CITY OF DELAND
EGULAR MEETING OF THE HISTORIC PRESERVATION BOARD
APRIL 4, 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 (Continued from 3/7/24 meeting)

2. March 7, 2024 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (Demolition) for a Single-Family residence at 141 West Division Street**
   Application No.: HPB24-034
   Applicant: Paul Judson, *DSW Homes*
   Owner: Maritza Gonzalez

2. **Historic Preservation Review (Demolition) for a Multi-Family residence at 335 East Rich Avenue**
   Application No.: HPB24-041
   Applicant/Owner: 335 E. Rich Ave, LLC

3. **Historic Preservation Review (Local Registry Nomination) for a Commercial Building at 332 West New York Avenue**
   Application No.: HPB24-039
   Applicant/Owner: Dutton House Restoration, LLC

4. **Historic Preservation Review (Historic Preservation Property Tax Exemption) for a Commercial Building at 332 West New York Avenue**
   Application No.: HPB24-040
   Applicant/Owner: Dutton House Restoration, LLC

5. **Historic Preservation Review for a Concept Plan at 225 West New York Ave.**
   No formal action to be taken by the Board at this time; discussion and feedback will be provided to the applicant. A formal application and plans will be forthcoming for review at a later date.

STAFF UPDATES

OTHER DISCUSSION

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.

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
March 7, 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 5:05 p.m. by Solomon Greene, *Chairman.*

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: William Hoffman, West Costa, Reggie Santilli, Dagny Robertson, Renee Garrison, & Solomon Greene, *Chairman*

Absent: Scott Price, *Vice-Chairman*

City Staff: Emily Kunkel, *Planner II/Historic Resource Coordinator;* Carol Kuhn, *AICP, Planning Director*, Sam Nelson, *Planner I,* & Aerial McMann, *City Attorney.*

III. APPROVAL OF MINUTES

The February 1, 2024 meeting minutes were continued for approval due to no quorum of the members present at that meeting.

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. 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

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 33-34.03 & 33-94.04.

William Hoffman had questions regarding the material and design of the proposed privacy screening.

The applicant, Holly Bogausch stated the material has not been finalized, considering vinyl but open to suggestions from the board. Dagny Robertson stated a wood material would be a better option to enhance the exterior.

Further discussion ensued amongst the board members regarding the proposed privacy screening.

The applicant, Fritz Bogausch, stated they are proposing a lattice material with plantings/vines to enhance the interior and exterior of the patio for screening.

West Costa motioned for approval of the Certificate of Appropriateness with a minor condition, the privacy screening shall be a wooden material (i.e. lattice) and a non-vinyl material. Dagny Robertson seconded the motion. (6-0)

VII. STAFF UPDATES

Emily Kunkel announced the installation of the 1960 sit-in plaque at 100 N. Woodland Blvd has been completed.

The State sent out a brief questionnaire for Certified Local Governments (CLG) to complete and send back, Emily requested the board to complete it and send back so we can forward to the State.

Carol Kuhn, provided a brief update regarding the 2050 Vision and Comprehensive Plan update and upcoming outreach efforts. She invited the board members to participate and attend the Community Open House.

VIII. OTHER DISCUSSION

William Hoffman had questions regarding the material submitted with applications for the Historic Boards approval. He inquired if additional information such as architectural/colored renderings of all exteriors of the proposed buildings can be submitted for review.

Emily Kunkel stated the Land Development Code is very limited on required documents for each submittal. Although when applications are submitted, staff encourages additional information and renderings to be submitted for review to alleviate additional questions or concerns at the Historic Board meetings.

IX. NEXT REGULARLY SCHEDULED MEETING

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

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:33 P.M.

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

DATE: April 4, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Demolition) for Single-Family at 141 West Division St.**
Application No.: HPB24-034
Applicant: Paul Judson, *DSW Homes*
Owner: Maritza Gonzalez
Zoning District: R-1
Current Use: Residential
Florida Master Site File No.: 8VO004026

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

Date of Construction:	1925	**Style:**	Bungalow
Structural System:	Wood, Balloon	**Foundation Type:**	Piers, Brick
Siding:	Drop Siding; asbestos shingle	**Stories:**	1
Roof:	Metal, 3-v crimp	**Windows:**	Double-hung sash, 1/1 lights
Roof Type:	Gable	**Chimneys:**	1, brick, E: end, interior
Porch:	S/entrance/gable roof, wooden posts/1 bay	**Secondary Structure:**	None

Description of Proposed Work:
This property is located within the Downtown Support District and due to the age of the structure, the Historic Preservation Board and the City Commission need to review and either approve or deny the demolition of this structure. The residence sustained previous hurricane damage, and has deteriorated over the years. The proposed future use of this property is to build a new single-family residence, using the existing footprint, contingent upon meeting all required Land Development Regulations and applicable Building Code requirements.

Historical Significance Summary: *(Provided from Master Site File):*
This property is included in the Albee's Resubdivision, which was platted by E.E Albee in 1920, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Florida Land Boom of the 1920's.

Background on Architectural Style Significance Summary: *(Provided from Master Site File):*
The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. The bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave

overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables.

Staff Analysis

The demolition of this property, located within the Downtown Support District, has been reviewed per the City's Land Development Regulation Section 33-35. Due to the age of the structure, Historic Preservation Board and City Commission will need to review and either approve or deny the demolition of this structure. The Property Inspection report, attached, provided by the applicant states that *"…any type of rehab to the house is not a viable option due to the structural deficiencies. Multiple issues are present that would not meet today's housing quality standards. The cost for upgrades/replacement of existing systems and components would exceed the value of the structure."* Staff finds that the demolition of this residence to be rebuilt with another single-family residence would benefit the surrounding neighborhood.

In addition, Per Land Development Regulation Section 33-94.04 "*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."* Therefore, the new construction of this single-family residence does not require any additional design requirements.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand.

33-35.01. Generally.

(a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

The Florida Master Site File provides very little information regarding the historical and architectural context about this structure. The Architectural context, Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. The only Historical context provided outlines the subdivision where the residence was located and platted.

b. The importance of the building, structure, or object to the ambiance of a district;

On the same segment of this street (S. Florida to Woodland Blvd.), there are 4 bungalow style homes, built between 1925-1949 they all face W. Division street with the same or similar dominant front porch. In the same block, there are majority bungalow style homes all built within the same timeframe as this residence. The proposed new construction will include a front porch to the right of front façade, similar in style to the existing and surrounding structures. However, it will not be a predominant front porch, as found in the existing structure.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

It would not be difficult to reproduce this building because the bungalow style is still a commonly used architectural style. However, it would be difficult to reproduce the building using similar materials, that were used when originally built due to updated Florida Building Codes. The proposed residence using concrete masonry units (CMU) (a.k.a cinder blocks) is a more commonly used material for longevity and adhering to the applicable Florida Building Code(s).

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

In the immediate surrounding block, there are multiple bungalow style residences built within the same timeframe (1925-1949), including on the same street.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The applicant has submitted proposed plans for a new 1,164 S.F., 3/2 single-family residence with a 65 S.F. covered front porch to be placed in the same footprint as existing residence.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The provided property inspection report states that due to the structural damage, these issues would not meet today's housing quality standards and the cost of upgrading/replacement would exceed the value of the structure.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

As mentioned, if restored, the estimated cost of the renovation would exceed the value of the structure. Therefore, if demolished and rebuilt would be capable of earning reasonable economic return on its return.

Staff Recommendation:

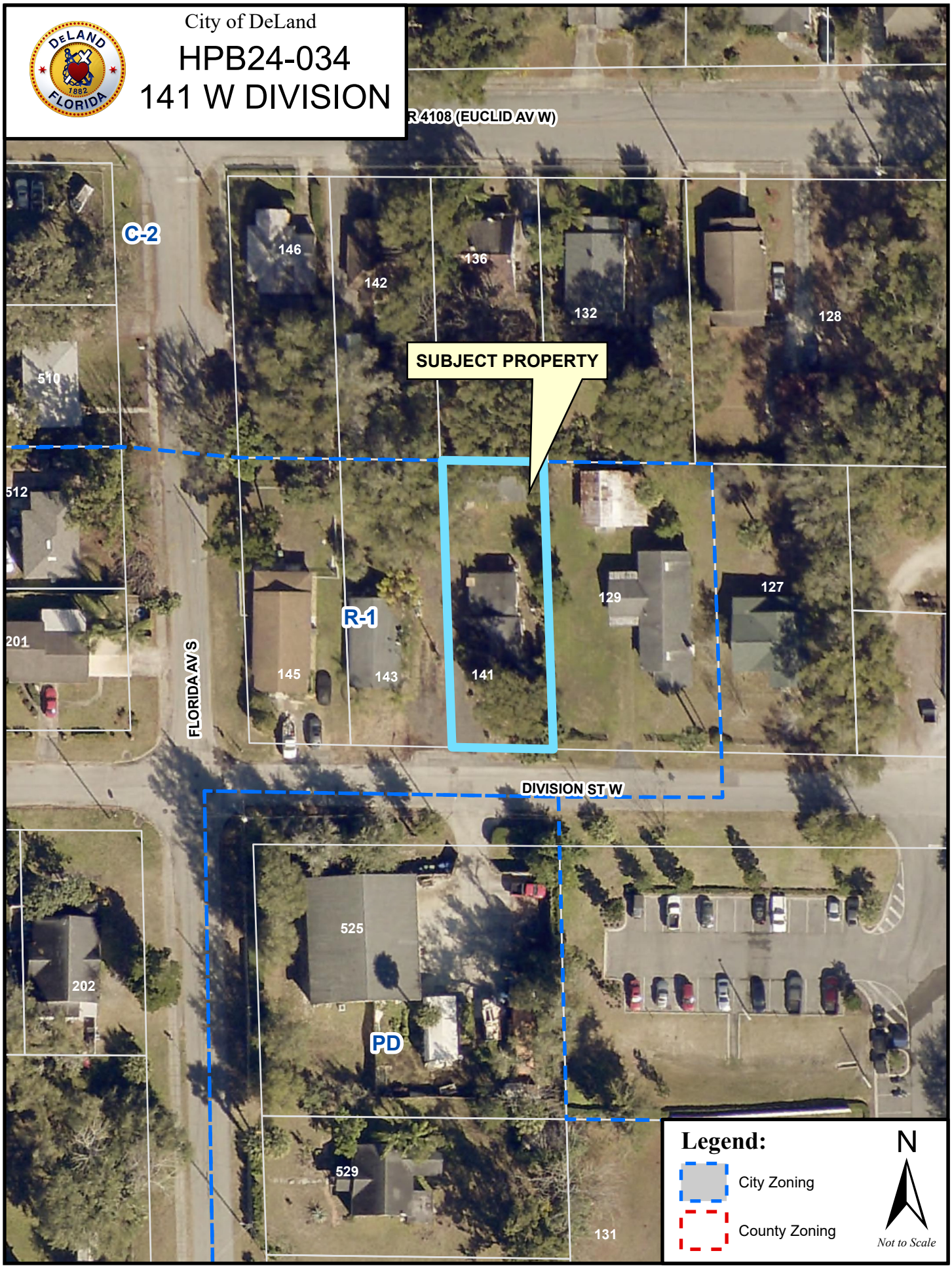
The request is consistent with the City's Land Development Regulations, Section 33-35, and due to the danger to life, health, and safety, staff recommends approval of this demolition application as presented and Staff recommends approval of the development of the new Single-Family residence. The redevelopment of this site does not need to follow any additional design criteria (LDR Sec. 33-94.04).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Vicinity Map
Historical Structure Form – Florida Master Site File (1991)
Structural Report
Demolition Plans/Proposed new single-family residence plans


City of DeLand
HPB24-034
141 W DIVISION
R 4108 (EUCLID AV W)
C-2
146
142
136
132
128
SUBJECT PROPERTY
510
512
201
R-1
145
143
141
129
127
FLORIDA AV S
DIVISION ST W
525
202
PD
529
131
Legend:
City Zoning
County Zoning
N
Not to Scale

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

RECORD NUMBER: 564
Page 1 **HISTORICAL STRUCTURE FORM** **Site #** VO 04026
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME:
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Volusia **OWNERSHIP TYPE:** Private, Individual
PROJECT NAME: Stetson University + City of DeLand: S+P **DHR NO.** 2836
LOCATION:
ADDRESS: 141 West Division Street
CITY: DeLand
VICINITY OF/ROUTE TO: See attached maps

SUB: Albee's Resubdivision **BLOCK** **LOT** 20
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S **RANGE:** 30E **SECTION:** 16 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** None
USGS 7.5 MAP: DeLand, FL 1964: PR 1980
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1925 **RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Bungalow
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR:
NO. STORIES: 1 **OUTBLDGS:** 0 **PORCHES:** 1 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Drop siding; asbestos shingle
FOUNDATION: TYPE: Piers
MATERIALS: Brick
INFILL:
PORCHES: S/entrance/gable roof, wooden posts/1 bay
ROOF: TYPE: Gable
SURFACING: Metal, 3-V crimp
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: E: end, interior
WINDOWS: Double-hung sash, 1/1 lights

EXTERIOR ORNAMENT:
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	**y**	**X n**	**likely, need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	**y**	**X n**	**likely, need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	**X y**	**n**	**likely, need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See continuation sheet

* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *

RECORDER INFORMATION: **NAME:** Sidney Johnston
DATE: 02/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 17, #6

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This one-story frame residential building is located at 141 West Division Street. Its Bungalow styling is expressed by a front-facing gable roof and an entrance porch covered by a gable roof supported by wooden posts. Fenestration consists of 1/1 double hung sash windows. The exterior wall fabric is asbestos shingle siding and drop siding. Alterations consist of the asbestos shingle siding.

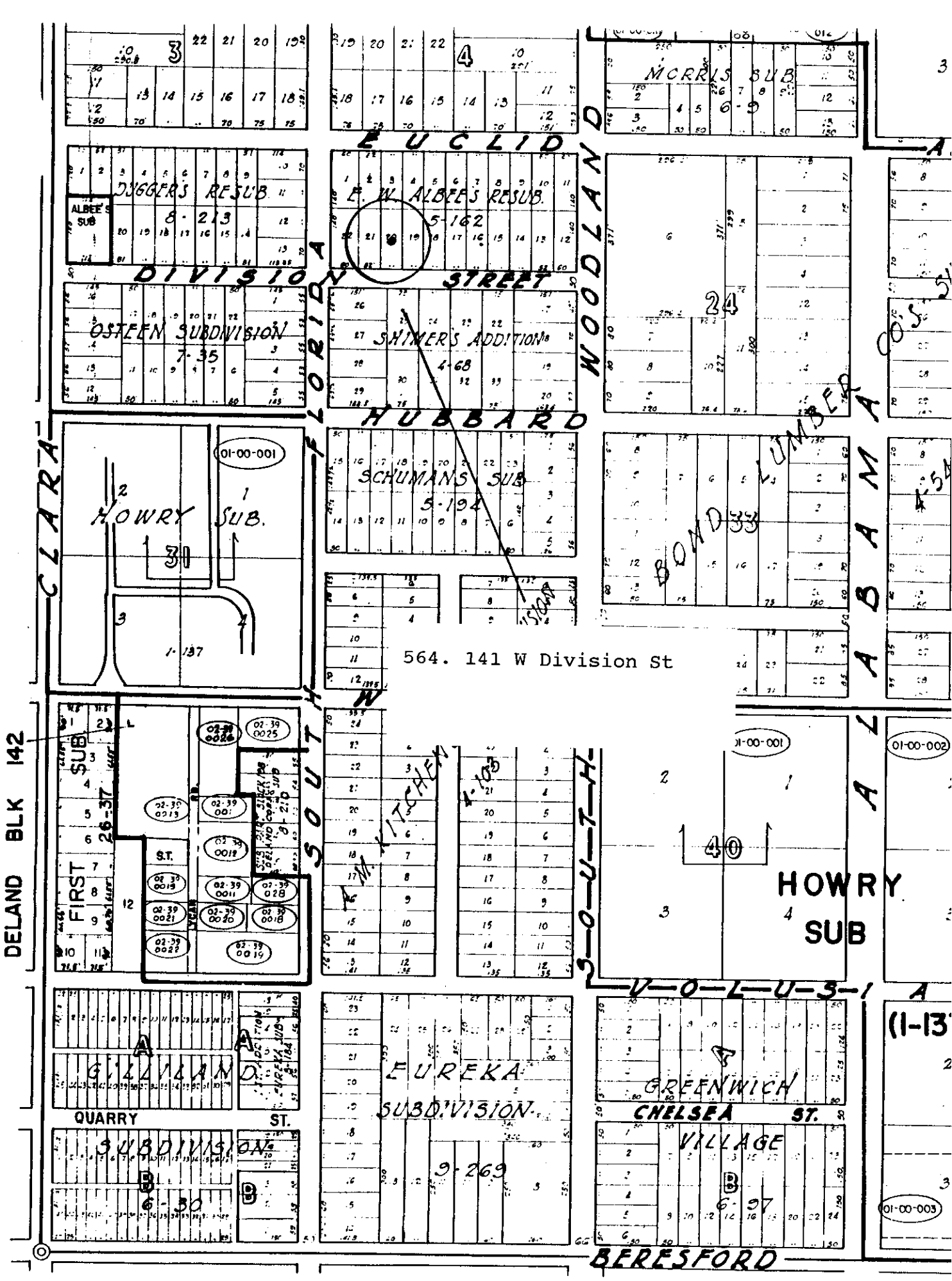
Architectural Context: The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese bangla, a low house with porches, used as a wayside shelter by travellers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

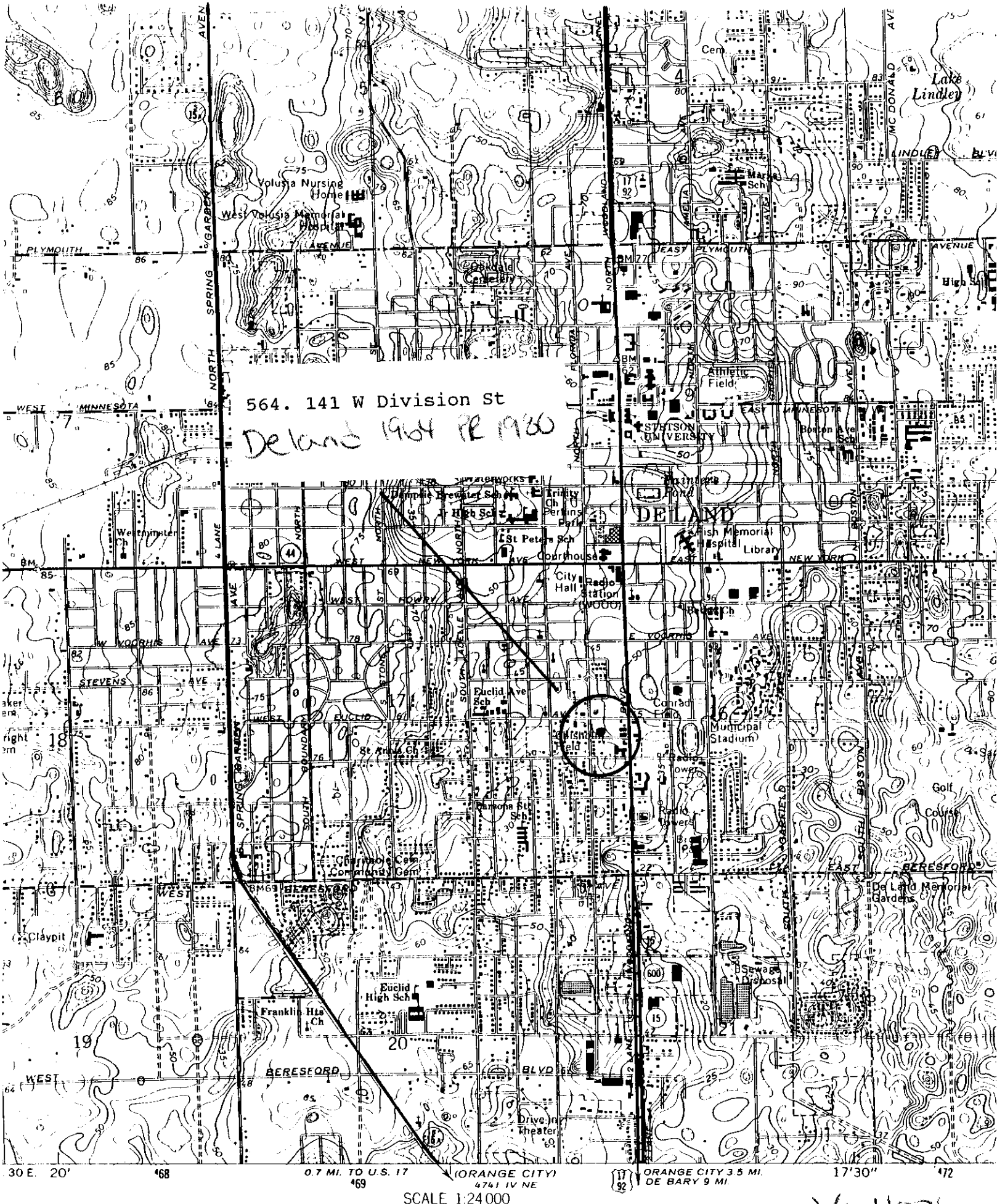
The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

Historical Narrative: Located in the Albee's Resubdivision, which was platted by E.W. Albee in 1920, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Florida Land Boom of the 1920s. According to Sanborn Company maps, which were prepared of DeLand between 1885 and 1950, this building was constructed about 1925.

Historical Context: DeLand, founded in 1876, was incorporated in 1882 and became the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, DeLand developed quickly in the late nineteenth century, largely through the promotional efforts of Henry A. DeLand, the community's namesake. The introduction of the railroad and an economy based on citrus spurred the first period of development. Although devastating freezes in the mid 1890s slowed growth, the commercial and citrus industries became revitalized over the following decade. By 1910, the population had doubled to 2,812. During that interval significant construction began, which resulted in an expanded commercial district, the formation of residential neighborhoods, and the extension of municipal services to many areas of the community. By 1910, Stetson University's campus had become a prominent landscape feature at the north end of DeLand. Although events associated with World War I retarded growth, by 1920 the population had reached 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. Numerous subdivisions were platted and buildings constructed. Within five years the population nearly doubled. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline, though moderate construction persisted throughout the Depression decade. Development in DeLand since 1950 has compromised some of the community's irreplaceable historic buildings. Nevertheless, the historic resources that remain represent architectural and cultural legacies worth preserving. Sensitive historic preservation planning and management is needed to ensure their protection.


564. 141 W Division St
EUCLID
DIVISION STREET
HUBBARD
CLARA
FLORIDA
WOODLAND
ABAMA
SOUTH
DELAND BLK 142
MORRIS SUB
6-9
DUGGER'S RESUB
8-213
ALBEE'S SUB
E. W. ALBEE'S RESUB.
5-162
OSTEEN SUBDIVISION
7-35
SHIVER'S ADDITION
4-68
SCHUMAN'S SUB
5-194
BOND LUMBER
HOWRY SUB.
31
1-137
101-00-001
FIRST SUB
26-37
S.T.
ALLEN KITCHEN
1-103
HOWRY SUB
40
VOLUSIA
GREENWICH
CHELSEA VILLAGE
6-97
EUREKA SUBDIVISION
9-269
GLENN ADDITION
EUREKA SUB
8-184
QUARRY
ST.
SUBDIVISION
6-30
BERESFORD
101-00-002
101-00-003


564. 141 W Division St
Deland 1964 RL 1960
DE LAND
STETSON UNIVERSITY
Volusia Nursing Home
West Volusia Memorial Hospital
Oakdale Cemetery
Lake Lindley
Athletic Field
Municipal Stadium
Radio Station (WOOD)
City Hall
Courthouse
Public Library
Euclid Ave Sch
Euclid High Sch
Franklin Hts Ch
Drive-in Theater
De Land Memorial Gardens
Golf Course
Claypit
Sewage Disposal
Radio Tower
Radio Tower
0.7 MI. TO U.S. 17 (ORANGE CITY) 4741 IV NE
ORANGE CITY 3.5 MI. DE BARY 9 MI.
SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER
VO 4026

Volusia County Community Services

Property Inspection Report

Property Address:
141 W Division St
DeLand FL 32720

Chief Inspection Services

www.chiefinspections.com
Professional Building Consultants

CGC058361 - HI725 - CCC1328940 - CMC1250122

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1 Structural / Exterior Components 4

Date: 8/25/2022	**Time:**	**Report ID:** Gonzalez
Property: 141 W Division St DeLand FL 32720	**Customer:** Volusia County Community Assistance	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This report is performed to the Standards of Practice as defined by the Florida Association of Building Inspectors and the requirements defined in FS Chapter 468 regarding Professional Home Inspections. For a detailed explanation of the standards, please visit www.FABI.org for more information.

In Attendance:	**Type of building:**	**Approximate age of building:**
Homeowner / Tenant	Single Family (1 story)	Built 1925

Weather:	**Recent rainfall:**
Clear, 83	Rained within last 3 days

1. Structural / Exterior Components

Styles & Materials

Foundation / Floor:
Wood Joists on Masonry Piers

Wall Structure:
Wood Framed

Exterior Finishes:
Wood Siding

Floor Structure:
Wood joists

Roof / Ceiling Structure:
Plank Sheathing
Conventional Framed Rafters

Columns or Piers:
Masonry Piers

Items

1.0 GENERAL INFORMATION

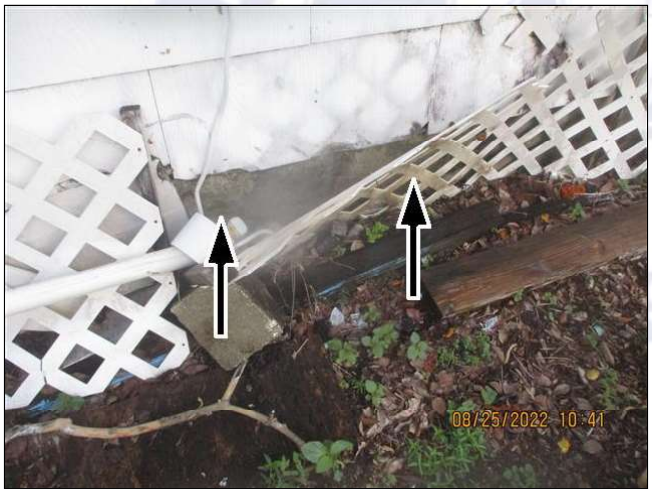
Comments: Inspected

FLORIDA ASSOCIATION OF BUILDING INSPECTORS FABI

The subject house is a 97 year old wood framed building. The house has too many deficiencies to list individually. Some of the more significant issues observed at the time if inspection include:

1. The foundation piers are shifted and leaning over 30 degrees out of plumb
2. Wall openings without any type of cover were noted
3. Wood rot / moisture damage was noted at multiple locations
4. Wood decking is deteriorated / soft
5. Multiple location were observed where the wood floor inside the house has failed and is open to the crawl space. (Areas are covered with rugs)
6. The kitchen area is unsanitary due to insect contamination
7. Galvanized (outdated) water supply piping was observed
8. Missing shingles / roof leaks were observed in various locations
9. Siding is missing at random locations
10. Windows do not function
11. The plumbing drains are improperly installed without proper venting and slope on drain lines
12. Outdated / unsafe electrical was observed at various locations

In the opinion of the inspector, any type of rehab to the house is not a viable option due to the structural deficiencies. Multiple issues are present that would not meet today's housing quality standards. The cost for upgrades / replacements of existing systems and components would exceed the value of the structure. Recommend house is considered for the Rebuild program.



1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

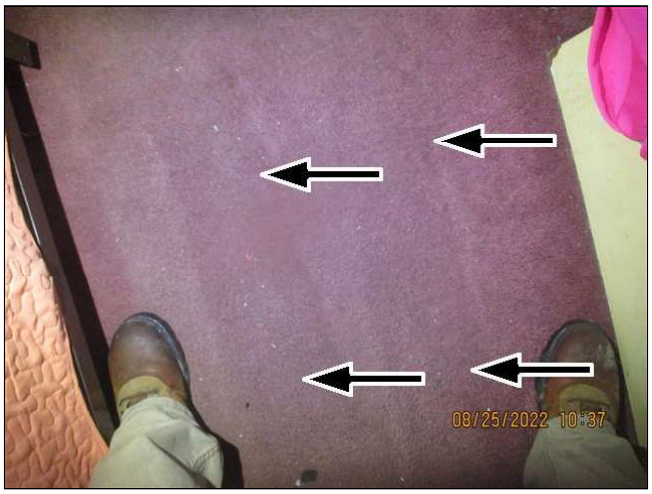
1.0 Item 4(Picture)

1.0 Item 5(Picture)

1.0 Item 6(Picture)

1.0 Item 7(Picture)

1.0 Item 8(Picture)



1.0 Item 9(Picture)

1.0 Item 10(Picture)

1.0 Item 11(Picture)

1.0 Item 12(Picture)

1.0 Item 13(Picture)

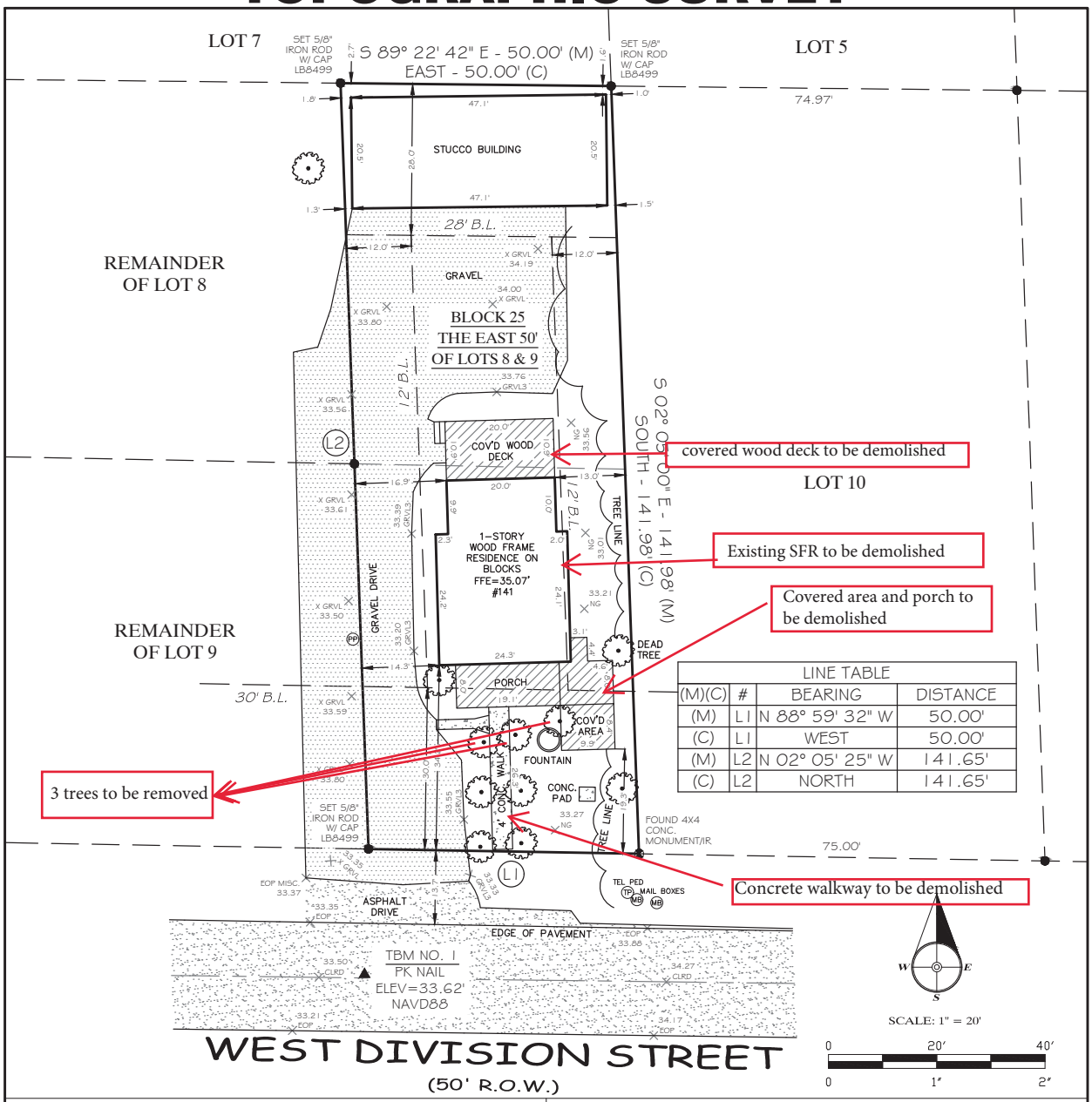
1.0 Item 14(Picture)

1.0 Item 15(Picture)

1.0 Item 16(Picture)

1.0 Item 17(Picture)

TOPOGRAPHIC SURVEY



LINE TABLE			
(M)(C)	#	BEARING	DISTANCE
(M)	L1	N 88° 59' 32" W	50.00'
(C)	L1	WEST	50.00'
(M)	L2	N 02° 05' 25" W	141.65'
(C)	L2	NORTH	141.65'

