



The CITY OF DAYTONA BEACH

Historic Preservation Board Agenda

March 16, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Tuesday, March 16, 2021
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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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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: 11/17/2020**
- 4) **Action Item: (Quasi-Judicial Hearing):**
DEV2021-019: A Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit.
- 5) **Discussion Item:**
- 6) **Other Business:**
- 7) **Staff Update**
- 8) **Public Comments**
- 9) **Board Comments**
- 10) **Adjourn**

Next Meeting – April 20, 2021, 6:00 p.m. in the City Commission Chamber

Agenda Item 3

REGULAR MEETING – HISTORIC PRESERVATION BOARD

Tuesday, November 17, 2020

Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, November 17, 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 (joined via Zoom at 6:08 p.m.)
Mr. Robert Fort, Vice Chair
Mr. James Daniels
Ms. Delia Krimmel
Ms. Tracey Remark
Dr. Daniel Stotland
Mr. Warren Trager

Board Members absent:

Mr. Roman Yurkiewicz

Staff members present:

Mr. Steven Bapp, Planner
Mr. Doug Gutierrez, Principal Planner
Ms. Kira Honse, Assistant City Attorney
Ms. Vanessa Trimble, Development Review Technician

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:** October 20, 2020

Board Action:

A motion was made by Ms. Remark, seconded by Dr. Stotland, to approve the minutes of the October 20, 2020 Historic Preservation Board meeting, as presented. The motion carried (6-0).

Board Action re attendance via Zoom:

A motion was made by Ms. Remark, seconded by Ms. Krimmel, to authorize Mr. Peacock to join the meeting via zoom and to resume the role as Chair. The motion carried (6-0).

4. **Action Item:**

Historic Preservation Award – 250 S. Palmetto Avenue – The Hunt House

Steven Bapp, Planner, presented the staff report which was included as part of the packet. Mr. Bapp stated the property owner is in attendance and will provide additional information regarding the renovations.

Kenneth Hunt, property owner, presented slides of the renovations that have been made to the structure. Mr. Hunt stated the house was built between 1890 and 1895; however, when he purchased the home he was told it was built in 1940. Mr. Hunt did research on the property and learned of the history. Mr. Hunt stated each room is dedicated to specific historical events or individuals associated with the City of Daytona Beach.

Ms. Krimmel stated she has seen the photos posted on Facebook of the original brick columns that are in the basement.

Mr. Hunt stated he may incorporate a barbershop theme into the basement area.

Ms. Remark asked if there is a bookcase store in the Rockefeller Room.

Mr. Hunt stated it was not there originally but was added.

Ms. Remark asked if the ceiling in the upstairs hallway is the original ceiling.

Mr. Hunt stated the ceiling in place is something he added.

Mr. Peacock stated he was pleased to see the presentation and commended Mr. Hunt on the wonderful job he has done.

Mr. Bapp stated the Board could authorize The Hunt House, 250 S. Palmetto Avenue, Daytona Beach, Florida to receive the Historic Preservation Award; and if approved, the award would be presented at a future City Commission meeting.

Board Action:

A motion was made by Ms. Remark, seconded by Mr. Trager, to nominate The Hunt House, 250 S. Palmetto Avenue, Daytona Beach, Florida to receive the Historic Preservation Award. The motion carried (7-0).

5. **Discussion Item:**

Presentation of the 2021 Historic Preservation Board Calendar

Mr. Bapp stated included in the packet is the schedule of meetings for the Historic Preservation Board for 2021.

6. **Other Business:**

There was no other business to discuss.

7. **Staff Update:**

Mr. Bapp stated for the record that Brian Fredley has resigned from the Board.

8. **Public Comments:**

There were no public comments.

9. **Board Comments:**

There were no Board Comments.

10. **Adjournment**

Board Action:

A motion was made by Mr. Daniels, seconded by Ms. Remark, to adjourn the meeting at 6:26 p.m. The motion carried (7-0).

Dallas Peacock, Chair

Vanessa Trimble
Development Review Technician

Agenda Item 4 (Quasi-Judicial Hearing)

CERTIFICATE OF APPROPRIATENESS (MAJOR COA) DEV2021-019

402 University Boulevard – New Construction

STAFF REPORT

TO: Historic Preservation Board Members
FROM: Steven E. Bapp, AICP, Historic Preservation Planner
DATE: February 24, 2021
SUBJECT: DEV2021-019 – 402 University Blvd for Major COA under LDC SEC 3.4.J

PROJECT REQUEST

A request by Jose Silva, registered agent for 3 Country Homes LLC, owner, for a Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a 2-story Duplex.

