



The CITY OF DAYTONA BEACH

Historic Preservation Board Agenda

April 16, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Tuesday, April 16, 2019
6:00 P.M.

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

| | | | |
|---|---|---|---|
|  | For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 |  | Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office. |
|---|---|---|---|

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Approval of Minutes:** March 19, 2019 Meeting
- 4) **Action Item: (Quasi-Judicial Hearing):**
DEV2019-044 Major COA for vinyl fence for 221 Glenview Blvd. a contributing structure in the Seabreeze Local Historic District.
- 5) **Discussion Item:** High School History Essay Project
- 6) **Other Business:**
(a) Heritage Preservation Trust Report: Mr. Trager, Liaison
- 7) **Staff Update**
- 8) **Public Comments**
- 9) **Board Comments**
- 10) **Adjourn**

Next Meeting – May 21, 2019, 6:00 p.m. in the City Commission Chamber

REGULAR MEETING – HISTORIC PRESERVATION BOARD

DRAFT

Tuesday, March 19, 2019

Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, March 19, 2019, at 6:00 p.m. in Commission Chambers of City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida

Board Members present were as follows:

Mr. Robert Fort, Chair
Mr. Roman Yurkiewicz, Vice Chair
Mr. James Daniels (arrived at 6:08 p.m.)
Dr. Andrei Ludu
Mr. Dallas Peacock
Dr. Daniel Stotland
Mr. Warren Trager

Board Members absent were as follows:

Mr. Brian Fredley
Dr. Deborah Wise

Staff members present:

Mr. Doug Gutierrez, Principal Planner
Ms. Carly Meek, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Fort called the meeting to order at 6:05 p.m.

2. **Roll Call**

Roll was called with members present as listed above.

3. **Approval of Minutes:** February 19, 2019

Board Action:

A motion was made by Mr. Trager, seconded by Mr. Yurkiewicz, to approve the minutes of the February 19, 2019 Historic Preservation Board meeting, as presented. The motion carried (6-0).

Mr. Daniels arrived for the meeting.

4. **Action Item: DEV2019-016 - Amendment to approved COA for alternative materials for renovation of 837 N. Oleander Avenue, a Contributing Structure in the Seabreeze Local Historic District**

Mr. Yurkiewicz stated he has a conflict on this item since he is providing architectural services for the project.

Staff Presentation

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated a COA was approved by the Historic Preservation Board on September 20, 2018. Mr. Gutierrez stated the applicant is requesting a COA for exterior paint color; stucco on an existing section of the north side where a storm door was replaced with a stained glass window; installation of new pavers; covering existing masonry wall with stucco; adding stucco to the base around the garage door; adding stucco around the front door and the 45 degree walls; and adding stone pilasters to the new wall opening. Mr. Gutierrez stated since the alternative materials used were outside of the scope of the original COA and work was done after the fact, the applicant was required to apply for another COA.

Mr. Gutierrez stated the Board has been provided with a copy of the Seabreeze Historic District guidelines. Mr. Gutierrez stated the guidelines apply to new construction; but the standards were referenced in Mr. Gutierrez' report to show what areas meet or do not meet the guidelines. Mr. Gutierrez presented the remainder of his staff report indicating where the Seabreeze Historic District guidelines as well as the Secretary of the Interiors' Standards for Rehabilitation apply or do not apply to the current COA request.

Mr. Peacock asked why this is being presented to the Board now that the work has been done.

Mr. Gutierrez stated this request is after the fact and Building Permits are required for the work that is being done after the fact.

Mr. Peacock asked what would happen if the Board denies the request and asked if the applicant would have to tear it down.

Mr. Gutierrez stated there is an appeal process to the City Commission.

Mr. Peacock stated he did not find anything wrong with the request.

Mr. Trager stated there is a business in DeLand, named Florida Victorian, that sells products from buildings that have been demolished where some of the products needed for this project may have been available.

Dr. Stotland stated he has no problems with the work that has been done but he does have concerns about the way the project was offered and then the applicant requesting approval for the work that has been done after the fact.

Applicant Presentation:

Deborah Stevens stated she is co-owner of the house which was purchased in August, 2016. Ms. Stevens stated her intent when she purchased the house was to make it a jewel for the neighborhood. Ms. Stevens stated she hired an architect to design the renovations. Ms. Stevens stated she has received nothing but resistance from the neighborhood about the renovations. Ms. Stevens stated the house was rotted, and the house is already beautiful compared to what it was previously.

Mr. Fort asked Ms. Stevens if she was aware when she purchased the home that it was in a historic district.

Ms. Stevens stated the realtor did state that to her and that is why an architect was hired.

Dr. Stotland stated it appears there was a problem of sourcing the materials to keep them consistent with what was in place.

Ms. Stevens stated the rear wall was falling down and she was unable to find a sufficient amount of the same type of brick to replace what was gone.

Mr. Fort asked if the shutters will be put back on the structure.

Ms. Stevens stated not with what was on the house because what was on the house has completely dry rotted as were the windows. Ms. Stevens stated the windows have been replaced and the interior doors are being redone.

