

# M I N U T E S

## ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD

### Regular Meeting

July 20, 2020

4:00 PM

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

#### I. CALL TO ORDER

Ms. Marcella Miller, Recording Technician, called the meeting to order at 4:00 p.m.

#### II. ROLL CALL

##### Members Present

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

##### Staff Present

Ann-Margret Emery, Deputy City Attorney  
Becky Weedo, AICP, Senior Planner  
Marcella Miller, Recording Secretary

##### Guests

Edward Dimayuga  
Jennifer Dimayuga

#### III. ADMINISTRATIVE ITEMS

##### A. Election of Chairperson and Vice Chairperson

Mr. Walsh nominated Dr. Shapiro for Chair. Ms. Heddy seconded the motion. Vote was called and the nomination unanimously approved.

Mr. Currie nominated Ms. Julien for Vice Chair. Mr. Walsh seconded the motion. Vote was called and the nomination unanimously approved.

It was mentioned that two slots on the board have not been filled yet, one slot is to be filled by the Casements and the other slot is to be filled by the Zone 1 Commissioner. No appointments have been received by them at this time. Ms. Weedo elaborated that the City Clerk's Office is waiting until after the election to look in to filling the positions. The open positions will be discussed in a Boards and Committees Workshop with the newly elected City Commission at the end of the year.

## **B. Acceptance of 2020 HLPB Calendar**

Dr. Shapiro commented that although half of the year is gone, the HLPB meetings are scheduled for the third Monday of the month at 4:00 p.m. and asked the board members if they are okay with the proposed 2020 HLPB calendar as presented.

**Ms. Julien made a motion to accept the 2020 HLPB Calendar. Ms. Heddy seconded the motion. Vote was called and the motion unanimously approved (7-0).**

## **C. Approval of the 2020 HLPB Rules of Procedures**

Dr. Shapiro stated that the board is in the second year of their term and asked if there were any questions about the HLPB Rules of Procedures.

Mr. Walsh asked about the vacancies section on page four. He asked if there is failure to attend at least 75 percent of any regular meetings whether approved absences or not, if it would be cause to be terminated off of the board. He continued that the board only meets maybe three to four times per year and questioned the accuracy of that statement given the type of odd year that it is, and asked for clarification of the rule of procedure on vacancies if a board member misses any board meetings and if it means that they would be off. Attorney Emery delivered reassurance that it will not be a problem stating that there is flexibility with the current times.

Dr. Shapiro stated that if any board members have a conflict of interest about any of the hearings or matters of the board, including any items that they would need to be recused from, to bring the matter to Ms. Weedo, Senior Planner and HLPB staff liaison. He concluded that due to Sunshine Laws, board members cannot communicate amongst each other regarding voting decisions.

## **IV. APPROVAL OF MINUTES**

### **A. November 19, 2019**

Dr. Shapiro stated that there are corrections to the November 19, 2019 minutes. The first area for corrections is on page five, first full paragraph, in the second sentence, "Dr. Shapiro commented that Vendor and Company" should read **Bender & Associates**. Mr. Currie added that a correction should be made to page four, in the sixth line down, "Jacobs, and Ron Sweeney" should read Jacobs, and **Glen** Sweeney. Dr. Shapiro asked if there were any other corrections or amendments to the minutes.

**Ms. Julien moved to approve the November 19, 2019 minutes as amended by Dr. Shapiro and Mr. Currie. Ms. Heddy seconded the motion. Vote was called and the motion unanimously approved (7-0).**

## V. PUBLIC HEARING

### COA 2020-064 – 31 Lincoln Avenue Certificate of Appropriateness (Alteration)

Dr. Shapiro opened the Public Hearing for COA 2020-064 – 31 Lincoln Avenue, Certificate of Appropriateness for alteration regarding a front yard fence.

Ms. Becky Weedo, Senior Planner, announced that the applicants were in attendance. Dr. Shapiro asked Mr. and Mrs. Dimayuga, property owners, if they wanted to introduce themselves. Ms. Weedo stated that this is an administrative request by the City for the consideration of a Certificate of Appropriateness (COA) to install a 3-foot high picket fence in the front yard at 31 Lincoln Avenue. It was determined that since the property is located in the Lincoln Avenue Overlay District and the fence is to be installed in front of the building façade, altering the exterior appearance of the site, a COA review before the Historic Landmark Preservation Board is required.

Ms. Weedo displayed a sample photo of the proposed fencing to be installed overhead. She added that the picket style fence is consistent with the late 19<sup>th</sup> century design and complements the railing on the porch. She continued that staff has determined that the proposed installation of the front yard fence meets the 11 criteria for a Certificate of Appropriateness.

Ms. Weedo concluded that based on compliance with the Secretary of the Interior's Guidelines, staff recommends Approval of a Certificate of Appropriateness (COA) for alteration to install a front yard picket fence at 31 Lincoln Avenue.

