



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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. May 2, 2024 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (Exterior Alteration) for a commercial building at 309 N. Woodland Blvd.**
Application No.: HPB24-113
Applicant: Red Brick, LLC
Owner: 309 DeLand, LLC
2. **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave.**
Application No.: HPB24-144
Applicant: Mark Watts, Esq., Cobb Cole
Owner: Axia Partners, LLC

STAFF UPDATES

1. **Small Matching Grant - FY2025 & FY2026**

ADJOURNMENT

NEXT SCHEDULED MEETING DATE



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**
City Commission Chambers
120 South Florida Avenue
May 2, 2024- 5:00 P.M.

I. CALL TO ORDER

Having been duly noticed as required by law, the May 2, 2024 meeting of the City of DeLand Historic Preservation Board was called to order at 5:01 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*

Absent: Dagny Robertson & Scott Price, *Vice-Chairman*

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

Renee Garrison motioned to approve the April 4, 2024 meeting minutes. William Hoffman seconded the motion and all approved unanimously. (5-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. 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

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

Reggie Santilli recused herself due to personal interest and form 8b is attached to the minutes.

West Costa motioned for approval of the Certificate of Appropriateness, exterior alteration, with the condition of approval that the applicant must record the access easement to the satisfaction of the City Attorney's office prior to issuance of a building permit. Renee Garrison seconded the motion. (4-0) Reggie Santilli recused herself due to a voting conflict, form 8b was completed and is attached.

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

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

Reggie Santilli recused herself due to personal interest and form 8b is attached to the minutes.

William Hoffman motioned for approval of the Certificate of Appropriateness, exterior alteration. Renee Garrison seconded the motion. (4-0) Reggie Santilli recused herself due to a voting conflict, form 8b was completed and is attached.

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

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 recused himself due to personal interest and form 8b is attached to the minutes.

Renee Garrison motioned for approval of the Historic Preservation Review, Local Registry nomination and forward the recommendation to City Commission. Reggie Santilli seconded the motion. (4-0) West Costa recused himself due to a voting conflict, form 8b was completed and is attached.

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

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 with the condition that the City Commission approve the Local Registry nomination.

West Costa recused himself due to personal interest and form 8b is attached to the minutes.

Renee Garrison motioned for approval of the Historic Preservation Review, Historic Preservation Tax Exemption with a condition that the City Commission approve the Local Registry

nomination. Reggie Santilli seconded the motion. (4-0) West Costa recused himself due to a voting conflict, form 8b was completed and is attached.

VII. STAFF UPDATES

Emily Kunkel stated that the Historic resource survey (FY 2025) application has been approved by Secretary of State, pending Gov. Desantis approval of final budget. If approved, grant funds are available July 1st. The small matching grant cycle for FY 2026 has opened. The deadline to apply is June 3, 2024.

Emily asked the Board members if they have any Local Register plaque ideas, so we can order them and issue them out to the properties on the Local Register.

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be June 6, 2024 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:42 P.M.



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

DATE: August 1, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Exterior Alterations) for a commercial building at 309 N. Woodland Blvd.**
Application No.: HPB24-113
Applicant: Red Brick, LLC
Owner: 309 DeLand, LLC
Florida Master Site File: None
Zoning District: C-2A
Current Use: Professional Office

Description of Proposed Work:

This property is located within the Historic Design District, Downtown Support District, and Historic Support District. The applicant is seeking approval for an exterior alteration to this commercial building. The proposed alteration consists of removing the existing porte-cochère and enclosed entry portion on the front of the building to allow for additional parking spaces, replacing doors, windows, raising the roof parapet to create a stepped entry feature, resurfacing and painting the exterior. The overall project narrative is attached, outlining the complete proposed alterations.

Staff Analysis

This application has been reviewed per the City's Land Development Regulation Section 33-34.02. There is no Florida Master Site File for this property, but it has remained a family-owned dry-cleaning business since 1970, which has recently closed and the building has since sold. The new owners are proposing a full exterior alteration to the building and begin operating a medical marijuana pharmacy. The existing architectural features remain mostly unchanged on the exterior of the building, and have continued to be maintained in some measure throughout the years.

Historic Preservation Board Recommendation

In accordance with section 33-94.04 in the City of DeLand Land Development Regulations, the Historic Preservation Board shall make a recommendation to the City's Planning Director, TRC or Planning Board as to whether the proposed work complies with the requirements of this Section 33-94.04. If the Historic Preservation Board finds that the proposed work does not comply with the requirements of this Section 33-94.04, the Board shall set forth the reasons that the proposed work does not comply with such requirements.

Design criteria for Historic Design and Downtown Support District

Land Development Regulations Section 33-94.04 outlines the Design Guidelines for Commercial Building in Downtown DeLand which is incorporated herein by reference.

(a) General architectural design.

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

a. Similar or related architectural styling or character.

The alterations to this building would change the architectural style from mid-century modern to mid-century contemporary revival. The exterior alteration would result in removal of all the primary characteristics of the existing building, creating a brand-new style and character. This building is surrounded by majority newer construction (1958-2018), therefore as long as the materials match the surrounding structures, it could be complementary. It is recommended the applicant incorporate additional architectural features such as red brick wainscot, a brick entry feature, color band, more prominent roof line, wall mounting lighting, & less modern awnings to the exterior to be more consistent with surrounding buildings.

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

The existing building has a flat roof with a stepped down porte-cochère and enclosed entry portion, the proposed alteration removes the porte-cochère and enclosed glass entry portion and raises the main roof parapet to create a stepped entry feature. The stepped entry feature is consistent with the buildings within the entire district and surrounding buildings, but the existing porte-cochère and enclosed glass entry is what provides the existing building character, and the new alteration creates a more modern appearance.

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

The alteration would include removing windows/doors, but no additional windows/doors will be added. The removal of windows/doors is a result of removing the existing enclosed front entry portion, as it is entirely glass/windows therefore removing a primary characteristic of the existing building.

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

The existing building has a flat roof with a stepped down porte-cochère and enclosed entry portion, similar to the surrounding buildings that have parapets and enhanced rooflines. The existing building also has fabric awnings over the front windows, the exterior alterations proposes to install metal awnings in the same location, creating a more modern appearance. It is recommended the applicant incorporate a more traditional awning style with corbels or update the fabric awnings.

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

The glazing proposed would be impact resistant. However, staff is not certain if it is proposed to be tinted. The applicant should note that reflective tinting is prohibited.

2. Use of appropriate materials and treatments.

- a. Similar or related materials and textures.*

The existing building has some change of materials which include concrete masonry units (CMU) walls, and the front enclosed entry portion has brick wainscot painted the same color as the entire building. The proposed alteration would include wood cladding and stucco over the CMU walls, and a painted wainscot on the building. The applicant should incorporate red brick wainscot and entry feature similar to the surrounding buildings instead of painted wainscot, which would be more consistent with the district and further enhance the City's streetscape.

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

The proposed colors are consistent with the City of DeLand Historic Commercial Building Color Guide. The proposed colors are SW6365 for the exterior walls, SW6368 for the bottom wainscot and SW6349 for the metal awnings over the front doors.

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

This criterion is not applicable as this is an alteration, not new development and the existing building location will not be changed.

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 existing building is mid-century modern, and the proposed façade design style is mid-century contemporary revival. The modifications to the building include removing the existing porte-cochère and enclosed entry portion on the front of the building, would result in reconfiguring the front façade, significantly changes the appearance and character of the existing building resulting in a flat front façade. Additional façade enhancements are necessary to provide adequate articulation. These enhancements have been included in the conditions of approval.

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 existing building has many historic and unique characteristics and elements such as the large overhead sign, the awnings over the windows, the porte-cochère and enclosed entry portion. These unique features create an elevated front façade, add interest to the building, and represent a unique architectural style that is not present in today's building construction. The new proposed alterations remove all of these elements, resulting in a flat simplistic appearance, which differs from the existing building appearance.

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

This is an alteration, not new development, the existing building is mid-century modern, although the alterations should reflect the same mid-century modern or one of these preferred styles, ensuring to compliment or enhance the surrounding area and City's streetscape.

Staff Recommendation:

Staff finds that this alteration is not consistent criteria 1, 4, & 5 of the City's Land Development Regulation Section 33-94.04(a). To ensure the City's streetscape is enhanced and consistent with the surrounding buildings in the district, additional architectural elements need to be incorporated. Staff recommends the Historic Preservation Board to approve this Historic Preservation Board review with the following conditions:

- 1) Incorporate the following:
 - a. Red brick entry feature & wainscot around the building, creating a variation in materials.
 - b. More traditional awning style with corbels
 - c. More prominent roofline with a cornice and;
 - d. Color band around the building
 - e. Wall mounted lighting
- 2) Site lighting be corrected to ensure that illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles.

Attachments:

Vicinity Map
Photometric Plan
Project Narrative
Existing floorplan/elevations
Proposed floorplan/elevations



City of DeLand
HPB24-113
309 N WOODLAND
REMODEL



DeLand 309 LLC

830 A1A North, Ponte Vedra Beach, Florida 32082

Attention: DeLand Historic Board

Re: Project Narrative

Property: 309 North Woodland Ave, DeLand, FL 3224

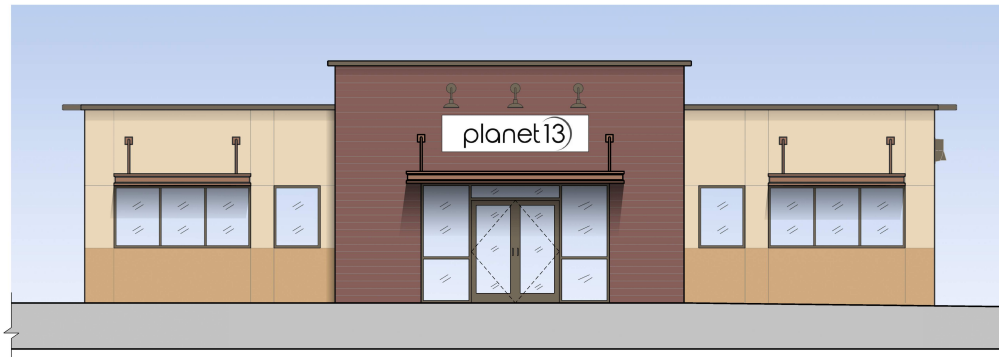
- The subject building is not a contributing structure of the historic district.
- The building was originally built in 1955 with an addition in 1979. The building has operated as dry cleaners for most of its history.
- The new tenant / business for this building will be a Pharmacy.
- The initial project consists of removing the existing Drive Shade Canopy on the front of the building.
- The ultimate project consists of reworking the front and side facades that are visible from the public right of way.
- The new façade design style will be midcentury contemporary revival working with the existing to embellish its characteristics.
- The proposed work scope will replace the doors, windows, roof and resurface and paint the exterior walls.
- Additionally, a pre-engineered entry canopy will be installed above the new main entry storefront doors.
- We will remove the overhang on the front (West side) of building and raise the parapet to create a stepped entry feature.
- Wood cladding will be used along with stucco over the CMU walls to create a variation of materials and colors for the facades.
- The colors selected for the new building facades are from the City of DeLand Historic guidelines.
- Furthermore, shade pre-engineered canopies will be installed over the windows on the front and sides of building.
- The rear of the building will have a shed like portion of building in Northwest corner demolished and not replaced.
- In addition, the rear of building will have a HC accessible ramp added to make the rear ingress/egress accessible.
- The interior will be completed remodeled as a dispensary/retail space with an office, breakroom, and HC compliant toilet rooms.

