



AGENDA
HISTORIC DISTRICT COUNCIL
JANUARY 21, 2016
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL/DETERMINATION OF A QUORUM

3. APPROVAL OF MINUTES

Approval of Minutes from the HDC Regular Meeting of December 17, 2015.

Documents: [HDC-12172015.pdf](#)

4. NEW BUSINESS

4.1. DENIS + KARYN ROARK, 213 N. 4TH STREET (HDC 2016-01)

Replace existing wood siding with cementitious siding product (Hardie). (*Quasi-Judicial*)

Documents: [HDC 2016-01_Roark_Agenda Packet.pdf](#)

4.2. GOODSSELL NASSAU LLC C/O COTNER ASSOCIATES, INC., 21 N. 2ND STREET (HDC 2016-02)

Conceptual approval for new construction of 80 suite hotel. (*Quasi-Judicial*)

Documents: [HDC 2016-02_Goodsell Nassau LLC_Agenda Packet.pdf](#)

4.3. JAMES + MARTHA SANDALL C/O ROB PSULKOWSKI, 226 S. 7TH STREET (HDC 2016-03)

Construction of rear addition. (*Quasi-Judicial*)

Documents: [HDC 2016-03_Sandall_Agenda Packet.pdf](#)

4.4. THOMAS KITE + ROBIN LUFT-KITE, 801 SOMERUELUS STREET (HDC 2016-04)

New construction of two-story single family home with detached garage. (*Quasi-Judicial*)

Documents: [HDC 2016-04_Kite_Agenda Packet.pdf](#)

4.5. JAMES K. MCINTYRE, 1009 WHITE STREET (HDC 2016-05)

Construction of two-story garage/accessory dwelling. (*Quasi-Judicial*)

Documents: [HDC 2016-05_McIntyre_Agenda Packet.pdf](#)

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

5.1. POYNTER PROPERTIES, LLC C/O ROB PSULKOWSKI, 27 N. 3RD STREET (HDC CA 2015-001)

JA 2015-051

Construct outdoor fireplace-masonry (brick and stone). Placed in northwest section of property.

5.2. CANDACE + GARY FASANO C/O LEPIERRE ROOFING, 306 CENTRE STREET (HDC SA 2015-100)

Reroof to match existing with torch down roof, not visible from street.

5.3. NANA TERESA'S BAKE SHOP, 31 S. 5TH STREET (HDC SA 2015-101)

Placement of sandwich board sign in right-of-way and one non-pixelated LED sign.

5.4. AMY PETROY, 416 ASH STREET (HDC SA 2015-102)

For changes completed during construction:

1. Bathroom door orientation facing north instead of east west;
2. Small ramp added to bathrooms for ADA access;
3. Lamps added to fencing, and;
4. Mechanical equipment added with screening of roof and painted on east side.

5.5. SALTY PELICAN C/O TRU-FORM CONCRETE LLC, 12 N. FRONT STREET (HDC SA 2015-103)

Addition of 12' x 13' concrete slab at rear of property. Walk-in cooler to be placed on top of slab (additional cooler from unit approved in March 2015).

5.6. BURLINGAME C/O INNOVATIVE SIGNS & GRAPHICS, 50 S. 5TH STREET (HDC SA 2015-104)

Install freestanding sign with lighting and door lettering.

6. PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

7. BOARD BUSINESS

7.1. TEMPORARY SIGNAGE

8. BOARD REPORTS

9. STAFF REPORT

10. ADJOURNMENT

NEXT SCHEDULED HDC REGULAR MEETING IS FEBRUARY 18, 2016

Quasi-Judicial – Denotes that the item must be conducted as a Quasi-Judicial hearing in accordance with City Commission established procedure and Florida Statutes.

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 Community Development Department (904) 310-3135. If any person decides to appeal any decision made by the Historic District Council with respect to any matter considered at

1. **Call to Order** –The meeting was called to order at 5:00 pm.

2. **Roll Call/Determination of Quorum**

Council Members Present

Michael Harrison, Chair
Jennifer King-Cascone
Shelly Rawls (alternate)

George Sheffield, Vice-Chair
Linda Jean Fisher

Council Members Absent

Jose Miranda

Roy G. Smith (resigned to serve as City Commissioner)

Others Present

Tammi Bach, City Attorney
Adrienne Burke, Community Development Director
Sylvie McCann, Recording Secretary

Member Rawls was seated as a voting member for this meeting due to the absence of Member Miranda.

Chair Harrison disclosed that he had a conversation with Mr. Lou Goldman and Ms. Marla McDaniel regarding a board business item. Member Cascone disclosed she was contacted by Ms. McDaniel, but they never met. There were no other ex parte communications to be disclosed by the board members. City Attorney Bach briefly explained the quasi-judicial procedures. Recording Secretary McCann administered the oath to those parties that were about to present testimony.

3. **Approval of Minutes** – According to the agenda support documents, the Minutes for the November 19, 2015 Regular Meeting were presented for approval. **A motion was made by Member Rawls, seconded by Member Cascone, to approve the Minutes as presented. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4. **Old Business** - Ms. Burke reported all application materials including the staff reports and background information were included in the agenda packet and submitted for the record.

4.1. **DAVID + KIMBERLY PAGE, 329 S. 6TH STREET (HDC 2015-17)** Remove non-historic addition and add new addition at rear section of house. (Quasi-Judicial)

Ms. Burke reminded the HDC this case was first heard last month and the applicant was requested to come back with revisions to the rear addition to better articulate the gable end of the house. She explained she found the revised drawings to be much more in compliance with the standards and guidelines. She recommended approval and presented the revised drawings. She commented she did a site visit and the windows are in poor condition so restoring them would probably be reconstructing the windows.

Mr. Eric Deady, 1035 Isle of Palms, Parker Construction representative, commented it is a weird roof as it is now and the proposed roof matches.

The public hearing was opened at this time, and there being no comments from the floor, the public hearing was closed. Member Sheffield inquired if that was the only issue the HDC had with the prior submittal. Ms. Burke replied yes, and stated the HDC gave approval at the last meeting to remove a dilapidated portion of the structure that was clearly an addition. She pointed out what was proposed is consistent with the existing roof. After a brief discussion about an appropriate motion, **a motion was made by Member Cascone, seconded by Member Sheffield, to approve HDC 2015-17 as presented with the amended drawings presented this evening; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2015-17 as presented is substantially compliant with the Land Development Code, the Downtown Historic**

District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. New Business

5.1. REHA LONDON, 416 S. 7TH STREET (HDC 2015-20) Facade renovation and add cantilevered roof over rear door. (Quasi-Judicial)

Ms. Burke explained this was a minor façade renovation and addition of a small cantilevered roof over a rear door. She stated repainting the structure and the roof was also included in the application, but that could be done as a staff approval. She pointed out she found the project compliant with the standards and the guidelines. She commented the guidelines talk about metal awnings, and retaining them if they were added in the mid twentieth century. She expressed her opinion the awning was not a character defining feature of this structure.

Ms. Reha London stated the awning in question looks like an aluminum awning that has a curve to it, and it does not follow the aesthetics of the gabled roof. She explained she wanted to change the awning for aesthetic reasons. She referred to the portico and commented after talking with the contractor he had suggested staying with the gable configuration. Chair Harrison inquired about drawings for this project. Ms. Burke replied there were not drawings for this project, because it was such a small project. She stated Ms. London provided photo mockups, and presented these to the HDC. She clarified where it says pillars they were just replacing narrow lap strips with a wider material to give it more definition. There was a review of the proposed shed roof, which was to replace the awning.

Member Rawls inquired about the material of the portico. Ms. Burke replied it was siding to match the rest of the house. Member Cascone questioned if the porch was original to the house. Ms. Burke replied she didn't think so, and explained she thought it was enclosed later like many were. There was a brief discussion about the awning that may have been put on in the 1950's or 1960's. It was noted the proposed roof would match the existing roof of the structure.

The public hearing was opened at this time, and there being no comments from the floor, the public hearing was closed. **A motion was made by Member Sheffield, seconded by Member Cascone, to approve HDC 2015-20; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2015-20 as presented is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

The City Attorney left the meeting at this time.

6. Staff-Approved Certificates of Approval

6.1. ROBIN + DAVID JONES C/O PARKER CONTRACTING, 606 DATE STREET (HDC SA 2015-90) Reroof structure to match existing.

6.2. JAMES + JENNY SCHAFFER, 124 S. 5TH STREET (HDC SA 2015-91) For the following projects:

1. Install 4' wood fence @ west and south property lines. Fence to be painted white.
2. Demo existing rear deck and build new 20' x 10' wood/polywood deck at rear, to be stained walnut.

6.3. ROBIN + DAVID JONES, 606 DATE STREET (HDC SA 2015-92) Repaint house in colors:

- Body - Montpelier Ashlar Gray
- Door - La Fonda Antique Red
- Trim - Woodlawn Bedroom White

6.4. LOUIS A. FERREIRA III, 232 S. 7TH STREET (HDC SA 2015-93) Repair upper 4' of chimney to match existing.

6.5. LINDY + HARDEE KAVANAUGH, 110 CENTRE STREET (HDC SA 2015-94) For the following projects:

1. Existing non-historic storefront windows to be replaced with impact storefront glass;
2. West side windows to be replaced with simulated double-hung windows (light pattern TBD);

3. Reroof structure with commercial TPO project (not visible from street);
4. Faux doors on east elevation to be removed and bricked in to match existing brick (historically interior doors);
5. Restore windows to openings on south elevation;
6. Replace existing plywood fascia with cementitious, smooth finish projects;
7. Paint building Montpelier Madison White (west and south elevation), La Fonda Midnight (Facade), and La Fonda Geranium Red (entry door). Trim to be red and gold.
8. Add storm water swale at rear of property.

6.6. FIRST BAPTIST CHURCH OF FERNANDINA BEACH, 19 N. 5TH STREET (HDC SA 2015-95)

Foundation repair at sanctuary building, installing 9 helical piles. No impact on exterior appearance.

6.7. DENIS + KARYN ROARK C/O CHISM DEVELOPMENT CO. INC., 213 N. 4TH STREET (HDC SA 2015-96) For the following projects:

1. Shorten two windows on north elevation @ 1st floor and install two new Andersen A Series windows to match other windows;
2. Take two existing windows @ north elevation @ 1st floor and move to south elevation @ 1st floor, rear portion;
3. Remove north side non-functioning chimney and match roof to existing, chimney will be utilized as landscape feature;
4. Repoint foundation piers and south side chimney;
5. Replace front porch decking with wood to match existing.

6.8. POYNTER PROPERTIES LLC, 27 N. 3RD STREET (HDC SA 2015-97) Install 8' wood trellis at rear of building.

6.9. THE PATIO PLACE C/O DOUGHERTY & CO., 416 ASH STREET (HDC SA 2015-98) Install 10.5 SF projecting sign.

There were no questions or concerns about the staff approved Certificates of Approval.

7. Board Business

7.1 Member Roy Smith resigns – looking for new member for Alternate 2 position – Ms. Burke reported there were no current applications to serve on the HDC, and that she contacted the Restoration Foundation to let them know there was a vacancy. She requested the HDC to get the word out for people to apply for the alternate 2 position. It was noted that Member Rawls moved up to the alternate 1 position. There was a brief discussion about the vacancy on the board.

7.2 Mechanical Equipment in Historic District – Ms. Burke reminded the HDC that this has been mentioned at a couple of meetings as something to pay more attention to. She commented in light of some concerns raised by residents on 6th Street she wanted to talk about it with the HDC. She referred to the packet provided to the HDC that included an excerpt from the current downtown historic district design guidelines and pointed out the only guidance was to locate the mechanical system behind or on top of buildings set back or behind a parapet so they are not visible from the street. She reported she sent out inquires to the National Alliance for Preservation Commission as well as a group on Facebook for Historic Preservation Professionals, and she received a variety of responses. She pointed out that sample guidelines were included from other jurisdictions, and she also included photographs of other existing mechanical equipment. She explained she also provided the HDC with information about what this type of equipment is designed to do. She referred to the HDC application and suggested the application include an option on the drawings portion to highlight for commercial projects that the elevation or site plan must show all proposed mechanical and plumbing equipment, HVAC, hood vents, backflow preventers, etc. She recommended if the board was interested in proposing any changes to the guidelines or processes to either appoint the Chair or another board member to brief the City Commission on it to make sure they concur with the HDC working on changes.

Mr. Louis Goldman, 23 South 6th Street, explained he has lived in the historic district for 15 years. He stated the integrity of the historic district has gone downhill with new restaurants that don't follow the guidelines. He

presented some pictures to the HDC, and explained the former bank building that is now Pepper's has about 15 items on the roof that don't follow the guidelines. He commented over the last few months another four to six restaurants have opened up. He referred to the Picnic Basket and stated from across the street you can see the roof vent. He briefly explained other examples including a building on 5th Street and commented when he reviewed the plans the HDC saw the roof does not show that equipment. He read into the record the duties of the HDC as shown on the City's website as well as the fact that mechanical systems are to be setback or behind a parapet where they are not visible from the street. He also presented pictures of the dumpsters by the waterfront, and commented right-of-way permits are given for dumpsters and they don't do much for the historic district. He suggested around electrical boxes to plant muhly grass to soften the look of these structures. Chair Harrison thanked Mr. Goldman for his comments about issues he has seen and explained some can be dealt with by the HDC. Mr. Goldman expressed his opinion if the City was going to have guidelines then they ought to be followed.

Ms. Marla McDaniel, 12 South 6th Street, stated her home faces 15 mechanical units. She explained on 6th Street there was a drastic change of use from a bank to a large restaurant, and there are a lot of issues with that establishment. She expressed her opinion that these issues could have been avoided by using the guidelines. She related an example of a fence that was approved and pointed out the guidelines were applicable that say you must do complimentary fences with the neighbors to have a cohesive look, but that didn't happen. Chair Harrison inquired what the problem was with the fence. Ms. McDaniel read construct front yard fences to a maximum height of 4 feet tall with pickets less than 3 inches apart and less than 4 inches in width. Chair Harrison questioned if the fence was not built to comply with that. Ms. McDaniel replied correct. Ms. Burke clarified it was built under the old guidelines where it did not have that level of specificity. Ms. McDaniel presented a petition signed by 13 homeowners expressing support of the necessary and full use of the City of Fernandina Beach downtown historic district guidelines, endorsing the HDC for any effort to strengthen code and administrative changes as required for dealing with matters that affect preservation of historic properties, districts, and sites. She explained one of the suggestions was where there are residential properties to have a certain period of time to be brought into compliance.

Ms. Faith Ross, 210 North 3rd Street, expressed her appreciation that the historic district is part of the uniqueness of Fernandina. She commented when dealing with the commercial aspects of the historic district it is very difficult when business owners are trying to meet costs to maintain their buildings. She explained that 88.3% of the people who visited Fernandina Beach in the second quarter of 2015 wanted to see the historic downtown. She suggested finding a balance with the commercial people to cover the mechanicals to help maintain our historic integrity.

Chair Harrison briefly commented about the City's wakeup call in the 1970's with the demolition of the Keystone Hotel, which started the movement toward historic preservation in Fernandina Beach. He noted now the City's historic district is highly regarded around the nation. He stated he shared the concerns of Mr. Goldman and Ms. McDaniel with regard to mechanical equipment and dumpsters. He pointed out changing out HVAC mechanical equipment for residential property the new equipment is typically smaller and more efficient. He reminded the HDC of the concerns raised by residents of Alachua Street about the backflow preventer and the electric utilities for the library, which didn't show on any of the plans the HDC saw. He commented he thought City staff was going to make a change to require mechanical on the drawings presented to the HDC. Ms. Burke replied correct and explained in her 7 years with the City we have not had this level of commercial rehab/new construction. She pointed out she has been working with the architect and the contractor for the project at 416 Ash Street. She commented that mechanical equipment is something that needs to be looked at more closely. There was a brief discussion about the HDC seeing representations of what the design would look like including all mechanical equipment when seeking HDC approval.

Ms. Burke reminded the HDC that the restaurant on South 5th Street and the restaurant where O’Kane’s used to be the board did talk about their mechanical equipment, and the architect explained that was why they drew 6 foot parapet walls. Chair Harrison commented the design guidelines tell property owners what they can expect in terms of approval, and it tells potential owners what is expected in order to comply. After a brief discussion, Member Cascone pointed out there was some discussion about covering dumpsters. She questioned if the code still had the requirement to buffer dumpsters. Ms. Burke stated the City does not impose guidelines retroactively, and it would be punitive to do so. She explained whenever a new dumpster is placed in the City they have to be screened and that is a citywide rule. There was a brief discussion about dumpsters and about handling trash in the historic district.

Chair Harrison inquired if the approved designs are ever compared to what was actually built. Ms. Burke replied she does the final inspections, and it does happen where people have changed things. She stated it is typically with new construction and within the scope of staff approval, but it has happened where something has to come back to the board because it was changed. She commented people are good about contacting staff if there are any changes. She questioned for a large commercial project if it was typical to bring in mechanical engineers. Member Rawls replied yes. Chair Harrison requested that mechanicals be included as part of the design stage of the property and part of what is presented to the HDC. He noted one of the responses Ms. Burke received was that for commercial property HVAC equipment is typically oversized. There was some discussion about this and it was noted that kitchen equipment size is driven by what is required under the building code. There was also some discussion about construction of a new restaurant that had not received their final inspection yet.

Chair Harrison inquired if Pepper’s would be amenable to do something about the LED screens. Ms. Burke replied she can ask and noted that the televisions have come up as an issue. She stated the City does not regulate TVs as signs. Chair Harrison inquired about any screening of their mechanical equipment. Ms. Burke explained she would have to look at what was approved for Pepper’s and whether it was discussed at the meetings. Member Cascone commented all she could remember were the dumpsters and the walk-in units. She pointed out the influx of commercial development has been recent. Member Sheffield noted the guidelines were so the equipment cannot be visible from the street, and inquired if that was from just the front or all four angles. Ms. Burke stated that is an area of the requirement that could be clarified, because it just says from the street. Member Sheffield briefly commented about tolerance for other structures and agreed it was time for a discussion. He pointed out sometimes the dumpster enclosures are left open by the person emptying the dumpster. Ms. Burke agreed with working these issues out in a discussion to understand the preservation philosophy of what people are willing to tolerate in our community.

Mr. Rob Psulkowski, 710 Beech Street, referred to the grease trap and the dumpster for the restaurant that was briefly opened at Centre and 7th Street and questioned if they had to come before the HDC for anything that was done. Ms. Burke replied they had painting and window/door change out on the back. Mr. Psulkowski questioned who regulates the grease trap and dumpster. Ms. Burke reported she would contact their contractor, because with the change of business that is an opportunity to bring the property into compliance.

Ms. McDaniel commented she looked at several cities regarding the television issue. She pointed out in New Orleans they say ventilation equipment, exhaust, TV dishes, HVAC, etc. shall not be in the face of publicly visible elevations.

Mr. Goldman briefly explained in Florida air conditioning units should run half the time to control the humidity, and if you oversize the unit you get a cold clammy building with mildew and mold. He commented if you give a right-of-way permit for a dumpster they need to be told to put an enclosure around it. Ms. Burke pointed out that was required for new dumpsters. Mr. Goldman expressed his opinion that plans should come in with all the mechanical, and suggested there be an inspection of the building during the roughed in inspection because if a

change is needed that would be the time to do it. He briefly commented about ways to hide mechanicals on the roofs of buildings.

Member Cascone left the meeting at this time.

Mr. Chip Ross, 210 North 3rd Street, questioned if commercial buildings had to come in with their mechanicals. Ms. Burke replied not for the HDC, and that was what the board was saying they wanted. She explained they have to have those plans to get a building permit, but the HDC has not required that level of detail in the past. Mr. Ross recommended for houses and commercial projects to require that.

The consensus of the HDC was to require drawings presented to the HDC for approval to include all of the mechanicals that would be installed on the building when it is ready for occupation; and the HDC concurred with the mechanicals made not visible as contained in the current guidelines and to consider whether to better define the view from the street; and the HDC was interested in hearing proposals to improve the appearance of hygiene apparatus (trash collection and dumpsters) throughout the City (trash receptacles being pulled in within so many hours of collection).

Ms. Burke pointed out the trash ordinance was just updated and a notice would be given to all the downtown businesses about that. Chair Harrison explained he also wanted to reach out to the Main Street project to expressed the HDC's concerns over this and see what help can be provided. Ms. Burke explained she would follow up with the Main Street Director about this.

8. Board Reports – Chair Harrison wished everyone a Merry Christmas and a Happy New Year!

9. Staff Report – Ms. Burke referred to Mr. Goldman's comment about the City Inspector, and clarified that the Building Official, Building Inspectors, and Plans Examiners their roles were limited by State statute under the Florida Building Code. She explained the Building Official's and the prior Building Official's interpretation was that the inspectors are there to inspect and enforce the Florida Building Code. She commented for them to check off HDC things she didn't think the Building Official would support that. She stated a mid-level inspection by her might be something to look at doing. Chair Harrison commented he didn't think the case was made for an additional inspection at this point. He stated if the drawings that the Building Department is working to show the mechanical equipment he thought there were sufficient inspection stages already covered.

Ms. Burke reported she emailed the HDC a window list and requested the HDC to review this information that Mr. Miranda and she had been working on. She reminded the HDC that there has been interest in having more clarity on what windows are acceptable for historic structures and new construction. She stated it will be discussed at a later date. She pointed out she heard the Post Office awarded a bid to a contractor, and their hope is to be done with work by the end of 2016. She stated the postal service is exempt from any local permitting review by either the HDC or the Building Department. She explained there is a Federal process under the National Historic Preservation Act, which is a Section 106 review. She stated that review started for this project back in July or August, and she had the opportunity to review the plans and she would provide the HDC a copy of her response to the plans as well as their response to her comments and the State Historic Preservation Office (SHPO) comments. She explained they are proposing a sensitive restoration of almost every feature on the structure including rehab and restoring the windows, the iron work, the terracotta, etc. She stated the one major change that the SHPO was still going back and forth with the Post Office was that currently the structure has an interior guttering system, and the proposal was to close off that system and have external gutters. She commented after seeing the damage the interior gutters caused and knowing the only way to fix the interior gutters was to knock down walls to get to them, that was not a practical system for the structure. There was a brief discussion about the restoration of the downtown Post Office.

DRAFT

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10. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 6:36 pm.

Sylvie McCann, Clerk

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-01
January 21, 2016

Subject Property: 213 N. 4th Street



Owner/Applicant: Denis + Karyn Roark

Requested Action: Certificate of Approval (COA) for replacement of wood siding with cementitious siding product (Hardie)

2007 Historic Resource Survey: c.1900, Frame Vernacular, Contributing

Zoning/FLUM: R-2/Medium Density Residential

Existing Use: Single Family Home

Adjacent Properties:

North Residential c.1900 R-2/MDR



South Residential c. 1918 R-2/MDR



East Open Space/Religious c.1882 R-2/MDR



West Residential c. 1900/1920 R-2/MDR



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 requests approval to remove the existing wood siding and replace it with a cementitious siding product (Hardie). The applicant is conducting other rehabilitation work on the structure, approved under staff approval last November. See application materials for details.

Past COA:

SA 2015-96	11/30/2015	For the following projects: 1) Shorten two windows on the north elevation at the first floor and install two new Andersen A series windows to match other windows; 2) Take two existing windows at north elevation at the first floor and move to south elevation at first floor, rear portion; 3) Remove north side non-functioning chimney and match roof to existing (chimney to be used as landscape feature); 4) Repoint foundation piers and south side chimney; and 5) Replace front porch decking with wood to match existing.
SA 2007-14	3/14/2007	Install trellis screening next to pool
2004-108	4/14/2005	Amending prior certificate: fence to extend to property line and enclose detached garage. Remove existing aluminum fence and install new fence.
SA 2005-11	3/21/2005	Repainting structure
98-24	5/14/1998	Replace fence with aluminum fence and repaint structure existing colors
96-73	11/14/1996	Add patterned concrete driveway with brick design
#1050	11/7/1994	Remove aluminum windows on rear of house and replace with two French doors, remove aluminum window on south side and replace with wood double-hung window, replace rear door with same style, and add brick steps from wood deck to pool deck.
#1021	7/7/1994	Install swimming pool

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Land Development Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 2, 5, and 6 apply to this project.**

Section 8.01.01.01(B) and Section 8.03.04(A)(2) of the Land Development Code states that the review of proposed development within the Historic District Overlay shall also be based upon compliance with the *Downtown Historic District Guidelines*. **The applicable Guidelines are for residential buildings: Siding (p.90) and Wood (p.95). Substitute materials guidance is also provided on p.9 of the Guidelines.**

See also: staff memos included in the packet regarding siding replacement and Preservation Brief 16 on the use of substitute materials on historic building exteriors.

ANALYSIS AND STAFF RECOMMENDATION:

Staff suggests that in order to determine compliance with the applicant's request, the Board should utilize the criteria as outlined in the 2012 staff memo, as follows in the box below.

Considering Requests for Wood Siding Replacement with Cementitious Siding

Questions to consider in discussing proposed replacement of wood with cementitious siding:

- Is the original wood being proposed for replacement? Can it be demonstrated that the existing wood is not historic?
- Can the applicant demonstrate repetitive replacement because of poor wood quality?
- How much of the siding is being proposed for replacement?
- Have all feasible alternatives been exhausted for replacing materials in-kind?
 - o For example, attempting limited replacement of a rotten piece of original wood with salvaged historic siding, if available, or siding milled from salvaged old wood.
- Will the replacement material impact the character of the building?
- Does the replacement material have any potential negative impacts?

If after going through these questions, it is found that wholesale replacement is acceptable, the replacement should match the original profile (width, bevel, etc.) and style (horizontal lap, shingle, etc.). The cementitious siding should be smooth texture, not faux-wood texture.

Recommendation: Staff recommends that the Board utilize the evaluation considered above in reviewing the applicant's request. Should the Board find that replacement is appropriate, Downtown Historic Design Guideline #7 under Siding should be followed: "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." Specifically, staff recommends that the existing siding profile be replicated with any new siding.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-01; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-01, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	HARDI PLANK CUSTOM CEDONIA SMOOTH / ROUGH SAUN	WOODLAND CREAM
Doors	N/A	
Windows	Anderson Select (TO MATCH)	WHITE
Roofing	N/A	
Fascia/Trim	N/A / TRIM TO MATCH WINDOWS	WHITE
Foundation	RE POINT MATCH EXISTING TYPE 5 MORTAR	
Shutters	N/A	
Porch/Deck	NEW 1X3 T&G Yellow Pine	Deck GRAY
Fencing		
Driveways/Sidewalks		
Signage		
Other		
Other		
Other		

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

11/23/15
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } SS



Subscribed and sworn to before me this 23rd day of November, 2015.

[Signature]
Notary Public: Signature

Dina L. Fansler
Printed Name

3/29/19
My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I/WE Kayn Roark
(print name of property owner(s))

hereby authorize: Chism Construction
(print name of agent)

to represent me/us in processing an application for: repair work on property at 213 N 4th St
(type of application) Fernandina Beach FL 32034

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.

Kayn J. Roark
(Signature of owner)

(Signature of owner)

Kayn J. Roark
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA } VA
COUNTY OF NASSAU ^{SS} } Fairfax

Subscribed and sworn to before me this 19 day of NOV, 2015

[Signature]
Notary Public Signature

Sobia Amer
Printed Name

Aug 31 2017
My Commission Expires

Personally Known _____ OR Produced Identification VA DL ID Produced: _____

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SOBIA AMER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2017
COMMISSION # 7538043

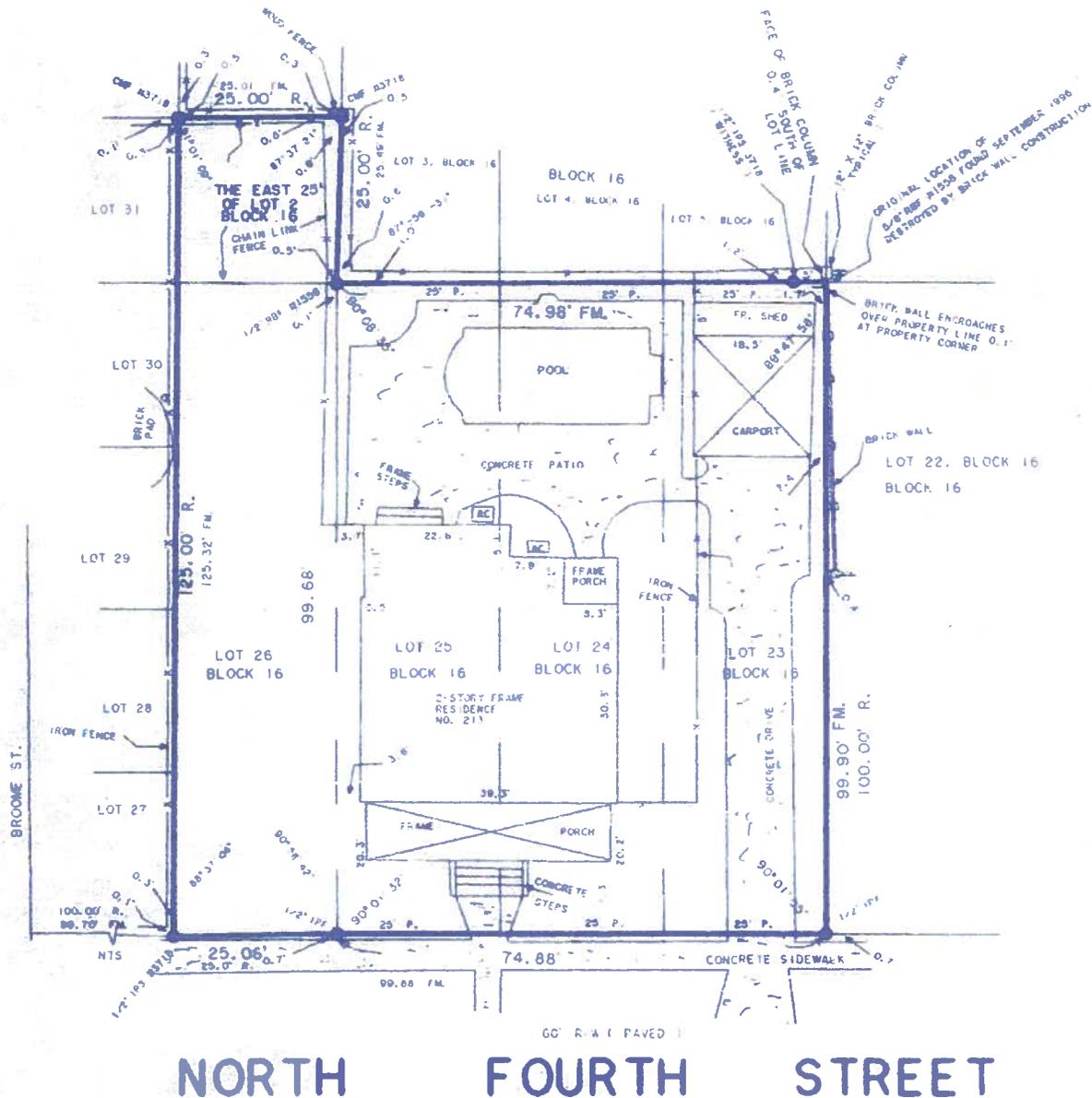
**MAP SHOWING BOUNDARY SURVEY OF
LOTS 23, 24, 25 AND 26, BLOCK 16, TOGETHER WITH THE EAST 25 FEET
OF LOT 2, ALL IN BLOCK 16.**

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).



