



**CITY OF DELAND
REGULAR MEETING OF THE
HISTORIC PRESERVATION BOARD
MARCH 7, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. February 1, 2024 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Certificate of Appropriateness (Alteration) for a rear deck/patio at 114 E. Indiana Ave.**
Application No.: HPB24-012
Applicant/Owner: Fritz Bogausch
Florida Master Site File: None - Noncontributing Property in Downtown Historic District

STAFF UPDATES

1. Historical Plaque installed for the memorial of the 1960 sit-in at 100 North Woodland Blvd.
(Miller-Fish Building)

NEXT SCHEDULED MEETING DATE

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**
City Commission Chambers
120 South Florida Avenue
February 1, 2024- 5:00 P.M.

I. CALL TO ORDER

Having been duly noticed as required by law, the February 1, 2024 meeting of the City of DeLand Historic Preservation Board was called to order at 5:32 p.m. by Solomon Greene, *Chairman*.

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: William Hoffman, West Costa, Solomon Greene, *Chairman* & Scott Price, *Vice-Chairman*

Absent: Reggie Santilli, Dagny Robertson, & Renee Garrison,

City Staff: Emily Kunkel, *Planner II/Historic Resource Coordinator*; Debi Glick, *Development Services Manager*; Darren Elkind, *City Attorney*; Belinda Williams-Collins, *Senior Planner*, Kendall Story, *Senior Planner*; Phil Mangis, *Senior Planner*.

III. ELECTIONS

Scott Price nominated Solomon Greene to continue as the board chairman. No other nominations or objections were made. Solomon Greene remains the chairman.

Solomon Greene nominated Scott Price to be the vice-chairperson. No other nominations or objections were made. Scott Price is the new Vice-Chairman.

IV. APPROVAL OF MINUTES

Scott Price motioned to approve the January 4, 2024 meeting minutes. Solomon Greene seconded the motion and all approved unanimously (4-0).

V. OLD BUSINESS

None

VI. NEW BUSINESS

- 1. Historic Preservation Review (New Construction) for a seven (7) unit townhome complex located at 216 South Florida Ave.; HPB24-005 (Application Number); Faith Construction of Florida, 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 Section 33-94.04.

Emily also stated per Land Development Regulation Section 33-94.04, there is no formal action to be made by the board, only a recommendation(s) to forward to the City's Technical Review Committee.

Discussion ensued amongst the board members, each stating their feedback and concerns with the project. Majority in favor of the proposed project as it is an attractive and consistent project for the area and provided the following recommendations for the seven-unit townhome complex at 216 S. Florida Ave.:

1. The proposed color SW7551 (*Greek Villa*), although not on the approved City of DeLand Commercial Building Color Guide, has been approved to be used for the exterior of these buildings.
2. Building 1 - Enhance the rear building elevation facing W. Carolina Ave. and side elevation facing S. Florida Ave. to better incorporate the Craftsman Bungalow style using similar materials/designs as on the front building elevation.
3. Building 2 - Enhance the side elevation facing W. Carolina Ave. to better incorporate the Craftsman Bungalow style using similar materials/designs as on the front building elevation.

Emily stated the applicant is to incorporate these recommendations in their upcoming submittal to the City's Technical Review Committee for final review and approval.

VII. STAFF UPDATES

None

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be March 7, 2024 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:57 P.M.



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

DATE: March 7, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (Alteration) for a rear deck/patio at 114 E. Indiana Ave.**
Application No.: HPB24-012
Applicant/Owner: Fritz Bogausch
Florida Master Site File: None

Property Information

Address: 114 W. Indiana Ave. **Current Use:** Bar/Lounge
Zoning District: C-2A&H **Site File #:** None

Description of Proposed Work:

The applicant is proposing to demolish the existing aluminum covered awning and concrete storage closet and then constructing a composite deck, aluminum covered awning and privacy panels to block the view of the dumpsters behind the property. The proposed colors will match the existing exterior of the building (SW6003 and SW6006). In addition, they are proposing to add landscaping, tables, chairs and shade umbrellas for patrons to enjoy the outdoors.

