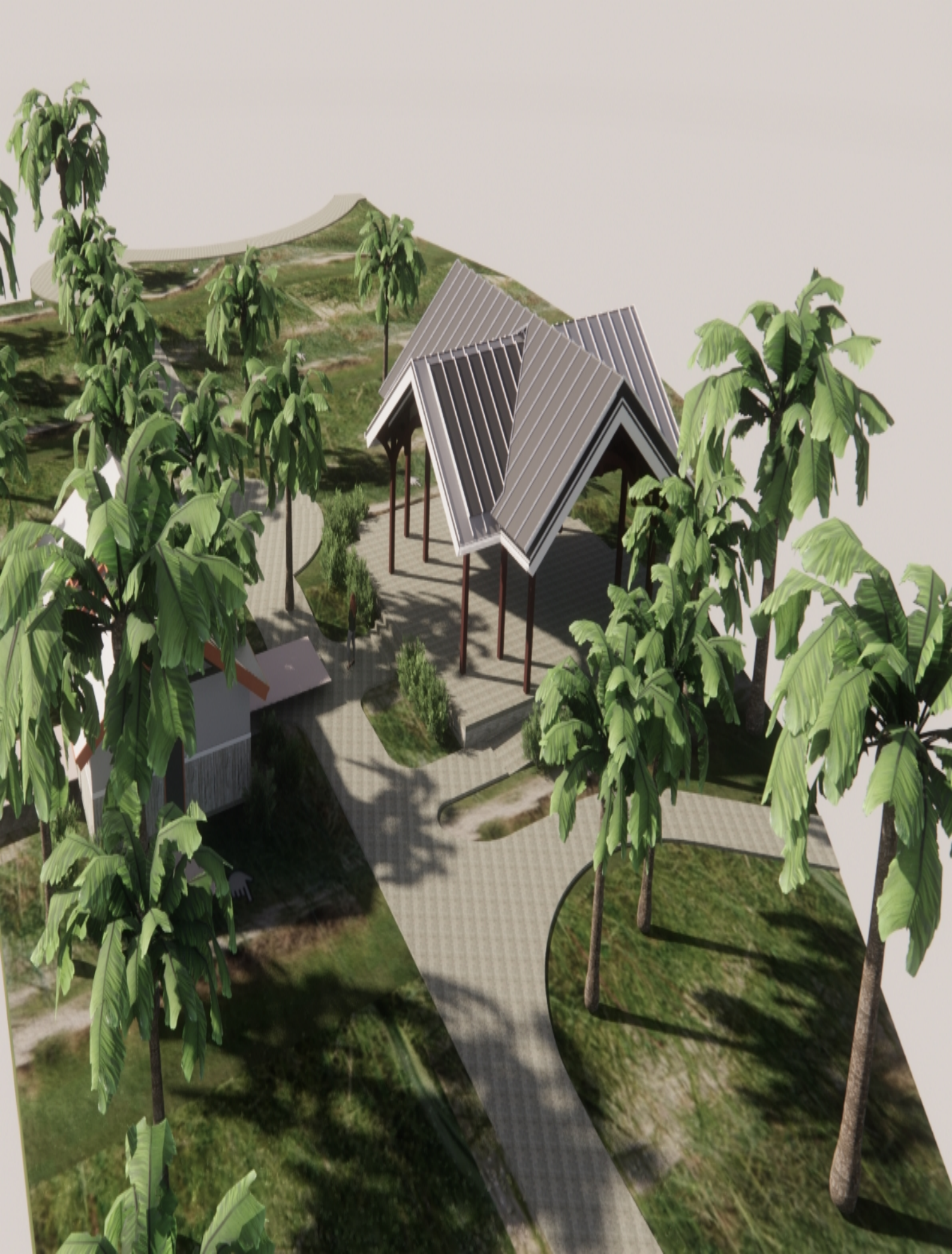
The design of the waterfront and these elements have not been provided to the TRC for technical consideration. This is a necessary next step which must be completed before the issuance of any building permits.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0015 **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 2024-0015, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the CRA Design Guidelines to warrant approval at this time.









Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14095

Date Submitted: 6/10/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

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.



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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.



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.fbf.us/LDC

Appeals

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

PROJECT TYPE*

New Construction ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

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

Previously Approved Case

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

Yes ▼

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

6/10/2024

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*

Waterfront Community Redevelopment Area (CRA) ▼

Site Address*

Waterfront Lots C + D

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0031-0020 and 00-00-31-1760-0029-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

904-310-3100

E-mail Address*

jglisson@fbfl.org

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

204 Ash Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

904-310-3100

E-mail Address

Project Description*

Construct Restrooms and Pavilion at Waterfront

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

Design Vision Statement*

Construct compliant with CRA Design Guidelines

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
1- Purpose of Review.pdf	2- Restrooms at Waterfront Park - Back Up.pdf	3- Pavillion Back Up Documentation.pdf	Choose File 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*

Jeremiah

Applicant Last Name*

Glisson

Today's Date*

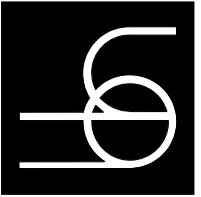
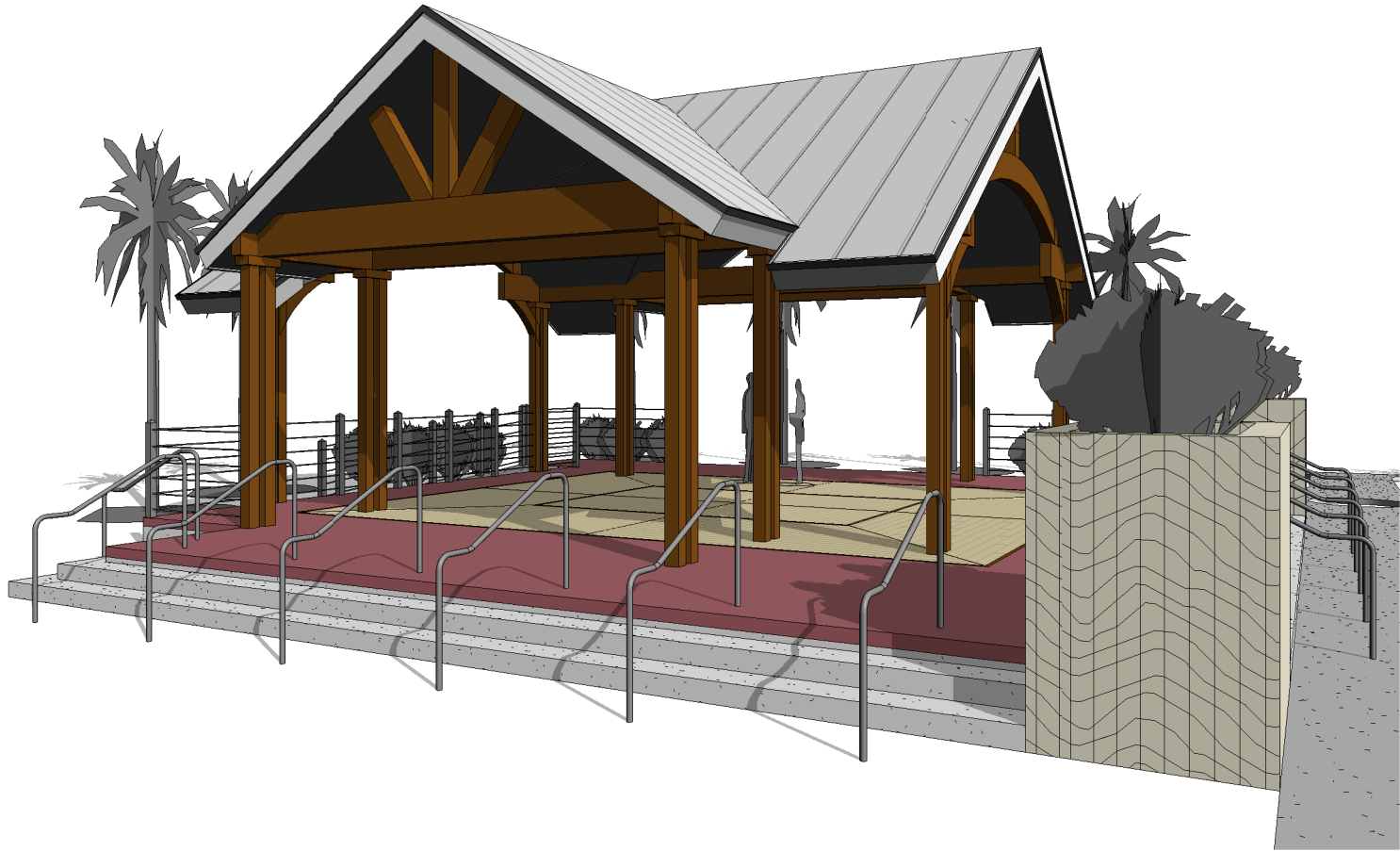
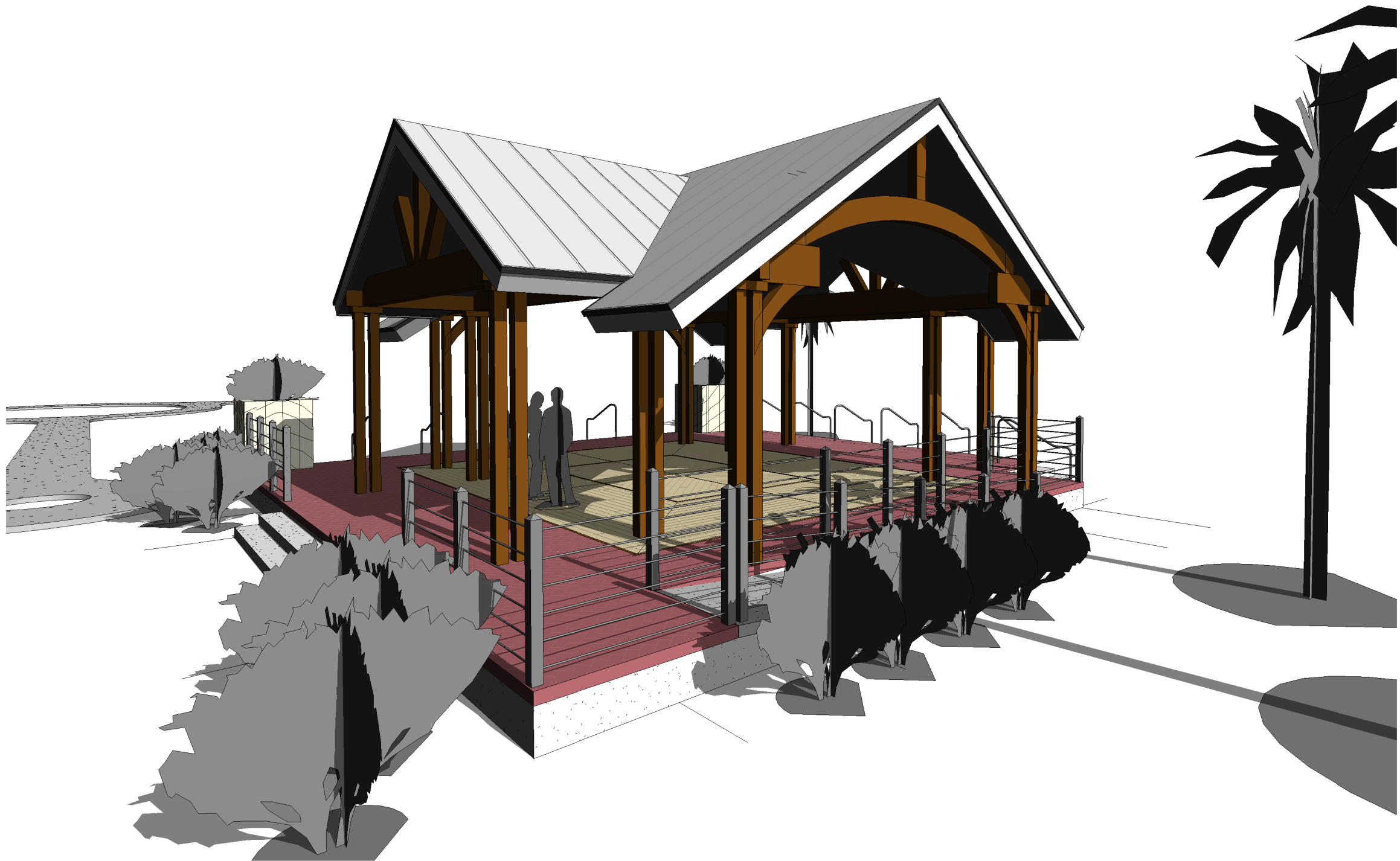
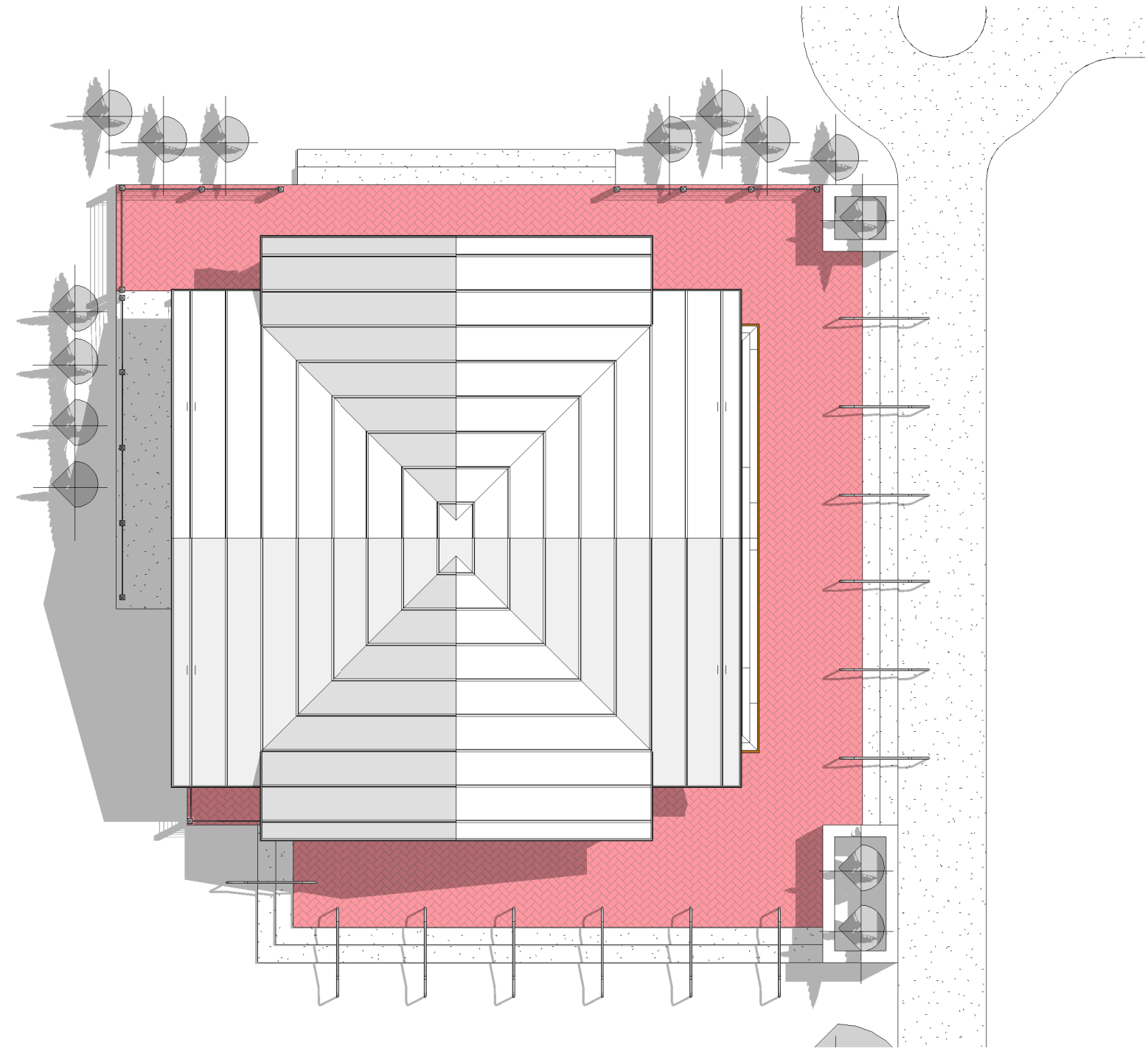
6/10/2024

 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.



CITY OF FERNANDINA BEACH
LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

ARCHITECT	LICENSE NO.
-----------	-------------

DATE _____

DESCRIPTION

SYM

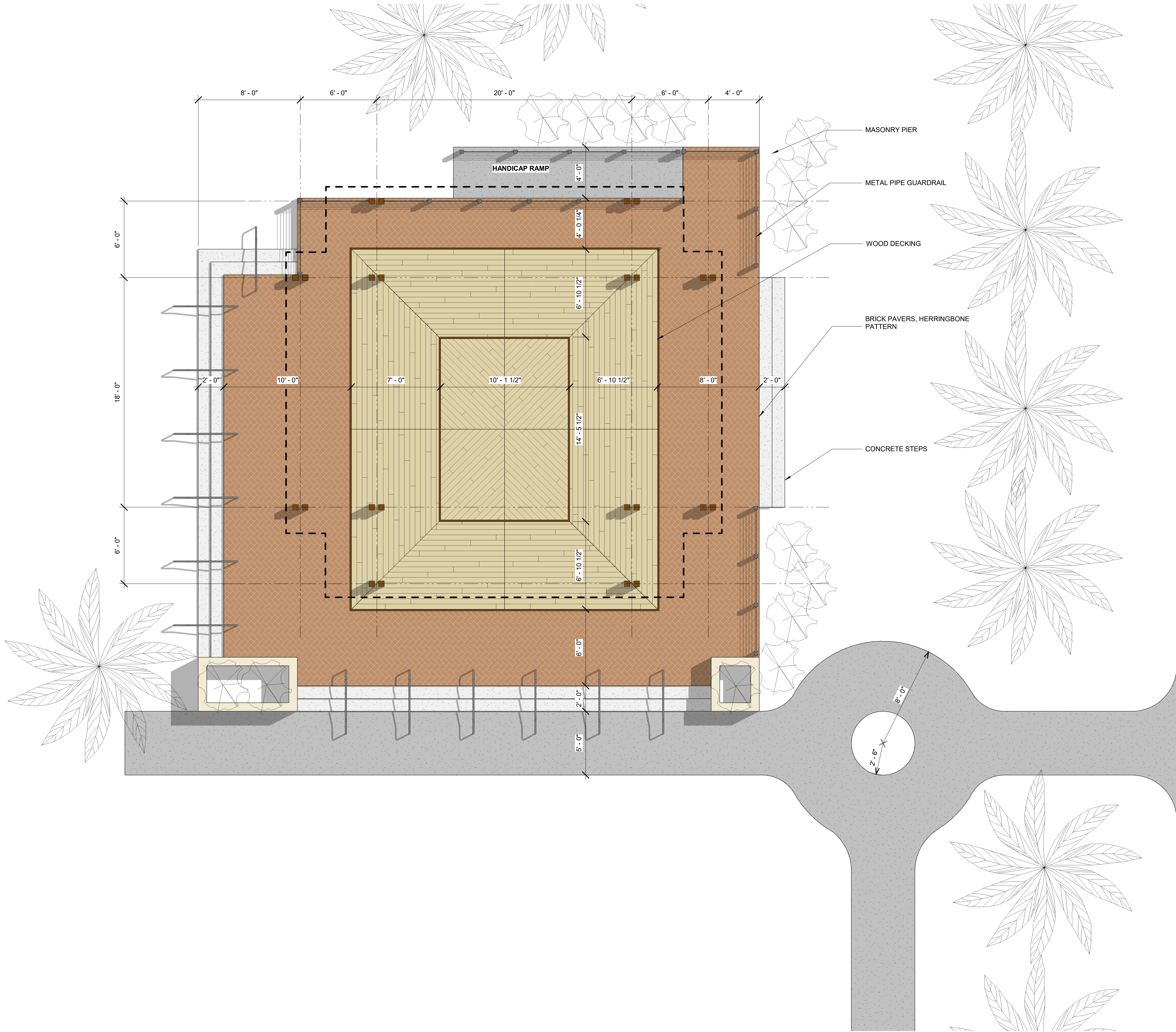
3D VIEWS

DATE:	05/07/24
D.B.:	Author
C.B.:	Checker
JOB NO:	202411

A901
PRELIMINARY

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073
PH. (904) 264-1919 LIC. NO. AR0011549



1 FLOOR PLAN NEW CONST
A102 1ST FLOOR PLAN - NEW CONSTRUCTION 1/4" = 1'-0"

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073
TEL (904) 364-1919
LIC. NO. AB0011549

CITY OF FERNANDINA BEACH
LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

ARCHITECT LICENSE NO.

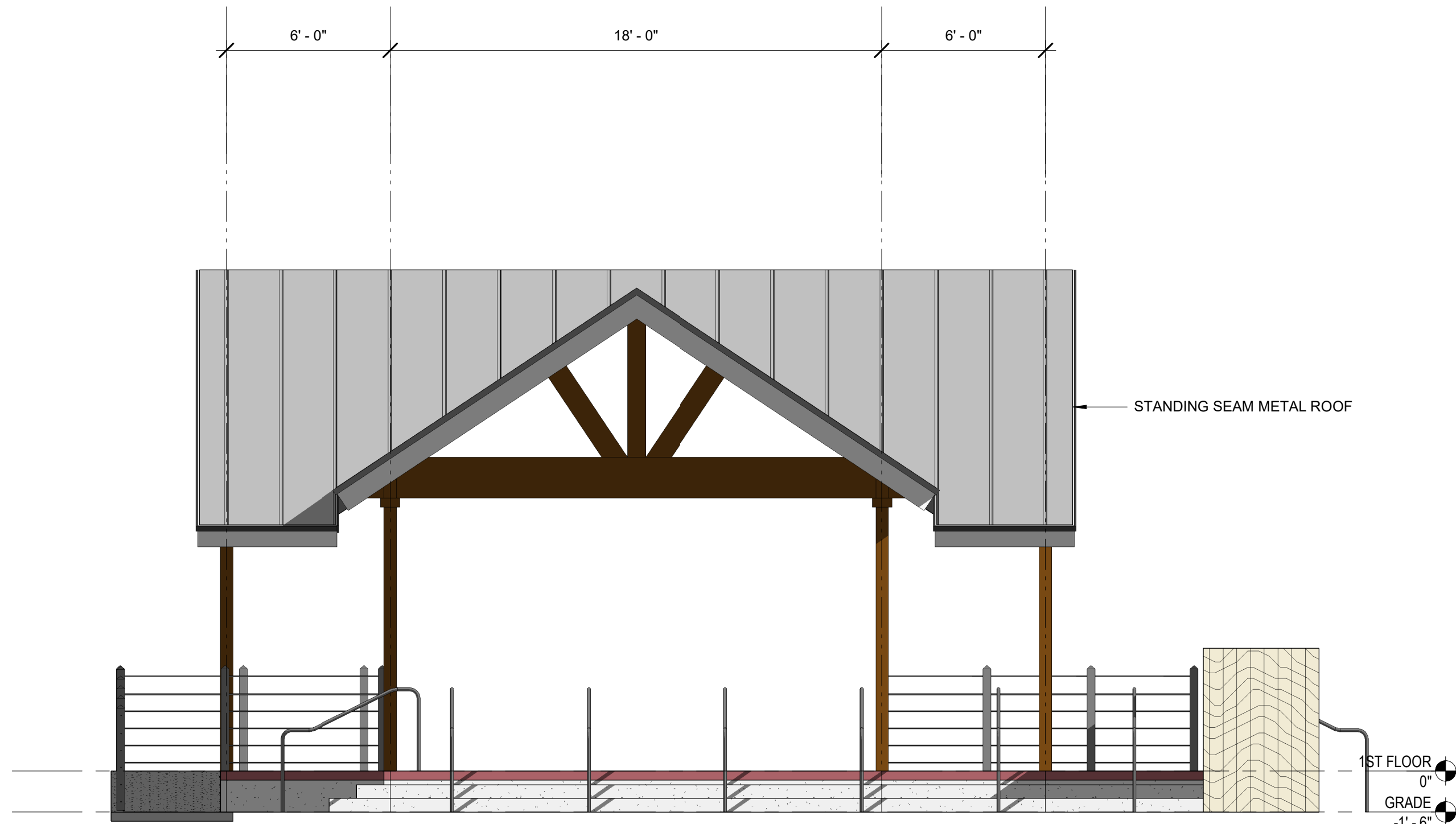
DATE DESCRIPTION SYM

FLOOR PLAN - FIRST FLOOR

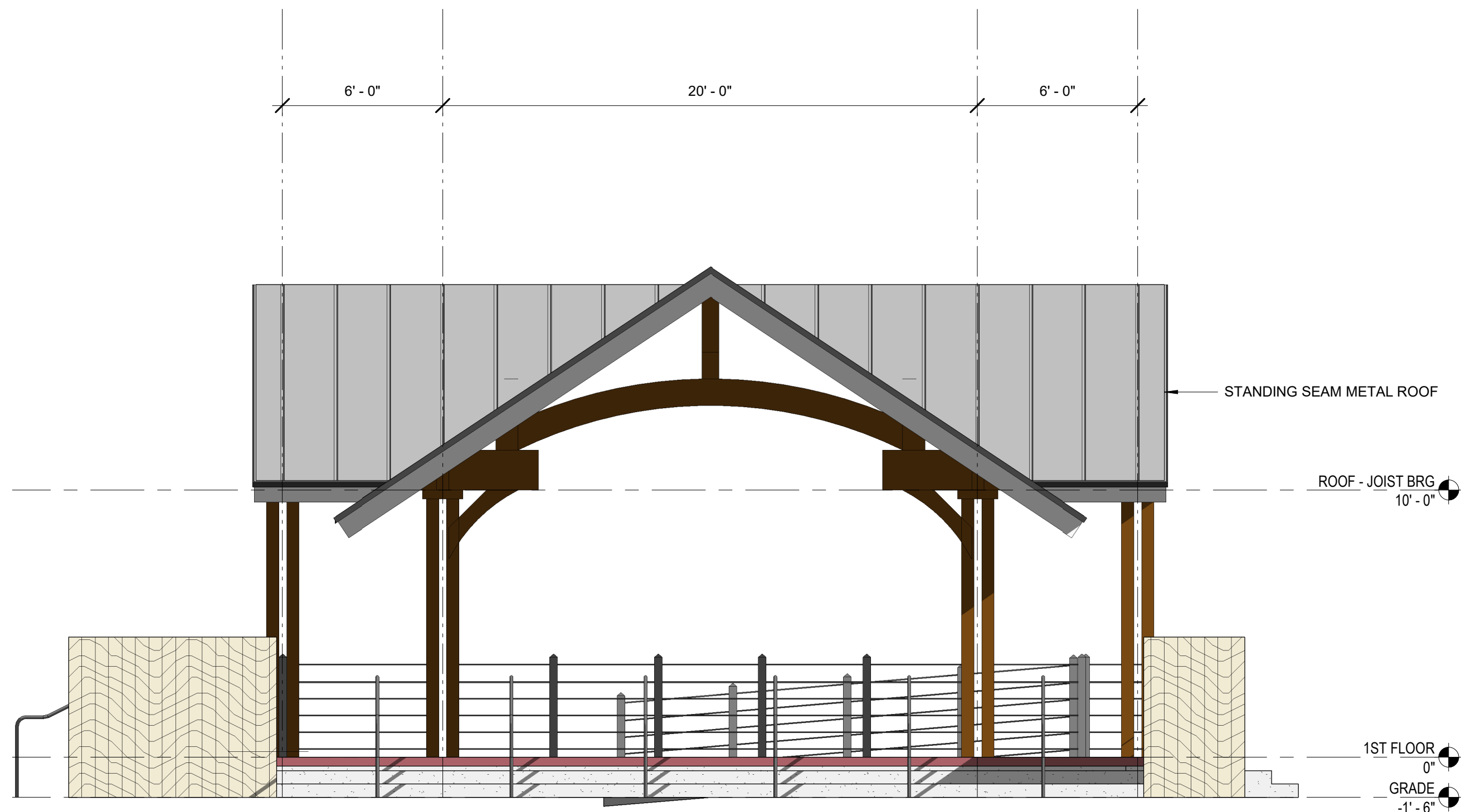
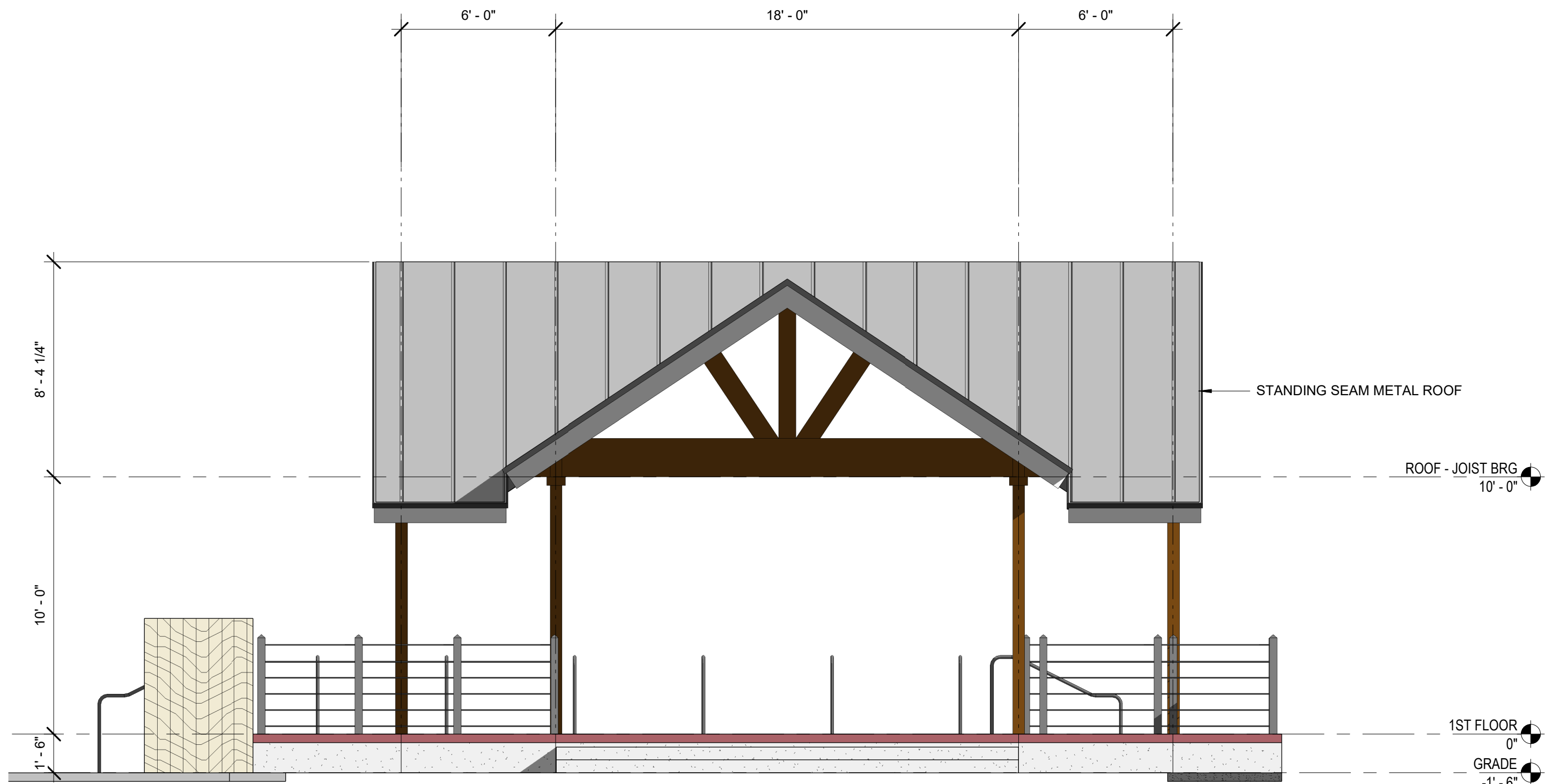
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D.B.: Author
C.B.: Checker
JOB NO: 202411

A102
PRELIMINARY

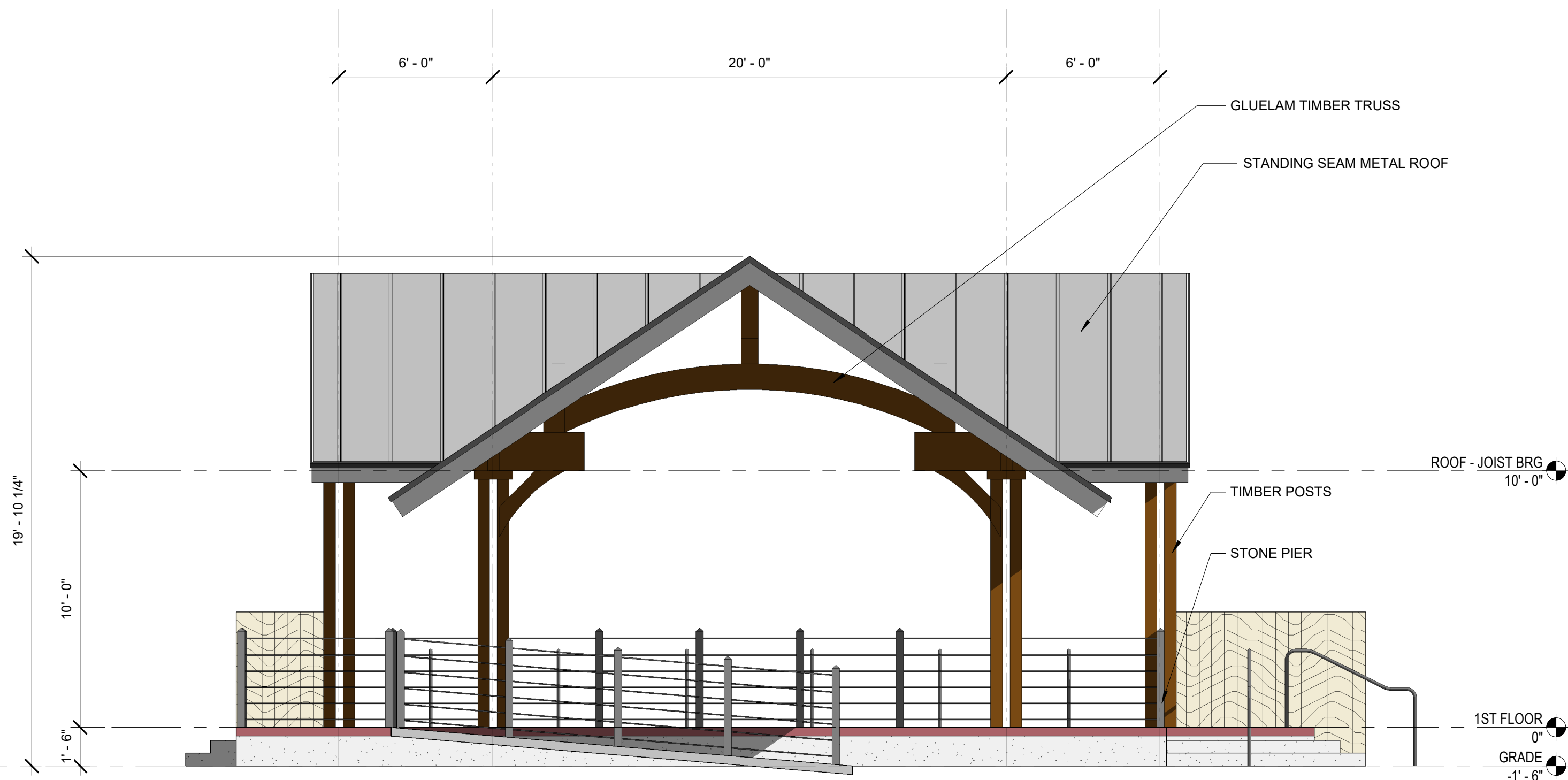
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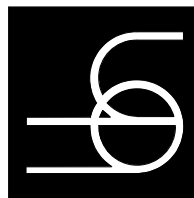
3
A301
EXTERIOR ELEVATION
EAST EXTERIOR ELEVATION
1/4" = 1'-0"

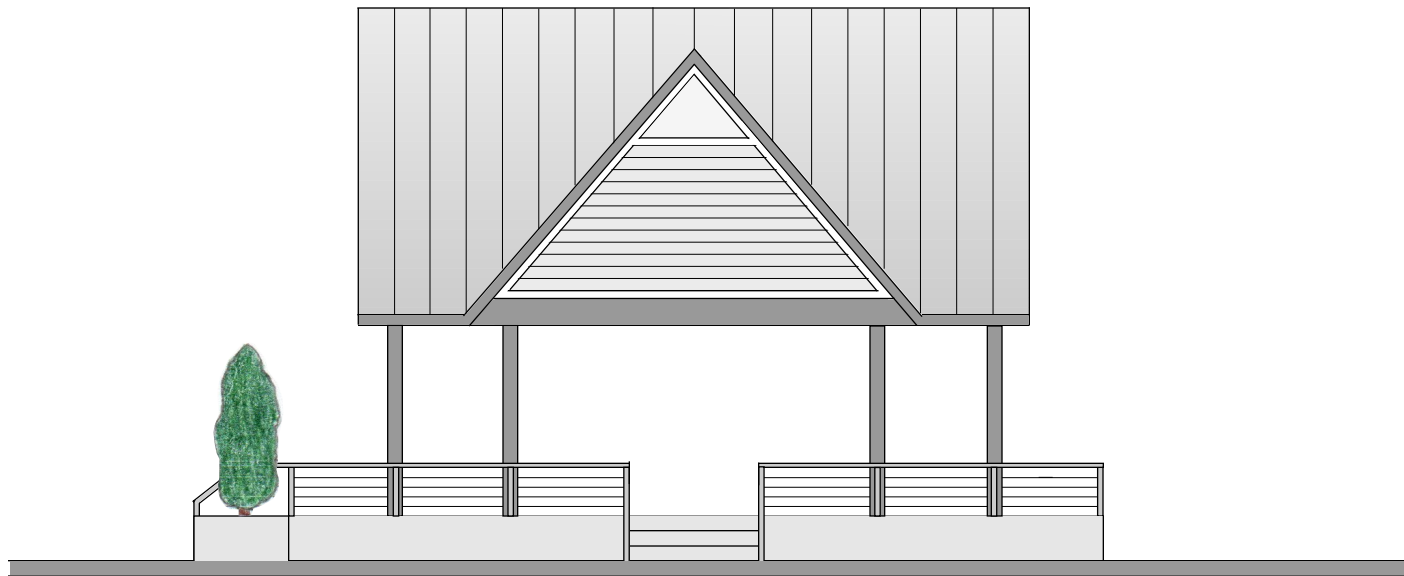


2
A301
EXTERIOR ELEVATION
SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

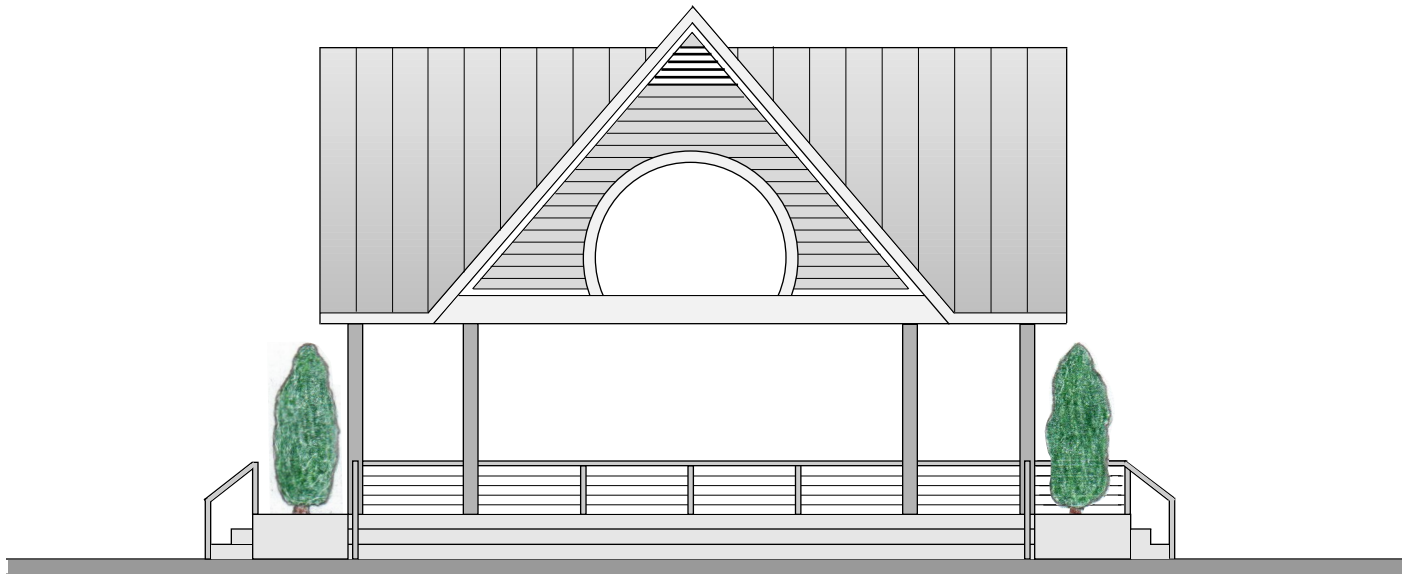


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A301
EXTERIOR ELEVATION
NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

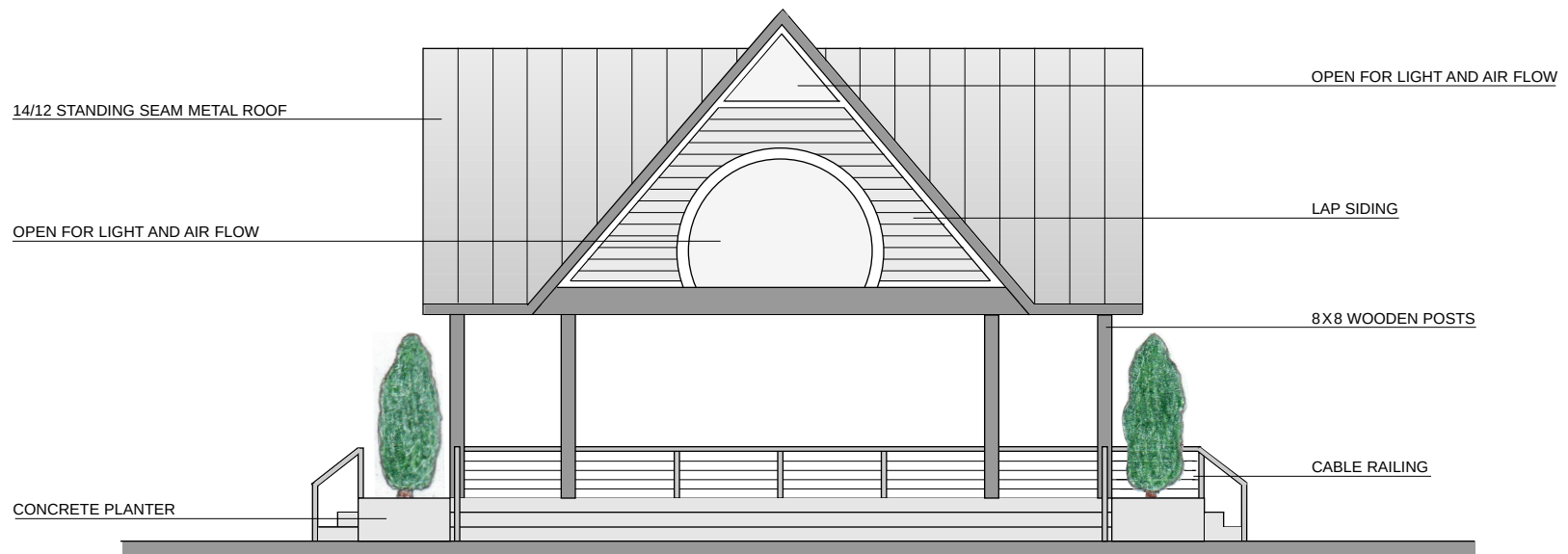




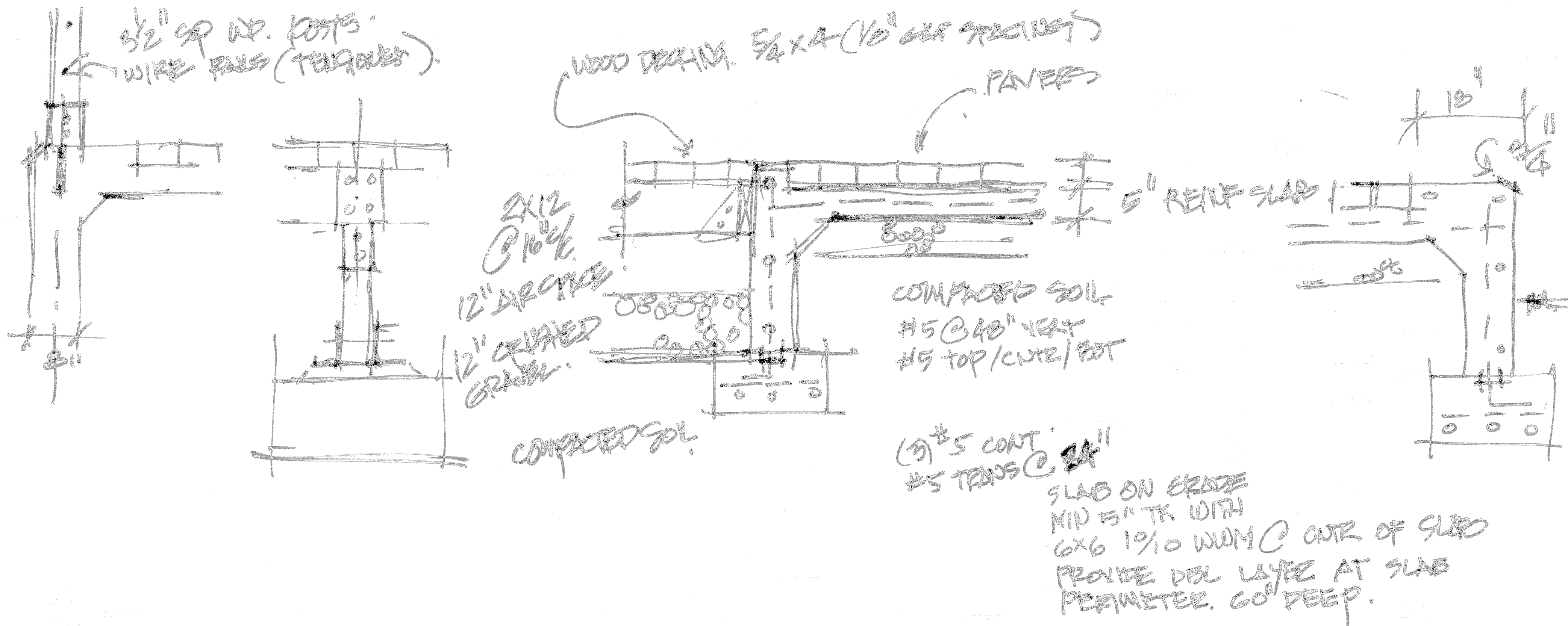
EAST ELEVATION



South Elevation



SOUTH ELEVATION



DESIGN OBJECTIVE	To create an architecturally iconic pavilion that reflects the Victorian architecture of Fernadina's Historic District (lap siding, steeply pitched roofs) combined with a working waterfront aesthetic (metal roofs, minimal ornamentation, maritime references), consistent with the CRA Design Guidelines.
COMPATIBILITY	These recommendations will make the pavilion & restroom building architecturally compatible.
SITE PLAN	Site plan shows stairs on the west side overlapping the floodwall. Adopt CRAAB pavilion floor plan and site plan
BUILDING HEIGHT	25' from grade.
ROOF	PITCH - 12/12. EAVES - Bottom edge of roof should align around all four sides. OVERHANGS - 18" minimum. STANDING SEAM METAL - Style and color OK. GUTTERS & DOWNSPOUTS (or rain chains) - Add at each corner. Downspouts should go through the deck to ground below. (Match to Train Depot pavilion gutters and downspouts). SKYLIGHTS - Add four skylights to north/south roof near junction of east west dormers, to bring light into the interior.
GABLES	To reduce rain incursion into the pavilion and to make the design compatible with Historic District architecture, infill gable ends with lap siding and triangular openings at top of gables for light and air flow. Infill south gable end with a circular opening in the lap siding. (Circular opening establishes the front of the pavilion and is a metaphorical sunset).
COLUMNS	8x8s, no double columns.
DECK	Remove northwest corner of deck per CRAAB floor plan. Brazilian Ipe wood decking OK. Eliminate brick and make entire deck Ipe.
STAIRS	Concrete Steps and Edge Ribbon OK. Three steps with 7" risers, so deck height is 21". (Since pavilion will be used for stage performances, increased height of the stage and deck is needed).
ADA RAMP	Should be 21' long x 5' wide. Ramp will also be used to move equipment for stage performances, so wider width is necessary.
RAILINGS	Cable OK, with 4x4 posts. Add minimal top rail.
HANDRAILS	Eliminate the multiple handrails on the steps so only two handrails remain, one at each end of each set of steps. Minimize design to be compatible with railings.
PLANTERS	One at each corner of the stage, both square. Reduce height to 21" (trees to be planted in them to frame the stage). No reveal. Chamfered edge OK.
COLOR	Medium Gray - columns, railings, lap siding Light Gray - fascia, cross beams, trim Light Blue - exposed underside of roof (to deter mosquitoes)
UTILITIES	Add stud wall (up to railing height) at northwest corner for water, electric, wifi.