PROJECT DESCRIPTION

A map series showing the location, zoning, and aerial photo of the site is provided for reference. Also included in this report are elevations, color palette and stonework examples.

The property is in the Seabreeze Local Historic District. The previous structure on the property was a non-contributing structure and was demolished on November 21, 2018 (Permit # C1809-015).

In accordance with LDC 3.4.J.2.a.iii “erection of a new building within a historic district listed on the local register of historic places” requires a Major COA. The architectural style of the proposed primary residence Bungalow Craftsman. The applicant provided the following color palette:

Stucco Color – Sherwin-Williams® Khaki Shade (SW7533)
Siding Color – Sherwin-Williams® Cottage Cream (SW7678)
Details, Trim, Bands, Garage Door Color - Sherwin-Williams® Alabaster (SW7008)
Door Color - Sherwin-Williams® Reddened Earth (SW6053)
Stonework – Cultured Stone® Country Ledgestone
Roof Color – Charcoal Grey (typical)

PROJECT ARCHITECTURAL STYLE - BUNGALOW CRAFTSMAN (1905 - 1930S)

The Bungalow is an all-American housing type, but it has 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. Craftsmen 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 February 10, 2021. The applicant is planning to construct a two-story Craftsman Bungalow structure. The structure will be constructed to complement existing buildings and properties, utilizing pertinent, established parameters for construction in the Seabreeze Historic District.

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 proposing a new Craftsman Bungalow architectural style home.

- 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: Not applicable, because this is new construction.

- 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: Not applicable, because this is new construction.

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

Response: The previous building was a non-contributing structure in the Seabreeze Local Historic District and no longer exists.

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

Response: Elements of the Craftsman Bungalow architecture style will be presented in the new construction.

- 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 previous non-contributing structure was subsequently demolished in 2018, the proposed structure will be harmonious with the other historical structures in the Seabreeze Local Historic District.

- 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: Not applicable, chemical treatment not proposed.

- 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. In case, that such resources are discovered, mitigation measures will be undertaken.

- 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: Use of the property will be the same as it was historically (residential dwelling).

- 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: Not applicable, this is new construction.

Seabreeze Local Historic District Design Standards

New Construction

The *Seabreeze Local Historic District* includes a diverse set of architectural styles reflecting the evolving architectural thoughts of these times. Architecture as an art continues to evolve. Appropriate and creative solutions are encouraged in the design of new construction within the Historic District. Construction of new buildings within the *Seabreeze Local Historic District* will have a positive revitalizing impact on the district if steps are taken to assure that the historic architectural and cultural features of the district are preserved and enhanced. The focus of

design guidelines is on the compatibility of new construction within the existing character of the district without dictating style.

The term “compatible design” refers to architectural design and construction that will fit harmoniously into the Historic District. Most new construction in the *Seabreeze Local Historic District* will be in the form of infill on a site adjacent to existing buildings.

Design guidelines focus attention on those special visual and special qualities that a historic district is established to protect. Since architectural styles and details vary within the district, the HPB will review new projects on an individual basis in terms of immediate context and overall character of the district.

New Construction Standards:

- **Orientation** - Buildings shall not front diagonally to the street except in the case of corner lots where buildings face the intersection.
Response: The proposed structure is oriented to the front of the lot.
- **Height** - Limited to one or two stories, similar height to adjacent contributing buildings (also limited by Land Development Code).
Response: The proposed Craftsman Bungalow is a two-story structure.
- **Maintaining materials within the district** - Use materials common to the district and avoid the use of inappropriate materials in construction.
Response: The proposed Craftsman Bungalow meets this criterion.
- **Trim and detail** - New construction shall be compatible with historic buildings without copying their detail.
Response: The proposed Craftsman Bungalow is compatible with the styles of architecture found within the historic district and does not appear to copy details from existing structures.
- **Entrances, overhangs, canopies and cornices** - Maintain size, shape and proportion of entrances and details, especially on the street level. All new buildings shall have the main entrance oriented to the principal street and in full view from the public right-of-way.
Response: The proposed Craftsman Bungalow meets this criterion.
- **Porches** - Front porches shall be provided unless architectural style does not call for them (Tudor, Mediterranean Revival, etc.).
Response: The proposed structure provides a small-front porch for each unit.
- **Windows** - Window types and patterns, as well as their general placement, shall be similar to surrounding buildings. Window form shall be more vertical than horizontal.
Response: The proposed Craftsman Bungalow meets this criterion.
- **Roofs** - Identify roof forms that are consistent with the building type used and complementary in color, scale, and materials to roofs in the historic district. Roof designs including parapet roofs shall be compatible with surrounding buildings.
Response: The proposed structure provides gabled and hip roofs and fiberglass roof material. Proposed roof and materials are compatible with surrounding structures.

