



CITY OF DELAND
REGULAR MEETING OF THE HISTORIC PRESERVATION BOARD
FEBRUARY 1, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

ELECTIONS

1. Chairperson
2. Vice-Chairperson

APPROVAL OF MINUTES

1. January 4, 2024 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (New Construction) for a seven (7) unit townhome complex located at 216 S. Florida Ave.**
Application No.: HPB24-005
Applicant/Owner: Faith Construction of Florida, LLC
Florida Master Site File: None – Vacant Land

STAFF UPDATES

NEXT SCHEDULED MEETING DATE March 7, 2024 at 5:00 PM

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**
City Commission Chambers
120 South Florida Avenue
January 4, 2024- 5:00 P.M.

CALL TO ORDER

Having been duly noticed as required by law, the January 4, 2024 meeting of the City of DeLand Historic Preservation Board was called to order at 5:00 p.m. by Solomon Greene, *Chairman*.

ROLL CALL WITH DETERMINATION OF QUORUM

Present: Reggie Santilli, Solomon Greene, Dagny Robertson, Renee Garrison, & Scott Price

Absent: Charles Jordan

City Staff: Emily Kunkel, *Planner II/Historic Resource Coordinator*; Carol Kuhn, *Planning Director*; Deborah Glick, *Development Services Manager*; Aerial McCann, *City Attorney*.

APPROVAL OF MINUTES

Scott Price motioned to approve the December 7, 2023 meeting minutes. Renee Garrison seconded the motion and all approved unanimously (5-0).

OLD BUSINESS

None

NEW BUSINESS

1. **Historic Preservation Review (Local Registry Nomination) for a commercial building at 228 W. Howry Ave; HPB23-256 (Application Number); Sweet Tea Café, LLC (Applicant/Owner).**

Emily Kunkel provided an overview of the application and stated that staff recommends approval of this application as it is consistent with Land Development Regulations 33-34.02.

Scott Price motioned for approval of the Local Registry Nomination, forward recommendation to City Commission. Renee Garrison seconded the motion. (5-0)

STAFF UPDATES

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

Emily Kunkel provided an overview of the two historical plaques for the 1960 sit in.

OTHER DISCUSSION

Emily Kunkel provided a brief update regarding board appointments and stated they are tentatively scheduled for the January 17th City Commission meeting and encouraged the Board Members to have people apply if they're interested in serving on the Board.

NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be February 1, 2024 at 5:00 p.m. in City of DeLand Commission Chambers.

ADJOURNMENT

As there was no further business, the meeting adjourned at 5:07 P.M.



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

DATE: February 1, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (New Construction) for a seven (7) unit townhomes complex located at 216 S. Florida Ave.**
Application No.: HPB24-005
Applicant/Owner: Faith Construction of Florida, LLC
Florida Master Site File: None – Vacant Land

Property Information

Address: 216 South Florida Ave.

Current Use: Vacant Land

Zoning District: C-2A

Site File #: None

Future Land Use: Downtown Commercial

Description of Proposed Work:

The applicant is seeking approval for the design and architectural review of two (2) townhome apartment buildings, having a total of seven (7) residential units. Each building will be 2-stories, the building along the west side will have 3 units, and the building along the south will have 4 units.

Staff Analysis

This project is located within the Downtown Support District and Historic Design District. The definition in our Land Development Regulations for the *Historic Design District* means the combined areas designated as *Stetson University Historic District*, *Downtown Historic District* and *Downtown Commercial* in the *City of DeLand's Comprehensive Plan Future Land Use Element and corresponding Future Land Use Map*. Therefore, this property having a future land use as Downtown Commercial requires review by the Historic Preservation Board, forward recommendation to the City's Technical Review Committee.

On January 24, 2024, staff received the architectural report from the city's architect approving the overall design of the project.

Design Criteria for Historic Design and Downtown Support District

Land Development Regulations Section 33-94.04 outlines the design criteria for Historic Design and Downtown Support District. All development except single and two-family dwellings within the Historic Design District and the Downtown Support District shall comply with the standards set forth in the most current revision of Design Guidelines for Commercial Building in Downtown DeLand which is incorporated herein by reference.

(a) General architectural design.

1. *Structures within these districts shall specifically reflect and/or enhance the historic character of this part of the community and should complement the architecture of the existing historic structures. Architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area through the use of the following methods:*

- a. *Similar or related architectural styling or character.*

The apartments best align with the Craftsman Bungalow style which is one (1) of the five (5) architectural styles permitted in the Historic Design District.

