

# MINUTES

## ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD

### Regular Meeting

March 17, 2014

4:00 PM

#### **Ormond Beach City Hall**

Training Room  
22 South Beach Street  
Ormond Beach, Florida

#### **I. CALL TO ORDER**

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

#### **II. ROLL CALL**

##### Members Present

Shannon Julien  
Ellen Needham  
Ann Eifert  
Damien Richards (excused)  
Dr. Philip Shapiro  
Robert Walsh (excused)  
Robert Selover  
Dr. Daniel Drake (excused)  
Geneva Jackson (absent)

##### Staff Present

Ted MacLeod, Assistant City Manager  
Ric Goss, Planning Director  
Ann-Margaret Emery, Assistant City Attorney  
Lauren Kornel, AICP, Senior Planner  
Sha Moss, Recording Secretary

#### **III. APPROVAL OF MINUTES**

##### **A. January 22, 2014**

**Ms. Julien moved to approve the minutes as submitted. Ms. Needham seconded the motion. Vote was called and the motion unanimously approved.**

#### **V. PUBLIC HEARING**

None.

#### **VI. DISCUSSION ITEMS**

38 East Granada Boulevard, MacDonald House, Historic Landmark

Ms. Kornel, Senior Planner, City of Ormond Beach, provided the following summary of her staff report: At the request of the Chairman of the HLPB, staff has brought the MacDonald House forward for discussion. The property has been owned and maintained by the city since 1979. It is a historically designated landmark property and used as a welcome center and offices for the Historical Society and Tennis Courts. The staff report included in your packet provides you with a

summary of previous board discussions on the MacDonald House. In November 2009 the Board requested that the Commission look at funding options and expressed their support for the Historical Society to continue operation of the MacDonald House. In September 2011, records show the Board advising that the MacDonald House is considered to have a high level of historical significance, with their preference being to keep the property under city ownership. Repairs were viewed as necessary, but not urgent. A recommendation was made to complete repairs in phases over time, as funds become available.

Finally, the city continues to maintain the property in its current condition. Major repairs and their costs have been identified and reviewed by the city in the Capital Improvements Program, though there has been no recommendation to include the project in the program at this time. The next CIP workshop is scheduled for June 2, 2014.

Chairman Shapiro remarked there are only two current members that were on the Board at the time of the previous discussions on the MacDonald House.

Chairman Shapiro reviewed two particular documents from the packet to update the Board on what has been done and known since 2007:

**Document 1:** Dated Nov. 1, 2009. Refer to Attachment B of the staff report in the agenda packet dated December 19, 2007, Charles R. Adams and Associates, Inc., Structural Engineers Report to the City's Bldg. Division about the condition of the MacDonald House. Dr. Shapiro directed board members specifically to observations 1 through 3 that pertain to today's discussion.

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

The work was completed in 1997. This report was completed in 2007; 10 years later out comes a report stating the work was unacceptable. The report further states five recommendations. Dr. Shapiro continues by stating that the city has been regularly maintaining the building to keep it in safe operating order. The question is how much more work is needed.

**Document 2:** Refer to Attachment D of the staff report in the agenda packet – Demolition by Neglect Standards. Dr. Shapiro reviews Section 2-71 of the code and directs board members specifically to Section 2-71, 2. a., c. He indicates that items c.(1)(a)(b) and (c) applied to the MacDonald House. As well, items (2) (a)(c) and (d) apply to the MacDonald House.

Chairman Shapiro reminded the Board that he commented at the time of the writing of the Demolition by Neglect regulations that the regulations had teeth.

Chairman Shapiro stated the Board was founded over 25 years ago in response to the loss, often by neglect, of historic structures in this community. About seven years ago, this Board was very concerned about the visibly run-down and neglected condition of the historic Dix House on North Beach Street. Out of that concern came an amendment in 2008 to the Ormond Beach Land Development Code in the form of the city ordinance that we just reviewed. The Board unanimously supported the development and implementation of that ordinance.

The MacDonald House has been city-owned property since 1979. It has serious structural issues that have been discussed over the years by the Historical Landmark Preservation Board, the Quality of Life Advisory Board, and the Ormond Beach Historical Society.

In 2009 and again in 2011, as indicated in the agenda packets, the Board unanimously recommended that the MacDonald House be repaired, maintained, kept open to the public, as well as placed on the Downtown Development Master Plan in order to qualify for grants and other funding sources for the necessary structural repairs that have been identified in the 2007 engineering report.