FLOOD INFORMATION: PANEL NUMBER: 12127C0470H BASE FLOOD ELEVATION: N/A
SUFFIX: H COMMUNITY NUMBER: 120387
FIRM ZONE: X UNSHADED DATE OF FIRM: 02-19-2014

FIELD WORK INFO: DATE OF FIELD WORK: 08-26-2023 DATE SIGNED & SEALED: 08-30-2023
DATE OF DRAFTING: 08-30-2023 REVISED SURVEY: XX-XX-XXXX

LEGAL DESCRIPTION:

JOB# 21-0617-241
DRAWN BY AMC

THE EAST 50' OF LOTS 8, & 9, BLOCK 25, OF THE SHIMMERS ADDITION, IN VOLUSIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 217, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PREPARED EXCLUSIVELY FOR: DSW
PROPERTY LOCATED AT: 141 W DIVISION ST.
PROGRAM PROJECT NUMBER:

COBALT
ENGINEERING AND INSPECTIONS, LLC
FBPE REG. #: 35043 / FBPLS REG. #: LB8499

A = ARC	FND = FOUND	PLS = PROFFESIONAL LAND SURVEYOR	SPOT ELEVATION(SE)
A/C = AIR CONDITIONER	I.P. = IRON PIPE	PI = POINT OF INTERSECTION	FH = FIRE HYDRANT(FH)
BLDG. = BUILDING	L = LENGTH	POB = POINT OF BEGINNING	LP = LIGHT POLE(LP)
B.L. = BUILDING LINE	LB = SURVEYOR BUSINESS No.	POC = POINT OF COMMENCE	CO = CLEAN OUT(CO)
(C) = CALLED	(M) = MEASURED	PT = POINT OF TERMINATION	PP = POWER POLE(PP)
CB = CATCH BASIN	MH = MANHOLE	PRC = POINT OF REVERSE CURVE	UP = UTILITY POLE(UP)
CBS = CONCRETE, BLOCK, STUCCO	N = NORTH	PSM = PROFFESIONAL SURVEYOR & MAPPER	EM = ELECTRIC METER(EM)
CH = CHORD	NO = NUMBER	R = RADIUS OR RECORD	GM = GAS METER(GM)
CH BR = CHORD BEARING	N & D = NAIL AND DISK	REG = REGULAR	X — WOOD FENCE
C & G = CURB AND GUTTER	NO ID. = NO IDENTIFICATION NUMBER	RNG = RANGE	CHAIN-LINK
CLF = CHAIN LINK FENCE	N.T.S. = NOT TO SCALE	RLS = REGISTERED LAND SURVEYOR	IRON FENCE
CLR = CLEAR	OBV = OBSERVED ANGLE	R.O.W. = RIGHT OF WAY	PIPELINE
CONC = CONCRETE	O/E = OVERHEAD ELECTRIC	S = SOUTH	BUILDING LINE
CP = CONCRETE POST	ORB = OFFICIAL RECORDS BOOK	SEC = SECTION	EASEMENT LINE
D° = DEGREE	O' = MINUTE OR FEET	STA = STATION	OH — OVERHEAD POWER
D = DELTA	O" = SECOND OR INCH	SWK = SIDEWALK	ASPHALT / COVERED / WOOD DECK
E = EAST	P = PLAT	T = TANGENT	CONCRETE / GRAVEL
EB = ENGINEERING BUSINESS No.	PAV = PAVEMENT	SS = SANITARY SEWER	
ELEV = ELEVATION	PB = PLAT BOOK	TWP = TOWNSHIP	
ELECT = ELECTRIC	PCC = POINT OF COMPOUND CURVE	W = WEST	
ENC = ENCROACHMENT	PC = POINT OF CURVATURE	W/ = WITH	
EP = EDGE OF PAVEMENT	PG = PAGE	WF = WOOD FENCE	
ESMT = EASEMENT	PL = PLANTER	WM = WATER METER	
FIP = FOUND IRON PIPE		WV = WATER VALVE	

GENERAL NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM INCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
11. THIS DRAWING IS PROPERTY OF COBALT ENGINEERING & INSPECTIONS,LLC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM, (N.A.V.D.), OF 1988 UNLESS OTHER WISE NOTED
13. BENCHMARK USED: FPRN
14. COORDINATES & BEARINGS SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK.
15. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
16. BUILDING SETBACKS ARE SHOWN ACCORDING TO LOCAL ORDINANCE, PLEASE VERIFY WITH JURISDICTIONAL ENTITY
17. ACCURACY OF HORIZONTAL CONTROL:(FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
X SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
RURAL	LINEAR: 1 FOOT IN 5,000 FEET

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: TIMOTHY J. HELLSTEIN, PSM ON 08/30/2023 UNDER THE RULES AND PROVISIONS SET FOURTH UNDER CHAPTER 5J-17 AND 472 FLORIDA ADMINISTRATIVE CODE

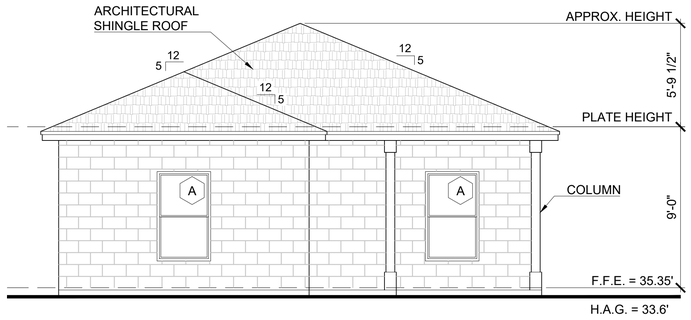
TIMOTHY JOSEPH HELLSTEIN License Number LS7440 STATE OF FLORIDA Professional Surveyor and Mapper

Timothy Joseph Hellstein
Digitally signed by Timothy Joseph Hellstein
Date: 2023.09.01 09:43:24 -05'00'

08/30/2023

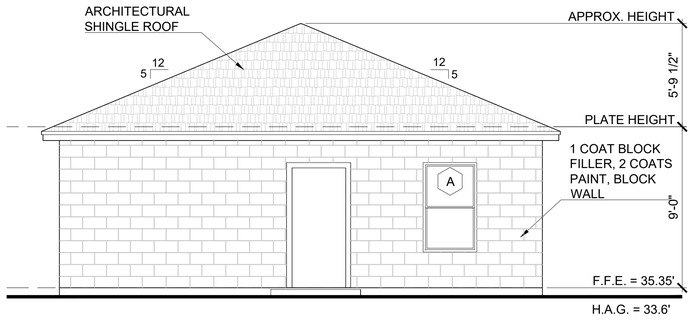
BY TIMOTHY J. HELLSTEIN, PSM
LS 7440, STATE OF FLORIDA

I HEREBY CERTIFY THAT THE ATTACHED "TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.



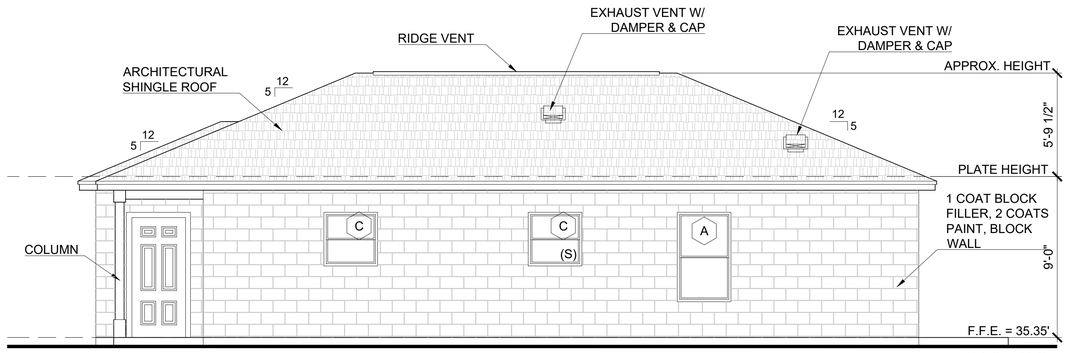
01 FRONT ELEVATION (STANDARD)

OPTION 3



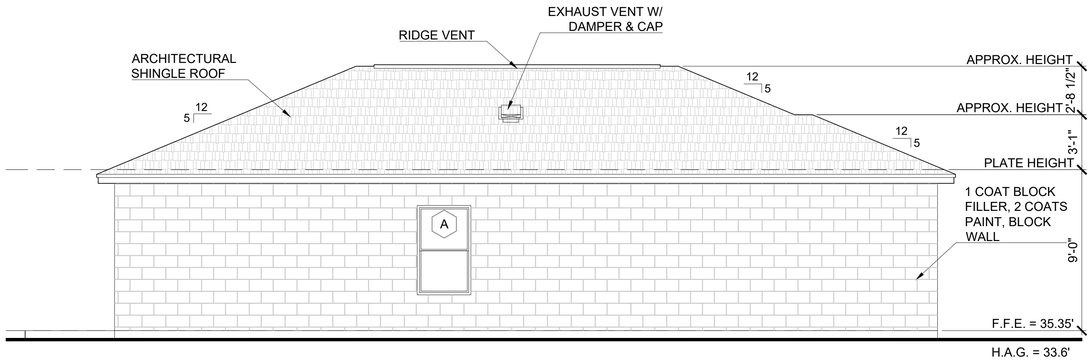
02 REAR ELEVATION (STANDARD)

OPTION 3



03 RIGHT ELEVATION (STANDARD)

OPTION 3



04 LEFT ELEVATION (STANDARD)

OPTION 3

ATTIC VENTILATION CALCULATION

AREA	SQUARE FOOTAGE
TOTAL AREA	1,379 S.F.
TOTAL REQUIRED VENTED AREA (1/150)	9.20 S.F.
REQUIRED RIDGE (HIP) VENTILATION	4.60
REQUIRED SOFFIT VENTILATION	4.60

NOTES

1. WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.
2. PLAIN HALF-ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED. OR STANDARD K-STYLE 6" WIDE AND 4"X5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
3. ALL DOWNSPOUTS TO HAVE SPLASH BLOCK.
4. ALL MATERIALS BELOW BFE AND/OR DFE SHALL BE FLOOD RESISTANT MATERIAL INCLUDING, BUT NOT LIMITED TO TREATED FRAMING MATERIAL. SEE FEMA TECHNICAL BULLETIN 2, FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS (2008).
5. RAIN DIVERTER STRIP IS REQUIRED OVER A/C UNIT AND ENTRANCES.
6. ATTIC ACCESS TO HAVE A PULL DOWN STAIRWAY WITH A MINIMUM WIDTH OF 22".
7. GRAB BARS TO BE INSTALLED PER CONTRACTOR WHERE REQUIRED.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	12/11/2023	ISSUE FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CURTIS HAMPTON ON THE DATE SPECIFIED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CURTIS HAMPTON LICENSE No. 86188 STATE OF FLORIDA PROFESSIONAL ENGINEER

Curtis Hampton

Digitally signed by Curtis Hampton
Date: 2023.12.12 12:09:37 -06'00'

12/11/2023

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

ENGINEERING AND INSPECTIONS, LLC
®
phone: 409-354-5925 email: info@cobalt-engineering.com

CLIENT:
DSW

PROJECT LOCATION OR ADDRESS:
141 West Division Street
Deland, Florida 32720

EL PASO
EXTERIOR ELEVATIONS
OPTION 3 (STANDARD)

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	23-0373-01	SCALE:	1/4" = 1'-0"
DATE:	12/11/2023	23-0373	A-2.00

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

DATE: April 4, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Demolition) for a Multi-Family residence at 335 E. Rich Avenue.**
Application No.: HPB24-041
Applicant/Owner: 335 E. Rich Ave, LLC
Zoning District: R-2
Current Use: Vacant
Florida Master Site File Number: 8VO003776

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

Date of Construction:	+/-1940	**Style:**	Frame Vernacular
Structural System:	Wood, Balloon	**Foundation Type:**	Piers, Brick
Exterior Fabric:	Stucco	**Stories:**	2
Roof:	Composition Shingle	**Windows:**	Metal awning; jalousie
Roof Type:	Gable	**Chimneys:**	1, brick, N: slope
Porch:	S/entrance/gable roof, wooden posts/1 bay	**Secondary Structure:**	None

Description of Proposed Work:
This property is located within the Downtown Support District and due to the age of the structure, the Historic Preservation Board and the City Commission need to review and either approve or deny the demolition of this structure. The residence has been vacant and has deteriorated over the years. The proposed future use of this property is to build a new 2-bed/2-bath single-family residence with a detached 2-bed/2-bath Accessory Dwelling Unit (ADU), contingent upon meeting all required Land Development Regulations and applicable Building Code requirements.

Historical Significance Summary: *(Provided from Master Site File):*
This property is included in the Roger's Map of DeLand which was platted by D.D. Rogers in January 1882, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Great Depression of the 1930's.

Background on Architectural Style Significance Summary: *(Provided from Master Site File):*
The Frame Vernacular style was a prevalent residential style in Florida. This style was common wood frame construction with lay or self-taught builders because before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. Frame Vernacular houses are typically one or two stories with wood balloon frame structural systems and

brick pier foundations. Horizontal drop siding and weatherboard are the most common exterior wall surface materials.

Staff Analysis

The demolition of this property, located within the Downtown Support District, has been reviewed per the City's Land Development Regulation Section 33-35. Due to the age of the structure, Historic Preservation Board and City Commission will need to review and either approve or deny the demolition of this structure. Staff finds that the demolition of this residence to be rebuilt with a new Single-Family Residence and Accessory Dwelling Unit (ADU) would benefit the surrounding neighborhood.

In addition, Per Land Development Regulation Section 33-94.04 "*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."* Therefore, the new construction of this Single-Family Residence and Accessory Dwelling Unit (ADU) do not require any additional design requirements.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand.

33-35.01. Generally.

(a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review.

No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

The Florida Master Site File provides very little information regarding the historical and architectural context about this structure. The Architectural context, Frame Vernacular was the prevalent style of residential architecture in Florida before the Civil War due to residents relying on local materials and their own methods and designs to construct buildings. The only Historical context provided outlines the subdivision where the residence was located and platted.

b. The importance of the building, structure, or object to the ambiance of a district;

There are existing Frame Vernacular style homes within the City and in close proximity to this structure. Per the Florida Master Site File, there is no specific historical significance of this structure. It is not located within any of the Historic Districts, only the support district.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

It would not be difficult to reproduce this building because the Frame Vernacular style is still a commonly used architectural style. However, it would be difficult to reproduce the building using

similar materials, that were used when originally built due to updated Florida Building Codes. The proposed new Single-Family residence and Accessory Dwelling Unit (ADU) are proposing to match each other using the same materials and style.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

On the same street, there are multiple frame vernacular style residences built within the similar timeframe (1914-1988), including one built in 1895.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The Applicant is proposing to demolish this structure and construct a new Single-Family Residence (2bed/2bath) with a detached Accessory Dwelling Unit (2bed/2bath) on the same property, contingent upon meeting all applicable Land Development Codes and Florida Building Codes. The new construction shall enhance the surrounding properties as the existing structure is in disrepair and causing danger to life, health and safety of the neighborhood is negatively affecting the surrounding properties.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The Applicant has stated they had the home inspected and due to the previous neglection of this structure, previous damage, and the cost to repair, rehabilitation is not the best option. The best option would be to demolish and rebuild.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

As mentioned, if rehabilitated, the estimated cost of the renovation would exceed the value of the structure. Therefore, if demolished and rebuilt the potential outcome would be able to earn return on the investment.

Staff Recommendation:

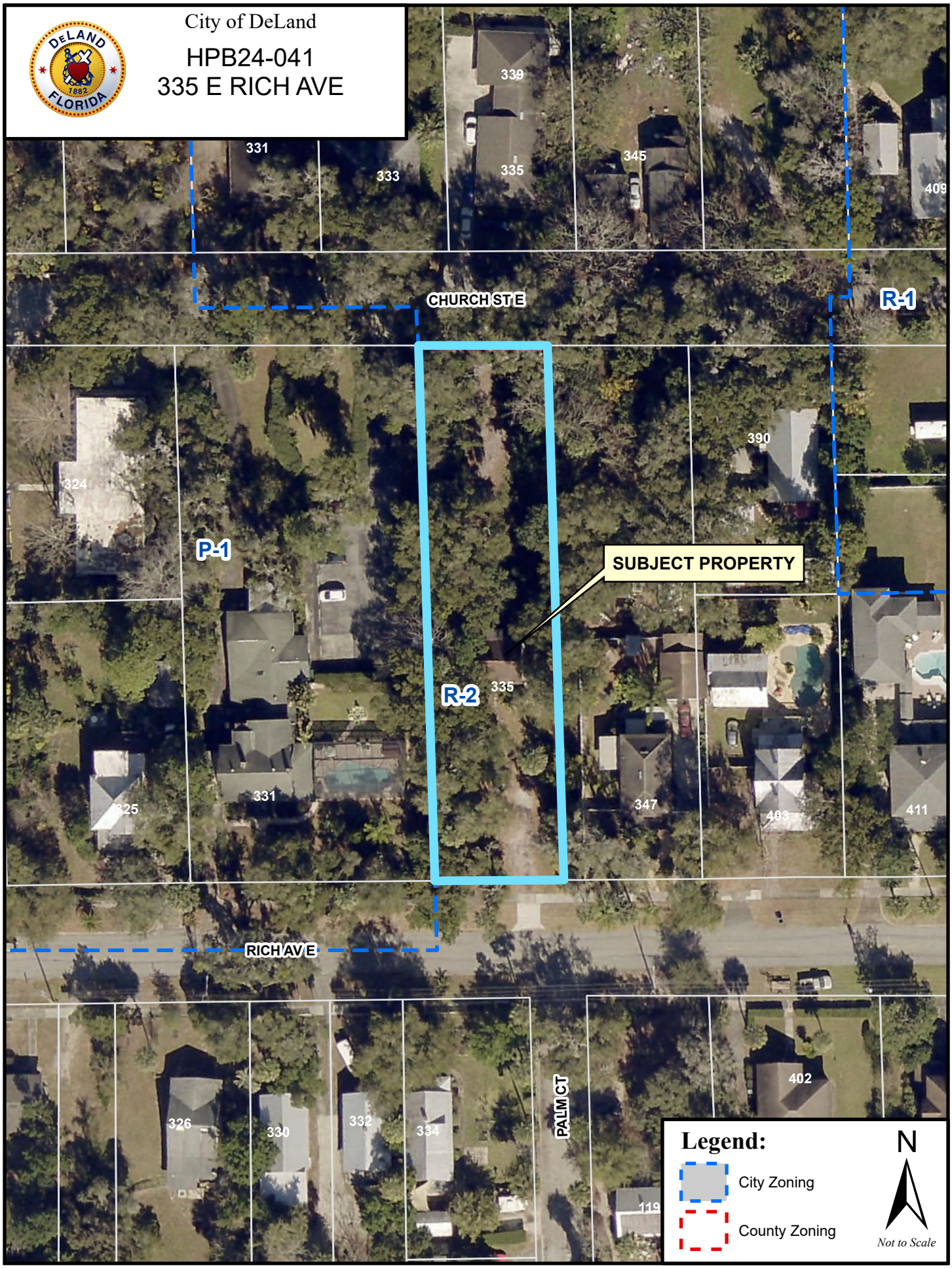
The request is consistent with the City's Land Development Regulations, Section 33-35.01, and due to the danger to life, health, and safety, staff recommends approval of this demolition application as presented and Staff recommends approval of the development of the new Single-Family residence and Accessory Dwelling Unit (ADU). The redevelopment of this site does not need to follow any additional design criteria (LDR Sec. 33-94.04).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Vicinity Map
Historical Structure Form – Florida Master Site File (1991)
Existing Conditions Letter from Applicant
Proposed New Construction Plans


City of DeLand
HPB24-041
335 E RICH AVE
339
331
333
335
345
409
CHURCH ST E
R-1
390
324
P-1
SUBJECT PROPERTY
R-2
335
325
331
347
403
411
RICH AV E
326
330
332
334
PALM CT
402
119
Legend:
City Zoning
County Zoning
N
Not to Scale

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

RECORD NUMBER: 312
Page 1 HISTORICAL STRUCTURE FORM Site 8VO03776
X original FLORIDA MASTER SITE FILE
update

SITE NAME:
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Volusia OWNERSHIP TYPE: Private, Individual
PROJECT NAME: Stetson University + City of DeLand: S+P DHR NO. 2836
LOCATION:
ADDRESS: 335 East Rich Avenue
CITY: DeLand
VICINITY OF/ROUTE TO: See attached maps

SUB: Roger's Map of DeLand BLOCK 23 LOT 5
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S RANGE: 30E SECTION: 9 1/4: 1/4-1/4:
IRREGULAR SEC? y X n LAND GRANT: None
USGS 7.5 MAP: DeLand, FL 1964: PR 1980
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1940 RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE: ORIG. LOCATION:
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Frame Vernacular
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR:
NO. STORIES: 2 OUTBLDGS: 0 PORCHES: 1 DORMERS: 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Stucco
FOUNDATION: TYPE: Piers
MATERIALS: Brick
INFILL:
PORCHES: S/entrance/gable roof, wooden posts/1 bay
ROOF: TYPE: Gable
SURFACING: Composition shingle
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: N: slope
WINDOWS: Metal awning; jalousie

EXTERIOR ORNAMENT:
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? **y** X **n**
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	**y**	X **n**	**likely, need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	**y**	X **n**	**likely, need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	X **y**	**n**	**likely, need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See continuation sheet

* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *

RECORDER INFORMATION: **NAME:** Sidney Johnston
DATE: 02/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 9, #34

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story Frame Vernacular residential building is located at 335 East Rich Avenue. Notable architectural features include a gable roof, exposed rafter ends, and an entrance porch covered by a gable overhang supported by wooden posts. Fenestration consists of metal awning windows and jalousie windows. The exterior wall fabric is stucco. Alterations consist of the metal awning windows and the jalousie windows.

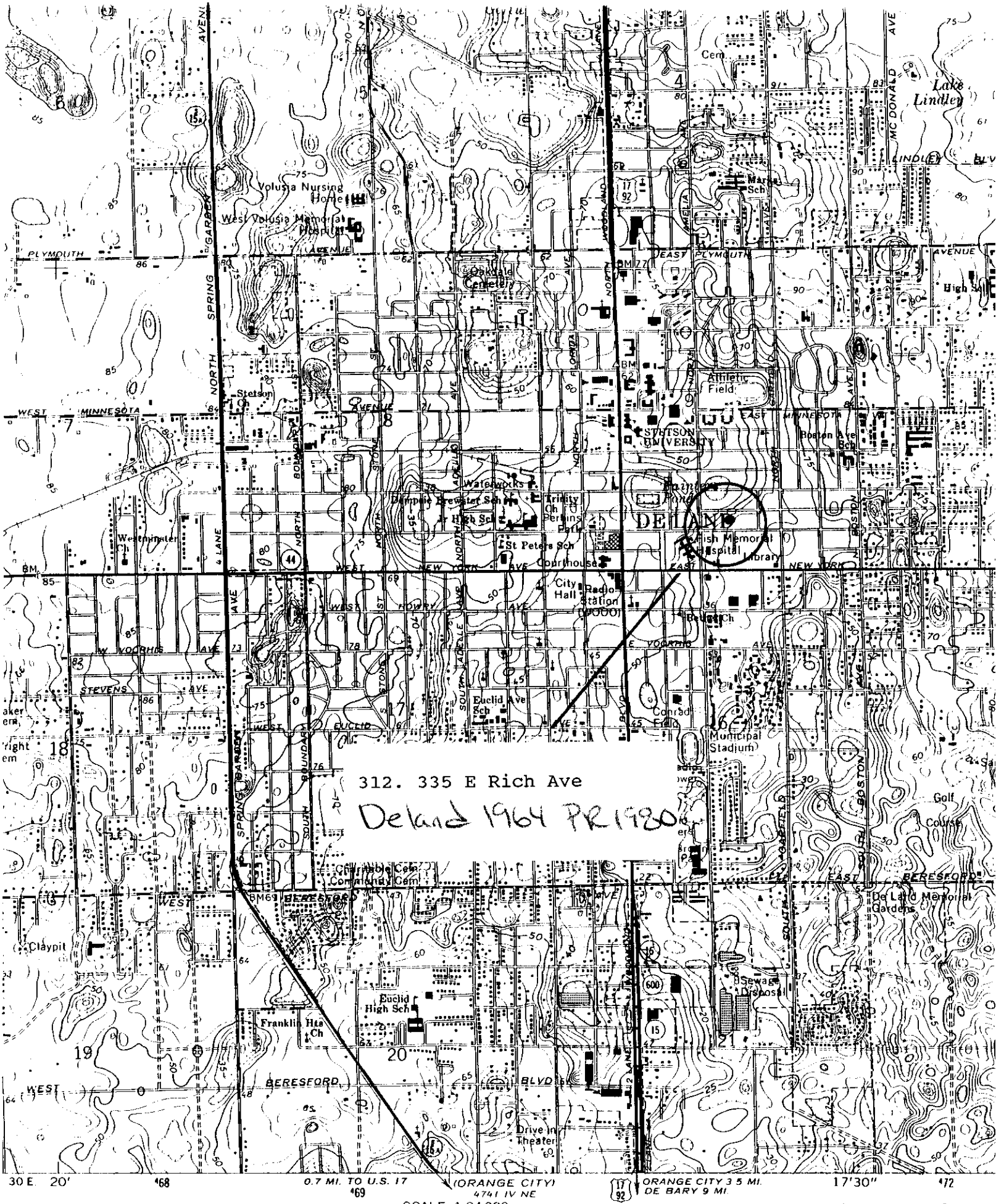
Architectural Context: Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Historical Narrative: Located in the Roger's Map of Deland, which was platted by D.D. Rogers in January, 1882, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Great Depression of the 1930s. Evidence compiled from city directory research combined with Sanborn Company maps, which were prepared of DeLand between 1885 and 1950, indicate that the building was constructed about 1940.

Historical Context: DeLand, founded in 1876, was incorporated in 1882 and became the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, DeLand developed quickly in the late nineteenth century, largely through the promotional efforts of Henry A. DeLand, the community's namesake. The introduction of the railroad and an economy based on citrus spurred the first period of development. Although devastating freezes in the mid 1890s slowed growth, the commercial and citrus industries became revitalized over the following decade. By 1910, the population had doubled to 2,812. During that interval significant construction began, which resulted in an expanded commercial district, the formation of residential neighborhoods, and the extension of municipal services to many areas of the community. By 1910, Stetson University's campus had become a prominent landscape feature at the north end of DeLand. Although events associated with World War I retarded growth, by 1920 the population had reached 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. Numerous subdivisions were platted and buildings constructed. Within five years the population nearly doubled. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline, though moderate construction persisted throughout the Depression decade. Development in DeLand since 1950 has compromised some of the community's irreplaceable historic buildings. Nevertheless, the historic resources that remain represent architectural and cultural legacies worth preserving. Sensitive historic preservation planning and management is needed to ensure their protection.

312. 335 E Rich Ave
MINNESOTA
ARIZONA
MICHIGAN
WISCONSIN
NORTH
CHURCH
RICH
NEW YORK
AVE.
ST.
AMELIA
GARFIELD
KENTUCKY
PINE
ORANGE
PARK
LANDIS
FISH & WETHERELL SUB.
ROGERS MAP OF DELAND
ASSESSORS SUB.
A.G. KINGSBURY'S SUBDIVISION
WHIPSAW CONDO (35-197)
SMALL TRACTS
ASSESSORS SUBDIVISION
McELROYS RESUBDIVISION
S.M. McELROYS RESUBDIVISION
SHERMANS SUBDIVISION
YORKFIELD SQUARE CONDO.
32-111
15-16
Vo 3776


312. 335 E Rich Ave
Deland 1964 PR1980
DELAND
STETSON UNIVERSITY
Volusia Nursing Home
West Volusia Memorial Hospital
Oakdale Cemetery
Lake Lindley
Athletic Field
Stetson
Waterworks
Dampier Brewster Sch
Jr High Sch
Trinity Ch
Perkins Park
St Peters Sch
Courthouse
Deland Memorial Hospital
Library
City Hall
Radio Station (WOOD)
Euclid Ave Sch
Conrad Field
Municipal Stadium
Golf Course
De Land Memorial Gardens
Sewage Disposal
Euclid High Sch
Franklin Hts Ch
Drive In Theater
Claypit
Greenlawn Cem
Community Cem
Beresford
Boston Ave Sch
Market Sch
0.7 MI. TO U.S. 17
(ORANGE CITY)
4741 IV NE
ORANGE CITY 3.5 MI.
DE BARY 9 MI.
SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER

Vo 3776

335 E Rich Avenue DeLand FL 32724

Tyler Spore <tyler.spore@virtechsystems.com>

Thu 3/14/2024 12:21 PM

To:Emily Kunkel <kunkele@deland.org>;

City of DeLand
Attention: Building and Code Enforcement Division
120 S. Florida Avenue
DeLand, FL 32720

Subject: Report and Request for Immediate Action Regarding the Dilapidated Condition of 335 E Rich Avenue, DeLand, FL for Demolition

I am writing to formally bring to your attention the deplorable and hazardous state of the property at 335 E Rich Avenue, DeLand, FL. As a concerned citizen, it is with a sense of urgency that I report the severe deterioration and potential risks it poses to the immediate neighbors and any passerby.

Over the years, the property has significantly degenerated into a state of disrepair that renders it uninhabitable and beyond any feasible repair. The most concerning damage is the old termite infestation that has compromised the structural integrity of the building. As you are undoubtedly aware, termite damage is not merely cosmetic but affects the framework and stability of structures, leading to potentially catastrophic failures if not addressed.

Moreover, the property has suffered from neglect and previous damage left unattended. These issues range from broken windows and deteriorating roofing to unsafe flooring and weak internal structures. The cumulative effect of these problems has rendered the property a severe safety hazard.

The risk of injury to individuals entering or even merely passing near the property cannot be overstated. In its current state, the property is an accident waiting to happen, potentially causing harm to homeless citizens looking for shelter, children playing in the vicinity, or even emergency responders or inspectors who might need to access the site.

Given the conditions described, I firmly believe the property at 335 E Rich Avenue fails to meet the City of DeLand's safety and habitability standards. It poses a clear and present danger to public safety and welfare, necessitating prompt action.

Therefore, I urge the city to take all necessary measures to allow me to demolish the structure.

I am willing to provide further details or meet with a representative to discuss this matter. Thank you for your attention to this critical issue and for your ongoing efforts to ensure the safety and well-being of our community.