Public Comments:

Gary Libby, 723 N. Oleander, Daytona Beach, Florida provided a hand-out to the Board. Mr. Libby stated if the house was not in a historic district, he would say it is a beautiful renovation or rehabilitation of the house; but it is in a historic district. Mr. Libby stated there were eight errors on Mr. Gutierrez' report; but his problem is with the process. Mr. Libby stated this has been the longest, sloppiest, worst process that put the applicant at a huge disadvantage; and he hopes this Board never repeats something like this again. Mr. Libby stated in other cities, there would need to be notification from the applicant in a change of materials, not after the fact. Mr. Libby stated everything that was done on this house was done out of the Sunshine without the Board' knowledge. Mr. Libby stated there was a porch on the north side of the house. Mr. Libby stated there are no photos presented by staff of the problems, only the photos that show wrong materials were used without authorization. Mr. Libby stated the small

porch on the north side of the house was a very important part of the house, which was a servant's entrance and the porch was removed. Mr. Libby stated there are major misstatements in all of the documents.

Mr. Yurkiewicz stated there was no porch taken down.

Ms. Stevens stated there was no porch, only a tiny concrete pad.

Mr. Fort stated that has been gone for a long time.

Mr. Libby stated there is no way the Board can do anything other than to grant a retroactive COA although there is a major challenge with the process. Mr. Libby stated the City does not have a History Officer and he has spoken with staff members in Tallahassee who are willing to help so things like this do not happen in the future.

Ferd Neves, 400 Jessamine, Daytona Beach, Florida stated he has lived directly across the street from the subject house since 1980. Mr. Neves stated the house was owned by the Garden Club and was used for their meetings; and the applicants are turning the house back into a single family residence. Mr. Neves stated the quality of the workmanship that the applicants have put into the house are above reproach and are consistent with the historic aesthetic of the neighborhood. Mr. Neves stated the house is a dramatic improvement for the neighborhood and returning the house to a single family status is exactly what we want.

J. Kavol, 823 N. Peninsula Drive, Daytona Beach, Florida stated he has lived in the neighborhood since 1978 and expressed concern about the comments made by Mr. Libby. Mr. Kavol stated the reason we are here this evening is because of Mr. Libby. Mr. Kavol stated it would be next to impossible to source the amount of materials that would be needed for this project. Mr. Kavol stated he feels if the homes in the area are to be preserved, there needs to be reasonable efforts to save them; and he did not like the way Mr. Libby represented the errors of the Board. Mr. Kavol stated the city must pursue a problem when it is raised by someone who is vocal and would hope we could try to be reasonable. Mr. Kavol stated he likes what the applicant is doing to the home and they are doing a great job. Mr. Kavol stated there are many residents that have been bullied and threatened and were afraid to attend tonight's meeting and that is not how the process should be.

Mr. Peacock stated there are three letters included in the Board packet that support the project. Mr. Peacock stated although Mr. Libby stated he had problems with the process, in the end, he said he supports the project.

Dr. Stotland stated everyone seems to support the project but all agree that there are significant issues with the process.

Mr. Fort stated he was not at the meeting in September when the first COA was approved and expressed concern that the work was done and now the applicant is requesting approval.

Ms. Meek stated staff can look at the process.

Mr. Peacock stated this is the first time he has seen the request since he did not attend the meeting in September either.

Dr. Ludu stated the Secretary of Interior guidelines state that substitute materials are acceptable.

Board Action:

A motion was made by Dr. Stotland, seconded by Mr. Trager, to approve DEV2019-016 – Amendment to approved COA for alternative materials for renovation of 837 N. Oleander Avenue, a Contributing Structure in the Seabreeze Local Historic District, in accordance with the staff report as presented. The motion carried (7-0).

5. **Action Item: DEV2019-029 – Major COA for vinyl fence for 933 N. Oleander Avenue, a contributing structure in the Seabreeze Local Historic District**

Staff Presentation

Mr. Gutierrez presented the staff report which was included as part of the packet. Mr. Gutierrez stated the applicant is requesting to use vinyl fence material in lieu of wood since the vinyl will last longer.

Applicant Presentation:

Robert Pinciario, 933 N. Oleander, Daytona Beach, Florida stated the fence will be a shadow box style and is semi-private. Mr. Pinciario stated the style is similar to what is in place.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Yurkiewicz, seconded by Dr. Stotland, to approve DEV2019-029 – Major COA for vinyl fence for 933 N. Oleander Avenue, a contributing structure in the Seabreeze Local Historic District, in accordance with the staff report as presented. The motion carried (7-0).

6. **Discussion Item:** High School Essay Project

The Board agreed to delay discussion on this item until the next meeting.

7. **Other Items**

Heritage Preservation Trust Report: Mr. Trager

Mr. Trager stated he had nothing to report.

8. **Staff Update**

Mr. Gutierrez stated he had nothing to report.

9. **Public comments**

There were no public comments.

10. **Board Comments**

Mr. Yurkiewicz thanked Mr. Gutierrez for his detailed report on the application presented this evening.

11. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned.

Robert Fort, Chair

Becky Groom, Board Secretary

Agenda Item 4 (Quasi-Judicial Hearing)

CERTIFICATE OF APPROPRIATENESS (MAJOR COA)

DEV2019-044

221 Glenview Blvd. – Change in Fence Material

STAFF REPORT

TO: Historic Preservation Board Members

FROM: Doug Gutierrez, AICP, Senior Planner

DATE: April 3, 2019

SUBJECT: DEV2019-044 – 221 Glenview Blvd. for Major COA under 3.4.E LDC

PROJECT REQUEST

A request by Jeffery Pringle, AAA Fence on behalf of W.M. Chanfrau and Mary F. Chanfrau, Co-Trustees for a Certificate of Appropriateness for Vinyl Fencing located at 221 Glenview Blvd., which is a contributing structure in the Seabreeze Local Historic District.



PROJECT DESCRIPTION

The property is located in the Seabreeze Local Historic District. The existing structure on the property (*above*) was built in 1924 and has the architectural style of Bungalow/Craftsman. The applicant is requesting approval to replace the previously

existing wooden fence with private PVC fencing as shown in the pictures below and on the survey attached to the report.,.

There are no specific fence types associated with Bungalow architecture. The typical fence type shown with Bungalow is predominately wooden picket; although, many fence types are also shown with Bungalow type of architecture. The current fence was likely not original to the construction of the home and not considered to have historical significance to the architectural style. The design criteria below states that new fencing material may approved by the Historic Preservation Board.

Seabreeze Historic District Design Criteria:

Fences and Walls

New fencing materials, some of them synthetic, may be approved on a case-by-case basis by the Historic Preservation Board.

APPLICANT'S STATEMENT: The requested PVC/Vinyl fence material is increasingly being used instead of a cypress/wood fences. It is more aesthetically pleasing than wood and retains its appearance with age better than wood. The selected vinyl fence compliments the structure. Vinyl has been used within the Seabreeze University historic neighborhood and is more compatible with the bungalow style house than the style of a stockade fence.





Bungalow Craftsman (1905 - 1930s)

Bungalow. The Bungalow is an all American housing type, but it has its roots in India. In the province of Bengal, single-family homes were called *bangla* or *bangala*. British colonists adapted these one-story thatch-roofed huts to use as summer homes. The space-efficient floor plan of bungalow houses may have also been inspired by army tents and rural English cottages. The idea was to cluster the kitchen, dining area, bedrooms, and bathroom around a central living area.

Bungalows' functional design and traditional emphasis on fine craftsmanship made them popular in the early days of Daytona Beach. Craftsman Bungalows are modest, frame, typically one-story buildings. Characteristically, they have numerous windows, including a predominant front window. Bungalow features: one or one-and-a-half stories with two stories being less common; basic rectangular plan under a broad gable; single gable, overlapping front gables, or hip roofs; wide eaves, projecting support beams, exposed rafter ends with knee braces; open front porches under the main roof supported by tapered square columns on masonry piers; brick or stone foundations; stucco or rough-hewn stone chimneys with the fireplace the axial core of the interior; frame or masonry facades with stone or brick trim; horizontal weatherboards or shingle cladding with vertical gable boards; leaded glass windows and doors; broad banks of casement windows, multi-pane windows, dormer windows louvered vents, vertical Arts and Crafts or Prairie windows; porte cocheres; timber pergolas and trellises

PROJECT ANALYSIS

Land Development Code Section 3.4.J provides a uniform means for reviewing and deciding proposals in accordance with most recent Secretary of the Interior's Standards for the Treatment of Historic Properties. A pre-application meeting with staff occurred March 3, 2017.

Criteria for Certificate of Appropriateness

1. **A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**

Response: The applicant is retaining the new use as an office and retain all of the distinctive architectural features of the structure's exterior, which are characteristic of Bungalow architecture style.

2. **The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

Response: The property has been devotedly maintained in its historic character. The features of the Bungalow architecture style will be preserved and replaced to preserve the character of the structure.

3. **Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**

Response: The applicant is preserving an important example of Bungalow architecture style in Daytona Beach.

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

Response: Since the construction of the building in 1924, there have been no material changes to the structure that have acquired historic significance.

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Response: Elements of the Bungalow architecture style will be preserved.

6. **The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture**

Response: The structure is very well maintained and the new material will compliment or match the old in composition, design, color and texture of the fence.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Response: The applicant is not proposing chemical treatments.

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Response: There are no archeological resources on the site.

9. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships**

Response: There are no changes proposed to the structure's distinctive materials, features, spaces, and spatial relationships.

10. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

Response: The historic character of the structure will be retained and preserved. The applicant provided photos for the Historic Preservation Board's review to show the material proposed for the replacement fence.

RECOMMENDATION

Staff finds the proposed fence material does not negatively impact the historic character of the Bungalow structure. The Historic Preservation Board may approve, deny or approve with conditions the request for a Certificate of Appropriateness to permit the PVC fencing material located at 221 Glenview Blvd.

