

## SPECIAL MEETING – HISTORIC PRESERVATION BOARD

Tuesday, September 1, 2020

---

Minutes for the Special Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, September 1, 2020, 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. Dallas Peacock, Chair (via Zoom – connection time 6:05 p.m.)  
Mr. Robert Fort, Vice Chair  
Mr. James Daniels  
Mr. Brian Fredley (via Zoom)  
Dr. Daniel Stotland (via Zoom)  
Mr. Warren Trager (arrived at 6:05 p.m.)  
Mr. Roman Yurkiewicz

Staff members present:

Mr. Doug Gutierrez, Principal Planner  
Ms. Kira Honse, Assistant City Attorney  
Mr. Steven Bapp, Planner  
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Fort, Vice Chair, called the meeting to order at 6:00 p.m.

2. **Roll Call**

Roll was called with members present as listed above.

3. **Approval of Minutes:** August 18, 2020

**Board Action:**

A motion was made by Mr. Daniels, seconded by Mr. Fort, to approve the minutes of the August 18, 2020 Historic Preservation Board meeting, as presented. The motion carried (5-0).

Mr. Trager arrived for the meeting at 6:05 p.m.; and Mr. Peacock joined the meeting via Zoom at 6:05 p.m.

Mr. Peacock stated he did not see his comments in the minutes that were presented regarding moving the left garage door back one or two feet and he did not see that change in the new design that was presented.

Mr. Gutierrez stated there are comments in the minutes that were made by Mr. Yurkiewicz regarding that item.

Ms. Honse stated the minutes have been approved and the owner's representative can speak regarding the garage doors.

4. **Action Item: DEV2020-086:** A request by Richard A Ruebel of Richard A. Ruebel GC, Inc., representing Keith Dane, Jr., the property owner, for a Certificate of Appropriateness for 725 N. Grandview Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit.

#### **Staff Presentation:**

Doug Gutierrez, Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated changes were made to the previous plans which include the oculus, glass block, and plain garage doors. Mr. Gutierrez stated three color choices are also presented for the Board's consideration.

#### **Applicant's Presentation:**

Richard Ruebel stated he did try to move the right side of the garage doors out about two feet but there was a problem with the roof design and it would have to be moved about three to five feet. Mr. Ruebel stated he told the owner we could move the garage out and put a gable end on the garage but he was against it. Mr. Ruebel stated the owner felt the house was designed because of the hurricane codes and requirements of where the house is located. Mr. Ruebel stated at that point, the garage was set back and a hip roof is on it as was originally planned and the gable was moved over to the entry.

Mr. Fort stated the Board talked about stepping the single bay back

Mr. Ruebel stated there is not enough room to move the single space back because of the air conditioner and water heater units.

Mr. Fredley stated the step in the placement of the doors would be helpful but he believes Carriage style doors would also be helpful. Mr. Fredley stated he feels there is a lack of treatment on the front of the building.

Mr. Ruebel stated he tried to look up the definition for the style of this building which is Masonry Vernacular, and the style is very plain and we felt we needed something that would pass the architectural review.

Mr. Peacock stated he drove through the entire neighborhood and most of the garages that face the street are single car and there are a couple that have double doors. Mr. Peacock stated most of the houses are older and have single car garages.

Mr. Fort asked how deep the garage will be.

Mr. Ruebel stated 24 feet.

Mr. Fort asked if the proposed garage is a typical size.

Mr. Ruebel stated it is the minimum size.

Mr. Peacock stated a 24 foot garage is standard but it could be reduced to 22 feet.

Mr. Fort stated in order to achieve what the Board has been talking about, the right side would have to be bumped out two feet rather than taking the left side back two feet.

Mr. Ruebel stated it would have to be brought out more than two feet, more like five feet because there is not enough in there to flash the valley going up.

Mr. Peacock stated the new design with color and the small change to the entry looks better than what was proposed originally. Mr. Peacock stated the garage doors have also been changed to make them less noticeable.

Mr. Yurkiewicz stated the side elevations have not been provided.

