

**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.

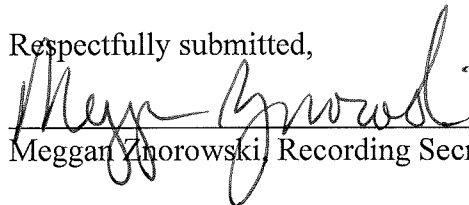
Dr. Shapiro asked if there was anything on the agenda for next month.

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

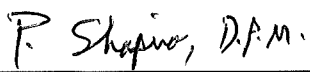
**V. ADJOURNMENT**

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

Respectfully submitted,

  
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Meggan Znorowski, Recording Secretary

ATTEST:

  
\_\_\_\_\_  
Dr. Philip J. Shapiro, Chairman

*Minutes transcribed by Meggan Znorowski*