PAVILION (PROPOSED BY BARTELT)

CONSTRUCTION - Wood framing with wood decking

HEIGHTS - Building: 25' or 30' if allowable.
- Floor: 21" above grade.
- 10' clearance between the deck and cross beams

ROOF - North/ South Gable roof with one west dormer and one east dormer.
- 12/12 pitch.
- Standing seam metal.
- 18" overhangs minimum.
- Gutters and downspouts (or rain chains) at each corner.
- Eaves on gable and dormers to match.
- Skylights (4) at the roof peak to bring light into the interior.
(Gable, dormers and roof pitch reference Historic District architecture)
(Metal roof references "working waterfront")

GABLES & DORMERS - Ends of the gables and dormers infilled with lap siding to reduce rain incursion into the pavilion.
- South-facing gable end to have a circular opening in the lap siding to establish the "front" of the pavilion and suggest a metaphorical sunset.
- Triangular openings with louvers, in the lap siding, at the tops of gables and dormers, for air flow.
(Lap siding references Historic District architecture and "working waterfront")

COLUMNS - 8x8s, wood

DECKING - Brazilian Ipe wood with concrete ribbon around perimeter of deck.

STAIRS - 3 steps with 7" risers, concrete.

ADA RAMP - 21' long, concrete.

RAILINGS - Cable with 4x4 wood posts.
(Cable railings reference railings along shoreline walkway.)

HANDRAILS - As few as allowable. Minimal design to be consistent with railings.

PLANTERS - Square planters at corners of the stage, concrete, 21" high, planted with evergreen trees to frame the stage.
(Concrete planters reference Sun Shelters' concrete cable anchors)

UTILITIES - Water, electricity, WIFI

COLOR PALETTE - To match Restroom buildings.

From: [Eric Bartelt](#)
To: [Kelly Gibson](#)
Cc: [Jeremiah Glisson](#)
Subject: Re: Pavilion Elevation Drawings
Date: Friday, June 14, 2024 2:36:54 PM
Attachments: [image270104.png](#)
[image269377.png](#)
[image631635.png](#)

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

Kelly -

It's not my intent to replace the drawings done by the architecture firm. It's only to add visuals that match the written description of the pavilion I provided to Commissioner Ross and which I gather will be included in the HDC packet. Those visuals reflect my initial conceptualizing of the pavilion, restrooms, and park as a whole, which HDC has approved. We have the architect's drawings and my written description, but they don't match. I would think that would cause confusion at the HDC meeting.

The architect's drawings show a low pitched roof and gable ends that are completely open. The drawings I sent you this morning have a steeper pitched roof and partially closed, lap sided gable ends. That is what is described in the written description.

The steeper roof and gable ends shown in the drawings I sent are meant to reflect the architecture of the Historic District (with its steeply pitched roofs and lap siding) as well the "working waterfront" (with its metal roofs and lap siding - typical of marine environments). In addition, the closed gable ends provide more enclosure for the pavilion, expanding the range of events that could be held there (due to better weather protection).

Also, the proposed restroom buildings have simulated lap siding which would tie in to the lap siding on the Pavilion, and the proposed plans for the new Atlantic Seafood building are for a lap sided building with a metal roof.

Just trying to integrate the various architectural elements on the waterfront and tie them together into a broader Historic District and working waterfront aesthetic.

So, I'm hoping Lisa Finklestein and I will have the opportunity to make that case to HDC. And hopefully, HDC will suggest a direction. Much of what the architect has done is good and useful, helping to bring to the forefront these design issues. Their renderings have evolved as they get new information, and we're getting closer. Basically, the difference between what they show and what I show is roof pitch and gable ends, and the shaping of the design to reflect the Historic District and working waterfront. Everything else is details.

I appreciate this is more complicated than you and HDC may prefer, but I think by discussing this at their meeting a path forward can be found. And there is still much the architect's will need to do, like the construction drawings.

Eric

On Fri, Jun 14, 2024 at 10:11 AM Kelly Gibson <kgibson@fbfl.org> wrote:

Hi Eric,

I had an opportunity to look at the updated drawings. They seem to indicate a second elevation option for board consideration. Is that the intent or are you looking to replace the current file with these new elevations? I know the HDC has struggled with having "options" in the past and would prefer to have one selection only for their review.

Here is the current packet for the pavilion structure. Please let me know how to proceed.

Sincerely,



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

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

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From: Eric Bartelt <ericbartelt@gmail.com>

Sent: Friday, June 14, 2024 8:01 AM

To: Kelly Gibson <kgibson@fbfl.org>

Subject: Pavilion Elevation Drawings

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

Here are the pavilion elevation drawings that I hope you can add to the HDC packet.

Thanks,

Eric

MEMORANDUM

Project: 24.7.0 Fernandina Beach HDC Guidelines Update
Re: Final Edits
Date: 8/21/2024

Introduction

Review of follow up items as noted by Lorelei Jacobs.

Follow up items per Lorelei Jacob's 8/16/24 email.

Likes: Folks overall seemed to like the organization, colors, changes to 11 X 17.

Biggest takeaways for improvement suggestions:

1. Jim Pozzetta made a reference to earlier feedback he had given that he didn't see incorporated into the new Guidelines version, and that he advised he wasn't going to take time in the meeting to re-state, so it probably is worth looking at what he submitted earlier.

ML+H: We reviewed these and many of his suggestions have been incorporated. His comments have been particularly helpful.

2. Add more Do and Don't examples, or This, Not That examples (I think at least 10-15, Kelly can you weigh in?). This was a concept championed early on by Kelly and which was heralded by the HDC as a best practice in other Guidelines.

ML+H: "This, Not That" has been incorporated on key pages to help clarify what should / should not be done. Specifically, we added one of these insets on:

- (a) Page 7 – Commercial Additions (to not keep upper stories that are added on same front plane)
 - (b) Page 10 – Commercial Brick and Masonry (to match existing)
 - (c) Page 30 – Residential Additions (to step down additions / make them distinguishable).
 - (d) Page 33 – Residential Chimneys (to keep chimneys, versus removing them)
 - (e) Page 43 – Residential Windows (showing importance of trim detailing)
 - (f) Page 53 – Commercial Infill Buildings (to keep proportions consistent)
 - (g) Page 55 – Residential New Construction (keeping scale / setbacks similar)
3. Another seemingly large issue what Jim Pozzetta stated at length, with evident agreement from the Board, wants a rescrub of the images to replace unattractive ones with better ones. e.g., photos on page V and also the fountain in front of the courthouse image, can't see its architectural features/base bowl and green water (the green water is Lorelei's add.)

ML+H: Selected photo edits have been made (mid century modern structure; fountain on page "v"; etc.).

4. Page 55: Replace images with one that more specifically back up what is being communicated. Guidelines are too vague, bring in context-sensitive details. More details to the Checklist 1-7 items on p. 55. Used example that the Guidelines as they exist do not provide specific guidance on what the setback should be, for example by factoring average of nearby properties. This was a bit of a theme of Jim's, i.e. tightening up the Guidelines to give more specific guidance when possible. (This suggestion is interesting in light of the have less info suggestion that appears in the next example, but in speaking with Arlene Filkoff after the meeting, she elaborated that her suggestion was to add less narrative when it would seem to give concrete guidance that can only be found through an LDC review.)

ML+H: Clarification and further guidance on the context sensitive setback has been added. We specifically added this on page 55 as well as the "this, not that" exhibit to help provide additional guidance.

5. P. 49: This is an example of where some narrative in the Guidelines seem to give actionable direction when in fact reliance on the language would contradict LDC specifications. The gist of this comment and earlier ones is to add more details/checklists/Do&Don't detail when the Guidelines can in themselves give specific actionable guidance, but also (and conversely) give less detail in the Guidelines when the directions are so specific, a review of the LDC is necessary and in the later, just direct the reader to the LDC rather than give partial information. This Board member gave the example that the Signage Guidelines are too specific and should instead give more reference to the need for LDC review, and that the p. 49 Fencing specificity is great because this language is able to provide specific actionable guidance that is not so complex that the subject really requires LDC consultation.

ML+H: We've tried to balance references to LDC when appropriate / needed. Clarification that two signs are permitted per COFB LDC. The previous language did appear to be in compliance with the Code...but please let me know if I am missing something.

6. Section IV: Make flow chart its own page, given it's crucial important, and move "How to Use this Guide" info to its own page 2.

ML+H: We've reformatted the page to give the flow chart more prominence.

7. P. 43: Add apron detail and extended sill horns (?)

ML+H: Great idea. This has been added, along with a "this, not that" inset.

8. p. 60: The building image currently does not indicate what it is an example of (i.e. non-contributing.)

ML+H: This has been clarified.

9. p. 59: The demolition matrix was praised, and a Board member asked Kelly to verify the content doesn't conflict with other Planning documentation.

MEMORANDUM

Page 3 of 3

ML+H: Clarification of the demolition section has been made, including listing the 11 points for consideration (per the COFB demolition ordinance) and a minor edit to the matrix.

10. p. 15: Define cutoff lighting

ML+H: Now included.

11. p. 36: Expand Resiliency discussion and include “dark skies” type info.

ML+H: Great idea. Inclusion of dark sky overview / guidance.

12. p. 42: One non-Board member, whose comments were then supported by Board Member Tammy, stated that she would like a ‘cradle to grave” energy use discussion, pointing out issues like the fact of installing triple paned glass in itself is not energy saving if just keeping/repairing your existing windows would save more energy overall.

ML+H: Smart idea to add this reference. We included it on the “Secretary of the Interior Standards” page.



Lorelei Jacobs
Grants Administrator
City of Fernandina Beach
204 Ash Street

Fernandina Beach, Florida 32034

[\(904\) 310-3104](tel:9043103104) | ljacobs@fbfl.org

www.fbfl.us

<Click or tap here to enter text.>



City of Fernandina Beach, Florida

HISTORIC DOWNTOWN DESIGN GUIDELINES

Last Update August 21, 2024

 **Marquis Latimer + Halback**
LANDSCAPE ARCHITECTURE · PLANNING



City of Fernandina Beach

Acknowledgements

Thanks are due to the cooperation and input from the residents and property owners of the historic district.

2024 Guidelines Updates

City Commission

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Vice Mayor David Sturges
Ronald “Chip” Ross, *City Commissioner*
James Antun, *City Commissioner*
Darron Ayscue, *City Commissioner*
Charles George, *City Manager*

Planning Department Staff

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Sylvie McCann, *Administrative Coordinator*
Taylor Hartmann, *City Planner*
David Neville, *Urban Forester*
Kathy Russell, *Conservation Manager*

Historic District Council Members

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Veronica Brynes, *Alternate Member #2*
James Pozzetta, *Member*
Tammi Kosack, *Member*
Frolian Esculsa, *Vice-Chair*
Tim Poynter, *Member*
Arlene Filkoff, *Alternate #1*
Kelly Gibson, *Staff Liaison*

2013 Guidelines

City Commission

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Vice Mayor Charles Corbett
Arlene Filkoff
Patricia Gass
Ed Boner
Joe Gerrity, *City Manager*
Marshall McCrary, *Deputy City Manager*
Nicole Bednar, *Assistant to the City Manager*

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Kelly Gibson, *Senior Planner*
Jennifer Gooding, *Senior Planner*

Historic District Council Members

Jennifer Cascone
Christian Rasch, *Vice Chairperson*
Suanne Thamm
Bruce Meger
Jose Miranda, *Chairperson*
George Sheffield, *Alternate #1*

Design Consultants

2024 Consultant Team



Marquis Latimer + Halback, Inc., St. Augustine, Florida



Historic Properties Associates, Inc., St. Augustine, Florida

LES THOMAS ARCHITECT

Les Thomas Architect, Inc., St. Augustine, Florida

2013 Consultant Team

Thomason and Associates, Nashville, Tennessee



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ONE PAGE GUIDE

PROJECT PROCESS

The guidelines are used in review of the project work to ensure that significant features of the building have been properly evaluated and will be appropriately treated during the course of rehabilitation.

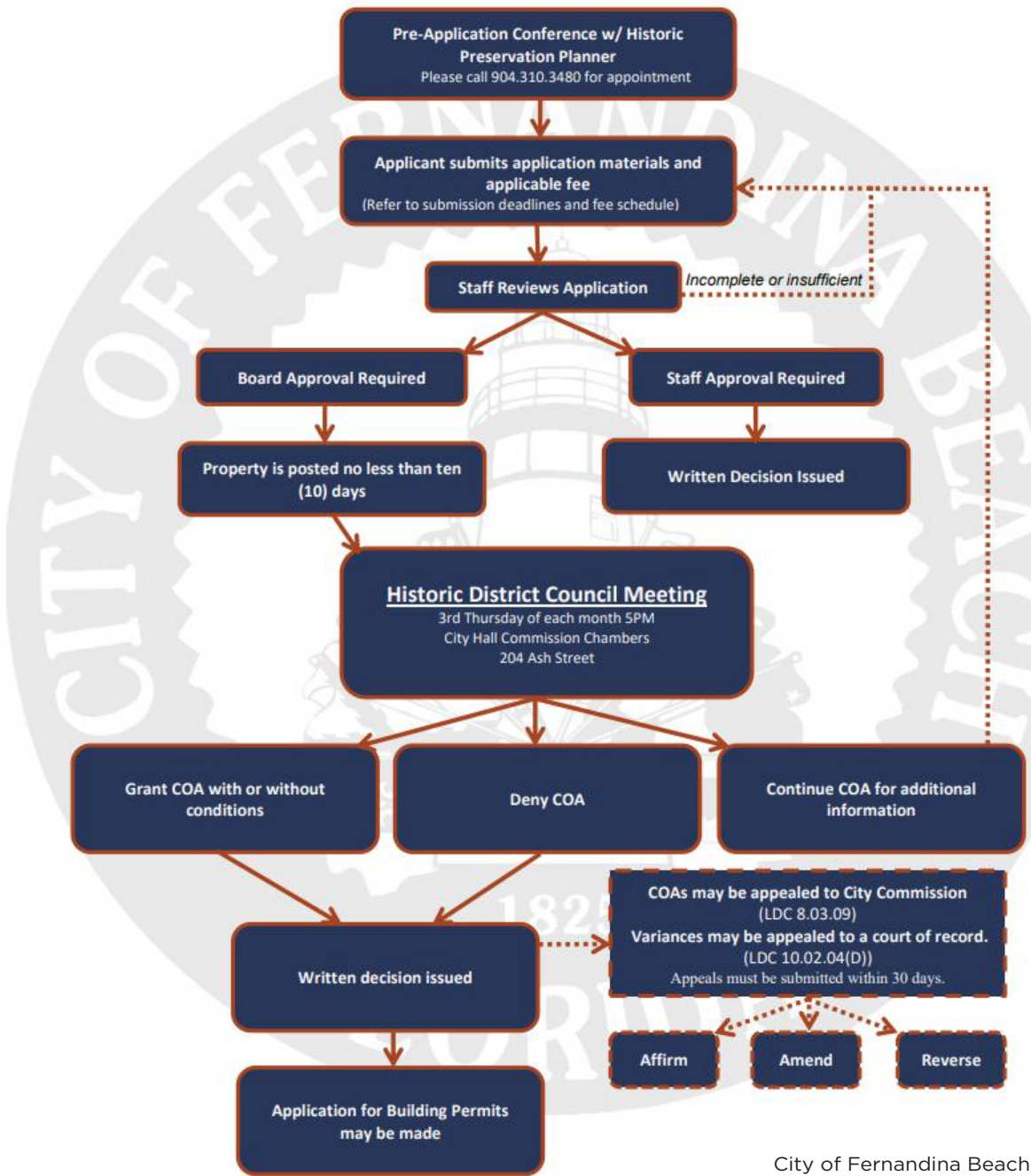
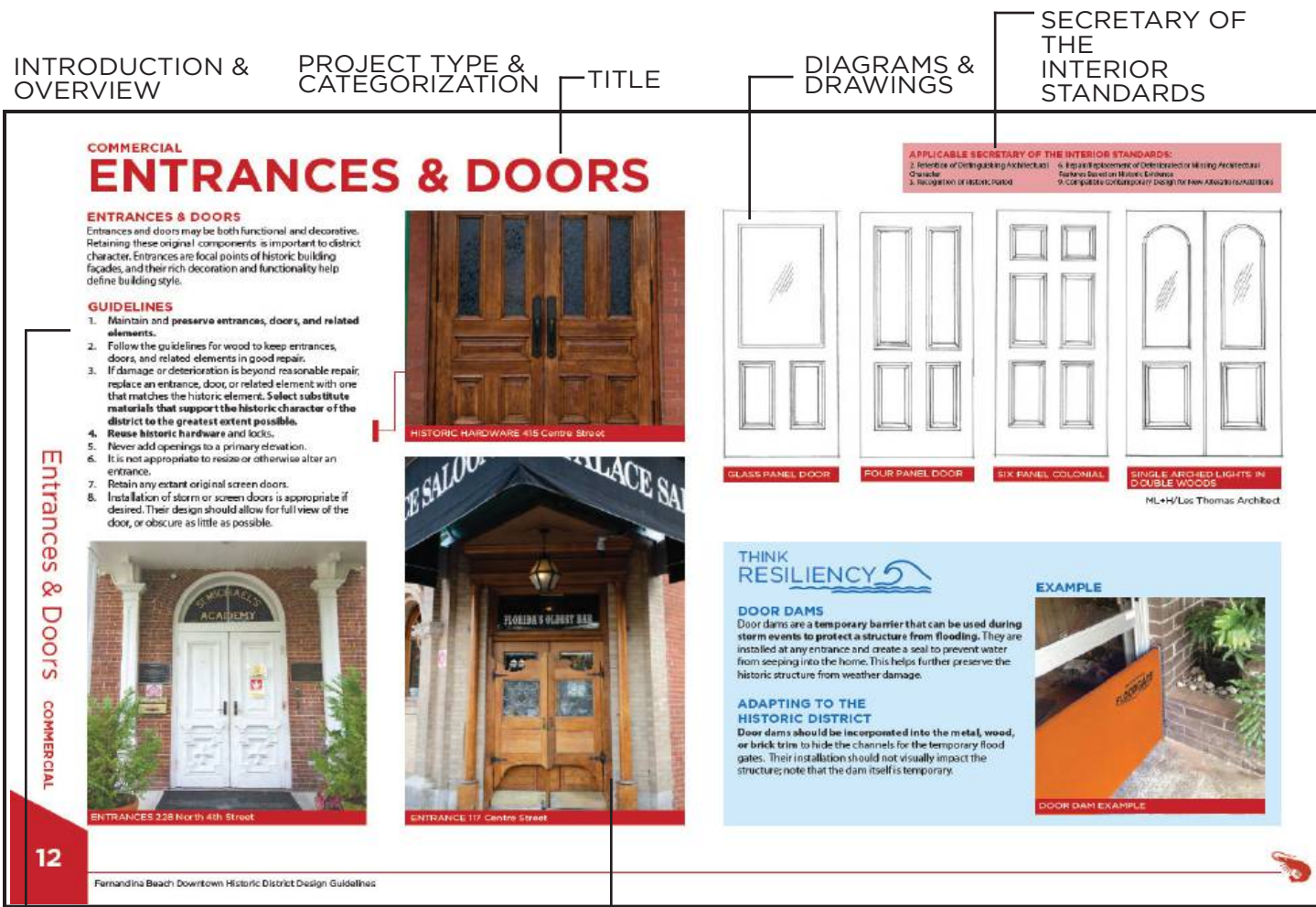
The Fernandina Beach Historic District Guidelines are to be used by:

- Applicants/ Architects/ Engineers
- Staff reviewer(s)
- The Historic District Council

The steps for the process are to the right. Some applications can be evaluated by staff at the City of Fernandina Beach, while others will need approval by the Historic District Council.

Note that the document is set up for easy reference: see the diagram to the right. The document is split into two sections:

- **COMMERCIAL** (see pages 1-26)
- **RESIDENTIAL** (see pages 27-56)



City of Fernandina Beach



CHECKLIST & GETTING STARTED

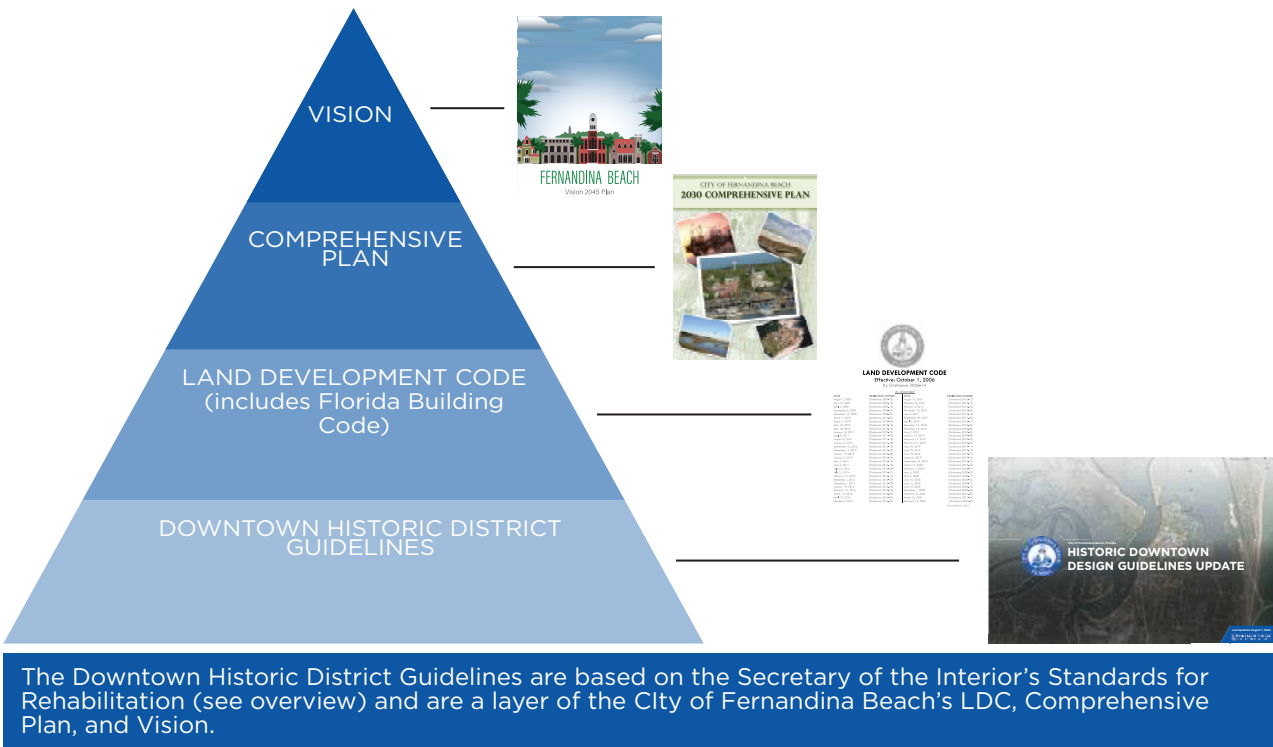
GETTING STARTED WITH 4 STEPS:

To begin a successful rehabilitation or infill project, it is important to identify the current conditions and architectural character of the building and site.

1. **ZONING & SETTING:** Check your zoning. Consider the overall “setting”, including site context and historic research.
2. **EVALUATE:** Evaluate the condition of the building and/or individual features where work is needed
3. **CHARACTER:** Identify the architectural character of the building
4. **WORK OVERVIEW:** Integrate work to be done with analysis of architectural character

RECENT SUCCESSFUL PROJECTS IN FERNANDINA ARE USED AS EXAMPLES ON THE FOLLOWING PAGES TO SHOW THESE STEPS.

Note that projects also need to comply with Florida Building Code, ADA Guidelines, and other applicable codes.



THE FOLLOWING CHECKLIST IS PROVIDED FOR USE OF THE APPLICANTS:

Please submit the following:
A complete application
Proof of ownership (copy of deed or tax statement)
Architectural drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.
Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.
Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.
Photographs of the existing site and existing buildings if any, including views from the street
Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.
For all new construction and any alteration that changes the footprint of a structure, please include:
Signed, sealed, scaled survey of property. Completed within the last 2 years.
Scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.

CHECKLIST

FORMS & APPLICATIONS

Applications are available on the City of Fernandina Beach website: <https://www.fbfl.us/1004/Applications-Forms>

The main application and checklist are also provided as on Appendix.



GETTING STARTED: STEP 1 “SETTING”

ZONING & SETTING

Sites should be checked for their specific zoning category. Always check your zoning. Zoning maps are available through the City of Fernandina Beach as well as the Nassau County GIS division.

The “setting” of each site is important as it addresses not only the individual property but its **contextual relationship in the historic district** and **development of Fernandina Beach**. Each application, particularly for additions, infill, and new construction, is better served by addressing the historic background of the property.

This page lists a series of potential resources applicants are encouraged to utilize for the historic maps of Fernandina Beach as well as sources for historic photographs.

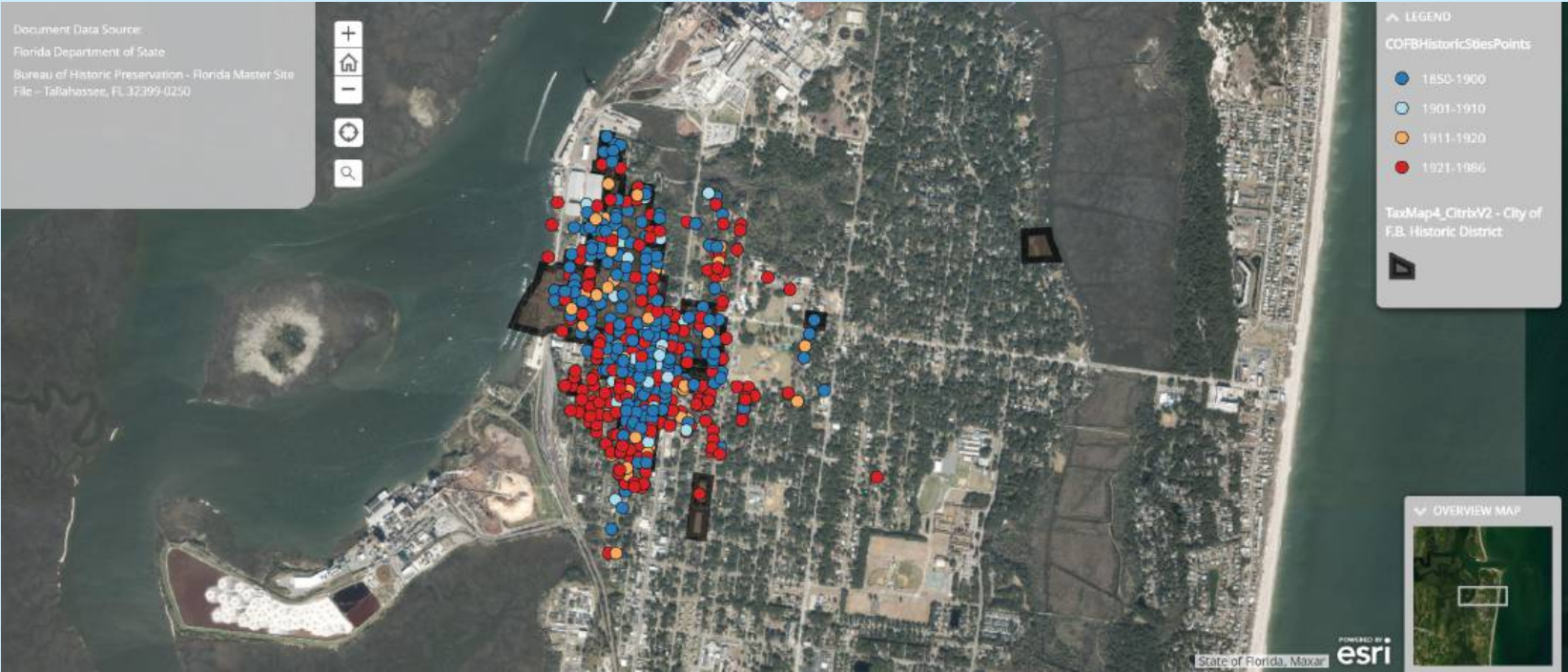
HELPFUL HINT

Visit the **City of Fernandina Beach’s website** for links to the **Nassau County GIS maps** with more resources for your property.

INFORMATION PROVIDED:

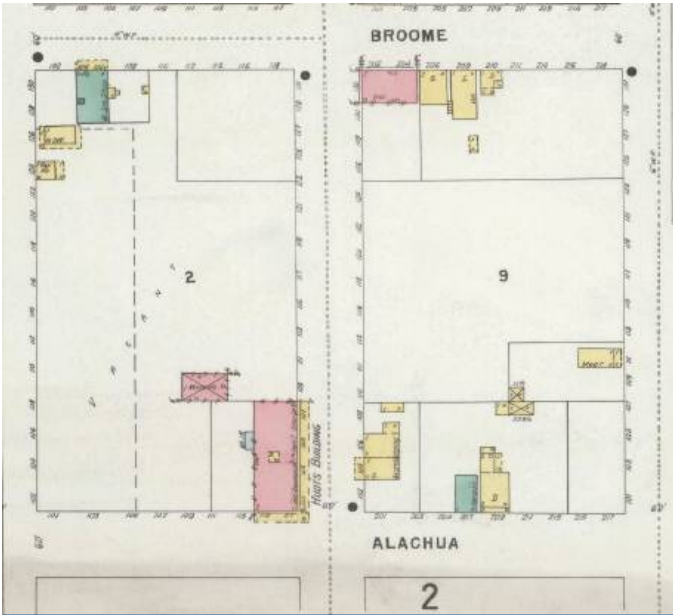
- Full Address
- Date/Time Period Built
- Architectural Style
- Building Type
- Florida Master Site File
- Historical Structure Form
- Photos

GIS Map and Information can be found at: <https://maps.nassauflpa.com/portal/apps/MapSeries/index>.



NASSAU COUNTY GIS MAP

SUGGESTED HISTORIC MAPS & OVERVIEW



SANBORN MAP SHOWING C.H. HUOT BUILDING

<https://ufdc.ufl.edu/collections/sanborn>



HISTORIC PHOTOS

<https://www.floridamemory.com/>

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

FLORIDA MASTER SITE FILE
Site Inventory Form

SITE NO. *B NA 244*

SURVEY DATE: 09/30/85

SITE NAME: C. H. Huot Bldg.
ADDRESS OF SITE: 101-07 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 2 30, 31
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:

TYPE OF OWNERSHIP: corporate RECORDING DATE: / /

RECORD: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check one
EXCELLENT
GOOD
FAIR
DETERIORATED

INTEGRITY OF SITE: Check one or more
UNALTERED
ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE commercial
PRESENT USE commercial
DATES +1882
CULTURE/PHASE American
PERIOD: 19th Century

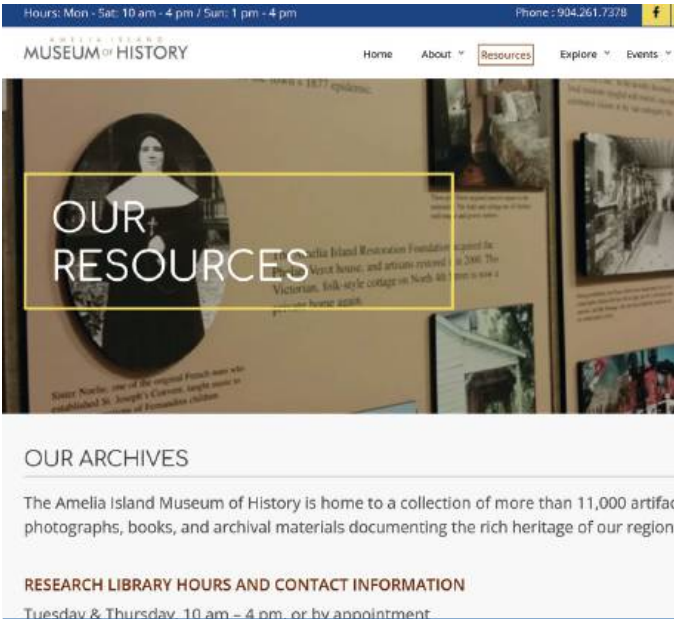
NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more
ZONING
DEVELOPMENT
DETERIORATION
BORROWING
OTHER (See Remarks Below)
AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

FLORIDA MASTER SITE FILE

Nassau County GIS



AMELIA ISLAND MUSEUM OF HISTORY

<https://ameliamuseum.org/resources/>



GETTING STARTED: STEP 2 “CONDITION”

STEP 2:

Evaluate the condition of the building and/or individual features where work is needed

- Foundation
- Exterior Walls
- Roof
- Doors & Windows
- Mechanical Systems
- Site Features (Walls, Fences, etc.)

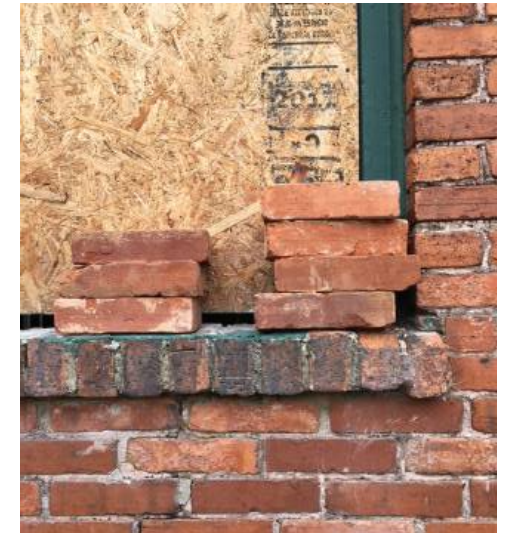
Example photos of the Old School House Inn are provided for reference.



FOUNDATION INCLUDING HISTORIC CORNER STONE



EXTERIOR FABRIC



EXTERIOR FABRIC



ROOF



DOORS



WINDOWS



MECHANICAL SYSTEMS



GETTING STARTED: STEP 3 “CHARACTER”

STEP 3:

Identify the architectural character of the Building.

Observe the building from afar to identify:

- Shape
- Mass
- Scale
- Pattern of window and door openings
- Primary and Secondary roof features and porches

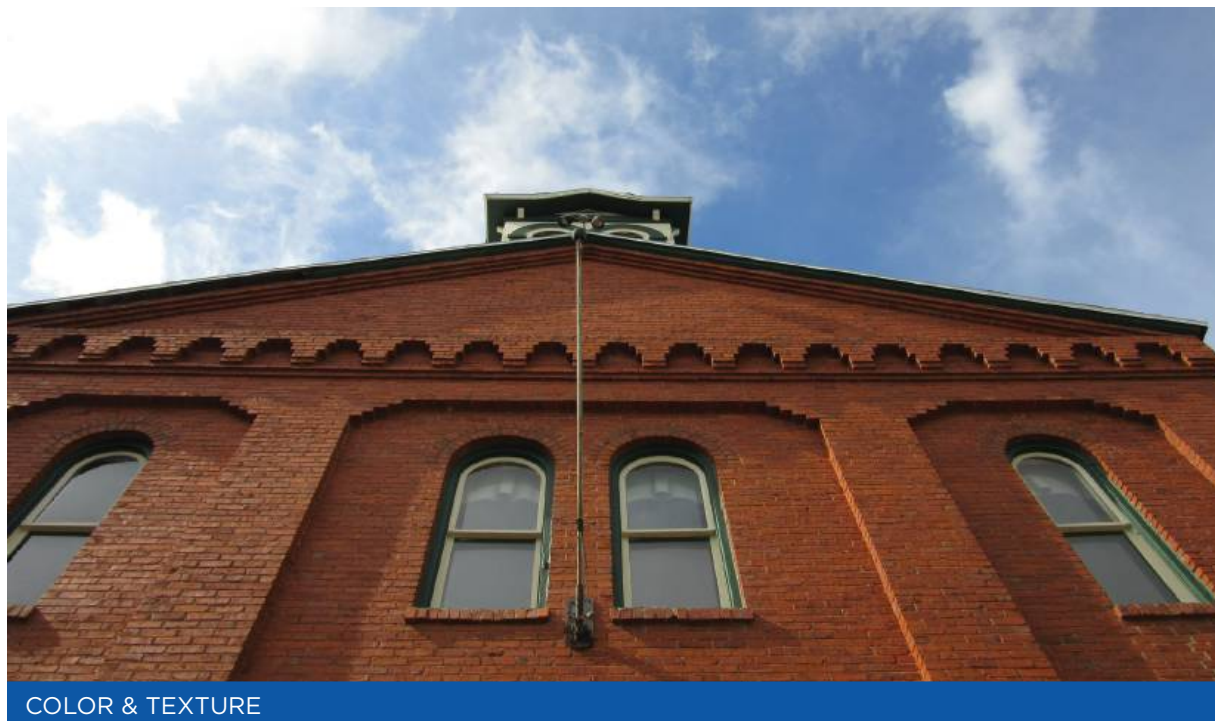
Move closer to the building and identify:

- Color
- Texture
- Surface Features
- Materials

Example photos of the Old School House Inn are provided for reference.



SHAPE, MASS, SCALE



COLOR & TEXTURE

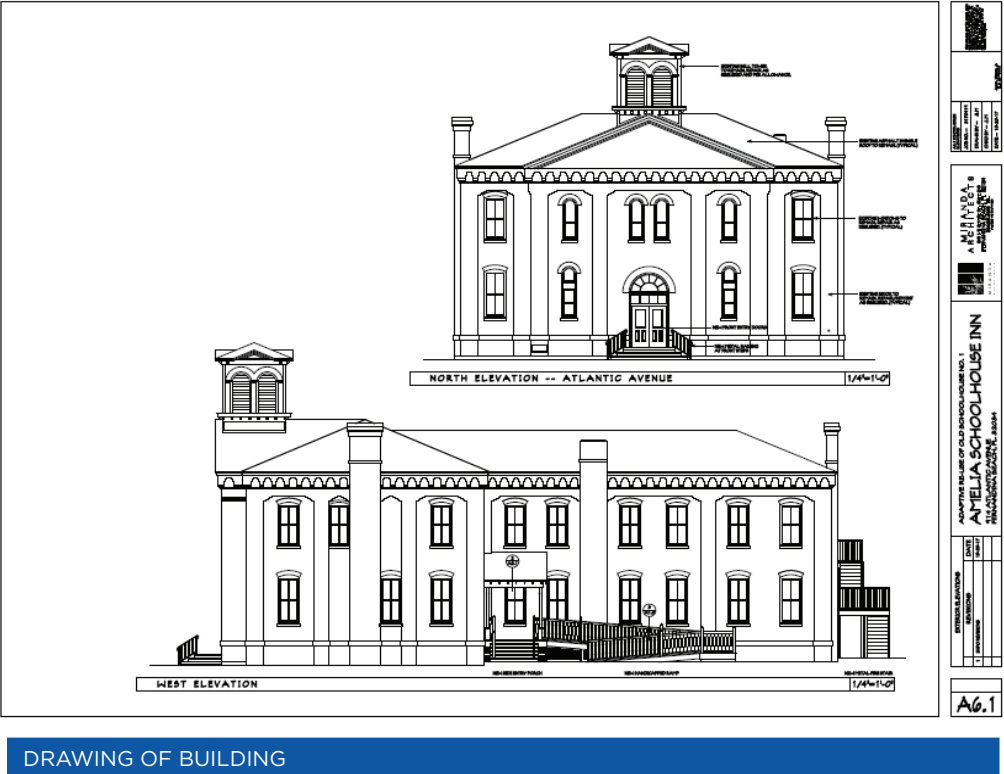
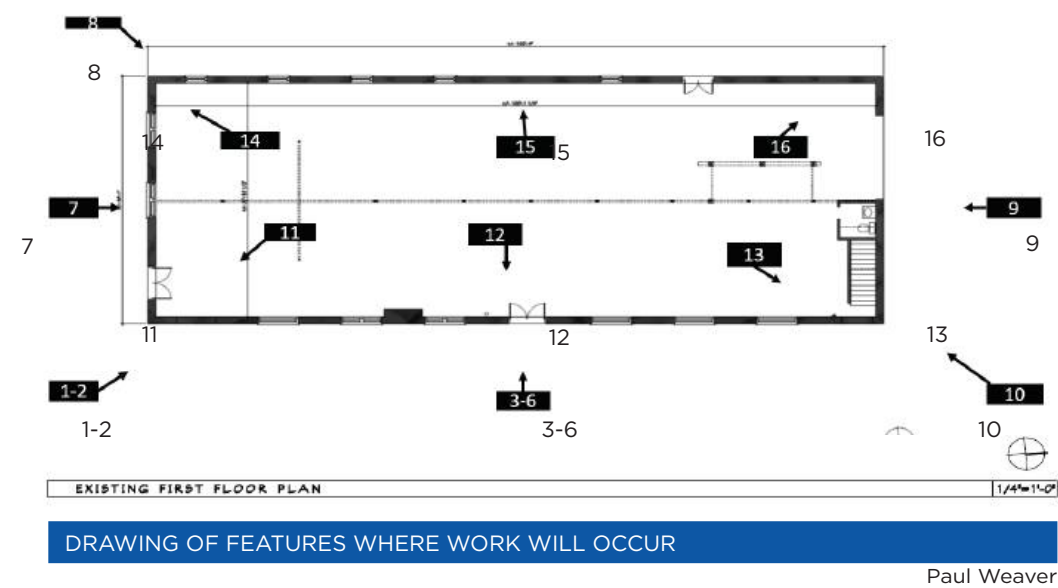


SURFACE FEATURES & MATERIALS



GETTING STARTED: STEP 4 “ANALYSIS”

- STEP 4:**
Integrate work to be done with analysis of architectural character
- Prepare a brief written description of the scope of work
 - Photograph features where work will occur, provide key to photos
 - Prepare drawings of features where work will occur
 - Consult city planning staff with questions about documentation needed bases on scope of work/each application is reviewed on a case by case basis
- Examples for C.H. Huot and Old School House Inn are provided as reference.



GUIDELINES OVERVIEW

WHO SHOULD USE THE GUIDELINES?

The Fernandina Beach District Guidelines were developed to assist property owners, members of the preservation commission, city staff, architects and contractors. The guidelines address the character of the Fernandina Beach Historic District and properties in general and anyone who rehabilitates an older building can find relevant information. While the guidelines are specifically directed to those involved in the City of Fernandina Beach Certificate of Appropriateness process, they can be useful to anyone involved in the rehabilitation of a historic building in Fernandina Beach.

HOW ARE THE DESIGN GUIDELINES ADMINISTERED?

In 1975 the Fernandina Beach City Commission established the Fernandina Beach Historic District Council (HDC), a board composed of both lay members and historic preservation professionals to review changes in the Fernandina Historic District. The Historic District Council is administratively supported by the staff of the City Planning Department. **Prior to filing a Certificate of Appropriateness, an applicant should consult the City of Fernandina Beach planning staff with any questions or requests for information.**

WHY HAVE DESIGN GUIDELINES?

Fernandina Beach began to focus on historic preservation efforts in the early 1970s. Since then, historic preservation has made significant progress in Fernandina Beach as well as in the state of Florida as a whole. Historic preservation **strengthens a community**. The character of Fernandina Beach will be uncertain without a formal plan that both preserves historic resources and accommodates growth in any community with a healthy economy. Design guidelines enable Fernandina Beach to protect its unique identity.

