



AGENDA
HISTORIC DISTRICT COUNCIL
SEPTEMBER 15, 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 HDC Regular Meeting from August 18, 2016.

Documents:

[2016 08-18 HDC RM Minutes Draft.pdf](#)

4. NEW BUSINESS

4.1. RIO LAND INVESTMENT CO. C/O CHAD DOUGHERTY, 710 CENTRE STREET (HDC 2016-22)

Construct 450 SF kitchen addition on south elevation of building; construct 251 SF area under shed roof, and improvements to canopy area.

Documents:

[HDC 2016-22 Agenda Packet.pdf](#)

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

5.1. REHA LONDON, 416 S. 7TH STREET (HDC 2015-20) *AMENDED*****

Paint color of roof updated to Valspar "Crunch Granola" and extension of COA to June 22, 2017.

5.2. TAMMI KOSACK, 322 N. 3RD STREET (HDC SA 2016-63)

Paint front door of main house and side doors on garage with Woodlawn Valley Haze.

5.3. DRUSILLA DAVIS C/O VERNON LONG INC., 601 ASH STREET (HDC SA 2016-64)

Repair rotten wood floor on 2nd story front porch + ceiling boards of 1st floor porch with same as existing material and color.

5.4. BIMBI, LLC C/O PARKING CONTRACTING, 11 N. 3RD STREET (HDC SA 2016-65)

Amendment to COA 2015-01 - Extend tongue & groove ceiling down north wall of outdoor dining area as originally proposed and approved with original COA of 02/2015.

6. PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

7. BOARD BUSINESS

8. STAFF REPORT

8.1. HISTORY TREADING WATER LECTURE

History Treading Water: Sea level Rise and the Future of Coastal Heritage
Amelia Island Museum of History, 233 S. 3rd Street
September 16, 2016 at 6:00 p.m.

9. ADJOURNMENT

NEXT SCHEDULED HDC REGULAR MEETING IS OCTOBER 20, 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 such meeting he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

1. **Call to Order** –The meeting was called to order at 5:03 pm.

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

Council Members Present

George Sheffield, Vice-Chair
Robert Erickson
William Tilson (Alternate)

Jennifer King-Cascone
Shelly Rawls

Council Members Absent

Michael Harrison, Chair

Angela Conway (Alternate)

Others Present

Tammi Bach, City Attorney
Salvatore J. Cumella, City Planner
Sylvie McCann, Recording Secretary

Member Tilson was seated as a voting member for this meeting. Member Rawls commented item 5.1 was a project she worked on in the past, but she was not currently working on it. 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 July 21, 2016 Regular Meeting were presented for approval. **A motion was made by Member Tilson, 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**

4.1. **BIMBI LLC C/O PARKER CONTRACTING, INC., 11 N. 3RD STREET (HDC 2015-01)** For update to Certificate of Approval (COA) for material/finish work changes made during construction that deviated from the approved COA. (*Quasi-Judicial*)

Mr. Cumella reminded the board this was continued from last month to give time for the applicant to work with staff to resolve the issues between what was built and what was proposed. He reported he worked with the applicant and they came up with a mediation plan. He explained the plan adds more detailing to the façade of the building by trimming out the sign, the column, and the areas above and below the storefront windows and doors. He stated as staff he advised that wood trim detailing would be more appropriate. He commented he also advised for the current stucco trim around the windows and doors be boxed in with wood to create cohesiveness for the project. He pointed out the applicant provided photos of 110 Centre Street as their inspiration for the look they were trying to achieve in the detailing. He recommended approval of HDC 2015-01 with the condition the trim work be completed in wood.

Mr. Dylan Parker, 1035 Isle Palms Lane, explained they believed doing the proposed trim would be closer to the original design to bring this project into compliance. He stated they were open to suggestions from the HDC so that everyone is happy with the end result. There was a brief discussion to clarify the trim work on this property.

Member Rawls commented the original design had a transom on the window and inquired about adding some simulated divided lights to give that appearance. The HDC reviewed and discussed the original plan compared to the as built and the mediation plan with the agent for the applicant. *The consensus of the HDC was to go with wood rather than stucco per the sketches.*

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 Rawls, seconded by Member Tilson, to approve HDC 2015-01; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2015-01 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 including the wood paneling and applied muntins in the windows as discussed. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4.2. POZZI ENTERPRISES LLC, C/O JOSE MIRANDA, 302 ASH STREET (HDC 2015-15) Final approval for new construction of a 3,225 SF 2-story mixed use building. Commercial at 1st floor and one residential unit on 2nd floor. (*Quasi-Judicial*)

Mr. Cumella pointed out this was for final approval and reminded the HDC they granted conceptual approval on this project. He explained HDC 2015-14 granted a demolition of the existing structure, and reported the building would be moved instead on being demolished. He stated the project is compliant with the Secretary of Interior Standards 9 and 10. He commented there is a precedent for commercial and mixed use buildings on Ash Street, and based on the mix of buildings staff found that the proposed mixed use building was appropriate at this location. He provided further details from the staff report including that staff recommended final approval. Elevations of the proposed building were presented to the HDC.

Member Erickson inquired if there would be parking on 3rd Street between the building and the road. Mr. Cumella replied there was no parking at the site and there was handicap parking at the rear of the building as well as an ADA ramp. Member Cascone inquired where the building was moving to. Mr. Cumella replied he believed it was moving to 9th Street just outside the historic district. He explained Ms. Adrienne Burke reclassified the existing structure as a non-contributing structure because of the level of alterations done to the building.

Member Erickson questioned if the east elevation would be a zero lot line. Mr. Jose Miranda, Miranda Architects, replied on the east side it was a foot off the property line. He stated they have zero lot line setbacks on all sides. He pointed out the east side would be a blank façade since they can't have any openings that close to the adjoining property. He reminded the HDC the project received preliminary approval in October, and they found a location for the existing building. He commented originally they were going to renovate the structure, but the cost was too prohibitive with the building being below the floodplain. He pointed out there would be a coffee shop on the first floor with a residential unit on the second floor. It was noted the owners wanted to start construction in October and the project would take six to seven months for construction.

Member Rawls inquired about the colors for the project. Mr. Miranda clarified the interior colors can be done as exterior paint, but it would be a special order. He pointed out if there were any changes to color they would either get staff approval or come back before the HDC. It was noted the rails would be aluminum that would be prefinished in blue, and the downspouts would be white. It was also noted the current structure would be moved to Indigo and 9th. Vice-Chair Sheffield questioned if the apartment requires a parking space. Mr. Miranda stated the apartment is required to have two parking spaces, but they are not required to have any onsite parking in the historic district in the Central Business District zoning for the business. He pointed out they gave up 12 feet as an easement for access to the neighbor, and the apartment needed at least one parking space. He stated they were able to squeeze in two parking spaces to make it more marketable as well as have the handicap ramp and everything else that was needed onsite.

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 Cascone, seconded by Member Tilson, to approve HDC 2015-15; and that the HDC make the following the findings of fact and conclusions of law part of the record that**

HDC 2015-15 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. FIRST BAPTIST CHURCH OF FERNANDINA BEACH C/O COTNER & ASSOCIATES, 19 N. 5TH STREET (HDC 2016-20) VARIANCE from LDC sections 1.07.00 definition of "Lodging Accommodation, specifically the dis-allowance of a full kitchen in individual units. (*Quasi-Judicial*)

Mr. Cumella explained this was a variance request from LDC Section 1.07.00 and reported the building was built in 1963 and is a non-contributing structure. He clarified the LDC prohibits individual rooms from having full kitchens and laundry facilities. He provided further details about lodging accommodations and the requested variance as contained in the staff report. He explained the requested variance was in order to install a full kitchen and allow the adaptive use of this building as a lodging accommodation. He reviewed the criteria for granting a variance and that the request met criteria 1, 4, 5, and 6, but not criteria 2 and 3. He provided further details from the staff report with regard to the variance requested, and stated since it doesn't meet the six criteria staff had to recommend denial. He reminded the HDC this building was built for a very specific use and this variance would help the building in its adaptive reuse. Member Erickson inquired what the building was being used for now. Mr. Cumella replied the building is vacant now, but it was the First Baptist Church educational building. Member Erickson inquired about the parking lot to the side of the building. Mr. Cumella commented that was a County parking lot and it has nothing to do with this site.

Mr. Benjamin Morrison, Cotner & Associates Architects, commented this is an exciting opportunity for the City. He stated this project has the potential to be one of the most significant adaptive reuse projects in recent history. He explained the project represents the best and highest use for the adaptive reuse of this building. He pointed out the building has been sitting vacant for almost ten years and was generating no tax revenue for the City. Member Erickson referred to the application referencing the Marriott Residence Inn on Sadler and Mr. Kavanaugh's building, but this was a little different when the Marriott is obviously a lodging accommodation. He commented this building has the potential of being converted to apartments. Mr. Morrison explained they understand the language Mr. Cumella presented with regard to lodging accommodation and they understand that they have to be compliant with that. He stated their intent was to maintain compliance with the regulations of the code. Member Erickson pointed out Mr. Kavanaugh's was different in that it was a single unit, and it was also historically used as a residence. Mr. Morrison explained this project would offer affordable housing for people in the downtown urban core, and for that to be a viable option to serve that purpose they have to be able to provide the opportunity for people to be able to cook for themselves in their own units. He pointed out this would be built as short term rental units per the code, and they have to get approval first before they start dividing up the space. He stated the maximum that they were asking for was 32, and with zoning they could have two long term rental units as well. There was further discussion about this variance and it was pointed out they secured a lease for 32 off street parking spaces within the distance requirements required by code.

Member Cascone inquired if this building would be listed as a contributing structure on the next survey. Mr. Cumella stated it would have to be evaluated during the survey, and because of its age and condition it has a good chance of becoming a contributing structure. There was a clarification of lodging accommodation that it is rented to guests more than three times in a calendar year for periods of less than 30 days, and that it can be leased out for longer than that and there was no prohibition against renewal. It was noted the project would stay within the constraints of the zoning and density requirements.

The public hearing was opened at this time.

Mr. Ron Sapp, 415 Alachua Street, expressed his thanks to the individuals for finding parking elsewhere instead of the residential lot adjacent to his property. He commented it matters to him what will be happening close to his home, because it was going to have some impact. He inquired about the process from this point. Mr. Cumella explained the HDC was just looking at the variance for approval tonight. He stated the future proposal for what that building becomes would have to go through the Technical Review Committee process to make sure it was in compliance with the LDC. Mr. Morrison explained they were going to provide a use for this building that is consistent and compliant with the LDC standards. He noted the concerns and questions raised. He pointed out the variance they were requesting was related to the size of the refrigerator and whether or not there is a stove in the unit. Mr. Sapp commented he spoke with the individual that would be doing this project and noted the hope was looking at longer term, which was why they were asking for the kitchen. He stated as a resident he thought it would be beneficial to the surrounding community for longer term rather than quick turnovers. He expressed his hope that this would be looked into.

Ms. Julie Ballard, 315 Alachua Street, concurred with Mr. Sapp with the neighbors wanting to know more about what is going on with the project. She pointed out there will be a parking impact involved with the project and people being downtown at night. She questioned if the concept was to have a bedroom and a large room with a kitchen at the end. She questioned having 32 units in that building. She stated she wanted to know more about it, because it impacts her neighborhood. She pointed out the Latino church could use this building for what it was designed to be as an education building. She explained there are a lot of things to think about to preserve the integrity of the area.

Mr. Morrison explained conceptually the units are going to be approximately 500 square feet loft style studio apartments with an open living room and bedroom plan with a separate bathroom. He stated the kitchen would be open in the living room. He pointed out for parking all they can do is show compliance with the LDC and that requires them to have one parking space per unit. He provided further comments in support of the proposed project.

Mr. Steve Simmons, 1822 Highland Drive, representing the First Baptist Church, stated the church was in support of this variance. He explained he has been with the church 39+ years and to his knowledge nothing has come up as a restriction for using this building for something other than a church building. He commented this project might be the least amount of impact there might be to the community, and would be a compatible use for downtown. He clarified for 39+ years he has been involved in the church's real estate transactions and acquisitions. He stated he has been front and center on the efforts to sell either both the sanctuary and educational building. He pointed out through their title insurance and survey work nothing has come up that has given him any indication that they could not sell that building for something other than the ministry.

Ms. Suanne Thamm, 404 Broome Street, commented she had heard there was an option that the church that currently owns the sanctuary had expressed some interest in converting the education building into a food bank/soup kitchen. She inquired if that would be allowable under the current code. Mr. Cumella replied he would have to look into that use.

Mr. Jeff Kurtz, representing Fernandina Beach Main Street, noted this building has one of two outcomes with it either languish and decay or it will take someone to breathe some life into it to get it used again. He explained he thought it would be a shame if this building eventually fell into the category of decay or demolition because of excessive regulation.

Mr. Chip Sasser, CMR Island Properties, stated they have been buying properties in the downtown area for three years and they would be purchasing the Fred's building next month. He expressed his opinion this proposal deserves a chance. He commented one of the complaints he hears from friends and family is the lack of places to

stay temporarily on the island. He explained this is a great use for this structure and it deserves a chance to move forward through the process.

Mr. Sapp briefly commented that the lot next to his property was not a parking lot, because it was zoned residential. Mr. Simmons explained the congregation was fully aware that those lots are not going to compliment this building, and that they are residential.

Member Tilson questioned the process of looking at this variance without seeing the project. City Attorney Bach explained typically the HDC looks at the design guidelines, but a variance in the historic district can be looked at with regard to anything in the code. There was a brief discussion about the HDC doing variances in the historic district noting there has to be four affirmative votes to grant a variance.

There being no further comments from the floor the public hearing was closed. There was some discussion about this adaptive use of this building as well as some discussion about parking in the City. Also some comments were made about the questions and concerns of the residents. Vice-Chair Sheffield referred to offsite parking and commented if there is parking on the street residents will take that parking rather than going over to the offsite parking. He noted Pepper’s Restaurant wasn’t required to have parking, and therefore could lease out their spaces. He pointed out there are customers that park there now. He briefly commented there is a need for smaller residential apartments downtown. He agreed with Mr. Sapp that it was better to have long term than short term. **A motion was made by Member Erickson, seconded by Member Rawls, to approve HDC 2016-20; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-20 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 was as follows:**

Member Cascone:	Nay
Member Rawls:	Aye
Member Erickson:	Aye
Member Tilson:	Aye
Vice-Chair Sheffield:	Aye

Motion carried.

