



CITY OF DELAND
REGULAR MEETING OF THE HISTORIC PRESERVATION BOARD
JANUARY 4, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. December 4, 2023 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (Local Registry Nomination) for a commercial building at 228 W. Howry Ave.**
Application No.: HPB23-256
Applicant/Owner: Sweet Tea Café, LLC

STAFF UPDATES

1. Miller-Fish Building (Fish Building) & Woolworth & McCroy's Historical Plaques

NEXT SCHEDULED MEETING DATE

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**
City Commission Chambers
120 South Florida Avenue
December 7, 2023- 5:00 P.M.

CALL TO ORDER

Having been duly noticed as required by law, the December 7, 2023 meeting of the City of DeLand Historic Preservation Board was called to order at 5:03 p.m. by Charles Jordan, *Vice Chairman*.

ROLL CALL WITH DETERMINATION OF QUORUM

Present: Charles Jordan, Dagny Robertson, Renee Garrison, & Scott Price

Absent: Reggie Santilli & Solomon Greene

City Staff: Samuel Nelson, *Planner I*; Phil Mangis, *Senior Planner*; Kristian Logan, *Zoning Technician*; Carol Kuhn, *Planning Director*; Deborah Glick, *Development Services Manager*; Aerial McCann, *City Attorney*; Rick Werbiskis, *Community Development Director*; and Kieu Moses, *Risk/Safety/Events Manager*.

APPROVAL OF MINUTES

Dagny Robertson motioned to approve the November 2, 2023 meeting minutes. Scott Price seconded the motion and all approved unanimously (4-0).

OLD BUSINESS

None

NEW BUSINESS

- 1. Historic Preservation Review (Public Art Mural) on the East side of the building at 110 W. New York Ave, in the Persimmon Lane alley; Application No.: HPB23-251 (Application Number); Courtney Canova (Applicant); Conrad Realty Co. (Owner).**

Carol Kuhn provided an overview of the application and stated that this mural review has been taken out of sequence as outlined within the City's Land Development Regulation Section 26-62(d)(4). This mural was taken before the Public Mural Art Committee on November 7, 2023 and they approved the mural as presented. The Historic Preservation Board's recommendation/input will now be forwarded to the City Staff representative for the Public Mural Art Committee to have the artist incorporate the recommendations/input.

Dagny Robertson asked for clarification on the purview of the Historic Preservation Board for this mural. Carol Kuhn stated the Historic Preservation Board is reviewing it for recommendation or input which may serve to have the mural better fit with the historic ambiance of the district.

Scott Price motioned for recommendation the mural plaque be formally dedicated and presented to Bylye Yvone Avery and family at an upcoming City Commission meeting to recognize her life and legacy to the City of DeLand. Renee Garrison seconded the motion. (4-0)

STAFF UPDATES

- 1. Historic Preservation Board appointments and vacancies**

Carol Kuhn provided an overview of all the seats that are up for reappointment or vacant, and discussion ensued amongst the Board Members for clarification.

OTHER DISCUSSION

Carol Kuhn provided an update for the board regarding additional staffing. Carol stated that there has been an increase in staff assistance for the Historic Preservation Board and Emily Ragusa is the Historic Preservation Officer in regards to the Historic Preservation Board and Certified Local Government requirements.

Dagny Robertson had questions in regards to the code enforcement process in the City specifically for two properties on Rich Ave, which one is on the local registry and is in disrepair. Rick Werbiskis stated that we have a new Code Enforcement Manager on City Staff and the department has since been more proactive than before. In addition, the demolition cases brought to the Historic Preservation Board at the October 5th meeting are on the agenda for the upcoming Code Enforcement Magistrate meeting, these will be for cases for demolition by neglect and demolition for an unsafe structure. The City will either demolish them and place a lien on the property, or the property owner will need to demolish in order to come into compliance.

Discussion ensued amongst Charles Jordan, Dagny Robertson, and Scott Price regarding these properties and additional properties that are in disrepair.

Carol Kuhn stated that MainStreet DeLand received the funding for the Historic Resource Survey and has since begun work on the survey. If the City receives the funding for the grant, then we will compliment their boundary area for our survey.

Dagny Robertson suggested that staff send out a letter outlining the pros and cons of being within a Historic District and the Local Registry and invite them to apply for the Local Registry designation. Charles Jordan suggested creating additional local districts within the National Registry District for the property owners to benefit from the tax exemptions and other incentives.

NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be January 4, 2024 at 5:00 p.m. in City of DeLand Commission Chambers.

ADJOURNMENT

As there was no further business, the meeting adjourned at 5:17 P.M.