Staff Analysis

This property is located within the Downtown Historic District, Downtown Support District, and Historic Design District. This property is a non-contributing structure to the district. This building was built in 1954 per the Volusia County Property Appraiser, with no exterior alterations except for painting. The proposed work will enhance the exterior of the building and create an enjoyable outdoor space for patrons. The proposed colors are consistent with the City of DeLand Commercial Building Color Guide.

Guidance from The City of DeLand's Land Development Regulations and The Secretary of the Interior's Standards for Rehabilitation.

Land Development Regulations Sections 33-34.03 and 33-94.04 outline the Certificate of Appropriateness requirements, Community Design Standards within the City of DeLand and Design criteria for Historic Design and Downtown Support District. The sections below outline the specific City of DeLand Land Development Regulations and the Secretary of Interior Standards for Rehabilitation.

City of DeLand Land Development Regulation Section 33-34.03. Certificates of appropriateness.
(b) Criteria for issuing.

1. The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows:

The Secretary of the Interior's Standards for Rehabilitation

67.7 Standards for rehabilitation.

- a) *The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.*
- b) *The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)*

1. Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. (LDR Section 33-34.03(b)(1))

- 1a. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. (36 CFR 67.7 (b)(1))*

The addition of this rear deck/patio requires very minimal alteration to the exterior of the building. The new awning will be attached to the roof line of the building, therefore requiring minimal alterations to the building. The demolition of the existing small concrete storage closet and awning will allow for the installation of the new larger awning and decking to be installed.

2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. (LDR Section 33-34.03(b)(2))**

- 2a. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. (36 CFR 67.7 (b)(2))*

The majority of the distinguishing original qualities of the building will be preserved. The only portion of the building proposed for removal is a small storage closet in the rear of the building, but will be replaced with the decking and covered awning. Therefore, the overall building and historical characteristics are being preserved.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. (LDR Section 33-34.03(b)(3))
- 3a. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. (36 CFR 67.7 (b)(3))*

The new awning will be the same material and color as existing, but increased size. The composite decking will be new but will not be attached to the building, therefore no damage to the existing building. This alteration will enhance the overall business and building, by creating an indoor/outdoor element, similar to other buildings and uses in the same district.

4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. (LDR Section 33-34.03(b)(4))
- 4a. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. (36 CFR 67.7 (b)(4))*

This criterion is not applicable as no exterior changes have been done to the building prior, only painting.

5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity. (LDR Section 33-34.03(b)(5))
- 5a. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (36 CFR 67.7 (b)(5))*

This criterion is not applicable as the overall exterior building will not be altered, only addition to the existing roofline.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. (LDR Section 33-34.03(b)(6))
- 6a. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (36 CFR 67.7 (b)(6))*

The existing covered aluminum awning will be replaced with the same material and paint color of the existing, matching the overall exterior color of building.

7. The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. (LDR Section 33-34.03(b)(7))

7a. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. (36 CFR 67.7 (b)(7))

This criterion is not applicable, as there are no plans for major surface cleaning other than normal cleaning of the exterior, if necessary.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project. (LDR Section 33-34.03(b)(8))

8a. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. (36 CFR 67.7 (b)(8))

This criterion is not applicable, as there are no archeological resources affected.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment. (LDR Section 33-34.03(b)(9))

9a. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. (36 CFR 67.7 (b)(9))

The addition/exterior alteration will not destroy the historic materials of the existing building or property. The new work will be differentiated from the old but will be consistent with the massing, size, scale and architectural features of the existing structure.

10. Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. (LDR Section 33-34.03(b)(10))

10a. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (36 CFR 67.7 (b)(10))

If the new addition/exterior alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The only portion of the building connecting the existing and new proposed work is the roofline, leaving the exterior side of the building unaltered.

11. The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture. (LDR Section 33-34.03(b)(11))

The proposed colors SW6003 and SW6006 are consistent with the existing building and the City of DeLand Commercial building Color Guide.

City of DeLand Land Development Regulation Section 33-94.04. 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.

- 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.**

The addition to the existing structure will be consistent with the style and character of the existing structure as the materials proposed are similar or exact to what is existing.

- 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 addition of the deck, awning and privacy screen will enhance the City's streetscape when seen from New York Ave., currently this area is being used to store the ice chest, miscellaneous business storage and employee undesignated parking. The deck/patio addition will create a more attractive view for the business and the streetscape with the addition of the landscaping, screening and patio overall.

