



AGENDA
HISTORIC DISTRICT COUNCIL
THURSDAY, OCTOBER 20, 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 for the September 15, 2016 HDC Regular Meeting.

Documents:

[2016 09-15 HDC RM Minutes Draft.pdf](#)

4. OLD BUSINESS

4.1. ROBERT E. ZAWISTOWSKI, 202 ESTRADA STREET (HDC 2016-15)

****AMENDMENT****

Amendment to COA to change French doors on the west (front) elevation to sliding doors.

Documents:

[HDC 2016-15 \(Amendment\) Agenda Packet.pdf](#)

5. NEW BUSINESS

5.1. SUSANNAH A. WARNER C/O DAVID JUSTYN, 430 S. 7TH STREET (HDC 2016-23)

Removal of brick steps at entry porch to be replaced with new brick steps. Construct handrails along both sides of steps to match existing woodwork. Add 2 foundation piers and repair existing piers.

Documents:

[HDC 2016-23 Agenda Packet.pdf](#)

6. STAFF-APPROVED CERTIFICATES OF APPROVAL

6.1. ROBERT + LORETTA ERICKSON, 30 S. 3RD STREET (HDC SA 2015-77)

****AMENDMENT****

Extension of previously approved COA for 6 months.

6.2. WILLIAM + DEIRDRE THORNTON, 306 S. 7TH STREET (HDC SA 2016-43)

****AMENDMENT****

- Add wood board and batten style shutters to front gable window, front porch window + 2 windows on south elevation, to be painted Royal Navy Blue to match awnings and door.

- Add brick veneer to front porch, steps, and entry walkway.

6.3. THE MARITIME MUSEUM C/O WILLIAM TAYLOR, 115 S. 2ND STREET (HDC SA 2016-64)

Install 19.5SF wall sign on northern facade area.

6.4. LOUIS THARIN, 412 N. 3RD STREET (HDC SA 2016-66)

For the following items:

1. Replace siding to match existing material; painted Sweet Pastel (1007-8A).
2. Restore windows and trim; painted white.
3. Replace wood porch flooring and restore to original.
4. Install new shingle roof.
5. Paint existing brick foundation Red/Gray.

7. PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

8. BOARD BUSINESS

9. STAFF REPORT

9.1. DISCUSSION OF UPDATE FOR HDC 2015-01 - SABBIA, 11 N. 3RD STREET

10. ADJOURNMENT

NEXT SCHEDULED HDC REGULAR MEETING IS NOVEMBER 17, 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
Robert Erickson
Angela Conway (Alternate)

Jennifer King-Cascone
Shelly Rawls

Council Members Absent

George Sheffield, Vice-Chair

William Tilson (Alternate)

Others Present

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

3. **Approval of Minutes** – According to the agenda support documents, the Minutes for the August 18, 2016 Regular Meeting were presented for approval. **A motion was made by Member Cascone, seconded by Member Rawls, to approve the Minutes as corrected.** Chair Harrison corrected the Minutes to reflect Old Town District Guidelines instead of the Downtown Historic District Guidelines (for item 5.2 HDC 2016-21). Mr. Cumella explained the staff report was based on the Old Town District Guidelines. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4. **New Business** - City Attorney Bach briefly explained the quasi-judicial procedures. Member Conway was seated as a voting member for this meeting. There were no ex parte communications to be disclosed by the board members. Recording Secretary McCann administered the oath to those parties that were about to present testimony.

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.

Mr. Cumella explained this is a C-3 zoned building built in 1951 and was a non-contributing structure. He pointed out the request was to construct a 450 square foot addition on the south elevation to expand the kitchen and storage area. He further explained the request was also to construct a 251 square foot covered area surrounded by a wood plank structure to match existing on the south elevation. He stated the proposed improvements to the canopy area included bollards, tongue and groove wood plank ceiling, a new wood covered wall, and an extension of the existing wooden shade wall structures on the edge of the canopies. He found the project compliant with the Secretary of the Interior Standards, and the proposed addition was subordinate to the main structure and if removed in the future would not affect the overall form of the building. He reported that he concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended approval of HDC 2016-22. He presented details from the agenda packet of this request. There was a brief discussion about the information provided.

Mr. Chad Dougherty, 710 Centre Street, explained they were trying to get a little more space in the kitchen to serve employees and customers better. He stated it was also to beautify the south elevation to get some of the unsightly things behind the fence. He pointed out they also were going to beautify the canopies as well so the street view looks a little bit better.

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 request, Chair Harrison inquired if there were any pieces of mechanical equipment associated with this. Mr. Dougherty replied they have existing HVAC units on the ground on the south elevation, and the proposal was to put those on the roof of the new addition. He stated there will be a parapet, but there would be no additional mechanical equipment. He pointed out the CO2 would be moved around to the back of the building so it would not be visible from the street. Chair Harrison inquired if this shows up in the plans. Mr. Cumella replied no, but you can see in the photo how the existing equipment is halfway hidden behind the parapet. There was some discussion about screening mechanical equipment on roofs.

Member Rawls suggested leaving out the bollards, because she didn't know they were necessary. Mr. Dougherty replied there is a lot of traffic around the corner, and explained they are a good idea for safety. The HDC had some discussion about an idea of having heavy duty planters rather than bollards. **A motion was made by Member Rawls, seconded by Member Cascone, to approve HDC 2016-22; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-22 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. 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.

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

6. Public Comment - Items Not on the Agenda – Mr. Eric Bartelt, 3820 South Fletcher Avenue, Chair of Main Street Design Council, questioned the procedure of the opening and closing of the public hearing. He commented the applicant said things after the public hearing was closed and he would have liked to speak after that. He referred to the issue of utilities on the roof and explained that is one of things the Main Street Design Council has discussed on multiple occasions. He expressed his concern with yet another restaurant putting up exposed utilities. Member Erickson commented he would rather see them fenced in on the ground. Mr. Bartelt explained his understanding was the applicant was going to move some of those utilities to the roof, and there are some utilities up there now. He pointed out they have the option of extending the fascia across the back of that building, which would hide some of those utilities. Chair Harrison requested staff to speak with Mr. Dougherty and raise these concerns.

7. Board Business – There were no items for discussion under Board Business.

8. Staff Report

8.1. HISTORY TREADING WATER LECTURE – Mr. Cumella reminded the HDC of the 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 pm. He stated it is about the use of laser scanning to both document historic

resources and model sea level rise. He commented it would be valuable to look at doing a project here with the university.

9. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 5:28 pm.

Sylvie McCann, Clerk

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-15 [Amendment]
October 20, 2016

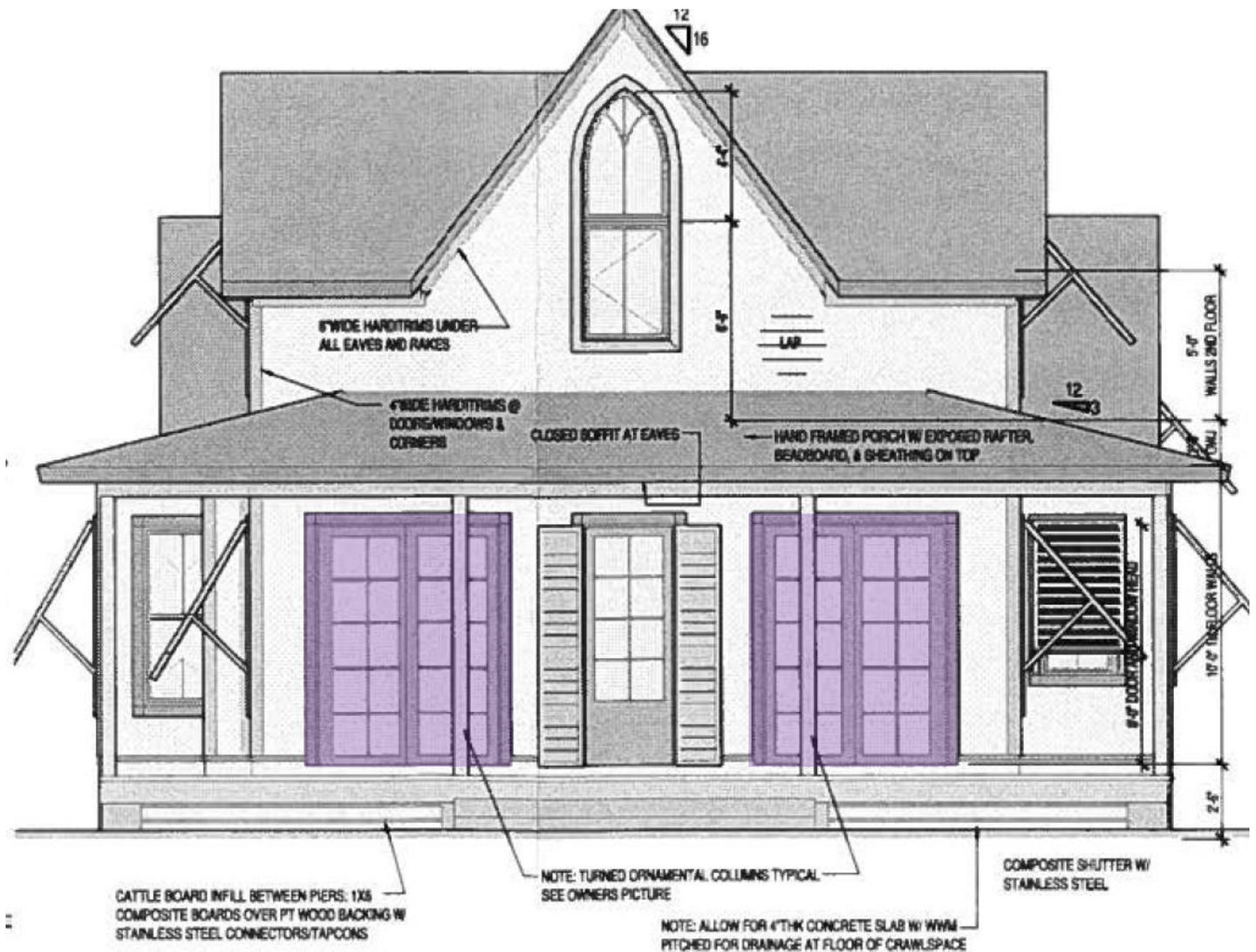
Owner/Applicant:	Chad Dougherty, agent for Robert Zawistowski			
Property Address:	202 Estrada Street			
Requested action:	Amendment to Certificate of Approval (COA) to change French doors on the west (front) elevation to sliding doors			
Current zoning:	OT-1			
FLUM land use category:	High Density Residential			
Existing uses on the site:	Vacant			
Year Built:	N/A			
Contributing Status:	Non-Contributing			
Adjacent Properties:	North	SF Residential	c. 1888	OT-1
	South	SF Residential	c. 2002	OT-1
	East	Vacant		OT-1
	West	Recreation	c. 1811	REC
				Plaza

