

MINUTES

ORMOND BEACH HISTORIC LANDMARK PRESERVATION BOARD

Regular Meeting

March 15, 2021

4:00 PM

Ormond Beach City Hall

Conference Room 103
22 South Beach Street
Ormond Beach, Florida

I. CALL TO ORDER

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

II. ROLL CALL

Members Present

Gordon Currie
Suzanne Heddy
Shannon Julien
Ellen Needham
Robert Walsh
Faith Wilson
David Benson
Caley Hayes (absent)
Dr. Philip Shapiro

Staff Present

Ann Margret, Deputy City Attorney
Steven Spraker, Planning Director
Becky Weedo, AICP, Senior Planner
Marcella Miller, Recording Secretary

Guests

Bill Denny

III. ADMINISTRATIVE ITEMS

Dr. Shapiro welcomed new Board member Ms. Faith Wilson and reviewed the Sunshine Laws with her.

IV. APPROVAL OF MINUTES

A. January 25, 2021

Dr. Shapiro stated that there are corrections to be made to the January 25, 2021 minutes. Throughout the document the Casements should be corrected with a capital t in the word the to read **The Casements**. Page 3, paragraph 2, the "Ormond Art Museum" should be revised to "**the MacDonald House Historical Museum**". Page 7, first sentence, regarding the Riverfront Condos should read that they were "**to be**" developed. Mr. Walsh added page 6, fifth paragraph, second sentence, the word "concluded" should be revised to "**included**".

Mr. Currie moved to approve the amended January 25, 2021 minutes as written. Ms. Julien seconded the motion. Vote was called and the motion unanimously approved (8-0).

V. PUBLIC HEARING

A. Name Change of the MacDonald House, 38 East Granada Boulevard

Dr. Shapiro opened the Public Hearing for the name change of the MacDonald House, 38 East Granada Boulevard. It has been four (4) years since the matter has been reviewed. He read his notes reviewing the history of the item for those that were not on the Board four (4) years ago.

- *“ In background, in 2016 Bender & Associates performed an Historic Structure Study on the City’s MacDonald House at the request of our City Commission. The contents of that study were unanimously accepted by the City Commission.*
- *On February 21, 2017, Mr. Bender reported to the City Commission four (4) recommendations. The third (3rd) recommendation was to restore the historic structure that had been reviewed to its historic appearance, and that included renaming the structure the Stout-MacDonald House, to reflect the original owner of the property.*
- *Three (3) months later, on May 15, 2017, the Historic Landmarks Preservation Board unanimously voted to approve the Bender and Associates Historic Structure Study recommendation to rename the MacDonald House as the Stout-MacDonald House. The City Commission reviewed the recommendation, but deferred a decision on the matter of renaming the building.*
- *To date, I still believe that the name of the MacDonald House as it appears in the City’s Land Development Code, and in our various documents and signage, should be amended to be historically accurate as the Stout-MacDonald House.”*

Mr. Currie stated that his opinion has not changed since 2017. Mr. Walsh, Ms. Needham and Ms. Heddy concurred. Mr. Walsh commented that in 2017 he was in favor of the renaming to the Stout-MacDonald House. Mr. Currie remarked that after reading the 2017 City Commission meeting minutes he has a different view. The MacDonald House has been the MacDonald House for 81 years. The Stout House has been the Stout House for 37 years. Mr. Currie stated that he has been in the area for 75 years and knew it back then as the MacDonald House and is what it was referred to as by others then as well. He commented that the Stout House was specified in the Bender & Associates report. He added that he would like for it to stay the MacDonald House as it is 81 years old, not 37 years ago, and is what everyone knows it by.

Dr. Shapiro clarified that it is not about naming it the Stout House. It is about renaming it the Stout-MacDonald House.

Ms. Needham asked if the reason the house was being renamed the Stout-MacDonald House was based on the original owner. Dr. Shapiro commented that the information was pointed out in the Bender & Associates Report regarding the original owner and also in

line with the U.S. Department of Interior Guidelines. He concluded that four (4) recommendations were provided and approved from the City Commission.

Ms. Julien concurred and stated that she would stay with standards of renaming it the Stout-MacDonald House.

Mr. Benson remarked that he has not been in the area that long but also agrees that it should be renamed the Stout-MacDonald House.

Ms. Wilson agreed that with it being standard procedure for the original owner to be in the name that she also concurs. She commented that she is aware that most people do know it as the MacDonald House and may still call it the MacDonald House either way. She concluded that she agrees with the standard procedure.

There was Board discussion and it was determined that one of the speakers before the City Commission in 2017 mentioned the significance of “historical accuracy”. Ms. Heddy stated that the reason why she started the renaming conversation is because she thought the Stout name was critical to the success of the building and she thought that the building was going to be renovated turn of the 19th century inside replicating what it was. Since then she commented that she read in the Board packet and saw the Ormond Beach Historical Society plans for the interior renovation and it is being renovated modern and futuristic. She continued that the plans are “ambitious” and “wonderful”, with part of the plan to take out part of the second floor so when walking in the building you see straight up. Ms. Heddy remarked that she will not oppose not recommending it to the City Commission. The Stout name history will be told. For the purpose of the long term vision and marketing, the MacDonald House is what it is. Dr. Shapiro remarked that one of the original homes was the Dix Home which is still used today, but if going indoors it does not resemble how it looked initially. It is still called the Dix Home based on the exterior appearance. He added that what is being done at the facility at 38 East Granada Boulevard will still look the same when complete, with the exception that possibly in the back will be an elevator.