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: January 4, 2024

TO: Historic Preservation Board

FROM: Emily Ragusa, *Planner II / Historic Resource Coordinator*

RE: **Historic Preservation Review (Local Registry Nomination) for a commercial building at 228 W. Howry Ave.**
Application No.: HPB23-256
Applicant/Owner: Sweet Tea Café, LLC
Florida Master Site File: 8VO1558

Property Information

Address: 228 W Howry Ave.

Current Use: Mixed Use

Zoning District: C-1

Site File #: 8VO1558

Original Structure Information (Provided from Florida Master Site File Structure Form)

Date of Construction:	+/- 1909-1915	Style:	Frame Vernacular
Structural System:	Wood: Balloon	Foundation Type:	Piers: brick with lattice infill
Exterior fabric(s):	Wood: weatherboard; shingles	Stories:	2
Roof:	Composition Shingles: butt	Windows:	DHS, 1/1, wood Jalousie, metal
Roof Type:	Gable	Chimneys:	1 - brick
Porch:	E, N, W/1-story veranda with 5 bays, access N, 3 rd bay	Secondary Structure:	0

Description of Proposed Work:

This property is located within the Downtown Support District and Historic Design District. The applicant is seeking approval to be added on the City of DeLand Historic Local Registry, nomination by the Property Owner.

Staff Analysis

The nomination of this property, located within the Downtown Support District has been reviewed per the City's Land Development Regulation Section 33-34.02. The only supporting documentation provided is the Florida Master Site File which was completed in 2006. This site file outlines the historic significance this building has in regards to the age, architecture and materials used. The architectural features remain mostly unchanged on the exterior of the building, except for alterations on the original porch columns and balustrade. The original wrought iron

posts have been altered to wood columns and balustrade. The addition of this building to the Local Registry is a benefit to the community and the surrounding properties.

Placement on the Local Register

In accordance with section 33-34.02 in the City of DeLand Land Development Regulations, the Historic Preservation Board shall within 60 days review the nomination and write a recommendation thereon. The recommendation shall include specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria outlined in this section along with any owner's objections to the listing. The recommendation shall also include a map that shows the proposed boundaries for any Historic District and any individual historic property recommended for listing. If the 60-day period runs [out] and the board has not prepared and sent a recommendation, and the period has not been extended by mutual consent of the applicant and the board, the nomination may be submitted by the applicant directly to the planning board.

Criteria for listing on the local register

Land Development Regulations Section 33-34.02 outlines the local register of historic places requirements in the City of DeLand.

- 1. Any site, building, structure, object or district which is listed on the National Register of Historic Places shall be automatically nominated by the historic preservation board for the local register pursuant to section (c) above.*

This criterion is not applicable as this property is not located within the National Register of Historic Places, it is located within the Downtown Support District.

- 2. A site, building, structure, object, or district must meet the following criteria before it may be listed on the local register:*
 - a. It possesses integrity of location, design setting, materials, workmanship, feeling and association; and*

Per the Florida Master Site File inventory form it states that the front facing gable has decorative truss work and variegated wood shingle siding. A prominent veranda porch that runs the length of the front façade and around the west side. Although the original wrought iron posts supporting the porch roof have been replaced. The overall architectural features remain unchanged.

- b. It is associated with events that have made a significant contribution to the broad patterns of our history; or is associated with the lives of persons significant to our past; or embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or have yielded or may be likely to yield information important to history or prehistory.*

The Statement of Significance on the Florida Master Site File does not outline any events or information to meet this criterion.

- 3. A property located in district shall be designated as contributing to that district if the property is one which, by its location, design, setting, materials, workmanship, feeling and association, adds to the district's sense of time and place and historical development.*

This criterion is not applicable as this property is not located within a Historic district, only located within the Downtown Support District.

4. *A property should be considered noncontributing if the property's integrity of location, design, setting materials, workmanship, feeling and association have been so altered that the overall integrity of the property has been irretrievably lost; or the property was built within the past 50 years, unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.*

This property would be considered contributing due to the integrity of the design, materials and craftsmanship with very little to no exterior alterations on the building. The replacement of the porch columns and balustrade with wrought iron posts is the most recent exterior renovation, which does not affect the overall integrity of the structure.

Staff Recommendation:

Staff finds that this nomination request is consistent with the City's Land Development Regulation Section 33-34.02 and meets the two of the four criteria as outlined above. Staff recommends the Historic Preservation Board to approve this nomination application as presented and forward the same recommendation to City Commission for approval.

Attachments:

Vicinity Map

Historical Structure Form (8VO1558) – Florida Master Site File (2006)



City of DeLand
HPB23-256
228 W HOWRY AVE



Legend:

-  City Zoning
-  County Zoning



FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 VO 1558

SITE NAME: 228 West Howry Avenue
ADDRESS: 228 West Howry Avenue
INSTRUCTIONS TO LOCATE:

SURVEY DATE: 08/31/06

1107

LOCATION: Howry's Addition 9 C
Subdivision Name Block No. Lot No.

