CITY OF DELAND
EGULAR MEETING OF THE HISTORIC PRESERVATION BOARD
MAY 2, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. April 4, 2024 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Certificate of Appropriateness (Alteration) for a commercial building at 142 S. Woodland Blvd.**
   Application No.: HPB23-199
   Applicant: Johnson Nathan Strohe
   Owner: Masonica, LLC

2. **Certificate of Appropriateness (New Construction) for a commercial building fence at 102 N. Alabama Ave.**
   Application No.: HPB24-084
   Applicant: Simply Fence
   Owner: MDF Deland, LLC

3. **Historic Preservation Review (Local Register Nomination) for a mixed-use building at 306 W. Wisconsin Ave.**
   Application No.: HPB24-085
   Applicant: Halley Matuszczak
   Owner: Robert & Jessica Levings

4. **Historic Preservation Review (Tax Abatement) for a commercial building at 306 W. Wisconsin Ave.**
   Application No.: HPB24-082
   Applicant: Halley Matuszczak
   Owner: Robert & Jessica Levings

STAFF UPDATES

1. **Historic Small Matching Grant**

   - The Historic Resource Survey (FY 2025) application has been approved by the Secretary of State, pending Governor DeSantis approval of the final budget. If approved, grant funds are available July 1st.
   - The Small Matching Grant cycle for FY 2026 has opened. The deadline to submit an application is June 3, 2024.

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE June 6, 2024 at 5:00PM

ADJOURNMENT

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

I. CALL TO ORDER

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

II. ROLL CALL WITH DETERMINATION OF QUORUM

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

Absent: Dagny Robertson

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

III. APPROVAL OF MINUTES

Scott Price motioned to approve the February 1, 2024 and March 7, 2024 meeting minutes. Renee Garrison seconded the motion and all approved unanimously. (6-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. 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

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 33-35, 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). Staff recommends the Historic Preservation Board to approve this nomination application as presented and forward the same recommendation to City Commission for approval.

Renee Garrison asked for clarification on the new construction front porch square footage. Emily Kunkel stated the new front porch is proposed to be 64 square foot.

Scott Price motioned for approval of the Historic Preservation Review, demolition of a single-family residence and forward the recommendation to City Commission. Reggie Santilli seconded the motion. (6-0)

DRAFT

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

Solomon Greene recused himself due to personal interest and Scott Price, *Vice-Chairman* continued the meeting as Chairman.

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 33-35, 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). Staff recommends the Historic Preservation Board to approve this nomination application as presented and forward the same recommendation to City Commission for approval.

Renee Garrison asked if the applicant specified any materials they are proposing to use for the new construction. Carol Kuhn stated due to the Land Development Regulations 33-94.04, the redevelopment of this site does not need to follow any additional design criteria.

Aerial McCann inquired if William Hoffman was involved in any of the architectural renderings provided and if has any ongoing financial gain for this project. William Hoffman stated he was involved with the architectural renderings, but has no ongoing financial gain from this project.

Reggie Santilli motioned for approval of the Historic Preservation Review, demolition of a multi-family residence and forward the recommendation to City Commission. West Costa seconded the motion. (5-0) Solomon Greene recused himself due to a voting conflict, form 8b was completed and is attached.

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

Solomon Greene recused himself due to personal interest, form 8b is attached to the minutes and Scott Price, *Vice-Chairman* continued the meeting as Chairman.

Emily Kunkel provided an overview of the application and stated that 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.

West Costa motioned for approval of the Historic Preservation Review, Local Registry nomination and forward the recommendation to City Commission. Reggie Santilli seconded the motion. (5-0) Solomon Greene recused himself due to a voting conflict, form 8b was completed and is attached.

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

Solomon Greene recused himself due to personal interest, form 8b is attached to the minutes and Scott Price, *Vice-Chairman* continued the meeting as Chairman.

Emily Kunkel provided an overview of the application and stated that 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.

Reggie Santilli asked for clarification regarding if this application is for a tax exemption or tax abatement. Emily Kunkel stated it considered a tax abatement but our City Ordinance is titled Historic Property Tax Exemption.

Reggie Santilli motioned for approval of the Historic Preservation Review, Historic Preservation Tax Exemption with a condition that the City Commission approve the Local Registry nomination. Renee Garrison seconded the motion. (5-0) Solomon Greene recused himself due to a voting conflict, form 8b was completed and is attached.

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.

Emily Kunkel provided a brief overview of the courtesy application, and stated that 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.

Solomon Greene stated he had a Zoom call with the developer, Blue Sky, and expressed he would like to see similar architectural features to the original Putnam Hotel.

Emily Kunkel stated due to Dagny Robertson absence, and this not being a quasi-judicial item, she provided comments prior to the meeting to be read into the record and provided as an attachment to the minutes.

Mark Watts, the applicant provided an overview of the project and their overall plans for the site.

Jeff Powell, the project architect provided an overview of the proposed materials for the building and expressed they want to address the street frontage at the pedestrian level. Therefore, they propose to use a brick or stone at pedestrian level then incorporate different tones as the building progresses from the 2nd floor and upward.

Scott Price stated it would be best suited for the City to have stronger materials that can weather the best of time. In addition, he appreciated the Putnam features being incorporated, and adding features to a large building can be difficult but choosing the right materials for the frontage is important.

Jeff Powell stated they're trying to take a building built in early 19th century and pay homage to it by also making a modern building, not trying to replicate it but pay homage to it by incorporating different details and architectural features. In addition, the developer, Blue Sky, is receiving State funding for this project, which requires them to own and maintain the building for a long period.

Therefore, this will be a block structure which has to meet certain specifications to meet the funding requirements, so durability is important.

Mark Watts stated when they submit a formal Certificate of Appropriateness, they will bring a materials board so the board can see/feel the proposed building materials. In addition, because the developer, Blue Sky, is developing the property with State funding, the original developer has to own and maintain the building for a minimum 30-year period so incorporating robust materials upfront is important.

William Hoffman stated a City like DeLand deserves good architecture especially new development, and there are ways to create a great building without trying to cartoon the past, but respect the past in a more creative way.

Discussion ensued amongst Carol Kuhn, Mark Watts, Jeff Powell and Board Members regarding the building placement and parking requirements for this project which concluded with the Board Members keeping the building close to the street but requesting enhanced landscaping along the frontage, and the parking requirements will be addressed at Technical Review Committee and Planning Board, as parking is outside of the Historic Preservation Board purview.

Each Board member provided their overall requests. Solomon Greene requested the roof material to be barrel tile or metal barrel tile, consider better color choices, and keep parking in the rear and building close to the street. Renee Garrison requested additional window overhangs and architectural decorations. Reggie Santilli requested red brick on the exterior and the keeping the proposed mural on the side of the building. Scott Price requested using strong building materials. William Hoffman requested using a softer color for the exterior similar to the Putnam Hotel. Dagny Robertson, via email, requested additional architectural details, different windows and overall color choices, she also provided 3 examples from the approved City's color palate.

No formal action was made from the Board due to a courtesy review at this time. A full Certificate of Appropriateness will be forthcoming for a formal action from the Board.

VII. STAFF UPDATES

Emily Kunkel stated that the annual budget was increased for Fiscal Year 2024/2025, to be used for Local Registry historic plaques.

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be May 2, 2024 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 6:06 P.M.

Emily Kunkel

From: dagnyrobertson@gmail.com
Sent: Tuesday, April 2, 2024 12:16 PM
To: Emily Kunkel
Subject: RE: April 4, 2024 Historic Preservation Board Agenda Packet
Attachments: Gray 2.pdf; Green 3.pdf; Blue 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Regarding the New York Ave Apartments –

I appreciate their attempt at mimicking the old Putnam Hotel architectural details as noted on page 102 of the meeting packet. I also like that they are hiding the parking. I would still like to see more details. The façade is very flat and plain and resembles a Hampton Inn. There's nothing wrong with Hampton Inns but I'm concerned that all the new buildings going in downtown are stripped of the interesting architectural details our historic buildings have. Our buildings are what makes our downtown charming and unique to this area. If we continue to demolish our old buildings and build flat new buildings with no interesting details, we will loose exactly what makes our town inviting to tourists. Changes I would like to encourage to the plans.

1. The colors, the gray and white is very modern. It's also very generic. Builders and people selling their homes tend to use these colors to make their property seem purposely generic to help sell to a wider range. It also makes the property look new and fresh. I totally understand why they would do that in those circumstances. But for a downtown building new and generic is not what we should be looking for. The colors of the Putnam Hotel worked because it was a Mediterranean style building. This won't be. I would love to see one of the attached color combinations from the City's approved colors.
2. I would also like to see brick instead of the modern gray blocks they are using. I realize there was no brick on the Putnam but the Putnam was a Mediterranean style building and this is not. I would love to see brick to tie it into the downtown buildings. Red brick or even tan brick to mimic our sandstone bricks that were made in Lake Helen.
3. I would also like to see different windows. Again, something more in line with the shape of the windows in the historic buildings downtown. The first floor windows look similar to the Putnam first floor windows but the rest of the windows again look like any generic hotel.
4. The first floor shows non-residential. Will those be retail or just offices for the building? I thought the City was requiring the first floor of apartment buildings going into the downtown area have retail space. If those are going to be retail, I don't see a way for customers to access them from the street.
5. If they do plant trees, please don't plant palm trees. They don't support the DeLand downtown aesthetic and give no shade. Please don't plant elaborate beds of shrubbery if they aren't going to be maintained. So many properties built in the last few years are putting in a ton of shrubbery and trees and then everything dies, and the landscaping is just a mess of weeds, dead plants and trees they cut off at the trunk to keep them away from the power lines they planted directly under. I would rather see grass and trees planted in a place they don't get carved up. The building on the corner of Amelia Ave and International Speedway that replaced Hamptons is a perfect example.

   Thank you, Emily, for reading this for me. I'm sorry I will be missing this meeting, there's a lot on the agenda. As I mentioned earlier, I would have to have recused myself on the Dutton House agenda items. For the demolition of the 2 buildings, I don't have an opinion on either.

Dagny Robertson
Office Administrator

SAMPLE COLOR SCHEME GREEN 3

Main Body Color | SW 6422 Shagreen

Secondary Body Color | SW 6430 Great Green

Trim 1 | SW 6430 Great Green

Trim 2 | SW 6193 Privilege Green

Trim 3 | SW 6195 Rock Garden

Awning | SW 1667 Icy Lemonade

Main and Secondary Body Color

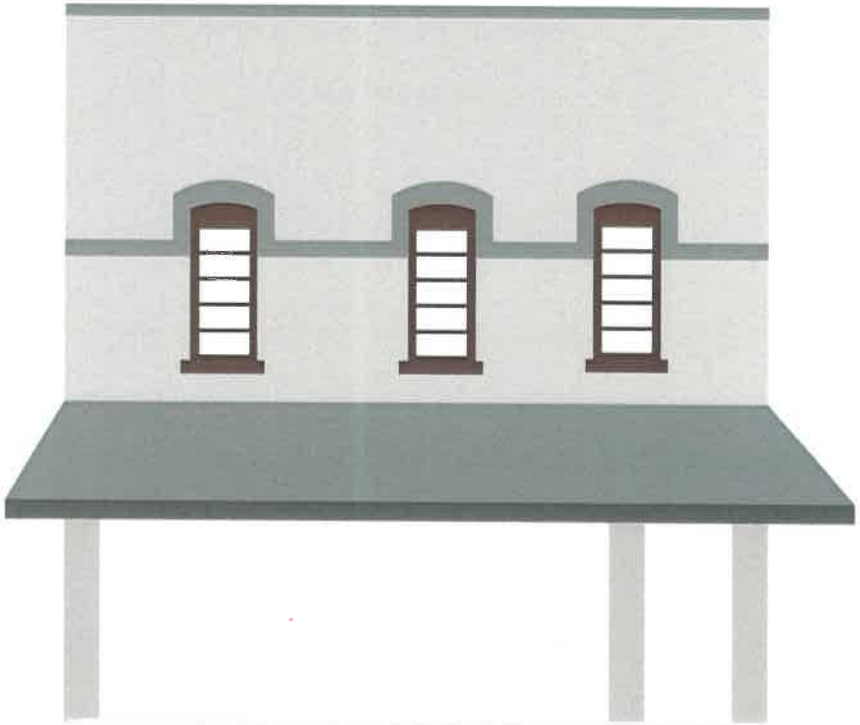
Trim 1 Color

Trim 2 Color

Trim 3 Color

Awning Color

SAMPLE COLOR SCHEME GRAY 2



Main Body Color | SW 6001 Grayish

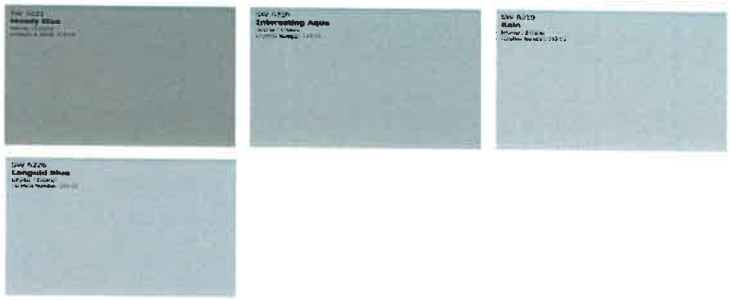
Trim 1 | SW 6221 Moody Blue

Trim 2 | SW 6328 Fireweed

Awning | SW 6221 Moody Blue

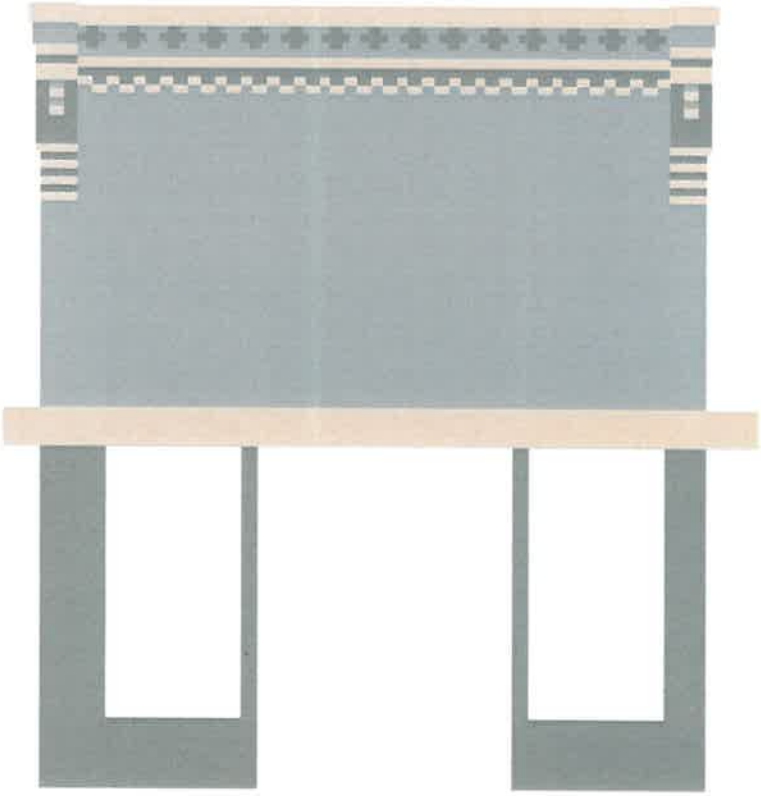
Main Body Color

Trim 1 and Awning Color



Trim 2 Color

SAMPLE COLOR SCHEME BLUE 3



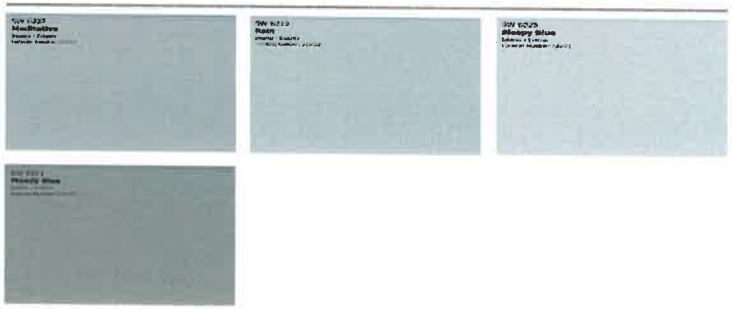
Main Body Color | SW 6227 Meditative

Secondary Body Color | SW 6221 Moody Blue

Trim 1 | SW 6221 Moody Blue

Trim 2 | SW 6106 Kilim Beige

Main and Secondary Body Color



Trim 1 Color

Trim 2 Color

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

DATE: May 2, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (Alteration) for an exterior alteration at 142 S. Woodland Blvd.**
Application No.: HPB23-199
Applicant/Owner: Masonica, LLC
Current Use: Mixed-Use (Commercial & Residential)
Zoning District: C-2A&H
Site File #: 8VO1687

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

Date of Construction:	1921-1925	**Style:**	Masonry Vernacular
Structural System:	Masonry: brick	**Foundation Type:**	Piers: brick with brick infill
Siding:	Brick: running	**Stories:**	3.5
Roof:	Composition shingles: butt	**Windows:**	SHS, 6/1, wood fixed, storefront, metal
Roof Type:	Gable	**Chimneys:**	None
Porch:	None	**Secondary Structure:**	None

Previous Certificate of Appropriateness's summary:
In 2016, a renovation/interior demolition Certificate of Appropriateness (COA) was applied for and approved by the Historic Board. This COA included for window additions to the front and rear of the building. These renovations were never completed.

In 2021, another renovation/interior demolition COA was applied for and approved by the Historic Board for the following. These renovations were also never completed, but the applicant is requesting a revision to this approval.

1. Installation of a steel staircase and protective bollards to the rear of the property to provide an additional exit from the building
2. The addition of front windows that were previously approved in 2016. The windows were to be added to the sides of the decorative masonry units
3. The addition of windows and a doorway to the rear of the building
4. Enclosing a window on the north side of the building
5. Screening of the mechanical equipment on the top of the building
6. Replacement of the roof

Staff Analysis:

The applicant is now proposing a revision to the previously approved COA in 2021.The applicant is requesting approval to:

1. Add a steel counterbalanced fire escape to the rear of the property, rather than the previously-approved steel staircase and protective bollards.
2. Paint the existing window frames from a cream/white to Sherwin Williams greenblack (SW6994). This color is not specifically listed on the Historic District & Support District Commercial Building Color Guide.

The applicant is renovating the building for continued commercial businesses on the first floor and is proposing to add twelve (12) apartments on the second and third floor, with six (6) units on each floor. Internally, there is an elevator and staircase, and the exterior steel counterbalanced fire escape is adding the necessary secondary ingress/egress point of access for the residents on the second and third floors, in case of emergency. The individual condensing units for each of the apartments will be placed on the roof and screened.

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

Land Development Regulations Sections 33-34.03, 33-94.03 and 33-94.04 outline the Certificate of Appropriateness requirements, Community Design Standards within the City of DeLand and Design criteria for Historic Design and Downtown Support District.

City of DeLand Land Development Regulation Section 33-34.03. Certificates of appropriateness.

(b) Criteria for issuing.

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

The Secretary of the Interior's Standards for Rehabilitation

67.7 Standards for rehabilitation.

a) ***The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.***

b) ***The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)***

1. **Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its**

environment, or to use a property for its originally intended purpose. (LDR Section 33-34.03(b)(1))

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

Originally this building was constructed as the Masonic Lodge when built in 1925. Since then, it has had some internal renovations, and the first floor has been used for a variety of commercial businesses and still maintains a commercial use.

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

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

This specific COA request is for installation of a counterbalanced fire escape to the rear of the building and painting exterior window frames. Which requires no major alterations of historic material are proposed, as the exterior fire escape will be adhered to the rear wall, meeting the Florida Building Code and National Fire Prevention Code and allowing another emergency access point per code. The previously approved COA consisting of window replacements include aluminum/wood framing, original glazing replaced with code compliant glazing and impact resistant film, and the terra cotta masonry accent will be preserved and re-installed to keep the historic character of the building. Therefore, the overall historic characteristics of the building will be preserved.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. (LDR Section 33-34.03(b)(3))

3a. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. (36 CFR 67.7 (b)(3))

The installation of the fire escape, does not appear to create an earlier appearance. It is a standard counterbalanced fire escape to provide required emergency egress.