- Signage and lighting - Use sign materials and lighting types that are typical to historic buildings in the district.

Response: The proposed structure is residential, and no signage is proposed.

- New structures or site features that are out-of-scale to the historic building and site not allowed.

Response: The proposed Craftsman Bungalow structure is not out of scale to historic buildings.

- False historic appearance or style is not permissible - new buildings shall be differentiated from the old. Similar to the standard for additions, new buildings shall neither mimic an existing building nor be substantially different than that building. The end result shall not disguise nor clash with adjacent historic buildings, but provide a simple, functional, and non-ornamental design that will neither detract nor compete with the unique character of the Seabreeze district.

Response: No attempt to provide a false historic appearance is proposed, the end result will show that the proposed structure does not detract or compete and is in harmony with the unique character of the Seabreeze Local Historic District.

RECOMMENDATION

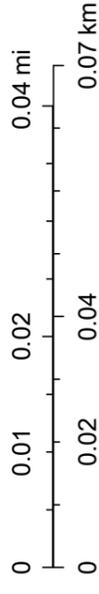
Staff recommends approval of the request for a Certificate of Appropriateness to permit the new construction a Craftsman Bungalow Duplex at 402 University Boulevard.

402 University Blvd Zoning Map



2/24/2021, 11:45:00 AM

1:1,128



Project Location

Address	BP	M4	MSD	RDB11	RDB7	RDD3	RDM2	SFR-5
Centerline	BR1	M5	OP	RDB2	RDB8	RDD4	RDM3	T-1
Parcel	BR2	MFR-12	PD-G	RDB3	RDB9	RDD5	RDM4	T-2
New Zoning Designations	HM	MFR-20	PD-RD	RDB4	RDD1	RDD6	RDM5	T-4
AG	M1	MFR-40	RDB1	RDB5	RDD2	RDD7	RDM6	T-5
AP	M3	MFR20-H	RDB10	RDB6	RDD2-H	RDM1	RP	T2-H
BA								

Pratima Strong, State of Florida, GeoEye, Maxar, Microsoft

ARCHITECT;

-BFY Associates Inc.
Roman Yurkiewicz, FL Reg. No. AR 0015612
203 Glenview Blvd, Daytona Beach, FL 32118
Ph: 386/258-2261 Email: bfy4@aol.com

CONSULTANTS;

REVISIONS;

