

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: December 17, 2008

SUBJECT: 178 N. Beach Street – Dix House
Ormond Beach Historic Landmarks List Designation

APPLICANT: Mr. Brad Myers, 178 N. Beach Street, LLC

NUMBER: LDC 08-46

PROJECT PLANNER: Richard Benton, CFM, Senior Planner

INTRODUCTION: This is a request by Mr. Brad Myers, 178 N. Beach Street, LLC, to amend Chapter 2, Article VI, Section 2-71 of the City of Ormond Beach Land Development Code (LDC), by adding 178 N. Beach Street, also known as the Dix House, to the Ormond Beach Historic Landmarks List.

BACKGROUND: The local landmark designation of 178 N. Beach Street was recommended for approval by the Historic Landmark Preservation Board (HLPB) on December 15, 2008. Having been heard before the HLPB, the request for code amendment is then forwarded to the Planning Board, for recommendation to the City Commission.

The subject building and property are valued national and local landmarks. The structure is listed on the National Register of Historic Places, but is not currently listed on the Ormond Beach Historic Landmarks List.

This two and one-half story Victorian Frame Vernacular building overlooks the Halifax River on Beach Street, and is located within the Historic District. The main gable, parallel to the river, is topped by two large corbelled brick chimneys, one interior, one exterior, both on the ridge. A rear extension has its own lower gable perpendicular to the main one.

The shed-roofed front porch is two stories high, with the upstairs being screened. It features chamfered wood posts with jigsaw and pierced brackets. The brick pier foundations and double-hung 6/6 sash are typical of early construction in this community. The first floor front of the house, protected by the porch, differs from the rest of the house in having flush siding rather than weatherboards. The window and door surrounds are chamfered and topped with a triangular pediment.

Known locally as the “Dix House,” constructed in 1878, this residence is one of two similar buildings constructed in the later 1870s. The Dix sisters, Ruth and Eliza, who had arrived with the first contingent of settlers in Ormond from Connecticut, originally employed the building as a boarding house. According to local historian Alice Strickland,

its construction was completed by volunteer labor provided by local settlers when one of the sisters became ill. The second floor of the house was used for meetings and social engagements and was referred to as "Dix Hall".

Early pioneers brought by the Corbin Lock Company included the McNary family and the Dix sisters. These two families were highly involved in the early politics of New Britain. The most important meeting held there occurred on April 22, 1880 when incorporation of the settlement to be known as Ormond was approved. Also, the first mayor and aldermen were elected.

PREVIOUS APPLICATIONS: On September 17, 2007 the Historic Landmark Preservation Board approved the Certificate of Appropriateness request by 178 N. Beach Street, LLC, to allow exterior modifications. The Staff Report written by Mr. Clay Ervin, AICP, Chief Planner – Special Projects, noted the requested changes were similar to the request in 2006, however, there was additional building area. The 2007 proposal included a three-car garage. The Report concluded that the proposal would not detract from the original character of the structure and environment, and would be achieved through reuse of historic materials and coordination of new building materials with the original appearance and style.

ANALYSIS: According to Section 2-71 of the Ormond Beach Land Development Code, a historic landmark designation may be placed on any historic structures or sites which meet any of the following criteria:

- A. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community.
- B. Are identified with historic personages or with important events in national, state or local history.
- C. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.

Based on the established criteria and background history, the structure at 178 N. Beach Street qualifies for listing under criteria A, B and C as listed above. The Victorian Frame Vernacular building reflects the history of the community and has an uncompromised distinctiveness through preservation of the historic design. Further, the location of the subject property contributes to the historic value of the area, thereby adding to the maintenance of the harmony of the overall historical district.

RECOMMENDATION: Staff recommends that the Planning Board recommend **approval** to the City Commission of LDC 08-46, 178 N. Beach Street Ormond Beach Historic Landmarks List Designation.

The recommendation of the Planning Board is tentatively scheduled for 1st reading by the City Commission on February 17, 2009, and subsequently for a 2nd reading by the City Commission on March 3, 2009.

ATTACHMENTS: The following exhibits are included as attachments:

1. Location Map;
2. Photos; and
3. Proposed Amendment.

EXHIBIT 1

Location Map



**SUBJECT
PROPERTY**



LOCATION MAP

178 N. Beach Street

City of Ormond Beach Planning Department

Prepared By: Richard Benton, CFM, Senior Planner

December 2, 2008



EXHIBIT 2

Photos



(December 2, 2008)



(December 2, 2008)



December 2, 2008



(December 2, 2008)

EXHIBIT 3

Proposed Amendment

Section 2-71

J. *No changes.*

K. Ormond Beach Historic Landmarks List

1 – 53 *No Changes.*

54. 178 N. Beach Street – Dix House