Staff Recommendation:

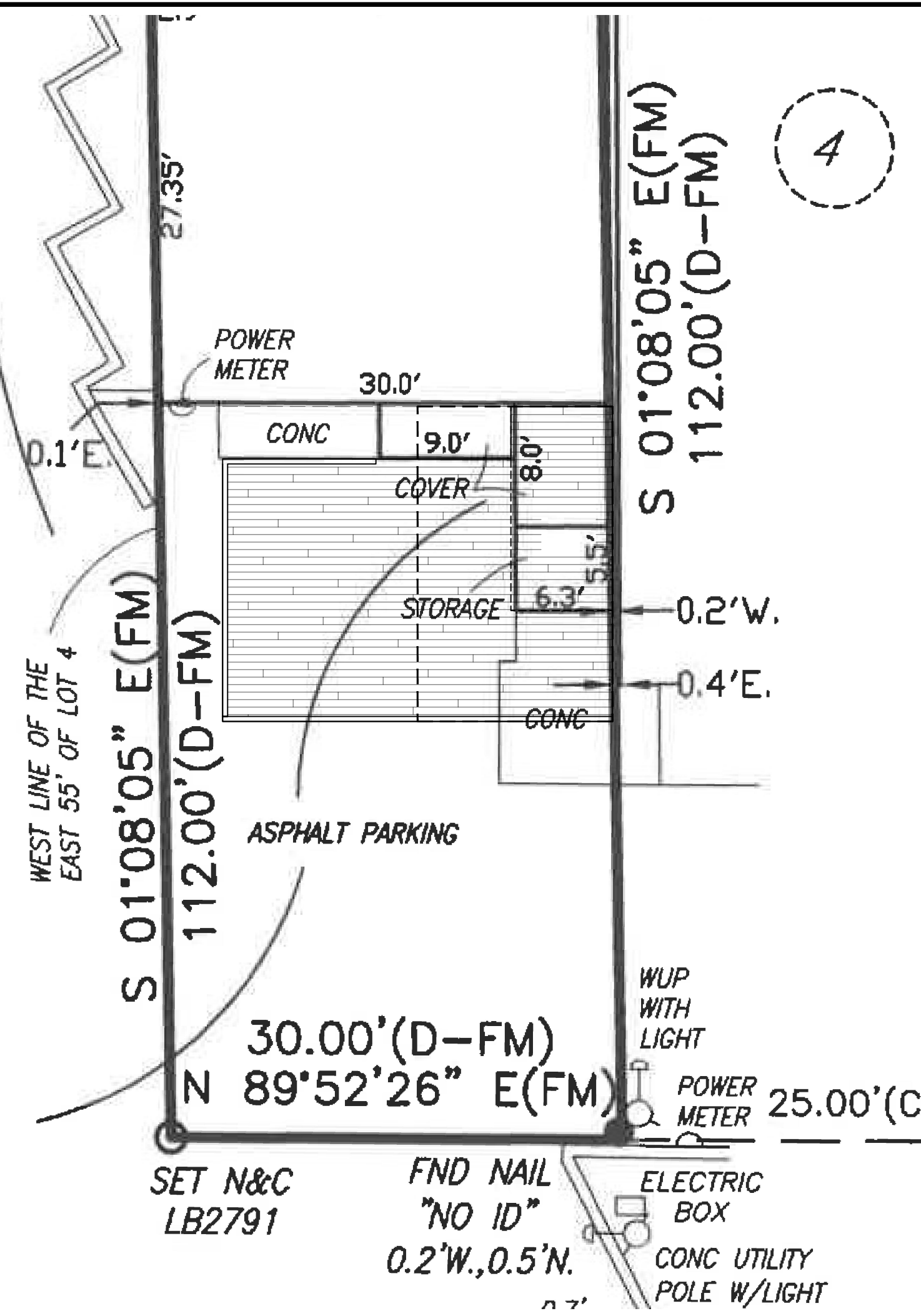
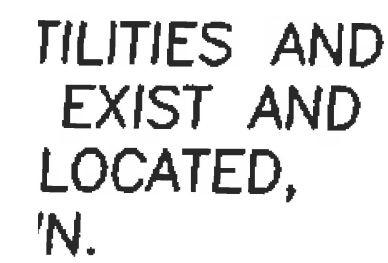
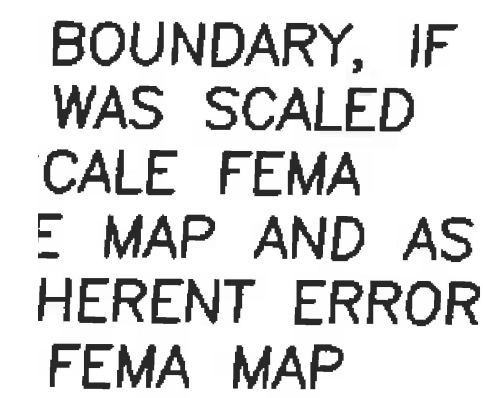
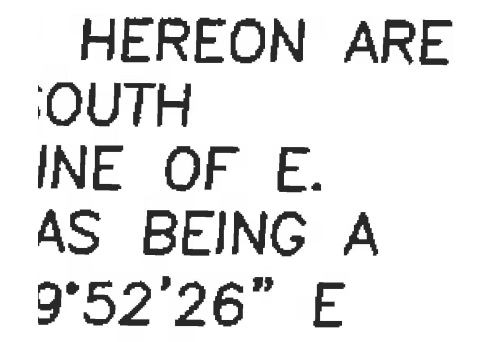
Staff finds this proposed project is consistent with City of DeLand Land Development Regulations Sections 33-34.03 and 33-94.04 and recommends the Historic Preservation Board approve the Certificate of Appropriateness (COA) as presented with an immediate effective date.