CERTIFIED TO:

DENIS J. ROARK AND KARYN J. ROARK,
UNITED WHOLESALE MORTGAGE,
FIRST AMERICAN TITLE INSURANCE CO.
MARSHALL E. WOOD, P.A.



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-8650

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 180-3, GEORGIA STATUTES.

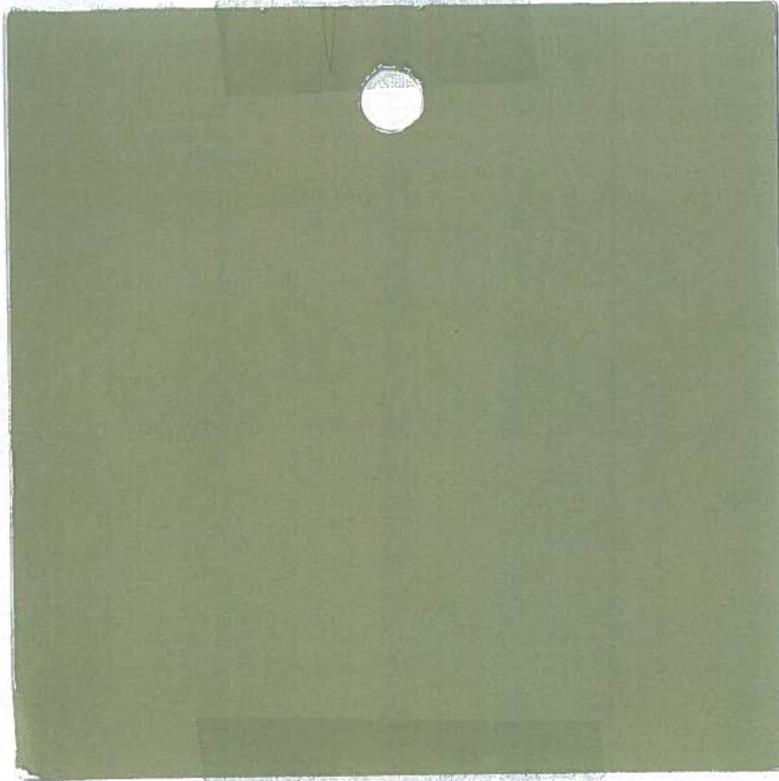
J. Beason 4-29-13
JAMES C. BEADOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

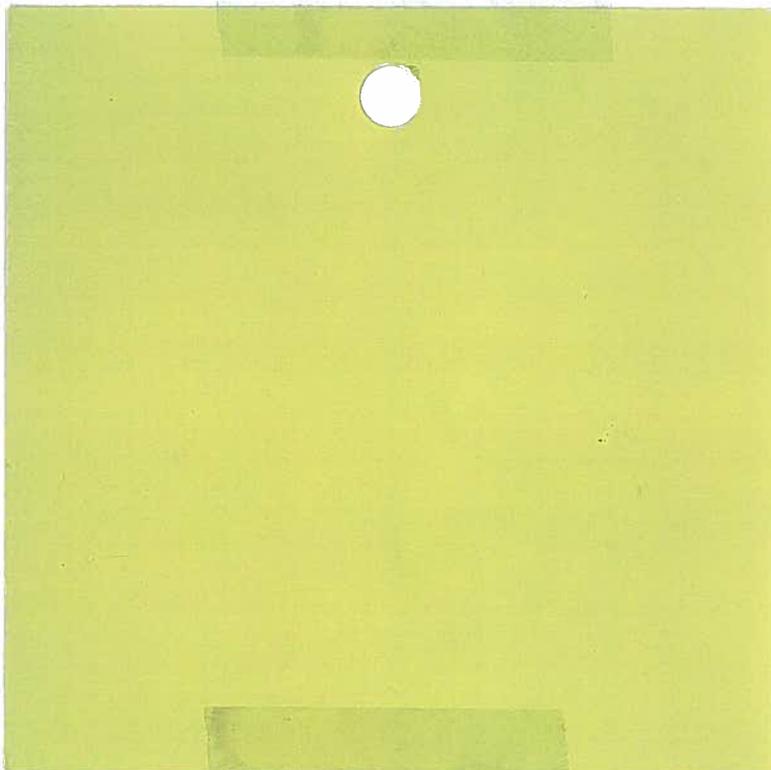
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237F
DATED 12-17-10
DATE OF SURVEY: APRIL 29, 2013
SCALE 1"=20'
JOB NO. 9609-24 F.B. 120, 327

- CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.
- | | |
|-----------------------------------|--------------------------------|
| LEGEND: | POWER LINE - P |
| IRON PIPE FOUND - IPF | PLAT - P |
| IRON PIPE SET - IPS | FIELD MEASURED - FM |
| RE-BAR FOUND - RBF | RECORD - R |
| NOT TO SCALE - NTS | DEED - D |
| BUILDING RESTRICTION LINE - BRL | POWER POLE - PP |
| CONCRETE MONUMENT FOUND - CMF | CONCRETE - CONC. |
| STAINLESS STEEL PIPE FOUND - SSPF | FENCE - F |
| RIGHT-OF-WAY - R/W | POINT-OF-WAY - P.W. |
| POINT OF CURVE - PC | POINT OF TANGENCY - PT |
| CENTERLINE - CL | OFFICIAL RECORDS BOOK - O.R.B. |

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.



Porch
Decking -
similar to
Oatlands
subtle
Taupe



House -
similar to
Homestead
Resort
Tea
Room
yellow

⊛ see samples - colors not accurately
reflected by printer









NORTH
TO
SOUTH
SWAP







To: HDC Members
Tammi Bach, City Attorney
Marshall McCrary, CDD Director
Jessica Williams, HDC Secretary

From: Adrienne Burke, Planner II

Date: 8/7/12

Re: Guidance regarding siding replacement using cementitious products

The Historic District Council has processed several recent requests for wholesale replacement of existing wood siding with cementitious siding products (i.e. Hardieboard). In addition to the applications we have received for replacement with cementitious siding, I have talked to several historic property owners in the past six months or so that indicate that they have had to replace replacement (not original) wood every two to three years, given our climate and the quality of modern wood that is available for use. Currently, the Downtown and Old Town Design Guidelines encourage retaining existing wood siding and if replacement is recommended, encouraging the use of wood to match the existing material. The Secretary of the Interior Standards recommend that where deteriorated features must be replaced that the same materials be used, where possible.

As staff, I feel compelled to recommend compliance with the Design Guidelines and the Secretary of the Interior Standards and allow wood replacement only. However, I am sympathetic to property owners who are replacing their siding every two to three years, which does not seem reasonable to impose. We will be updating our design guidelines this fall and next spring, and addressing the use of alternative materials is one of the new topics that will be incorporated. In the interim, I wanted to solicit advice as to how to handle these requests for siding replacement, as they do seem to be increasing in frequency.

On August 3 and August 7, I sent a query to the National Alliance of Preservation Commissions (NAPC) listserve, and the Florida Certified Local Government listserve, respectively. Sometime last year I saw a ten-year old survey that was recirculated on the NAPC listserve about allowing cementitious siding, and I was surprised at the number of districts allowing replacement, ten years ago. So my question had two parts:

- 1) Is historic preservation really moving in the direction of allowing wood siding replacement?
- 2) How would allowing this replacement over time impact the National Register listing of a district composed primarily of frame vernacular buildings with wood siding?

The responses to these questions are attached. As you can see, there is some mix of answers as to the first question, but in summary, it does appear that cementitious siding products are being allowed, subject to some caveats. From the information received, I came up with a litmus test of sorts for reviewing these requests, as follows:

Considering Requests for Wood Siding Replacement with Cementitious Siding

Questions to consider in discussing proposed replacement of wood with cementitious siding:

- Is the original wood being proposed for replacement? Can it be demonstrated that the existing wood is not historic?
- Can the applicant demonstrate repetitive replacement because of poor wood quality?
- How much of the siding is being proposed for replacement?
- Have all feasible alternatives been exhausted for replacing materials in-kind?
 - o For example, attempting limited replacement of a rotten piece of original wood with salvaged historic siding, if available, or siding milled from salvaged old wood.
- Will the replacement material impact the character of the building?
- Does the replacement material have any potential negative impacts?

If after going through these questions, it is found that wholesale replacement is acceptable, the replacement should match the original profile (width, bevel, etc.) and style (horizontal lap, shingle, etc.). The cementitious siding should be smooth texture, not faux-wood texture.

As to the second part of my query regarding impacts to our National Register listing, the response from Jim Gabbert of the National Park Service was very helpful. His direction is to evaluate the statements of significance for the National Register listings as to what constitutes the integrity of our districts. I reviewed the statements of significance for the Fernandina Beach Historic District (Downtown), including the expansion in 1987, and for the Original Town of Fernandina Historic Site (Old Town), and offer the following opinions:

Downtown: The original National Register nomination in 1972 lists areas of significance for the Fernandina Beach Historic District as architecture, commerce, literature, political, religion/philosophy, and transportation, but the statement of significance is quite silent as to any architectural significance. The 1987 expansion areas of significance include architecture, commerce, exploration/settlement, politics/government, and transportation, and list a period of significance as 1857-1927. The statement of significance specifically refers to the masonry structures along Centre Street, but does not address wood structures generally. The statement finishes by stating, "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." Based on Mr. Gabbert's response, it appears our significance is based primarily on architectural styles, concentration of historic buildings, and association with historic persons. Materials would seem to be significant primarily for Centre Street masonry buildings. So, while I would still encourage reviewing requests for cementitious siding using the guidance above, especially for contributing buildings, it may be that replacement with cementitious siding would *not* impact our National Register-listing. I appreciate Mr. Gabbert's reference to "judicious" use of cementitious siding.

Old Town: Old Town's National Register listing is as a "site" as opposed to a "district," because the primary significance in this area is the Spanish-platted grid. The areas of significance included in the National Register nomination are archaeology, community planning and development, and exploration/settlement. Architecture is notably missing. The period of significance listed is 1811-1821. It is acknowledged in the National Register listing that none of the structures extant at the time of listing are believed to be survivors of the Spanish period, although they may occupy some of the same sites. Most of the extant buildings are included as being non-contributing. Based on this review, I do not believe that the use of cementitious siding would impact the National Register listing of the Original Town of Fernandina. Caution may be warranted with the few remaining contributing structures in Old Town, and I would recommend considering the litmus test above until such time as our Design Guidelines are updated.

These are just my opinions as staff, and I would like to have the consultant who works on our Design Guidelines update also review these materials to gauge their opinion. Hopefully this memo will provide some clarity in the meantime.

NAPC /CLG Listserve Q + A re: cementitious siding – August 2012

My initial query:

I realize this is not a new topic, but as we are increasingly seeing requests for people to wholesale replace wood siding with Hardie, I have a couple of questions about it.

First, I've had several property owners contact me within the last year who are having to replace wood siding every 2-3 years. This isn't the original wood being replaced at this point, but replacement wood. Given our climate in Florida, and our local climate in particular (sandwiched between a river and the ocean), and the quality of the wood that is available for replacement, wood just isn't lasting like it used to. Hence the requests for replacement.

I still recommend wood replacement because that is in keeping with the SOIS and our local design guidelines, but I am sympathetic to replacement because a 2-3 year lifespan just isn't reasonable, in my opinion. Our Board has allowed replacement in the most recent case, and we have two upcoming cases with the same request. We are about to revisit our design guidelines, and I'm hoping for some guidance by the selected consultant. I recall seeing earlier this year a recirculated survey of districts on the use of Hardie and I was surprised at the number who allow it. So my #1 question is, is replacement with Hardie really not that big of a deal anymore??

But that leads me to my second question - our two historic districts are largely comprised of frame vernacular structures, of which, not surprisingly, wooden siding is a character-defining feature. If the district is gradually replaced with Hardie, could this impact our National Register listing? I'm curious as to federal level direction on Hardie, especially in districts with a high concentration of wooden buildings, and new materials in general. Is there any?

I'm not comfortable recommending replacement with Hardie, but I feel like this is the direction things are going....

Adrienne Burke
Planner II
City of Fernandina Beach
Community Development Department

Answers:

Whatever direction you guys go – and we have a lot of the same issues in Colorado because of UV and heat/cold extremes, so Hardie is proposed – make sure you address the texture of the siding. You CAN get smooth faced Hardie and it replicates wood siding much better than the wood grain pattern that these alternate materials so frequently use!

Michelle Anthony, AICP
Planner
City of Manitou Springs, CO

In Decatur GA, we do allow cementitious siding (careful with that brand name!). It is allowed on new additions and on facades that require whole sale replacement (severe water damage, mold, neglect, etc). However, they must use smooth siding and the reveal and bevel MUST match what was there originally. Some would say "Oh no! Differentiate the old from the new!". We think it looks good and its documented in our files.

Regina Brewer
Preservation Planner
Decatur GA

Kalamazoo MI - Like Decatur GA - our commission has allowed smooth surfaced cement fiber siding on additions, new construction and (rarely) whole side replacement. However, in this climate, we find that where the siding is covered by snow, there is some delaminating. I have photos from the addition on my parents home (6 years old) here in Kalamazoo and from Calumet in Michigan's Upper peninsula - near Lake Superior - higher on the wall.

I would recommend in snowy climates that cement fiber siding not be used near the ground where snow might reasonably be expected to stand in direct contact for an extended period.

Sharon Ferraro
Historic Preservation Coordinator
Downtown Design Review Coordinator
415 Stockbridge (NEW!!)
Kalamazoo, MI 49001
(269)337-8804 phone
(269) 337-8513 fax
ferraros@kalamazoocity.org
www.kalamazoocity.org

Replacement of wood siding in-kind has typically been preferable, but we all know that it is difficult to obtain decent quality wood siding. Folks can find reclaimed material and some will obtain tight-grain wood from the South American rain forests (with all related implications), but most available wood material is entirely inadequate (including for top of the line windows, but that is another story). Cement board siding, however, appears to meet the SOI standards for a replacement material (can be drilled, cut, shaped, etc) and, when painted, has the same appearance as the material it replaces (with the proper reveal, smooth side out, etc). We have allowed it for new construction and additions and have begun to allow it as a replacement material, when warranted.

Erik F. Nelson
Senior Planner
City of Fredericksburg
540 372-1179

In most city historic districts in Knoxville, TN, cementitious siding (with no faux wood-graining) is allowed only on additions and new construction only. We are currently considering whether to allow cementitious *shingle* siding on historic houses. The Commission would require that the shingles retain the same size, shape, and pattern (whether regular or random). It appears that at least these design aspects can be matched in shingles more readily than in horizontal board siding, but the question of similarity in texture remains until a mock-up is viewed in the field. One Knox County historic district allows cementitious siding on historic houses, but their focus is more on appropriate infill and avoiding demolitions.

Kaye Graybeal
Knoxville-Knox County Metropolitan Planning Commission

Adrienne,
We have had a similar issue here in Orlando. The real issue here seems to be houses that replaced siding with matching new wood siding. That new material is not holding up. For the most part, houses with original siding (cypress or pine) seem to holding up well. Which of course is why we recommend retaining the durable original wood siding. We recommend limited replacement of a rotten piece of original wood with salvaged historic siding if available or siding milled from salvaged old wood. This can be difficult to find but generally lasts much longer than new "soft" pine or other commercially available wood.

For a house with non historic wood siding I would be more lenient with a replacement in hardie board as long as it is smooth finished.

I would be concerned with the entire neighborhood being replaced over time but don't have a good NRHP answer for that question. There are so many variables. Right now, cement board only mimics certain simple siding profiles. Hopefully, if repaired correctly the district would only lose a small amount of homes to residing over time. But it is an excellent question. What do you do eventually, in 75 or more years when the siding is required to be replaced?

Richard Forbes
Orlando (CLG)

Dear Adrienne:

Hi! We have the largest concentration of frame vernacular structures in the state here in Key West and we do not allow hardi replacement. Hardi can be used on non historic/ non contributing structures or in new construction. Contributing structures that need siding replacements must match the new one with original including size, profile (novelty, clapboard, board and batten) and material.

Hope this helps!

Take care and good luck!

Enid Torregrosa
Key West (CLG)

And my follow up question:

Thanks for all the responses on cementitious siding (I specifically referenced Hardie because that is what every application we get states!).

It does appear based on the answers that allowable replacement with cementitious siding is the direction things are going in. I'm wondering if there is criteria for "when warranted." If it can be demonstrated that the existing wood is not historic? If the applicant can demonstrate repetitive replacement because of poor wood quality?

And no one ventured a guess at my second question – how does replacement potentially affect Register-listing for a district primarily comprised of wood sided structures? I'm really puzzling over that one.

Thanks all!

Adrienne Burke
Planner II
City of Fernandina Beach
Community Development Department

Answers:

Eligibility depends on the nature of significance. If the district in question specifically cites the presence of wood siding as an important aspect of the significance of the district, then obviously replacement (or covering) by another material would impact integrity. However, if the district is important because of the overall form, massing, style, or type of building whose component materials may be of secondary importance, then the judicious use of cementitious siding may not have an effect. Careful consideration of the statement of significance in a nomination form or survey report should lead you to understand what is the most important part of integrity (is integrity of materials more important than integrity of design?; is setting more important than workmanship?)

Because your districts have the benefit of design review, it is not likely that you would agree to wholehearted change to the details - say, allowing a 4" or 6" reveal when historically it was 3", or allowing lapped siding when shingle is historically appropriate (or vice versa).

Jim Gabbert
Historian
National Register of Historic Places
1201 Eye Street NW
Washington, DC 20005
202-354-2275
202-371-2229 fax

The impact of replacement materials on Register listing needs to come from the feds, but even NPS is cautiously allowing substitute materials, with the familiar caveats. Have all feasible alternatives been exhausted for replacing materials in-kind? Will the replacement material impact the character of the building? Does the replacement material have any potential negative impacts? This entire discussion takes place within the context of the SOI Standards, but then someone ultimately needs to make a decision. Using cement board on new construction and additions is easy. On existing buildings, we once allowed cement board as a replacement for the entire house when the original siding was of exceptionally poor quality (previously a low income neighborhood). Other replacement has occurred for previously replaced material, which did not last. It is rare that folks want to replace historic wood siding, since historic wood is typically a very good material. Our bigger problem is windows in that regard. To get back to National Register impacts, there is sometimes a disconnect between local review board decisions and decisions made by tax credit bureaucrats, but that is a whole other can of worms.

Erik F. Nelson
Senior Planner
City of Fredericksburg
540 372-1179

As a reviewer in the federal tax credit program, I have been taught to consider substitute materials on a case-by-case basis. First, the need for replacement of the existing material must be demonstrated. Then, the location and extent of proposed replacement material is considered - it is relatively unusual for entire facades to warrant replacement (based upon deterioration) at one time. However, in those circumstances where an entire facade is in need of replacement siding, in general, tax credit projects are more likely to be approved with a substitute siding material (that matches all visual characteristics, of course) only for secondary elevations. Typically, the primary/highly visible facades are required to match with wood.

Jenny Parker, LEED AP
Technical Preservation Services
National Park Service
202.354.2041
fax 202.371.1616

Using Alternative Materials on Historic Structures in Fernandina Beach

Positives....	Not so positives...
<p>Increased rehabilitation potential –property owners or potential property owners may take on rehab projects if less expensive, longer-lasting materials can be utilized</p>	<p>Not supported by SOIS or Design Guidelines – SOIS 2, 6 and 9 most clearly point to not using alternative materials and our current design guidelines do not advocate use of alternative materials.</p>
<p>Reduced costs – Alternative materials can be less expensive than the cost of original materials. Alternative materials are also presented as having less maintenance requirements and long lifespans, which can reduce costs over time.</p>	<p>Impact to historic integrity of the structure and district – Replacement of original materials could affect the overall integrity of the structure, particularly where the materials replace character-defining features. This could lead to contributing buildings becoming non-contributing, which could impact the balance of contributing buildings in a district, which ultimately could affect National Register and/or local districting.</p>
<p>Positive environmental considerations – Alternative materials are often presented as environmentally-friendly because they are durable and long-lasting, which reduces replacement, new manufacturing and waste. New windows are presented as more energy efficient.</p>	<p>Alternative materials may not have the lifespan or quality indicated – These materials are touted as having superior lifespans, but some of the materials are untested over time. It is unknown what the appearance of these materials will be long-term, or how they will impact underlying historic materials.</p>
<p>More flexibility – Allowing the use of alternative materials gives property owners more options of materials to utilize in their rehabilitation projects. It may also give the HDC more flexibility to approve projects where the use of original materials may be more expensive or difficult to find/produce.</p>	<p>Negative environmental considerations – PVC manufacturing is detrimental to the environment, and vinyl products can off-gas toxic chemicals into the outdoor and indoor environments. Upon disposal, these products have long breakdown cycles and could also cause harm as waste.</p>
<p>Good publicity – ability to utilize alternative materials may be seen as helpful to property owners</p>	<p>Negative perception – Strict adherence to original materials requirement can be seen as inflexible and causing hardship to property owners</p>

16 Preservation Briefs

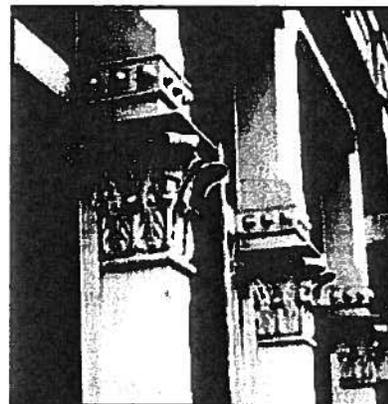
Technical Preservation Services
National Park Service
U.S. Department of the Interior



The Use of Substitute Materials on Historic Building Exteriors

Sharon C. Park, AIA

- » [Introduction](#)
- » [Historical Use of Substitute Materials](#)
- » [When to Consider Using Substitute Materials](#)
- » [Cautions and Concerns](#)
- » [Choosing an Appropriate Substitute Material](#)
- » [Pros and Cons of Various Substitute Materials](#)
- » [Summary](#)
- » [Further Reading](#)



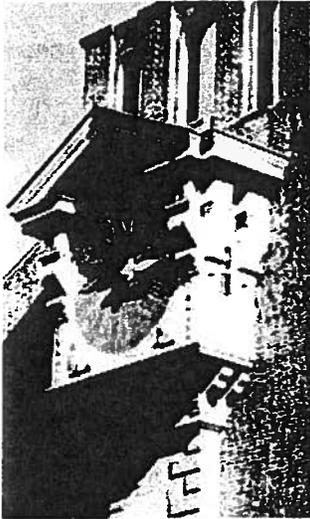
A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

The Secretary of the Interior's Standards for Rehabilitation require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.

Introduction

When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials. In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.

Great care must be taken if substitute materials are used on the exteriors of historic buildings. Ultraviolet light, moisture penetration behind joints, and stresses caused by changing temperatures can greatly impair the performance of substitute materials over time. Only after consideration of all options, in consultation with qualified professionals, experienced fabricators and contractors, and development of carefully written specifications should this work be undertaken.



In the reconstruction of the clock tower at Independence Hall, the substitute materials used were cast stone and wood with fiberglass and polyester bronze ornamentation. Photo: NPS files.

The practice of using substitute materials in architecture is not new, yet it continues to pose practical problems and to raise philosophical questions. On the practical level the inappropriate choice or improper installation of substitute materials can cause a radical change in a building's appearance and can cause extensive physical damage over time. On the more philosophical level, the wholesale use of substitute materials can raise questions concerning the integrity of historic buildings largely comprised of new materials. In both cases the integrity of the historic resource can be destroyed.

Some preservationists advocate that substitute materials should be avoided in all but the most limited cases. The fact is, however, that substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time. Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources.

This Brief provides general guidance on the use of substitute materials on the exteriors of historic buildings. While substitute materials are frequently used on interiors, these applications are not subject to weathering and moisture penetration, and will not be discussed in this Brief. Given the general nature of this publication, specifications for substitute materials are not provided. The guidance provided should not be used in place of consultations with qualified professionals. This Brief includes a discussion of when to use substitute materials, cautions regarding their expected performance, and descriptions of several substitute materials, their advantages and disadvantages. This review of materials is by no means comprehensive, and attitudes and findings will change as technology develops.

Historical Use of Substitute Materials

The tradition of using cheaper and more common materials in imitation of more expensive and less available materials is a long one. George Washington, for example, used wood painted with sand-impregnated paint at Mount Vernon to imitate cut ashlar stone. This technique along with scoring stucco into block patterns was fairly common in colonial America to imitate stone.

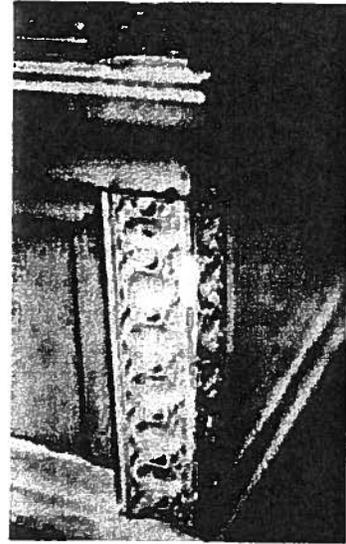
Molded or cast masonry substitutes, such as dry-tamp cast stone and poured concrete, became popular in place of quarried stone during the 19th century. These masonry units were fabricated locally, avoiding expensive quarrying and shipping costs, and were versatile in representing either ornately carved blocks, plain wall stones or rough cut textured surfaces. The end result depended on the type of patterned or textured mold used and was particularly popular in conjunction with mail order houses. Later, panels of cementitious permastone or formstone and less expensive asphalt and sheet metal panels were used to imitate brick or stone.

Metal (cast, stamped, or brake-formed) was used for storefronts, canopies, railings, and other features, such as galvanized metal cornices substituting for wood or stone, stamped metal panels for Spanish clay roofing tiles, and cast-iron column capitals and even entire building fronts in imitation of building stone.

Terra-cotta, a molded fired clay product, was itself a substitute material and was very popular in the late 19th and early 20th centuries. It simulated the appearance of intricately carved stonework, which was expensive and time-consuming to produce. Terra cotta could be glazed to imitate a variety of natural stones, from brownstones to limestones, or could be colored for a polychrome effect.

Nineteenth century technology made a variety of materials readily available that not only were able to imitate more expensive materials but were also cheaper to fabricate and easier to use. Throughout the century, imitative materials continued to evolve. For example, ornamental window hoods were originally made of wood or carved stone. In an effort to find a cheaper substitute for carved stone and to speed fabrication time, cast stone, an early form of concrete, or cast-iron hoods often replaced stone. Toward the end of the century, even less expensive sheet metal hoods, imitating stone, also came into widespread use. All of these materials, stone, cast stone, cast iron, and various pressed metals were in production at the same time and were selected on the basis of the availability of materials and local craftsmanship, as well as durability and cost. The criteria for selection today are not much different.

Many of the materials used historically to imitate other materials are still available. These are often referred to as the traditional materials: wood, cast stone, concrete, terra cotta and cast metals. In the last few decades, however, and partly as a result of the historic preservation movement, new families of synthetic materials, such as fiberglass, acrylic polymers, and epoxy resins, have been developed and are being used as substitute materials in construction. In some respects these newer products (often referred to as high tech materials) show great promise; in others, they are less satisfactory, since they are often difficult to integrate physically with the porous historic materials and may be too new to have established solid performance records.



Substitute materials need to be located with care to avoid damage. The fiberglass column base has chipped, whereas the historic cast iron would have remained sound. Photo: NPS files.

When to Consider Using Substitute Materials in Preservation Projects

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration.

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs

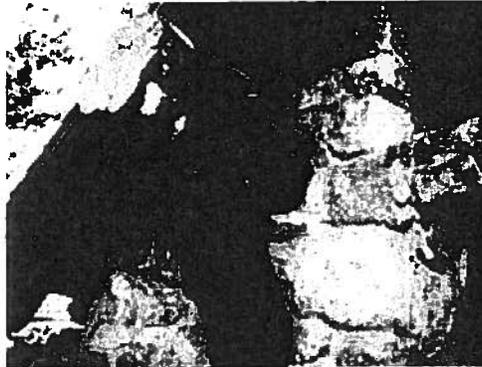
are in kind or with a synthetic substitute material.

In general, four circumstances warrant the consideration of substitute materials: 1) the unavailability of historic materials; 2) the unavailability of skilled craftsmen; 3) inherent flaws in the original materials; and 4) code-required changes (which in many cases can be extremely destructive of historic resources).

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find.



The core of a deteriorated wood outrigger was first drilled out. Photos (left and right): Courtesy, Harrison Goodall.



An inert material was injected into the hollow outrigger, permitting the outer wood to be retained and preserved.

Due to many early failures of substitute materials, some preservationist are looking abroad to find materials (especially stone) that match the historic materials in an effort to restore historic buildings accurately and to avoid many of the uncertainties that come with the use of substitute materials.