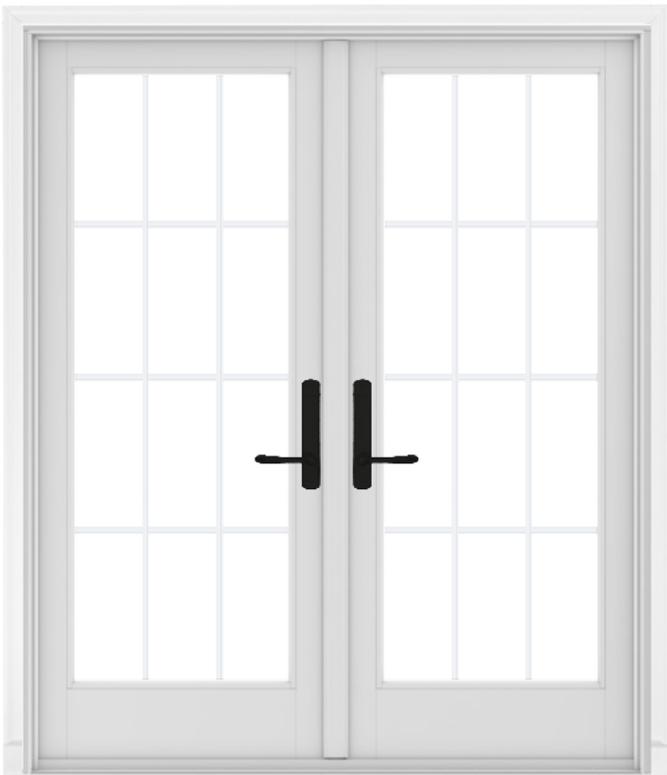
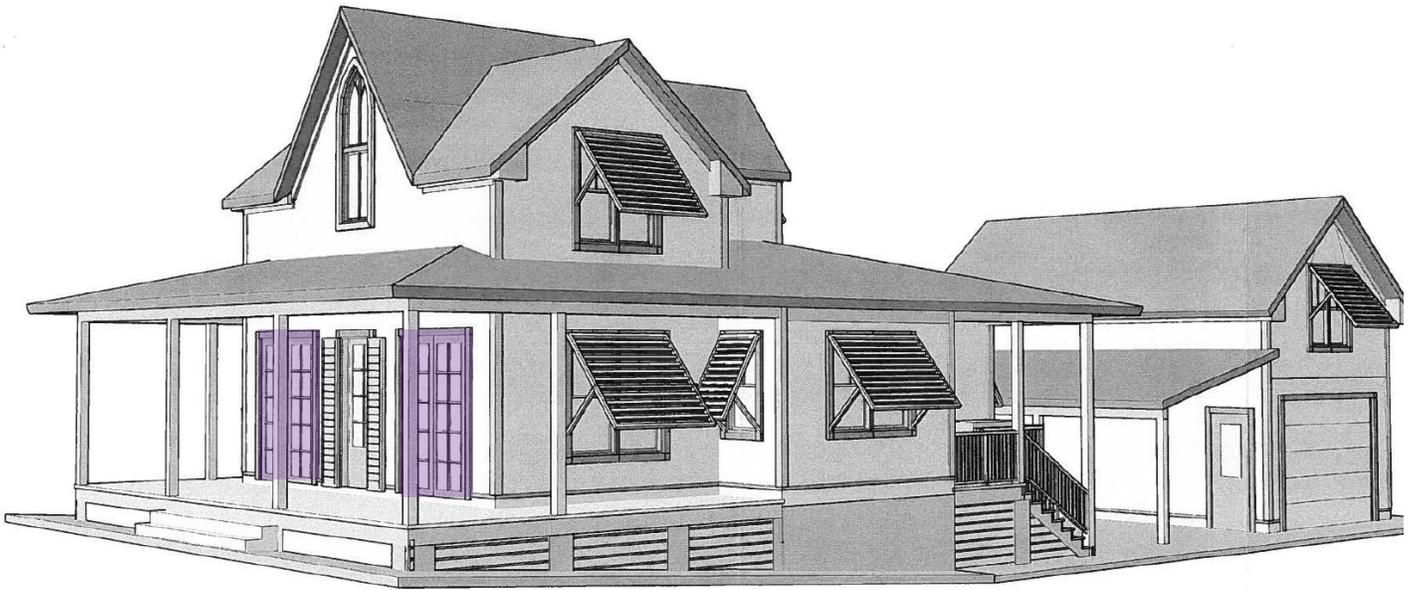
All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The design of this residence was approved by the HDC at the June 16, 2016 meeting. The applicant is proposing to make an amendment to two exterior doors leading onto the front porch on the west (front) elevation. The doors previously approved were Anderson A-Series outswing doors with divided lites. The applicant is proposing to use the same doors, but in a sliding style rather than outswing in order to maximize usable square footage of porch.





Approved Outswing French Doors - Anderson A Series



Proposed Sliding Doors - Anderson A Series

APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

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.
Findings: Complies Does not Comply N/A
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.
Findings: Complies Does not Comply N/A

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.*

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

The Old Town Fernandina Preservation and Development Guidelines do not specifically address doors as related to new construction.

ANALYSIS:

The doors that are being proposed are the same doors as originally proposed in design, but will function as sliding doors instead of outswing doors. Although sliding exterior doors are not traditionally found on historic structures or new construction in Old Town, there is no specific guideline in The Old Town Fernandina Preservation and Development Guidelines that addresses their use.

Sliding glass doors became popular as an element of International Style architecture in the period before WWII. During the post-WWII building boom, sliding doors became popular on modernist and Mid-Century styles, suburban Ranch homes, multi-family housing, and on hotel/motels. This type of door is not typical of a frame vernacular structure such as this proposed residence.

