

REGULAR MEETING – HISTORIC PRESERVATION BOARD

Tuesday, April 20, 2021

Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, April 20, 2021, 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
Mr. James Daniels
Ms. Delia Krimmel
Ms. Tracey Remark
Mr. Warren Trager (arrived at 6:05 p.m.)
Mr. Roman Yurkiewicz

Board Members absent:

Dr. Daniel Stotland

Staff members present:

Mr. Steven Bapp, Planner
Ms. Kira Honse, Assistant City Attorney
Ms. Vanessa Trimble, Development Review Technician
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Peacock, 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:** March 16, 2021

Board Action:

A motion was made by Ms. Remark, seconded by Mr. Yurkiewicz, to approve the minutes of the March 16, 2021 Historic Preservation Board meeting, as presented. The motion carried (5-0).

4. **Action Item:**

- a. **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.

Mr. Trager arrived for the meeting at 6:05 p.m.

Included in the packet is a Conflict of Interest form signed by Board Member Roman Yurkiewicz, who is the architect on the project.

Staff Presentation:

Steven Bapp, Planner, presented the staff report that was included as part of the packet. Mr. Bapp stated the project is located at the southeast corner of University Blvd. and Oleander Avenue. Mr. Bapp stated illustrations of the proposed structure are included as part of the packet. Mr. Bapp stated the property is located in the Seabreeze Local Historic District; and the previous structure on the property was a contributing structure that was demolished on November 21, 2018. Mr. Bapp noted the colors for the structure are listed in the staff memorandum and the color pallets are also included in the packet as well as details on the stones to be used.

Applicant Presentation:

Roman Yurkiewicz stated he represents the applicant and is available to answer any questions the Board may have.

Ms. Remark stated she likes the overall design and the pavers that are planned for the front porch. Ms. Remark stated Red and Earth are shown as the colors for the front door but stated she thought the panels were glass.

Mr. Yurkiewicz stated there will be four glass panels and the Red and Earth will be the trim colors.

Ms. Remark asked if the shingles will be flat and if they will be multi-color.

Mr. Yurkiewicz stated the shingles will be architectural profile and will have minor variations in the color.

Ms. Remark stated the sliding glass door on the back is jarring and is way too modern for the structure. Ms. Remark stated perhaps inserts could be added to make the doors look like French doors. Ms. Remark noted this is a very visible corner.

Mr. Yurkiewicz stated the sliding glass doors are at the rear of the house and do not face the street. Mr. Yurkiewicz stated what is proposed is typical in order to allow maximum light. Mr. Yurkiewicz stated there will also be landscaping and fencing on the rear. Mr. Yurkiewicz stated there are two large Oak trees in the southwest corner that will be blocking the majority of the back yard.

Ms. Remark stated the plans indicate the trees will be removed.

Mr. Yurkiewicz stated he plans to preserve the trees if possible.

Ms. Remark stated if the Oak trees remain, she has no problem with the sliding glass doors.

Ms. Remark commented on the proposed stone and stated rusticated block is what is used on most homes in the neighborhood. Ms. Remark stated she feels what is proposed is mostly used in retail construction, such as the RaceTrac gas station.

Mr. Yurkiewicz stated he disagrees that what is proposed is a commercial stone. Mr. Yurkiewicz stated the proposed stone is visible in many places in the Seabreeze neighborhood. Mr. Yurkiewicz stated what is proposed was the choice of the client during the design process, and in his professional architectural opinion, it is a nice product.

Mr. Yurkiewicz asked Ms. Remark if she had any type of architectural training or knowledge.

Ms. Remark stated she has land development knowledge, she has historic knowledge through seminars, but she is not an architect.

Mr. Yurkiewicz stated there are several homes in the neighborhood that have the same stone.

Ms. Remark stated there are not several; there are only four.

Ms. Remark distributed copies of pictures of rusticated stone noting where it has been used in the neighborhood.

Ms. Remark stated many homes in the neighborhood have the driveways placed adjacent to the side property line. Ms. Remark stated she

understands the proposed structure will be a duplex and is glad to see the driveway is not planned for the rear of the structure.

Ms. Remark spoke about the existing Oak trees and stated she has spoken with a certified arborist from the University of Central Florida. Ms. Remark stated the arborist indicated root treatment can be done to preserve the trees. Ms. Remark stated the trees are healthy even though they look like they are leaning. Ms. Remark stated the trees are not diseased and are not infected with pests but do have some wind damage.

Mr. Yurkiewicz stated the trees are wind-swept and are valuable to the site.

Mr. Bapp stated landscaping plans are exempt from this review. Mr. Bapp stated if it is determined that the tree is historic, the Chief Building Official would review the plans when the applicant applies for a Building Permit; and if it is determined that the historic tree must be removed, the City Commission would make the final determination on the removal of the tree.