Building Elevations

Color Swatch #'s are indicated on
the plan set render page
materials/color data panel.



EAST FACADE (REAR)



WEST FACADE (FRONT)

REVISIONS

309 N WOODLAND AVENUE - EXTERIOR/INTERIOR MODIFICATION

OWNER/DEVELOPER: UNION ENTERPRISES & LLC - GREG GOLSTON, MANAGING MEMBER - (720) 352-2214 - GREG@REDBRICKCF.COM - OWNER: JESSICA PHILLIPS

PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: TBD

BPF

DESIGN INCORPORATED
ARCHITECTURE, DESIGN & DRAWING SERVICES
BRIAN P. FREDLEY, ASSOC. AIA, PROJECT MANAGER
DALLAS & PRACCOCK, AIA, ARCHITECT
AIA 00057674
237 FAIRVIEW AVENUE, DAYTONA BEACH, FL 32114
PH: (386) 257-5362 FX: (386) 257-1880
E-MAIL: bpfredley@bpfdesign.com WEBSITE: bpfdesign.com

COLORED ELEVATIONS - E & W

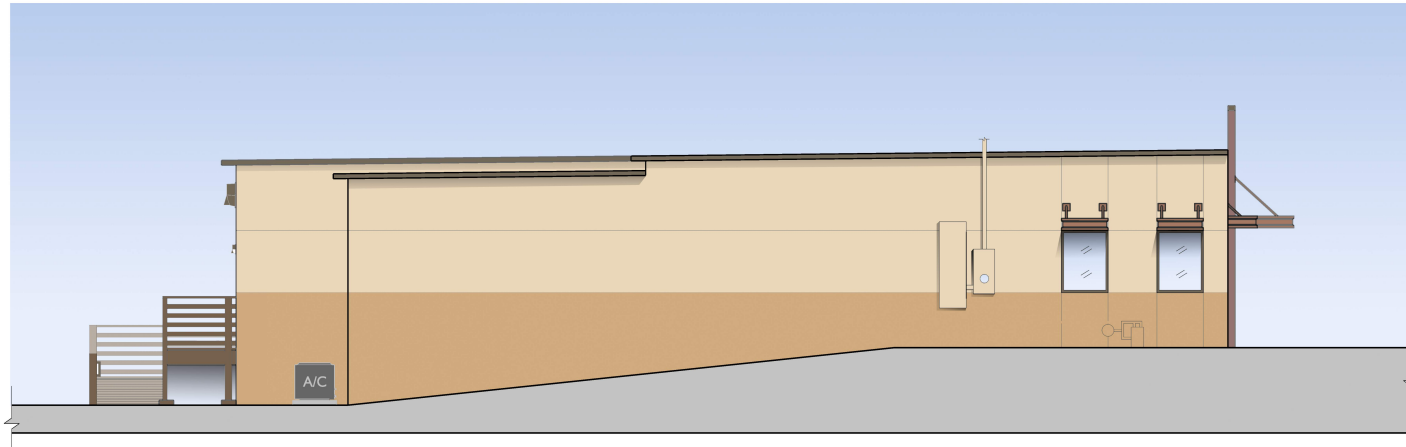
DATE: MAY 08, 2024

SCALE:

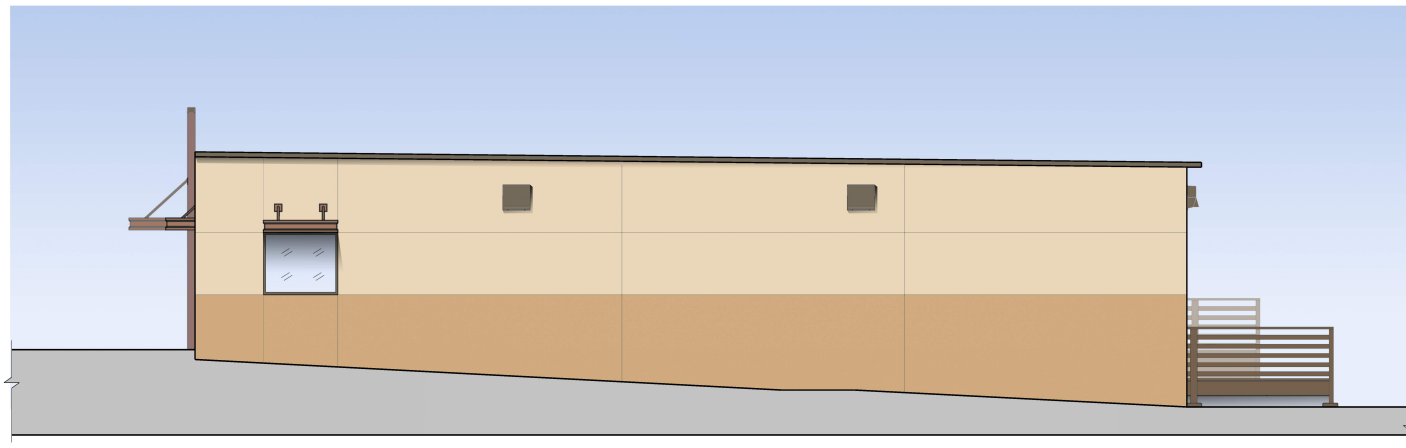
SHT NO. COL-1

ARCHITECT'S / ENGINEER'S SEAL

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NORTH FACADE (SIDE)



SOUTH FACADE (SIDE)

REVISIONS

309 N WOODLAND AVENUE - EXTERIOR/INTERIOR MODIFICATION

OWNER/DEVELOPER: UNION ENTERPRISES & LLC - GREG GOSTON, MANAGING MEMBER - (770) 552-2214 - GREG@REDBRICKS.COM - OWNER: JESSICA PHILLIPS

PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: TBD

BPE

DESIGN INCORPORATED
ARCHITECTURE, DESIGN & DRAWING SERVICES

BRIAN P. FREDLEY, ASSOC. AIA, PROJECT MANAGER
DALLAS & PRACOCK, AIA, ARCHITECT
#AIA 00057614

237 HAVEN AVENUE, DAYTONA BEACH, FL 32114
PH: (386) 257-5362 FX: (386) 257-1861
E-MAIL: bfredley@bpeinc.com WEBSITE: bpeinc.com

COLORADO ELEVATIONS - N & S

DATE: MAY 18, 2024

SCALE: SHEET NO. COL-2

ARCHITECT'S / ENGINEER'S SEAL

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Deland 309 LLC

830 A1A North, Ponte Vedra Beach, Florida 32082

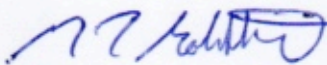
Corporate Resolution

5/23/2024

Let it be know that Greg Goldston is a principal and managing member/officer of Deland 309, LLC. Greg Goldston has Deland 309, LLC's authority to perform any necessary legal action to develop the property at 309 N Woodland Blvd, Deland, FL

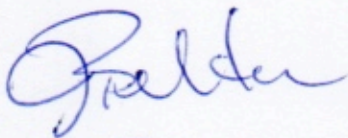
NOW THEREFORE, BE IT RESOLVED that the Board of Directors of Deland 309, LLC hereby authorizes Greg Goldston to act on behalf of Deland 309, LLC in entering into any agreement with the City of Deland; and to sign for and perform any and all responsibilities in relation to such agreement.

Approved: 5/23/2024

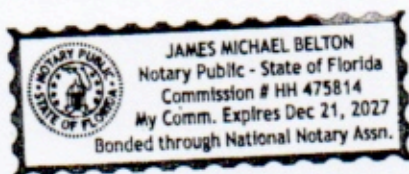


Greg Goldston,
Deland 309, LLC
Managing Member/Secretary

FL ID G432292703370
9-17-29



J Belton 12 21 27



Photos of existing building



Concept Plan

309 N WOODLAND BLVD - EXTERIOR/INTERIOR MODIFICATION

OWNER REPRESENTATIVE: UNION ENTERPRISES B, LLC - GREG GOLSTON, MANAGING MEMBER - (720)251-2214 - GREG@REDBRICKFL.COM - OWNER JESSICA PHILIPS
PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720

LEVEL 2 ALTERATION

STRUCTURAL ENGINEERING:

DEVLEN ENGINEERING, INC.
RONALD D. DEVLEN, P.E.
LIC. # 49782
4021 CHURCH ST.
SANFORD, FL 32771

PH: (407)324-5300 FX: (407)324-3999

MECH., ELEC., PLUMB., ENGINEERING

MOHSEN FARAJI, P.A. CA#8126
PATRICIA CARDENAS, PE#84277
MOHSEN FARAJI, PE#43599
1325 SOUTH BUMBY AVENUE
ORLANDO, FL 32806
PH: (407)896-7411 FX: (407)896-7412

BPF
DESIGN INCORPORATED
ARCHITECTURE, DESIGN & DRAWING SERVICES
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
DALLAS B. PEACOCK, AIA, ARCHITECT
#AR 0009706
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114 PH: (386) 257-0502 FX: (386) 257-1050
E-MAIL: bfredley@BPFDdesign.com WEBSITE: bpfdesign.com

GENERAL CONTRACTOR:

TO BE DETERMINED

ELECTRICAL CONTRACTOR

TO BE DETERMINED

PLUMBING CONTRACTOR

TO BE DETERMINED

MECHANICAL CONTRACTOR

TO BE DETERMINED

DATE: MARCH 21, 2024

65% CONSTRUCTION DRAWINGS

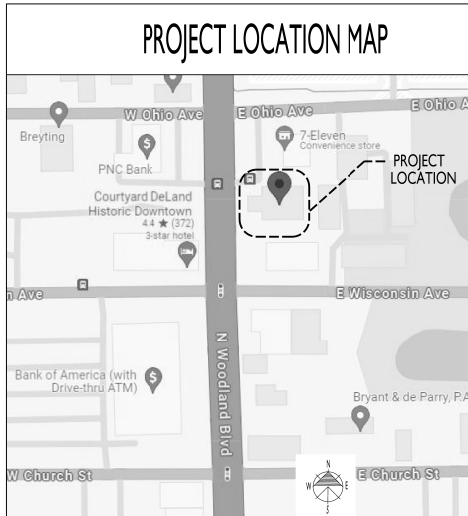
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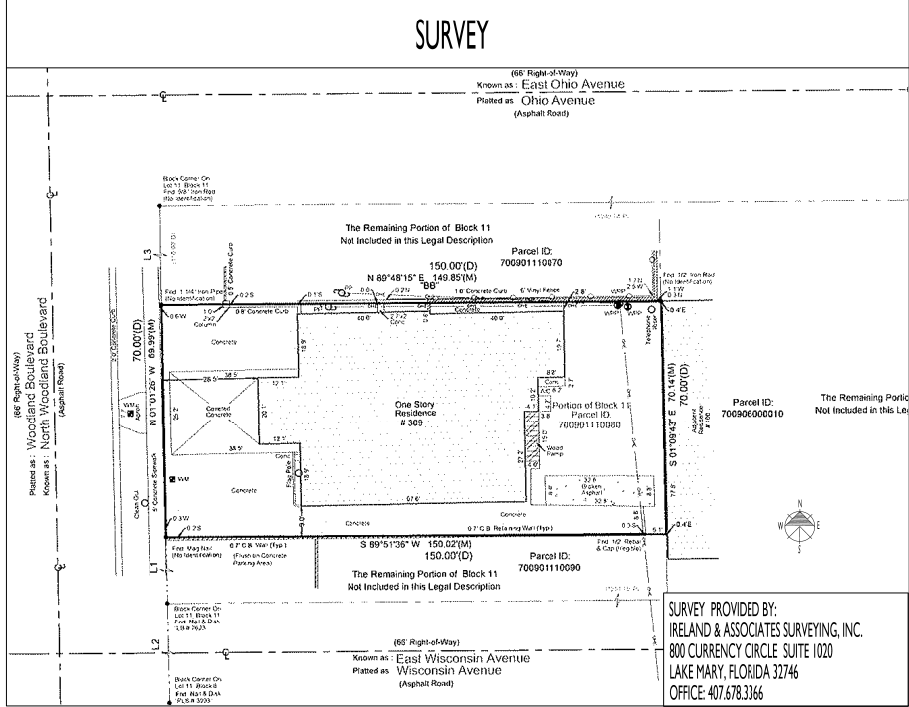
GENERAL NOTES:

ALL GENERAL & SUB CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, PLUMBING, MECHANICAL AND GAS SERVICE LOCATIONS. ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE. ALL WORK MUST COMPLY WITH THE 2023 (FPM) (SECTION 10) OF THE FLORIDA BUILDING CODE (SFC) 1609.139 FPM WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS NOTED ON THESE DETAILS. THE BUILDING REF. CATEGORY IS 'B' INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-16 ALL GLAZING IS TO BE NON-IMPACT RESISTANT.



PLAN REVIEW DATA

APPLICABLE CODES:	
2023 (8th) EDITION FLORIDA BUILDING CODE	- BUILDING
2023 (8th) EDITION FLORIDA BUILDING CODE	- EXISTING BUILDING
2023 (8th) EDITION FLORIDA BUILDING CODE	- ACCESSIBILITY
2023 (8th) EDITION FLORIDA BUILDING CODE	- ENERGY CONSERVATION
2023 (8th) EDITION FLORIDA BUILDING CODE	- FUEL - GAS
2023 (8th) EDITION FLORIDA BUILDING CODE	- MECHANICAL
2023 (8th) EDITION FLORIDA BUILDING CODE	- PLUMBING
2023 (8th) EDITION FLORIDA FIRE PREVENTION CODE	- FIRE
2020 EDITION NATIONAL ELECTRICAL CODE	- ELECTRICAL
OCCUPANCY TYPE: GROUP M (MERCANTILE), GROUP S-1 STORAGE, GROUP - B (BUSINESS)	
CONSTRUCT. TYPE: TYPE 5B, NON-SPRINKLED	
FIRE PROTECTION: ALL STRUCTURAL MEMBERS MAY BE OF COMBUSTIBLE CONSTRUCTION	
TOTAL AREA: 3,755 SF GROSS	
OCCUPANCY CAPACITY: GROUP M: 1 PERSON PER 60 SF GROSS/ 2,235 SF = 37.25 PERSONS	
GROUP B: 1 PERSON PER 150 SF GROSS/ 514 SF = 3.43 PERSONS	
GROUP S-1: 1 PERSON PER 300 SF GROSS/ 762 SF = 2.54 PERSONS	
GROUP OMIT: 0 PERSON PER 0 SF GROSS/ 244 SF = 0 PERSONS	
TOTAL OCCUPANCY = 44 PEOPLE	
REQUIRED EGRESS: 2 INCHES PER OCCUPANT X 44 = 8.8 INCHES MIN. REQUIRED	
PROVIDED EGRESS: (1) 36" EGRESS DOORS W/ 34" CLEAR = 34 INCHES	
PROVIDED EGRESS: (1) 72" EGRESS DOORS W/ 68" CLEAR = 68 INCHES	
MAXIMUM ALLOWABLE TRAVEL DISTANCE: 75'-0" (MAX.) FOR SINGLE EXIT	
200'-0" FOR TWO EXITS OR MORE	



DRAWING LIST

- COVER SHEET
TBL DRAWING LIST - LOCATION MAP
ABV ABBREVIATIONS, NOTES & SYMBOLS
STRUCTURAL DRAWING LIST
ENGINEERING PROVIDED BY: DEVLIN ENGINEERING, INC
IN DEVELOPMENT
ARCHITECTURAL DRAWING LIST
PROVIDED BY: BPF DESIGN, INC.
C1 EXISTING ARCHITECTURAL SITE PLAN
C2 PROPOSED ARCHITECTURAL SITE PLAN
X1 EXISTING FLOOR PLAN W/ DEMO
X2 EXISTING ELEVATIONS W/ DEMO (WEST & EAST FACADES)
X3 EXISTING ELEVATIONS W/ DEMO (NORTH & SOUTH FACADES)
A1 LIFE SAFETY PLAN
A2 PROPOSED FLOOR PLAN
A3 PROPOSED ELEVATIONS - (WEST & EAST FACADES)
A4 PROPOSED ELEVATIONS - (NORTH & SOUTH FACADES)
A5 REFLECTED CEILING PLAN
A6 DOOR, WINDOW, FINISH SCHEDULE
A7 HC DOOR DETAILS
A8 HC DETAILS
A9 INTERIOR WALL SECTIONS & DETAILS
M.E.P. DRAWING LIST
ENGINEERING PROVIDED BY M.T. FARAJI PA, INC.
E-100 ELECTRICAL SPECIFICATIONS
E-101 ELECTRICAL DETAILS
E-200 ELECTRICAL PLAN - POWER
E-201 ELECTRICAL PLAN - LIGHTING
E-300 RISER DIAGRAM - PANEL SCHEDULES
M-100 MECHANICAL SPECIFICATIONS
M-101 MECHANICAL LEGEND
M-200 MECHANICAL PLAN
M-400 MECHANICAL DETAILS
P-100 PLUMBING SPECIFICATIONS
P-200 PLUMBING PLAN - SANITARY
P-201 PLUMBING PLAN - WATER
P-202 PLUMBING RISER DIAGRAM - SANITARY & WATER
P-300 PLUMBING DETAILS

PROJECT DESIGN CRITERIA:

BUILDING DESIGN CRITERIA:	
WIND DESIGN LOADS (ASCE 7-16):	
WIND SPEED:	139 MPH
BUILDING RISK CATEGORY:	"II"
WIND IMPORTANCE FACTOR:	"1.0"
ENCLOSED BUILDING	
WIND EXPOSURE:	EXPOSURE "C"
INTERNAL PRESSURE COEFFICIENT:	"1.18"
COMPONENTS & CLADDING DESIGN CRITERIA:	
DESIGN PRESSURE FOR DOORS:	REFER TO STRUCTURAL
DESIGN PRESSURE FOR WINDOWS:	REFER TO STRUCTURAL
DESIGN PRESSURE FOR ROOF:	REFER TO STRUCTURAL

WORK AREA COMPLIANCE METHOD PER SECTION 301.3.2 OF EXISTING FBC 2023, 8TH EDITION.

REVISIONS

309 N WOODLAND BLVD. - EXTERIOR INTERIOR MODIFICATION

OWNER: DEVELOPER UNION ENTERPRISES S, LLC - GREG GOLSTON, MANAGING MEMBER - (772) 352-2214 - GREG@REDBRICKS.COM - OWNER: JESSICA PHILLIPS

PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: TBD

BPF

DESIGN INCORPORATED

ARCHITECTURE, 3500 N. US HIGHWAY 1, SUITE 100, DELAND, FL 32720

BRUN P. FRELEY, ASSOC. AIA, PROJECT MANAGER

DALLAS & PRINCIPAL, AIA, ARCHITECT

#100000000

201 FARVIEW AVENUE, CANTON, MASSACHUSETTS 01921

PH: (508) 237-0000 FAX: (508) 237-0000

EMAIL: bpf@bpfdesign.com WEB: bpfdesign.com

DWG. LIST, MAP & CIVIL

DATE: MAY 28, 2024

SCALE: NOT TO SCALE

SHEET NO. TBL

ARCHITECT'S / ENGINEER'S SEAL

GENERAL NOTES

ALL GENERAL & SUB CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.

ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.

ALL WORK MUST COMPLY WITH THE 2023 8TH EDITION (BOLSHAKOV 17) OF THE FLORIDA BUILDING CODE (SECTION 1609.1.1) AND THE 2023 8TH EDITION (BOLSHAKOV 17) OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.

THE BUILDING RISK CATEGORY IS "II".

INTERNAL PRESSURE COEFFICIENTS ARE IN ACCORDANCE WITH ASCE 7-16.

ALL GLAZING IS TO BE IMPACT RESISTANT.