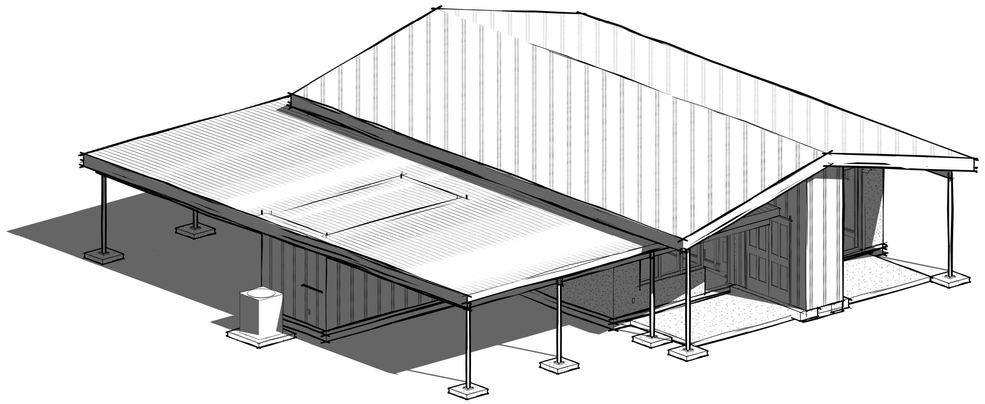
Sincerely,

Juddson Tyler Spore

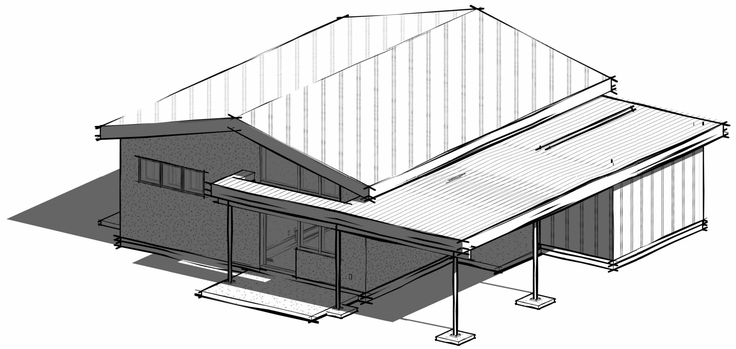
Tyler Spore
Chief Executive Officer

VirTech Systems
858 W Plymouth Ave
DeLand, FL 32720
Phone: (386) 227-6004
Email: tyler.spore@VirTechSystems.com

www.virtechsystems.com



2 Primary Building



1 Accessory Building

ELITE ENGINEERING

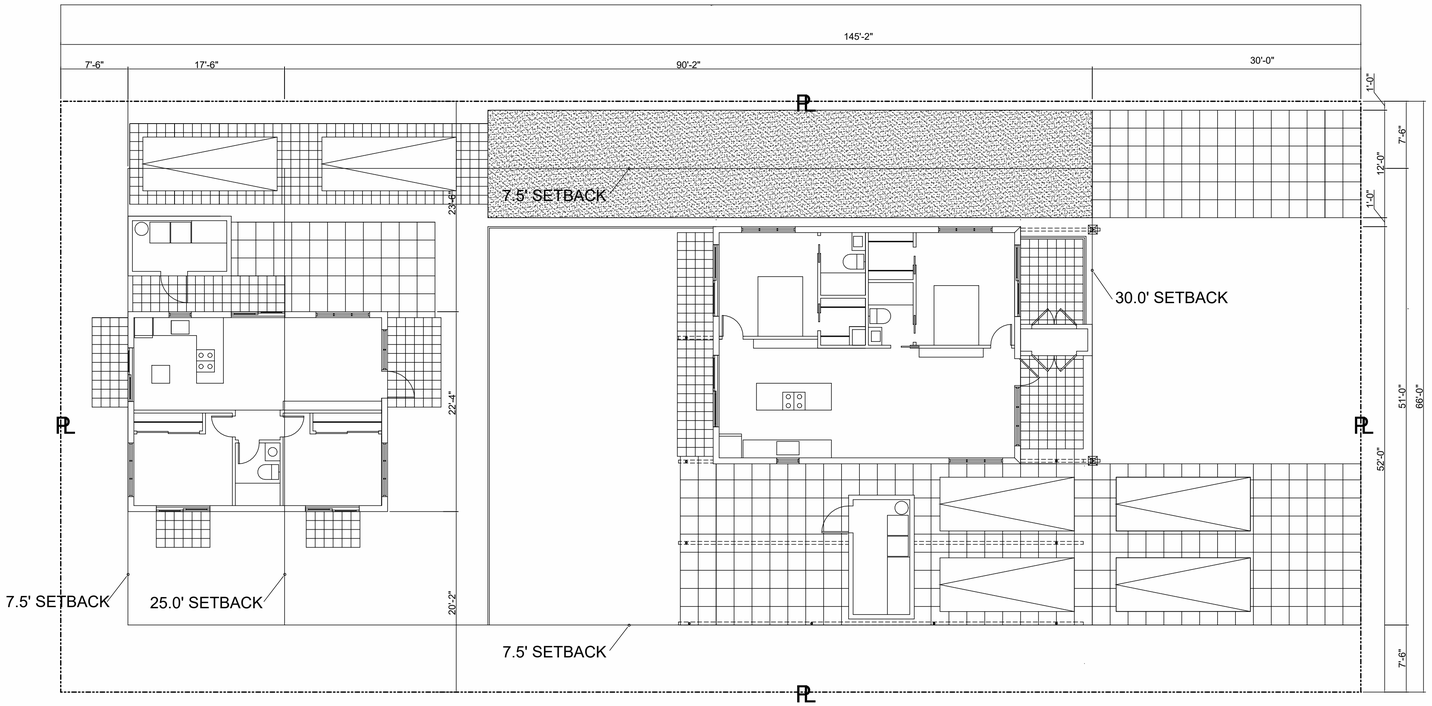
ELITE ENGINEERING OF DELAND, LLC
125 E. INDIANA AVENUE SUITE A-2, DELAND, FLORIDA 32724
FL PE #79123 CA #31525 - (386)337-7116 / NICK@ELITEENG.NET

This item has been electronically signed and sealed by Nicholas Turnbull, PE on the date adjacent to the seal using a digital signature. Printed copies of this document are not considered signed and sealed and the authentication code must be verified on any electronic copies.

NICHOLAS TURNBULL LICENSE No. 79123 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGN REQUIREMENTS
A. ROOF LIVE LOAD IS 20 PSF
B. FLOORS LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60PSF

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE (2020) FLORIDA BUILDING CODE (7TH EDITION)
1. WIND EXPOSURE - CATEGORY (B)
2. ULTIMATE WIND SPEED - 140MPH.
   NOMINAL WIND SPEED - 108MPH.
3. WIND IMPORTANCE FACTOR - 1.0
4. INTERNAL PRESSURE COEFFICIENT- .18
5. SINGLE FAMILY RESIDENCE TO BE RISK CATEGORY II.



SQ FT CALCULATIONS
9581 LOT SQ FT

IMPERVIOUS GROUND SQ. FT. CALCULATION (5270 SQ. FT. 55% MAX.)
910 SQ. FT. PRIMARY SINGLE FAMILY DWELLING
648 SQ. FT. ACCESSORY DWELLING UNIT
3677 SQ. FT. PAVING/UTILITY ROOMS/STORAGE/GRAVEL
5235 SQ. FT. TOTAL IMPERVIOUS GROUND (54.6%)

ACCESSORY DWELLING UNIT REAR YARD CALCULATION
1650 REAR YARD SQ. FT.
569 (34%) ACCESSORY DWELLING UNIT

SITE PLAN
SCALE 1/8" = 1'-0"

COMPONENT AND CLADDING DESIGN
WIND PRESSURES (PSF)
ROOF SURFACE PRESSURES

Area	2 sf	10 sf	20 sf	75 sf	100 sf	250 sf
Negative Zone 1 & 2e	-32.1	-32.1	-32.1	-13.9	-10.0	-10.0
Negative Zone 2n, 2r &3e	-46.8	-46.8	-40.4	-28.4	-25.7	-17.4
Negative Zone 3r	-55.6	-55.6	-47.6	-32.4	-29.1	-29.1
Positive All Zones	12.9	10.5	10.0	10.0	10.0	10.0
Overhang Zone 1 & 2e	-36.8	-36.8	-36.8	-24.7	-22.1	-22.1
Overhang Zone 2n & 2r	-51.5	-51.5	-46.7	-37.7	-35.7	-29.4
Overhang Zone 3e	-60.3	-60.3	-52.1	-36.4	-32.9	-22.1
Overhang Zone 3r	-69.1	-69.1	-58.5	-38.2	-33.8	-33.8

WALL SURFACE PRESSURES

Area	10 sf	100 sf	200 sf	500 sf
NEGATIVE ZONE 4	-18.8	-16.2	-15.4	-14.4
NEGATIVE ZONE 5	-23.2	-18.0	-16.5	-14.4
POSITIVE ZONE 4 & 5	17.4	14.8	14.0	12.9

NOTES:
1) TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.
2) POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.
3) SEE DIAGRAMS FOR LOCATION OF ZONES.
4) PRESSURES SHOWN ARE NOMINAL PRESSURES, DIVIDE BY 0.6 FOR ULTIMATE PRESSURES

a=4.4 ft

Sheet List

Sheet Number	Sheet Name
A-0.0	Cover Sheet
A-1.0	Design Specs
A-1.1	Primary Building
A-2.1	Accessory Building
A-3.1	Reflected Ceiling Plan
E-1	First Floor Electrical
L-1	Lintel Plan
S-0	Foundation Plan
S-1	Roof Framing
S-2	Details
S-3	Details
S-4	Details

Primary Area Schedule

Name	Area
Primary Living	912 SF
Under Air	912 SF
Primary Carport	300 SF
Primary Front Porch	208 SF
Primary Lanai	41 SF
Primary Porch	339 SF
Primary Utility	101 SF
Non-A/C	989 SF
Total Under Roof	1901 SF

Accessory Area

Name	Area
Accessory Living	650 SF
Under Air	650 SF
Accessory Carport	251 SF
Accessory Entry	30 SF
Accessory Utility	77 SF
Non-A/C	358 SF
Total Under Roof	1008 SF

Design2sign
building design services
Design Services for:
Residential
New Construction
Additions
Site Commercial
phone: 386.400.8622
Web: www.CliftonDraftingDesign.com
Email: jason@CliftonDraftingDesign.com

No.	Description	Date

GENERAL CONDITIONS FOR WILLIAMS & TURNBULL ARCHITECTURE, INC. ARCHITECTURAL SERVICES AGREEMENT
ALL LOCAL AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THE PROJECT SHALL BE GIVEN THE ADDITIONAL OPPORTUNITY TO REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO BIDDING OR NEGOTIATION. THE CONTRACTOR SHALL REVIEW AND COORDINATE ALL PLANS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR ERRORS, OMISSIONS AND CONFLICTS CONTAINED IN THE PLANS AND SPECIFICATIONS. WILLIAMS & TURNBULL ARCHITECTURE, INC. AND ITS CONSULTANTS SHALL BE GIVEN THE OPPORTUNITY TO REVIEW ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR AND SHALL BE REJECTED ANY NOTIFICATION OF NON-COMPLIANCE WITHIN FIFTEEN (15) DAYS OF THE RECEIPT OF THE SUBMITTAL SHALL BE CONSIDERED ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PRECAUTIONS, PATENTS AND PROCEDURES AND SHALL PROMPTLY REPORT TO THE ARCHITECT ANY NONCONFORMITY DISCOVERED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PRECAUTIONS, PATENTS AND PROCEDURES AND SHALL PROMPTLY REPORT TO THE ARCHITECT ANY NONCONFORMITY DISCOVERED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PRECAUTIONS, PATENTS AND PROCEDURES AND SHALL PROMPTLY REPORT TO THE ARCHITECT ANY NONCONFORMITY DISCOVERED BEFORE PROCEEDING WITH THE WORK.

DESIGN STATEMENT: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE, 2020 THE FOLLOWING CRITERIA ARE AS FOLLOWS:

WIND SPEED: 129mph (ULTIMATE) 108mph (NOMINAL)
WIND IMPORTANCE FACTOR: 1
WIND EXPOSURE: B
BUILDING CATEGORY: II
INTERNAL PRESSURE COEFFICIENT: +/-0.18

SCALE: 1/8" = 1'-0"
PROJECT NO.: 007-GRERIC-V1-R23
DATE: 05/10/2023
DRAWN BY: RJC

SHEET NO.: A-0.0

Cover Sheet

A CUSTOM DESIGN FOR:
Solomon Greene
335 East Rich Ave. Deland FL

GENERAL STRUCTURAL MINIMUM REQUIREMENTS

UTILIZE JOB SPECIFIC DETAILS AS SHOWN

** WHERE CONFLICTS EXIST USE MORE CONSERVATIVE DETAIL/SPEC

APPLICABLE CODES:
PERMIT DOCUMENTS HAVE BEEN GENERATED IN ACCORDANCE WITH
FLORIDA BUILDING CODE
BUILDING/RESIDENTIAL, 7TH EDITION (2020)
EXISTING, 7TH EDITION (2020)
PLUMBING, 7TH EDITION (2020)
ACCESSIBILITY, 7TH EDITION (2020)
ENERGY CONSERVATION, 7TH EDITION (2020)
MECHANICAL, 7TH EDITION (2020)
FUEL / GAS, 7TH EDITION (2020)
ASCE 7-16
2017 NATIONAL ELECTRIC CODE (NEC)
RESIDENTIAL LOADS: PER R301.5
BUILDING LOADS: PER 1607.1

STANDARD OF CARE
DRAWINGS PROVIDED ARE INTENDED TO PROVIDE GENERAL DIRECTION. DOCUMENTS PROVIDED ARE NOT INTENDED TO BE PERFECT AND ARE BASED ON A REASONABLE, ORDINARY DESIGN.

LIMITS OF LIABILITY:
DOCUMENT UTILIZATION ACCEPTS LIMITATION OF LIABILITY LESS THAN OR EQUAL TO $250,000

GENERAL NOTES:
1. STRUCTURAL NOTES PROVIDED HERIN ARE INTENDED FOR QUICK REFERENCE BY FIELD PERSONAL. NOTES PROVIDED ARE NOT ALL-INCLUSIVE AND DO NOT REPLACE APPLICABLE BUILDING CODE.
2. DRAWINGS ARE PROVIDED TO SUPPORT PERMIT APPLICATION BY A LICENSED CONTRACTOR ONLY. ENGINEER TAKES NO RESPONSIBILITY FOR NON QUALIFIED CONSTRUCTORS.
3. DRAWINGS ARE NOT INTENDED TO TAKE PRECEDENCE OVER APPLICABLE BUILDING CODE. ANY DISCREPANCIES FOUND WITHIN DRAWINGS, SPECIFICATIONS OR IN CONFLICT WITH APPLICABLE CODE SHOULD BE REPORTED TO ENGINEER IN WRITING FOR ADDITIONAL DIRECTION.
4. INSTALLATIONS OF MATERIALS AND ASSEMBLIES SHALL MEET OR EXCEED MANUFACTURERS BEST RECOMMENDATIONS
5. ALL SECTIONS, DETAILS AND NOTES SHALL BE CONSIDERED AS TYPICAL (TYP) UNLESS NOTED OTHERWISE (U.N.O.)
6. DRAWINGS ARE PROVIDED TO CONVEY DESIGN INTENT, BUT NOT SUBSTITUTE FOR SPECS, SHOP DRAWINGS, ETC. OF SUBCONTRACTORS AND/OR SUPPLIERS
7. CONTRACTOR OR OWNER/BUILDER SHALL PROVIDE CONSTRUCTION WHICH CONFORMS WITH ALL PERTAINING REGULATIONS, CODES AND LOCAL JURISDICTIONS OF SUCH
8. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF RECORD, OF ANY DISCREPANCIES OR CHANGES (IN WRITING) PRIOR TO CONSTRUCTION.
9. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH U.N.O.
10. IF DURING REVIEW AND/OR CONSTRUCTION IT IS NOTICED THAT A DETAIL AND/OR ATTACHMENT IS NOT SPECIFIED, PLEASE CONTACT ENGINEER FOR DIRECTION (IN WRITING).

CONCRETE & REINFORCING:
1. CONCRETE WORK AND REINFORCEMENT SHALL CONFORM TO THE CURRENT EDITION OF ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
2. ALL CONCRETE AND GROUT SHALL HAVE THE FOLLOWING PROPERTIES:

LOCATION	28 DAY STRENGTH (MIN.)	SLUMP	COARSE AGGREGATE(S)
FOUNDATIONS BELOW GRADE	2500 PSI	4" +/- 1"	1"
SLAB ON GRADE	2500 PSI	4" +/- 1"	⅜" & 1"
FILLED CMU CELLS, PRECAST LINTELS & BOND BEAM GROUT (ASTM C476)	3000 PSI	8" +/- 11"	COURSE GROUT ⅜" FINE GROUT NONE

3. ALL REINFORCING SHOULD BE DOMESTICALLY PRODUCED.
4. REBAR SHALL CONFORM TO ASTM-615 GRADE 60.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED MINIMUM ONE MESH + 2" WHERE SPLICED.
6. ALL FOUNDATIONS SHOULD BE CENTERED BENEATH VERTICAL SUPPORTING ELEMENTS TO EVENLY DISTRIBUTE LOAD INTO FOOTING U.N.O.
7. SPLICES AND ANCHORAGE OF REINFORCING SHALL BE AS FOLLOWS:
   A. WELDED WIRE FABRIC: MINIMUM ONE MESH + 2"
   B. ALL OTHER: 48 BAR DIAMETER (12" MIN.)
   C. REINFORCEMENT IN WALLS, FOOTINGS, AND BEAMS SHALL BE CONTINUOUS AND LAPPED 48 BAR DIA AT SPLICE. HOOK AND LAP ALL CORNER AND INTERSECTING BARS
8. COVER FOR REINFORCING SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	0'-3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 THROUGH #18	0'-2"
#5 BAR, W31 WIRE AND SMALLER	0'-1 1/2"
CONCRETE NOT EXPOSED TO EARTH	
SLABS, WALLS, JOISTS (#3 THROUGH #11)	0'-0 3/4"
BEAMS, COLUMNS, PRIMARY REINF., TIES, STIRRUPS, SPIRALS	0'-1 1/2"

MASONRY:
1. ALL CMU WALLS ARE TO BE BUILT AS SHEAR WALL OR SHEAR WALL SEGMENT. PROVIDE ONE SOLID CELL AT CORNERS, ENDS OF WALLS, ADJACENT TO WINDOWS/DOORS, ETC. AT MIN.
2. MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530/ASCE5/TMS 402-02). SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602-02) ASTM C476. ASTM C1019, AND NCMA TEK 107.
3. CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90. (F'M - 2000 PSI)
4. MORTAR SHALL COMPLY WITH ASTM C270, TYPE M/S PCL FOR TYPICAL WALLS (COMPRESSIVE STRENGTH= 2100 PSI AT 28 DAYS. SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)
5. BLOCK SHALL BE FREE OF MOISTURE BEFORE GROUTING
6. VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF ½ TO INSIDE FACE. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192X(BARDIAMETER) OR 10 FT. (WHICHEVER IS LESS) WHENEVER A CLEANOUT IS REQUIRED. SEE GROUTING DETAIL NOT FOR CLEANOUT REQUIREMENTS.
7. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 AND THESE DRAWINGS.
8. GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED 1½" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
9. TYPICAL HORIZONTAL/VERTICAL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
10. TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS MIN. AFTER CELLS ARE FILLED
12. DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS MIN. AFTER CELLS ARE FILLED
13. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK

LINTEL NOTES:
1. LINTELS SPECIFIED BASED ON SAFE WORKING LOADS PROVIDED BY QUALITY PRECAST COMPANY. ALTERNATIVE MANUFACTURERS ARE ALLOWED IF CAPACITY OF SUBSTITUTION MEET OR EXCEED SPECIFIED PRODUCT.

RECOMMENDED TESTING
1. ELITE ENGINEERING STRONGLY RECOMMENDS A LIMITED GEOTECHNICAL STUDY (AT MINIMUM) WITH STANDARD PENETRATION TEST BORINGS (ASTM D-1586) TO 25 FOOT BELOW THE EXISTING GROUND SURFACE TO EVALUATE PHYSICAL AND STRENGTH CHARACTERISTICS OF SUBSURFACE MATERIALS WITHIN THE BUILDING AREA (WITH SPECIAL EMPHASIS ON THE PRESENCE OF ORGANIC OR PLASTIC SOILS, BURIED DEBRIS, OR OTHER SUBSURFACE CONDITIONS WHICH MIGHT ADVERSELY AFFECT THE CAPABILITY OF THE SUBSURFACE SOILS TO PROVIDE SUITABLE SUPPORT OF PROPOSED IMPROVEMENTS.
2. ANY GEOTECHNICAL TESTING SHOULD BE REPORTED TO ELITE ENGINEERING PRIOR TO FOUNDATION DESIGN.

GENERAL EARTHWORK RECOMMENDATIONS

1.0 CLEARING
1.1 THE FOOTPRINT OF THE BUILDING AREA, PLUS SUITABLE MARGINS ON ALL SIDES, SHOULD BE CLEARED AND STRIPPED OF ALL SURFACE VEGETATION, ORGANIC TOPSOIL DEPOSITS, DEBRIS AND ANY OTHER DELETERIOUS MATERIAL WHICH MAY BE ENCOUNTERED.
1.2 TREE REMOVAL SHOULD INCLUDE THE EXTRACTION OF STUMPS AND ASSOCIATED ROOF NETWORK.

2.0 OVER-EXCAVATION
2.1 THE CLEARED AND STRIPPED BUILDING AREA SHOULD BE OVER-EXCAVATED TO A DEPTH SUFFICIENT TO REMOVE THE BURIED ROOTS AND WOOD DEBRIS (STRATUM 1) IN THEIR ENTIRETY. MAXIMUM REQUIRED OVER-EXCAVATION DEPTH PER GEOTECHNICAL STUDY.
2.2 BASE DIMENSIONS OF EXCAVATION SHOULD BE EQUAL TO THAT OF THE FOOTPRINT OF STRUCTURAL IMPROVEMENTS, PLUS A MINIMUM MARGIN BEYOND EQUAL TO THE ADJACENT DEPTH OF OVER-EXCAVATION.
2.3 SUBGRADE SOILS AS THE BASE OF EXCAVATION SHOULD BE COMPACTED BY APPROPRIATE MECHANICAL MEANS TO A MINIMUM RELATIVE COMPACTION OF 95% OF THE MATERIAL'S THEORETICAL MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557, AASHTO T-180), TO A TESTED DEPTH OF 1 FOOT BELOW BASE OF EXCAVATION OR 2 FEET BELOW BASE OF FOUNDATION, WHICHEVER IS DEEPER.
2.4 THE CONTRACTOR SHOULD BE PREPARED TO UTILIZE WELL POINT OR OTHER SUITABLE MEANS OF DE-WATERING, AS MAY BE REQUIRED TO FACILITATE EXCAVATION AND COMPACTION OF BACKFILL SOILS.

3.0 BACKFILL MATERIAL PLACEMENT AND COMPACTION
3.1 FILL SOILS UTILIZED TO BACKFILL OVER-EXCAVATED FOUNDATION AREAS AND RAISE THE BUILDING AREA TO DESIRED FINISHED GRADE SHOULD CONSIST OF CLEAN, GRANULAR MATERIAL WITH LESS THAN 15% PASSING NO. 200 U.S. STANDARD SIEVE.
3.2 BACKFILL SOILS SHOULD BE SPREAD IN LOOSE LIFTS NOT EXCEEDING 16 INCHES IF COMPACTED WITH HEAVY COMPACTION EQUIPMENT AND 8 INCHES IF COMPACTED WITH LIGHT, HAND-OPERATED EQUIPMENT.
3.3 EACH SUCCESSIVE LIFT SHOULD BE WETTED AS NEEDED TO ACHIEVE NEAR-OPTIMUM SOIL MOISTURE CONDITIONS AND COMPACTED BY APPROPRIATE MECHANICAL MEANS TO THE DEGREE RECOMMENDED.
3.4 RECOMMENDED DEGREE OF FILL SOILS COMPACTION IS 955 OF THE MATERIAL'S THEORETICAL MAXIMUM DRY DENSITY, AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557, AASHTO T-180)

4.0 COMPACTION TESTING
4.1 THE RECOMMENDED DEPTH AND DEGREE OF COMPACTION FOR BACKFILL SOILS SHOULD BE VERIFIED BY IN-PLACE DENSITY TESTS CONDUCTED IN GENERAL CONFORMANCE WITH APPROPRIATE ASTM DENSITY TESTING PROCEDURES.
4.2 DENSITY TEST SHOULD BE CONDUCTED FOR EACH FOOT OF COMPACTED THICKNESS AS EACH TEST LOCATION.
4.3 RECOMMENDED MINIMUM FREQUENCY OF IN-PLACE DENSITY TESTING IS ONE (1) LOCATION PER EVERY 100 LINEAL FEET OF STRIP FOOTING OR THICKENED LOAD BEARING MONOLITHIC SLAB SECTION; AND EVERY 500 SQUARE FEEL OF SLAB AREA. APPROPRIATE FREQUENCY OF TESTING MAY VARY DEPENDING UPON CONSTRUCTION PROCEDURES.

5.0 SPECIAL CONSIDERATIONS
5.1 FOUNDATION AND SLAB AREAS SHOULD BE WETTED AND PROOF-ROLLED PRIOR TO POURING CONCRETE IN ORDER TO COMPACT SURFACE MATERIAL WHICH MAY HAVE BECOME DISTURBED BY UTILITY INSTALLATION S AND OTHER CONSTRUCTION ACTIVITIES.

FOUNDATION:
1. SUBTERRANEAN TERMITE PROTECTION PER APPLICABLE BUILDING CODE IS REQUIRED
2. ALL FOOTINGS/SLAB AREAS HAVE BEEN DESIGNED ASSUMING A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
3. CONCRETE SLABS AND FOOTINGS SUPPORTING STICK FRAMED CONSTRUCTION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE OR PRESSURE TREATED WOOD MUST BE USED PER FBC.
4. FOOTINGS SHALL BE REINFORCED WITH, GRADE 60 BARS AS INDICATED. ALL BARS SHALL CONFORM TO ASTM SERIAL DESIGNATION A305, BE CLEAN, AND FREE FROM RUST AND SCALE SPLICES SHALL OVERLAP A MINIMUM OF 25"
5. ALL FLOOR SLABS SHALL BE MINIMUM OF 4" THICK CONCRETE REINFORCED WITH 6"X6"X10/10 WWM ON 6 MIL POLYETHYLENE VAPOR BARRIERS.
6. FOOTER AND WALL HEIGHT MAY BE STEPPED TO ADJUST FOR GRADE WHERE WALL HEIGHT OR FOOTER ELEVATION IS STEPPED - PROVIDED THAT CONTINUOUS HORIZONTAL REINFORCEMENT IS ALSO STEPPED FOUNDATION PLAN INDICATES REQUIRED LOCATIONS OF VERTICAL REINFORCEMENT AND FILLED CELLS.
7. ADDITIONAL VERTICAL REINFORCEMENT IS REQUIRED FOR STEM WALLS > (4) BLOCKS HIGH RETAINING SOIL. CONTACT ENGINEER FOR SPECIFIC DESIGN.
8. ADDITIONS/EXPANSIONS - ELEVATION OF NEW FOOTING SHOULD BE POSITIONED AT SAME ELEVATION OR LOWER AS NOT TO INTRODUCE NEW LOADING ON EXISTING FOOTINGS

WOOD/LUMBER NOTES:
1. MOISTURE CONTENT <19% FOR LUMBER AND <16% FOR GLUE LAMINATED TIMBER
2. ALL LOAD BEARING OR STRUCTURAL WOOD MEMBERS TO BE #2 S.Y.P MIN. U.N.O.
3. NON-LOAD BEARING INTERIOR WALLS CAN BE #2 S.P.F
4. ALL EXTERIOR WOOD FRAME WALLS ARE TO BE BUILT AS SHEAR WALL OR SHEAR WALL SEGMENT. USE CDX PLYWOOD (OR EQUIVALENT) WITH SPECIES OF PLIES HAVING g>/= 0.49 AND BE ATTACHED TO STUDS PER "SHEATHING NAILING SCHEDULE" U.N.O. TO ACHIEVE SHEAR WALL REQUIREMENTS
5. ALL EXTERIOR OR LOAD BEARING WALLS REQUIRE CONTINUOUS STRAPPING AS SHOWN
6. ALL DOUBLE TOP PLATES AT THE SHEAR AND BEARING WALLS SHALL HAVE MIN 4'-0" OVERLAP AND BE NAILED TOGETHER PER "SHEATHING NAILING SCHEDULE"

GENERAL NAILING SCHEDULE

DESCRIPTION	NUMBER OF NAILS	SPACING
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	4-16d	PER FOOT
STUD TO STUD (FACE NAILED)	2-16d	24" O.C.
TOP OR BOTTOM PLATE TO STUD (END NAILED)	SEE DRAWINGS	SEE DRAWINGS
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)	2-16d	PER FOOT
HEADER TO HEADER (FACE NAILED)	16d	12" O.C. ALONG EDGES MIN.; ROWS SPACED @ 6" O.C. VERTICAL
ROOF FRAMING		
RAFTER TO TOP PLATE/CEILING TO JOIST TOP PLATE/CEILING JOIST TO PARALLEL RAFTER/CEILING JOIST LAPS OVER PARTITIONS/COLLAR TIE TO RAFTER	SEE DRAWINGS	SEE DRAWINGS
BLOCKING TO RAFTER	2-8d	EACH END
RIM BOARD TO RAFTER	2-16d	EACH END
ROOF SHEATHING		
WOOD STRUCTURAL PANELS	RSRS-03 (2.5" X0.131") OR RSRS-04 (3"X0.120")	PER DRAWINGS
WALL SHEATHING		
WOOD STRUCTURAL PANELS	10d RING SHANK	PER DRAWINGS
DIAGONAL BOARD SHEATHING, 1x6, 1x8	2-8d	PER SUPPORT
GYPSUM BOARD/HARDIE BOARD/PARTICLE BOARD PANELS	PER MANUF. SPECS.	PER MANUF. SPECS.
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4-8d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	PER FOOT
FLOOR SHEATHING		
WOOD STRUCTURAL PANEL < 1"	8d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING 1x6, 1x8	2-8d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1x10 OR WIDER	3-8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE/10" FIELD

CONNECTION HARDWARE:
1. ALL CONNECTION HARDWARE TO BE SIMPSON (OR EQUIVALENT) AND INSTALLED PER MANUFACTURE RECOMMENDATIONS.
2. ALL CONCRETE ANCHORS TO MEET CRITICAL EDGE DISTANCES AND SPACING TO ACHIEVE FULL CAPACITY UNLESS SPECIFICALLY NOTED OTHERWISE
3. CONTINUOUS STRAPPING REQUIRED FOR EXTERIOR STUD FRAMED STRUCTURES - SEE DETAILS
4. CONCRETE ANCHORS MAY BE USED TO ADD STRAP IF EMBEDMENT WAS MISSED AT CONCRETE POUR - ADDED STRAP MUST MEET OR EXCEED ORIGINAL SPECIFIED
5. IF J-BOLT IS MISSING USE ⅝" TITEN HD WITH 2" PAN WASHER WITH 5" EMBEDMENT. (ENGINEER SHOULD BE CONTACTED IF CONSECUTIVE EMBEDMENT STEEL IS MISSING).

TRUSSES:
1. TRUSSES TO BE DESIGNED AND CERTIFIED FOR WIND LOADS BY TRUSS MFG.
2. TRUSSES TO BE INSTALLED PER MANUFACTURE INSTALLATION INSTRUCTIONS
3. TRUSS TO TRUSS SUPPORTS TO BE SPECIFIED BY TRUSS MANUFACTURE.
3. UPLIFT RESISTANCE TO BE INSTALLED AS NOTED IN DRAWINGS
4. REFER TO HIB 91 (RECOMMENDATIONS FOR HANDLING, INSTALLATION, AND TEMPORARY BRACING) REFERENCE TO ENGINEERED DRAWINGS FOR PERMANENT BRACING REQUIRED.

RENOVATIONS/ADDITIONS - BRACING/SUPPORT OF EXISTING STRUCTURE:
1. BRACING/SUPPORT OF EXISTING STRUCTURE IS THE RESPONSIBILITY OF THE CONTRACTOR. BRACING/SUPPORT SHOULD NOT BE REMOVED UNTIL REPAIR DETAILS ARE COMPLETE
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING EXTERIOR/INTERIOR COVERINGS TO ENSURE ATTACHMENT TO EXISTING STRUCTURE IS INSTALLED WITH FASTENER EMBEDMENT/PENETRATION AS SPECIFIED
3. APPROPRIATE SEQUENCING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR U.N.O.

MECHANICAL, ELECTRICAL & PLUMBING (MEP) NOTES:
1. ALL MEP SHOWN IS FOR GENERAL LAYOUT ONLY. LICENSE TRADE CONTRACTORS TO PROVIDE TRADE SPECIFIC ENGINEERING AND INSTALLATION PER APPLICABLE CODE.

WINDOWS & DOORS:
1. PRESSURES ON EXTERIOR OPENINGS HAVE BEEN PROVIDED IN DRAWINGS. ATTACHMENT OF WINDOWS AND DOORS TO STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS TO RESIST LOADING (CONSIDERING EDGE DISTANCE, SPACING, AND OTHER REDUCTIONS) IS REQUIRED
2. ALL BEDROOM WINDOWS SHALL MEET MINIMUM EGRESS REQUIREMENT PER APPLICABLE BUILDING CODE SECTION R310.

RESIDENTIAL WOOD DECKS:
1. TO COMPLY WITH FBC R507
2. DECK SURFACES >30" FROM GRADE REQUIRE MIN. 36" TALL GUARDRAIL
3. GUARD RAIL TO RESIST 200 LB CONCENTRATED LOADS SPECIFIED BY IBC/IRC
4. OPENING SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE
5. DIAGONAL BRACING REQUIRED FOR DECKS >2' ABOVE GRADE
6. WOOD: ALL LUMBER TO BE #2 GRADE SYP - PRESSURE TREATED (PT)
   A. MIN POST REQUIREMENTS: 6X6 FOR DECK SUPPORT UNO, 4X4 GUARD POST
7. DECKING
   A. 1 1/4" RADIUS EDGE SOUTHERN PINE DECKING OR EQUIVALENT
   B. ATTACHMENT: (2)-8D RING SHANK OR (2) #8 SCREWS OR PER MFG. SPECS
   C. ORIENTATION: PERPENDICULAR OR 45 DEGREES TO JOISTS
   D. BEARING ON 3 JOISTS MINIMUM
8. FASTENERS
   A. NAILS: ASTM F 167 - THREADED NAILS INCLUDING HELICAL (SPIRAL) AND ANNULAR (RING SHANK)
   B. SCREWS ANSI/ASME B18.6.1
   C. ½" BOLTS/LAGS PER NASI/ASME B18.2.1 - EDGE DISTANCE AND SPACING BASED ON DIA.
   D. CORROSION RESISTANCE FOR SCREWS, BOLTS & NAILS: HOT DIPPED GALVANIZED; STAINLESS
   E. HANGERS AND ANCHORS: GALVANIZED OR STAINLESS
   F. SALTWATER EXPOSURE: STAINLESS
   G. FLASHING: NOMINAL 0.019" MIN.