5.2. KEVIN + LAINE BERRY, C/O JOHNSON HOME BUILDERS INC., 910 SAN FERNANDO STREET (HDC 2016-21) Enclose breezeway under roof, move two (2) exterior doors to end of breezeway and repair lap siding with same as existing material and color. (*Quasi-Judicial*)

Mr. Cumella explained this was to enclose a breezeway at the rear of the home. He stated the home was built in 1910 and is a contributing structure in the Old Town District. He pointed out the enclosure of the breezeway would allow a storage room to be converted into a bathroom. He explained the existing exterior doors would be reused at the two new entrances and the siding would match existing in design and color. He presented elevations of what was being proposed. He provided further comments from the staff report and recommended approval of the request. There was a review and some discussion about the information in the agenda packet for this request.

Ms. Valerie Herron, Johnson Home Builders, explained the owners have every intention of preserving the home as close to original form as they can. She commented the enclosure would make a larger master bedroom and bathroom. Member Tilson questioned if the slope roof going down into the exterior building would be a problem. Ms. Herron replied no. Mr. Cumella pointed out a new roof was being put on the house. Member Tilson expressed his appreciation for the level of detail that was put in the application.

The public hearing was opened at this time and there being no comments from the floor the public hearing was closed. After a brief discussion about this case, **a motion was made by Member Tilson, seconded by Member Rawls, to approve HDC 2016-21; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-21 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.**

6. Staff-Approved Certificates of Approval

- 6.1. MARIO + ROSE ANN MANGANARO C/O DOMESTIC DESIGNS ROOFING, 302 CENTRE STREET (HDC SA 2016-55)** Re-roof with 30 year architecture shingles, Pristine Green.
- 6.2. KIM DAVIS, 505 CEDAR STREET (HDC SA 2016-56)** Install new footers and piers to existing home.
- 6.3. WRIGHT RUNWAY LLC C/O DOUGHERTY COMPANY, 311 CENTRE STREET (HDC SA 2016-57)** Replace existing 1st story windows and doors at rear of building with Andersen series to match existing material and color.
- 6.4. BRUCE MEGER, 213 N. 6TH STREET (HDC SA 2013-58)** Install 6FT wood picket fence on north side of property; will be stained natural color.
- 6.5. CITY OF FERNANDINA BEACH C/O CREATIVE SERVICES & FENCE, 101 N. FRONT STREET (HDC SA 2016-59)** Install 190FT of 6FT chain link fencing on frontage and south side of property.
- 6.6. DAVID FILLET, TRUSTEE C/O MARK MARKARIAN, 13 N. 3RD STREET (HDC SA 2016-60)** Install two (2) awnings with aluminum mill finish frame and pink fabric. Paint window and door trim with Oatlands Springkiss.
- 6.7. KALAMALKA PROJECT LLC C/O BOB TIDBALL, 614 ASH STREET (HDC SA 2016-61)** Replace existing wood steps with brick.
- 6.8. NANCY ROSSITER, 214 S. 7TH STREET (HDC SA 2016-62)** Replace and repair 10' x 20' area of roof shingles, same as existing.

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

- 7. Public Comment - Items Not on the Agenda** – There were no public comments on items not on the agenda.

8. Board Business

- 8.1. REAPPOINTMENT - ROBERT ERICKSON** – It was noted that Mr. Erickson was seeking reappointment. **A motion was made by Member Cascone, seconded by Member Tilson, to approve the reappointment of Mr. Erickson. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

- 9. Staff Report** – There were no items to report under Staff Report.

Member Tilson referred to the variance before the HDC and questioned if the language could be revisited about lodging accommodation with relation to size of kitchen and what goes in that. Mr. Cumella stated his understanding of the intent behind that was more for commercial lodging accommodations such as the big hotels on the beach so they couldn't be converted to a condominium. There was some discussion about having staff look at this because there may be more requests like the variance this evening to have more short term residential opportunities downtown.

Member Cascone pointed out the variance did not address parking, which has been an issue for people downtown. Mr. Cumella noted that was a citywide issue that needed to be looked at on a larger scale than any one particular

project. There was a brief discussion about parking and increasing signage to let people know about parking lots available downtown. The HDC also talked about making some parking areas like by the Marina limited to three hour parking.

10. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 7:04 pm.

Sylvie McCann, Clerk

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-22
September 15, 2016

Owner/Applicant:
Property Address:
Requested action:

Chad Dougherty, agent for Rio Land Investment Co.				
710 Centre Street				
Certificate of Approval (COA) to construct a 450 sq. ft. addition onto the south elevation of the building to expand the kitchen/ storage area; construction of a 251 sq. ft. area covered by a shed roof and surrounded by a wood plank fence (to match existing) on the south elevation; and improvements to the canopied outdoor seating areas including: bollards, tongue and groove plank ceiling, a new wood covered CMU wall and extending the existing wooden shade wall structures on the edge of the canopies.				
C-3				
Central Business District (CBD)				
Restaurant				
1951				
Non-Contributing				
North	Financial	c.1979	C-3	CBD
South	Commercial	c.1961	C-3	CBD
East	Hotel	c.1905	C-3	CBD
West	Restaurant	c.1914	C-3	CBD

Current zoning:
FLUM land use category:
Existing uses on the site:
Year Built:
Contributing/Non-Contributing:
Adjacent Properties:

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to construct a 450 sq. ft. addition onto the south elevation of the building to expand the kitchen/ storage area; construction of a 251 sq. ft. area covered by a shed roof and surrounded by a wood plank structure (to match existing) on the south elevation; and improvements to the canopied outdoor seating areas including: bollards, tongue and groove plank ceiling, a new wood covered CMU wall and extending the existing wooden shade wall structures on the edge of the canopies.



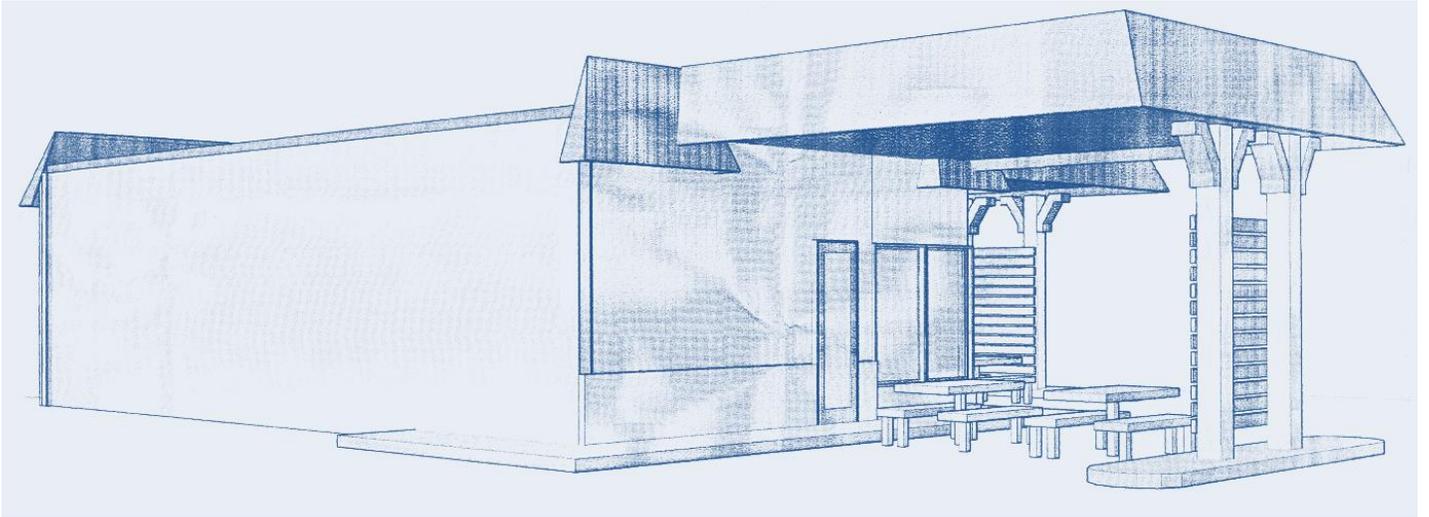
Existing Area = 1,438 sq. ft.

New Addition = 261 sq. ft.

New Shed Roofed Area = 450 sq. ft.

NEW 1st
FLOOR PLAN
1/4"=1'