15. COMPATIBLE WITH BPF DESIGN, INC.

1. VERIFY THE FOLLOWING WITH THE RESPECTIVE TRADES:
 - A. SIZES AND LOCATIONS OF MECH AND ELEC PENETRATIONS.
 - B. LOCATIONS FOR BACKING/BLOCKING REQUIRED FOR MOUNTING MECH AND ELEC EQUIPMENT.
 - C. CUTTING AND PATCHING FOR WORK REQUIRED BY MECH AND/OR ELEC.
2. FOR TYPICAL MOUNTING HEIGHTS OF TOILETS, BUILDING EQUIPMENT, AND ACCESSORIES, LOCATOR AGA CODES AND MANUFACTURERS' RECOMMENDATIONS.
3. VERIFY DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS; OMISSIONS, DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO ARCHITECT PRIOR TO START OF CONSTRUCTION.
4. FOR CONSTRUCTION QUESTIONS AND APPROVALS, CONTACT:
GENERAL CONTRACTOR: TBD

	GRADE		WOOD
	CONCRETE - CAST IN PLACE/CAST		WOOD (FINISH)
	TERRAZZO		WOOD BLOCKING OR SHIM
	BRICK		WOOD 5/8"
	STONE		PLYWOOD
	CONCRETE MASONRY UNIT		INSULATION
	TILE (CERAMIC OR QUARRY)		METAL
	PLASTER, SAND, COTTON OR BOARD, PARTICLE BOARD		ACOUSTICAL MATERIAL
	GLASS BLOCK		EXPANSION MATERIAL
			CARPET

[illegible]

US GYPSUM BOARD SHALL BE USED FOR ALL INTERIOR WALL SHEATHING, WITH EXCEPTION OF FIRE RATED PARTITIONS.
FOR FIRE RATED ASSEMBLIES, REFER TO SHEET "UL FOR APPROVED PRODUCTS TO BE USED.
IF ALTERNATE MANUFACTURE IS TO BE USED
THEN IT MUST BE APPROVED, IN WRITING, BY THE OWNER AND ARCHITECT WITH THE FOLLOWING INFORMATION, PROVIDED:

1. MANUFACTURE SPECIFICATIONS OF ALTERNATE SYSTEM.
2. MANUFACTURE INSTALLATION DETAILS OF ALTERNATE SYSTEM.
3. MANUFACTURE TEST DATA AND CRITERIA.
4. MANUFACTURE DATA ON SOURCE OF RAW MATERIALS OF PRODUCT
5. RATED ASSEMBLIES.

44 THE OWNER OR ARCHITECT IS NOT RESPONSIBLE FOR GYPSUM PRODUCTS THAT ARE NOT PROPERLY MILLED OR APPROVED.

ALL NEW CONCRETE SLABS OR SURFACES THAT ARE TO RECEIVE FLOORING, COATINGS OR COVERINGS ARE TO BE TESTED FOR MOISTURE CONTENT AND CERTIFIED AS ADEQUATELY DRY PRIOR TO INSTALLATION OF ANY / ALL FINISHES. ALL INTERIOR PRODUCTS INCLUDING FLOORING, COATINGS AND COVERINGS ARE TO BE INSTALLED PER THE MANUFACTURE INSTRUCTIONS AND DETAILS INCLUDING MOISTURE CONTENT OF APPLICATION SURFACE SPECIFICATIONS. BPF DESIGN IS NOT RESPONSIBLE FOR ANY AND ALL FLOORING APPLICATIONS.

[illegible]

 — DETAIL NUMBER
 — SHEET WHERE DETAIL IS DRAWN
 DETAIL —

 — WALL/BUILDING SECTION NUMBER
 — SHEET WHERE SECTION IS DRAWN
 SECTION —

 — ELEVATION NUMBER
 — INTERIOR ELEVATION KEY
 — SHEET WHERE ELEVATION IS DRAWN
 INTERIOR ELEVATION —

CONFERENCE
 (1234)
 ROOM NUMBER

 — NUMBER
 DOOR DESIGNATION —

 — NUMBER FOR LOUVER
 — LETTER FOR WINDOW
 WINDOW/LOUVER DESIGNATION —

 — C.L.G. TYPE
 — C.L.G. HEIGHT
 CEILING TAG —

 — ELEVATION DETAIL
 — SHEET WHERE ELEVATION IS DRAWN
 ELEVATION TAG —

 N
 NORTH ARROW

[illegible]

A. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING PRESSURE OF 2000 PSF AS RECOMMENDED IN THE FOUNDATION INVESTIGATION TO BE OBTAINED BY OWNERS TESTING & ENGINEERING FIRM FOR THE SPECIFIC SITE.

B. FOUNDATION DESIGN IS BASED ON THE SOILS INFORMATION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED ADDITIONAL MORE STRINGENT REQUIREMENTS.

C. FOUNDATION DESIGN IS BASED ON THE SOILS INFORMATION SPECIFIED IN THE SOILS REPORT. ANY ADDITIONAL INFORMATION MADE AVAILABLE TO THE CONTRACTOR FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR, EARTHWORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER TO ASSURE COMPLIANCE WITH REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

D. ALL FOOTINGS SHALL BE CENTERED UNDER THE COLUMN OR WALL ABOVE UNLESS OTHERWISE SPECIFIED.

E. BACKFILL AGAINST A WALL SHALL BE PLACED EVENLY ON BOTH SIDES OF THE WALL UNLESS THE WALL IS FULLY BRACED BY THE CONTRACTOR FOR LATERAL PRESSURE. QUICKLY CURING CONCRETE SHALL BE USED FOR ALL WALLS. THE CONTRACTOR SHALL BRACE IN PLACE UNTIL AFTER THE FLOOR SLAB OR OTHER STRUCTURAL ELEMENT BRACING THE WALL HAS BEEN CONSTRUCTED TO THE

A. ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
S-40 ON GRADE, FOOTINGS, SLAB LANDING: 3000 PSI

B. ALL CONCRETE SHALL HAVE A SLUMP OF 4" PLUS OR MINUS 1" AND 2% TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.58.

C. CONCRETE MIX DESIGN SHALL BE APPROVED BY THE ARCHITECT.

D. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.

E. WELDED WIRE FABRIC SHALL BE USED AS REQUIRED BY ASTM A-185. WWS SHALL BE LAPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8".

F. CONCRETE REINFORCING FIBERS BY FIBERESH OR GRADE ONLY NO SUBSTITUTION.

G. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-14.

H. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR CASTING REINFORCED CONCRETE" ACI 308-13 LATEST EDITION, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.

3309 N WOODLAND BLVD, - EXTERIOR/INTERIOR MODIFICATION

OWNER/DEVELOPER: UNION ENTERPRISES B, LLC • GREG GOLSTON, MANAGING MEMBER • (720) 252-2214 • GREG@REDBRICKFL.COM, - OWNER: JESSICA PHILLIPS

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BRIAN P. FREDLEY, ASSOC. AIA, PROJECT MANAGER
DALLAS & PEACOCK, AIA, ARCHITECT
AR 0006706
207 FAIRVIEW AVENUE, DAYTONA BEACH, FL 32114
PH: (386) 257-0500 FX: (386) 257-0500
E-MAIL: Bpfredley@BPFDesign.com WEBSITE: bpfdesign.com

ABBREVIATIONS & SYMBOLS

DATE: MAY 20, 2004	SHT NO. AB
SCALE: AS NOTED	

ARCHITECT'S / ENGINEER'S SEAL

GENERAL NOTES:
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS. ALL WORK MUST COMPLY WITH THE 2023 BTH EDITION, (EXPOSURE "D") OF THE FLORIDA BUILDING CODE SECT. 1609.13 MPH WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGES AS SPECIFIED ON SHEET TB.
THE BUILDING RISK CATEGORY IS "I".
INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-16.
ALL GLAZING IS TO BE IMPACT RESISTANT.

REVISIONS

309 N WOODLAND BLVD. - EXTERIOR INTERIOR MODIFICATION

OWNER: DEVELOPER UNION ENTERPRISES S. LLC - GREG GOLSTON, MANAGING MEMBER - (770) 552-2214 - GREG@GREGBRICKS.COM - OWNER: JESSICA PHILLIPS

PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: TBD

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BRYAN P. FREDELY, ASSOC. AIA, PROJECT MANAGER
DALLAS & PRISCILLA AIA, ARCHITECT
#161000076
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PH: (386) 257-0002 FAX: (386) 257-4800
E-MAIL: bpfdesign@bpfdesign.com W3850761 bpfdesign.com

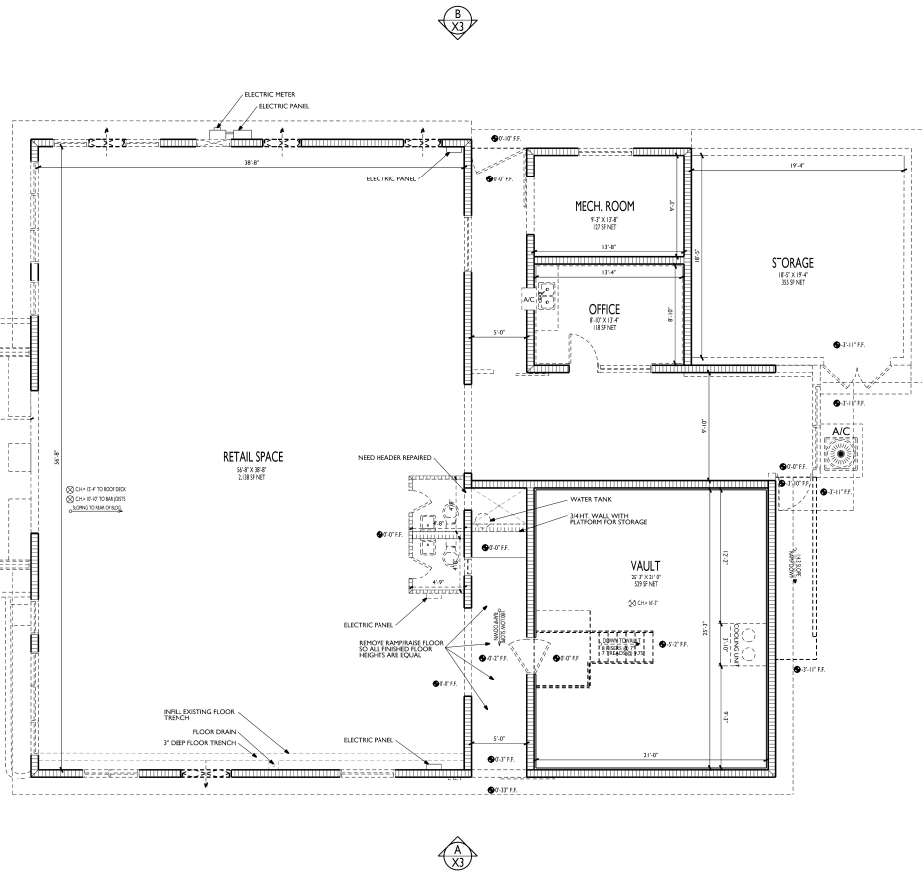
EXISTING FLOOR PLAN

DATE: MAY 28, 2024

SCALE: 3/16"=1'-0"

SHEET NO. X2

ARCHITECT'S / ENGINEER'S SEAL



EXISTING PLUMBING FIXTURE SCHEDULE			
FIXTURE	MEN	WOMEN	UNISEX
WATER CLOSET	1	1	0
LAVATORY	1	1	0
WATER FOUNTAIN	0	0	0
HAND SINKS	0	0	0
MOP SINK	0	0	0
SHOWER	0	0	1

WALL LEGEND	
[Solid Line]	EXISTING CMU WALL
[Dashed Line]	EXISTING EXTERIOR WALL
[Dotted Line]	EXISTING INTERIOR FRAME WALL
[Dash-dot Line]	SELECTIVE DEMO

EXISTING GROSS AREA CALCULATION	
FIRST FLOOR - VAULT & OFFICE (A/C)	734 SF GROSS
FIRST FLOOR - (NON-A/C)	3,693 SF GROSS
COVERED PORTICO - (NON-A/C)	729 SF GROSS
TOTAL UNDER ROOF	5,156 SF GROSS

GENERAL NOTES:
ALL GENERAL & SUB CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2021 FBC EDITION (BORROWER 17) OF THE FLORIDA BUILDING CODE SECT. 1609.1 (3) MIN WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
THE BUILDING RISK CATEGORY IS "1".
INTERNAL PRESSURE COEFFICIENTS, IN ACCORDANCE WITH ASCE 7-16.
ALL GLAZING IS TO BE IMPACT RESISTANT.