Historic preservation contributes to a community's quality of life and a stable real estate market. The historic buildings of Fernandina Beach distinguish the city from all other places. They contribute to the cultural fabric of a community through uses such as museums, libraries and theatres. A community's self-image is embodied in the **quality and condition of its buildings and landscape**. Historic and well-maintained buildings and streetscapes such as Centre Street, Atlantic Avenue and surrounding streets in the historic district **invite visitors and enhance community life**.

Since the 1970s there has been an increasing awareness that **historic buildings, districts, and sites are economic resources**, attracting tourists. Studies by the Florida Division of Tourism, the National Trust for Historic Preservation, Southern Living magazine, and the Florida Department of Commerce all confirm that historic resources rank very high in tourist appeal among Americans. In 2006, the University of Florida completed a study linking historic preservation not only to positive economic impact but quality of life for Floridians. Fernandina Beach served as the case study demonstrating the **compatibility of historic preservation and economic development**.

Tourism is Florida's largest industry, meaning that cities compete for their share of the market. Thus, historic resources distinguish a city such as Fernandina Beach, mandating their preservation. Historic resources are unique to a city and convey a distinctive sense of place and individuality. Tourists seek unique experiences that are off the beaten path and that will impart special memories. A city's historic district lures tourists looking for **originality** and **an experience they cannot find anywhere else**. Still, these special historic and cultural resources are constantly threatened by demolition and inappropriate alterations. Thoughtless destruction of historic resources robs a city of its unique identity and renders its character generic and common. Fernandina Beach through its historic preservation program has resisted this trend.

To learn more about Fernandina Beach's history, refer to the Appendix.

THINK RESILIENCY

INTRODUCTION TO 'THINK RESILIENCY'

Throughout this document, ideas and guidelines to make the downtown core of historic Fernandina Beach more resilient are included. When "resiliency" strategies are noted, this is specifically oriented towards the **impacts of both tropical storm events, such as hurricanes, and even "blue sky" flooding**. The objective is to help the community to respond and recover faster to storm events while maintaining the historic character and context that makes Fernandina Beach so unique.

A brief overview of strategies includes:

- **Pervious materials**, to help water percolate into the ground where it lands
- **Site walls**, which help to provide a barrier to storm surge and flooding at the property's edge, as opposed to the building itself.
- **Small earthen berms** to protect sites and structures.
- **Addition of more trees** to help absorb water in the soil and to help stabilize the subgrade.
- **Waterproofing** of structures.
- **Door dams**, which help close off building openings to storm surge flooding.
- **Flood vents** to allow storm water to move under a structure without dislodging it.



DO:



C.H. HUOT BUILDING IN 1882



C.H. HUOT BUILDING NOW

DON'T:



CITY HALL STRUCTURE IN 1915



CITY HALL STRUCTURE NOW

Note that City Hall was changed from Mediterranean Revival to Mid-Century Modern.



SECRETARY OF THE INTERIOR STANDARDS

BASIS IN NPS/SECRETARY OF THE INTERIOR STANDARDS

The Fernandina Beach Design Guidelines are based on the United States National Park Service, Secretary of the Interior’s Standard for Rehabilitation. These long-standing national guidelines have passed the test of time and have been adapted to the unique needs of communities throughout Florida, including Fernandina Beach. The 10 items in the Secretary of Interior Standards are below. These are also referenced within the document on the top right corner.



Identify: Before making changes, first identify those character-defining features, details, forms, and materials that are significant to your building.



Protect and Maintain: Try to maintain and preserve those character-defining elements that were previously identified. Protection generally involves the least degree of intervention.



Repair rather than replace: Always try to repair deteriorated features first. Not only does this retain the historic character, it is a sustainable way to lessen “**cradle to grave**” **cost and environmental impacts** by diverting materials from landfills and reducing the use of new materials.

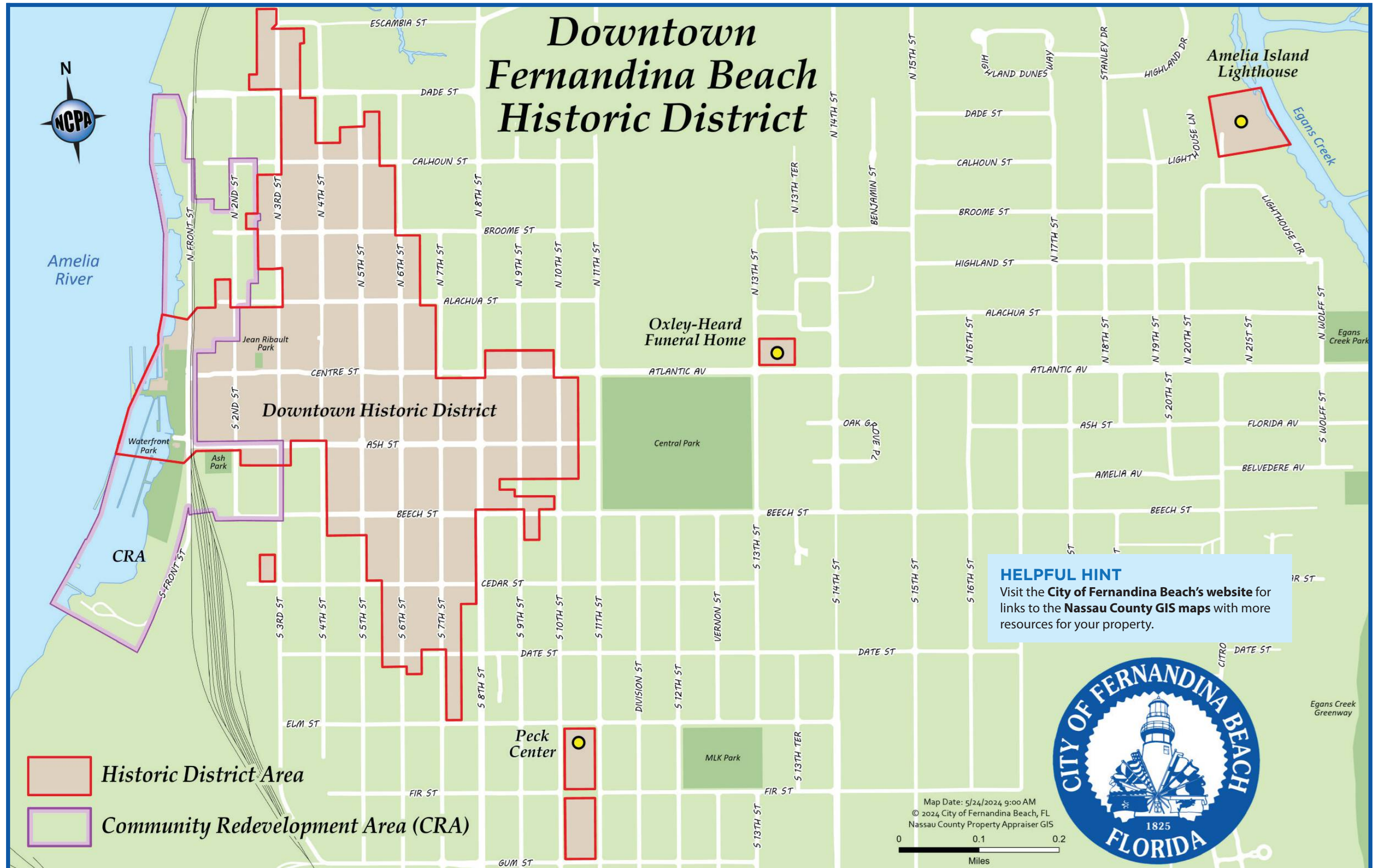
Reconstruct: Lost features can be reconstructed under the guidelines. Reconstruction is, however, only appropriate if based on physical or documentary evidence, such as historic photographs, drawings or other graphic sources. Conjectural reconstruction is discouraged as is borrowing details from nearby buildings unless there is evidence that the buildings had the same design at the time they were constructed.



Respect the original design: All proposed treatments should consider the original overall design, individual features and materials of the historic building.

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





UNIQUELY FERNANDINA

THE HISTORIC DISTRICT

The Fernandina Beach Historic District is composed of buildings reflecting a variety of uses, styles, materials, and several periods of development. The district consists primarily of **one and two-story masonry commercial buildings** and **one and two-story frame residences**. Its earliest building dates to 1857 and its period of significance extends to 1927. The district has lost some of its integrity due to fire and demolition, but overall, it retains to a remarkable degree the physical characteristics which convey its historical significance.

Contributing buildings pre-date 1927, retain their historic character and add to the sense of time, place, and historic development of the district.

There are four buildings within the district that are individually listed in the National Register of Historic Places. These are the

- **C.W. Lewis House** (Tabby House);
- The **Bailey House**;
- The **Fairbanks House**; and
- The **Merrick-Simmons House**.

Moreover, there are many other buildings which are individually significant and could be considered landmarks or individually eligible for listing in the National Register of Historic Places. The demolition of these individually significant buildings would be a significant loss to the district and should be avoided. An inventory of these individually significant buildings is provided in the appendix of the guidelines.



218 Centre Street



319 Centre Street

Paul Weaver



31 North 2nd Street

Paul Weaver



207 Centre Street

Centre Street between Front and 5th streets forms the focal point of the historic district. This area contains nearly all of the historic commercial and government buildings in the district. Centre Street east of 5th Street is mixed usage. This area consists of one and two-story wood frame residential buildings, a former school, several historic churches, and single-story commercial structures.

Beyond Centre Street, most of the buildings in the district are wood-frame residences with a scattering of commercial buildings and churches. **These buildings are important for their collective significance** While most are simple in design, they contribute to the Fernandina Beach Historic District through their location, design, setting, materials, workmanship, feeling and association. Non-contributing buildings are those constructed after the period of significance or those built between 1857 and 1927 which have lost their physical integrity through substantial alterations to their historic fabric. To be considered non-contributing a building constructed during the historic period must have severe alterations, usually involving insensitive additions, changes in siding, replacement of historic windows with incompatible types, and changes in fenestration and roof configuration. Usually, non-contributing buildings exhibit combinations of these alterations, and an individual alteration does not render an otherwise historic building non-contributing. It should be noted that all buildings in the district have undergone some level of alteration through upgrading of plumbing, electricity and HVAC systems to make a building functional in a 21st century context.



THE HISTORIC DISTRICT

CHARACTER DEFINING FEATURES: COMMERCIAL AREAS

Setting (Note: Also check your ZONING for each project.)

- Setback: Main façade set on property line with zero setback.
- Lot coverage: See Land Development Code. 100% coverage with a 10% landscape requirement.
- Streetscape: Typical pattern is building façade set directly on street.
- Landscape: Landscape including foundation plantings, live oak trees (particularly along streetscape), other trees, and lawn. Consider native and Florida Friendly landscape. Note Land Development Code requires specific landscape for parking lots, if included.

Characteristics of Individual Buildings

- Height: 1-3 stories
- Type: One and two-part commercial blocks
- Styles: Various, mostly Masonry Vernacular; formal styles, Beaux Art Classical and Italianate influences.
- Materials: Masonry, particularly high-quality brick, is the most common material. Cast iron storefronts.
- Roof form: Flat, built-up with decorative parapet
- Roof pitch: N/A
- Massing: Most buildings have regular, boxy massing.
- Details: Arched cornices and windows with hood molds; string courses; transom above recessed storefront; cornice with corbelled brick.



10 North 2nd Street



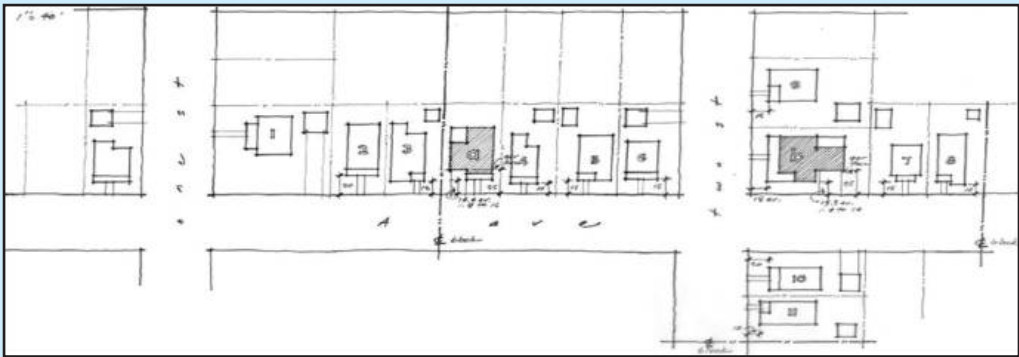
118 Centre Street

Paul Weaver

4.02.03 F. CONTEXT SENSITIVE SETBACK DETERMINATION

City code allows for structures to have a “context sensitive setback” to maintain historic neighborhood character. Specific language in the ordinance is shown below:

1. If **at least half of the lots on the same block face are occupied by principal structures** and at least **50% of those principal structures do not comply with minimum front yard setbacks**, property owners may elect to apply for a context sensitive front yard setback determination.
2. The front setback of other principal structures on the block face must be **measured from the property line to the closest vertical element** of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
3. On properties seeking a context sensitive setback determination, **principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face**. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
4. In using a context sensitive setback determination, **front-loaded garages must be setback at least twenty-five (25) feet in all cases**.



CHARACTER DEFINING FEATURES: RESIDENTIAL AREAS

Setting (Note: Also check your ZONING for each project.)

- Setback: 15-20 foot range. Should be measured from the surrounding building. Use Sanborn Fire Insurance Maps as a guide.
- Lot coverage: See Land Development Code. Approximately 30% on a typical lot
- Streetscape: Typical pattern is building façade, landscaped front yard, five-foot-wide concrete sidewalk some with historic hexagonal pavers, grassed green strip planted with live oak trees, sections of historic granite curbing, and most streets paved with modern asphalt.
- Landscape: Landscape including foundation plantings, live oak trees (particularly along streetscape), other trees, and lawn. Consider native and Florida Friendly landscape. Note Land Development Code requires specific landscape for parking lots, if included.

Characteristics of Individual Buildings

- Height: 1-2.5 stories
- Type: Single-family, detached dwellings
- Styles: Various, most frame vernacular; formal styles, Greek Revival, Queen Anne, Italianate, Gothic Revival, Classical Revival, Mission, Mediterranean Revival and Bungalow.
- Materials: Wood, particularly high quality first cut heart pine, cedar and cypress, is the most common building material used for siding, trim, porches and railing. Shingle siding is found on several buildings. Brick and stucco are found on several buildings. A rare example of tabby construction is the C.W. Lewis House, 27 S. 7th Street.
- Roof form: Gable, hip. Front facing gable roofs are one of the most repetitive features in the district.
- Roof pitch: (any information on roof slope?) The more steeply pitched roofs are on Gothic Revival and Queen Anne style buildings. More common are gentler slopes on Bungalows and Frame Vernacular buildings.
- Massing: Most buildings have regular, boxy massing. Some styles, such as the Queen Anne, have characteristic highly irregular massing.
- Porches: A front entrance porch is a character defining feature of most residences. Porches are found in a variety of configurations including wrap around, two story galleries, and two-story porticos.
- Details: Decorative jig-sawn woodwork is an important decorative detail and includes porch and door and window trim fretwork and eave brackets. Wood structures are typically on raised foundation, 3-4 feet above grade, with masonry piers and lattice insets.



705 Ash Street

Paul Weaver





COMMERCIAL

COMMERCIAL

INTRODUCTION & BUILDING TYPES

OVERVIEW

Fernandina Beach's commercial buildings can be categorized by their block type. **These One- and Two-part Commercial Block** building types were common in small and mid-size communities throughout the country in the 19th and early 20th centuries. Richard Longstreth's publication, *The Buildings of Main Street*, outlines these commercial building types based on their two separate components, storefronts and upper facades.

ONE-PART COMMERCIAL BLOCK

This one-part commercial block building at 110 Centre Street has an appropriately rebuilt storefront with **display windows, single-light, double doors and a flat roof**. Above the transom area is a rectangular panel and this space was historically the place for the business sign.



ONE-PART 110 Centre Street

TWO-PART COMMERCIAL BLOCK

Several commercial buildings in downtown Fernandina Beach can be characterized in form as **"Two-Part" commercial blocks**. These are buildings that have two primary components: **storefronts and upper facades**. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.



TWO-PART 301 Centre Street

COMMERCIAL BUILDING DETAILS

Downtown Fernandina Beach retains many original storefronts and storefront elements that should be preserved. **The purpose of a storefront was to allow for visibility of merchandise.** Advances in technology in the mid-19th century allowed for essentially transparent storefronts. **Cast iron columns and pilasters** replaced wood frame and were load-bearing of the upper masonry wall, maximizing the display window area.

Recessed entrances increased display area, too, and had transoms above glass and wood doors. Upper facades on Two-Part Commercial Blocks had windows to allow natural light into upper floors, and exterior masonry walls were often embellished with decorative brickwork. The roofline was capped with a cornice of corbelled brick, wood, or sheet metal. Sheet metal, readily formed into custom design, was especially popular for commercial buildings.

The use of **cast iron** for storefronts extended into the early 20th century. After 1910, most storefronts were built with steel lintels to support the upper facade masonry. Various materials were used in storefront construction, including glass along with brick piers, marble, glazed tile, and brick bulkheads, and metals like copper and bronze. Upper facades of commercial buildings generally became more functional and less decorative. Arched windows became rectangular windows, and the use of sheet metal for window and roof cornices

gradually declined. Different patterns, colors, and textures of brick and concrete provided decoration. Where modern storefronts have been added, restoration is encouraged, or remodeling that is inkeeping with historic storefront configurations. **Upper facade changes** have often included covering windows with brick or wood panels, removal of cornices, and concealment of details beneath added metal panels. Future rehabilitation of commercial buildings should include the repair or replacement of upper floor elements to maintain and enhance the building's character.

The most important changes to the Fernandina Beach Historic District since it was first listed on the National Register in 1973 have taken place along Centre Street. In 1977 street improvements were undertaken which including the planting of palms and landscaping, the installation of mini-plazas and benches, and the construction of parking bays. These improvements were completed in 1978. Renovation and restoration efforts have been undertaken on buildings along Centre Street and the adjoining residential neighborhoods.



COMMERCIAL BUILDING DETAILS 214 Centre Street



ARCHITECTURAL STYLES

ITALIANATE (1870-1890)

The Italianate style derives from the country villas of Italy, though the style was popular in U.S. commercial, as well as residential, architecture of the period. The nineteenth-century designer Andrew Jackson Downing was instrumental in popularizing the Italianate style. With its characteristic decorative features, such as window hood moldings, string courses, large eave brackets, and corbelled brick work, the style embodied Dowling’s ideal of picturesque architecture.

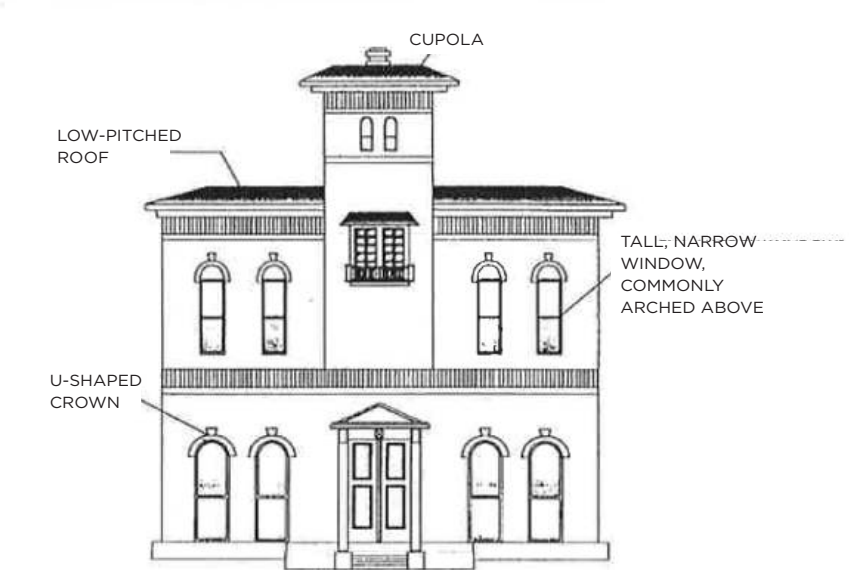
In Fernandina Beach, the Italianate style was the principle influence on late nineteenth-century commercial architecture of Centre Street. The Kydd and Hoyt Buildings and the Palace Saloon exemplify the Italianate influence within the commercial district. Common stylistic details found among these examples include a bracketed parapet, brick hood moldings, and cast iron pilasters (Kydd Building), as well as segmental arched window and door openings, decorative brick cornices, and window hoods (Hoyt Building and Palace Saloon).



ITALIANATE Hoyt Building, 201-203 Centre Street

CHARACTERISTICS

- Plan: rectangular or square
- Foundation: brick piers or continuous brick
- Height: two to three stories
- Primary exterior material: wood, weatherboard, brick, cast iron for storefronts
- Roof type: low-pitched hip, often with a square cupola or tower, commercial buildings, flat with parapet
- Roof surfacing: wood shingles (original), composition shingles, flat roofs: built-up
- Detailing: wide, over-hanging eaves with brackets beneath, cupola
- Windows: tall, elongated, narrow windows, often with hoods. Windows are most often arched.



Florida State Model Guidelines.

SECOND EMPIRE (1870-1900)

The Second Empire style originated in the mid-nineteenth century during the Second Empire of Napoleon III. It emerged in American architecture beginning after the Civil War. The Second Empire style is most recognizable by its definitive Mansard roof shape, which is flat with concave sides. The style was used for residential and commercial architecture in the United States.

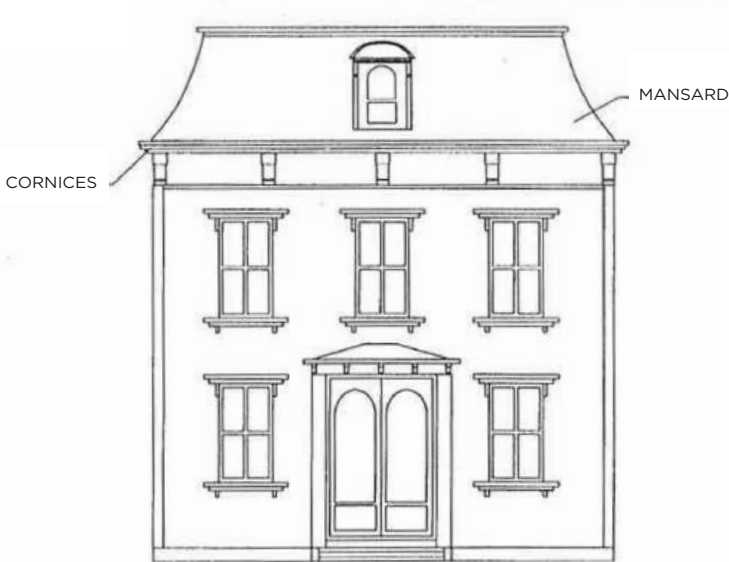
Second Empire-style architecture was not highly represented in Florida, and few examples can be found in Fernandina Beach. The most notable is at 228 North Fourth Street. The building has a typical box-shape plan with a centered entry and symmetrical fenestration. Its mansard roof has evenly spaced windows, allowing for light to enter into the top half-floor; in traditional French design, the purpose of the Mansard roof was to create an additional half-floor of functional space.



SECOND EMPIRE St. Michael's Academy, 505 Broome St.

CHARACTERISTICS

- Plan: rectangular or ell
- Foundation: brick piers
- Height: one-and-one-half to two-and-one-half stories
- Primary exterior material: wood, brick, weatherboard, less frequently stone
- Roof type: Mansard
- Roof surfacing: wood shingles (original), composition shingles
- Detailing: eaves with decorative brackets, classical pediments and balustrades, arched windows with pediments and molded surrounds, cast-iron cresting



Florida State Model Guidelines.



COMMERCIAL ARCHITECTURAL STYLES

GOTHIC REVIVAL (1880-1920)

The Gothic Revival style originated in England during the eighteenth century and became popular in the United States beginning in the mid-nineteenth century. The style was applied to ecclesiastical and residential structures. As with the Italianate style, Andrew Jackson Downing favored the Gothic Revival style in his pattern books, helping to expand its popularity.

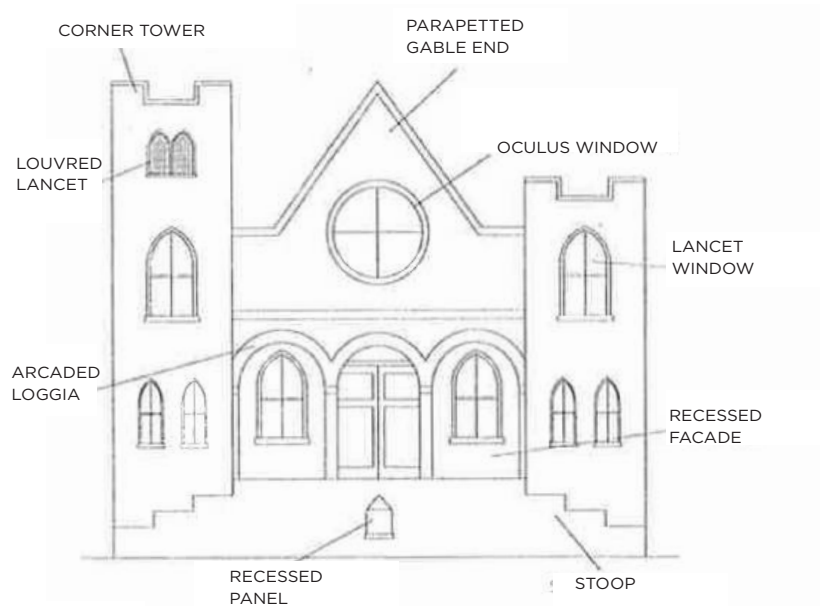
In Fernandina Beach, there are no pure examples of the style among residential architecture, though its influence can be found in steep-pitched roofs and cross-bracing under eaves. The best example of the Gothic Revival style in Fernandina Beach is St. Peter's Episcopal Church, built ca. 1893. It features stylistic elements including pointed-arch windows, a tower with a castellated parapet, buttressed walls, and a high-pitch roof.



GOTHIC REVIVAL St. Peter's Church, 801 Atlantic Ave.

CHARACTERISTICS

- Plan: rectangular or ell
- Foundation: brick piers
- Height: one-and-one-half to two-and-one-half stories
- Primary exterior material: wood, board and batten, weatherboard, less frequently stone
- Roof type: steep, high-pitched gable
- Roof surfacing: wood shingles (original), ornamental metal, composition shingles
- Detailing: wide, prominent gables, oriel windows, massive chimneys, pointed elliptical arches, towers and battlements, crenellation, jig-saw trim on eaves, leaded stain glass



Florida State Model Guidelines.

NEO-CLASSICAL (1900-1940)

Around the turn of the twentieth century, there was a renewed interest in Classical architecture. The buildings of the 1893 World's Columbian Exposition held in Chicago represented the influence of the favored classical ideals of order and balance. Such sensibilities were in stark contrast to the flamboyance and asymmetry that characterized Victorian styles. The Neo-Classical style became popular beginning after 1900. It is represented by two-story brick and frame dwellings with full-height porticos and classical columns on the primary facades. The Neo-Classical style is also characterized by a centered entrance and symmetry.

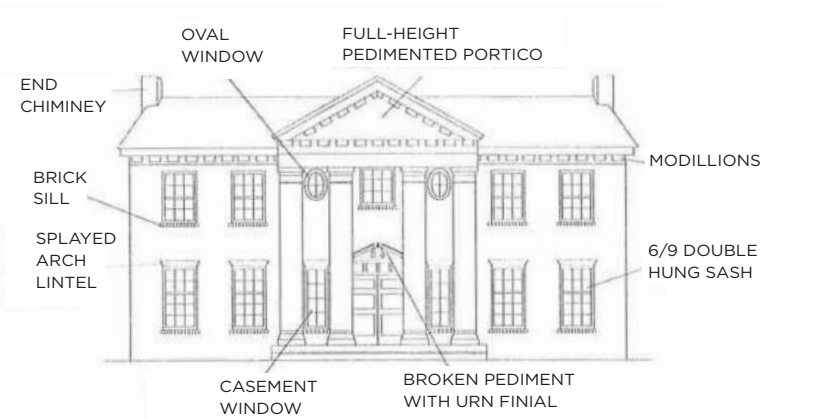
In Fernandina Beach, the Neo-Classical style is exemplified notably in two churches, the First Baptist Church at the corner of North Fifth and Alachua Avenues and the Memorial Methodist church at 601 Centre Street. Both buildings date from the 1930s and feature characteristic full-eight porticos with massive classical columns supporting full entablatures.



NEO-CLASSICAL Methodist Church, 601 Centre Street

CHARACTERISTICS

- Plan: rectangular or nearly square
- Foundation: piers or continuous, brick or concrete
- Height: two to two-and-one-half stories
- Primary exterior material: horizontal wood siding, smooth masonry
- Roof type: low-pitched hip or side gable, flat with a balustrade
- Roof surfacing: embossed sheet metal or metal singles, composition, asbestos shingles, built-up on flat roofs
- Detailing: classically derived, full façade-height columns, balustrades, medallions, dentulous.
- Entrance detailing: transom, sidelights, ornamental woodwork common. Interiors: molded palter cornices, urns, swags, wainscoting, French doors.
- Windows: rectangular rather than arched



Florida State Model Guidelines.



ARCHITECTURAL STYLES

SPANISH REVIVAL (1910-1930)

Concurrent with the re-emergence of Classically-inspired architecture in the East and Midwest around 1900, California architects developed an interest in the Mission churches of the southwest. Following the Panama-California Exposition in San Diego in 1915, interest in imitation of Spanish architecture grew quickly, particularly in the southwestern United States. Spanish Mission, Spanish Colonial, and other architecture of Mediterranean origin also became popular in coastal areas such as Florida. These styles of architecture usually have an exterior of stucco, a parapet roofline, and arched opening (window, door, porch).

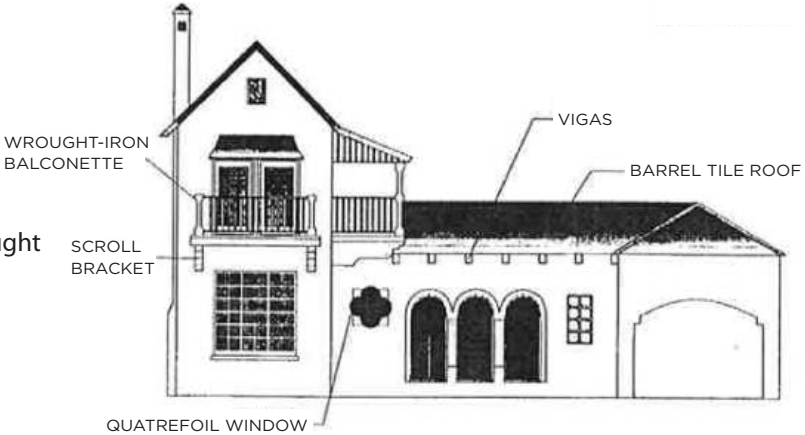
During the land boom of 1920s Florida, the Spanish Revival styles grew in popularity. The style can be found applied to churches, residences, train depots, and public buildings. Its most notable characteristics include a masonry (mainly stucco) exterior and a roof with terra cotta tiles and/or a parapet. The only pure example of the Mission style in the historic district is the building at 202 North Third Street, built in 1910. Its façade features a large curved parapet and arched windows.



SPANISH REVIVAL 202 North Third Street

CHARACTERISTICS

- Plan: irregular
- Foundation: continuous
- Height: one to two stories
- Primary exterior material: stucco
- Roof type: flat with shaped parapet
- Roof surfacing: Barrel tile
- Detailing: plaster and terra cotta detailing, wrought iron grilles, balconies, and balconets
- Windows: rounded arch, casements



Florida State Model Guidelines.

MEDITERRANEAN INFLUENCE (1900-1930)

The influence of Mediterranean architectural styles can be seen across Florida, with its Spanish heritage, semi-tropical climate, and continuous coastline that naturally embraced elements of Mediterranean origin. As with the Spanish Revival styles, Mediterranean architecture has a stucco exterior and arched openings. Mediterranean-style buildings are often a full two stories in height and have a very low-pitched hip roof in more formal, symmetrical plans. The style encompasses Italian Renaissance and Moorish elements, fitting for grandiose hotels, churches, and public buildings, as well as affluent residences along Florida's coastline.

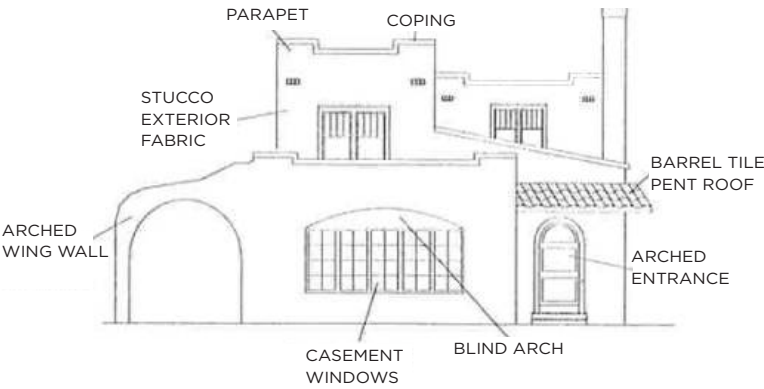
Fernandina Beach's excellent example is the U.S. Post Office at 401 Centre Street. The square plan embodies symmetry and order with stylistic elements of the Mediterranean, including its low-pitched, barrel-tile roof and series of uniform arches, resembling a loggia. Second floor window openings have gable pediments, reminiscent of Classical designs.



MEDITERRANEAN INFLUENCE U.S. Post Office, 401 Centre Street

CHARACTERISTICS

- Plan: regular or irregular
- Foundation: continuous
- Height: two stories
- Primary exterior material: stucco
- Roof type: low-pitched hip, flat with curvilinear parapet
- Roof surfacing: Barrel, French interlocking tile
- Detailing: plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices and parapets, wrought iron grilles, balconies, and balconets
- Windows: rounded arch, casements



Florida State Model Guidelines.

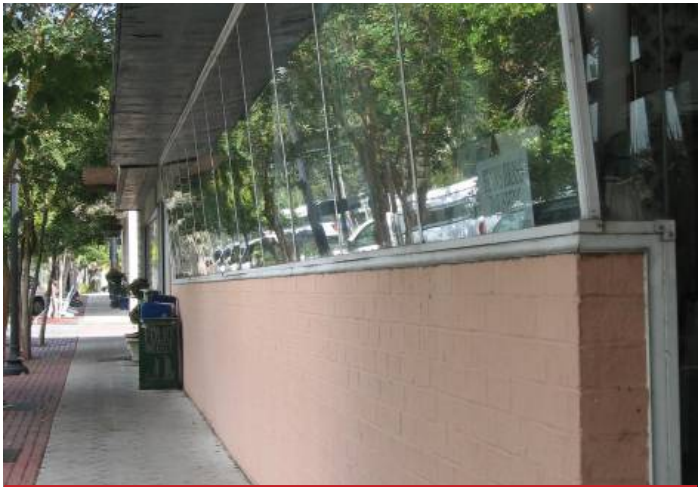


COMMERCIAL

ARCHITECTURAL STYLES

**MID-TWENTIETH CENTURY
(MID-CENTURY)**

During the mid-twentieth century, the exteriors of commercial buildings were characterized by simplicity. While the form of buildings retained a traditional plan, upper facades had less ornamentation than those of previous decades. Often, these buildings' storefront components, such as entrance floors and bulkheads, were the most decorative features, with applied tile. These buildings are currently deemed non-contributing to the district.



MID CENTURY 602 Centre Street



MID CENTURY City Hall, 204 Ash Street



MID CENTURY 508 Centre Street



MID CENTURY 515 Centre Street



COMMERCIAL

ADDITIONS

OVERVIEW

Rear and roofline additions provide owners with flexibility in their building use. Additions should use design, materials, and placement that minimize their affect on the district’s historic character.

GUIDELINES

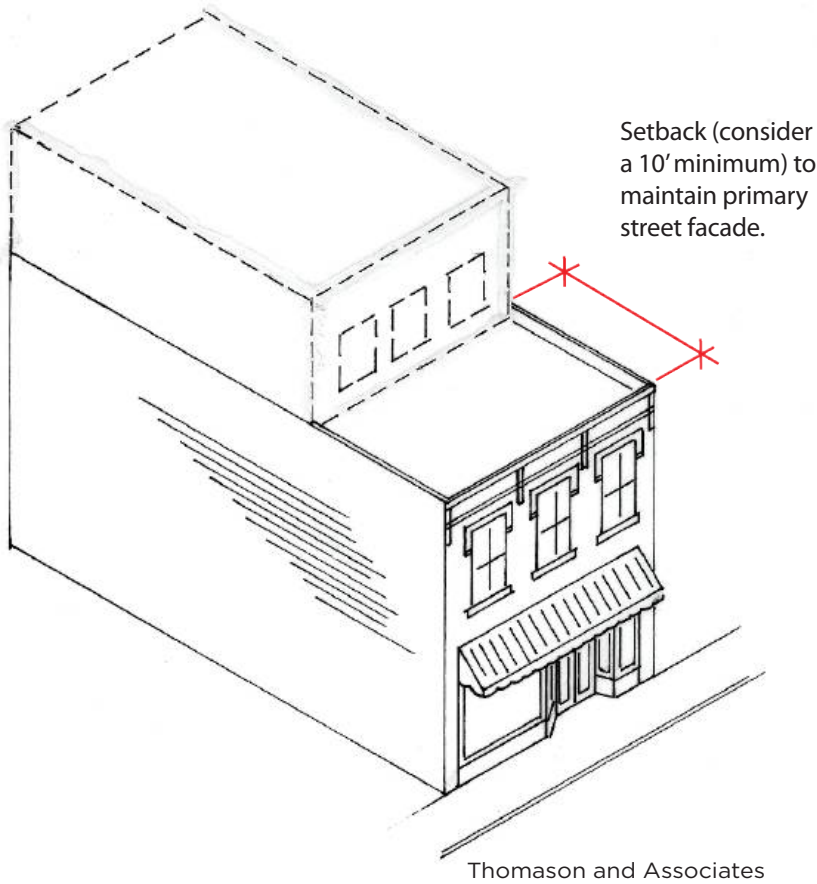
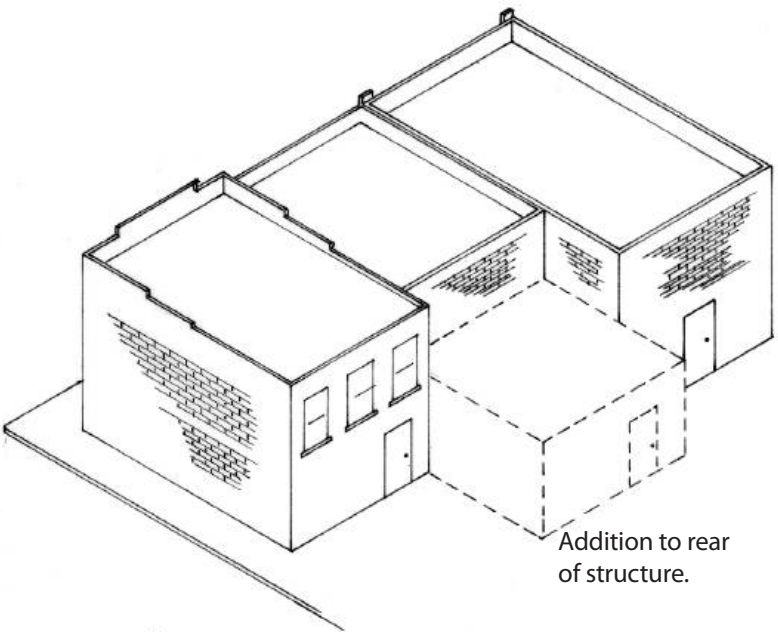
- 1. Additions should cause minimal damage or removal of **historic walls, roofs, and features from historic buildings**. Existing openings should be used to connect the building and the addition.
- 2. Additions should have **little or no** visibility from the primary street façade.
- 3. Additions should be compatible with the original building in **scale, proportion, rhythm, and materials**.
- 4. Additions should be distinguishable from the historic building; they should be **smaller and simpler in design**.
- 5. Additions should be contemporary in design, but compatible with adjacent buildings.
- 6. Roofline additions should not be visible from the street.
- 7. Roofline additions should use **similar roof forms** to the buildings to which they are attached.
- 8. Roofline additions should not cause the removal of character-defining materials and features.

HELPFUL HINT

Refer back to the Context Sensitive Setback Determination on page XIV.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- 2. Retention of Distinguishing Architectural Character
- 3. Recognition of Historic Period
- 9. Compatible Contemporary Design for New Alterations/Additions
- 10. Reversibility of New Alterations/Additions

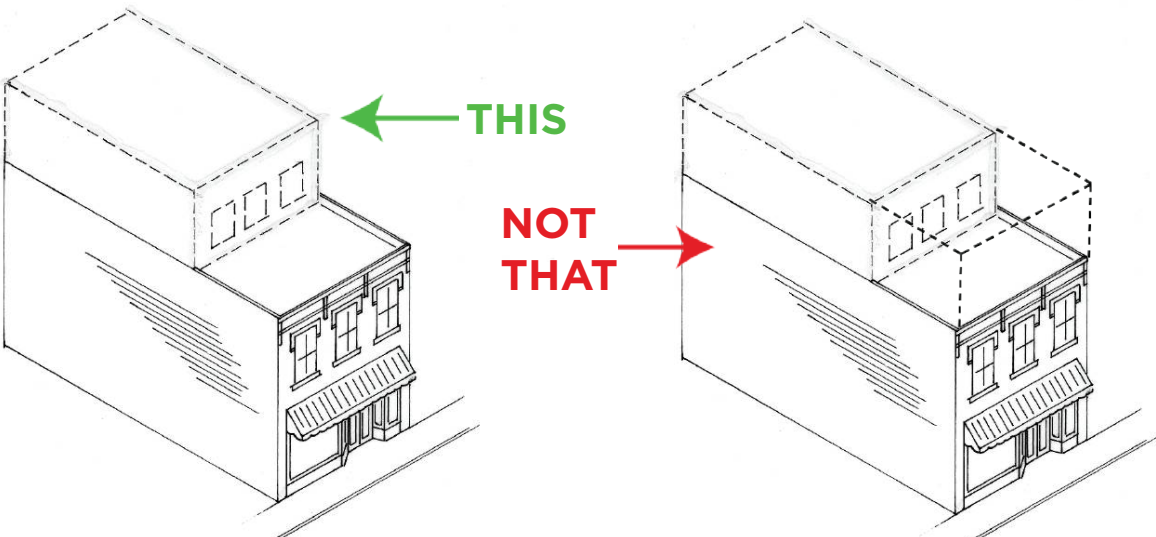


Thomason and Associates

NEW ADDITIONS EXAMPLES

HELPFUL HINT THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that"). The upper setback helps to define and maintain the historic street edge and massing.



COMMERCIAL ARCHITECTURAL DETAILS

OVERVIEW

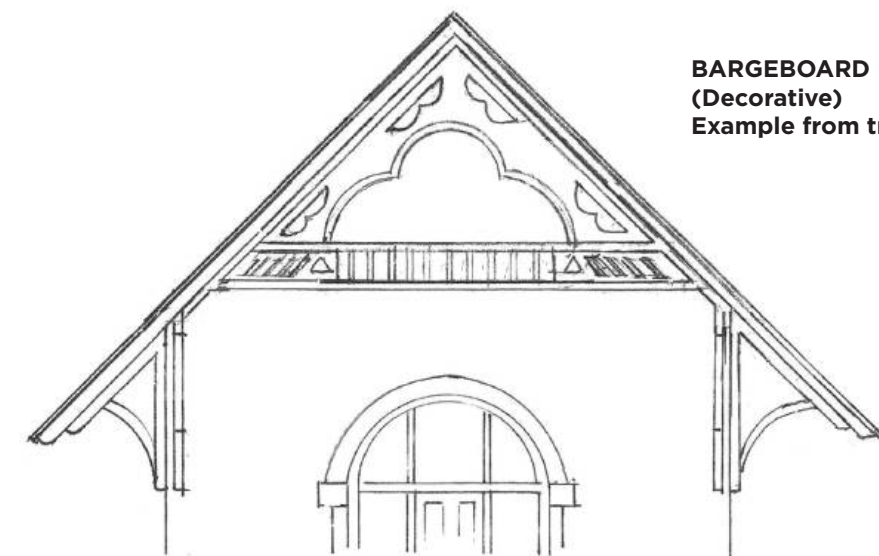
Common architectural details in the district include **bargeboards, brackets, cornices and returns, dentils, and other decorative or trim elements.** They might be of wood, metal, or masonry materials. Architectural details help define individual building styles and contribute to overall district character.

SEE EXAMPLES



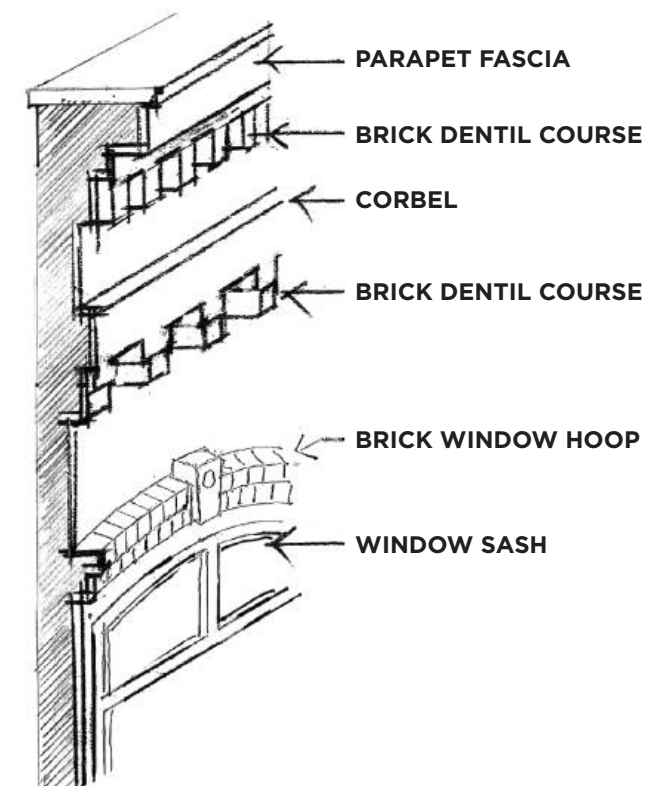
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



BARGEBOARD (Decorative)
Example from train station.