SHEATHING
SHEATHING OPTIONS
PLYWOOD, O.S.B. OR ZIP-BOARD PER DRAWINGS
SHEATHING FASTENING
ROOF NAILING SCHEDULE AT EACH ZONE
ZONE 1 - PER DRAWINGS
ZONE 2 - PER DRAWINGS
ZONE 3 - PER DRAWINGS
WALL NAILING SCHEDULE AT EACH ZONE
ZONE 4 - PER DRAWINGS
ZONE 5 - PER DRAWINGS
A. FOR SHEATHING THICKNESS < 15/32" THE NAIL OPTION IS THE FOLLOWING:
I. ASTM F1667 RSRS-01 (2 3/8" X 0.131")
B. FOR SHEATHING THICKNESS > 15/32" THE TWO NAIL OPTIONS ARE THE FOLLOWING:
I. ASTM F1667 RSRS-03 (2 1/2" X 0.131")
II. ASTM F1667 RSRS -04 (3" X 0.120")

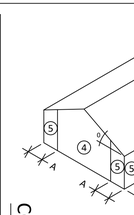
UNDERLAYMENT ("SEALED DECK")
COMPOSITION LESS THAN 4:12
(2) LAYERS ASTM D4869 TYPE III OR IV FELT BASE LAYER OVER SHEATHING. INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL.
COMPOSITION 4:12 AND UP, METAL OR TILE
SELF-ADHERED MEMBRANE OVER SHEATHING OR ASTM D226 TYPE II FELT OVER SHEATHING INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL.
MODIFIED BITUMEN
MODIFIED BITUMEN TO BE INSTALLED PER INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL.

ROOFING TYPE
COMPOSITION
COMPOSITION SHINGLES TO BE INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL
FBC-R R905.2.6.1(2)
1 ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 3161 CLASSIFICATION REQUIREMENT F
2 SHINGLES SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECS.
METAL ROOF
METAL ROOF TO BE INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL
TILE ROOF
CONC. TILE SHINGLES TO BE INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL
MODIFIED BITUMEN
MODIFIED BITUMEN SELF-ADHERED CAP LAYER TO BE INSTALLED PER FLORIDA BUILDING CODE AND FLORIDA PRODUCT APPROVAL.

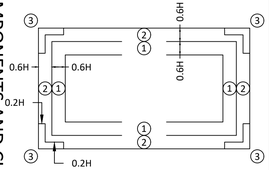
VENT TYPE AND FASTENING:
4'-0" x 1'-10" GALV. OFF-RIDGE VENTS w/ 1 1/4" ELECTRO GALV. ROOFING NAILS @ 6" O.C.

FLASHING TYPE AND FASTENING:
26 GAUGE GALVANIZED OR ALUM. FLASHING w/ 1 1/4" ELECTRO GALVANIZED ROOFING NAILS @ 6" O.C. (EAVE CLOSURE AND LEAD FLASHING AS REQUIRED FOR TILE ROOFS ONLY)

COMPONENTS AND CLADDING PRESSURE ZONES



WALLS



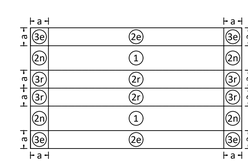
GABLE AND FLAT ROOFS - 0 ≤ 7°

MINIMUM ROOF SHEATHING THICKNESS: (SEE DESIGN STATEMENT FOR WIND SPEED AND EXPOSURE)

RAFTER/TRUSS SPACING @ 24" ON CENTER	WIND SPEED					
	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH
MINIMUM SHEATHING THICKNESS, (PANEL SPAN RATING) EXPOSURE B	7/16" (24/16)	7/16" (24/16)	7/16" (24/16)	7/16" (24/16)	15/32" (32/16)	15/32" (40/20)
MINIMUM SHEATHING THICKNESS, (PANEL SPAN RATING) EXPOSURE C	7/16" (24/16)	7/16" (24/16)	15/32" (32/16)	15/32" (40/20)	15/32" (40/20)	15/32" (40/20)
MINIMUM SHEATHING THICKNESS, (PANEL SPAN RATING) EXPOSURE D	15/32" (32/16)	15/32" (40/20)	15/32" (40/20)	15/32" (40/20)	15/32" (40/20)	15/32" (40/20)

ROOF SHEATHING ATTACHMENT: (SEE DESIGN STATEMENT FOR WIND SPEED AND EXPOSURE)

RAFTER/TRUSS SPACING @ 24" ON CENTER	WIND SPEED											
	115 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH	
	E	F	E	F	E	F	E	F	E	F	E	F
EXPOSURE B												
RAFTER/TRUSS (SYP)	6	12	6	12	6	6	6	6	6	6	6	6
EXPOSURE C												
RAFTER/TRUSS (SYP)	6	6	6	6	6	6	6	6	6	6	6	6
EXPOSURE D												
RAFTER/TRUSS (SYP)	6	6	6	6	6	6	6	6	4	4	4	4



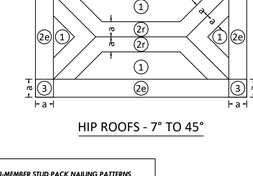
GABLE ROOFS - 7° < 0 ≤ 45°

MINIMUM WALL SHEATHING THICKNESS: (SEE DESIGN STATEMENT FOR WIND SPEED AND EXPOSURE)

STUD SPACING @ 16" ON CENTER	WIND SPEED					
	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH
MINIMUM SHEATHING THICKNESS, (PANEL SPAN RATING) EXPOSURE B	3/8" (24/0)	3/8" (24/0)	7/16" (24/16)	15/32" (32/16)	15/32" (32/16)	15/32" (32/16)
MINIMUM SHEATHING THICKNESS, (PANEL SPAN RATING) EXPOSURE C	3/8" (24/0)	3/8" (24/0)	7/16" (24/16)	15/32" (32/16)	15/32" (32/16)	15/32" (32/16)

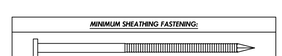
MINIMUM WALL SHEATHING ATTACHMENT: (SEE DESIGN STATEMENT FOR WIND SPEED AND EXPOSURE)

STUD SPACING @ 16" ON CENTER	WIND SPEED											
	115 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH	
	E	F	E	F	E	F	E	F	E	F	E	F
EXPOSURE B												
INTERIOR ZONE	6	12	6	12	6	12	6	12	6	12	6	12
PERIMETER EDGE ZONE	6	12	6	12	6	12	6	12	6	12	6	12
EXPOSURE C												
INTERIOR ZONE	6	12	6	12	6	12	6	12	6	12	6	12
PERIMETER EDGE ZONE	6	12	6	12	6	12	6	12	6	12	6	6



HIP ROOFS - 7° TO 45°

MINIMUM SHEATHING FASTENING:



A. FOR SHEATHING THICKNESS < 15/32" THE NAIL OPTION IS THE FOLLOWING
I. ASTM F1667 RSRS-01 (2½" X 0.131")
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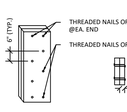
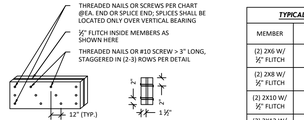
I. ASTM F1667 RSRS-03 (2½" X 0.131")
II. ASTM F1667 RSRS-04 (3" X 0.120")



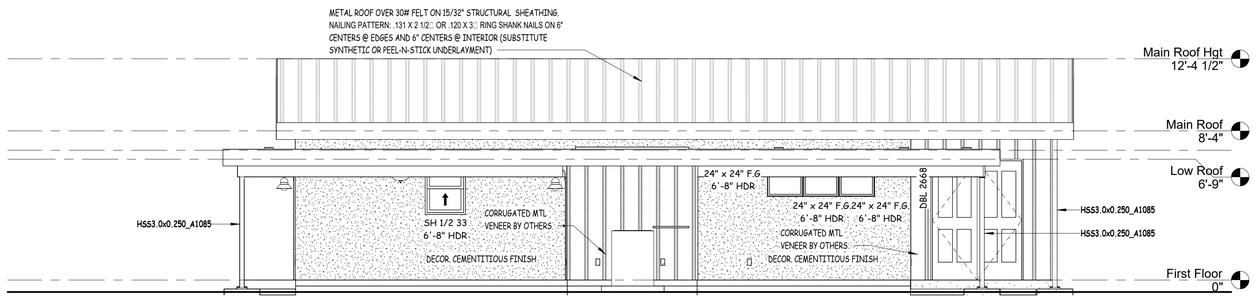
MULTI-MEMBER STUD PACK CONNECTION DETAIL

TYPICAL MULTI-MEMBER STUD PACK NAILING PATTERNS

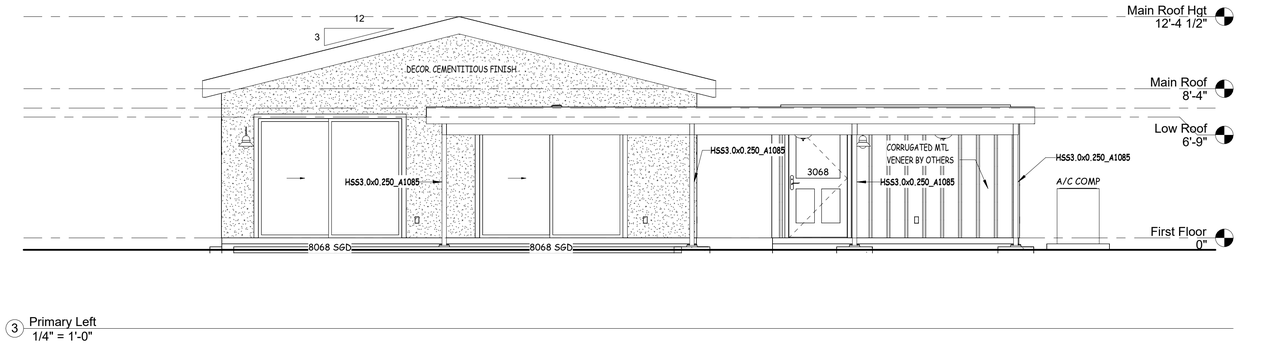
MEMBER	ROWS	SPACING	NAILS/SCREWS
(2) 2X4	1	2" FROM ENDS 6" O.C. TYP.	10d / 3" #10 SCREW
(2) 2X6	1	2" FROM ENDS 6" O.C. TYP.	10d / 3" #10 SCREW



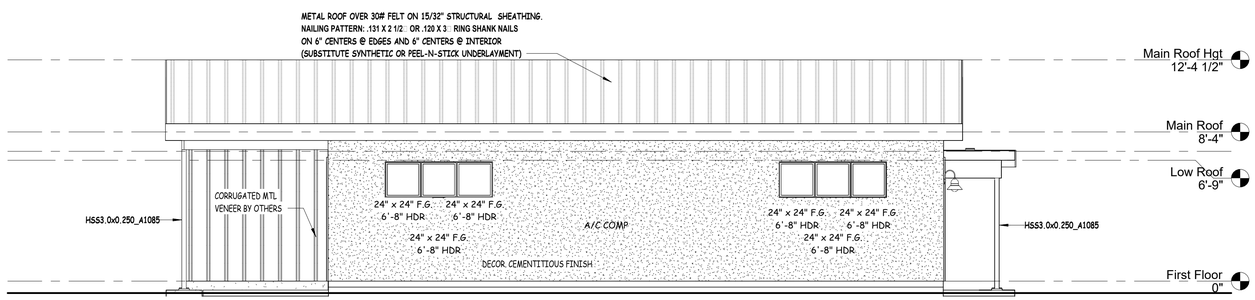
MULTI-MEMBER 2-BY B



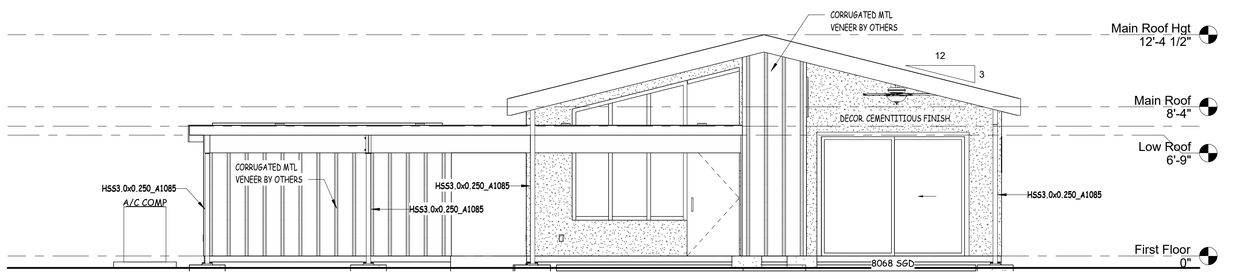
2 Primary Front
1/4" = 1'-0"



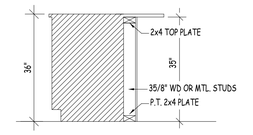
3 Primary Left
1/4" = 1'-0"



4 Primary Rear
1/4" = 1'-0"



5 Primary Right
1/4" = 1'-0"



CABINET SECTION B

SCALE: 1/2" = 1'-0"

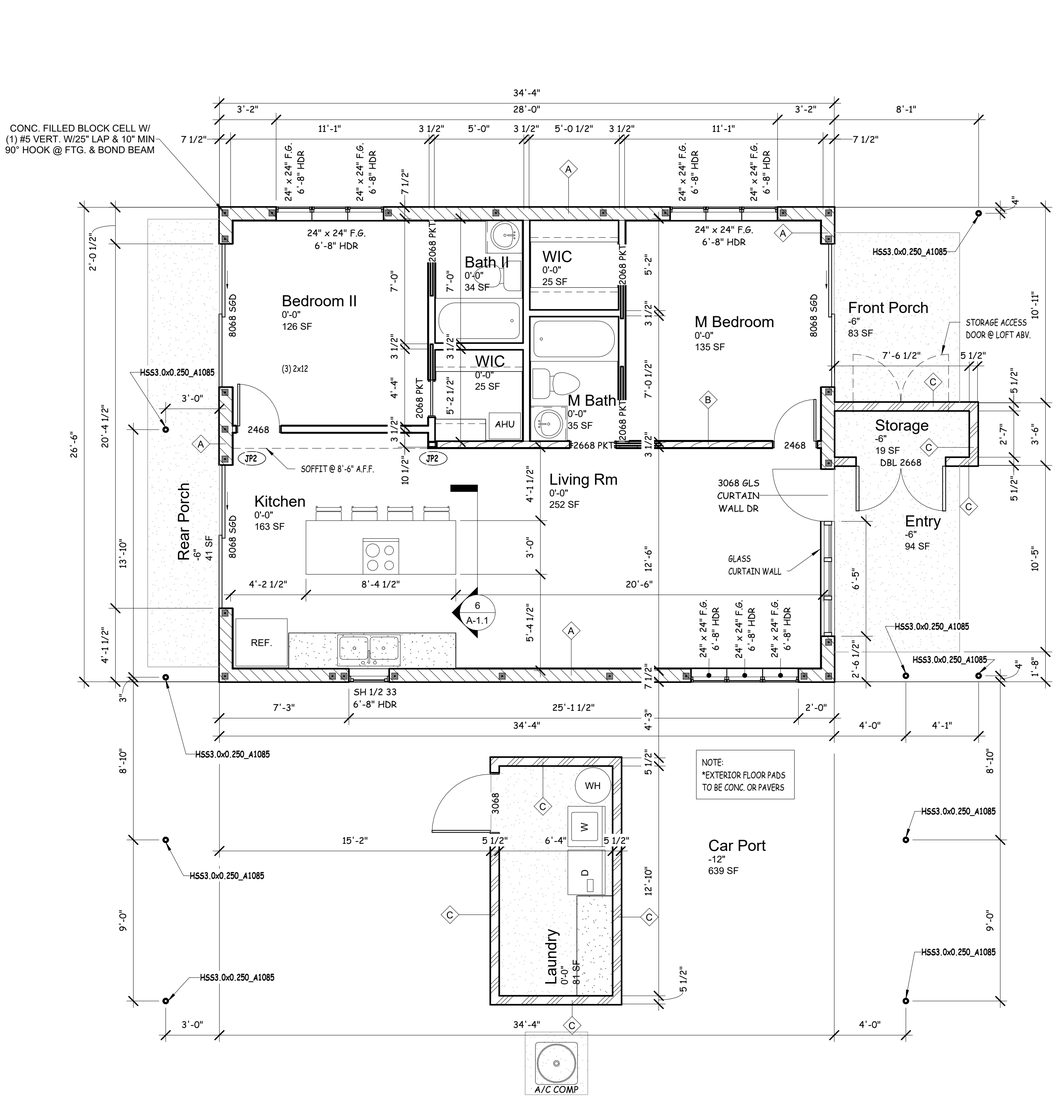
6 CABINET SECTION B
1/4" = 1'-0"

JACK POST SCHEDULE	
JP1	(2) STUDS w/ SPI AT BOTTOM OF EACH STUD & (2) MTS-12 AT TOP.
JP2	(3) STUDS WITH HTT-4 AT BOTTOM w/ 5/8" A.B. DRILLED AND EPOXIED MIN. 5" (TO CMU OR CONCRETE BELOW) & (2) HTS-20 AT TOP.

WHERE APPLICABLE, PROVIDE #15 FELT (MOISTURE BARRIER) BETWEEN WOOD POST & CONCRETE / MASONRY - OPTIONAL BARRIER: PROVE .T. MATERIAL BETWEEN WOOD POSTS (w/ HTT-5) WITH A (MIN) 5" A.B. EMBEDMENT.

BEARING WALL SCHEDULE			
	TYPE	BEAR. HT. (A.F.F.)	LOCATION
A	C.M.U.	8'-4"	EXTERIOR
B	FRAME	11'-6"	INTERIOR
C	FRAME	6'-9"	EXTERIOR
D	FRAME	10'-11"	INTERIOR

Primary Area Schedule	
Name	Area
Primary Living	912 SF
Under Air	912 SF
Primary Carport	300 SF
Primary Front Porch	208 SF
Primary Lanai	41 SF
Primary Porch	339 SF
Primary Utility	101 SF
Non-A/C	989 SF
Total Under Roof	1901 SF



1 First Floor - Primary
1/4" = 1'-0"

ELITE ENGINEERING
ELITE ENGINEERING OF DELAND, LLC
125 E. INDIANA AVENUE SUITE A-2, DELAND, FLORIDA 32724
FL PE #79123 CA #31525 • (386)337-7116 / NICK@ELITEENG.NET

This item has been electronically signed and sealed by Nicholas Turnbull, PE on the date adjacent to the seal/signature. Printed copies of this document are not considered signed and sealed and the authentication code must be verified on any electronic copies.

NICHOLAS TURNBULL LICENSE Nicholas Turnbull No. 79123 STATE OF FLORIDA PROFESSIONAL ENGINEER

Design Services for:
New Construction
Residential
Lite Commercial
building design services
phone: 386.490.8622
Web: www.CliftonDraftingDesign.com
Email: jason@CliftonDraftingDesign.com

No.	Description	Date

LICENSE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL COORDINATE ALL WORK AMONG ALL TRADES ON THE PROJECT. DRAWINGS ARE AS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. COPYRIGHT © 2023 BY CLIFTON DESIGN, ALL RIGHTS RESERVED.

Primary Building

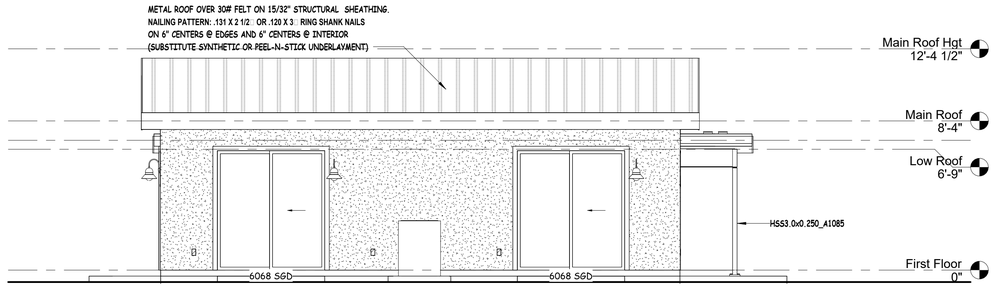
A CUSTOM DESIGN FOR:
Solomon Greene
335 East Rich Ave. Deland FL

DESIGN STATEMENT: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE, 2020 EDITION AND ALL APPLICABLE LOCAL AMENDMENTS THERETO. THE DESIGN CRITERIA ARE AS FOLLOWS:

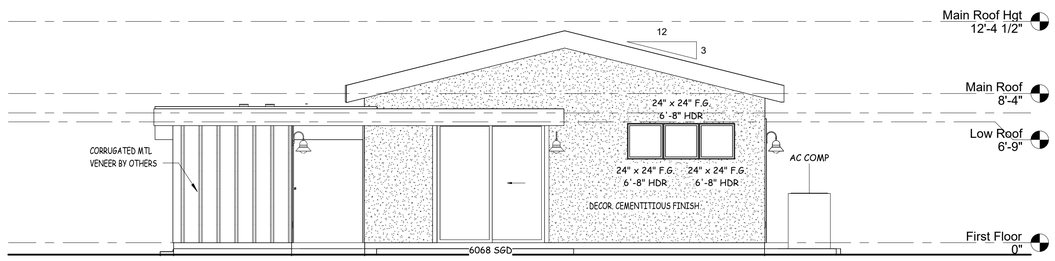
WIND SPEED: 129mph (ULTIMATE) 108mph (NOMINAL)
WIND IMPORTANCE FACTOR: 1 BUILDING CATEGORY: II
WIND EXPOSURE: B INTERNAL PRESSURE COEFFICIENT: 0.18

SCALE: 1/4" = 1'-0"
PROJECT NO.: 007-GRERIC-V1-R23
DATE: 05/10/2023
DRAWN BY: RJC

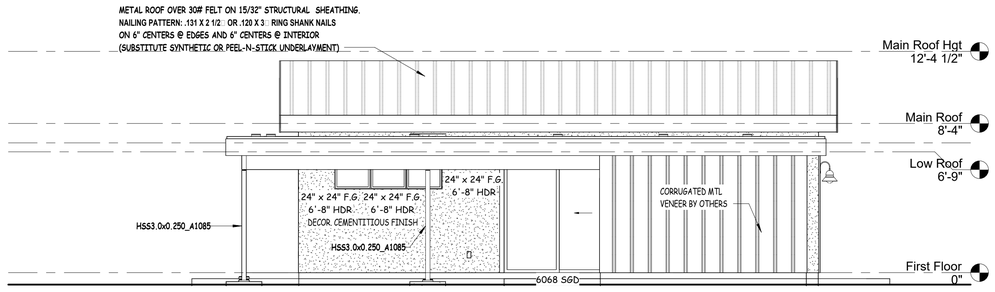
SHEET NO.: A-1.1



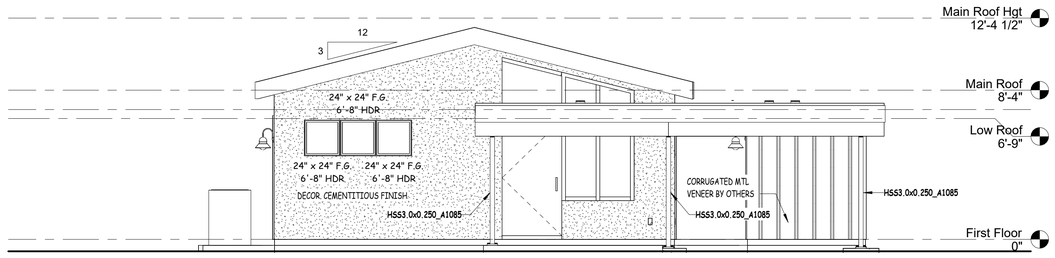
2 Accessory Front
1/4" = 1'-0"



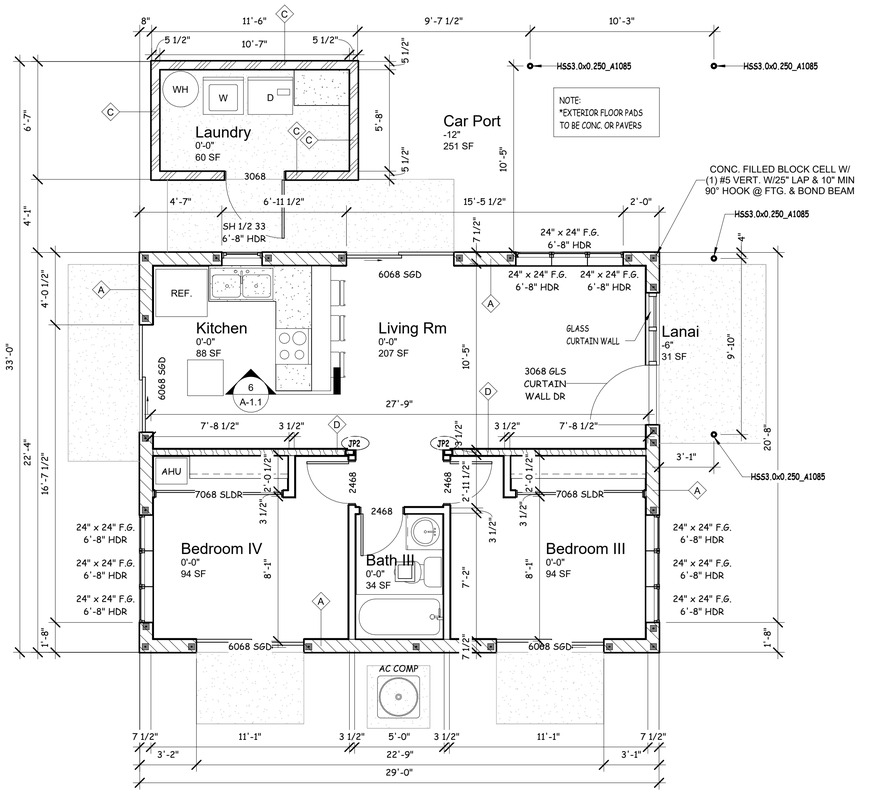
3 Accessory Left
1/4" = 1'-0"



4 Accessory Rear
1/4" = 1'-0"



5 Accessory Right
1/4" = 1'-0"



1 First Floor - Accessory
1/4" = 1'-0"

ELITE ENGINEERING

ELITE ENGINEERING OF DELAND, LLC
125 E. INDIANA AVENUE SUITE A-2, DELAND, FLORIDA 32724
FL PE #79123 CA #31525 • (386)337-7116 / NICK@ELITEENG.NET

BEARING WALL SCHEDULE

	TYPE	BEAR. HT. (A.F.F.)	LOCATION
A	C.M.U.	8'-4"	EXTERIOR
B	FRAME	11'-6"	INTERIOR
C	FRAME	6'-9"	EXTERIOR
D	FRAME	10'-11"	INTERIOR

Accessory Area

Name	Area
Accessory Living	650 SF
Under Air	650 SF
Accessory Carport	251 SF
Accessory Entry	30 SF
Accessory Utility	77 SF
Non-A/C	358 SF
Total Under Roof	1008 SF

This item has been electronically signed and sealed by Nicholas Turnbull using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the authentication code must be verified on any electronic copies.

NICHOLAS TURNBULL LICENSE Nicholas Turnbull No. 79123 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Lite Commercial
building design services
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Web: www.CliftonDraftingDesign.com
Email: jason@CliftonDraftingDesign.com

No.	Description	Date

LICENSEE CONTRACTOR WILL VERIFY ALL DIMS. SHOWN AND FURNISH SHOP DRAWINGS FOR ALL TRUSSES AND ENGINEERED COMPONENTS WITH ALL LOCAL AUTHORITIES HAVING JURISDICTION. ALL PLANS, DRAWINGS AND SPECIFICATIONS CONSTRUCTED OR PREPARED BY ELITE ENGINEERING ARE AND SHALL REMAIN THE PROPERTY OF ELITE ENGINEERING. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ELITE ENGINEERING. ELITE ENGINEERING SHALL BE HELD HARMLESS AND INDEMNIFIED AGAINST ANY AND ALL LIABILITY, REAL OR ALLEGED, ARISING OUT OF ANY UNAUTHORIZED REUSE OF THESE PLANS BY OTHERS OR BY THE OWNER FOR ANY OTHER PROJECT. ELITE ENGINEERING SHALL BE PAID IN FULL FOR ENGINEERING, DRAWINGS, REVISIONS, REUSE OF DRAWINGS, SHOP DRAWING REVIEW AND SITE VISITS PRIOR TO RELEASE OF ANY DRAWINGS BY ELITE ENGINEERING. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ELITE ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY TO ELITE ENGINEERING. OWNER SHALL INDEMNIFY AND HOLD HARMLESS ELITE ENGINEERING AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS' FEES AND COURT COSTS, ARISING OUT OF OR RESULTING FROM THE REUSE OF THESE PLANS AND SPECIFICATIONS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ELITE ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED.

DESIGN STATEMENT: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE, 2020 EDITION AND ALL APPLICABLE LOCAL AMENDMENTS THERETO. THE DESIGN CRITERIA ARE AS FOLLOWS:

WIND SPEED: 137mph (ULTIMATE) 108mph (NOMINAL)
WIND IMPORTANCE FACTOR: I
BUILDING CATEGORY: II
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: +/-0.18

Accessory Building

A CUSTOM DESIGN FOR:
Solomon Greene
335 East Rich Ave, Deland FL

SCALE: 1/4" = 1'-0"
PROJECT NO.: 007-GRERIC-V1-R23
DATE: 05/10/2023
DRAWN BY: RJC

SHEET NO.: A-2.1

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

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

DATE: April 4, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Local Registry Nomination) for a commercial building at 332 West New York Ave.**
Application No.: HPB24-039
Applicant/Owner: Dutton House Restoration, LLC
Current Use: Vacant
Zoning District: C-1
Florida Master Site File No.: 8VO3601

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

Date of Construction:	+/- 1911	**Style:**	Neoclassical
Structural System:	Wood: Balloon	**Foundation Type:**	Continuous: brick
Exterior Fabric(s):	Drop siding	**Stories:**	2
Roof:	Pantile	**Windows:**	Queen Anne Casement
Roof Type:	Flat-hip	**Chimneys:**	1, Brick, W:Slope
Porch:	N/integrated roof, Corinthian columns, full-height/3bays	**Secondary Structure:**	0

Description of Proposed Work:
This property is located within the Downtown Support District, Historic Support District, and West DeLand Residential Historic District (National Registry 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 has been reviewed per the City's Land Development Regulation Section 33-34.02. The news articles and supporting documentation outlines the historic significance this building has had on the community, and the historical significance of the original builder and homeowner, John W. Dutton. The renovation of this structure has been on and off for many years, with multiple different sources of funding/grants and historic professionals involved with the renovations over the years. 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.***

Although this building is not individually listed, it is located within the West DeLand Residential District, which is on the National Register of Historic Places as a whole 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***

The Florida Master Site File outlines the prominent location along New York Ave., DeLand's "original southern boundary." The original design and style of the home, neoclassical with 2 tiered porches supported by the large exterior Corinthian columns, and Queen Anne-glazed windows make this a very unique historical structure.

    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 early years of this structure are outlined in the Master Site File, which includes the brief history of the original owner, John Wesley Dutton who built the home for his wife and seven kids. Mr. Dutton was a local successful businessman, who made his livelihood from tapping the local pine trees and selling barrels of turpentine to Naval Store all over the DeLand area of Florida. Gus Lauman was the local contractor who constructed the house, and it was designed by a local Architecture firm, Cairns and Fischner. In the attached excerpt, it states that two of the Dutton daughters, were married in the house parlor. Once the home was no longer occupied by the Dutton Family, it was used a funeral home by Smith-Griffith Funeral Home. Since then it has been attempting to be rehabilitated over many years and multiple different owners and funding sources with hopes to restore to its original condition.

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 building if added to the DeLand Local Historic Registry, would be designated as a contributing property for the West DeLand Historic District and the Local Registry.

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, history and craftsmanship.