402 UNIVERSITY BLVD
-TOWNHOUSE DUPLEX -

PROJECT LOCATION:
402 UNIVERSITY BLVD
DAYTONA BCH., VOLUSIA COUNTY, FL 32118

DATE: FEBRUARY 12, 2021

ELEVATIONS

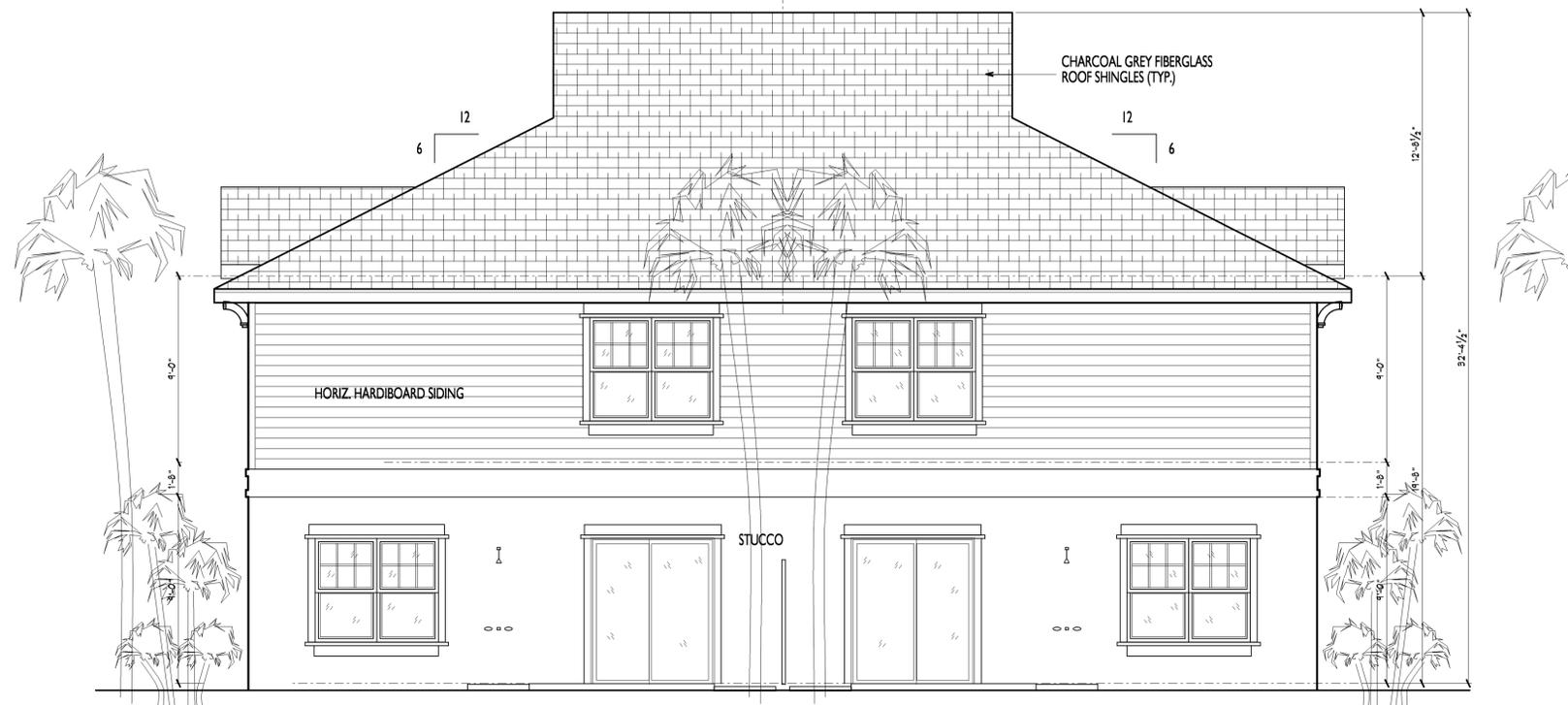
SHEET #
A4.0

Roman Yurkiewicz
FL Reg. No. AR 0015612
Registered Architect



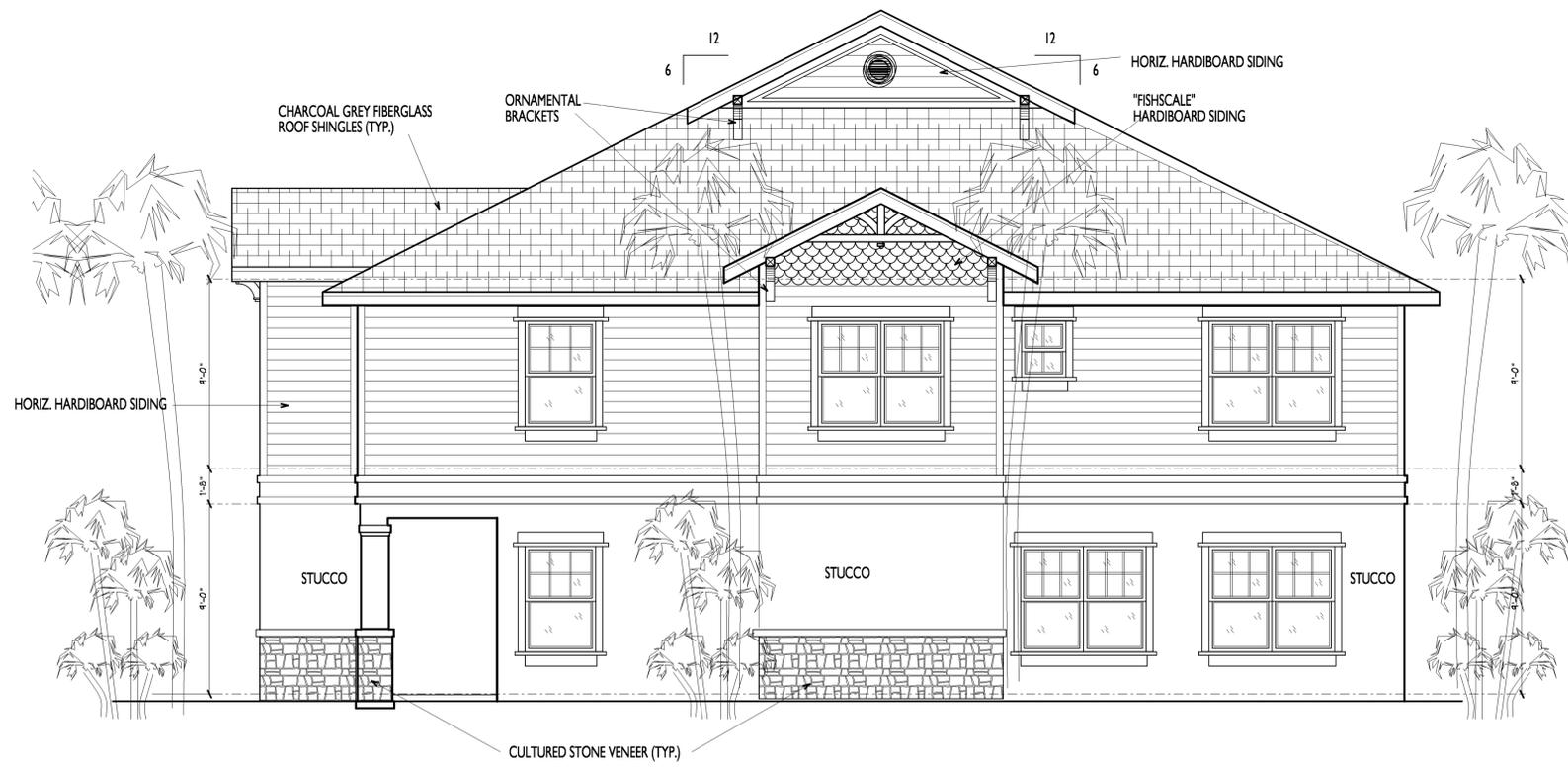
FRONT ELEVATION (NORTH)