BARGEBOARD EXAMPLE



EXTERIOR FACADE DETAIL EXAMPLES

ML+H/Les Thomas Architect



COMMERCIAL

AWNINGS

AWNINGS

On storefronts, awnings were very common elements historically. They provided shade and helped cool commercial buildings pre-air-conditioning.

Retain and keep in good repair any existing historic awnings. Add appropriately designed new awnings as desired.

GUIDELINES

- 1. Retain and maintain **historic awnings**, including metal ones.
- 2. Ensure that the **installation of new awnings does not damage the building**. Appropriate materials for new awnings include canvas duck or cotton and polyester blends; these may be treated with acrylic. Select awnings in colors that complement the building and mimic the shape of their opening.
- 3. New awnings should either **fit exactly over display windows**, not spanning across wall surface in between display windows or should span across windows without impacting architecturally important features. If spanning multiple windows, review and approval is with HDC only.
- 4. Preserve and maintain **mid-20th century metal awnings**.
- 5. Repair **damaged historic metal** awnings.



CANVAS AWNING 213 Centre Street



CANVAS SHED AWNING 213 Centre Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



AWNINGS 313-319 Centre Street



COMMERCIAL BRICK & MASONRY

BRICK & MASONRY

Masonry is used on cornices, pediments, lintels, sills, and decorative features as well as for wall surfaces. Color, texture, mortar joints, and patterns of the masonry define the overall character of a building.

GUIDELINES

1. Preserve and **maintain original brick, stone, terra cotta, cast concrete** and other masonry original to a building.
2. Repair damaged masonry by **patching, piecing in, or consolidating instead of removing an entire feature.**
3. **Repair cracks;** they are an indication of structural settling or deterioration, and may also allow moisture penetration.
4. Hire skilled craftsman to repair broken stone or carved detail using epoxies.
5. Moisture control on masonry
6. **Repair leaking roofs, gutters, and downspouts;** secure loose flashing.
7. **Caulk the joints** between masonry and windows to prevent water penetration.
8. Ensure that the grade **slopes away from the wall** to prevent water from gathering at the base. If there is excessive ground water, correct the grade or install drain tiles around the building.
9. Prevent moisture by applying a **damp-proof course just above the ground level** with slate or other impervious material. Seek professional advice from knowledgeable preservation architects or engineers.

CLEANING OF MASONRY

1. Clean masonry **only where deterioration or heavy surface staining has occurred.**
2. When cleaning unpainted masonry, use the **gentlest means possible**, ideally low-pressure water and mild detergent.
3. Apply water to masonry surfaces only when temperatures are above freezing and will remain above freezing for at least 14 days after application.
4. Find an inconspicuous area to test cleaning methods and observe the results before using on the entire building.

CHEMICAL CLEANING OF MASONRY

1. **Chemical cleaners can damage masonry; use them with caution.**
2. Follow directions for chemical cleaning and do not leave the compounds on the masonry for longer than directed.
3. Never apply acid cleaners on marble or limestone.

MACHINE CLEANING OF MASONRY

1. **Do not use abrasive or high-pressure cleaning methods like sand blasting or high-pressure water;** these methods cause rapid deterioration of the brick and mortar.
2. Do not use electric saws or hammers to remove mortar.

MORTAR ISSUES WITH MASONRY

1. Remove deteriorated mortar by carefully hand raking the joints to avoid damaging the masonry.
2. Cut out old mortar to a depth of one inch.
3. In replacing historic mortar, **match the original in strength, composition, color, and texture.** Use one part lime and two part sand with no more than 20 percent combined Portland cement.
4. Repoint to match original joint profiles and retain the original joint width.
5. Do not use Portland cement to replace historic mortar; it is stronger than the historic mortar and bricks and will not give way as bricks expand and contract with temperature changes, causing them to crack, break, or spall.
6. Do not repoint with a synthetic caulking compound.
7. Do not use a "scrub" coating technique in place of traditional repointing.

PAINTING OF MASONRY

1. **Leave unpainted historic masonry unpainted;** paint bricks only if they have lost their protective outer coating due to sandblasting. In this case paint helps preserve the brick. Paint may also be appropriate to conceal extremely mismatched repair work to the brick and mortar.
2. Follow the guidelines for paint when covering brick.
3. Apply a water-proof, water-repellent, or other non-historic coating only as a last resort, as it can actually trap moisture inside the masonry, which exacerbates existing problems.



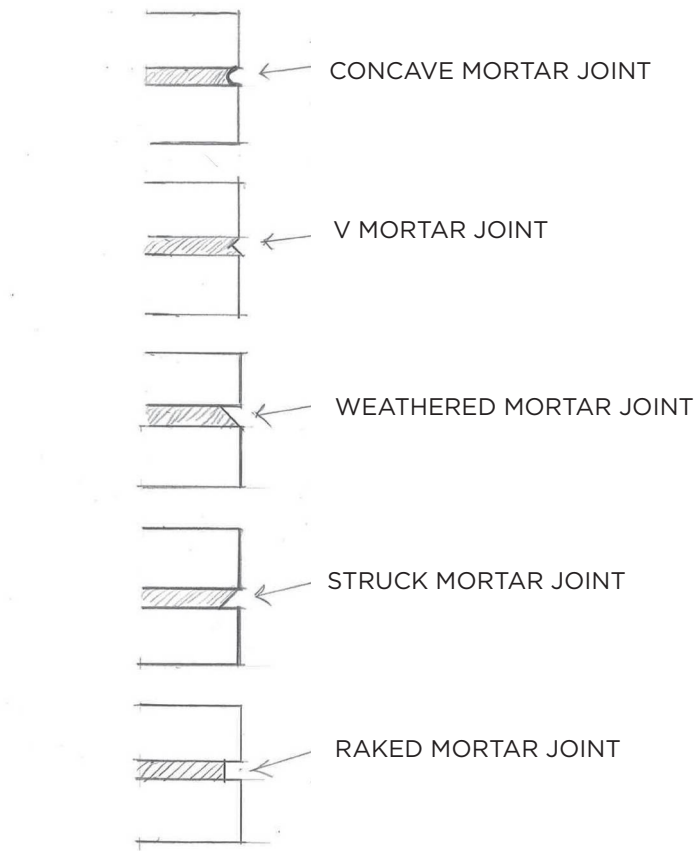
PAINTED BRICK 306 Centre Street



BRICK EXTERIOR William Henderson Peck High School



BRICK EXTERIOR 102 Centre Street



Les Thomas Architect

TYPICAL MORTAR PROFILE EXAMPLES



BRICK CORBELLING 309-311 Centre Street

HELPFUL HINT THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").

THIS Keep existing mortar profile and match. **NOT THAT** New mortar profile.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Method Possible
9. Compatible Contemporary Design for New Alterations/Additions



COMMERCIAL

CAST IRON & METAL

CAST IRON & METAL

With the rise of the industrial revolution in the 19th century, a variety of new metals began to appear in building construction. Cast iron, steel, pressed tin, copper, aluminum, nickel, bronze, galvanized sheet iron, and zinc were all used at various times for different architectural features.

GUIDELINES

- 1. Retain the **painted surfaces of historically painted elements.**
- 2. **Remove all corrosion** from metal elements before repainting.
- 3. **Remove loose and peeling paint from metal surfaces** with gentle methods such as hand scraping or wire brushing.
- 4. If hand scraping or wire brushing fails to clean hard metals like cast iron and iron alloys, use low-pressure dry-grit blasting. Protect adjacent wood or masonry surfaces from the grit.
- 5. If hand scraping or wire brushing fails to clean softer metals like copper, lead, or tin, use chemical or thermal methods.
- 6. After cleaning metal elements, immediately apply a rust-inhibiting primer coat.
- 7. **Prevent corrosion between incompatible metals (such as copper with cast iron, steel, tin, or aluminum)** by separating them with nonporous, neoprene gaskets, or butyl rubber caulking.



METAL DOOR HANDLES 201 North 4th St.



CAST IRON FENCING 601 Ash Street



PAINTED METAL SURFACE 218 Centre Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



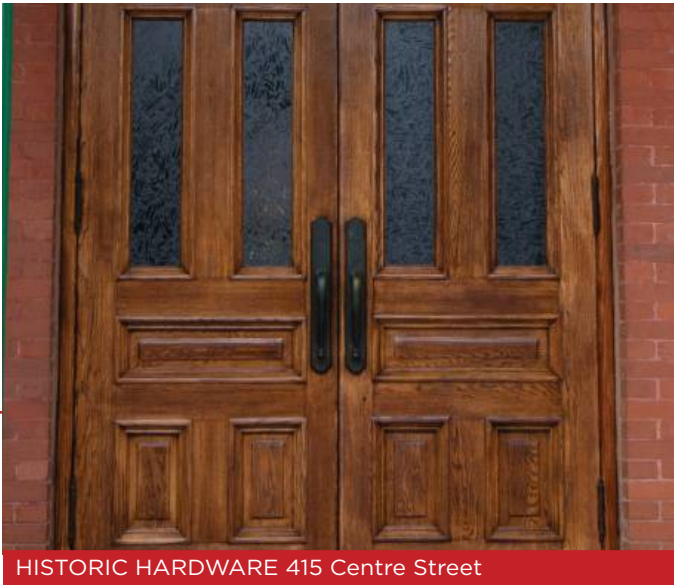
COMMERCIAL ENTRANCES & DOORS

ENTRANCES & DOORS

Entrances and doors may be both functional and decorative. Retaining these original components is important to district character. Entrances are focal points of historic building façades, and their rich decoration and functionality help define building style.

GUIDELINES

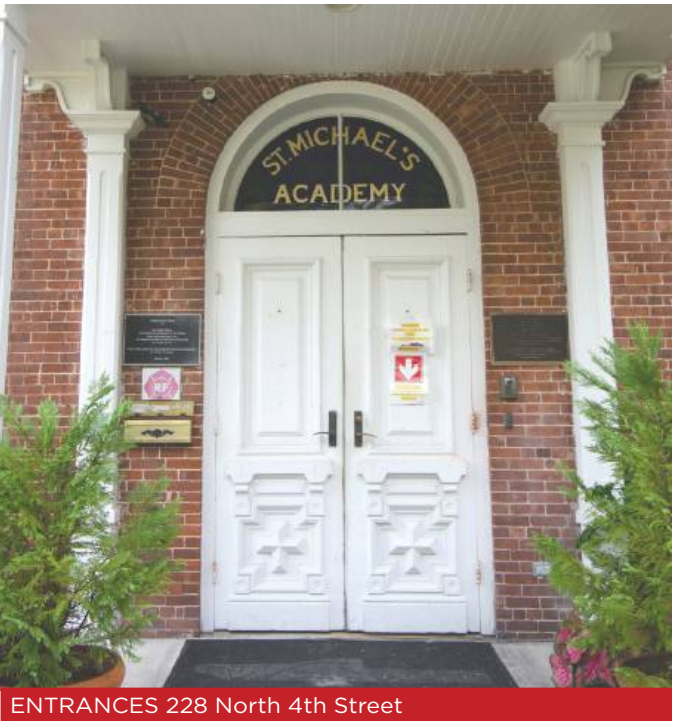
1. Maintain and **preserve entrances, doors, and related elements.**
2. Follow the guidelines for wood to keep entrances, doors, and related elements in good repair.
3. If damage or deterioration is beyond reasonable repair, replace an entrance, door, or related element with one that matches the historic element. **Select substitute materials that support the historic character of the district to the greatest extent possible.**
4. **Reuse historic hardware** and locks.
5. Never add openings to a primary elevation.
6. It is not appropriate to resize or otherwise alter an entrance.
7. Retain any extant original screen doors.
8. Installation of storm or screen doors is appropriate if desired. Their design should allow for full view of the door, or obscure as little as possible.



HISTORIC HARDWARE 415 Centre Street



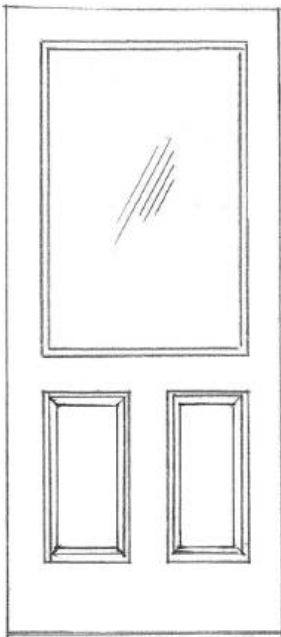
ENTRANCE 117 Centre Street



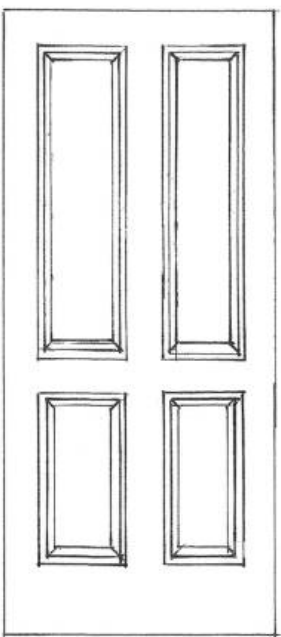
ENTRANCES 228 North 4th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

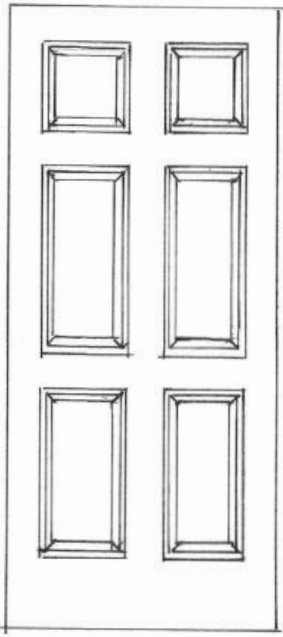
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|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



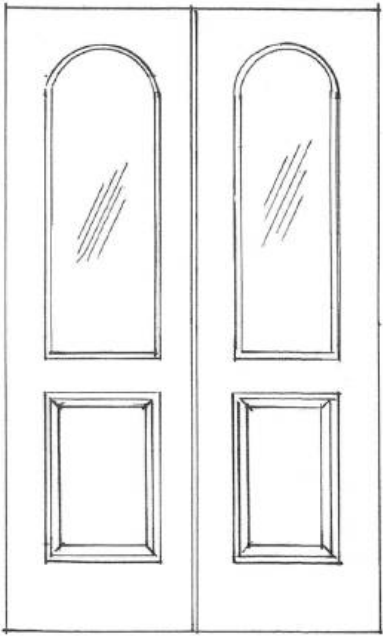
GLASS PANEL DOOR



FOUR PANEL DOOR



SIX PANEL COLONIAL



SINGLE ARCHED LIGHTS IN DOUBLE WOODS

ML+H/Les Thomas Architect

THINK RESILIENCY

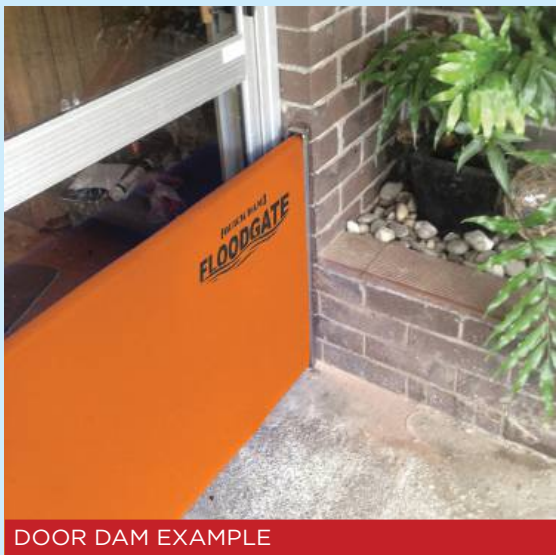
DOOR DAMS

Door dams are a **temporary barrier that can be used during storm events to protect a structure from flooding.** They are installed at any entrance and create a seal to prevent water from seeping into the home. This helps further preserve the historic structure from weather damage.

ADAPTING TO THE HISTORIC DISTRICT

Door dams should be incorporated into the metal, wood, or brick trim to hide the channels for the temporary flood gates. Their installation should not visually impact the structure; note that the dam itself is temporary.

EXAMPLE



DOOR DAM EXAMPLE



FIRE ESCAPES & STAIRWELLS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:	
2. Retention of Distinguishing Architectural Character	9. Compatible Contemporary Design for New Alterations/Additions
3. Recognition of Historic Period	10. Reversibility of New Alterations/Additions

OVERVIEW

Generally, historic buildings did not originally have fire escapes. Fire escapes are generally modern building components. However, they have become standard safety features for upper-floor escape, when another means does not exist. As modern components, fire escapes should not be visible from the street.

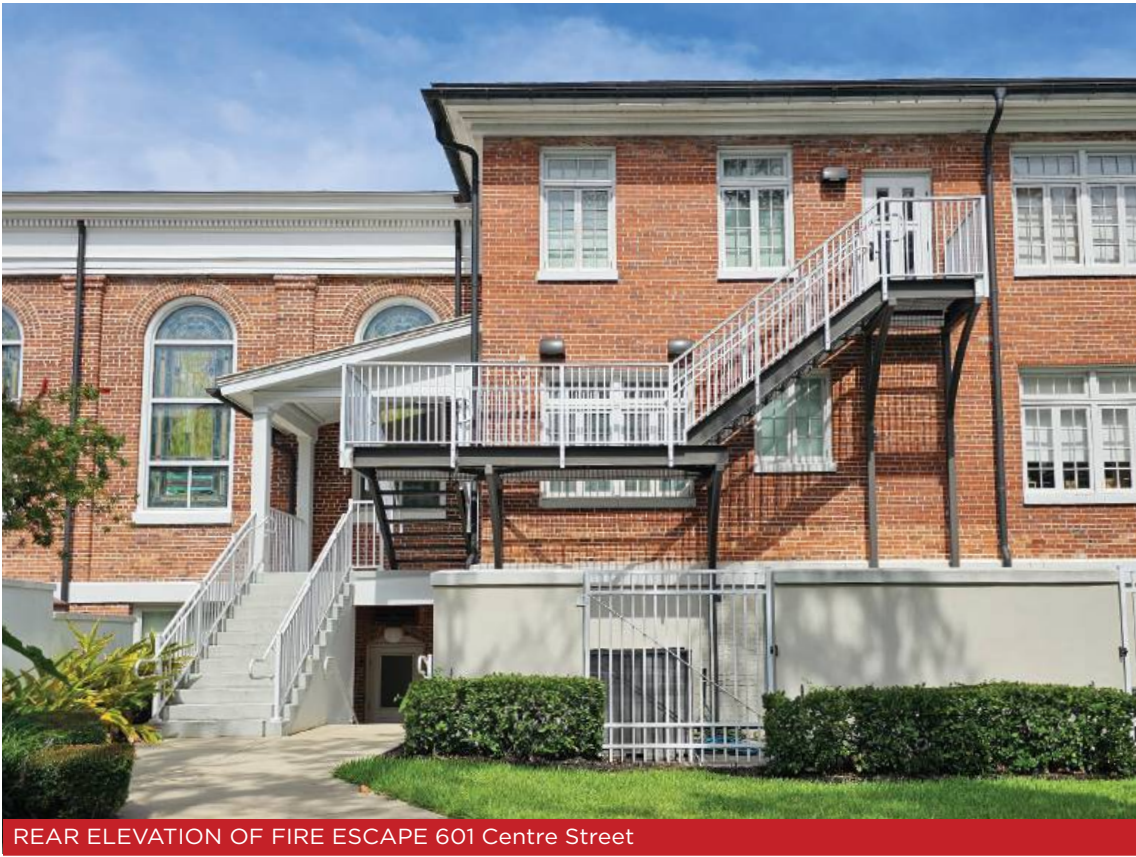
GUIDELINES

- 1. Review and comply with State of Florida Fire Code as well.
- 2. Locate **fire escapes and staircases out of view of the street**, such as on rear elevations.
- 3. When installing fire escapes, ensure they cause **no damage to architectural features**.
- 4. In design, fire escapes may be either **open or enclosed**.
- 5. The exterior surfaces of enclosed fire escapes may be of wood siding, brick veneer, or stucco.
- 6. Open-design fire escape surfaces may be of metal or wood.

Review and comply with State of Florida Fire Code as well.



REAR ELEVATION OF DECK & STAIRWELL 303 South 8th Street



REAR ELEVATION OF FIRE ESCAPE 601 Centre Street



COMMERCIAL GUTTERS & DOWNSPOUTS

OVERVIEW

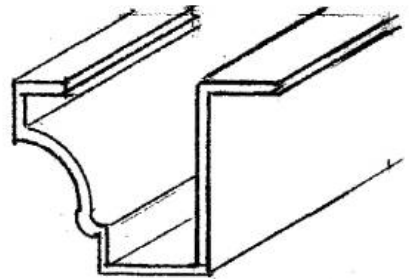
Keeping gutters and downspouts in good repair helps to protect buildings from water damage. If new gutters are required, half-round designs are the most appropriate for historic buildings.

GUIDELINES

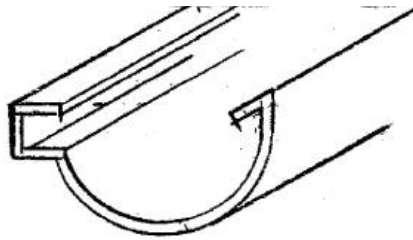
1. Install and maintain gutters, downspouts, and splash-blocks.
2. Retain and maintain existing boxed or built-in gutters.
3. Repair deteriorated or damaged boxed or built-in gutters.
4. If late nineteenth- or early twentieth-century buildings are in need of gutters, the most appropriate design for hanging gutters is half round.
5. For **buildings constructed during or after the 1940s, ogee gutters are also appropriate.**
6. Locate downspouts on the least public building elevation and away from architectural features.
7. Eliminate excessive moisture problems by **repairing leaking roofs, gutters, and downspouts and by securing or replacing loose or deteriorated flashing.**



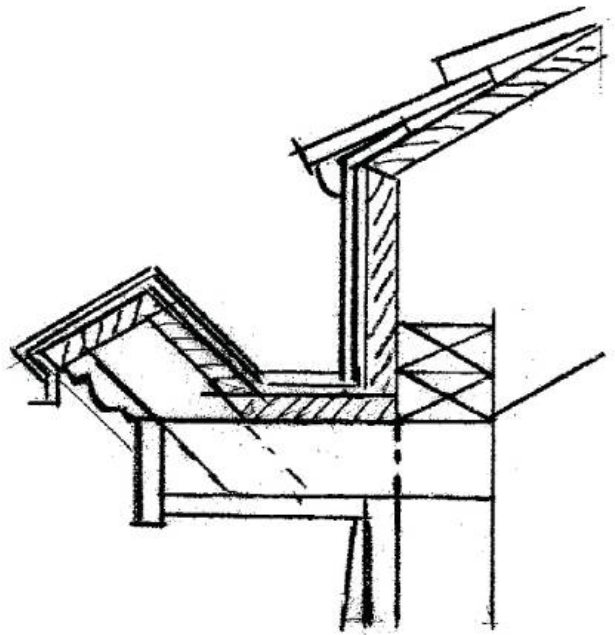
GUTTER & DOWNSPOUT MODEL



OGEE OR K-STYLE GUTTER
LATE 19TH OR 20TH CENTURY



HALF ROUND GUTTER
DATING TO 18TH OR 19TH CENTURY



WOOD OR YANKEE GUTTER
DATING BACK TO 18TH CENTURY

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
 2. Retention of Distinguishing Architectural Character
 3. Recognition of Historic Period
 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
 9. Compatible Contemporary Design for New Alterations/Additions

ML+H/Les Thomas Architect

THINK RESILIENCY

EXAMPLES

RAIN CHAINS + RAIN BARRELS

Rain chains are '**decorative, functional alternatives to downspouts.** They move rainwater from gutters to drains in a more unique way' (happygardens.com).

Rain barrels help collect rainwater from downspouts for reuse in the garden. This helps reduce use of clean filtered water.

The use of these helps to conserve water, reduce bills, lowers demand on freshwater resources, and reduces flooding in low-lying areas of your yard.



RAIN CHAIN 111 South Sixth Street



RAIN CHAIN
111 South Seventh Street



RAIN BARREL MODEL



COMMERCIAL LIGHTING

OVERVIEW

Retain and preserve historic light fixtures; new ones should be unobtrusive and follow historic examples in terms of materials and placement.

GUIDELINES

1. Retain and maintain **historic light fixtures and neon signs**.
2. Repair deteriorated or damaged historic light fixtures using methods that allow them to retain their historic appearance.
3. When replacement of missing or severely damaged historic light fixtures is necessary, select designs that replicate the originals or other historic examples in appearance and materials.
4. If a modern design of fixture is desired, or if light is needed where there was previously no fixture, conceal the light source, and direct light toward the building.
5. Ensure that light fixtures do not damage or obscure architectural features or other building elements.
6. Lighting color temperature should be **2700K to 3000K** (similar to incandescent color). Avoid utilizing **4000K or 5000K**, which is a whiter / bluer light color. Utilize primary fixtures with a **historically appropriate** 'lighting temperature', such as **2700K or 3000K**. Bluer/whiter lighting (4000K or 5000K) may be appropriate in limited use to highlight architectural features.
7. Gas lamps are encouraged.
8. **Full cut off fixtures** should be utilized when possible and/or optics installed to point light downward. More on 'Dark Sky' can be accessed on page 36.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



LAMPPOST 401 Centre Street
20th Century



LIGHTING 1 South 3rd Street
Early 20th Century



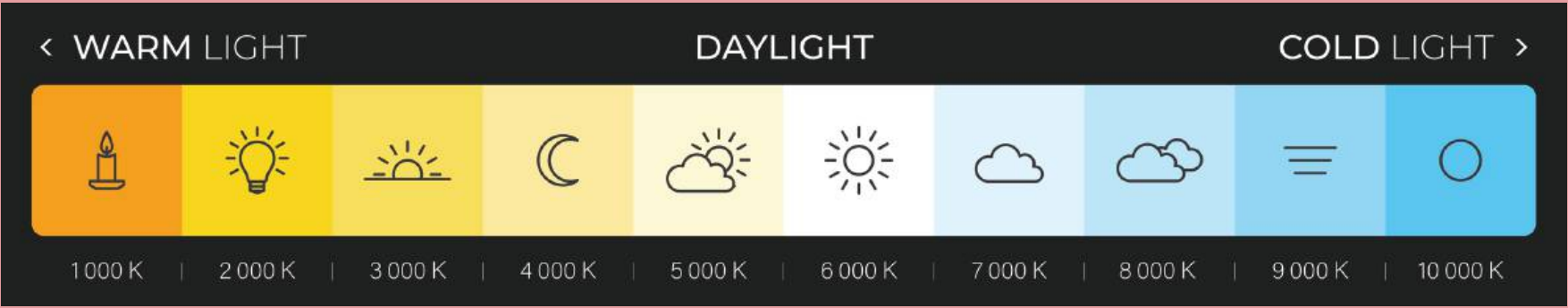
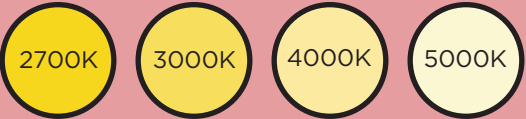
LIGHT FIXTURE 19 South 2nd Street
19th Century Carriage Light



LIGHT FIXTURE 114 Centre Street
19th Century Carriage Light

COLOR TEMPERATURE

Color temperature is measured in Kelvin. 2700K to 3000K is close to an incandescent, and is preferred for historic lighting.



Shutterstock



FULL CUT OFF LIGHT FIXTURE 110 Centre Street

COMMERCIAL PAINT

OVERVIEW

Maintain the painted finish on traditionally painted parts of **buildings and components like wood siding, architectural details, and window sashes**. Paint has both protective and aesthetic purposes.

GUIDELINES

1. Maintain the painted finish of building and landscape elements that were historically painted.
2. Adding a painted finish to **historically unpainted masonry** or other surfaces may be appropriate under extenuating circumstances.
3. Use **oil paint** on surfaces that have been painted with oil paint in the past; this is generally the case for historic buildings in the district.
4. The use of latex paint is **not recommended**, as it will likely not adhere well and also shrinks more than oil paint when drying. **This can pull off underlying old paint**. If latex is used, first completely prime the surface with an oil-based primer.
5. Before painting, **remove dirt with household detergent and water** to allow new paint to adhere.
6. Remove damaged or deteriorated paint to the next sound layer.
7. If paint has blistered and peeled down to the bare wood, **remove all paint down to the bare wood**. Otherwise, it is not necessary to remove but the blistered outer layer.
8. Use the **gentlest means of paint removal** possible, such as hand sanding and hand scraping.
9. If the use of chemical strippers is needed to supplement the above technique, be certain to **follow directions to neutralize chemicals after use**. Otherwise, new paint will not adhere.
10. Select paint colors that complement the style and period of the building and the overall color scheme of the street.
11. Use the **same color for trim** including horizontal and vertical trim boards, porch framing and columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and window sashes.
12. Limit the number of colors used to **three**.
13. Note that the trim around doorways are **often white**.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

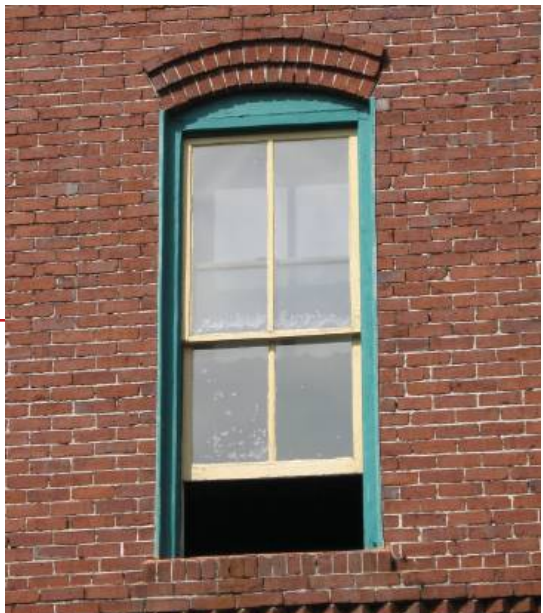
2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship



PAINTED EXTERIOR 516 Ash Street



UNPAINTED MASONRY 215-217 Centre St.



PAINTED TRIM 215-217 Centre Street



PAINTED EXTERIOR 204 Centre Street



PAINTED EXTERIOR 110 Centre Street



PAINTED EXTERIOR 214 Centre Street



COMMERCIAL
ROOFS

OVERVIEW

Since a roof covers and protects the rest of the building from the elements, it **is one of the most important parts of a building**. Proper roof maintenance is critical. Since it is such a large and visible part of the building, a change in its shape or materials can radically alter the appearance of the entire building. Original roofing material in Fernandina Beach was typically **wood shingles on pitched roofs**; however, much of it has been lost due to hurricanes and storms. The addition of roofing materials to match the original as closely as possible is recommended.

GUIDELINES

1. Retain, maintain, and repair historic roof forms and materials.
2. Replace individual damaged roofing elements as needed.
3. If overall deterioration is beyond repair, substitute materials may be used. Appropriate substitute materials will support the historic character of the building and the district. Appropriate roof materials **include metal, shingles, and hot tar and gravel or other aggregate materials for built-up flat roofs**. Match original materials whenever possible.
4. Keep gutters and downspouts clean and in good repair.
5. Regularly check for and fix **leaks in roofs, gutters, and downspouts**.
6. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. Fasten aluminum flashing with **aluminum nails and paint**.
7. Ensure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.



METAL CORNICE 313-319 Centre Street



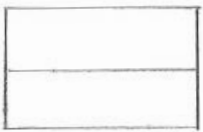
DECORATIVE BRICK CORBELLING 301 Centre Street



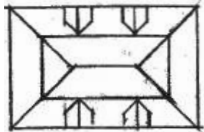
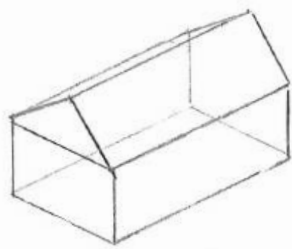
PARAPET & FACADE 3 North 4th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

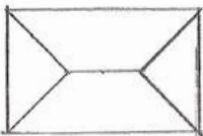
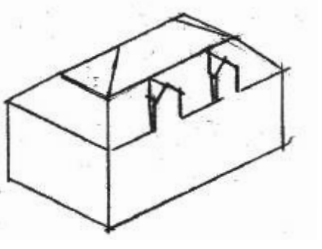
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| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 4. Retention of Significant Later Alterations/Additions | 9. Compatible Contemporary Design for New Alterations/Additions |
| 5. Sensitive Treatment of Distinctive Features and Craftsmanship | |



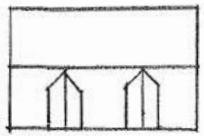
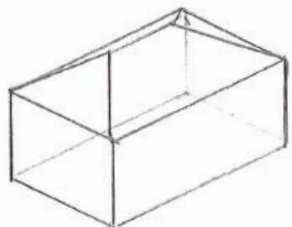
GABLE ROOF



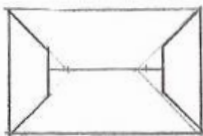
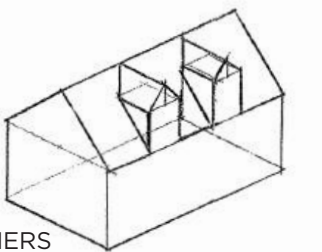
MANSARD ROOF



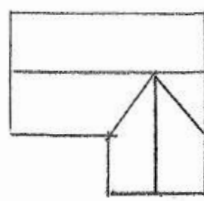
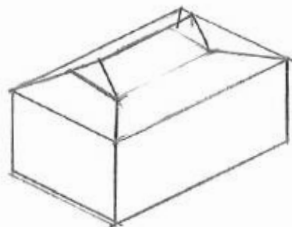
HIP ROOF



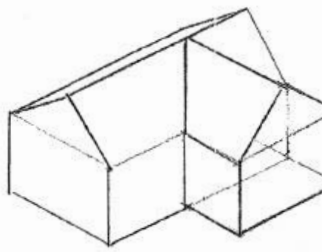
GABLE ROOF WITH DORMERS



DUTCH GABLE ROOF

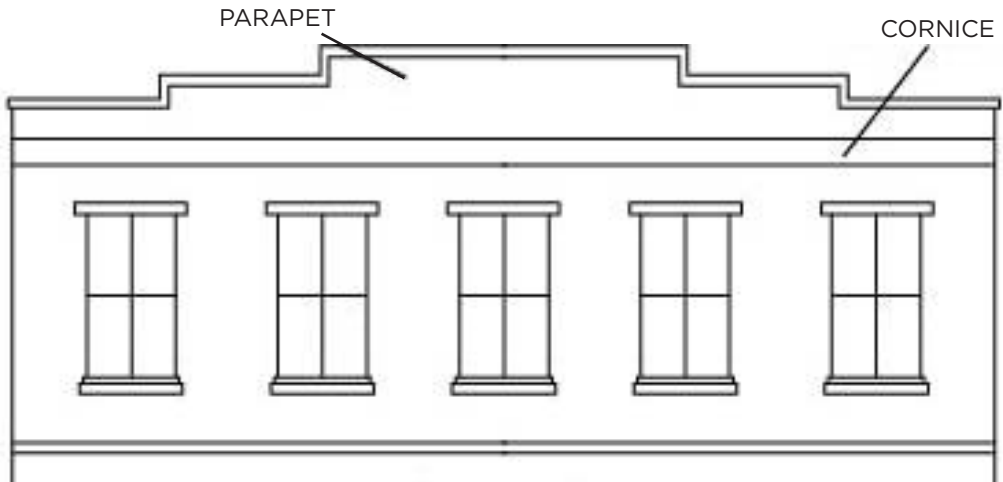


CROSS GABLE ROOF



ML+H/Les Thomas Architect

ROOF STYLE EXAMPLES



ML+H

ROOF ELEMENTS EXAMPLE



COMMERCIAL SIGNS

OVERVIEW

Commercial buildings traditionally have had a variety of sign designs and placements, and there should be wide flexibility for their use for the businesses of Fernandina Beach. Signs contribute to the historic and commercial character of the downtown business district, and historic signage should be retained and maintained.

GUIDELINES

1. Preserve, maintain, and repair historic signs including neon signs.
2. New signs should be of traditional materials such as **wood, glass, copper or bronze, or materials that replicate these. Sandblasted wood signs are appropriate. Plastic, substrate or unfinished wood signs are not recommended.**
3. Avoid oversized signs. Use the proportions of the building to guide sign size.
4. Buildings should have **no more than two signs**, not counting signs painted on windows.
5. Signs that resemble logos or symbols for businesses are encouraged.
6. Signs should have no more than two or three colors; colors should be coordinated with overall building colors.
7. Lettering and fonts are not reviewed, but traditional lettering for signs include Serif, Sans Serif or Script styles. Letters should not exceed **18 inches in height or cover more than 60% of the total sign area.**
8. Ensure that sign installation causes no damage to historic materials. Anchor mounting brackets and hardware for signs into mortar, not masonry.
9. Conceal lighting for signs; spot- or down-lighting is appropriate for signs. Internally lit signs are not appropriate.
10. Traditional sign locations include **storefront beltcourses, upper facade walls (one square foot/linear foot of frontage up to 25 square feet), hanging or mounted inside windows, or projecting from the face of the building (maximum area of 12 square feet).** Freestanding signs and movable sandwich boards or easels are also allowable downtown and provide additional signage for businesses.
11. The use of neon based on historic designs and locations may be appropriate.
12. "Legacy" signs are also allowed.

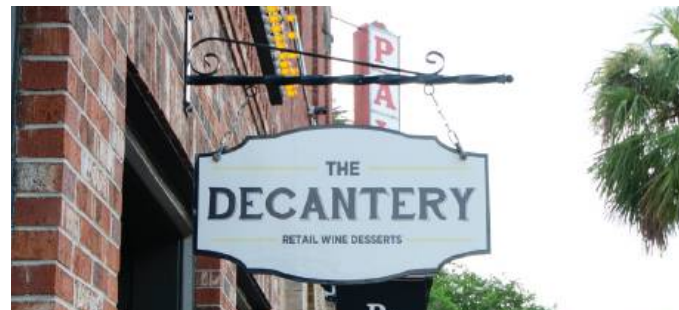
SEE EXAMPLES



BELTCOURSE SIGN 516 Ash Street



HANGING SIGN 214 Centre Street



HANGING SIGN 117 Centre Street



WINDOW SIGN 214 Centre Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- 2. Retention of Distinguishing Architectural Character
- 4. Retention of Significant Later Alterations/Additions
- 9. Compatible Contemporary Design for New Alterations/Additions



SERIF EXAMPLES

Garamond
Baskerville
Times New Roman

SAN SERIF EXAMPLES

Gotham
TW Cen MT
Arial

SCRIPT EXAMPLES

Monotype Corsiva
Gabriola

ML+H

LETTERING & FONTS

NOTE: THIS IS A SAMPLE OF FONTS ONLY. OTHER FONTS MAY BE USED.



COMMERCIAL

STOREFRONTS

OVERVIEW

Storefronts are defining elements of the commercial buildings in the historic district. Historic storefronts should be retained, visible, maintained and, if needed, repaired.

GUIDELINES

- 1. Retain and maintain historic storefronts and their component elements, such as **display windows, bulkheads, transoms, doors, cornices, pillars, and pilasters.**
- 2. Ensure that historic storefronts and their component elements remain visible.
- 3. Repair deteriorated or damaged storefronts or elements so that the storefront retains its historic appearance.
- 4. Replace missing storefronts or elements so that they replicate the original storefront or other historic examples, or replace with compatible modern examples.
- 5. The installation of temporary storm shutters to protect storefronts is appropriate **as long as they are reversible and do not result in damage to historic elements.**

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|---|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |
| 4. Retention of Significant Later Alterations/Additions | |



STOREFRONT BULKHEADS 218 Centre Street



REBUILT STOREFRONT 216 Centre Street



BRICK STOREFRONT 212 Centre Street



HISTORIC STOREFRONT FACADE 306 Centre Street



COMMERCIAL

WINDOWS

OVERVIEW

Windows are functional and aesthetic, helping to define a building’s particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Street-level windows allow passersby to view into the building. In the historic district there are numerous types and sizes of windows in addition to a variety of designs of **sills, lintels, decorative caps, and shutters**. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

GUIDELINES

1. Retain and maintain historic windows.
2. **Patch, paint, putty, and weather strip** as needed to restore historic windows to their original condition.
3. If damage to a historic window is beyond repair, **replace it entirely**. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If replacement of historic windows is required, closely match them in **size, type, and material**.
5. If the **majority** of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
6. While the windows do not need to be true divided lights, **raised muntins** should be used on the exterior and interior of the window pane.
7. Reuse serviceable window hardware and locks.
8. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
9. Retain historic blinds or shutters.
10. If new blinds or shutters are installed, use ones that are **constructed of wood** and **sized and installed like historic working** ones. Operable shutters are preferred.
11. The installation of “bahama” style shutters is appropriate if the property owner can demonstrate the building originally had such shutters through photographic or physical evidence.
12. The installation of vinyl shutters is **not appropriate**. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
13. Do not change the **number, location, size, or glazing pattern of windows** by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.

14. Do not install bars in windows visible from the street.
15. The installation of temporary storm shutters to protect windows is appropriate **as long as they are reversible and do not result in damage to historic elements**.



APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



PRESERVING HISTORIC WOOD WINDOWS

- Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.
- Vinyl window seals often fail after a few years, making their replacement more costly than upgrading historic wood windows.
- Vinyl windows don’t look like historic wood windows; their texture and thinness are inappropriate for the historic district.
- Vinyl is harmful both in its creation and disposal.

GENERAL MAINTENANCE

- Keep the glazing putty free of cracked, loose, or missing sections.
- Monitor the paint condition; if paint becomes deteriorated, check the wood below in those spots.
- Remove excess, peeling, or flaking paint.
- Keep wooden components painted.
- Replace deteriorated components like broken sash cords and panes.
- For more information on general maintenance and more involved repair of wood windows, see the preservation brief at <http://www.nps.gov/history/hps/tps/briefs/brief09.htm>.



STREETSCAPE ELEMENTS

OVERVIEW

Fernandina Beach has invested in improvements to the downtown area with the installation of streetscape elements. Continued expansion of this program is encouraged.

GUIDELINES

1. The City of Fernandina Beach should continue to enhance the commercial area with streetscape elements such as **benches and planters**.
2. The existing streetlamp fixtures in the downtown area are an appropriate design that should continue to be used for future installation.
3. Future streetscape improvements should be consistent with the historic character of the downtown area and follow traditional designs.
4. Outdoor furniture provided by the city should be uniform in appearance, of **historically appropriate materials**, such as wrought iron, and placed so as not to impede pedestrian flow.

Fernandina Beach has a detailed Tree Ordinance that serves to enhance the appearance of the historic district. The ordinance is dedicated to:

- No net loss of trees;
- Placing structures and all impervious surfaces in such a way as to protect the survivability and substantial growth of the **healthiest trees on a property**;
- Maintaining the diversity of tree species native to Amelia Island;
- Protecting and maintaining **existing mature growth native trees** important to the City's tree canopy;
- Preserving, enhancing, and restoring the unique aesthetic character of the City;
- Preserving, enhancing, and restoring the natural environment through protection and establishment of native trees and existing natural systems for the enjoyment of present and future populations.

For more details on the City's Tree Ordinance, please refer to the Land Development Code.



BENCH EXAMPLE



GARBAGE RECEPTACLE EXAMPLE



LANDSCAPING EXAMPLE



BRICK CROSSWALK EXAMPLE



STREET LAMP EXAMPLE



HEXAGON BLOCK WALKWAY 315 Alachua Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



FOUNTAIN Historic Courthouse 416 Centre Street

PROTECTION OF HISTORIC STREETSCAPE ELEMENTS

- Hexagon block sidewalks: where hexagon blocks currently exist as part of the public sidewalk, the City and the adjoining property owner(s) must maintain and preserve the hexagon blocks and are prohibited from installing any alternative construction material that is different. See 'Walkways' for more.
- Granite curbing: all existing granite curbing throughout the City must be repaired or replaced in-kind. Use of concrete curbs along radii, curb cuts, and handicapped ramps to replace existing granite curbs is allowed.
- Concrete street markers: all existing concrete street markers throughout the city must be repaired or replaced in-kind. Markers will retain their original appearance by being painted white with black text as necessary
- Brick crosswalks: all existing brick crosswalks throughout the City must be repaired or replaced in-kind.



PARKING & OPEN LOTS

OVERVIEW

Surface parking areas added to downtown Fernandina Beach should be screened through **landscaping or fencing**. Owners are encouraged to add appropriate landscape features to their lots.

GUIDELINES

1. In planning and constructing parking lots, the protection of historic landscape elements, **particularly buildings**, is essential to the integrity of the district.
2. In the commercial downtown, parking lots should be located behind historic buildings and out of pedestrian view.
3. Ideally, a parking lot should be shared by businesses or institutions **with different peak use times**.
4. Clearly distinguish parking and pedestrian areas.
5. Landscape or screen **lots and alleys**.



SHELL PARKING LOT EXAMPLE



SHELL PARKING LOT EXAMPLE



FENCED CORNER PARKING South 4th Street



LANDSCAPED VACANT LOT 100 Centre Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |

THINK RESILIENCY

SHELL & PVIOUS PARKING SURFACES

Shell parking lots are an option for non-ADA pervious parking. The involve putting crushed shells on top of a prepared plot of land.

PVIOUS refers to the ability for rainwater to seep through the material. This helps **reduce flooding, excess soil compaction, chemical runoff** from cars and keeps water on the same lot.

Other pervious parking options include: (a) pavers, (b) crushed granite, (c) crushed stone, and (d) reinforced turf.

EXAMPLE



SHELL PARKING LOT EXAMPLE



SITE FEATURES
COMMERCIAL

WALKWAYS

OVERVIEW

Sidewalks are streetscape elements that should incorporate ADA requirements into their design. Historic walkway surfaces should be maintained and preserved, while new ones should be ADA-compliant.

GUIDELINES

- 1. The City of Fernandina Beach continues to enhance the commercial area through installation of ADA tactile mats.
- 2. Maintain existing historic sidewalks following guidelines for **masonry**.
- 3. Future streetscape improvements should be consistent with the historic character of the downtown area and follow traditional designs.