1. The unavailability of the historic material.

The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material (particularly a problem for masonry materials where the color and texture are derived from the material itself). This may be due to the actual unavailability of the material or to protracted delivery dates. For example, the local quarry that supplied the sandstone for a building may no longer be in operation. All efforts should be made to locate another quarry that could supply a satisfactory match. If this approach fails, substitute materials such as dry-tamp cast stone or textured precast concrete may be a suitable substitute if care is taken to ensure that the detail, color and texture of the original stone are matched. In some cases, it may be possible to use a sand-impregnated paint on wood as a replacement section, achieved using readily available traditional materials, conventional tools and work skills. Simple solutions should not be overlooked.

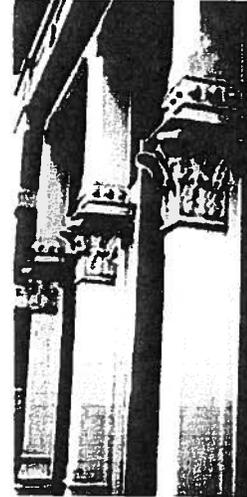
2. The unavailability of historic craft techniques and lack of skilled artisans.

These two reasons complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, cast iron, or molded terra cotta. However, a number of stone and wood cutters now employ sophisticated carving machines, some even computerized. It is also possible to cast substitute replacement pieces using aluminum, cast stone, fiberglass, polymer concretes, glass fiber reinforced concretes and terra cotta. Mold making and

casting takes skill and craftsmen who can undertake this work are available. Efforts should always be made, prior to replacement, to seek out artisans who might be able to repair ornamental elements and thereby save the historic features in place.

3. Poor original building materials.

Some historic building materials were of inherently poor quality or their modern counterparts are inferior. In addition, some materials were naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor quality materials were the very soft sandstones which eroded quickly. An example of poor quality modern replacement material is the tin coated steel roofing which is much less durable than the historic tin or terne iron which is no longer available. In some cases, more durable natural stones or precast concrete might be available as substitutes for the soft stones and modern terne-coated stainless steel or lead-coated copper might produce a more durable yet visually compatible replacement roofing.



Cast aluminum has been used as a replacement material for cast iron. Photo: NPS files.

4. Code-related changes.

Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices, or freestanding urns or finials be securely re-anchored to new structural frames or be removed completely. In some cases, it may be acceptable to replace these heavy historic elements with light replicas. In other cases, the extent of historic fabric removed may be so great as to diminish the integrity of the resource. This could affect the significance of the structure and jeopardize National Register status. In addition, removal of repairable historic materials could result in loss of Federal tax credits for rehabilitation. Department of the Interior regulations make clear that the Secretary of the Interior's Standards for Rehabilitation take precedence over other regulations and codes in determining whether a project is consistent with the historic character of the building undergoing rehabilitation.

Two secondary reasons for considering the use of substitute materials are their lighter weight and for some materials, a reduced need of maintenance. These reasons can become important if there is a need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

Cautions and Concerns

In dealing with exterior features and materials, it must be remembered that moisture penetration, ultraviolet degradation, and differing thermal expansion and contraction rates of dissimilar materials make any repair or replacement problematic. To ensure that a repair or replacement will perform well over time, it is critical to understand fully the properties of both the original and the substitute materials, to install replacement materials correctly, to assess their impact on adjacent historic materials, and to have reasonable expectations of future performance.

Many high tech materials are too new to have been tested thoroughly. The differences in vapor permeability between some synthetic materials and the historic materials have in some cases caused unexpected further deterioration. It is therefore difficult to recommend substitute materials if the historic materials are still available. As previously mentioned, consideration should always be given first to using traditional materials and

methods of repair or replacement before accepting unproven techniques, materials or applications.

Substitute materials must meet three basic criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

Matching the Appearance of the Historic Materials

In order to provide an appearance that is compatible with the historic material, the new material should match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity and finish of the original material. The closer an element is to the viewer, the more closely the material and craftsmanship must match the original.

Matching the color and surface texture of the historic material with a substitute material is normally difficult. To enhance the chances of a good match, it is advisable to clean a portion of the building where new materials are to be used. If pigments are to be added to the substitute material, a specialist should determine the formulation of the mix, the natural aggregates and the types of pigments to be used. As all exposed material is subject to ultraviolet degradation, if possible, samples of the new materials made during the early planning phases should be tested or allowed to weather over several seasons to test for color stability.

Fabricators should supply a sufficient number of samples to permit onsite comparison of color, texture, detailing, and other critical qualities. In situations where there are subtle variations in color and texture within the original materials, the substitute materials should be similarly varied so that they are not conspicuous by their uniformity.

Substitute materials, notably the masonry ones, may be more water-absorbent than the historic material. If this is visually distracting, it may be appropriate to apply a protective vapor-permeable coating on the substitute material. However, these clear coatings tend to alter the reflectivity of the material, must be reapplied periodically, and may trap salts and moisture, which can in turn produce spalling. For these reasons, they are not recommended for use on historic materials.

Matching the Physical Properties

While substitute materials can closely match the appearance of historic ones, their physical properties may differ greatly. The chemical composition of the material (i.e., presence of acids, alkalines, salts, or metals) should be evaluated to ensure that the replacement materials will be compatible with the historic resource. Special care must therefore be taken to integrate and to anchor the new materials properly. The thermal expansion and contraction coefficients of each adjacent material must be within tolerable limits. The function of joints must be understood and detailed either to eliminate moisture penetration or to allow vapor permeability. Materials that will cause galvanic corrosion or other chemical reactions must be isolated from one another.



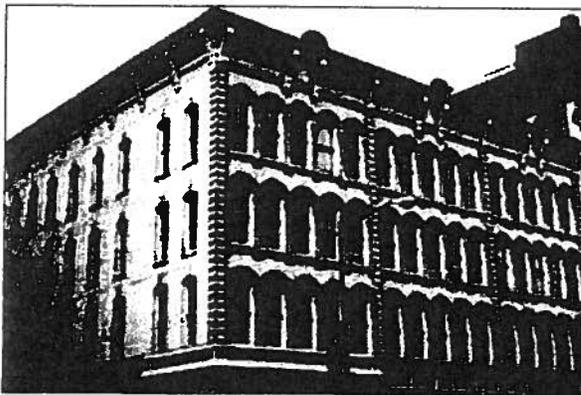
A waterproof coating is an inappropriate substitute material to apply to adobe as it seals in moisture and may result in spalling. Photo: NPS files.

To ensure proper attachment, surface preparation is critical. Deteriorated underlying material must be cleaned out. Noncorrosive anchoring devices or fasteners that are designed to carry the new material and to withstand wind, snow and other destructive elements should be used. Properly chosen fasteners allow attached materials to expand and contract at their own rates. Caulking, flexible sealants or expansion joints between the historic material and the substitute material can absorb slight differences of movement. Since physical failures often result from poor anchorage or improper installation techniques, a structural engineer should be a member of any team undertaking major repairs.

Some of the new high tech materials such as epoxies and polymers are much stronger than historic materials and generally impermeable to moisture. These differences can cause serious problems unless the new materials are modified to match the expansion and contraction properties of adjacent historic materials more closely, or unless the new materials are isolated from the historic ones altogether. When stronger or vapor impermeable new materials are used alongside historic ones, stresses from trapped moisture or differing expansion and contraction rates generally hasten deterioration of the weaker historic material. For this reason, a conservative approach to repair or replacement is recommended, one that uses more pliant materials rather than high-strength ones. Since it is almost impossible for substitute materials to match the properties of historic materials perfectly, the new system incorporating new and historic materials should be designed so that if material failures occur, they occur within the new material rather than the historic material.

Performance Expectations

While a substitute material may appear to be acceptable at the time of installation, both its appearance and its performance may deteriorate rapidly. Some materials are so new that industry standards are not available, thus making it difficult to specify quality control in fabrication, or to predict maintenance requirements and long term performance. Where possible, projects involving substitute materials in similar circumstances should be examined. Material specifications outlining stability of color and texture; compressive or tensile strengths if appropriate; the acceptable range of thermal coefficients, and the durability of coatings and finishes should be included in the contract documents. Without these written documents, the owner may be left with little recourse if failure occurs.



The historic cornice was successfully replaced with a fiberglass cornice. Photo: NPS files.

The tight controls necessary to ensure long-term performance extend beyond having written performance standards and selecting materials that have a successful track record. It is important to select qualified fabricators and installers who know what they are doing and who can follow up if repairs are necessary. Installers and contractors unfamiliar with specific substitute materials and how they function in your local environmental conditions should be avoided.

The surfaces of substitute materials may need special care once installed. For example, chemical residues or mold release agents should be removed completely prior to installation, since they attract pollutants and cause the replacement materials to appear dirtier than the adjacent historic materials. Furthermore, substitute materials

may require more frequent cleaning, special cleaning products and protection from impact by hanging window-cleaning scaffolding. Finally, it is critical that the substitute materials be identified as part of the historical record of the building so that proper care and maintenance of all the building materials continue to ensure the life of the historic resource.

Choosing an Appropriate Substitute Material

Once all reasonable options for repair or replacement in kind have been exhausted, the choice among a wide variety of substitute materials currently on the market must be made. The charts at the end of this Brief describe a number of such materials, many of them in the family of modified concretes which are gaining greater use. The charts do not include wood, stamped metal, mineral fiber cement shingles and some other traditional imitative materials, since their properties and performance are better known. Nor do the charts include vinyls or molded urethanes which are sometimes used as cosmetic claddings or as substitutes for wooden millwork. Because millwork is still readily available, it should be replaced in kind.

The charts describe the properties and uses of several materials finding greater use in historic preservation projects, and outline advantages and disadvantages of each. It should not be read as an endorsement of any of these materials, but serves as a reminder that numerous materials must be studied carefully before selecting the appropriate treatment. Included are three predominantly masonry materials (cast stone, precast concrete, and glass fiber reinforced concrete); two predominantly resinous materials (epoxy and glass fiber reinforced polymers also known as fiberglass), and cast aluminum which has been used as a substitute for various metals and woods.

Pros and Cons of Various Substitute Materials

Cast Aluminum

Material: Cast aluminum is a molten aluminum alloy cast in permanent (metal) molds or onetime sand molds which must be adjusted for shrinkage during the curing process. Color is from paint applied to primed aluminum or from a factory finished coating. Small sections can be bolted together to achieve intricate or sculptural details. Unit castings are also available for items such as column plinth blocks.

Application: Cast aluminum can be a substitute for cast iron or other decorative elements. This would include grillwork, roof crestings, cornices, ornamental spandrels, storefront elements, columns, capitals, and column bases and plinth blocks. If not self-supporting, elements are generally screwed or bolted to a structural frame. As a result of galvanic corrosion problems with dissimilar metals, joint details are very important.

Advantages:

- light weight (1/2 of cast iron)
- corrosion-resistant, noncombustible
- intricate castings possible
- easily assembled, good delivery time
- can be prepared for a variety of colors
- long life, durable, less brittle than cast iron

Disadvantages:

- lower structural strength than castiron
- difficult to prevent galvanic corrosion with other metals
- greater expansion and contraction than castiron; requires
- gaskets or caulked joints
- difficult to keep paint on aluminum

Checklist:

- Can existing be repaired or replaced in kind?
- How is cast aluminum to be with other metals attached?
- Have full-size details been developed for each piece to be cast?
- How are expansion joints detailed?
- Will there be a galvanic corrosion problem?
-
- Are fabricators/installers experienced?

Cast Stone (dry tamped)

Material: Cast stone is an almost-dry cement, lime and aggregate mixture which is dry-tamped into a mold to produce a dense stone-like unit. Confusion arises in the building industry as many refer to high quality precast concrete as cast stone. In fact, while it is a form of precast concrete, the drytamp fabrication method produces an outer surface resembling a stone surface. The inner core can be either drytamped or poured full of concrete. Reinforcing bars and anchorage devices can be installed during fabrication.

Application: Cast stone is often the most visually similar material as a replacement for unveined deteriorated stone, such as brownstone or sandstone, or terra cotta in imitation of stone. It is used both for surface wall stones and for ornamental features such as window and door surrounds, voussoirs, brackets and hoods. Rubberlike molds can be taken of good stones on site or made up at the factory from shop drawings.

Advantages:

- replicates stone texture with good molds (which can come from extant stone) and fabrication
- expansion/contraction similar to stone
- minimal shrinkage of material
- anchors and reinforcing bars can be built in
- material is firerated
- range of color available
- vapor permeable

Disadvantages:

- heavy units may require additional anchorage
- color can fade in sunlight
- may be more absorbent than natural stone
- replacement stones are obvious if too few models and molds are made

Checklist:

- Are the original or similar materials available?
- How are units to be installed and anchored?

- Have performance standards been developed to ensure color stability?
- Have large samples been delivered to site for color, finish and absorption testing?
- Has mortar been matched to adjacent historic mortar to achieve a good color/tooling match?
- Are fabricators/installers experienced?

Glass Fiber Reinforced Concretes (GFRC)

Material: Glass fiber reinforced concretes are lightweight concrete compounds modified with additives and reinforced with glass fibers. They are generally fabricated as thin shelled panels and applied to a separate structural frame or anchorage system. The GFRC is most commonly sprayed into forms although it can be poured. The glass must be alkaline resistant to avoid deteriorating effects caused by the cement mix. The color is derived from the natural aggregates and if necessary a small percentage of added pigments.

Application: Glass fiber reinforced concretes are used in place of features originally made of stone, terra cotta, metal or wood, such as cornices, projecting window and door trims, brackets, finials, or wall murals. As a molded product it can be produced in long sections of repetitive designs or as sculptural elements. Because of its low shrinkage, it can be produced from molds taken directly from the building. It is installed with a separate noncorrosive anchorage system. As a predominantly cementitious material, it is vapor permeable.

Advantages:

- lightweight, easily installed
- good molding ability, crisp detail possible
- weather resistant
- can be left uncoated or else painted
- little shrinkage during fabrication
- molds made directly from historic features
- cements generally breathable
- material is fire-rated

Disadvantages:

- non-loadbearing use only
- generally requires separate anchorage system
- large panels must be reinforced
- color additives may fade with sunlight
- joints must be properly detailed
- may have different absorption rate than adjacent historic material

Checklist:

- Are the original materials and craftsmanship still available?
- Have samples been inspected on the site to ensure detail/texture match?
- Has anchorage system been properly designed?
- Have performance standards been developed?
- Are fabricators/installers experienced?

Precast Concrete

Material: Precast concrete is a wet mix of cement and aggregate poured into molds to create masonry units. Molds can be made from existing good surfaces on the building.

Color is generally integral to the mix as a natural coloration of the sand or aggregate, or as a small percentage of pigment. To avoid unsightly air bubbles that result from the natural curing process, great care must be taken in the initial and longterm vibration of the mix. Because of its weight it is generally used to reproduce individual units of masonry and not thin shell panels.

Application: Precast concrete is generally used in place of masonry materials such as stone or terra cotta. It is used both for flat wall surfaces and for textured or ornamental elements. This includes wall stones, window and door surrounds, stair treads, paving pieces, parapets, urns, balusters and other decorative elements. It differs from cast stone in that the surface is more dependent on the textured mold than the hand tamping method of fabrication.

Advantages:

- easily fabricated, takes shape well
- rubber molds can be made from building stones
- minimal shrinkage of material
- can be load bearing or anchorage can be cast in
- expansion/contraction similar to stone
- material is fire-rated
- range of color and aggregate available
- vapor permeable

Disadvantages:

- may be more moisture absorbent than stone although coatings may be applied
- color fades in sunlight
- small air bubbles may disfigure units
- replacement stones are conspicuous if too few models and molds are made

Checklist:

- Is the historic material still available?
- What are the structural/anchorage requirements?
- Have samples been matched for color/texture/absorption? Have shop drawings been made for each shape?
- Are there performance standards?
- Has mortar been matched to adjacent historic mortar to achieve good color/tooling match?
- Are fabricators/installers experienced?

Fiber Reinforced Polymers (FRP, Fiberglass)

Material: Fiberglass is the most well known of the FRP products generally produced as a thin rigid laminate shell formed by pouring a polyester or epoxy resin gelcoat into a mold. When tack-free, layers of chopped glass or glass fabric are added along with additional resins. Reinforcing rods and struts can be added if necessary; the gel coat can be pigmented or painted.

Application: Fiberglass, a non load-bearing material attached to a separate structural frame, is frequently used as a replacement where a lightweight element is needed or an inaccessible location makes frequent maintenance of historic materials difficult. Its good molding ability and versatility to represent stone, wood, metal and terra cotta make it an alternative to ornate or carved building elements such as column capitals, bases, spandrel panels, beltcourses, balustrades, window hoods or parapets. Its ability to

reproduce bright colors is a great advantage.

Advantages:

- lightweight, long spans available with a separate structural frame
- high ratio of strength to weight
- good molding ability
- integral color with exposed high quality pigmented gel-coat or takes paint well
- easily installed, can be cut, patched, sanded
- non-corrosive, rot-resistant

Disadvantages:

- requires separate anchorage system
- combustible (fire retardants can be added); fragile to impact.
- high coefficient of expansion and contraction requires frequently placed expansion joints
- ultraviolet sensitive unless surface is coated or pigments are in gelcoat
- vapor impermeability may require ventilation detail

Checklist:

- Can original materials be saved/used?
- Have expansion joints been designed to avoid unsightly appearance?
- Are there standards for color stability/durability?
- Have shop drawings been made for each piece?
- Have samples been matched for color and texture?
- Are fabricators/installers experienced?
- Do codes restrict use of FRP?

Epoxies (Epoxy Concretes, Polymer Concretes)

Material: Epoxy is a resinous two-part thermosetting material used as a consolidant, an adhesive, a patching compound, and as a molding resin. It can repair damaged material or recreate lost features. The resins which are poured into molds are usually mixed with fillers such as sand, or glass spheres, to lighten the mix and modify their expansion/contraction properties. When mixed with aggregates, such as sand or stone chips, they are often called epoxy concrete or polymer concrete, which is a misnomer as there are no cementitious materials contained within the mix. Epoxies are vapor impermeable, which makes detailing of the new elements extremely important so as to avoid trapping moisture behind the replacement material. It can be used with wood, stone, terra cotta, and various metals.

Application: Epoxy is one of the most versatile of the new materials. It can be used to bind together broken fragments of terra cotta; to build up or infill missing sections of ornamental metal; or to cast missing elements of wooden ornaments. Small cast elements can be attached to existing materials or entire new features can be cast. The resins are poured into molds and due to the rapid setting of the material and the need to avoid cracking, the molded units are generally small or hollow inside. Multiple molds can be combined for larger elements. With special rods, the epoxies can be structurally reinforced. Examples of epoxy replacement pieces include: finials, sculptural details, small column capitals, and medallions.

Advantages:

- can be used for repair/replacement
- lightweight, easily installed

- good casting ability; molds can be taken from building material can be sanded and carved.
- color and ultraviolet screening can be added; takes paint well
- durable, rot and fungus resistant

Disadvantages:

- materials are flammable and generate heat as they cure and may be toxic when burned
- toxic materials require special protection for operator and adequate ventilation while curing
- material may be subject to ultraviolet deterioration unless coated or filters added
- rigidity of material
- often must be modified with fillers to match expansion coefficients
- vapor impermeable

Checklist:

- Are historic materials available for molds, or for splicing-in as a repair option?
 - Has the epoxy resin been formulated within the expansion/contraction coefficients of adjacent materials?
 - Have samples been matched for color/finish?
 - Are fabricators/installers experienced?
 - Is there a sound substrate of material to avoid deterioration behind new material?
 - Are there performance standards?
-

Summary

Substitute materials--those products used to imitate historic materials--should be used only after all other options for repair and replacement in kind have been ruled out. Because there are so many unknowns regarding the longterm performance of substitute materials, their use should not be considered without a thorough investigation into the proposed materials, the fabricator, the installer, the availability of specifications, and the use of that material in a similar situation in a similar environment.

Substitute materials are normally used when the historic materials or craftsmanship are no longer available, if the original materials are of a poor quality or are causing damage to adjacent materials, or if there are specific code requirements that preclude the use of historic materials. Use of these materials should be limited, since replacement of historic materials on a large scale may jeopardize the integrity of a historic resource. Every means of repairing deteriorating historic materials or replacing them with identical materials should be examined before turning to substitute materials.

The importance of matching the appearance and physical properties of historic materials and, thus, of finding a successful longterm solution cannot be overstated. The successful solutions illustrated in this Brief were from historic preservation projects involving professional teams of architects, engineers, fabricators, and other specialists. Cost was not necessarily a factor, and all agreed that whenever possible, the historic materials should be used. When substitute materials were selected, the solutions were often expensive and were reached only after careful consideration of all options, and with the assistance of expert professionals.

Further Reading

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Washington, D.C. September, 1988.

Home page logo: Cast aluminum used as a replacement for cast iron. Photo: NPS files.

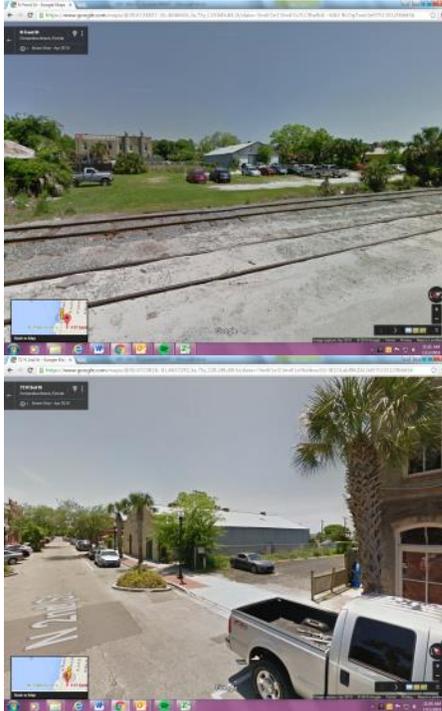
This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-02
January 21, 2016**

**Subject
Property:**

21 N. 2nd Street



Owner/Applicant: John Cotner for Goodsell Nassau LLC

Requested Action: **CONCEPTUAL** Certificate of Approval (COA) for new construction of 80 suite hotel

2007 Historic Resource Survey: c.1946, frame vernacular, contributing/c.1898, masonry vernacular, non-contributing

Zoning/FLUM: C-3/Central Business District

Existing Use: Warehouse/Vacant

Parcel IDs:

- 00-00-31-1800-0001-0260
- 00-00-31-1800-0001-0080
- 00-00-31-1800-0001-0090
- 00-00-31-1800-0001-0140
- 00-00-31-1800-0001-0171

**Adjacent
Properties:**

North
Commercial c.1900 C-2/General Comm.



South
Commercial c. 1878 C-3/CBD



East
Commercial c.2010 C-3/CBD



West
Industrial Vacant IW/Industrial Waterfront



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 requesting **conceptual** approval for an eighty (80) suite hotel on the subject property. The project lies within the Downtown Historic District and the Community Redevelopment Area (CRA). The structure will have three floors of hotel space above a ground-level parking area. See application materials for more detail. There are two existing structures on the property. The staff report for HDC case 2010-26 goes into detail on these structures. The Historic District Council approved demolition of both structures under that case. Final approval for this project would need to request demolition as part of the application, since the approvals have lapsed.

Past COA:

HDC 2011-46 (Variance)	1/19/2012	Variance from 4.03.03(E)(2) regarding façade recess at 30 (thirty) foot mark
HDC 2010-25 (Old Business)	6/16/2011	Final approval of two townhomes (Lots 23 and 24)
HDC 2010-31	10/21/2010	Variance from LDC Section 5.01.03 regarding accessory structure setbacks and height
HDC 2010-25 (Old Business)	10/21/2010	Final approval for one townhome (Lot 22 only)
HDC 2010-25	8/19/2010	Conceptual approval of five townhomes
HDC 2015-26	8/19/2010	Demolition of structures at 21 N. 2nd Street/101 Alachua Street (approved)

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Land Development Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 1, 2, 8, 9 and 10 apply to this project.**

Section 8.01.01.01(B) and Section 8.03.04(A)(2) of the Land Development Code states that the review of proposed development within the Historic District Overlay shall also be based upon compliance with the *Downtown Historic District Guidelines*. **The applicable Guidelines are for commercial buildings: New Construction (p.55). Sustainability guidance for new construction is also provided on p.15 of the Guidelines.**

Section 8.01.02(B) of the Code states that the review of proposed development within the Community Redevelopment Area shall be based upon compliance with the *CRA Design Guidelines*. This property lies within the "East of Front Street" Design Area. **Applicable guidelines are in Section 4.4 for the East of Front Street area and Section 5.0: General Standards.**

Requirements in LDC Section 8.01.02 regarding the Amelia River Waterfront CRA also apply. As of the writing of this staff report, changes to this section of code are pending before the City Commission and will go to second reading January 19th.

ANALYSIS AND STAFF RECOMMENDATION:

SOIS: Conceptually, the project appears to be compliant with the applicable Standards. Though much of the property is covered in asphalt, staff encourages the applicant to comply with SOIS 8 regarding archaeological resources.

Downtown Design Guidelines:

- Provide ADA accessibility from side or rear of structure.

Staff comments: ADA accessibility will be accomplished through the interior parking area.

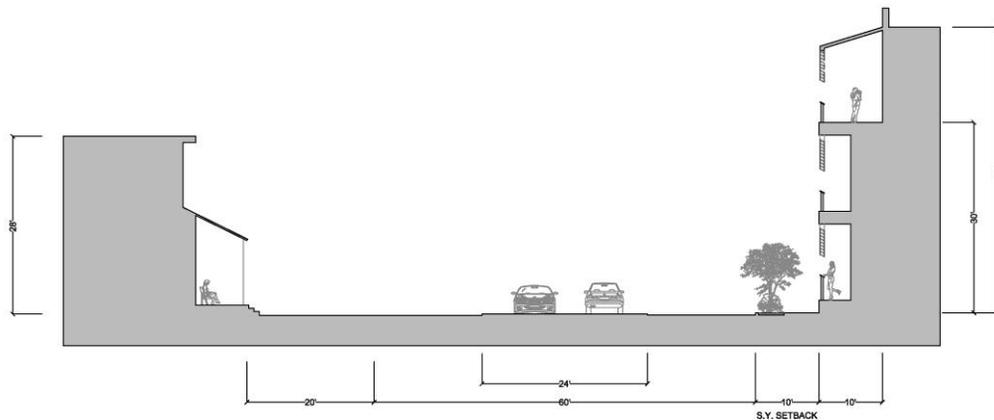
- Apply each guideline in terms of new building's relationship to adjacent historic buildings.

Staff comments: The applicant indicates that final approval will include 3D modeling which will better demonstrate relationship to adjacent buildings.

- New buildings should be within 10% of average height of existing buildings as seen from street and publically accessible areas.
Staff comments: The proposed building will be two stories taller than adjacent structures.
- Façade proportions including height to width should be similar to existing adjacent buildings.
Staff comments: The applicant proposes breaking the massing of the structure with modulating design elements to help achieve this.
- Similar setback to historic structures.
Staff comments: On the N. 2nd Street and Alachua Street elevations, the setback will be similar to adjacent buildings. The Front Street elevation does not have immediately adjacent buildings except 12 N. Front Street. The applicant proposes a setback in order to accommodate a pedestrian area.
- Area's dominant architecture should match simplicity or complexity of adjacent buildings.
Staff comments: Adjacent structures are very simple architecturally. Staff's opinion is that the conceptual design utilizes various elements that are perhaps too complex for the immediate area (different balcony railing designs, multiple exterior finishes in one module of the building, etc.). However, this may be better articulated through providing 3D models and final drawings that show more detail than the conceptual renderings.
- Window/door proportions should be similar to adjacent buildings.
Staff comments: Windows and doors should follow style on adjacent structures to north and south that utilize an arch. N. 2nd and Alachua Street street-level elevations should reflect commercial storefront appearance where feasible.
- Materials, textures and colors should relate to surrounding area.
Staff comments: Conceptually, the project appears compatible, but more information will need to be provided for final approval. The brick color selected for the building will be important since buildings in the area utilize brick extensively.
- Relate architectural details to that of existing buildings.
Staff comments: Besides the flat roof with parapet, and use of stucco and brick, staff does not see architectural elements that relate to historic buildings to the north, south or in the block of N. 2nd Street. Again, this may be better articulated with more complete drawings.
- No snap-in or flush muntin bars on windows, must have divided lights with raised muntins.
Staff comments: In staff's opinion, the project could better incorporate historic-looking windows and window/door shapes, particularly on the 2nd and Alachua Street elevations.
- Building constructed over several lots should have vertical divisions to maintain streetscape rhythm.
Staff comments: As noted, the applicant is using a modulating design to help achieve this.
- Overall design should be compatible but able to be recognized as product of their own time.
Staff comments: Conceptually, this project is definitely a product of our time, but in staff's opinion, could use more connection to the historic fabric of downtown.

CRA Design Guidelines:

- Facades up to 30' in height shall have maximum front yard setback of no more than 10'.
Staff comments: The applicant is aware of this requirement, which will need to be illustrated on final approval drawings. The proposed allowed setback area will incorporate a pedestrian area.
- Facades up to 45' in height shall be recessed back from first 30' of façade a minimum of 10'. Awnings, pergolas or covered balconies may project into this setback, but shall not extend beyond first 30' of façade.
Staff comments: The applicant is aware of this requirement, which will need to be illustrated on final approval drawings.
- Upper floor setback area may be covered with a canopy or enclosed with operable louvers, but shall be non-air conditioned.
Staff comments: The conceptual renderings illustrate an awning/canopy cover above the top floor rooms, which is allowable provided they are not part of the main roof structure (as required by the LDC Section 8.01.02(E)(2)).



Building styles for this area shall be compatible with historic commercial downtown, particularly along 2nd Street. Styles include: simple, geometric forms with all sides of building being designed; modulating mass with insets or projections at entryways and corners; brick, stone or stucco over block; careful masonry detailing, wood, metal or combination detailing around entries, openings and balconies; simple roof forms, predominantly flat with parapet; and street level commercial with greater areas of glass with awnings over pedestrian area.

Staff comments: See notes under Downtown Design Guidelines regarding architectural style, windows/doors, materials, etc.

Awnings and canopies are appropriate for new construction.

Staff comments: Awnings at the pedestrian level would be beneficial for purposes of providing shade.

Parking garages should have all walls designed; where architectural elements cannot be used, blank walls should be screened with landscape elements.