Staff concludes the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior Standards, and the Old Town Fernandina Preservation and Development Guidelines and recommends **APPROVAL** of this amendment to HDC 2016-15.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2016-15;

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

That HDC case 2016-15, as presented, **is or is not** substantially compliant with the Land Development Code, the Old Town Fernandina Preservation and Development Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2016-15 Application



Salvatore J. Cumella
Planner II



OFFICE USE ONLY

REC'D: 5/13/16 BY: adl

PAYMENT: \$ 200.00 TYPE: CK# 329

APPLICATION #: 2016-0000831

CASE #: 2016-15

BOARD MEETING DATE: 6-16-16

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: ROBERT E ZAWISTOWSKI

Mailing Address: 138 SANBORNS GROVE RD BRIDGTON, ME 04009

Telephone: (207) 232-5455 Fax: _____

Email: _____

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: 202 ESTRADA OLD TOWN FERNANDINA

Parcel Identification Number(s): 00-00-31-1580-0004-120

Lot Number: 12 & 14 Block Number: 4

PROJECT INFORMATION

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

Brief description of work proposed:

CONSTRUCTION OF NEW RESIDENCE AND

OUTBUILDING.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	HARDIE BOARD CEDARMILL OR Smooth	ARCTIC WHITE
Doors	ANDERSON 400 OR A	WHITE
Windows	ANDERSON 400 OR A ZOVEN I	WHITE
Roofing	ARCHITECTURAL ASPHALT	GRAY
Fascia/Trim	HARDIE TRIM	ARCTIC WHITE
Foundation	SPLITFACE CONCRETE BLOCK	GRAY
Shutters	BAHAMAMA	BLUE
Porch/Deck	ECONOMY PINE	NATURAL
Fencing	N/A	N/A
Driveways/Sidewalks	CRUSH SHILL/BRICK OR SIMILAR	NATURAL
Signage	N/A	N/A
Other	POUCH CEILING BEAD BOARD Composite	LIGHT BLUE OR GREEN
Other	LOT 12/14 GRANITE POST = 4" x 4" x 12"	NATURAL
Other	LOT 12/14 UNIQUE POST ON PORCH	ARCTIC WHITE

SIGNATURE/NOTARY

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

5/13/2016
Date

Robert E. Zepheri
Signature of applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 13 day of May 2016

Cherry Skarpalezos
Notary Public: Signature

Cherry Skarpalezos
Printed Name My Commission Expires

Personally Known _____ OR Produced Identification ME DL ID Produced: ✓

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):
00-00-31-1680-0004-0120

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 **17th** day of **February 2016**, BETWEEN
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 **Nassau**, State of **Florida**, grantor, and
Robert E. Zawistowski a Married Man

whose post office address is: **138 Sanborns Grove Road, Bridgton Maine 04009**

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

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100** -----
----- (**\$10.00**) 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
Witness Jennifer L. Panke

Lorna Benitez
Witness Lorna Benitez

Thomas Kite (Seal)

Robin Luft-Kite (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **17th** day of **February 2016** by
Thomas Kite and Robin Luft-Kite, Husband and Wife
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



NORTH



ESTRADA



SOUTH





ESTRADA

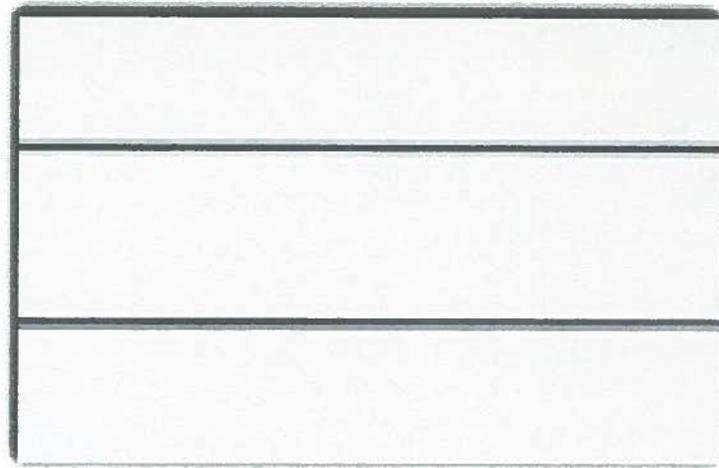
← SIMBUVELUS
EAST →

ESTRADA - WEST





HARDIE BOARD CEDAR MILL
SIDING



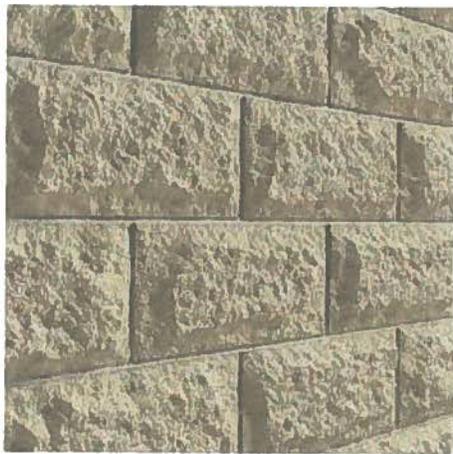
HARDIE BOARD SIDING - Smooth



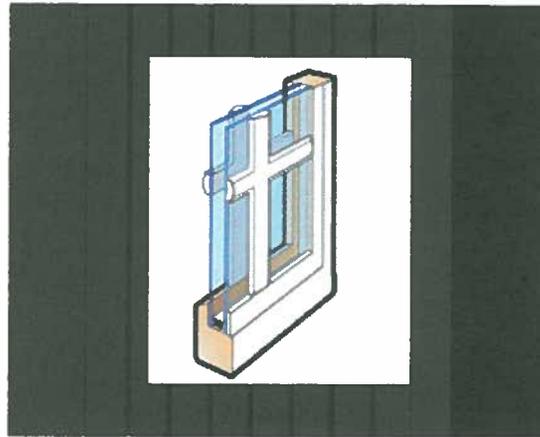
HARDIE BOARD TRIM



SPLIT FACE CONCRETE BLOCK



SPLIT FACE CONCRETE BLOCK



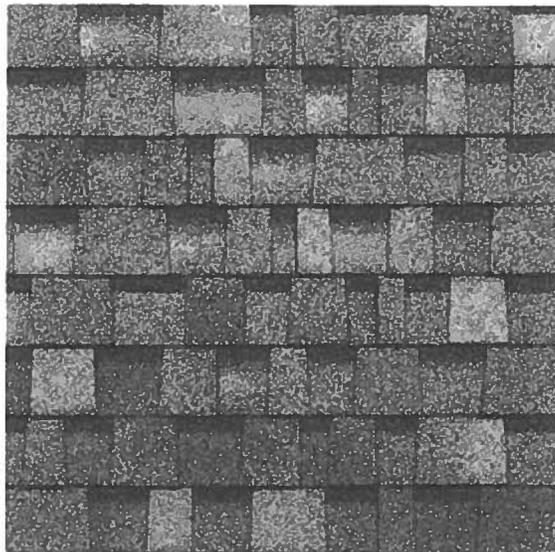
WINDOWS & DOORS WILL HAVE
RAISED MULLIONS



FRENCH DOORS



EXAMPLE 2 OVER 1 WINDOWS



GRAY ASPHALT ROOF SHINGLES

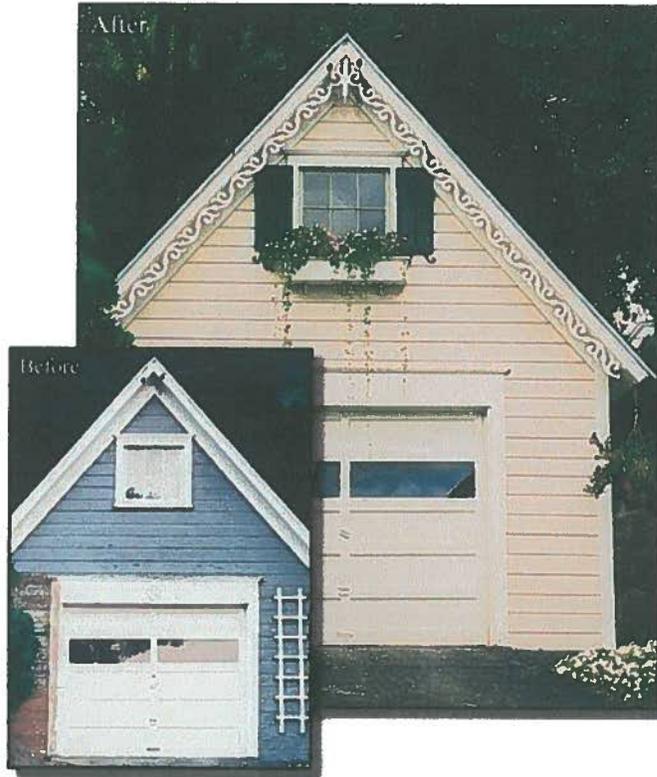


EXAMPLE POACH DECKING

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R.T. Photo 4

Adding [Wisteria Running Trim](#) and a fresh coat of paint transformed this plain garage into a great outbuilding.

