

M I N U T E S

ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD

Regular Meeting

August 17, 2015

4:00 PM

Ormond Beach City Hall

Training Room

22 South Beach Street

Ormond Beach, Florida

I. CALL TO ORDER

Chairman Dr. Philip Shapiro called the meeting to order at 4:00 p.m.

II. ROLL CALL

Members Present

Shannon Julien
Ann Eifert
Chris Meyer
Erick Palacios
Robert Selover
Dr. Philip Shapiro
Robert Walsh
Ellen Needham (excused)
Shelley Ann Lee (excused)

Staff Present

Ann-Margaret Emery, Assistant City Attorney
Laureen Kornel, AICP, Senior Planner
Melanie Nagel, Recording Technician

Dr. Shapiro welcomed new member, Chris Meyer and reviewed the basics of the Sunshine Law with Mr. Meyer.

III. APPROVAL OF MINUTES

A. April 20, 2015

Mr. Walsh moved to approve the April 20, 2015 Minutes. Ms. Julien seconded the motion. Vote was called and the motion unanimously approved.

Dr. Shapiro stated that in the packet there was an update regarding the Master Stormwater Plan on 54 Lincoln Avenue, and he asked the Board members if they had a chance to look it over. Dr. Shapiro asked if anyone had any questions, and no one did.

IV. PUBLIC HEARING

LD 15-107: 137 Orchard Lane Historic Landmark Designation

Ms. Laureen Kornel, Senior Planner, stated that this is a Landmark Designation application for 137 Orchard Lane, which is north of E. Granada Blvd. The application

was initiated by the property owner, Mr. Thomas Massfeller. The Nathan Cobb Cottage was built in 1896 by William Hope Fagen, who was a member of one of the pioneer families of the city of Ormond Beach. The home was built from lumber from a wrecked ship off the coast of Ormond Beach called the Nathan Cobb. The details of the history of the property have been included in the packets. The cottage qualifies for listing under criterion B and C of section 2-71 of the Land Development Code. If the designation is approved today, it will go before the Planning Board and City Commission at a later date. Staff recommends approval.

Dr. Shapiro stated that in exhibit C there is an entire Who's Who of the pioneers of this community. The local landmarks aren't just about a local structure or site being preserved. It is also about the culture and the history of the community. The Nathan Cobb Cottage very much typifies the history and culture when the community was being founded by the pioneers.

Dr. Shapiro thanked the applicant, Mr. Massfeller, for stepping forward and doing the right thing with this property. Dr. Shapiro isn't sure why this property hasn't come before the board previously, but he is glad that it has finally been brought before the board.

Mr. Selover stated that Mr. Massfeller's application stated that the property was built in 1897, but the background information states that it was built in 1896. Ms. Kornel stated that she typically uses the date of construction recorded with the State's master site file. In this case, the master site file recorded the property as having been constructed in 1896. Ms. Kornel acknowledged the discrepancy between the Master Site and the known date of the ship wreck being 1896 and the date of construction of the cottage actually being 1897. Mr. Massfeller advised he believed the date of the construction of the cottage to be 1897. Ms. Kornel advised that she would be sure to include in proceeding staff reports to the City Planning Board and City Commission that the ship was wrecked in December of 1896, but the house would have actually been built in 1897.

Mr. Walsh asked why this property wouldn't have made the 1986 original landmark report. Ms. Kornel stated that she has no idea why it didn't get included.

Ms. Julien asked Ms. Kornel if she was working for the City in 1986. Ms. Kornel replied no. Ms. Julien went on to explain that typically the City will pull out certain areas at a time and go road by road to determine if there are any historical properties. And not every area can be covered and research done on it. Ms. Kornel stated that she has noticed that there seems to be a number of older properties located beachside that have not been included with the 1986 Survey.

Applicant, Mr. Massfeller, stated that he has preserved the exterior of the property and has updated several features of the interior. The previous owner had started making some changes and he has finished everything. Dr. Shapiro thanked Mr. Massfeller for working on the property, because when a historical structure gets lost, it is gone for all time.

Mr. Walsh moved to approve LD 15-107: 137 Orchard Lane Historic Landmark Designation, as submitted. Ms. Julien seconded the motion. Vote was called, and the motion unanimously approved (7-0).

V. MEMBER COMMENTS

Dr. Shapiro stated that the City wants to put together a Historic Preservation Plan about what to do with various sites, whether it be the Ames House, the Three Chimneys, the MacDonald House. As chair of this board, he has not been approached by the City for any input, and he doesn't want to act on his own, but would like the support of the board to ask the mayor, city manager and commissioners that this board be included in any meetings to discuss this Historic Preservation Plan. Ms. Kornel stated that she can't see the commissioners being exclusionary, since they know this board exists and knows the objectives of the board. Dr. Shapiro stated that he isn't looking to tell anyone what to do, but believes this board can provide meaningful input to the plan, should one be proposed.

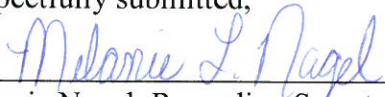
VI. PUBLIC COMMENTS

None.

IX. ADJOURNMENT

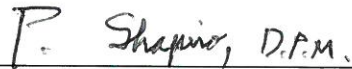
The meeting was adjourned at 4:22 p.m.

Respectfully submitted,



Melanie Nagel, Recording Secretary

ATTEST:



Dr. Philip J. Shapiro, Chairman

Minutes transcribed by Melanie Nagel