

M I N U T E S
ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD

Regular Meeting

November 18, 2019

4:00 PM

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. Dr. Shapiro informed the Board that the new Staff Liaison working with the Historic Landmark Preservation Board is Ms. Becky Weedo, Senior Planner. He continued that Ms. Laureen Kornel, Senior Planner, moved on to another local position with a nearby community and that he sent a note thanking her for her service. He continued welcoming Mr. Shawn Finley, City Engineer, as well as Ms. Ann-Margret, Deputy Attorney. Dr. Shapiro concluded that he sent Ms. April Rust a Thank You letter, as she resigned from the Historic Landmark Preservation Board.

II. ROLL CALL

Members Present

Gordon Currie
Suzanne Heddy
Shannon Julien
Ellen Needham
Robert Selover (absent)
Robert Walsh (absent)
Dr. Philip Shapiro

Staff Present

Ann-Margret Emery, Deputy City Attorney
Steven Spraker, Planning Director
Shawn Finley, City Engineer
Becky Weedo, AICP, Senior Planner
Siobhan Daley, Cultural Center Coordinator
Marcella Miller, Recording Secretary

Guests

Vic Liviccori
Kathie Liviccori

III. APPROVAL OF MINUTES

A. July 15, 2019

Dr. Shapiro mentioned a correction that needed to be made in the July 15, 2019 minutes. He stated that he has not been on the Board for 42 years and that the minutes should be corrected stating that he has been on the Board for 14 years.

Ms. Julien moved to approve the July 15, 2019 minutes as amended by Dr. Shapiro. Mr. Currie seconded the motion. Vote was called and the motion unanimously approved.

IV. PUBLIC HEARING

A. COA 2019-125: 25 Riverside Drive, The Casements, Certificate of Appropriateness (Alteration)

Dr. Shapiro opened the Public Hearing for COA 2019-125: 25 Riverside Drive, The Casements, Certificate of Appropriateness for alteration.

Ms. Becky Weedo, Senior Planner, stated that this is an administrative request by The City for the consideration of a Certificate of Appropriateness (COA) to construct an addition to the existing carriage house at the Casements. She continued that since the property is locally and nationally designated a COA is required for any alteration requiring a Building Permit. Ms. Weedo added that The City contracted with BPF Design Incorporated to develop the architectural documents to renovate the existing carriage house building with a 23 foot by 20 foot building addition. Ms. Weedo showed the building elevations looking from different locations on the projector screen overhead. The exterior addition and renovation will have wood shingle siding, wood trim and fiberglass shingle roofing to match the existing carriage house and Casements construction. Ms. Weedo added that a professional letter from Mr. Brian Fredley with BPF Design was provided with the Staff Report in the packet detailing the design of the addition and how the COA criteria is being met. She showed additional photographs overhead of the existing carriage house looking from the northeast, showing the garage door currently facing north. Ms. Weedo explained by showing the rendering looking at the carriage house from the northeast with the garage door on the addition facing west. Ms. Weedo stated that staff has determined that the proposed addition to the existing carriage house meets the 11 criteria for the COA. The addition will match the existing carriage house and improve the function of The Casements as a historical, cultural and recreational community.

Ms. Becky Weedo, Senior Planner, explained that based on the compliance with the Secretary of Interior's Guidelines, staff recommends approval of a COA for alterations to The Casements located at 25 Riverside Drive.

Dr. Shapiro stated that through the years the Board has approved all of the applications and that each property that is constructed or improved enhances the property and in turn the utilization as a culture center. He continued that there has been tremendous utilization in the current case, and that it needs to be done to expand the use. He added that everything is in line with the Department of Interior Guidelines. Dr. Shapiro asked the Board for input.

Mr. Currie asked what the additional storage will be, and if it will be for the Casements, The City, or for events at the park. He continued that a white garage door stands out more so than a beige or darker color. Dr. Shapiro asked if the garage door could be altered in appearance. Ms. Siobhan Daley, Cultural Center Coordinator, stated that she believes it can be altered. She continued that they have not spoken with a builder yet, and are still in the proceedings of getting a contractor. The finishes have not been picked as of yet. Dr. Shapiro stated that it is City owned and a City matter if they choose to use it as storage or another use. He continued that The Casements is at the

west end of what is called the Museum Corridor, and whatever can be done to improve the area makes sense to him.

Ms. Heddy stated that the color may be white for period correct purposes. Ms. Weedo commented that when it was originally built in 2008, the period was taken into consideration with what a typical carriage house door would look like.

Ms. Heddy asked what square footage will be added to the carriage house. Ms. Weedo answered the carriage house will be 460 square feet. Mr. Vic Liviccori replied that they are close to 500 square feet of addition at 20 x 23 square feet. He continued that in reference to storage that the Casements Guild currently rents a storage unit and has a need for storage. Ms. Heddy commented that now they will be able to purchase items that they can continually use, instead of having to rent them.

Ms. Heddy asked about the condition of the tennis courts that are adjacent to the carriage house, and if the front tennis court that is not in good shape, has plans for renovation. Mr. Shawn Finley, City Engineer, replied that no improvements are being made to the tennis courts at this time. He added no one has brought the tennis court to his attention, but that he will get with Robert in the Leisure Services Department and ask if there is a desire to do anything with it.

Dr. Shapiro asked if there were any other questions or concerns from the Board, and asked if there was a motion.

Mr. Currie made a motion to approve COA 2019-125: 25 Riverside Drive, The Casements, Certificate of Appropriateness (Alteration), Ms. Heddy seconded the motion. Vote was called and the motion was approved (5-0).

