

**MINUTES
HISTORIC LANDMARK PRESERVATION BOARD
REGULAR MEETING**

November 16, 2009

4:00 p.m.

**Ormond Beach City Hall
Training Room
22 South Beach Street
Ormond Beach, Florida**

I. Call To Order

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

II. Roll Call

Members present were: Ann Eifert, Carl Gerken, Geneva Jackson, Michael McQuarrie, Sue Parkerson and Dr. Philip Shapiro James Stowers. Member excused was John Adams and Sean O' Sullivan.

Staff present was Senior Planner Steve Spraker, Deputy City Attorney Ann-Margret Emery and Recording Secretary Shá Moss.

III. Approval of Minutes – October 19, 2009

Dr. Shapiro stated on page one the word "opening" should be changed to "opened".

Mr. McQuarrie moved seconded by Ms. Parkerson to accept the minutes as amended of the October 19, 2009, meeting. The motion passed unanimously.

IV. Public Hearing – Certificate of Appropriateness (Alteration) – 156 New Britain Avenue (American Legion), HTE File #10-10

Dr. Shapiro opened the Public Hearing.

Senior Planner Steve Spraker stated this was a request for a Certificate of Appropriateness for the American Legion building located at 156 New Britain Avenue. The alterations would be to replace the wood columns and the balcony with similar type materials in accordance with the Land Development Code (LDC) to preserve the structure. Staff has reviewed the criteria listed in the LDC and therefore recommends approval of a Certificate of Appropriateness for alteration to demolish and replace the columns and balcony of the historic structure located at 156 New Britain Avenue.

Mr. Gerken asked whether the ramp and hand rail will be replaced as well. He stated the hand rail was rusting and not ADA compliant.

Andrew Hall, Hall Construction, stated the ramp and hand rail was not being addressed at this time, but would be looked into.

Michael Rodriguez, 90 N. Beach Street, asked whether there would be any architectural changes to the building.

Mr. Spraker stated there would not be any architectural changes. Hall Construction has to come before the Board for a Certificate of Appropriateness before they obtaining building permits, which leads to building review and inspections if anything else needed to be repaired.

Deputy City Attorney Ann-Margret Emery recommended the hand rail not be a part of the order because it was not a part of the Certificate of Appropriateness.

Mr. Stowers moved, seconded by Ms. Eifert that the Historic Landmark Preservation Board approves a Certificate of Appropriateness for alterations to demolish and replace the columns and balcony of the historic structure located at 156 New Britain Avenue. The motion passed unanimously. 7 - 0

Dr. Shapiro closed the Public Hearing.

V. Discussion Item

A. 38 E. Granada Boulevard (MacDonald House)

Dr. Shapiro stated the Macdonald House was on the Local Landmark List. The back part of the building was being used for the Tennis Center and the front was used as the Welcome Center for the City and the administrative functions of the Ormond Beach Historical Society. The building is under going quite a bit of deterioration as it is over 100 years old. The City Commission was asking what should be done with

the structure. Dr. Shapiro stated the Quality of Life Advisory Board met and recommended to continue to repair as necessary. Though the Board has no financial mandates, the City Commission wanted to know the future of the building.

Suzanne Heddy, Director of Ormond Beach Historical Society, stated there was a significant amount of pedestrian traffic on Granada Boulevard and many of them come into the building for one reason or another. She noted they keep records of the reasons for their visits. The City has done a wonderful job on renovating the restroom in the building recently.

Dr. Shapiro stated the question has to do with the function and the structure of the building. If the building was taken down where would the visitors would go to seek their information? He noted if the building was destroyed by a hurricane, the City would probably put something in its place so that the Tennis Center, the Welcome Center and the Historical Society would still be able to function. He asked what the City's responsibility was to keep the building.

Ms. Heddy stated may people come in for cultural and historical information, bus information, they want to find out what businesses are in the area, such as churches, restaurants, doctors. She felt as though they serve a great purpose for the community. The parking lot is a big asset as well. With the renovations of The Casements, it would bring in even more people.

Mr. Gerken asked whether there have been any maintenance checks of the condition of the building.