Mr. Ruebel stated every time the architect makes a change, at least 4 to 5 pages have to be changed to reflect the elevations.

Mr. Peacock asked if there are windows on the side and if there is trim around the building.

Mr. Ruebel stated there are windows but they are plain with no trim.

Mr. Peacock asked if the porch is covered.

Mr. Ruebel stated the patio at the back is covered with the main roof and the rear elevation would show a sliding glass door. Mr. Ruebel stated the right side elevation shows one door going into the garage and the left side elevation shows two bedroom windows and one small bathroom window.

Mr. Peacock asked if the back end is gabled.

Mr. Ruebel stated no, it is a hip roof. Mr. Ruebel stated there is a bearing wall at the back of the house which is 9' 4". Mr. Ruebel stated the outside bearing wall will be as high as the inside bearing wall and the roof will be continuous and there are four columns.

Mr. Peacock stated apparently there will be a valley there.

Mr. Ruebel stated no, the wall of the house is higher.

Mr. Peacock stated the second option with the grays would be his preference for the colors.

Mr. Trager asked if the first garage door could be painted the same color as the stucco. Mr. Trager stated if it is the same color as the house, it may blend more with the house.

Mr. Ruebel stated we were trying to satisfy the member of the public who spoke at the last meeting who wanted some hardware on the doors but they could be removed.

Mr. Peacock asked if it would look better if there are three single doors.

Mr. Yurkiewicz stated there is not enough width for three single garage doors.

Mr. Peacock asked if the Board is to approve the colors.

Mr. Gutierrez stated the Board could recommend the colors.

Mr. Yurkiewicz stated he agrees with Mr. Peacock that Option 2 is the best selection for the colors. Mr. Yurkiewicz asked if adding color to the front door may help to take away the distraction of the garage doors.

Mr. Fort stated he doesn't think the Board should ask the applicant to paint the doors a different color. Mr. Fort stated he feels the choice of colors is beside the point because anyone could paint the house any color at any time. Mr. Fort stated he feels the Board needs to decide if they are going

to approve this design or send it back for revision. Mr. Fort stated the Board talked about stepping the three garage doors and the Board has been advised by Mr. Ruebel that doing that may create some issues with the roof.

Mr. Trager stated there are color choices outlined in the design guidelines.

Mr. Gutierrez stated there is no color palette and what is proposed are Benjamin Moore historic colors.

Mr. Fort stated he would recommend getting rid of the faux hinges and handles.

Mr. Trager stated he agreed, especially on the smaller door.

Mr. Ruebel stated putting a jog in the front will not change the appearances noting there will still be 3 garage doors.

Mr. Fredley stated he feels there is room to improve the design and he doesn't feel the Board should be trying to do the design. Mr. Fredley stated he feels the scale of the garage can be broken down with some type of step or Carriage style doors. Mr. Fredley stated the scale of the garage is an issue and something needs to be done to it. Mr. Fredley stated he feels the applicant's designer needs to try to change the scale of the façade. Mr. Fredley stated what is proposed is kind of pitiful.

Mr. Peacock stated he agrees with Mr. Fredley.

Mr. Fredley asks what happens if the Board disapproves the proposed design.

Mr. Fredley stated the Board can table the items so the applicant can come back with design changes.

Mr. Yurkiewicz stated he feels the problem is the three-car garage sticking out front is disproportionate with the scale.

Mr. Fredley stated he was expecting to see a step in the garage that would create some kind of break-up.

Mr. Ruebel stated he did try that design but the owner is not agreeable to gable ends but did agree to a gable over the entry.

Mr. Yurkiewicz stated the entire garage could be a dormer.

Mr. Ruebel stated if a dormer is added, it would not follow the criteria of the design of Masonry Vernacular. Mr. Ruebel stated the roof style was changed, and the entry was changed as well as the garage door style. Mr. Ruebel stated he does not know what else could be done.

Mr. Trager stated every time the applicant tries to redesign the project, it will cost a lot of money.

