

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

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

FROM: S. Lauren Kornel, AICP, Senior Planner

DATE: March 4, 2015

SUBJECT: Administrative Review for Certificates of Appropriateness for demolition of 693 Cordova Avenue, 920 Buena Vista Avenue (detached garage only) and 67 Ocean Shore Boulevard, and alternation of 44 S. Halifax Drive (St. James Episcopal Church, Historic Landmark)

The HLPB meeting scheduled for March 16, 2015, has been **cancelled**. Staff has not received any new cases that warrant a public hearing at this time. However, there were four Certificate of Appropriateness (COA) determinations completed for the above-mentioned properties. Below is a brief summary of the cases that were administratively reviewed in February 2015 to determine if COA's for alteration would be appropriate.

693 Cordova Avenue: In January 2015 the Planning Department received a request for a determination as to whether a Certificate of Appropriateness would be needed to demolish 693 Cordova Avenue, a house with an attached garage. 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 1948. The structure is in a deteriorated condition. 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.

920 Buena Vista (detached garage only): The property owner for the subject property is in the process of applying for a variance such that that she may demolish and replace her garage in its existing location. The variance request prompted an administrative review for a COA for demolition for review by the HLPB since the garage is historic by age (built prior to 1950). The property is not listed on the city's local historic landmark list though it was included with the 1986 Survey of Historic Properties.

According to the Master Site File the subject property was built in 1930 and the architectural style is masonry vernacular. The garage is in a severely deteriorated condition such that the structural integrity is questionable. The garage 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.



67 Ocean Shore Blvd.: The subject property is not a locally designated historic landmark. According to the master site file, the property was built in c.1925 and the architectural style is masonry vernacular. The city received a permit application for demolition of the home which triggered an administrative review for a COA for demolition for review by the HLPB.



In August 2014 the subject property suffered extensive damage due to fire. Since that time, the Chief Building Official certified the structure as unsafe in accordance with the unsafe building abatement ordinance. In accordance with Section 2-71(d)(4), Unsafe structures, a certificate of appropriateness for demolition is not required upon the Chief Building Official's certification. The Planning Director made a final determination that no COA for demolition would be required.

44 S. Halifax Drive (St. James Episcopal Church): The subject property is a locally designated landmark property. In response to a roofing permit application by WKL Roofing submitted February 25, 2015, to replace the existing roof of the north side of the main chapel from silver architectural shingles with silver architectural shingles and to replace the existing roof of the south side of the carpenter gothic historic chapel from white bitumen roofing material to white bitumen roofing material, staff completed an administrative review to determine if a COA for alteration would be warranted.

The roofing project is a matter of maintenance. I conducted a site visit on March 2, 2015, to review the project with the applicant. According to the Land Development Code replacing a roof with one of similar material or color may be administratively approved by the Planning Director without a Certificate of Appropriateness. Since the proposed roofs are both of similar material, and color the Planning Director made a final determination that no COA for alteration for review by the Board would be required.

The next regular scheduled meeting will be held on April 20, 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.

cc: Ann-Margret Emery, Deputy City Attorney
Ric Goss, AICP, Planning Director
Joe Levrault, Chief Building Official
Becky Weedon, Senior Planner
Melanie Nagel, Office Manager