Ms. Remark stated in 2019 the State of Florida passed FS 163.05 which allows a certified arborist or a Florida licensed landscape architect to make a determination on private property that if a tree could cause damage to persons or property, the local Code does not apply. Ms. Remark stated many residents will be upset if the trees are removed and noted an arborist or landscape architect could make the determination to have the trees removed without authorization from the city.

Mr. Bapp stated there is no public notice requirement for removal of a historic tree. Mr. Bapp stated an application for a building permit would require a survey of the trees that are on site.

Mr. Yurkiewicz stated the intention is to keep the trees and noted they are in the building setback. Mr. Yurkiewicz stated the trees should be safe.

Mr. Peacock stated there should be a note on the plans that the trees are to be preserved.

Mr. Yurkiewicz stated it will be noted for permitting that the trees are to be preserved.

Mr. Peacock asked about the rusticated stone.

Ms. Remark stated she is concerned about the proposed stone blending in the neighborhood and feels it is more modern looking.

Mr. Yurkiewicz stated he has a different opinion and feels what Ms. Remark likes has more of a commercial appearance to him.

Mr. Peacock asked if what is proposed is what the owner wants.

Mr. Yurkiewicz stated yes.

Mr. Peacock stated he likes the stone that is proposed.

Ms. Krimmel stated she supports the proposed stone since she feels the front surface area seems minimal and the overall quantity of texture and colors coincide.

Mr. Trager stated he likes the cultured stones.

Public Comments:

Brian Case, 942 N. Wild Olive, Daytona Beach, Florida stated he lives one block to the east of the proposed development and is pleased to see the property developed. Mr. Case stated he is pleased to see the trees will be protected as best possible. Mr. Case expressed concern about a duplex with each unit having 4 bedrooms only having two single-car garages and asked where people will park. Mr. Case noted other residences in the area are owner-occupied and there are only four rental units in the area.

Erin Karl, 942 N. Oleander, Apt. 3, Daytona Beach, Florida stated she lives directly west of the property. Ms. Karl stated she is concerned about the trees and is pleased to see the trees will be preserved.

Emily Nice, 941 N. Oleander, Daytona Beach, stated she lives across the street from the subject property and would like to see the trees remain. Ms. Nice stated she is concerned the contractor may remove the trees during construction. Ms. Nice stated this block of Oleander does not have a stormwater system and water accumulates on the right-of-way when it rains. Ms. Nice expressed concern about parking for the proposed structure.

Mr. Yurkiewicz stated every effort will be made to not destroy the trees.

Mr. Peacock stated Ms. Nice may want to take her concerns about the trees to the Building Department.

Ms. Remark stated regarding historic trees, who would make the decision to engage an arborist and set up a hard barrier.

Mr. Bapp stated when the applicant applies for a Building Permit, a tree survey must be provided. Mr. Bapp stated there are industry standards for barrier protection and marking of trees.

Mr. Yurkiewicz spoke regarding the sliding glass doors and stated grids could be added.

Ms. Remark stated the site plan will be changed to indicate the trees will be preserved.

Board Action:

A motion was made by Ms. Remark, seconded by Mr. Trager, to approve **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, in accordance with the staff report as presented, and noting the site plan will indicate the trees are to be preserved and a change will be made to the sliding glass doors. The motion carried (5-1, with Mr. Yurkiewicz abstaining).

b. **Action Item:** Nomination of a Vice Chair

Mr. Bapp stated Robert Fort has resigned from the Board and a replacement needs to be named for Vice Chair.

Board Action:

A motion was made by Mr. Peacock, seconded by Mr. Trager, to appoint Tracey Remark to serve as Vice Chair. The motion carried (6-0).

5. **Discussion Item:**

There were no discussion items.

6. **Other Business:**

a. Heritage Preservation Trust Liaison – Mr. Trager

Mr. Trager stated Nancy Long has resigned and a replacement has been named.

7. **Staff Update:**

Mr. Bapp stated one application has been received to fill the vacancy on the Board. Mr. Bapp stated the application will be forwarded to the City

Commission and there should be a new Board member at the next meeting.

Mr. Bapp stated Mr. Yurkiewicz and Mr. Daniels will need to submit applications to the City Clerk if they would like to continue to serve. Mr. Yurkiewicz stated he would like to continue to serve but Mr. Daniels indicated he no longer wishes to serve.

8. **Public Comments:**

There were no public comments.

9. **Board Comments:**

Ms. Remark stated the agenda for the Board meeting was not on the City's website until Monday.

Mr. Bapp stated the agenda was on the website but many of the agendas had been archived so it was briefly not available to the public.

Ms. Remark thanked Mr. Bapp for the additional documents and site plans for the agenda item this evening.

Mr. Peacock commended Ms. Remark for all of the research she did for the agenda item.

10. **Adjourn**

There being no further business, the meeting was adjourned.



Tracey Remark, Vice Chair



Vanessa Trimble, Board Secretary