



ORMOND BEACH
HISTORIC LANDMARK PRESERVATION BOARD
AGENDA

May 13, 2013

4:00 P.M.

**Ormond Beach City Hall
Training Room
22 South Beach Street
Ormond Beach, FL 32175**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. April 15, 2013.

IV. PUBLIC HEARING

Historic Landmark Designation (Removal) – 393 John Anderson Drive

V. DISCUSSION ITEMS

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.

M I N U T E S
ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD
Regular Meeting

April 15, 2013

4:00 PM

Ormond Beach City Hall
Training Room
22 South Beach Street
Ormond Beach, Florida

I. CALL TO ORDER

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

ROLL CALL

Members Present

Shannon Julien
Ellen Needham
Ann Eifert
Damien Richards
Dr. Philip Shapiro
Robert Walsh
Robert Selover
Dr. Daniel Drake (excused)
Geneva Jackson (absent)

Staff Present

Ann-Margaret Emery, Assistant City Attorney
Laureen Kornel, AICP, Senior Planner
Meggan Znorowski, Recording Technician

II. APPROVAL OF MINUTES

A. March 18, 2013

Ms. Eifert moved to approve the minutes as modified. Ms. Julien seconded the motion. Vote was called and the motion unanimously approved.

III. PUBLIC HEARING

A. Certificate of Appropriateness for demolition- 393 John Anderson Drive (Local Landmark)

Ms. Laureen Kornel, Senior Planner, City of Ormond Beach, stated this is a request by the Heaster Family Limited Partnership for a Certificate of Appropriateness (COA) for demolition for 393 John Anderson Drive. Ms. Kornel explained that the property is currently owned by Wachovia Mortgage, which has given its authorization for the Heaster family to act on its behalf in this matter. Ms. Kornel explained the orientation, location, and characteristics of the subject property, and presented the staff report. She also referenced all of the attachments documenting the current condition of the property included with the applicant's application including inspection and survey reports complete

with recommendations by certified professionals. Ms. Kornel stated staff is recommending approval.

Dr. Shapiro commended staff for their review and preparation for this case.

Mr. Joe Levrault, Chief Building Official, presented his report and findings with regards to the subject property.

Dr. Shapiro asked what Mr. Levrault thought of the concrete failure in the basement.

Mr. Levrault responded that years ago they would install what was called a “rat proofing” or a 1” concrete floor, by code today it would be at least 3” thick.

Ms. Needham asked if there was any way to salvage anything in the house.

Mr. Levrault responded that the nails would have been cold cut nails, which would make removal impossible as it would destroy the floors.

Dr. Shapiro added that anything removed from the property should be examined thoroughly due to the termite damage throughout the property.

Mr. Walsh moved to approve the Certificate of Appropriateness for demolition without delay. Ms. Needham seconded the motion. Vote was called and the motion unanimously approved.

V. DISCUSSION ITEM

A. 44 S. Halifax Drive, St. James Episcopal Church, Local Landmark- COA for alteration determination

Dr. Shapiro explained that when Sandy Upchurch was the Deputy City Attorney, the Board had a discussion about St. James Episcopal Church, and whether or not work on the property would violate the historic nature of it. Dr. Shapiro continued that the decision at that time was that it would not infringe upon what was on the landmark’s list.

Ms. Kornel explained the historic chapel located at 44 S. Halifax Drive had been relocated, added on to, and modified so many times over the years that the historic designation only pertains to the little chapel behind the covered walkway. Ms. Kornel stated it was staff’s determination that no COA for alteration would be required because the proposal is to modify the front walkway to enclose it and add restrooms for the main church.

IV. MEMBER COMMENTS

Mr. Selover inquired as to what constitutes an historic property for review by the Board.

Dr. Shapiro and Ms. Kornel explained the history and processes which led to the current system of review by staff and by the Board.

Dr. Shapiro asked if there was anything on the agenda for next month.

