

MINUTES

REGULAR MEETING – HISTORIC PRESERVATION BOARD

November 15, 2022

Minutes of the Regular Meeting of the Historic Preservation Board of The City of Daytona Beach, Florida, held on Tuesday, November 15, 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	Present
Fernando Neves	Present
Warren Trager (Secretary)	Present
Joseph Vetter	Excused
Daniel Harshaw	Present
Thomas Makowski	Present
Ray Masone	Absent

Also Present:

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

Ms. Remark, Chair, stated do the board need to make a note that Mr. Vetter has included a request to be excused.

Ms. Honse replied correct.

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. Neves to approve minutes of the July 19, 2022 minutes, seconded by Mr. Trager. The motion passed 6-to-0 with the breakdown as follows:

Tracey Remark (Chair)	Yea
Timothy Nakasawa	Yea
Fernando Neves	Yea
Warren Trager (Secretary)	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

4. Discussion Item:

A. Board members to discuss areas of interest to the Historic Preservation Board

Ms. Remark asked what does the board members think about in terms of ideas, recommendations, historic preservation in Daytona Beach, and what they could do more as a board.

Mr. Harshaw stated the homes on the beachside are being annihilated by the storms and when rebuilding them they are looking more like the homes in a gated community instead of the original characteristics of the homes in the area. He wanted to know what can this board do or are there are any rules, regulations, or an overlay that required the house plans need to be approved, if they are going to be in a historic style living area.

Mr. Gutierrez stated that with overlays they have to be approved by the property owners and they cannot just do an overlay since it is a rezoning because all the neighbors would have to but into doing this.

Ms. Remark stated if it is already a National Historic District then they would have to push for it to become a Local Historic District and any new builds have to reflect the character of the National Historic District.

Board members discussed other areas that have the National & Local Historic District designation and businesses that has the contributing structures.

Mr. Harshaw stated he does not know when the contributing structures were actually addressed. He had a book years ago where it showed a house and building that was structure in it and that was 20 years ago, so styles have changed in some and they stopped that in the 1940 as a contributing structure, but there are some great mid-century modern properties in Florida that now will be contributing structures.

Ms. Remark stated it would require a whole new inventory that is contributing for when it became a National District but when the property hit that 50 year mark the property owner has asked to be considered contributing.

Mr. Gutierrez stated that the property owner still have to meet the criteria to considered contributing.

Board members discussed advertising in the City Newsletter that is enclosed in the monthly water bills asking residents are their homes 50 years and would they like to be considered for contributing structure or possibly having a workshop for the local residents.

Mr. Gutierrez stated that the age of the home would have to be verified and it has to be a contributing structure, not just because it reached a certain age, because that is not a determining factor.

Ms. Remark advised Mr. Harshaw that he could speak with the City Manager about the contributing structure factor or having a workshop with local residents and City staff to find out what the board can do, how they might utilize this as a board for some of these ideas that they are talking about and they previously did workshop at the Garden Center with City staff members.

Mr. Harshaw stated that the board has no guidelines to say the home has to be put back somehow like it was because property owners are putting vinyl sides, drywall and not having the original factors on their homes now.

Mr. Gutierrez stated that the guidelines does not affect the interior only exterior, so they can drywall or do whatever they want to the interior.

Ms. Remark asked was there a consensus among the board , this is not a voting thing and it is not an action item, but consensus among the board to have Mr. Harshaw speak with the City Manager about these issues.

Mr. Harshaw stated maybe the board can give him direction of what they want him to talk with the City Manager about and he will do it.

Ms. Remark stated she think that is his direction is how can they utilize this as a board and could they talk about what he just said if they are finding out more about their home or know of workshops in some areas that City staff might do in a small area.

Mr. Neves asked Mr. Harshaw how many blocks are they talking about, A1A to the river.

Mr. Harshaw stated the South Atlantic Redevelopment Area right now.

Ms. Remark stated that would be from ISB to Silver Beach area.

Mr. Trager asked would that include the Ocean Dunes neighborhood.

Ms. Remark stated no, that is south

Ms. Remark stated since there are no further ideas or thoughts from the other board members, she has a few to discuss items to discuss. She stated as a board under the LDC, they can confer recognition

upon owners of individual sites through certificate of sites property structures through certified cards, plaques or markers. She stated she did five or six different new National Historic Districts when she was on the City Commission. She stated once they were registered with the National Park Service, the Community Development Department issued the plaques. She stated she really does not know what happened to that program.

Mr. Gutierrez stated just to clarify, Ms. Remark are you talking about the National Register plaques.

Ms. Remark stated the National Registry plaques from the Secretary of Interior.

Mr. Gutierrez stated the City does not have the funding for the program anymore. He stated that when Mount Bethel Church wanted a plaque that cost a couple hundred dollars and they were willing to pay for it themselves. He stated that he spoke with the previous City Manager to inform him they were willing to pay for it but they told then who to contact and the company that makes the bronze plaques and then they work together to get one, the City were not really involved in that and he do not know how it was done in the past.