Dr. Shapiro asked if there were any other questions or concerns from the Board, and asked if there was a motion to accept staff's recommendation.

**Ms. Heddy made a motion to approve COA 2020-064 – 31 Lincoln Avenue, Certificate of Appropriateness (Alteration). Mr. Currie seconded the motion. Vote was called and the motion was unanimously approved (7-0).**

Dr. Shapiro closed the Public Hearing on the Certificate of Appropriateness for 31 Lincoln Avenue.

## VI. MEMBER COMMENTS

Dr. Shapiro relayed Ms. Bonda Garrison's thanks for everyone saving the Stout-MacDonald House and turning it into the City of Ormond Beach's historical museum. He continued that last year it was mentioned that there was interest to put the Stout-MacDonald House on the National Register of Historic Places but that due to so many interior renovations it is no longer qualified to go on the list.

Ms. Weedo provided the latest Stout-MacDonald House update and how it was awarded an ECHO Grant by Volusia County in the amount of \$400,000. \$100,000 is from the Ormond Beach Historical Society and \$155, 273.29 in general reserve funds, for a total of \$655, 273.29 available for the exterior repairs to the Stout-MacDonald House. Ms. Weedo continued that staff is currently working on a Request for Proposal (RFP) to obtain

construction management services for the improvements and will provide more information when available.

Dr. Shapiro commented that the HLPB may have to give input on the COA for an elevator to be able to use all three floors of the Stout-MacDonald House. Ms. Weedo replied that was possible but that the \$655, 273.29 will be used primarily to stabilize the building and for siding. Dr. Shapiro stated in the future when the interior renovations have begun the board will have to get involved for clearance for ADA compliance, the decision whether or not to use the original stairs, add an addition, or possible elevator installation matters. Ms. Weedo confirmed that any exterior alterations such as adding an elevator are made, that the board would have to be involved. She added that it was determined that the next improvements to the exterior are mostly repairs which are not required to come before the board for a COA determination and can be administratively approved, but will be brought before the board regardless.

Mr. Currie reiterated his question from the November 2019 meeting regarding the amount of funds raised including grant money for the Stout-MacDonald House. Dr. Shapiro replied that he does not have an exact figure but considering what has been done in the past and what is yet to come, not including the interior, to make it in to a museum is estimated at just under \$1 million. Mr. Currie commented that a new museum could be built at \$1 million. Dr. Shapiro agreed but stated that it would not be the Stout-MacDonald House, it would be a replica. Mr. Currie expounded on prior conversation back in the 1990s on different opinions on what should have been done with the Stout-MacDonald House and expressed his personal opinion on it that it should have been demolished at the same time as the Ormond Hotel. He heard and saw on presentation slides 20-30 years ago that it had deterioration, rotting wood and termites. Dr. Shapiro replied that when Bender & Associates was involved three to four years ago they reviewed the structure and reported that it was not as bad as earlier reports indicated and did not find termite damage. He added that the general idea is to add a museum corridor to go from the Ormond Memorial Art Museum and Gardens on the east side, to the Casements on the west side, as well as the cupola, and have the city's historical museum in the center. If the structure is taken down as one of the last structures left in the community, part of the city's public communal identity gets erased and cannot be brought back. In the 1970s, there was discussion on demolishing the Casements which was thought to be beyond any salvage and that is the time the Ormond Beach Historical Trust was established, to save the Casements which is now the City's main cultural center. Dr. Shapiro commented that some wish it would not have been saved and some are happy that it was. A lot of money has gone in to the Stout-MacDonald House but if it produces the corridor effect intended then it will have been worth the investment. He continued with a comment that he heard "just to save a building for the sake of saving a building makes no sense, but if to save it to repurpose it then it is worth it." Dr. Shapiro concluded that the matter has been moved forward on that premise with Bender & Associate's input to turn it in to a museum as there is no historical museum in the community.

Dr. Shapiro commented that 31 Lincoln Avenue may have had a picket fence back in its original day. Ms. Weedo replied that there may have been one connected to the trellis.

Ms. Heddy asked if the back fence on the house was existing. Ms. Weedo answered that the back fence is new and behind the façade of the structure which only required an

administrative approval for a COA. Dr. Shapiro pointed out the “lift up” on the first floor off of the ground due to there being no drainage when it was originally built. Ms. Julien and Ms. Heddy added that structures during that period were also elevated for cooling purposes. Dr. Shapiro continued that back when the City was called Ormond, before it became Ormond Beach, there was a flood where most of the downtown areas were under water and it was all mud due to the downtown area not being paved.

**VII. PUBLIC COMMENTS**

None.


**VIII. ADJOURNMENT**

The meeting was adjourned at 4:26 p.m.

Respectfully submitted,

  
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Marcella Miller, Recording Secretary

ATTEST:

  
\_\_\_\_\_  
Dr. Philip J. Shapiro, Chairman

*Minutes transcribed by Marcella Miller.*