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EXAMPLE RUNNING TRIM



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Wisteria Running Trim



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EXAMPLE RUNNING TRIM



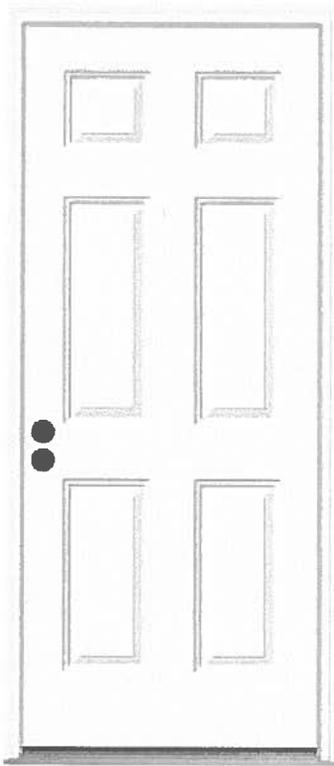
EXAMPLE PORCH TRIM



EXAMPLE BAHAMA SHUTTERS - BLUE



STYLES OF GARAGE DOOR - NOT COLOR



GARAGE DOOR
SIDE ENTRY



TRIM /
PORCH CEILING

SHUTTERS /
PORCH CEILING

DOORS

APPROXIMATE COLORS



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-23
October 20, 2016

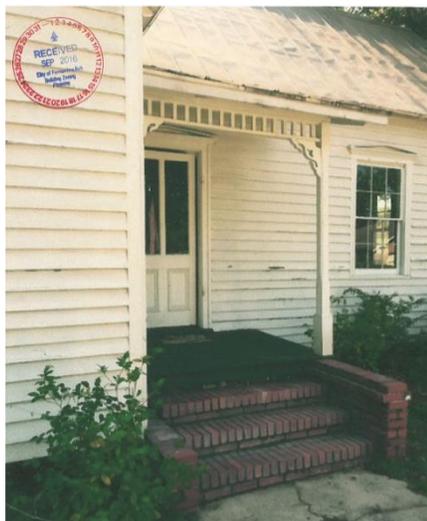
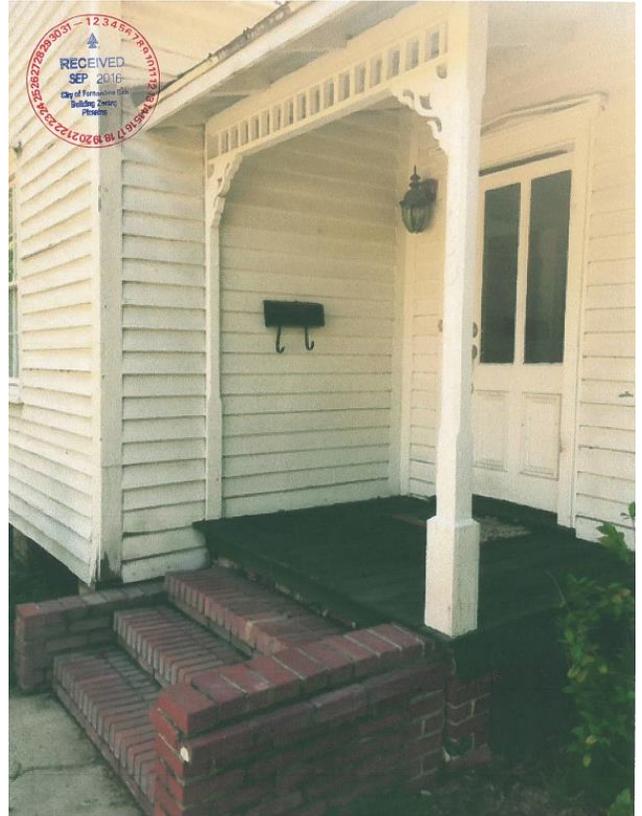
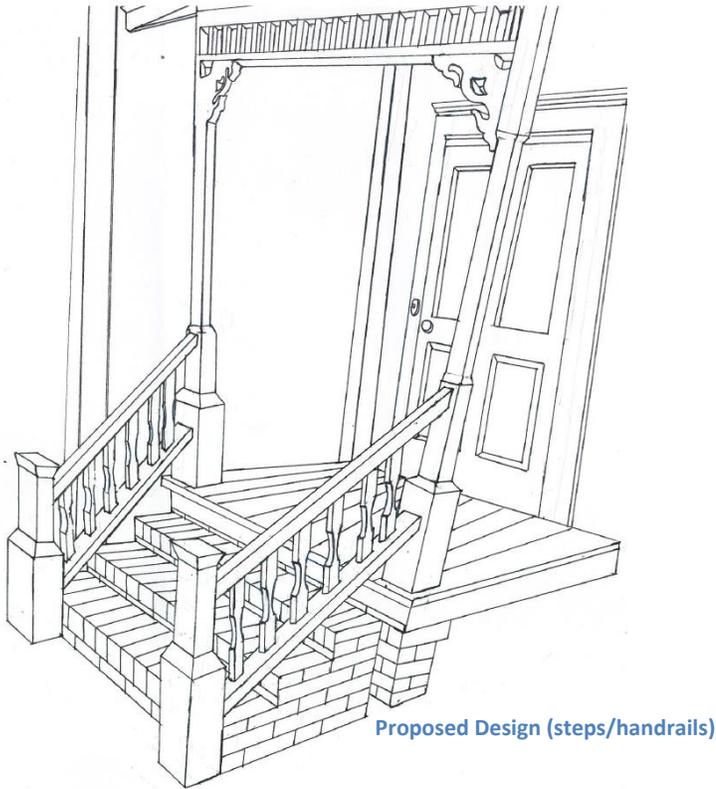
Owner/Applicant:	David Justyn, agent for Susannah Warner				
Property Address:	430 S. 7 th Street				
Requested action:	Certificate of Approval (COA) to remove the brick steps at the entry porch and replace with new brick steps; construct handrails along both sides of steps to match existing woodwork; add 2 foundation piers and repair existing piers.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Residential				
Year Built:	1900 (Tax Appraiser) Pre-1926 (FL Master Site File)				
Contributing Status:	Contributing				
Adjacent Properties:	North	SF Residential	c. 1947	R-2	Med-Density Residential
	South	SF Residential	c. 1949	R-2	Med-Density Residential
	East	Auto Sales	c. 2003	C-2	General Commercial
	West	SF Residential	c. 1900	R-2	Med-Density Residential

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 remove the existing brick steps to front entry and replace in-kind. The original front steps are suffering damage due to settling. A new footer will be installed and brick steps constructed to match original. Wooden handrails that have been designed to complement the existing historic woodwork will be installed at left and right sides of new steps. They will be painted white to match existing woodwork. Home is also having 2 new footers installed to correct sagging floors. Existing piers that are in need of repair will be repaired and repointed.



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.*
Findings: Complies Does not Comply

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.*
Findings: Complies Does not Comply
Applicant has indicated that the damage to the steps due to settlement requires that new footers be installed. The existing steps need to be removed in order to accomplish this.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
Findings: Complies Does not Comply
New entry steps will be constructed out of brick to match historic materials

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
Findings: Complies Does not Comply
Applicant has indicated that original steps are beyond repair. Proposal for replacement indicates that new steps will match the old in design, color, texture, and materials. It should be noted that the new design varies slightly in that it does not include reconstructing the low walls at the side of the steps. This is to accommodate the construction of functional new handrails on the steps

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.*
Findings: Complies Does not Comply
Proposed alteration to the entry steps is compatible with the historic structure.

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.*

CITY OF FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES: PORCH STAIRS AND RAILINGS

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

- 1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.*
- 2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.*
- 3. If an individual porch step and rail requires replacement, use materials that match the originals.*
- 4. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.*
- 5. Do not use pre-cast concrete steps on entrances that are in public view.*
- 6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.*
- 7. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.*

ANALYSIS:

Staff finds the project to be compliant with the Secretary of the Interior Standards 1, 5, 6, & 9. It does not comply with the Secretary of the Interior's Standard number 2, which states "*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.*" Although the historic brick steps are a character-defining feature of the property, the settlement of the steps makes them a danger to those using them. The applicant will remove the steps and recreate them using a proper foundation that will prevent settlement from reoccurring. The new steps will match the original in design and material, with the exception of the low walls at the sides of the steps. These will be left off in order to accommodate functional handrails that have been designed to complement the existing woodwork details on the porch.

Staff concludes the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior Standards, and the Downtown Historic District Guidelines and recommends **APPROVAL** of HDC 2016-23.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-23;

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

That HDC case 2016-23, 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 2016-23 Application**

EXHIBIT 2 **Foundation Repair Plans**

EXHIBIT 3 **FL Master Site File**



Salvatore J. Cumella
Planner II



OFFICE USE ONLY

REC'D: 9/1/16 BY: HD

PAYMENT: \$ 200.- TYPE: clc HD

APPLICATION #: 2016-0001303

CASE #: 2016-23

BOARD MEETING DATE: Oct 20, 2016

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: SUSANNA WANNER

Mailing Address: 21373 Southside Rd Onancock VA, 23417

Telephone: 407-488-6153 Fax: _____

Email: SUSWanner@Verizon.net

Agent Name: David Justin

Mailing Address: 1988 Gordon Street Fernandina Beach FL 32034

Telephone: 904-556-1372 Fax: _____

Email: djustin1976@yahoo.com

PROPERTY INFORMATION

Street Address: 430 7th Street Fernandina Beach FL 32034

Parcel Identification Number(s): 00-00-31-1800-0135-0042

Lot Number: 430 Block Number: 135

PROJECT INFORMATION

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

Brief description of work proposed: Repair, Replace Front steps per drawings
Current steps cannot be repaired due to foundation sinking at
step location - new footer and rebuild steps to drawings, match
Brick as closely as possible

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric		
Doors		
Windows		
Roofing		
Fascia/Trim		
Foundation		
Shutters		
Porch/Deck	- P.T Lumber	Painted White
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.

