



## MEMORANDUM

TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT

*We strive to be professional, caring and fair*

To: Historic and Archeological Preservation Board  
From: Michael E. Disher, Senior Planner MD  
Date: January 26, 2016  
Subject: Consistency determination of plan modifications with Certificate of Appropriateness, Case No. CA15-02

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**REQUEST:** To determine whether a new proposed conceptual design plan modification is consistent with the Certificate of Appropriateness approved in June 2015 for an addition to the front of the house

**LOCATION:** 46 Oceanview Avenue

**APPLICANT:** Michael L. Harner, owner

**STAFF**

**RECOMMENDATION:** To find the revised design *consistent* with the approved COA

**MEETING DATE:** February 4, 2016

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### BACKGROUND

At its June 4, 2015 meeting, the Historic Board approved the Certificate of Appropriateness (COA) request from Mr. Michael L. Harner, property owner and applicant, to construct an addition to the front of his house at 46 Oceanview Avenue. The property is identified in the Town's 2007 Historic Site Survey as being potentially eligible for listing on the National Register of Historic Places for its mid-century modern Ranch-style architecture and association with residential development in the Town of Ponce Inlet during the 1950s. A picture of the house as it appears in the 2007 Historic Site Survey is shown below.



The location map and property survey are provided with this report as **Attachments A and B**. The survey shows the footprint of the proposed building addition. The COA approved by the Board last June included a conceptual elevation of the building exterior, the appearance of which incorporated input from the Board and Staff (**Attachment C**). The Board's approval of this design was based on its consistency with the home's mid-century modern Ranch-style architecture, which the Staff report noted as including:

- spreading, horizontal orientation and proportions
- long, narrow layout, low to the ground
- low-pitched hipped or gabled roof often with wide eaves, long low roofline
- asymmetrical rectangular, L-shaped, or U-shaped design
- aluminum-frame ribbon windows
- minimal ornamentation

Specifically, the approved design incorporated the following features:

- raised 2-3 foot tall elevated entrance "tower" with large windows
- tower roofline consistent with the existing roof slope and horizontal building proportions
- thin stonework blocks that reinforce the building's horizontal orientation
- wide stonework pilasters framing the front entrance
- retaining the existing brick chimney and plate window on the left (west) side of the entry
- new energy-efficient doors and windows to match the appearance of the existing ones, with horizontal glass panes
- no elements introduced from other architectural styles

The Board also approved the applicant's request to use the same stone cladding on the existing chimney.

### **REVISED REQUEST**

On December 18, 2015, the applicant submitted a building permit application with a design different than that approved by the Board (**Attachment D**). Although there are similarities, there are also significant differences:

- upstairs loft with 8-foot ceiling, instead of 2-3 foot elevated entrance
- roof pitch (3:12) on the upstairs room steeper than the existing roof (1:12)
- thin roof eave fascia on the upstairs room not matching the existing roof fascia
- vertically proportioned doors and windows, with single-pane plate glass
- thick framing around doors and windows
- narrow, vertically proportioned stonework pilasters on either side of the entrance

The Town's historic preservation codes<sup>1</sup> are intended to protect the character and distinctiveness of historic buildings. Based on Staff's prior research into the mid-modern Ranch style, Staff believes these modifications together might alter the building's appearance to the point that it could potentially lose the historic architectural characteristics for which it has been recognized.

Following submittal of the permit application, Staff prepared a revised conceptual design that more closely matches the previously approved conceptual design but still includes the upstairs

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<sup>1</sup> LUDC Sections 4.13 and 6.6.11

room (**Attachment E**). Staff supports this new proposal as a compromise that provides the additional space desired by the applicant yet maintains the building's historic architectural character. Key features of this conceptual design include:

- 6' ceiling height of upstairs room to reduce the vertical interruption of the building's horizontal profile. Note: rooms with less than a 7' ceiling may only be used for storage per the Florida Building Code.
- 1:12 roof pitch of upstairs room to match that of the existing roofline
- 4" roof eave fascia on the upstairs room to match the existing roof fascia
- reduced angle of upstairs windows to match the roof pitch
- thin aluminum framing around doors and windows
- doors and windows with multiple horizontal panes to match those existing
- wide (18" minimum) stonework pilasters on either side of the entrance
- continuous window sill under the three new windows to the right of the entrance
- horizontal band, continuous with existing roof line, across the front of the new entrance, between the ground floor and upstairs room

These features are intended to reinforce the low, wide characteristics of the building's historic architectural style and minimize the vertical interruption of the horizontal profile created by the upstairs room. Staff has received informal input from Volusia County's Historic Preservation Officer that the new design would function well as a compromise that is much more in keeping with the mid-century Ranch style. On January 20, 2016, the applicant indicated to Staff that these changes would be acceptable and that he would like to proceed to the next Historic Board meeting on February 4, 2016 to request a determination of consistency with the new design.