Staff Recommendation:

Staff finds that this nomination request is consistent with the City's Land Development Regulation Section 33-34.02 and meets the criteria as outlined. 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 (8VO3601)

RECORD NUMBER: 137
Page 1
X original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site # VO 3601

SITE NAME:
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS: John W. Dutton House
COUNTY: Volusia OWNERSHIP TYPE: Private, Individual
PROJECT NAME: Stetson University + City of DeLand: S+P DHR NO. 2836
LOCATION:
ADDRESS: 332 West New York Avenue
CITY: DeLand
VICINITY OF/ROUTE TO: See attached maps

SUB: Howry's Addition to DeLand BLOCK 5 LOT 2
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S RANGE: 30E SECTION: 17 1/4: 1/4-1/4:
IRREGULAR SEC? y X n LAND GRANT: None
USGS 7.5 MAP: DeLand, FL 1964: PR 1980
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT: Cairns and Fitchner
BUILDER: Gus Lauman
CONSTRUCTION DATE: 1911 RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE: ORIG. LOCATION:
ORIGINAL USE (S): Private residence
PRESENT USE (S): Vacant

DESCRIPTION
STYLE: Neoclassical
PLAN: EXTERIOR: Irregular
PLAN: INTERIOR:
NO. STORIES: 2 OUTBLDGS: 1 PORCHES: 1 DORMERS: 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Drop siding
FOUNDATION: TYPE: Continuous
MATERIALS: Brick
INFILL:
PORCHES: N/integrated roof, Corinthian columns, full-height/3 bays
ROOF: TYPE: Flat-hip
SURFACING: Pantile
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: W: slope
WINDOWS: Queen Anne casement

EXTERIOR ORNAMENT: Balustrade, eave brackets, wood quoins
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

SEE SKETCH SHEET FOR ORIGINAL PHOTOGRAPH(S) AND MAP(S)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	X y	n	likely, need info	insf info
SIGNIF. AS PART OF DISTRICT?	X y	n	likely, need info	insf info
SIGNIFICANT AT LOCAL LEVEL?	X y	n	likely, need info	insf info

SUMMARY OF SIGNIFICANCE
See continuation sheet

* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *

RECORDER INFORMATION: **NAME:** Sidney Johnston
DATE: 02/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 4, #33

PHOTOGRAPH M A P

See Attachments

V03601

STATEMENT OF SIGNIFICANCE

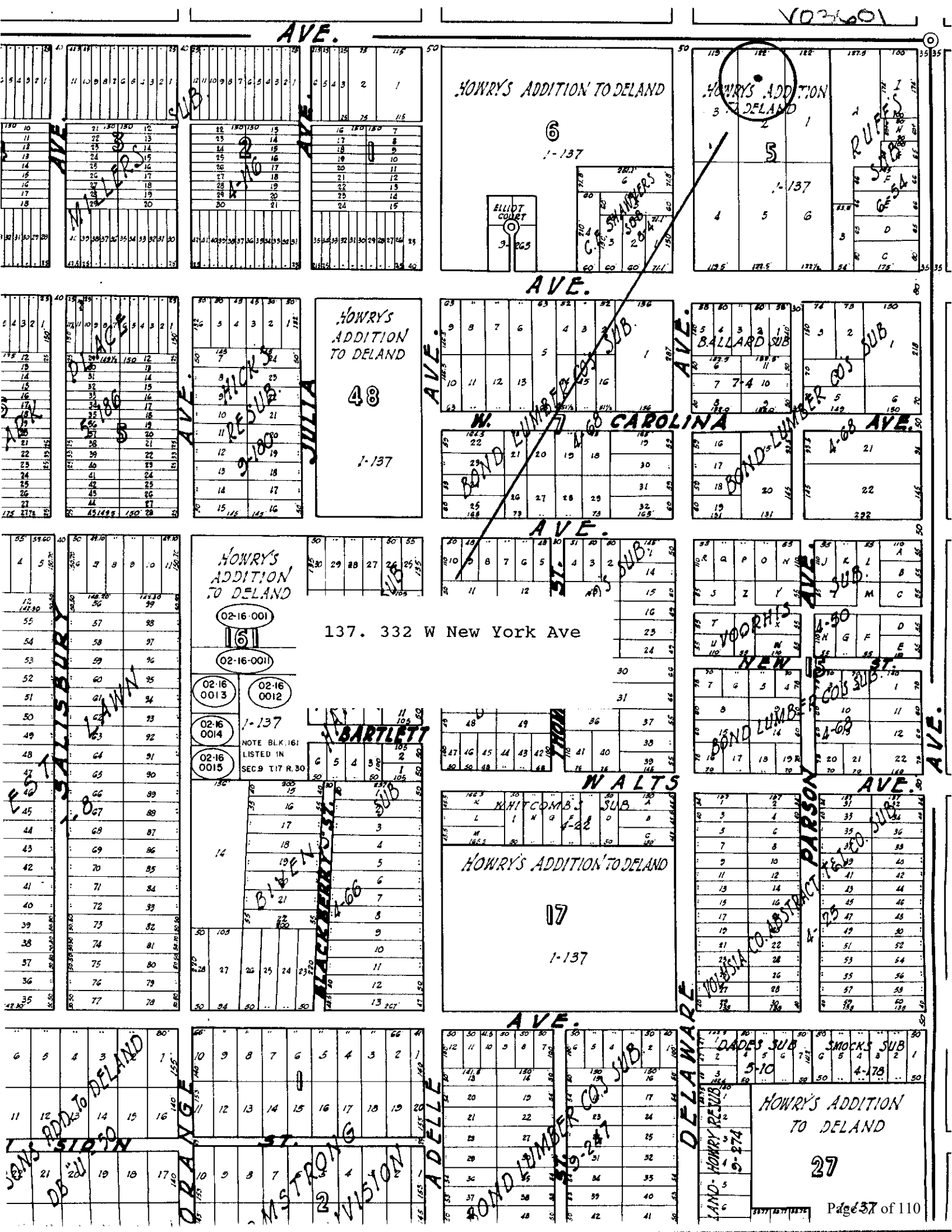
Architectural Narrative: This two-story frame residential building is located at 332 West New York Avenue. Its Neoclassical styling is expressed by a low-pitched hip roof with cross-gables, modillions, brackets, balustrade, wood quoins, and two tiered porches supported by Corinthian columns. Fenestration consists of Queen Anne-glazed windows. The exterior wall fabric is drop siding. With few alterations, this building has retained most of its architectural integrity.

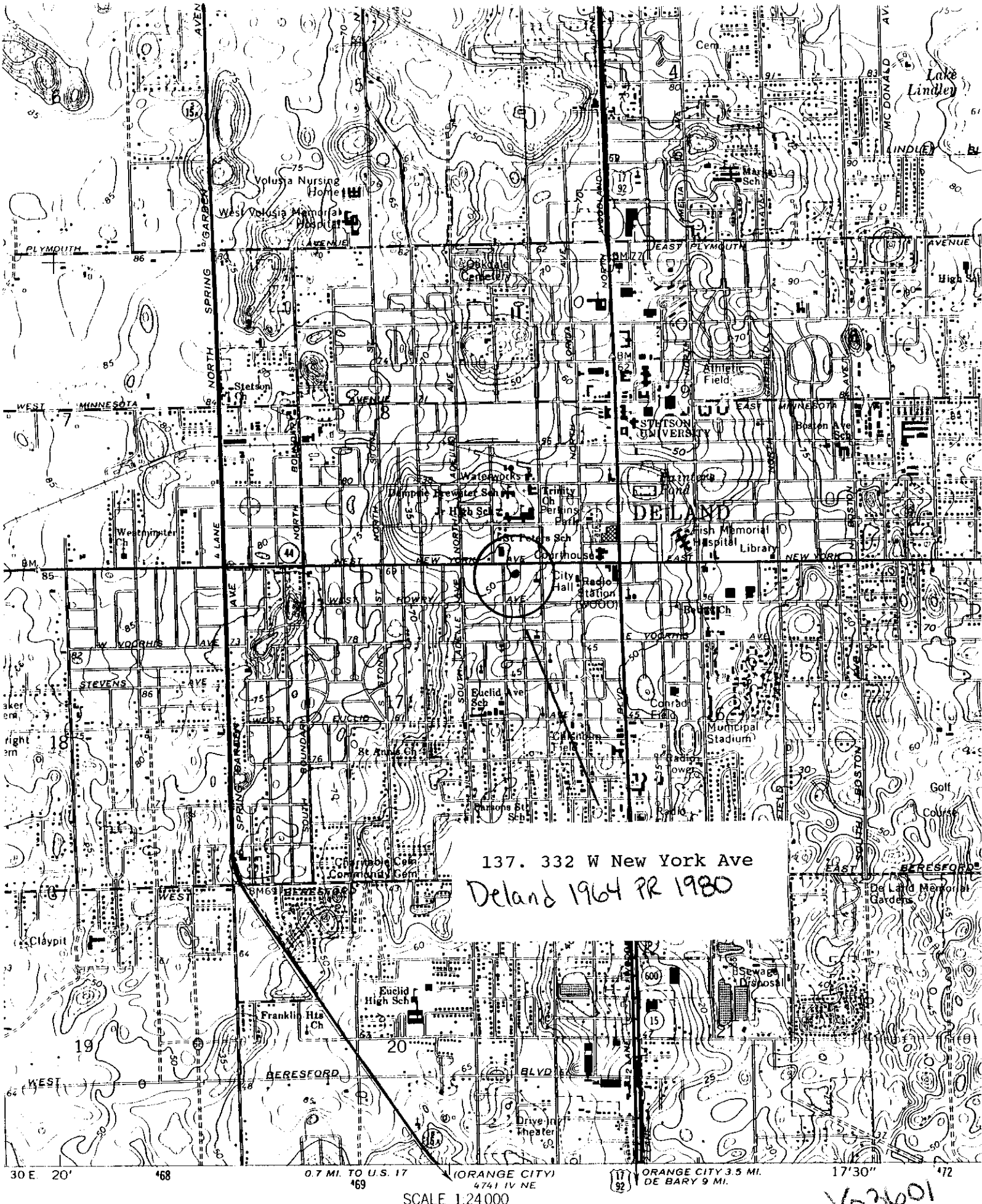
Architectural Context: The Neoclassical style evolved from a renewed interest in the architectural forms of the ancient Greeks and Romans. The revival of interest in classical models in the United States dates from the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings based on classical precedents for the Exposition. Examples were varied and ranged from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam, Georgian, and early Classical Revival residences built in the United States in the eighteenth century.

In Florida, the Neoclassical style became a favored design for commercial and government buildings such as banks and courthouses. Its application to residential houses is less common. Some of the characteristics of the style include a symmetrical facade dominated by a full height classical portico or porch supported by Ionic, Tuscan, or Corinthian colonnades. In two story examples, balconies are sometimes located over the center entrance or run the full length of the facade. The gable or hip roofs are finished with boxed eaves frequently accented with dentils or modillions and a wide frieze. Facade doorways usually feature decorative pediments, sidelights or transoms. Fenestration consists of double-hung sash windows, usually with six or nine panes per window frame. One-story examples conventionally have hip roofs with prominent central dormers and an end porch with classical columns, either integrated under the main roof or with a separate flat or shed roof.

Historical Narrative: Located in the Howry's Addition to Deland, which was surveyed by John W. Howry in 1878, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Progressive Era of the early twentieth century. Historically known as the John W. Dutton House, named for a local merchant, this building was constructed by Gus Lauman, a local contractor, at a cost of $25,000. It was designed by Cairns and Fitchner, a local architectural firm. This building was later adapted for use as a funeral home by Smith-Griffith Funeral Home (*Deland News*, September 16, 1910; *Volusia County Record*, November 18, 1910; *Deland Sun News*, November 18, 1938; Sanborn Map Company; *Deland City Directory*, 1911-1941).

Historical Context: DeLand, founded in 1876, was incorporated in 1882 and became the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, DeLand developed quickly in the late nineteenth century, largely through the promotional efforts of Henry A. DeLand, the community's namesake. The introduction of the railroad and an economy based on citrus spurred the first period of development. Although devastating freezes in the mid 1890s slowed growth, the commercial and citrus industries became revitalized over the following decade. By 1910, the population had doubled to 2,812. During that interval significant construction began, which resulted in an expanded commercial district, the formation of residential neighborhoods, and the extension of municipal services to many areas of the community. By 1910, Stetson University's campus had become a prominent landscape feature at the north end of DeLand. Although events associated with World War I retarded growth, by 1920 the population had reached 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. Numerous subdivisions were platted and buildings constructed. Within five years the population nearly doubled. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline, though moderate construction persisted throughout the Depression decade. Development in DeLand since 1950 has compromised some of the community's irreplaceable historic buildings. Nevertheless, the historic resources that remain represent architectural and cultural legacies worth preserving. Sensitive historic preservation planning and management is needed to ensure their protection.


AVE.
HOWRY'S ADDITION TO DELAND
6
1-137
ELLIOT COURT
3-263
HOWRY'S ADDITION TO DELAND
5
1-137
RUFFS SUB
6-54
WILLERS SUB
3
1-16
2
1-16
1
1-16
PLACE
5-186
HICKS RESUB
9-180
HOWRY'S ADDITION TO DELAND
48
1-137
JULIA AVE.
BALLARD SUB
7-4
BOND LUMBER CO'S SUB
1
4-68
W. CAROLINA AVE.
4-68
22
222
ST.
HOWRY'S ADDITION TO DELAND
02-16-001
16
02-16-0011
02-16 0013
02-16 0012
02-16 0014
02-16 0015
1-137
NOTE BLK. 161 LISTED IN SEC. 9 T. 17 R. 30
137. 332 W New York Ave
BARTLETT SUB
2
1-66
WALTS SUB
WHITCOMBS SUB
4-22
HOWRY'S ADDITION TO DELAND
17
1-137
VOORHIS SUB
1-50
NEW YORK AVE.
BOND LUMBER CO'S SUB
4-68
VOUSIA CO. ABSTRACT CO'S SUB
PARSON AVE.
SALISBURY LAWN
BLACKBERRY ST.
ORANGE AVE.
DELLE VISTA
STRONG DIVISION
JONES ADD TO DELAND
DELAWARE AVE.
BOND LUMBER CO'S SUB
9-27
DADES SUB
5-10
SMOCKS SUB
4-178
HOWRY'S ADDITION TO DELAND
27
HOWRY RESUB
9-274
LAND-


137. 332 W New York Ave
Deland 1964 PR 1980
DELAND
Volusia Nursing Home
West Volusia Memorial Hospital
Oakdale Cemetery
Stetson University
Athletic Field
Waterworks
Dimmick Brewster Sch
High Sch
Trinity Ch
Perkins Park
Westminster Ch
St Peter's Sch
Courthouse
City Hall
Radio Station (WDUN)
Fish Memorial Hospital
Library
Euclid Ave Sch
Municipal Stadium
St Annes Ch
Parsons St Sch
Golf Course
Claypit
Franklin Hts Ch
Euclid High Sch
Sewage Disposal
Drive-In Theater
De Land Memorial Gardens
Lake Lindley
Marks Sch
Boston Ave Sch
Cem.
0.7 MI. TO U.S. 17
(ORANGE CITY)
4741 IV NE
ORANGE CITY 3.5 MI.
DE BARY 9 MI.
SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER

V03601

V03601

Dutton House restoration slow, but moving along

By MORRIS SULLIVAN
News-Journal Correspondent

Last update: 06 June 2003

DELAND -- Benjamin DiLalla stands in the foyer of a once-grand home on West New York Avenue. It's still early in the morning, but the dust of almost a century already hangs on his clothes.

The South Florida contractor points at a column, at a chip in the white paint where the wood beneath shows through.

"This is mahogany," he said. "I think this whole room is mahogany." DiLalla is working to restore the home, built in 1911 by John Wesley Dutton, a wealthy lumber magnate. He's not the first contractor to work on the restoration; the work has been in progress off and on for a decade or more and is a familiar, changing landmark on the State Road 44 through the city.

"Right now, we're in the cleaning and minor demolition stage," DiLalla said. Eventually he hopes to restore the building to "what was originally here."

State grants to the owner, Historic DeLand Inc., have helped fund the project. The first was for $225,000 and fixed leaks and the roof. The sunward side of the building was largely rotted away.

"It was eaten up by termites," DiLalla said. "So the first grant went to restore one whole side of the building and the roof."

DiLalla came into the picture after that work had been done. A second grant had been secured to continue the work, but a variety of obstacles and unanticipated serious structural problems put the project on hold.

Lorraine Grefe, Historic DeLand's grants administrator, runs a motion picture equipment business in South Florida. "My best friend lives in DeBary, so I go up there a lot," Grefe said. "I like DeLand, and have property there. I saw the house, and was curious why it was still sitting there in such bad shape."

She had met DiLalla, a Fort Lauderdale custom home builder, when he restored her 1920s house on Hollywood Beach. She took him to see the Dutton house in early 2002.

"Being from South Florida, you see these magnificent homes, and agonize over seeing their deterioration," she said. "Ben fell in love with this house, and wanted to bring her back to the way she should look."

The two started trying to find out what they could about the project. "It took a lot of research, but (DiLalla) finally talked to (Peter) Warrick, who told us about the grants," she said. Time was rapidly running out on the project; the state's deadline for using the second grant of $325,000 had almost run out. "Fortunately, with support from the city (of DeLand), we got an extension until September" she said.

The second grant will be used to complete the exterior, then "take it as far as I can," DiLalla said. My plan is to get the face back together, at least, so it will look nice when people drive by.

"If the exterior goes well, then I'd like to get the front downstairs opened up, get air and power in here, so it can be used for meetings and to bring people in for fund-raisers and events."

Removing several layers of paint to reveal mahogany woodwork is on the big punch list of items DiLalla wants to get accomplished. That will have to wait, however. For now, DiLalla and his crew have been removing material that used in additions, including a sizable addition to the rear of the house.

Local architects Cairns and Fitcher designed the mansion, and other architects have since worked on additions

and the restoration. The architect now working on the project, Kenneth R. Smith, is a prominent restoration architect who has worked on numerous projects in West Volusia, including buildings at Stetson University, Lake Helen City Hall, and the historic Volusia County Courthouse building in DeLand.

"It's such a significant, unique house: a grand house," Smith said. "It's probably a classic revival, with the Greek columns in the front. There aren't too many of those around."

When finished, the house will be reduced to its original 6,500 square feet. That includes the downstairs "all mahogany" area, in which a huge entryway flows into a pair of matching parlors. All is adorned with ornate woodwork details and intricate plasterwork. The entryway ceiling still has its original rosette and tulip plaster ornamentation in place.

"It's still in pretty good shape, for being 90 years old, " DiLalla said.

Stetson University donated a grand piano to the project, which DiLalla hopes to put in one of the large parlors. "I'm calling this the music room," he said.

Upstairs on the second floor, there is a long hallway flanked by rooms. "Dutton had five daughters, and each had her own bedroom," he said. "Then Mr. and Mrs. Dutton had a room, so there are a lot of bedrooms up here."

Each bedroom is connected to a porch. "They kept daybeds on the porch," DiLalla said. "That's where they slept when it was hot."

From a second-floor balcony, the repairs still to be done are more apparent. Yards of plasterwork, much of it using horsehair as a binder, will have to be replaced with contemporary materials that look like the original. Columns, too, will need replacement. "But the company that made the columns is still in business, believe it or not," DiLalla said. "They've been in business since the 1880s."

The third floor was never finished. "It's one huge room, but the girls used it as a playroom," he said. "And there's a stage up there, where they'd put on plays and recitals for their parents and friends."

"Everyone's so happy to see something going on here," DiLalla said. "I've been surprised how many concerned people there are."

Elysha Dunagan, historic resources coordinator for the city of DeLand, agreed that the project is important to the community.

"Restoring any property, especially one significant in its architectural style like (the Dutton house), stimulates the economy and brings tourism into the area," she said. "Also, it helps preserve history for the children."

The state grants require that the building be used as a library, cultural center or historical center, so it will be a nice asset for the community. "There's already a cultural center and library, so what we'll do with it is being debated," Grefe said.

But it already has started becoming a community resource.

"Teen Court is involved with us now," Grefe said. "They allow the kids to work off community service hours there, so a lot of DeLand teenagers that have to do community service are doing it while helping save the Dutton house."

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8 V03601

A House With a Dream

(excerpts from pages 12-16, Florida Living, May 1992 issue)

I was built in 1910 by John Wesley Dutton to house his wife, Lilla, and their seven children. John was a prosperous business man, originally from Georgia, who chose DeLand to make his home because of its reputation. It was known across the country as one of the most superior towns in Florida, brimming with intelligence and refinement.

When the finishing touches were put on my stately Corinthian columns in 1911, I was the talk of the town. John spent $25,000 to have me built, which in those days was a lot of barrels of turpentine. That was John's livelihood, tapping the pine trees and selling the resulting naval stores to people all over this part of Florida.

As the little Duttons grew up, plays melted into parties serenaded by fine orchestras, and the older girls began courting. It wasn't long before two of them, Zada and Lottie, were married in my elegant parlor.

An organization called the Knights of Pythias met in my parlor for a few years. Its ladies' auxiliary, called the Pythian Sisters, made me feel alive then they all came trooping in talking excitedly. They were always planning ways to raise money for the children's home, and it made me feel good to have important work going on within my walls.

Sometime in the 1930s the knights and their ladies started meeting close to downtown, and a man named Griffith bought me. By the way, did I mention I'm situated on New York Avenue, DeLand's original southern boundary? Anyway, Mr. Griffith and his friend, Mr. Smith, were in the funeral business. I was happy to provide comfort for bereaving families, and I think I was pretty good at it. My mahogany columns and intricate plaster wreaths in my ceiling seem to have a soothing effect on people, and my crackling fireplace calmed chilly mourners during the winter.

It is now...years later, and I have been neglected superficially. Don't misunderstand me, I'm still as beautiful as the day I was built underneath the old rugs and drop ceilings. Unfortunately, my present owner, the First Union National Bank, has plans to demolish me unless someone intervenes soon. I have a lot of friends who are volunteering their time to work on my future, and for them I am thankful. Sidney Johnston, a historic surveyor and DeLand native, has included me in the newly documented West DeLand Historic District. He says that I am a landmark in the district and that there are "few designs of my caliber left standing anywhere in Florida." I am honored to be recognized as a unique example of the interest in history and local wealth that were present in DeLand when I was built.

Dutton House, DeLand

Some of my other friends are Mark Shuttleworth, who worked to have my story published; Tom Scofield, a historic resource planner who appreciates the intricacies of my neoclassical design; Bill Dreggors, a local historian who grew up with me and is now the curator of the Henry DeLand House; and Janet Bollum, a caring city commissioner who wants me to have a future.

I don't feel old, and I know I could last another 82 years if someone would give me the chance. I often dream that I've been completely restored to my original state--my library has been refurbished and is overflowing with books, me dining room still has its inlaid tile fireplace, and my parlor is glowing with the warmth of friends relaxing after a rewarding day. I imagine a flower-covered wall surrounding me with fragrant color and a peaceful garden filling my backyard.

Perhaps I could be an elegant bed and breakfast inn, greeting weary travelers in the evening and refreshing them overnight with my historic charm and 21st century comforts.

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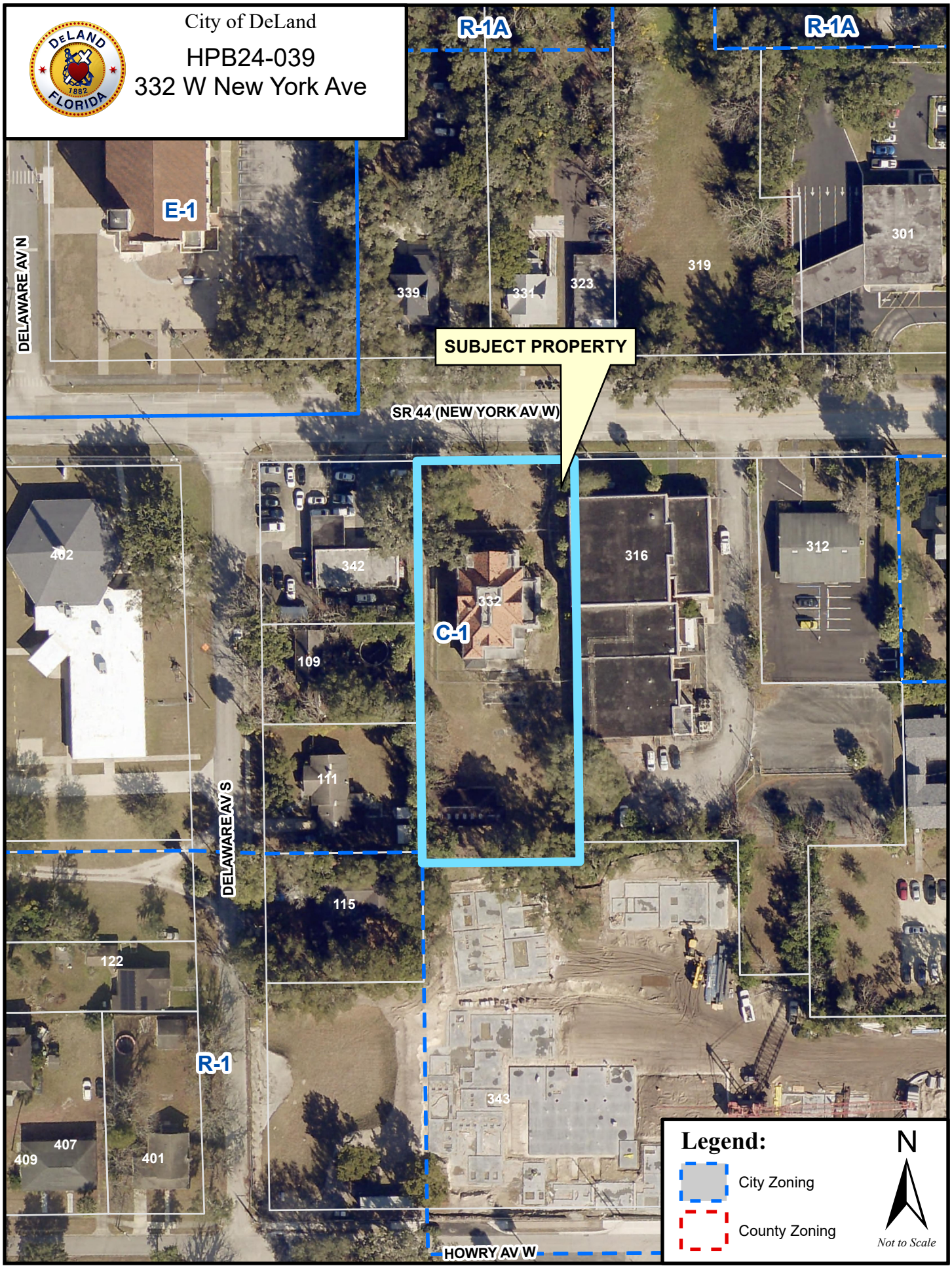
City of DeLand
HPB24-039
332 W New York Ave
R-1A
R-1A
E-1
DELAWARE AV N
339
331
323
319
301
SUBJECT PROPERTY
SR 44 (NEW YORK AV W)
402
342
332
316
312
C-1
109
111
DELAWARE AV S
115
122
R-1
407
409
401
343
HOWRY AV W
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City Zoning
County Zoning
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City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: April 4, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Historic Preservation Property Tax Exemption) for a Commercial Building 332 West New York Ave.**
Application No.: HPB24-040
Applicant/Owner: Dutton House Restoration, LLC
Current Use: Vacant
Zoning District: C-1
Florida Master Site File No.: 8VO3601

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

Date of Construction:	+/- 1911	**Style:**	Neoclassical
Structural System:	Wood: Balloon	**Foundation Type:**	Continuous: brick
Exterior Fabric(s):	Drop siding	**Stories:**	2
Roof:	Pantile	**Windows:**	Queen Anne Casement
Roof Type:	Flat-hip	**Chimneys:**	1, Brick, W:Slope
Porch:	N/integrated roof, Corinthian columns, full-height/3bays	**Secondary Structure:**	0

Description of Proposed Work:
This property is located within the Downtown Support District, Historic Support District, and West DeLand Residential Historic District (National Registry District). The applicant is planning a full restoration of this historic structure, and is requesting approval to receive the Historic Property Tax Exemption.

Part 1 – Historic Preservation Property Tax Exemption Application: Evaluation of Property Eligibility
All property owners submitting applications for properties in historic or archaeological districts must complete Part 1 of the application, entitled Evaluation of Property Eligibility. Owners of buildings or sites individually listed in the National Register or individually designed as a historic property or landmark under a local ordinance need not complete this part of the application. However, applications submitted to the Division for properties individually designated as historic properties or landmarks by local ordinance must be accompanied by copies of the designation

report for the property and official correspondence or other documentation verifying such designation.

The applicant has applied to be added to the Local Historic Registry, if approved by the Historic Preservation Board at their April 4, 2024 meeting, and the City Commission at their April 15, 2024 meeting, then the applicant will not need to complete Part 1 of the application, as the executed Ordinance would verify the designation.

1. ***Description of Physical Appearance.*** *Provide information about the major exterior and interior features of the building.*
    a. *Describe the building in its existing condition (before improvement) – not as it was when first built (unless unchanged) or as it will be after improvement.*

The property is currently vacant and previous restoration efforts have stripped the interior. The interior has portions of walls with exposed lath, original plaster ceilings/walls peeling, and multiple areas of wood rot especially the exterior of the building.

    b. *Describe any changes that have been made to the building since its original construction.*

Since original construction, there has been limited changes to the original characteristics of the building. The building has attempted to be rehabilitated over many years and multiple different owners and funding sources with hopes to restore to its original condition. In the attached photos, you can see restoration efforts from the past, but the overall characteristics are still intact.

    c. *Other buildings on the property such as carriage houses, barns and sheds should also be described.*

This criterion is not applicable, as there are no other buildings or structures on the property.

    d. *Finally, discuss the way in which the building relates to others in the district in terms of siting, scale, material, construction, and date of construction.*

There are a few other Neoclassical style buildings built within similar time period in the same West DeLand Residential Historic District. In addition, across the street from this property is a colonial revival built in 1905.

2. ***Statement of Significance.*** *Summarize how the building contributes to the significance of the district.*
    a. *This summary should relate to the significance of this district (including the district's period of significant) as identified in the National Register nomination or district designation documentation.*

This property would contribute to the significance of the district because of the integrity of the design, materials, history and craftsmanship.

    b. *Is it similar to other buildings in the district in scale, building materials, style and period of construction?*

As outlined in criterion 1d, there are a few similar neoclassical style structures within the City and in the same West DeLand Residential Historic District.

c. *Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.*

The early years of this structure are outlined in the Master Site File, which includes the brief history of the original owner, John Wesley Dutton who built the home for his wife and seven kids. Mr. Dutton was a local successful businessman, who made his livelihood from tapping the local pine trees and selling barrels of turpentine to Naval Store all over the DeLand area of Florida. Gus Lauman was the local contractor who constructed the house, and it was designed by a local Architecture firm, Cairns and Fischner.

3. ***Photographs and Maps.*** *Provide good, clear photographs describing the building or site and its surroundings before improvement. Provide a map of the historic district, clearly identifying the lot on which the building or site is located.*

Photographs are provided in Attachment "A" and Attachment "B" is a map of the district, showing where this building is located.

4. ***Drawings or sketches.*** *Drawings or sketches are required for proposed (or completed) project work to show alterations and new construction on the property. Drawings or sketches must be sufficiently detailed to show existing (pre-project) conditions and anticipated (or completed) changed.*

Attachment "C" shows the proposed project work for the property.

Part 2 – Historic Preservation Property Tax Exemption Application: Description of Improvements

1. ***Data on building or archeological site and improvement project:***
   a. *Indicate the type of construction of the existing building (e.g., masonry bearing wall, wood frame, steel frame, concrete).*

The type of construction of this building is wood, balloon structural system with a brick continuous foundation type.

b. *Give the use(s) of the building before improvement (e.g., school/vacant).*

The building was built for Mr. John W. Dutton and his family, who occupied the home for many years. Once the home was no longer occupied by the Dutton Family, it was used a funeral home by Smith-Griffith Funeral Home. Since then it has been attempting to be rehabilitated over many years and multiple different owners and funding sources with hopes to restore to its original condition.

2. ***Detailed description of improvement work:***
   a. *Provide a description of the project work. Describe the entire project.*

The applicant is proposing to completely rehabilitate the interior and exterior of the building, and enhance the exterior landscaping and parking area.

b. *For buildings, begin by describing site work, followed by work on the exterior, including new construction and finally work on the interior.*

The exterior work includes repairing the following: Porches (front, back and side), wood rot and siding (windows, paint & doors), entire roof, concrete repair and overall landscaping. The interior work includes the following: Replace/refinish all flooring, grand stairwell, complete interior

carpentry, HVAC/electrical/plumbing, plaster/drywall/baseboards/doors/paint, and restore the kitchen/bathrooms.

3. ***Photographs.*** *Provide photos documenting the interior and exterior conditions, prior to any work, and show the areas of proposed work (or for projects completed before application, areas and features affected by the completed improvements).*

Photographs are provided in Attachment "A"

Part 3 – Historic Preservation Property Tax Exemption Application: Request for Review of Completed Work

Part 3 of this application will be forthcoming. When the applicant has completed the work outlined within the application, they will need to submit photos and documentation to be reviewed by City Staff and the Historic Preservation Board. The Historic Preservation Board will then forward their recommendation to the City Commission for final approval.

Staff Recommendation:

Staff finds that this historic property tax exemption application is consistent with the City's Land Development Regulation Section 33-34.02 and meets the criteria as outlined. Staff recommends the Historic Preservation Board to approve this tax abatement preconstruction application as presented.