9-1-2016
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104

Subscribed and sworn to before me this 1 day of September, 2016.

Karen M. Austin
Notary Public: Signature

Karen M. Austin
Printed Name

My Commission Expires _____

Personally Known OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

① WE Susannah A. Warner
(print name of property owner(s))

hereby authorize: DAVID JUSTYN
(print name of agent)

to represent me/us in processing an application for: #DC
(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.

Susannah A. Warner
(Signature of owner)

(Signature of owner)

Susannah A. Warner
(Print name of owner)

(Print name of owner)

STATE OF ~~FLORIDA~~ ^{56th} VA }
~~COUNTY OF NASSAU~~ ^{56th} Accomack }

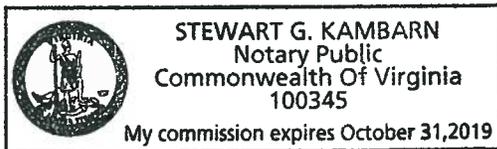
Subscribed and sworn to before me this 2nd day of August, 2016.

Stewart G. Kambarn
Notary Public: Signature

Stewart G. Kambarn
Printed Name

10-31-19
My Commission Expires

Personally Known _____ OR Produced Identification ID Produced: chain license



NASSAU

A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser



Property Search | Sales Search | Nassau Home

OWNER NAME WARNER SUSANNAH A
MAILING ADDRESS 21373 SOUTHSIDE RD

ONANCOCK, VA 23417
LOCATION ADDRESS 430 7TH ST S
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 135 LOT S60 FT OF 4 IN OR
1422/1687 CITY OF FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0135-0042
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 20.6524
PROPERTY USAGE SINGLE FAMILY
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2016 Preliminary Values

JUST VALUE OF LAND	\$75,600
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$129,714
TOTAL MISC VALUE	\$5,905
JUST OR CLASSIFIED TOTAL VALUE	\$211,219
ASSESSED VALUE	\$209,595
EXEMPT VALUE	\$0
TAXABLE VALUE	\$209,595

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	60	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
SFR CUST	1,532	1,314	2	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-1-DB-LC	0 X 0	1	1960
FP-1-DB-LC	18 X 24	432	2000
CONCRETE A	0 X 0	144	1960
CONCRETE A	0 X 0	48	1996
BRICK	0 X 0	61	1996

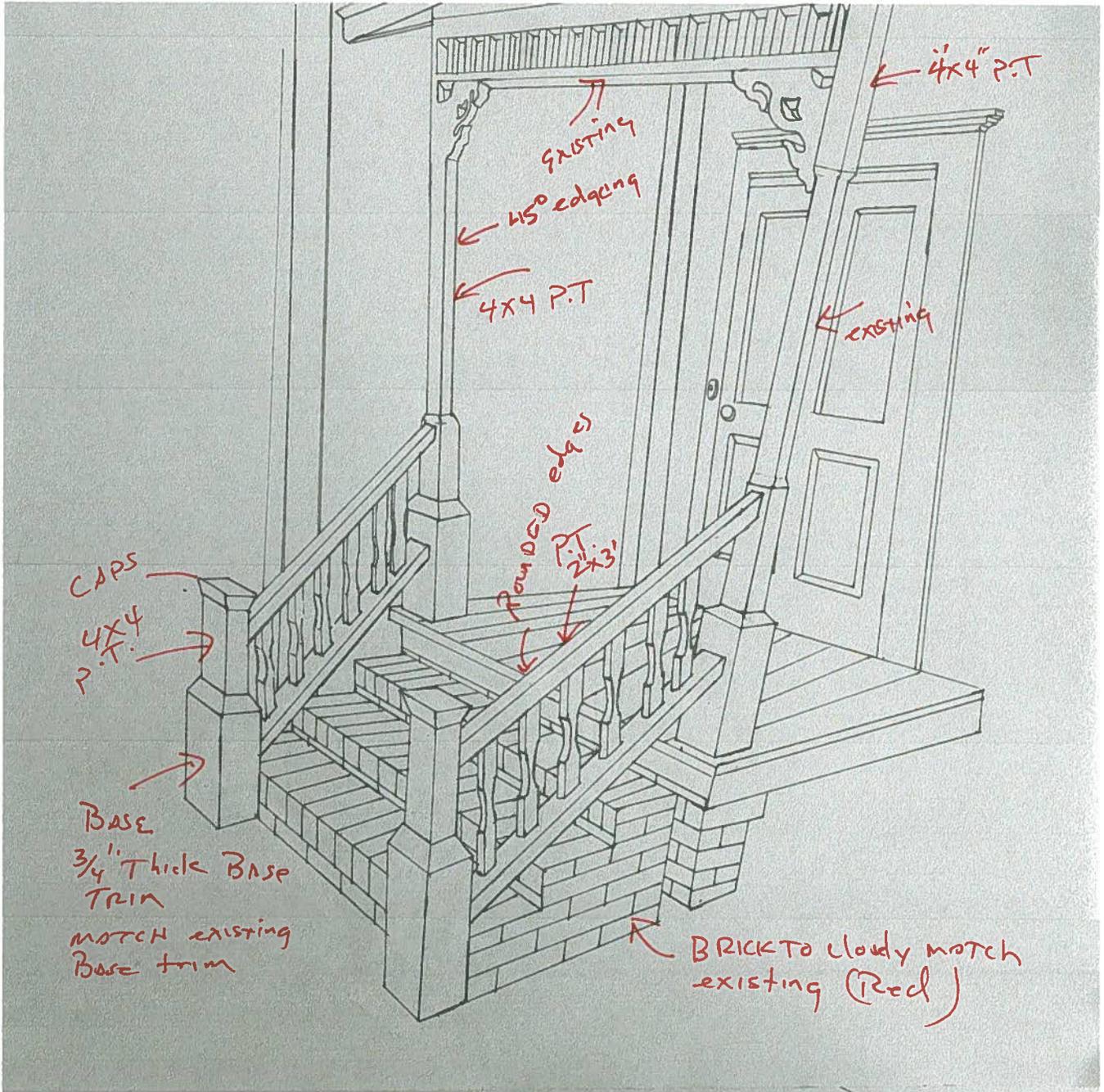
Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
06/23/2006	1422/1687	1422/1687	260000	WD	Q	Y	MUNDERLOH ROGER A & SHIRLEY	WARNER SUSANNAH A
								MUNDERLOH ROGER A &

06/08/1999	886/190	886/190	12/500	WD	Q	Y	OAKLAND LAYLA	SHIRLEY
07/03/1997	798/1030	798/1030	92500	WD	Q	Y	PERDUE ELIZABETH LOUISE H	OAKLAND LAYLA
11/12/1991	640/1278	640/1278	30600	WD	Q	Y	SAPP JOHN & GEORGE	PERDUE JIMMIE & L H
12/01/1986	505/1287	505/1287	100	FS	U	Y		