Mr. Trager made a motion to approve the application with the small garage door being painted the same color as the stucco and removing the hardware from the small garage door. The motion failed for lack of a second.

Mr. Fort made a motion to approve DEV2020-086. Mr. Fort stated he does not like the proposed house and noted no significant changes have been made to the design. Mr. Fort stated he feels the Board needs to approve the house as is or ask the applicant to come back again with changes. Mr. Fort's motion failed for lack of a second.

Mr. Fredley stated he would like to see the applicant come back with the changes as the Board previously discussed and to have the applicant provide sketches that would show the break-up of the massing of the garage.

**Board Action:**

A motion was made by Mr. Fredley, seconded by Mr. Yurkiewicz, to send DEV2020-086 back to the applicant for redesign. The motion carried unanimously (7-0).

Mr. Yurkiewicz stated he would gladly provide input to the applicant for free to help resolve these issues.

Mr. Ruebel stated the applicant did make changes as requested by the Board.

Dr. Stotland stated he feels the owner is opposed to the fundamental design changes. Dr. Stotland stated what is proposed is not necessarily a structure that is historically consistent with the district. Dr. Stotland stated if the owner is opposed to the changes, he will probably walk away.

Mr. Yurkiewicz stated he does not believe the design will have to change so drastically that he would have to start from scratch. Mr. Yurkiewicz stated a couple of small moves will help drastically.

Mr. Trager asked if there is room at the rear of the property to put the garage and driveway in the rear.

Mr. Ruebel stated there is not enough room at the rear for the garage and driveway.

Mr. Trager asked if the small garage door could be removed and then place the garage at the rear on the back of the property.

Mr. Peacock stated he does not feel the Board should redesign the house.

Mr. Ruebel stated drawings were done to bump out the garage; and when they were presented to the owner, the owner said no to the changes and said that is not what he wants.

Mr. Fredley stated he does not want the house to look like a track house. Mr. Fredley stated the house is planned for a historic district that must meet guidelines and must be compatible with the architecture of houses in the area. Mr. Fredley stated the Board is trying to offer advice and he feels with a couple of small moves, the issue could be solved.

Mr. Peacock stated he would like to see re-design of the garage area.

Mr. Fort asked when this item will be coming back to the Board.

Mr. Gutierrez stated the agenda for September 15, 2020 has been approved so this item could not be added to that agenda so it will come back at the October, 2020 meeting, unless the Board schedules another special meeting.

Mr. Ruebel stated he does not believe the item will be coming back to the Board.

Mr. Trager asked Mr. Ruebel to talk with the owner and then let Mr. Gutierrez know the owner's decision.

Ms. Honse stated it appears the Board wants to table the item and to have it brought back at the time when it is ready to be presented to the Board. Ms. Honse stated she recommends continuing the item to the September 15, 2020 meeting and at that time staff will have a better idea of what the client wants to do.

**Board Action:**

A motion was made by Mr. Fort, seconded by Mr. Fredley to continue DEV2020-086 until the September 15, 2020 Board meeting. The motion carried unanimously (7-0).

5. **Discussion Item:**

There were no additional items to discuss.

6. **Other Business:**

There was no other business.

7. **Staff Update:**

There was no update from staff.

8. **Public Comments:**

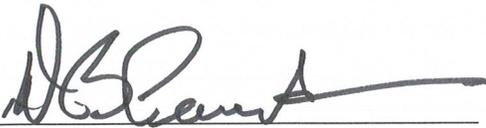
There were no public comments.

9. **Board Comments:**

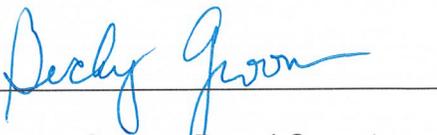
There were no Board comments.

10. **Adjourn:**

A motion was made by Mr. Fredley, seconded by Mr. Yurkiewicz, to adjourn the meeting. The meeting was adjourned.



Dallas Peacock, Chair



Becky Groom, Board Secretary