4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. (LDR Section 33-34.03(b)(4))

4a. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. (36 CFR 67.7 (b)(4))

The applicant is proposing to retain the exterior original brick, color scheme, and elements of the building as originally built.

5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity. (LDR Section 33-34.03(b)(5))

5a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (36 CFR 67.7 (b)(5))

The installation of the rear fire escape and painting the window trims will not impact the distinctive stylistic features of the building, as the majority of these features are along the front and side façade.

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

6a. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (36 CFR 67.7 (b)(6))***

This criterion is not applicable, as this specific COA request does not include repair or replacement of existing features.

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

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

This criterion is not applicable, as no such treatments or surface cleaning processes are being proposed at this time, however the applicant will be notified of this standard.

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

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

This criterion is not applicable, as no known archeological resources are being affected or disturbed as the renovation project is for building improvements and will not impact the ground.

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

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

The most significant exterior alterations will be the exterior fire escape used for the life safety of the residents and visitors within the building. Per the Master Site File, it is referenced within the

Statement of Significance that Bond Sandstone Brick Company of Lake Helen, supplied bricks for the building's construction, as cited the DeLand Daily News, June 2, 1926. The age of the sandstone bricks and the weight of the fire escape on the exterior wall could impact the existing brick exterior, but due to the life safety of the future residents, a secondary egress is necessary.

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

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

The proposed fire escape, if removed in the future, would not be expected to impair the form and integrity of the historic property and its environment.

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

There are no proposed color changes other than the existing window frames changing from a white/cream color to a Sherwin Williams greenblack (SW6994) which is a color not specifically on the Historic District & Support District Commercial Building Color Guide and requires approval from the Historic Preservation Board.

City of DeLand Land Development Regulation Section 33-94.04. Design criteria for Historic Design and Downtown Support District.

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

(a) General architectural design.

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

The proposed work is minor on the front and side facades of the building. The rear façade has the most significant proposed exterior alterations, which includes the exterior counterbalanced fire escape.

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

The counterbalanced fire escape is elevated and therefore has less impact on the rear façade and will better maintain the pedestrian scale of the district.

Staff Recommendation:

Staff finds this proposed project is consistent with City of DeLand Land Development Regulations Sections 33-34.03 and 33-94.04. The Historic Preservation Board purview is to review the architectural features of the building; therefore, staff recommends the Historic Preservation Board approve the Certificate of Appropriateness (COA) as presented with an immediate effective date, subject to the following condition of approval:

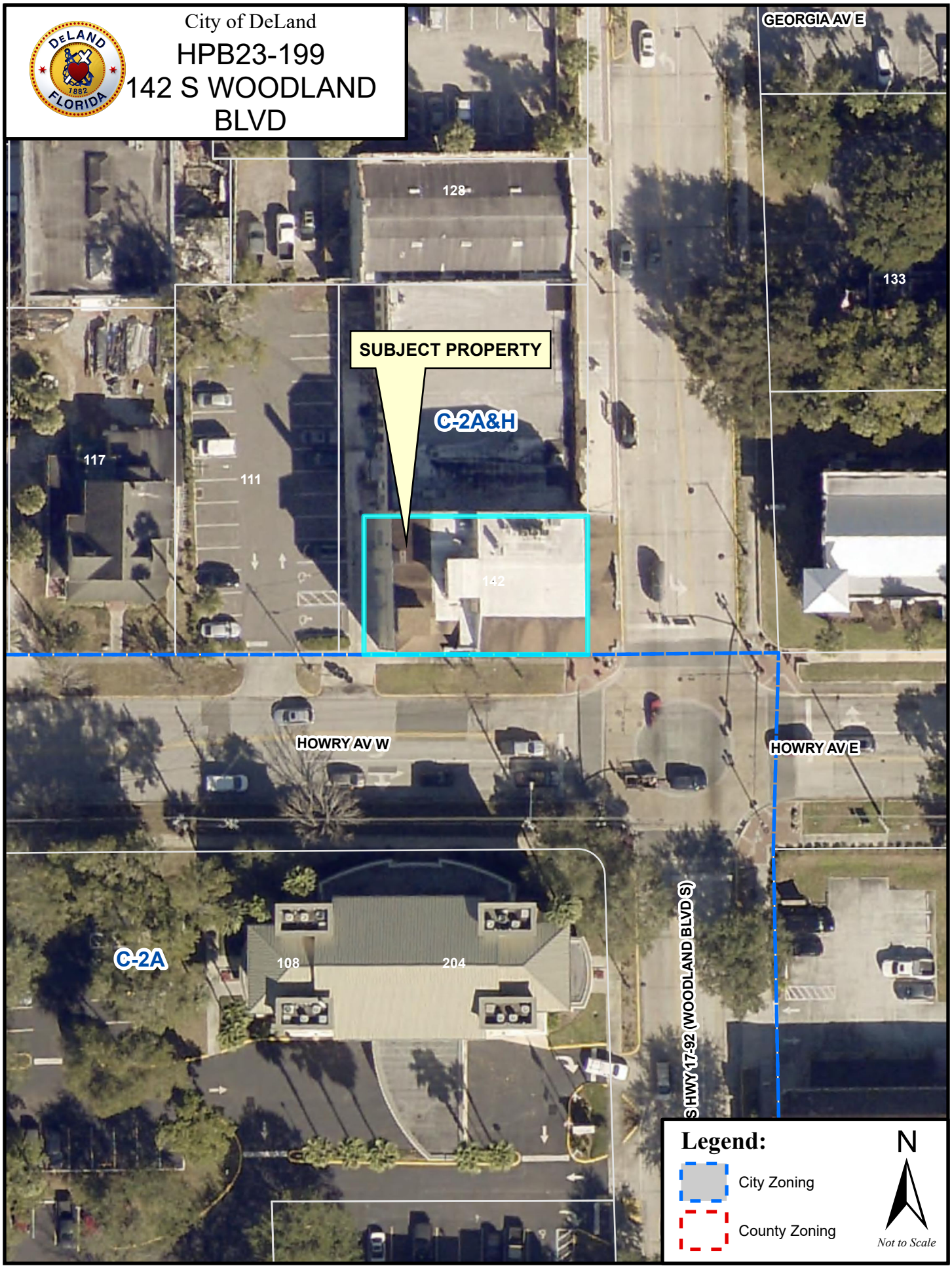
1. The applicant must record the access easement to the satisfaction of the City Attorney's office prior to issuance of a building permit.

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

1. Grant the certificate of appropriateness with an immediate effective date;
2. Grant the certificate of appropriateness with special modifications and conditions;
3. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
4. Deny the certificate of appropriateness.
5. If the Historic Preservation Board finds that the proposed work does not comply with the requirements of this Section 33-94.04, the Board shall set forth the reasons that the proposed work does not comply with such requirements. *(Section 33-94.04 Design Criteria for Historic Design and Downtown Support District)*

Attachments:

Vicinity Map
Master Site File (8VO1687)
Previously approved COA
Newly Proposed Renderings


City of DeLand
HPB23-199
142 S WOODLAND BLVD
GEORGIA AV E
128
133
SUBJECT PROPERTY
C-2A&H
117
111
142
HOWRY AV W
HOWRY AV E
C-2A
108
204
S HWY 17-92 (WOODLAND BLVD S)
Legend:
City Zoning
County Zoning
N
Not to Scale

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 VO 1687

SITE NAME: 142 South Woodland Blvd. SURVEY DATE: 08/31/86
ADDRESS: 142 South Woodland Blvd. 1107
INSTRUCTIONS TO LOCATE:

LOCATION: Howry's Addition 3 D
Subdivision Name Block No. Lot No.
COUNTY: Volusia
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Jesse H. & Rose T. Eidson
ADDRESS: P. O. Box 997
ADDRESS: DeLand, FL 32720
TYPE OF OWNERSHIP: Private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One

- EXCELLENT
- x GOOD
- FAIR
- DETERIORATED

INTEGRITY OF SITE: Check one or more

- ALTERED
- x UNALTERED
- ORIGINAL SITE
- RESTORED: / /
- MOVED: / /

ORIGINAL USE Civil
PRESENT USE Commercial
DATES 1921-1925
CULTURE/PHASE American
PERIOD: 20th century

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

- ZONING
- DEVELOPMENT
- DETERIORATION
- BORROWING
- OTHER (See Remarks Below)
- TRANSPORTATION
- FILL
- DREDGE

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

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

V01687

RECORD NUMBER 157

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Masonry Vernacular

PLAN TYPE: Rectangular

EXTERIOR FABRIC(S): Brick:running

STRUCTURAL SYSTEM(S): Masonry:brick

PORCHES:

ORIENTATION: E

FOUNDATION: Piers:brick with brick infill

ROOF TYPE: Gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: SHS,6/1,wood # Fixed,storefront,metal

CHIMNEY:

ROOF SURFACING: Composition shingles:butt

ORNAMENT EXTERIOR: Brick,red

NO. OF CHIMNEYS

NO. OF STORIES 3.5

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage)

TOWNSHIP	RANGE	SECTION
17 S	30 E	9

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

V01687

CONTINUATION SHEET

Statement of Significance:

This three-story masonry vernacular commercial building is located at 142 South Woodland Boulevard. It has a hip roof with a stepped parapet in the center of the front facade. Four brick pilasterts separate a three-bay facade. Each bay has an arched white stone design over stepped pyramid and vertical panels with flower designs. The first story has a large plate glass display window and a recessed entranceway.

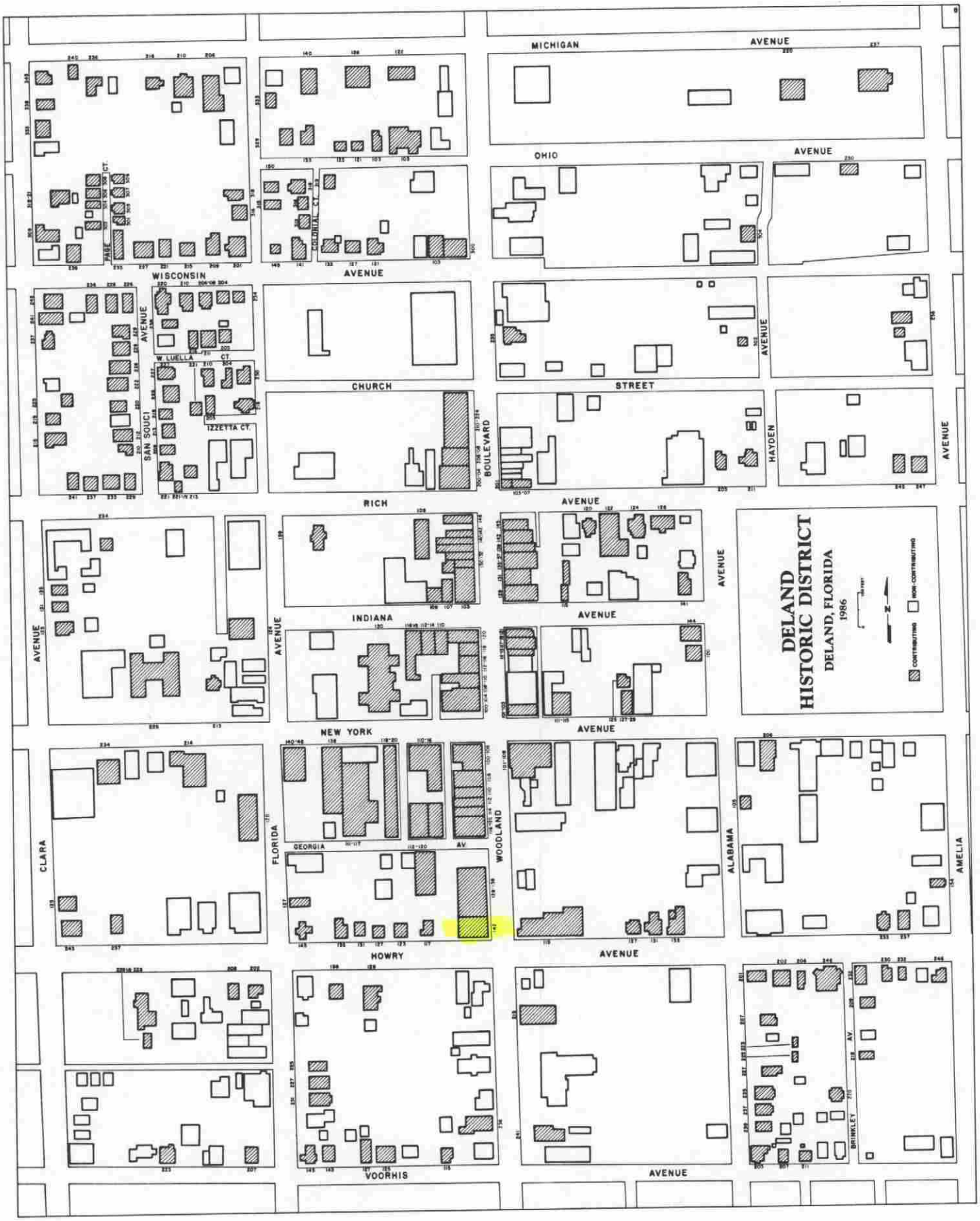
The cornerstone of this building was laid September 14, 1925. Originally constructed as the Masonic Lodge, the bvuilding was designed by Carpenter and Bent, local architects, and constructed by Leo Alsheimer, a DeLand general contractor. The second floor originally contained parlours and a large banquet room. The Florida Motor Lines, a statewide bus service, moved its DeLand offices into the building shortly after construction. H. M. Heard moved the Orange Belt Pharmacy, later the Volusia Pharmacy, into the building as well. Bond Sandstone Brick Company of Lake helen supplied bricks for the building's construction. (1)

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

Incorporated in 1882, the town enjoyed steady expansion around the turn of the century and experienced explosive growth in the early 1920s. The 1926 crash was aggravated in DeLand by citrus disease, though the city rebounded more quickly than most on the basis of its tourist industry. DeLand contributed many political leaders to Florida in the 1930s and 1940s. Although the city has experienced dramatic expansion in recent decades, the downtown area retains much of its early twentieth century character, particularly reflected in masonry vernacular storefronts. (2)

1. DeLand Daily News, June 2, 1926.

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


DELAND
HISTORIC DISTRICT
DELAND, FLORIDA
1986
CONTRIBUTING
NON-CONTRIBUTING
MICHIGAN AVENUE
OHIO AVENUE
WISCONSIN AVENUE
PAGE CT.
COLONIAL CT.
W. LUELLA CT.
IZZETTA CT.
SAN SOUCI AVENUE
CHURCH STREET
RICH AVENUE
BOULEVARD
HAYDEN AVENUE
INDIANA AVENUE
NEW YORK AVENUE
GEORGIA AV.
FLORIDA
WOODLAND
ALABAMA
AMELIA
CLARA AVENUE
HOWRY AVENUE
VOORHIS AVENUE
BRINKLEY AV.

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 VO01687
Field Date 10-19-2018
Form Date 10-30-2018
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 142 S Woodland Boulevard — Multiple Listing (DHR only) _____
Survey Project Name SR 15 Photometric Project — Survey # (DHR only) 27147
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	142	S	Woodland	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name DE LAND — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) DeLand — In City Limits? ☒ yes ☐ no ☐ unknown — **County** Volusia
Township 17S **Range** 30E **Section** 16 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 701653000040 — Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1925 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — **From (year):** 1925 — **To (year):** 2018
Current Use Commercial — **From (year):** 1925 — **To (year):** 2018
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ **Original address** _____
Alterations: ☐ yes ☐ no ☒ unknown Date: _____ **Nature** _____
Additions: ☐ yes ☐ no ☒ unknown Date: _____ **Nature** _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☒ unknown **Describe** _____

DESCRIPTION

Style Commercial — **Exterior Plan** Rectangular — **Number of Stories** 3
Exterior Fabric(s) 1. Brick 2. _____ 3. _____
Roof Type(s) 1. Flat 2. Hip 3. _____
Roof Material(s) 1. Built-up 2. Asphalt shingles 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) fixed metal frame storefront windows; single pane casement windows with 6 pane transoms
Distinguishing Architectural Features (exterior or interior ornaments) square starburst & scroll decorative elements; tile w/words "masonic temple" E façade; flat roof with hipped E, S, and W sides, staggered parapet
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) There are no outbuildings associated with 8VO01687.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑ yes ☐ no ☐ insufficient info KEEPER – Determined eligible: ☐ yes ☐ no NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)	Date 2.15.19 Init. AMM Date _____

HISTORICAL STRUCTURE FORM

Site #8 VO01687

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Brick 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) Single off-center door entrance on N of E façade, with 4 windows to S and 3 to E

Porch Descriptions (types, locations, roof types, etc.) Cloth and metal awning (addition)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Resource 8VO01687 is a brick rectangular construction of 4-bay stylistic E façade division and 3-bay stylistic E façade division. It features multiple decorative elements and is marked with a "Masonic Temple" plague on the E façade staggered parapet.
Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS) ☐historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Pedestrian/Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 8VO01687 is eligible for the NRHP as a contributing resource to the Downtown DeLand Historic District (8VO01971).