- b. *Similar or related massing, proportions and scale, along with the repetition of the relationship of solids and voids in the architectural design.*

The apartments are scaled down to neighborhood-level buildings. They are each two (2)-stories, similar to the one (1) and two (2)-story structures found in the surrounding area and within the Downtown Commercial District.

- c. *Similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls.*

The buildings are designed having repetitive treatments such as window shutters and pitched roofs, adding movement and symmetry to the overall design.

- d. *Similar or related architectural details and decorative treatments, such as cornices and moldings, awnings, parapets, columns, colonnades, arcades, and arches.*

The proposed apartments employ decorative treatments such as exposed gables and overhanging roofs, which are both key elements of many of the Craftsman-style homes of the early 19th century.

- e. *Glazing at street level may be tinted, but shall not utilize reflective glass, Plexiglas or similar.*

Glazing and Plexiglas are not being proposed as part of this project.

2. *Use of appropriate materials and treatments.*

- a. *Similar or related materials and textures.*

The applicant has confirmed with the city's architect that the Hardi-Board material being used on the exterior of both buildings is an approved material for the exterior of the buildings.

- b. A color palette which includes all colors which are deemed appropriate for use shall be approved by the Historic Preservation Board and the City's planning staff may approve any color on the approved palette. Any color which is proposed for use on any particular structure and which is not on the approved color palette must be approved specifically for that structure by the Historic Preservation Board in accordance with the procedures set forth in Section 33-34.03(c).

The exterior colors of the buildings shown on the architectural plans are consistent with the city's approved color palette.

3. Structures should be located as close to the street as possible, as long as it remains compatible with adjacent buildings.

Building 1, which houses four (4) of the seven (7) units being proposed, is parallel with the W. Carolina Ave. right-of-way. The configuration of said building aligns with neighboring structures, having a fifteen (15) foot setback.

4. Modifications and additions to existing structures shall be consistent with the style and character of the existing structure. Structures within the Downtown Support District shall result in a consistent and uniform treatment for the entire building.

There are no existing buildings on the subject property. However, the materials being used are the same for both buildings.

5. Structures in these districts shall be designed to extend and to enhance the attractiveness of the city's streetscape. Building design shall have characteristics and elements that relate favorably to the predominantly pedestrian scale of the district.

The proposed apartments do not exceed two (2)-stories in height, which is consistent with the residential structures nearby. However, neither building faces W. Carolina Ave. nor S. Florida Ave., making them inconsistent with neighboring, residential properties.

6. The following historical architectural styles are the preferred styles: Classical Revival, Mediterranean revival, Colonial Revival, Craftsman Bungalow and Commercial Style, Chicago School.

- a. Classical Revival architecture mirrors the classical forms of Greece and Rome as incorporated into building dating from the late 1890s through 1920. Examples include the Virginia State Capitol Building in Richmond, Virginia and the historic Volusia County Courthouse in DeLand, Florida. N/A
- b. Mediterranean Revival architecture mirrors the architectural influences of the Mediterranean coast including Italian, Byzantine and Moorish themes from southern Spain and the French style as displayed by buildings constructed in Miami, Florida from the 1920s through the 1930s. Examples include the Vinoy Park Hotel in Saint Petersburg, Florida and Flagler Hall at Stetson University in DeLand, Florida. N/A
- c. Colonial Revival architecture mirrors classical, but refrained, forms of Greece and Rome as incorporated into buildings dating from the 1880s to the mid-1950s. Examples include the Claramount Inn in Ontario, Canada and Elizabeth Hall at Stetson University in DeLand, Florida. N/A

- d. *Craftsman Bungalow mirrors the Arts and Crafts architecture movement as incorporated into buildings from 1900 to 1930. The building exteriors are typically finished in wood siding, stucco, brick and stone, used in combination of at least two of these. Examples include the 511 and 528 West New York Avenue, 220 and 228 West Wisconsin Avenue and 237 West Minnesota Avenue, DeLand, Florida.*

The proposed townhome apartments mirror designs of the Craftsman Bungalow style homes described in this section. The Hardi-Board siding being used for the exterior mimics the wooden panels of many Craftsman Bungalow homes of the early 1900's.