AS COMPILED BY: BPF DESIGN INCORPORATED

A
X1

EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"

REVISIONS

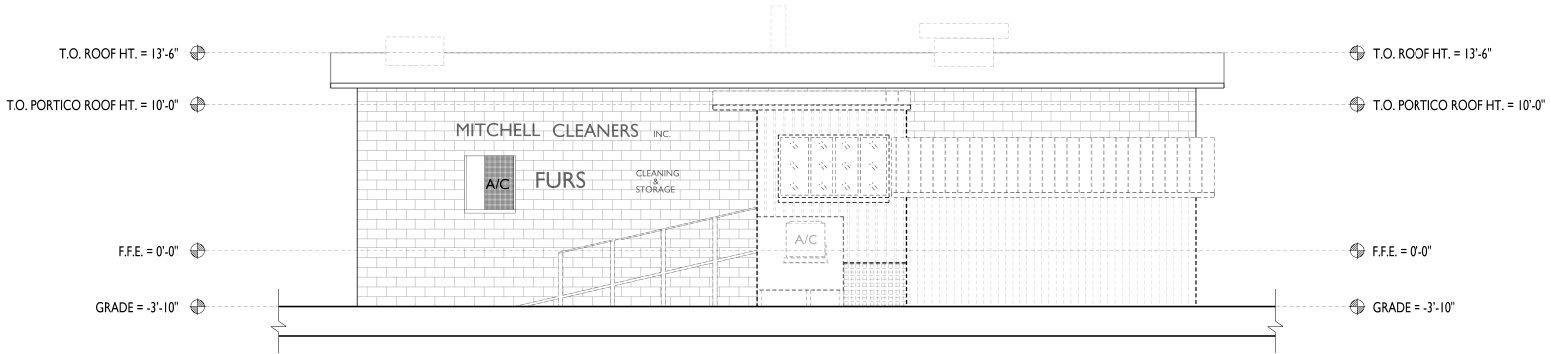
309 N WOODLAND BLVD. - EXTERIOR INTERIOR MODIFICATION

OWNER/DEVELOPER/UNION ENTERPRISES S. LLC - GREG GOLSTON, MANAGING MEMBER - (770) 552-2214 - GREG@GREGBROCK.COM - OWNER: JESSICA PHILIPS
PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: TBD

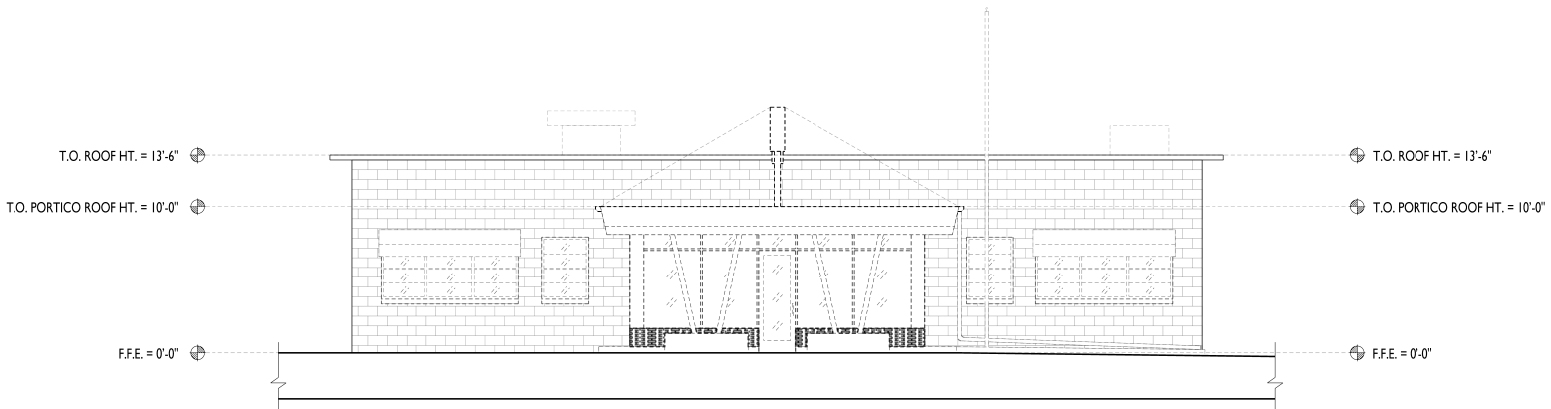
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BRYAN P. FREDELY, ASSOC. AIA, PROJECT MANAGER
DALLAS & PARK COOK, AIA, ARCHITECT
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EMAIL: bpf@bpfdesign.com WEB: bpfdesign.com

EXISTING ELEVATIONS - E & W
DATE: MAY 28, 2024
SCALE: 1/4"=1'-0"
SHEET NO. X2
ARCHITECT'S / ENGINEER'S SEAL

ARCHITECT'S / ENGINEER'S SEAL



B
X2 EXISTING BUILDING ELEVATION
WEST FACADE (FRONT) SCALE: 1/4"=1'-0"

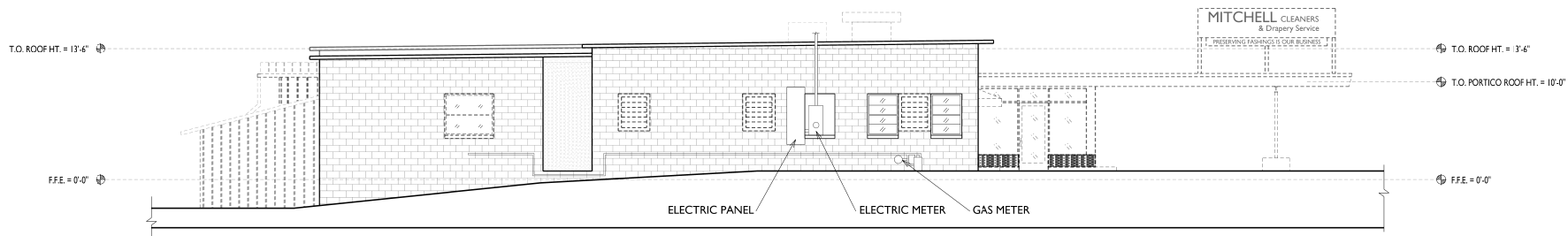


A
X2 EXISTING BUILDING ELEVATION
WEST FACADE (FRONT) SCALE: 1/4"=1'-0"

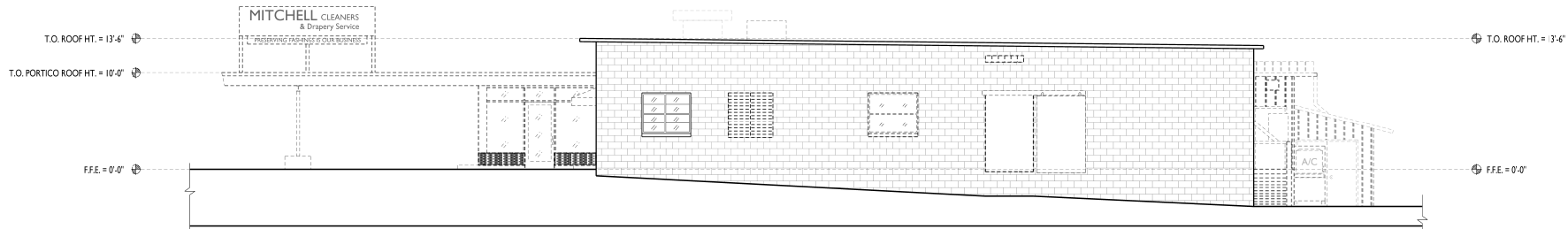
AREA OF DEMOLITION

GENERAL NOTES:
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2018 FBC EDITION (NOT VOLUME 12) OF THE FLORIDA BUILDING CODE SECT. 1609.1 (3) MIN. WIND LOAD.
ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
THE BUILDING RISK CATEGORY IS "1".
INTERNAL PRESSURE COEFFICIENTS, SEE IN ACCORDANCE WITH ASCE 7-16.
ALL GLAZING IS TO BE IMPACT RESISTANT.

IS COMBINED BY BPF DESIGN INCORPORATED



B
X3 EXISTING BUILDING ELEVATION
NORTH FACADE (SIDE)
SCALE: 3/16"=1'-0"



A
X3 EXISTING BUILDING ELEVATION
SOUTH FACADE (SIDE)
SCALE: 3/16"=1'-0"

--- = AREA OF DEMOLITION

GENERAL NOTES:
ALL GENERAL & SUB CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2017 EDITION (BOTH VOLUME 1) OF THE FLORIDA BUILDING CODE SECT. 608.1 (1) 139 MPH WIND LOAD.
ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
THE BUILDING RISK CATEGORY IS "1".
INTERNAL PRESSURE COEFFICIENTS IS, IN ACCORDANCE WITH ASCE 7-16.
ALL GLAZING IS TO BE IMPACT RESISTANT.