The question before the Board is whether the revised conceptual design on **Attachment E** is consistent with the COA previously issued. If the Board finds the new conceptual design to be consistent, the building permit plans will need to be revised to match the new design. If the Board determines the new design is *not* consistent, then to proceed forward the applicant must either: 1) revise the permit plans to match the previously approved conceptual design on **Attachment C**; or 2) apply for a new COA with a different design. The applicant also has the option to appeal the Board's decision to the Town Council per LUDC Section 6.6.11.B.5, if filed within 15 days after the Board's decision.

#### **REVIEW CRITERIA**

To assist the Board's review in its determination of consistency, the request is analyzed below using the same criteria required for a COA<sup>2</sup>.

##### **a. The effect of the proposed work on the landmark or the property;**

Staff Response: The proposed modifications to the home are described in the previous section of the report. The new conceptual design on **Attachment E** is consistent with the existing roof slope and fascia thickness, and strives to minimize the interruption of the horizontal proportions of the building. The new doors and windows will be insulated and energy-efficient while maintaining the appearance of those existing with thin aluminum

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<sup>2</sup> LUDC Section 6.6.11.C.1

frames and horizontal panes. The thin, horizontal stone cladding will be an upgrade to the building that is consistent with its architectural style.

**b. The relationship between such work and other structures on the landmark site or other property in the historic district;**

Staff Response: N/A. This property is not a landmark site, nor in a historic district.

**c. The extent the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;**

Staff Response: Based on the Historic Site Survey, 46 Oceanview is eligible to be nominated under, "Criteria A and C in the areas of architecture and social history, for its Ranch-style architecture." Ranch-style homes do not typically have multiple floors. However, the new conceptual design is intended to minimize the height of the proposed upstairs loft by incorporating a low 6' ceiling, a shallow 1:12 roof pitch to match the existing roofline, and utilizing wide horizontal elements across the entire façade. Overall, the new design is intended to maintain, update, and enhance the mid-century modern characteristics of the home so that it will retain its historic architectural significance.

**d. Whether the denial of a consistency with the certificate of appropriateness would deprive the property owner of reasonable beneficial use of his property; and**

Staff Response: Denial of consistency with the previously issued certificate would not deprive the owner with reasonable beneficial use of the property. The owner already has use of the property as a single-family residence. If denied, the owner would need to revise the permit application plans to be consistent with the previously issued COA or else apply for a new COA.

**e. Whether the plans may be reasonably carried out by the applicant.**

Staff Response: The applicant is the owner/builder for this project. The applicant will need to revise the permit application construction plans to reflect the Board's decision. Staff will then review the revised plans for compliance with the LUDC (including historic preservation requirements) and the Florida Building Code. Once issued, the building permit is valid for six months but may be extended if work is in progress.

In addition to the general criteria, the LUDC also provides nine additional criteria specifically for alternations based on the United States Secretary of the Interior's Standards for Historic Preservation Projects.<sup>3</sup>

**a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.**

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<sup>3</sup> LUDC Section 6.6.11.C.2

Staff Response: This criterion is *met*, since the original intended use of the property as a residential dwelling will be maintained.

- b. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

Staff Response: The new proposed conceptual design is intended to retain and upgrade the architectural elements of the existing building, while minimizing non-characteristic elements. This criterion is *met*.

- c. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance are discouraged.**

Staff Response: The proposed conceptual design is intended to be consistent with the existing historical style of the building to the greatest extent possible while providing the additional space desired by the applicant allowing. This criterion is *met*.

- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

Staff Response: *N/A*. The two-car garage on the west side of the building was added in 2006 and was designed to match the existing structure. A detached garage located behind the principal structure was constructed in 2013. The new detached garage does not match the existing home architecturally, and so is not considered significant in relation to the home.

- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity and care.**

Staff Response: The revised conceptual design is intended to enhance the stylistic features of the home. This criterion is *met*.

- f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Staff Response: The doors and windows are proposed to be replaced with energy-efficient models that are similar in terms of composition, design, color, textures, and other visual qualities. This criterion is *met*.

- g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.**

Staff Response: N/A

- h. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.**

Staff Response: N/A

- i. The board may grant a certificate of appropriateness for alterations if it determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archaeological landmark, and/or otherwise has no significance as a historic resource, or that that the alteration is required by the comprehensive plan.**

Staff Response: This property is not a part of a historic district. It has been cited in the 2007 Historic Site Survey as having historic significance for its architecture and social history, and the alteration is not required by the comprehensive plan. Staff believes the structure will retain its significance utilizing the revised design now proposed. This criterion is *met*.

**RECOMMENDATION**

Based on the findings of this report, Staff recommends the Board find the new conceptual design in **Attachment E** to be *consistent* with the approved COA issued June 4, 2015. Staff's recommendation is conditioned on the applicant revising the building construction plans for permit application no. 2015-0984 to be consistent with the Board's final determination.



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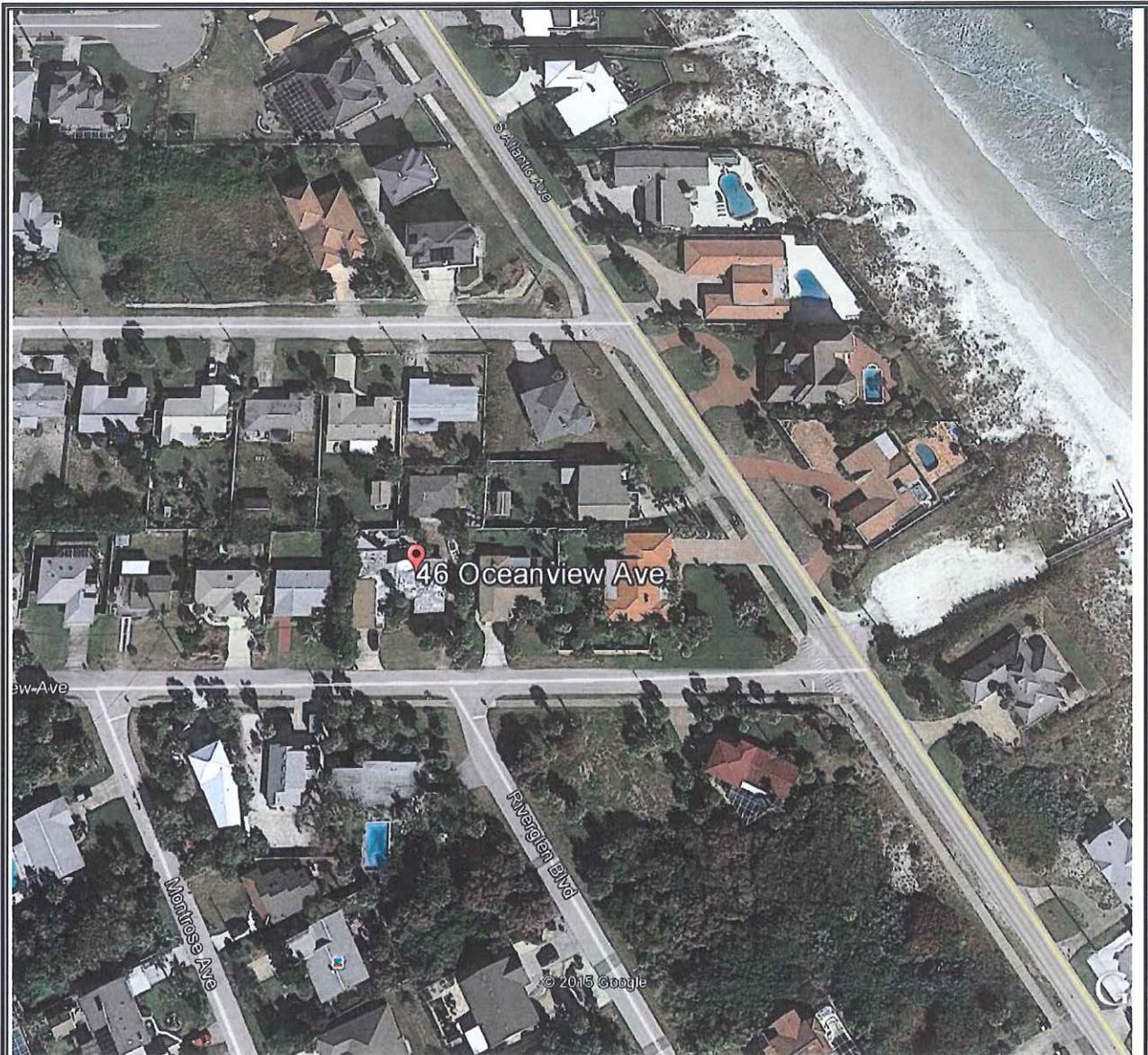
Michael E. Disher, Senior Planner

