

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: August 9, 2016

SUBJECT: Administrative Reviews for Certificates of Appropriates for 251 Tomoka Avenue, 25 Riverside Drive (Local and National Historic Landmark) and 160 East Granada Boulevard (Local and National Historic Landmark)

The HLPB meeting scheduled for Monday, August 15, 2016, has been **CANCELLED**. Staff has not received any new cases that warrant a public hearing at this time. However, three Certificates of Appropriateness (COA) administrative determinations were completed for the above-mentioned properties. Below is a brief summary of the cases that were reviewed in July, 2016 to determine if Certificates for Appropriateness would be appropriate.

251 Tomoka Avenue: In July, 2016 the Planning Department received a request from Volusia County, Community Assistance Division, for an administrative determination as to whether a COA would be required to demolish the subject property. 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 property was constructed in c.1930. The city's Land Development Code requires that properties proposed for demolition which are historic by age (built prior to 1950) be at a minimum administratively reviewed for a COA. Staff conducted a review of the property to determine if a COA for demolition would be required.



The architectural style of the structure is frame vernacular; a very common architectural style found throughout the City of Ormond Beach. Volusia County provided documentation of significant structural issues summarizing the property as in a deteriorated condition. The County advised that it is their intention to demolish the structure, followed by new construction, in accordance with the property's zoning district regulations. 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.

25 Riverside Drive, The Casements: The subject property is listed as a local and national historic landmark and is city-owned. In response to a request to replace awnings, an administrative review to determine if a COA for alteration would be warranted was completed.

A permit application was received to replace awnings at the subject locally designated historic landmark as a matter of maintenance. According to the Land Development Code, maintenance activities such as replacement of awnings with ones compatible in size and style with the original architecture may be approved without a Certificate of Appropriateness by the Planning Director or the Director's designee. Since the replacement of awnings is a matter of maintenance and will be in keeping with the architectural style of the historic structure such that no detriment to the historic structure is expected, an administrative determination was made that no COA for alteration for review by the Board would be required.

160 East Granada Boulevard, The Firehouse: The subject property is listed as a local and national historic landmark. In response to receiving a permit application to upgrade existing landscaping with new landscaping, an administrative review to determine if a COA for alteration would be required was completed.

The project included renovating the landscaping to remove and replace dead/diseased shrubs/groundcover, add mulch and repair the irrigation system as necessary as a matter of maintenance. No trees or palms were proposed for removal. After reviewing the proposed landscaping renovation plan, the city's Landscape Architect concluded that the project would enhance the existing condition of the site. The Planning Department, as required by Section 2-71 of the Land Development Code, subsequently conducted its administrative review for a COA for alteration. According to the Land Development Code, maintenance activities such as replacement or installation of landscaping may be approved without a Certificate of Appropriateness by the Planning Director or the Director's designee. Since the landscaping project is a matter of maintenance such that no detriment to the historic structure is expected, an administrative determination was made that no COA for alteration for review by the Board would be required.

The next regularly scheduled HLPB meeting will be Monday, September 19, 2016, at 4:00 p.m. in the Training Room at City Hall. Should you have any 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
Melanie Nagel, Office Manager
Paul MacDonald, Landscape Architect