IS COMPILED BY: BPF INCORPORATED

REVISIONS

309 N WOODLAND BLVD. - EXTERIOR INTERIOR MODIFICATION

OWNER: DEVELOPER: UNION ENTERPRISES S. LLC - GREG GOLSTON, MANAGING MEMBER - (770) 352-2214 - GREG@GREGBRICKS.COM - OWNER: JESSICA PHILLIPS
PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: TBD

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DESIGN INCORPORATED
ARCHITECTURE, DESIGN & DRAWING SERVICES
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PH: (508) 237-0000 FAX: (508) 237-4800
EMAIL: bpf@bpfdesign.com WEB: bpfdesign.com

EXISTING ELEVATIONS - N & S
DATE: MAY 20, 2024
SCALE: 3/16"=1'-0"
SHEET NO. X3
ARCHITECT'S / ENGINEER'S SEAL



GENERAL NOTES:

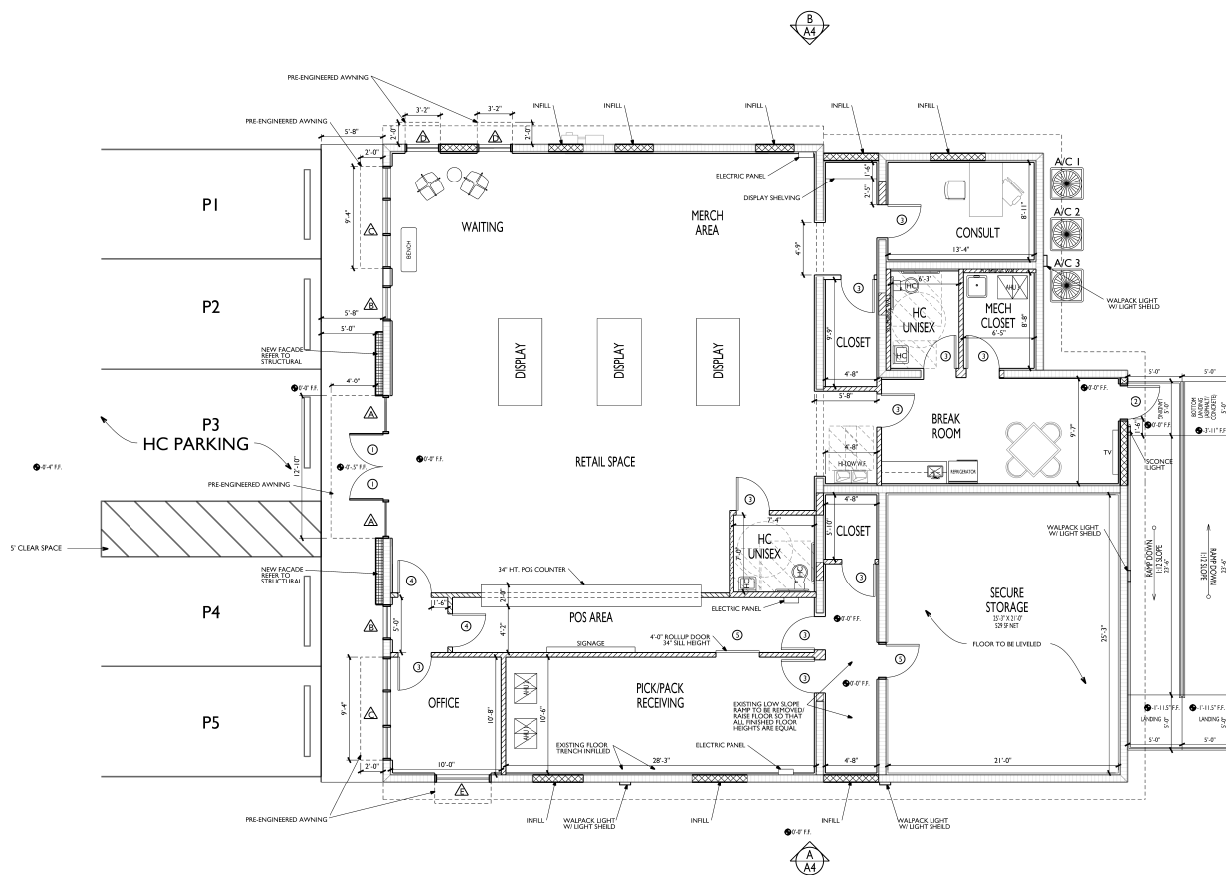
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.

ALL WORK MUST COMPLY WITH THE 2023 8TH EDITION (EXPOSURE D') OF THE FLORIDA BUILDING CODE SET: 1609 / 139 MPH WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGING AS SPECIFIED ON SHEET TB.

THE BUILDING CLASS CATEGORY IS "I"

INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-16

ALL GLAZING IS TO BE IMPACT RESISTANT



PROPOSED PLUMBING FIXTURE SCHEDULE

FIXTURE	MEN	WOMEN	UNISEX
WATER CLOSET	0	0	2
LAVATORY	0	0	2
WATER FOUNTAIN	0	0	2
HAND SINKS	0	0	1
MOP SINK	0	0	1
SHOWER	0	0	0

WALL LEGEND

[Pattern]	NEW CMU WALL INFILL AREA
[Pattern]	NEW EXTERIOR FRAME WALL - FACADE
[Pattern]	NEW INTERIOR FRAME WALL
[Pattern]	NEW INTERIOR FRAME HALF-WALL
[Pattern]	EXISTING CMU WALL
[Pattern]	EXISTING EXTERIOR WALL
[Pattern]	EXISTING INTERIOR FRAME WALL

G/C TO VERIFY ALL EXISTING WALL TYPES

PROPOSED GROSS AREA CALCULATION

FIRST FLOOR - (A/C)	3,755 SF GROSS
TOTAL UNDER ROOF	3,755 SF GROSS

GENERAL NOTES

ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
 ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
 ALL WORK MUST COMPLY WITH THE 2018 FBC EDITION (BORROWER 17) OF THE FLORIDA BUILDING CODE SECT. 1609.1 (1) MIN. WIND LOAD AND THE 2018 FBC EDITION (BORROWER 17) OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
 ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
 THE BUILDING RISK CATEGORY IS "1".
 INTERNAL PRESSURE COEFFICIENTS, BE IN ACCORDANCE WITH ASCE 7-16.
 ALL GLAZING IS TO BE IMPACT RESISTANT.

PROPOSED FLOOR PLAN SCALE: 3/16"=1'-0"

REVISIONS

309 N WOODLAND BLVD. - EXTERIOR INTERIOR MODIFICATION

OWNER: DEBEL UNION ENTERPRISES, L.L.C. - GREG GOLSTON, MANAGING MEMBER - (770) 552-2214 - GREG@DEBELUNION.COM - OWNER: JESSICA PHILLIPS
 PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720
 GENERAL CONTRACTOR: TBD

BPF
 DESIGN INCORPORATED
 ARCHITECTURE, DESIGN & PLANNING SERVICES
 BRIAN P. FREIDY, ASSOC. AIA, PROJECT MANAGER
 DALLAS & PRASAD, AIA, ARCHITECT
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 TEL: (508) 237-0000 FAX: (508) 237-4800
 EMAIL: bpf@bpfdesign.com WEB: bpfdesign.com

EXISTING FLOOR PLAN

DATE: MAY 20, 2024
 SCALE: 3/16"=1'-0"
 SHEET NO. 12
 ARCHITECT'S / ENGINEER'S SEAL

REVISIONS

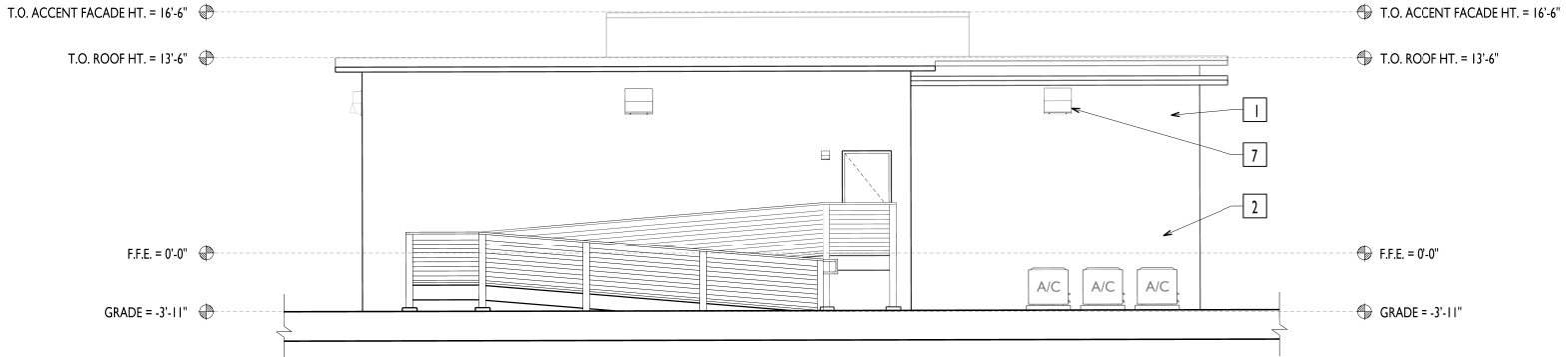
MMJ DISPENSARY DELAND - INTERIOR MODIFICATION/FACADE UPDATE

OWNER: DEVELOPER: UNION ENTERPRISES S. LLC - GREG GOLSTON, MANAGING MEMBER - (770) 553-2214 - GREG@REDBRICKS.COM - OWNER: JESSICA PHILLIPS
PROJECT LOCATION: 389 NORTH WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: TBD

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ARCHITECTURE, DESIGN & DRAWING SERVICES
BRYAN P. FREIDLEY, ASSOC. AIA, PROJECT MANAGER
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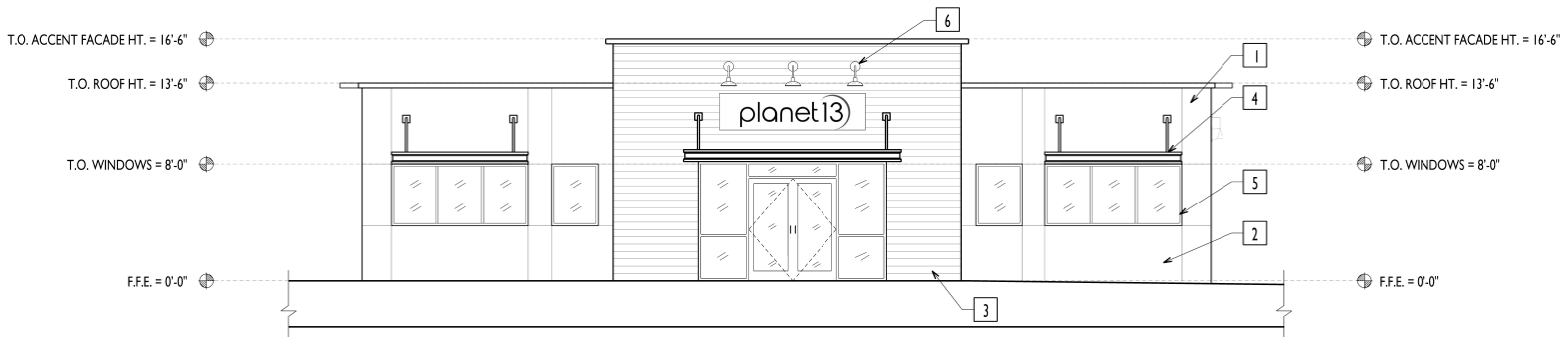
PROPOSED ELEVATIONS - E & W
DATE: MAY 28, 2024
SCALE: 1/4"=1'-0"
SHEET NO. A3
ARCHITECT'S / ENGINEER'S SEAL

