

REGULAR MEETING – HISTORIC PRESERVATION BOARD

Tuesday, August 18, 2020

Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, August 18, 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. Robert Fort, Chair
Mr. Roman Yurkiewicz, Vice Chair
Mr. James Daniels
Mr. Brian Fredley (via Zoom – connection time 7:00 p.m.)
Mr. Dallas Peacock (via Zoom)
Dr. Daniel Stotland (via Zoom)
Mr. Warren Trager

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 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:** July 21, 2020

Board Action:

A motion was made by Mr. Yurkiewicz, seconded by Mr. Daniels, to approve the minutes of the July 21, 2020 Historic Preservation Board meeting, as presented. The motion carried (6-0).

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 this is a request to allow new construction of a residential unit on a vacant parcel. Mr. Gutierrez read the design standards for the Seabreeze Local Historic District which were included on Page 3. Mr. Gutierrez stated he believes the proposed project meets the criteria and standards.

Applicant Presentation:

Richard Ruebel, Richard A Ruebel GC, spoke representing the property owner, Keith Dane. Mr. Ruebel read an email he received from Susanne Odena in support of the project. Mr. Ruebel stated the email indicates the residents at 714 N. Wild Olive, Dave and Patty Archard, are also in favor of the project.

Board Member Comments:

Mr. Fort asked what the setbacks would be.

Mr. Ruebel stated the new home would be even with the two adjacent properties, and he believed the setback is 45 feet. Mr. Ruebel stated the lot is 75 feet wide by 150 feet and he has seen similar houses of the proposed style in the neighborhood.

Mr. Peacock asked if the masonry will be stuccoed.

Mr. Ruebel stated yes and stated the structure will have a metal roof which will cost about \$40,000.

Mr. Peacock asked the color planned for the roof.

Mr. Ruebel stated it is a light gray.

Mr. Gutierrez stated the application indicates the color of the roof is Nevada Silver.

Mr. Peacock asked if there are other metal roofs in the area.

Mr. Gutierrez stated he believes there are others.

Mr. Fort stated the entry will have a height of 11 feet and everything else is 9' 4".

Public Comments:

Mr. Fort stated the Board had been provided with two emails from property owners in the area; one from Weegie Keundig and one from Anita Gallentine. Mr. Fort read the emails into the record.

Tracy Remark, 815 N. Oleander, Daytona Beach, Florida stated she is a resident of the area; and she and Gary Libby who also resides in the area drafted the local ordinance which enacted the guidelines for the Seabreeze Local Historic District. Ms. Remark stated she does not believe the proposed structure meets those guidelines. Ms. Remark stated she feels the home would be compatible with homes in a suburban neighborhood but not the Seabreeze neighborhood. Ms. Remark stated there are simple things that could be done to the proposed structure so it could blend with the historic neighborhood, such as adding a color trim, a red or yellow door, a slightly raised porch and steps, or changing the

windows. Ms. Remark stated the garage doors should not be the focal point of the house. Ms. Remark asked this item be continued to provide the applicant an opportunity to make changes to the proposed plan so the home could be more compatible with others in the neighborhood.

Mr. Trager asked if there are other houses in the neighborhood with three garages.

Ms. Remark stated Mr. Libby's home has a three car garage but the garage is in the back.

Mr. Trager stated he feels the three garage doors along the front makes the house looks smaller and does not have a historic value. Mr. Trager asked Mr. Ruebel if the garage could be deeper and only have two garage doors.

Mr. Ruebel stated when he was hired by Mr. Dane, he was not aware that the house with in a historic district. Mr. Ruebel stated he did research and wanted to put a circular driveway on the property but was told he could not do that. Mr. Ruebel stated to raise the house to add steps would be complicated and expensive and to redesign the house would add cost to the project. Mr. Ruebel stated the house was not designed to look like a 1930's house.

Mr. Yurkiewicz asked if the elevation views have been completed.

Mr. Ruebel stated he has not completed the side and back elevations.

Mr. Trager asked if the garage door on the left could be changed to look more like part of the house.

Mr. Ruebel stated he would have to look to see if it could be changed.

Ms. Remark stated it is noted on the website that this address is part of a local historic district. Ms. Remark stated she previously suggested the garage door be redesigned.

Mr. Yurkiewicz stated he feels the garage doors look overpowering because of the detail.

Mr. Peacock stated there is an opportunity to have variation in the color.

Mr. Trager asked if the garage door could be flush so that it looks like it s part of the house.

Mr. Ruebel stated he believes flush panel doors are available.

Mr. Yurkiewicz stated staggering the doors would make it less overwhelming.

Mr. Fort asked if Mr. Ruebel changed the design of the house once he became aware that it is part of a historic district.

Mr. Ruebel stated when he approached the city with a site plan, he was told he could not have a circular driveway; and that is when he was told the home was in a historic district.

Mr. Peacock stated a gable could be added or other decorative elements.

Mr. Fort stated the design has not been done with any thought to the existing neighborhood. Mr. Fort stated he would like the applicant to come back to the board with a design that is more appropriate. Mr. Fort stated he would vote to continue this item since it does not fit into the historic district. Mr. Fort stated he lives there and he cares about the district.

Mr. Yurkiewicz stated he agrees with Mr. Fort and noted it would be helpful to see the rest of the drawings including the side elevations.

Mr. Peacock stated the back elevation has a covered porch and asked if that could be done to be more compliant with the rest of the neighborhood.

Mr. Ruebel stated he could make changes but he would not like to wait another month for the Board to meet in order to get approval.

Mr. Peacock stated the Board has given suggestions to Mr. Ruebel and stated he would like to see an oculus over the entryway with a gable.

Mr. Yurkiewicz stated he feels it would help to have more historic color schemes planned.

Board Action:

A motion was made by Mr. Fort, seconded by Mr. Yurkiewicz, to continue Case DEV2020-086 to a special meeting to be held by the Board on September 1, 2020, at 6:00 p.m. The motion carried (7-0).

5. **Action Item:** Election of Chair

A motion was made by Mr. Fort, seconded by Mr. Yurkiewicz, to appoint Dallas Peacock to serve as Chair. The motion carried (7-0).

A motion was made by Mr. Peacock, seconded by Mr. Fredley, to appoint Mr. Fort as Vice Chair. The motion carried unanimously.

6. **Other business**

Heritage Preservation Trust Report – Mr. Trager:
Mr. Trager stated he had nothing to report.

7. **Staff Update**

Mr. Gutierrez stated there is still one vacancy on the Board and Dr. Stotland has indicated he does not wish to be reappointed.

8. **Public Comments**
There were no public comments.
9. **Board Comments**
There were no Board comments.
10. **Adjournment**
There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Dallas Peacock", written over a horizontal line.

Dallas Peacock, Chair

A handwritten signature in cursive script, appearing to read "Becky Groom", written over a horizontal line.

Becky Groom, Board Secretary