

**ORMOND BEACH
HISTORIC LANDMARK PRESERVATION BOARD
AGENDA**

June 20, 2011

4:00 P.M.

Bailey Riverbridge Meeting House

**1 North Beach Street
Ormond Beach, FL 32174**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. March 21, 2011

IV. PUBLIC HEARING – NONE AT THIS TIME

V. DISCUSSION

A. Administrative Reviews for COA's for Demolition – May 2011 through June 2011.

VI. MEMBER COMMENTS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE HISTORIC LANDMARK PRESERVATION BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, SAID PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETING OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL (386) 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

MINUTES
HISTORIC LANDMARK PRESERVATION BOARD
REGULAR MEETING

March 21, 2011

4:00 p.m.

**Bailey Riverbridge Meeting House
1 North Beach Street
Ormond Beach, Florida**

I. Call To Order

Chairman Dr. Shapiro called the meeting to order at 4:00 p.m.

The members introduced themselves and gave a brief description of their background and how long they lived in the community.

II. Roll Call

Members present were: Daniel Drake, Ann Eifert, Geneva Jackson, Sue Parkerson, Damien Richards, Philip Shapiro and Robert Walsh. Members excused were Shannon Julien and Sean O'Sullivan.

Staff present was Senior Planner Becky Weedo, Deputy City Attorney Ann-Margret Emery and Recording Secretary Shá Moss.

III. Administrative Items

A. Election of Chairman and Vice Chairman

Ms. Eifert moved, seconded by Ms. Parkerson to nominate Dr. Shapiro as chairman. The motion passed unanimously. Dr. Shapiro accepted the nomination.

Dr. Richards moved, seconded by Mr. Walsh to nominated Ms. Julien as vice-chairman. The motion passed unanimously. Ms. Julien sent an email stating she would be happy to serve as vice-chairman if nominated.

B. Adoption of Calendar and Submittal Deadlines

Dr. Shapiro stated that the meeting date and time was set for the third Monday of each month at 4:00 p.m., and were usually held in the Training Room at City Hall.

Dr. Shapiro stated the board members cannot communicate with each other about upcoming board business or proxies outside of a publically advertised meeting. If there are any questions, please refer them to staff.

Ms. Emery stated she was available to answer any questions, to include conflicts of interest. The members can speak with the property owner or the community about projects, but not each other.

C. Adoption of Rules and Procedures

Dr. Shapiro stated that the Board follows Roberts Rules of Order so that the meeting would be conducted in an orderly manner.

IV. Approval of Minutes – December 20, 2010

Ms. Eifert moved seconded by Dr. Richards to accept the minutes of the December 20, 2010, meeting. The motion passed unanimously.

V. Public Hearing – None at this time

VI. Discussion Item

A. Update on Section 2-71 Land Development Code Amendment to amend the Certificate of Appropriateness criteria

Senior Planner Becky Weedo went over the changes of the Land Development Code (LDC) which were:

- The purpose of requiring a Certificate of Appropriateness was added under Section D.1 on Page 18
- Under Section D.1 a. beginning on Page 18, a new list of maintenance, repair and installation activities exempt from the Certificate of Appropriateness process (as long as the application complies with the applicable historic design regulations) was added.
- Under Section D.2., the January 1, 1950 date that triggers review for Certificate of Appropriateness' for demolition was recommended

to remain in place to protect certain historic resources that are not landmarks or within the Lincoln Avenue Overlay but are worthy of protection because of their historical significance, architecturally or otherwise. New criteria were added that exempts properties considered not historically noteworthy from requiring a Certificate of Appropriateness for demolition.

- The pre-existing maintenance section was moved from Section F to Section D.3., on page 19.
- Under Section D.4., on Page 20, as directed by the Board at the September 20, 2010 meeting, a section on Unsafe Structures was added to state that the Chief Building Official has the authority to exempt a building or structure from the Certificate of Appropriateness process should the Official certify a building unsafe or deemed to present a dangerous condition.

Dr. Shapiro stated when the Board was founded and the Local Landmark List was put together an infrastructure was developed to oversee the preservation of those properties at the municipal level. The Historic Overlay District was developed on Lincoln Avenue from North Beach Street to North Ridgewood. All those properties, if they wanted to do any exterior work had to come before the Board for a Public Hearing, in addition to any property on the Local Landmark List. When it was established, the cost for a Certificate of Appropriateness was free. Years later the cost went up to \$100 because of the expenses incurred by staff. Lately the cost has increased to around \$700 for a Certificate of Appropriateness. The Board decided to change the process so that the property owner wanting to do renovations of like materials would not require a Public Hearing for a Certificate of Appropriateness. If the renovation significantly alters the appearance of the structure, then it would still require a Public Hearing for a Certificate of Appropriateness.

B. Activities Update for February 2011

Dr. Shapiro stated the Activities Update would list projects/renovations being done that did not come before the Board because of recent change in policy for a Certificate of Appropriateness. Ms. Kornel would keep the Board informed on these projects.

VII. Member Comments

Gordon Kipp

Dr. Shapiro stated Gordon Kipp recently passed away. He noted Mr. Kipp was the founder of the Board as he pushed to have the historic buildings saved and recognized.

Digital Packets

Dr. Richards asked whether the packets could be send electronically; wherein it was noted that if the information was received by staff electronically it could be emailed, as well as mailed.

VIII. Public Comments

None

IX. Ad Adjournment – Next Meeting

The meeting adjourned at 4:27 p.m.