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. Commerce 5. _____
2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

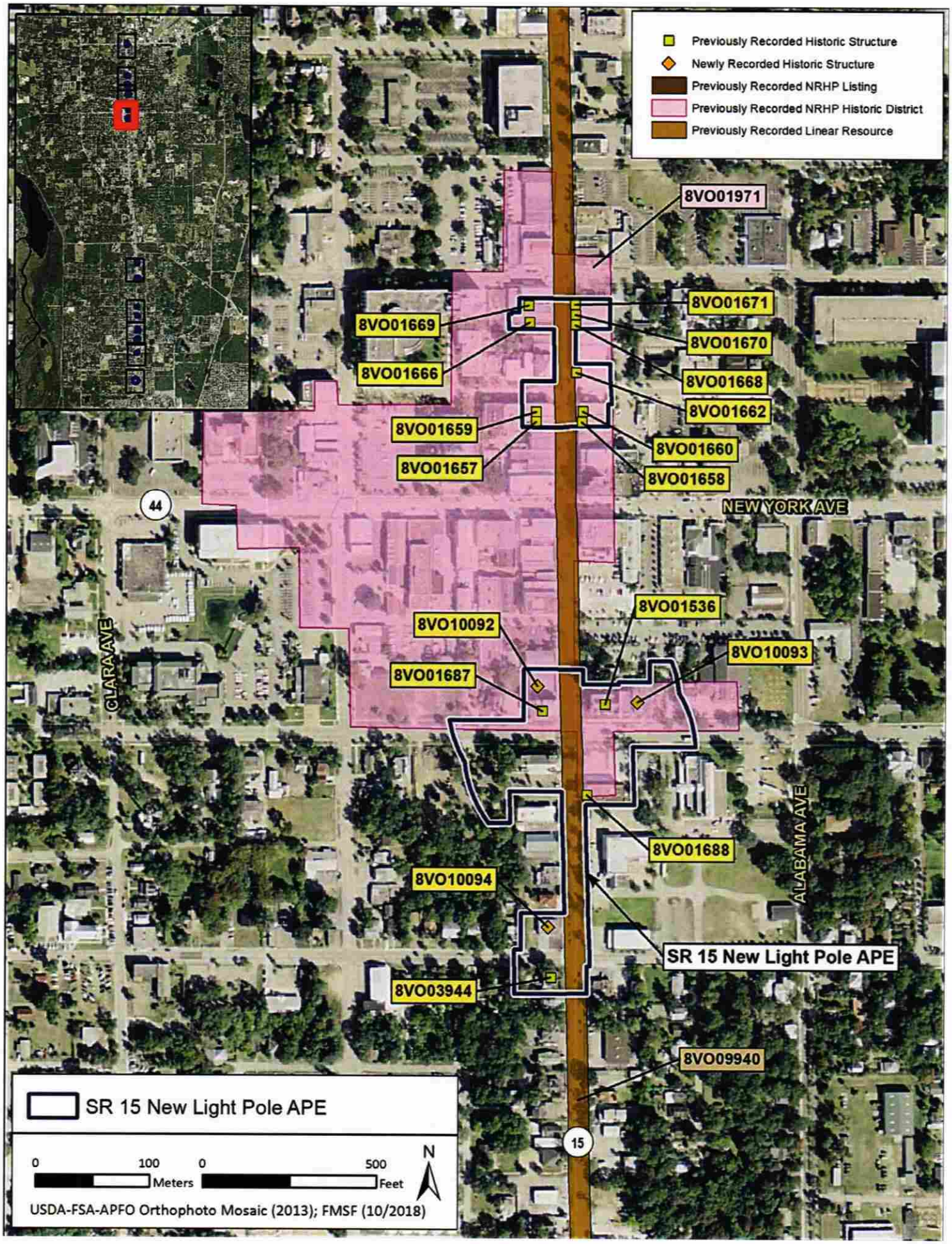
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials File or accession #'s 3749;439881
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

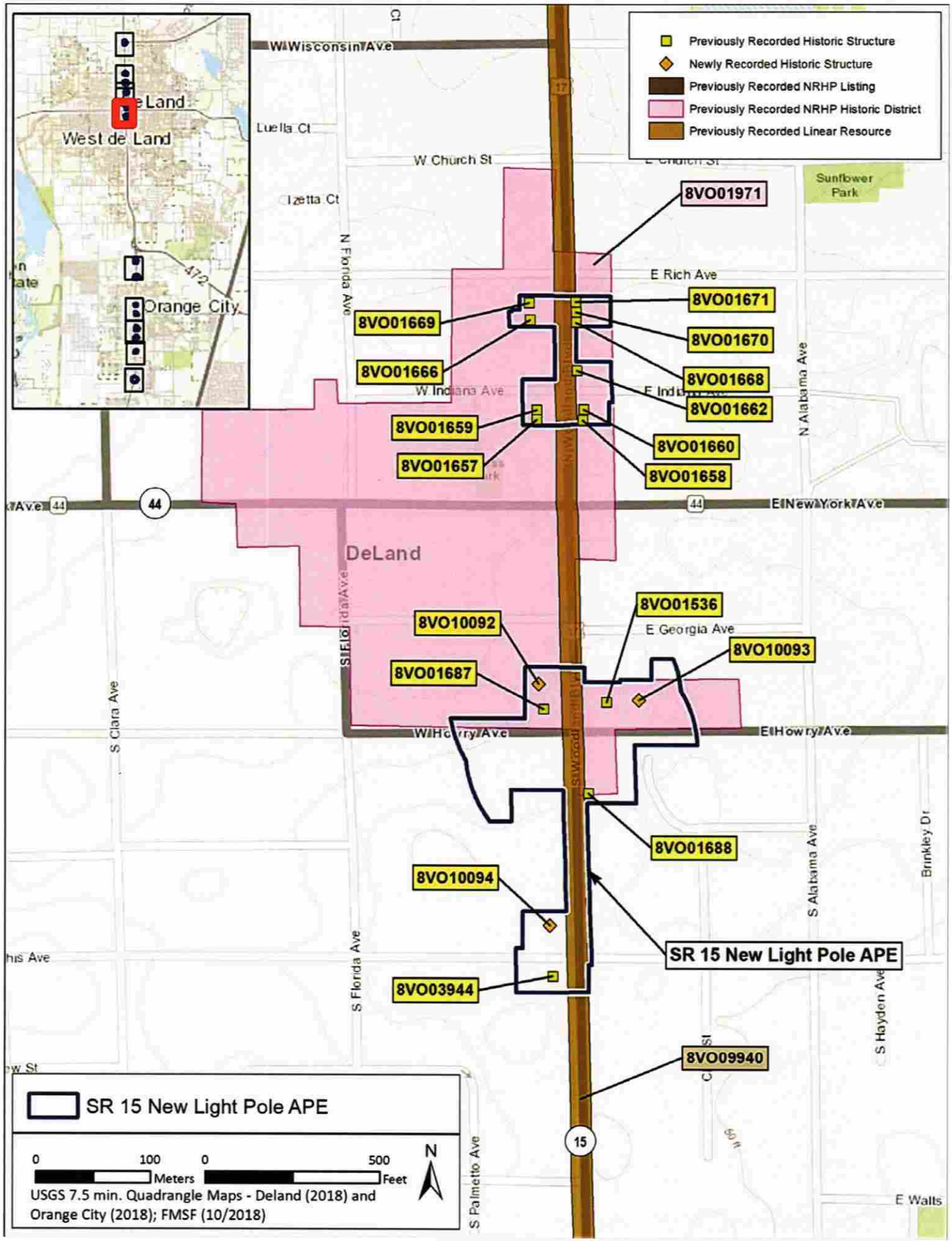
RECORDER INFORMATION

Recorder Name Armstrong, Kirsten; Guerrieri,Kelly Affiliation Southeastern Archaeological Research
Recorder Contact Information 3117 Edgewater Dr Orlando Fl 32804/4072367711/4072367799/Kirsten.Armstrong@searchin
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
8VO01971
8VO01671
8VO01669
8VO01670
8VO01666
8VO01668
8VO01662
8VO01659
8VO01660
8VO01657
8VO01658
NEW YORK AVE
44
8VO01536
8VO10092
8VO10093
8VO01687
CLARA AVE
ALABAMA AVE
8VO01688
8VO10094
SR 15 New Light Pole APE
8VO03944
8VO09940
15
SR 15 New Light Pole APE
0
100
Meters
0
500
Feet
N
USDA-FSA-APFO Orthophoto Mosaic (2013); FMSF (10/2018)


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
West de Land
Orange City
W Wisconsin Ave
Luella Ct
W Church St
Izetta Ct
Sunflower Park
N Florida Ave
E Rich Ave
W Indiana Ave
E Indiana Ave
N Alabama Ave
E New York Ave
DeLand
E Georgia Ave
S Clara Ave
W Howry Ave
E Howry Ave
S Alabama Ave
Brinkley Dr
S Florida Ave
S Hayden Ave
E Walts
S Palmetto Ave
8VO01971
8VO01671
8VO01669
8VO01670
8VO01666
8VO01668
8VO01662
8VO01659
8VO01660
8VO01657
8VO01658
8VO01536
8VO10092
8VO10093
8VO01687
8VO01688
8VO10094
8VO03944
8VO09940
SR 15 New Light Pole APE
SR 15 New Light Pole APE
0 100 Meters
0 500 Feet
N
USGS 7.5 min. Quadrangle Maps - Deland (2018) and Orange City (2018); FMSF (10/2018)

KINCAID
Westinghouse
MAYTAG

Roll K, #19
14c S. Woodland

198608

8V01687

5

Woodland Blvd
Woodland Blvd
Howry Ave
Morgan Stanley
Morgan Stanley
Morgan Stanley
Forno Bello
Wood Fired Pizza
& Italian Cuisine
Forno Bello

C.O.A.

Date: September 3, 2021
To: Benjamin Compton, Applicant
From: Belinda Williams-Collins, Historic Preservation Coordinator
Re: Alteration: Existing Building
142 S. Woodland Blvd.
Downtown Historic District
CC: Mike Holmes, Planning Director

The proposed exterior alterations will include:

1. Add a steel staircase and protective bollards to the rear of the property to provide an additional exit from the building
2. Add the front windows previously approved (in 2016) to the sides of the decorative masonry units.
3. Add windows and a doorway to the rear of the building
4. Close in a window on the north side of the building
5. Screen mechanical equipment on top of the building
6. Provide new roofing

App. #: COA21-088
Staff approved the above scope of work 9/3/21

The Certificate of Appropriateness (C.O.A.) must be posted with the Building Permit

CERTIFICATE OF APPROPRIATENESS

COA21-088

THIS CERTIFIES THAT
BENJAMIN COMPTON

Has received approval from the
City of DeLand
Historic Preservation Board
for the following improvements:

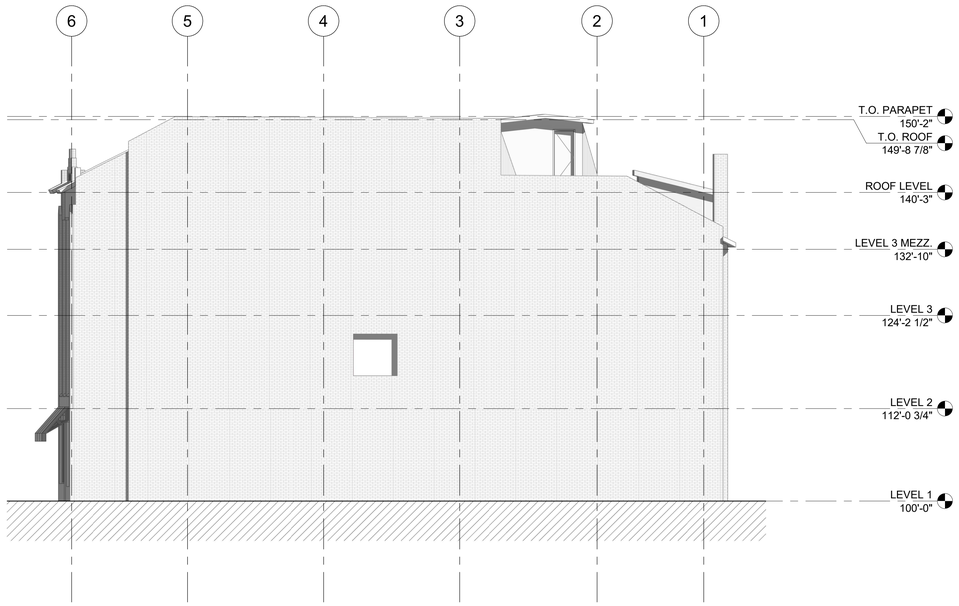
1. *Add a steel staircase and protective bollards to the rear of the property to provide an additional exit from the building.*
2. *Add the front windows previously approved (in 2016) to the sides of the decorative masonry units.*
3. *Add windows and a doorway to the rear of the building.*
4. *Close in a window on the north side of the building.*
5. *Screen mechanical equipment on top of the building.*
6. *Provide new roofing.*

To the building located at 142 S. Woodland Blvd.

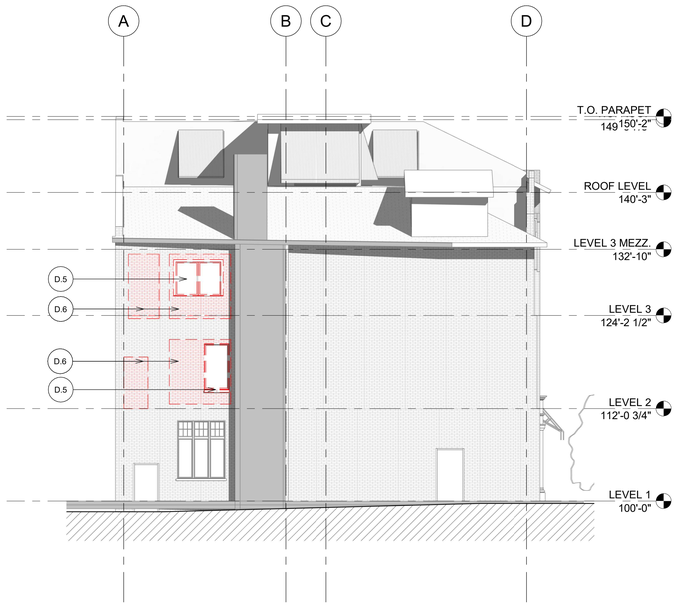
Dated this 3rd Day of September 2021

Historic Preservation Coordinator
Belinda Wms-Collins

Planning Director

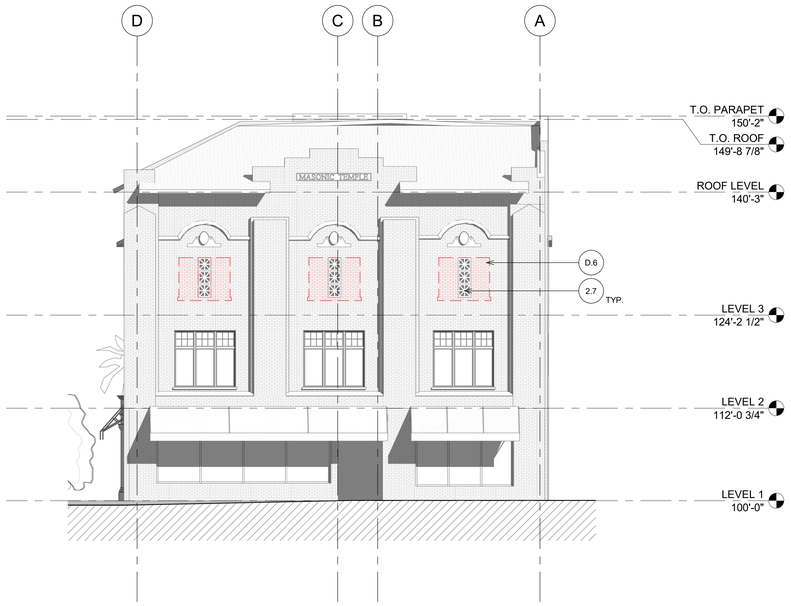


4 NORTH ELEVATION - DEMO
1/8" = 1'-0"



3 WEST ELEVATION - DEMO
1/8" = 1'-0"

2 SOUTH ELEVATION - DEMO
1/8" = 1'-0"



1 EAST ELEVATION - DEMO
1/8" = 1'-0"

KEYNOTES

2.7	EXISTING TERRA COTTA MASONRY ACCENT TO BE SALVAGED AND REUSED WITH NEW WINDOW OPENING, TYP.
D.4	REPLACE BUILDING ENTRANCE DOOR; RE: PLANS/ELEVATIONS/SCHEDULE
D.5	REMOVE WINDOWS AS INDICATED PER LEGEND, TYP.
D.6	REMOVE PORITON OF EXISTING WALL TO CREATE A NEW OPENING; RE: PLANS/ELEVATIONS/SCHEDULES

DEMOLITION LEGEND - ELEVATION

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING BRICK AND MASONRY WALL AREA TO BE REMOVED
	METAL PANEL LOUVER COVER TO BE REMOVED

DEMOLITION NOTES

A. THE ARCHITECT HAS IDENTIFIED SCOPE OF KNOWN DEMOLITION. THE BUILDING MAY CONTAIN ADDITIONAL, UNKNOWN SCOPE UNSEEN AND THEREBY UNDOCUMENTED BY THE ARCHITECT. THE GENERAL CONTRACTOR AND DEMOLITION SUBCONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION WITH ARCHITECT PRIOR TO START OF WORK. ADDITIONAL DEMOLITION MAY BE REQUIRED THAT IS NOT SHOWN ON PLANS TO ACCOMMODATE NEW WORK.
B. ADDITIONAL EXPLORATORY DEMOLITION OF CONCEALED SPACES SUCH AS WALLS, SOFFITS, AND CEILINGS IS NECESSARY TO DETERMINE IF ADDITIONAL EXISTING CONDITIONS WILL BE REQUIRED TO REMAIN, SUCH AS CONCEALED BEAMS, BEARING WALLS, OR COLUMNS.
C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING OF EXISTING CONSTRUCTION TO MAINTAIN STRUCTURAL AND BUILDING INTEGRITY DURING ALL DEMOLITION ACTIVITIES.
D. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING STRUCTURES LOCATED ON ADJACENT PROPERTY.
E. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS INDICATED "TO REMAIN" OR "REMOVE AND SALVAGE" AS NOTED BY ARCHITECT.
F. GENERAL CONTRACTOR TO REMOVE ALL FIXTURES AND FINISHES TO FACE OF DRYWALL/CMU/CONCRETE FOR WALLS TO REMAIN, AND REMOVE ALL CEILINGS AND FLOOR FINISHES TO STRUCTURE.
G. UNLESS SPECIFICALLY NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL ASSUME THAT EXISTING CONDITIONS NOT INDICATED TO BE REMOVED, SALVAGED, OR REUSED SHALL REMAIN IN PLACE. THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS.
H. SCOPE OF WORK INCLUDES STRUCTURAL AND NON-STRUCTURAL, INTERIOR ELEMENTS; TO INCLUDE MEP ITEMS NOT NOTED IN PLAN SUCH AS ELECTRICAL OUTLETS AND WIRE RUNS, DATA/COMM HOOKUPS AND WIRE RUNS, PLUMBING PIPES AND VENTS NOT BEING REUSED.
I. GENERAL CONTRACTOR TO CAP AND MAKE SAFE ANY MEP CONNECTIONS AT POINT OF REMOVAL.
J. SCOPE OF WORK INCLUDES EXTERIOR DEMOLITION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WEATHER PROTECTION AT ALL OPENINGS TO THE EXTERIOR.
K. ANY DEMOLITION WORK EXCEEDING OR DIFFERING FROM THESE DRAWINGS MAY REQUIRE ADDITIONAL HISTORICAL REVIEW BOARD REVIEW AND APPROVALS.
L. REFER TO MECHANICAL AND STRUCTURAL PLANS FOR FLOOR/CEILING/WALL OPENINGS REQUIRED FOR NEW WORK TO BE COMPLETE.
M. IT IS THE RESPONSIBILITY OF THE OWNER TO PROCURE AND PROVIDE ANY NECESSARY ENVIRONMENTAL, HAZARDOUS MATERIAL, AND GEOTECHNICAL REPORTS TO THE GENERAL CONTRACTOR AND DESIGN TEAM. THESE MATERIALS SHALL BE REVIEWED AND RECOMMENDATIONS OR REQUIREMENTS NOTED THEREIN SHALL BE IMPLEMENTED PRIOR TO ANY DEMOLITION ACTIVITIES.