- e. *Commercial Style, Chicago School means architecture that mirrors the architecture of the early modern movement incorporated in commercial and office buildings from 1895 to 1930. Examples include the commercial multistory buildings occupying Woodland Boulevard from Voorhis Avenue to Wisconsin Avenue such as 100 and 200 North Woodland Boulevard and 112 South Woodland Boulevard. N/A*

(b) With the exception of single- and two-family dwellings and their accessory structures, construction of a new structure, Substantial Improvement of an existing structure or a Substantial Façade Change within the Historic Design District shall require review by the City's Historic Preservation Board. The hearing shall be for the purpose of reviewing the proposed work for compliance with the requirements of this Section 94.04. Notice of the hearing shall be provided by posting of a conspicuous notice on the property no less than seven (7) days prior to the hearing in accordance with the sign posting provisions of Section 33-34.03(c)4.b. The Historic Preservation Board shall make a recommendation to the City's Planning Director, TRC or Planning Board as to whether the proposed work complies with the requirements of this Section 33-94.04. If the Historic Preservation Board finds that the proposed work does not comply with the requirements of this Section 33-94.04, the Board shall set forth the reasons that the proposed work does not comply with such requirements. Any property which is otherwise required to obtain a certificate of appropriateness (COA) in accordance with section 33-34 shall not be required to be reviewed by the Historic Preservation Board pursuant to this Section 33-94.04(b).

Staff Recommendation:

Staff finds that this new construction request is generally consistent with the City's Land Development Regulation Section 33-94.04 and meets five (5) of the six (6) criteria as outlined above. Staff recommends the Historic Preservation Board to approve this new construction application as presented and forward the same recommendation to the City of DeLand's Technical Review Committee for approval.

Attachments:

Vicinity Map
Exterior Renderings
Site Layout
Project Narrative

January 23, 2024

To Whom it May Concern,

We believe the proposed townhomes, presented by Faith Construction, to both compliment and reflect the historical character of the city of Deland. We believe them to be similar and related to the Craftsman Bungalow style building examples of 511 and 528 West New York Ave. We have proposed similar architectural details such as the gable brackets, shutters and siding to reflect this style. The color palate is in keeping with the classic style as well.

These colors are as follows and are also noted on the elevation sketch.

Field color (horizontal siding, board & batton), columns and window/door trim, brackets to be:
Sherwin Williams 'Greek Villa' SW#7551

Roof shingles to be dark gray/black composition shingles

Front doors and false shutters to be: 'Corn Wood Black.'

Railings at balconies to be black metal, similar to those at 528 W. New York Ave.



Sincerely,

Susan Finnie Lei, CPBD

Principal Designer

KEESE ASSOCIATES | FDS ENGINEERING

An Employee-Owned Company

258 Southhall Lane, Suite 200, Maitland, FL 32751

407.880.2333 ext. 214 | myTSGhome.com | AA 26003115

[FB](#) | [IG](#) | [LinkedIn](#)

