

MINUTES

REGULAR MEETING – HISTORIC PRESERVATION BOARD

July 19, 2022

Minutes of the Regular Meeting of the Historic Preservation Board of The City of Daytona Beach, Florida, held on Tuesday, July 19, 2022 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

2. Roll Call.

Tracey Remark (Chair)	Present
Timothy Nakasawa	Excused
Fernando Neves	Excused
Delia Krimmel (Vice-Chair)	Resigned
Warren Trager (Secretary)	Present
Joseph Vetter	Present
Daniel Harshaw	Present
Thomas Makowski	Present
Ray Masone	Present@6:28 PM

Also Present:

Doug Gutierrez, Principal Planner
Kira Honse, Assistant City Attorney
Gina Fountain, Board Secretary

Ms. Remark, Chair, stated there should be a motion to excuse Mr. Nakasawa, Mr. Masone, and Mr. Neves from the July 19, 2022, board meeting.

It was moved by Mr. Trager to excuse Mr. Nakasawa, Mr. Masone, and Mr. Neves, seconded by Mr. Harshaw. The motion passed 5-to-0 with the breakdown as follows:

Tracey Remark (Chair)	Yea
Warren Trager (Secretary)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

3. Approval of Minutes

Approval of the Minutes of the July 19, 2022 Regular Historic Preservation Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Action

It was moved by Mr. Trager to approve minutes of the January 18, 2022 minutes with necessary corrections, seconded by Mr. Harshaw. The motion passed 5-to-0 with the breakdown as follows:

Tracey Remark (Chair)	Yea
Warren Trager (Secretary)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

It was moved by Mr. Trager to approve minutes of the March 15, 2022 minutes with necessary corrections, seconded by Mr. Harshaw. The motion passed 5-to-0 with the breakdown as follows:

Tracey Remark (Chair)	Yea
Warren Trager (Secretary)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

4. Major Certificates of Appropriateness 630 S. Palmetto Avenue Exterior Alterations DEV2022-114 (Quasi-Judicial)

A request by Activation Investments Group LLC property owner, for a Major Certificate of Appropriateness (COA) for alterations to the exterior of a contributing structure located in the South Beach Street Local Historic District located at 630 S. Palmetto Avenue Daytona Beach, Florida 32114.

Staff Presentation:

- A. Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. He stated this structure was proposed for demolition but was purchased by Activation Investments Group LLC. He stated that Activation Investments Group, property owner, for Major COA of Alterations and the exterior of the contributing structure located at South Beach Street Local Historic District, 630 S. Palmetto Ave. He stated the applicant is seeking to rehabilitate a contributing historic structure, converting it from a multifamily structure, back to a single-family home as originally intended. He stated as a part of the rehabilitation, the applicant is proposing the following: the front elevation is going to remain the same in appearance and removal of a non-bearing structure on second story on north side of right elevation that was added but is not a contributing feature. He stated the rear elevation on west side, enclosure of two second-story doors that were part of the multifamily layout; removal of small second story windows and replace with windows matching the originals; remove and replace small windows and replace to match existing ones; open enclosed patio on second story. He stated the option will make the existing siding in the areas of the former door to ensure the consistency of the exterior. He stated the left elevation on the south side is to remove and fill a first story entry from multifamily configuration; remove and fill small second story window; open second

story porch and make windows consistent. He stated the Architectural Style is Queen Anne the details are in the report. He stated the property is listed as a contributing structure in the South Beach Local Historic District, 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, staff had a pre-application meeting on June 13th. He provided a brief summary of the criteria such as: the property will be used as it was historically done, the historic character of the property will be retained and preserved, the property will be recognized as a physical record of its time, place, and use with historic materials and the subject property will not be altered, changes to the property that have acquired historic significance in their own right, distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved, the existing condition of historic features will be evaluated to determine the appropriate level of intervention needed, chemical or physical treatments (not applicable in this case), archeological resources will be protected, there are no archeological resources on the site (In case, that such resources are discovered, mitigation measures will be undertaken), property will be used as it was historically or be given a new use, and the historic character of the property will be retained and preserved and there will be no removal of distinctive materials. He stated staff recommends approval of the request for a COA for exterior alterations on a contributing structure in the South Beach Street Local Historic District located at 630 South Palmetto Avenue. He stated the Historic Preservation Board may deny, approve, or approve with conditions.

Applicant:

Juan Angel, Activation Investments Group, 630 S. Palmetto Avenue, stated he was here to answer any questions from the board.

Ms. Remark asked if it was going to be an open screened porch or window porch on the left elevation?

Mr. Angel stated that it would be an opened screened porch as it used to be.

Mr. Vetter asked have the stairs on the back already fallen off.

Mr. Angel replied yes, they were in very bad condition and have to demolish them.

Mr. Trager asked if there was a back garage and what would happen to it?

Mr. Angel stated that it has an extra unit on the back that would be renovated if you allow us to do that.

Mr. Trager asked if the renovation of the back garage included in the staff report.

Mr. Angel stated the renovation is included in the project and not sure why it was not mentioned in the staff presentation because it is on the scope of work.

Mr. Gutierrez stated he did not see anything but will find the scope of work because it will be a part of the CRA.