PROJECT #2106

COPYRIGHT BY JOHNSON NATHAN STROHE (JNS). ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE MODIFIED, DUPLICATED, DISCLOSED, USED FOR ANOTHER PROJECT, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT AND INDEMNIFICATION OF JNS

MASONIC LODGE STUDIOS
LATAMEC LLC.
142 S Woodland Blvd | De Land, FL 32720

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100 | Denver, CO 80202
303.892.7062
WWW.JNS.DESIGN

STAMP
09.20.2022
STATE OF FLORIDA
Nicole Nathan
AR 101757
REGISTERED ARCHITECT

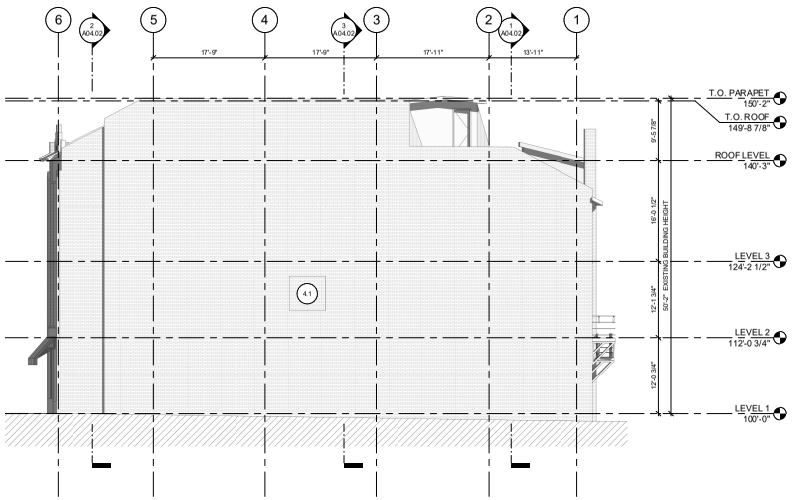
ISSUES/REVISIONS

#	DATE	DESCRIPTION
	2021.07.23	Schematic Design
	2021.09.14	Design Development
	2022.09.23	Construction Documents

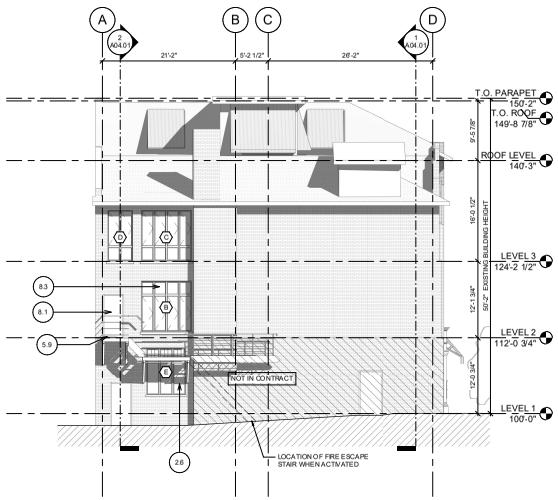
SHEET TITLE
DEMOLITION ELEVATIONS

SHEET NUMBER
AD01.03

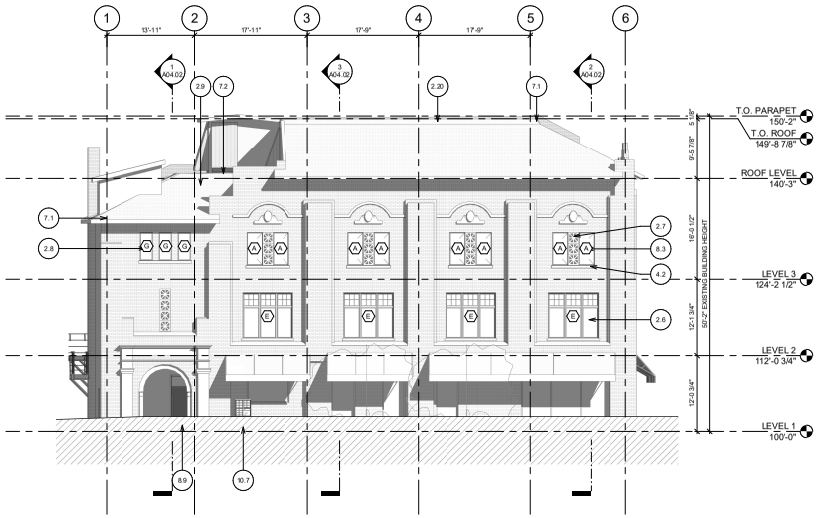
9/21/2022 2:54:30 PM
BIM 360://Masonic Lodge Studios/2106 - Masonic Lodge_Central.rvt



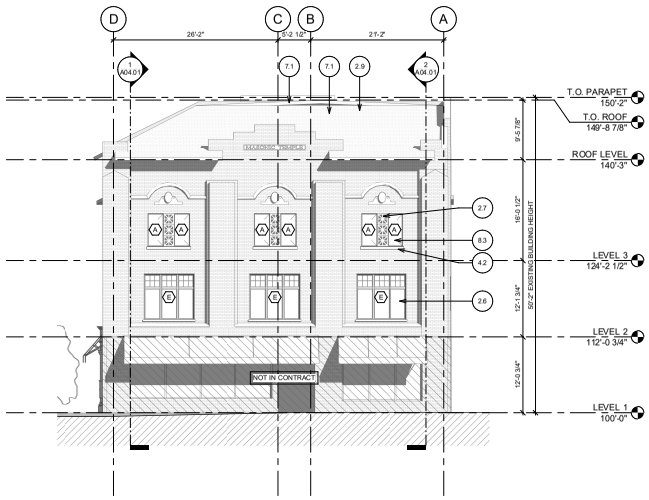
4 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

KEYNOTES

2.6	EXISTING WOOD WINDOW TO BE RE-GLAZED AND REPAIRED WITH ACCOYA WOOD; PRIMED AND PAINTED, TYP.
2.7	EXISTING TERRA COTTA MASONRY ACCENT TO BE SALVAGED AND REUSED WITH NEW WINDOW OPENING, TYP.
2.8	EXISTING WINDOW TO REMAIN; PROVIDE IMPACT RESISTANT FILM TO GLAZING, TYP.
2.9	EXISTING TRASH ENCLOSURE TO REMAIN
2.20	ROOF FRAMING TO REMAIN, TYP.
4.1	MASONRY INFILL TO MATCH EXISTING MASONRY AND COURSING PATTERN
4.2	STONE SILL TO MATCH EXISTING SILLS
5.9	STEEL FIRE ESCAPE AND SWING STAIR LANDINGS, GURADRAILS, AND HANDRAILS, PTD.; RE: STRUCTURAL
7.1	ASPHALT ROOF SHINGLES; REPLACEMENT OF EXISTING SHINGLES
7.2	TPO 60 MIL WHITE ROOFING - FULLY ADHERED; REPLACEMENT OF EXISTING TPO ROOFING
8.1	HOLLOW METAL DOOR AND FRAME; RE: SCHEDULE
8.3	ALUMINUM CLAD WOOD WINDOW; RE: ELEVATIONS SCHEDULE
8.9	SOLID CORE WOOD DOOR; TAMBOUR WOOD STAIN GRADE FINISH FOR EXTERIOR DOORS WITH HOLLOW METAL FRAME AND FULL LITE TRANSOM; RE: SCHEDULE
10.7	USPS MAILBOX, FRONT LOADING

PROJECT #2106

COPYRIGHT BY JOHNSON NATHAN STROHE (JNS). ALL DRAWIN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE MODIFIED, DUPLICATED, DISCLOSED, USED FOR ANOTHER PROJECT, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT AND INDEMNIFICATION OF JNS

MASONIC LODGE STUDIOS

LATAMEC LLC.

142 S Woodland Blvd | De Land, FL 32720

JNS JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100 | Denver, CO 80202
303.892.7092
WWW.JNS.DESIGN

STAMP

09.20.2022

STATE OF FLORIDA
Nicole Nathan
AR 101757
REGISTERED ARCHITECT

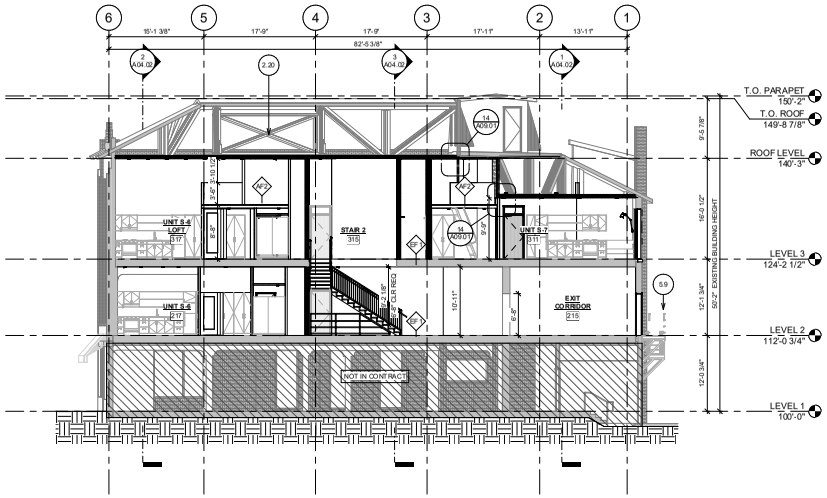
ISSUES/REVISIONS

#	DATE	DESCRIPTION
	202.10.7.23	Schematic Design
	202.10.9.14	Design Development
	2022.09.20	Construction Documents

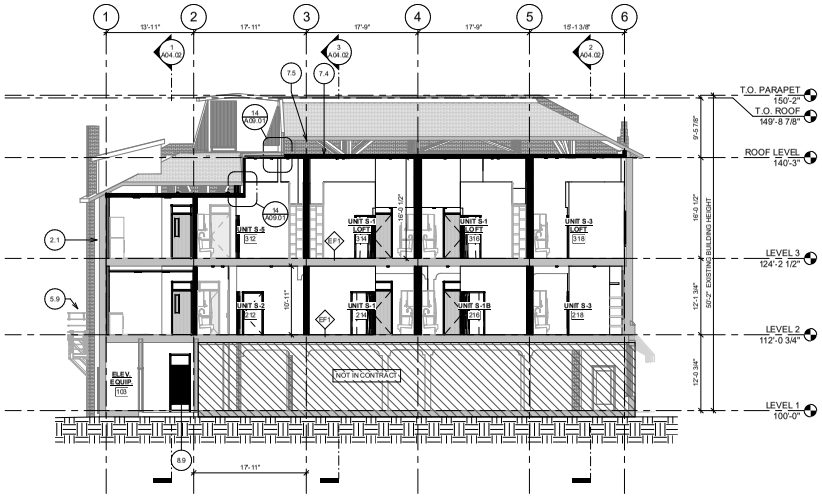
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A03.01

Time: 9:50 AM | File: C:\Users\Nicole.Nathan\Desktop\Masonic Lodge Studio_2106 - Masonic Lodge_Central.rvt



2 BUILDING SECTION - 2
1/8" = 1'-0"



1 BUILDING SECTION - 1
1/8" = 1'-0"

KEYNOTES

2.1	EXISTING WALL TO REMAIN, TYP.; RE: LEGEND
2.20	ROOF FRAMING TO REMAIN, TYP.
5.9	STEEL FIRE ESCAPE AND SWING STAIR, LANDINGS, GUARDRAILS, AND HANDRAILS, PTD.; RE: STRUCTURAL
7.4	THERMAL INSULATION - PROVIDE CONTINUOUS ENVELOPE AT FLOORS, CEILINGS, AND WHERE REQUIRED AT EXTERIOR WALLS
7.5	FIRESTOPPING AT TOPS, BOTTOMS, AND INTERSECTIONS OF WALLS, TYP.
8.9	SOLID CORE WOOD DOOR; TAMBOUR WOOD STAIN GRADE FINISH FOR EXTERIOR DOORS WITH HOLLOW METAL FRAME AND FULL LITE TRANSOM; RE: SCHEDULE

BUILDING SECTION GENERAL NOTES

A. BUILDING SECTIONS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO PROVIDE GENERAL BUILDING MASSING INFORMATION.
B. REFER TO HEAD OF WALL DETAILS FOR RATED WALL TYPICAL DETAILS.
C. REFER TO WALL SECTIONS FOR MORE DETAILED SECTIONS AND DETAIL CALLOUTS.

PROJECT #2106

COPYRIGHT BY JOHNSON NATHAN STROHE (JNS). ALL DRAWIN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE MODIFIED, DUPLICATED, DISCLOSED, USED FOR ANOTHER PROJECT, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT AND INDEMNIFICATION OF JNS

MASONIC LODGE STUDIOS
LATAMEC LLC.
142 S Woodland Blvd | De Land, FL 32720

JNS JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100 | Denver, CO 80202
303.892.7092
WWW.JNS.DESIGN

STAMP
09.20.2022
STATE OF FLORIDA
Nicole Nathan
AR 101757
REGISTERED ARCHITECT

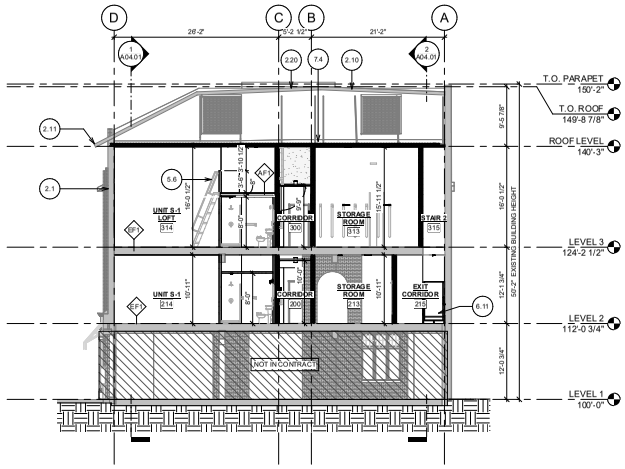
ISSUES/REVISIONS

#	DATE	DESCRIPTION
	20/11.07.23	Schematic Design
	20/11.09.14	Design Development
	20/12.09.23	Construction Documents

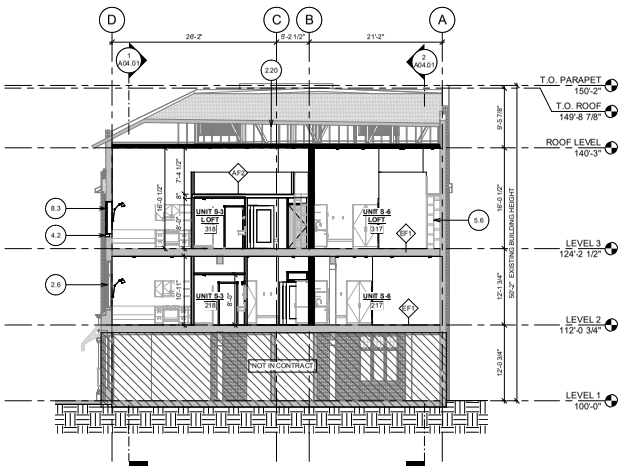
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A04.01

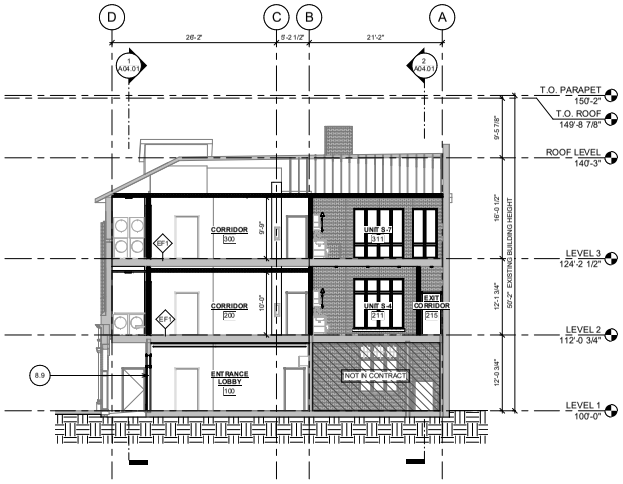
C:\Users\Nicole.Nathan\Desktop\2106 - Masonic Lodge_Central.rvt
Time: 9:50 AM, Nov 15, 2023 Masonic Lodge Studios



3 BUILDING SECTION - 4
1/8" = 1'-0"



2 BUILDING SECTION - 5
1/8" = 1'-0"



1 BUILDING SECTION - 3
1/8" = 1'-0"

KEYNOTES

2.1	EXISTING WALL TO REMAIN; TYP.; RE: LEGEND
2.6	EXISTING WOOD WINDOW TO BE RE-GLAZED AND REPAIRED WITH ACCOYA WOOD; PRIMED AND PAINTED, TYP.
2.10	EXISTING BEAM OR COLUMN AND GYPSUM OR PLASTER WRAP TO REMAIN, REPAIR AS NEEDED
2.11	EXISTING GUTTERS AND DOWNSPOUTS TO REMIAN; REPAIR OR REPLACE SEGMENTS AS NEEDED
2.20	ROOF FRAMING TO REMAIN, TYP.
4.2	STONE SILL TO MATCH EXISTING SILLS
5.6	METAL ALTERNATING TREAD DEVICE
6.11	FIRE RETARDANT TREATED WOOD FRAMED STAIR, TREAD, AND RISERS; RE: STRUCTURAL
7.4	THERMAL INSULATION - PROVIDE CONTINUOUS ENVELOPE AT FLOORS, CEILINGS, AND WHERE REQUIRED AT EXTERIOR WALLS
8.3	ALUMINUM CLAD WOOD WINDOW; RE: ELEVATIONS/SCHEDULE
8.9	SOLID CORE WOOD DOOR; TAMBOUR WOOD STAIN GRADE FINISH FOR EXTERIOR DOORS WITH HOLLOW METAL FRAME AND FULL LITE TRANSOM; RE: SCHEDULE

PROJECT #2106

COPYRIGHT BY JOHNSON NATHAN STROHE (JNS). ALL DRAWIN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE MODIFIED, DUPLICATED, DISCLOSED, USED FOR ANOTHER PROJECT, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT AND INDEMNIFICATION OF JNS

MASONIC LODGE STUDIOS

LATAMEC LLC.

142 S Woodland Blvd | De Land, FL 32720

JNS JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100 | Denver, CO 80202
303.892.7092
WWW.JNS.DESIGN

STAMP

09.20.2022

STATE OF FLORIDA
Nicole Nathan
AR 101757
REGISTERED ARCHITECT

ISSUES/REVISIONS

#	DATE	DESCRIPTION
	202107.23	Schematic Design
	202109.14	Design Development
	202209.23	Construction Documents

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A04.02

Exported: 5/5/2023 5:50:01 AM
C:\Users\Nathan.Strohe.Lodge Studio\Desktop\2106 - Masonic Lodge_Central.rvt

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

DATE: May 2, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (Alteration) for a commercial building fence at 102 N. Alabama Ave.**
Application No.: HPB24-084
Applicant: Simply Fence
Owner: MDF Deland, LLC
Zoning District: C-2A&H
Current Use: Bank
Florida Master Site File: None

Description of Proposed Work:
The applicant is proposing to remove an existing deteriorated 6' wooden fence, that has fallen down and is missing some sections. The applicant would like to replace the existing fence with a new 6-foot white vinyl fence with one 5-foot gate.

Staff Analysis
This property is located within the Downtown Historic District, Downtown Support District, and Historic Design District. This property is a non-contributing structure in the Downtown Historic District. This building was built in 1964 per the Volusia County Property Appraiser, with no known exterior alterations except for painting and necessary repairs. The proposed work, vinyl fencing, was not a commonly used fencing material at the time period this building was constructed. The installation of the new vinyl fence will enhance the exterior of the building and parking lot, versus what is currently existing on the property today, a deteriorated wooden 6-foot fence.

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

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

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

The Secretary of the Interior's Standards for Rehabilitation
67.7 Standards for rehabilitation.

a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

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

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

This criterion is not applicable, as the new fence will be installed along the property line, therefore there is no proposed alteration to the existing building.

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

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

This new fence will be installed along the property line, therefore there is no proposed alteration to the overall building.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. (LDR Section 33-34.03(b)(3))

3a. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. (36 CFR 67.7 (b)(3))

The proposed work, vinyl fencing, was not a commonly used fencing material at the time period (1964) this building was constructed. The existing fence material, wood, although rotten and broken in sections, was a more commonly used fence material during the same time period. The change in material from wood to vinyl is expected to be a more durable, lower-maintenance product than a similar fence wood .

4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. (LDR Section 33-34.03(b)(4))

4a. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. (36 CFR 67.7 (b)(4))

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

5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity. (LDR Section 33-34.03(b)(5))

5a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (36 CFR 67.7 (b)(5))

This criterion is not applicable as the exterior building will not be altered. The applicant is proposing to install a 6-foot vinyl privacy fence with a 5-foot gate along the property line.

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

6a. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (36 CFR 67.7 (b)(6))

The existing deteriorated wooden fence has fallen over, and is missing panels and sections. Installing a new fence would be an improvement to the site, as the existing wood fence has deteriorated beyond repair.

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

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

This criterion is not applicable, as there are no plans for major surface cleaning other than normal exterior routine cleaning and maintenance, as needed.

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

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

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

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

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

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

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

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

If the new fence were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The only portion of the building connecting the existing and new proposed fence is a 4”x4” support post, leaving the majority of the exterior side of the building unaltered.

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

This criterion is not applicable as the applicant has no intentions of painting at this time.

City of DeLand Land Development Regulation Section 33-94.04. Design criteria for Historic Design and Downtown Support District.

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

(a) General architectural design.

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

The installation of this fence will not be consistent with the style and character of the existing structure, as the materials are different to what is existing.