Ms. Kornel responded that there will be an application to remove 393 John Anderson Drive from the Local Historic Landmark List.

V. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Meggan Znorowski, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman

Minutes transcribed by Meggan Znorowski

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: May 13, 2013

SUBJECT: Local Historic Landmark Designation (Removal) – 393
John Anderson Drive, Parcel ID #4210-14-11-0050

APPLICANT: Heaster Family Limited Partnership, LLP (Lewis Heaster)

FILE NO. 13-060

PROJECT PLANNER: S. Laureen Kornel, AICP, Senior Planner

INTRODUCTION: This is a public hearing to consider a request by Heaster Family Limited Partnership (Lewis Heaster), property owner, to have the property located at 393 John Anderson Drive removed from the City of Ormond Beach's Local Historic Landmarks List in the city's Land Development Code (LDC). In accordance with the Designation Procedures of Section 2-71 of the LDC, any request to remove a historic landmark for the Ormond Beach Historic Landmark's List shall follow similar procedures as a request to place a landmark on the said list. As such, removal of a landmark property from the Landmark List requires adoption of an ordinance by the City Commission.

BACKGROUND: The subject property is ±1.6 acres and is located north of Granada Boulevard and east of the Intracoastal Waterway along the east side of John Anderson Drive at 393 John Anderson Drive in Ormond Beach (Exhibit A – Location Map). According to the 1986 Master Site File on file with the State Historic Preservation Office, the residence is a frame vernacular building built in 1920. The primary structure also has English Tudor with Japanese influences and detailing incorporated into the architectural style. As listed in Ordinance No. 87-60, the subject property has been listed in the Ormond Beach Historic Landmarks List since December 22, 1987. On April 15, 2013, at the request of the applicant, the Historic Landmark Preservation Board (HLPB) voted unanimously (7-0) to demolish the subject property (Exhibit B – April 15, 2013 HLPB Meeting Minutes).

ANALYSIS: According to Section 2-71 of the Ormond Beach Land Development Code, an historic landmark designation may be placed on any historic structures or sites which meet any of the following criteria:

- A. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
- B. Are identified with historic personages or with important events in national, state or local history; and

- C. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.

The subject property does not meet the above established criterion for historic designation. The property does not reflect the broad cultural, political economic or social history of the nation, state or community. The property is not identified with historic personages or with important events in the nation, state or local history. The property is not architecturally distinctive in that it does not represent a pure example of any one architectural style. As such, the property does not add to the ambiance of the surrounding residential neighborhood.

Regardless of the approved action to demolish 393 John Anderson Drive, the property has diminished in historic integrity and value. The primary residence is a hybrid of architectural styles which made it a poor candidate as a contributing historical structure. Finally, with respect to the geographic location of the subject property much of the historical significance has been greatly reduced as a direct result of the construction of newer structures (380 John Anderson Drive constructed in 1999 and 376 John Anderson Drive constructed in 2003) located directly across the street which presently block the original river view from 393 John Anderson Drive.

RECOMMENDATION: Staff recommends that the HLPB recommend **Approval** of the removal of 393 John Anderson Drive from the Ormond Beach Historic Landmarks list in the city's LDC. Pending the recommendation of the HLPB, the Planning Board will tentatively review the proposed removal of the subject property from the landmarks list as a Land Development Code amendment on June 13, 2013 and subsequently a City Commission public hearing will be held, tentatively scheduled in July, 2013.

EXHIBITS: The following exhibits are included as attachments:

1. Location Map
2. April 15, 2013 HLPB Meeting Minutes

EXHIBIT A

LOCATION MAP



393 John Anderson Drive
4210-14-11-0050

Aerial Flown: 2012
Prepared By: The City of Ormond Beach
G.I.S. Department 3/25/2013

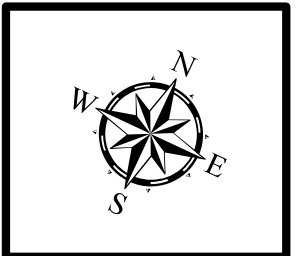


EXHIBIT B

April 15, 2013

HLPB Meeting Minutes

M I N U T E S
ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD
Regular Meeting

April 15, 2013

4:00 PM

Ormond Beach City Hall
Training Room
22 South Beach Street
Ormond Beach, Florida

I. CALL TO ORDER

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

ROLL CALL

Members Present

Shannon Julien
Ellen Needham
Ann Eifert
Damien Richards
Dr. Philip Shapiro
Robert Walsh
Robert Selover
Dr. Daniel Drake (excused)
Geneva Jackson (absent)

Staff Present

Ann-Margaret Emery, Assistant City Attorney
Laureen Kornel, AICP, Senior Planner
Meggan Znorowski, Recording Technician

II. APPROVAL OF MINUTES

A. March 18, 2013

Ms. Eifert moved to approve the minutes as modified. Ms. Julien seconded the motion. Vote was called and the motion unanimously approved.

III. PUBLIC HEARING

A. Certificate of Appropriateness for demolition- 393 John Anderson Drive (Local Landmark)

Ms. Laureen Kornel, Senior Planner, City of Ormond Beach, stated this is a request by the Heaster Family Limited Partnership for a Certificate of Appropriateness (COA) for demolition for 393 John Anderson Drive. Ms. Kornel explained that the property is currently owned by Wachovia Mortgage, which has given its authorization for the Heaster family to act on its behalf in this matter. Ms. Kornel explained the orientation, location, and characteristics of the subject property, and presented the staff report. She also referenced all of the attachments documenting the current condition of the property included with the applicant's application including inspection and survey reports complete

with recommendations by certified professionals. Ms. Kornel stated staff is recommending approval.

Dr. Shapiro commended staff for their review and preparation for this case.

Mr. Joe Levrault, Chief Building Official, presented his report and findings with regards to the subject property.

Dr. Shapiro asked what Mr. Levrault thought of the concrete failure in the basement.

Mr. Levrault responded that years ago they would install what was called a “rat proofing” or a 1” concrete floor, by code today it would be at least 3” thick.

Ms. Needham asked if there was any way to salvage anything in the house.

Mr. Levrault responded that the nails would have been cold cut nails, which would make removal impossible as it would destroy the floors.

Dr. Shapiro added that anything removed from the property should be examined thoroughly due to the termite damage throughout the property.

Mr. Walsh moved to approve the Certificate of Appropriateness for demolition without delay. Ms. Needham seconded the motion. Vote was called and the motion unanimously approved.

V. DISCUSSION ITEM

A. 44 S. Halifax Drive, St. James Episcopal Church, Local Landmark- COA for alteration determination

Dr. Shapiro explained that when Sandy Upchurch was the Deputy City Attorney, the Board had a discussion about St. James Episcopal Church, and whether or not work on the property would violate the historic nature of it. Dr. Shapiro continued that the decision at that time was that it would not infringe upon what was on the landmark’s list.

Ms. Kornel explained the historic chapel located at 44 S. Halifax Drive had been relocated, added on to, and modified so many times over the years that the historic designation only pertains to the little chapel behind the covered walkway. Ms. Kornel stated it was staff’s determination that no COA for alteration would be required because the proposal is to modify the front walkway to enclose it and add restrooms for the main church.

IV. MEMBER COMMENTS

Mr. Selover inquired as to what constitutes an historic property for review by the Board.

Dr. Shapiro and Ms. Kornel explained the history and processes which led to the current system of review by staff and by the Board.

Dr. Shapiro asked if there was anything on the agenda for next month.

Ms. Kornel responded that there will be an application to remove 393 John Anderson Drive from the Local Historic Landmark List.

V. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Meggan Znorowski, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman

Minutes transcribed by Meggan Znorowski