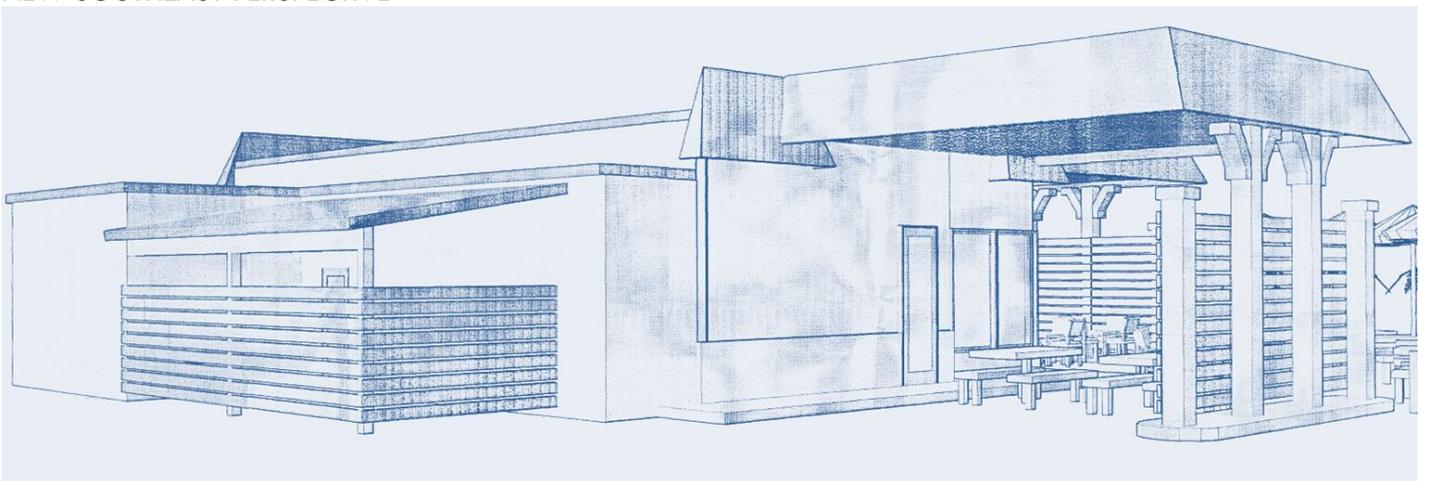
EXISTING SOUTHEAST PERSPECTIVE



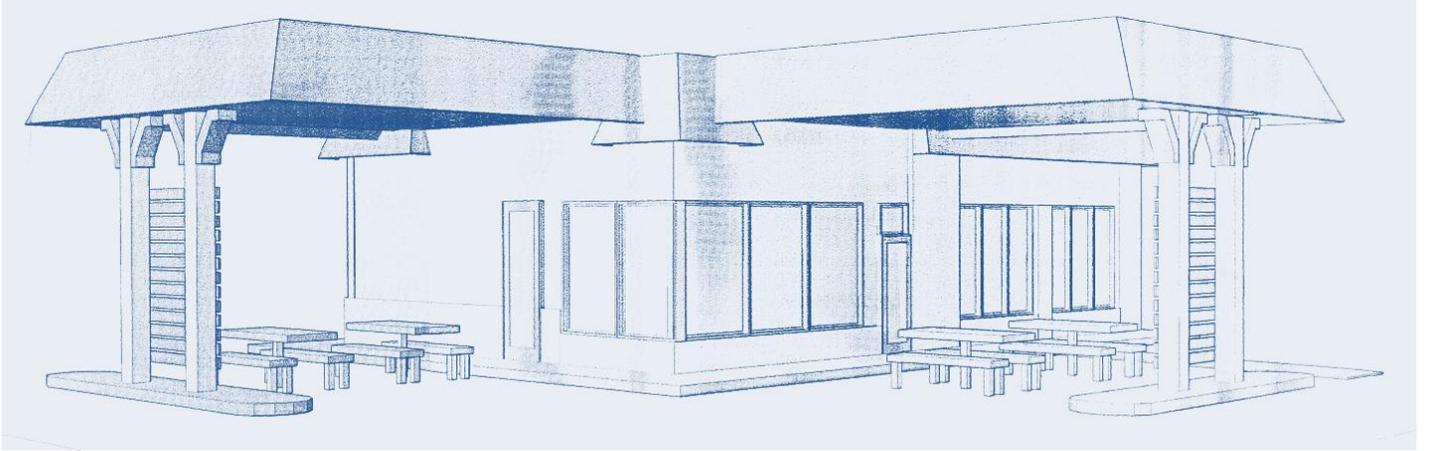
EXISTING SOUTHEAST PHOTO



NEW SOUTHEAST PERSPECTIVE



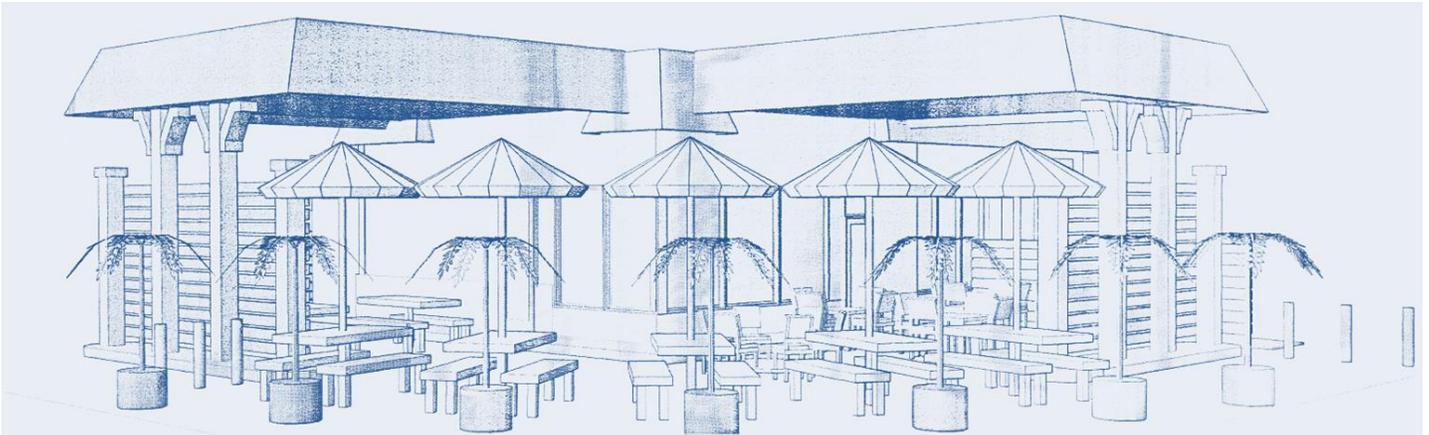
EXISTING NORTHEAST PERSPECTIVE



EXISTING NORTHEAST PHOTO



PROPOSED NORTHEAST PERSPECTIVE



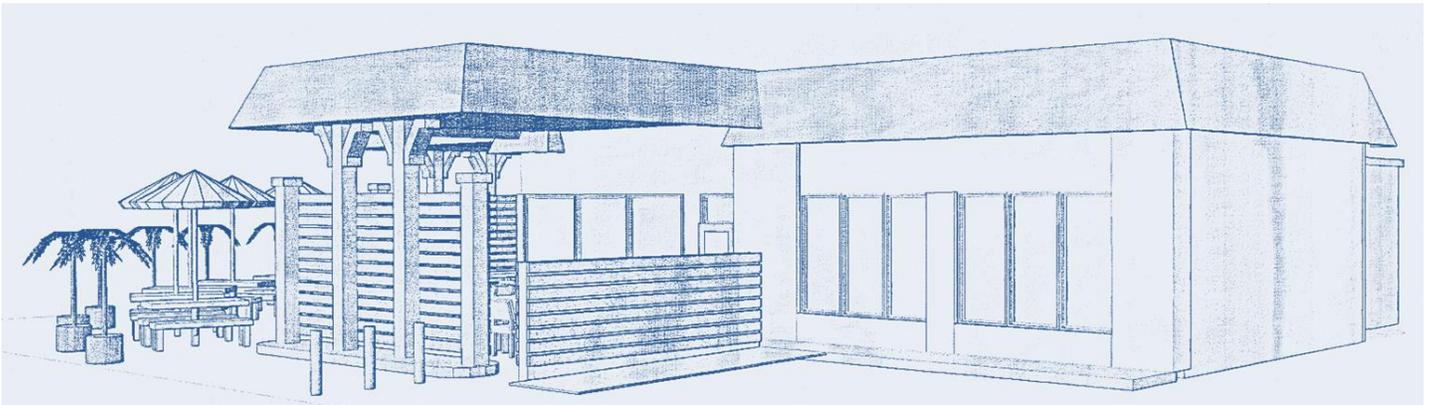
EXISTING NORTHWEST PERSPECTIVE



EXISTING NORTHWEST PHOTO



PROPOSED NORTHEAST PERSPECTIVE



APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

City of Fernandina Beach Land Development Code

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 1. Scale, including height and width;

2. Setbacks;
3. Orientation and site coverage;
4. Alignment, rhythm, and spacing of buildings;
5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

City of Fernandina Beach Downtown Historic District Design Guidelines: Guidelines for New Construction

3. Additions should be compatible with the original building in scale, proportion, rhythm, and materials.
4. Additions should be distinguishable from the historic building: they should be smaller and simpler in design.
5. Additions should be contemporary in design, but compatible with adjacent buildings.

ANALYSIS:

Staff finds the project to be compliant with the Secretary of the Interior Standards 1, 2, 3, 4, 9, & 10.

The property was originally designed as an automotive filling and service station in 1951. The use has been changed to a restaurant, but the building maintains its distinguishable form as a service station. Most notably, the service islands, canopies and 2 openings that served as automotive bays that were turned into windows.

The proposed addition is subordinate to the main structure and if removed in the future would not affect the overall form of the historic building. The addition will utilize materials, such as board and batten siding, that will match the existing structure in design, color, and detail.

Staff concludes the requested action is consistent with the Land Development Code, the Secretary of the Interior Standards, and the Downtown Historic District Guidelines and recommends **APPROVAL** of HDC 2016-22

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-22;

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

That HDC case 2016-22, 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.

LIST OF EXHIBITS:

- EXHIBIT 1** **HDC 2016-22 Application**
- EXHIBIT 2** **Elevations/ Site Plans/ Perspectives**
- EXHIBIT 3** **FL Master Site File**



Salvatore J. Cumella
Planner II



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 7/19/16 BY: [Signature]

PAYMENT: \$ 200 TYPE: ck 2629

APPLICATION #: 2016-0001114

CASE #: 2016-22

BOARD MEETING DATE: Sept. 15, 2016

APPLICANT INFORMATION

Owner Name: Rd Land Investment Co.

Mailing Address: 1001 Piedmont Ave #201, Atlanta GA 30309

Telephone: 904 415 9200 Fax: _____

Email: _____

Agent Name: CHAD DOUGHERTY

Mailing Address: Box 16654 FB FLA 32035

Telephone: 904 415 6495 Fax: _____

Email: DOUGHERTYCOMPANY@GMAIL

PROPERTY INFORMATION

Street Address: 710 CENTRAL ST FB FL 32034

Parcel Identification Number(s): 05-00-31-1800-0042-0090

Lot Number: LOT 8 Block Number: 42

PROJECT INFORMATION

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

Brief description of work proposed:

- KITCHEN ADDITION
- CANOPY IMPROVEMENTS
- SEE DRAWINGS

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	N/A	
Doors	STEEL	SAME AS EXISTING
Windows	N/A	
Roofing	METAL SV	GRAVANIZED
Fascia/Trim	HARDW	SAME AS EXISTING
Foundation	CMU	" "
Shutters	N/A	
Porch/Deck	N/A	
Fencing	1x6 PT	SAME AS EXISTING
Driveways/Sidewalks	N/A	
Signage		
Other		
Other		
Other		

SIGNATURE/NOTARY

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

7-19-16
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
SS }

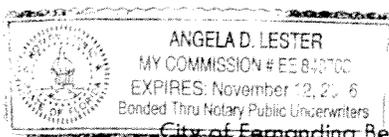
Subscribed and sworn to before me this 19 day of July, 2016.

[Signature]
Notary Public: Signature

Angela D. Lester
Printed Name

11/12/16
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Rio Land & Investment Company, Inc
(print name of property owner(s))

hereby authorize: Katy Dougherty
(print name of agent)

to represent me/us in processing an application for: HDC APPROVAL & GENERAL BUILDING APPLICATION
(type of application)

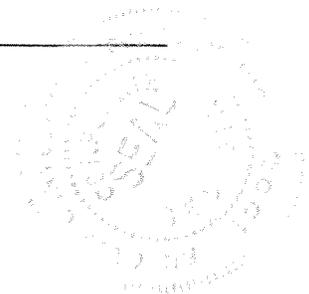
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

(Signature of owner)

Walter R. Davis, III
(Print name of owner)
Its: President

(Print name of owner)



STATE OF FLORIDA }
 } ss
COUNTY OF NASSAU }

Subscribed and sworn to before me this 25th day of July, 2016.

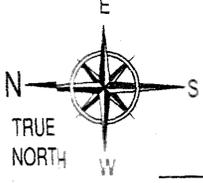
[Signature]
Notary Public: Signature

Phillip Hiden
Printed Name

4/1/2018
My Commission Expires

Personally Known OR Produced Identification _____ ID Produced: _____

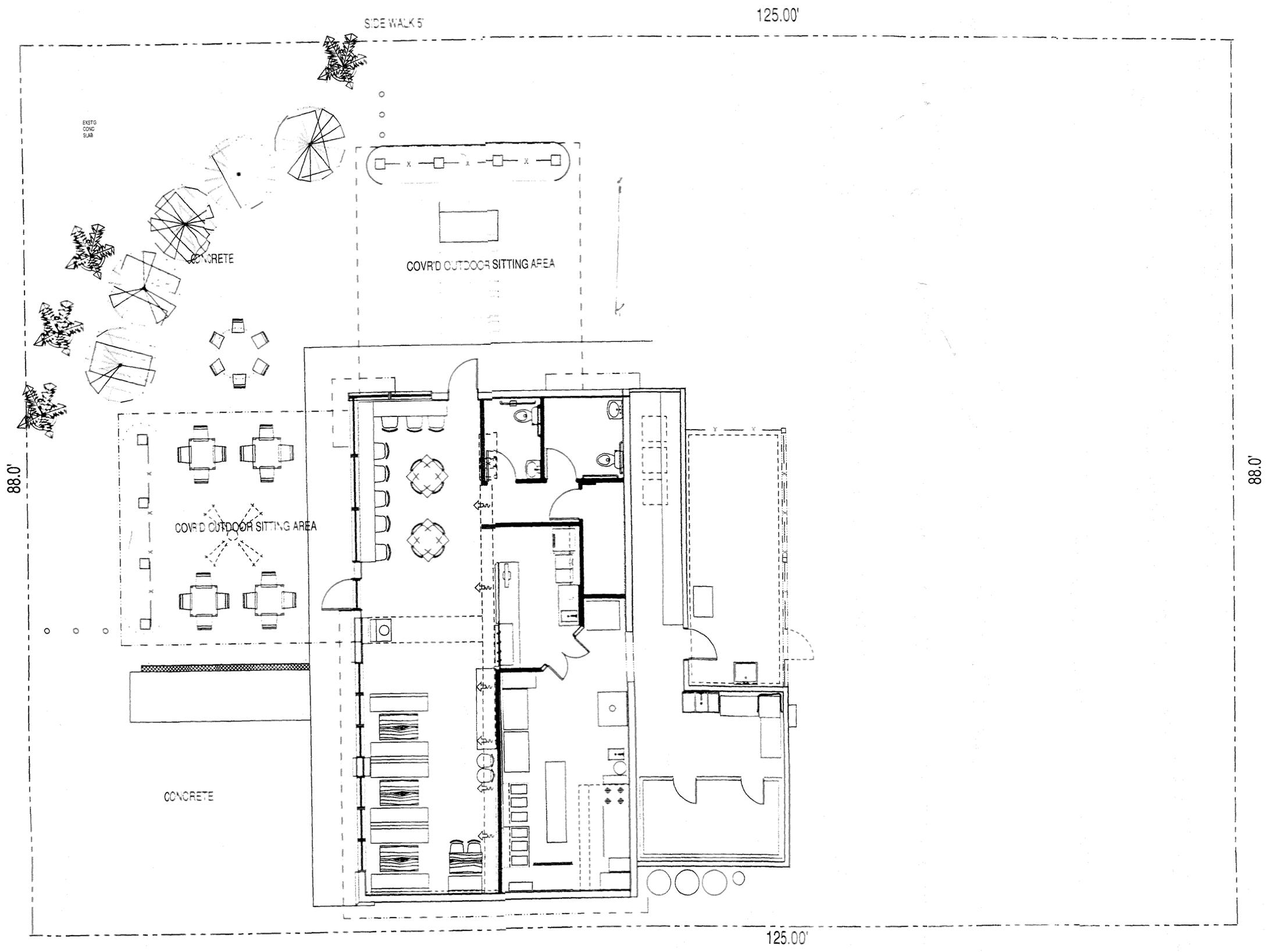
Phillip Hiden
Notary Public
Fulton County, Georgia
My Comm. Exp. 4/1/2018



SOUTH EIGHT STREET

CENTRE STREET

EDGE OF WALK WAY
BRICK WALK WAY



John H. Dodd
ARCHITECT, INC.
FL:AR0016867 GA:10456
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHNNYDODD@BELLSSOUTH.NET

Issue Date of Progress Prints*	
Issued Date:	Issued to for:
7-18-16	HDC - FERNANDINA BEACH

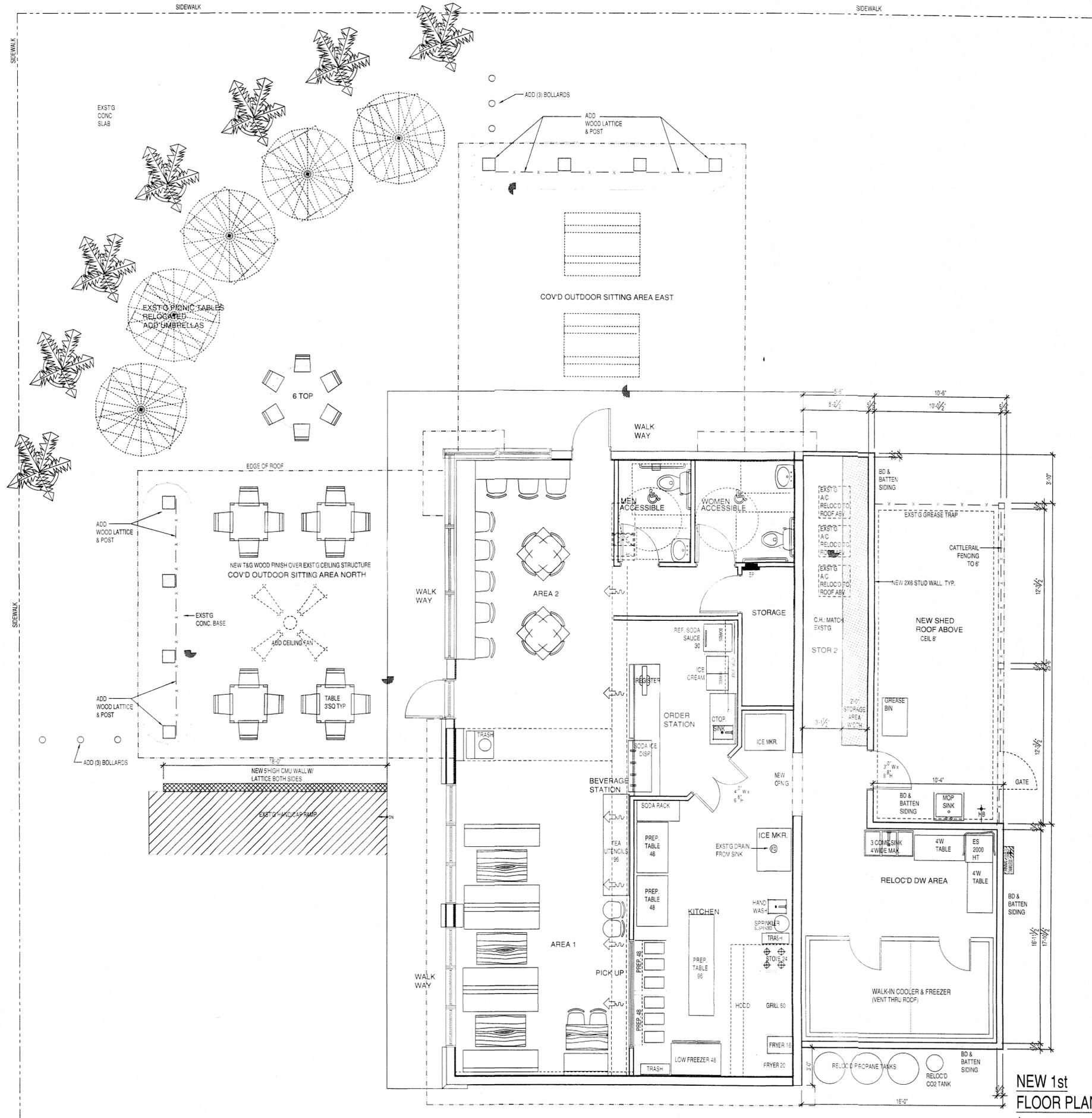
TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