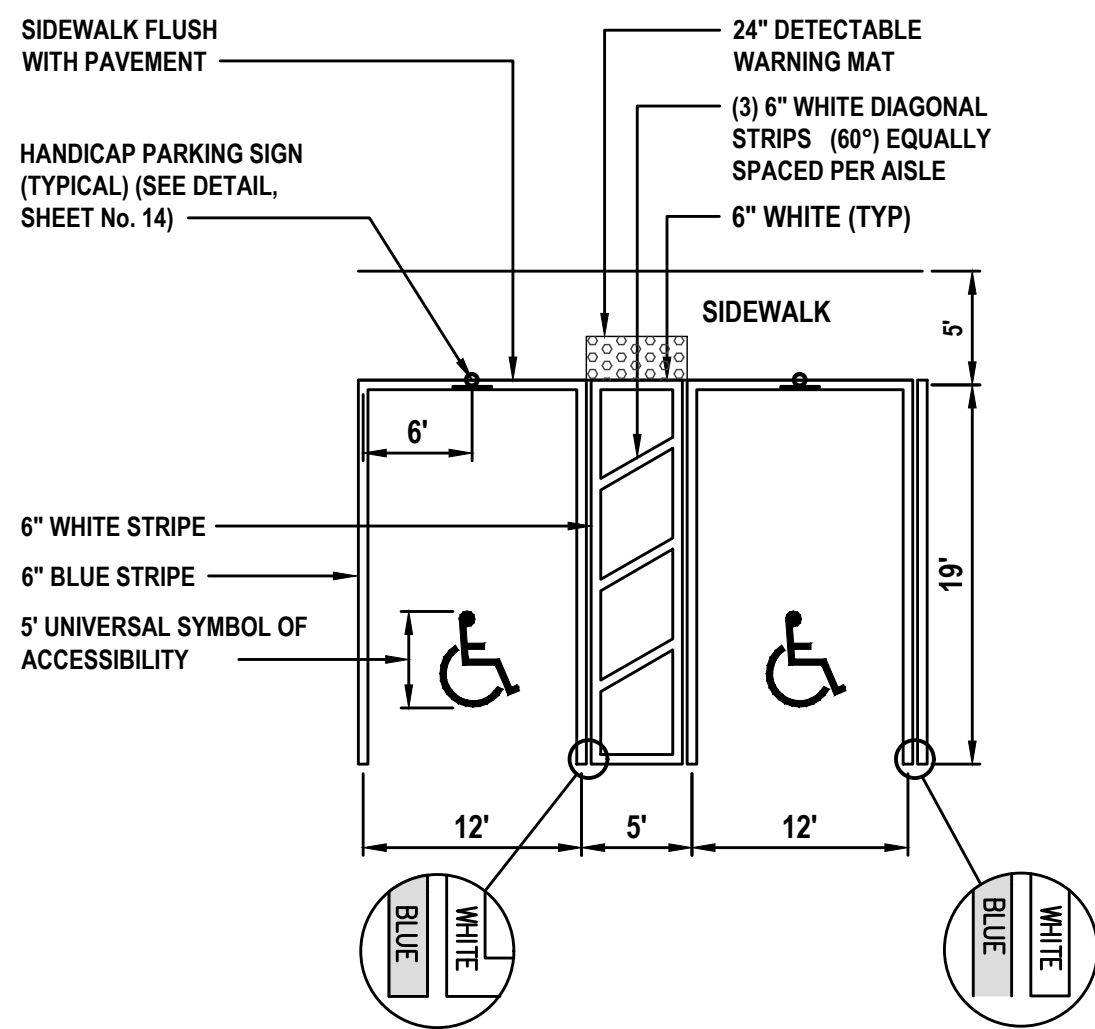
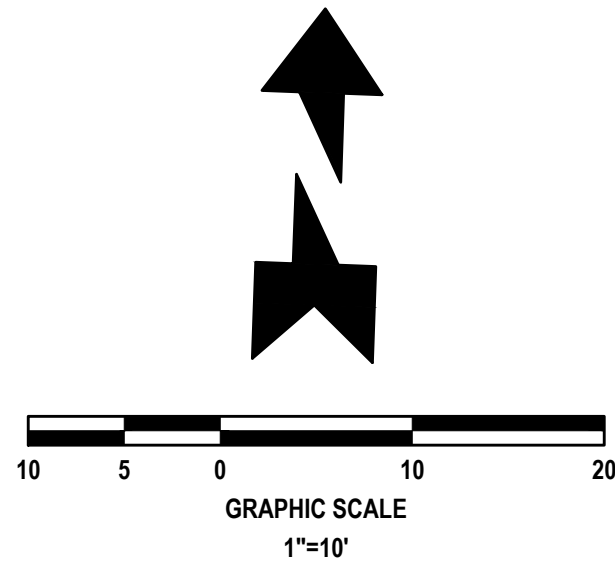
DARK GRAY / BLACK
COMP. SHINGLE ROOF

SIDING AND TRIM:
SHERRIN WILLIAMS
'GREEK VILLA'
SW 7551

BLACK RAILINGS

'CORN WOOD BLACK'
FOR DOORS
AND FALSE SHUTTERS.





HANDICAP PARKING STRIPING
(UNIVERSAL SPACES PER FLORIDA ADA)
SCALE: 1" = 10'

LEGEND

- TYPE "F1" CURB
SEE DETAIL, SHEET No. 12
- F1 CURB TRANSITION TO FLAT
SEE DETAIL, SHEET No. 12
- SITE LIGHTING SINGLE FIXTURE
(2 TOTAL)
SEE DETAIL SHEET No. 19

PAVING LEGEND

- ASPHALT PAVEMENT (SITE)
1.5" SP-9.5 (TL-C) WITH TACK COAT PER FOOT SPECIFICATIONS
6" CRUSHED CONCRETE (LBR+130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR+130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
* ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
6" CONCRETE (4,000 P.S.I. @ 28 DAYS) REINFORCED WITH FIBERMESH
12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS)
SEE DETAIL, SHEET No. 12
- CONCRETE SIDEWALK
4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS)
SEE SIDEWALK DETAIL SHEET No. 12

PAVEMENT MARKING NOTES:

- PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
- APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
- PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
- ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
- LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
- FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101, 17344 AND 711-001.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