Historic Preservation Board Action:

The Historic Preservation Board shall make a determination of the following:

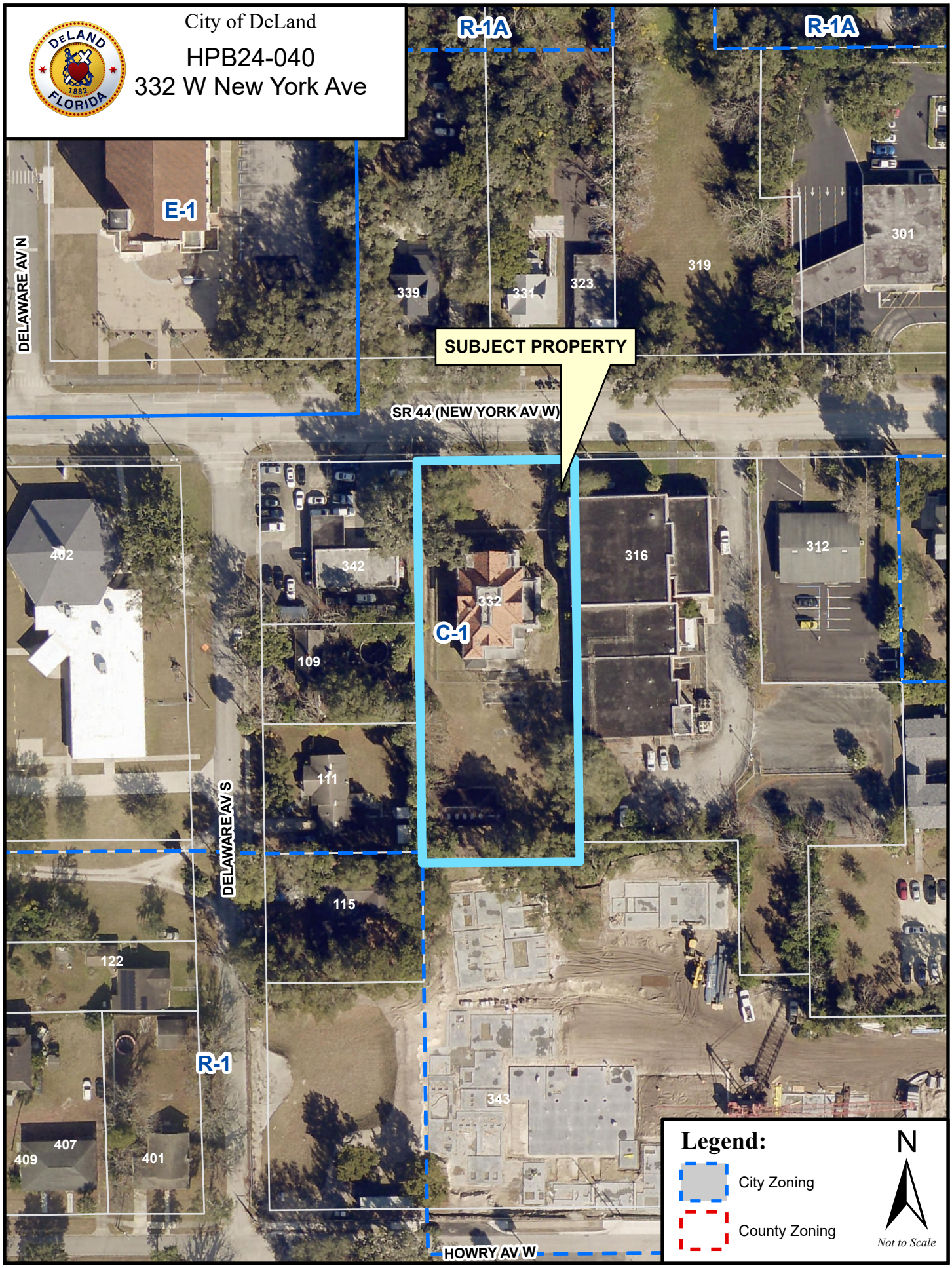
1) Whether or not the proposed project will be a qualifying improvement as defined by this Ordinance; and
2) Whether or not the work, as proposed, is in compliance with applicable review standards.

If the Board finds, by majority vote, that the proposed project is a qualifying improvement and that the work proposed is in compliance with applicable review standards, the Board shall approve the Preconstruction Application.

If the Board finds, by majority vote, that the proposed project is either not a qualifying improvement, or is not in compliance with applicable review standards, the Board shall advise the Applicant as to the changes necessary to make it a qualifying improvement and the Board's recommendations to the bring the project in compliance with applicable review standards. The Applicant may resubmit the Preconstruction Application for further review at a future regular or special meeting of the Historic Preservation Board.

Attachments:

Vicinity Map
Historical Structure Form (8VO1633) – Florida Master Site File (1986)
Preconstruction Application
Attachment A – Photos of existing conditions
Attachment B – Historic Reference Map showing project location


City of DeLand
HPB24-040
332 W New York Ave
R-1A
R-1A
E-1
DELAWARE AV N
339
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323
319
301
SUBJECT PROPERTY
SR 44 (NEW YORK AV W)
402
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C-1
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111
DELAWARE AV S
115
122
R-1
407
409
401
343
HOWRY AV W
Legend:
City Zoning
County Zoning
N
Not to Scale

RECORD NUMBER: 137
Page 1 **HISTORICAL STRUCTURE FORM** **Site #** VO 3601
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME:
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS: John W. Dutton House
COUNTY: Volusia **OWNERSHIP TYPE:** Private, Individual
PROJECT NAME: Stetson University + City of DeLand: S+P **DHR NO.** 2836
LOCATION:
ADDRESS: 332 West New York Avenue
CITY: DeLand MULTIPLE : ID 4369
VICINITY OF/ROUTE TO: See attached maps

SUB: Howry's Addition to DeLand **BLOCK** 5 **LOT** 2
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S **RANGE:** 30E **SECTION:** 17 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** None
USGS 7.5 MAP: DeLand, FL 1964: PR 1980
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: , **LATITUDE:** **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT: Cairns and Fitchner
BUILDER: Gus Lauman
CONSTRUCTION DATE: 1911 **RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Private residence
PRESENT USE (S): Vacant

DESCRIPTION
STYLE: Neoclassical
PLAN: EXTERIOR: Irregular
PLAN: INTERIOR:
NO. STORIES: 2 **OUTBLDGS:** 1 **PORCHES:** 1 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Drop siding
FOUNDATION: TYPE: Continuous
MATERIALS: Brick
INFILL:
PORCHES: N/integrated roof, Corinthian columns, full-height/3 bays
ROOF: TYPE: Flat-hip
SURFACING: Pantile
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: W: slope
WINDOWS: Queen Anne casement

EXTERIOR ORNAMENT: Balustrade, eave brackets, wood quoins
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

SEE SKETCH SHEET FOR ORIGINAL PHOTOGRAPH MAP(S)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	X **y**	**n**	**likely, need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	X **y**	**n**	**likely, need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	X **y**	**n**	**likely, need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See continuation sheet

* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *

RECORDER INFORMATION: **NAME:** Sidney Johnston
DATE: 02/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 4, #33

PHOTOGRAPH M A P

See Attachments

V03601

RN 137 CONTINUATION SHEET

STATEMENT OF SIGNIFICANCE

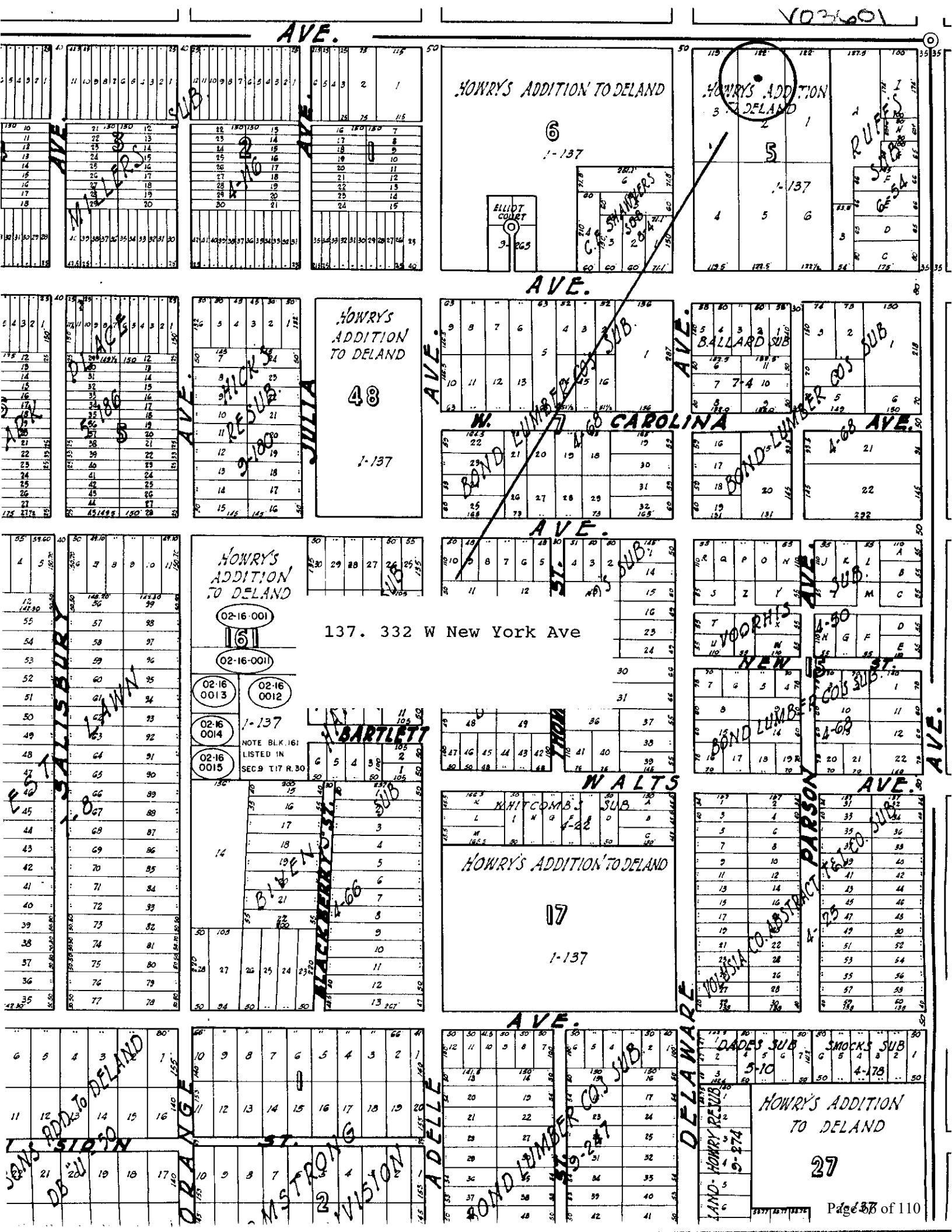
Architectural Narrative: This two-story frame residential building is located at 332 West New York Avenue. Its Neoclassical styling is expressed by a low-pitched hip roof with cross-gables, modillions, brackets, balustrade, wood quoins, and two tiered porches supported by Corinthian columns. Fenestration consists of Queen Anne-glazed windows. The exterior wall fabric is drop siding. With few alterations, this building has retained most of its architectural integrity.

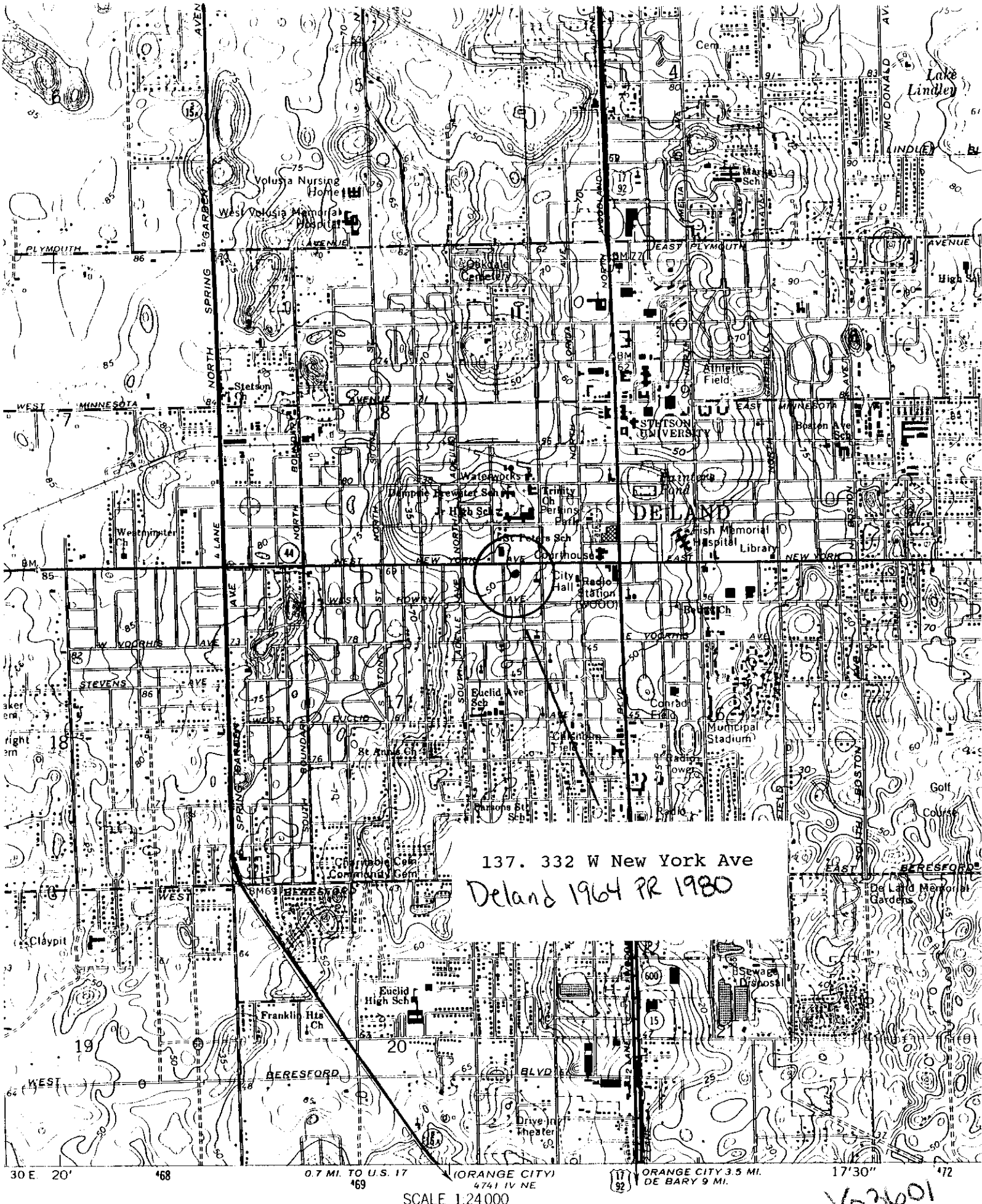
Architectural Context: The Neoclassical style evolved from a renewed interest in the architectural forms of the ancient Greeks and Romans. The revival of interest in classical models in the United States dates from the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings based on classical precedents for the Exposition. Examples were varied and ranged from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam, Georgian, and early Classical Revival residences built in the United States in the eighteenth century.

In Florida, the Neoclassical style became a favored design for commercial and government buildings such as banks and courthouses. Its application to residential houses is less common. Some of the characteristics of the style include a symmetrical facade dominated by a full height classical portico or porch supported by Ionic, Tuscan, or Corinthian colonnades. In two story examples, balconies are sometimes located over the center entrance or run the full length of the facade. The gable or hip roofs are finished with boxed eaves frequently accented with dentils or modillions and a wide frieze. Facade doorways usually feature decorative pediments, sidelights or transoms. Fenestration consists of double-hung sash windows, usually with six or nine panes per window frame. One-story examples conventionally have hip roofs with prominent central dormers and an end porch with classical columns, either integrated under the main roof or with a separate flat or shed roof.

Historical Narrative: Located in the Howry's Addition to Deland, which was surveyed by John W. Howry in 1878, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Progressive Era of the early twentieth century. Historically known as the John W. Dutton House, named for a local merchant, this building was constructed by Gus Lauman, a local contractor, at a cost of $25,000. It was designed by Cairns and Fitchner, a local architectural firm. This building was later adapted for use as a funeral home by Smith-Griffith Funeral Home (*Deland News*, September 16, 1910; *Volusia County Record*, November 18, 1910; *Deland Sun News*, November 18, 1938; Sanborn Map Company; *Deland City Directory*, 1911-1941).

Historical Context: DeLand, founded in 1876, was incorporated in 1882 and became the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, DeLand developed quickly in the late nineteenth century, largely through the promotional efforts of Henry A. DeLand, the community's namesake. The introduction of the railroad and an economy based on citrus spurred the first period of development. Although devastating freezes in the mid 1890s slowed growth, the commercial and citrus industries became revitalized over the following decade. By 1910, the population had doubled to 2,812. During that interval significant construction began, which resulted in an expanded commercial district, the formation of residential neighborhoods, and the extension of municipal services to many areas of the community. By 1910, Stetson University's campus had become a prominent landscape feature at the north end of DeLand. Although events associated with World War I retarded growth, by 1920 the population had reached 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. Numerous subdivisions were platted and buildings constructed. Within five years the population nearly doubled. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline, though moderate construction persisted throughout the Depression decade. Development in DeLand since 1950 has compromised some of the community's irreplaceable historic buildings. Nevertheless, the historic resources that remain represent architectural and cultural legacies worth preserving. Sensitive historic preservation planning and management is needed to ensure their protection.


AVE.
HOWRY'S ADDITION TO DELAND
6
1-137
ELLIOT COURT
3-263
HOWRY'S ADDITION TO DELAND
5
1-137
RUFFS SUB
6-54
HOWRY'S ADDITION TO DELAND
48
1-137
BALLARD SUB
BOND LUMBER CO'S SUB
W. CAROLINA AVE.
4-68
137. 332 W New York Ave
02-16-001
16
02-16-0011
02-16 0013
02-16 0012
02-16 0014
02-16 0015
1-137
NOTE BLK. 161 LISTED IN SEC. 9 T. 17 R. 30
HOWRY'S ADDITION TO DELAND
17
1-137
WALTS SUB
KNIGHT COMBS SUB
4-22
BARTLETT
BLK 21
MACKEY ST.
SALISBURY LAWN
EST
VOORHIS SUB
NEW YORK AVE.
PARSONS SUB
VOLUSIA CO. ABSTRACT CO.
DELAWARE AVE.
ORANGE AVE.
DELL ST.
ADELLE
JONES ADD TO DELAND
DADE'S SUB
SMOCKS SUB
HOWRY RESUB
HOWRY'S ADDITION TO DELAND
27


137. 332 W New York Ave
Deland 1964 PR 1980
DELAND
Volusia Nursing Home
West Volusia Memorial Hospital
Oakdale Cemetery
Athletic Field
Stetson University
Waterworks
Dimmitt Brewster Sch
High Sch
Trinity Ch
Perkins Park
Courthouse
City Hall
Radio Station (WOOD)
Fish Memorial Hospital
Library
Euclid Ave Sch
Municipal Stadium
Conrad Field
St Annes Ch
Parsons St Sch
Golf Course
De Land Memorial Gardens
Claypit
Sewage Disposal
Euclid High Sch
Franklin Hts Ch
Drive-In Theater
Lake Lindley
Cem.
Marion Sch
Boston Ave Sch
Westminster Ch
Baptist Ch
Cemetery Cem.
Community Cem.
(ORANGE CITY)
4741 IV NE
0.7 MI. TO U.S. 17
ORANGE CITY 3.5 MI.
DE BARY 9 MI.
SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER

V03601

V03601

Dutton House restoration slow, but moving along

By MORRIS SULLIVAN
News-Journal Correspondent

Last update: 06 June 2003

DELAND -- Benjamin DiLalla stands in the foyer of a once-grand home on West New York Avenue. It's still early in the morning, but the dust of almost a century already hangs on his clothes.

The South Florida contractor points at a column, at a chip in the white paint where the wood beneath shows through.

"This is mahogany," he said. "I think this whole room is mahogany." DiLalla is working to restore the home, built in 1911 by John Wesley Dutton, a wealthy lumber magnate. He's not the first contractor to work on the restoration; the work has been in progress off and on for a decade or more and is a familiar, changing landmark on the State Road 44 through the city.

"Right now, we're in the cleaning and minor demolition stage," DiLalla said. Eventually he hopes to restore the building to "what was originally here."

State grants to the owner, Historic DeLand Inc., have helped fund the project. The first was for $225,000 and fixed leaks and the roof. The sunward side of the building was largely rotted away.

"It was eaten up by termites," DiLalla said. "So the first grant went to restore one whole side of the building and the roof."

DiLalla came into the picture after that work had been done. A second grant had been secured to continue the work, but a variety of obstacles and unanticipated serious structural problems put the project on hold.

Lorraine Grefe, Historic DeLand's grants administrator, runs a motion picture equipment business in South Florida. "My best friend lives in DeBary, so I go up there a lot," Grefe said. "I like DeLand, and have property there. I saw the house, and was curious why it was still sitting there in such bad shape."

She had met DiLalla, a Fort Lauderdale custom home builder, when he restored her 1920s house on Hollywood Beach. She took him to see the Dutton house in early 2002.

"Being from South Florida, you see these magnificent homes, and agonize over seeing their deterioration," she said. "Ben fell in love with this house, and wanted to bring her back to the way she should look."

The two started trying to find out what they could about the project. "It took a lot of research, but (DiLalla) finally talked to (Peter) Warrick, who told us about the grants," she said. Time was rapidly running out on the project; the state's deadline for using the second grant of $325,000 had almost run out. "Fortunately, with support from the city (of DeLand), we got an extension until September" she said.

The second grant will be used to complete the exterior, then "take it as far as I can," DiLalla said. My plan is to get the face back together, at least, so it will look nice when people drive by.

"If the exterior goes well, then I'd like to get the front downstairs opened up, get air and power in here, so it can be used for meetings and to bring people in for fund-raisers and events."

Removing several layers of paint to reveal mahogany woodwork is on the big punch list of items DiLalla wants to get accomplished. That will have to wait, however. For now, DiLalla and his crew have been removing material that used in additions, including a sizable addition to the rear of the house.

Local architects Cairns and Fitcher designed the mansion, and other architects have since worked on additions

and the restoration. The architect now working on the project, Kenneth R. Smith, is a prominent restoration architect who has worked on numerous projects in West Volusia, including buildings at Stetson University, Lake Helen City Hall, and the historic Volusia County Courthouse building in DeLand.

"It's such a significant, unique house: a grand house," Smith said. "It's probably a classic revival, with the Greek columns in the front. There aren't too many of those around."

When finished, the house will be reduced to its original 6,500 square feet. That includes the downstairs "all mahogany" area, in which a huge entryway flows into a pair of matching parlors. All is adorned with ornate woodwork details and intricate plasterwork. The entryway ceiling still has its original rosette and tulip plaster ornamentation in place.

"It's still in pretty good shape, for being 90 years old, " DiLalla said.

Stetson University donated a grand piano to the project, which DiLalla hopes to put in one of the large parlors. "I'm calling this the music room," he said.

Upstairs on the second floor, there is a long hallway flanked by rooms. "Dutton had five daughters, and each had her own bedroom," he said. "Then Mr. and Mrs. Dutton had a room, so there are a lot of bedrooms up here."

Each bedroom is connected to a porch. "They kept daybeds on the porch," DiLalla said. "That's where they slept when it was hot."

From a second-floor balcony, the repairs still to be done are more apparent. Yards of plasterwork, much of it using horsehair as a binder, will have to be replaced with contemporary materials that look like the original. Columns, too, will need replacement. "But the company that made the columns is still in business, believe it or not," DiLalla said. "They've been in business since the 1880s."

The third floor was never finished. "It's one huge room, but the girls used it as a playroom," he said. "And there's a stage up there, where they'd put on plays and recitals for their parents and friends."

"Everyone's so happy to see something going on here," DiLalla said. "I've been surprised how many concerned people there are."

Elysha Dunagan, historic resources coordinator for the city of DeLand, agreed that the project is important to the community.

"Restoring any property, especially one significant in its architectural style like (the Dutton house), stimulates the economy and brings tourism into the area," she said. "Also, it helps preserve history for the children."

The state grants require that the building be used as a library, cultural center or historical center, so it will be a nice asset for the community. "There's already a cultural center and library, so what we'll do with it is being debated," Grefe said.

But it already has started becoming a community resource.

"Teen Court is involved with us now," Grefe said. "They allow the kids to work off community service hours there, so a lot of DeLand teenagers that have to do community service are doing it while helping save the Dutton house."

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A House With a Dream

(excerpts from pages 12-16, Florida Living, May 1992 issue)

I was built in 1910 by John Wesley Dutton to house his wife, Lilla, and their seven children. John was a prosperous business man, originally from Georgia, who chose DeLand to make his home because of its reputation. It was known across the country as one of the most superior towns in Florida, brimming with intelligence and refinement.

When the finishing touches were put on my stately Corinthian columns in 1911, I was the talk of the town. John spent $25,000 to have me built, which in those days was a lot of barrels of turpentine. That was John's livelihood, tapping the pine trees and selling the resulting naval stores to people all over this part of Florida.

As the little Duttons grew up, plays melted into parties serenaded by fine orchestras, and the older girls began courting. It wasn't long before two of them, Zada and Lottie, were married in my elegant parlor.

An organization called the Knights of Pythias met in my parlor for a few years. Its ladies' auxiliary, called the Pythian Sisters, made me feel alive then they all came trooping in talking excitedly. They were always planning ways to raise money for the children's home, and it made me feel good to have important work going on within my walls.

Sometime in the 1930s the knights and their ladies started meeting close to downtown, and a man named Griffith bought me. By the way, did I mention I'm situated on New York Avenue, DeLand's original southern boundary? Anyway, Mr. Griffith and his friend, Mr. Smith, were in the funeral business. I was happy to provide comfort for bereaving families, and I think I was pretty good at it. My mahogany columns and intricate plaster wreaths in my ceiling seem to have a soothing effect on people, and my crackling fireplace calmed chilly mourners during the winter.

It is now...years later, and I have been neglected superficially. Don't misunderstand me, I'm still as beautiful as the day I was built underneath the old rugs and drop ceilings. Unfortunately, my present owner, the First Union National Bank, has plans to demolish me unless someone intervenes soon. I have a lot of friends who are volunteering their time to work on my future, and for them I am thankful. Sidney Johnston, a historic surveyor and DeLand native, has included me in the newly documented West DeLand Historic District. He says that I am a landmark in the district and that there are "few designs of my caliber left standing anywhere in Florida." I am honored to be recognized as a unique example of the interest in history and local wealth that were present in DeLand when I was built.

Dutton House, DeLand

Some of my other friends are Mark Shuttleworth, who worked to have my story published; Tom Scofield, a historic resource planner who appreciates the intricacies of my neoclassical design; Bill Dreggors, a local historian who grew up with me and is now the curator of the Henry DeLand House; and Janet Bollum, a caring city commissioner who wants me to have a future.

I don't feel old, and I know I could last another 82 years if someone would give me the chance. I often dream that I've been completely restored to my original state--my library has been refurbished and is overflowing with books, me dining room still has its inlaid tile fireplace, and my parlor is glowing with the warmth of friends relaxing after a rewarding day. I imagine a flower-covered wall surrounding me with fragrant color and a peaceful garden filling my backyard.

Perhaps I could be an elegant bed and breakfast inn, greeting weary travelers in the evening and refreshing them overnight with my historic charm and 21st century comforts.

Reprinted by permission from Florida Living. Permission obtained by Historic DeLand, Inc., 535 N. Clara Avenue, DeLand, FL 32720, 904-734-6288.

City of DeLand
Ad Valorum Property Tax Exemption

PRECONSTRUCTION APPLICATION

THE PRECONSTRUCTION APPLICATION FORM SHALL BE FILED WITH THE CITY OF DELAND BEFORE ANY WORK BEGINS.

GENERAL INFORMATION ***(Must be completed by the owner of record or a duly authorized agent of the owner)***

1. **Date of Application:** 01/09/2024
2. **Parcel Identification Number:** 701601050020
3. **Owner Name(s):** DUTTON HOUSE RESTORATION LLC
4. **Address:** 332 W New York Avenue DeLand FL 32720

1. **Information sufficient to determine if the subject property is an eligible property as defined by this Ordinance; Check the appropriate box below:**

☐ Listed on the Local Register of Historic Places *(as defined by Article 4, Overlay and Floating Zones, Part 33-34, Land Development Regulations of the City of DeLand)*

☒ Property identified as a contributing property located within the boundaries of a historic district so listed on the Local Register of Historic Places *(as defined by Article 4, Overlay and Floating Zones, Part 33-34, Land Development Regulations of the City of DeLand)*

☐ Property has been renovated, after the date of adoption this Ordinance *(Dec 1997, Rev. June 2017)*, to the extent that the assessed value of the structure, as defined herein, must have increased twenty five percent (25%) or more;

2. **Provide information outlining construction estimates for the proposed project:**

Repair all exterior porches to include front, back and side: $150,000.00
Repair exterior wood rot and siding, to include windows, paint, doors: $100,000.00
Repair roof on entire structure: $75,000.00
Repair, replace and refinish all flooring: $50,000.00
Repair grand stairwell: $50,000.00
Interior finish carpentry: $100,000.00
Major systems: HVAC/Electric/Plumbing: $225,000.00
Plaster/Drywall/Baseboards/Doors/Paint: $150,000.00
Kitchen/Bathroom(s): $175,000.00
Landscape and Site Work/Rehab out-building: $95,000.00
Concrete repair, repouring, to include parking: $85,000.00

PRECONSTRUCTION APPLICATION

3. **Describe in full detail of the proposed scope of work. Please attach color samples, drawings etc. as appropriate;**

See plans submitted and reference historic photos.

4. **Attach a copy of the latest tax bill issued by the Property Appraiser for the County of Volusia.**

5. **Provide photographs documenting all existing conditions of the property.**

ORDINANCE 97-49

AN ORDINANCE OF THE CITY OF DELAND, FLORIDA, CREATING THE CITY OF DELAND HISTORIC PRESERVATION PROPERTY TAX EXEMPTION ORDINANCE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PROPERTY ELIGIBLE FOR TAX EXEMPTION; PROVIDING FOR AD VALOREM TAX EXEMPTIONS FOR IMPROVEMENTS TO HISTORIC PROPERTIES; PROVIDING FOR APPLICABLE TAXES; PROVIDING FOR DURATION OF TAX EXEMPTION PERIOD; PROVIDING FOR APPLICATION AND PROCEDURE FOR GRANTING TAX EXEMPTION; PROVIDING FOR HISTORIC PRESERVATION EXEMPTION COVENANT; PROVIDING FOR APPEAL PROCESS; PROVIDING FOR NOTICE TO APPLICANT; PROVIDING FOR NOTICE TO PROPERTY APPRAISER; PROVIDING FOR REVOCATION PROCEEDINGS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the electors of the State of Florida approved an amendment to Section 3, Article VII of the State Constitution to authorize any county or municipality to grant an ad valorem tax exemption for historic properties; and

WHEREAS, subsequently, the Legislature of the State of Florida adopted Section 196.1997, Florida Statutes, implementing the provisions of the State Constitution to specifically provide for ad valorem tax exemptions for historic properties; and

WHEREAS, the Division of Historical Resources, Department of State, State of Florida, has also adopted Chapter 1A-38, Tax Exemptions for Historic Properties, Florida Administrative Code; and

WHEREAS, there are located within the City of DeLand certain historic resources, both publicly and privately owned, both individual properties and districts, which are associated with past events and persons important in local, state and national history; or that are significant examples of an architectural style or building type; or that have yielded or are likely to yield important information which cannot be retrieved from the written record on the lifestyles of past inhabitants; and

WHEREAS, the City of DeLand has demonstrated its commitment to historic preservation by enacting Section 33-34 of the Land Development Regulations of the City of DeLand, entitled "Historic Districts and Landmarks," to aid in the protection and management of historic resources; and

WHEREAS, the said Ordinance created the Historic Preservation Board to certify designation of individual properties and groups of properties (districts) as historically significant; and

WHEREAS, the preservation of historic sites enhances the lives of citizens, promotes community understanding, educates school children, and attracts visitors who contribute to the

economy of the City of DeLand, and is in the interest of the public health, safety and welfare; and

WHEREAS, the City of DeLand desires to take advantage of these constitutional and statutory provisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. Short Title. This Ordinance shall be known as the "City of DeLand Historic Preservation Property Tax Exemption Ordinance."

Section 2. Purpose and Intent.

Purpose. The purpose of this Ordinance is to:

(A) Provide a positive financial incentive for the designation of DeLand Historic Districts and Landmarks as provided in Article 4, Overlay and Floating Zones, Part 33-34 of the Land Development Regulations of the City of DeLand;

(B) Encourage more restoration, rehabilitation and renovation of designated historic buildings and structures in DeLand;

(C) Stabilize and improve property values, and enhance the property tax base of the City of DeLand, by encouraging improvement of designated historic buildings and structures; and

(D) Improve the appearance of designated Historic Districts and Landmarks in the City of DeLand, thereby enhancing their appeal as places to live, work and visit.

Section 3. Definitions. The following words and phrases when used in this Ordinance shall have the following meanings:

(A) *Assessed Value*- The total value of a tax parcel, excluding the value of land, as determined by the Property Appraiser for the County of Volusia, and shown on the property tax bill sent to the owner of record by the County of Volusia.

(B) *Contributing Property*- Property that adds to the sense of time, place and historical development of an Historic District Overlay Zone by virtue of its location, design, setting, materials, workmanship, feeling and association, and was deemed as such at the time of designation.

(C) *Eligible Property* - The following real property in the City of DeLand is eligible for the Historic Preservation Property Tax Exemption as defined herein, provided it meets such criteria on the date the Historic Preservation Property Tax Exemption is granted by the City Commission:

(1) any individual property listed on the Local Register of Historic Places as defined by Article 4, Overlay and Floating Zones, Part 33-34, Land Development Regulations of the City of DeLand; OR

(2) any property identified as a contributing property located within the boundaries of a historic district so listed on the Local Register of Historic Places as defined by Article 4, Overlay and Floating Zones, Part 33-34, Land Development Regulations of the City of DeLand.