Mr. Neves stated he went through the program approximately 25 or 30 years ago and he came before Mr. Trager and the Historic Preservation Board and gave his history in the house and did some research but when he received the plaque, he was informed that he was getting one of the last few they were running out of them and at that time they had a stack of them. He stated he thinks that is what happened is they ran out of them and they do not want to but more.

Ms. Remark asked could staff find out how it was done and is there a way to possibly do it again and what kind of funding might be available at a national level or historic state level, even though it is not national historic register of places or where they might pursue grants where they can offer them to the property owners, even if it is a shared expense between them and the City.

Mr. Nakasawa provided an overview of how this program worked in Tucson, Arizona.

Mr. Gutierrez stated that most of these historic districts are in the redevelopment areas, too.

Ms. Remark asked so they cannot do it in a redevelopment area.

Mr. Gutierrez stated that is not what he was saying, he was talking about was the funding source but they have a new redevelopment director for the redevelopment board to find out what they can do and this is something they can look at as well.

Ms. Remark stated what they are asking that sort of segways into maybe another one in either or that she would rather have the plaques on the individual properties rather than for signage but a lot of communities do entry and exit. She stated that Mr. Gutierrez made her think of what is in the redevelopment areas that might be one way or the other.

Mr. Gutierrez stated he could find out from public works because they are the ones that they go through and he do not know if there is funding for those kind of signs, wayfinding but he will talk with staff.

Ms. Remark stated that even if it is on an existing sign at an entryway and put another little historic district signage. She stated that also the other thing she was thinking of since they are established is to serve as the primary body for furthering historic preservation in the city. She stated she was also thinking that trying to do, they already did the Peabody as local designation with the overlay. She stated when they look at the National Register sites that staff provided the board, there is a couple, Daytona Beach Bandshell and Oceanfront Park Complex, for a local designation that ends up, a lot of times needing repair work and that does open up again other avenues for funding and she knows it is competitive but the US Post Office Downtown is already a National Historic Site and that was a local architect and it was a WPA works project just like the Bandshell, which gives that added historic benefit. She stated that the Howard Thurman house, they have been trying to do more and they have had issues with some money and with the property next to them and they already have stewards for that property that maybe they could see if they would be interested in pursuing local historic designation. She stated if they are not at least the Bandshell and the Post Office for that.

Mr. Gutierrez asked do the City own the Peabody.

Ms. Remark stated the City owns the Peabody and the Bandshell but not the Howard Thurman or Post Office.

Mr. Gutierrez stated that the Post Office would have to be onboard for that and each post office has a mail carrier and that would be the person to speak with.

Ms. Honse stated that not all post offices are owned by the Federal Government, some are leased properties but she doubts the one downtown is a leased property, but it is something you would have to consider that you would have to get the actual owner. She stated she was going to try to see if she can see on the Property Appraiser's website, if it was owned by the Federal Government.

Mr. Trager stated the Post Office Downtown is owned by the Federal Government.

Mr. Gutierrez stated the postmaster probably would be the person to approach then they probably have to move it up the chain but he do not know if the process will pan out.

Ms. Remark stated the new time she is in the Post Office Downtown getting stamps, she can ask to speak with the postmaster and then the Bandshell, would that be something staff would talk to the City about.

Mr. Gutierrez stated yes, just like they did with the Peabody and ultimately the City Manager would have to give his blessings to go ahead with that but he will bring it up.

Mr. Harshaw asked Ms. Remark what is she asking for.

Mr. Remark stated that those two properties, Bandshell and Post Office Downtown, to become local historic designated sites. She stated that the Bandshell is a National Historic Site and it does not offer that extra level of protection.

Mr. Gutierrez asked protection from what.

Ms. Remark stated who knows 20 years from now, it could be all new people and they decide that they do not want that awful old Bandshell anymore and just bulldoze it and build something new and better.

Mr. Gutierrez stated that local historic designation does not protection that.

Ms. Remark stated no, but they have to go through steps and they cannot just decide without the community involvement and they cannot just go down there and start bulldozing it. She stated it becomes public to talk about and get permission. She stated the historic board was for individuals to demolish, they have to come to this board.

Mr. Trager stated no they do not have to come before the historic board.

Ms. Remark stated if they are in a local district and they are contributing property, yes they do.