Historic Preservation Board shall take one of the following actions (LDR Section 33-34.03(c)(6))

1. Grant the certificate of appropriateness with an immediate effective date;
2. Grant the certificate of appropriateness with special modifications and conditions;
3. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
4. Deny the certificate of appropriateness.
5. 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. (*Section 33-94.04 Design Criteria for Historic Design and Downtown Support District*)

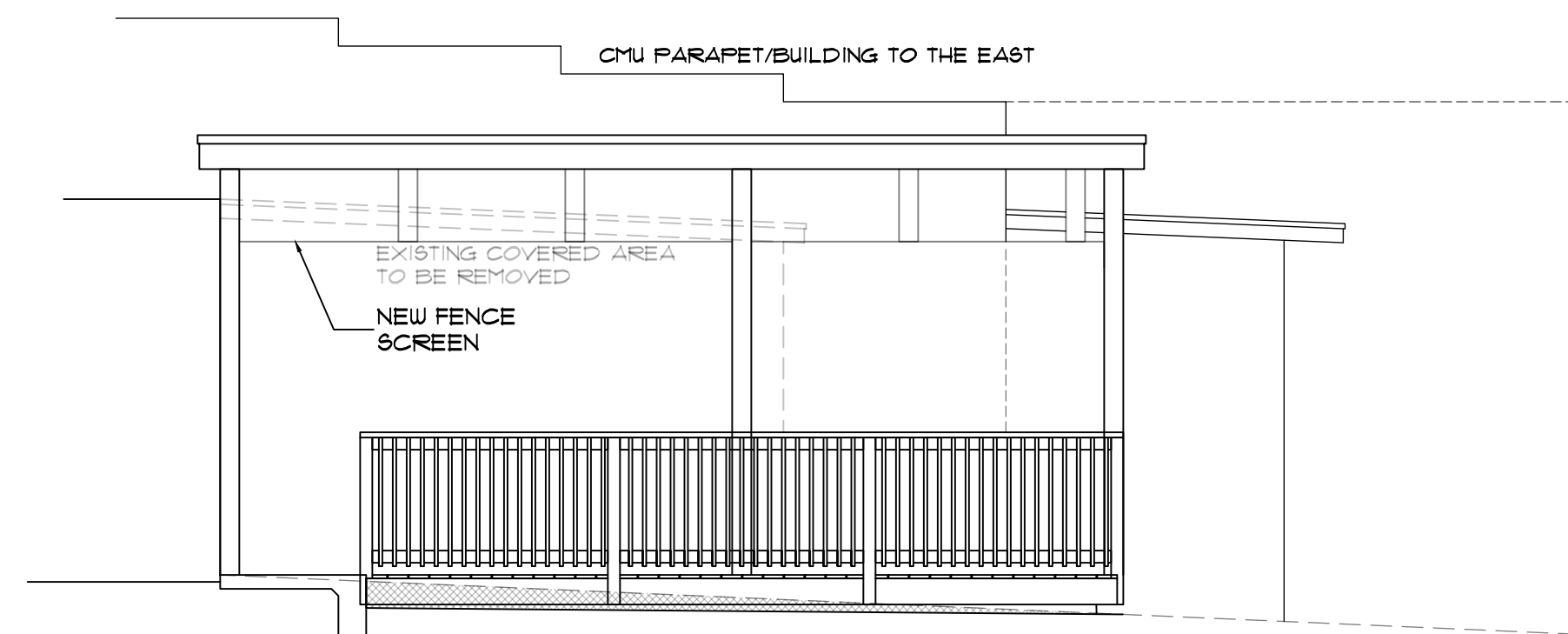
Attachments:

Vicinity Map
Exterior renderings



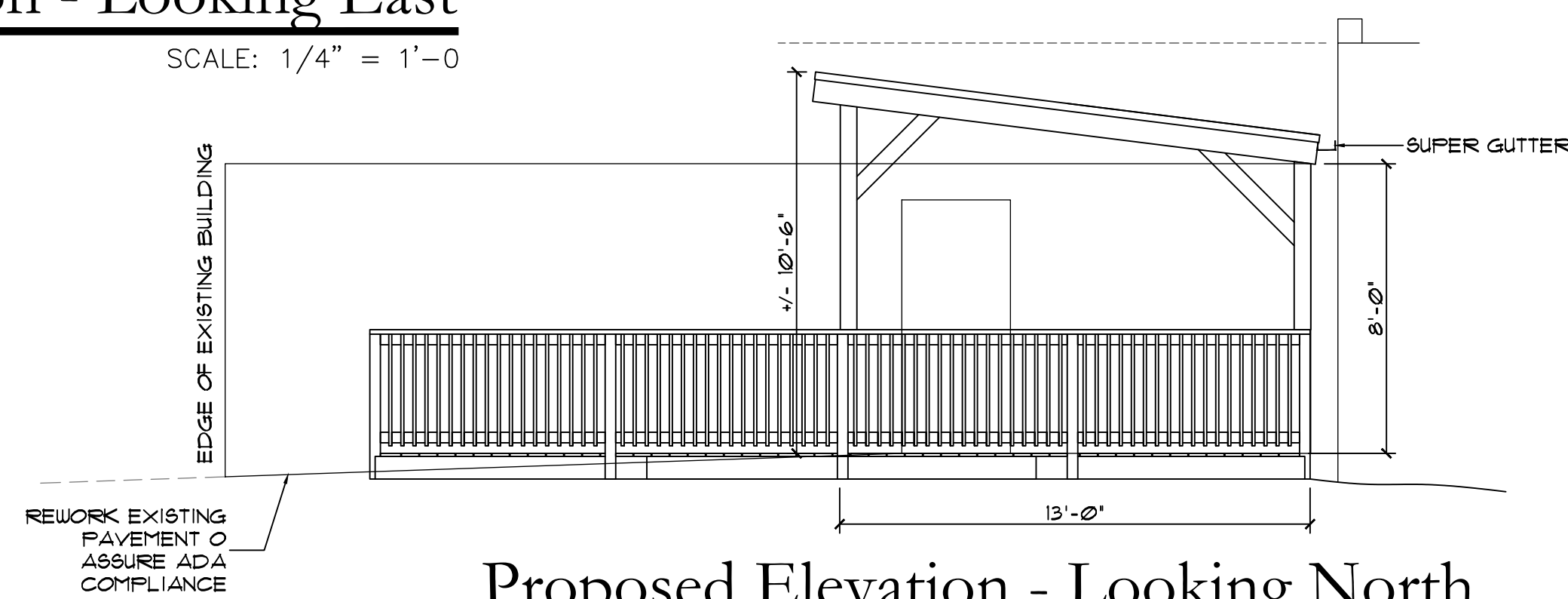
Proposed Site Plan/Arial

SCALE: $1/8" = 1'-0$



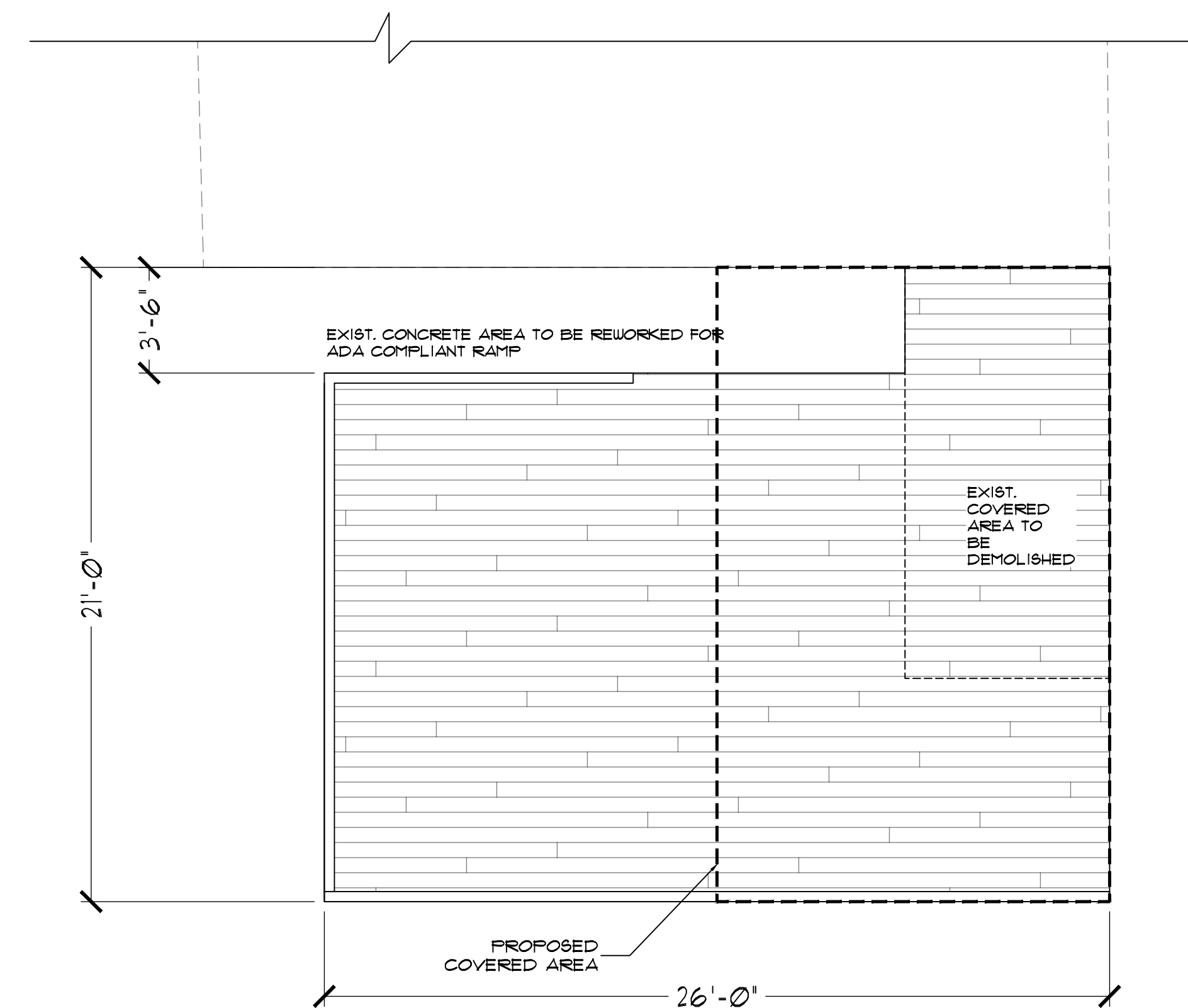
Proposed Elevation - Looking East

SCALE: $1/4" = 1'-0$



Proposed Elevation - Looking North

SCALE: 1/4" = 1'-0"



Proposed Deck Plan

SCALE: 1/4" = 1'-0"

[illegible]