The packet contains a memorandum regarding the September 2011 meeting to the Planning Director and the City Manager expressing the Board's desire to keep the MacDonald House in city's ownership and in proper condition, and emphasizing that the Board regarded the structure to be of a high level of historical significance.

The MacDonald House is a historical, archeological, and cultural icon located in the heart of downtown among heavy pedestrian traffic. There is no other building quite like it. The front of the building serves as the city's Welcome Center. It has been well-documented for years the commercial advantages that this Welcome Center delivers to the local business community.

So what do visitors and residents see when they go to the MacDonald House?

A pedestrian walking toward the MacDonald House from its parking lot can readily notice the rotted wood on the west side of the building – a condition that has been visible for years. The east side of the building is less visible, but is covered with plastic sheeting, due to chronic water intrusion over the years that is damaging the building. The inside of the MacDonald House reveals uneven flooring from sinking support piers and damaged flooring structures. The MacDonald House, as best we know, has no apparent plan in place for remediation and the building will soon reach a point of no return. Point of contact repairs are not permanent answers. They are stop gap measures.

The structural engineering report is now seven years old, and while some point of contact repairs have been completed to keep the MacDonald House in safe operation, the building is not receiving the recommended repairs from either the engineering report or from the two city boards that have reviewed this report and endorsed the engineer's recommendations.

Chairman Shapiro asked the Board to consider the following: If the MacDonald House was in private ownership rather than being city owned, how would the city react to a building in disrepair in the heart of downtown and how long would it take for the city to act in the framework of the Demolition by Neglect Ordinance in the Land Development Code?

Before Board Member discussions begin, there are two unanswered questions: **1) What is the City's remediation plan and 2) when will the plan commence?**

Chairman Shapiro asked if there were any public comments.

Diana Simmons, 172 Heritage Circle, President of the Ormond Beach Historical Society remarked that the MacDonald House is important to the society because it serves as a Welcome Center for the city as well as offices for the Society. The Society supports preservation of the building. The building is crucial to the Society and the Board's support is critical. The Society is asking for the Boards support to preserve the building. The MacDonald House has a unique architectural style. Many historical buildings in Ormond Beach have been lost. This building stands out in the Ormond Beach art district. It was built in the 1890's and is a Queen Ann architectural design with bay windows. Ms. Simmons went on to describe the cultural significance of the property and its context within other Ormond Beach historical properties such as Billy's Tap Room. She made reference to the city's redevelopment plan including the idea of an arts district and preserving the city's history and she talked about the economic benefits of historic preservation. The Society intends to meet with the Mayor and City Manager to discuss this matter and explore options for the future of saving the building.

Chairman Shapiro invited other members of the public to speak and then asked of the Board's sentiment was the same as in previous Board discussions referring to the 2009 and 2011 discussions. All Board members confirmed their support to support the effort of preservation of the MacDonald House.

Bonda Garrison of 1092 Hamstead Lane, Vice President of the Historical Society, asked the Board to envision the city without the MacDonald House. She stated that today it is an integral part of the historic art district and museum. According to the redevelopment plans, the MacDonald House fits within the scope of that plan. It is our Welcome Center and the middle of the area and gives the area character. There is public sentiment about saving the building as well. The desire is for the Society to work with the city to save the building.

Dr. Drake asked if this is an all or nothing project. He suggested the 2<sup>nd</sup> and 3<sup>rd</sup> floors have less structural issues than the first floor. He asked about phasing the renovations.

Chairman Shapiro suggested that it comes down to utilization of the 2<sup>nd</sup> and 3<sup>rd</sup> floors because they are not ADA compliant. The main issue is to stop the water intrusion and the termite damage. Without pulling boards off existing conditions are unknown. It may be at less than what we think needs to be done. But if we can stop the building from dying and keep the Welcome Center open as a landmark, we will have done a pretty good save. He questioned the cost of preservation.

Dr. Drake asked why a structural report was not completed since December 2007.

Dr. Shapiro deferred to the Assistant City Manager and the Planning Director; wherein Mr. McLeod indicated he did not have the answer to the question.

Ms. Julien remarked that in 2007 the Board asked for the costs updates. The original cost to fix the MacDonald House started out at \$234,000.

Chairman Shapiro advised the price continued to vary over time.

Ms. Kornel, reported the latest breakdown of costs to fix the MacDonald House: \$11,000 for foundation, \$100,000 for envelope, and \$300,000 for interior for a total of \$426,000.

Ms. Simmons restated that the Society's number one mission is to save the building and stabilize the first floor.