Ms. Remark stated the last thing she wanted to bring up and this one is really near and dear to her heart and she would like this board to nominate Jackie Robinson Ballpark formerly known as City Island Ballpark as a National Historic Landmark, not a local designation or a National Historic Site. She stated that the State of Florida only has forty-seven and she would like that ballpark to become number 48. She stated landmarks are decided by the Secretary of Interior and they have to be something that is nationally significant in American History and Culture. She stated that Martin Luther King Birthplace, Apollo Mission Control Center, and Alcatraz are on the landmark list. She stated they have to have historic significance in a specific area of American History and she think civil rights and desegregation is about as specific as it gets in our history. She stated there is an advisory board and if the City Commission was in favor of this, she would like to take this to the City Commission to ask them to do this. She stated the criteria it has to demonstrate exceptional value or quality in illustrating or interpreting the heritage, location, and design, April 15, 2022 was the 75th Anniversary of Jackie Robinson stepping onto a major league ballpark and being the first black player to play with all whites across the major leagues and it started a year before that at Kelley Field. She stated that Kelley Field was located behind what used to be called the Pal Center, was just commemorated and where white baseball players played for months until they finally played at City Island Ballpark. She stated the landmark has to be associated with events that have made a significant contribution to the broad national patterns of United States history. She stated it has to be importantly associated with the lives of persons who are nationally significant in the history of the United States. She stated that Jackie Robinson was the first black Vice President of a National Company in this Country, first four letter athlete at UCLA, first black to open the Freedom Bank in Harlem, New York, which was one of the largest black owned banks in the United States of America. She stated that Jackie Robinson was a political activist that opened doors as well as hearts. She stated there are federal funds available for

preserving and protecting National Historic Landmarks as well as federal income tax incentives available for donating easements and for rehabilitating income generating historic buildings and “Going to bat for Jack” want to put \$31 million into that over many years. She stated for income generating historic there are funds available at myflorida.com the Department of State has pressed special project development funds for those properties that are regularly open to the public and they do up to \$500,000 per year and the funding makes sense at this time. She stated there have been almost 100 books written about Jackie Robinson, historical, sports, memoirs of other players that played with him, children books, movies, there was a four part series on television this year on the public station, and first professional athlete across any sport in the country that had his number 42 retired across the entire league, not just his franchise. She stated they think of him as a baseball player but he was so much more than that because of how much he loved baseball that impacted everybody and it made such a huge difference.

Board members discussed the first step would be to present this item at the City Commission meeting because this is a great idea and it sounds like it meets all the criteria as a landmark and they could not imagine the City Manager not being in agreement with this because it would benefit the City.

Mr. Gutierrez stated he could speak with Rueben Acosta with the State about how do staff go about this and where they need to start but he prefers the board to first start with the City Manager.

Mr. Harshaw asked do the board want to have some sort of resolution saying that this is something they want to push forward.

Ms. Honse stated that she thinks at this point having Ms. Remark designated to go talk with the City Manager and get some feel for going forward, letting Mr. Gutierrez just find out what they need to do and then report back at the next meeting as to taking a step in at that point, it would be something that is on the agenda that would be publicly noticed and people would be able to speak on that.

Mr.. Gutierrez asked where there any National Historic Landmarks in Florida

Ms. Remark stated Dr. Mary McLeod Bethune home, Cape Canaveral Air Force Station, Cathedral Basilica in Saint Augustine, lots and lots of forts that she never heard of, Hemingway’s home, Zore Neale Hurston home, Mar-a-largo before he lived there when it was Marjorie Merriweather-Post home, Ponce De Leon Hotel in Saint Augustine, Marjorie Kinnan Rawlings home, Ponce Inlet Lighthouse, Ybor City National, the whole historic district are the listed landmarks in Florida.

5. Other Business:

A. Heritage Preservation Trust Liaison – Mr. Trager

No report presented by Mr. Trager

6. Staff Update:

A. Annual CLG Report

Mr. Gutierrez provided a brief summary of the information only CLG Program Annual Report from 10/1/2021-9/30/22 that is due by November 30th. He stated he was ready to send in October but he needed some required minutes signed prior to doing so.

Board members reviewed and discussed the Certificate of Appropriateness (COA) and amendments the CLG Report

B. 2023 Calendar

Mr. Gutierrez advised the board of the calendar for the upcoming year, which has no room for negotiation since their normal scheduled meeting is on the third Tuesday of the month.

7. Public Comments:

There were no public comments

8. Board Comments:

Ms. Remark stated that something else that the board might want to consider and to think about to bring up at the next meeting is about rear deck elevation in the LDC. She stated if the rear deck is elevated it must come before the board and if not elevated it does not have to be presented before the board.

Mr. Gutierrez asked elevated beyond what.

Board members discussed if should be a minor COA and the length beyond ground level and the visibility in the LDC

Ms. Honse stated that the way it is written in the LDC in that section indicates construction of ground level deck that is not visible from any street does not require alterations to any structure. She stated that is a minor COA, so it does sound like it would be maybe amending it to provide a certain height and what that height should be.

Board members discussed the need for more clarification in that section of the LDC regarding the rear deck and contributing structure.

Ms. Honse stated before the board moves on because the vice chair resigned there is a need to nominate and vote for a vice chair.

It was moved by Mr. Trager to nominate Mr. Vetter as vice chair, seconded by Mr. Harshaw. The motion passed 6-to-0 with the breakdown as follows:

Tracey Remark (Chair)	Yea
Timothy Nakasawa	Yea
Fernando Neves	Yea
Warren Trager (Secretary)	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

Board members discuss the flooding after the recent hurricane and how the City is addressing it because the problem seems to be an drainage issue.

9. Adjournment:

There being no further discussion or comments the meeting was adjourned at 6:58 pm


Tracey Remark, Chair

ATTEST:

Gina Fountain, Board Secretary