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

SITE PLAN

North / Elev Key	Sheet
	C-1

SITE PLAN
1/8" = 1'



John H. Dodd ARCHITECT, INC.
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 2775 RAACHEL AVENUE
 FERNANDINA BEACH, FL 32034
 TEL (904) 583-4044
 Email: JDODD@GMAIL.COM

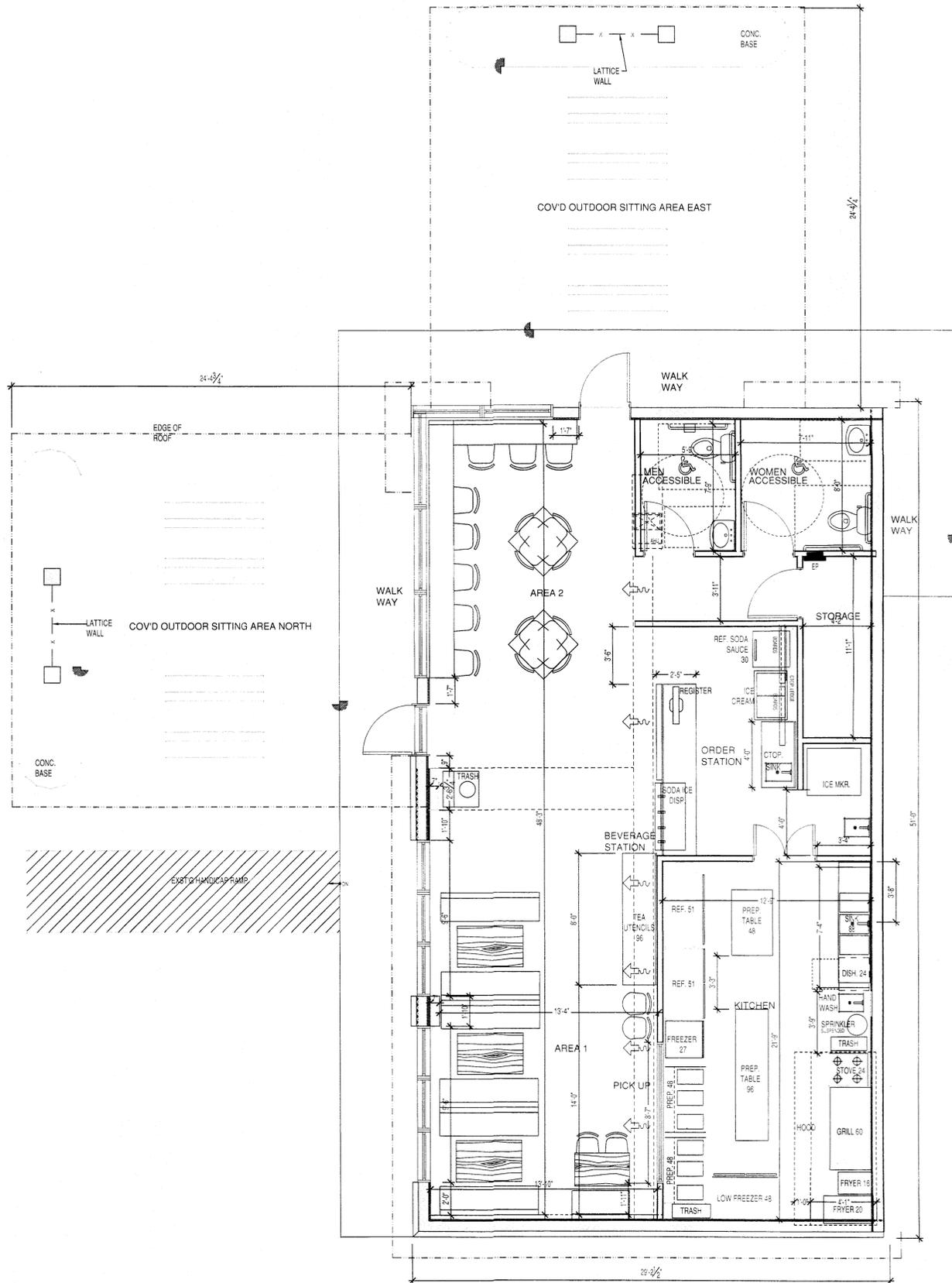
Issue Date of Progress Prints	
Issue:	Issued for:
Date:	
7-18-16 HOC - FERNANDINA BEACH	

TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

GRAPHIC SCALE
 0 1 2 3 4 5 6 7 8 9 10 12 15 20 25
 X=1/4"=1'-0"

1st FLOOR PLAN NEW
 North / Elev Key Sheet
A-1.1

NEW 1st FLOOR PLAN
 1/4"=1'



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Issue Date:	Issue to:
7-18-18	HDC - FERNANDINA BEACH



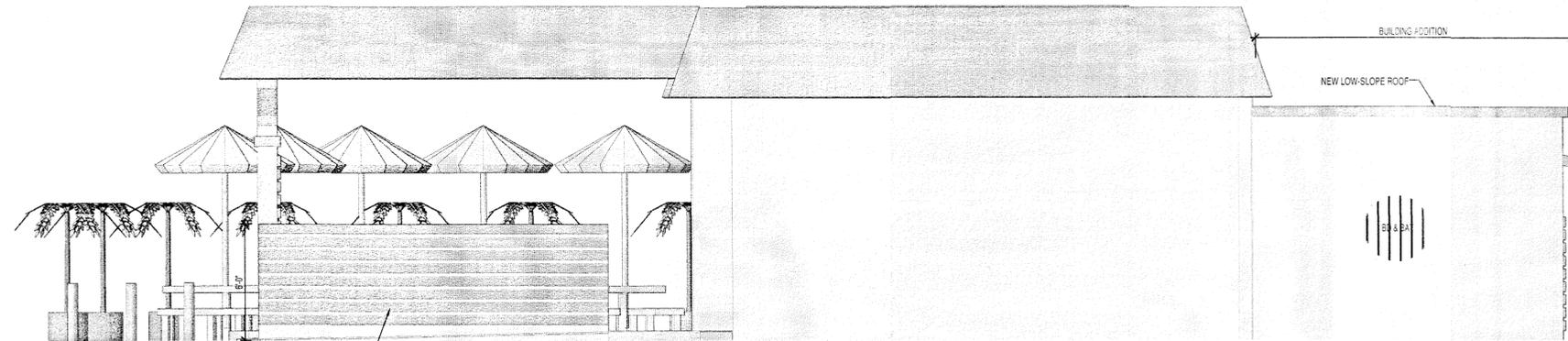
TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

EXST'G
 1st FLOOR PLAN
 1/4" = 1'

1st FLOOR PLAN - Exst'g

North Elev Key Sheet

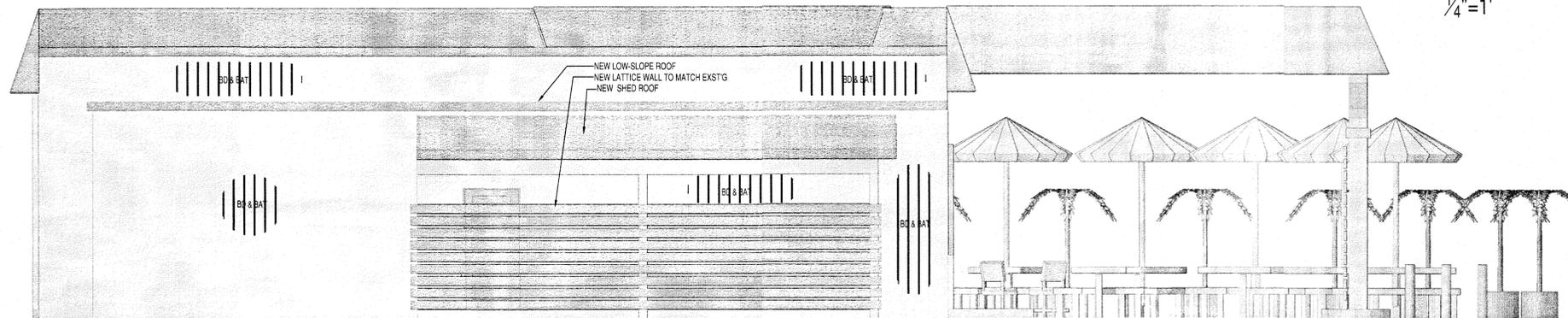
A-1.2



NEW PTD CMU WALL
W/ LATTICE TO MATCH EXSTG

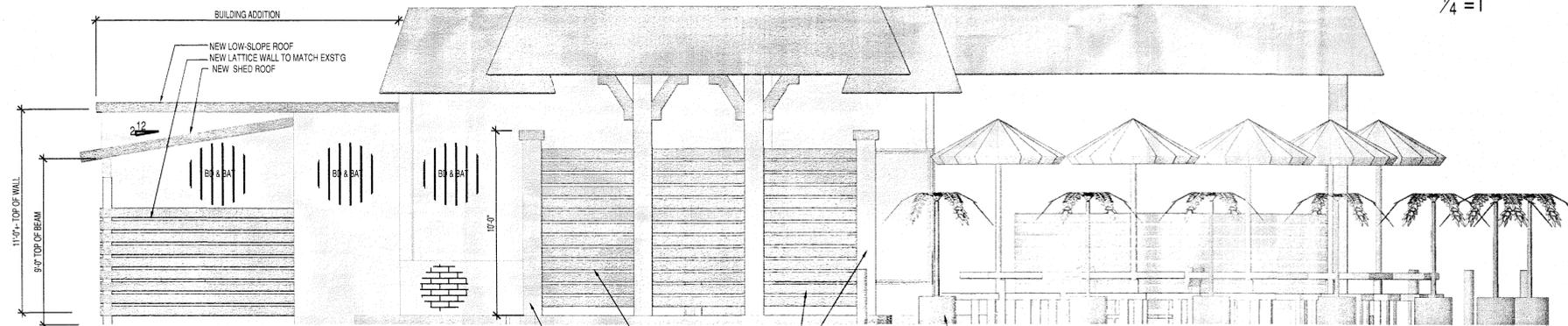
BUILDING ADDITION
NEW LOW-SLOPE ROOF

**NEW
WEST ELEVATION**
1/4"=1'



NEW LOW-SLOPE ROOF
NEW LATTICE WALL TO MATCH EXSTG
NEW SHED ROOF

**NEW
SOUTH ELEVATION**
1/4"=1'

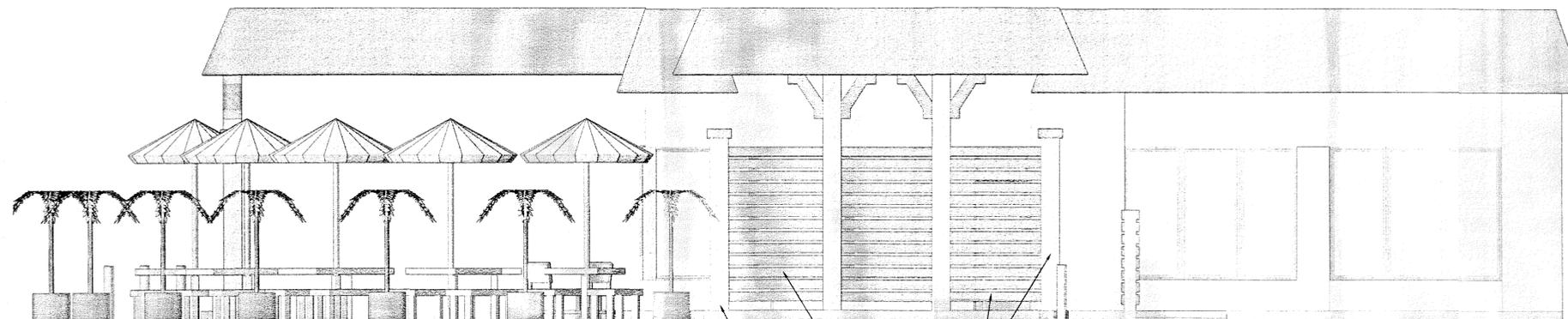


BUILDING ADDITION
NEW LOW-SLOPE ROOF
NEW LATTICE WALL TO MATCH EXSTG
NEW SHED ROOF

NEW LATTICE TO MATCH EXSTG
NEW POST W/ CAP TO MATCH EXSTG

NEW PLANTS IN POTS

**NEW
EAST ELEVATION**
1/4"=1'



NEW LATTICE TO MATCH EXSTG
NEW POST W/ CAP TO MATCH EXSTG

**NEW
NORTH ELEVATION**
1/4"=1'



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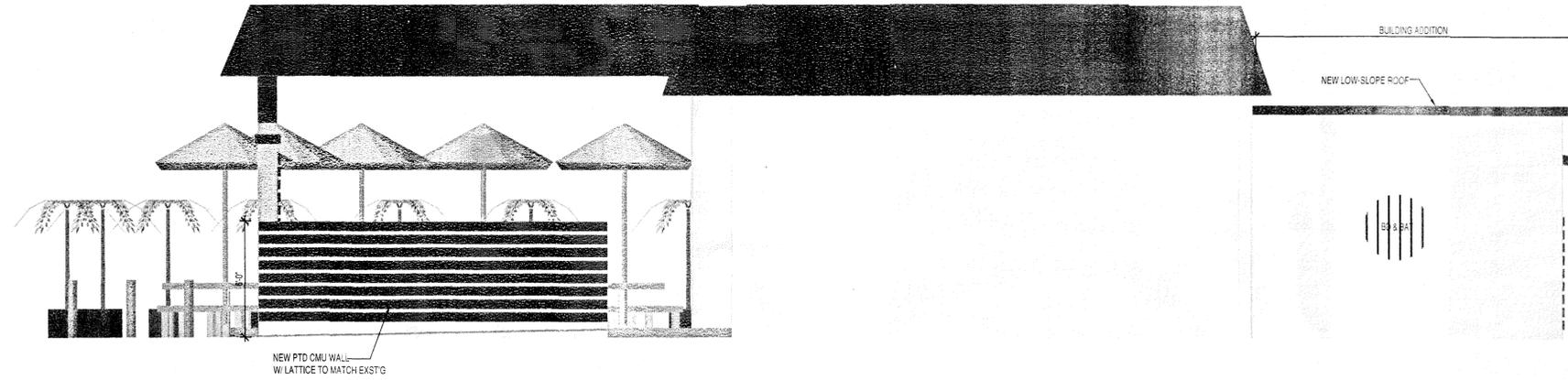
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Issued For:
Date:
7-18-18 HDC - FERNANDINA BEACH