ADA CURBING South 8th Street & Beech Street



HEXAGON BLOCK WALKWAY 2 North 6th Street



ADA CURBING South 7th Street



HISTORIC WALKWAY SURFACE 800 Block of Atlantic Ave.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



UTILITIES & ENERGY RETROFITTING

OVERVIEW

Utilities such as **garbage containers and mechanical systems** are important to the functionality of buildings and the district. Locate these mechanical systems, solar panels and also air conditioning and heating units **at rear facades or on rooftops**, where they are **not readily visible from the street**. Paint conduits to blend with the color of the building.

GUIDELINES

1. Locate garbage containers behind buildings.
2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.
3. Rear elevations are also the appropriate location for **meters, conduits, and other equipment**.
4. Minimize the visibility of window unit systems by locating them on the **side or rear elevations**.
5. Owners of commercial buildings are encouraged to paint their roofs with **reflective coatings** to reduce energy costs.
6. The installation of solar panels or solar shingles is appropriate for commercial buildings as long as these panels or shingles are **not readily visible from the street** and are **concealed behind roof parapet walls**.
7. The installation of solar panels on rear elevations **not readily visible from the street** is also appropriate in the downtown area.
8. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and **do not detract from a building's architectural character**.



FENCED UTILITIES PLACEMENT EXAMPLE



SOLAR PANELS EXAMPLE



UTILITIES PLACEMENT EXAMPLE

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions





RESIDENTIAL

RESIDENTIAL

ARCHITECTURAL STYLES

FRAME VERNACULAR OR FOLK VICTORIAN (1870-1910)

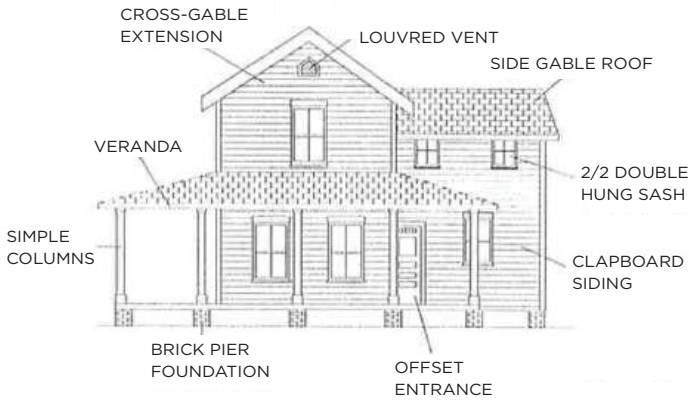
The Folk Victorian style is a vernacular version of more elaborate late-nineteenth-century styles. These frame dwellings are modest in scale and decoration, but may contain **spindlework porch details or milled wood posts**. They are, to some extent, defined by their forms. The forms include **gabled ell, gable front, cross gable, and the pyramidal square with a hip roof**. Typically, they are **one- or one-and-one-half-stories** in height.



FRAME VERNACULAR 126 South 6th Street

CHARACTERISTICS

- Plan: regular, rectangular; ell and irregular also common.
- Foundation: Piers, wood, tabby or coquina prior to Civil War; brick; concrete block during 1920s.
- Height: one to two-and-one-half stories.
- Primary exterior material: horizontal wood siding; less common wood shingles, board and batten.
- Roof type: gable, less common hip, pyramidal; false-front on commercial buildings.
- Roof surfacing: wood shingles during 19th century; metal during late 19th century; composition and asbestos shingles beginning in 1920s.
- Detailing: simple, usually jig-sawn woodwork on porches or around eaves; corbelling on chimneys.



Florida State Model Guidelines.

GREEK REVIVAL (1855-1880)

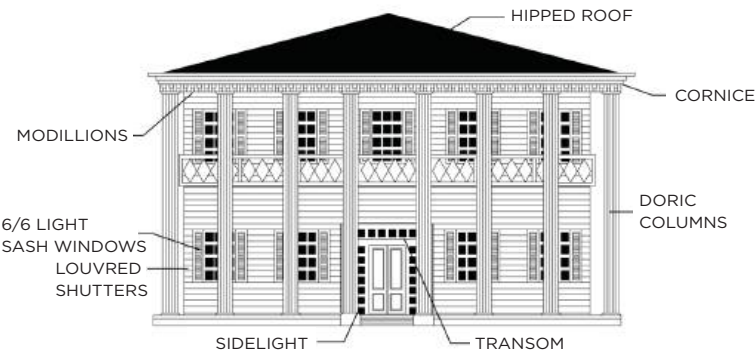
The Greek Revival style was a popular architectural style across the country as early as the **1830s**. As Americans increasingly embraced democratic roots, they turned towards classical antecedents in philosophy as well as architecture. The Greek and Roman cultures of ancient periods provided templates for nineteenth-century architectural design. Characterized by **symmetry and order**, the style was embellished with restrained classical features such as full-height columns in Doric, Ionic, or Corinthian orders. The Greek Revival style was equally prevalent for residential buildings as for churches, banks, and courthouses. In Fernandina, the Greek Revival style gained a hold during the 1850s, and its influence persisted as late as 1880. Traditionally, the residential use of the style was applied to **a side-gable form with a central entrance anchoring symmetrical bays** (e.g., 111 South Ninth Street, shown below). However, in Fernandina, a second form arose where narrow urban lots were predominant. A gable-front form echoed the **“temple front” design** of ancient Greece. An example is the Merrick-Simmons House at 102 South Tenth Street (below). This variation has a façade with distinct Greek Revival influences, but with an offset entrance.



GREEK REVIVAL 111 South 9th Street

CHARACTERISTICS

- Plan: regular, rectangular or nearly square
- Foundation: brick or other masonry piers
- Height: One- to two-and-one-half stories
- Primary exterior material: Horizontal wood siding
- Roof type: gable or hip
- Roof surfacing: wood shingles (original), sheet metal or shingles, composition shingles
- Detailing: classically-derived columns, balustrades, modillions, dentils. Entrance detailing: transom, sidelights, fanlight; entry porch or full-width portico with square or round columns. Cornice line emphasized with wide band of trim.
- Windows: square, not arched



Florida State Model Guidelines.



ARCHITECTURAL STYLES

ITALIANATE (1870-1890)

The Italianate style derives from the country villas of Italy. The nineteenth-century landscape designer Andrew Jackson Downing believed that beautiful homes promoted morality, which he found embodied in these rural dwellings. The Italianate style that he promoted in his pattern books featured such **embellishments as window hood moldings, string courses, large eave brackets, cupolas, and corbelled brick work.** This picturesque ideal was meant to uplift standards in architecture and social mores and inspire new home-ownership.

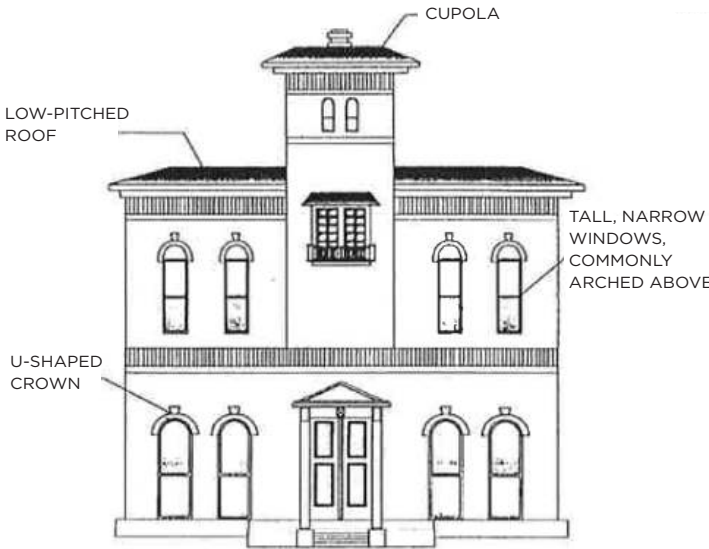
In Fernandina Beach, the Italianate style is represented in high-style residential examples, as well as in several vernacular dwellings that illustrate its influence. The dwelling known as the Fairbanks House at 227 South Seventh Street and the Hirth House at 103 North Sixth Street feature characteristic towers as focal points of their designs. They also have **low-pitched roofs and elongated windows, eave brackets, and bay windows.**



ITALIANATE 103 North 6th Street

CHARACTERISTICS

- Plan: rectangular or square
- Foundation: brick piers or continuous brick
- Height: two to three stories
- Primary exterior material: wood, weatherboard, brick, cast iron for storefronts
- Roof type: low-pitched hip, often with a square cupola or tower; commercial buildings, flat with parapet
- Roof surfacing: wood shingles (original), composition shingles, flat roofs: built-up
- Detailing: wide, over-hanging eaves with brackets beneath, cupola
- Windows: tall, elongated, narrow windows, often with hoods. Windows are most often arched.



Florida State Model Guidelines.

QUEEN ANNE (1880-1905)

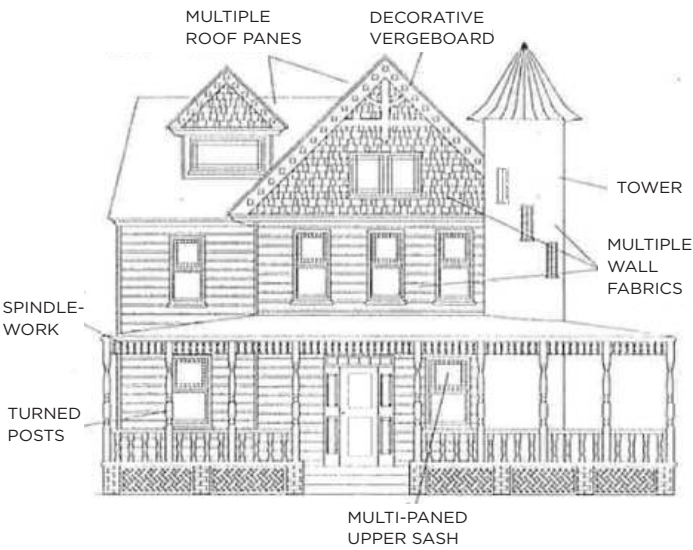
The emergence of the Queen Anne style coincided with the rise of balloon framing and mass production of wood ornamental features. These developments allowed for extravagant architectural designs with asymmetrical floor plans and irregular roof planes. These houses are typically of **asymmetrical floor plan** and often feature porches that wrap around from the main façade to a side elevation. More exuberant examples may also have a corner tower, highly detailed spindling, oriole or stained glass windows, roof cresting, wood shingle siding, corbelled brick chimneys with chimney pots, and irregular roof planes. Queen Anne style houses are often painted in **rich, contrasting color schemes.** Its popularity through Florida expanded rapidly, as rail lines transported the mass-produced millwork and other stylistic elements. In Fernandina Beach, Queen Anne examples include the ca. 1895 Bailey House, with a wrap-around porch, a tower and a turret, and the ca. 1902 Horsey House, also with a tower and an irregular plan. In Fernandina Beach, the Queen Anne was fashionable from the **mid-1880s until 1910.** By then, the popular late nineteenth century Queen Anne style had generally fallen out of favor among designers and homeowners. Beginning in the **early twentieth century,** Americans embraced a return to its own architectural roots.



QUEEN ANNE 214 South 7th Street

CHARACTERISTICS

- Plan: irregular
- Foundation: piers, brick
- Height: two and two-and-one-half stories
- Primary exterior material: various— horizontal wood siding, shingles.
- Roof type: multi-planed, gable most common, towers, gables, turrets common as secondary roof structures.
- Roof surfacing: sheet metal, embossed, composition, asbestos shingles
- Detailing: a variety of woodwork including finial, pendants, brackets, scrollwork, trusses, verge boards, panels; a variety of textures, fish scales and other shingles; variety of color



Florida State Model Guidelines.



RESIDENTIAL

ARCHITECTURAL STYLES

COLONIAL REVIVAL (1895-1955)

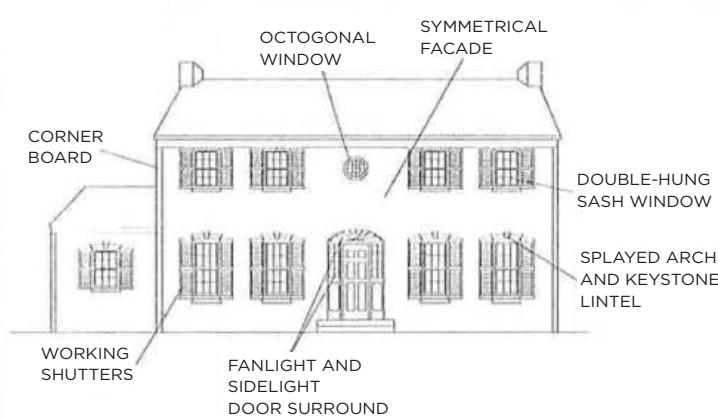
By the end of the nineteenth century, American architects began to look towards the country’s own architectural roots. The Colonial Revival style reflects the nation’s embrace of its colonial past. The style is characterized by **simplicity, symmetry, and unadorned order**, as a movement away from asymmetrical, highly embellished styles of the Victorian era. Colonial Revival dwellings typically have rectangular plans and symmetrical facades. The roof may be gabled or hipped. Windows are multi-paned double sashes. Doorways may contain sidelights, fanlights, pediments, and columns or pilasters. The details are **classically inspired, and entry porticos are common**.



COLONIAL REVIVAL 315 Calhoun Street

CHARACTERISTICS

- Plan: regular, rectangular, or nearly square
- Foundation: brick, piers or continuous
- Height: two to two-and-one-half stories
- Primary exterior material: horizontal wood siding, shingles
- Roof type: gable or hip, with dormers as secondary roof features
- Roof surfacing: embossed sheet metal or shingles; composition, asbestos shingles
- Detailing: classically derived columns, balustrades, modillions, dentils. Entrance details—transom, sidelights, fanlights, ornamental woodwork common.



Florida State Model Guidelines.

CRAFTSMAN/BUNGALOW (1905-1930)

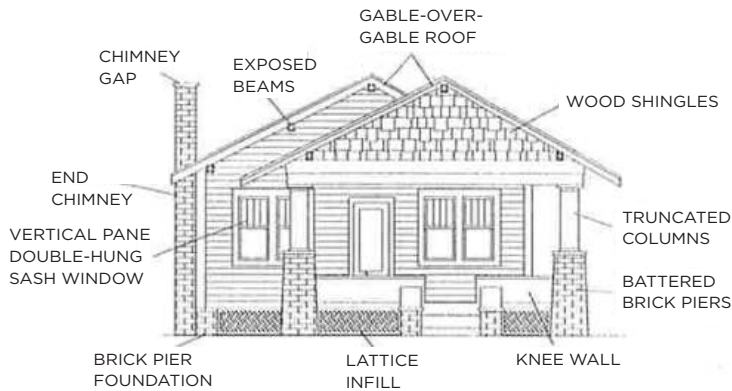
The Bungalow plan has roots in British India during the eighteenth and nineteenth centuries. The house type, **melded with Japanese building techniques**, exhibited at late nineteenth-century American expositions. Craftsman bungalow buildings typically have **low-pitched gabled roofs with a wide eave overhang, exposed rafters, decorative beams or braces, full- or partial-width porches, and tapered posts on brick piers**. Designers often used the Craftsman style for Bungalows, which were generally one-story houses with large porches and open interior floor plans. The Bungalow first emerged as a house type in American residential architecture in California and quickly spread across the country as a popular design choice for small houses. While the bungalow can take the form of a modest gable-front example, elaborate bungalow design can include multi-plane roof shape, known as an Airplane bungalow, and can feature extensive Craftsman detail on the interior. Bungalows are found throughout the Fernandina Beach historic district. Typically, they are one-to one-and-one-half-story structures. Their plan is **rectangular, with horizontal massing on the façade**.



CRAFTSMAN/BUNGALOW 202 South 7th Street

CHARACTERISTICS

- Plan: regular, rectangular, usually with the narrow side facing the street
- Foundation: brick pier or continuous brick or concrete block
- Height: one-and-one-half to two stories
- Primary exterior material: horizontal wood siding, shingles, less frequently stucco
- Roof type: gable main over gable porch roof, shed dormers frequent roof features, less frequent multiple gable
- Roof surfacing: sheet metal; composition asbestos cement shingles
- Detailing: exposed rafter tails , truss work, purlins, beams, knee brace brackets under the eaves, battered porch posts on piers, tapered chimneys



Florida State Model Guidelines.



ARCHITECTURAL STYLES

TUDOR REVIVAL (1910-1940)

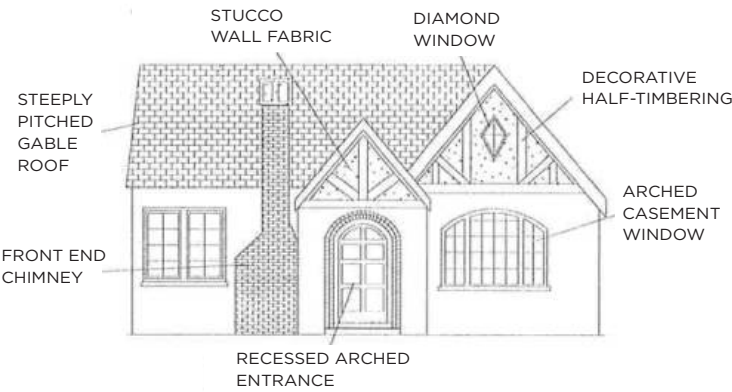
The Tudor Revival style is based loosely on Medieval architecture. Peaking in popularity during the 1920s, the style was fashionable for single-family dwellings as well as small apartment buildings. The plans often feature **cross gable, high-pitched roofs**. Exteriors can be of **stucco with false half-timbering, brick veneer, or weatherboard siding**. A Tudor Revival dwelling may feature a gable-front projecting bay with an arched entrance, an exterior, façade wall chimney, and even an entrance tower. Windows may be double-hung wood sash or multi-light styles. The Tudor Revival style was used **almost strictly on residential architecture**. Of particular note in the historic districts are one- and two story residences in the 300 block of South Seventh Street.



TUDOR REVIVAL 330 South 7th Street

CHARACTERISTICS

- Plan: regular, rectangular
- Foundation: continuous brick
- Height: one-and-one-half to two-and-one-half stories
- Primary exterior material: brick, first story; stucco and wood, second story (half-timbering)
- Roof type: high-pitched gable
- Roof surfacing: composition shingles
- Detailing: half-timbering, prominent gables, oriel windows, massive chimneys, pointed elliptical arch



Florida State Model Guidelines.

MEDITERRANEAN INFLUENCE (1900-1930)

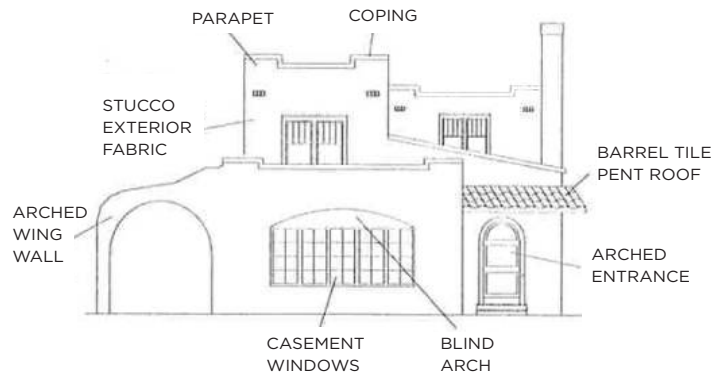
As noted for commercial buildings in Fernandina Beach, the influence of Mediterranean architectural styles is fitting in this coastal region with its Spanish heritage. At 315 Alachua Street, Villa Las Palmas represents a formal, symmetrical design and plan that incorporates elements of Spanish Mission and Mediterranean architecture, such as curvilinear parapet at the roofline, echoed in the entry porch roofline, and stucco exterior.



MEDITERRANEAN INFLUENCE 315 Alachua Street

CHARACTERISTICS

- Plan: regular or irregular
- Foundation: continuous
- Height: two stories
- Primary exterior material: stucco
- Roof type: low-pitched hip, flat with curvilinear parapet
- Roof surfacing: barrel tile
- Detailing: plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices and parapets, wrought iron grilles, balconies, and balconets



Florida State Model Guidelines.



RESIDENTIAL

ADDITIONS

OVERVIEW

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should **complement the original historic building and still be distinguishable. Do not try to copy the original design.**

GUIDELINES

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. **Limit the size of new additions** so as not to overwhelm the historic building.
3. Respect the **scale, massing, materials, and window spacing** of the historic building.
4. Do 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.
5. Use contemporary designs for new work or **reference design motifs** from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.
7. Place new additions on **rear or side elevations** where not visible from the street.



GARAGE WING ADDITION 31 South 10th Street

HELPFUL HINT

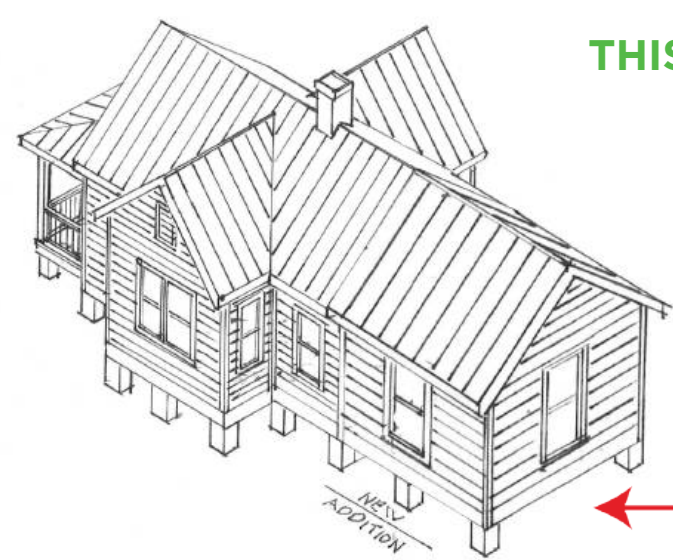
Refer back to the Context Sensitive Setback Determination on page XIV.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|---|
| 2. Retention of Distinguishing Architectural Character | 9. Compatible Contemporary Design for New Alterations/Additions |
| 3. Recognition of Historic Period | 10. Reversibility of New Alterations/Additions |

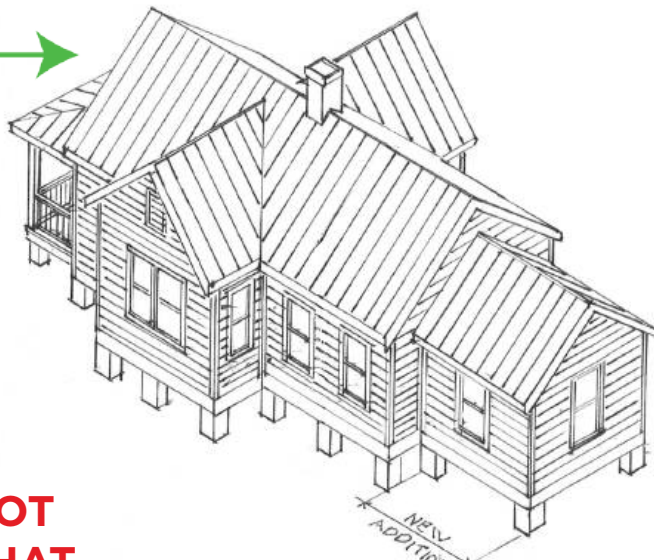
HELPFUL HINT THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that"). Note that additions should not look to duplicate existing wall planes; instead, they can be stepped down or separated by a "hyphen".



ML+H/Les Thomas Architect

REAR ADDITION EXAMPLE



ML+H/Les Thomas Architect



LATERAL WING ADDITION 31 South 10th Street



REAR PORCH ADDITION 120 North 6th Street



NEW ADDITION EXAMPLE



ARCHITECTURAL DETAILS

OVERVIEW

Architectural details help define individual building styles and contribute to overall district character. Common architectural details in the district include **bargeboards, brackets, cornices, dentils,** and other decorative or trim elements. Materials include **wood, metal, and masonry.**

GUIDELINES

- 1. Follow the guidelines for masonry, metal, or wood to maintain architectural details.
- 2. Ensure that architectural features remain visible; **do not cover or conceal them.**
- 3. Follow the guidelines for masonry, metal, or wood to repair damaged architectural features.
- 4. If architectural features are missing or too severely damaged for repair, replace them with similar design and materials. Use replacements appropriate for the style and period of the building.
- 5. Do not add architectural features to locations where **none historically existed.**

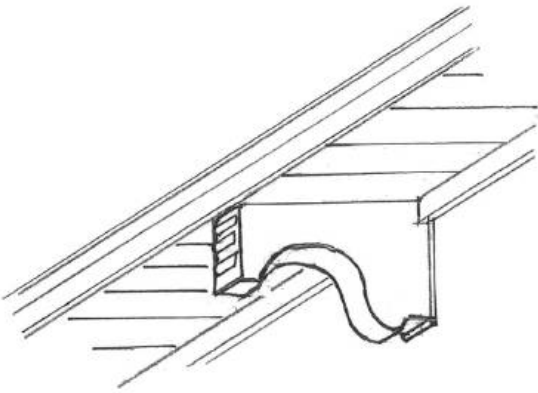
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:	
2. Retention of Distinguishing Architectural Character	6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
3. Recognition of Historic Period	9. Compatible Contemporary Design for New Alterations/Additions



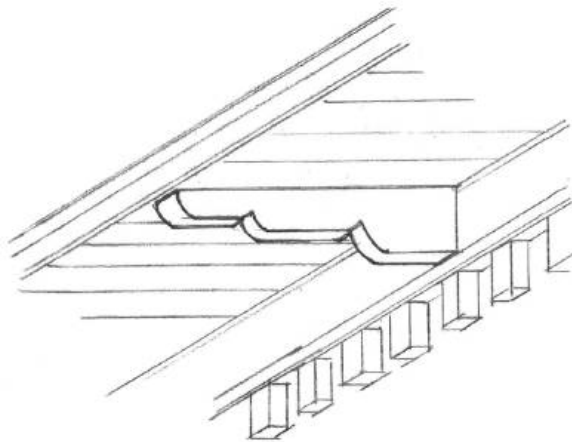
PORCH TRIM 614 Ash Street



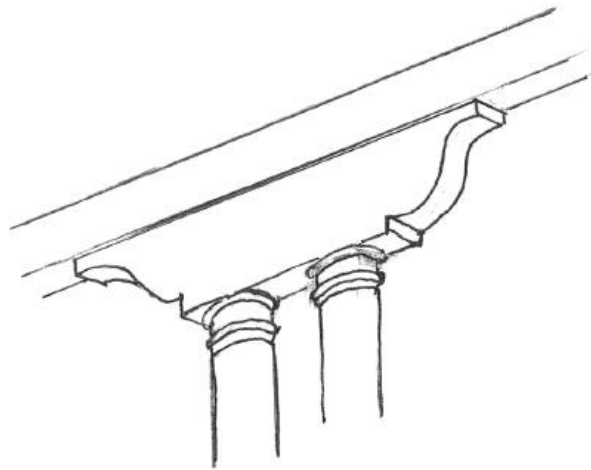
DECORATIVE TRIM 601 Ash Street



ROOF BRACKET EXAMPLE

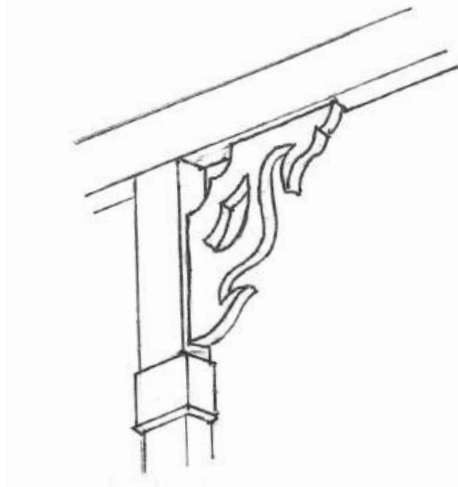


ROOF BRACKET WITH BRICK CORBELS



PORCH BRACKET EXAMPLE

ML+H/Les Thomas Architect



SCROLL SAWN PORCH BRACKET



RESIDENTIAL

AWNINGS

OVERVIEW

Awnings were common features for windows and porches of buildings prior to the widespread use of air conditioning. They were functional in providing a cooling effect and also added texture to an exterior façade. While the use of awnings declined after World War II, their re-emergence has been seen in recent years as a means to help reduce energy use. Canvas awnings may be appropriate for historic dwellings.

GUIDELINES

- 1. Retain and maintain historic metal awnings.
- 2. Repair damaged historic metal awnings.
- 3. Awnings may be added to houses at appropriate locations such as **window and door openings and porches.**
- 4. New awnings should be in traditional designs and fit the rectangular or arched openings to which they are applied.
- 5. For new awnings, select those made of **canvas, cotton and polyester blends.** Ensure their installation does not damage the building. **Choose colors to complement the building.**
- 6. Maintain metal awnings added in the mid-20th century. New metal awnings are not permitted.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:	
2. Retention of Distinguishing Architectural Character	6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
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AWNING 304 Calhoun Street



SHED-TYPE AWNING 114 North 3rd Street



METAL AWNINGS 306 South 7th Street



RESIDENTIAL

CHIMNEYS

OVERVIEW

Chimneys are integral features on historic houses and are, on some houses, important stylistic elements. Chimney pots or caps are functional additions to the chimney tops, improving ventilation of coal fumes. As oil came to replace coal's use in heating, chimney pots became less prevalent. Many chimneys, as well, have become obsolete appendages, in terms of function of the dwelling. Yet aesthetically, they **contribute to the historic character of the dwelling.**

GUIDELINES

- 1. Follow guidelines for masonry for chimney maintenance and preservation.
- 2. Follow masonry guidelines for repairing chimneys.
- 3. If original chimneys are missing or too severely damaged for repair, consider replacement using appropriate designs for the style and period of the building.
- 4. Retain extant chimney pots of **terra cotta and brick.** Replace in kind, **do not substitute other non-historic materials** such as sheet metal or concrete block.



CORBELLED CHIMNEYS 227 South 7th Street



CORBELLED CHIMNEY 415 Centre Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:	
2. Retention of Distinguishing Architectural Character	7. Cleaning with Gentlest Method Possible
3. Recognition of Historic Period	9. Compatible Contemporary Design for New Alterations/Additions

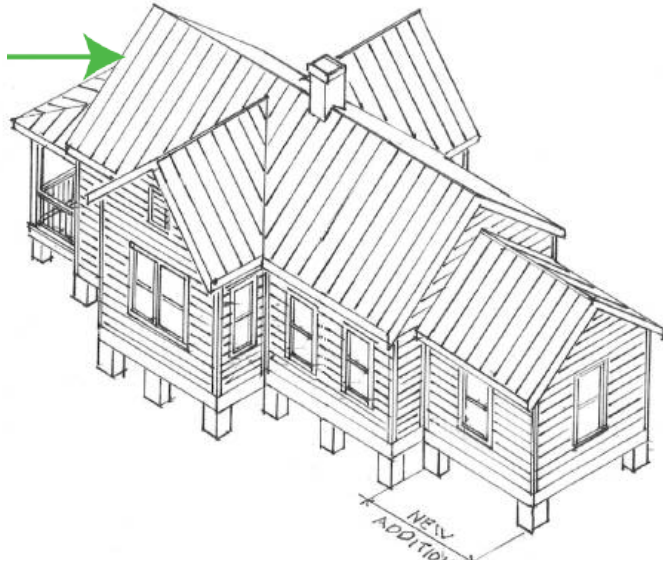


ROUNDED CHIMNEY 129 North 4th Street

HELPFUL HINT THIS...NOT THAT

Below is an overview to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").

- THIS** Keep existing chimneys even if fireplace is no longer in use.
- NOT THAT** Remove chimneys.



RESIDENTIAL ENTRANCES & DOORS

OVERVIEW

Entrance elements such as **doors, transoms and sidelights** are significant in defining a house's architectural character. Preserve and maintain original. If storm doors or screen doors are desired, select and install designs that allow for **full-view of the historic door**.

GUIDELINES

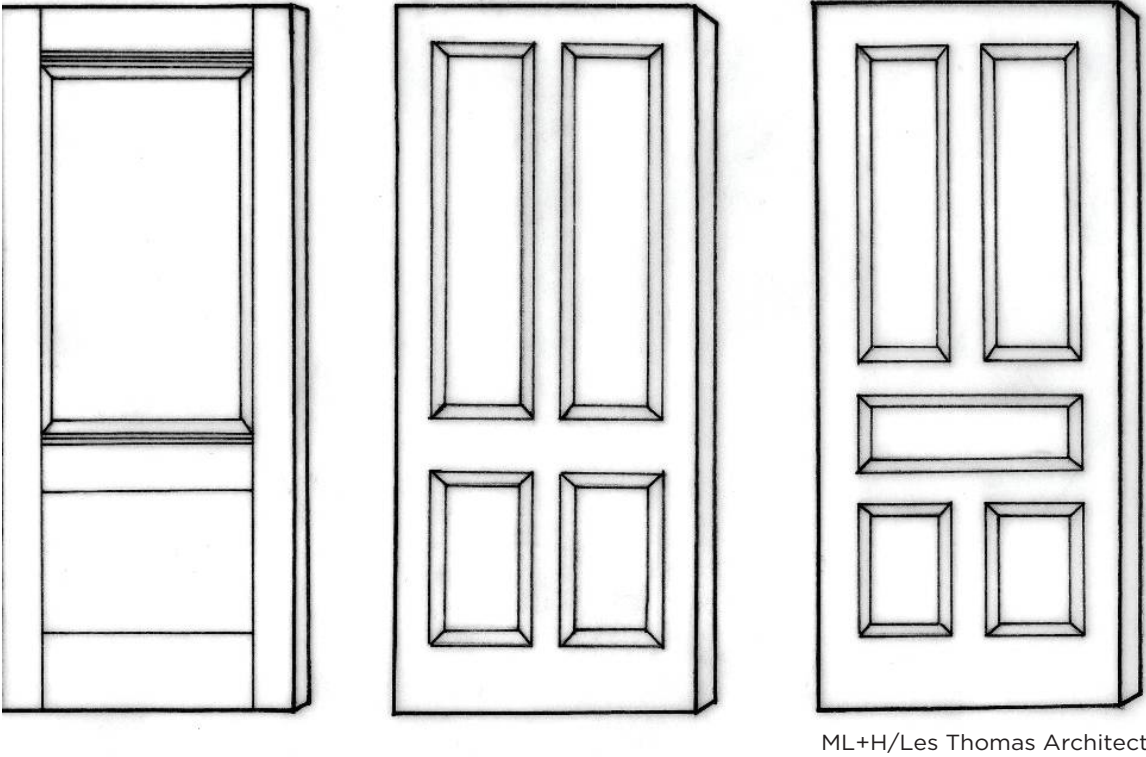
1. Maintain entrances, doors, and related elements.
2. Follow guidelines for wood to keep entrances, doors, and related elements in good repair. **Reuse historic hardware and locks.**
3. If an entrance element suffers from deterioration, **salvage as much historic material as possible.** Replace an entrance door, or related element only when damage is beyond reasonable repair. Match the replacement to the historic original.



ENTRANCE 614 Beech St.



ENTRANCE 319 South 3rd Street



APPROPRIATE DESIGNS FOR REPLACEMENT DOORS



CRAFTSMAN DOOR 126 South 6th Street



PANEL DOOR 204 South 6th St.



SIDELIGHTS 102 10th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:	
2. Retention of Distinguishing Architectural Character	6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
3. Recognition of Historic Period	9. Compatible Contemporary Design for New Alterations/Additions

THINK RESILIENCY

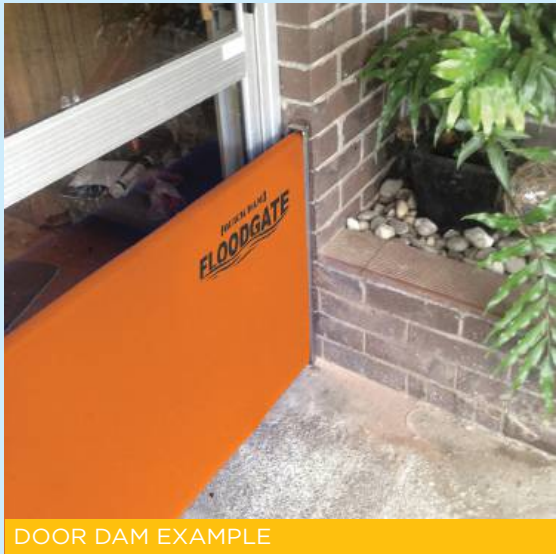
DOOR DAMS

Door dams are a **temporary barrier that can be used during storm events to protect a structure from flooding**. They are installed at any entrance and create a seal to prevent water from seeping into the home. This helps further preserve the historic structure from weather damage.

ADAPTING TO THE HISTORIC DISTRICT

Door dams should be **incorporated into the metal, wood, or brick trim** to hide the channels for the temporary flood gates. Their installation should not visually impact the structure; note that the dam itself is temporary.

EXAMPLE



DOOR DAM EXAMPLE



RESIDENTIAL

FOUNDATIONS

OVERVIEW

Most dwellings in Fernandina Beach have **brick or concrete foundations**, many of which are on **raised piers**. The use of lattice panels between pier foundations is encouraged. Follow masonry guidelines to keep foundations in good condition. They are not just functional features, but also convey a sense of time, contributing to the over-all historic appearance of the building.

GUIDELINES

1. Retain and maintain foundations according to masonry guidelines.
2. Do not cover or conceal foundations. Allow them to remain visible **if they were historically visible**.
3. Follow masonry guidelines for foundation repairs.
4. For pier foundations, use sections of lattice installed between the piers. **Do not cover over the piers.**
5. Wood lattice panels should be placed within frames to extend their life expectancy. **The use of vinyl or plastic lattice panels is discouraged.**
6. If brick piers are required to be enclosed, use pierced brick or a stucco wash and consider placing the new materials behind the existing brick piers to maintain the pier configuration as much as possible.
7. **Flood vents are encouraged.**

SEE SKETCH



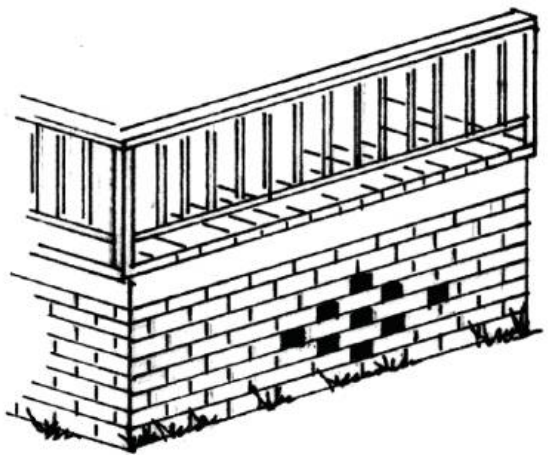
VISIBLE FOUNDATIONS 601 Ash Street



WOOD LATTICE PANELS 319 South 3rd Street



WOOD PANELS 322 North 3rd Street



Thomason and Associates

PIERCED BRICK PANELS EXAMPLE

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |

THINK
RESILIENCY

PIER CONSTRUCTION &
FLOOD VENTS

Pier construction is constructing or moving a home on top of **'deeply grounded piers and beams'**. Homes with this construction have numerous benefits: flood protection, easy access to pipes, wires, and crawl spaces for repairs and easier to build on uneven ground site.

Flood vents are for use at the base of a home that has either a crawlspace or enclosed area that needs natural air ventilation or flood protection. Some vents may offer **extra insulation, or even open and close with temperature changes making them more flexible in varying weather conditions.**

[https://permapier.com/blog/pier-beam-vs-slab-foundation/#:~:text=Flood%20Protection%3A%20One%20of%](https://permapier.com/blog/pier-beam-vs-slab-foundation/#:~:text=Flood%20Protection%3A%20One%20of%20)

EXAMPLE



FLOOD VENT 204 South 6th Street



RESIDENTIAL LIGHTING

OVERVIEW

Retain and preserve historic light fixtures; new ones should be **unobtrusive** and **follow historic examples** in terms of materials and placement.

GUIDELINES

- 1. Retain historic light fixtures.
- 2. Repair damaged historic light fixtures or replace damaged pieces with similar replacements.
- 3. If original fixtures are missing or beyond repair, new fixtures should either replicate historic examples appropriate for the **period and style** of the building or use unobtrusive **design, materials and traditional placement**.
- 4. Utilize primary fixtures with a **historically appropriate** 'lighting temperature', such as **2700K or 3000K**. Blue/whiter lighting (4000K or 5000K) may be appropriate in limited use to highlight architectural features.

SEE NOTE SEE EXAMPLES

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:	
2. Retention of Distinguishing Architectural Character	6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
3. Recognition of Historic Period	9. Compatible Contemporary Design for New Alterations/Additions

DARK SKY/ FULL CUT OFF:

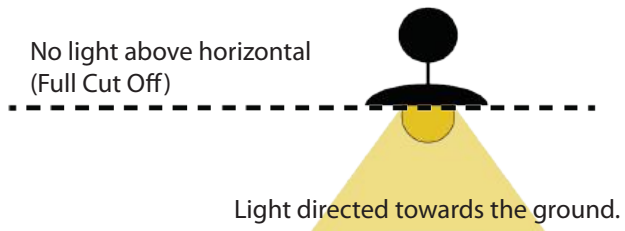
According to Dark Sky organization, light pollution is the 'human-made alteration of outdoor light from those occurring naturally' (darksky.org)

Light pollution can:

- 1. Have an adverse effect on wildlife and its habitat by altering animals' and plants' abilities to detect day from night.
- 2. Decrease safety. Glare from unshielded streetlights contribute to vehicular accidents. There is no clear evidence that increased outdoor lighting deters crime.
- 3. Waste energy and money.

How to help reduce light pollution:

- 4. Only use lights when and where they are needed. Turning off lights or using timers can help reduce excess light.
- 5. Use targeted lights. Sheild and aim lights so they only fall downward.
- 6. Use low level lights.
- 7. Use warm colored lights, as these cause less skyglow. Lights that have 3000 Kelvin warmth or lower (refer to chart on right) help reduce skyglow.



HISTORIC PORCH LIGHT FIXTURE 319 South 3rd Street



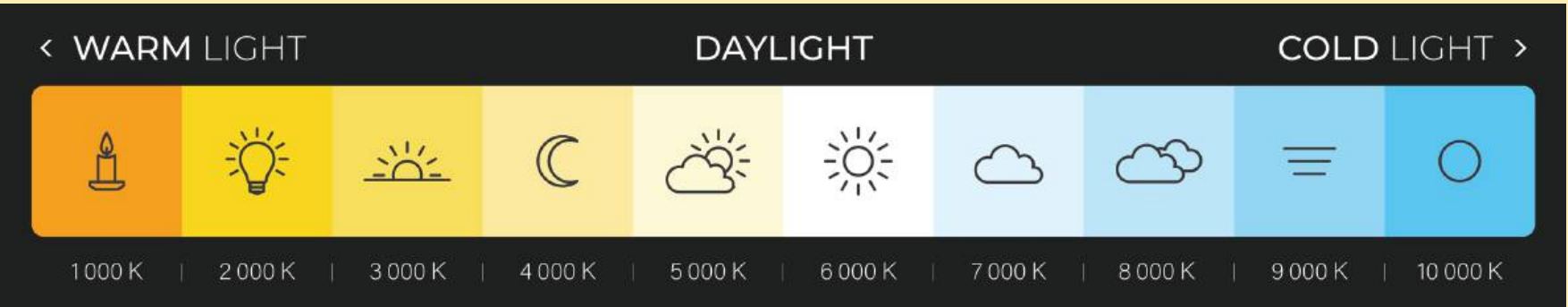
PORCH LIGHT FIXTURE 603 Centre Street



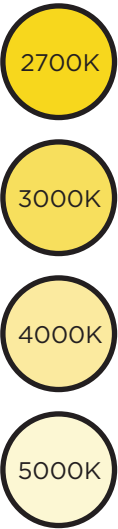
4 ARM VICTORIAN LIGHT POSTS 227 South 7th St.

COLOR TEMPERATURE

Color temperature is measured in Kelvin. 2700K to 3000K is close to an incandescent, and is preferred for historic lighting.



Shutterstock



RESIDENTIAL PAINT

OVERVIEW

Maintain the painted finish on traditionally painted parts of buildings and components like **wood siding, architectural details, and window sashes**. Paint has both protective and aesthetic purposes.

GUIDELINES

1. Maintain the painted finish of building and landscape elements that were historically painted, such as **wood siding and fences**.
2. Adding a painted finish to historically unpainted masonry or other surfaces may be appropriate under extenuating circumstances.
3. Use oil paint on surfaces that have been painted with oil paint in the past; this is generally the case for historic buildings in the district.
4. Latex paint is **not recommended**, as it does not adhere well and shrinks more than oil paint when drying. This can pull off underlying old paint. If latex is used, first **completely prime the surface** with an oil-based primer.
5. The use of elastomeric paints and other long lasting paints is recommended as long as they are **breathable and have similar qualities to historic paint adherence**. The use of spray-on sidings such as “liquid siding” should not be used **unless** they are proven to be breathable and will not damage the original wood or brick surface.
6. Before painting, clean surfaces with water and household detergent to allow new paint to adhere.
7. Remove damaged or deteriorated paint to the next sound layer.
8. If paint has blistered and peeled down to bare wood, remove all paint down to the bare wood. Otherwise, it is not necessary to remove but the blistered outer layer.
9. Use the gentlest means of paint removal possible, such as hand sanding and hand scraping.
10. If the use of a chemical stripper is needed to supplement the above technique, first test it in an inconspicuous area to ensure it will not cause damage to historic materials. Also, be certain to follow directions to neutralize chemicals after use. Otherwise, new paint will not adhere.
11. Select paint colors that complement the style and period of the house and the overall color scheme of the street.

12. Use **the same color** for trim boards, porch framing and columns, and window framing; **a contrasting color** for walls; and a darker color for doors, shutters, and window sashes.
13. Limit the number of colors used to three.