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

The removal of the deteriorated wooden fence, and installation of a new fence will enhance the city's streetscape, creating a more attractive appearance.

Staff Recommendation:

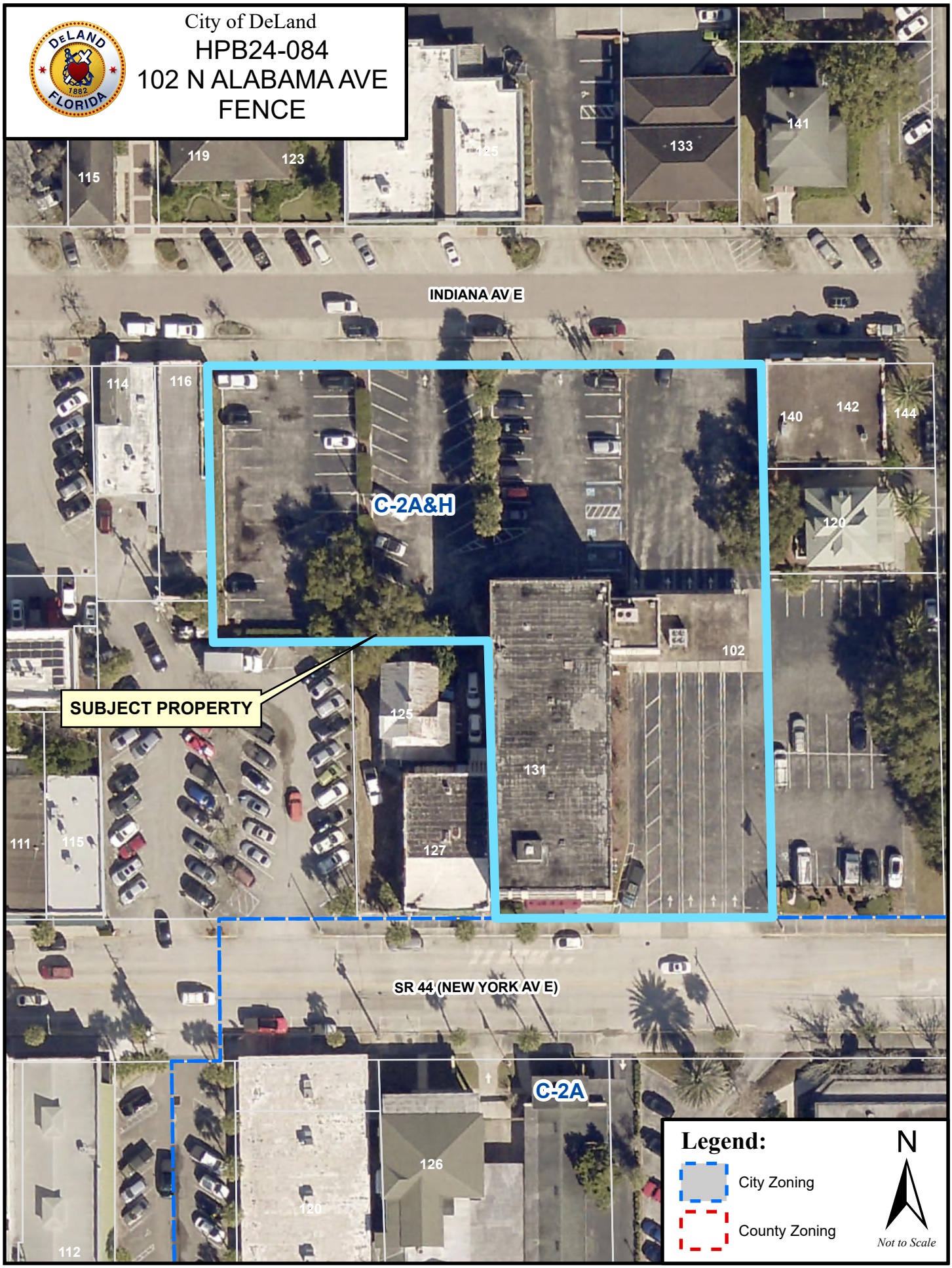
Staff finds this proposed project is consistent with City of DeLand Land Development Regulations Sections 33-34.03 and 33-94.04 and recommends the Historic Preservation Board approve the Certificate of Appropriateness (COA) as presented with an immediate effective date.

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

1. Grant the certificate of appropriateness with an immediate effective date;
2. Grant the certificate of appropriateness with special modifications and conditions;
3. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
4. Deny the certificate of appropriateness.
5. If the Historic Preservation Board finds that the proposed work does not comply with the requirements of this Section 33-94.04, the Board shall set forth the reasons that the proposed work does not comply with such requirements. *(Section 33-94.04 Design Criteria for Historic Design and Downtown Support District)*

Attachments:

Vicinity Map
Proposed fence location


City of DeLand
HPB24-084
102 N ALABAMA AVE
FENCE
INDIANA AV E
SR 44 (NEW YORK AV E)
C-2A&H
C-2A
SUBJECT PROPERTY
102
114
116
115
119
123
125
133
141
140
142
144
120
131
127
111
112
126
Legend:
City Zoning
County Zoning
N
Not to Scale

6 ft High Vinyl (white) Fence

6 ft High 5 ft wide Vinyl swing Gate

Plat of Boundary Survey for
MDF Deland, LLC
102 North Alabama Ave.
Deland, Volusia County, Florida

CERTIFIED TO:
Mainy Square East, LLC, a Florida limited liability company
Commonwealth Land Title Insurance Company
MDF Deland, LLC
United Southern Bank

DESCRIPTION

The South 164.0 feet of Lot 1, all of Lot 2, and the North 1/2 of Lot 3, Block 4, ROGER'S DELAND, according to the map thereof recorded in Deed Book L, Page 201, Public Records of Volusia County, Florida.

TOGETHER WITH: Easement for by and between J. Valente Holdings, LLC and Mainy Square East, LLC as set forth and created in that certain Easement recorded April 1, 2013 in Official Records Book 7110, Page 1738, Public Records of Volusia County, Florida, being a parcel of land in Lot 3, Block 4, ROGER'S MAP OF DELAND according to the map thereof recorded in Deed Book L, Page 201, of the Public Records of Volusia County, Florida, more particularly described as follows:

Beginning at a cross cut in the concrete pavement, said cross being in the North line of East New York Avenue and South 88°41' East, 297.00 feet from the intersection of the North line of East New York Avenue and the East line of North Woodland Boulevard; thence North 0°33' West 132.00 feet to an iron pipe; thence South 88°41' East 84.00 feet to an iron pipe; thence South 0°33' West 132.00 feet to an iron pin in the North line of East New York Avenue and at the Southeast corner of a two-story brick building; thence North 88°41' West and along the North line of East New York Avenue 82.10 feet to the Point of Beginning.

SURVEYOR'S NOTES

1) Bearings based on Florida grid East zone (Lambert Network).

2) Subject to easements and restrictions of Record.

3) All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12127C0475L, dated February 19, 2014.

4) This Survey is based on the Description provided, Plat Information, Found Monumentation and other data acquired by this firm.

5) Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.

6) Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.

SCHEDULE B-II EXCEPTIONS

Commonwealth Land Title Insurance Company
Order Number DES1220304?
Commitment Date: March 3, 2022

8. Rights of the owner of property adjoining the land on the West, as evidenced by that certain Mutual Agreement recorded in Official Records Book 309, Page 02, to the party wall located partly on adjoining property to as much of the insured land as is required for lateral support of the wall and the building attached to it. AFFECTS PROPERTY AS SHOWN

9. Grant of Easement to the City of Deland recorded in Official Records Book 6184, Page 2294 AFFECTS PROPERTY AS SHOWN

10. Lease Agreement by and between First States Investors 3300, LLC, Lessor and Wachovia Bank, N.A., Lessee dated September 22, 2004, as evidenced by that certain Memorandum of Lease recorded May 12, 2005, in Official Records Book 5501, Page 1873. AFFECTS PROPERTY BUT NOT PLOTTABLE

11. Easement recorded in Official Records Book 7100, Page 1738. AFFECTS PROPERTY AS SHOWN

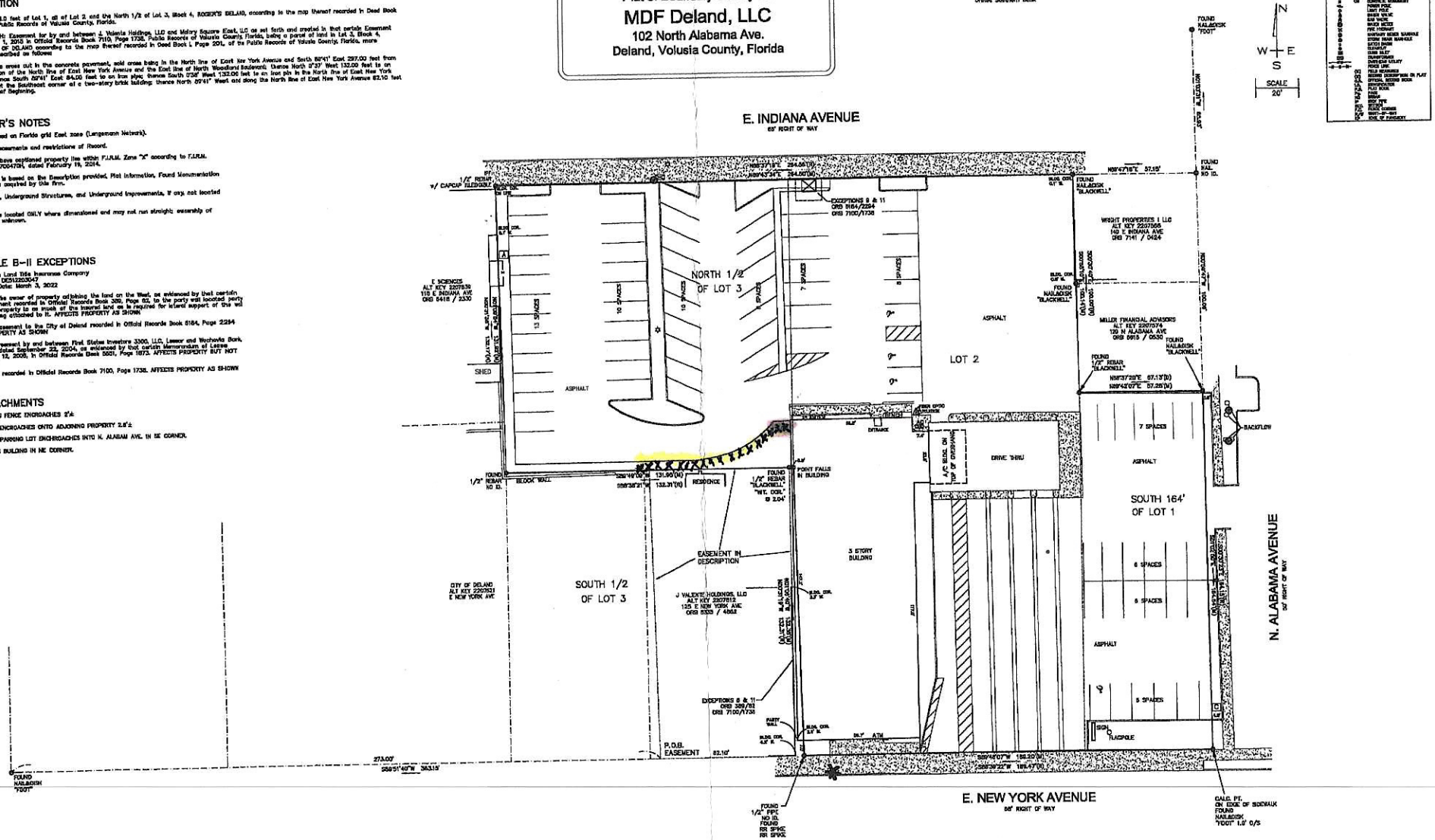
ENCROACHMENTS

A. ADJOINING FENCE ENCROACHES 2'±.

B. BUILDING ENCROACHES ONTO ADJOINING PROPERTY 2.6'±.

C. ASPHALT PARKING LOT ENCROACHES INTO N. ALABAM AVE. IN SE CORNER.

D. ADJOINING BUILDING IN NE CORNER.



LEGEND:

⊙	IRON PIPE FOUND (1/2" UNLESS NOTED)
⊙	IRON PIN FOUND
⊙	NAILDISK FOUND "FDOT" ONLY
⊙	GEOMETRIC MONUMENT
⊙	POWER POLE
⊙	LIGHT POLE
⊙	WATER METER
⊙	GAS VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	ELECTRIC BOXES
⊙	TELEPHONE BOX
⊙	CLEAN OUT
⊙	GUY WIRE
⊙	OVERHEAD UTILITY
⊙	FENCE LINE
(R)	FIELD MEASURED
(P)	RECORD DESCRIPTION ON PLAT
(O.R.)	OFFICIAL RECORDS BOOK
(P.O.B.)	POINT OF BEGINNING
(P.O.C.)	POINT OF COMMENCEMENT
(A/C)	AIR CONDITIONER
(B.F.)	BASE FLOOD ELEVATION
(C)	CALCULATED
(D)	DEED
(E)	EAST
(F.F.E.)	FINISH FLOOR ELEVATION
(F.N.D.)	FOUND NAILDISK
(N)	NORTH
(N&D)	NAIL & DISK
(P)	PLAT
(R)	RADIAL
(S)	SOUTH
(W)	WEST
(U.E.)	UTILITY EASEMENT
(D.E.)	DRAINAGE EASEMENT
(B.L.)	BUILDING LINE
(P.L.)	PROPERTY LINE
(R/W)	RIGHT-OF-WAY
(E/P)	EDGE OF PAVEMENT

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 5J-17 of Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

John V. Clinkscales, Jr. Registered PLS#3

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

STATE OF FLORIDA LICENSED PROFESSIONAL SURVEYOR No. 4988

No.	REVISIONS	Date
1	[illegible]	mo/da/yr

FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fcsatlas@outlook.com
1220 HUFFSTETLER DRIVE, UNIT 201
EUSTIS, FLORIDA 32726
(352) 525-2530 LB# 7084
SURVEYQUOTES@GMAIL.COM

REF. PLAT BOOK	mo/da
REF. O.R. BOOK	7099 / 3441
ALT. KEY#	2207562
PARTY CHIEF	SG.
DRAWN	SG.
DATE	JULY 27, 2022
ORDER#	F42525

Sheet No. 1 of 1

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

DATE: May 2, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Local Registry Nomination) for a mixed-use building 306 W. Wisconsin Ave.**
Application No.: HPB24-085
Applicant: Halley Matuszczak
Owner: Robert & Jessica Levings
Current Use: Vacant
Zoning District: PD (North West Square PD)
Florida Master Site File: 8VO3557 *(The address on the form is 242 N. Clara, property has double frontage)*

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

Date of Construction:	+/- 1926	**Style:**	Late gothic revival
Structural System:	Hollow clay tile	**Foundation Type:**	Continuous: Brick
Siding:	Brick	**Stories:**	2
Roof:	Composition Shingles	**Windows:**	Lancet 16/6; stained leaded glass
Roof Type:	Gable	**Chimneys:**	1: Brick W: slope
Porch:	None	**Secondary Structure:**	8 triangular dormers

Description of Proposed Work:
This property is located within the Downtown Support District and West DeLand Residential Historic District (National Registry). The applicant is seeking approval to be added on the City of DeLand Historic Local Registry, nomination by the Property Owner.

Staff Analysis
The nomination of this property, located within the Downtown Support District and West DeLand Residential Historic District (National Registry) has been reviewed per the City's Land Development Regulation Section 33-34.02. The Florida Master Site File outlines some of the historical significance of this building and although the original church has been expanded, the architectural features retain most of the original character, and have continued to be maintained throughout the years. The current owner is in the process of renovating the building to include residential units, offices, and event space. Although the interior of the building is being renovated,

the exterior is remaining unchanged except for necessary repairs, where needed. 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 considered a contributing building within the West DeLand Residential District, a National Register of Historic Places 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 states the late gothic revival style building was constructed in 1926. The exterior material is brick, with multiple triangular dormers and lancet stained leaded glass windows. The builder is listed as Odell Dugger, and the building is located just outside of the historic downtown, on the corner of W. Wisconsin Avenue with a predominant frontage along N. Clara Avenue.

    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.***

Although the Florida Master Site File does not list a lot of information regarding the history of the building, there are still remaining distinctive characteristics of the building, despite multiple expansions and renovations. Over the years, the overall exterior brick wall fabric, large leaded glass lancet windows, cross-gable roof with multiple triangular dormers and a predominant recessed front entrance along North Clara enclosed by a decorative arch have remained. Although the new owners have redeveloped the site to reuse the existing building for a mix of uses,

including15 apartments and first floor commercial/meeting space, they have committed to maintaining the building exterior and will repair the existing exterior, as needed.

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 Local Registry as it is listed as a contributing structure in the West DeLand Residential District (National Historic District).

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

This property would be considered contributing due to the integrity of the design, materials, 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 (8VO3557) – Florida Master Site File (1991)
Concept floor plan

City of DeLand

HPB24-085
Northwest Square

RECORD NUMBER: 91
Page 1 **HISTORICAL STRUCTURE FORM** **Site 8** VO 3557
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME: Trinity Meth. Episcopal Church
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Volusia **OWNERSHIP TYPE:** CONP
PROJECT NAME: Stetson University + City of DeLand: S+P **DHR NO.** 2836
LOCATION:
ADDRESS: 242 North Clara Avenue
CITY: DeLand MULTILIST 8 VO A3601
VICINITY OF/ROUTE TO: See attached maps

SUB: Rich's Addition to DeLand **BLOCK** 7 **LOT** A
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S **RANGE:** 30E **SECTION:** 8 **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: Odell Dugger
CONSTRUCTION DATE: 1926 **RESTORATION DATE(S):**
MODIFICATION DATE(S): 1960
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Religious
PRESENT USE (S): Religious

DESCRIPTION
STYLE: Late Gothic Revival
PLAN: EXTERIOR: L-shaped
PLAN: INTERIOR:
NO. STORIES: 2 **OUTBLDGS:** 0 **PORCHES:** 0 **DORMERS:** 8
STRUCTURAL SYSTEM(S): Hollow clay tile
EXTERIOR FABRIC(S): Brick
FOUNDATION: TYPE: Continuous
MATERIALS: Brick
INFILL:
PORCHES:
ROOF: TYPE: Gable
SURFACING: Composition shingle
SECONDARY STRUCS: 8 triangular dormers
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: W: slope
WINDOWS: Lancet 16/6; stained leaded glass

EXTERIOR ORNAMENT: Stained glass, lancet windows, decorative molding
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR 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; religion

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 3, #21

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story masonry church is located at 242 North Clara Avenue. Its Late Gothic Revival styling is expressed by a cross-gable roof pierced by numerous triangular dormers and a recessed entrance enclosed by a decorative arch. Cast crete embellishes lintels, sills, buttresses, and belt courses. Fenestration consists of leaded-glass lancet windows. The exterior wall fabric is brick. Although the church has been expanded over time, it retains much of its original character.

Architectural Context: The Gothic Revival style, popular in the U.S. between 1840 and 1880, has its roots in England from the mid-eighteenth century. In the U.S., Richard Upjohn and Alexander Jackson Davis developed the style in the 1830s and 1840s for ecclesiastical and residential buildings, respectively. Later, Andrew Jackson Downing popularized the style with several pattern books, which showed the suitability of the style even to modest domestic designs. Downing stressed the style's application in rural settings, where it would be compatible with the natural landscape. His efforts helped to make Gothic Revival one of the dominant building styles of the 1840s. Ecclesiastical examples of the style range from Richard Upjohn's masterwork, Trinity Church in New York City (1839-1846), to his smaller Carpenter Gothic version of the style, St. Luke's in Clermont, New York (1857). Domestic versions include Alexander Jackson Davis' Glen Ellen in Baltimore, Maryland (1832), and the Nicholls House, another design by Davis in Llewellyn Park, Orange, New Jersey (1858). The Gothic Revival style went into decline following the Civil War, and relatively few examples exist from the 1870s and 1880s.