SCALE: 1/4"=1'-0



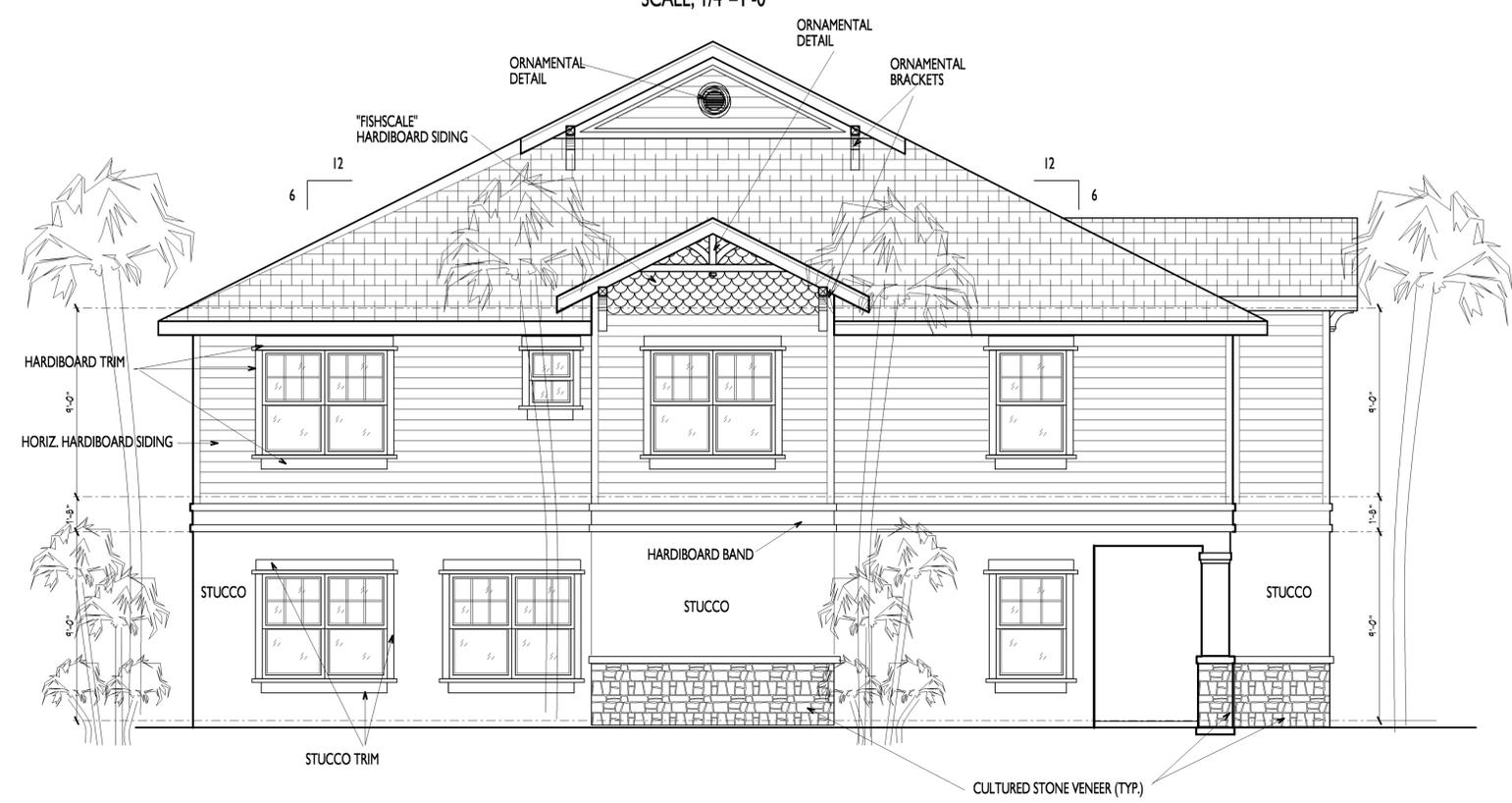
FRONT ELEVATION (SOUTH)

SCALE: 1/4"=1'-0



SIDE ELEVATION (WEST)

SCALE: 1/4"=1'-0



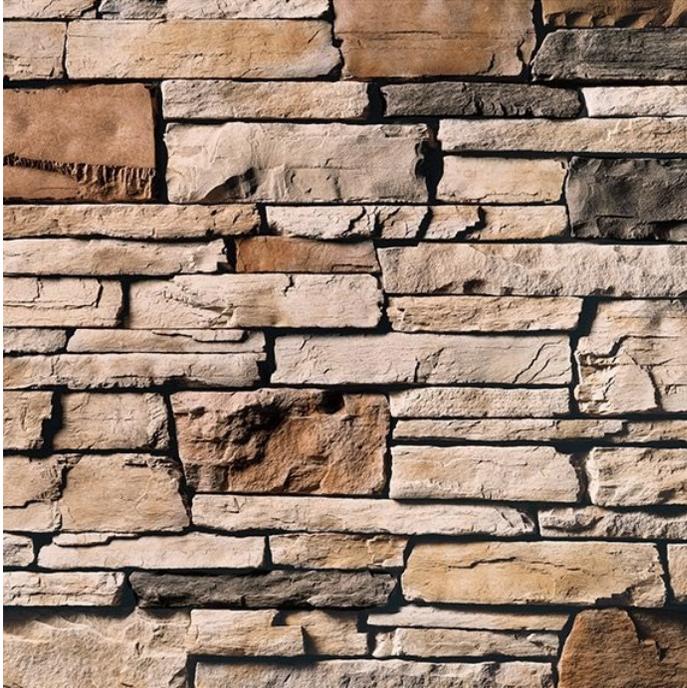
SIDE ELEVATION (EAST)

SCALE: 1/4"=1'-0

SW 7509 TIKI HUT	SW 6053 REDDENED EARTH FRONT DOOR	SW 6165 CONNECTED GRAY	SW 7508 TAVERN TAUPE
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SW 7533 KHAKI SHADE STUCCO	SW7678 COTTAGE CREAM SIDING	SW7008 ALABASTER DETAILS, TRIM, BANDS
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Cultured Stone® Country Ledge stone

Country Ledge stone is easy to install and offers an extensive color palette that helps differentiate one ledge stone from another. Dimensions (approx): 1.5" - 6.5" H x 4.25" - 22" L