COUNTY: Volusia

DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME: Mark Brickson
ADDRESS: 228 West Howry Avenue
ADDRESS: DeLand, FL 32720

TYPE OF OWNERSHIP: Private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

	EXCELLENT	x	ALTERED	ORIGINAL USE Residence
x	GOOD		UNALTERED	PRESENT USE Residence
	FAIR		ORIGINAL SITE	DATES 1909-1915
	DETERIORATED		RESTORED: / /	CULTURE/PHASE American
			MOVED: / /	PERIOD: 20th century

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
x DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

RECORD NUMBER 137

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Frame Vernacular

PLAN TYPE: T-shape

EXTERIOR FABRIC(S): Wood:weatherboard;shingles

STRUCTURAL SYSTEM(S): Wood:balloon

PORCHES: E,N,W/1-story veranda with 5 bays,access N,3rd bay

ORIENTATION: N

FOUNDATION: Piers:brick with lattice infill

ROOF TYPE: Gable

SECONDARY ROOF STRUCTURE(S): Cross gable

CHIMNEY LOCATION: S:offset;lateral slope

WINDOW TYPE: DHS,1/1,wood # Jalousie,metal

CHIMNEY: Brick

ROOF SURFACING: Composition shingles:butt

ORNAMENT EXTERIOR: Wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage)

TOWNSHIP	RANGE	SECTION
17 S	30 E	9

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET

Statement of Significance:

This two-story wood frame vernacular residential building is located at 228 West Howry Avenue. It has a gable roof with a cross gable and exposed eaves. The front-facing gable has decorative truss work and variegated wood shingle siding. A prominent veranda porch runs the length of the front facade and around the west side. The porch roof is supported by wrought iron posts and has a diamond pattern balustrade. The building has been altered by the replacement of the original porch columns and balustrade with wrought iron posts.

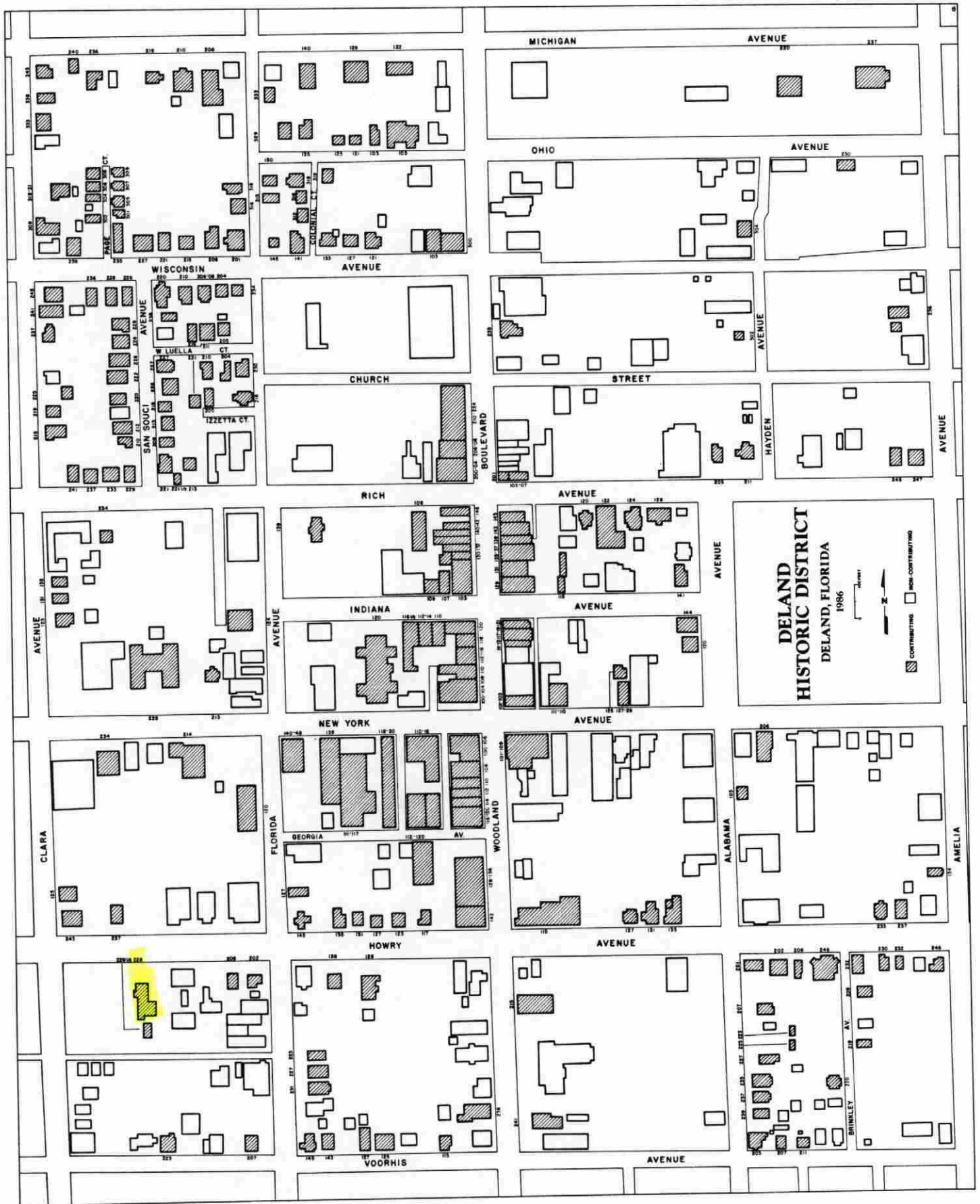
The 1915 Sanborn map includes this building on the site. The area was not previously mapped, however, and the building may therefore predate the 1909-1915 period.