In addition to meeting one of the above criteria, in order to be considered an "Eligible Property," the following must apply:

(3) the property must have been renovated, after the date of adoption of this Ordinance, to the extent that the assessed value of the structure, as defined herein, must have increased twenty-five percent (25%) or more; AND

(4) the property must be located outside of the City of DeLand Tax Increment Finance District.

(D) *Historic Preservation Board* - The DeLand Historic Preservation Board as created by Section 33-34 of the Land Development Regulations of the City of DeLand.

(E) *Preservation Exemption Covenant* - The Historic Preservation Property Tax Exemption Covenant form identified as Florida DOS Form No. HR3E111292, which provides that those benefiting from the tax exemption agree to maintain the architectural and historical integrity of the building or structure for the duration of the Tax Exemption Period.

(F) *Qualifying Improvement*- Any change in the condition of an eligible property brought about by the expenditure of labor and purchase of materials that results in restoration, renovation or rehabilitation of said property in keeping with the design criteria established for the purposes of this exemption. This shall include, specifically, interior or exterior work, and the construction of additions or accessory buildings or structures.

Section 4. Historic Preservation Property Tax Exemption.

The owners of qualifying properties who have met all requirements outlined in this Ordinance shall receive an exemption of one hundred percent (100%) of the increase in assessed value of ad valorem taxes levied by the City of DeLand which result from the restoration, renovation or rehabilitation of such buildings or structures for the duration of the exemption period. The amount of exemption shall be determined by the Property Appraiser for the County of Volusia based on the typical post-construction inspection and appraisal. Applications for preconstruction and completed work shall be reviewed by the Historic Preservation Board and such Board shall make its recommendation to the City Commission regarding the granting or denying of such request for exemption. The Historic Preservation Property Tax Exemption for a

specific property shall be granted, upon review and consideration, by Resolution of the City Commission.

The tax exemptions allowed herein apply only to ad valorem taxes assessed by the City of DeLand. The exemption does not apply to taxes levied for the payment of bonds, to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida Constitution, or to improvements made prior to the adoption of this Ordinance.

Section 5. Exemption Period.

The exemption period shall be ten (10) years, beginning on January 1 after all three of the following events have occurred: (1) issuance of a Certificate of Occupancy by the City of DeLand; (2) final approval of the restoration, renovation or rehabilitation work has been granted by the City Commission of the City of DeLand; and (3) written notice stating the exemption is in effect has been forwarded by the City of DeLand and received by the Property Appraiser for the County of Volusia.

This exemption shall remain in effect regardless of any change in the authority of the City to grant such exemptions or any change in the ownership of the property.

In the situation that a property owned by an organization or governmental entity exempt from the payment of ad valorem taxes, is subsequently sold to an owner not exempt from the payment of ad valorem taxes, the latter owner shall receive the exemption for the remainder of the exemption period provided that the former owner met all requirements outlined by this Ordinance.

Section 6. Application.

Application for the Historic Rehabilitation Tax Exemption shall be made on appropriate forms obtained from the City of DeLand, and application shall be made by the owner of record or a duly authorized agent of the owner. The application forms shall contain all the information required by the Florida Department of State, Division of Historical Resources promulgated in accordance with Rule 1A-38, Florida Administrative Code, and shall include additional information regarding the documentation of the cost of qualifying improvements. All forms and procedures shall be provided in writing by the City of DeLand to any prospective Applicant.

Each Applicant shall also be provided a copy of the Preservation Exemption Covenant, and an explanation of the requirement that the Covenant must be signed before a final application can by approved by the City Commission.

The application shall consist of the following parts:

A. Preconstruction Application.

(1) Content of Preconstruction Application. Only expenditures made to contributing properties after the effective date of this Ordinance shall be reviewed by the Historic Preservation Board for approval. The Preconstruction Application form shall be filed with the City of DeLand before any work begins, and shall include, but not be limited to, the following:

(a) information sufficient to determine if the subject property is an eligible property as defined by this Ordinance;

(b) information sufficient to determine if the proposed project will be a qualifying improvement as defined by this Ordinance;

(c) photographs documenting existing conditions of the property;

(d) information outlining construction estimates for the proposed project; and

(e) a copy of the latest tax bill issued by the Property Appraiser for the County of Volusia.

(2) Review of Preconstruction Application. The Preconstruction Application shall be reviewed by the City of DeLand Historic Preservation Board at any regular or special meeting of such Board. If applicable, review of the Preconstruction Application can be combined with the review and consideration of issuance of a Certificate of Appropriateness by the Board. The Historic Preservation Board shall make a determination of the following:

(a) whether or not the proposed project will be a qualifying improvement as defined by this Ordinance; and

(b) whether or not the work, as proposed, is in compliance with applicable review standards.

If the Board finds, by majority vote, that the proposed project is a qualifying improvement and that the work proposed is in compliance with applicable review standards, the Board shall approve the Preconstruction Application.

If the Board finds, by majority vote, that the proposed project is either not a qualifying improvement, or is not in compliance with applicable review standards, the Board shall advise the Applicant as to the changes necessary to make it a qualifying improvement and the Board's recommendations to bring the project in compliance with applicable review standards. The Applicant may resubmit the Preconstruction Application for further review at a future regular or special meeting of the Historic Preservation Board.

(3) Work Requiring a Certificate of Appropriateness.

If all or part of the proposed work involves exterior work requiring a Certificate of Appropriateness under Section 33-34.03 of the Land Development Regulations, the exterior portion of the work shall be reviewed in accordance with that Code and any design guidelines associated with that Code. The Preconstruction Application process may be initiated and reviewed simultaneously with the procedure for issuance of a Certificate of Appropriateness, but no Preconstruction Application shall be approved by the Board until the process for issuance of a Certificate of Appropriateness has been completed.

B. Application for Review of Completed Work.

(1) Content of Application. The application form shall include, but not be limited to, the following:

(a) information sufficient to determine if the completed work is consistent with work as proposed in the Preconstruction Application, including photographs;

(b) information documenting the total cost of the project.

(2) Review of Application for Completed Work.

Application for Review of Completed Work shall be made by the Applicant upon completion of all work items summarized in the Preconstruction Application. This form shall be submitted to the Historic Preservation Board for review at a regular or special meeting of said Board. At this meeting, the Board shall determine if the work, as completed, is consistent with the work that was proposed in the Preconstruction Application.

If the Board finds, by majority vote, that the completed work is consistent with the Preconstruction Application, then the Application for Review of Completed Work shall be approved by the Board and forwarded to the City Commission with its recommendation that the City Commission grant the exemption.

If the Board finds, by majority vote, that the completed project is not consistent with the work proposed in the Preconstruction Application, the Board shall advise the Applicant as to the changes necessary to make it consistent. The Applicant shall have sixty (60) days to bring said work into compliance. After this sixty (60) day period the Board shall review information provided by the Applicant to demonstrate compliance. If, to the satisfaction of a majority of the Board, the completed work is consistent with the Preconstruction Application, then the Application for Review of Completed Work shall be approved by the Board and the Board shall forward its recommendation to the City Commission that the exemption be granted. If the Board decides by majority vote that the work is not consistent, then the Board shall not approve the application and shall recommend to the City Commission that it deny the request for tax exemption.

Section 7. Historic Preservation Exemption Covenant. No final application shall be approved by the City Commission unless it is accompanied by a signed Preservation Exemption Covenant.

Section 8. Appeals. The Applicant may appeal any decision of the Historic Preservation Board under this Ordinance to the City Commission. The appeal shall be filed on a form prepared by the Planning Director of the City of DeLand. The City Commission shall review the applications and supporting documentation filed by the Applicant using applicable review standards. A public hearing shall be held and notice provided the Applicant. The Applicant may appeal any decision of the City Commission under this Ordinance to a Court of competent jurisdiction.

Section 9. Notice to Applicant. Written notice shall be made to the Applicant in reference to each application after a recommendation or final decision has been made. Each written notice shall include reasons for the decision and recommendations for changes to the proposed improvement project that will make it a qualifying improvement.

Section 10. Notice to Property Appraiser. Within three (3) working days following adoption of a Resolution by the City Commission granting the Historic Preservation Property Tax Exemption, the Planning Director shall transmit a copy of the Resolution, the Preservation Exemption Covenant, and the final application to the Property Appraiser for Volusia County, with instructions that the Property Appraiser provide the Historic Preservation Property Tax Exemption to the Applicant.

Section 11. Revocation Proceedings.

(A) The Planning Director may initiate proceedings to revoke the Historic Preservation Property Tax Exemption in the event that the Applicant, or any subsequent owner or successor in interest to the property, fails to maintain the property according to the terms, conditions and standards to the Preservation Exemption Covenant. Proceedings under this section may also be initiated following a finding by the Code Enforcement Board that a housing code violation has occurred. The Historic Preservation Board shall provide notice to the current owner of record, hold a hearing and make a recommendation to the City Commission. The City Commission shall review the recommendation of the Historic Preservation Board and make a determination as to whether or not the exemption should be revoked.

(B) Upon a determination by the City Commission that the Historic Preservation Property Tax Exemption shall be revoked, the Planning Director shall provide written notice of the decision to the property owner of record as well as to the Property Appraiser of Volusia County. The notice to the owner of record shall be accompanied by reasons and recommendations for changes to the property that may result in reinstatement of the exemption.

(C) Upon receipt of a notice of revocation, the Property Appraiser of Volusia County shall discontinue the Historic Preservation Property Tax Exemption on the property as of January 1 of the year following receipt of the notice of revocation.

(D) *Reinstatement*. A property may be reinstated for the Historic Preservation Property Tax Exemption upon satisfactory submission of evidence that the recommendations for changes to the property previously made by the Historic Preservation Board have been completed. The process for reinstatement shall be the same as the process for review of an Application for Review of Completed Work. Upon completion of the reinstatement process, the Planning Director shall notify the Property Appraiser per Section 11(B) above. The Historic Preservation Property Tax Exemption shall only be reinstated for the remaining unexpired term of the initial exemption period.

Section 12. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 13. All ordinances, or parts of ordinances, in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 14. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 1st day of December, 1997.

David C. Rigsby
Mayor - Commissioner

ATTEST:

Viola H. Ballentine
City Clerk - Auditor

Passed on first reading: November 17, 1997
Adopted on second reading: December 1, 1997

APPROVED AS TO FORM AND LEGALITY:

Mark A. Zimmerman
City Attorney

ORDINANCE NO. 2017 - 12

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING ORDINANCE 97-49 REGARDING HISTORIC PRESERVATION PROPERTY TAX EXEMPTION BY MAKING PROPERTIES LOCATED IN COMMUNITY REDEVELOPMENT AREAS ELIGIBLE FOR SUCH EXEMPTION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Ordinance 97-49 was adopted by the City of DeLand on December 01, 1997, in accordance with Section 196.1997, Florida Statutes, to provide for an ad valorem tax exemption for improvements to historic properties which met certain criteria as more particularly set forth in the said ordinance; and

WHEREAS, Section 3(C)(4) of Ordinance 97-49 specifically limits the tax exemption to properties located outside of the "City of DeLand Tax Increment Finance District" (ie. the Downtown DeLand CRA and now also the Spring Hill CRA); and

WHEREAS, disallowing properties in the Downtown DeLand CRA made perfect sense at the time of adoption of Ordinance 97-49, because at that time many of the properties downtown had yet to be renovated and if the exemption were allowed to those properties, the CRA would never have realized tax increment revenues that were ultimately realized; and

WHEREAS, the situation today in the Downtown DeLand CRA is much different in that much of the area has already been renovated, and allowing the remaining un-renovated historic properties within the Downtown DeLand CRA to utilize the historic preservation tax exemption (which buildings would have to meet all of the other requirements of the Ordinance) would encourage the remaining buildings to be renovated, thereby facilitating the goal of historic preservation without adversely affecting the City's community redevelopment areas; and

WHEREAS, the City Commission desires to remove the requirement from Ordinance 97-49 that properties must be located outside of a City of DeLand Tax Increment Finance District (CRA) in order to qualify for an ad valorem tax exemption for historic properties; and

WHEREAS, the City Commission finds that the goal of historic preservation within the City as well as the general health, welfare and safety of the citizens of the City of DeLand will be well served by removing the requirement from Ordinance 97-49 that properties must be located outside of a City of DeLand Tax Increment Finance District (CRA) in order to qualify for a historic property ad valorem tax exemption.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. Ordinance 97-49 is hereby amended by deleting Section 3(C)(4) which currently reads "(4) The property must be located outside of the City of DeLand Tax Increment Finance District."

Section 2. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 5th day of June, 2017.

Robert F. Apgar
Mayor - Commissioner

ATTEST:

Julie A. Hennessy
City Clerk - Auditor

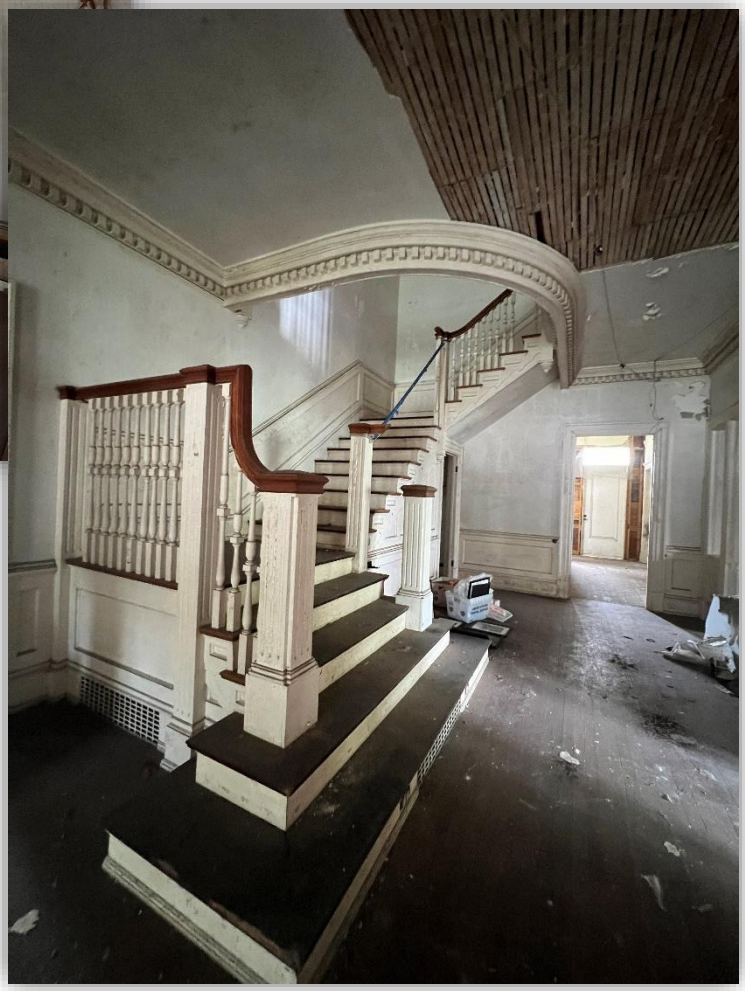
Passed on first reading: May 01, 2017
Adopted on second reading: June 05, 2017

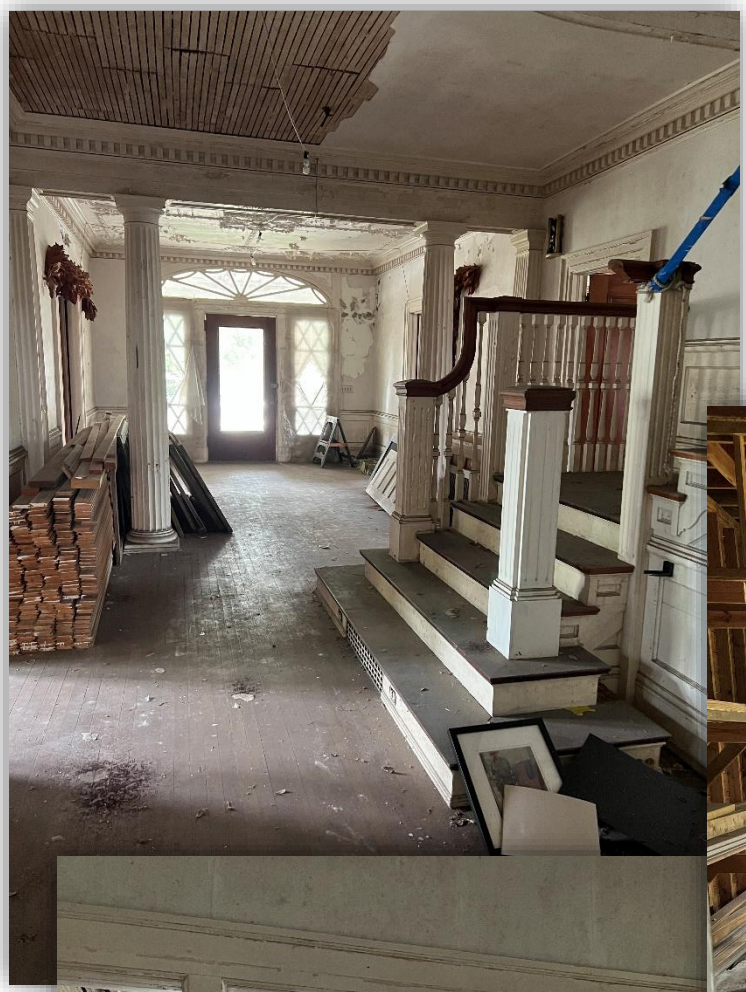
APPROVED AS TO FORM AND LEGALITY:

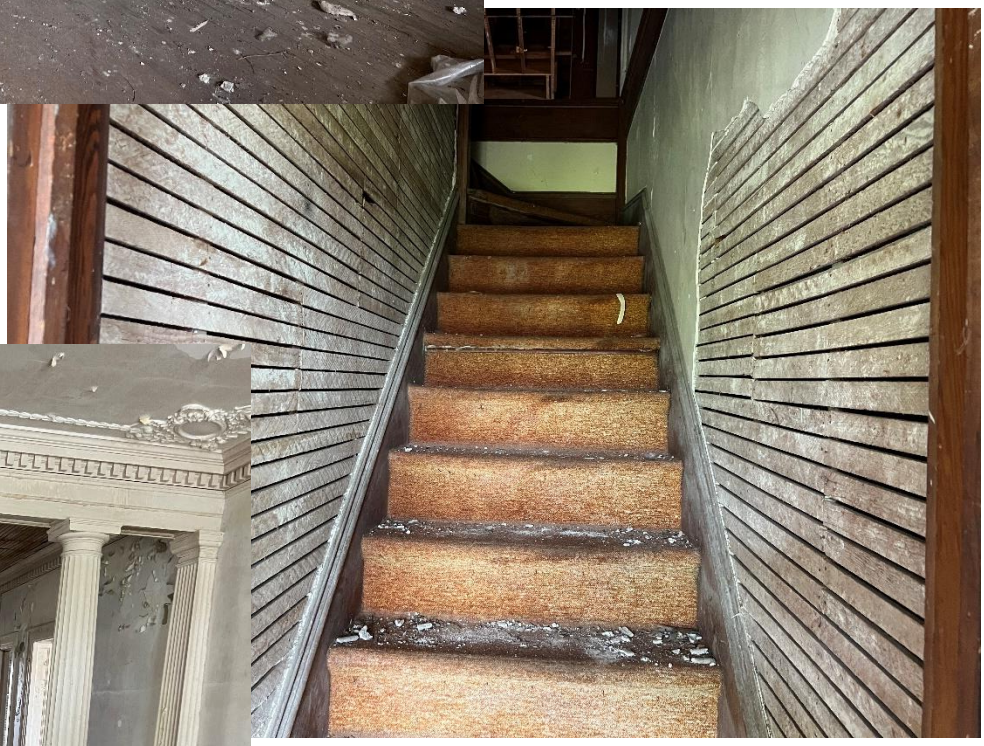
Darren J. Elkind
City Attorney

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

ATTACHMENT A







ATTACHMENT B

West DeLand Residential Historic District

Stetson University Historic District

DeLand Hall

Henry DeLand House

DeLand Memorial Hospital

SCHOOL BOARD ADMIN OFFICE

Downtown Historic District

DELAND HIGH SCHOOL

Bethel AME Church

American Legion Orange Baker Post #187

Greater Union Baptist Church

Garden District

EUCLID LEARNING CENTER

STARKE ELEMENTARY SCHOOL

BORROW PIT

CLUB HOUSE

BOSTON AVENUE SCHOOL

CR 4092 (PLYMOUTH AV W)

CR 4092 (PLYMOUTH AV E)

CR 4094 (MINNESOTA AV W)

CR 4096 (MINNESOTA AV E)

CR 4098 (WISCONSIN AV)

CR 4102 (CHURCH ST W)

SR 44 (NEW YORK AV W)

SR 44 (NEW YORK AV E)

CR 4108 (EUCLID AV W)

CR 4108 (EUCLID AV E)

CR 4112 (BERESFORD AV W)

CR 4112 (BERESFORD AV E)

CR 4106 (VOORHIS AV E)

CR 4099 (GARFIELD AV N)

CR 4115 (STONE ST S)

CR 4115 (STONE ST N)

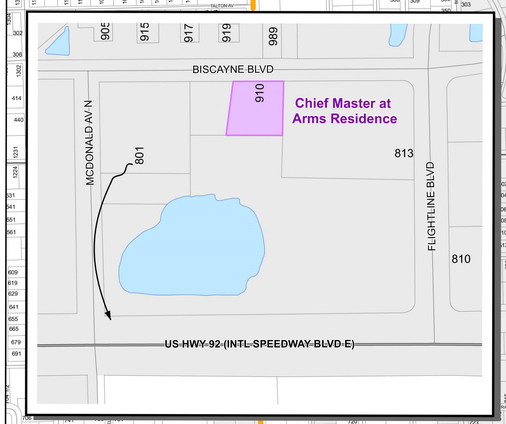
CR 4115 (ALABAMA AV S)

CR 4115 (HELIG AV N)

CR 4115 (BOSTON AV S)

SR 15A (SPRING GARDEN AV N)

US HWY 92 (INTL SPEEDWAY BLVD E)



Sources: County of Volusia GIS
City of DeLand Planning Dept.

Prepared by the City of DeLand Planning Department. This map is a generalized representation and is not intended to be used for any engineering, surveying, or legal purposes. The City of DeLand is not liable for any decisions made on the basis of this map or on the information contained within the map. To verify the zoning of a property, please call the City of DeLand Planning Department.

Current as of November 17, 2017

City of DeLand
Historic Reference Map

Legend

- Parcel Lines
- Water
- Local Register
- National Register Only
- Historic Support District
- Downtown Support District

Historic Districts:

- Downtown Historic District
- Garden District
- Stetson University Historic District
- West DeLand Residential Historic District (National Register only)

N

1 inch = 350 feet

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

DATE: April 4, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review for a Concept Plan at 225 West New York Ave.**

SITE INFORMATION:

Property Size: 1.63 Acres
Zoning District: C-2A & Historic
Historic Districts: Downtown Historic District, Downtown Support District, & Downtown Design District

Per Land Development Regulations Section 33-133.02(a) "*Concept Review… This concept review is only intended to alert an applicant to problems with or objections to a particular proposed development, so that a proposal may be abandoned without significant expenditure if the applicant determines that approval of the proposal will be questionable or unlikely…".* The Concept plan, per this section should only be reviewed by the Technical Review Committee and Planning Board.

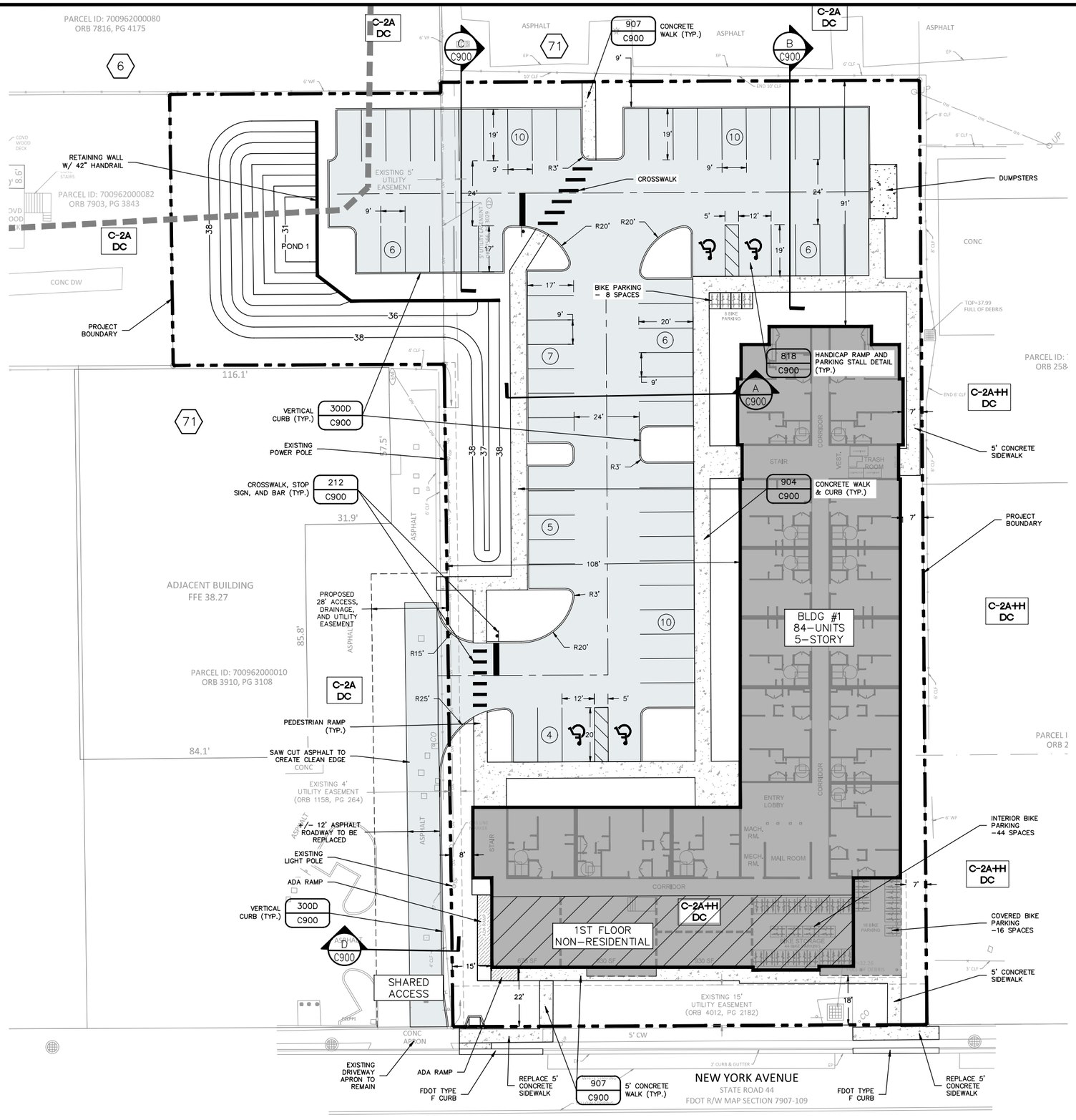
Due to this site being the former location of the historic Putnam Hotel, the Applicant requested Historic Preservation Board review and provide feedback/comments on the conceptual architectural plans of this project. Therefore, this is a courtesy concept review, with no formal action to be made by the Historic Preservation Board at this time. Formal Board review and action will take place upon an application submittal for a Certificate of Appropriateness (COA), due to this property being within the Downtown Historic District, Historic Design District, and the Downtown Support District.

This courtesy concept review is for a 5-story mixed-use building, consisting of 84 multi-family residential units on the second to fifth floors, with the accessory leasing office and indoor bike parking on the first floor. The proposed unit breakdown is, 1.5-bedroom (44-units), 2-bedroom (28-units), and 3-bedroom (12-units).

Since the demolition of the Putnam Hotel, the City has heard feedback and requests from the residents and the Historic Preservation Board, that the future development of this site should have similar architectural features and/or layout as the Putnam Hotel. The applicant has provided architectural drawings to outline the similarities from the Putnam Hotel and the proposed project.

The Technical Review Committee reviewed the concept plan and provided comments to the applicant that will be incorporated into the formal submittal. When a formal application is submitted, it will be taken before the Historic Preservation Board for review and formal action.

Attachments:
Vicinity Map
Conceptual Architectural Drawings



LEGEND

TC — EXISTING ZONING

TCD — EXISTING FUTURE LAND USE

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SITE DATA:

1.	TOTAL PROPERTY AREA:	1.63 ACRES
2.	PARCEL ID'S:	700962000090 & 700962000087
3.	JURISDICTION:	CITY OF DELAND
4.	EXISTING FUTURE LAND USE:	DOWNTOWN COMMERCIAL
5.	EXISTING ZONING:	C–2A&H
6.	BUFFER REQUIREMENTS:	NONE
7.	PROPOSED USE:	MULTI–FAMILY
8.	TOTAL DWELLING UNITS (DU):	84 UNITS
9.	OPEN SPACE REQUIRED PROVIDED	 NONE 0.54 AC. (33.1%)
10.	MAX. IMPERVIOUS SURFACE RATIO REQUIRED PROVIDED	 NONE 1.09 AC. (66.9%)
11.	IMPERVIOUS AREA: TOTAL BUILDINGS: TOTAL SIDEWALK, PAVEMENT, MISC. CONCRETE: TOTAL IMPERVIOUS AREA: TOTAL PERVIOUS AREA: TOTAL AREA:	 0.45 AC (27.6%) 0.64 AC (39.3%) 1.09 AC (66.9%) 0.54 AC (33.1%) 1.63 AC (100.00%)
12.	MAX. BUILDING HEIGHT	80 FT
13.	BUILDING SETBACKS:	NONE

14. PARKING:
A) REQUIRED:
APARTMENTS:

1 BEDROOM – 1.5 SP/UNIT X 44 =	66	SPACES
2 BEDROOMS – 2 SP/UNIT X 40 =	80	SPACES
VISITOR PARKING – 0.5 SP/UNIT X 84 =	42	SPACES
SUBTOTAL =	188	SPACES

B) PROVIDED:
APARTMENTS:

REGULAR (9'x19'/20') =	60	SPACES
ACCESSIBLE (12'x20') =	4	SPACES
SUBTOTAL =	64	SPACES

*19' DEPTH TOTAL, 17' PAVED W/2' NON–PAVED OVERHANG, OVERHANG IS NOT PART OF A LANDSCAPE AREA

15. BICYCLE PARKING:
A) REQUIRED:

1/EVERY 4 DWELLING UNITS = 84/4 =	21	SPACES
TOTAL =	21	SPACES

B) PROVIDED:

EXTERIOR RACKS =	24	SPACES
INTERIOR STORAGE ROOMS =	44	SPACES
TOTAL =	66	SPACES

16. PER FEMA FIRM PANEL NO. 12127C0470H, DATED FEBURARY 19, 2014, THE ENTIRE SITE LIES WITHIN FLOOD ZONE 'X' (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

17. WATER AND SEWER ARE TO BE PROVIDED BY THE CITY OF DELAND.

18. ALL UTILITY LINES TO MEET CITY OF DELAND SPECIFICATIONS AND STORM SYSTEM TO MEET ALL APPLICABLE CITY OF DELAND AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS.