January 26, 2016

Date

**Attachments:**

1. Location map
2. Property survey showing proposed building addition
3. Design approved with Certificate of Appropriateness on 6-4-15
4. Design submitted with building permit application, 12-18-15
5. New revised design, 1-20-16



Case No.: 2015-0308

Applicant: Michael L. Harner

Property Address/Location:  
46 Oceanview Avenue

Summary of Request: To determine whether a new proposed conceptual design plan modification is consistent with the Certificate of Appropriateness approved in June 2015 for an addition to the front of the house.



ATTACHMENT A

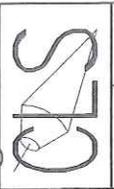
LOCATION MAP

TOWN OF PONCE INLET



LEGEND / ABBREVIATIONS  
 R/W RIGHT OF WAY  
 ASPH. ASPHALT  
 PLAT PLAT DATA  
 F.M. FIELD MEASURED  
 FND. FOUND  
 L.P. IRON PIPE  
 L.R. IRON ROD  
 CONC. CONCRETE  
 TYPICAL  
 TYPE TYPE  
 S.F. FINISHED FLOOR ELEVATION  
 F.F.E. FINISHED FLOOR ELEVATION  
 NR. NAIL ROD  
 M. & P. MORTAR & PLASTER  
 CUE CURE UTILITIES

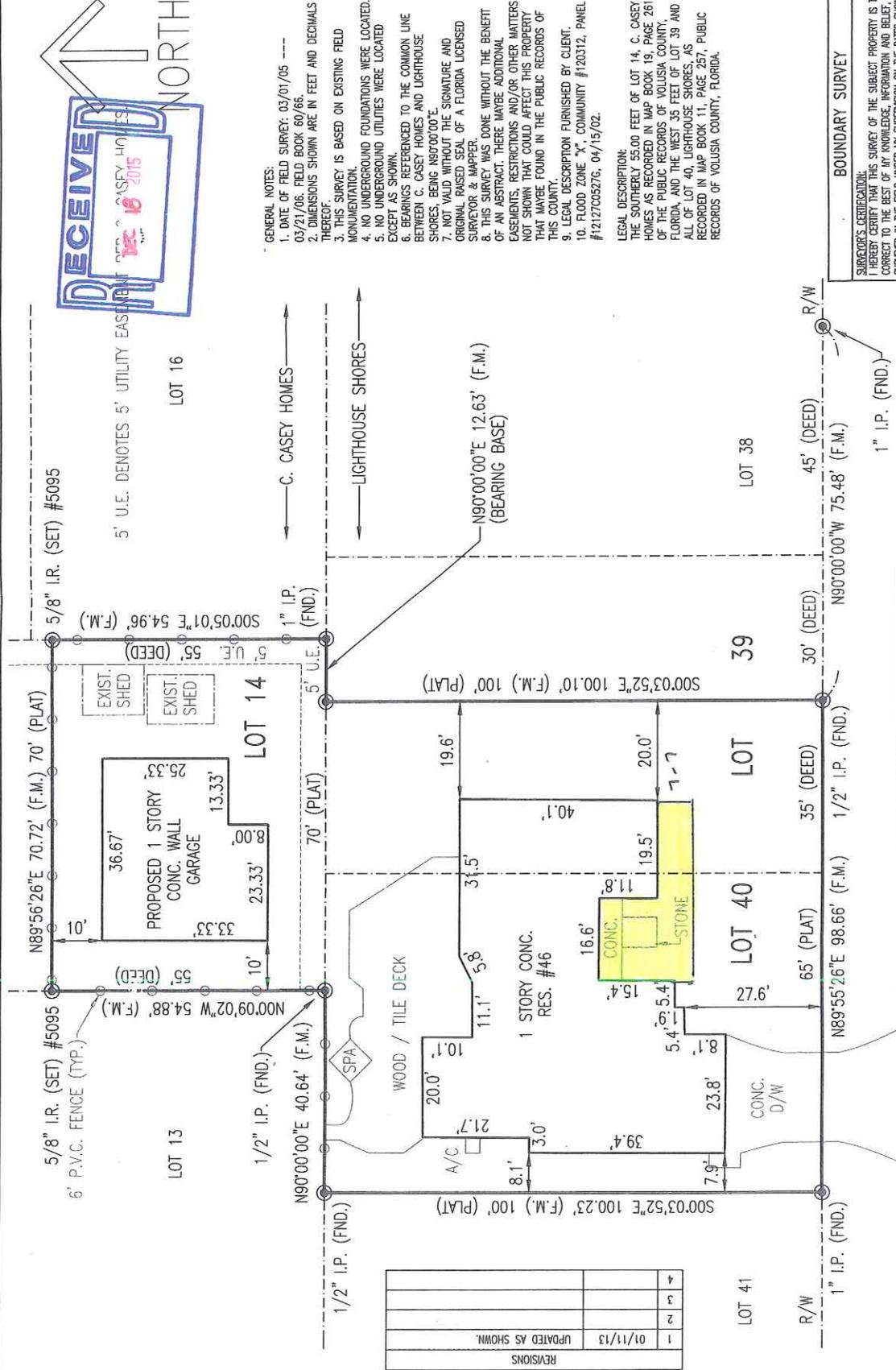
CULLUM LAND SURVEYING INC.  
 GREGG S. CULLUM  
 LICENSED SURVEYOR & MAPPER #095  
 5889 S. WILLIAMSON BLVD.  
 SUITE 205  
 PORT ORANGE, FLORIDA 32128  
 (386) 386-7611-7909  
 (FAX) 386-761-7909



PREPARED FOR: MIKE HARNER  
 NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL  
 JOB #: 2005-077  
 DATE: 03/01/05  
 SCALE: 1" = 20'  
 DRAWN BY: GSC  
 CHECKED BY: GSC  
 FIELD BOOK/PAGE: 55-56  
 SHEET 1 OF 1

BOUNDARY SURVEY  
 SURVEYOR'S CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5417, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.  
 GREGG S. CULLUM P.S.M. #5095  
 DATE: \_\_\_\_\_

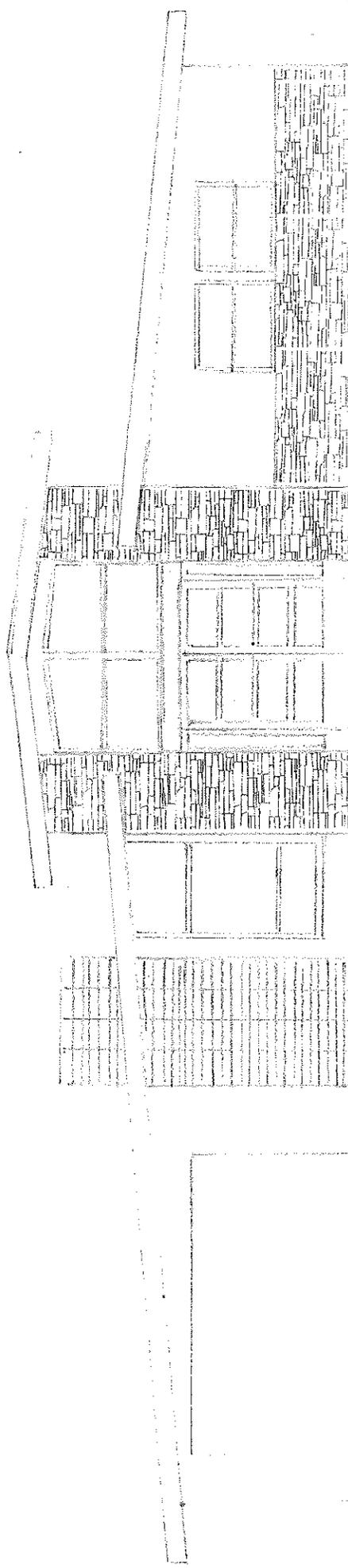
- GENERAL NOTES:  
 1. DATE OF FIELD SURVEY: 03/01/05  
 2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF  
 3. THIS SURVEY IS BASED ON EXISTING FIELD MONUMENTATION  
 4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN  
 5. BEARINGS REFERENCED TO THE COMMON LINE BETWEEN C. CASEY HOMES AND LIGHTHOUSE SHORES, BEING N90°00'00"E  
 6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN THAT COULD AFFECT THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 7. LEGAL DESCRIPTION FURNISHED BY CLIENT.  
 8. FLOOD ZONE "X", COMMUNITY #120312, PANEL #1212705276, 04/15/02.  
 LEGAL DESCRIPTION:  
 THE SOUTHERLY 55.00 FEET OF LOT 14, C. CASEY HOMES AS RECORDED IN MAP BOOK 19, PAGE 261 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE WEST 35 FEET OF LOT 39 AND ALL OF LOT 40, LIGHTHOUSE SHORES, AS RECORDED IN MAP BOOK 11, PAGE 257, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