CONTRASTING PAINT COLORS 601 Ash Street



CONTRASTING PAINT COLORS 117 North 6th Street



PAINTED EXTERIOR 310 South 6th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship



PAINTED EXTERIOR & TRIM 102 North 6th Street



PAINTED EXTERIOR & TRIM 303 South 8th Street



RESIDENTIAL

PORCHES

OVERVIEW

Like so many architectural elements, porches serve a function, as well as help convey building style. Porches are focal points since they have traditionally been a social gathering space. Residents use a porch as a sitting area, and visitors use a porch as a place of transition between the exterior and interior of the dwelling. Decorative elements, such as porch columns or spindles, **help define architectural style**. In the district, many homes retain either large front or side porches. Removing or altering a porch greatly alters a building’s integrity and can effect the overall historic character of the district. Therefore, **retaining porches is essential**.

GUIDELINES

1. Follow wood and masonry guidelines to retain, maintain, and repair wooden and masonry porches.
2. Porches on rear elevations are mainly **functional** and are **less crucial** to historic character. Their treatment can be more flexible and may include alteration, replacement, or removal.
3. When a porch is damaged or deteriorated beyond repair, replace it using a design that matches the **original porch in design and materials**, supporting the historic character of the district **to the greatest extent possible**.
4. Because porches were originally designed to be open and semi-transparent, their enclosure is **not recommended**. If enclosure is desired, use **glass or screens with minimal structural elements** instead of solid materials.
5. The use of **substitute materials for porch floors such as wood and plastic composites may be appropriate** under some circumstances. If these treatments are used ensure they are not easily seen from the street, or paint them to blend with the house colors.
6. The addition of vinyl porch columns is not appropriate for porches readily visible from the street and are discouraged for rear elevations. The use of fiberglass columns may be appropriate for certain architectural styles such as **Colonial Revival**.
7. Porch depth is recommended to be **between 6’ and 8’ in depth**.

SEE EXAMPLES



MILLED WOOD PORCH 123 South 7th Street



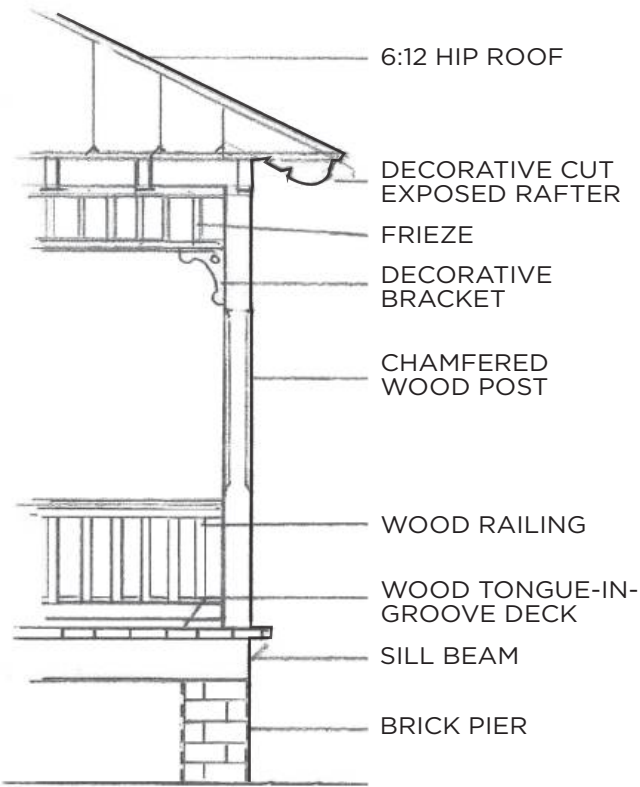
PORCH FEATURES 28 North 4th Street



SCREENED PORCH 301 South 6th Street



BUNGALOW PORCH 213 South 6th Street



ML+H/Les Thomas Architect

PORCH TERMINOLOGY



DECORATIVE BRACKETS 215 South 7th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 4. Retention of Significant Later Alterations/Additions | 9. Compatible Contemporary Design for New Alterations/Additions |
| 5. Sensitive Treatment of Distinctive Features and Craftsmanship | 10. Reversibility of New Alterations/Additions |



PORCH STAIRS & RAILINGS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | | |
|--|--|---|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence | 10. Reversibility of New Alterations/ Additions |
| 4. Retention of Significant Later Alterations/Additions | 9. Compatible Contemporary Design for New Alterations/Additions | |
| 5. Sensitive Treatment of Distinctive Features and Craftsmanship | | |

OVERVIEW

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

GUIDELINES

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.
2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as **brick, concrete, or wrought iron steps** for wooden front porches is **not recommended**.
5. Do not use pre-cast concrete steps on entrances **that are in public view**.
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of **three inches by three inches**. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.
8. Comply with Florida Building Code and 404 Guidelines.



REBUILT PORCH STAIRS & RAILING 604 Ash Street



PORCH STAIRS & RAILING 322 N 3rd Street



JIGSAW PORCH RAILING DESIGN 27 South 7th Street



PORCH STAIRS & RAILING 414 South 7th Street



PORCH STAIRS & RAILING 302 South 7th Street



RESIDENTIAL

ROOFS

OVERVIEW

The purpose of a roof is to cover and protect the rest of the building from the elements, making it is one of the most important parts of a building. Regular roof maintenance is essential. A roof's size and visibility tend to restrict any change in its shape or materials, as this would drastically alter the appearance of the entire building. Original roofing materials in Fernandina Beach include **wood shingles and standing seam metal**; however, much of these original materials have been lost due to hurricanes and storms. New roofing materials of **asphalt, metal, and fiberglass** are **appropriate** for the district.

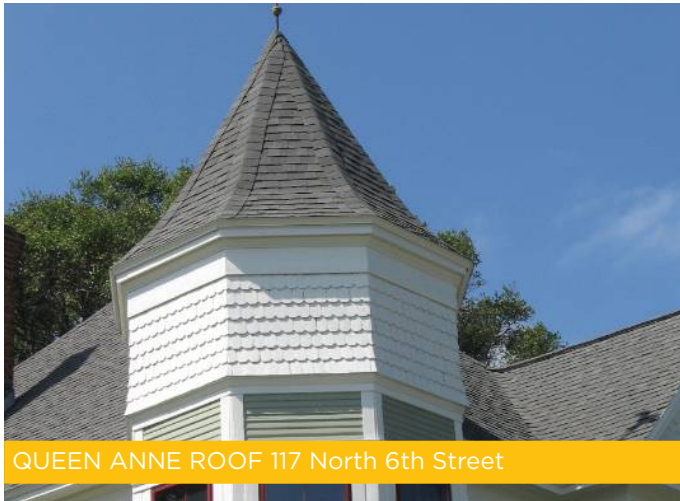
GUIDELINES

1. Retain, maintain, and repair historic roof forms and materials.
2. Where damage has occurred, retain as much historic material as possible, replacing only individual elements.
3. If overall deterioration is beyond the repair, substitute materials may be used. Select substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.
4. Roof maintenance extends to **keeping gutters and downspouts clean and in good repair.**
5. Inspect regularly for leaking roofs, gutters, and downspouts, and make repairs.
6. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. Fasten aluminum flashing with **aluminum nails and paint.**
7. Ensure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.
9. Check seams of metal roofs and keep metal surfaces painted **except for copper roofs**, which are protected by their patinas.
10. Secure metal roofs with **metal fasteners** that are compatible with the roofing material.
11. If supporting material has deteriorated below a slate or cement-tile roof, carefully remove and retain the tiles, repair the supports, and reinstall the tiles using **copper nails** to nail slate tiles to the roof.
12. If solar panels, skylights, rooftop satellite dishes, or other modern roof elements are used, install them out of public view. **Use the smallest satellite dish possible.**

SEE EXAMPLES



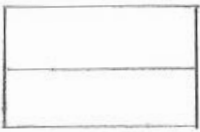
SCALLOPED ROOFING 102 North 6th Street



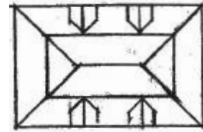
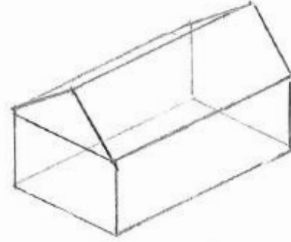
QUEEN ANNE ROOF 117 North 6th Street



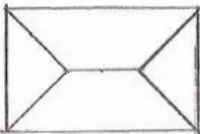
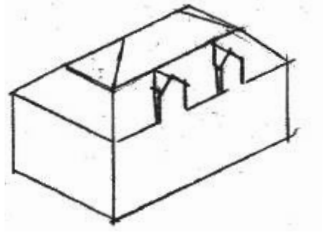
PAINTED METAL ROOF 116 North 4th Street



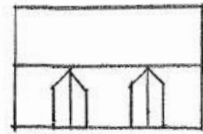
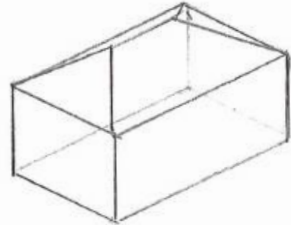
GABLE ROOF



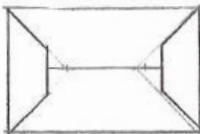
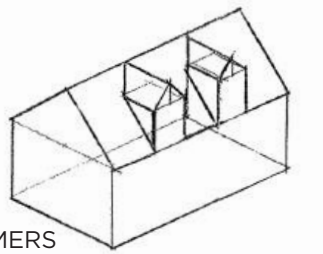
MANSARD ROOF



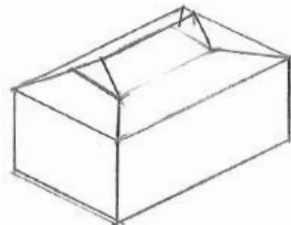
HIP ROOF



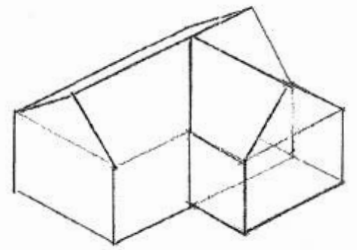
GABLE ROOF WITH DORMERS



DUTCH GABLE ROOF



CROSS GABLE ROOF



ML+H/Les Thomas Architect

ROOF STYLE EXAMPLES



SCALLOPED SLATE ROOFING 214 South 7th Street



RESIDENTIAL
SIDING

OVERVIEW

Original siding is highly demonstrative of architectural integrity. Modern siding treatments like vinyl or aluminum cannot replicate the natural appearance of real wood and are therefore discouraged. Retain and maintain original wood siding.

GUIDELINES

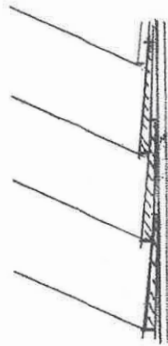
1. Preserve historic siding and exterior materials.
2. Re-nail warped or loose wood shingles.
3. Follow wood or masonry guidelines when repairing damaged historic siding and exterior materials.
4. Repair stucco by removing loose material and patching with a new material that is similar in **composition, colors, and texture.**
5. Replace historic siding and shingles only as required and with materials that match the original as closely as possible.
6. If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond reasonable repair, **the use of synthetic replacement siding may be permitted. However, original materials are still preferred.**
7. While cementitious and synthetic siding may be used, it should be focused **on additions and new construction.**
8. If synthetic siding is used, choose siding that most closely matches the shape, size, profile, and texture of wood siding. Smooth cementitious siding products are preferable to vinyl or aluminum siding.



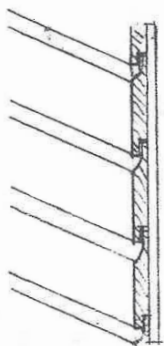
WOODEN SHINGLES 214 South 7th Street



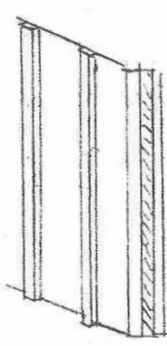
ORIGINAL WOOD SIDING 502 Broome Street



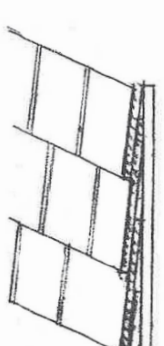
LAP



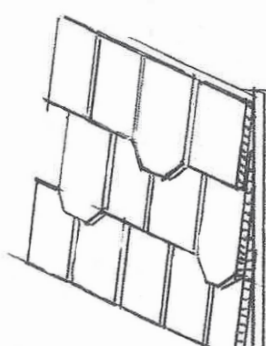
CHANNEL (NOVELTY)



BOARD & BATTEN



SHINGLES



FISH SCALE SHINGLES

WOOD SHINGLE PATTERNS

ML+H/Les Thomas Architect

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |

WOOD VERSUS SYNTHETIC SIDING

- Vinyl and aluminum are still too new to definitely say whether they are more or less economical than wood. In terms of resale value, wood siding has the economic advantage; a recent study by Remodeling Magazine judges that property owners lose one out of every three dollars invested in aluminum siding when they sell their house.
- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.
- Any claims that synthetic siding is “maintenance-free” are untrue. Owners of 15 to 20 year old aluminum and vinyl siding often find that it, like wood, requires painting.
- Vinyl siding is a toxic material and is not considered “green” and friendly to the environment.
- Synthetic siding is likely to trap moisture and condensation between it and the wood underneath, leading to rotted wood and structural problems.
- Synthetic siding can keep the problem hidden until major damage is done.
- If you decide to use synthetic siding, you can minimize its visual impact by choosing a siding that matches the dimensions of the original siding as closely as possible. Leaving historic trim and features in place and visible also helps. Make sure that the siding is as well ventilated as possible to avoid water damage.

MAINTAINING WOOD SIDING

- Paint wood siding every five to eight years to seal it against water penetration.
- Repair or replace damaged sections. Epoxies can be helpful.
- For its best appearance, keep wood siding clean by using a strong stream of water from a garden hose or by using household detergent and a medium soft brush.
- Allow sunlight and air to reach siding to prevent mildew.
- For more information on general maintenance and painting of wood siding, see the preservation brief at <http://www.nps.gov/history/hps/tps/briefs/brief10.htm>.



RESIDENTIAL

WINDOWS & SHUTTERS

OVERVIEW

Windows are functional and aesthetic, helping to convey a building’s particular style. Windows allow **light into the interior of a building, provide ventilation, and allow a visual connection to the outside**. Their spacing divides a building into distinct sections, or bays, which defines the elevation. There are numerous types and sizes of windows in addition to a variety of designs of **sills, lintels, decorative caps, and shutters**. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

GUIDELINES

1. Preserve historic windows.
2. **Patch, paint, putty, and weather strip** historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the **installation of storm windows** over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Retain historic shutters and blinds.
8. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. **Operable shutters are preferred.**
9. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
10. The installation of “bahama” style shutters is appropriate if the property owner can demonstrate the dwelling originally had such shutters through photographic or physical evidence.
11. Do not change **the number, location, size, or glazing pattern** of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.

SEE TERMINOLOGY, NEXT PAGE

SEE EXAMPLES

12. Do not install bars in windows visible from the street.
13. Do not use snap-in or flush muntins on historic buildings or new infill.
14. While the windows do not need to be true divided lights, raised muntins should be used on the **exterior and interior** of the window pane.
15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property.



1X1 WINDOWS 121 North 6th Street



2X2 WINDOW 17 South 7th Street

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS				
Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).				
Wood:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrtex:	Composite:
Hurd Jeld-Wen (Siteline) Marvin Pella (Reserve)	Hurd Jeld-Wen (Siteline) Marvin Pella (Architect, Designer, Reserve) Weather Shield	Anderson (400 Series, Architectural, 200 Series)	Marvin Elevate (Previously known as Integrity Wood-Ultrtex) Windsor	Renewal by Andersen
APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY				
Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).				
Aluminum-Clad Wood:			All Vinyl/Plastic/Fiberglass:	
Pella (ProLine)			Pella (Impervia, 350 Series, Encompass)	

NOTE: APPROVED WINDOWS MAY CHANGE. CHECK LINK (BELOW) OR DISCUSS WITH CITY STAFF.



ARCHED WINDOWS 102 North 6th Street

HDC WINDOW APPLICATION

Applications are available on the City of Fernandina Beach website:

<https://www.fbfl.us/1004/Applications-Forms>

Historic District Council Windows List

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

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

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS				
Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).				
Wood:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrtex:	Composite:
Hurd Jeld-Wen (Siteline) Marvin Pella (Reserve)	Hurd Jeld-Wen (Siteline) Marvin Pella (Architect, Designer, Reserve) Weather Shield	Anderson (400 Series, Architectural, 200 Series)	Marvin Elevate (Previously known as Integrity Wood-Ultrtex) Windsor	Renewal by Andersen

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

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

Window Survey Submission Requirements

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

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

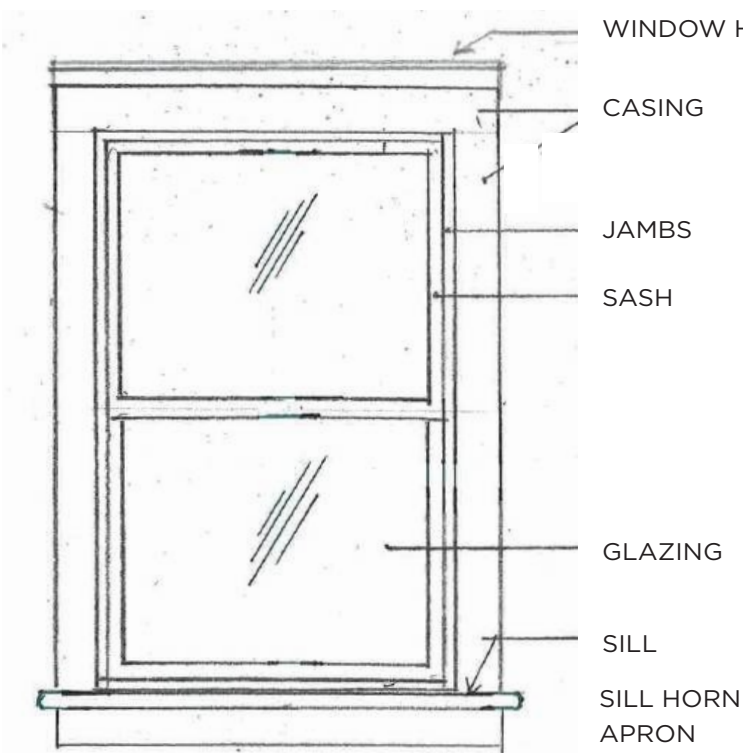
Physical Evaluation
The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs.

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

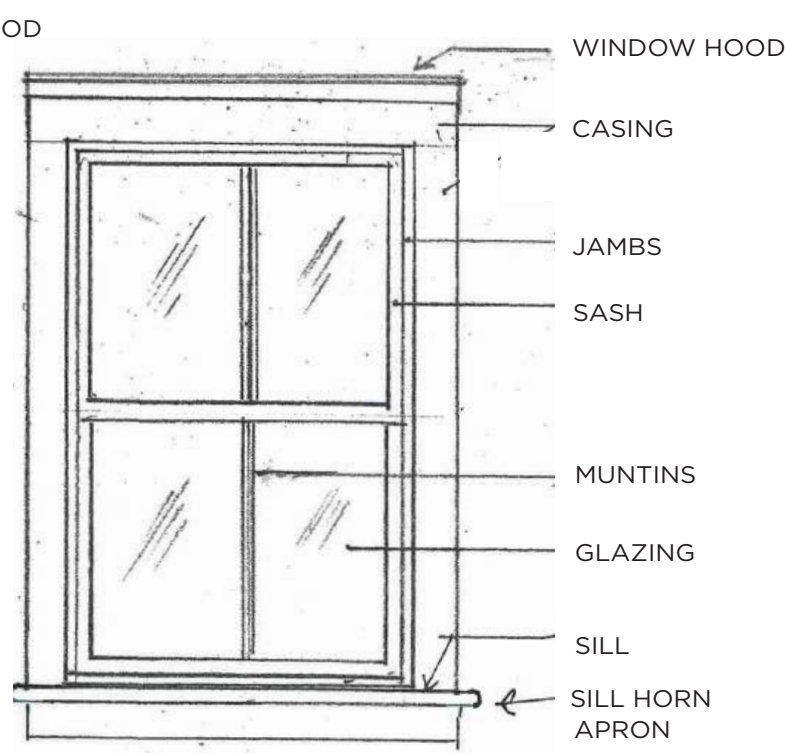
- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view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



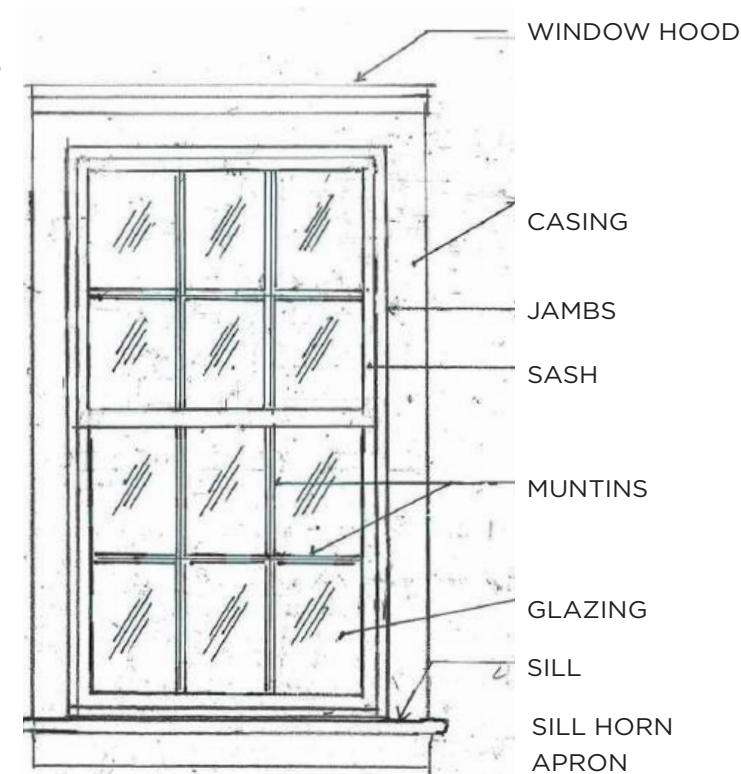
RESIDENTIAL WINDOW TERMINOLOGY



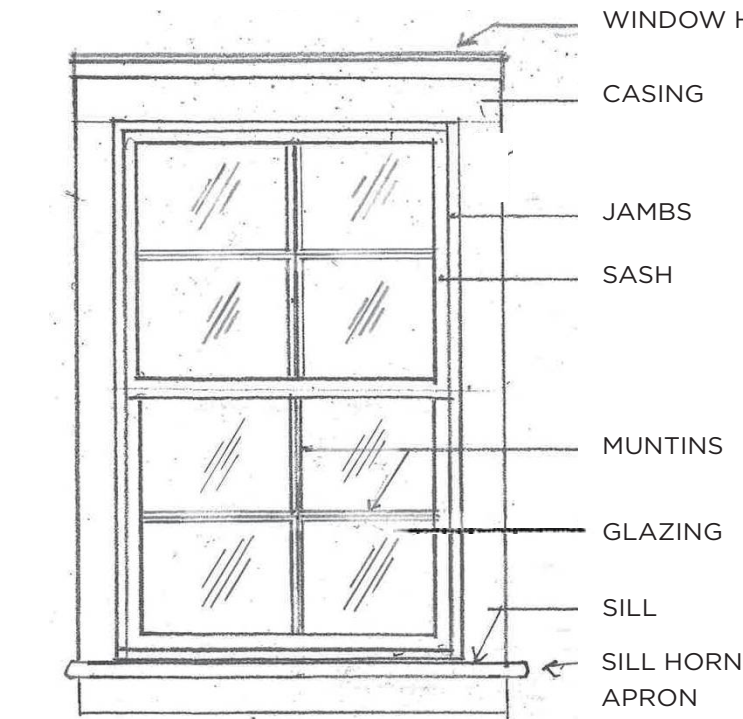
1X1 DOUBLE HUNG WINDOW



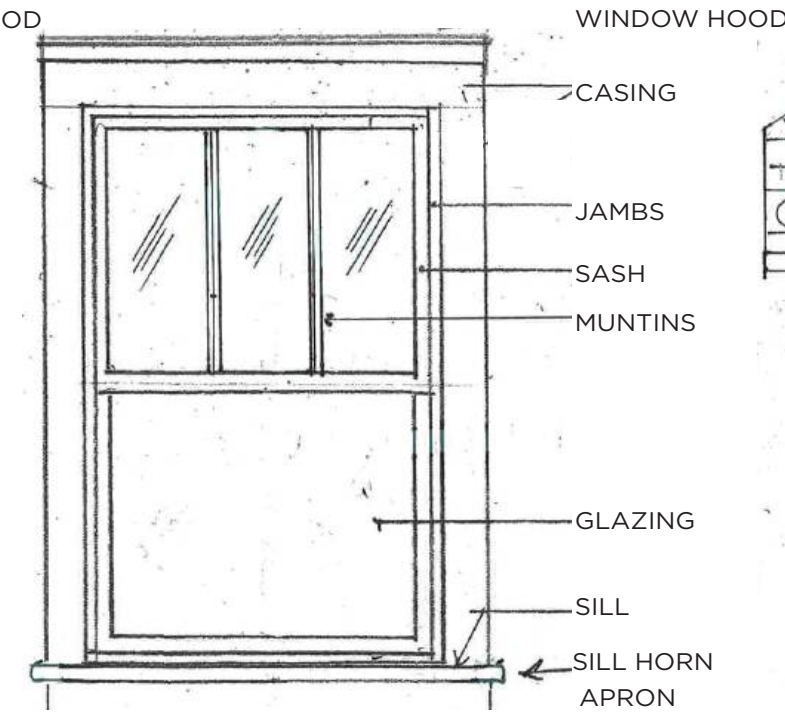
2X2 DOUBLE HUNG WINDOW



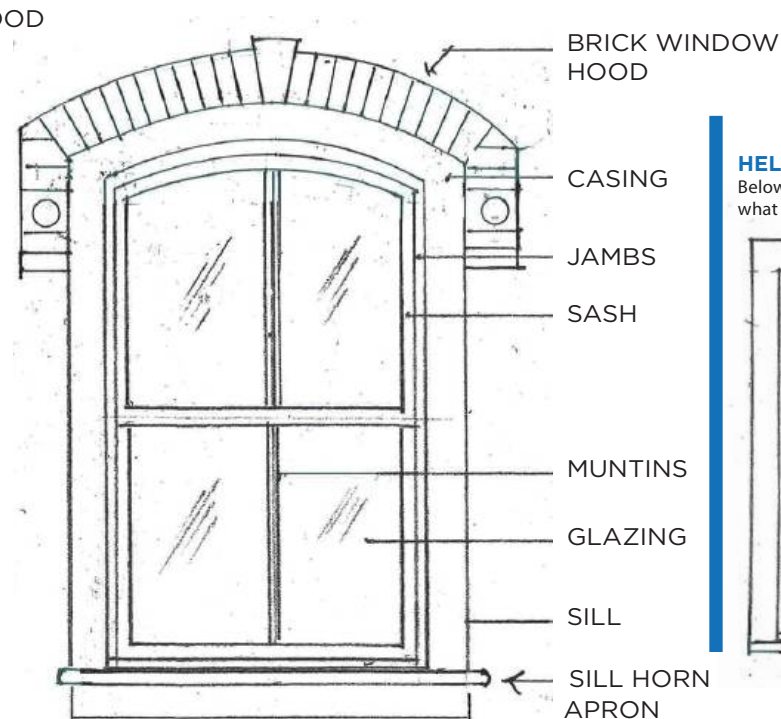
6X6 DOUBLE HUNG WINDOW



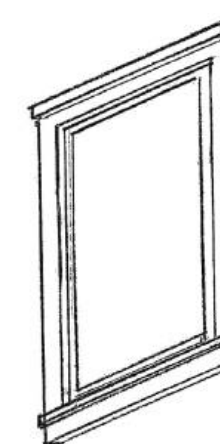
4X4 DOUBLE HUNG WINDOW



3X1 DOUBLE HUNG WINDOW



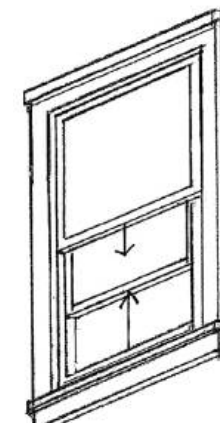
2X2 WITH ROUND TOP DOUBLE HUNG



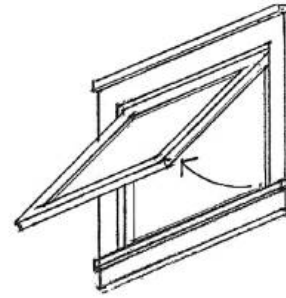
FIXED SASH



CASEMENT WINDOW



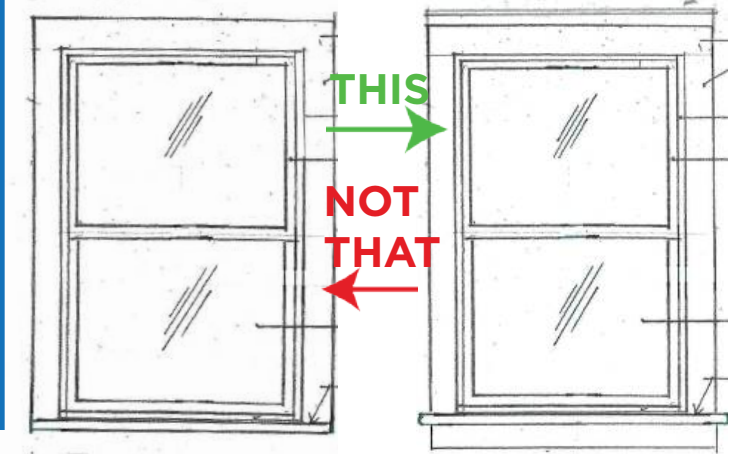
DOUBLE HUNG WINDOW



AWNING WINDOW

ML+H/Les Thomas Architect

HELPFUL HINT THIS...NOT THAT
Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that"). Windows should include appropriate trim elements.



RESIDENTIAL WOOD MAINTENANCE

OVERVIEW

The abundance of wood has made it the most common building material throughout much of the country's building history. Also, wood is pliable and can be easily shaped, which allowed for a broad range of decorative and functional elements. Many wooden elements, such as **architectural details, doors, siding, and windows**, are addressed in their own sections. While wood is durable and easy to work with, it must be **maintained properly** to have a long life.

GUIDELINES

1. Follow the guidelines for paint to keep all wood surfaces protected from the elements. **Paint prevents deterioration from moisture.**
2. Use pest-control products with caution; conduct regular inspections for termites.
3. Maintain landscaping so that it does not cause damage to wood.
4. Inspect for **leaking roofs, gutters, and downspouts** and make needed repairs to eliminate excessive moisture issues. Secure or replace loose or deteriorated flashing and insure proper ventilation.
5. Check for proper drainage around the foundation to eliminate standing water.
6. Re-caulk where rainwater can penetrate such as in junctions of dissimilar materials or at corner boards. First remove old caulk and dirt and use a high quality caulk such as one made with polyurethane. **Refrain from caulking under individual siding boards or windowsills.**
7. If wood is beginning to rot, dry it thoroughly and treat it with fungicide. Waterproof it (two to three applications of boiled linseed oil with **24 hours of drying time between coats** has been quite successful), then fill any cracks and holes with putty and sand. Caulk between the wood members when necessary, then prime and paint the wood.
8. If wood is partially decayed, fill and strengthen it by applying **semi-rigid epoxy** into the decayed wood and allowing it to harden. Then **fill, patch, sand, and paint** the consolidated wood. Caulk between the wood members when necessary, then prime and paint the wood.
9. Wood boards with wide splits likely cannot be fixed with putty; however, pry the crack apart wide enough to apply a strong exterior glue, then press the sections back together. Secure with finishing nails to hold it together while the glue dries.

ALSO SEE 'PAINT'

10. For convex warped boards, drill several holes along the centerline of the board. Insert countersunk screw (countersink enough so that screw heads end up below the surface of the board) and gradually tighten the screws to pull the board flush. **Wet the board down during this procedure to avoid splitting.** The procedure should be **gradual**, perhaps even taking days.
11. For concave warped boards, use a row of finishing nails at both the top and bottom edges to pull the edges back down. **Countersink the nail heads and fill the holes with putty.**
12. When a portion of a wooden board is too deteriorated for repair, use a circular or hacksaw to **remove** the damaged portion as close to the edge of the board above as possible. Then **replace** the section with a section or board that matches the existing boards in size and profile by nailing it in place, countersinking the nails, putting the nail holes and any cracks, and painting the area.



DETAILED WOOD TRIM 121 North 6th Street



PAINTED WOOD 614 Ash Street



WOOD SIDING 304 North 5th Street



PAINTED WOOD SIDING 221 South 5th Street



PAINTED WOOD SIDING 701 Beech Street



PAINTED WOOD SIDING 511 Cedar Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Method Possible
9. Compatible Contemporary Design for New Alterations/Additions



FENCES & WALLS

OVERVIEW

Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. **The removal of incompatible walls and fences is encouraged.**

GUIDELINES

1. Preserve historic fences and walls.
2. Construct new fences and walls using materials that predominated historically or that visually match these materials. **Wood or metal** for new fences and brick for new walls are generally appropriate materials.
3. Consider **new site walls and low berms** to provide protection of site and historic structures during storm events. See 'Think Resiliency' for more.
4. Paint new wooden fences to complement their adjacent houses. Construct front-yard fences to a maximum height of **four feet tall** and with pickets set **less than three inches apart** and **less than four inches in width**.
5. For front yards, new fences and walls **should not exceed four feet in height**. This includes any material beneath the fence including berms, or existing site walls that would be built on top of.
6. Use solid wood board fences in **back yards only**. Construct them to be **less than six feet tall** and paint them to blend with the building.
7. Locate non-traditional fences such as split or horizontal rail, railroad tie, or timber fences at rear yards or where not visible from the street. Chain link fencing is **not recommended** within the district.
8. The installation of vinyl fencing is prohibited for yards of houses in the historic district per the LDC. Vinyl is not a sustainable material and does not convey the same appearance as historic fencing materials such as wood or brick.



HOOP & DART IRON FENCE 605 Ash Street



PICKET FENCE 414 Broome Street



WOOD PRIVACY FENCE & SHRUBS 102 South 7th St.

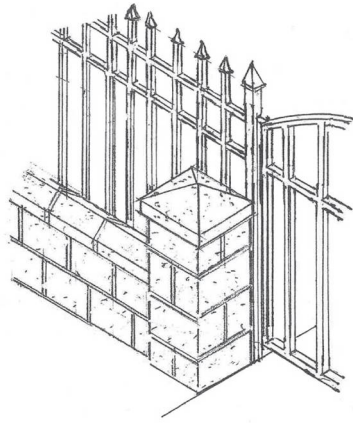


CONCRETE RETAINING WALL 112 North 6th Street

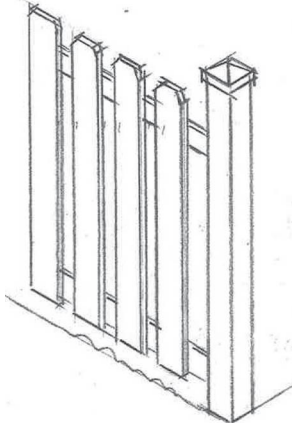
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |

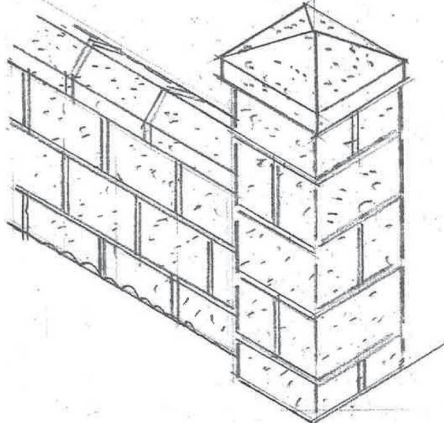
ML+H/Les Thomas Architect



4 FOOT FENCING GUIDELINE



PICKET FENCE



CONCRETE BLOCK WALL



PERMANENT SITE WALL 402 South 7th Street



CONCRETE RETAINING WALL 117 North 6th Street



SITE WALLS FOR STORM SURGE MANAGEMENT

Permanent site walls can be used as a barrier for storm surge events if built properly. To ensure flooding is prevented, these walls will need to be tall enough to rise above flood water levels and have sufficient strength to counteract the pressure of flooding in a storm surge. A large benefit of site walls is the low to no impact that building these will have on the home, however you will need sufficient land and fill to create a flood proof site wall. Site walls have been used for numerous purposes: **to emphasize lot lines, create privacy, and to help fight against storm surges.** Some popular materials may be **coquina, brick, or another local stone.** These can blend into a historic home site with ease. Additional Information can be found here: www.nps.gov/subjects/ncptt/upload/2018-04.pdf

EXAMPLE



PERMANENT SITE WALL 801 Beech Street



GROUND SURFACES

OVERVIEW

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

GUIDELINES

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like **walkways and drives**.
2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.
3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.
4. Traditional materials such as **brick pavers, oyster shell, gravel, and concrete** are recommended for new ground surfaces. **Permeable concrete** is also acceptable. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.



BRICK DRIVEWAY 404 Broome Street



BRICK WALKWAY 410 South 7th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|--|--|
| 2. Retention of Distinguishing Architectural Character | 6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence |
| 3. Recognition of Historic Period | 9. Compatible Contemporary Design for New Alterations/Additions |



RIBBON DESIGN DRIVEWAY 221 North 4th Street



BRICK WALKWAY 415 Centre Street

THINK RESILIENCY

PERVIOUS PAVING MATERIALS, SHELL & PERVIOUS PARKING SURFACES

Shell parking lots are an option for non-ADA pervious parking. The involve putting crushed shells on top of a prepared plot of land. Pervious pavers are another material option to help with runoff. Pervious refers to the ability for rainwater to seep through the material. This helps **reduce flooding, excess soil compaction, chemical runoff from cars** and keeps water on the same lot. Pervious pavement has been used throughout history. It was first noted during the '18th century when porous concrete was employed to construct load-bearing walls or pavement surfaces due to heightened cement costs.' More information at: www.sciencedirect.com/science/article/abs/pii/S0950061823030258

EXAMPLE



HISTORICAL PERVIOUS SURFACE 103 South 10th St.



OUTBUILDINGS

OVERVIEW

Historic outbuildings such as garages and sheds should be retained where they remain. New outbuildings should be designed to be complimentary to the dwelling's architectural style.

GUIDELINES

- 1. Preserve and maintain original outbuildings such as **garages and sheds** as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
- 2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
- 3. Locate new outbuildings appropriately, such as to the **rear of a house or set back from the side elevations.**
- 4. Both one- and two-story accessory outbuildings are permitted for a **primary dwelling.**

SEE EXAMPLES

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- 2. Retention of Distinguishing Architectural Character
- 3. Recognition of Historic Period
- 9. Compatible Contemporary Design for New Alterations/Additions
- 10. Reversibility of New Alterations/Additions



OUTBUILDING DWELLING 432 North 3rd Street



OUTBUILDING SHED 416 North 3rd Street



GARAGE OUTBUILDING 302 South 7th Street



UTILITIES & ENERGY RETROFITTING

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Appliances such as dish antennae, external heating and air conditioning units, utility meters, garbage receptacles, utility wires, and ramps are modern additions to dwellings. These amenities should not be obtrusive.

GUIDELINES

- 1. Retain plants, trees, and landscape features to perform **passive solar energy functions** like **shading and wind breaks**.
- 2. Use inconspicuous placement and the smallest size possible for dish antennae.
- 3. Screen **garbage cans, HVAC units, and utility meters** from view through inconspicuous placement, landscaping, or fencing designed to blend with the building.
- 4. Locate window air-conditioning units on **side or rear elevations**.
- 5. Compliance with health and safety codes should not negatively affect character- defining features and finishes of the building.
- 6. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are **not readily visible from the street** and do not detract from a dwelling's architectural character.



DISH ANTENNAE PLACEMENT 214 South 7th Street



DISH ANTENNAE PLACEMENT 229 South 8th Street



SOLAR PANEL PLACEMENT 322 North 3rd Street



SITE FEATURES

RESIDENTIAL

SIGNS

OVERVIEW

Private signs on houses converted to office or retail use should be of appropriate size, style, and colors and placement.

GUIDELINES

1. Use historic materials like finished **wood, glass, iron, copper, or bronze** for modern signs in a residential area, or modern materials that replicate them.
2. Use small signs with proportions that complement those of the building. Home-occupation signs may have a maximum sign area of **one square feet** per the LDC.
3. Simple designs and content are most effective and least intrusive. Use no more than **three colors** that complement the building.
4. Install signs in locations historically used for signs like on awnings, inside windows, projecting from the building façade, or standing in the yard. Do not obscure architectural features. Anchor mounting equipment in mortar, **not bricks or stones**.
5. Use only gooseneck lamps or concealed lighting sources.
6. Use no more than **two signs** per building, not counting window or easel type signs (Fernandina Beach Land Development Code 8.01.03).



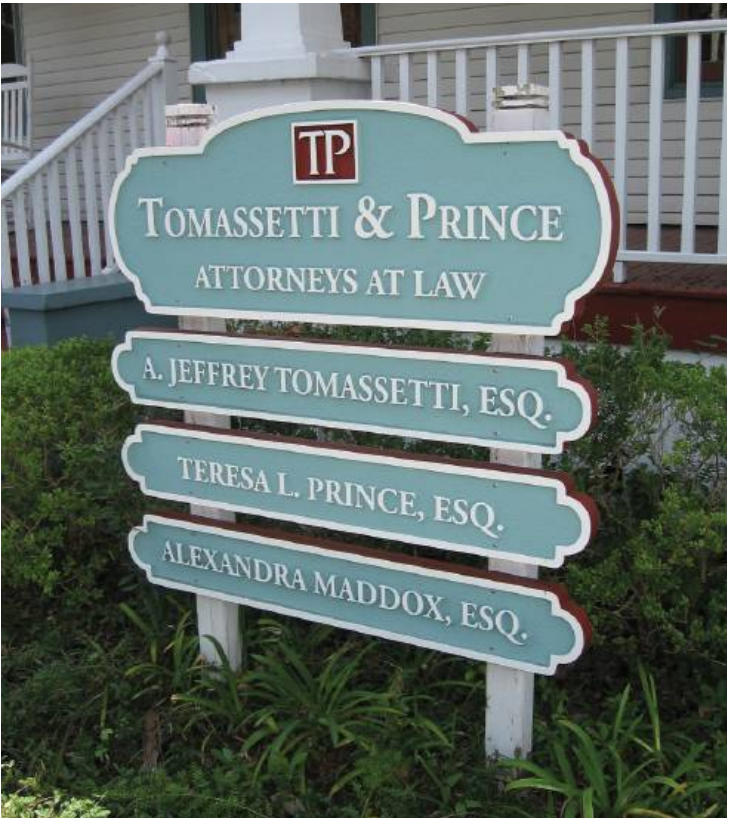
FREESTANDING SIGN 10 South 7th Street



GROUPED HANGING SIGNS 20 South 4th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- | | |
|---|--|
| 2. Retention of Distinguishing Architectural Character | 9. Compatible Contemporary Design for New Alterations/ Additions |
| 4. Retention of Significant Later Alterations/Additions | |



FREESTANDING SIGN 406 Ash Street







NEW CONSTRUCTION

RELOCATION, HANDICAP ACCESS, DEMOLITION



NEW CONSTRUCTION
COMMERCIAL

ADA COMPLIANCE & ACCESSIBILITY RAMPS

OVERVIEW

Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. To incorporate accessibility ramps and chair lifts, they should be designed to minimize their visual impact on the primary facade.

GUIDELINES

1. Americans with Disabilities Act (ADA) curb cuts should be installed to minimize damage to the original concrete sidewalks and be consistent with the existing concrete **color and texture**.
2. Ramps should be incorporated seamlessly into the hardscape. If monumental stairs cannot be modified, the nearest entry to the main entrance should be modified for the ramp.
3. Use landscaping where appropriate to screen accessibility ramps.
4. Temporary access ramps which will not **remain over 365 days** may be built out of unpainted wood. Structure and site should be restored following the 1 year timeframe.
5. More permanent (over 365 days) ramps and lifts should be made of compatible materials and, when applicable, painted to blend.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions



ADA RAMP 218 Ash Street



ADA RAMP 14 South Second Street



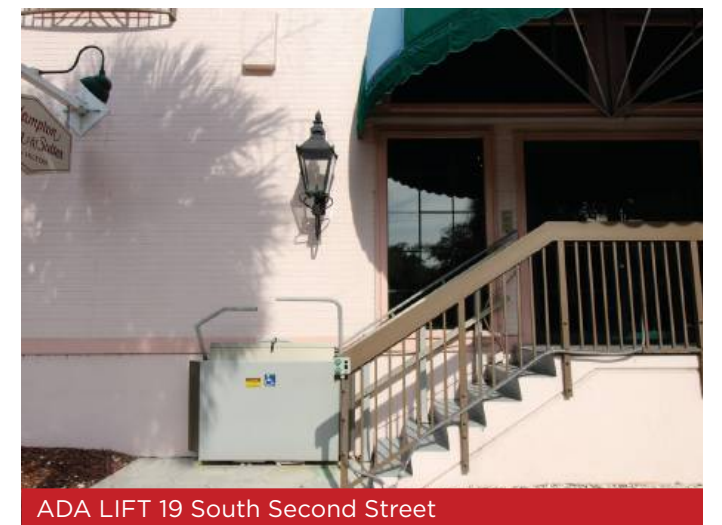
ADA RAMP EXAMPLE



ADA LIFT 201 Alachua Street



AUTOMATIC DOOR OPENER



ADA LIFT 19 South Second Street



INFILL BUILDINGS

OVERVIEW

Ensuring the integrity of the historic district requires attention to new construction and its compatibility with respect to visual and historic characteristics. The following guidelines address the many factors involved in determining the appropriateness of proposed new buildings. Apply each guideline in terms of the new building's relationship to adjacent historic buildings. For instance, if brick walls are the dominant characteristic in the existing streetscape, the compatibility of color and materials of the new building is highly important. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important.

GUIDELINES

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within **ten percent of the average height of existing buildings** as seen from the street and publicly accessible areas.
2. Construct new buildings with façade proportions, including the height-to-width ratio, similar to and compatible with others on existing adjacent buildings.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.
5. With respect to height-to-width ratios, design new buildings' windows and doors **in relation to the proportions of existing adjacent buildings visible from public areas.**
6. Design new buildings with **solid-to-void rhythms and open-to-solid proportions** compatible with those used in existing adjacent buildings.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered.
9. Relate architectural details and articulation to that of

existing buildings. Such details may include **lintels, cornices, arches, chimneys, and ironwork.**

10. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.