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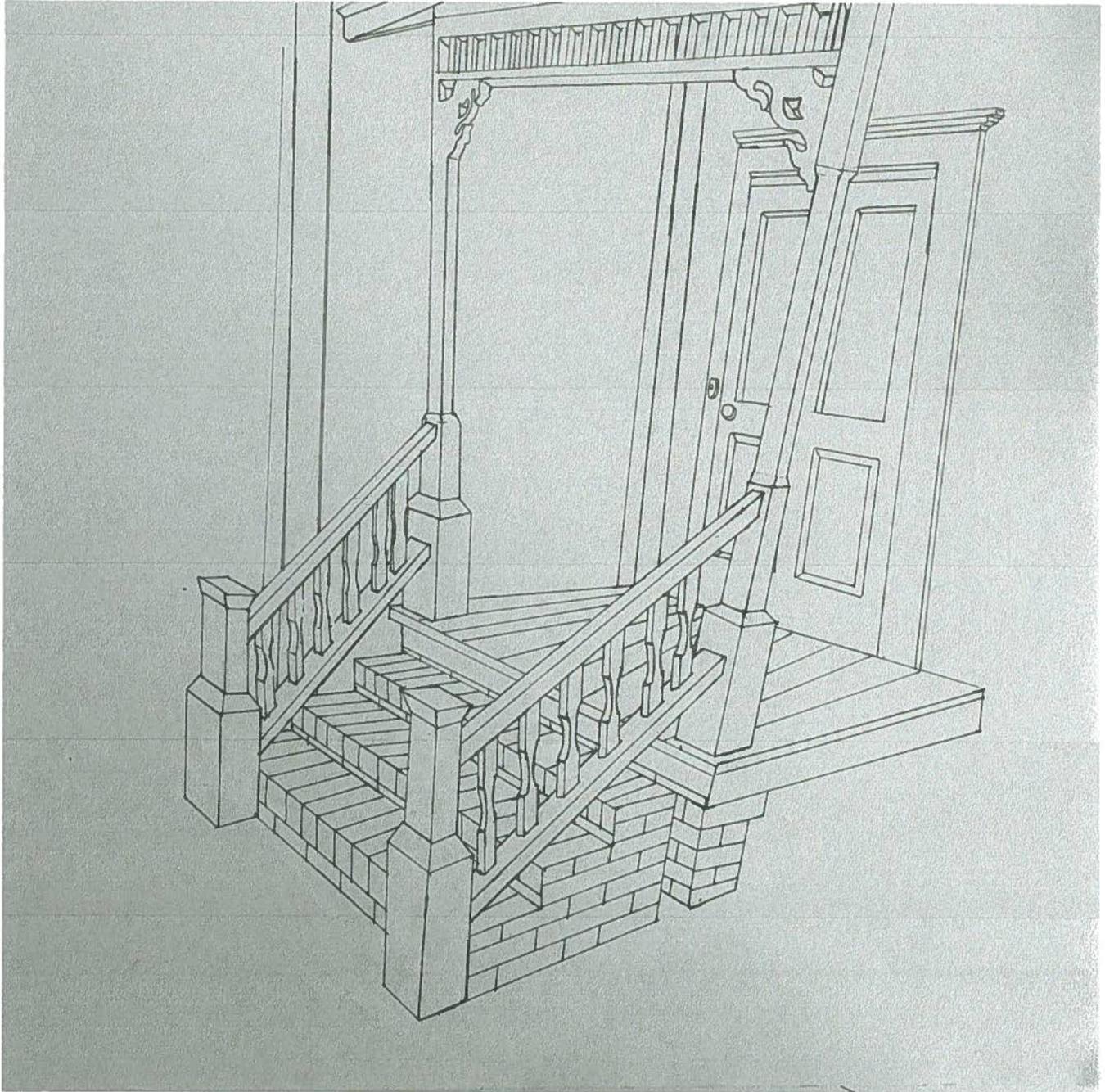
From: sjustyn22@gmail.com
Subject: Plans
Date: Today at 6:27 PM
To: djustyn1976@yahoo.com



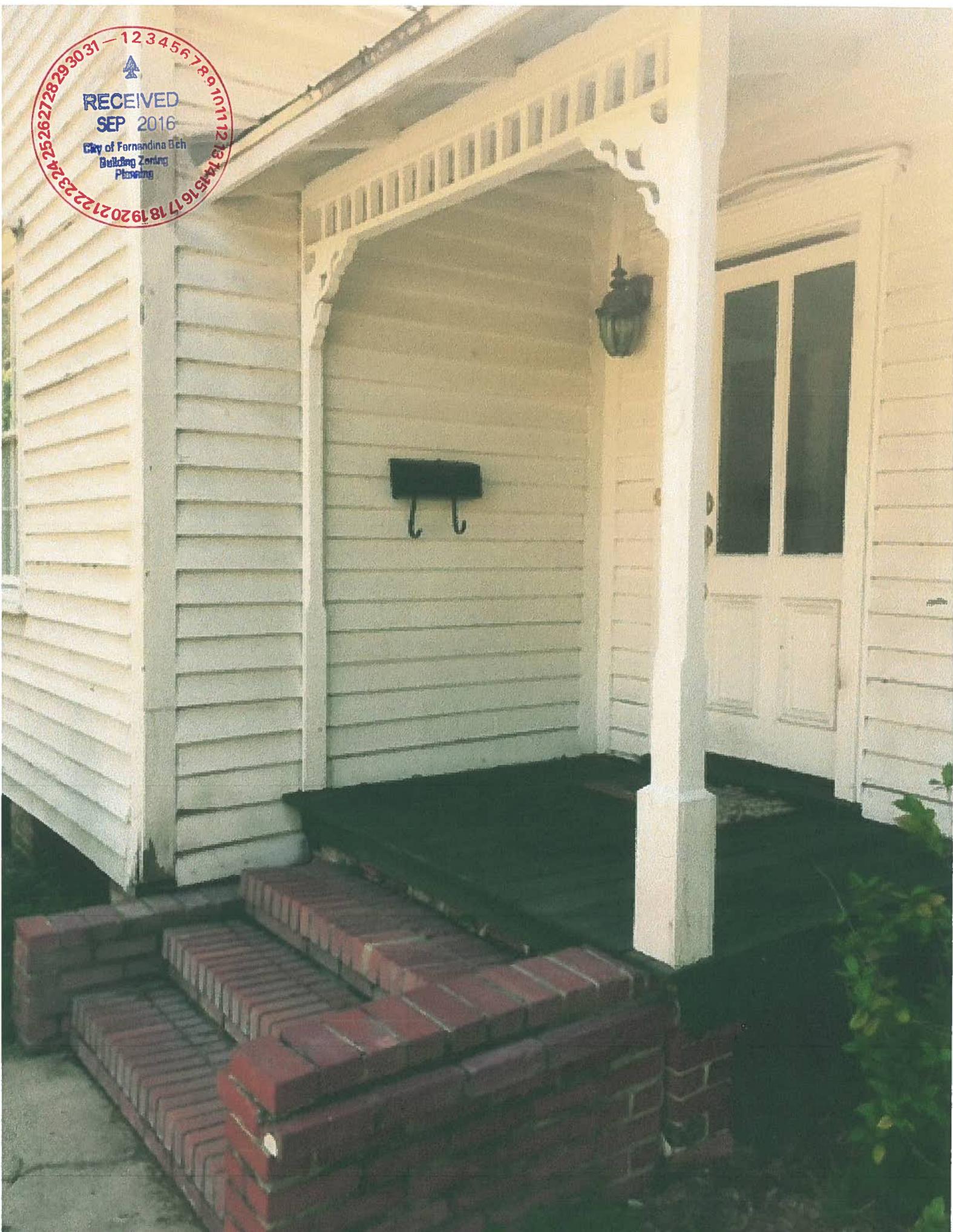
all to be painted white



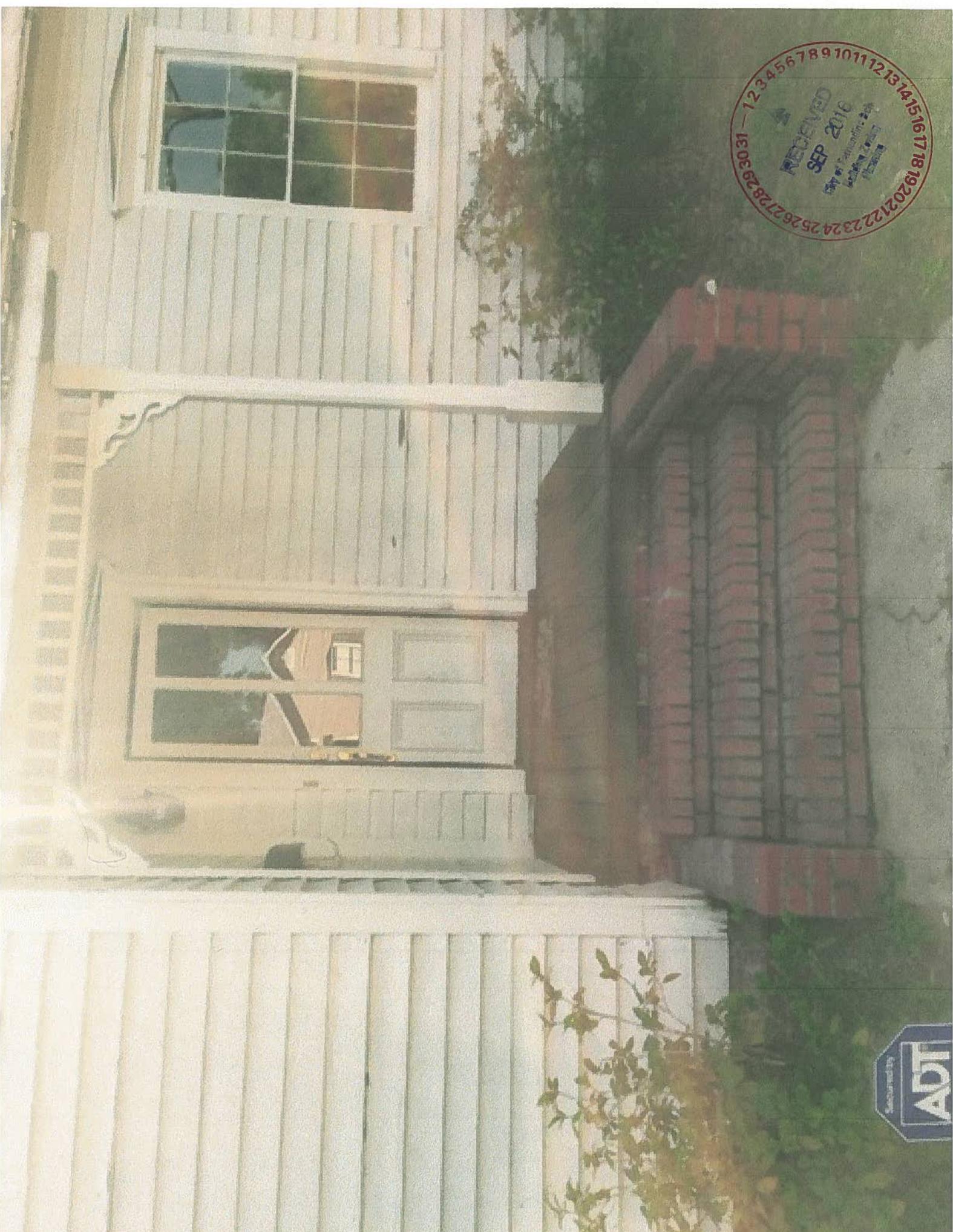
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Subject: Plans
Date: Today at 6:27 PM
To: djustyn1976@yahoo.com



