

# 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:** January 29, 2016

**SUBJECT:** Administrative Review for Certificates of Appropriateness for demolition of 22 Fairview Avenue

The HLPB meeting scheduled for February 15, 2016, has been **cancelled**. Staff has not received any new cases that warrant a public hearing at this time. However, there was one Certificate of Appropriateness (COA) determination completed for the above-mentioned property. Below is a brief summary of the case that was administratively reviewed in January 2016 to determine if COA's for alteration would be appropriate.

**22 Fairview Avenue:** In January 2016 the Planning Department received a permit request for the subject property. Staff completed an administrative review to determine if a COA for demolition would be required to demolish 22 Fairview Avenue. The property is not listed on the city's local historic landmark though it was 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 would be required.



According to the Master Site File, the property was constructed in 1930 and the architectural style of the structure is frame vernacular; a very common architectural style found throughout the City of Ormond Beach. The structure is in good 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.

The next regular scheduled meeting will be held on March 21, 2016, 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  
Tom Griffith, Chief Building Official  
Melanie Nagel, Office Manager

# CITY OF ORMOND BEACH

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MEMORANDUM

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

**FROM:** S. Laureen Kornel, AICP, Senior Planner

**DATE:** January 20, 2016

**SUBJECT:** RFQ #2016-13 Feasibility Study for the Stabilization and  
Rehabilitation for Historic Structures – 38 E. Granada Boulevard,  
“MacDonald House”, 173 S. Beach Street, “Ames House”, and 160 E.  
Granada Boulevard, “Fire House”.

At the January 19, 2016 City Commission meeting, the City Commission unanimously voted to authorize staff to advertise the above-mentioned Request for Qualifications. The City Manager Memorandum discussing the RFQ is attached to this Memorandum for more information on the authorization. Staff will continue to update the HLPB as more information on this item becomes available. Should you have questions, I may be reached at (386) 676-3345 or at [laureen.kornel@ormondbeach.org](mailto:laureen.kornel@ormondbeach.org).

Attachment

cc: Ann-Margret Emery, Deputy City Attorney  
Ric Goss, AICP, Planning Director  
Chris Byle, Purchasing Coordinator  
Melanie Nagel, Office Manager



# CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

## **CITY MANAGER MEMORANDUM**

**To:** The Honorable Mayor Kelley and City Commissioners  
**Through:** Joyce A. Shanahan, City Manager  
**From:** Ric Goss, Planning Director  
**Date:** January 19, 2016  
**Subject:** Feasibility Study - Historic Structures

**Commission Goal:** Quality of Life - Historic Preservation Plan

### **Introduction**

This is a request for the City Commission to authorize the advertisement of RFQ #2016-13 Feasibility Study for Stabilization and Rehabilitation for Historic Structures - 38 E. Granada Boulevard, "MacDonald House", 173 S. Beach Street, "Ames House", and 160 E. Granada Boulevard, "Fire House." The estimated length to complete the Feasibility Study is six (6) months.

### **Background**

The City of Ormond Beach conducted a community visioning/strategic planning process in April and May, 2015. The first steps in the process consisted of two community workshops during which Ormond Beach residents shared their dreams and aspirations for the future of the city (see report). This was followed by a strategic planning workshop on May 12, 2015 for the City Commission and senior staff.

The Strategic Planning Report dated May 12, 2015 identified as a Priority Objective, under the Quality of Life Goal category, the development of a historic preservation plan. Since the city-wide historic resources were already identified and afforded regulatory protection in the Land Development Code (LDC), the effort was narrowed to the study of three historic resources. To accomplish this, staff was directed to solicit Requests for Qualifications (RFQ) from individuals and firms capable of preparing a historic preservation feasibility study.

### **Discussion**

Depending on the historical significance and the results of assessments of the current condition of each historic resource, if maintenance and improvements are recommended, the report should provide a systematic approach to guide future maintenance, improvements and possible restoration. However, should demolition be

recommended, cost estimates for demolition will be provided along with recommended alternative uses for the property. The anticipated study will provide needed data for the possible inclusion of the resources into the City's Comprehensive Plan, which could address and identify the historically significant structures for the purpose of recognition and possible conservation and/or rehabilitation. Additionally, the study will provided needed data for inclusion in the City's Five Year Capital Improvement plan. The study will be conducted in concert with all interested stakeholders.

If approved, the RFQ will be advertised beginning Sunday, January 24, 2016, and is proposed to close on February 26, 2016.

**Budget Impact**

The cost of the historic feasibility studies varies greatly depending on the age, condition, size and use of the structures. Funding is available from Fund 001-General Fund.

**Recommendation**

Staff recommends the City Commission authorize the advertisement of RFP #2016-13 Feasibility Study for Stabilization and Rehabilitation for Historic Structures - 38 E. Granada Boulevard, "MacDonald House", 173 S. Beach Street, "Ames House", and 160 E. Granada Boulevard, "Fire House".

**Attachments:**

- RFQ 2016-13 Feasibility Study for Historic Resources Final (PDF)

REVIEWED BY:

  
Kelly McGuire, Finance Director 1/11/2016

  
Theodore MacLeod, Assistant City Manager 1/11/2016

APPROVED BY:

  
Joyce A. Shanahan, City Manager 1/13/2016