The building is located in DeLand, Florida, the Volusia County seat of government, situated in the mid-central part of the peninsula, five miles east of the St. Johns River. Settlement of the community began a decade after the Civil War, encouraged by Henry DeLand, a New York manufacturer. Development of the town in the late nineteenth century grew largely upon an expanding citrus industry. Stetson University, founded in 1884 and later named for its chief benefactor, hat manufacturer and citrus grower John A. Stetson, reflected Henry DeLand's wish to make the town the "Athens of Florida."

Incorporated in 1882, the town enjoyed steady expansion around the turn of the century and experienced explosive growth in the early 1920s. The 1926 crash was aggravated in DeLand by citrus disease, though the city rebounded more quickly than most on the basis of its tourist industry. DeLand contributed many political leaders to Florida in the 1930s and 1940s. Although the city has experienced dramatic expansion in recent decades, the downtown area retains much of its early twentieth century character, particularly reflected in masonry vernacular storefronts. (1)

1. See Historic Property Associates, Historic Properties Survey of DeLand, Florida, (DeLand, 1986).

4



85510A



228 W. HOWARD
Roll D, # 1

198608

8V01558



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: November 20, 2023

TO: City of DeLand City Commission

FROM: Emily Ragusa, *Planner II & Historic Resource Coordinator*

RE: **Historical Plaque for the memorial of the 1960 sit-in on February 9, 1960.**
Applicant: West Volusia Historical Society
Owner: City of DeLand leased to MainStreet Association
Address: 100 North Woodland Blvd.

The West Volusia Historical Society has requested that a historical plaque memorializing a sit-in be installed on the Miller-Fish building (*Fish Building*) where the sit-in took place on February 9, 1960. The City of DeLand owns the building, and leases to the MainStreet Association for their office space, and is home to the Museum of Art – DeLand Downtown. The building currently has a historical plaque representing the 1886 fire downtown and Charles A. Miller being among the first to rebuild, erecting the two-story Miller-Fish Building. This requested sit-in plaque would be in addition to the existing plaque facing North Woodland Blvd. The applicant has private donors to cover the cost of making and installing the plaque. There would be no cost burden to the City of DeLand.

Due to the size and nature of this sign, per the City of DeLand's Land Development Regulation Section 33-72 (a) Exempt Signs, this sign would be considered exempt as it is intended to be used and read while walking by the building and not directional or for vehicular traffic. In addition, per the City of DeLand's Land Development Regulation Section 33-34.03 Certificate of Appropriateness, this sign would result in the *original appearance* of the building due to no color or architectural changes proposed. Therefore, would receive staff review, no Historic Preservation Board or City Commission review would be required.

The verbiage of the plaque is as follows:

On February 9, 1960, students from DeLand's all-Black Euclid High School staged a sit-in at the lunch counter in the Woolworth's store which occupied this building. One of the leaders was Joyce Cummings Cusak, who went on to become the first Black person to be elected to the Florida legislature from Volusia County. Although lunch counter sit-ins had begun in other Southern cities, DeLand's was only the second in Florida. The students also sat in at McCrory's located across the street. They continued their protest for a week, causing the lunch counters to shut down. During their action, the students were protected by the City of DeLand Police. Eventually, Woolworth's and McCrory's reopened their lunch counters, serving customers regardless of color.

It is recommended that the City of DeLand City Commission allow the West Volusia Historical Society to apply for the Historic Preservation Review and Certificate of Appropriateness for the Historical Plaque and be installed onto the Miller-Fish building (*Fish Building*) located at 100 North Woodland Blvd.