Staff comments: The applicant proposes landscaping blank walls on the street-level parking garage. Where feasible, staff recommends commercial storefront design elements at this level.

Parking surfaces shall be pervious.

Staff comments: This detail will be provided with final approval application.

Any street furniture shall comply with standards in Section 5.2.

Staff comments: This detail will be provided with final approval application.

Exterior lighting shall be energy-efficient, shielded and recessed to comply with dark sky requirements. Selection of light fixtures on private property shall be consistent with project design and consistent with existing lighting design where relevant, such as on N. 2nd Street. Outdoor fixtures are limited to 15' in height or height of nearest building, whichever is less.

Staff comments: This detail will be provided with final approval application.

Signage guidelines are in Section 5.4, but must comply with requirements in LDC Section 8.01.03.

Staff comments: This detail will be provided with final approval application.

Recommendation: See staff comments as noted above. Staff is comfortable recommending conceptual approval for purposes of moving the project forward, but would advise that some of the elements be addressed in order to be more compatible with the Downtown and CRA Design Guidelines.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-02; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-02, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant **CONCEPTUAL** approval at this time.

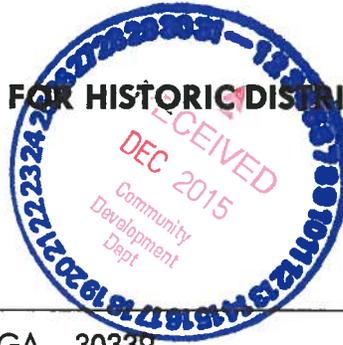
Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 12/11/15 BY: AB
PAYMENT: \$ 20000 TYPE: CNE # 20490
APPLICATION #: 2015-0001725
CASE #: HDC 2016-02
BOARD MEETING DATE: JAN 2016



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA



APPLICANT INFORMATION

Owner Name: Goodsell Nassau LLC
Mailing Address: 2970 New Paces Ferry Road, Atlanta, GA 30339
Telephone: (770) 444-9088 Fax: _____
Email: dickgoodsell5@gmail.com

Agent Name: Cotner Associates, Inc. Architects
Mailing Address: 9 S 3rd Street, Fernandina Beach, FL 32034
Telephone: (904) 277-4593 Fax: (904) 277-6734
Email: john@cotnerassociates.com

PROPERTY INFORMATION

Street Address: Alachua, 2nd and Front Streets
Parcel Identification Number(s): 00-00-31-1800-0001-0090 00-00-31-1800-0001-0080 00-00-31-1800-0001-02
Lot Number: S-1 of 17, 8, 9-13, 14-16 Block Number: 1 00-00-31-1800-0001-0140
22-25, 26

PROJECT INFORMATION

- STAFF APPROVAL BOARD APPROVAL: CONCEPTUAL X OR FINAL _____
- New Construction Demolition
- Additions/Alterations Other: _____

Brief description of work proposed:
The construction of an eighty suite boutique hotel with parking for 85 cars and bikes. The structure proposed is three habitable floors over parking to include kitchen, lounge, second level courtyard, river overlooks at each floor and 10' promenade fronting railroad/front street. Streetscape to be a continuation of city standard.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric		
Doors		
Windows		
Roofing		
Fascia/Trim		
Foundation		
Shutters		
Porch/Deck		
Fencing		
Driveways/Sidewalks		
Signage		
Other		
Other		
Other		

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

12-1-15
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
 } ss
COUNTY OF NASSAU }

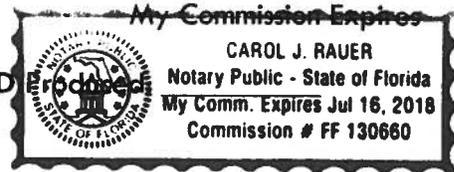
Subscribed and sworn to before me this 1st day of December, 2015.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

Jul 16, 2018

Personally Known OR Produced Identification ID#



2



X Prepared by and return to:
Morris|Hardwick|Schneider
7552 Navarre Pkwy #19
Navarre, FL 32566

Parcel ID: 00-0031-1800-0001-0090
00-0031-1800-0001-0140
00-0031-1800-0001-0260
00-0031-1800-0001-0080

_____ {Space Above This Line For Recording Data} _____

Warranty Deed

This Warranty Deed made this 16th day of August 2007 between Richard B. Goodsell, as to his separate and non-homestead property, whose post office address is 2970 New Paces Ferry Road, Atlanta, GA 30339, grantor and Goodsell Nassau, LLC, a Florida limited liability company, whose post office address is 2970 New Paces Ferry Road, Atlanta, GA 30339, grantee:

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

Witnesseth, that said grantor, for and in valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau County, Florida to-wit:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 8 through 16, all inclusive and 22 through 26, all inclusive, Block 1

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

REC 18-50

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marilyn M. AWA
Witness 1 Signature

MARILYN AWA
Witness 1 Print Name

[Signature]
Witness 2 Signature

Cherie Holland
Witness 2 Print Name

Richard B. Goodsell
Richard B. Goodsell

State of Georgia
County of Cobb

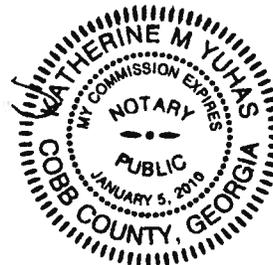
The foregoing instrument was acknowledged before me this 16th day of Aug. 2007 by Richard B. Goodsell, who [] is/are personally known or [X] has/have produced a driver's license as identification.

{Notary Seal}

Katherine M. Yuhaz
Notary Public

Printed Name: Katherine M. Yuhaz

My Commission Expires: 1/5/2010

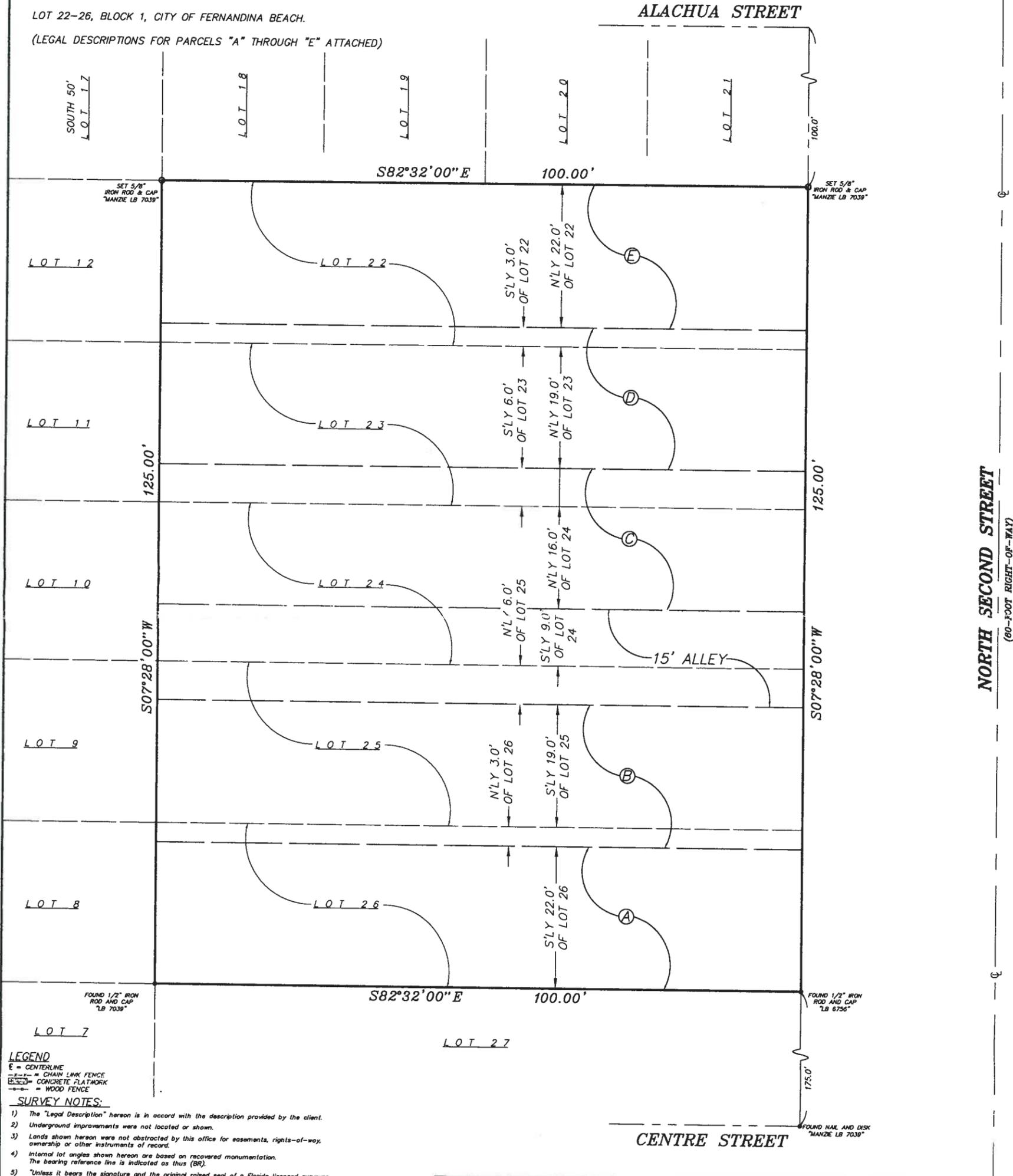


MAP OF BOUNDARY SURVEY

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

LOT 22-26, BLOCK 1, CITY OF FERNANDINA BEACH.

(LEGAL DESCRIPTIONS FOR PARCELS "A" THROUGH "E" ATTACHED)



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

LEGEND
 E = CENTERLINE
 --- = CHAIN LINK FENCE
 --- = CONCRETE FLATWORK
 --- = WOOD FENCE

- SURVEY NOTES:**
- 1) The "Legal Description" hereon is in accord with the description provided by the client.
 - 2) Underground improvements were not located or shown.
 - 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - 4) Internal lot angles shown hereon are based on recovered monumentation. The bearing reference line is indicated as thus (BR).
 - 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
 - 6) The property shown hereon lies within flood zone "AE-10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C-0237-E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - 7) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
 - 8) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- COPYRIGHT © 2011 BY MANZIE AND DRAKE LAND SURVEYING

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

- MICHAEL A. MANZIE, P.L.S. 4069
- MARK G. HILL, P.S.M. 5879



MANZIE & DRAKE LAND SURVEYING

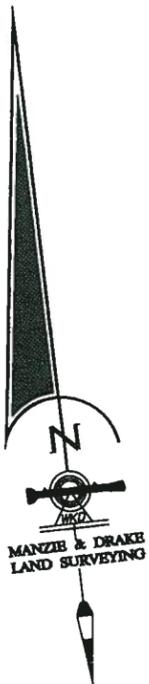
117 South Ninth Street, Fernandina Beach, FL 32034
 (904) 491-5700 FAX (904) 491-5777
 Certificate of Authorization Number "LB 7039"
 "OUR SIGHTS ARE ON THE FUTURE,
 SET YOUR SITES ON US."

SCALE: 1"=10' JOB NO: 17933 DATE: 4-5-11 CADD: JR
 F.B. NO: X-250 PAGE NO: 75 FIELD CREW: MH FILE NO: 898-698



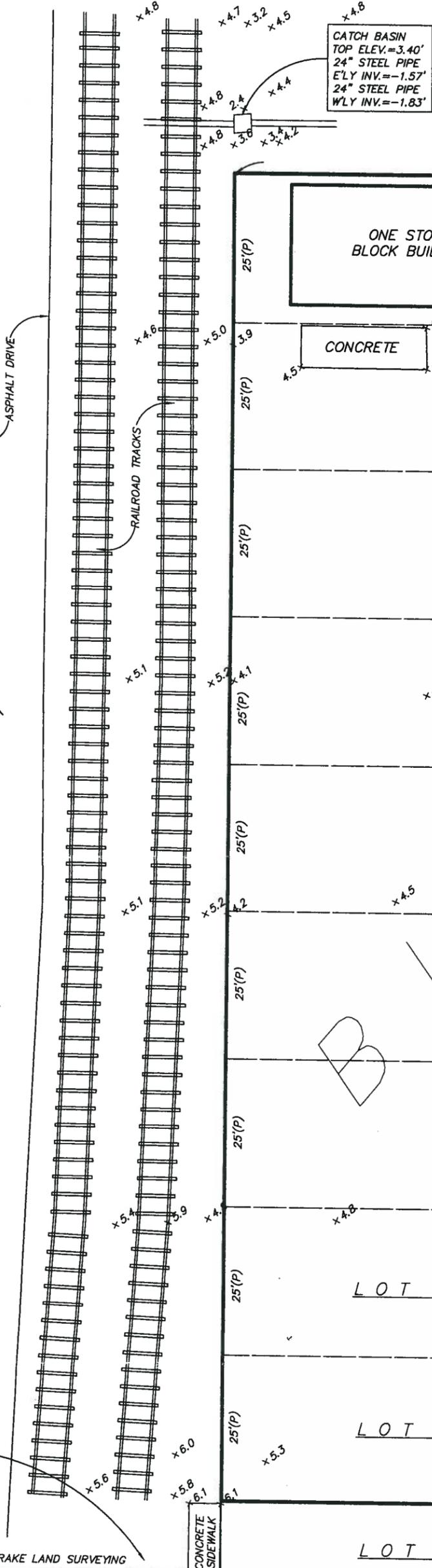
MAP OF TOPOGRAPHIC SURVEY

ALACHUA STREET (60-FOOT RIGHT-OF-WAY)



NORTH FRONT STREET

(60-FOOT RIGHT-OF-WAY)



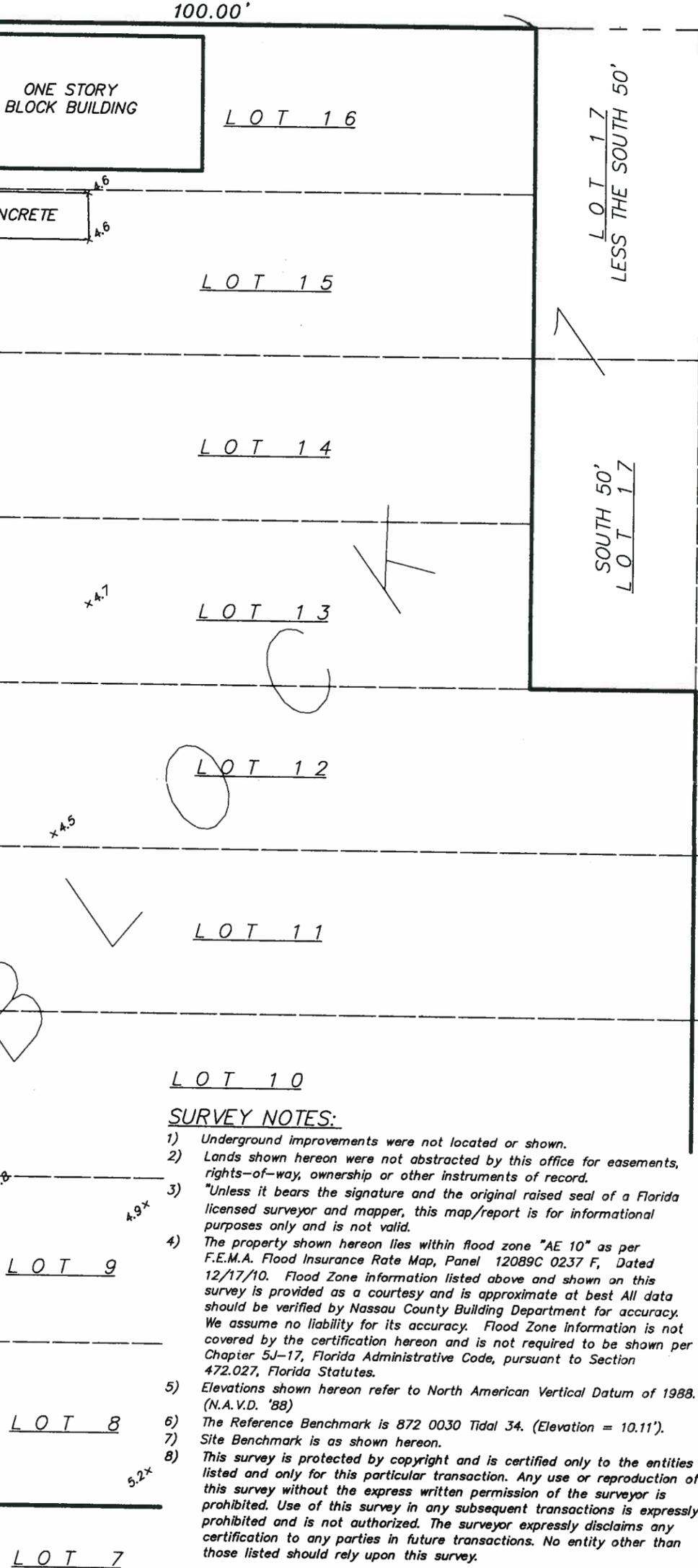
CATCH BASIN
TOP ELEV.=3.40'
24" STEEL PIPE
E'LY INV.=-1.57'
24" STEEL PIPE
W'LY INV.=-1.83'

BENCHMARK:
NAIL AND DISK "MANZIE LB
7039" FOUND IN WOODEN
POWER POLE LOCATED AT
THE SOUTHWEST CORNER OF
LOT 5, BLOCK 1.

COPYRIGHT © 2013 BY MANZIE AND DRAKE LAND SURVEYING

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

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



SURVEY NOTES:

- 1) Underground improvements were not located or shown.
- 2) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 3) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 4) The property shown hereon lies within flood zone "AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 F, Dated 12/17/10. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 5) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 6) The Reference Benchmark is 872 0030 Tidal 34. (Elevation = 10.11').
- 7) Site Benchmark is as shown hereon.
- 8) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777

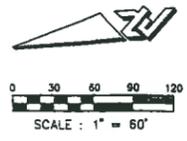
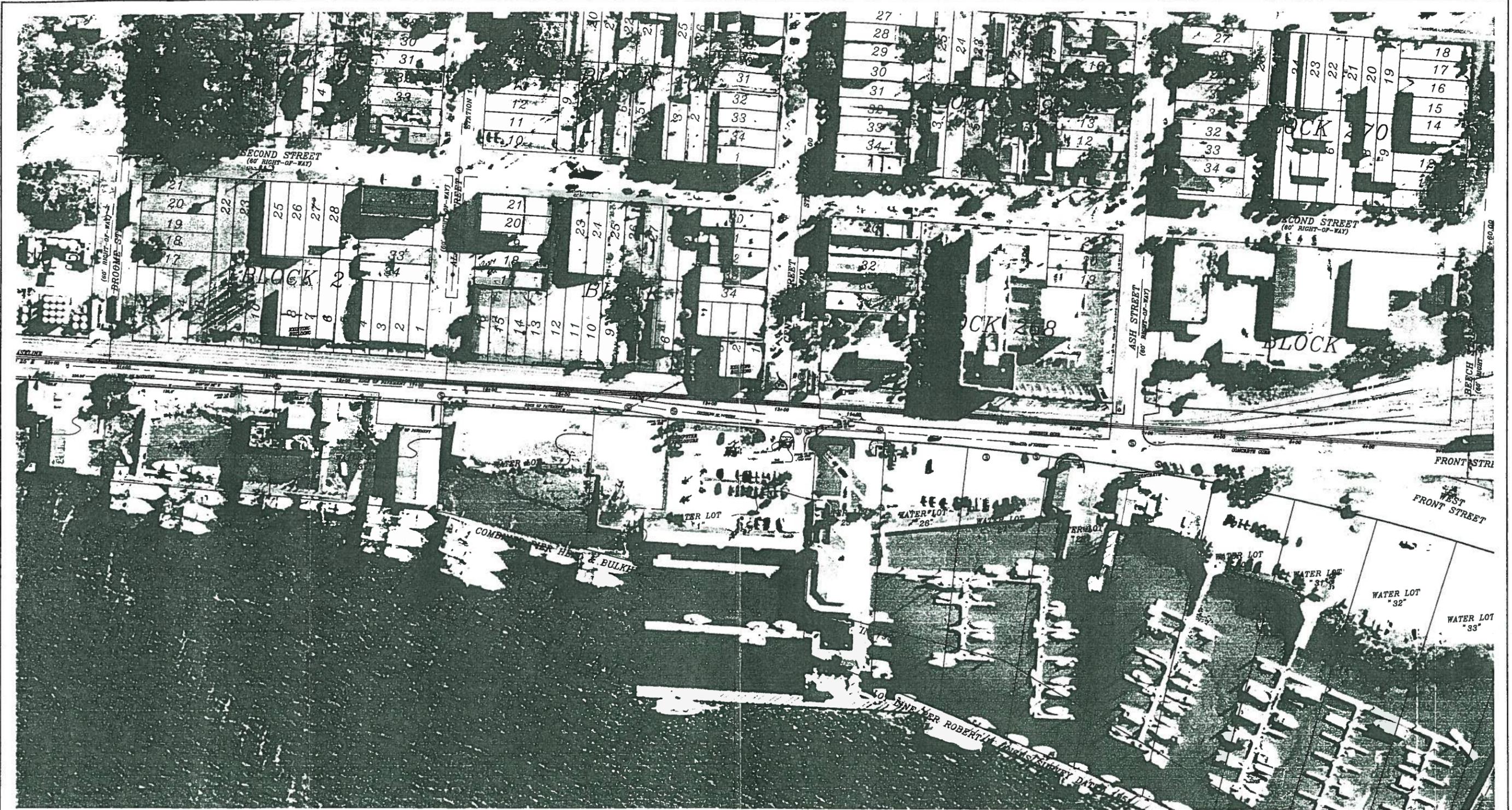
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 17933 DATE: 2/21/13 CADD: JR

F.B. NO: X-250 PAGE NO: 75 FIELD CREW: GS FILE NO: A-3209

FB ~~Board~~ Aerial



- LEGEND**
- BRICK FLATWORK
 - CONCRETE FLATWORK
 - WOOD POWER POLE
 - FIRE HYDRANT
 - WATER METER
 - LIGHT POLE
 - AERIAL UTILITY WIRES
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - ELECTRIC MANHOLE
 - CATCH BASIN
- NOTE: SURVEY PROVIDED BY MANZIE & DRAKE LAND SURVEYING.

**FRONT STREET REDEVELOPMENT
SINGLE TRACK AERIAL EXHIBIT**

AMELIA ISLAND FLORIDA

ZEV COHEN & ASSOCIATES, INC.
401 Centre St., Ste. 307, Fernandina Beach, FL 32034
(904) 481-5438 FAX (904) 281-7879

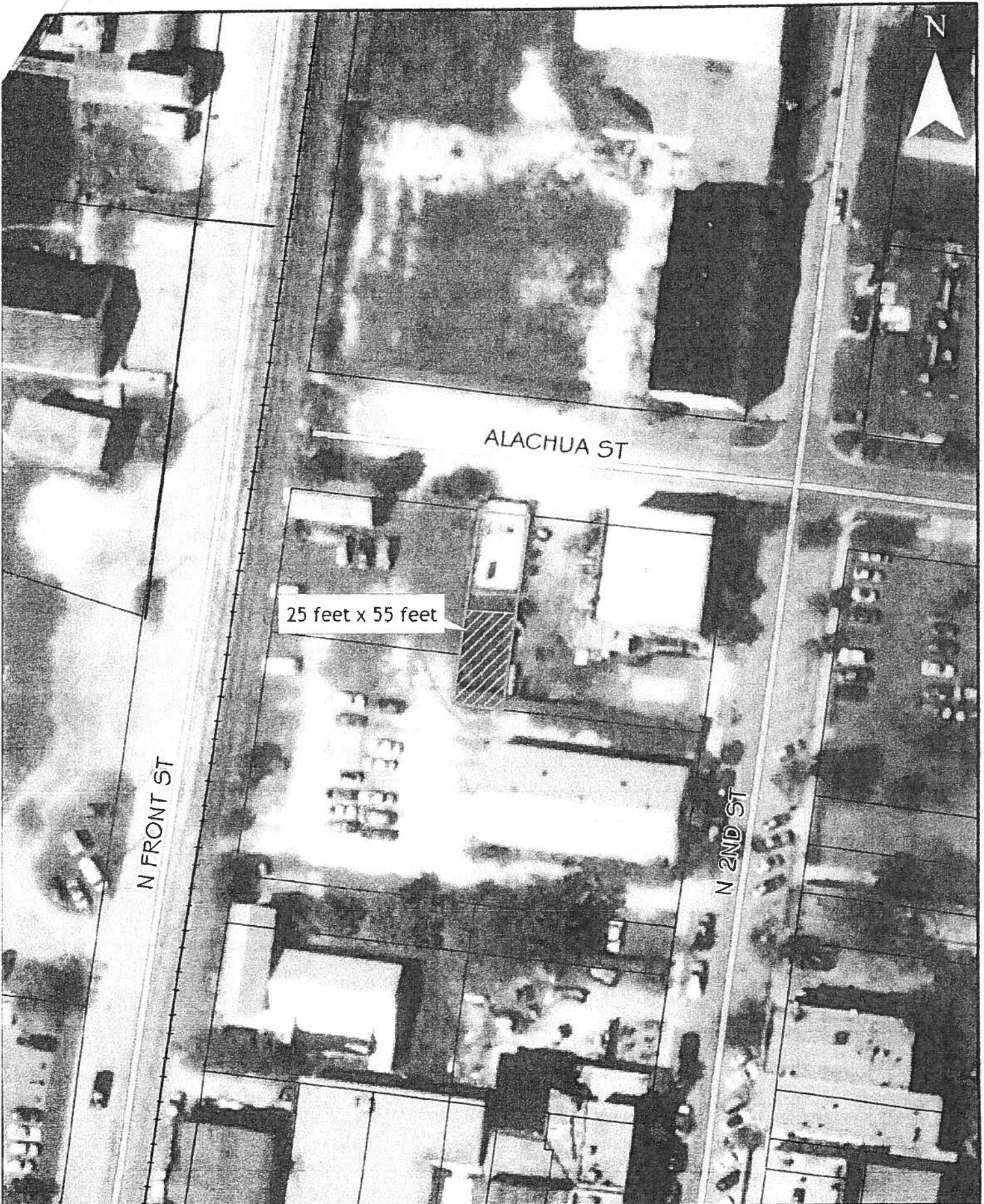
ENGINEERS (EA 4816) PLANNERS LANDSCAPE ARCHITECTS (LA 83)

© COPYRIGHT BY ZEV COHEN & ASSOCIATES INC. 2002

PROJECT NO: 51014	DATE PREPARED: 9-5-02	51014-1E
DESIGNED BY: SCH	DRAFTED BY: RPS	CHECKED BY: SCH
SCALE: 1" = 60'	SHEET: 1 OF 1	FILE LOCATION: 31-1