GENERAL NOTES:

- CITY OF DELAND BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS, AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETTIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
- THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
- SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

STRIPING KEYNOTES:

(ALL STRIPING IN RIGHT-OF-WAY SHALL BE THERMOPLASTIC)

- 6" SOLID WHITE LINE
- 6" SOLID DOUBLE YELLOW LINE
- 6" SOLID YELLOW LINE, 4' O.C. @ 45°
- 24" WHITE STOP BAR
- WHITE DIRECTIONAL ARROW
- STANDARD CROSSWALK
- SPECIAL EMPHASIS CROSSWALK
- 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-002
- 6" SOLID YELLOW LINE

SITE DEVELOPMENT USAGE TABLE:

1. PROPERTY INFORMATION			
FUTURE LAND USE (FLU)		DOWNTOWN COMMERCIAL	
ZONING (w/ OVERLAY)		C-2A (DOWNTOWN COMMERCIAL)	
FLOODZONE		X	
BUILDING USES		MULTI-FAMILY TOWNHOUSE	

2. REQUIRED LOT SETBACKS			
	BUILDING	FEET	BUFFER
FRONT (W CAROLINA AVE)	N/A	FEET	N/A
SIDE (S FLORIDA AVE)	N/A	FEET	N/A
REAR (NORTH)	N/A	FEET	N/A
SIDE (WEST)	N/A	FEET	N/A

3. PROVIDED LOT SETBACKS			
	BUILDING	FEET	BUFFER
FRONT (W CAROLINA AVE)	5	FEET	5
SIDE (S FLORIDA AVE)	10.5	FEET	5
REAR (NORTH)	34	FEET	5
SIDE (WEST)	5	FEET	5
MIN. LOT WIDTH	N/A	199 FEET	
MIN. FLOOR AREA (3 BEDROOM)	875 SF	1,628 SF	

4. PROPOSED SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	5,180	0.119	22.4%
PAVEMENT	7,464	0.171	32.2%
CONCRETE	1,178	0.027	5.1%
GREEN SPACE	9,340	0.214	40.3%
TOTAL SITE	23,162	0.532	100.0%
TOTAL IMPERVIOUS	13,820	0.317	59.7%
TOTAL OPEN SPACE	9,340	0.214	40.3%

5. PARKING REQUIREMENTS				
BUILDING USE	SF/UNITS	SPACES	C. PER UNIT	D. REQ'D SPACES
MULTI-FAMILY (3 BEDROOM)	7	2	1	14
VISITOR PARKING		0.5	7	4
TOTAL REQUIRED SPACES				18

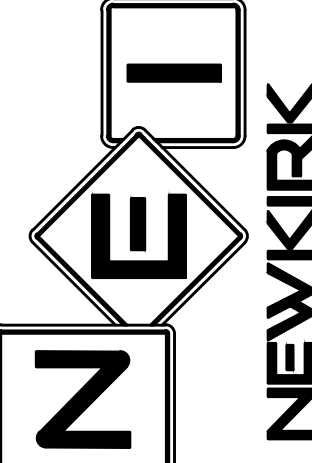
SPECIALTY PARKING REQUIREMENTS		REQ'D SPACES
ADA SPACES		1

PROVIDED PARKING		
	%	PROV. SPACES
STANDARD SPACES	63.2%	12
DEFERRED SPACES 1 BICYCLE SPACE PER 1 AUTOMOBILE SPACE) 4 REQ'D DEFERRED SPACES (MAX ALLOWABLE 30%) 4/14x100 = 28.6%	28.3%	5
ADA SPACES	10.5%	2
TOTAL PROVIDED SPACES		19

REVISIONS

DATE	DESCRIPTION

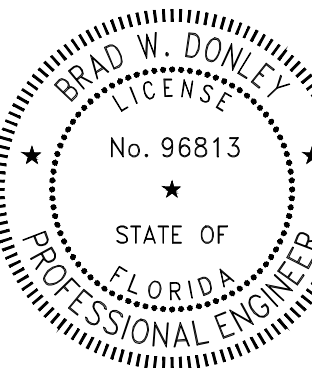
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 2600584
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture



SITE LAYOUT PLAN
FLORIDA AVENUE APARTMENTS
216 SOUTH FLORIDA AVENUE
DELAND, FL 32720

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRAD W. DONLEY, PE #9813 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-80
DATE: DECEMBER 2023
DESIGN BY: BWD
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1" = 10'
DRAWING NUMBER

06



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.