NO.	DATE	DESCRIPTION
1	01/11/13	UPDATED AS SHOWN
2		
3		
4		

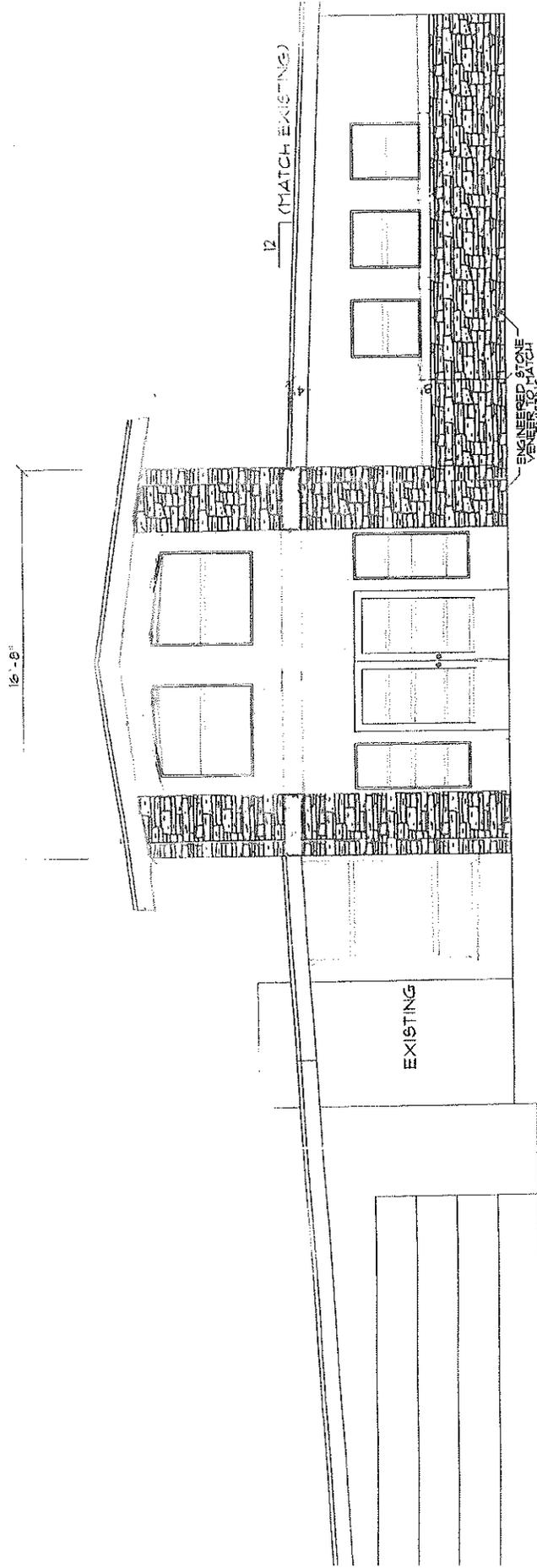
OCEAN VIEW AVE. (50' R/W)  
 (CHICAGO AVE. PLAT)

Design Approved with Certificate of Appropriateness on 6-4-15





# New Revised Design: 1-20-16



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