19. IRRIGATION ON SITE TO BE PROVIDED BY WELLS.

20. THE SITE IS NOT LOCATED WITHIN A WELL FIELD PROTECTION ZONE.

21. THE SITE IS NOT LOCATED WITHIN AN AQUIFER RECHARGE AREA.

22. SITE TO BE DEVELOPED IN ONE PHASE

WATER SERVICE DEMANDS							
LAND USE	UNIT	GPD/UNIT	# UNITS	ADD (GPD)	ADD (GPM)	MDD (GPM)	PHF (GPM)
MULTI–FAMILY RESIDENTIAL	DWELLING UNIT	350	84	29,400	20.42	40.84	81.68

SEWER SERVICE DEMANDS							
LAND USE	UNIT	GPD/UNIT	# UNITS	ADD (GPD)	ADD (GPM)	MDD (GPM)	PHF (GPM)
MULTI–FAMILY RESIDENTIAL	DWELLING UNIT	300	84	25,200	17.50	35.00	70.00

TRAFFIC GENERATION								
ITU CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
221	MULTI–FAMILY RESIDENTIAL	84	7.42	623	0.53	45	30	15

SOILS LEGEND		
SOILS LINE		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
5	ASTATULA–URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	A
71	URBAN LAND, 0 TO 2 PERCENT SLOPES	N/A

SOURCE: USGS SOILS SURVEY, NATURAL RESOURCE CONSERVATION SERVICE – VOLUSIA COUNTY, FLORIDA 2022

MADDEN
THOMERLAND & STOKES LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629–8330

SITE PLAN FOR NEW YORK AVE APARTMENTS

CITY OF DELAND FLORIDA

BLUE IAN, LLC
180 FOUNTAIN PKWY N.
ST. PETERSBURG, FL 33716

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #65527
January 4, 2024
CERTIFICATE OF AUTHORIZATION NO. CA–0007723

#	DATE	REVISIONS
1	01/03/24	HDR DESIGN DEVELOPMENT PLAN SET
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 23201
DATE: 12/4/23
SCALE: 1"=20'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

C100

G:_FaberEngineering\Jobs\23031 New York Ave Apartments\Eng\Final\23201_C100–SITE PLAN.dwg January 4, 2024 10:53 AM

POWELL STUDIO ARCHITECTURE

BLUE SKY COMMUNITIES

NEW YORK AVE APARTMENTS

A BLUE SKY COMMUNITY

DELAND, FLORIDA

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POWELL STUDIO ARCHITECTURE

BLUE SKY COMMUNITIES

NEW YORK AVE APARTMENTS

A BLUE SKY COMMUNITY

DELAND, FLORIDA

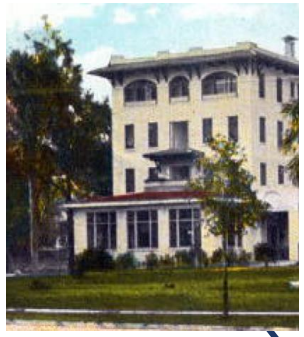
TOWERS & CORBELS

WINDOW OVERHANGS

WINDOW PATTERN & ARCHED ELEMENTS

TOWER, DECORATIVE TRELLIS FEATURE

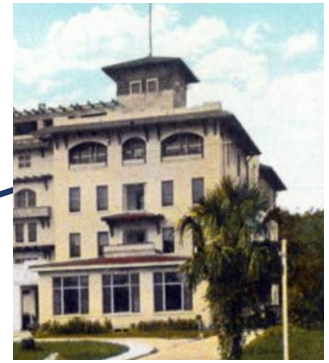
STOREFRONT WINDOW PATTERN & SYMMETRY



WINDOW PATTERN & ARCHED ELEMENTS

WINDOW OVERHANGS & DECORATIVE TRELLIS

TOWERS & CORBELS



STOREFRONT WINDOW PATTERN & SYMMETRY

A PRELIMINARY CONCEPT FOR PLAN FOR

NEW YORK AVE. APARTMENTS

A BLUE SKY COMMUNITY

DELAND, FLORIDA

POWELL STUDIO ARCHITECTURE

713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PH: (352) 874-2340
FAX: (877) 680-7183
www.powellstudioarch.com
AA26002236

BLUE SKY COMMUNITIES

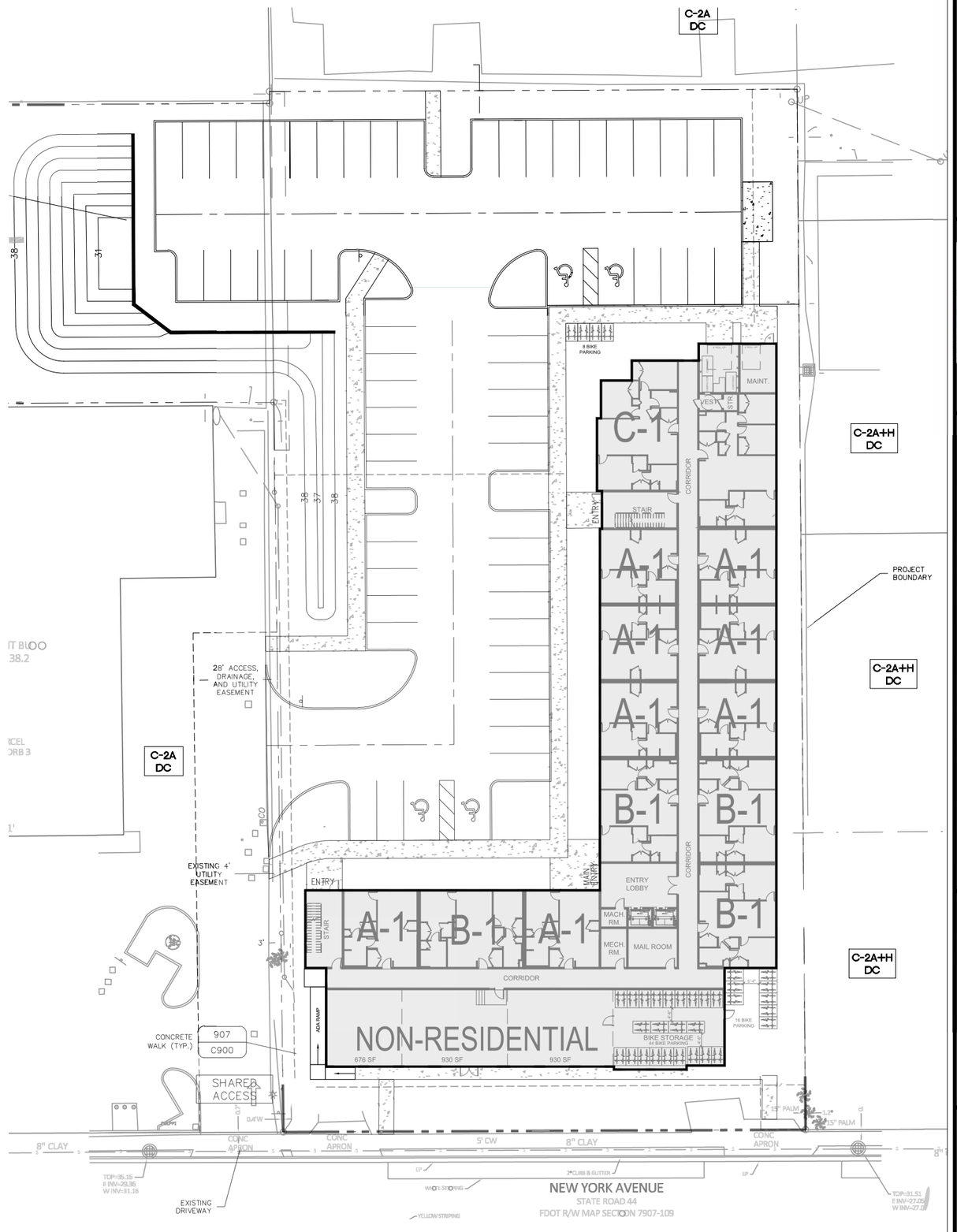
5300 W. CYPRESS ST. #200
TAMPA, FLORIDA 33607

A PRELIMINARY CONCEPT FOR
New York Avenue
Apartments
A BLUE SKY COMMUNITY
LOCATED IN DELAND, FLORIDA

COVER SHEET

DATE:
02-07-2024

SHEET NO:
SC-01



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TAMPA, FLORIDA 33607

A PRELIMINARY CONCEPT FOR
New York Avenue Apartments
A BLUE SKY COMMUNITY
LOCATED IN DELAND, FLORIDA

SCHEMATIC SITE PLAN

DATE:
02-07-2024

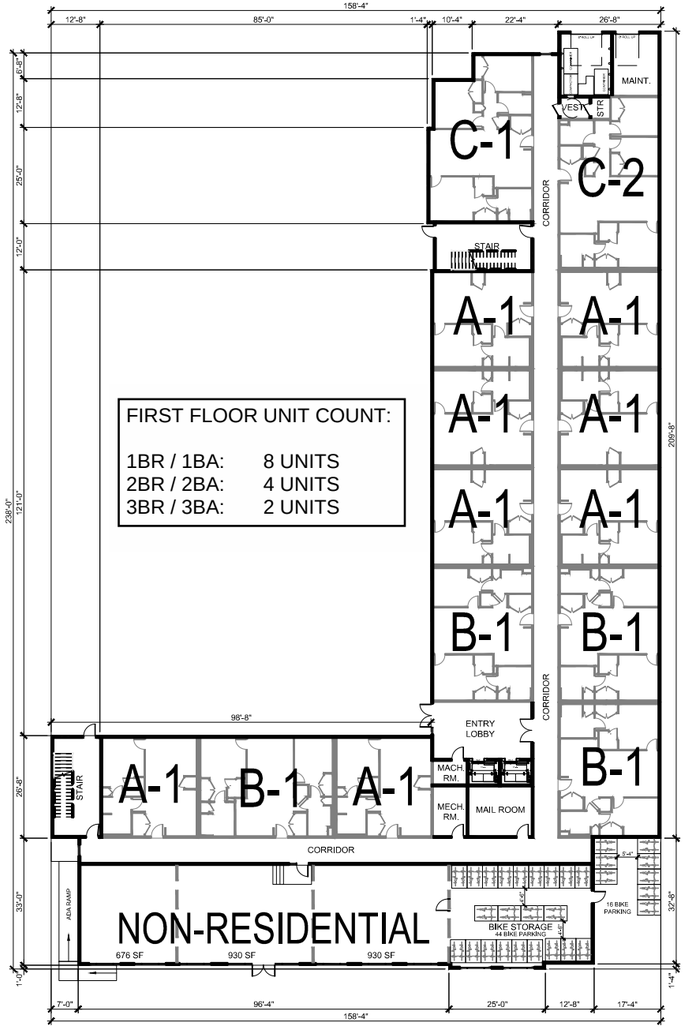
SHEET NO:
SC-02

BUILDING LAYOUT

ONE, TWO, & THREE BEDROOM UNITS

TOTAL DEVELOPMENT UNIT COUNT:

1BR / 1BA:	44 UNITS
2BR / 2BA:	28 UNITS
3BR / 3BA:	12 UNITS
TOTAL:	**84 UNITS**

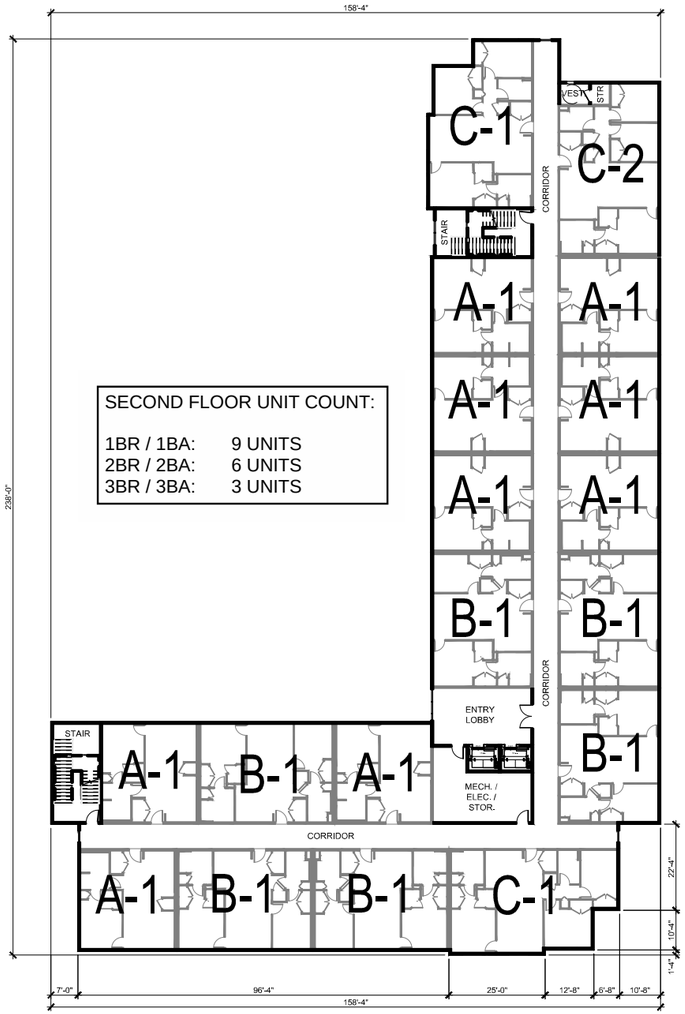


FIRST FLOOR UNIT COUNT:

1BR / 1BA:	8 UNITS
2BR / 2BA:	4 UNITS
3BR / 3BA:	2 UNITS

GROUND FLOOR

GROUND (1ST) FLOOR PLAN

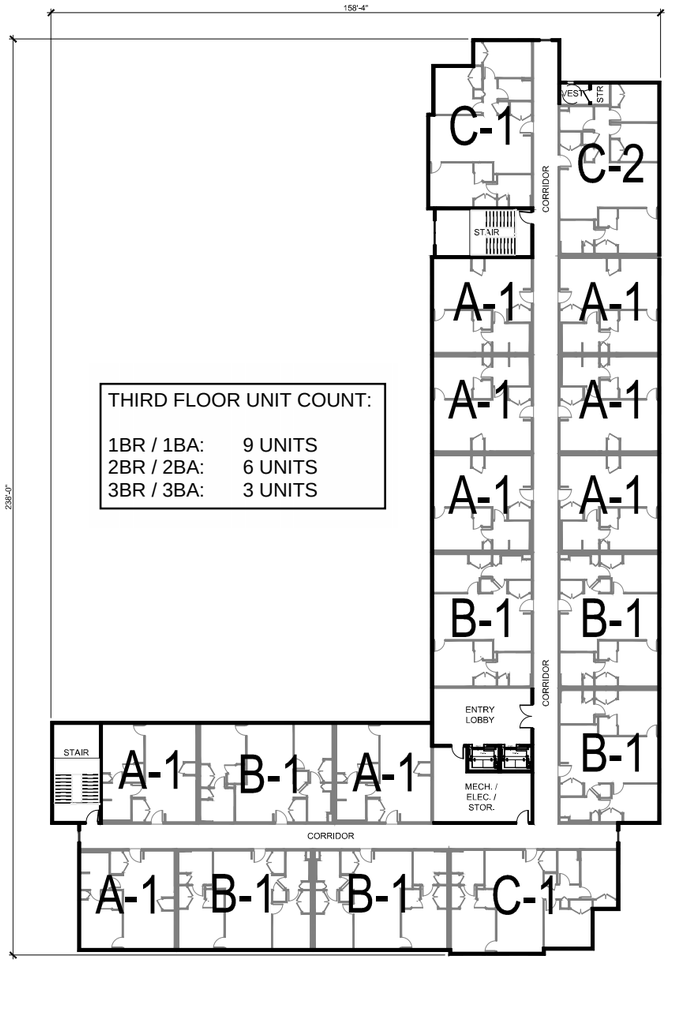


SECOND FLOOR UNIT COUNT:

1BR / 1BA:	9 UNITS
2BR / 2BA:	6 UNITS
3BR / 3BA:	3 UNITS

SECOND FLOOR

SECOND FLOOR PLAN



THIRD FLOOR UNIT COUNT:

1BR / 1BA:	9 UNITS
2BR / 2BA:	6 UNITS
3BR / 3BA:	3 UNITS

THIRD FLOOR

THIRD FLOOR PLAN

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A PRELIMINARY CONCEPT FOR
New York Avenue
Apartments
A BLUE SKY COMMUNITY
LOCATED IN DELAND, FLORIDA

CONCEPTUAL FOOTPRINT

DATE:
02-07-2024

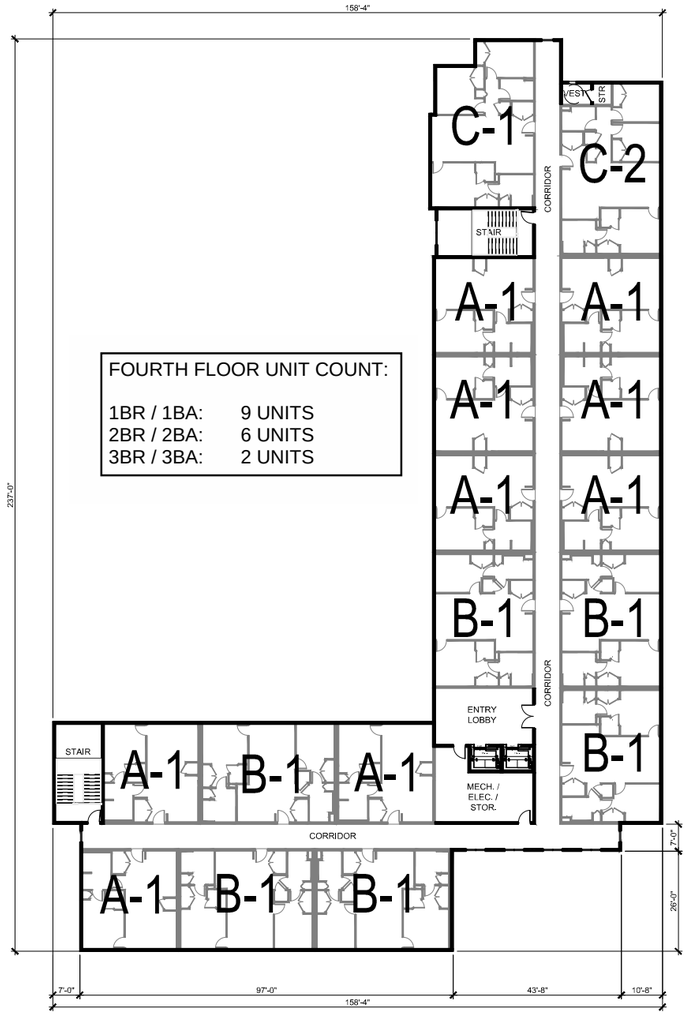
SHEET NO:
SC-03

BUILDING LAYOUT

ONE, TWO, & THREE BEDROOM UNITS

TOTAL DEVELOPMENT UNIT COUNT:

1BR / 1BA:	44 UNITS
2BR / 2BA:	28 UNITS
3BR / 3BA:	12 UNITS
TOTAL:	**84 UNITS**

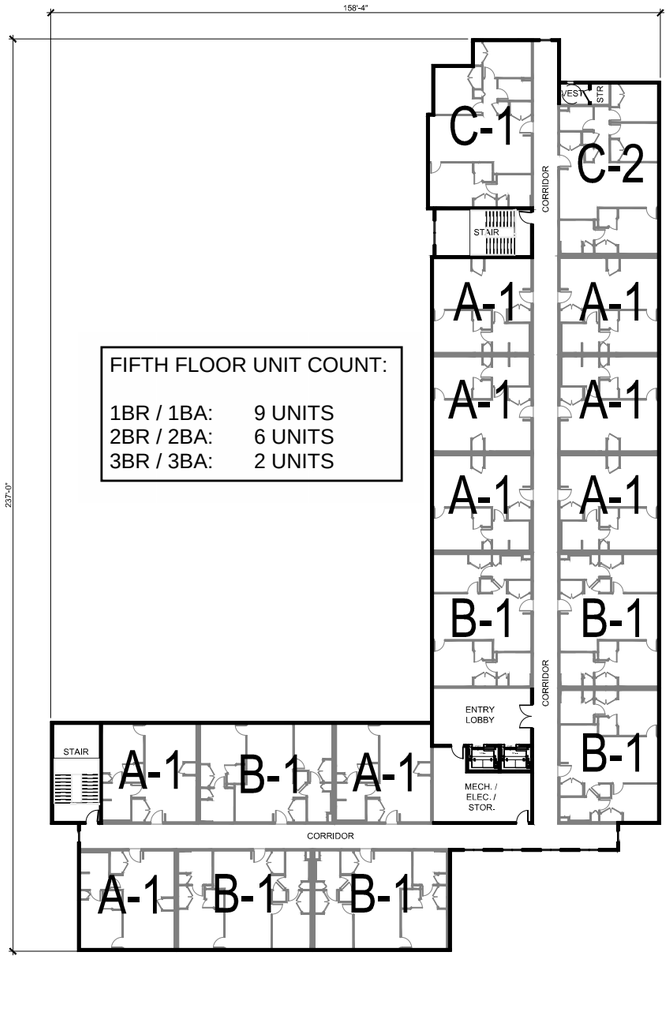


FOURTH FLOOR UNIT COUNT:

1BR / 1BA:	9 UNITS
2BR / 2BA:	6 UNITS
3BR / 3BA:	2 UNITS

FOURTH FLOOR

FOURTH FLOOR PLAN



FIFTH FLOOR UNIT COUNT:

1BR / 1BA:	9 UNITS
2BR / 2BA:	6 UNITS
3BR / 3BA:	2 UNITS

FIFTH FLOOR

FIFTH FLOOR PLAN

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BLUE SKY COMMUNITIES
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A PRELIMINARY CONCEPT FOR
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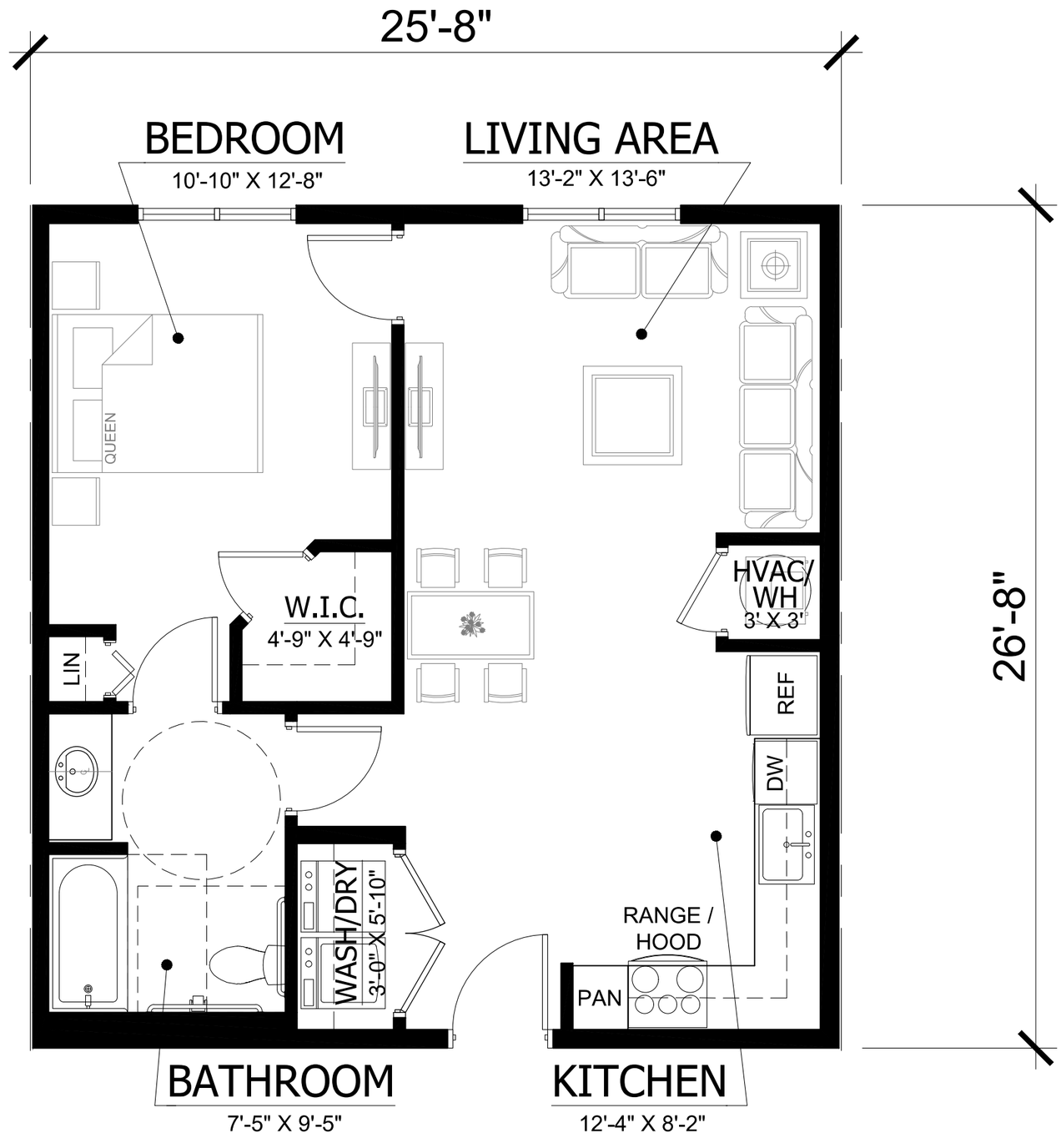
LOCATED IN DELAND, FLORIDA

CONCEPTUAL FOOTPRINT

DATE:
02-07-2024

SHEET NO:
SC-04

ONE-BEDROOM
UNIT A



AREA CALCULATION:
UNIT A: 684 SQ.FT.

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BLUE SKY COMMUNITIES
5300 W. CYPRESS ST. #200
TAMPA, FLORIDA 33607

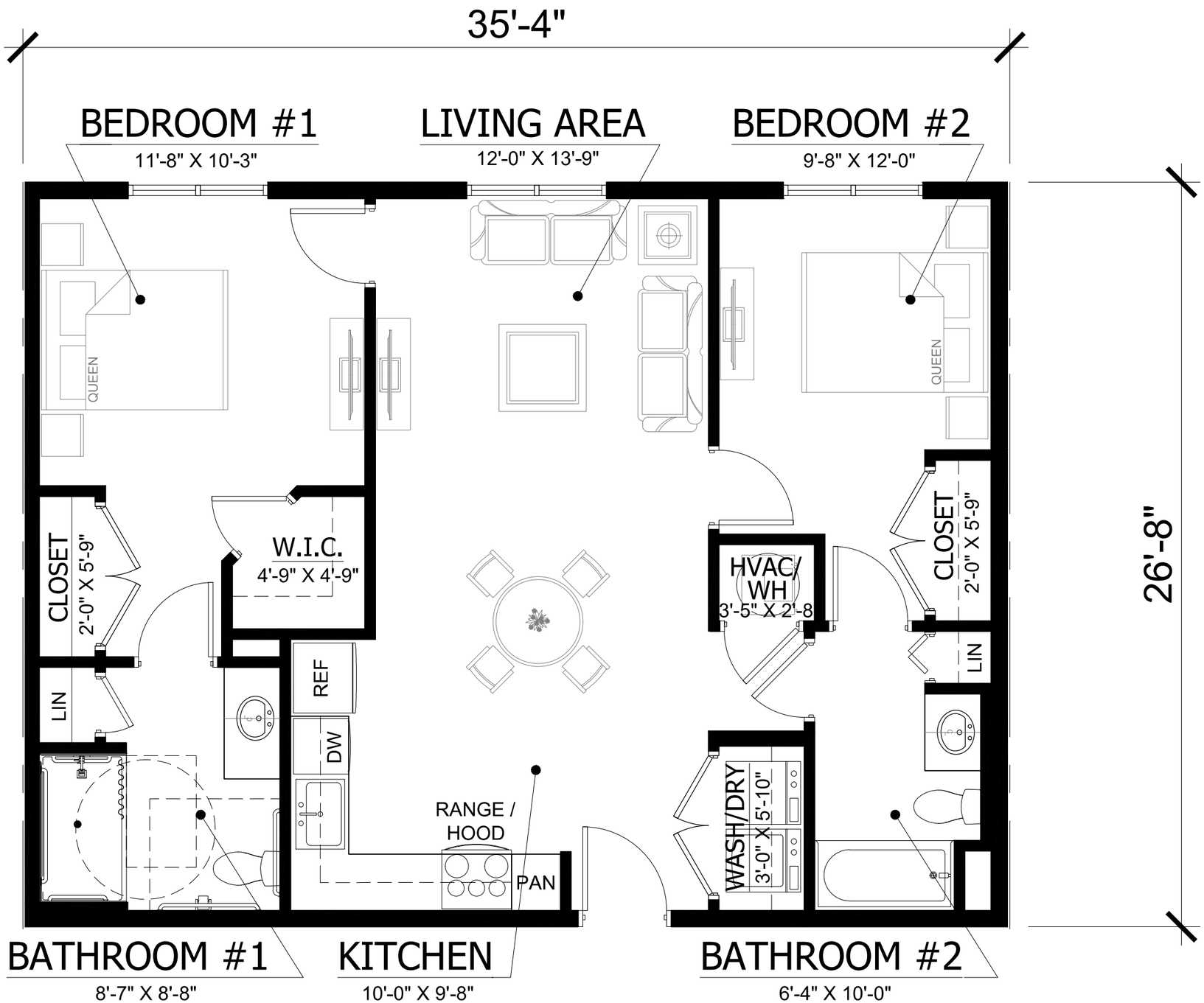
A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT A-1 / A-2
FHA & UFAS
FLOOR PLAN
(ONE BEDROOM)

DATE: 02-07-2024

SHEET NO: SC-04

TWO-BEDROOM
UNIT B



AREA CALCULATION:
UNIT B: 942 SQ.FT.

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BLUE SKY
COMMUNITIES
5300 W. CYPRESS ST. #200
TAMPA, FLORIDA 33607

A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT B-1 / B-2
FHA & UFAS
FLOOR PLAN
(TWO
BEDROOM)

DATE:
02-07-2024

SHEET NO:
SC-05

THREE-BEDROOM
UNIT C-1

AREA CALCULATION:
UNIT C: 1,132 SQ.FT.

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BLUE SKY
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TAMPA, FLORIDA 33607

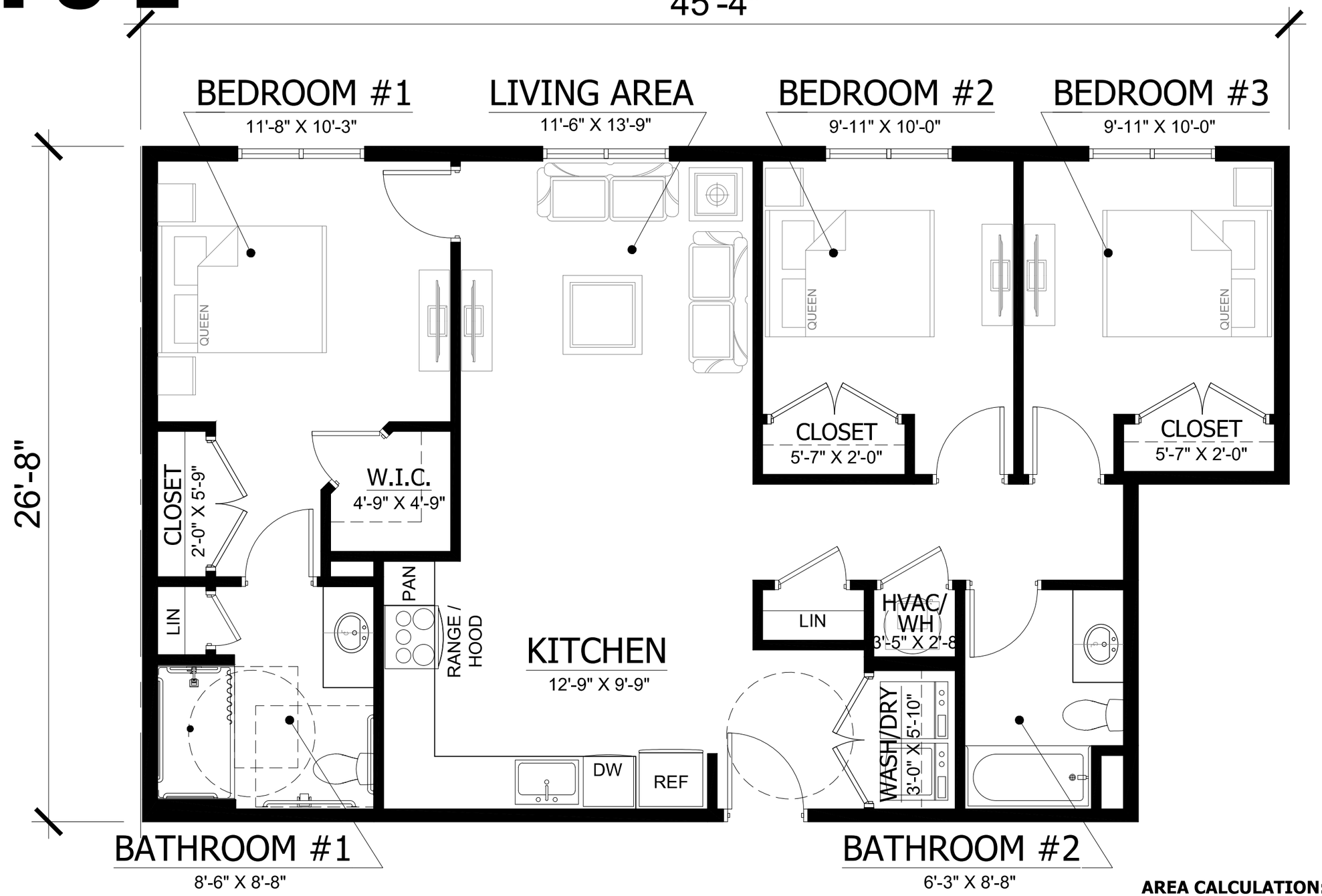
A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT C-1
FHA & UFAS
FLOOR PLAN
(THREE
BEDROOM)

DATE:
02-07-2024

SHEET NO:
SC-06

THREE-BEDROOM
UNIT C-2



AREA CALCULATION:
UNIT C: 1,130 SQ.FT.

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BLUE SKY COMMUNITIES
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TAMPA, FLORIDA 33607

A SCHEMATIC DESIGN CONCEPT FOR
BLUE CORAL
A BLUE SKY COMMUNITY
LOCATED IN CAPE CORAL, FLORIDA

UNIT C-2
FHA & UFAS
FLOOR PLAN
(THREE
BEDROOM)

DATE:
02-07-2024

SHEET NO:
SC-07