

MINUTES

ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD

Regular Meeting

February 18, 2019

4:00 PM

Ormond Beach City Hall

Training Room

22 South Beach Street

Ormond Beach, Florida

I. CALL TO ORDER

II. ROLL CALL

Members Present

Gordon Currie
Suzanne Heddy
Shannon Julien
Ellen Needham
April Rust
Robert Selover
Robert Walsh
Dr. Philip Shapiro (excused)

Staff Present

Ann-Margret Emery, Assistant City Attorney
Lauren Kornel, AICP, Senior Planner

III. APPROVAL OF MINUTES

A. None at this time.

IV. PUBLIC HEARING

A. HLDR 2018-125: 56 North Beach Street, Landmark Designation Removal

Ms. Kornel welcomed Commissioner Littleton and Planning Director, Mr. Spraker to the meeting.

Ms. Kornel stated that case 2018-125 is an administrative request by the City of Ormond Beach, who owns 56 North Beach Street, to have the property removed from the City of Ormond Beach Local Landmarks List as listed in the Land Development Code. The property is located at the southwest corner of North Beach Street and Lincoln Avenue, and according to the property appraiser the church was constructed in about 1976. The architectural style is unknown and the property lies within the Lincoln Avenue overlay district.

Ms. Kornel continued that the church is believed to have been designated an historic landmark prior to being subdivided from what is known today as 30 Lincoln Avenue. The newly addressed 30 Lincoln Avenue, which lies on the northwest part of the church property, was originally part of the larger 56 North Beach Street property where the

church stands today. The property had a historic home on it which was constructed in 1940 according to the master site file. That house has since been demolished. As the board may recall, there was an administrative COA for the demolition of the property in February of 2016. It is likely that 56 North Beach Street was put on the Local Landmarks List based on the house that used to be there, which was constructed in 1940. 30 Lincoln Avenue was then purchased by the City and subsequently developed as part of a larger stormwater project and parking lot.

Ms. Kornel stated that in 2018 the City purchased 56 North Beach Street and is currently conducting an analysis of the building and site. If the subject property is recommended for landmark designation removal, the property will remain within the designated Lincoln Avenue Overlay District. Any future development of the property would be subject to several sections in the Land Development Code, being the Downtown Overlay District, the Lincoln Avenue Historic District Overlay, as well as the R-3 zoning district and the Special Exception standards. Staff recommends approval of the landmark designation removal. Since this item will ultimately be a Land Development Code amendment, it will go before the Planning Board in March, and then there will be two subsequent City Commission hearings in April and May.

Ms. Kornel also wanted to mention that there is an agenda item tomorrow night, February 19, 2018, at the City Commission meeting, presented by the City Engineer for consulting services to look at the feasibility study. The things they are considering at this time is a re-purposing of the existing building, as well as complete demolition of the facilities. Ultimately there will be public workshops to collect information from the public as to how the property may be re-developed in the future.

Mr. Selover asked about the yellow grid on the aerial map, and why the property across the street also has the yellow grid. Ms. Kornel stated that it is all part of the same property. Mr. Selover asked if what they are discussing today is for both parcels or just the parcel with the church. Mr. Walsh stated that it is one parcel, but two pieces of property. Ms. Kornel stated that was correct, and from her perspective, it is an administrative matter, in terms of the historic value of the property. She believes the property was originally designated, based on the house that used to be there, that was built in 1940.

Ms. Heddy stated that there was an old wooden church on that site that is probably from around 1878. The Historical Society has a photograph of it, and other images of it. So she would say that is why the property was designated as a historic site. That church was burnt down, or was taken down, and then the church that is currently there was built. Basically it is the same configuration, on the same site, and then they added all of the Sunday school area. The Anderson-Price building was not there. It was just a sandy hill. People met in that church to talk about building a yacht club, and the Anderson-Price building. Ms. Heddy thought that originally there had been a thrift shop on the site.

Ms. Kornel stated that in the research she had done, she found a file that had a photo of the thrift store and the house, which had quite a few different additions over the years.

Mr. Currie asked if there were any fees involved for coming off the list. Ms. Julien stated that the fee structure has not been changed, so there will be no fees for coming off the list. And it would be the city, paying the city.

Ms. Julien stated that she is recusing herself from the vote. Her firm is up for doing the feasibility study, so she is going to remain neutral.

Ms. Heddy made a motion to approve HLDR 2018-125: 56 North Beach Street, Landmark Designation Removal. Mr. Currie seconded the motion. Vote was called and the motion was approved (6-0) with Ms. Julien abstaining.

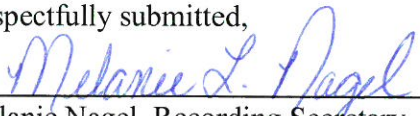
V. MEMBER COMMENTS

There were none.

VII. ADJOURNMENT

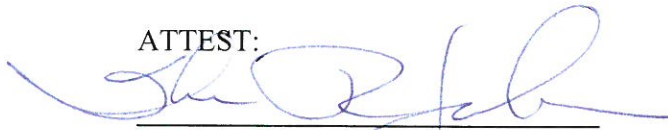
The meeting was adjourned at 4:10 p.m.

Respectfully submitted,



Melanie Nagel, Recording Secretary

ATTEST:



Ms. Shannon Julien, Vice-Chair

Minutes transcribed by Melanie Nagel