NOT VALID WITHOUT EMBOSSED SEAL

A Portion of Parcel # 00-00-31-1800-0001-0170



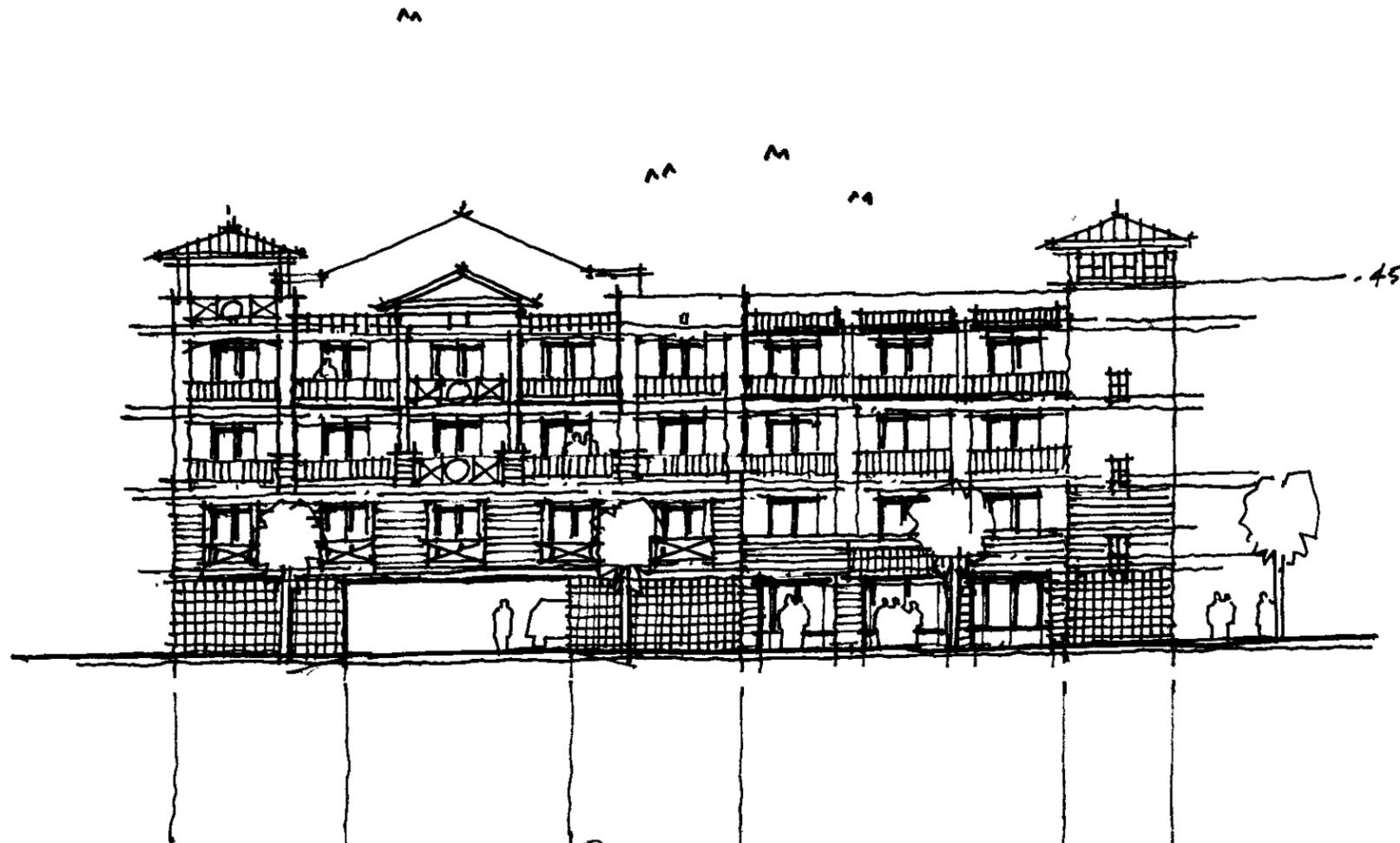
N FRONT ST

ALACHUA ST

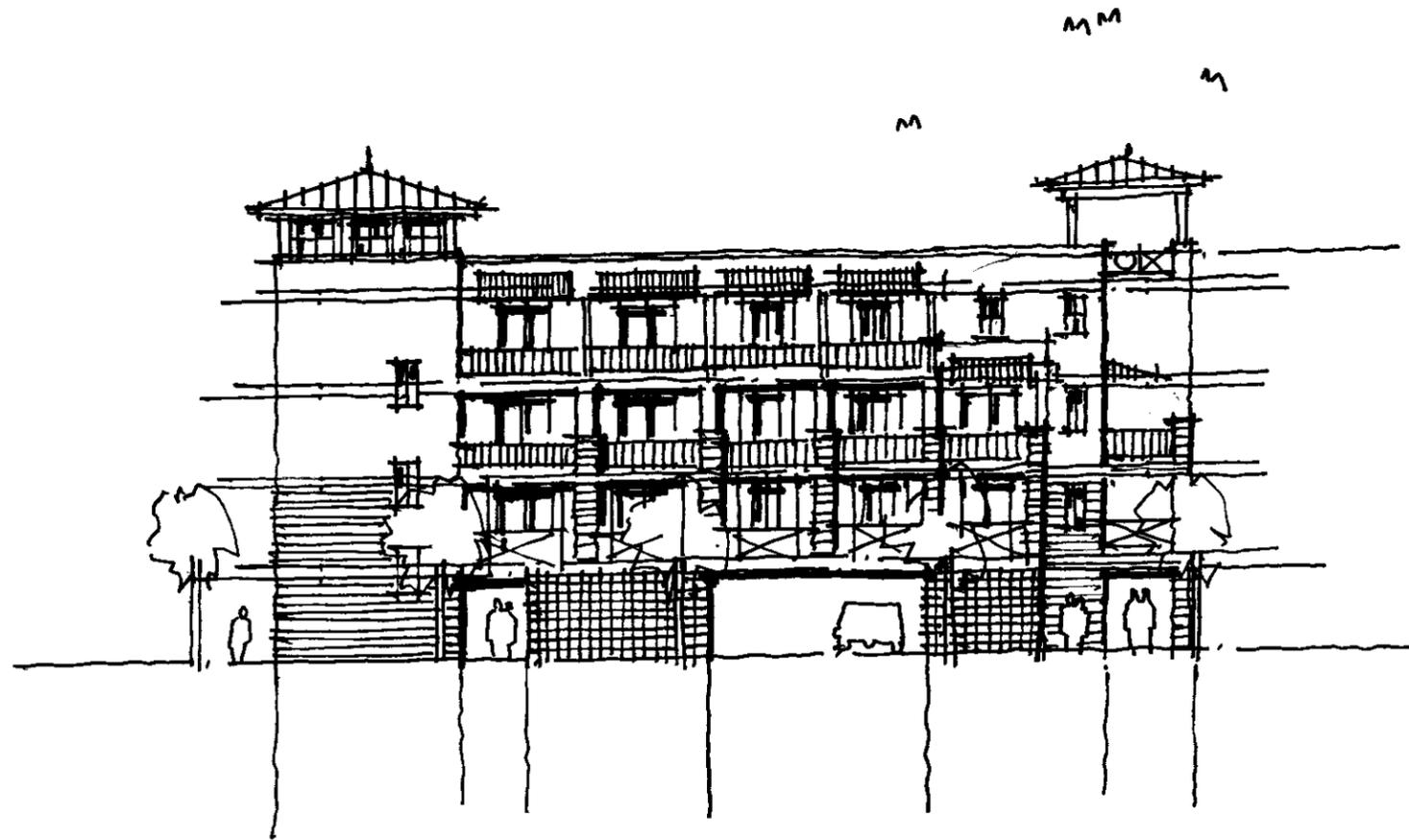
25 feet x 55 feet

N 2ND ST

N



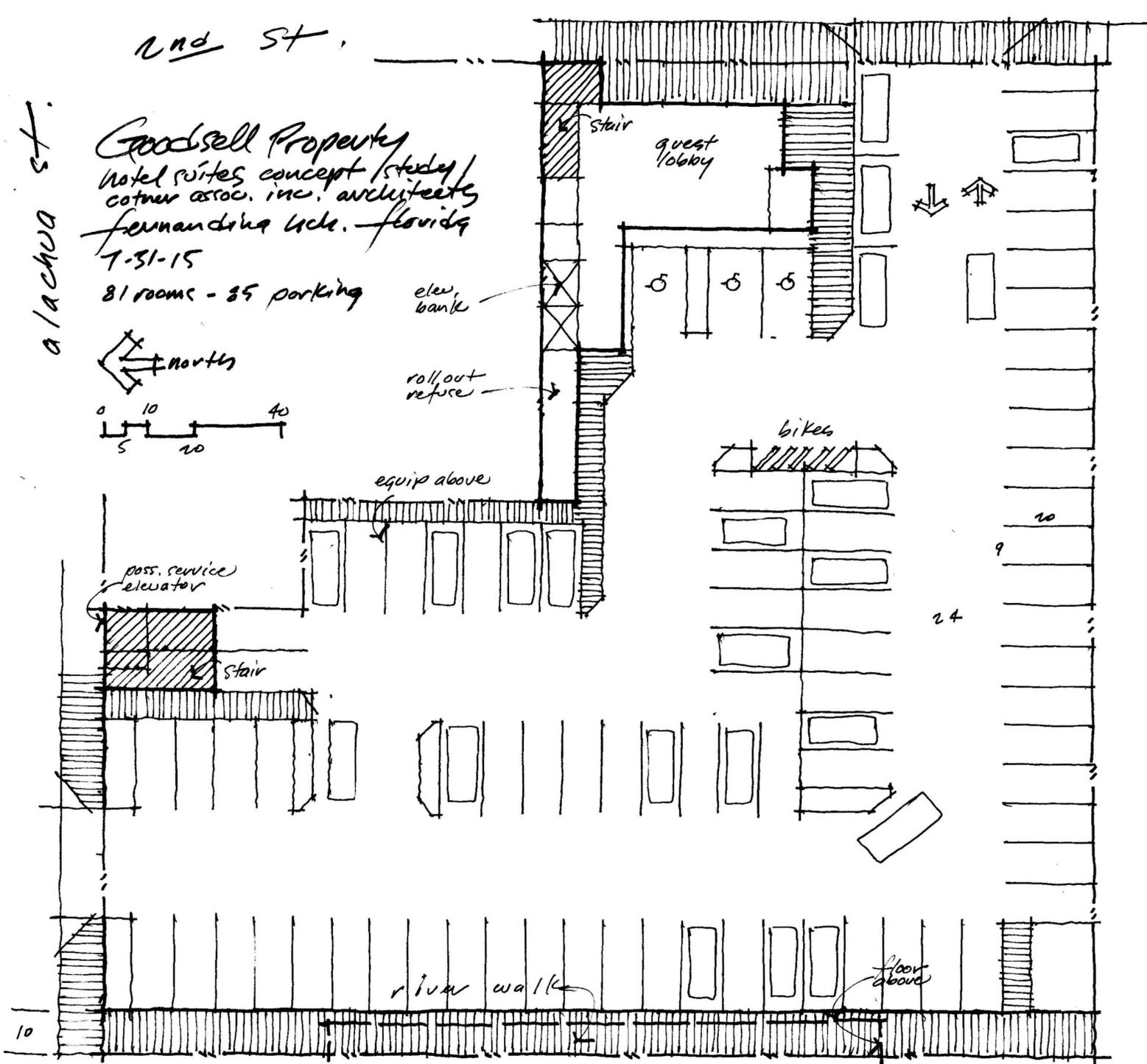
Goodell Property
no. 57. elevation
study 1. exterior elev., int., architectes
11-20-15
Hotel Suites, Fernandina Bldg., Florida



Goodsell Property
Alachua St. elevation
Study 1 - Cotner Assoc. Inc. Architects
11-20-15
Hotel Suites, Fernandina Bldg., Florida



Goodsell Property
front street elevation
study 1 - corner assoc. inc. architects
10.9.15
Hotel Suites, fernandina lch, florida
80 units over 85 parking & lobby

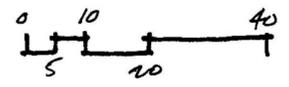


2nd St.

alachua st.

Goodsell Property
Hotel suites concept / study /
cotner assoc. inc. architects
fernandina lido. florida
7-31-15

81 rooms - 35 parking



elev. bank

roll out refuse

equip above

pass. service elevator

stair

stair

quest lobby

bikes

24

river walk

floor above

10

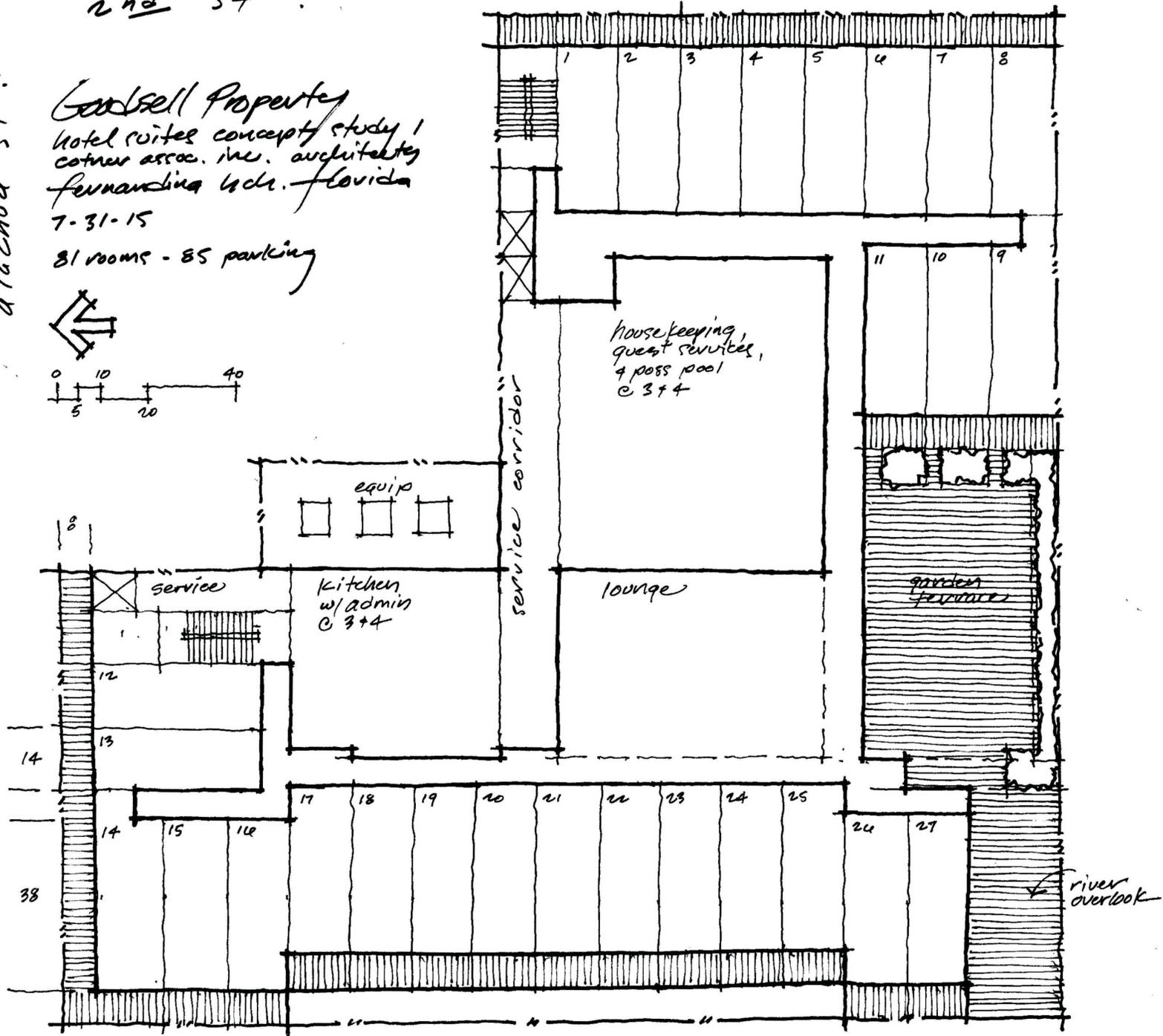
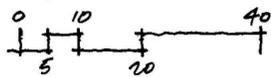
2nd St.

Alachua St.

Goodsell Property
Hotel suites concept study /
corner assoc. inc. architect
Fernandina Is. Fla.

7-31-15

81 rooms - 85 parking





**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-03
January 21, 2016**

Subject Property: 226 S. 7th Street



Owner/Applicant: Rob Psulkowski for James Sandall

Requested Action: Certificate of Approval (COA) for construction of rear addition

2007 Historic Resource Survey: c.1910, Frame Vernacular, Contributing

Zoning/FLUM: R-2/Medium Density Residential

Existing Use: Single Family Home

Adjacent Properties:

**North
Residential c.1930 R-2/MDR**



**South
Residential c.1920 R-2/MDR**



**East
Commercial c.1900 C-2/General Commercial**



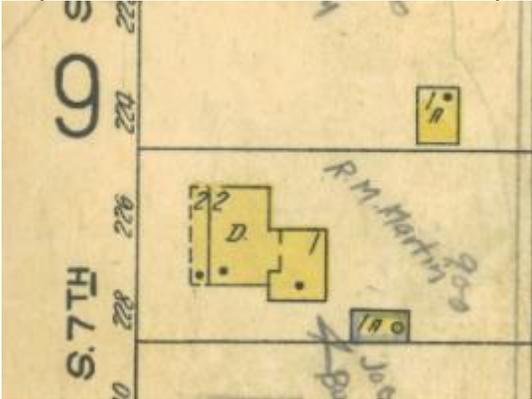
**West
Commercial c.1880 R-2/MDR**



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 requests approval to construct a rear addition on the subject property. The property owner previously received staff approval for addition of a rear deck only. See application materials for details. The 1926 Sanborn map indicates that the current house footprint is similar to the footprint as it existed in 1926:



Past COA:

SA 2015-79 10/7/15

Demolish existing deck at rear of house. Rebuild deck with open air arbor and new roof portion. Staff approval per 8.03.03 (b) – deck not visible from ROW.

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Land Development Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 2, 3, 5, 9 and 10 apply to this project.**

Section 8.01.01.01(B) and Section 8.03.04(A)(2) of the Land Development Code states that the review of proposed development within the Historic District Overlay shall also be based upon compliance with the *Downtown Historic District Guidelines*. **The applicable Guidelines are for residential buildings: New Additions (p.104).**

ANALYSIS AND STAFF RECOMMENDATION:

SOIS: The proposed project is compliant with applicable SOIS. No historic materials are proposed for removal, no character-defining features are impaired, the addition is differentiated from the old, is compatible in scale and massing, and if removed in the future, would not impact the historic portion of the structure.

Downtown Design Guidelines: The proposed addition, like the previously approved deck addition, is compliant with the Guidelines. The size is limited and subordinate to the main structure. It is fully at the rear of the building and not visible from the street. The addition will be able to be differentiated as an addition to the historic structure with a different roofline and contemporary materials. However, the materials selected are compatible with the structure.

Recommendation: Staff recommends approval.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-03; AND I move that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2016-03, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 12/8/15 BY: AB
PAYMENT: \$ 200.00 TYPE: CHK# 3960
APPLICATION #: 2015-0001781
CASE #: 2016-03
BOARD MEETING DATE: JAN 2016



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: JAMES SANDALL
Mailing Address: 226 S. 7TH
Telephone: 734 646-5323 Fax: _____
Email: JAMES.SANDALL@COMCAST.NET

Agent Name: ROB PSULKOWSKI
Mailing Address: _____
Telephone: 904 556-0064 Fax: _____
Email: RCPULKOWSKI@GMAIL.COM

PROPERTY INFORMATION

Street Address: 226 S. 7TH
Parcel Identification Number(s): _____
Lot Number: _____ Block Number: _____

PROJECT INFORMATION

- STAFF APPROVAL
- BOARD APPROVAL: CONCEPTUAL _____ OR FINAL _____
- New Construction
- Demolition
- Additions/Alterations
- Other: _____

Brief description of work proposed:

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric		
Doors		
Windows		
Roofing		
Fascia/Trim		
Foundation		
Shutters		
* Porch/Deck		
Fencing		
Driveways/Sidewalks		
Signage		
Other		
Other		
Other		

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

12/8/15
Date

John Sandell
Signature of Applicant

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }



BRADFORD W. FRANKLIN
Notary Public, State of Florida
My Comm. Expires Dec. 18, 2017
Commission No. FF 78042

Subscribed and sworn to before me this 8 day of December, 2015.

Bradford W. Franklin
Notary Public: Signature

Bradford W. Franklin
Printed Name

12/18/17
My Commission Expires

Personally Known _____ OR Produced Identification ID Produced: FLDL

OWNER NAME	SANDALL JAMES & MARTHA F M	PARCEL NUMBER	00-00-31-1800-0040-0041
MAILING ADDRESS	226 S 7TH ST	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	20.6524
	FERNANDINA BEACH, FL 32034	PROPERTY USAGE	SINGLE FAMILY
LOCATION ADDRESS	226 7TH ST S	DEED ACRES	0
	FERNANDINA BEACH 32034	HOMESTEAD	N
SHORT LEGAL	BLOCK 40 N1/2 OF LOT 4 IN OR 1669/1595 CITY OF FDNA BEACH	PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2015 Preliminary Values	
JUST VALUE OF LAND	\$70,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$109,272
TOTAL MISC VALUE	\$1,327
JUST OR CLASSIFIED TOTAL VALUE	\$180,599
ASSESSED VALUE	\$180,599
EXEMPT VALUE	\$0
TAXABLE VALUE	\$180,599

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	50	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	1,666	1,290	3	2	CEDAR		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
WD DECK A	0 X 0	197	2002
WD DECK A	47 X 8	376	1930

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03/30/2010	1669/1595	1669/1595	180000	WD	U	Y	SILVER PAUL A TRUSTEE	SANDALL JAMES & MARTHA F M
11/24/2009	1665/1811	1665/1811	100	PR	U	Y	MCDOWELL BARBARA B & MARTHA F SANDALL P/R	SILVER PAUL A TRUSTEE
06/13/2008	1571/1444	1571/1444	100	PR	U	Y	MCDOWELL BARBARA B & MARTHA SANDALL P/R	SILVER PAUL A TRUSTEE
09/01/1979	299/438	299/438	32000	WD	U	Y		
06/01/1978	267/28	267/28	12000	WD	U	Y		

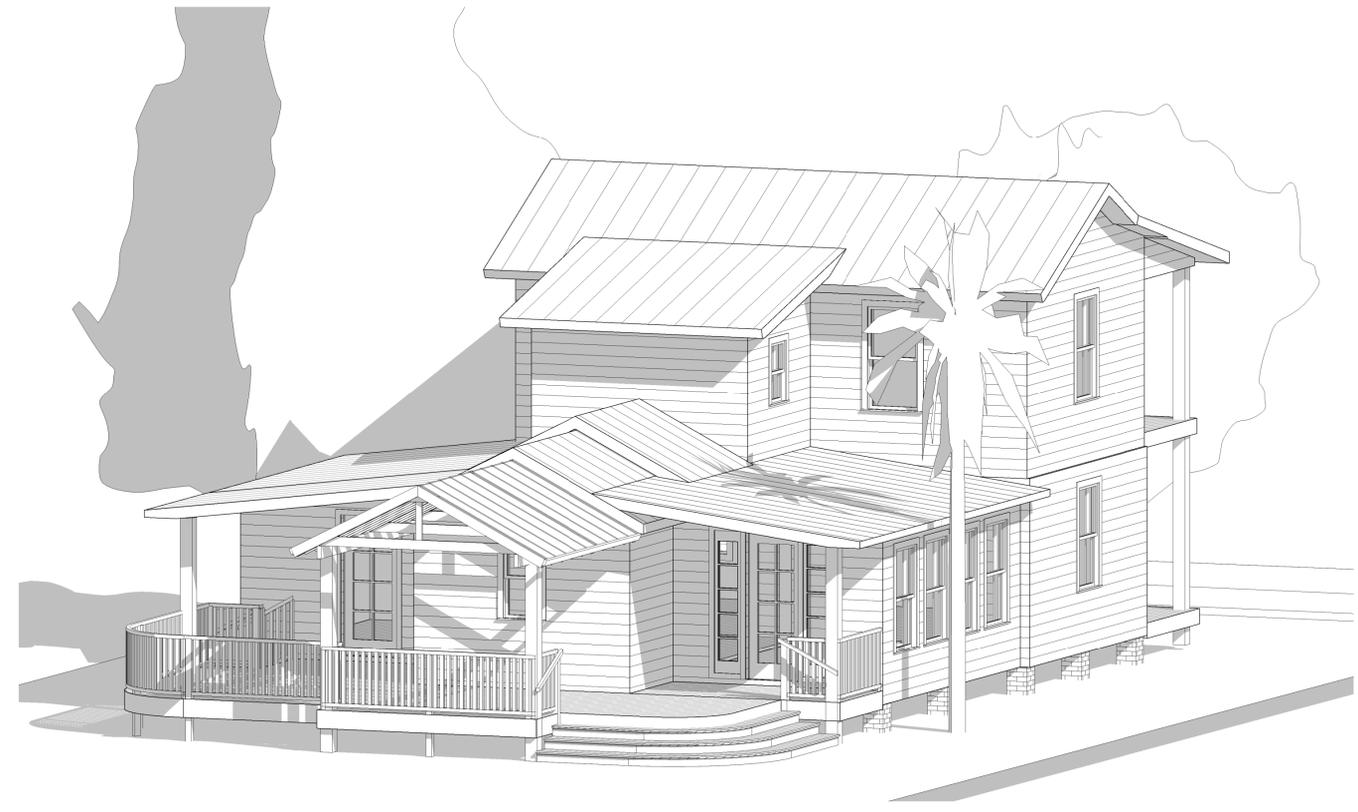
FBC 2014 PROJECT INFORMATION

OCCUPANCY GROUP: GROUP R
OCCUPANCY LOAD: UNCHANGED
FLOOD ZONE: X BFE: N.A.
PROPOSED ELEV. OF 1st HABITABLE FLOOR: UNCHANGED
PROPOSED ELEV. OF GROUND SLAB: UNCHANGED
PROPOSED ELEV. OF ADJACENT GRADE: UNCHANGED
ZONING: R1 ADJACENT ZONING: R1
SETBACKS / FRONT: 25 SIDE: 5 REAR: 20
PROPOSED STRUCTURE HEIGHT: <15'-0"
NUMBER OF STORIES: N/A
SITE GROSS S.F.: UNCHANGED
BUILDING FOOTPRINT: N/A
PERCENT OF LOT COVERAGE:
CONSTRUCTION TYPE: TYPE V COMBUSTIBLE MATL.
ASCE 7-10 RISK CATEGORY 2

	COND.	NON-COND.
LEVEL ONE: EXISTING		
NEW WOOD DECK:		APPROX 4355.F.
LEVEL TWO: NEW		

FBC 2014 WIND ZONE INFORMATION

WIND ZONE: 128 MPH EXPOSURE: D
AIRBORNE DEBRIS ZONE: NO IMPORTANCE FACTOR: 1.0
ENCLOSURE: FULLY ENCLOSED
ALL WINDOWS AND DOORS ARE DESIGNED FOR A MINIMUM 40PSF
LEVEL 1 ALTERATION
APPLICABLE CODES:
2014 FLORIDA BUILDING CODE - RESIDENTIAL
2014 FLORIDA BUILDING CODE - EXISTING BUILDING
2008 NATIONAL ELECTRICAL CODE



PROPOSED
ROOM ADDITION
 FOR
MR. & MRS. JAMES SANDALL
 226 S 7TH ST FERNANDINA BEACH FL

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2014
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	DATE	COMMENT

RICE
 ARCHITECT
 L.L.C. 961687 Gateway Blvd., Suite 201 H., Amelia Island, FL 32054 P:904-491-0072

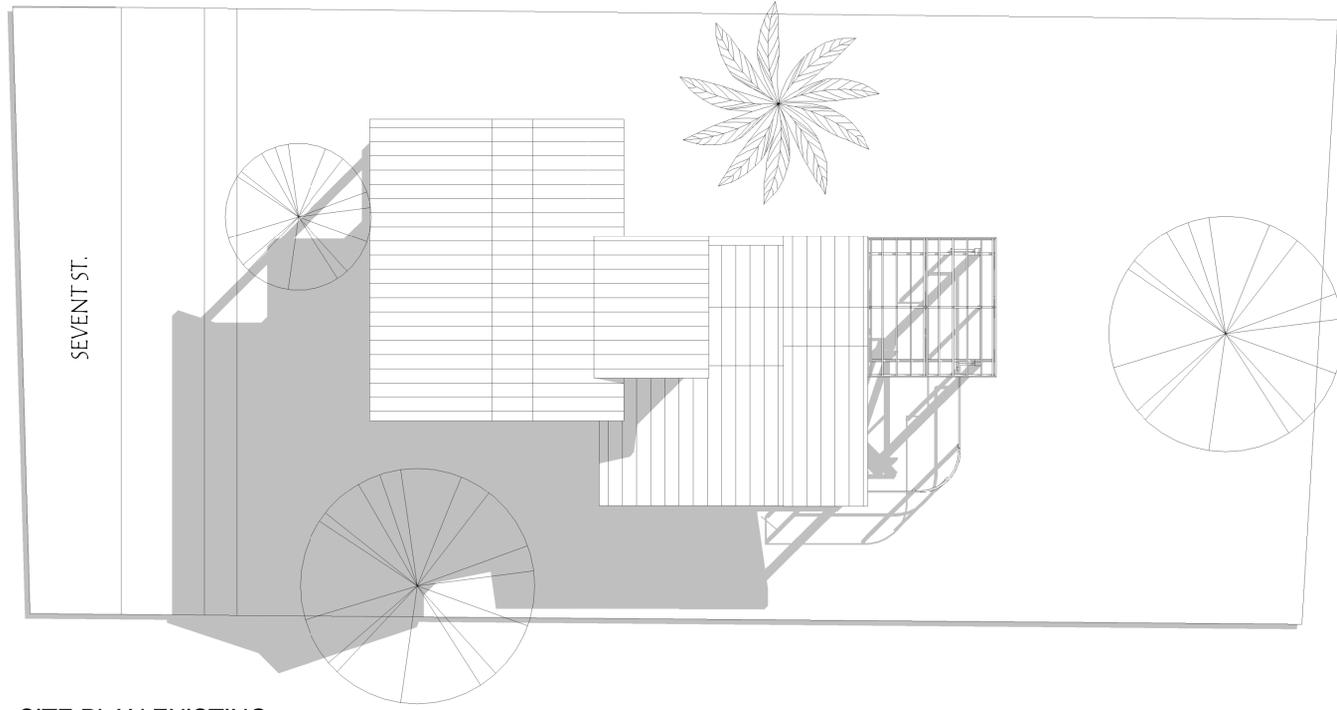
ROOM ADDITION
 226 S 7TH ST FERNANDINA BEACH FL
 PROJECT STATUS: CONSTRUCTION DOC'S

PROJECT: SANDALL
 DATE: 15-0909
 DRAWN BY: MHA

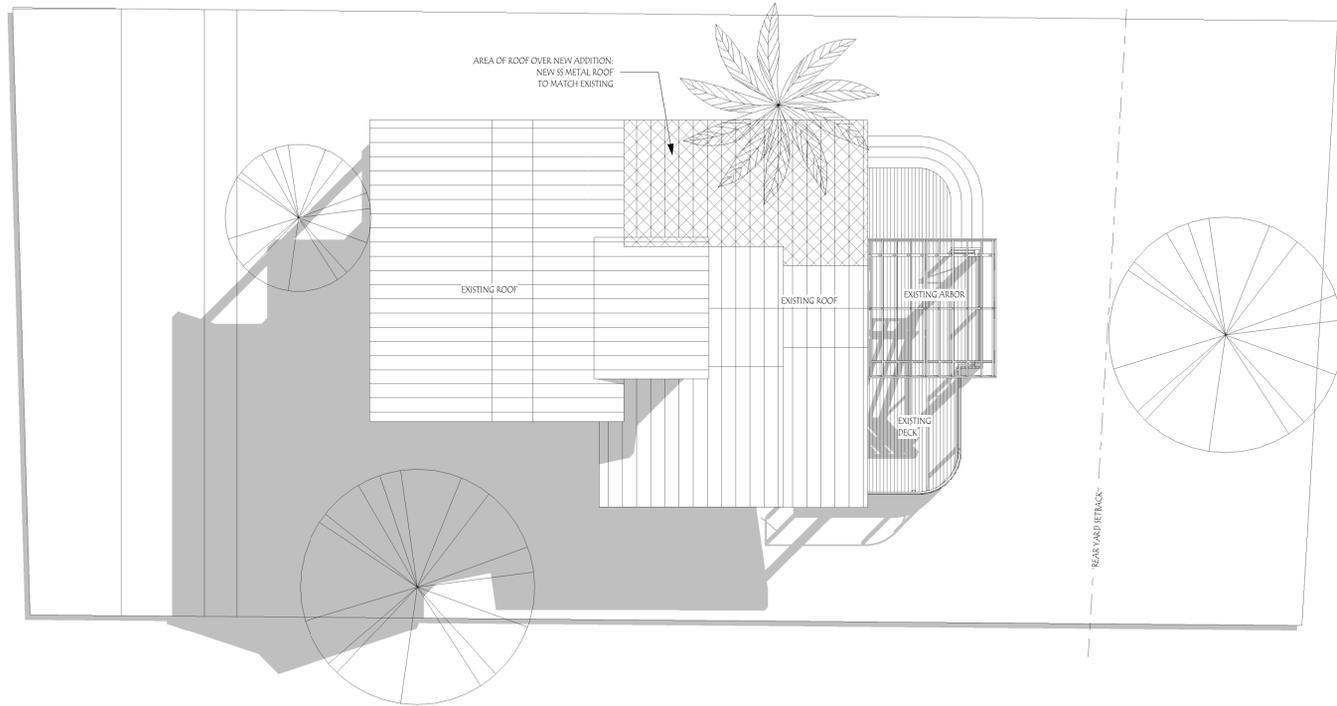
DESCRIPTION:
 COVER SHEET

SHEET:
A0.0

DRAWING SHEET INDEX	
ARCHITECTURALS	
A0.0	COVER SHEET
A0.1	GENERAL CONSTRUCTION NOTES
A0.5	COMPARATIVE SITE PLANS
A1.0	PROPOSED FLOOR & ROOF PLANS
A3.0	EXTERIOR ELEVATIONS
A7.0	DETAILS