Dr. Shapiro closed the Public Hearing on the Certificate of Appropriateness for the Casements, 25 Riverside Drive. He directed comments to the Cultural Center Coordinators regarding considering taking in the meetings comments on the colors for the door, keeping the time period correctness in mind.

V. MEMBER COMMENTS

Dr. Shapiro stated that there was a note from the Ormond Beach Historical Society President Ms. Bonda Garrison, thanking the Board for everything through the years in support of saving the Stout MacDonald House. The Ormond Beach Historical Society will be applying for a matching ECHO Grant for the Stout MacDonald House and work on putting it on the National Register of Historic Places.

Ms. Weedo added that the Volusia County ECHO Grant application for the restoration of the exterior siding of the MacDonald House was recently submitted in the amount of \$800,000.00 dollars. If awarded it is anticipated that a grant agreement will be signed next year with over \$655,000.00 allocated in cash.

Mr. Currie asked how much money total has gone into the MacDonald House. Dr. Shapiro replied that he does not have the figures, but there was stabilization construction costs in the 1990's, as well as rebuilding the roof, woodworking, and other repairs. Recently a

decision was made to save the structure with the goal of it being The City's Historical Museum in the center, known as the Museum Corridor. Dr. Shapiro concluded that he is not sure who has the exact amount of money that has been spent. Mr. Currie stated that he looked back to the early 1990's when the MacDonald House was brought up before The City Commission. He continued that a presentation was made on it by then Fire Chief Ron Jacobs, and Glen Sweeney, the Chief Building Official at the time. Mr. Currie recalled being at the meeting and their recommendation following the presentation that showed all of the affiliation of the MacDonald House, including the recommendation that it be raised, just like the Ormond Hotel. He asked how many thousands or millions of dollars went into the MacDonald House. Dr. Shapiro reiterated that he does not have the figures, but that two to three years ago there was a consultant group that reviewed the entire structure and they felt the building was in better condition than originally thought. He continued that one cannot be sure until the siding comes off, or until you can see the total picture, and then the interior renovations will be looked at to make it into a multi-floor museum. Mr. Currie asked if it would be easier with that amount of money to move it in an area where there was parking. Dr. Shapiro replied that the option of moving it was discussed and it was determined that moving it on a state road would be a colossal issue with the State, and that it would no longer be in an authentic location for that structure. He added that due to the deterioration, it would have to be stabilized prior to moving. Dr. Shapiro stated the reason it has a hyphenated name is because it was called the Stout House prior to the MacDonald House. He continued that there has been a lot of discussion over the last 5 years if it should become a commercial development area or stay as it is now. Dr. Shapiro added that the Board has generally gone along with keeping the structures where they are and utilizing them publicly, but does not get into function. The Quality of Life Board suggested that it be The City's historical museum in the center of the area of where the art museum is on the east side of the corridor, with The Casements and the Cupola on the west side. Mr. Currie commented that when renovating with thousands of dollars, a nuclear station could be built. Ms. Julien replied that it would not be a historic building and would not be eligible for the National Register, nor would it have the historic significance. She asked if the building was purchased by somebody in the 1970's. Dr. Shapiro answered that he was not sure what year it came along in the 1970's. Ms. Julien stated that people came together then to get the City to buy it with interest to save it since the 1970's. Dr. Shapiro added that would be about the time that The Casements was purchased. The Casements was planned to be demolished at that time for riverfront condominiums. The Historical Society was founded at that time to save The Casements. Dr. Shapiro continued that the Historic Landmark Preservation Board was established in 1986 after it all occurred. Mr. Currie commented that The Casements was a girls' school. Dr. Shapiro asked if Jacqueline Bourvier attended it as there is a rumor that she attended for a semester. Mr. Currie replied that he did not know.

Ms. Heddy referenced a prior comment made, and stated that the church is a one room, one story, 500 square foot building, with a steeple. She continued that the MacDonald House is a three-story Queen Anne Building. She added for Becky to include in her report that in the money that was brought together, \$100,000.00 in cash was given by the Ormond Beach Historical Society toward the match. Mr. Finley stated he does not know how much money was spent over the last three to four years, but the reason for the difference of \$800,000.00 dollars and the \$655,000.00 dollars in cash is because there is \$100,000.00 available for land value, \$45,000.00 roof repairs for recent renovations The City has been given credit for, and the pilot study done on the west wall, the tower. Because of the two efforts, The

City has spent \$45,000.00. He continued that just like with any building there will be ongoing maintenance needed.

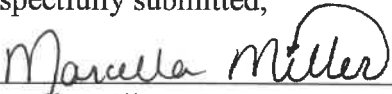
Ms. Heddy stated that the building will be raised and it will moved west 10 feet when the question was asked how repairs will be made on the narrow side of the building. Dr. Shapiro commented that Bender & Associates did a study and found out that there was a termite damage in the basement of the building. He added that at some point the Board will have to make an evaluation and COA about the elevator as well. Dr. Shapiro quoted the old phrase "Heads in Beds" regarding the development of the downtown area, making it a destination for people to come to the community, sight see the town, and participate in local events.

Dr. Shapiro thanked everyone for joining the meeting and commented that today's meeting might be the last HLPB meeting of the year, but is not certain. He continued thanking everyone for their service over the last year, with well wishes for meeting participants and their families to have a Happy Thanksgiving, and possibly Happy Holiday Season in December if there is not a December HLPB meeting scheduled. Dr. Shapiro concluded that he will see everybody at the organizational meeting in January or February 2020.

VII. ADJOURNMENT


The meeting was adjourned at 4:28 p.m.

Respectfully submitted,



Marcella Miller, Recording Secretary

ATTEST:



Dr. Philip J. Shapiro, Chairman

Minutes transcribed by Marcella Miller.