Ms. Julien explained that the water needs to be stopped from damaging the 2<sup>nd</sup> and 3<sup>rd</sup> floors to save the 1<sup>st</sup> floor.

Ms. Garrison stated that the Society did not intend on using the 2<sup>nd</sup> and 3<sup>rd</sup> floor and doesn't see a need for installing an elevator.

Discussion ensued about past uses of 2<sup>nd</sup> and 3<sup>rd</sup> floors of the MacDonald House.

Ms. Julien questioned using the Demolition by Neglect regulations to hold citizens responsible and said that the Board must also hold itself responsible.

Chairman Shapiro, affirmed Ms. Julien's comment and further questioned how long the city would take to react to its own ordinance if the house was in private hands. He references the Iron House issues and said that no one was aware of the neglect. But with the MacDonald House there is a paper trail over decades of time showing the city's knowledge of neglect that has been allowed to go on.

Ms. Julien commented that it was troubling but that we have to be cognizant of the city's budget issues. She stated that she is very concerned that the MacDonald House is not listed as a funded project in the CIP.

Chairman Shapiro stated that each year the Quality of Life Board views the MacDonald House as an unfunded project.

Bill Dodson of 12 Oaks Trails, Ormond Beach Historic Society, advised the Board that they need a mission on what the building is going to be so funding can be appropriated to the building. Funding should have an association with what the uses will be. Since the structure is made out of wood it could be easy to fix. He explained he has examined this building. He explained that the

Ormond Yacht Club is a good example of historic preservation where a mission was identified and the building preserved.

Ms. Eifert stated that she thought the building should be repaired, maintained and brought up to today's standards and have been saying the same thing for some time.

Chairman Shapiro indicated that Ms. Eifert affirmed the same set of principles that the Board has had previously are the same today. He indicated that the input from the Quality of Life Board and the HLPB was not enough and suggested that the Society also meet with the Mayor and City Manager. He asked for a motion in line with Board's previous and continued set of principles.

Shannon Julien questioned referencing the ordinance within the motion.

Pat Sample of 1 John Anderson Drive questioned where the recommendation goes from this meeting.

Ms. Kornel advised that the findings of the Board are reported to the Planning Director and then to the City Manager.

Chairman Shapiro explained his concern that in the past this item has fallen from the radar. He suggested that the Board needs to go to a higher level to make the case about the importance of the MacDonald House and the purpose of the Board. He restated the Board's purpose was founded to save important historic resources and keep them in use.

Ms. Simmons reiterated that the Board has made a recommendation a couple of times already. She stated the Society is requesting a meeting with the City Manager and reiterated that the Society wants to work in partnership with the city to save the building.

**Ms. Julien moved to have the city retain ownership of the MacDonald House and make appropriate repairs and improvements in compliance with Section 2-71, Demolition by Neglect, of the city's Land Development Code and also consider placing the MacDonald House in to the CIP budget to ensure funding can be obtained. Ms. Needham seconded the motion.**

Suzanne Heddy asked about ADA compliance.

Ms. Kornel advised that while the city has its regulations in place that we adhere to, where circumstances are unusual as in cases of historic structures, the city has a past record of showing concession to achieve preservation. An example of the type of concession the city might offer on an historic resource in the City of Ormond Beach is the Rose Villa renovation. Ms. Kornel suggested that ADA compliance might be secondary to maintaining overall preservation of the MacDonald House and ensuring continued use by the Historic Society.

Ms. Needham commented on the use of the 2<sup>nd</sup> and 3<sup>rd</sup> floors to generate income.

Chairman Shapiro commented that the water intrusion must be stopped or else the Board would be looking at a Certificate of Appropriateness for Demolition down the road.

There was general consensus that the water intrusion must be stopped.

Chairman Shapiro briefly reviewed past discussion and the lack of action taken by the city.

**Vote was called and the motion unanimously approved.**

Ms. Julien added that there may be flooding issues at the Ames House and the Demolition by Neglect regulations might apply in this case in addition to the MacDonald House.

**VII. MEMBER COMMENTS**

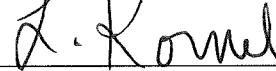
**VIII. PUBLIC COMMENTS**

None.

**IX. ADJOURNMENT**


The meeting was adjourned at 5:05 p.m.

Respectfully submitted,



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Laureen Kornel, Senior Planner

ATTEST:



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Dr. Philip J. Shapiro, Chairman

*Minutes transcribed by Laureen Kornel, Senior Planner*