SITE PLAN EXISTING
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2014

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AR 17749

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RICE
ARCHITECT

L.L.C. 961687 Gateway Blvd., Suite 201 H, Amelia Island, FL 32084 P:904-491-0072

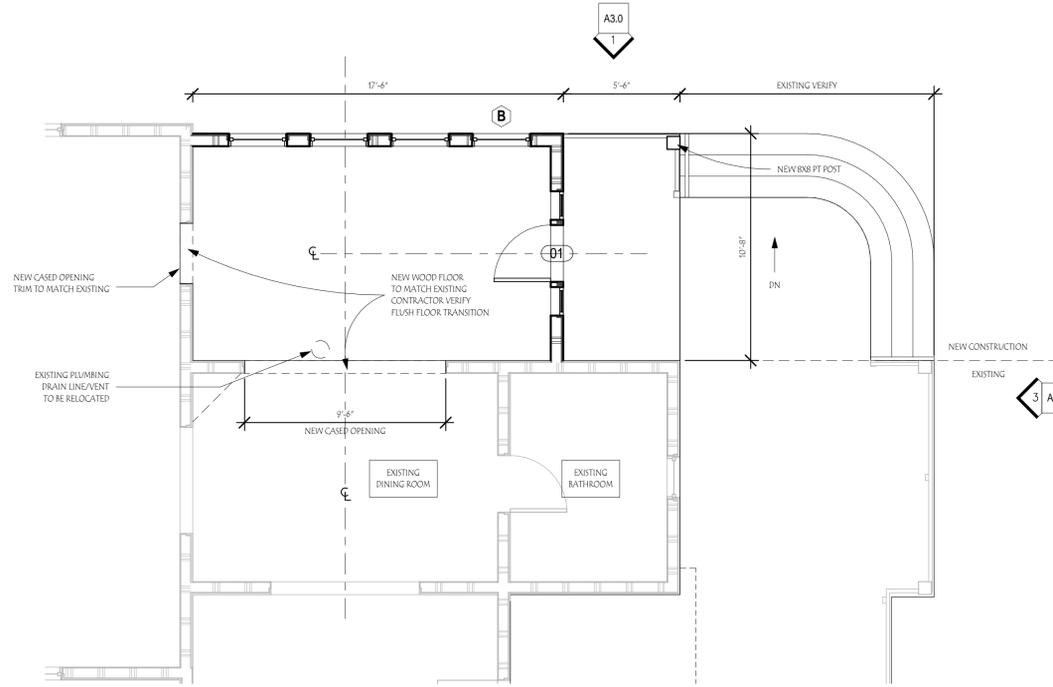
ROOM ADDITION
226 S 7TH ST FERNANDINA
BEACH FL

PROJECT STATUS: CONSTRUCTION DOC'S

PROJECT: SANDALL
DATE: 15-0909
DRAWN BY: MHA

DESCRIPTION:
COMPARATIVE SITE PLANS

SHEET:
A0.5



WINDOW SCHEDULE					
Mark	Size		Head Height	Type	Comments
	Width	Height			
T.O. FLR EXISTING					
8	2'-9"	5'-0"	6'-4"	Double Hung with Trim	ALL DOORS AND WINDOWS MEET MIN 40PSF DESIGN PRESSURES
8	2'-9"	5'-0"	6'-4"	Double Hung with Trim	ALL DOORS AND WINDOWS MEET MIN 40PSF DESIGN PRESSURES
8	2'-9"	5'-0"	6'-4"	Double Hung with Trim	ALL DOORS AND WINDOWS MEET MIN 40PSF DESIGN PRESSURES
8	2'-9"	5'-0"	6'-4"	Double Hung with Trim	ALL DOORS AND WINDOWS MEET MIN 40PSF DESIGN PRESSURES

PROPOSED FLOOR PLAN

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



PROPOSED ROOF PLAN

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

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2014

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	DATE	COMMENT

RICE
ARCHITECT

L.L.C. 961687 Gateway Blvd., Suite 201 H, Amelia Island, FL 32054 P:904-491-0072

ROOM ADDITION
226 S 7TH ST FERNANDINA
BEACH FL

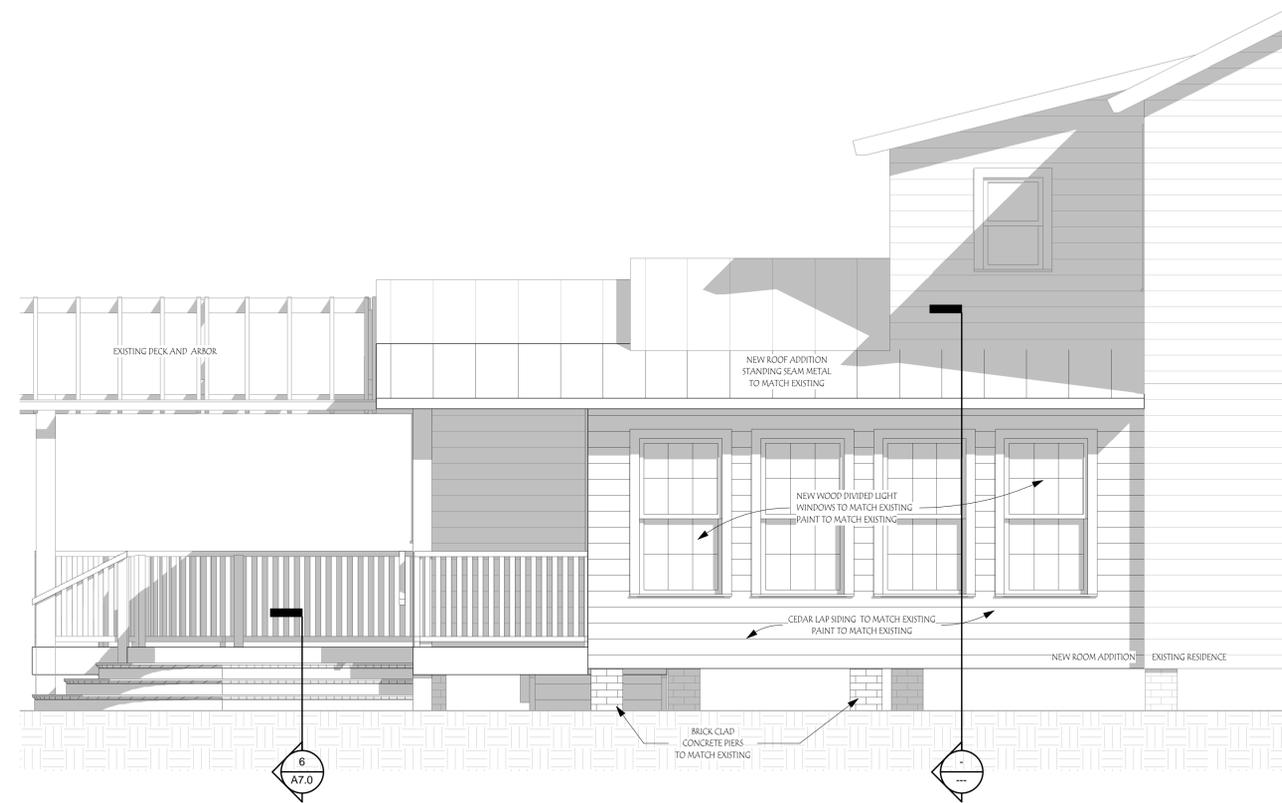
PROJECT STATUS: CONSTRUCTION DOC'S

PROJECT: SANDALL
DATE: 15-0909
DRAWN BY: MHA

DESCRIPTION:
PROPOSED FLOOR & ROOF PLANS

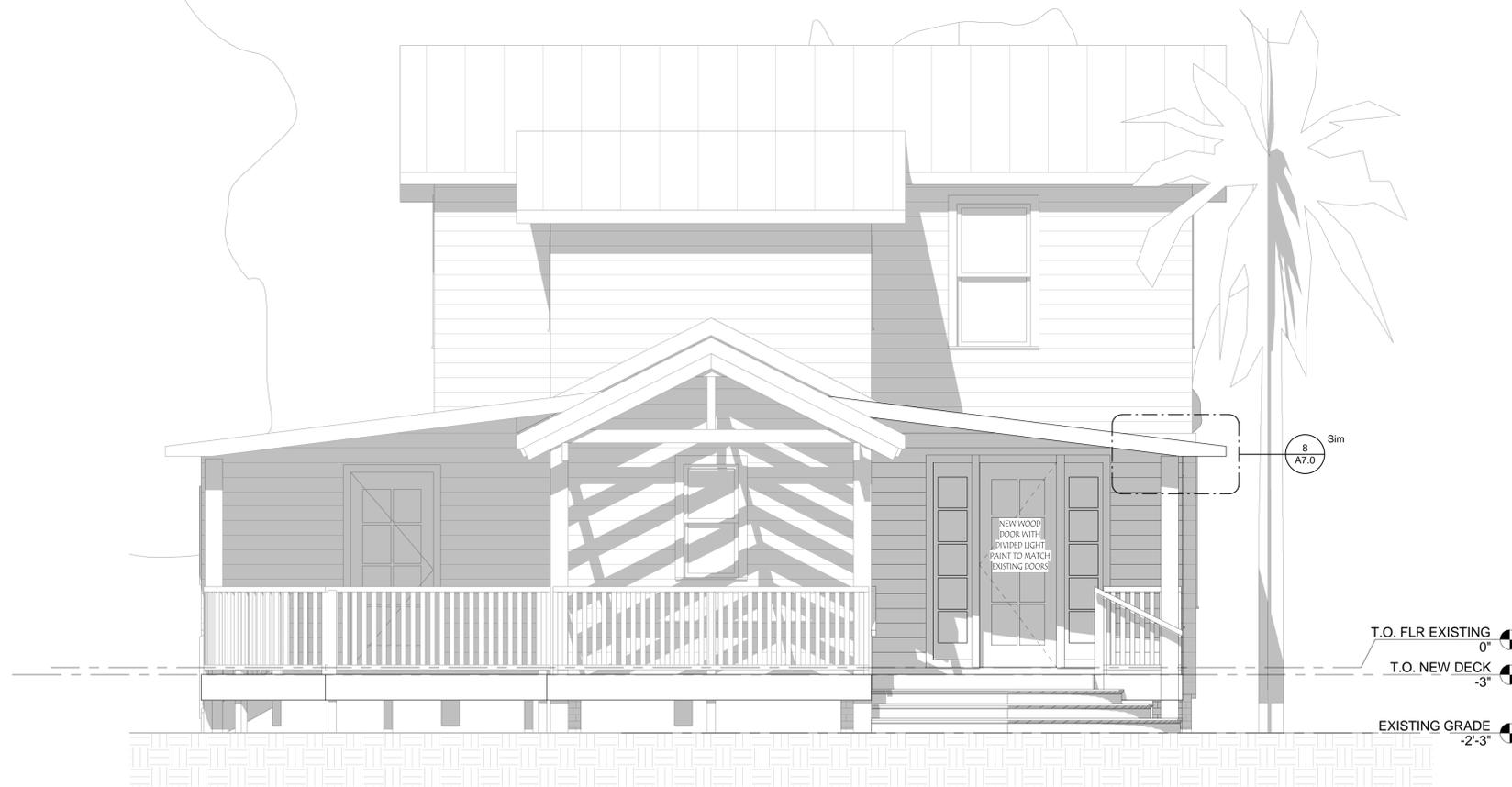
SHEET:

A1.0



NORTH - PROPOSED

SCALE: 3/8" = 1'-0"



EAST - PROPOSED

SCALE: 3/8" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2014

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	DATE	COMMENT

RICE
ARCHITECT
L.L.C. 961687 Gateway Blvd., Suite 201 H., Amelia Island, FL 32054 P:904-491-0072

ROOM ADDITION
226 S 7TH ST FERNANDINA
BEACH FL

PROJECT STATUS: CONSTRUCTION DOC'S

PROJECT: SANDALL
DATE: 15-0909
DRAWN BY: MHA

DESCRIPTION:
EXTERIOR ELEVATIONS

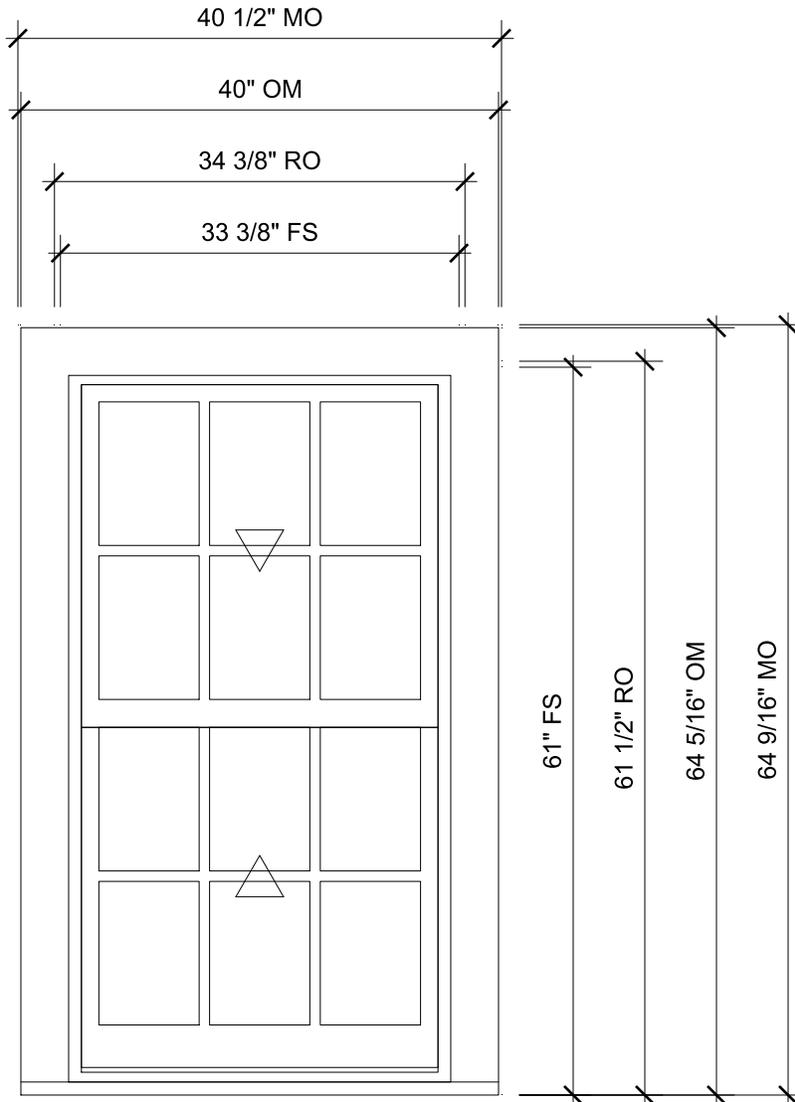
SHEET:
A3.0





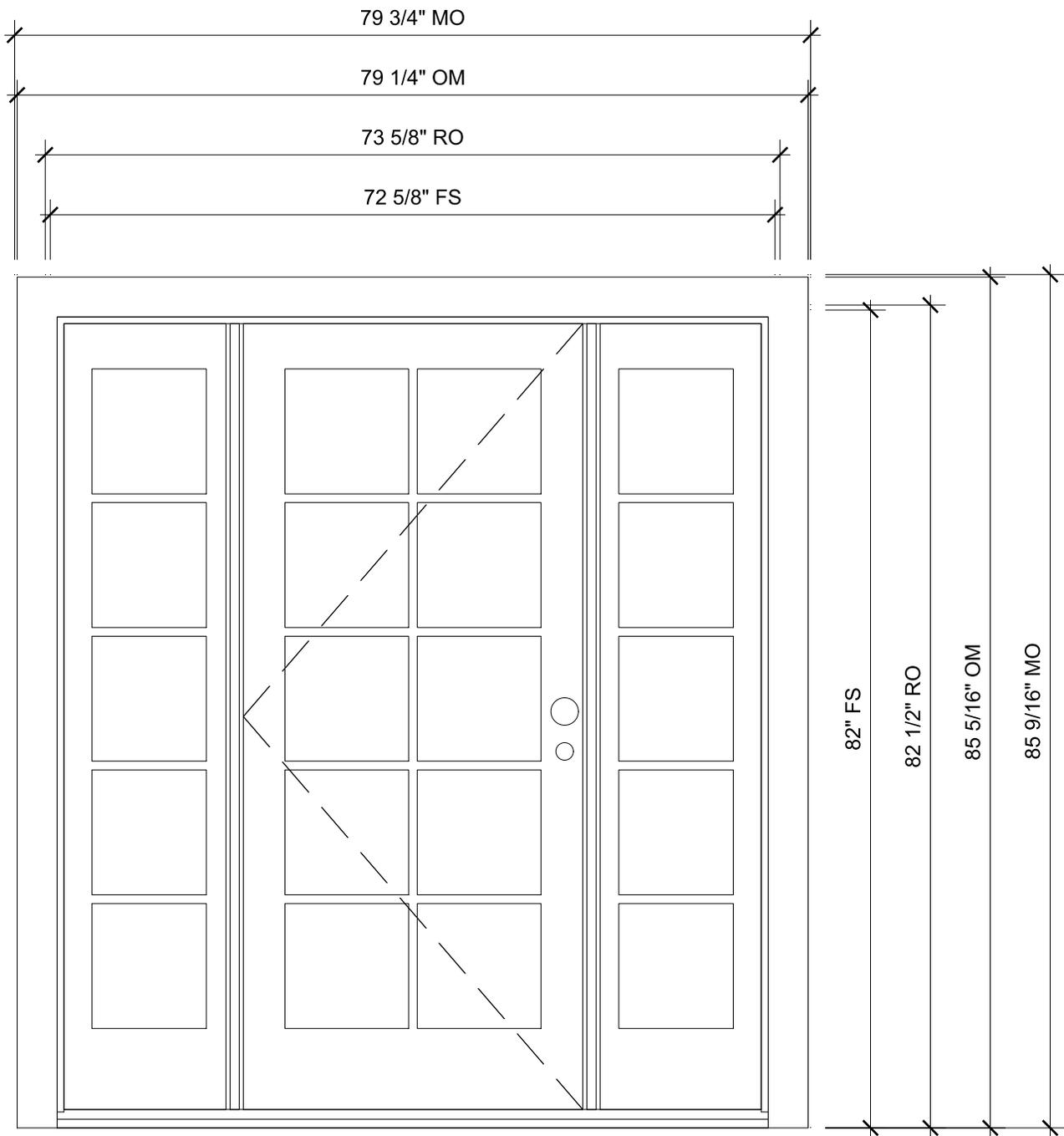






WINDOWS
SCALE: 3/4" = 1'-0"

SPECIFICATIONS	
Brand:	Marvin
Series:	Wood



ENTRY DOOR

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Brand: Marvin

Series: Wood



PROJ/JOB: Psulkowski / Sandall Res
 DIST/DEALER: COASTAL SASH & DOOR INC
 DRAWN: TIM MURPHY
 QUOTE#: 8T17VKF

PK VER: 0002.05.00

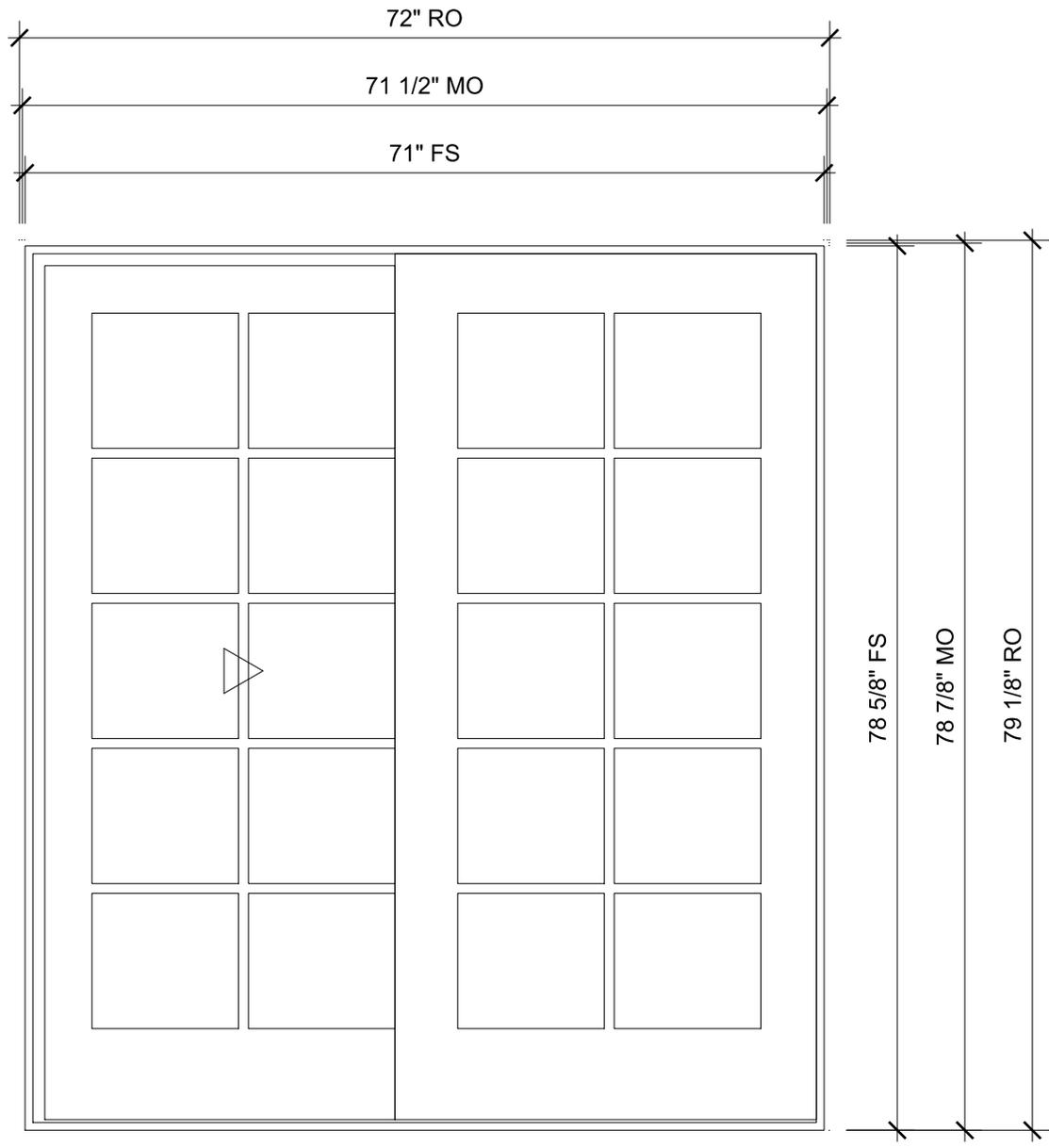
CREATED: 01/11/2016

REVISION:

SHEET

2

OF 3



SLIDING FRENCH

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Brand: Marvin
Series: Wood



PROJ/JOB: Psulkowski / Sandall Res
 DIST/DEALER: COASTAL SASH & DOOR INC
 DRAWN: TIM MURPHY
 QUOTE#: 8T17VKF

PK VER: 0002.05.00

CREATED: 01/11/2016

REVISION:

SHEET
3
OF 3



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-04
January 21, 2016**

**Subject
Property:**

801 Someruelos Street (new 202 Estrada St.)



Owner/Applicant: Thomas Kite + Robin Luft-Kite

Requested Action: Certificate of Approval (COA) for construction of new single family home

1985 Historic Resource Survey: c.1814, Contributing (demolished)

Zoning/FLUM: OT-1/HDR

Existing Use: Vacant

**Adjacent
Properties:**

**North
Residential c.1888 OT-1/HDR**



**South
Vacant OT-1/HDR**



**East
Vacant OT-1/HDR**



**West
Recreation Rec/Rec**



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 requests approval to construct a new single family home on the subject property. As part of the process, they have elected to readdress the property reflecting the frontage orientation onto Estrada Street. The new address is 202 Estrada Street. The applicant indicates they may explore a solar installation on the building. Staff shared that under Florida Statutes, regulation of placement of solar panels by the HDC is strictly limited. Staff encourages sensitive placement where feasible, allowing the panels to still function properly. See application materials for further details regarding materials.

Past COA:	HDC 2009-35	3/23/2010	Construction of new single-family home
	HDC 2008-67	1/15/2009	Demolition of structure

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Land Development Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 9 and 10 apply to this project.**

LDC Section 8.01.01.01(B) states that the review of proposed development within Old Town shall be based upon compliance with the *Old Town Preservation and Development Guidelines*, as amended from time to time. **The applicable Guidelines are: Chapter 4: New Construction (p.50) and Chapter 5: Setting (p.67).**

LDC Section 8.01.01.02 regarding specific requirements in Old Town also applies.

ANALYSIS AND STAFF RECOMMENDATION:

SOIS: The project is compliant with SOIS 9 and 10. No historic materials exist on the property and if removed in the future, the property's environment would not be impaired. Given the location of the project in a high probability archaeological area, staff recommends compliance with SOIS 8.

Old Town 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 out buildings. Primary structures required to front the street and have a five (5) foot setback.

Staff comments: Compliant.

4.2 General Approach to New Residential Construction: Major emphasis on scale and construction rather than appropriate architectural styles.

Staff comments: Compliant. Two-story structure with detached two-story out building, which is consistent with other new construction in the neighborhood.

4.3 Building Elements: Primary Buildings and Out Buildings. Primary buildings are principal unit of occupation. Out buildings are ancillary in size and degree of occupation, may be attached by connecting element or detached. Garages should not be built into the primary structure.

Staff comments: Compliant.

4.4 Residential Building Design: Existing Zoning, Placement on the Grid, Lot Coverage, Building Massing, Height, Proportion of Openings, Climate, Roof Forms and Surfaces, Materials, Foundations, Windows and Shutters, Muntins, Awnings, and Connecting Elements.

Staff comments: Compliant, with the following notes/recommendations:

1. Out building is 94 SF too large. The maximum square footage for out buildings is 500 SF in Old Town.

2. Provide information on height of primary building and out building. 35' maximum for primary and 24' maximum for out building per LDC.
3. Window openings often share similar size, spacing and shape. It is noted that certain styles have randomly placed openings. West/façade elevation has different size, spacing and shape based on door and window functions. The Board may wish to evaluate this. Staff notes that the west/façade elevation serves as the primary entry to the building, but does not have characteristics of an entry elevation with designated front steps or other feature denoting an entry. The proportion of front door entry to the columns on the front porch is off.
4. The simple roof form is consistent with the guidelines for roof forms and surfaces. Staff recommends looking at wider roof eaves to be consistent with guidelines for climate.
5. The foundation has a raised appearance at the rear of the lot due to a sloping topography at the east. The applicant proposes landscaping to help screen the slab appearance towards the western portion of the building. Because this is the front entry, staff recommends raising the foundation further so that the front has a raised appearance. This would also enable front entry steps or other feature that would clarify this is the front of the structure. It could be a continuous foundation or pier construction per the guidelines. The foundation at the rear could use detailing, or landscaping as proposed, to help soften the continuous foundation.
6. Staff recommends railings on the first level of the front porch to be consistent with other front porches in the neighborhood, which may also be required by code if the foundation is further elevated. This will also help define the west elevation as the main façade.

4.5 Lot Visibility Corridors: Terminology used instead of "setbacks." Five feet is the minimum requirement on all sides.
Staff comments: Compliant.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.
Staff comments: Compliant.

4.7 Sideyard Corridors: Five foot minimum requirement.
Staff comments: Compliant.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.
Staff comments: Needs to demonstrate compliance with design element indicating mid-block dimension.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24". Landscape elements are not included in this restriction.
Staff comments: Compliant.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.
Staff comments: Staff notes that the overall footprint of both structures is 2022 SF as provided in the drawings. This calculation includes the 594 SF for the out building, which must be reduced, and the footprint of the front porch, which does not have to be included as a connecting element. The applicant notes on their site plan that the project is compliant as illustrated. Staff is confident the project will be compliant, but requests updated information on square footage to demonstrate compliance with this requirement for the record.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.
Staff comments: The application notes use of gravel, shell or pavers for the driveway. Staff requests that the applicant select an option and indicate the width of the driveway on the site plan. If the applicant is not certain at this time, staff recommends the applicant come back for staff approval when ready. Staff also requests any information on sidewalks or other pathways on the property.

LDC 8.01.01.02: Substantially compliant. Information needed on height of structures and demonstration of lot coverage and 500 SF or less out building.