The term Late Gothic Revival is generally applied to buildings erected after 1890 that still reflect elements of the Gothic Revival style. As with the Gothic Revival style, relatively few examples of Late Gothic Revival buildings were erected in the state. Examples are typically located in older communities such as Tallahassee, St. Augustine, and Jacksonville. Erected in the 1870s and 1880s, small churches erected by the Episcopal Dioceses are scattered throughout the peninsula. Identifying features of this style include a steeply-pitched gable roof, often with one or more intersecting cross-gables, decorative vergeboard in the gables, wood siding, often board-and-batten; one-story entrance or end porch; and varied window treatments including lancet, cantilevered oriels, and double-hung sash windows, often with diamond pane glazing.

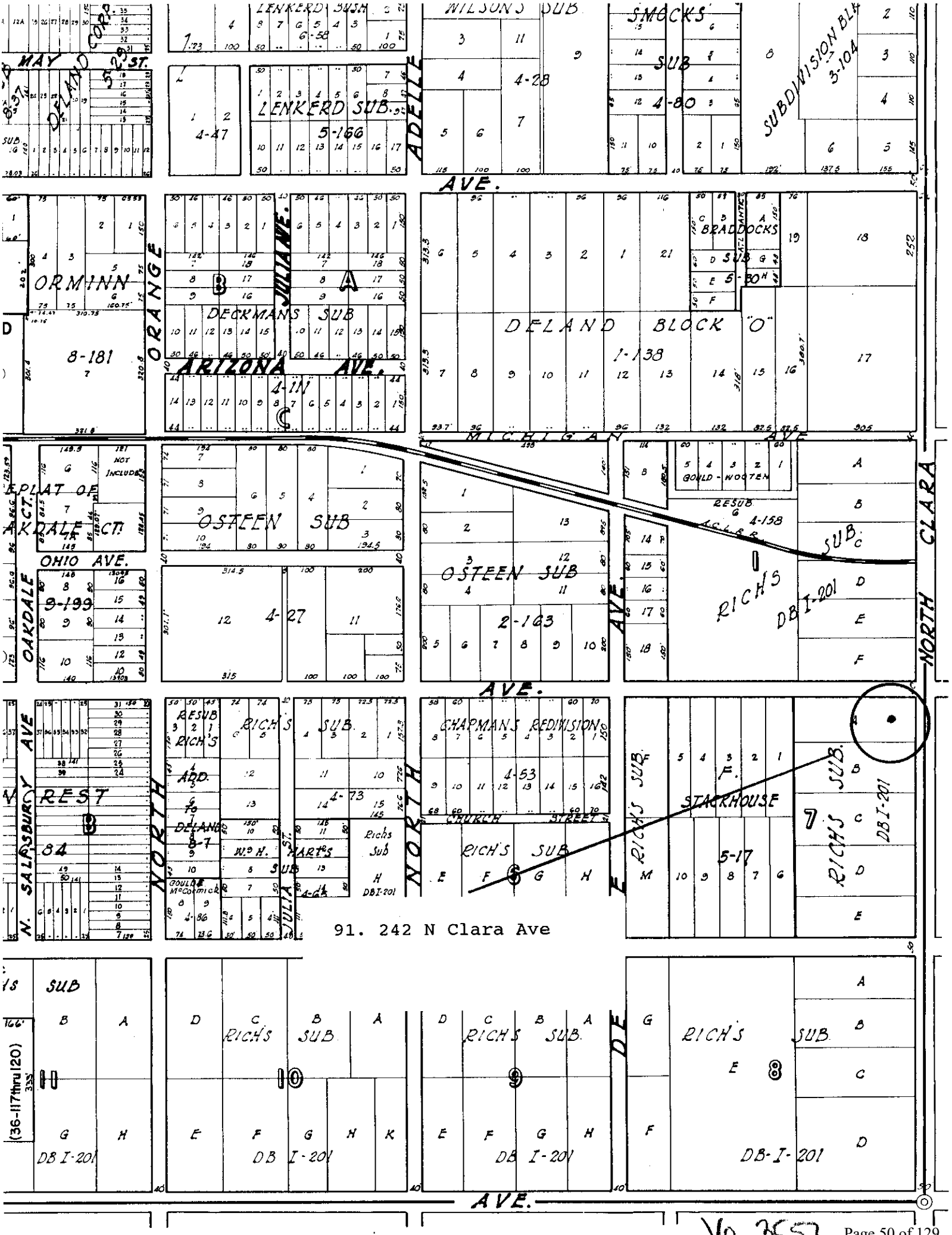
Characterized by the use of the pointed arch at the gable end, the Late Gothic Revival style has a sub-category called "Collegiate Gothic," which was employed on education-related buildings beginning in the 1890s, with excellent examples of that style at the campus of the University of Florida in Gainesville. When applied to large-scale public, religious, or education-related structures, the Late Gothic Revival style typically involved brick as a construction material with liberal use of cast crete to embellish coping, cartouches, and belt courses. Other features of the style include a steeply-pitched parapet-gable roof, often with one or more intersecting cross-gables; towers and spires; decorative embellishment in the gables; and varied window treatments including lancet, cantilevered oriels, and double-hung sash windows, often with diamond pane glazing.

Historical Narrative: Located in Rich's Addition to DeLand, which was platted by John Rich in 1883, the Trinity Methodist Episcopal Church was built in 1926 by Odell Dugger at a cost of $125,000. A south extension was added in 1960 (building cornerstone; *DeLand Daily News*, April 24, 1926; Zelma Coonley, conversation with Sidney Johnston, February, 1991).

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

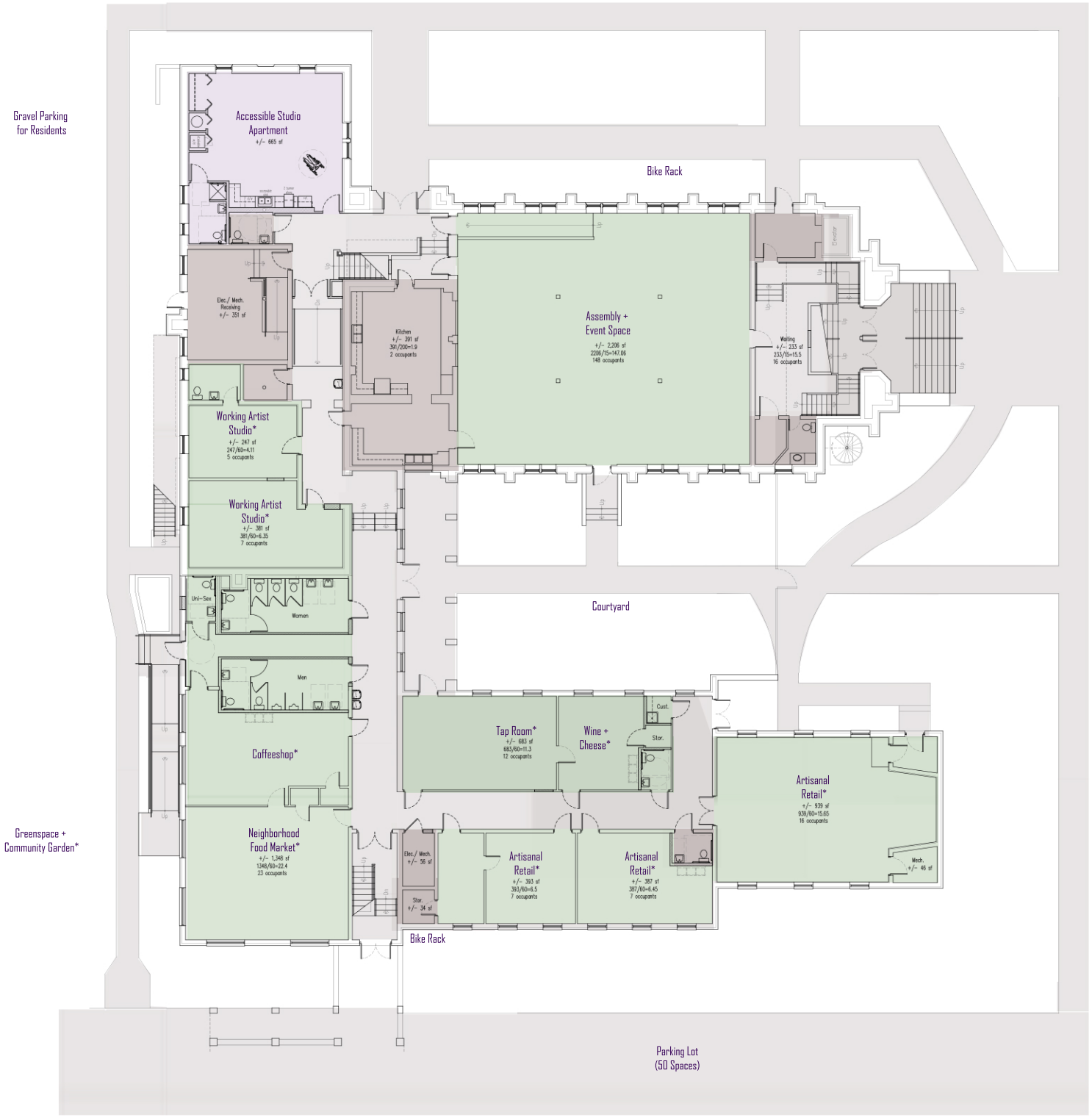
V03557

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.


MAY ST.
DELAND CORP.
LENKERD SUB.
WILSONS SUB
SMOCKS SUB
SUBDIVISION BLK
ADELLE
AVE.
ORMINN
ORANGE
JULIA AVE.
DECKMANS SUB
ARIZONA AVE.
BRADDOCKS SUB
DELAND BLOCK "O"
MICHIGAN AVE
EPLAT OF AKDALE CT.
OHIO AVE.
OSTEEN SUB
GOULD - WOOTEN
RESUB
RICH'S
OAKDALE
NORTH CLARA
N. SALISBURY AVE
REST
RICH'S ADD. TO DELAND
W.M. H. HARTS SUB
GOULD McCormick
CHAPMANS REDIVISION
CHURCH STREET
STARKHOUSE
RICH'S SUB
DB I-201
91. 242 N Clara Ave
(36-117thru120)
AVE.

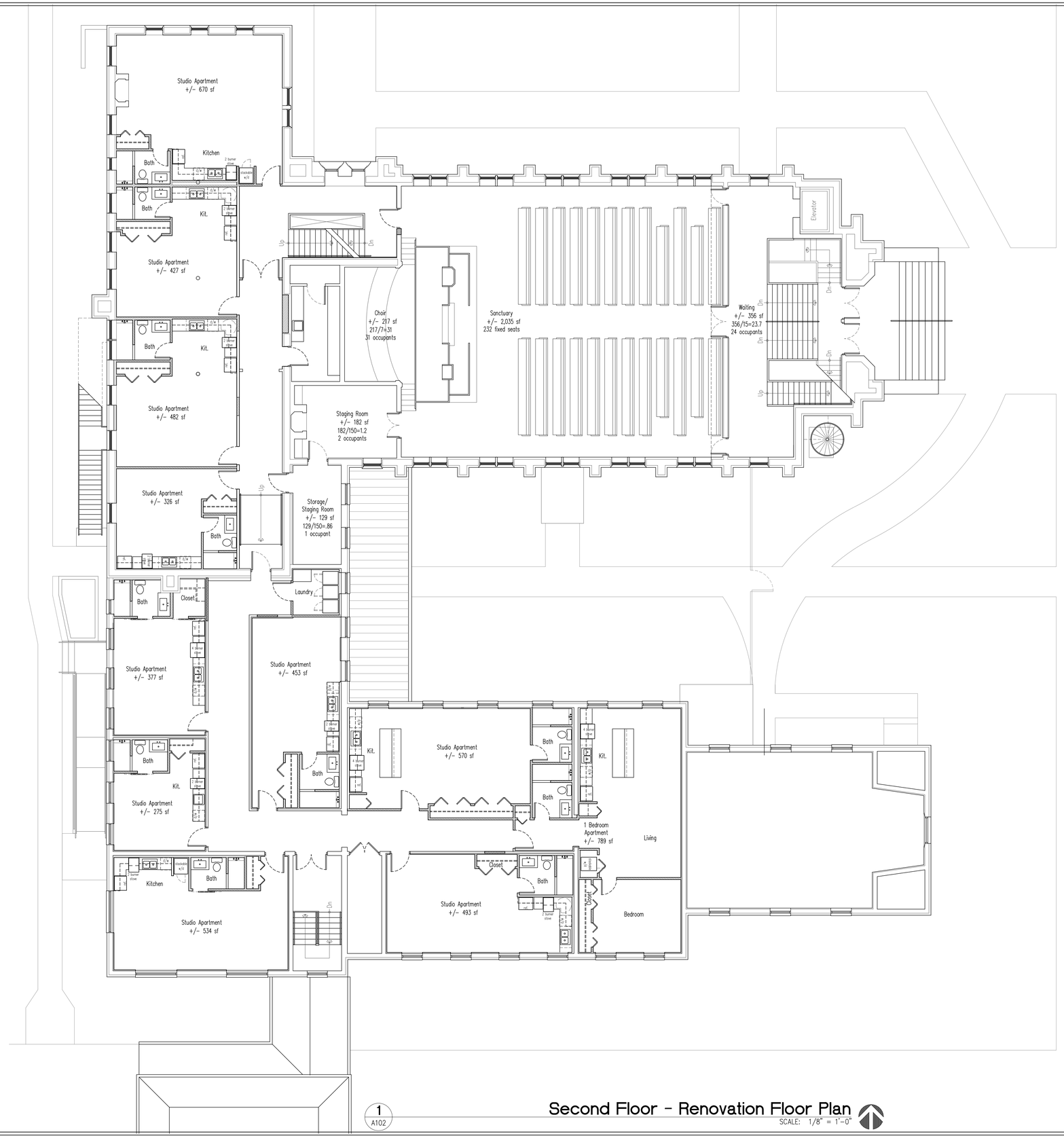
91. 242 N Clara Ave
Deland 1964 PR 1980
DE LAND
Volusia Nursing Home
West Volusia Memorial Hospital
Stetson
STETSON UNIVERSITY
Athletic Field
Lake Lindley
Oakdale Cemetery
Waterworks
Trinity Ch
Perkins Park
Pomona Pond
Dimmick Brewster Sch
High Sch
Westminster Ch
St Peters Sch
Courthouse
Memorial Hospital
Library
City Hall
Radio Station
Euclid Ave Sch
Conrad Field
Municipal Stadium
Christian Field
St Anthony Ch
Golf Course
De Land Memorial Gardens
Claypit
Sewage Disposal
Euclid High Sch
Franklin Hts Ch
Drive-In Theater
PLYMOUTH AVENUE
EAST PLYMOUTH AVENUE
WEST MINNESOTA AVENUE
EAST MINNESOTA AVE
NEW YORK AVE
WEST NEW YORK AVE
EAST NEW YORK
WEST WOODHAM AVE
EAST WOODHAM AVE
STEVENS AVE
WEST EUCLID AVE
EAST BERESFORD
WEST BERESFORD BLVD
NORTH SPRING GARDEN AVE
SOUTH SPRING GARDEN AVE
NORTH BOUNDARY
SOUTH BOUNDARY
NORTH STONE
SOUTH STONE
NORTH ALABAMA
SOUTH ALABAMA
NORTH FLORIDA
NORTH WOODLAND
SOUTH WOODLAND BLVD
NORTH BOSTON
SOUTH BOSTON
MC DONALD AVE
LINDLEY BLVD
4 LANE
2 LANE
30 E. 20'
0.7 MI. TO U.S. 17
(ORANGE CITY)
4741 IV NE
ORANGE CITY 3.5 MI.
DE BARY 9 MI.
17'30"
SCALE 1:24 000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

V03557



Programming_ 1st Floor

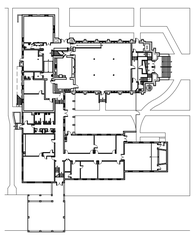
* or other permitted uses



1
A102

Second Floor - Renovation Floor Plan

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



KEY PLAN

N

kma DESIGN GROUP, LLC
AR 92267
voice 407.697.0336
www.kmadg.net

Mark A. Kaiser, AIA
AR 92267

All designs, plans, arrangements, and specifications prepared by this drawing belong to and are the property of kma Design Group, LLC and were created and developed for use on and in connection with the specified project. None of the ideas, designs, arrangements and plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of kma Design, LLC. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and kma Design Group, LLC must be notified of any variation from the dimensions and conditions shown by these drawings.

North West Square
Interior Reno.

306 W. Wisconsin Ave.
Deland, FL 32720

REVISIONS:

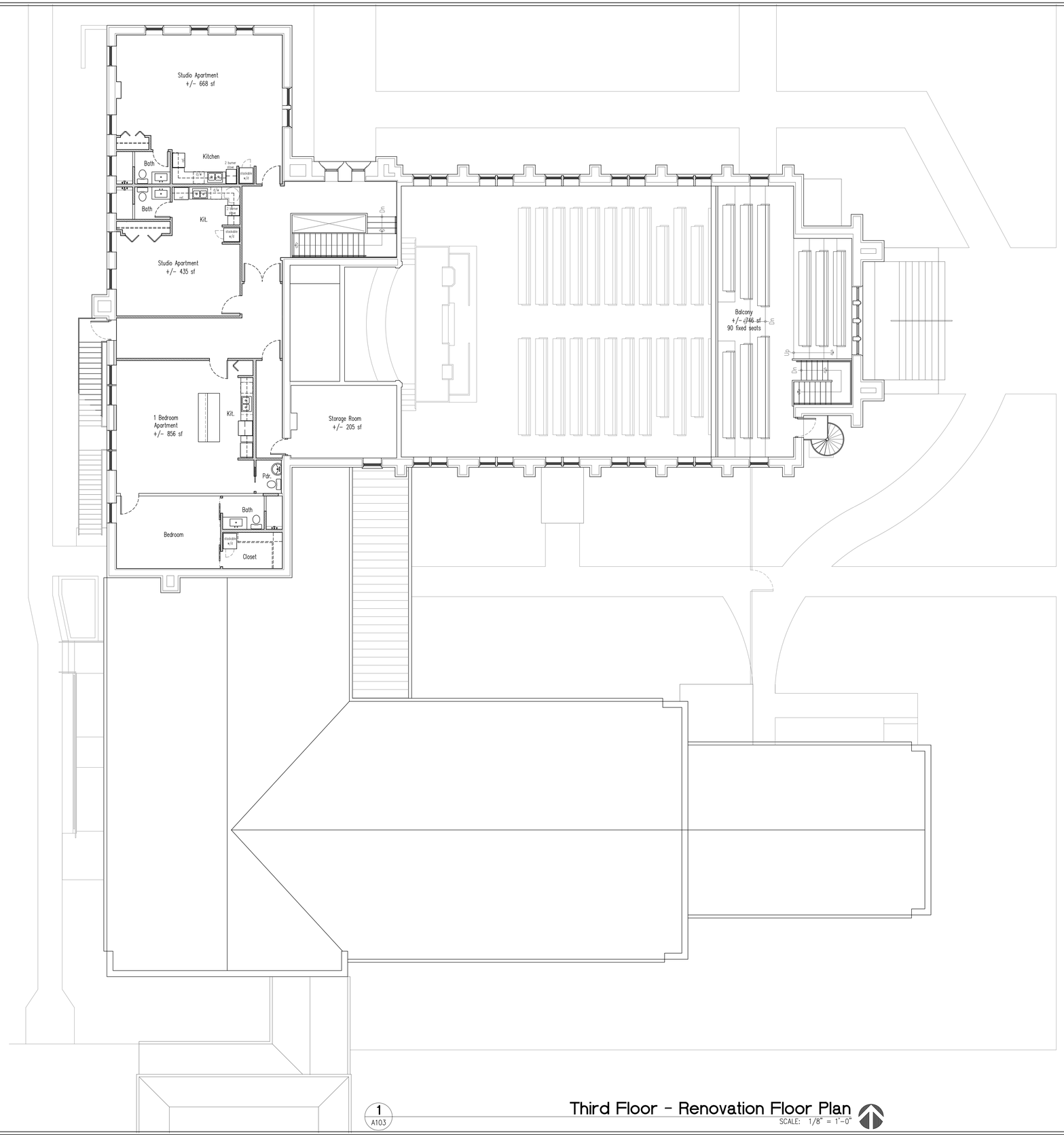
Project No.:	22-01008
Date:	05/25/2022
Drawn By:	MAK
Checked By:	MAK

Design Development Documents

2nd Floor Renovation Plan

A102

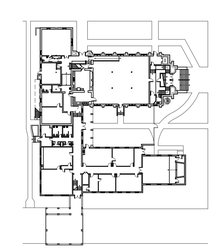
Not For Construction



1
A103

Third Floor - Renovation Floor Plan

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



KEY PLAN

N

kma DESIGN GROUP, LLC
AR 92267
voice 407.697.0336
www.kmadg.net

Mark A. Kaiser, AIA
AR 92267

All designs, plans, arrangements, and specifications prepared by this drawing belong to and are the property of kma Design Group, LLC and were created and developed for use on and in connection with the specified project. None of the aforementioned designs or ideas shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of kma Design, LLC. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and kma Design Group, LLC must be notified of any variation from the dimensions and conditions shown by these drawings.