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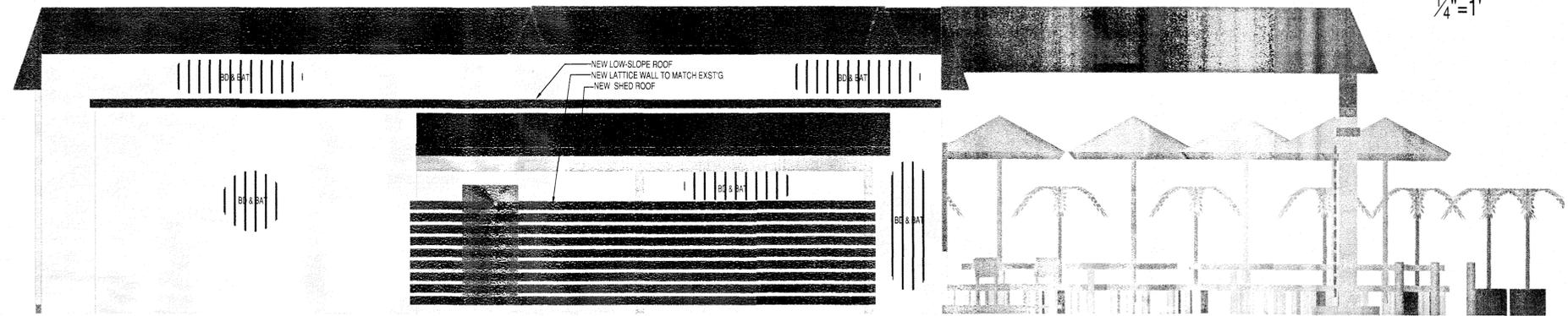
GRAPHIC SCALE
1/4"=1'

ELEVATIONS

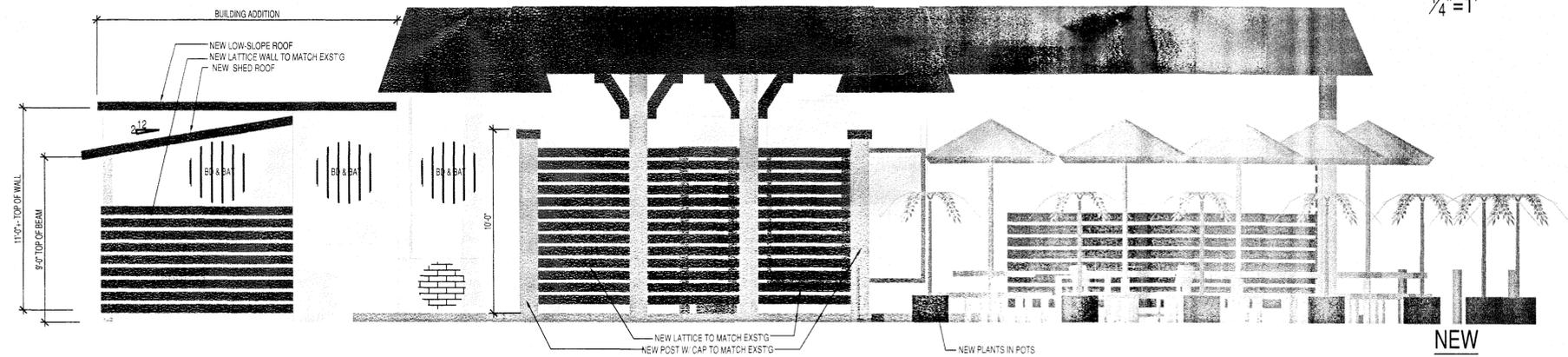
North Elev Key Sheet
A-2.1



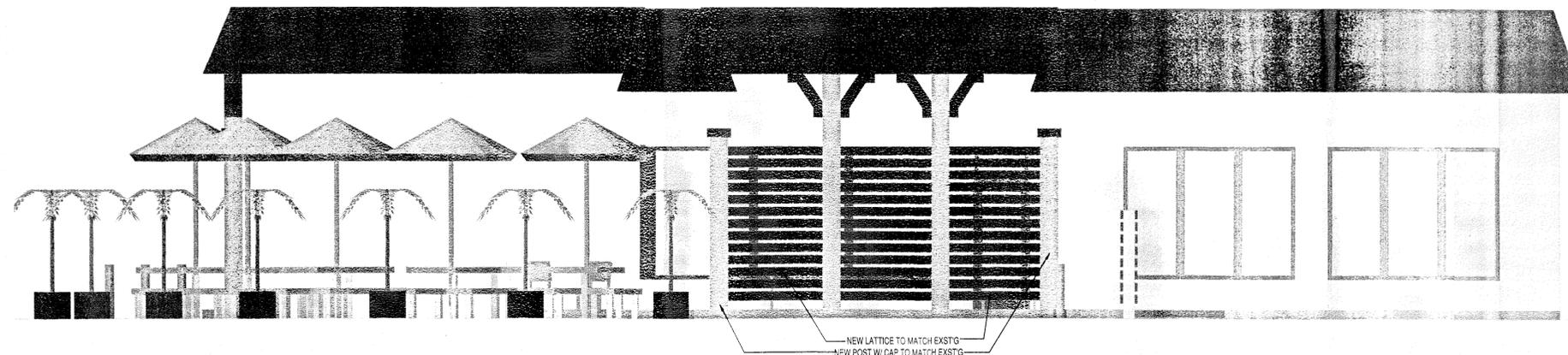
NEW WEST ELEVATION
 $\frac{1}{4}"=1'$



NEW SOUTH ELEVATION
 $\frac{1}{4}"=1'$



NEW EAST ELEVATION
 $\frac{1}{4}"=1'$



NEW NORTH ELEVATION
 $\frac{1}{4}"=1'$



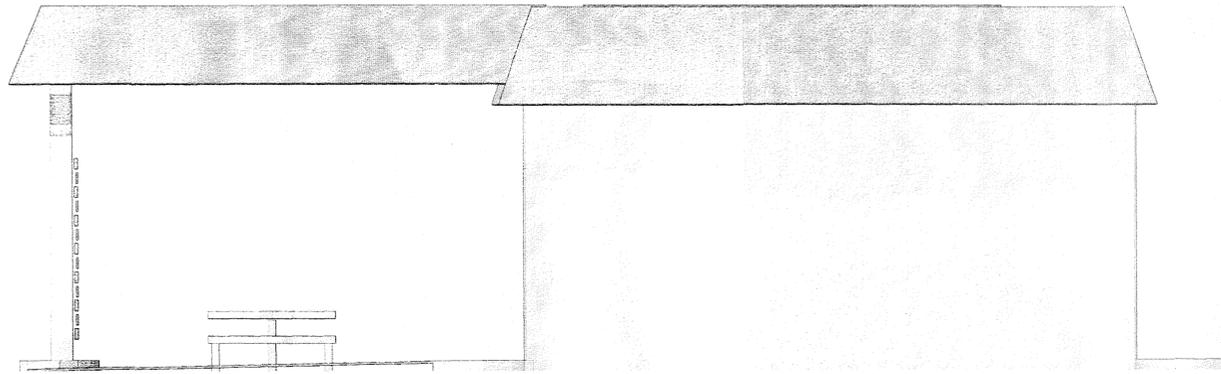
John H. Dodd
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Issue Date of Progress Prints	
Issue Date	Issued for
7-18-18	HDC - FERNANDINA BEACH

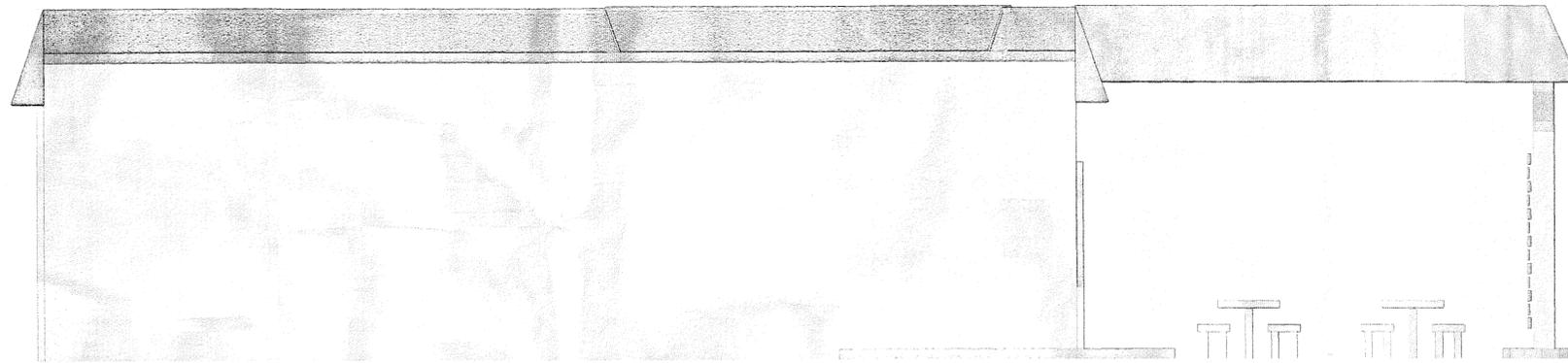
TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

GRAPHIC SCALE
 $\frac{1}{4}"=1'$

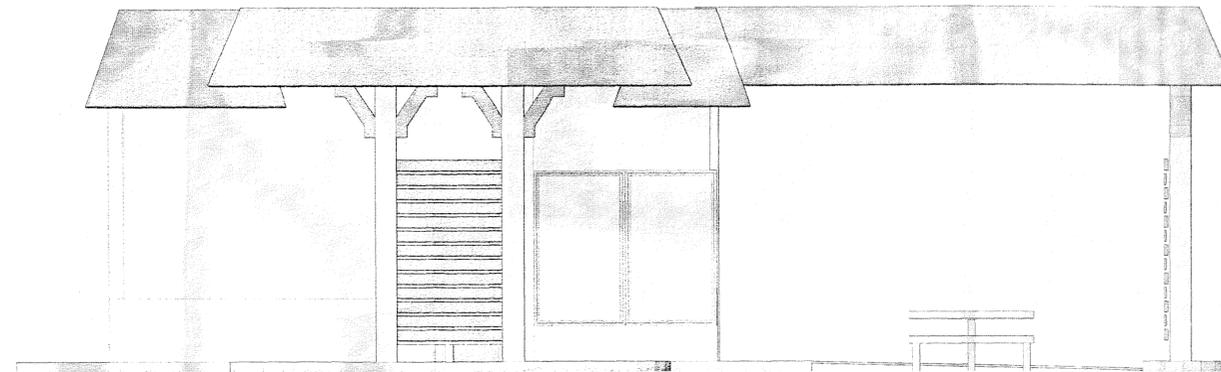
ELEVATIONS	
North Elev Key	Sheet
	A-2.1



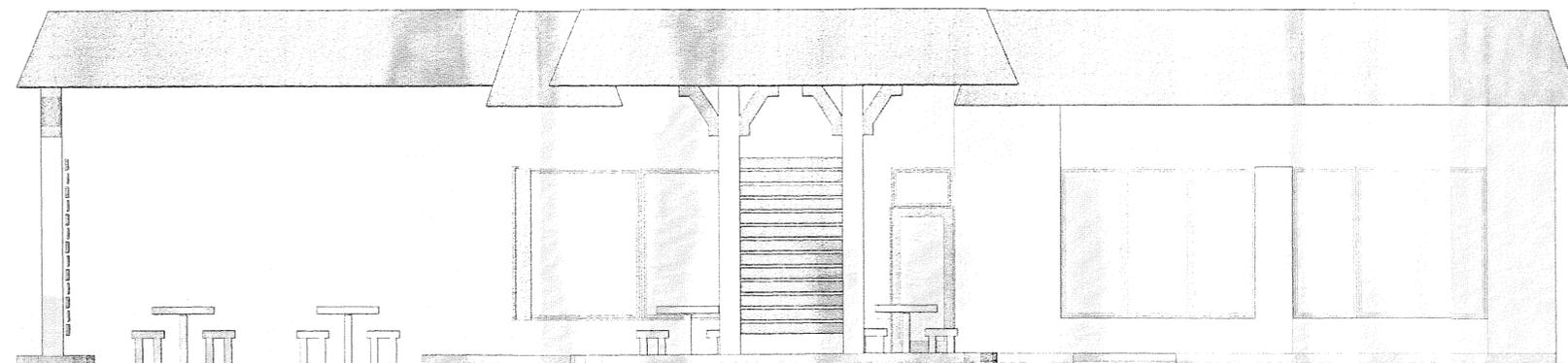
EXST'G
WEST ELEVATION
1/4"=1'



EXST'G
SOUTH ELEVATION
1/4"=1'



EXST'G
EAST ELEVATION
1/4"=1'



EXST'G
NORTH ELEVATION
1/4"=1'



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Issue Date of Progress Prints