Ms. Julien added that the marketing option is an interesting concept but still thinks that the name MacDonald House overall tends to make people think of a children’s hospital which does not help in the marketing. She continued that she does not want to lose the history of the Stout name.

The Board ensued discussion on their opinions on the facility name both prior and proposed as well as how others reference it.

Dr. Shapiro asked Attorney Emery if a motion was needed on the item as she suggested four (4) years ago and she advised that a motion is required again.

Dr. Shapiro entertained a motion to be brought forward regarding the name change of the MacDonald House, 38 East Granada Boulevard.

Ms. Julien made a motion to re-present the renaming of the MacDonald House as the Stout-MacDonald House to the City Commission. Mr. Walsh seconded the motion.

Discussion amongst the Board occurred and it was decided to amend the motion.

Ms. Julien made a motion to amend the motion to re-recommend that the City Commission consider changing the MacDonald House name to the Stout-MacDonald House as recommended in the Bender & Associates report. Mr. Walsh seconded the motion. Vote was called, and the motion was approved (7-1) with Mr. Currie voting against the motion.

It was discussed that it is part of the administrative process for the Land Development Code (LDC) to be amended now.

Mr. Walsh asked when the recommendation would go to the City Commission. Ms. Weedo explained the process that the LDC amendment would be required to come to the HLPB for a public hearing and Board recommendation, then to the Planning Board, and then to the City Commission for two (2) readings.

Ms. Heddy asked for an update on the renovations. Ms. Weedo replied that she spoke with the engineer and project manager and was advised that the project is coming along and that some of the expected damage was not as bad on the east wall. Mr. Spraker stated that he has not spoken with Mr. Finley or Mr. Lavatelli on the matter recently but did also hear that it was not as bad as initially thought.

Ms. Julien inquired about how this issue veered off course the first time after it went to City Commission. Dr. Shapiro replied that the costs associated with the process are high and that with the building being renovated were waiting for a later time to move forward. Ms. Heddy commented that in the 2017 minutes “nostalgia” was mentioned and felt like that was a big part of it.

Mr. Currie reflected on some of the options Bender & Associates put out and questioned if the museum will be on the first, second or third floor, and whether or not offices or residential will be on the second or third floor. Dr. Shapiro disclosed that he is on the Board of the Historical Society, but not directly involved with the creation of the museum, and replied that it is his understanding that it is a decision that is evolving that will be heavily influenced by how much money is raised and what grants are available. He continued that ideally, it would be all three (3) floors with an elevator for not only ADA compliance but also to move things up and down for the exhibit materials. Dr. Shapiro concluded that a cistern will remain on the third floor.

Mr. Currie commented that he would not have a problem renaming it the Stout-MacDonald House if the house was renovated similar to the Lilian House, of the era that it was built in leading up to the MacDonald House, with each room being replicated as it was in the turn of the century and leading up to the finished product. He added that with all of the options it is uncertain which way it will be going. Dr. Shapiro commented that he is not sure if the interior will be restored as close as possible to what it was as some of it depends upon what is acceptable to fire code and ADA. He commented that at one time there was a fireplace in the building which is now gone. It is uncertain if it can be restored.

Dr. Shapiro referenced the Dix Home and how the name has been kept through the ages and the Dix sisters are now gone and the frontage appearing as it was, although the HLPB approved for it to be extended westerly. Mr. Currie remarked that the outside of the MacDonald House will be restored back to original and the interior will not be. Dr. Shapiro

added that there have been a number of changes downstairs. The second and third floors are as they were but when Mrs. Stout left the structure and sold it, it became a dormitory overflow from The Casements girls' school, therefore is uncertain how it was then. It is uncertain exactly how it appeared when it was constructed in 1903 other than the cistern being upstairs.

Board discussion ensued, including how the funds for the renovations coming from a number of sources, some of the sources being private. It will not be from 100 percent of tax payer money. Dr. Shapiro commented that he too has contributed to help it move forward and preserve the cultural and historical and architectural identity of the community as it was to that era. The tennis center will have to be accommodated through the process as well.

Ms. Heddy asked for clarification of the next steps in taking the new recommendation to the City Commission. Mr. Spraker replied that there are two (2) options, one (1) being that it goes to City Commission as a discussion item whereas the City Commission will direct staff either to do a Land Development Code (LDC) amendment or not. The second option is to go straight to the Land Development Code (LDC) amendment and bring it back to the HLPB, the Planning Board and then let the City Commission decide. It is uncertain at this time which way the process will go. Ms. Weedo will do the report, presentation and summary.

Dr. Shapiro reminded the Board of the Sunshine Laws.

VI. MEMBER COMMENTS

None.

VII. PUBLIC COMMENTS

None.

VIII. ADJOURNMENT

The meeting was adjourned at 4:37 p.m.

Respectfully submitted,

Marcella Miller, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman

Minutes transcribed by Marcella Miller.