North West Square
Interior Reno.

306 W. Wisconsin Ave.
Deland, FL 32720

REVISIONS:

Project No.:	22-01008
Date:	05/25/2022
Drawn By:	MAK
Checked By:	MAK

Design Development Documents

3rd Floor Renovation Plan

A103

Not For Construction

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

DATE: May 2, 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 306 W. Wisconsin Ave.**
Application No.: HPB24-082
Applicant: Halley Matuszczak
Owner: Robert & Jessica Levings
Current Use: Vacant
Zoning District: PD (North West Square PD)
Florida Master Site File: 8VO3557 *(The address on the form is 242 N. Clara, property has double frontage)*

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

Date of Construction:	+/- 1926	**Style:**	Late gothic revival
Structural System:	Hollow clay tile	**Foundation Type:**	Continuous: Brick
Siding:	Brick	**Stories:**	2
Roof:	Composition Shingles	**Windows:**	Lancet 16/6; stained leaded glass
Roof Type:	Gable	**Chimneys:**	1: Brick W: slope
Porch:	None	**Secondary Structure:**	8 triangular dormers

Description of Proposed Work:
This property is located within the Downtown Support District and West DeLand Residential Historic District (National Registry District). The applicant is planning a full redevelopment 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 May 2, 2024 meeting, and the City Commission at their May 20, 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, but work has begun on the redevelopment of this property from a church to 15 apartments with offices/mixed uses on the first floor. Due to the proposed work being all interior and the exterior remaining unchanged, the necessary building permits were applied for and issued, with no Historic Preservation Board approval required.

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

Since the time of the original construction, there have been multiple additions to the building, all of which have maintained similar architectural features as the original building. The original characteristics remain unchanged, and the new owners have committed to maintain the existing architectural features and materials on the building exterior. Any ongoing maintenance and repair will maintain the historic integrity.

    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 on the property, except for a Porte-cochère that is attached to the South of the building.

    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.*

As outlined in the National Register of Historic Places Registration Form dated Oct. 20, 1992, there is only one other Gothic Revival style building within the West DeLand Residential Historic District (National Registry District) which is the St. Barnabas Episcopal Church, constructed in 1883. These two buildings are neighbors, with North Clara Avenue located between them.

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, craftsmanship and the limited number of gothic revival structures within the City and within the West DeLand Residential Historic District (National Registry District).

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 is only one additional gothic revival style building within the 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 builder is listed as Odell Dugger, as outlined in the online obituary of his son, Donald R. Dugger, Odell was a successful general contractor. Donald worked alongside his father, Odell, and later took over the family construction company, continuing the legacy, by building many residential and commercial buildings in and around the DeLand area.

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 the building location.

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.

<u>Part 2 – Historic Preservation Property Tax Exemption Application: Description of Improvements</u>

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 brick, hollow clay tile structural system, with a brick continuous foundation type.

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

As stated on the Trinity United Methodist Church website brief history section, the church moved into the building in 1926 and has continued to occupy the building until two years ago, under a few different name changes.

2. ***Detailed description of improvement work:***

a. *Provide a description of the project work. Describe the entire project.*

The applicant is proposing to completely renovate and redevelop the interior of the building from a church to 15-unit apartments, food hall, tap room and wine bar, indoor/outdoor event space, retail space and market and coffee bar. The exterior of the building will remain unchanged, except for any necessary repairs.

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

The applicant has already begun the interior work, which has included additional plumbing, new fire alarm/sprinkler system, reroof, additional framing, electrical and mechanical work.

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.

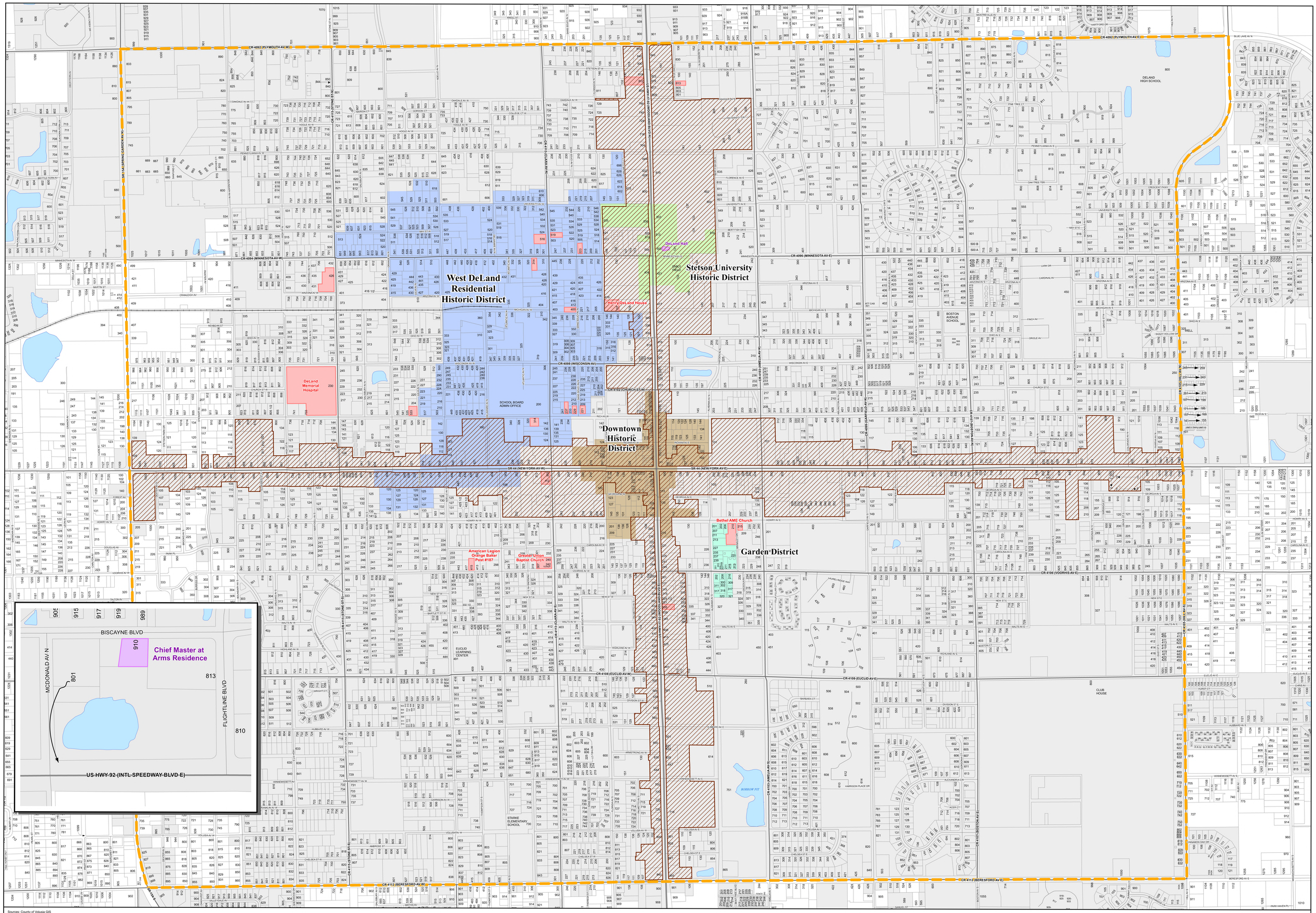
If the Board finds, by majority vote, that the proposed project is a qualifying improvement and that the work proposed is in compliance with applicable review standards, the Board shall approve the Preconstruction Application.

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 (8VO3557) – Florida Master Site File (1991)
Preconstruction Application
Attachment A – Photos of existing conditions
Attachment B – Historic Reference Map showing project location
Attachment C – Proposed concept floor plan

City of DeLand
HPB24-085
Northwest Square
E-1
319
335
333
327
SUBJECT PROPERTY
WISCONSIN AV W
306
PD
ATLANTIC AV N
R-1B
200
CLARA AV N
309
241
239
245
236
241
R-1A
237
227
225
219
215
Legend:
City Zoning
County Zoning
N
Not to Scale



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

Emily Kunkel

From: Halley Matuszczak <halley@nwsrealty.com>
Sent: Friday, April 12, 2024 1:52 PM
To: Emily Kunkel
Subject: Re: Tax Abatement - 306 W Wisconsin

This project aims to bring new life to a cherished historic landmark, once a revered church, now poised to become a vibrant downtown hub. By repurposing the architectural splendor and rich heritage of the former church, we envision creating a dynamic space that fosters community engagement, cultural exchange, and economic vitality. Within this space, we plan to have the following:

- 15 Apartments
- Food hall
- Tap room and wine bar
- Indoor and outdoor event space
- Retail space
- Market and coffee bar

In order to make this future space possible, we plan to complete the following updates to the property:

- Renovation of former classrooms into apartments, utilizing as much of the existing square footage as possible.
- Restoration of the sanctuary to level the floor and rebuild the original 1926 stage using the original heart pine flooring, enabling the space to continue hosting events.
- Prevent further roof leaks by reroofing the entire building.
- Remove the old, non-working elevator and install a new lift for improved ADA access.
- Uncover and restore the original interior brick walls throughout the building and original heart pine flooring.
- Restore and ensure operation of original windows, and preserve stained glass.
- Paint the entire interior.
- Add new lighting and electrical to the commercial kitchen to use as a commissary kitchen for local businesses.
- Install new wiring, plumbing and HVAC throughout the building.
- Expand community bathroom space by adding bathrooms and renovating existing bathrooms.
- Adaptively reuse classrooms on 1st floor for food and beverage businesses and community gathering spaces.

On Fri, Apr 12, 2024 at 12:08 PM Emily Kunkel <kunkele@deland.org> wrote:

> A brief overview/bullet points will suffice. You can email to me. 😊
>
> Thank you,

GARLAND

EXIT

1
SALT,
PEPPER, PAM
SPRAY,
SUGAR,
SWEET &
LOW ETC
THIS STOVE PURCHASED BY THE
EMILY LAWRENCE FAMILY
4
LARGE
KNIVES &
13
GARLAND
COOKING
UTENSILS
12
POTS
FRIGIDAIRE

LADDER STAND-OFF STABILIZER
Keep this
closed at all

Keep this do
closed at all ti

has made
glad in it.
Psalm 118:24

WEST VOLUSIA

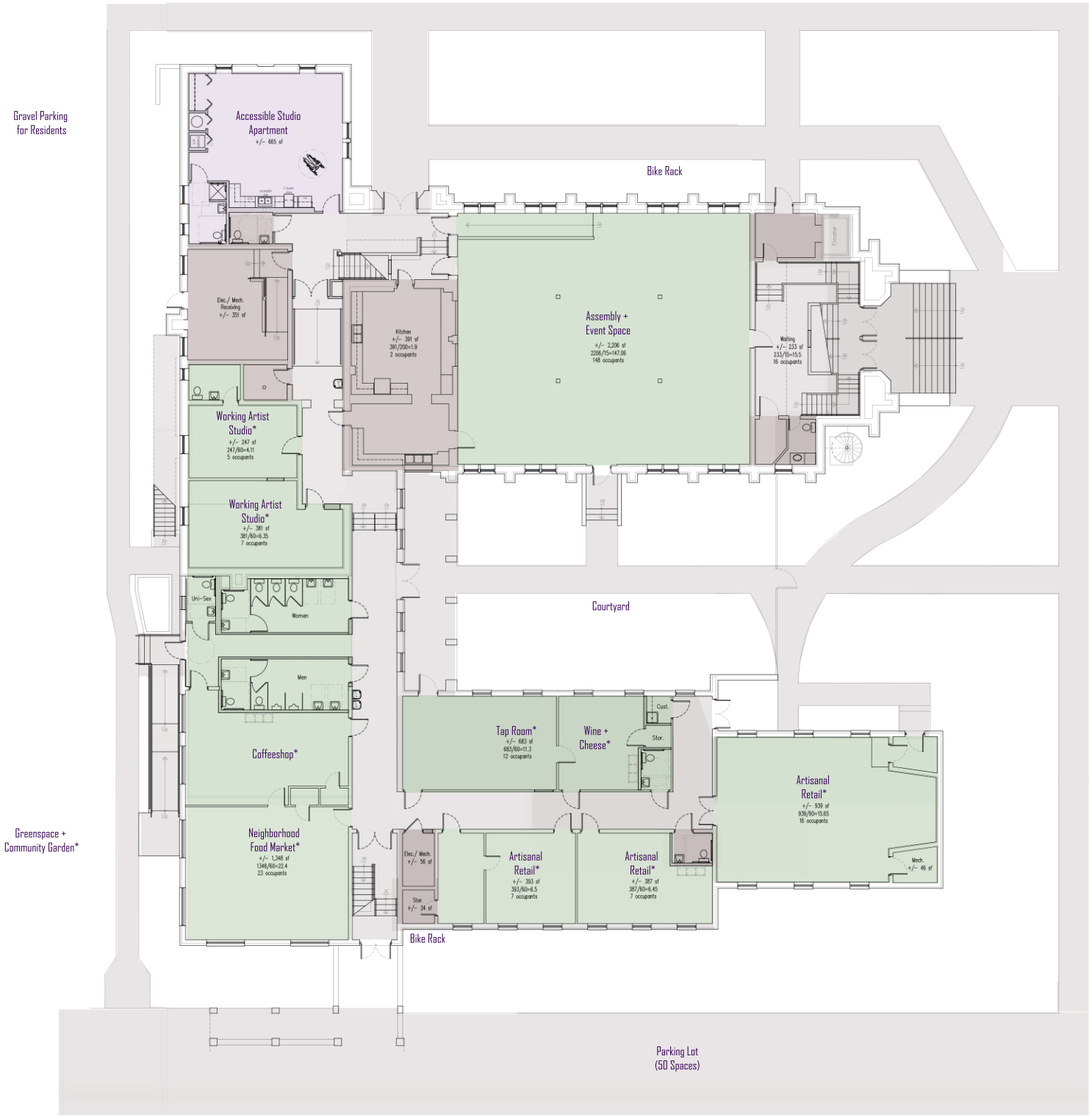
Cover Church

V8E
Infgy

EXIT

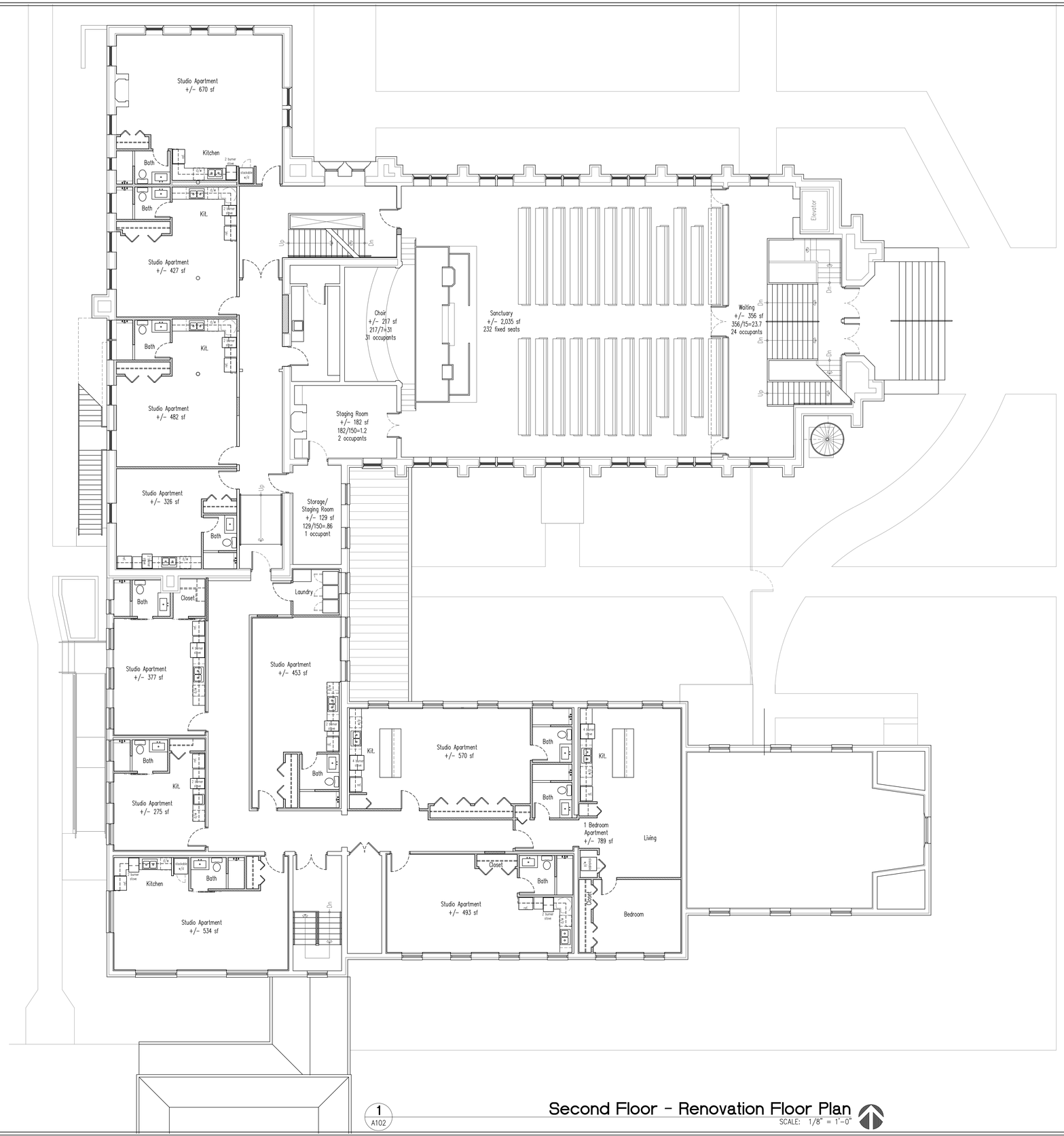
REST ROOM
DANGER
ELECTRICAL MACHINERY
AUTHORIZED
PERSONNEL ONLY

EXIT



Programming_ 1st Floor

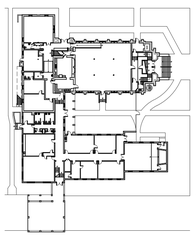
* or other permitted uses



1
A102

Second Floor - Renovation Floor Plan

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



KEY PLAN

N

kma DESIGN GROUP, LLC
AR 92267

voice 407.697.0336
www.kmadg.net

Mark A. Kaiser, AIA
AR 92267

All designs, plans, arrangements, and specifications prepared by KMA drawing belong to and are the property of KMA Design Group, LLC and were created and developed for use on and in connection with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of KMA Design, LLC. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and KMA Design Group, LLC must be notified of any variation from the dimensions and conditions shown by these drawings.