Issue Date	Revised
7-18-16	HCC - FERNANDINA BEACH

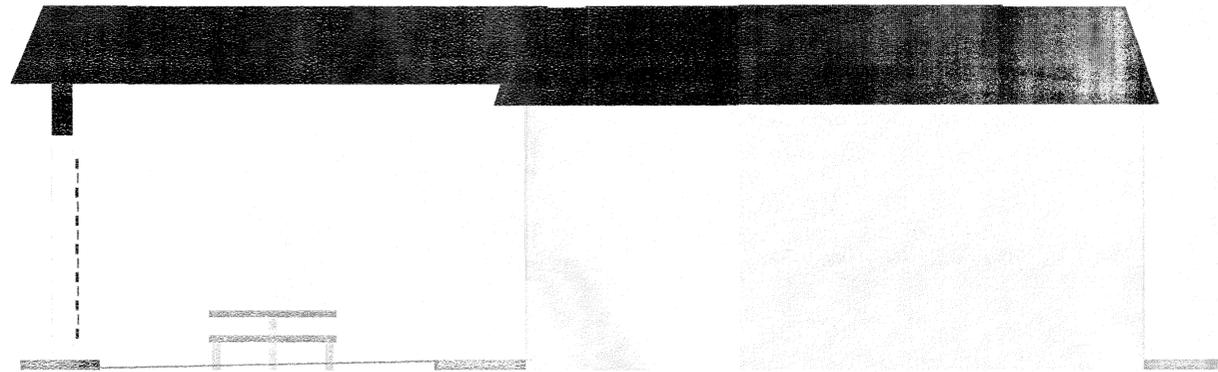
GRAPHIC SCALE



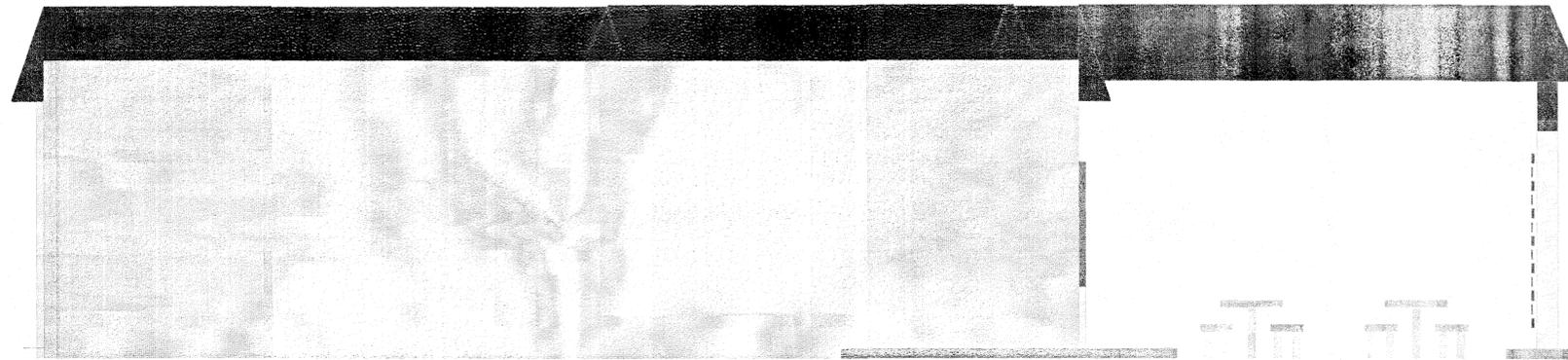
ELEVATIONS-EXST'G

North Elev Key Sheet

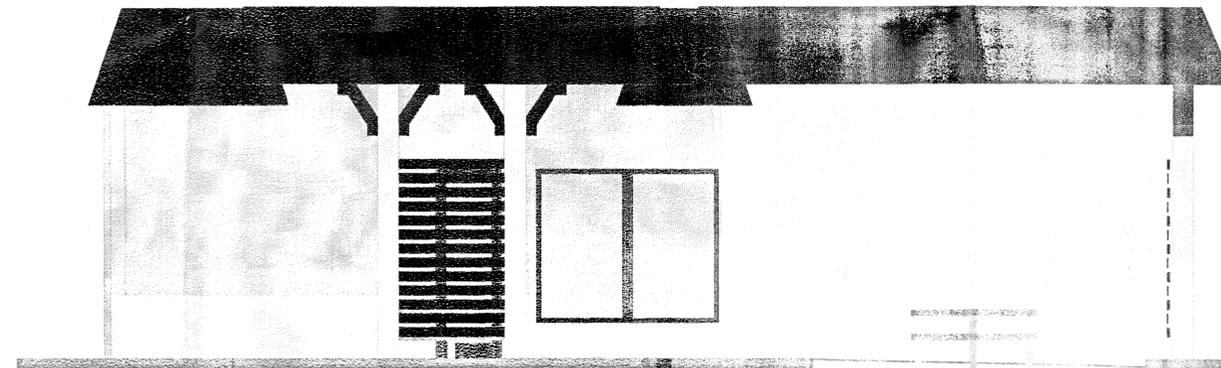
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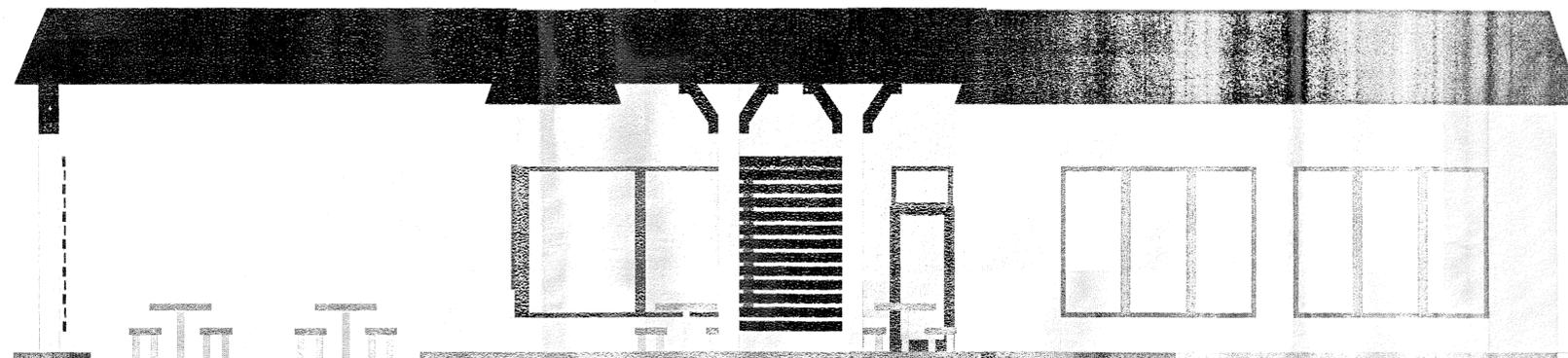
EXST'G
WEST ELEVATION
1/4"=1'



EXST'G
SOUTH ELEVATION
1/4"=1'



EXST'G
EAST ELEVATION
1/4"=1'



EXST'G
NORTH ELEVATION
1/4"=1'



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Issue Date of Progress Prints

Issued Date: 7-18-18

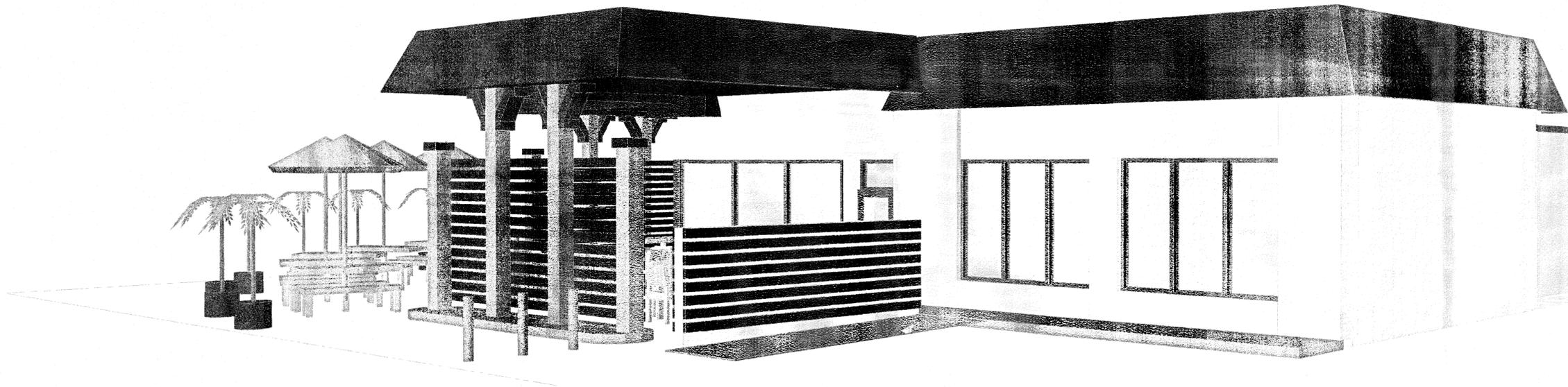
Issued to: HDC - FERNANDINA BEACH

TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

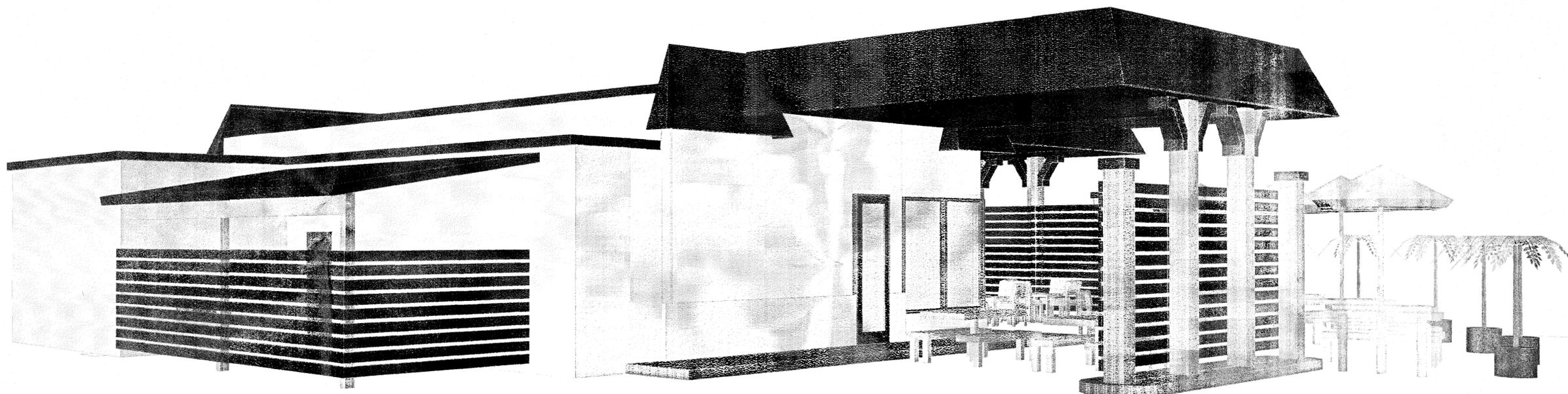
ELEVATIONS-EXST'G

North Elev Key Sheet

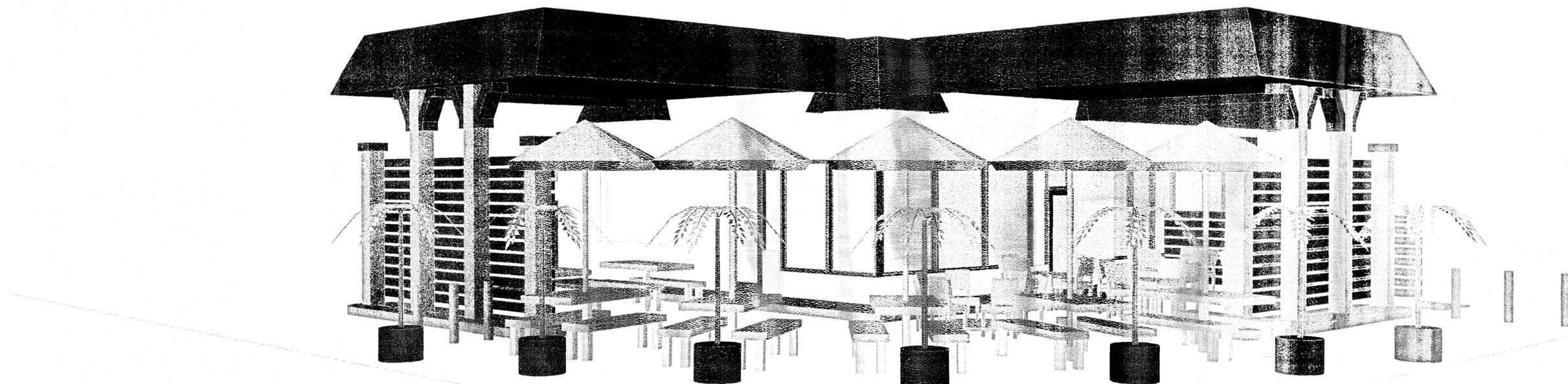
A-2.2



NEW
NORTHWEST
PERSPECTIVE



NEW
SOUTHEAST
PERSPECTIVE



NEW
NORTHEAST
PERSPECTIVE

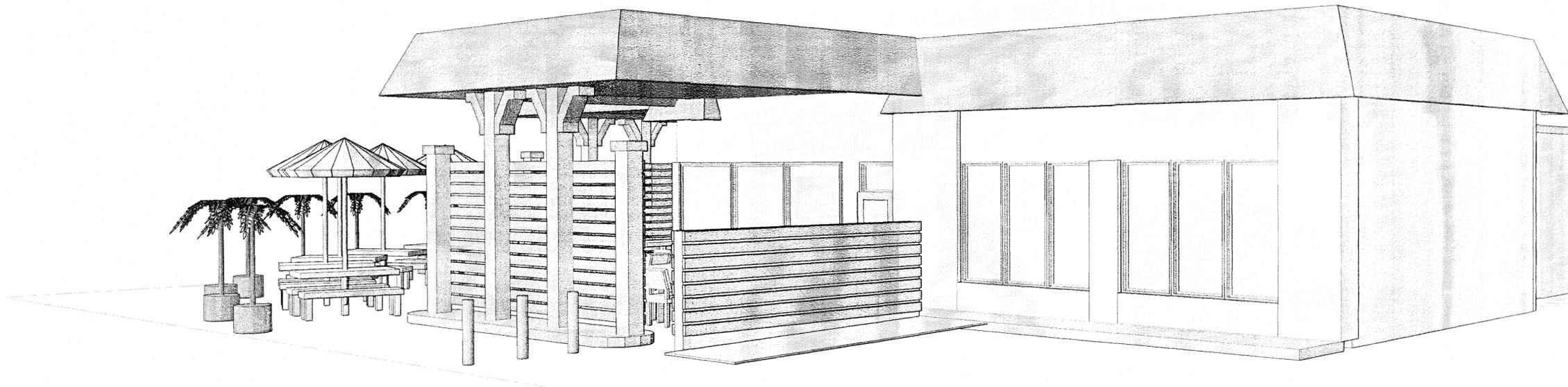

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Issue Date of Progress Prints*	
Issue Date:	7-18-16
Issue Date:	HCC - FERNANDINA BEACH