GENERAL NOTES:
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2024 IBC WITH EDITION (BOOKS 101) OF THE FLORIDA BUILDING CODE SECT. 6001.1 (3) MIN. WIND LOAD AND THE 2024 IBC ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
THE BUILDING RISK CATEGORY IS "1".
INTERNAL PRESSURE COEFFICIENTS IS, IN ACCORDANCE WITH ASCE 7-16.
ALL GLAZING IS TO BE IMPACT RESISTANT.
[AS COMPILED BY: BPF DESIGN INCORPORATED]

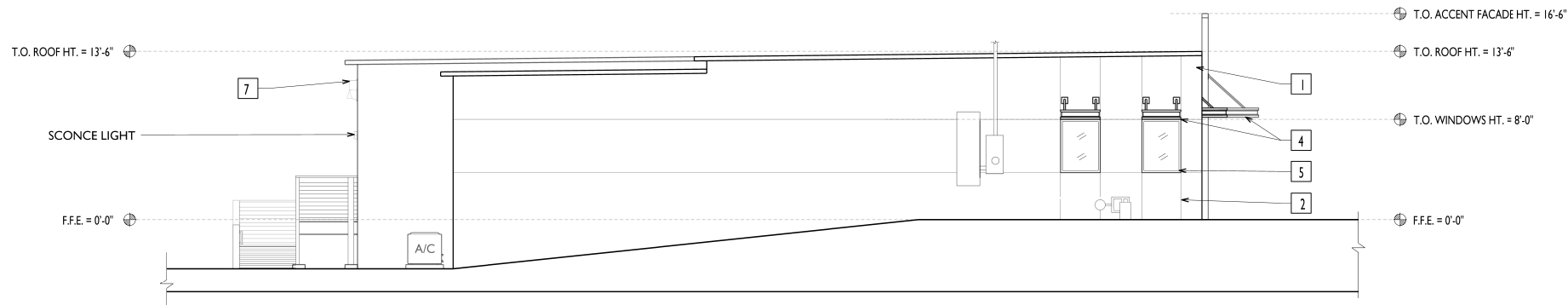


B A3 PROPOSED BUILDING ELEVATION
EAST FACADE (REAR) SCALE: 1/4"=1'-0"

MATERIAL / COLOR SCHEDULE		
NO.	BUILDING ELEMENT	COLOR
1.	EXTERIOR WALL (1)	SMOOTH STUCCO
2.	EXTERIOR WALL (2)	SMOOTH STUCCO
3.	EXTERIOR WALL (3)	SMOOTH STUCCO
4.	PRE-ENGINEERED AWNING	FABRIC OVER MET. FRAME
5.	WINDOW	STOREFRONT GLASS
6.	LIGHTING - GOOSENECK	
7.	LIGHTING - WALL PACKS W/ LIGHT GUARD	

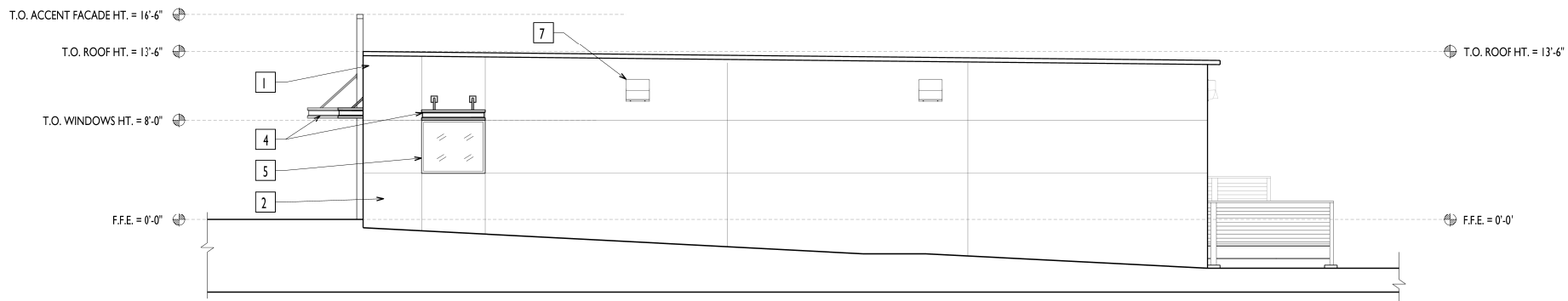


A A3 PROPOSED BUILDING ELEVATION
WEST FACADE (FRONT) SCALE: 1/4"=1'-0"



B
A4 **PROPOSED BUILDING ELEVATION**
NORTH FACADE (SIDE) SCALE: 1/4"=1'-0"

MATERIAL / COLOR SCHEDULE		
NO.	BUILDING ELEMENT	COLOR
1.	EXTERIOR WALL (1)	SMOOTH STUCCO
2.	EXTERIOR WALL (2)	SMOOTH STUCCO
3.	EXTERIOR WALL (3)	SMOOTH STUCCO
4.	PRE-ENGINEERED AWNING	FABRIC OVER METAL FRAME
5.	WINDOW	STOREFRONT GLASS
6.	LIGHTING - GOOSENECK	
7.	LIGHTING - WALL PACKS W/ LIGHT GUARD	



A
A4 **PROPOSED BUILDING ELEVATION**
SOUTH FACADE (SIDE) SCALE: 1/4"=1'-0"

GENERAL NOTES:
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2018 FBC EDITION (BOTH LOCAL & STATE) OF THE FLORIDA BUILDING CODE (S.E.C. 1609.1.1) AND THE 2018 FBC EDITION (BOTH LOCAL & STATE) OF THE FLORIDA BUILDING CODE (S.E.C. 1609.1.1) AND THE 2018 FBC EDITION (BOTH LOCAL & STATE) OF THE FLORIDA BUILDING CODE (S.E.C. 1609.1.1).
ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
THE BUILDING RISK CATEGORY IS "1".
INTERNAL PRESSURE COEFFICIENTS, SEE IN ACCORDANCE WITH ASCE 7-16.
ALL GLAZING IS TO BE IMPACT RESISTANT.

DESIGNED BY: BPF INCORPORATED

REVISIONS

MMJ DISPENSARY DELAND - INTERIOR MODIFICATION/FACADE UPDATE

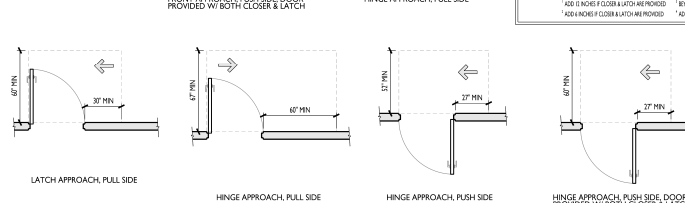
OWNER: DEVELOPER: UNION ENTERPRISES II, LLC - GREG GOSTON, MANAGING MEMBER - (770) 532-2214 - GREG@GREGBROCK.COM - OWNER: JESSICA PHILLIPS
PROJECT LOCATION: 390 NORTH WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: TBD

BPF
DESIGN INCORPORATED
ARCHITECTURE, DESIGN & DRAWING SERVICES
BRYAN P. FREEDLEY, ASSOC. AIA, PROJECT MANAGER
DALLAS & PASCAGO, AIA, ARCHITECT
#18-0000000
201 FARVIEW AVENUE, CANTON, MASSACHUSETTS 01914
TEL: (508) 237-0000 FAX: (508) 237-0001
EMAIL: bpf@bpfdesign.com www.bpfdesign.com

PROPOSED ELEVATIONS - N & S

DATE: MAY 28, 2024
SCALE: 1/4"=1'-0"
SHEET NO. A4

ARCHITECT'S / ENGINEER'S SEAL



APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND OPERATOR SIDE UNLESS NOTED)
RICH FRONT	48 INCHES	9 INCHES
FROM SIDE	42 INCHES	9 INCHES
FROM POCKET/HINGE SIDE	42 INCHES	22 INCHES ²
FROM STOPS/LATCH	42 INCHES	24 INCHES

¹ DOORWAY WITH NO DOOR ONLY ² BEYOND POCKET/HINGE SIDE



GENERAL NOTES:

ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.