Mr. Angel stated that his engineer can send it to Mr. Gutierrez.

Mr. Gutierrez informed Mr. Angel that he can provide his business card with contact information to obtain the information.

Mr. Trager asked are we going to be able to approve like this or do we have to wait to later.

Ms. Honse stated that if the applicant can describe in detail sufficient to satisfy the board, we could approve the complete project tonight.

Ms. Remark asked Mr. Angel to describe what he wants to do with the back of the structure.

Mr. Angel provide a detailed summary of the plans for the back of the structure.

Mr. Gutierrez stated frequently staff have applicants that are adding more modern features to homes as it is comforting to see a structure that was changed back to the original condition.

Mr. Harshaw asked will this be your home or is it an investment home?

Mr. Angel stated that it will be an investment home.

Mr. Harshaw stated being that it has a carriage house in the back with living facilities will that be rentable and income producing.

Mr. Gutierrez stated that it is permitted in the historic district and the auxiliary unit in the LDC allows to be rented in the back and single-family in the front.

Mr. Angel stated that the density for this property allows two units and two dwellings. He stated that it was six units but now it will be four units.

Citizen Comments:

There were no comments

Board Action

It was moved by Mr. Trager to approve project as presented and described by the applicant. Mr. Masone seconded the motion in accordance with the staff report as presented and applicant description. The motion passed 6-to-0 with the breakdown as follows:

Tracey Remark (Chair)	Yea
Warren Trager (Secretary)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea
Ray Masone	Yea

5. **Other Business**

There were no comments

6. **Staff Updates**

Mr. Gutierrez informed the board that Delia Krimmel has resigned and a copy of her resignation letter has been provided to the board. He stated at the next meeting there will need to be a vote to elect a new vice chair. He reminded the board members to complete the Financial Disclosure Form One and Ethics Training, if have not done so.

Ms. Honse stated that the Ethics Training is a requirement that the Commission voted for back in January and these are some additional presentations opportunities for members to attend.

Mr. Gutierrez informed the board that there will be a couple of potential COA's that will be presented to the board regarding signage and colonial architecture.

7. **Public Comments**

There were no comments

8. **Board Comments**

Mr. Vetter asked what was the status of the Orange Avenue Rec. Center.

Mr. Gutierrez stated it passed through the Historic Preservation Board but failed by a 2-to-2 vote at the Downtown Redevelopment Board meeting on July 5th . He stated that it will be presented at the Planning Board meeting on July 28th and then the City Commission meeting on September 7th.

Mr. Trager asked why did it fail?

Ms. Honse stated that the Downtown Redevelopment Board were concerned that the historic overlay designation would put too much restriction on the use of the building was her take of what happened at the meeting.

Mr. Masone asked what is the recommendation of a new board member to attend other board meetings to see what is going on or attend any meeting?

Ms. Remark stated that almost every board has a video of their meetings in the City website and that is how she keep up with the meetings. She stated that the videos have a share index so you know where you are on the agenda if there is something you want to see the vote for that item. She stated it just gives you a bigger perspective in how we fit into that bigger picture. She stated that also reading the agenda and staff reports then calling staff for an explanation of an item you do not understand can be helpful as well.

Mr. Masone asked can a board member be on more than one board?

Ms. Remark stated board members can only serve on one board but a member can be appointed as a Liaison to another board per Florida Statue.

Mr. Trager stated that a board member can speak at another board meeting under public comments.

Mr. Remark stated but only if there is no other board member that you serve with in audience.

Ms. Honse stated that when you attend these meetings and speaking on behalf of yourself and not as a member of the historic preservation, not that board at all, unless this board were to vote to send somebody to a redevelopment board on behalf of the historic board to present their position.

Mr. Trager asked what is the difference if you go to a public meeting and there is a member of the board in the audience or look at the meeting online and see everything that was said.

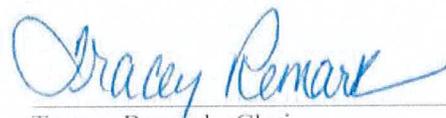
Ms. Honse stated that it is not recommended that more than one person speak because you each could technically individually say your own position that could turn into a back and forth that is a concern. She stated that if there is just one person that gets up and speaks that you technically can do, it is not recommended because of the possibility of it turning into a conversation or the perception.

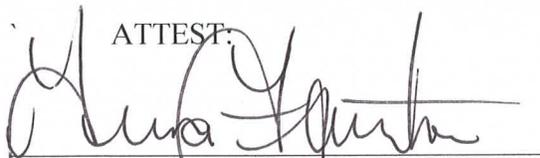
Mr. Trager stated you just cannot hold a conversation with that board member.

Ms. Remark stated that when there is the perception of an intermediary, which you cannot use, intermediaries between board members and so a public meeting can be seen as a way of using an intermediary. She stated that it could be interpreted as you are trying to communicate to this other board member what you feel about something, even though you say you are not the board per se, you are not representing the board when you do that and there is another member of your board in the audience, the perception can be that you are communicating to that intermediary.

9. **Adjourn**

There being no further discussion or comments the meeting was adjourned at 6:52 pm


Tracey Remark, Chair

ATTEST:

Gina Fountain, Board Secretary