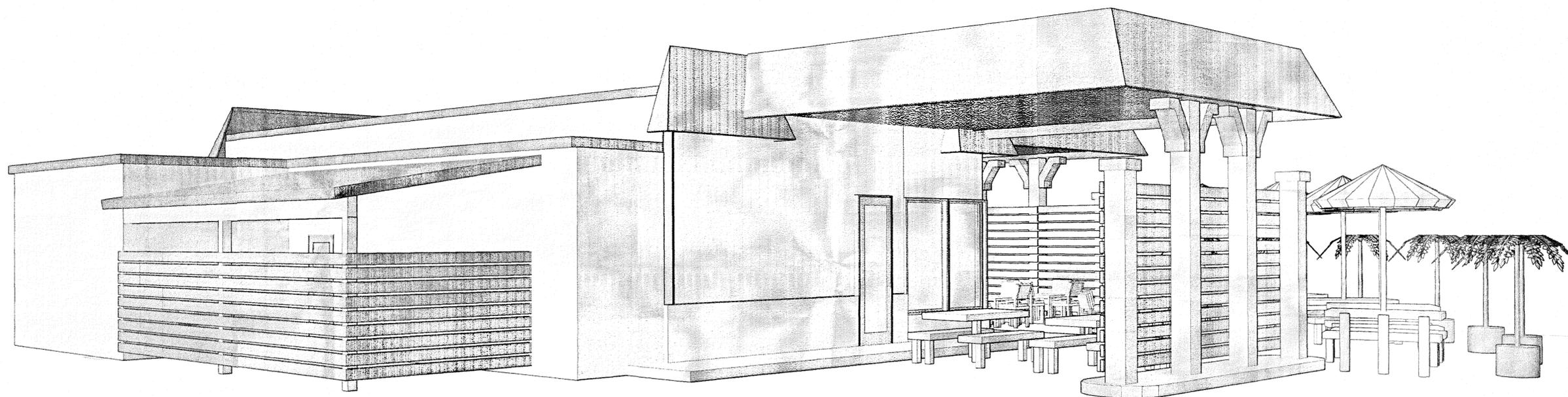
TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

PERSPECTIVES
 North / Elev Key Sheet

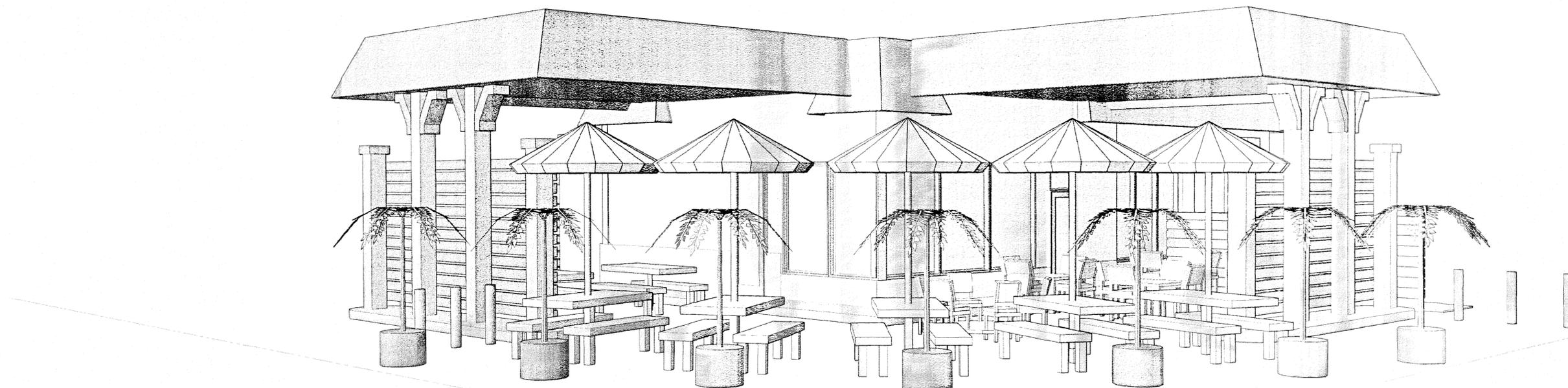
 A-3.1



NEW
NORTHWEST
PERSPECTIVE



NEW
SOUTHEAST
PERSPECTIVE



NEW
NORTHEAST
PERSPECTIVE

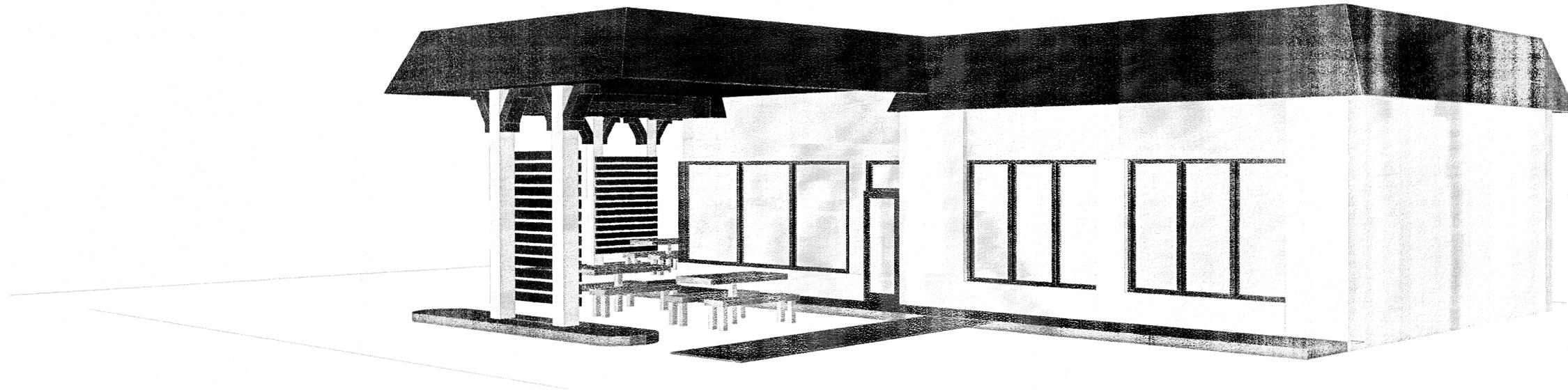
John H. Dodd
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Email: JOHN.DODD@BELLSOUTH.NET

Issue Date of Progress Prints	
Issue	Date
1-18-18	HDC - FERNANDINA BEACH

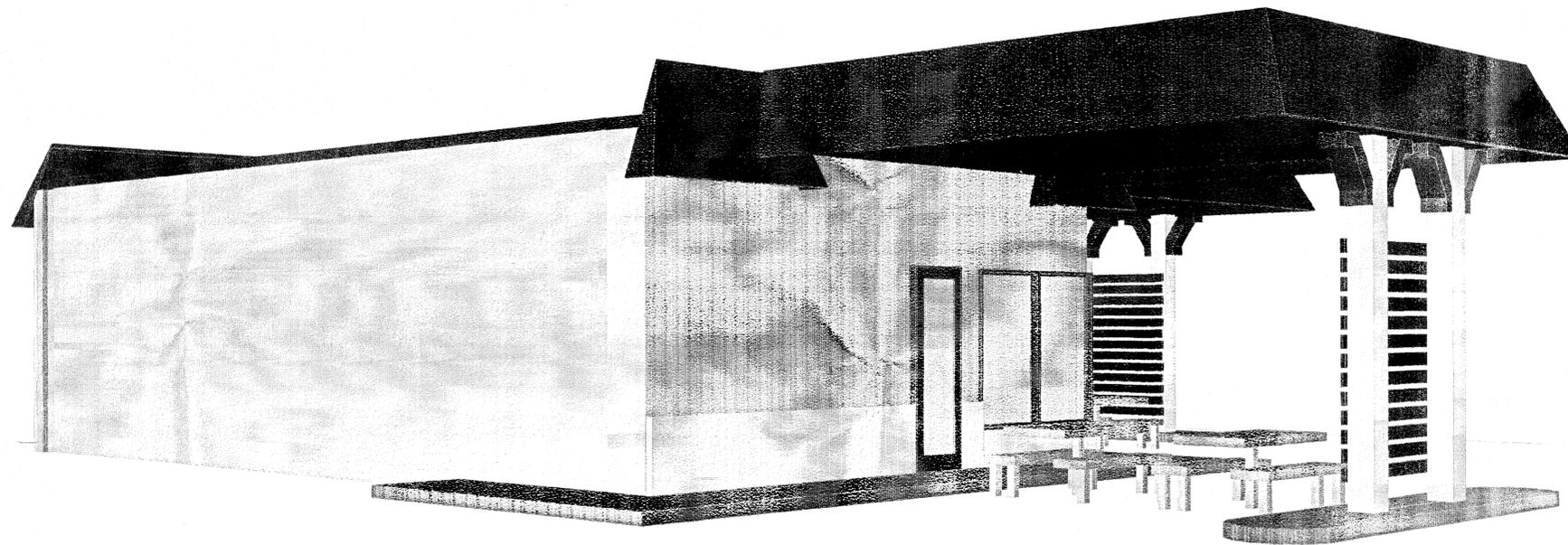
TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

PERSPECTIVES

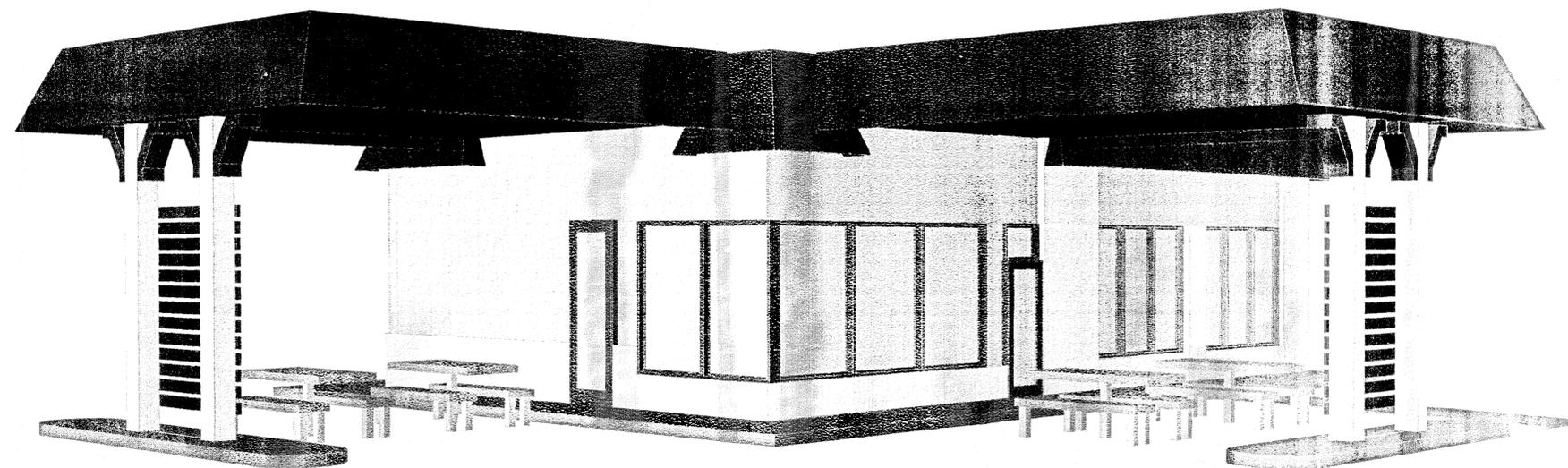
North / Elev Key	Sheet
	A-3.1



EXST'G
NORTHWEST
PERSPECTIVE



EXST'G
SOUTHEAST
PERSPECTIVE



EXST'G
NORTHEAST
PERSPECTIVE

John H. Dodd
ARCHITECT, INC.
FL-AR0018867 GA-10466
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32004
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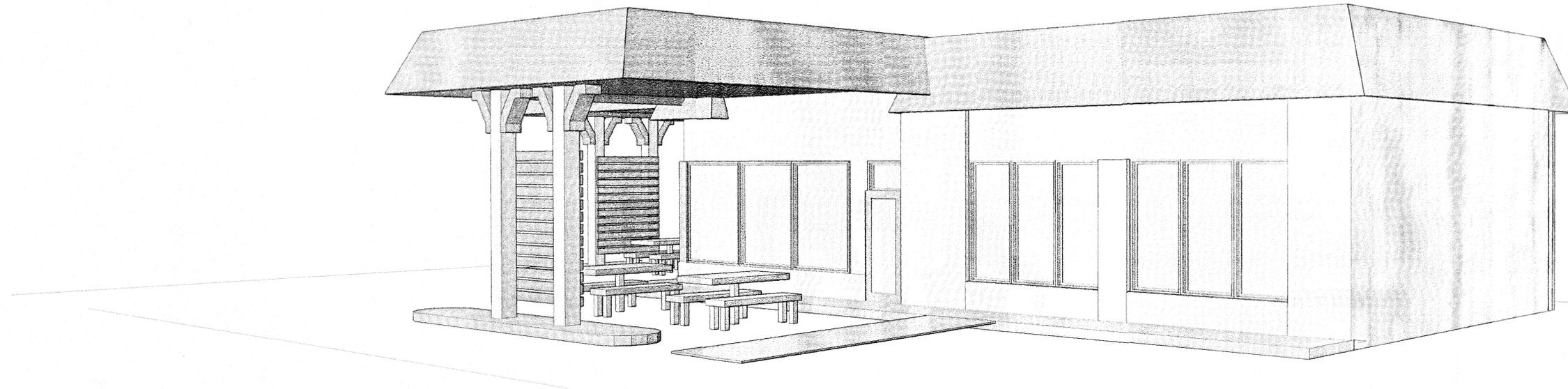
Issue Date of Progress Prints*	
Issue Date	Issue of
7-18-16	HDC - FERNANDINA BEACH

TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

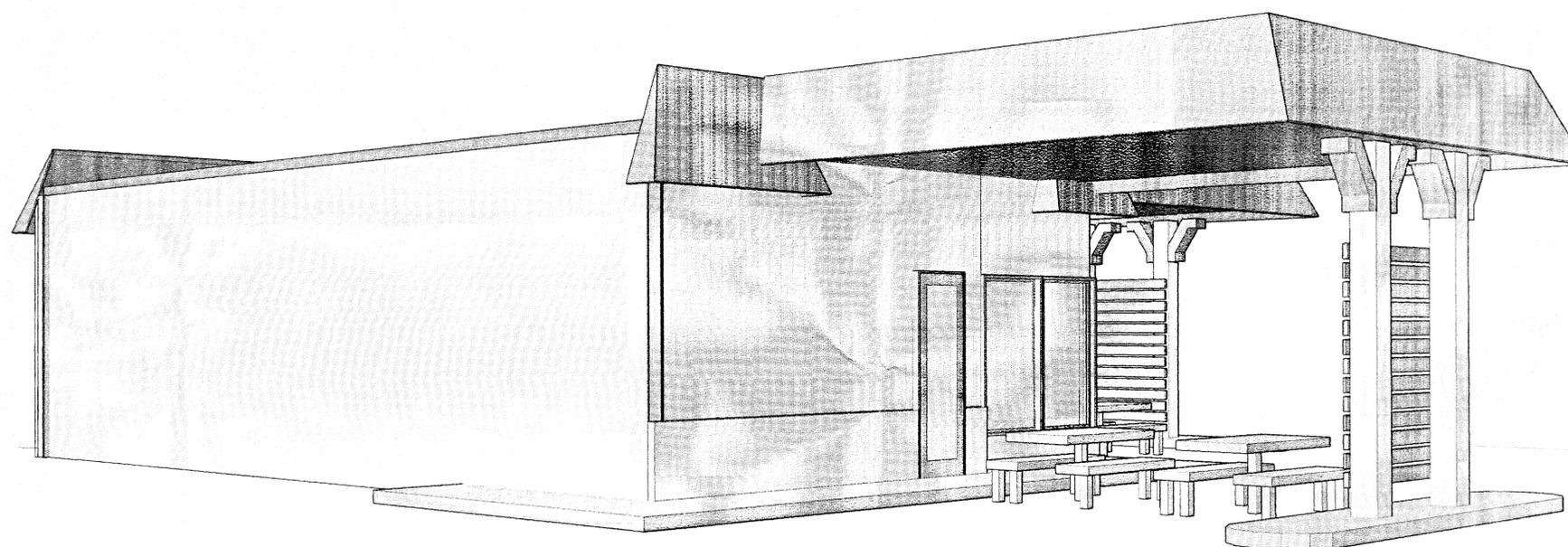
GRAPHIC SCALE
1/8" = 1'-0"

PERSPECTIVES-EXST'G

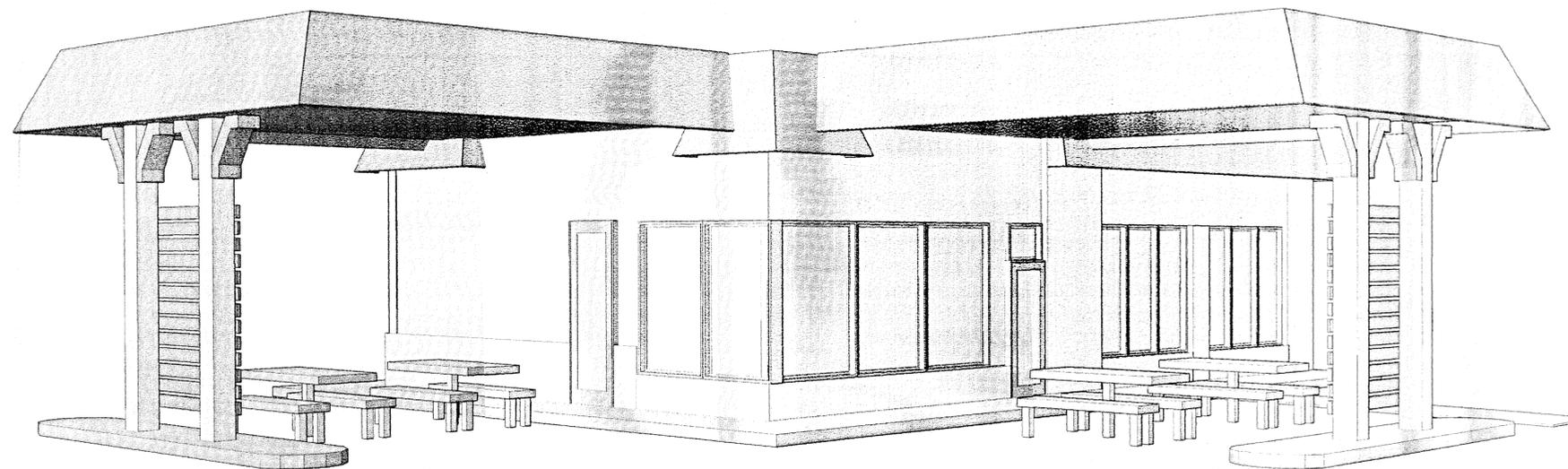
North / Elev Key Sheet
A-3.2



EXST'G
NORTHWEST
PERSPECTIVE



EXST'G
SOUTHEAST
PERSPECTIVE



EXST'G
NORTHEAST
PERSPECTIVE


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Issue Date of Progress Prints	
Issue	Revised for
7-18-16	HDC - FERNANDINA BEACH

GRAPHIC SCALE
 1" = 10'-0"
 0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

TASTY'S RESTAURANT
710 CENTRE ST., FERNANDINA BEACH

PERSPECTIVES-EXST'G
 North Elev Key Sheet

A-3.2



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

EXHIBIT 3

Site #8 NA01128

Recorder # 163

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO ^{YES}

GENERAL INFORMATION

Site Name (address if none) Island Style Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>710</u>		<u>Centre</u>	<u>Street</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 26E ; 22 ; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) >> Concrete block
 Other Structural System(s) _____
 Foundation Type(s) >> Slab
 Other Foundation Types _____
 Foundation Material(s) >> Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Brick
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Flat
 Other Roof Type(s) _____
 Roof Material(s) >> Tar & gravel
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> Flat extension
 Other Roof Secondary Structure(s) _____
 Number of Chimneys _____
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01128

DESCRIPTION (continued)

Window Descriptions fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: SOME of this category

Residential: _____

Institutional: MOSTly this category

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1951

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified;1951;

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA01128

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS
Electronic Form Used: S110
Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

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

FMSF Staffer: _____
Computer Entry Date: 6/16/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA01128-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

- > **Structural system(s):**
Concrete block

- > **Foundation types:**
Slab

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Brick
Wood/Plywood

- > **Roof types:**
Flat

- > **Roof materials:**
Tar & gravel

- > **Roof secondary structures (dormers etc):**
Flat extension

- > **Change status/year changed/date noted/nature:**

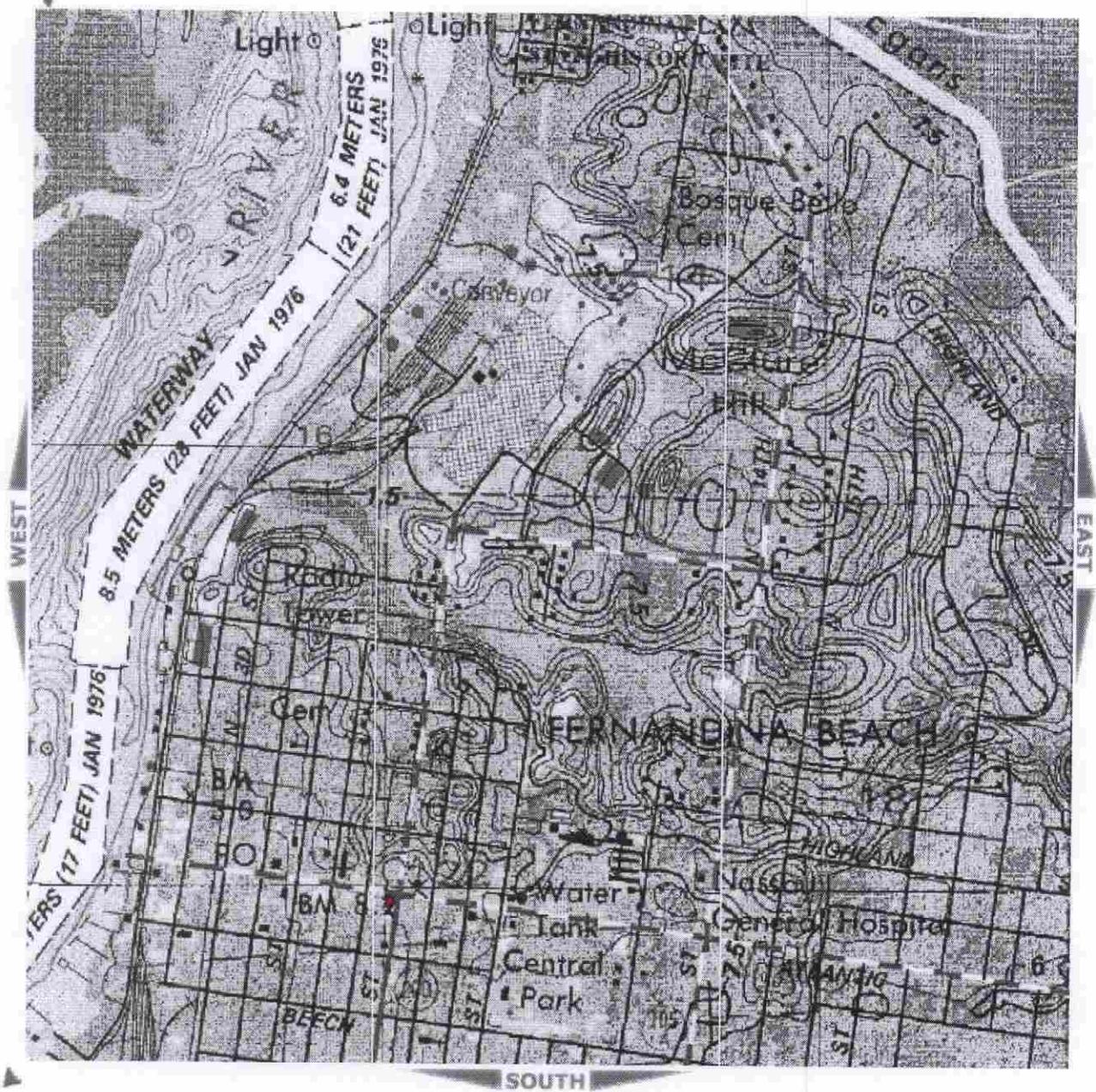
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1951;

- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian

- > **Area(s) of historical significance:**
Community planning & development

- > **Repositories: Collection/Housed/Accession#/Describe**

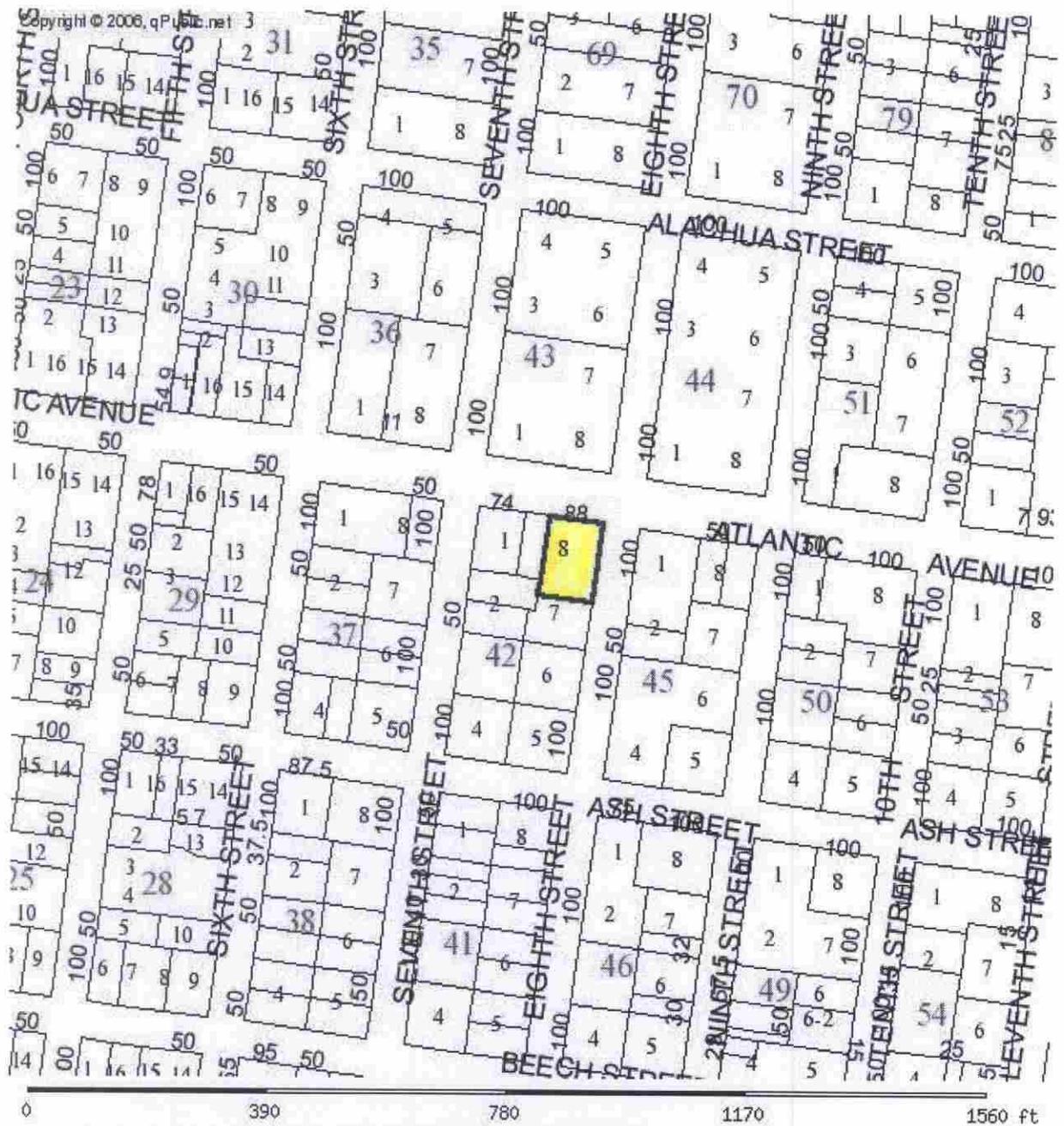
- > **[Other name(s)]:**



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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0042-0080
GIS CALCULATED ACREAGE	0.26
Property Use	SERVICE ST
Land Use	SRVC STATN
OWNERSHIP INFORMATION	
Name	RIO LAND & INVESTMENT COMPANY
Mailing Address	INC 1001 PIEDMONT AVE #201; ATLANTA, GA 30309
Situs/Physical Address	710 CENTRE ST
2006 PROPOSED VALUES	
Land Value	498,784



LASTING STORE
50% OFF

LASTING STORE
50% OFF

LASTING STORE
50% OFF

LASTING STORE
50% OFF

\$5.00

NOW
HIRING

POST