Respectfully submitted,

Shá Moss, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Chairman Shapiro, and Historic Landmark Preservation Board (HLPB) Members

FROM: S. Laureen Kornel, AICP, Senior Planner

DATE: June 8, 2011

SUBJECT: June 20, 2011 HLPB Meeting Cancellation Notice

Staff has not received any new cases that warrant a public hearing at this time. However, there were six public inquiries regarding Certificates of Appropriateness (COA) for demolitions. Below is a brief summary of the public requests that were administratively reviewed throughout May and June to determine if a COA for demolition would be appropriate. Since there were a relatively significant number of requests this past month, a meeting has been scheduled in the event the Board or the public may have questions.

49 New Britain Avenue: The subject property is not a locally designated landmark. However, given the single-family residence is historic by age (built prior to January 1, 1950), in response to an agent acting on behalf of the property, staff conducted a review of the property to determine if a request for a COA for demolition would be appropriate. A site visit was conducted on May 25, 2011. The property is generally located within the downtown redevelopment area. The structure was built in 1925 and is in good condition. The architectural style of the structure is frame vernacular, an architectural style prevalent in Ormond Beach during the time period the home was built.



The property stands on Commercial land with a zoning classification of B-1 (Professional Office Hospital). Therefore, the property with its single-family residence as it exists today is nonconforming. The demolition is proposed to redevelop the property to accommodate parking within the overall downtown redevelopment plan. The proposed demolition is consistent with other COA's the Board has approved in the recent past (43 W. Granada Blvd. – demolition of the garage and 20 New Britain – demolition of the house and garage). Based on this

information, staff made a determination that a COA for demolition for review by the Preservation Board will not be required.

118 N. Tymber Creek Road: The subject property is not a locally designated landmark nor was it surveyed in the 1986 Historic Properties Survey. However, given the single-family residence is historic by age (built prior to January 1, 1950), in response to a public request, staff conducted a review of the property to determine if a request for a COA for demolition would be appropriate.



According to the County of Volusia Property Appraiser data, the structure was built in 1936 and the architectural style is likely frame vernacular. The property owner is the County of Volusia and has indicated that the purpose of the proposed demolition of the structure is for use as right-of-way. A site visit was conducted on June 1, 2011. The property was found to be unsecure, vacant and in a poor deteriorated condition. Based on the likelihood that the property will function and serve the greater public interest better as right-of-way than as a single-family residence of little historic value in its present deteriorated condition, a determination was made that no COA for demolition for review by the Preservation Board will be required.

113 Arlington Way: The subject property is not a locally designated landmark nor was it surveyed in the 1986 Historic Properties Survey. However, given the single-family residence may be historic by age (built prior to January 1, 1950), in response to a public request, staff conducted a review of the property to determine if a request for a COA for demolition would be appropriate. A site visit was conducted on June 1, 2011.



According to the County of Volusia Property Appraiser data, the structure was built in 1950. However, the property is believed to be older, therefore even though the best available data does not signify this property is historic by age, the property was reviewed by staff. The building has had numerous alterations over the years and is in poor condition. As such, the architectural style was difficult to determine. The style may have been frame vernacular or Mediterranean Revival. There are other examples of both styles in

the immediate neighborhood. Based on the deteriorated condition and the various alteration that have occurred over the years, such that any historic integrity the property may have had in the past has been compromised, a determination for no COA for demolition for review by the Preservation Board was made.

17 Fairview Avenue: The subject property is not a locally designated landmark. However, given the single-family residence and garage is historic by age (built prior to January 1, 1950) as verified by the Master Site File, in response to a public request, staff conducted a review of the property to determine if a request for COA for demolition would be appropriate. The property was built in 1935. A site visit was conducted on June 1, 2011.



The structures are in good condition and the architectural style is frame vernacular, a style that is prevalent throughout Ormond Beach during the period this property was constructed. Based on the good condition of the property, a determination was made that a COA for demolition for review by the Preservation Board would be required. Anyone wishing to proceed with demolition will be required to apply for a COA for demolition.

308 Seldon Avenue: The subject property is not a locally designated landmark nor was it surveyed in the 1986 Historic Properties Survey. In fact, the best available data from the Volusia County Property Appraiser indicates the property was constructed in 1966. However, it is believed that the property is historic by age (built prior to January 1, 1950). As such, in response to a public request, a site visit was conducted on June 1, 2011 to further assess the property.



The condition of the property is dilapidated with a severely compromised structural integrity such that the building was deemed a fire hazard by the Chief Building Official. Based on the age of the structure (1966 though original construction was likely much earlier) and the dilapidated condition of the property, a determination was made that no COA for demolition for review by the Board would be required.



9 Ellsworth Avenue: The subject property is not a locally designated landmark nor was it surveyed in the 1986 Historic Properties Survey. However, given the single-family residence is historic by age (built prior to January 1, 1950), in response to a public request, staff conducted a review of the property to determine if a request for COA for demolition would be appropriate. A site visit was conducted on June 1, 2011.



According to the County of Volusia Property Appraiser data, the structure was built in 1946. Since no Master Site File exists, the architectural style cannot be verified but the property does exhibit some characteristics of the Mediterranean Revival architectural style. Based on the good condition of the property and its architectural style, a determination was made to require a COA for demolition for review by the Preservation Board. Anyone wishing to proceed with demolition will be required to apply for a COA for demolition.

Should you have questions, I may be reached at (386) 676-3345 or at kornel@ormondbeach.org.

cc: Ann-Margret Emery, Deputy City Attorney
Ric Goss, AICP, Planning Director
Sha Moss, Office Assistant