Ms. Heddy stated she was not aware, but noted that City employees are usually visible and if she had any maintenance issues they are quick to respond.

Dr. Shapiro stated the packet included a site visit from 2007 commenting on the east exterior wall; the sill beams at the west wall; and the floor joists and piers near and in the restrooms, which were recently repaired. He stated some repairs were made as needed. Dr. Shapiro stated it would cost about to \$230,000 to demolish the building, \$230,000 to relocate the building and about \$230,000 to fix the building. He stated the City would probably continue the routine maintenance and noted the second and third floors were closed.

Ms. Heddy stated the building was about 100 years old and noted the unique architectural style of the building.

Dr. Shapiro stated some time ago, the Board made demolition by neglect a priority and some of the criteria of the MacDonald House fell into those categories. He stated that the building was still being maintained and the issue should be revisited in 3-5 years.

Ms. Eifert read Charles Adams & Associates report from December 2007, regarding their observations as follows:

- First and foremost, the east exterior wall damage is significant in that it is bearing wall which carries all elevated levels
- The interior support piers observed appeared to be sinking
- Portions of the previously preformed repair work are structurally inadequate and unacceptable

Ms. Eifert stated the east wall sounds like it could collapse and was a danger. She noted she did not want the building demolished and that it should be maintained.

Dr. Shapiro stated the City would not allow occupancy if there were clear and present danger to a structure.

Mr. Spraker stated the City does maintenance check of all City buildings routinely, and should there be a problem, it would prompt a more indebt inspection. He noted the Commission was looking more into the long term usage of the building.

Ms. Parkerson stated it seems as though a lot of time was wasted since the inspection was done in 2007 and a few years before that, the City took the lowest bid on the repairs that were made. She stated the building should not be allowed to deteriorate and noted it served a great purpose.

Mr. Stowers stated he visited the house in the past and it did not appear that the building was in disrepair. He noted given the financial situation and the cost to repair the building, taxpayers might see it as a waste of money on a sinking ship. He said we needed a Plan B on what would happen if a cost analysis was done and the results were costly. What would happen to the Tennis Center and the Historical Society? He reminded the Board about the recent privatization of the Tennis Center and asked why it was located in the downtown area.

Mr. McQuarrie stated he was not in favor of demolishing the building and noted not much would fit into that space once removed.

Mr. Spraker stated the LDC revision that would implement the foreign based code would move all the buildings to the street and relax parking standards as part of the master plan.

Dr. Shapiro stated if the building did not have its current function and was not owned by the City and on the Local Landmark List the Board might have a difference of opinion.

Ms. Parkerson asked whether there were any grants available to assist with the repairs of the building.

Dr. Shapiro noted there were grants and noted they were a lengthy process.

Mr. Spraker stated going after grants to preserve the building could be apart of the long range vision that the Board might want to suggest to the Commission.

Mr. Stowers asked whether CRA funds could be used.

Mr. Spraker stated CRA funding has never been used for City buildings and that might be an issue for the City to give itself a grant.

Ms. Eifert stated The Casement received a grant for their repairs.

Mr. Spraker stated though The Casement received a grant, there were no CRA funds used for repairs to the building. Those funds were used for Rockefeller Park.

Ms. Heddy stated she would speak with Grants Coordinator Loretta Moio about a grant.

Dr. Shapiro summarized that the Board wanted to save the building and finance the repairs through grants and whatever methods are available.

Mr. Stowers moved, seconded by Ms. Parkerson that the Historic Landmark Preservation Board recommends to the City Commission to have staff explore the opportunity to have CRA funds be applied to renovations to the MacDonald House and or grant funding and reiterate that the board supports the operation of the Historical Society at its current location. The motion passed unanimously. 7-0

Mr. McQuarrie suggested that the building be maintained as long as the finances are available. He asked whether the Commission wanted to know how and why we should save the building.

Dr. Shapiro stated he didn't think that was what the Commission wanted.

B. HLPB 2009 Orientation Handbook

Ms. Kornel has been called out of work for a family emergency and will discuss the 2009 Orientation Handbook upon her return.

VI. Member Comments

None

VII. Public Comments

None

VIII. Adjournment – Next Meeting

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Shá Moss, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman