

# 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:** November 5, 2015

**SUBJECT:** Administrative Reviews for Certificate of Appropriateness of 115 S. Yonge Street (New Bethel AME Church, historic landmark) 110 N. Beach Street (historic landmark), and 800 S. Beach Street (historic by age)

The HLPB meeting scheduled for November 16, 2015, has been **cancelled**. Staff has not received any new cases that warrant a public hearing at this time. However, there were three Certificate of Appropriateness (COA) determinations completed for the above-mentioned properties. Below is a brief summary of the cases that were administratively reviewed in October and November 2015.

**115 S. Yonge Street (New Bethel, AME Church):** In October 2015 the Planning Department received a mechanical permit application to replace the inside and outside air conditioning equipment at 115 S. Yonge Street, a locally designated historic landmark. Staff completed a historical review of the church to determine if a COA for alteration would be required.

In accordance with Section 2-71 of the City's Land Development Code, the Planning Director has the authority to administratively approve a COA for alteration for maintenance activities such as replacing mechanical equipment. Since replacement of the equipment is a matter of maintenance, the Planning Director made a determination that no COA for alteration for review by the Board would be required.

**110 N. Beach Street:** In November 2015 the Planning Department received a request for a determination as to whether a Certificate of Appropriateness would be needed to replace a concrete driveway with a mix of red, tan and charcoal brick pavers in the side yard of the subject property. The subject property is listed on the city's local historic landmark list. The property is located on the corner of North Beach Street and Highland Avenue. According to the Master Site File, the property was constructed in c. 1910. Staff conducted a review of the property to determine if a COA for alteration would be required.

In accordance with Section 2-71 of the City's Land Development Code, the installation of pavers is identified as not requiring a COA for alteration as long as the pavers are in the rear yard. This application is for pavers in the side yard. However, the Planning Director does have the authority to administratively approve a COA for alteration if the alteration is determined to not have a major impact on an historic property or the alteration will not be a detriment to an historic structure. This application proposes to install pavers over an existing paved driveway and will not have a major impact or be detrimental to the

historic structure. Based on the previously stated factors, a determination was made that no COA for alteration to replace the concrete driveway with pavers for review by the Board would be required.

**800 S. Beach Street:** In November 2015 the Planning Department received a request for a determination as to whether a Certificate of Appropriateness for demolition would be needed to demolish 800 S. Beach Street. The property is not listed on the city's local historic landmark list nor was it included with the 1986 Survey of Historic Properties. However, given the property is historic by age (built prior to 1950) staff conducted a review of the property to determine if a COA for demolition would be required.

It is believed that the architectural style of the structure is frame vernacular; a very common architectural style found throughout the City of Ormond Beach. According to the Property Appraiser website, the structure was constructed in 1947. The structure is in a good condition. However, the structure is not architecturally significant nor does it contribute to the overall architectural, and historic association or values of an historic district. According to Section 2-71 of the city's Land Development Code, demolition of structures built prior to 1950 may be administratively approved by the Planning Director without a Certificate of Appropriateness. Based on the previously stated factors, a determination was made that no COA for demolition for review by the Board would be required.

The next regular scheduled meeting will be held on December 21, 2015, at 4:00 p.m. in the Training Room at City Hall. Should you have questions, I may be reached at (386) 676-3345 or at [laureen.kornel@ormondbeach.org](mailto:laureen.kornel@ormondbeach.org).

cc: Ann-Margret Emery, Deputy City Attorney  
Ric Goss, AICP, Planning Director  
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