PROJECT: Issues Bar & Lounge
Proposed Rear Customer Deck

114 E Indiana Avenue
DeLand, Volusia County, Florida 32724

scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

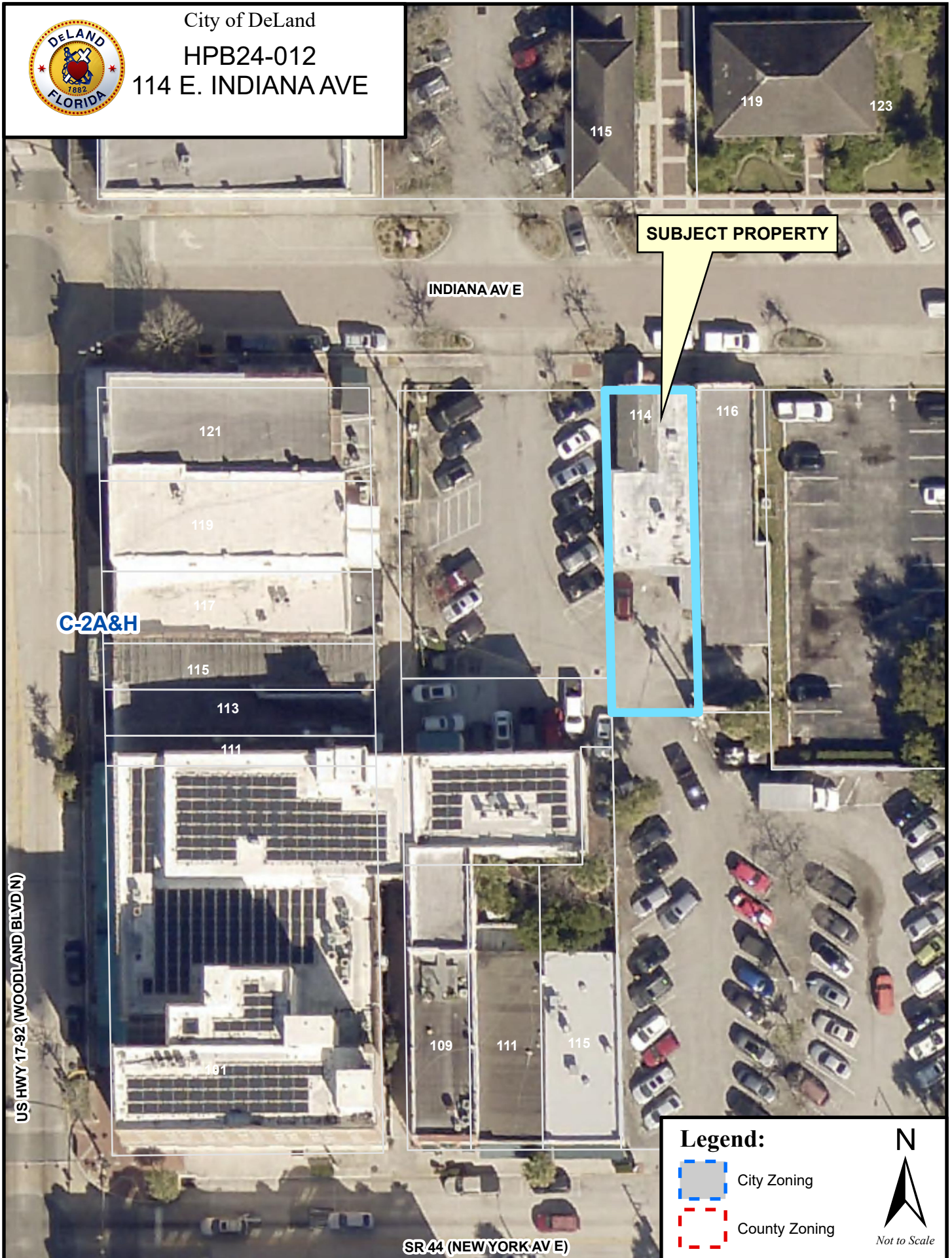
This item has been electronically signed and sealed by Engineer of Record E. using a Digital Signature

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project #:	
Drawn by:	TMD
Date:	18 Jan 24
Sheet	3 of 3
NUMBER	1.00



City of DeLand
HPB24-012
114 E. INDIANA AVE



SUBJECT PROPERTY

INDIANA AVE

C-2A&H

US HWY 17-92 (WOODLAND BLVD N)

SR 44 (NEW YORK AVE)

Legend:

-  City Zoning
-  County Zoning