INFILL BUILDINGS 200 Block of Centre Street



INFILL COMMERCIAL BUILDING 105-107 Centre Street



INFILL BUILDINGS 100 Block of Centre Street



HELPFUL HINT

Refer back to the Context Sensitive Setback Determination on page XIV.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions



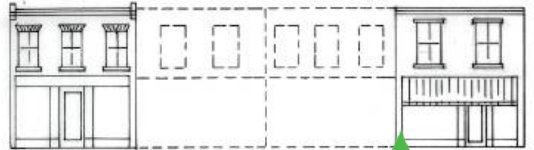
INFILL BUILDINGS 100 Block of Centre Street



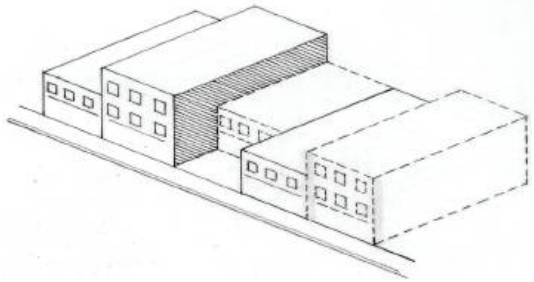
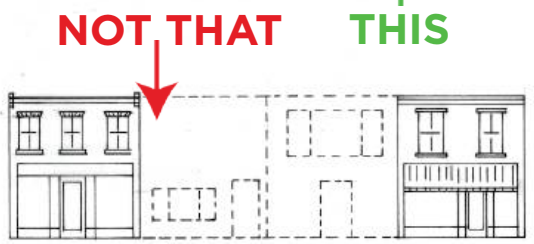
INFILL BUILDING 203 Centre Street

HELPFUL HINT THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").



Note: Similar overall and story heights.



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NEW CONSTRUCTION
COMMERCIAL
DECKS

OVERVIEW

Decks are not historic elements. As modern features, they should be designed and placed to minimize their impact on district appearance.

GUIDELINES

- 1. Place decks on **rear elevations or in other locations that are out of view from the street.**
- 2. Paint decks in **modest colors** as to not be obtrusive.
- 3. Design decks that are simple in appearance.



REAR DECK EXAMPLE



REAR DECK EXAMPLE



NEW CONSTRUCTION

OVERVIEW

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as **setback, distance between homes, scale, materials, and colors.** New outbuildings and detached garages are addressed in the section for outbuildings.

GUIDELINES

1. New buildings should be compatible with adjacent buildings in terms of **height.**
2. New buildings should be compatible with adjacent buildings in terms of **materials.**
3. New buildings should be compatible with adjacent buildings in terms of **set back.**
4. Applicants should consider the context sensitive Setback Determination, which allows the City to permit setbacks less than required zoning if **over 50% of the structures** have smaller setbacks. See page xiv for more information.
5. New buildings should be compatible with adjacent buildings in terms of **width, scale, and proportions.**
6. New buildings should be compatible with adjacent buildings in terms of **roof form.**
7. New construction should be **oriented toward the major street.**
8. New construction should have **raised foundations.**

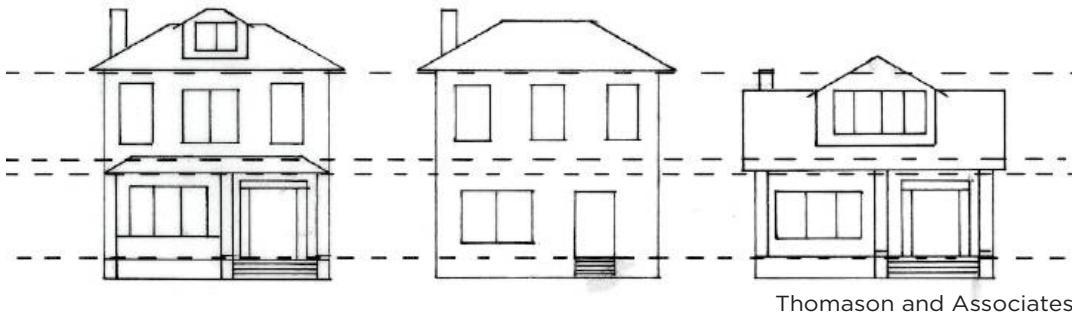
4.02.03 F. CONTEXT SENSITIVE SETBACK DETERMINATION

City code allows for structures to have a “context sensitive setback” to maintain historic neighborhood character.

Specific language in the ordinance is shown below:

1. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.
2. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
3. On properties seeking a context sensitive setback determination, **principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face.** Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
4. In using a context sensitive setback determination, **front-loaded garages must be setback at least twenty-five (25) feet in all cases.**

COMPATIBLE INFILL EXAMPLE



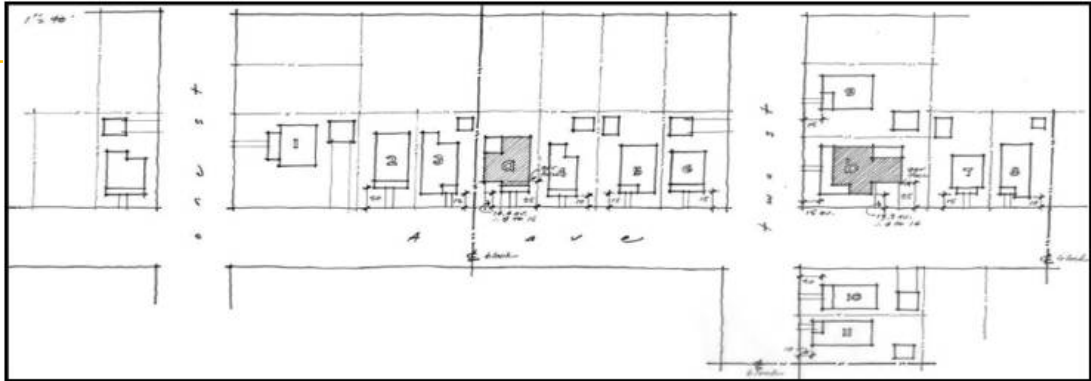
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HEIGHT APPROXIMATION EXAMPLE



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FACADE ELEMENTS EXAMPLE

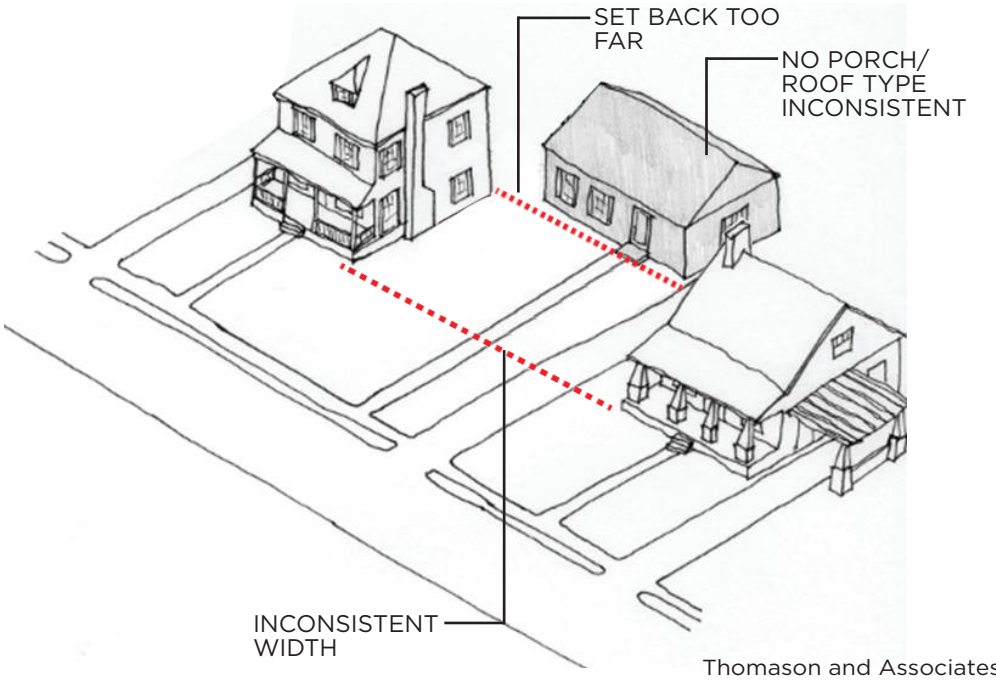


HELPFUL HINT

Refer back to the Context Sensitive Setback Determination on page XIV.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations/ Additions

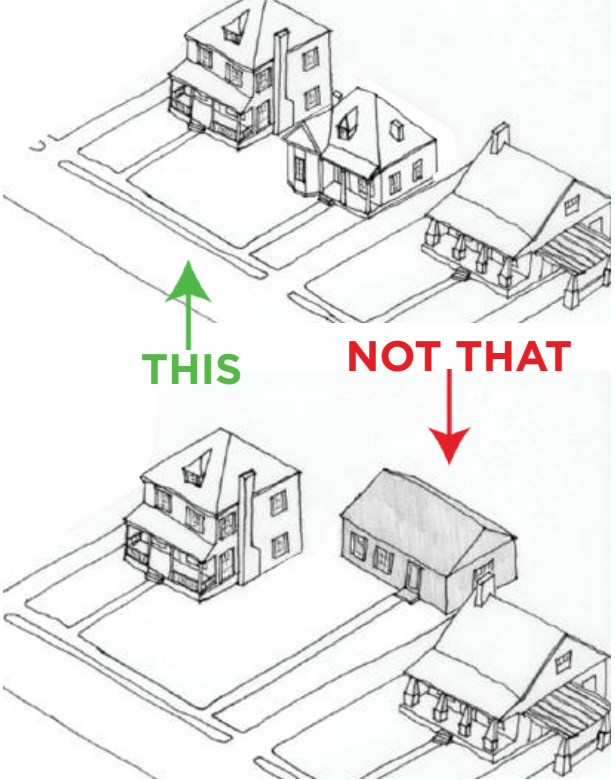


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INCOMPATIBLE INFILL DWELLING EXAMPLE

HELPFUL HINT THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for (“this”)...and what should be avoided (“not that”). Setback and massing are especially important for new construction.



ACCESSIBILITY RAMPS

OVERVIEW

Because ramps are modern elements, they should use placement and design to minimize their visual impact.

GUIDELINES

1. Blend a ramp into the existing design of the building and its architectural features.
2. Chair lifts may also be approved if they are not readily visible from the street and their installation has minimal removal of historic fabric.
3. Ramps should be incorporated seamlessly into the hardscape. If monumental stairs cannot be modified, **the nearest entry to the main entrance** should be modified for the ramp.
4. Use landscaping where appropriate to screen accessibility ramps.
5. Temporary access ramps which **will not remain over 365 days** may be built out of unpainted wood. Structure and site should be restored following the 1 year timeframe.
6. More permanent (over 365 days) ramps and lifts should be made of **compatible materials** and, when applicable, **painted to blend**.

SEE SKETCH SEE EXAMPLES



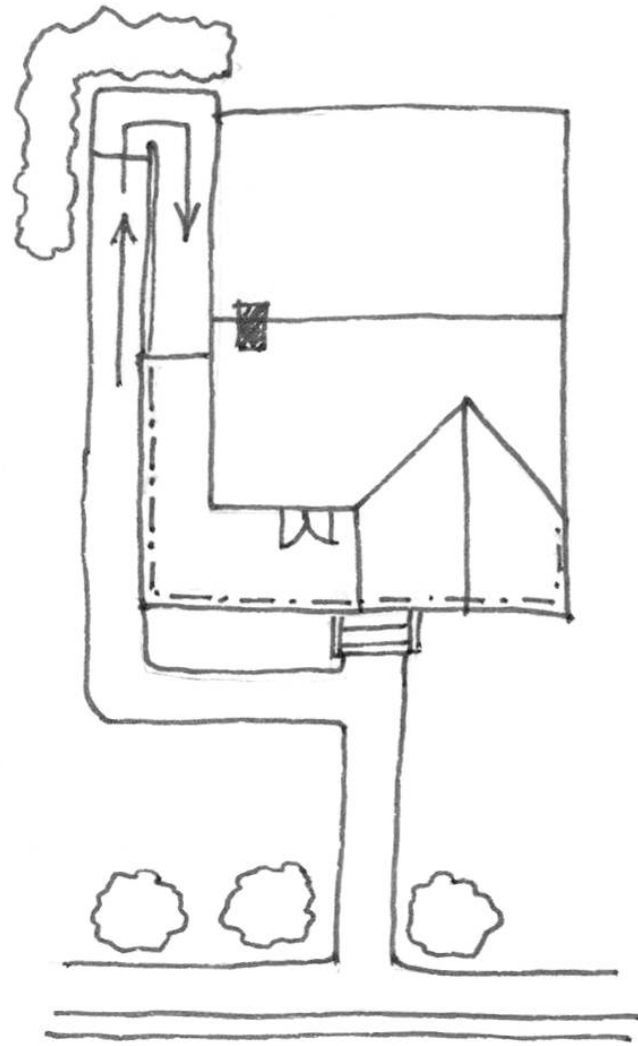
ACCESSIBILITY RAMP 22 South Ninth Street



ACCESSIBILITY RAMP 218 Ash Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

- 2. Retention of Distinguishing Architectural Character
- 9. Compatible Contemporary Design for New Alterations/Additions
- 10. Reversibility of New Alterations/Additions



STREET
Thomason and Associates

SIDE ELEVATION RAMP PLACEMENT EXAMPLE



DECKS

OVERVIEW

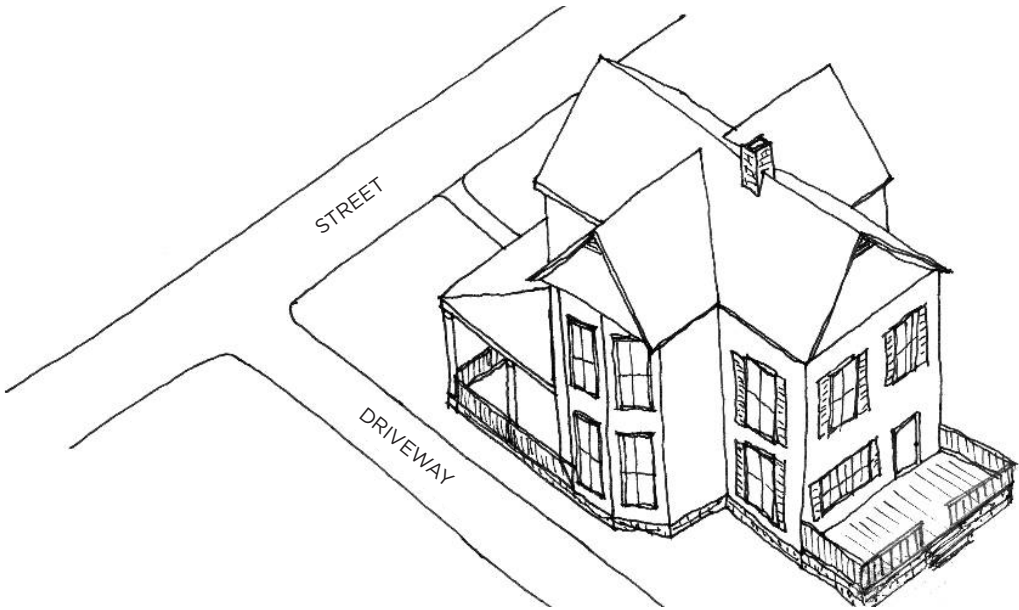
Because decks are modern features, design and locate them to **minimize their visual impact on district appearance.**

GUIDELINES

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint and design decks to blend **closely with the house.**
3. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no **more than three inches apart** and **no more than two inches in width and depth.**

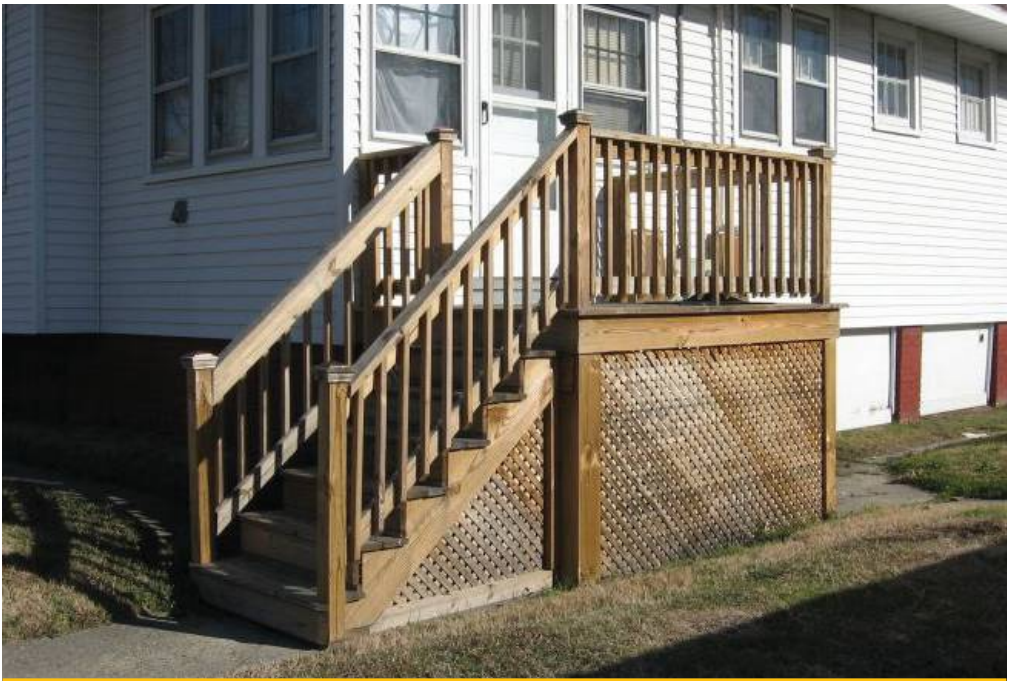


REAR DECK EXAMPLE



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REAR DECK PLACEMENT EXAMPLE



REAR DECK WITH SQUARE BALUSTERS EXAMPLE



DEMOLITION

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions

OVERVIEW

Demolition is of particular importance and concern within the historic district. The City of Fernandina Beach defines their process for demolition consideration in Section 8.03.03.01, which is summarized below for reference by applicants and the HDC.

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. **No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.**

A matrix is also provided on the following pages to assist in evaluating and determining demolitions. This is provided to help the HDC in evaluating the 11 criteria noted below.

GUIDELINES

- Whether the structure or site would meet **national, state, or local criteria for designation;**
- Whether the structure or site is a **contributing structure or site to a locally designated or National Register historic district;**
- Whether loss of the structure or site would **deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;**
- Whether the structure or site is of such **design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;**
- Whether the structure or site is 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;
- Whether removal of the structure or site would **destroy the historic relationship between structures or open space;**
- Whether 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;**
- Whether the applicant has made **good faith efforts to pursue alternatives to demolition;**
- Whether the applicant will be denied a **reasonable return on his or her investment;**
- Whether there is **economic hardship** for the applicant as demonstrated by requirements in Section 8.03.06;
- Whether the **Code Enforcement and Appeals Board has recommended demolition of the structure.**

DEMOLITION

- Demolition exerts a negative impact on a historic district. Either a void is created, or the replacement building is less well-designed and constructed than the original. Moreover, vacant lots can become unsightly and create nuisance abatement problems.
- Demolition of significant buildings, outbuilding and individual features conflicts with Standards 2 and 4 of the Secretary of the Interior's Standards. Demolitions alter the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of long-standing and significant later additions to historic buildings.
- In some instances, selective demolition may be appropriate and may even enhance a historic district, building or site. Non-historic buildings whose designs and materials are not in character with their surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant features of a building can be removed. Measures to consider are whether the features are non-character defining; are located on secondary or rear facades; or lack architectural significance.
- Demolition of non-significant additions may also be appropriate. Demolitions may be undertaken if the addition is less than fifty years old; does not exhibit stylistic details or fine workmanship or materials; was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscure earlier significant features.
- Avoid demolition of important outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district historic district have additions, new ornament, storefronts, porches, windows, wings, and added stories. If long-standing, these alterations may have gained significance in their own right and should be retained under Standard 4. Assessing the significance of later additions requires careful professional review and should be done on a case-by-case basis.

Recommendations:

- Identify, retain and preserve buildings, particularly landmark buildings, which are important in defining the overall historic character of a historic district.
- Retain the historic relationship between buildings and landscape and streetscape features.
- Remove non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district.
- Demolition should occur only after all prudent and feasible options have been considered and retention of the building is found not to be feasible due to the loss of structural integrity, economic hardship, or public safety

Avoid:

- Removing buildings which are important in defining the overall historic character of a district so that the character is diminished
- Removing buildings thus destroying the historic relationship between, site features and open space
- Removing a historic outbuilding in a complex, significant site features, or significant later addition which is important in defining the historic character of an individual site or the surrounding district.

DEMOLITION BY NEGLECT

The term demolition by neglect occurs when a building is allowed to decay through lack of maintenance, to the point of becoming a liability. The following shall apply to maintenance and repair to structures in the locally designated historic districts, as well as any structure or property in the City that has been listed individually or deemed eligible for individual listing in the National Register:

- The owner, lessee, or other person in physical control of the structure shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property including but not limited to City Codes, as applicable. It is the intent of this section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:
 - Facades which may fall and injure members of the public or property;
 - Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
 - Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;
 - Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
 - Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering;
 - Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and
 - Any fault or defect in the building rendering such structure an unsafe structure as defined by the Building Official.
- Where the property is an archaeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archaeological integrity of the site.

SEE DEMOLITION MATRIX ON NEXT PAGE



DEMOLITION MATRIX WORKSHEET

Four General Standards for alterations, new construction, demolition, or relocation:

- ___ **1. The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done.**
 - 1 –A contributing property that has been severely altered or significantly deteriorated, as well as has little contribution to the ambiance of the district.
 - 5 – Demolition of contributing property with high degree of original or early architectural integrity and soundness and significantly contributes to the ambiance of the district.
- ___ **2. The relationship between such work and other structures on the landmark site or other property in the historic district.**
 - 1 –Although contributing has very little importance to the district due to location, and relationship if any with surrounding buildings.
 - 5 – Having high importance to the ambiance of the landmark site or historic district due to architectural or historical significance, location, and relationship with surrounding buildings.
- ___ **3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, and materials of the landmark or property will be affected.**
 - 1 – The property has lost its historic or architectural significance due to insensitive and irreversible alterations, additions, or deterioration.
 - 5 – The property continues to contribute to the district, or maintains its significance as an historic, architectural, or archaeological landmark.
- ___ **4. Whether the plans may be carried out by the applicant within a reasonable period of time.**
 - 1 – Applicant provides detailed rendered plans of new construction on the site after demolition.
 - 5 – Applicant provides no information on use of property after demolition or state intent to hold for an unspecified time as a vacant parcel.

In considering an application for a certificate of appropriateness for demolition, the Commission shall consider the following additional standards:

- ___ **1. The historic or architectural significance of the building or structure.**
 - 1 - Although contributing has very little historic or architectural significance due to alterations, incompatible additions, limited amount of original exterior & interior fabric.
 - 5 - Having extreme historic or architectural significance (individual landmark quality).
- ___ **2. The importance of the building or structure to the ambiance of the historic district.**
 - 1 – Although contributing has very little importance to the district due to incompatible alterations & additions, location, and relationship if any with surrounding buildings.
 - 5 –Having high importance to the ambiance of the historic district due to architectural or historical significance, location, and relationship with surrounding buildings.
- ___ **3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.**
 - 1 –Easily replicated due to design, texture, material, detail, or location.
 - 5 – Very difficult or impossible to reproduce due to design, texture, material, detail, unique location, or current code restrictions.
- ___ **4. Whether the building or structure is one of the last remaining example of its kind in the neighborhood, the county or the region.**
 - 1 – The building is not a rare or significant example of its kind in the neighborhood or county.
 - 5 –Building is a rare or significant example of its kind in the neighborhood or county.
- ___ **5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be.**
 - 1 –Provide detailed rendered plans of new construction on the site after demolition.
 - 5 – Provide no information on use of property after demolition.
- ___ **6. The difficulty or the impossibility of saving the building or structure from collapse.**
 - 1 – The building has a high probability of collapsing due to severe deterioration.
 - 5 – The building is in no danger of collapsing due to soundness of walls, roofs and structural systems.
- ___ **7. Whether the building or structure is capable of earning economic return on its value.**
 - 1 – The building is not capable of earning economic return on its value due to such demonstrated factors as condition & rehabilitation cost, local code restrictions, or financial encumbrances specific to the property.
 - 5 –The building is currently earning economic return on its value.
- ___ **8. Whether there are other feasible alternatives to demolition.**
 - 1 –There are no feasible alternatives to demolition due to location, condition, size, and lack of appropriate sites to relocate.
 - 5 – There are feasible alternatives to demolition.
- ___ **9. Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark.**
 - 1 – The property has lost its historic or architectural significance due to insensitive and irreversible alterations, additions, or deterioration.
 - 5 – The property continues to contribute to the district, or maintains its significance as an historic, architectural, or archaeological landmark.
- ___ **10. Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.**
 - 1 – Applicant has demonstrated an undue economic hardship based on criteria adopted by the City.
 - 5 – Applicant has not provided any evidence to establish a case for undue economic hardship based on criteria.
- ___ **TOTAL FOR DEMOLITION MATRIX (34 or less - Recommend approval 35 or above - Recommend deny demolition)**



MOVING & NON-CONTRIBUTING BUILDINGS

OVERVIEW

Moving buildings is recommended only in instances where all other means of preservation have failed. Vacant lots may be appropriate locations for new construction or the relocation of buildings fifty years old or older. Moving commercial buildings is expensive and is generally considered a last resort to demolition.

Residential and commercial buildings that are **less than fifty years of age or no longer display their historic character are considered to be non-contributing to the district.** While these properties are still required to go through design review, the guidelines are applied with more flexibility regarding additions and replacement and repair of materials.

GUIDELINES

1. Explore **all other avenues of preservation** before moving a building or feature from its historic location.
2. Moving buildings into the downtown district may be appropriate if the building is compatible with the district's architectural character in **style, period, height, scale, materials, setting, and placement** on the lot.
3. Avoid moving buildings out of the district that contribute to the historic and architectural character of a district. This should occur only as an **alternative to demolition.**
4. Perform a structural assessment by a qualified professional to ensure the structure can be moved without failure.



RECENTLY BUILT DWELLING EXAMPLE 504 Beech Street

(Example of Non-Contributing Structure)

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character



This is a detailed historical nautical chart of the Florida Panhandle, specifically the area around the Apalachicola River and the town of Fernandina. The map shows the river's winding course, numerous islands, and the coastal waters. Key features include:

- Geographical Labels:** "WOODLANDS ISLAND", "Mc. LURES HILL", "INDIAN MOUND", "S. BEACON", "LIGHT HOUSE", "KINGSLEY'S BANK", and "FLORIDA R." (Florida River).
- Towns and Settlements:** "OLD FERNANDINA" and "FERNANDINA".
- Navigational Markers:** "BUOY No. 3", "BUOY No. 4", "BUOY No. 2", and "S. Beacon".
- Depth Soundings:** Numerous numbers indicating water depths in fathoms (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).
- Other Features:** "RIVER", "CHANNEL", "BAY", "POINT", "HEAD", "TAIL", "END", "BEGINNING", "TERMINATION", "ORIGIN", "SOURCE", "FALLS", "RAPIDS", "CASCADES", "WATERFALLS", "ICEBERGS", "SUNKEN ROCKS", "REEFS", "SHOALS", "BARREN ISLANDS", "DESERT ISLANDS", "MOUNTAINS", "HILLS", "VALLEYS", "PLAINS", "PRAIRIES", "SWAMPY LANDS", "MARSHES", "BAYOUS", "LAGOONS", "LAKES", "RIVERS", "STREAMS", "CREEKS", "FLOODS", "DROUGHTS", "WINDS", "STORMS", "TIDES", "CURRENTS", "WAVES", "ICEBERGS", "SUNKEN ROCKS", "REEFS", "SHOALS", "BARREN ISLANDS", "DESERT ISLANDS", "MOUNTAINS", "HILLS", "VALLEYS", "PLAINS", "PRAIRIES", "SWAMPY LANDS", "MARSHES", "BAYOUS", "LAGOONS", "LAKES", "RIVERS", "STREAMS", "CREEKS", "FLOODS", "DROUGHTS", "WINDS", "STORMS", "TIDES", "CURRENTS", "WAVES", "ICEBERGS", "SUNKEN ROCKS", "REEFS", "SHOALS", "BARREN ISLANDS", "DESERT ISLANDS", "MOUNTAINS", "HILLS", "VALLEYS", "PLAINS", "PRAIRIES", "SWAMPY LANDS", "MARSHES", "BAYOUS", "LAGOONS", "LAKES", "RIVERS", "STREAMS", "CREEKS", 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BASIC MAINTENANCE ADVICE

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted, stained or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue. Large cracks may be filled with caulk followed by putty. The surface should then be sanded, allowed to dry, and painted.
4. Where exterior siding has to be replaced the use of siding to match in dimension, size and profile is recommended.
5. Use paints consistent (oil or latex) with the existing paint surface for exterior siding.
6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
7. Re-pointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is not appropriate due to the hardness of the mortar versus the softness of the brick.
8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is not appropriate.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in the cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture. Refer to the chimney section – only certain types of caps and colors are acceptable.

GUTTERS & DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement. Typically a minimum distance of 2’ between the plantings and the foundation wall is recommended

PORCHES & EXTERIOR ORNAMENTATION

1. Keep all porch and trim elements painted.

ENTRANCES

1. Doors, transoms, and sidelights should be kept clean.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.
3. Doors with a stained wood finish should be kept varnished; painting over the wood finish is not recommended

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters should be kept painted and in good repair.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.
3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary



APPENDIX B

DEFINITIONS & TERMS

TECHNICAL DEFINITIONS

- Adaptive Use** Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.
- Acceptable** Work that will be approved.
- Addition** New construction added to an existing building or structure.
- Alteration** Work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.
- Appropriate** Especially suitable or compatible.
- Building** A structure used to house human activity such as a dwelling or garage.
- Character** The qualities and attributes of any structure, site, street or district.
- Configuration** The arrangement of elements and details on a building or structure which help to define its character.
- Contemporary** Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.
- Compatible** In harmony with location and surroundings.
- Context** The setting in which a historic element, site, structure, street, or district exists.
- Demolition** Any act which destroys in whole or in part a building or structure.
- Demolition by Neglect** The destruction of a building or structure through abandonment or lack of maintenance.
- Design Guidelines** Criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.
- Element** A material part or detail of a site, structure, street, or district.
- Elevation** Any one of the external faces or facades of a building.
- Fabric** The physical material of a building, structure, or community, connoting an interweaving of component parts.
- Façade** Any one of the external faces or elevations of a building.
- Harmony** Pleasing or congruent arrangement.
- Height** The distance from the bottom to the top of a building or structure.
- Historic District** A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.
- Historic Imitation** New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).
- Infill** New construction in historic districts on vacant lots or to replace existing buildings.
- Landmark** A building, structure, object or site which is identified as a historic resource of particular significance.
- Landscape** The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.
- Maintain** To keep in an existing state of preservation or repair.
- Material Change** A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.
- New construction** Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.
- Obscured** Covered, concealed, or hidden from view.
- Preservation** Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.
- Proportion** Harmonious relation of parts to one another or to the whole.
- Reconstruction** The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.
- Rehabilitation** The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.
- Restoration** The act or process of accurately taking a building’s appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.
- Retain** To keep secure and intact. In the guidelines, “retain” and “maintain” describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.
- Reuse** To use again. An element, detail, or structure might be reused in historic districts.
- Rhythm** Movement or fluctuation marked by the regular occurrence or natural flow of related elements.
- Scale** Proportional elements that demonstrate the size, materials, and style of buildings.
- Setting** The sum of attributes of a locality, neighborhood, or property that defines its character.
- Significant** Having particularly important associations within the contexts of architecture, history, and culture.
- Stabilization** The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.
- Streetscape** The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.
- Style** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.



DEFINITIONS & TERMS

GLOSSARY OF COMMON PRESERVATION TERMS

- Addition** New construction added to an existing building or structure.
- Alteration** Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.
- American bond** A brickwork pattern where most courses are laid flat, with the long “stretcher” edge exposed, but every fifth to eighth course is laid perpendicularly with the small “header” end exposes, to structurally tie the wall together.
- Apron** A decorative, horizontal trim piece on the lower portion of an architectural element.
- Arch** A curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch).
- Attic** The upper level of a building, not of full ceiling height, directly beneath the roof.
- Baluster** One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.
- Balustrade** An entire rail system with top rail and balusters.
- Bargeboard** A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.
- Bay** The portion of a facade between columns or piers providing regular divisions and usually marked by windows.
- Bay window** A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.
- Belt course** A horizontal band usually marking the floor levels on the exterior facade of a building.
- Board and batten** Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.
- Bond** A term used to describe the various patterns in which brick (or stone) is laid, such as “common bond” or “Flemish bond.”
- Bracket** A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.
- Bulkhead** The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.
- Bungalow** Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.
- Carrara Glass** Tinted glass widely used for storefront remodeling during the 1930s and 1940s. Carrara glass usually came in black, tan, or dark red colors.
- Capital** The head of a column or pilaster.
- Casement window** A window with one or two sashes which are hinged at the sides and usually open outward.
- Clapboards** Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.
- Classical order** Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.
- Clipped gable** A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.
- Colonial Revival** House style of the early twentieth century based on interpretations of architectural forms of the American colonies prior to the Revolution.
- Column** A circular or square vertical structural member.
- Corbel** In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.
- Corinthian order** Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.
- Cornice** The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.
- Cresting** A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.
- Cross-gable** A secondary gable roof which meets the primary roof at right angles.
- Dentils** A row of small tooth-like blocks in a classical cornice.
- Doric order** A classical order with simple, unadorned capitals, and with no base.
- Dormer window** A window that projects from a roof.
- Double-hung window** A window with two sashes, one sliding vertically over the other.
- Eave** The edge of a roof that projects beyond the face of a wall.
- Elevation** Any of the external faces of a building.
- Ell** The rear wing of a house, generally one room wide and running perpendicular to the principal building.
- Engaged column** A column attached to a wall.
- Entablature** A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.
- Facade** The face or front elevation of a building.
- Fanlight** A semi-circular window usually over a door with radiating muntins suggesting a fan.
- Fascia** A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.
- Fenestration** The arrangement of windows on a building.
- Finial** A projecting decorative element, usually of metal, at the top of a roof turret or gable.
- Fishscale shingles** A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.



APPENDIX B

DEFINITIONS & TERMS

GLOSSARY OF COMMON PRESERVATION TERMS

- Flashing** Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.
- Flat arch** An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.
- Flemish bond** A brick-work pattern where the long “stretcher” edge of the brick is alternated with the small “header” end for decorative as well as structural effectiveness.
- Fluting** Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.
- Foundation** The lowest exposed portion of the building wall, which supports the structure above.
- Frieze** The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.
- Gable** The triangular section of a wall to carry a pitched roof.
- Gable roof** A pitched roof with one downward slope on either side of a central, horizontal ridge.
- Gambrel roof** A ridged roof with two slopes on either side.
- Ghosts** Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building’s facade.
- Guardrail** A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.
- Handrail** A horizontal or sloping rail intended for grasping by the hand for guidance or support.
- Hipped roof** A roof with uniform slopes on all sides.
- Hood molding** A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.
- Ionic order** One of the five classical orders used to describe decorative scroll capitals.
- Infill** New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.
- Jack arch** (see Flat arch)
- Keystone** The wedge-shaped top or center member of an arch.
- Knee brace** An oversize bracket supporting a cantilevered or projecting element.
- Lattice** An openwork grill of interlacing wood strips used as screening.
- Lintel** The horizontal top member of a window, door, or other opening.
- Luxfer glass** A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.
- Mansard roof** A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.
- Masonry** Exterior wall construction of brick, stone or adobe laid up in small units.
- Massing** The three-dimensional form of a building.
- Metal standing seam roof** A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with aterne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.
- Modillion** A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.
- Mortar** A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.
- Mullion** A heavy vertical divider between windows or doors.
- Multi-light window** A window sash composed of more than one pane of glass.
- Muntin** A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.
- Neo-classical Revival style** Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.
- Oriel window** A bay window which emerges above the ground floor level.
- Paired columns** Two columns supported by one pier, as on a porch.
- Palladian window** A window with three openings, the central one arched and wider than the flanking ones.
- Paneled door** A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.
- Parapet** A low horizontal wall at the edge of a roof.
- Pediment** A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.
- Pier** A vertical structural element, square or rectangular in cross-section.
- Pilaster** A square pillar attached, but projecting from a wall, resembling a classical column.
- Pitch** The degree of the slope of a roof.
- Portico** A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.
- Portland cement** A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)
- Preservation** The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.



DEFINITIONS & TERMS

GLOSSARY OF COMMON PRESERVATION TERMS

- Pressed tin** Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.
- Pyramidal roof** A roof with four identical sides rising to a central peak.
- Quoins** A series of stone, bricks, or wood panels ornamenting the outside of a wall.
- Reconstruction** The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building’s exact form and detail as they appeared at some point in history.
- Rehabilitation** The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.
- Restoration** The process of accurately taking a building’s appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.
- Ridge** The top horizontal member of a roof where the sloping surfaces meet.
- Rusticated** Roughening of stonework of concrete blocks to give greater articulation to each block.
- Sash** The moveable framework containing the glass in a window.
- Segmental arch** An arch whose profile or radius is less than a semicircle.
- Semi-circular arch** An arch whose profile or radius is a half-circle the diameter of which equals the opening width.
- Sheathing** An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)
- Shed roof** A gently-pitched, almost flat roof with only one slope.
- Sidelight** a vertical area of fixed glass on either side of a door or window.
- Siding** the exterior wall covering or sheathing of a structure.
- Sill** The bottom crosspiece of a window frame.
- Spindles** Slender, elaborately turned wood dowels or rods often used in screens and porch trim.
- Stabilization** The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.
- Streetscape** The general appearance and configuration of the many buildings which define the street.
- Stretcher bond** A brickwork pattern where courses are laid flat with the long “stretcher” edge exposed.
- Surround** An encircling border or decorative frame, usually at windows or doors.
- Swag** Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.
- Terra cotta** Decorative building material of baked clay. Terra cotta was often glazed in various colors and textures. Terra cotta was widely used for cornices, inset panels, and other decorative façade elements from ca. 1880 to 1930.
- Transom** A horizontal opening (or bar) over a door or window. (see Overlight)
- Trim** The decorative framing of openings and other features on a facade.
- Turret** A small slender tower.
- Veranda** A covered porch or balcony on a building’s exterior.
- Vergeboard** The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.
- Vernacular** A regional form or adaptation of an architectural style.
- Wall dormer** Dormer created by the upward extension of a wall and a breaking of the roofline.
- Water table** A projecting horizontal ledge, intended to prevent water from running down the face of a wall’s lower section.
- Weatherboard** Wood siding consisting of overlapping boards usually thicker at one edge than the other.



APPENDIX C

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INCENTIVES & ASSISTANCE FOR REHABILITATION

FEDERAL REHABILITATION TAX CREDITS

Over the past twenty-five years, more than 29,000 buildings have been rehabilitated across the country, generating over \$25 billion in private investment in historic buildings nation-wide. In Washington, 29 projects with expenditures totaling \$131 million benefited from the Investment Tax Credit (ITC) program between 2000 and 2004. There are two types of ITCs available: 20% for a certified historic structure or 10% for a non-historic structure. Investment Tax Credits are available to the owners or certain long-term renters of income-producing properties.

The 20% ITC reduces the cost of restoration and rehabilitation to the owner of an income producing historic property as an income tax credit. The credit is 20% of what an owner spends rehabilitating the building, not including acquisition costs.

To qualify for the 20% Credit:

1. The building must be listed on the National Register of Historic Places, or listed as a contributing structure within a National Register Historic District.
2. The rehabilitation project must meet the “substantial rehabilitation test,” which means you must spend the adjusted value of the building or \$5000, whichever is greater. The figure is derived by subtracting the value of the land from the cost of the building and land together.
3. After rehabilitation, the structure must be income producing for five years (commercial, rental, B&B).
4. The rehabilitation must meet *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings*.

To qualify for the 10% credit:

1. The structure must have been built before 1936 and not “historic” (must not be listed or eligible for listing on the National Register of Historic Places).
2. The structure must retain 50-70% of external walls and 75% of internal walls.
3. The rehabilitation must meet the “substantial rehabilitation test” as in the 20% credit.
4. The structure must be used for five years as income producing but NOT housing.
5. For additional general information on the Investment Tax Credit program, see the National Park Service’s ITC web-site at <http://www2.cr.nps.gov/tps/tax/>.

LOCAL PROPERTY TAX EXEMPTIONS FOR HISTORIC PROPERTIES

There are two local ad valorem tax exemptions for historic properties in Fernandina Beach.

The **first** allows for an exemption on City ad valorem taxes only for 50% of the assessed value of a property which meets criteria related to certain commercial or nonprofit uses and historic property status. To qualify, a property must:

1. Be used for a commercial or nonprofit purpose; AND
2. Be listed in the National Register of Historic Places, be a contributing property to a National Register district, or be designated as a contributing property under terms of a local preservation ordinance; AND
3. Be regularly open to the public—minimum of 40 hours per week, 45 weeks a year, or an equivalent of 1800 hours per year.

Applications are made through the Nassau County Property Appraisers Office, and are due by March 1st of each year.

For more information, please contact (904) 491-7300. This exemption is authorized under § 196.1961, Fla. Stat.

The **second** is authorized by Section 196.1997 of Florida Statutes and allows counties and municipalities to adopt ordinances allowing a property tax exemption for up to 100% of the increase in assessed improvements resulting from an approved rehabilitation of a qualified historic property. The exemption may remain in effect for up to ten years. The exemption applies only to that portion of the property tax levied by the unit of government granting the exemption.

Qualified properties may be residential or commercial and must either be individually listed in the National Register of Historic Places, a contributing building in a National Register District or designated as historic under the provisions of a local preservation ordinance. The rehabilitation work must be in accordance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Applications for the property tax exemption are reviewed by the Historic Preservation Officer in Fernandina Beach. To qualify for an exemption a covenant is required for the term of the exemption.



APPENDIX E

RESOURCES

Historic District Council (HDC)
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3135
www.fbfl.us/historicdistrict

Florida State Historic Preservation Office
Director, Division of Historical Resources
Bureau of Historic Preservation
500 South Bronough Street
R.A. Gray Building, Room 305
Tallahassee, FL 32399-0250
(800) 847-7278
(850) 245-6333
<http://www.flheritage.com>

National Park Service
Southeast Regional Office
100 Alabama Street NW
1924 Building
Atlanta, GA 30303
(404) 507-5600
<http://www.nps.gov>

National Trust for Historic Preservation Southern Field Office
William Aiken House
456 King Street
Charleston, SC 29403
(843) 722-8552
<http://preservationnation.org>



BRIEF HISTORY OF FERNANDINA BEACH

The buildings of the Fernandina Beach Historic District embody a period when the city served as an important transportation center of North Florida. They reflect a variety of romantic and revival architectural styles typical of national and state trends of architecture associated with the late nineteenth and early twentieth centuries. They are associated with persons and events of local, and in some cases state-wide, significance.

The City of Fernandina Beach has served as the seat of Nassau County since 1824, except for the period from 1835 to 1850. Nassau County was originally one of the earliest counties founded in the state, and the city functioned as an important transportation, commercial, and political center for Northeast Florida until it was eclipsed by Jacksonville after the Civil War. The city has one of the best concentrations of nineteenth-century residential architecture in Florida and has a wider variety of romantic and revival styles than any community of comparable size in the state. Many of its buildings are associated with persons who made important contributions to both local and state history.

The original town of Fernandina was founded by the Spanish and named for King Ferdinand VII in 1811. During the 1850s, construction of the Florida Railroad, for which Fernandina served as a railhead, marked a turning point in the history of transportation in Florida. This event served as a catalyst for the development of a new town to the south of the original town of Fernandina.

David Levy Yulee, United States Senator and president of the newly-formed railroad, was among the most influential men in Florida. Yulee chose Fernandina as the starting point of the Florida Railroad because of its fine natural harbor on the Amelia River. Construction began in 1855 near the site of Old Fernandina. The starting point of the railroad had, however, to be moved farther south because of marshy land surrounding the original town. The rail line was completed from New Fernandina to Cedar Key on the west coast of Florida in 1861.



Florida State Library & Archives

Real estate development in New Fernandina commenced with construction of the railroad. Though most historic buildings in Fernandina Beach date from the 1880s to 1920s, some antebellum buildings remain. These include the Lesesne House on Centre Street, the First Presbyterian Church on North Sixth Street, the Florida House on South Third Street, and the Marcellus Williams House on South Ninth Street. During the late 1850s, the town grew rapidly and by 1860 had a population estimated at several thousand.

The Civil War and the occupation of Fernandina by federal forces temporarily halted development of the town and operation and expansion of the Florida Railroad. By the 1870s and 1880s, Fernandina was again prospering as a rail town from both passenger and freight traffic as well as from the growing tourist industry. The building most associated with rail development in Fernandina Beach is the Old Depot, built in 1899. The depot now houses offices of the Fernandina Beach Tourist Development Council.

During the post-Civil War boom, brick buildings began replacing wooden commercial structures along Centre Street. Fires, which struck the district in 1876 and 1883, mandated this change in architectural materials. The 1873 Kydd Building was the first brick building in downtown Fernandina. It housed the dry goods business of James and Thomas Kydd. The 1876 Hoyt Building was a grocery store later used for a ship's chandlery. The Palace Saloon originally housed Prescott's Shoe Store when built in 1878, but in 1903 it was converted to a saloon owned by Louis G. Hirth, a German immigrant. The Dotterer Building, also constructed in 1878, housed Dotterer Grocery Store and the offices of Samuel Swann, another key figure in the development of Fernandina. A hurricane in 1898 required some new construction to the downtown area.

Swann came to Fernandina in 1855 to work for the Florida Railroad. During the two decades following the Civil War, Swann served the state of Florida as a special advisor to the governor on real estate promotion and development. In this capacity, Swann was appointed one of the trustees of the State Improvement Fund. In Fernandina, he erected the Swann Building and a number of residences. His own home, once located at the corner of Centre and Sixth Streets, has been demolished.