North West Square
Interior Reno.

306 W. Wisconsin Ave.
Deland, FL 32720

REVISIONS:

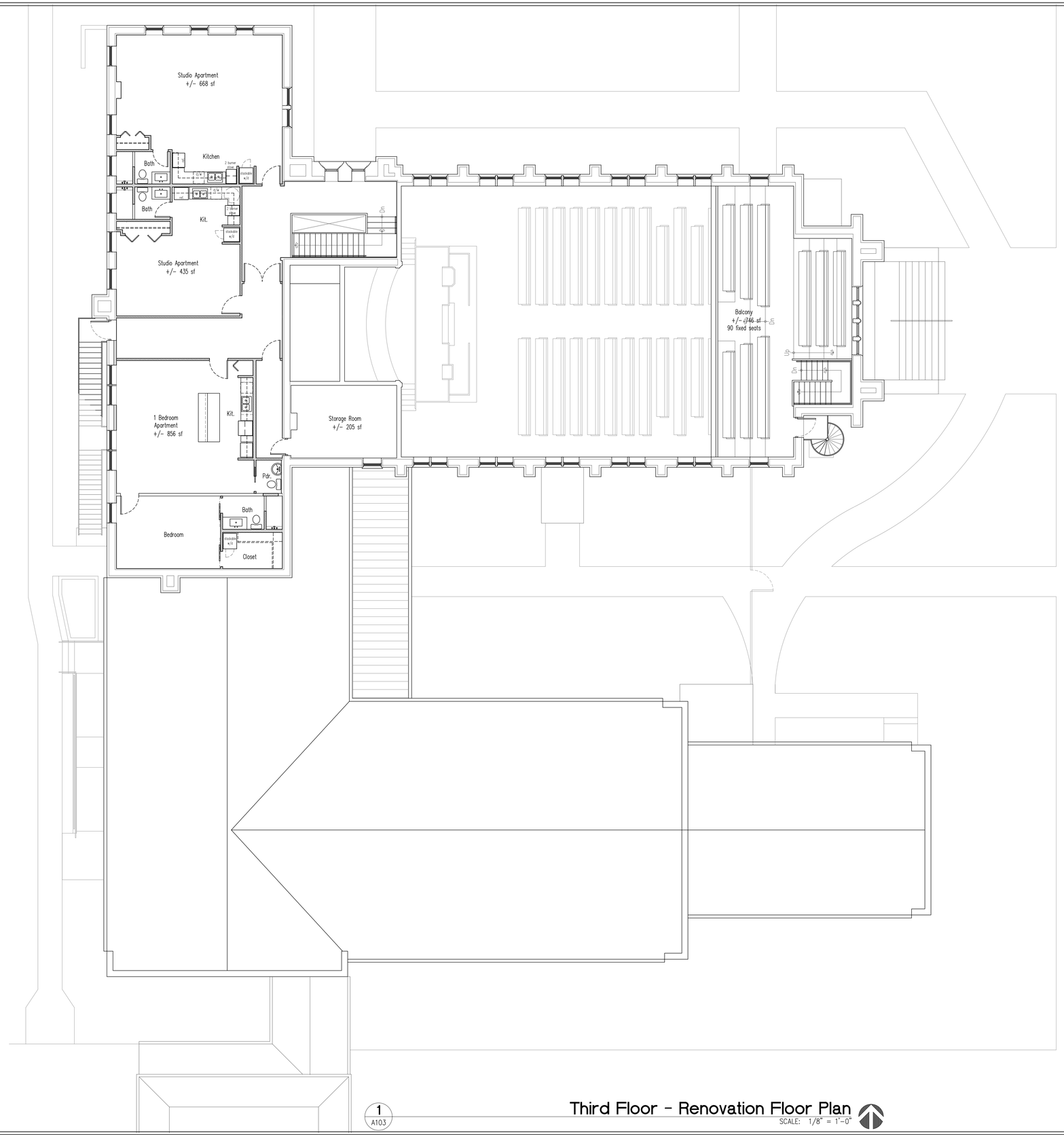
Project No.:	22-01008
Date:	05/25/2022
Drawn By:	MAK
Checked By:	MAK

Design Development Documents

2nd Floor Renovation Plan

A102

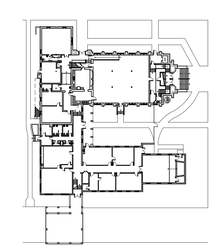
Not For Construction



1
A103

Third Floor - Renovation Floor Plan

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



KEY PLAN

N

kma DESIGN GROUP, LLC
AR 92267
voice 407.697.0336
www.kmadg.net

Mark A. Kaiser, AIA
AR 92267

All designs, plans, arrangements, and specifications prepared by this drawing belong to and are the property of kma Design Group, LLC and were created and developed for use on and in connection with the specified project. None of the aforementioned designs or ideas shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of kma Design, LLC. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and kma Design Group, LLC must be notified of any variations from the dimensions and conditions shown by these drawings.

North West Square
Interior Reno.

306 W. Wisconsin Ave.
Deland, FL 32720

REVISIONS:

Project No.:	22-01008
Date:	05/25/2022
Drawn By:	MAK
Checked By:	MAK

Design Development Documents

3rd Floor Renovation Plan

A103

Not For Construction

Small Matching Historic Preservation Grants
Formal Solicitation for Applications
April 1, 2024 – June 3, 2024
for Fiscal Year 2026

The Florida Department of State is soliciting applications for Small Matching Grant-in-Aid assistance for historic preservation projects. Applications will be accepted **online** at dosgrants.com. The application submission period **will open April 1, 2024, and close at 5:00 p.m. (Eastern) on June 3, 2024** (as June 1st is not a business day). Applications will only be accepted electronically and must be complete to be considered for evaluation.

SMALL MATCHING GRANTS PROGRAM

The purpose of the Small Matching Grants Program is to provide funding to assist local, regional and state-wide efforts to preserve significant historic and archaeological resources, and to promote knowledge and appreciation of the history of Florida. The program does not fund operational support for historic preservation organizations.

Project types include: Survey; Planning; Nominations to the National Register of Historic Places; Heritage Education; and state Historical Markers. For questions about project types or the eligibility of a project or work item, please refer to the *Small Matching Grant Guidelines* on FLHeritage.com/grants.

STATEWIDE PRESERVATION PRIORITIES

Though the Division of Historical Resources will accept applications for all eligible project types, this cycle's priorities are:

- Projects to survey historic resources within the boundaries of (or within close proximity to) active Florida Main Street communities
- Projects that support survey of unrecorded historic sites, or sites that have not been surveyed in 10 or more years
- Projects that support survey of resources in coastal areas or areas vulnerable to flooding.

ELIGIBLE APPLICANTS

Eligible Applicant Organizations are either a public entity or an active Florida nonprofit. For questions about eligibility, please refer to the *Small Matching Grant Guidelines*.

AWARD AMOUNT AND MATCH REQUIREMENTS

Maximum award amount: $50,000 (depending on project type).
Match requirement: 1:1, unless waived as explained below, with a minimum cash match contribution of 25 percent.
Match waiver: Applicants that are Certified Local Governments (CLGs), Florida-based accredited Main Street Programs, and all National Register Nomination projects are eligible for match waivers as stipulated in the *Small Matching Grant Guidelines*. A waiver is also available for projects proposed to be located within REDI-qualified counties or communities at the time of application submission, as stipulated in the *Small Matching Grant Guidelines*. State agencies, state colleges, or state universities are not eligible for a waiver regardless of project location.

APPLICATION RESTRICTIONS

An Applicant Organization may submit only one (1) Small Matching Grant Application under a single application deadline for a particular application cycle. State agencies, county or city governments, or universities may submit single applications from more than one division or department under a single application cycle provided that those divisions or departments are separate and distinct budgetary units, and provided that applications do not address the same facility, project, property, or site.

CLG applicants may submit separate applications for federal funding and state funding under a single application submission period. When applying for federal funds, a CLG Applicant Organization shall apply only for Survey, Planning and National Register Nomination projects. CLGs may also submit a separate application for Heritage Education to compete for state funds. However, no more than two (2) grant applications, one for federal funding and one for state funding, may be submitted under a single application deadline using the CLG match waiver.

APPLICATION REVIEW AND PROJECT SELECTION

Eligible applications will be evaluated on a competitive basis by a Secretary of State appointed Grant Panel in a public meeting. The Grant Panel will review and score applications pursuant to criteria in the *Small Matching Grant Guidelines*, and recommend to the Secretary of State those applications that should be forwarded to the 2025 Legislature for funding consideration in State Fiscal Year 2026.

The Grant Panel's recommendation to the Secretary of State will not result in any immediate grant award. The award and level of funding for each Small Matching project will be subject to specific legislative appropriation.

RELEASE OF FUNDS

For projects receiving funding from the 2025 Legislature, funds will become available after July 1, 2025, which is the beginning of the 2025-2026 State Fiscal Year. To receive grant funds, grantees will be required to sign a Grant Award Agreement containing specific administrative responsibilities. Any unexpended balance of grant funds will revert to the state at the end of the 12-month period, on June 30, 2026.

ADDITIONAL INFORMATION

If you have any questions regarding proposed projects, eligibility, or the online application form, please call the Historic Preservation Grants Program, Division of Historical Resources, at 800.847.7278 or 850.245.6333 or email at DHRgrants@dos.myflorida.com.

Para español, seleccione de la lista Select Language Powered by Google Translate

Small Matching Grants

About Small Matching Grants

The Department of State, Division of Historical Resources, provides state and federal funds for historic preservation. The purpose of this program is to provide funding, in the form of grants, to assist local, regional and state-wide efforts to preserve significant historic and archaeological resources and to promote knowledge and appreciation of the history of Florida. This program provides historic preservation grants on a competitive basis. The program does not fund operational support for historic preservation organizations. The Legislature determines the amount appropriated annually for the program and funding for all eligible applications is not guaranteed. The Small Matching Guidelines specify program policies and procedures.

The Historic Preservation Grants Program utilizes an online grant system via which prospective applicants submit their applications. Applications from previous solicitation periods are also available upon request (for viewing only).

Applicant Eligibility

Public entities such as counties or municipalities, school districts, state colleges or universities, agencies of state government and non-profit organizations are eligible Applicant Organizations.

Project Types

Types of historic preservation projects that can be funded include:

- **Survey** projects that identify, document and evaluate historic or archaeological resources, individually or within historic or archaeological districts or areas being investigated for the potential of becoming historic districts or zones, or updating previous surveys (awards up to $50,000);
- **Planning** projects necessary to guide the long term preservation of historic resources or a historic district, including preparation of historic structures reports, condition assessments, architectural drawings and construction documents, predictive modeling, preparation of preservation or management plans, and design or preservation guidelines. Planning activities on historic Religious Properties shall be limited to building exterior envelope, excluding accessibility upgrades, and structural elements of the building (awards up to $50,000);
- **National Register Nomination** projects that prepare a nomination to the National Register of Historic Places for an individual Historic Property or a nomination for a historic or archaeological district or a thematic or multiple resource group nomination (awards up to $50,000);
- **Heritage Education** projects aimed at increasing public understanding and awareness of the history of Florida and the importance of its historical and archaeological resources and their preservation, either in general or for specific sites, properties or collections. This may include proposals such as walking tours brochures, education material for school children, interpretive signage, videos illustrating historic preservation principles, preservation of historical records through digitization and educational apps related to the history of Florida and/or its historical and archaeological resources (awards up to $50,000);
- **Historical Marker** projects to assist eligible applicants with the acquisition of state Historical Markers for which texts (monolingual or bilingual) have been approved by the State Historical Marker Council prior to applying for the grant. The historic marker shall not be purchased until the grant is awarded and the Grant Award Agreement is executed (awards up to $1,005 for single-sided markers and up to $1,165 for double sided markers); and
- **Statewide Special** projects, which address one or more statewide historic preservation needs identified by the Division. Applications for these projects are solicited by the Division within the regular grant cycle announcement.

Review Process

Applications are evaluated on a competitive basis by a Grant Review Panel appointed by the Secretary of State. The criteria for evaluation includes: historic significance, endangerment, appropriateness of the proposed project, administrative capability of the organization, adequacy of technical and financial resources, compatibility with statewide historic preservation priorities, educational potential, economic benefits and public good resulting from the project.

Grant Award and Match

Small Matching grants provide a maximum grant award of $50,000 depending on project type. There is no minimum request amount. An Applicant Organization is required to provide a 1:1 match except as specified in the Small Matching Guidelines. Twenty-five percent of the required match must be cash-on-hand at the time of application. All match must be accounted for during the grant period.

- **Certified Local Governments (/historical/preservation/certified-local-governments/)** (CLGs) certified by the National Park Service and in good standing at the time of application are eligible for a match waiver.
- **Florida Main Street** (/historical/preservation/florida-main-street/)active programs are eligible for a match waiver.
- **Rural Economic Development Initiative** (REDI). Projects located in REDI areas are eligible for a match waiver. A REDI list can be found on the Florida Department of Economic Opportunity's REDI webpage. This waiver is not available for Historical Marker grants or Applicant Organizations that are state agencies, state colleges or state universities, regardless of proposed project location.

Small Matching Application Information

FY2026 Small Matching Solicitation

When applying for a grant from the Division of Historical Resources, the following information should prove useful.

- The Solicitation Notice for the Small Matching Grants Program
- A PDF version of the "**How to Apply**" webinar is available on the right hand side of this page. Registration for scheduled webinars can be found on the Division's Upcoming Events (https://dos.myflorida.com/historical/meetings-and-events/upcoming-events/) page.
- Substitute W9 form will be required with all applications. Note that this is not the Federal W-9, but the State of Florida's Substitute W-9 form. You can retrieve a copy of the form by going to the Department of Financial Services' website (https://flvendor.myfloridacfo.com/). Upload the form in your application in the Support Materials section of your application.
- A UEI number will also be required at the time of application. This can be obtained here (https://sam.gov/content/duns-uei). This must be included in your organization details page on com in order for you to submit the application.

The documents provided here are in the process of being updated as part of our regular rule update. These will apply to FY2026 applications and awarded grants.

- Small Matching Solicitation Notice (pdf) (/media/707792/fy2026-sm-solicitation-notice.pdf)
- Small Matching Grants Guidelines (pdf) (/media/707785/fy26-sm-guidelines-redline.pdf)
- For a sample application click here (/media/707790/fy26-sm-application-redline.pdf) (not the actual application)

All applications must be completed and submitted via the online grant system by the application deadline. To access the dosgrants.com click here (http://apply.flheritage.com/).

Information and Documents for Current Grantees

Managing your grant

- For information on how to manage your grant funds, you may access a PDF version of the How To Manage webinar is available on the right hand side of this page.
- For information on how to complete and submit progress reports, expenditure logs, and payment requests, follow these instructions.
- For information on the procurement of services (i.e. architect, historic preservation consultant, archivist, historian, etc.) as required by the grant award agreement, see this FAQ document (/media/704538/procurement-requirements-for-dhr-grants-faq.pdf).

Photograph Submission Guidelines

Photographs are requested not only at the time of application, but also to evidence the progress and completion of all funded projects. All projects must adhere to the specifications stipulated in the Guidelines for Submitting Photographs (pdf)

Division of Historical Resources Recommended Time Sheets

The following documents should be utilized to document any volunteer, in-kind, or grant worked hours related to your project for which there is no alternate official record. To calculate the value of volunteer services, use the federal minimum wage of $7.25 an hour. Completed time sheets should be submitted with any payment request which cites these services.

- Volunteer Timesheet (xls) (/media/697354/volunteer-time-sheet.xlsx)

Schedule of Contract Values

- Schedule of Contract Values Form (xls) (/media/701814/schedule_of_contract_values.xlsx)

Single Audit Act

Grantees are required to comply with the Single Audit Act. Compliance requires submission of a Certification Form through a feature on dosgrants.com at the conclusion of each fiscal year during which the Grantee has an open grant project. Submission of a subsequent Financial Report is also required if the spending threshold is met. Further instructions on compliance with the Single Audit Act are provided in the following document.

- Single Audit Act Help Document (pdf)

Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (36 C.F.R. 68)

- Professional Qualification Standards (48 FR 44716, September 29, 1983)
- Standards and Guidelines for Archaeology and Historic Preservation (as amended and annotated by the National Park Service)
- Standards for the Treatment of Historic Properties, 2017

State of Florida, Chapter 1A-46 F.A.C., Archaeological and Historical Report Standards and Guidelines

- Archaeological and Historical Report Standards and Guidelines, Chapter 1A-46, *Florida Administrative Code* (pdf)

Electronic Payments

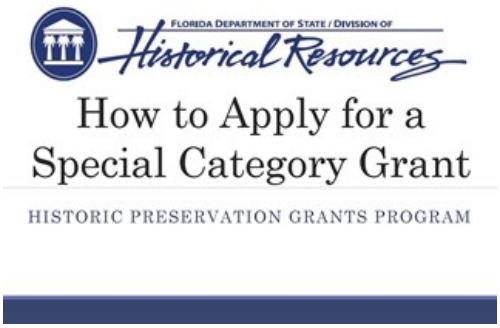
You can choose to use electronic funds transfer (EFT) to receive your grant payments.

- If EFT has already been set up with the Department of Financial Services (DFS) for your organization, you do not need to submit another form.
- To download this form visit the Direct Deposit sign-up on the DFS website.

HOW TO APPLY FOR SMALL MATCHING GRANTS

For information on how to complete an application for Small Matching projects you may access a PDF version of the How to Apply for a Small Matching Grant Presentation (pdf).

HOW TO APPLY FOR SPECIAL CATEGORY GRANTS



For information on how to complete an application for Special Category projects you may access a PDF version of the How to Apply for a Special Category Grant Presentation (pdf).

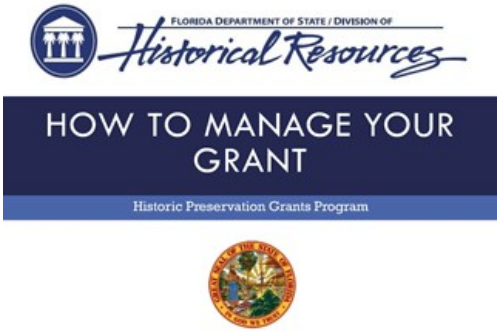
FLORIDA DEPARTMENT OF STATE / DIVISION OF Historical Resources

Abandoned African-American Cemeteries Grants

HISTORIC PRESERVATION GRANTS PROGRAM

For information on how to complete an application for Abandoned African-American Cemeteries projects you may access a PDF version of the How to Apply for Abandoned African-American Cemeteries Grants Presentation (pdf). (/media/707843/fy2025-cemetery-how-to-apply.pdf)

HOW TO MANAGE YOUR GRANT



For information on how to manage your grant funds you may access a PDF version of the How to Manage Your Grant Presentation (pdf).

Grant Lists

FLORIDA DEPARTMENT of STATE

and Information

FY 2023–2024

DIVISION OF ARTS AND CULTURE
DIVISION OF HISTORICAL RESOURCES
DIVISION OF LIBRARY AND INFORMATION SERVICES

DIVISION OF LIBRARY and INFORMATION SERVICES

CULTURE BUILDS FLORIDA
FLORIDA DEPARTMENT OF STATE
DIVISION OF ARTS & CULTURE

Historical Resources
flheritage.com

Click here to view or download the most recent Grant Book.

DHR grants are listed on pages 32-41.

Ron DeSantis, Governor

Cord Byrd, Secretary of State

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Copyright (/copyright/) © 2024 State of Florida, Florida Department of State.

Florida Department of State

Phone: 850.245.6500

R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

>