12 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
RECEIVED
SEP 2016
City of Fernandina Beach
Building Zoning
Planning



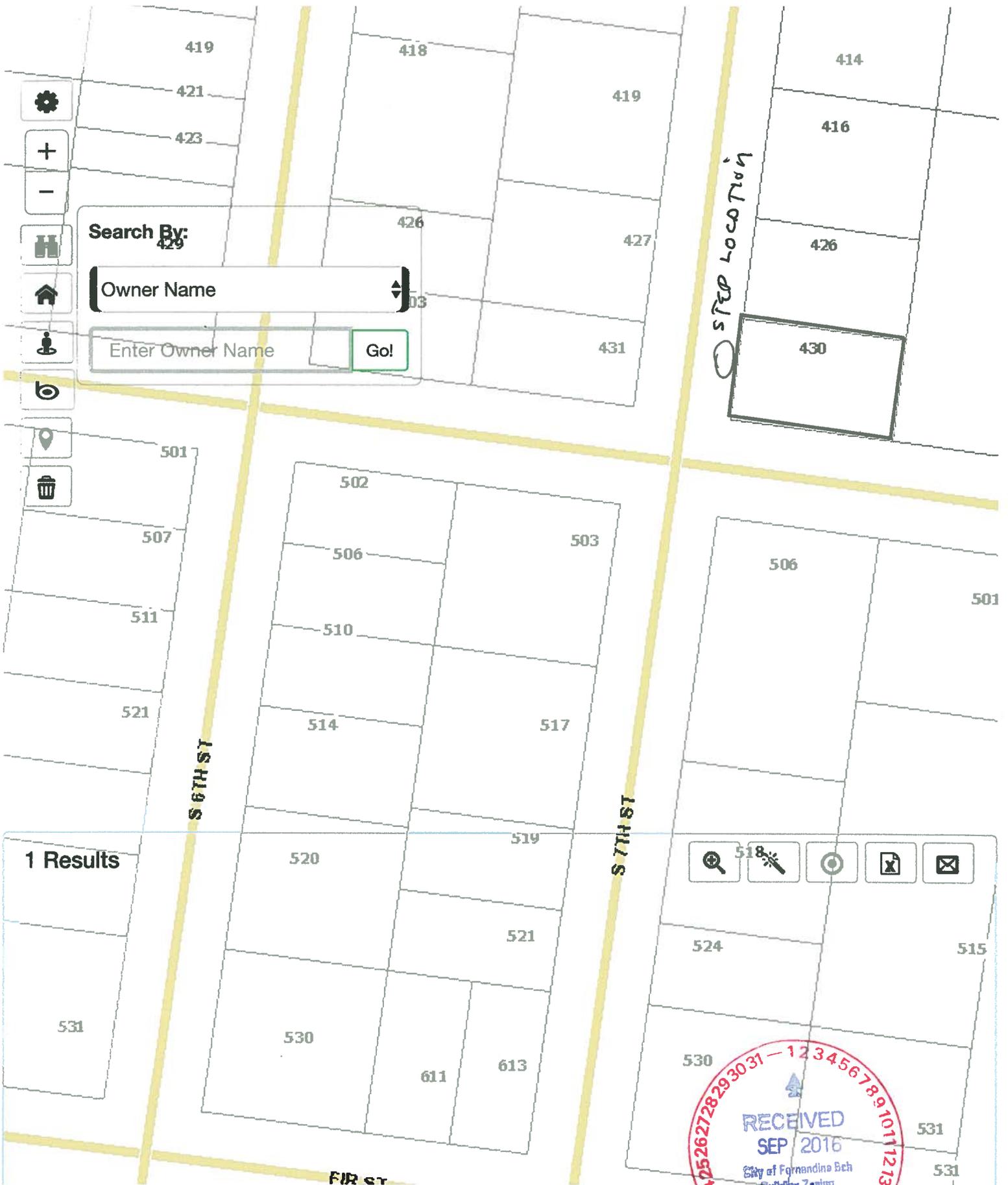
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RECEIVED
SEP 2016
City of ...
...



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RECEIVED
SEP 2016
City of Fernandina, Bch
Building Zoning
Planning



Secured by
ADT

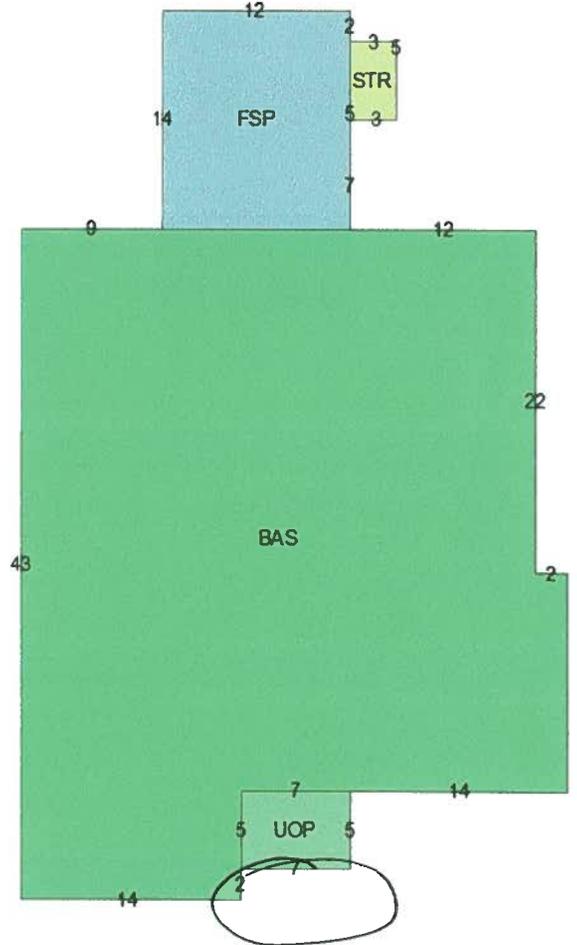


NASSAU

A. Michael Hickox, CFA, Cert. Res. RD1941
Nassau County Property Appraiser

Building Sketches

PARCEL 00-00-31-1800-0135-0042



Building Sketch Area Type and Square Footage

- HEATED BASE AREA (BAS) :1314 SF
- FINISHED SCREEN PORCH (FSP) :168 SF
- (STR) :15 SF
- UNFINISHED OPEN PORCH (UOP) :35 SF

STEP LOCATION



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

FLORIDA MASTER SITE FILE Site inventory Form

SITE NO. 8 NA 483

SITE NAME: 430 S. 7th St. ADDRESS OF SITE: 430 S. 7th St. INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 135 4 Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002 St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT x GOOD FAIR DETERIORATED

ALTERED UNALTERED ORIGINAL SITE RESTORED: / / MOVED: / /

ORIGINAL USE pvt.residence PRESENT USE pvt.residence DATES pre-1926 CULTURE/PHASE American PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 384

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Gothic Revival influences

PLAN TYPE: "cross" plan

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N&W/1-story entrance, 1-bay, access N&W; sq. posts; shed roof/exposed rafters(N) chamfered posts, lacy brackets(W)

ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: center: ridge

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

430 S. 7th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed pre-1926, it is a one-story frame vernacular residential building with Gothic Revival influences, as shown in the ornamented exposed rafters and low-pitched pedimented windows. It has been significantly altered by asbestos shingles, and a gable addition to the east side.