Other businessmen were also instrumental in the development of Fernandina following the Civil War. In 1877, the Seydel brothers built a general store at 29-31 North Second Street. They lived above their store in second-floor apartments, a common practice among store owners of the period. Another prominent business owner at this time was C. H. Huot, who built three impressive store buildings on Second Street. From these, Huot operated his general merchandise business. One of the most important buildings on Centre Street was the Duryee Building. Major William C. Duryee had been a Union officer serving at Fernandina during the Civil War and had settled there at the end of hostilities. He became the United States Custom Collector for the Port of Fernandina. The 1882 building housed Duryee's offices, those of his grain business, the local newspaper, and the principal bank. Another building of the same period was that of Jeffreys and Angel & Friend, at 215 Centre Street.

The development of Centre Street was largely complete with the construction of the Nassau County Courthouse in 1891. Alfred E. McClure, then residing in Jacksonville, designed this local landmark. McClure was one of Florida's pioneer architects, moving to Jacksonville in 1869 to open an architectural firm with Robert Naudin Ellis. The team of McClure and Ellis designed many landmark buildings in Jacksonville, including the Duval County Courthouse, the city waterworks, and the Park Opera House. The firm designed the Clay County Courthouse, which was listed on the National Register in 1975.

Two of the last historic buildings constructed on Centre Street were the Allan Building, a dry goods store, and the United States Post Office and Customs House. The latter was built in 1910. The former is located at 303 Centre Street and was built in 1911. Farther east on Atlantic Avenue was Public School No. 1, designed by architect Robert S. Schuyler. Before becoming an architect, the New York City-native had served as a Union Army captain. He settled in Fernandina in 1881. Among his other designs are St. Peter's Episcopal Church, the Fairbanks House, and the Lewis House, all listed on the National Register.



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APPENDIX F

BRIEF HISTORY OF FERNANDINA BEACH

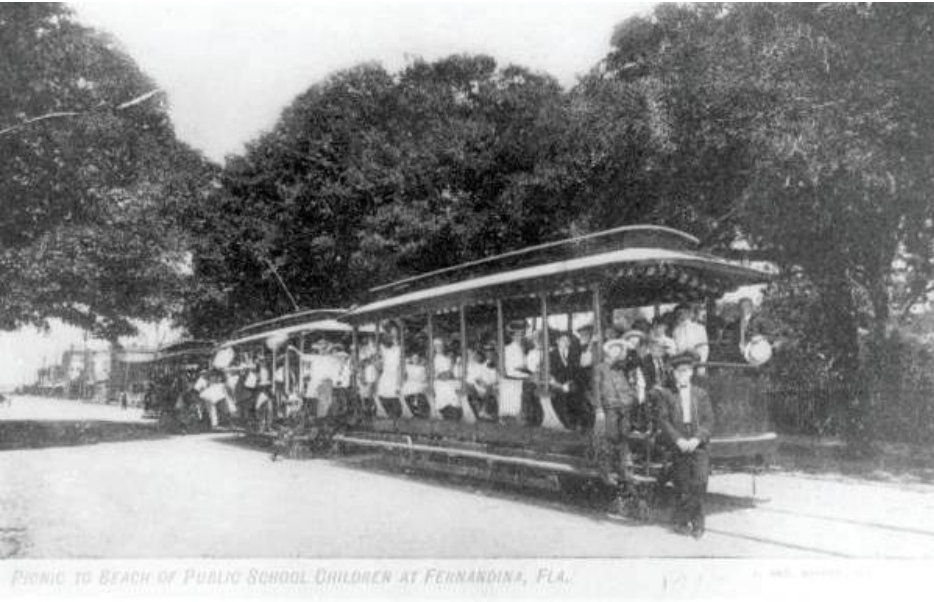
Another famous architect of the period whose designs are represented in Fernandina is George W. Barber. Barber designed the Bailey House on South Seventh Street for Effingham Bailey, a local steamship agent and lumber and phosphate broker. Barber also designed the T. G. Henderson House in Lake City, Florida. Both of these houses are listed on the National Register.

Several local builders made noteworthy contributions to the historic built environment of Fernandina Beach. James and William Bell were harbor pilots who additionally worked as building contractors. In addition to his own home at 121 North Third Street, James Bell constructed residences at 130 South Seventh Street and 303 South Eighth Street. His brother William constructed a personal residence at 801 Beech Street, as well as dwellings at 125 and 131 South Eighth Street and 714 Beech Street, his son's home.

John R. Mann was also an important local contractor. He owned a company dealing in marine hardware and groceries. He also built some of Fernandina's finer residences, including the John Denham Palmer House, now the Oxley-Heard Funeral Home. His credits also include Villa Las Palmas, the Horsey House, and the Hinton, Baker, and Humphrey Houses on North Sixth Street. In addition to residential buildings, Mann built the afore-mentioned Allan Building and the Memorial Methodist Church, both on Centre Street.

By 1900, the economic character of Fernandina was well defined. The port continued to ship lumber, cotton, naval stores, and phosphate, but the town has ceased growing to any significant degree. The extension of rail lines, and port development elsewhere, resulted in diversion of shipping and tourism to more southern destinations of the peninsula. One bright spot in the local economy was the development of the shrimp industry during this period. At Fernandina Beach, the shrimping industry evolved from inshore, net-casting using rowboats to offshore trawling on motorized vessels. The Huot Building was used as a net-making facility for shrimping. The National Container Corporation also opened a factory on the river during these years. Fernandina was a major shrimping-fishing and distribution center from 1900 until the 1940s.

In the late 1930s, the Kraft Corporation of America built a \$7 million paper mill to produce newsprint and paper bags. This was followed by several other industries which used the city's harbor and rail connections for manufacturing and shipping. By 1960, the city's population reached over 7,000 residents and its population continued to increase in the late 20th century. Fernandina Beach and Amelia Island grew rapidly as new housing developments took place to the east of Downtown towards the ocean. Today, the city is recognized for its tourism industry and commitment to historic preservation.



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OVERVIEW OF HISTORIC GUIDELINES

EXPANDED FROM
OVERVIEW

INTRODUCTION

Fernandina Beach began to focus on historic preservation efforts in the early 1970s. Since then, historic preservation has made significant progress in Fernandina Beach as well as in the state of Florida as a whole. The impetus for this gain has been an increasing awareness that historic buildings, districts, and sites are economic resources, attracting tourists. Studies by the Florida Division of Tourism, the National Trust for Historic Preservation, Southern Living magazine, and the Florida Department of Commerce all confirm that historic resources rank very high in tourist appeal among Americans. In 2006, the University of Florida completed a study linking historic preservation not only to positive economic impact but quality of life for Floridians. Fernandina Beach served as the case study demonstrating the compatibility of historic preservation and economic development.

Tourism is Florida's largest industry, meaning that cities compete for their share of the market. Thus, historic resources distinguish a city such as Fernandina Beach, mandating their preservation. Historic resources are unique to a city and convey a distinctive sense of place and individuality. Tourists seek unique experiences that are off the beaten path and that will impart special memories. A city's historic district lures tourists looking for originality and an experience they cannot find anywhere else. Still, these special historic and cultural resources are constantly threatened by demolition in the name of development. Such destruction robs a city of its unique identity and history, and the process of development renders Florida's landscape generic and common. Fernandina Beach has resisted this trend.

The initiation of federal tax incentives for historic rehabilitation, followed within a few years by improved state funding of historic preservation grants, greatly broadened support of historic preservation throughout Florida. Through grants-in-aid from the Florida Department of State, many local governments and preservation organizations such as the Amelia Island-Fernandina Restoration Foundation, sponsored surveys to identify resources important to local history. Subsequently, again with state financial and technical assistance, local governments and non-profit organizations, including those in Fernandina Beach, supported the creation of local and National Register historic districts.

The next step in the preservation process was the establishment through the state of local design review boards as regulatory authorities over historic districts and landmarks. Those boards and their staffs require assistance in reviewing development activities in locally designated historic districts. Design guidelines provide such assistance, helping to direct planning that also embraces the preservation of significant historic and cultural resources.



The creation of design guidelines was a logical outgrowth of the local preservation movement in Fernandina Beach. The loss of several key buildings, such as the Keystone Hotel, during the 1960s and 1970s was a catalyst for preservation efforts. In 1972, the community's preservation efforts began in earnest when the Florida Division of Archives performed a survey of the city and prepared the 1973 National Register nominations for the Bailey, Fairbanks, and Lewis (Tabby) Houses and a thirty-block district encompassing the Centre Street core and outlying areas. The Amelia Island Company initiated fund raising for the restoration program, contributing \$5,000. On top of this seed money, local merchants raised \$13,500 for the creation of a master plan of preservation. The Amelia Island-Fernandina Restoration Foundation was organized and incorporated to raise and dispense funds for preservation activities.

In 1975, the City Commission passed an ordinance establishing the Fernandina Beach Historic District Council (HDC) to be the primary agency responsible for furthering historic preservation within in the city. The HDC functions to protect sites of historical and architectural significance by acting as a design-review board for new construction and rehabilitation of historic buildings in the National Register district. Included in the HDC's purview are exterior alterations, repairs, moving or demolition of structures or historic landscape features, as well as new construction within the city's local historic districts.

The HDC is responsible at the local level for ensuring compliance with the Secretary of the Interior's Standards for Rehabilitation. The purpose of the review process is to ensure that any proposed construction or changes are compatible with existing historic features and/or design guidelines in terms of design, textures, material, siting, and location.

In July of 1975 the National Endowment for the Arts awarded the City a grant to implement its master plan. At the same time, the Historic American Buildings Survey (HABS) program of the United States Department of the Interior and the Bicentennial Commission of Florida sponsored a team of architectural students in Fernandina. The HABS team made scale drawings of the Railroad Depot, St. Peter's Episcopal Church, the First Presbyterian Church, and the C. W. Lewis House, also called the Tabby House. The team also measured and noted the Lesesne House. This collection of media, along with histories of the houses, were placed in the Library of Congress. In 1975, local preservationists prevented the demolition of the 1882 Convent of the Sisters of St. Joseph.

In 1976, the Nassau County Board of Commissioners appropriated \$200,000 for the restoration of the 1891 County Courthouse. The following year, the Economic Development Administration awarded the City of Fernandina Beach a \$1.3 million grant for street improvements to Centre Street. The City officially dedicated the street improvements on April 29, 1978. In May of 1984, recognizing the lack of survey and registration activity in the city since 1973, the Restoration Foundation sponsored a comprehensive survey of the standing structures of the city, an expansion of the original historic district, and the nomination of individual eligible buildings outside the district to the National Register of Historic Places. As a result of the survey completed in September of 1985, the John D. Palmer House (Oxley-Heard Funeral Home), the site of the original Town of Fernandina (Old Town), and the expanded Fernandina Beach Historic District were listed in the National Register.

Since then, preservation has become part of the mainstream in the community life in Fernandina Beach. A number of property owners of National Register-listed properties have taken advantage of the federal tax credit for rehabilitation. State grants-in-aids have funded preservation projects such as restoration of St. Michael's Catholic School and the Peck Center. Renovations to commercial buildings on Centre Street and of residential buildings in the surrounding historic neighborhoods of the city have continued.



APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

In 2007 a re-survey of Downtown was undertaken, and Fernandina Beach was designated a Preserve America community in 2009. A reconnaissance survey studied the remainder of the city 2010, and in 2011 an archaeological predictive model was developed. A beachfront development survey was conducted in 2012. The City also established an advisory board for the Community Redevelopment Area (CRA), which includes the historic working waterfront. The CRA board is charged with stewardship of this historic area. A section of the Community Redevelopment Area overlaps the Historic District boundaries (see map in this document). Consequently, additional development guidelines and architectural restrictions are applied to all projects within this area. Proposed projects that lie within this overlap shall also be reviewed for compliance with the Downtown Historic District Design Guidelines. All projects within the Historic District must undergo design review through the Historic District Council (HDC) to ensure design is consistent with the City's historic character.

The CRA Design Guidelines maintain and support the Historic District Council's role in guiding redevelopment within its boundaries in the CRA. Along the waterfront area of this overlap, which lies within city property, no historic or contributing structures remain. Therefore, the CRA Design Guidelines provide appropriate guidance since they support the "compatibility" language of the Historic District Guidelines. In the areas east of Front Street that abut the Historic District and a fabric of historic and contributing buildings, the Historic District Guidelines must be followed. In either case, the two documents are complementary and shall be consulted simultaneously. The review of proposed development within any part of the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

HISTORIC DISTRICT COUNCIL

The mission of the Historic District Council is to preserve and protect the cultural and architectural heritage of the city of Fernandina Beach as set forth in the City's Charter and Land Development Code. The goals of the Historic District Council include:

- Safeguarding the City's historic architectural resources by applying The Secretary of the Interior's Standards for Rehabilitation, the City's Land Development Code and applicable design guidelines fairly and consistently in reviewing applications for Certificates of Approval;
- Seeking or assisting others seeking National Register listing for historic properties;
- Monitoring the health of the City's historic districts through periodic re-surveys;
- Recommending administrative changes as required to strengthen code and guidelines for dealing with matters that affect preservation of historic properties, districts and sites, and other cultural and archaeological resources; and
- Fostering and encouraging the preservation of private and public historic, cultural, and archaeological resources through public education.

These guidelines enable the HDC to uphold its mission of stewardship in providing information on recommended rehabilitation, new construction and streetscape improvements. The guidelines include real examples from within the historic district to assist property owners in identifying architectural styles and components. Design guidelines are intended to help property owners with decisions about maintaining and enhancing the appearance of their properties, as well as provide the city of Fernandina Beach with a framework for evaluating proposed changes. This framework brings together private and municipal partners using the guidelines as a tool for the preservation of significant resources. Design guidelines help property owners understand the purpose and proper methods for rehabilitation. Through a concerted effort of participation, the private and public benefits of preserving are realized in the perpetuation of the historic character and architectural integrity of individual properties and the district as a whole.

WHY DEVELOP GUIDELINES?

Architectural guidelines are criteria for making reasoned decisions with regard to proposed alterations, demolition, or new construction in a locally designated historic district. Without sound guidelines, design review can be an arbitrary and capricious process, subject to legal and political challenge. The Fernandina Beach Downtown Historic District Design Guidelines were created to be consistent with contemporary state and federal preservation standards. Design guidelines should insure the preservation of architectural resources through measures that are cost-effective and consistent. Administrative overlap and conflicts among local, state, and federal guidelines should be avoided or minimized. Federal and state guidelines emphasize rehabilitation, which is the process of repairing or altering a historic property while retaining its historic features. A practical approach to preservation, rehabilitation is a compromise between remodeling, which can be insensitive to the historic features of a building, and restoration, which is a more accurate, but costly approach to repair, replacement and maintenance.

The Secretary of the Interior, under which the National Park Service administers the National Register program, has developed Standards for Rehabilitation that serve as the basis for the Fernandina Beach Design Guidelines. The Standards are used for reviewing all federal and state preservation projects in Florida. The intent of the Standards is to encourage the retention and preservation of historic buildings as expressed in their architectural design, materials, and workmanship. The result of any project reviewed under the Standards should be the preservation of a building's historic materials and distinguishing character. Important characteristics of a building include its overall shape, materials, craftsmanship, decorative details, interior spaces and features, and its site and setting.

The reason for using the Secretary of the Interior Standards are numerous. The first and most important is consistency. Rehabilitation projects in Fernandina Beach receiving federal or state funding or tax credits already must comply with the Standards. Furthermore, property owners seeking a historic preservation property tax exemption under Section 196.1997, Florida Statutes, must also comply with them. Consistent guidelines will result in savings of time and money and help avoid administrative overlap and conflicting regulations.

A second important reason for using the Secretary of the Interior's Standards is precedent. The Standards have been successfully applied for many years and have resulted in a number of case studies, published in "Interpreting the Secretary of the Interior's Standards of Rehabilitation." These case studies are available from the Architectural Preservation Services Section of the Bureau of Historic Preservation and provide an excellent source of information for local review boards, preservation architects, preservation planners, owners of historic properties, and others undertaking modification to historic buildings.



OVERVIEW OF HISTORIC GUIDELINES

DESIGN GUIDELINES

In an effort to provide detailed guidance to building owners and the Fernandina Beach Historic District Council, these guidelines have been developed for specific application in the Fernandina Beach Downtown Historic District. The guidelines are based on The Secretary of the Interior's Standards for Rehabilitation, a document created in 1977 and revised in 1990. The Department of the Interior describes the standards as ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. They are used for the review of rehabilitation projects involving federal funding or requiring federal licenses or permits, and local preservation commissions and boards throughout the country use them as a basis for their design guidelines and for reviewing local preservation projects. The Secretary of the Interior's Standards for Rehabilitation are:

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



SUBSTITUTE OR REPLACEMENT MATERIALS

In general, substitute or replacement materials for siding, roofs, windows, and similar elements will be permitted where original materials have been removed or fully covered prior to the adoption of the overlay of the Fernandina Beach Historic District. This allowance is made in recognition of the fact that many buildings have previously been altered or repaired using substitute materials. Accordingly, in making changes to such a building, the owner will not be required to restore original materials. On buildings that have retained their original materials following the adoption of the overlay, the Historic District Council may require that those original materials other than asbestos shall be maintained. If original materials are damaged or deteriorated beyond repair, substitute materials will be permitted. In either case of substitute materials, they should promote the historic character of the district to the greatest extent possible.



WHAT GUIDELINES DO & DO NOT DO

Generally, these guidelines consist of recommendations regarding repairs to and maintenance of historic buildings and structures. Historic building owners are strongly encouraged to seek the expertise of a qualified architect when making major renovations and construction decisions. Assistance of a professional is especially recommended if the building owner plans to apply for federal tax credits for rehabilitation of an income-producing property. Design Guidelines are meant to assist owners of historic properties in determining if a project is appropriate for the historic district. The homeowner can refer to the guidelines to apply specific criteria, a simple list of general statements developed to ensure that the project complements or does not detract from the existing character of the area.

These guidelines are intended to:

- Provide guidance to property owners voluntarily undertaking changes or planning additions to their building or lot,
- Assist the HDC by providing minimum standards to guide decision making,
- Result in more appropriate changes that reinforce the distinctive character of the district,
- Help identify and resolve specific design concerns frequently raised in the district,
- Assist the local building industry, including architects, contractors, and suppliers, as well as city officials such as building inspectors and public works officials, to understand the nature of these historic areas and how to reinforce their special character,
- Improve the design quality of future developments and growth within the district,
- Protect current property values and public investment in the district by discouraging poorly designed and inappropriate projects, and
- Increase the overall public awareness of the unique character of the district.

These guidelines will not:

- Require involuntary rehabilitation or restoration of existing buildings or structures in the district,
- Regulate the amount or location of growth and development within the district,
- Regulate changes to the interior of any building within the district, or
- Absolutely ensure the highest quality design in every instance. The purpose of design guidelines is to assist property owners. Therefore, guidelines flexible enough to allow a certain level of decision making by the property owner will be easier to administer and more widely accepted by the public. This factor is especially important in new construction guidelines where overly specific criteria stifles architectural creativity and often results in mediocre designs.



APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

THE EFFECTS OF HISTORIC PRESERVATION

Historic preservation strengthens a community. The character of Fernandina Beach in 10 or 20 years would be uncertain without a formal plan that both preserves significant historic resources and considers the natural growth and development that occurs in a thriving community. Design review guidelines enable Fernandina Beach to demonstrate a clear commitment and direction for ongoing community evolution and protection of Fernandina Beach’s unique identity. The use of design guidelines assures property owners that the integrity of the district will not be compromised and that their investment will be protected.

Promotes Quality of Life

The historic buildings and landscape of a community distinguish it from all other places. Historic buildings tend to attract new tenants that offer cultural attractions, such as museums, theaters, and libraries. Outlets of the arts and entertainment provide enjoyment for residents and draw tourists. A community’s self image is embodied in the quality and condition of its buildings and landscape. Historic, well-maintained streetscapes rife with a variety of commercial and cultural offerings invite visitors and enhance community life.

Attracts Visitors to Cities

One of the most rapidly growing segments of the tourism industry is heritage tourism, which focuses on historic sites. Florida has a long history of tourism, which continues to be a major economic base across the state. A community like Fernandina Beach, rich with a unique quality and quantity of the historic architecture, stands out among the many possible tourist destinations in Florida. The City actively augments its tourism potential by encouraging rehabilitation of historic buildings that embody the local historic identity. Heritage tourists tend to stay longer and spend more than other types of tourists, which benefits small business owners and the local economy.

Increases Property Values

Nationally, studies consistently indicate that a historical designation increases property value. Properties within historic districts tend to have higher real estate values than those in adjoining neighborhoods not designated as historic, even those of similar architecture and landscape. This advantage holds for both National Register-listed districts and especially for districts that also have an overlay of a local historic ordinance with design review.

Historic Buildings Often Outlast New Ones

Inexpensive building materials and construction during the last 50 years allowed for rapid growth and expansion across the country. However, many of the buildings from this period are so poorly made that updating and improving them is generally not a cost-effective proposition. By contrast, buildings constructed before 1960 embody durability and opportunity for continued active use, with some rehabilitation. Thus, a standing historic building has the potential for prolonged life and lesser capital outlay than the construction of a new building.

Supports Taxpayers’ Investments

Over time, a city invests in its infrastructure system, including roads and streets, water and sewer lines, gutters and curbs, telephone and electrical service, lights, and sidewalks. Therefore, permitting the deterioration of downtown and working neighborhoods represents neglect of this financial investment. In contrast, the regular maintenance and occasional upgrade of infrastructure in existing neighborhoods, versus outward sprawl, reduces financial expenditure. Nationally, studies have consistently illustrated the negative financial gain of sprawl on a municipality’s tax base. Outward expansion actually burdens a city with capital investment greater than the corresponding tax revenue derived from such development, which would require new infrastructure from roads and traffic lights to water and sewer lines to schools and fire stations. A city’s commitment to revitalize and reuse historic neighborhoods is among local government’s most effective acts of responsibility, and the savings are passed on to residents in stabilized property taxes.

Creates Jobs

New construction is often used as an indication of the health of a local economy. However, rehabilitation and revitalization of existing building stock actually create thousands of construction jobs annually. In fact, historic preservation creates more jobs than new construction. Consider that in the typical new construction project, about half of the expenditures are for labor and half for materials. In a rehabilitation project, it is more typical that 60-70% of expenses go towards labor. Since labor is often local, the economic benefits are felt within the community. Contractors of rehabilitation projects often buy their materials locally, as well, whereas supplies for new construction are typically brought in from outside the area.

Benefits Property Owners

Design guidelines help to prevent the intrusion of inappropriate new construction, remodeling, or demolition in a historic area, which represents a protection of investments for property owners in the area. The alteration, neglect, or loss of a neighboring building will often have a detrimental effect on the market value of nearby properties. Thus, the consistent treatment and guidance of design review for one property helps protect the overall value and character of a neighborhood. Additionally, an income-producing property that is listed on the National Register of Historic Places is eligible for a 20% federal tax credit for rehabilitation projects.



OVERVIEW OF HISTORIC GUIDELINES

HISTORIC PRESERVATION & SUSTAINABILITY

Introduction

While a chief purpose of historic preservation is to embrace and showcase a city’s unique heritage, its by-product is sustainable development. Preservation encourages the maintenance and re-use of existing buildings, embracing the philosophy of recycling, making it inherently “green.” Preservation’s traditional focus on the aesthetic and cultural significance of historic buildings is expanding to highlight the inherent energy-efficient values of historic properties as well.

Embodied Energy

While many architects and developers today point to new “green” practices and materials used in constructing contemporary buildings, the fact is construction of a new building requires a new expense of energy. From the extraction of raw natural materials, to their transportation, manufacture, and distribution, to the physical act of construction, energy is spent. An existing building represents an embodiment of this cumulative energy, already in place. This energy, in the inert form of a building, remains in place as long as the building stands. If razed, the building’s embodied energy is lost; this demolition represents an expenditure of new energy. Loading and hauling the building debris to a landfill requires additional energy and loss of resources. Thus, embodied energy can be viewed as the existing investment in a building. Demolishing a sound building wastes that investment.

Working with Nature: Site Orientation

Buildings constructed before World War II were designed, constructed, and sited with respect to the advantages available via the natural environment, optimizing ventilation, insulation, and use of daylight. Banks of windows on a south elevation, for example, optimize natural light on the interior and also passive solar heat during winter months. During summer months, these windows could be shaded with removable awnings to block heat. Indigenous trees of Fernandina Beach help create shade. Evergreen hedges can be added on north-western exposures to serve as wind blocks during winter. In construction, thick masonry walls of older buildings help retain interior heat in the winter and also help lengthen the time it takes for summer heat to penetrate the building. Architectural elements with form-to-function design include operable transoms and high ceilings, both allowing the escape of hot air. Over the past sixty years, as electricity, synthetic insulation, and central heating and air conditioning systems became standard installations in modern construction, architectural design no longer required attention to the natural environment. Quality and longevity of building materials also became less important, as these modern conveniences could control the interior climate of buildings, and materials were readily available to build anew.

Inherent Energy Efficiency of Older Buildings

Due to advantageous siting and superior construction, historic buildings are often as energy-efficient as new ones. Data from the U.S. Energy Information Agency found that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade, when home builders began a concerted effort to design more energy-efficient buildings. Yet, contrary to common thought, these newer buildings use more energy because they are not designed to take advantage of the natural benefits of their site.

Retro-fitting and Weatherization

Buildings of the late nineteenth and early twentieth centuries often have inherent energy-efficient design features. However, older buildings with numerous windows and minimal insulation, pose particular challenges in the face of rising energy costs. Some homeowners have resorted to covering the building’s original exterior with synthetic sidings, replacing original windows, and enclosing porches. These actions result in the loss of a property’s historic character. However, historic character need not be compromised for improved energy efficiency. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weatherstripping historic wood windows and adding storm windows often results in energy performance equal to or exceeding new vinyl or aluminum windows and at much less cost. Every building will benefit from a systematic assessment of its energy-efficiency. Historic buildings can also be adapted to benefit from new technology such as geo-thermal heating/cooling systems and solar roof tiles. Furthermore, many of the methods for improving energy efficiency of a historic or older building can be performed without the need for review by the Historic District Council, whereas requests for replacement and removal of historic architectural components may require review.

Windows

As noted, original windows in a historic building are often considered the first culprits of inefficiency. Many homeowners are too quick to consider replacement over weatherization options. Sealing air leaks is as simple and inexpensive as caulking around window and door frames and installing storm windows. In fact, rebuilding historic wood windows and adding storm windows can make them as efficient as new vinyl windows and more than offsets the cost of replacement. The concept of embodied energy as applies to a whole building translates to its components. The old growth lumber used in historic wood windows can last indefinitely. Removal and replacement of original windows represents the loss of embodied energy. Further more, vinyl replacement windows are not as durable and will eventually require wholesale replacement. All windows expand and contract with temperature change. However, vinyl expands more than twice as much as wood, resulting in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old. Any energy savings from replacing wood windows with vinyl seldom justifies the costs of installation. Vinyl windows cannot be recycled and are detrimental to the environment when discarded. Therefore, retaining and weatherizing historic windows eliminates potential waste, increases their energy efficiency, and allows the building to retain an important architectural component that helps convey its character and style. The design guidelines embrace the philosophies of preserving historic character, energy efficiency, and retaining embodied energy.

New Construction

While the re-use of existing buildings is a priority, design guidelines must also address and promote sustainable practices and materials in new buildings. Recommendations for new buildings begin with assessing the site and designing the building to maximize the natural benefits of the existing environment. For example, keeping the site’s natural contour intact reduces erosion. Preserving existing trees or adding shade trees to shield the southern elevation from summer heat will reduce energy consumption within the building. Additionally, the design of the new building should include porches for shade and should be oriented for optimum ventilation. The use of recycled building materials is highly encouraged, and interior appliances should meet high energy-efficiency standards.



OVERVIEW OF HISTORIC GUIDELINES

THE HISTORIC DISTRICT - DESCRIPTION & CHARACTER

The Fernandina Beach Historic District is composed of buildings reflecting a variety of uses, styles, materials, and several periods of development. The district consists primarily of one- and two-story masonry commercial buildings and one- and two-story frame residences. Its physical development began in the mid-1850s, the time from which the earliest contributing buildings date, and extends to the late 1920s. The district has lost some of its integrity due to poor maintenance and the alteration and destruction of a number of buildings, but overall it retains to a remarkable degree the physical characteristics that convey its historic significance.

The historic district extends over an area of approximately 97 acres. Its rough boundaries are Front Street on the west, Elm Street on the south, Tenth Street on the east, and Escambia Street on the north. The boundaries are irregular in form, however. Helping to define the boundaries of the district are a number of natural and man-made features, some of which historically served as logical margins to the downtown area. To the north are marshlands, the port, and a massive industrial complex. On the east are a large community park, a city water treatment facility, woodlands, and a non-contributing residential area. The southern boundary is marked by non-contributing buildings, and the western boundary, by rail lines and the Amelia River.

The historic district is located with the limits of several land grants dating from the Second Spanish Period. The Florida Railroad Company acquired the town site in 1851 and subdivided it to form a plat, recorded in 1857 as the Original Town of Fernandina. The Florida Town Improvement Company revised the original plat in 1887 and 1901. The town plan is composed of a grid with streets running north-south and east-west. With the exception of Front Street on the Amelia River, the north-south streets are ordered numerically, from Second Street to Twentieth Street, from west to east. The principal east-west street through the commercial area is Centre Street. Parallel to and south of Centre, the east-west streets are named for trees and proceed alphabetically. To the north of Centre, the east-west streets are named in alphabetical order for Florida counties, except for Broome Street, named for James E. Broome, governor of Florida at the time Fernandina was founded.

City blocks within the district are rectangular in shape. All or part of fifty of these blocks are found within the historic area. East-west blocks are 400 feet in length, while north-south blocks are 225 feet long. The majority of streets in the districts have modern asphalt surfaces, though some do retain their granite curbstones, which were installed during the district's period of significance. Centre Street was originally brick.

At the time the Fernandina Historic District was listed on the National Register in 1973, there were 347 buildings, of which approximately 85% were contributing. The district is both listed on the National Register and designated under a local district ordinance. It also contains buildings individually listed on the National Register. These are the John Denham Palmer House, the Bailey House, the Fairbanks House, the Tabby House, the Merrick-Simmons House, and the Amelia Island Lighthouse. Non-contributing buildings in the district are those that were built after the period of significance or those that have lost architectural integrity due to drastic alteration, such as insensitive additions, installation of inappropriate exterior siding materials, replacement of historic windows with examples that are incongruous with the building's character, and major transformation of roof shape. Usually, non-contributing buildings incorporate a combination of these alterations. All the buildings dating from the period of significance that are known to have been moved in the past remain contributing.



OVERVIEW OF HISTORIC GUIDELINES

Centre Street between Front and 5th Street forms the focal point of the district. This area contains nearly all the historic commercial and governmental buildings in Fernandina Beach. Nearly all are masonry buildings constructed primarily during the last quarter of the nineteenth century. Centre Street east of Fifth Street is an area of mixed use. It consists of one- and two-story, wood frame residential buildings dating from the end of the nineteenth century and beginning of the twentieth century, a former school, several historic churches, and recent, single-story commercial buildings. This section of Centre Street was at one time more residential, but in most cases the houses were destroyed or moved, such as the Fred Lohman House, now at 19 South Sixth Street. However, a few landmarks remain, the most significant of which is probably the Queen Anne-style Horsey House, built in 1902, at 603 Centre Street. Another important property is the Lesesne House, from 1856, at 415 Centre Street. Other important landmarks contributing to the mixed character of the area include the 1926 Memorial Methodist Church at 601 Centre Street; the 1893 St. Peter’s Episcopal Church at 801 Atlantic Avenue; and Public School No. 1, built in 1886 at 914 Atlantic Avenue.

North and south of Centre Street, buildings contributing to the character of the historic district are primarily residential, with a scattering of commercial and religious structures. The 100 block of North Sixth Street, locally referred to as the “Silk Stocking district,” contains seven large, wood frame houses constructed between 1859 and 1900. These dwellings exhibit features of the Italianate, Queen Anne, and Stick styles. The group includes the Hinton Baker House, ca. 1891, at #102; the Hirth House, ca. 1886, at #103; the Baker House, ca. 1859, at #112; the Humphrey House, ca. 1900, at #117; the Prescott House, ca. 1876, at #120; the Chadwick House, ca. 1884, at #121; and the Meddaugh House, ca. 1872, at #130.

The 400 and 500 blocks of North Third Street also contain a number of historic buildings. These include the William J. David House, ca. 1907, at #421; the Morse House, ca. 1901, at #424; and the J. H. P. Merrow House, ca. 1888, at #501. The houses in these blocks are in a historically important location known as “Yellow Bluff,” the site of the plantation of Domingo Fernandez, an early settler whose land holdings formed much of the new town of Fernandina.

Another important group of buildings within the historic district is located within the streets of Centre, Beech, Seventh, and Tenth. Among these prominent buildings are the First Missionary Baptist Church, ca. 1874, at #20 Ninth Street; the Marcellus Williams House, ca. 1859, at #103 Ninth Street; the Rutishauer House, ca. 1893, at 28 South Tenth Street; the Epps House, ca. 1891, at 31 south Tenth Street; and the New Zion Baptist Church, ca. 1907, at #10 S. 10th Street. The Merrick-Simmons House on South Tenth Street and Public School No. 1 on Atlantic Avenue are also in this area.



West of 8th Street is another concentration of residential buildings dating primarily from the latter part of the nineteenth century. This area includes the Bailey, Lewis, and Fairbanks Houses on Seventh Street. Also in this area is the ca. 1897 Trinity United Methodist Church at 715 Ash Street. Other house types in the area include one-story, frame, vernacular houses and bungalows and two-story, gable-front houses with two-story porches. Much of the rest of the district south of Centre Street and west of Seventh Street also contains frame, vernacular residences and bungalows dating from the turn of the twentieth century to the 1920s.

The density of development in the historic district is moderate. There are also vacant lots. Some large residential buildings, such as those in the 100 block of North Sixth Street, those along South Seventh Street, and those on North Third Street beyond Dade Street, occupy two or more lots. The majority of the buildings in the district, however, are sited on only one lot. Some lots have been historically vacant, while others are vacant due to demolition. Even along Centre Street between Front and Fifth Streets, where development is most dense, there are gaps in the streetscape. There are a number of architectural styles and building traditions in the historic district. The most prevalent is wood frame vernacular; however, there are excellent examples of high style architecture, including Greek Revival, Italianate, Queen Anne, and Second Empire. Additionally, there are examples of Gothic Revival, Colonial Revival, Spanish Mission Revival, Renaissance Revival, Tudor Revivals, Bungalows, and Mediterranean Revival styles.

The Fernandina Beach Historic District has one of the best concentrations of Victorian period architecture in Florida. The architecture of the late Victorian period, versus the more conservative antebellum architecture, was exotic and eclectic. It was characterized by flamboyant use of decoration, irregular form, multiple roof types, and a variety of materials and colors. Classically-influenced architecture prior to the Civil War yielded to these flamboyant Revival styles. Commercial buildings favored the Italianate style in particular and included the use of cast iron. In general, the period witnessed a flowering of a variety of materials, methods of construction, and architectural styles and types.



APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

SIGNIFICANT CHARACTERISTICS OF THE HISTORIC DISTRICT

- Setting
- Entrances: Centre Street at Eighth Street
- Parks, monuments, and green spaces; Fernandez Reserve, pocket parks, statues
- Streetscape features such as tree-lined streets and granite curbing
- Subdivision layout: rectangular blocks and lots
- Façade lines, front and side setbacks: Commercial buildings solid wall of facades with no front and side setbacks; residential buildings, detached with similar side and front setbacks
- Lot size and density of development: generally small, rectangular lots; development dense in commercial areas around Centre Street; increasingly diffuse in outlying residential areas
- Block patterns: rectangular, 400 feet in length on east and west side; 225 feet on north and south ends
- Patterns of development such as age, size, use of buildings: masonry commercial, industrial, transportation, and government buildings concentrated on Centre Street and adjoining streets; older wooden residential buildings also near downtown
- Patterns of vacant lots and open spaces: none

SIGNIFICANT CHARACTERISTICS OF INDIVIDUAL BUILDINGS

- Height: one- to three-stories
- Width: three to five bays
- Roofs: Commercial buildings, flat roof with parapet; Residential buildings, gable, hip, gable and hip combo, pyramidal, mansard
- Foundations: Commercial buildings, continuous brick or slab; Residential, continuous masonry or raised piers
- Materials: Commercial, brick and other masonry, cast iron; Residential, wood, brick, tabby
- Styles and design influences: Commercial storefronts with Italianate influences on Centre Street and adjoining streets; Greek Revival, Italianate, Queen Anne, Bungalow, Colonial Revival, Classical Revival, Tudor Revival, Renaissance Revival, Spanish Mission primarily associated with residential buildings
- Repetitive features: Storefront are common on Commercial buildings; porches are common on most residential buildings
- Decoration: Commercial buildings, brick corbelling, panels; cast iron pillars, panels and brackets; Residential buildings, wood millwork such as brackets, spindles, fretwork, and modillions; churches, stained glass



FERNANDINA BEACH LANDMARKS



Railroad Depot, 102 Centre Street, 1899: Florida's first cross-state railroad extended from Fernandina to Cedar Key and was built between 1855 and 1861. The original depot was west of the tracks along the riverfront and north of Centre Street. When the depot was destroyed by a hurricane in 1898, the present depot was constructed the following year.



The Palace Saloon, 117 Centre Street, 1878: This highly detailed brick commercial building was originally built in 1878 by Josiah Prescott as a shoe store and haberdashery. In 1903 Louis G. Hirth, a German immigrant, converted it to a saloon. It is believed to have served as the oldest saloon in Florida since with the exception of the Prohibition Era when it was an ice cream parlor.



Hoyt Building, 201 Centre Street, 1876, 1901: Originally built in 1876 by A.E. Noyes as a grocery, the building is best known for the ownership of Fred W. Hoyt and its use as a ship's chandlery. After a fire in 1901 it was renovated and a third story was added.



Three Star Saloon, 213 Centre Street, 1877: Noted for the three star studded motif on its façade, this building was constructed in 1877 by William Marson. It was later used as a clothing and jewelry store.



Kydd Building, 301 Centre Street, 1873: The Kydd Building is believed to be the first brick structure on Centre Street. It was constructed in 1873 for James and Thomas Kydd and used as a dry goods store.



Swann Building, 313-319 Centre Street, 1880: Pioneer Fernandina developer Samuel Swann financed construction of this building in 1880. In 1890, when an adjacent building was erected, the two buildings were linked by a highly detailed metal façade. The upper floor was the location of Fernandina's first library.



FERNANDINA BEACH LANDMARKS



The Amelia Island Lighthouse, 215 O Hagan Ln, 1838: Built in 1838, the lighthouse has been an island landmark for over 150 years. The lighthouse has been upgraded several times and continues to be operated by the U.S. Coast Guard. The building is open for tours on a periodic basis.



Nassau County Courthouse, 416 Centre Street, 1892: Believed to be Florida's finest Victorian era courthouse, the red brick structure with cast-iron columns, cast iron balcony and steeple was completed in 1892.



Post Office and Customs House, 401 Centre Street, 1912: Completed in 1912, the Post Office and Custom House is a beautiful example of Italian Renaissance Revival architecture. The architect was John Know Taylor, a relative of the 12th President of the United States, Zachary Taylor.



The Horsey House, 603 Centre Street, 1902: One of Fernandina's finest Queen Anne style residences, the house was built for Dr. H.J. Horsey by local master builder George Watts in 1902.



Florida House Inn, 22 S. 3rd Street, 1859, 1882: The Florida House is the state's oldest extant hotel. The original building was constructed between 1857 and 1859 by the Florida Railroad Company headed by Senator David Levy Yulee. In 1882 former Union officer Thomas Leddy purchased the hotel and added a smaller addition on the north side.



Lesesne House, 415 Centre Street, c. 1850: Built by Dr. John F. Lesesne prior to the Civil War, the Lesesne House is one of Fernandina's oldest buildings. It was individually listed in the National Register of Historic Places in 1973.



FERNANDINA BEACH LANDMARKS



St. Michael's Catholic Church, 505 Broome Street, 1872, 1888: Fernandina's principal historic Catholic church, St. Michael's was constructed in 1872 and remodeled in 1888 to its present appearance.



St. Peter's Episcopal Church, 801 Atlantic Avenue: Fernandina's most outstanding example of the Gothic Revival, St. Peter's was rebuilt in 1892 following a fire in 1892. Designed by master architect Robert S. Schuler, the church includes numerous stained-glass windows including one memorializing Yellow Fever doctors.



St. Peter's Claver Catholic Church, 302 North 3rd Street, 1910: Built in 1910, this Mission Style building was a highly appropriate design for Fernandina's Black Catholic congregants. Its main façade features a character defining curvilinear parapet and arched windows.



First Presbyterian Church, 19 North 6th Street, 1860: One of Florida's oldest churches, First Presbyterian was completed c. 1860 on land donated by Senator David Levy Yulee. It is an outstanding example of Greek Revival Architecture and has been recorded in the Historic American Building Survey (HABS).



Memorial United Methodist American Church, 601 Centre Street, 1926: Begun during the Florida Boom of the 1920s, the Memorial United Methodist Church is one of the best examples of the Classical Revival style in Fernandina Beach.



First Missionary Baptist Church, 1874: This Carpenter Gothic Church was completed in 1874 for Fernandina's African American community. It features a bell tower, steeple and a circular spoked window on its main façade.



FERNANDINA BEACH LANDMARKS



Humphreys House, 117 N. 6th Street, c. 1900: Built c. 1900 by master builder George Watts, who also built the strikingly similar Horsey House, the Humphreys’s House is an outstanding local example of the Queen Anne style. The original owner was Dr. D.G. Humphrey who shared a practice with Dr. H.J. Horsey.



Bell House, 801 Beech Street, 1889: Constructed in 1889 by master builder Captain William Bell, the Bell House is an outstanding example of local millwork. The balustrades on first and second floor porches were inspired by Chinese Chippendale furniture design.



Williams House, 103 S. 9th Street, 1856: One of Fernandina’s oldest buildings, the house was built in 1856 and purchased by Marcellus Williams in 1859. Williams became a wealthy timber baron in partnership with Samuel Swann. Master architect Robert Schuyler designed the wood gingerbread detailing on the porch in the 1880s.



Villa Las Palmas, 304 Alachua Street, 1910: This Mediterranean styled mansion breaks with Fernandina’s Victorian period architecture. Constructed in 1910 for lumber baron Nathniel B. Borden, Villa Las Palmas has massive proportions and features multiple arched openings, multiple tile roofs, a widow’s walk, and a multitude of surface detailing.



Merrick-Simmons House, 102 S. 10th Street, 1856: This Greek Revival style, antebellum residence was constructed in 1856. It was the home for many years of John Simmons, owner of an ice plant, a business which was key to the local fishing and shrimp industry. The Merrick-Simmons House is individually listed in the National Register.



Hirth House, 103 N. 6th Street, 1885: Robert Schuyler, Fernandina’s premier historic architect designed this outstanding example of the Italianate Style in 1885. It was similar to Fairbanks Folly but reduced in scale. Originally owned by Norman Bowman of the Florida Mirror newspaper, it became known as the Hirth House following its acquisition by Louis G. Hirth and family in the 1890s.



FERNANDINA BEACH LANDMARKS



Charles E. Lewis/Tabby House, 27 S. 7th Street, 1885: The Tabby House was another example of architect Robert Schuyler’s work. Completed in 1885, the house was constructed for local businessman Charles W. Lewis. It’s significant Tabby construction uses oyster shell, sand, and lime to form structural walls, and is the only example in Fernandina, and one of few in Florida.



St. Michael’s Academy, 228 N. 4th Street, 1882: Formerly known as St. Joseph Academy and convent school, this building is an excellent example of the Second Empire School. Built in 1882, the third-floor mansard roof was restored in 1998.



Bailey House, 28 S. 7th Street, 1895: An outstanding example of the Queen Anne Style, the Bailey House was designed in 1895 by prominent architect George W. Barber for Effingham W. Bailey, a steam ship agent. Its turrets, gables, bays, decorative wood shingles and irregular features are character defining features of the Queen Anne style.



Peck High School, 516 S. 10th Street, 1928: This school was built in 1928 and served as the main city school for African-American students. The two-story brick building was designed in the Colonial Revival style and was used as a school until 1969. The building has been restored into a community center by the City.



Fairbanks House, 227 S. 7th Street, 1885: Recognized as Florida’s most outstanding example of the Italianate Style, the house know as “Fairbanks Folly,” was designed in 1885 by architect Robert S. Schuyler for George Rainsford Fairbanks. Fairbanks was a pioneer citrus grower, founder and first President of the Florida Historical Society.



Amelia Schoolhouse Inn, 914 Centre Street, 1886: This robust brick Romanesque Revival school building was another example of the work of Master Architect Robert S. Skylar. It served as a school until 1927. It was adapted for use as offices in the 1980s and is presently a bed and breakfast inn.



FERNANDINA BEACH LANDMARKS



Seydel Building, 29-31 N 2nd Street, 1877: Constructed in 1877, this handsome brick building housed the millinery and general store of A. Seydel and Brother, German immigrants.



Huot's 1882 Building, 101-107 N. 2nd Street, 1882: This second building of C.H. Huot of France also housed his lumber and merchandise businesses. For most of the 20th century it housed Standard Marine Supply Company, a well-known business serving Fernandina's shipping and shrimping industry.



The Oxley-Heard Funeral Home, 1305 Atlantic Ave, 1891: This funeral home is located in the John Denham Palmer House which was built ca. 1891 at 1305 Atlantic Avenue. This two-story frame building is distinguished by its wraparound porch with elaborate millwork. Joseph Oxley established his funeral home in the former residence in 1948.



Salvador House, 20 S. 4th Street, c. 1880: Constructed in the early 1880s, by Captain James Bell, a contractor and boat builder, the Salvador House was the home of pioneer Fernandina shrimper Mike Salvador.



The Lohman House, 19 S. 6th Street: Originally located on Centre Street, the Lohman House was moved to S. 6th Street in the 1940s. It is named for local businessman and owner Fred Lohman.



J.H.P. Merrow House, 501 N. 3rd Street, c. 1870: This beautifully restored Italianate Style residence is located on a prominent hill in Fernandina. It was built c. 1870 for Josiah H.P. Merrow, a lumber inspector.