Recommendation: Staff recommends approval, provided the following are addressed:

1. Reduce out building square footage to no more than 500 SF.
2. Provide information on height of primary building and out building.
3. Further raise the foundation.
4. Re-evaluate elements of west/façade elevation to better reflect front entry.
5. Consider wider roof eaves to be consistent with guidelines for climate.
6. Demonstrate compliance with design element indicating mid-block dimension.
7. Provide updated information on square footage to demonstrate compliance with 45% lot coverage.
8. Select option for driveway material and indicate the width of the driveway on the site plan. Provide information on sidewalks or other pathways on the property.
9. Be mindful of SOIS 8 regarding archaeological resources on the property.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-04; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-04, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 12/16/15 BY: BF
PAYMENT: \$ 200.00 TYPE: CX# 124
APPLICATION #: 2015-0001802
CASE #: 2016-04
BOARD MEETING DATE: 1-21-16



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: Thomas Kite and Robin Luft-Kite
Mailing Address: 427 N. Fletcher Ave. #B, Fernandina Beach, FL 32034
Telephone: 360-668-0930 Fax: _____
Email: thoskite@cybookinc.com

Agent Name: _____
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: 801 Someruelus St., Fernandina Beach, FL 32034 / 202 Estrada Street
Parcel Identification Number(s): 00-00-31-1580-0004-0120 as of 1/9/2016
Lot Number: 12 & 14 Block Number: 4 JB

PROJECT INFORMATION

- STAFF APPROVAL BOARD APPROVAL: CONCEPTUAL _____ OR FINAL _____
 New Construction Demolition
 Additions/Alterations Other: _____

Brief description of work proposed:

Build a modest 2 storey single family residence and detached 2 car garage with 2nd floor storage. The design of the house is based on traditional regional frame Farmhouse styles of the 19th century with the accompanying detached garage dimensioned to be reminiscent of a small livery barn. However, up to date green construction techniques will be used such as high efficiency foam installation in the roof deck to improve both thermal performance and shear strength under high wind loads. And Impact Resistant glass in windows and doors will reduce the build carbon footprint by making storm shutters unnecessary.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	Painted Hardy Board, siding Clapboard style	Woodrow Wilson Maize 3005-8C
Doors	PGT Series 5500 Impact Resistant glass, Slider and French	White
Windows	PGT Series 5500 Impact Resistant glass, 1 over 1, single hung	White
Roofing	GAF Timberline asphalt architectural 50 yr. shingle	Golden Harvest- weathered wood
Fascia/Trim	Painted Hardy Board	White
Foundation	concrete block w/ natural stone appearance	Natural Grey
Shutters	N/A	
Porch/Deck	Pressure treated	Natural - will weather to Grey
Fencing	N/A	N/A
Driveways/Sidewalks	Gravel, Shell, Pavers	Natural
Signage	N/A	N/A
Other- Landscaping	Plantings placed along house foundation & West porch	Various
Other		
Other		

SIGNATURE/NOTARY

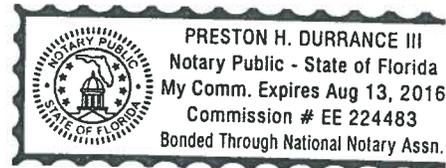
The undersigned states the above information is true and correct as (s)he is informed and believes.

12/16/2015
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
SS }

Subscribed and sworn to before me this 16 day of December, 2015.



[Signature]
Notary Public: Signature

Preston H. Durrance III
Printed Name

Aug 13, 2016
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: WA drivers license

Adrienne Burke

From: Thomas Kite <thoskite@cybookinc.com>
Sent: Saturday, January 09, 2016 2:48 PM
To: Adrienne Burke
Cc: 'Robin Luft-Kite'; callconstructionrewa@comcast.net
Subject: ADDRESS CHANGE: Kite Plan- Old Town HDC application
Attachments: Kite-address-change-Fire001.pdf

Hi Adrienne-

The address of 801 Someruelus St. has been legally changed to 202 Estrada St. (pls see attached). Of course, it will take some time for the county to update property records, but the Office of the Fire Chief, City of Fernandina Beach has now officially notified them and other agencies concerned.

We took this step because the new house's front facade will face west (on Estrada St. not Someruelus).

We hope this change will avoid any confusion or delays RE: front/side/back setbacks when reviewing our application to the HDC and when we apply for building permitting.

Thanks Thomas

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1580-0004-0120

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **3rd** day of **December 2015**

Scott Adams and Patricia S. Adams Husband and Wife, BETWEEN

whose post office address is: **464006 SR 200, Yulee Florida 32097**

of the County of _____, State of **Florida**, grantor, and
Thomas Kite and Robin Luft-Kite Husband and Wife

whose post office address is: **P.O Box 15063, Fernandina Beach Florida 32035**

of the County of _____, State of **Florida**, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Nassau**

County, Florida, to-wit:

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND THE STATE OF FLORIDA AS SHOWN AND DESIGNATED UPON THE OFFICIAL PLAT OF THE SAID CITY (LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOTS NUMBERED TWELVE (12) AND FOURTEEN (14), IN BLOCK NUMBERED FOUR (4) OF "OLD TOWN", FERNANDINA, NASSAU COUNTY FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Jennifer L Panke

Lorna Benitez

Lorna Benitez

Scott Adams

Scott Adams (Seal)
Patricia A. Adams

Patricia A. Adams (Seal)
S. PSA

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **3rd** day of **December 2015** by

who is personally known to me or who has produced **a Driver's License**
as identification.

My Commission expires:
(Seal)

Jennifer L Panke

Notary Public



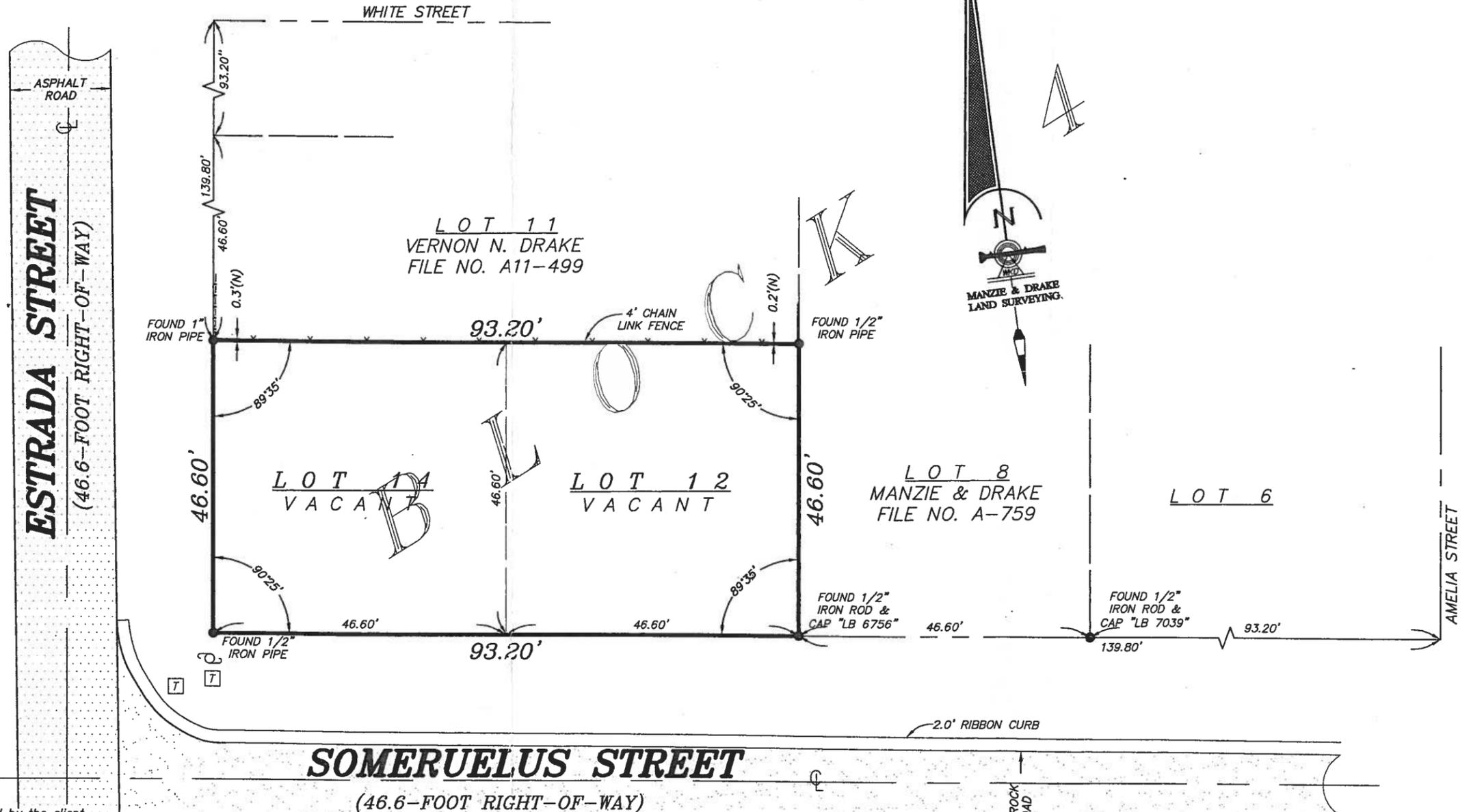
MAP OF BOUNDARY SURVEY

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA AS SHOWN AND DESIGNATED UPON THE OFFICIAL PLAT OF THE SAID CITY (LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS:

LOTS NUMBERED TWELVE (12) AND FOURTEEN (14), IN BLOCK NUMBERED FOUR (4) OF "OLD TOWN", FERNANDINA, NASSAU COUNTY FLORIDA.

CERTIFIED TO:
 THOMAS KITE & ROBIN LUFT-KITE
 AMELIA TITLE AGENCY, INCORPORATED
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

P.I.N. = 00-00-31-1580-000P-0000



LEGEND

- ⊕ = CENTERLINE
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- ⊠ = TELEPHONE PEDESTAL

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229F, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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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

11/30/15

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 19402 DATE: 11/20/15 CADD: BH
 F.B. NO: X-276 PAGE NO: 68 FIELD CREW: CB FILE NO: A-3968

ESTRADA STREET

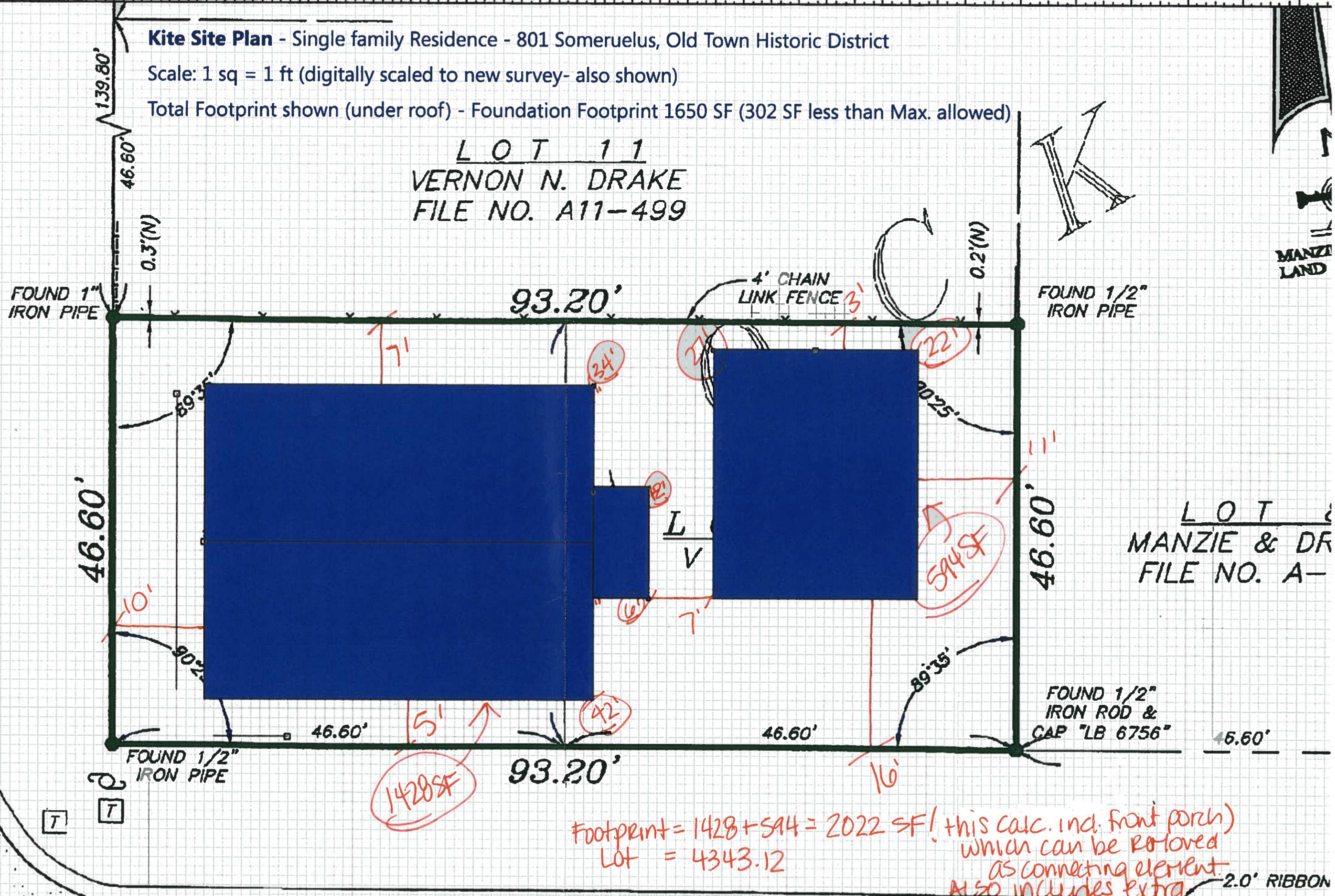
(46.6-FOOT RIGHT-OF-WAY)

Kite Site Plan - Single family Residence - 801 Someruelus, Old Town Historic District

Scale: 1 sq = 1 ft (digitally scaled to new survey- also shown)

Total Footprint shown (under roof) - Foundation Footprint 1650 SF (302 SF less than Max. allowed)

LOT 11
VERNON N. DRAKE
FILE NO. A11-499



LOT 12
MANZIE & DR
FILE NO. A-

1428 SF

594 SF

Footprint = 1428 + 594 = 2022 SF! (this calc. incl. front porch) which can be removed as connecting element. Also includes extra garage SF which must be reduced.

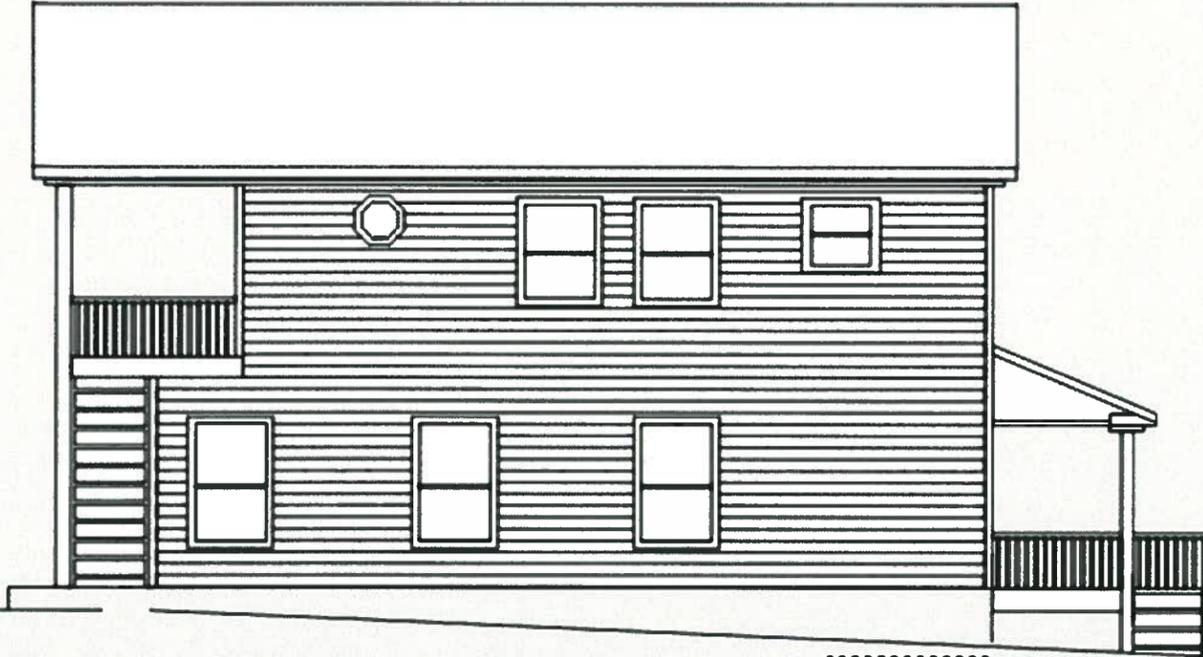
SOMERUELU STREET

2.0' RIBBON

Kite Proposed Plans - Single family Residence
 801 Someruelus,
 Old Town Historic District

Street View: South Facade
 (House & Garage)

NON-Street View: East Facade
 (House only)



Materials/Finishes (house & gagrage use same finishes/colors):

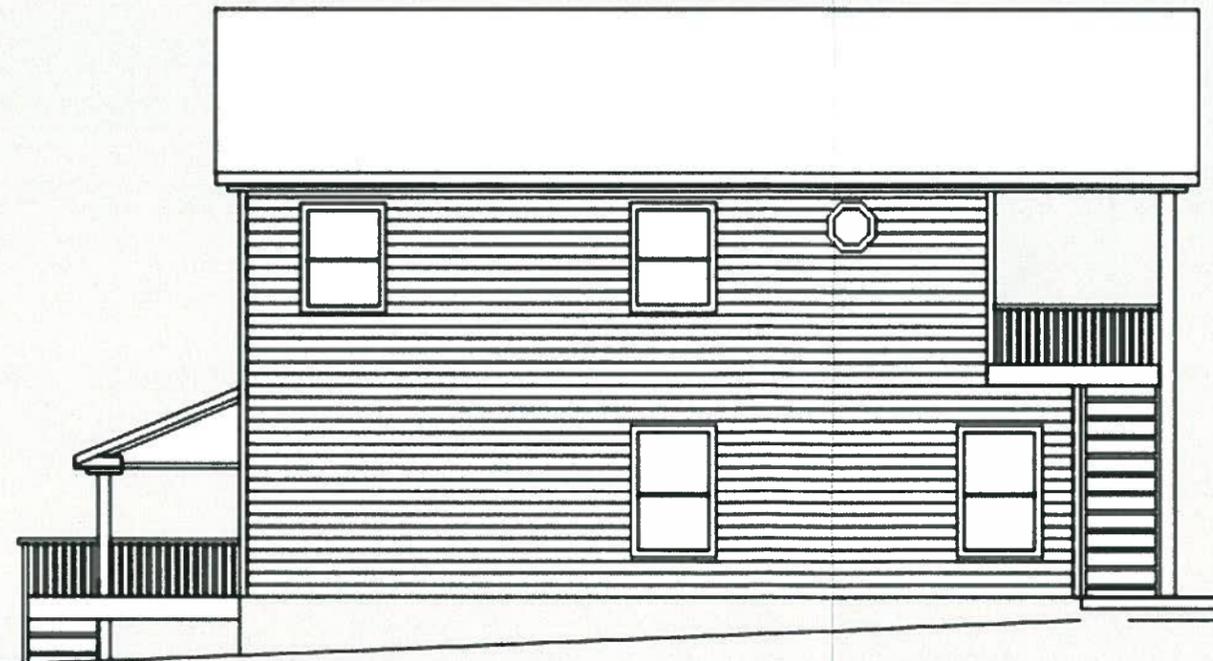
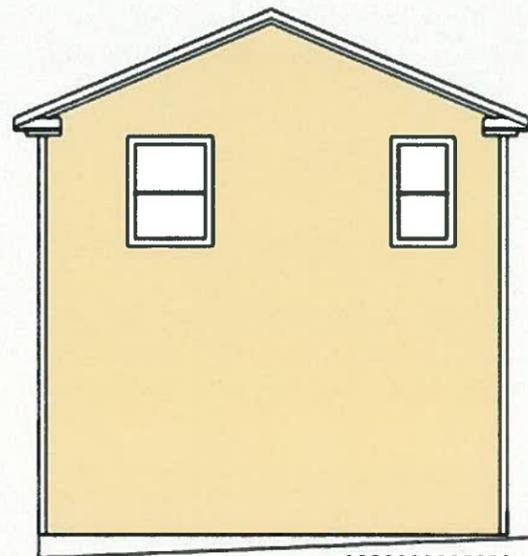
- Siding & Trim- Painted Hardy Board, siding Clapboard style
- Roofing- Composition/asphalt architectural 50 yr. shingle
- Doors & Windows- PGT Series 5500 w/ Impact Resistant glass, windows 1 over 1 single hung, doors slider or french
- Foundation/Stem Walls- concrete block w/ natural stone appearance
- Landscaping- plantings placed along house foundation & West Facade porch

Colors (siding from National Historic palette):

- Siding- Woodrow Wilson Maize 3005-8C (shown on garage)
- Trim/Railings/Windows/Doors- White
- Foundation- Grey
- Roofing- GAF Timberline Golden Harvest

NON-Street View: North Facade
 (House & Garage)

Street View: West Facade
 (House only)





Roofing

Timberline American Harvest

Color: Golden Harvest

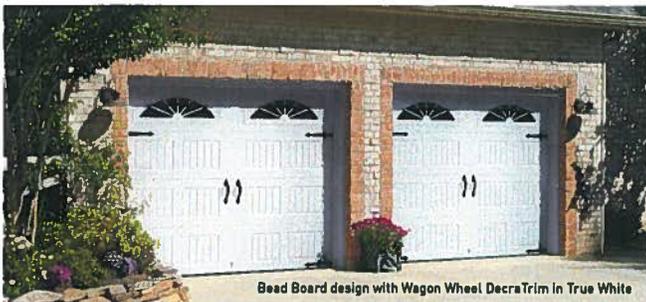
Amarr® Hillcrest

Value Steel Carriage House Garage Doors



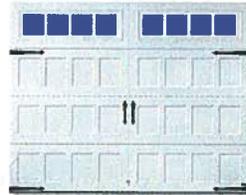
Raised design with Arched Thames DecraTrim in Wicker Tan with Alpine handles

Beauty that's more than skin deep. With the Amarr Hillcrest collection, you get more than a custom carriage house look with a wide range of colors, decorative hardware and window styles. You get exceptional style and durability with conventional hardware at a competitive price. The Amarr Hillcrest collection. Value is a beautiful thing.



Bead Board design with Wagon Wheel DecraTrim in True White

Recessed with Thames DecraTrim (RE30)



Recessed with Stockton DecraTrim (RE20)



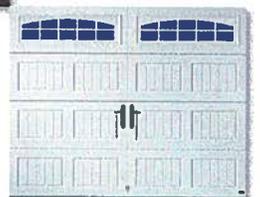
Raised with Waterford DecraTrim (RS25)



Long Bead Board with Closed Square (LPBB)



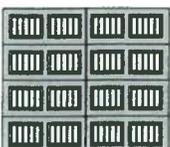
Bead Board with Cascade DecraTrim (BB23)



*Color only available in Amarr Heritage 3000

PANEL DESIGNS

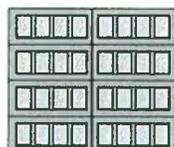
BB • BEAD BOARD



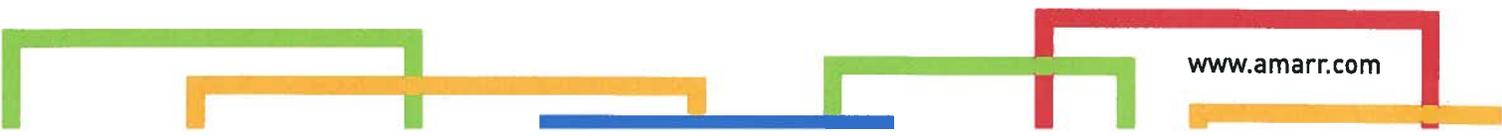
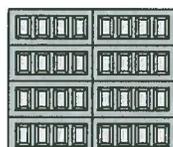
LPBB • LONG BEAD BOARD



RE • RECESSED



RS • RAISED



Amarr® Hillcrest

Construction

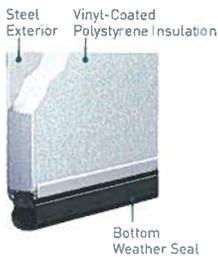


STEEL

HI1000

Single-Layer: Steel

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



HI2000

Double-Layer: Steel + Insulation

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



HI3000

Triple-Layer: Steel + Insulation + Steel

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

Specifications



	AMARR HILLCREST HI1000	AMARR HILLCREST HI2000	AMARR HILLCREST HI3000
PANEL DESIGNS			
Bead Board	•	•	•
Long Bead Board	•	•	•
Recessed	•	•	•
Raised	•	•	•
INSULATION¹		Polystyrene	Polystyrene
R-VALUE²		6.64	9.05
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga
WINDOW GLASS OPTIONS			
3/32" Single Strength	•	•	•
Insulated Glass			•
Obscure	•	•	•
DECORATIVE HARDWARE OPTIONS	•	•	•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	15 Years	25 Years	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	1 Year	2 Years	3 Years

¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-163.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors

Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used. Visit amarr.com for instructions on painting. Actual paint colors may vary from samples shown.



[†] Only available in Amarr Hillcrest HI1000 and HI2000 * Price upcharge applies.

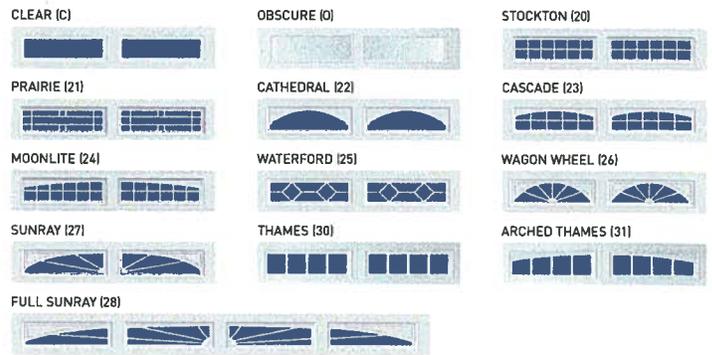
Technical data subject to change without notice.

Entrematic and Amarr as words and logos are registered trademarks owned by Entrematic Group AB or companies within the Entrematic Group.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

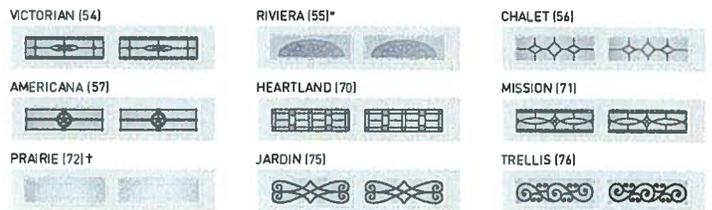
©Entrematic Group AB 2015. All rights reserved. Printed in USA Form #6780815/PDF

DecraTrim Window Inserts



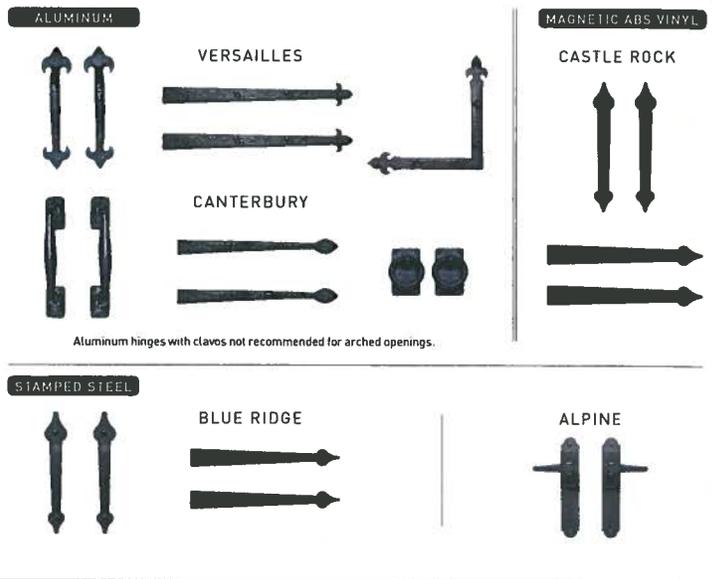
DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs.



* Clear glass with printed frost pattern.
† Obscure glass with v-groove.

Decorative Hardware



Aluminum hinges with claws not recommended for arched openings.

ENTRE/MATIC

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com



YOUR LOCAL AMARR DEALER:

Split Face CMU

Split Face Standard & Premium Series

The Split Face Concrete Masonry Unit (CMU) is a consistently popular architectural masonry unit finish because it offers a uniquely textured face and can be manufactured in a variety of integral colors or as a paint grade product. Because of the manufacturing process of a split face block, no two units are exactly alike. This offers aesthetic depth to building design.

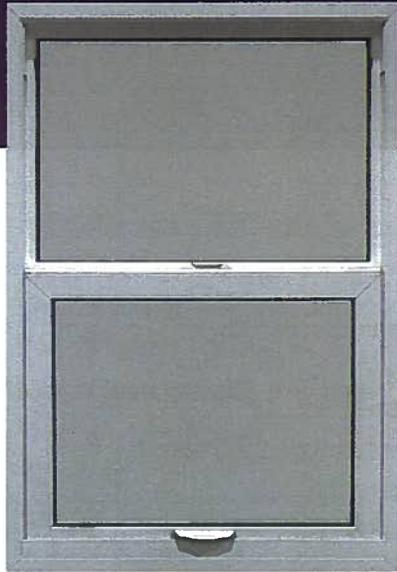
Our split face masonry units can be used for loadbearing or veneer applications and they coordinate well with other architectural CMU finishes.

Split face masonry units are thermally massive, sound absorbent and fire resistant- making it a preferred product in the construction of commercial projects such as theaters, schools, office buildings and municipal facilities. Manufactured in specified densities, they conform to ASTM C90 standard for loadbearing concrete masonry units.

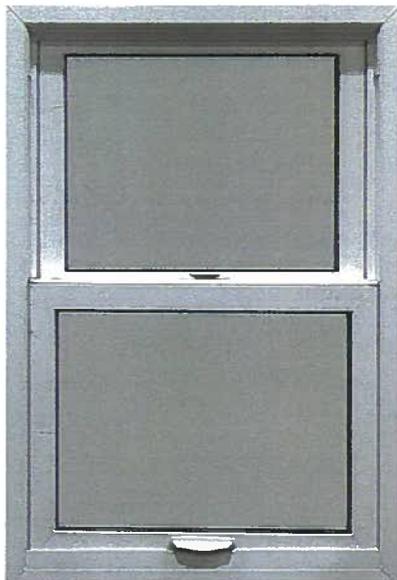
Our **Premium** colors are typically made with white cement, include more specialty aggregates and incorporate bolder pigments. You will find these same colors represented throughout all our finishes, so mixing and matching finishes on your project is simple. Like all of our masonry finishes, Split Face units are produced with a moisture repellent admixture.