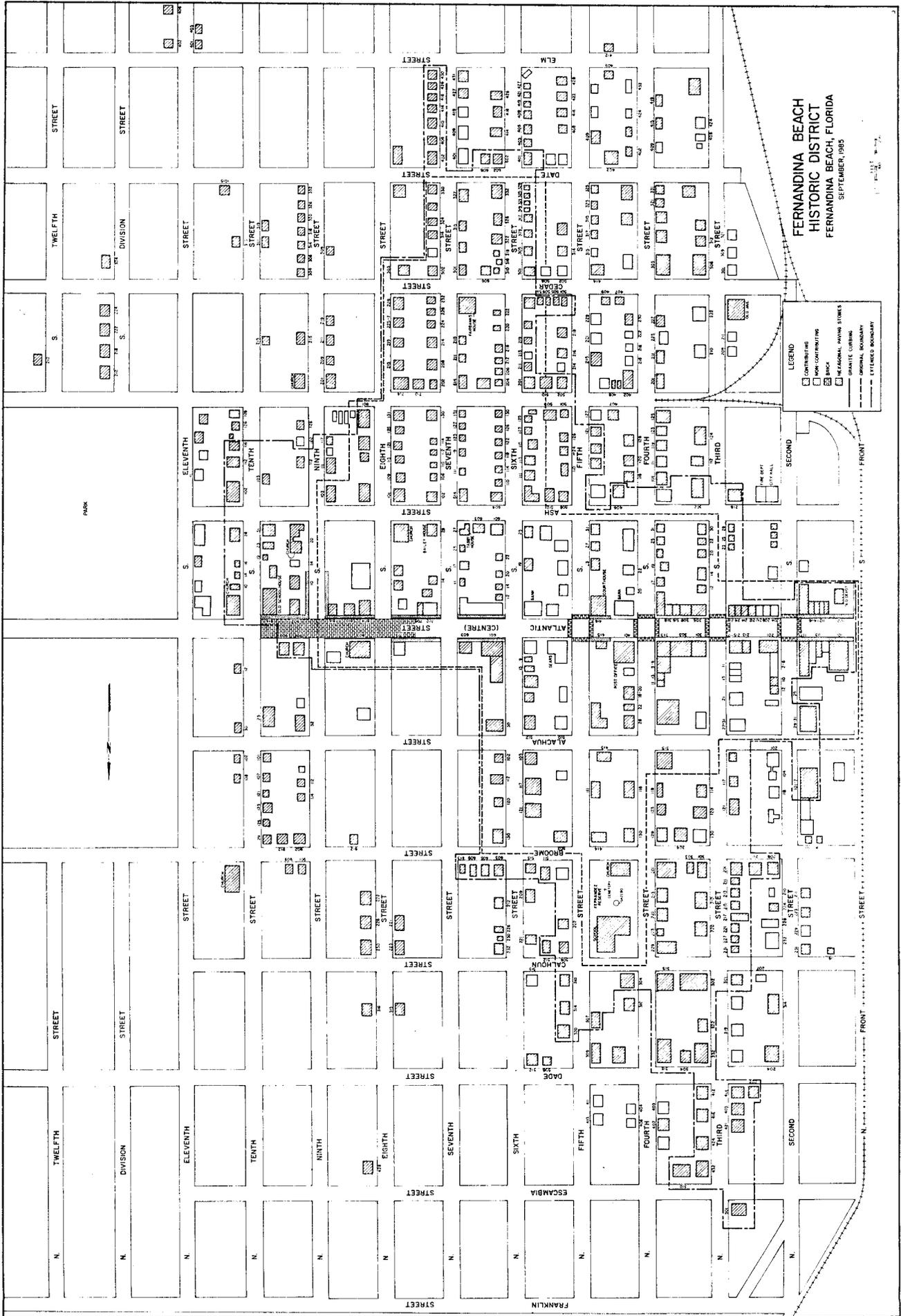


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00483
Recorder # 455
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 430 South 7th St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>430</u>	<u>South</u>	<u>7th</u>	<u>Street</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 23; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Clapboard
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> Sheet metal: 3V crimp
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Cross gable
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

BNA00483

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) shed

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____	Year Use Started _____	Year Use Ended _____	>> <u>Private residence; 1900;</u>
Other Structure Uses _____			

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00483

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: 6/10/2007

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"

NA00483-200703

Supplementary Printout

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

- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Clapboard

- > **Roof types:**
Gable

- > **Roof materials:**
Sheet metal:3V crimp

- > **Roof secondary structures (dormers etc):**
Cross gable

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

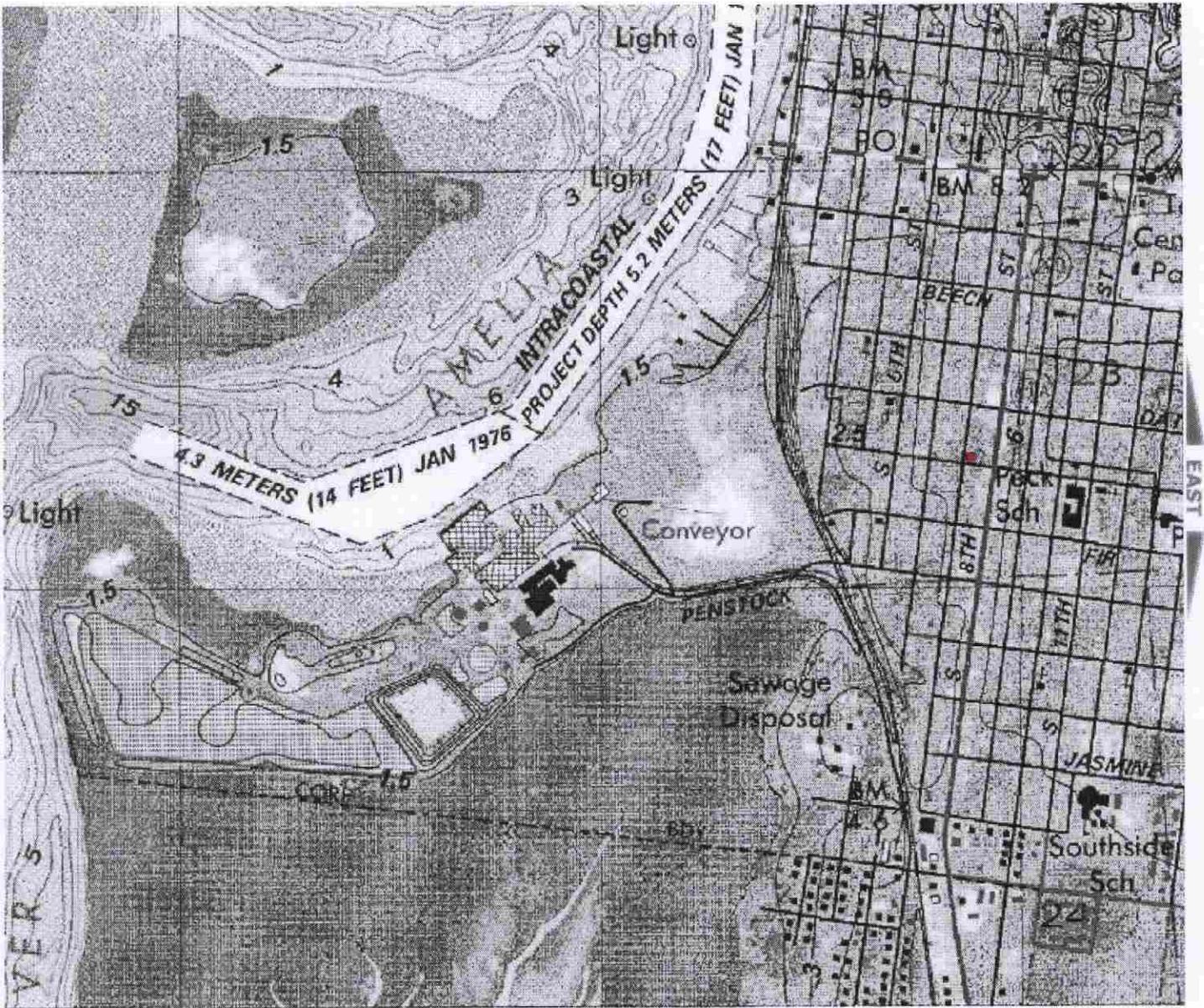
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

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

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

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

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



455

NA 483



455
NA483

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0135-0042
GIS CALCULATED ACREAGE	0.14
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	WARNER SUSANNAH A
Mailing Address	21373 SOUTHSIDE RD ONANCOCK, VA 23417
Situs/Physical Address	430 S 7TH ST
2006 PROPOSED VALUES	
Land Value	90,000
Ag Land Value	0