Our **Standard** colors feature a simplified mix design, providing a more economical solution for tight-budget projects.

WINDOWS



Single Hung



Double Hung

SINGLE-HUNG
WINDOWS
2 OVER 1

Single Hung (SH5500) and Double Hung (DH5560)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

SnapLock auto lock

- Proprietary design includes multiple locking points and prevents intruders from unlocking window from exterior
- Provides peace-of-mind that lock is engaged when window is closed
- Low-profile design for minimal visual interruption

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

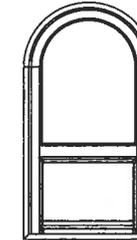
Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available

FRENCH DOORS & SLIDERS



French Door (FD555)

Mechanically fastened corners

- For added strength & durability

Traditional panel joinery

- Enjoy the aesthetics and charm of a traditional wood door without the maintenance

Multi-point locking system

- Creates built-in anti-lift device to provide enhanced strength and security

Stainless steel hinges

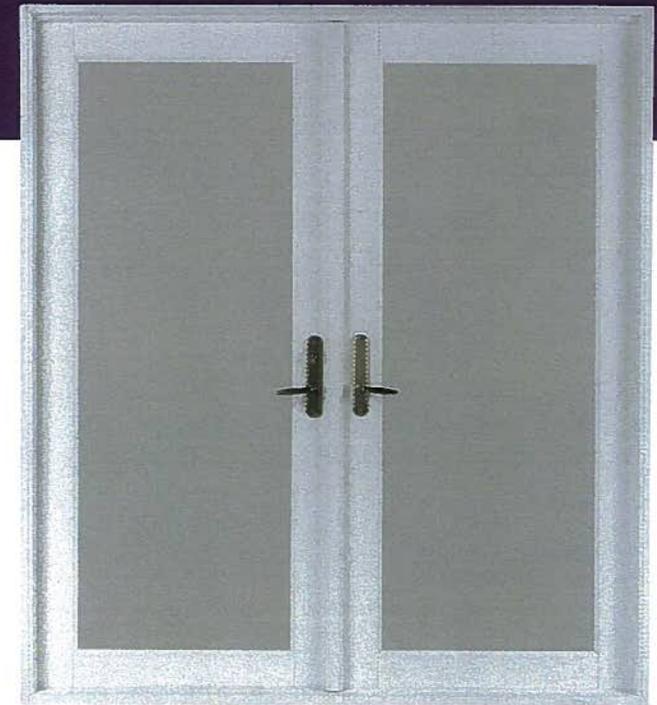
- Corrosion resistant and provide smooth door operation

Conventional 4-9/16" frame depth

- Fits easily into openings without costly modifications

Solid cellular vinyl material

- Sounds and feels like solid wood



French Door







10000 N. 100th St.
Miami, FL 33158
Phone: (305) 555-1234





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Inquiries Only
904-556-8985







**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-05
January 21, 2016**

**Subject
Property:**

1009 White Street



Owner/Applicant: James McIntyre

Requested Action: Certificate of Approval (COA) for construction of two-story garage/accessory dwelling

1985 Historic Resource Survey: Not included

Zoning/FLUM: OT-1/HDR

Existing Use: Single family home

**Adjacent
Properties:**

**North
Vacant OT-1/HDR**



**South
Residential c.1963 OT-1/HDR**



**East
Residential c.1954 OT-1/HDR**



**West
Residential c.1938 OT-1/HDR**



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 requests approval to construct a two-story accessory building on the subject property. As part of the project, the applicant wishes to paint the out building in colors that do not currently match the primary building. The applicant's desire is to paint the primary building the new colors in the future, so to avoid having to repaint the out building in the future as well, he would like to use the new colors on this building. See application materials for details.

Past COA: None available from City archives.

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Land Development Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 9 and 10 apply to this project.**

LDC Section 8.01.01.01(B) states that the review of proposed development within Old Town shall be based upon compliance with the *Old Town Preservation and Development Guidelines*, as amended from time to time. **The applicable Guidelines are: Chapter 4: New Construction (p.50) and Chapter 5: Parking (p.68).**

LDC Section 8.01.01.02 regarding specific requirements in Old Town also applies.

ANALYSIS AND STAFF RECOMMENDATION:

SOIS: The project is compliant with SOIS 9 and 10. No existing historic materials will be destroyed and if removed in the future, the project would not impair the historic environment. Because the project is located in a high probability archaeological area, staff recommends compliance with SOIS 8.

Old Town Preservation and Development Guidelines:

4.3 Building Elements: Primary Buildings and Out Buildings. Primary buildings are principal unit of occupation. Out buildings are ancillary in size and degree of occupation, may be attached by connecting element or detached. Garages should not be built into the primary structure.

Staff comments: Compliant. The out building will be connected to the primary building through a shared exterior stair, but is more than 5' from the primary building.

4.4 Residential Building Design: Existing Zoning, Placement on the Grid, Lot Coverage, Building Massing, Height, Proportion of Openings, Climate, Roof Forms and Surfaces, Materials, Foundations, Windows and Shutters, Muntins, Awnings, and Connecting Elements.

Staff comments: Compliant. The project will not be visible from the street and is consistent with the guidelines. Staff requests clarity on the colors to be used and recommends that the Board address allowing the use of colors different from the primary building.

4.5 Lot Visibility Corridors: Terminology used instead of "setbacks." Five feet is the minimum requirement on all sides.

Staff comments: Compliant.

4.7 Sideyard Corridors: Five foot minimum requirement.

Staff comments: Compliant.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24". Landscape elements are not included in this restriction.

Staff comments: Compliant.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.
Staff comments: Compliant. With the addition of the out building, the lot coverage will be approximately 26%.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.
Staff comments: Provide information on extension of driveway and whether same or new materials will be used.

LDC 8.01.01.02: Compliant. The project is less than 500 SF, less than 24' in height and meets setback/visibility corridor requirements.

Recommendation: Staff recommends approval, provided the following are addressed:

1. Be mindful of SOIS 8 regarding archaeological resources.
2. Clarify the colors to be used and determine allowing the use of colors different from the primary building.
3. Provide information on extension of driveway and whether same or new materials will be used.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-05; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-05, as presented, **is or is not** substantially compliant with the Land Development Code, the Old Town Preservation and Development Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 12/22/15 BY: [Signature]
PAYMENT: \$ 200 TYPE: c/c
APPLICATION #: 2015-0001827
CASE #: 2016-05
BOARD MEETING DATE: 1-21-15

Isabella 552*



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: James K. McIntyre
Mailing Address: 1009 White St. OLD TOWN, Fernandina Beach
Telephone: 904-261-5630 Fax: _____
Email: jmcintb317@aol.com

Agent Name: _____
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: 1009 White St. Fernandina Beach Fla. 32034
Parcel Identification Number(s): 00-00-31-1580-0012-0080
Lot Number: 8 Block Number: 12 or 1304/152 Old Town

PROJECT INFORMATION

- STAFF APPROVAL
- BOARD APPROVAL: CONCEPTUAL _____ OR FINAL _____
- New Construction
- Demolition
- Additions/Alterations
- Other: _____

Brief description of work proposed:
Two car garage with apartment above (484 sq. ft.)

List proposed materials and colors, as applicable: ** See Attached LIST of proposed materials*

Project Scope	Type and Material	Color
Exterior Fabric		✓ 2002-5B LaFonda Tile Red
Doors		2002-5Z Jekyll Clubhouse Terra Cotta
Windows		2005 3B LaFonda Spanish Dancers
Roofing		✓ " 3A Roasted pumpkin
Fascia/Trim		✓ 2008 15B LaFonda Sombrero
Foundation		✓ 2002 1A Autumn Blaze
Shutters		2002 1B Orange Slice
Porch/Deck		
Fencing		
Driveways/Sidewalks		
Signage		
Other		
Other		
Other		

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

12/22/15
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



SYLVIE McCANN
Notary Public, State of Florida
My Comm. Expires Nov. 12, 2016
Commission No. EE 850673

Subscribed and sworn to before me this 22 day of Dec, 2015

[Signature]
Notary Public: Signature

SYLVIE McCANN
Printed Name

11/12/16
My Commission Expires

Personally Known OR Produced Identification ID Produced: FL DL

James K. McIntyre

1009 White St, (Old Town)

Fernandina Beach, Fl, 32034

*Re: New construction(accessory building)
Two Car Garage with Apartment (second floor) 484 sq.ft

List of Proposed Materials

* Exterior Fabric-Hardi Plank (textured) 5 inch exposure(Color-Valspa

*Doors, -Garage- Flush, metal, insulated

-Man Doors-Thermatru, 6 panel, fiberglass

-Balcony Door(second floor)-6 ft. slider

*Windows-Simonton-One over one. As per new construction,901and 905 White St.

*Roofing-30 or 40 year architectural GAF shingles, color to match existing shingles on home.

*Fascia/ Trim-Hardi and wood

Hardi- soffit, fascia, and corners

Wood-sills, Hardi window casing

*Foundation-Slab on grade , as per print.

*Shutters-NA

*Porch/Deck-Pressure treated , 5/4 x 6 decking, 2 x 2 balusters, 2 x 4 rail, 1 x 4 toe rail.

*Fencing-NA

*Driveways/Sidewalks-NA

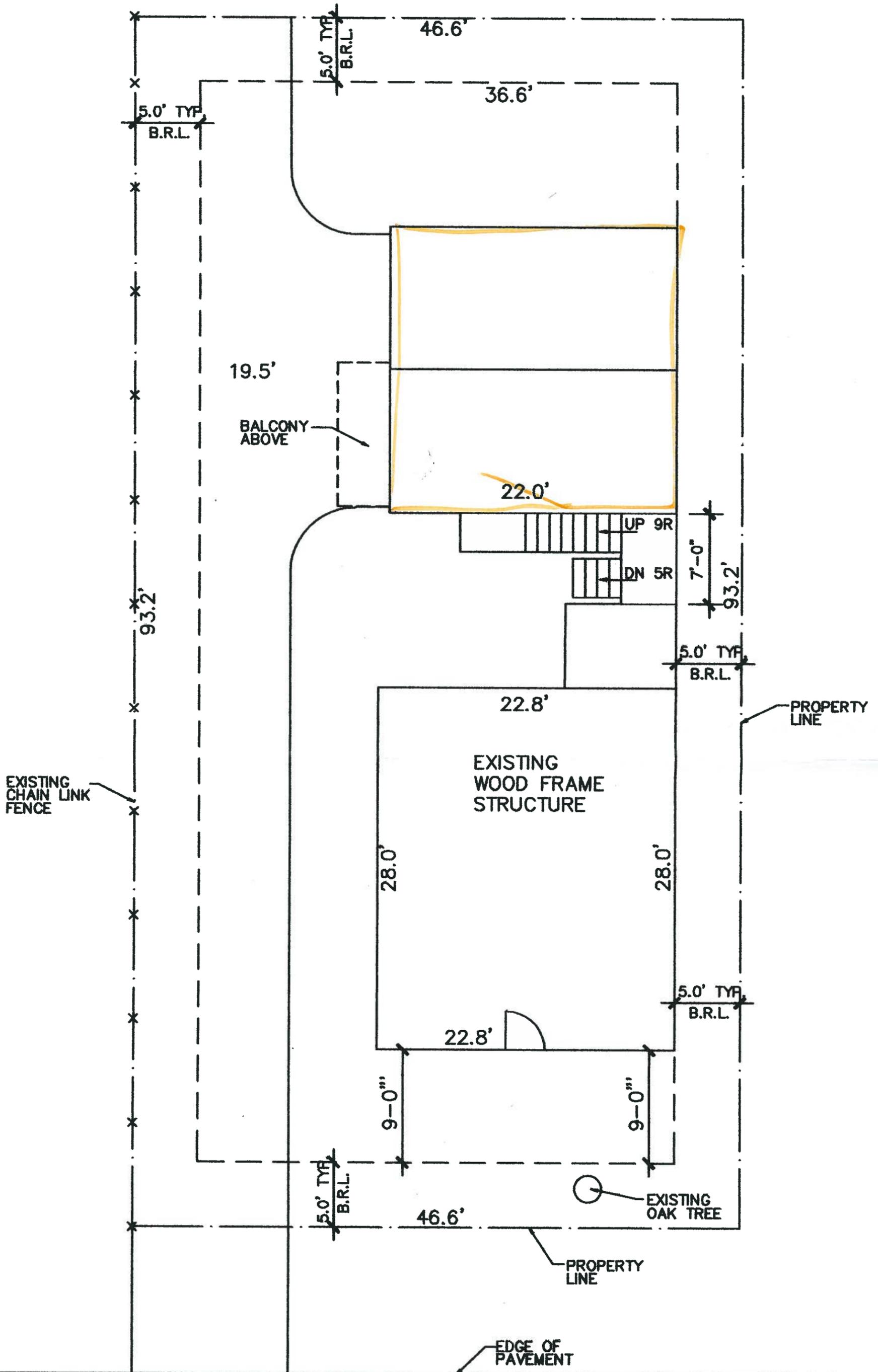
2008-5



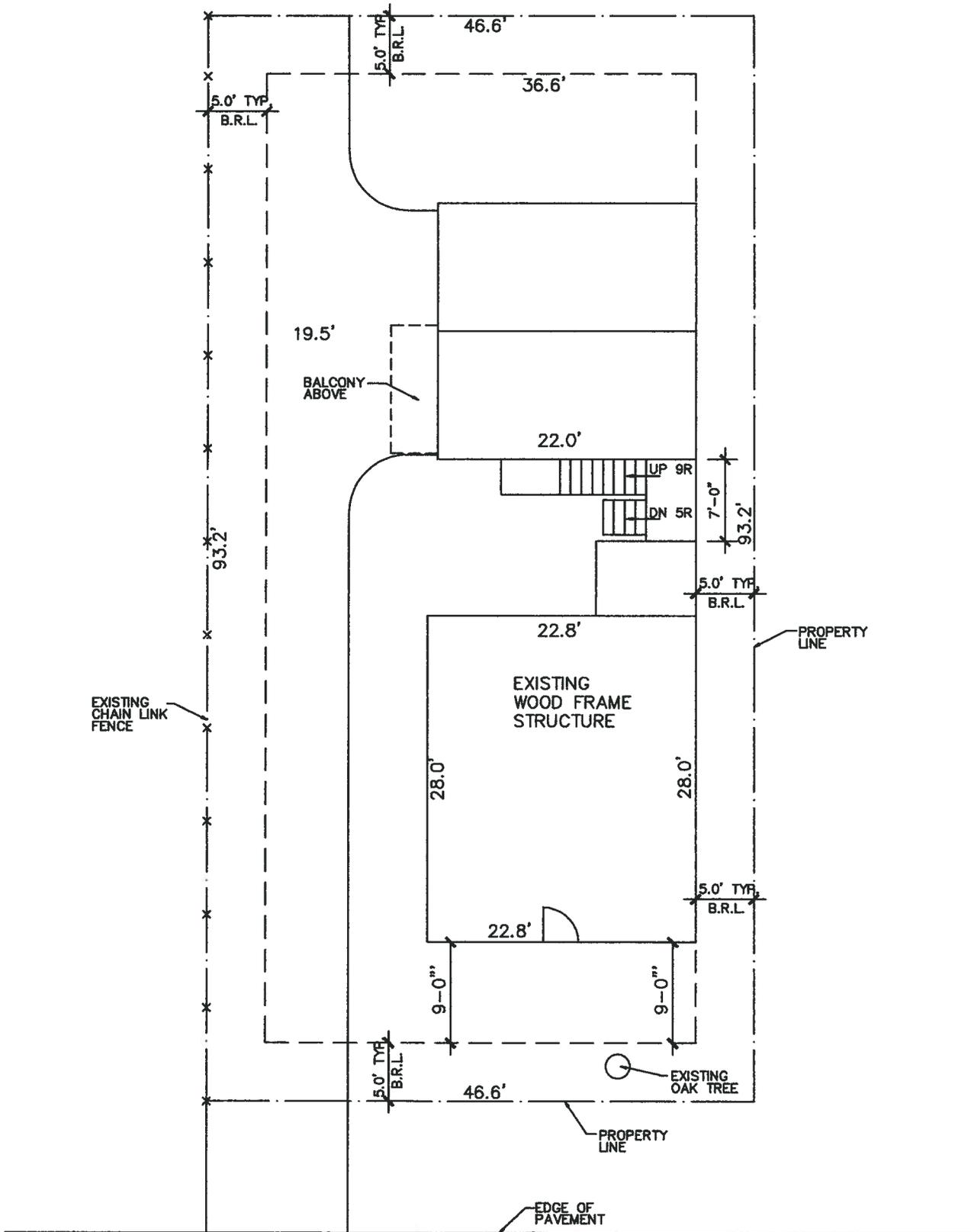
National Trust for
Historic Preservation

5A)

2008-5A
La Fonda Copper



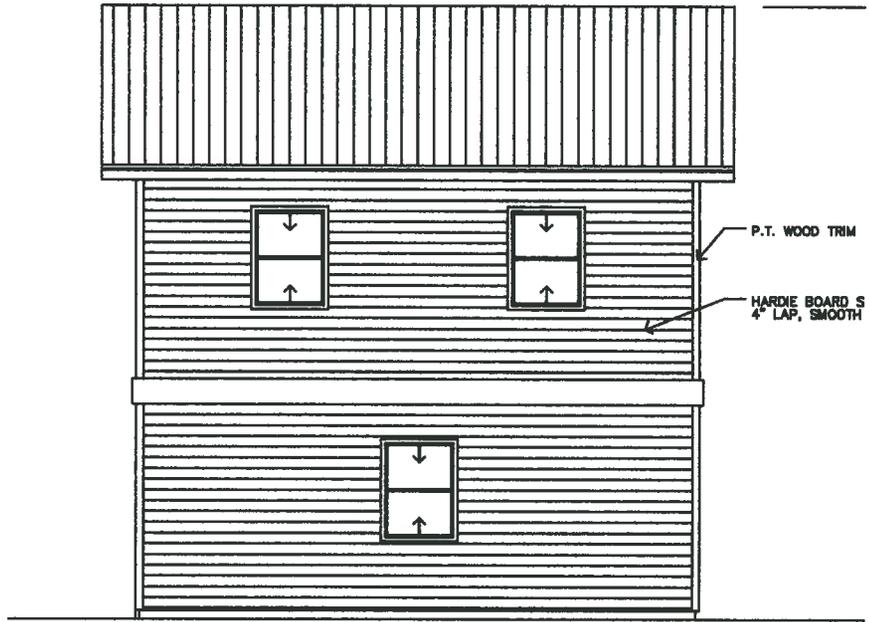
WHITE STREET



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

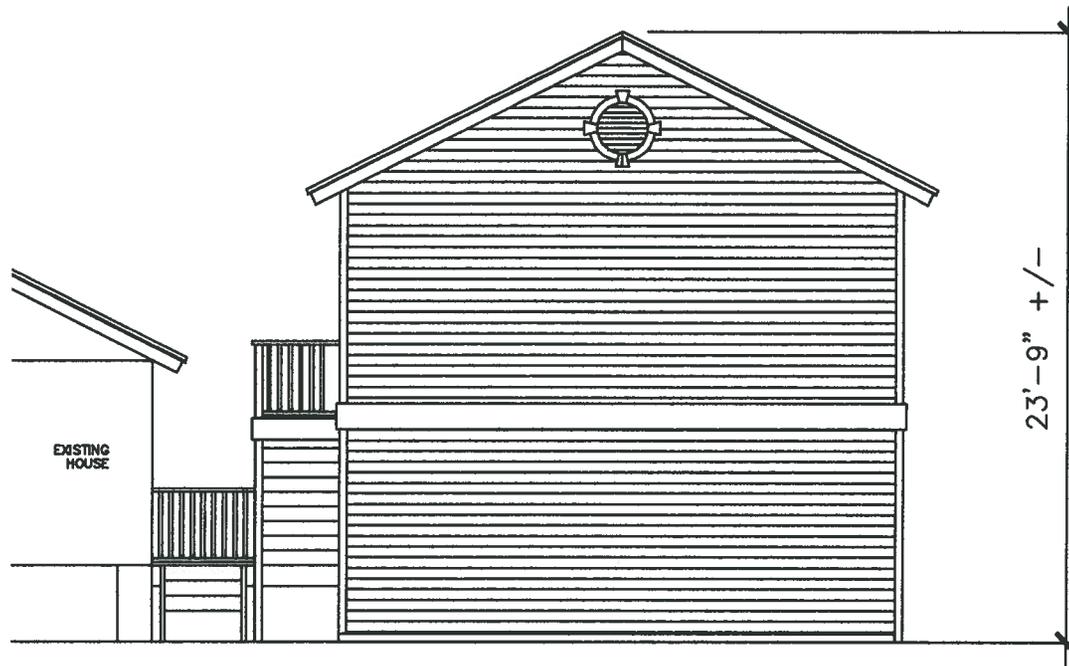
BLOCK 12 LOT 8
OLD TOWN





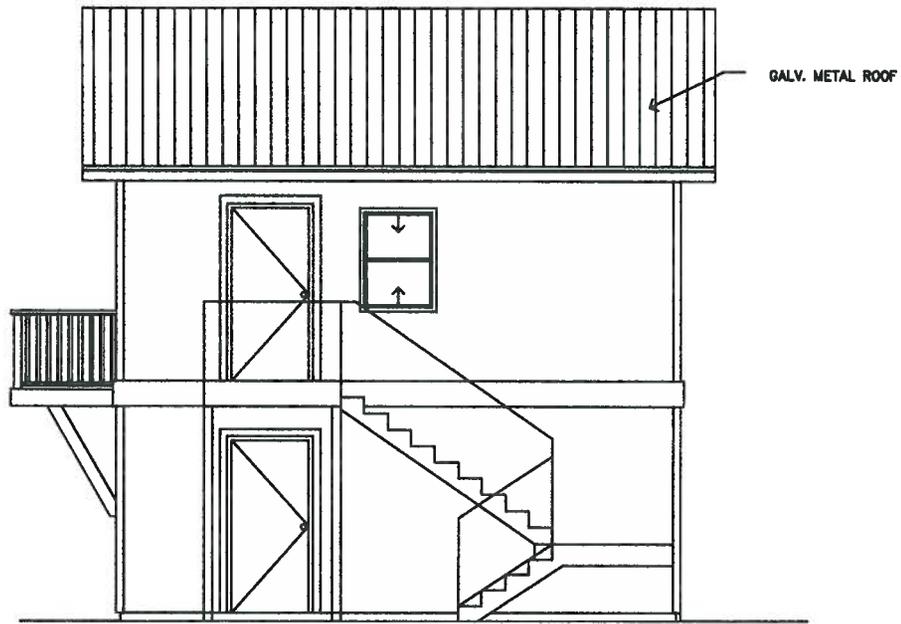
NORTH ELEVATION

1/4"=1'-0"

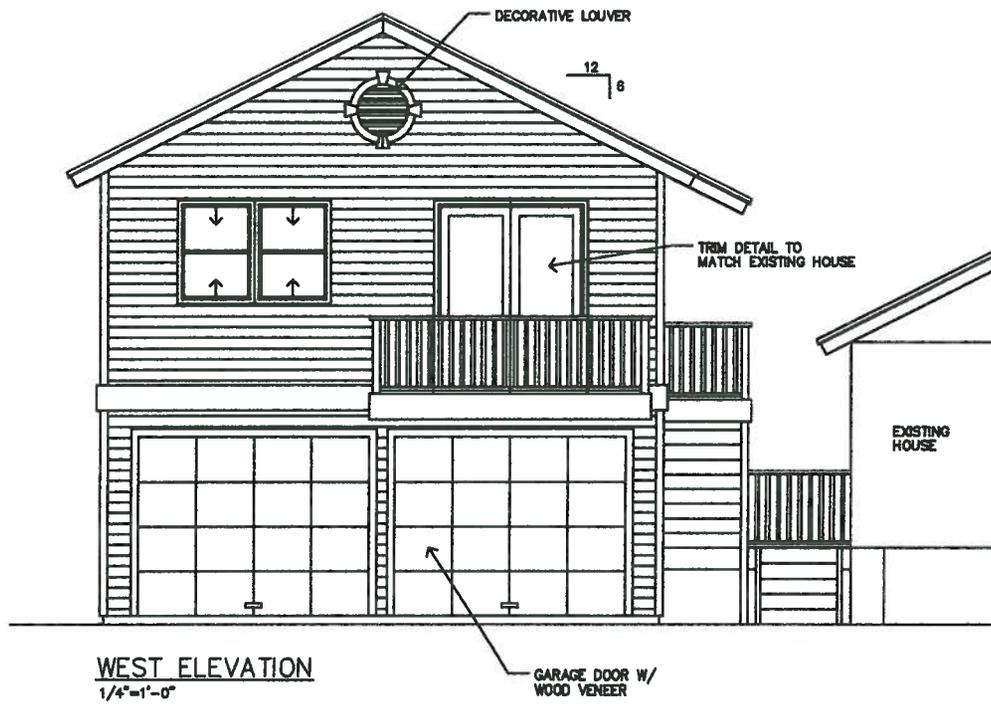


EAST ELEVATION

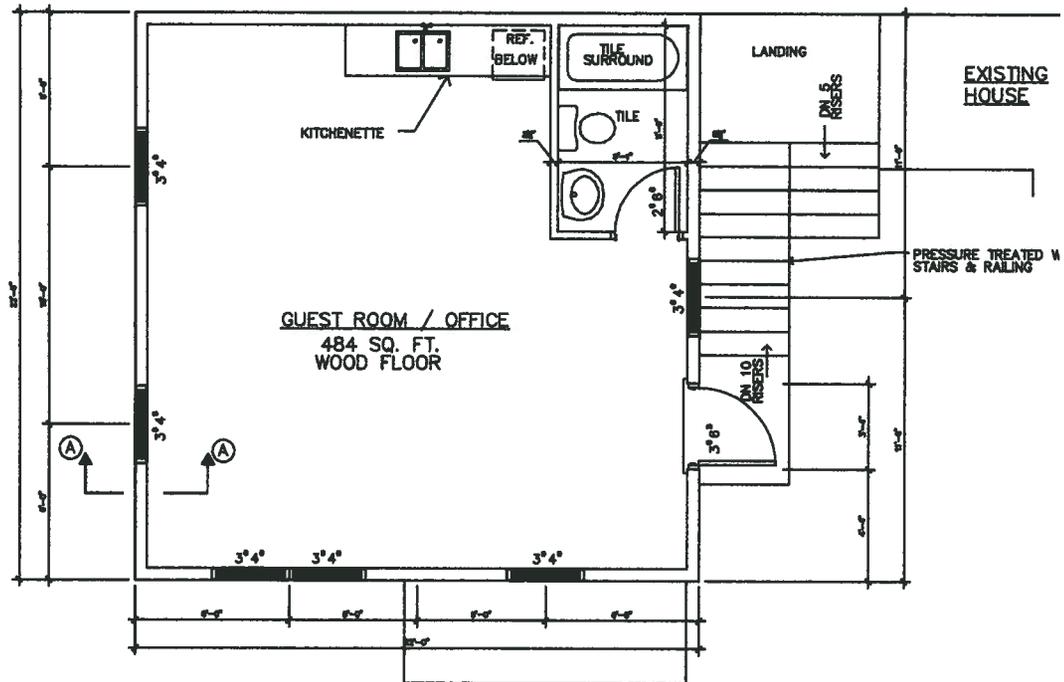
1/4"=1'-0"



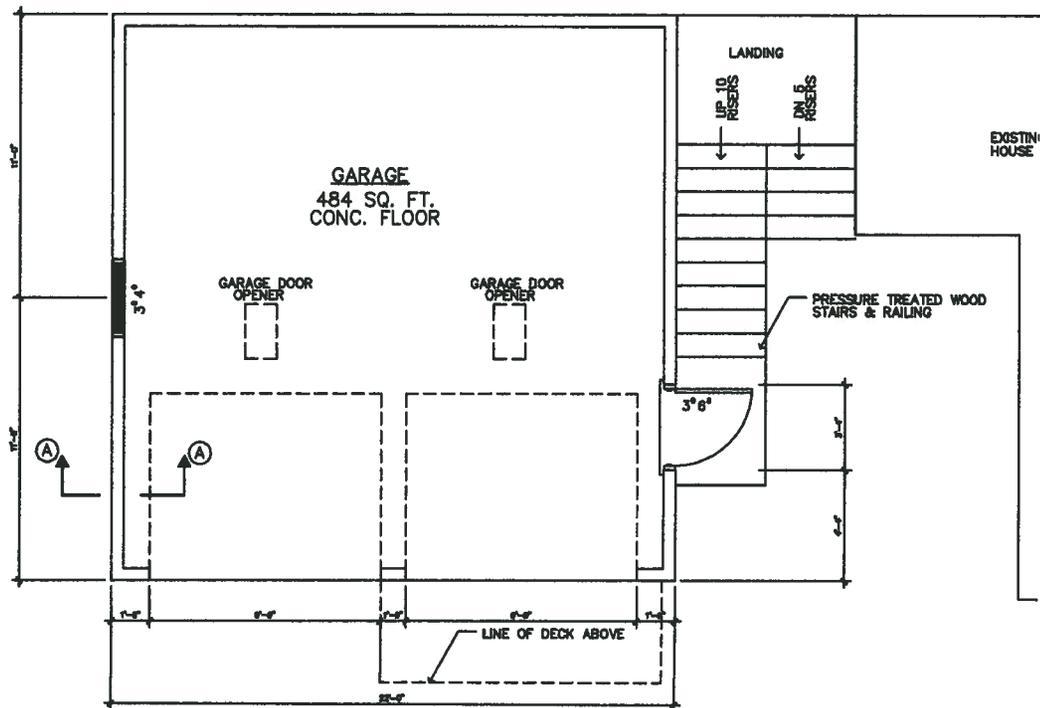
SOUTH ELEVATION
1/4"=1'-0"



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



GUEST ROOM FLOOR PLAN
1/4"=1'-0"



GARAGE FLOOR PLAN