ALL WORK MUST COMPLY WITH THE 2023 818 HDITION (EXPOSURE "D") OF THE FLORIDA BUILDING CODE SECT. 1609.11 WITH WIND LOAD AND THEREAFTER ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

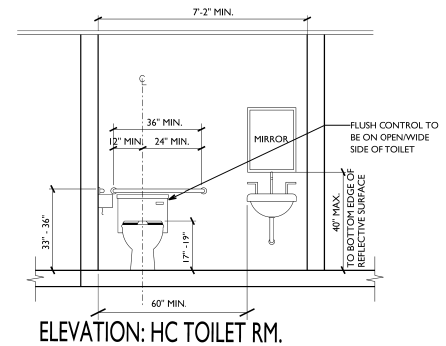
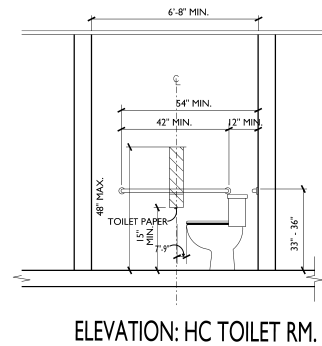
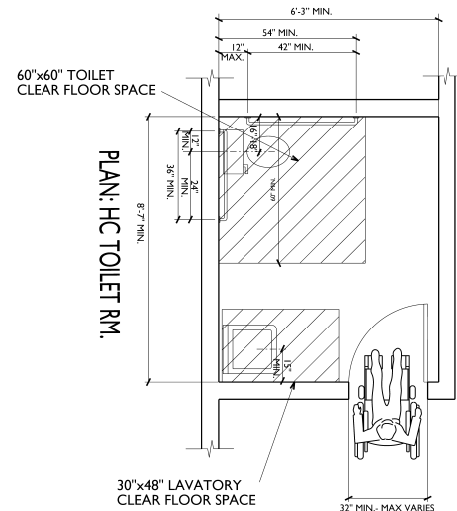
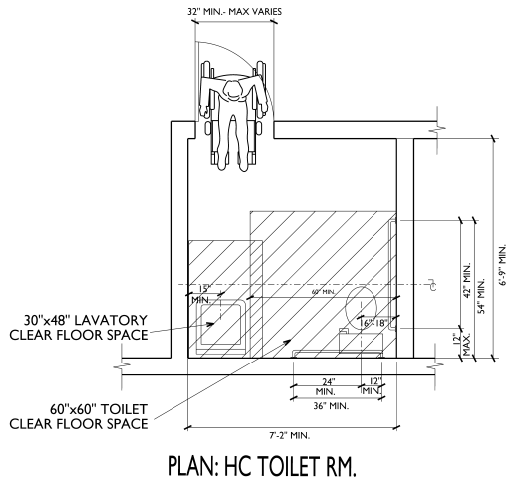
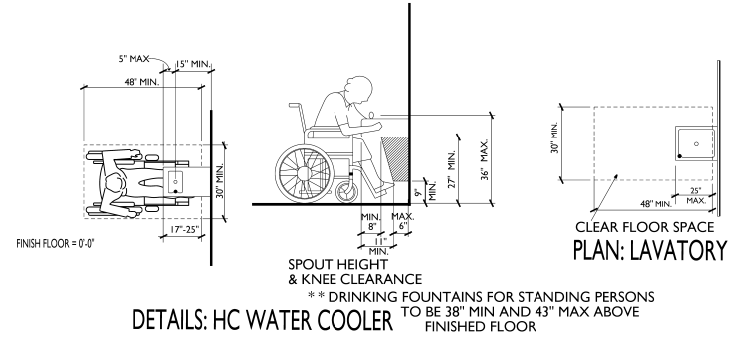
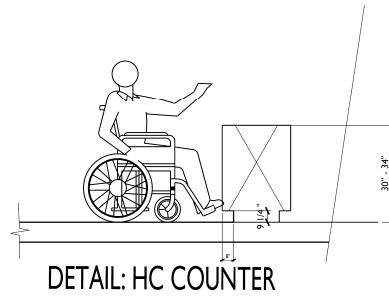
ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGES AS SPECIFIED ON SHEET TAB.

THE BUILDING RISK CATEGORY IS "1"

DESIGN WIND PRESSURE COEFFICIENT IS "18" IN ACCORDANCE WITH ASCE 7-16

11. GLAZING IS TO BE IMPACT RESISTANT.

Page 32 of 58



NOTE:
 HC CLEARANCE DIMENSIONS ARE MIN. FINISHED CLEAR DIMENSIONS

GENERAL NOTES:
 ALL GENERAL & SUB CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
 ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
 ALL WORK MUST COMPLY WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) OF THE FLORIDA BUILDING CODE (FBC) 1801.139 (139 MPH WIND LOAD) AND THE 2010 INTERNATIONAL BUILDING CODE (IBC) FOR BUILDING CONSTRUCTION. ALL LOCAL & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL.
 THE BUILDING RISK CATEGORY IS "1".
 INTERNAL PRESSURE COEFFICIENTS, IF IN ACCORDANCE WITH ASCE 7-16.
 ALL GLAZING IS TO BE IMPACT RESISTANT.

IS COMPLYING WITH BUREAU OF STANDARDS

A
A8

TYP. HC DETAILS

N.T.S.

REVISIONS

309 N WOODLAND BLVD. - EXTERIOR INTERIOR MODIFICATION

OWNER: DEVELOPER UNION ENTERPRISES, L.L.C. - GREG GOLSTON, MANAGING MEMBER - (770) 532-2214 - GREG@GREGBRICKS.COM - OWNER: JESSICA PHILLIPS

PROJECT LOCATION: 309 NORTH WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: TBD

BPF
 DESIGN INCORPORATED
 ARCHITECTURE, DESIGN & PLANNING SERVICES
 BRIAN P. FREEDY, ASSOC. AIA, PROJECT MANAGER
 LALISA A. PARCLOU, AIA, ARCHITECT
 #180000000
 201 FARVIEW AVENUE, CANTONMENT, FL 32114
 PH: (407) 237-0000 FX: (407) 237-4800
 EMAIL: bpf@bpfdesign.com WEB: bpfdesign.com

HC DETAILS

DATE: MAY 28, 2024

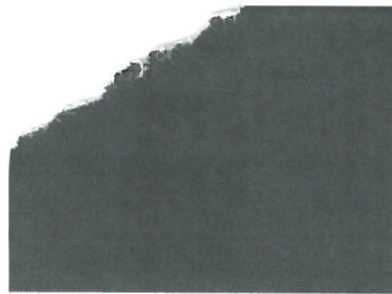
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SHT NO. A8

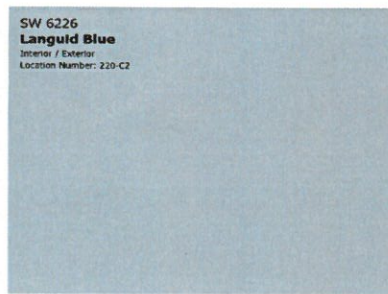
ARCHITECT'S / ENGINEER'S SEAL

Swatch Color Panel

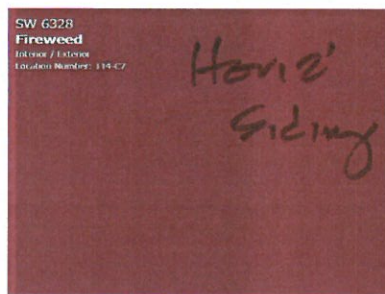
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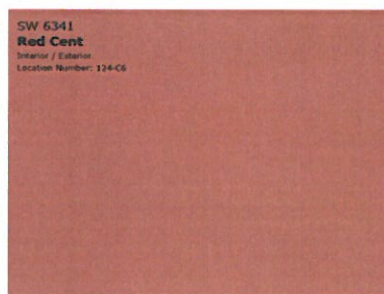
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Interior / Exterior
Location Number: 220-C2



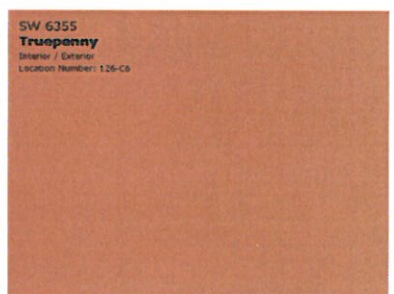
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Fireweed
Interior / Exterior
Location Number: 114-C2



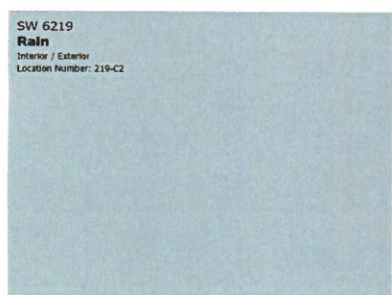
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Interior / Exterior
Location Number: 124-C6



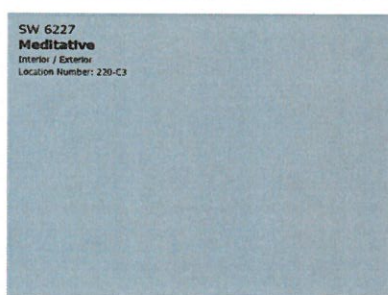
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Interior / Exterior
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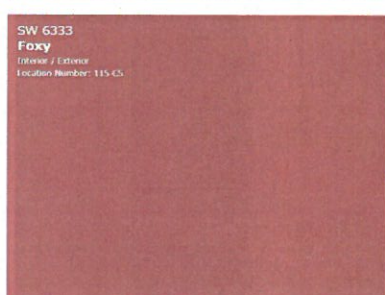
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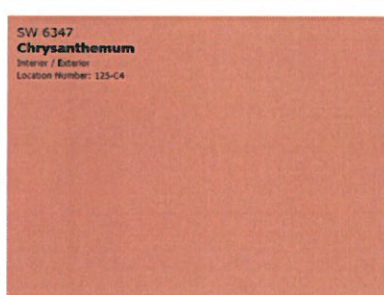
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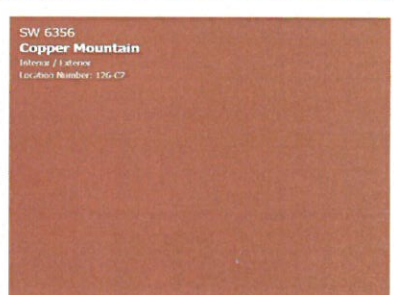
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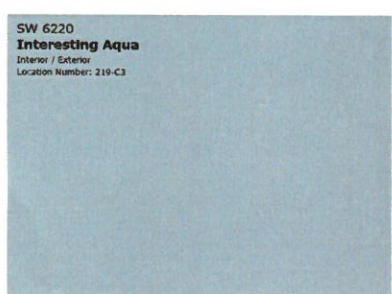
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Chrysanthemum
Interior / Exterior
Location Number: 125-C4



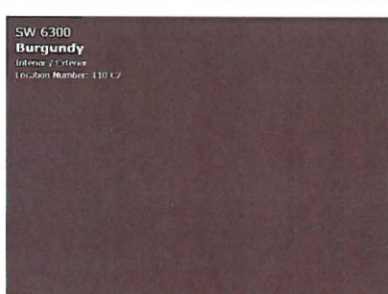
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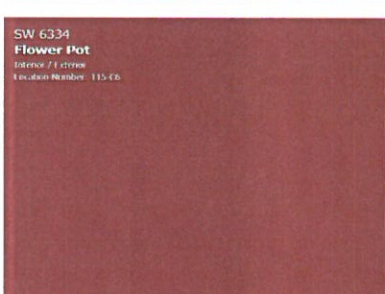
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Interesting Aqua
Interior / Exterior
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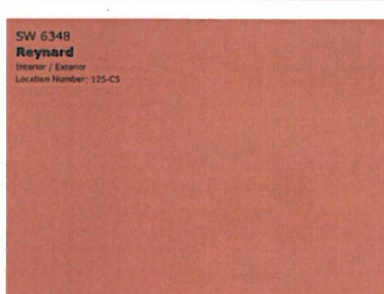
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Burgundy
Interior / Exterior
Location Number: 110-C2



SW 6334
Flower Pot
Interior / Exterior
Location Number: 115-C6



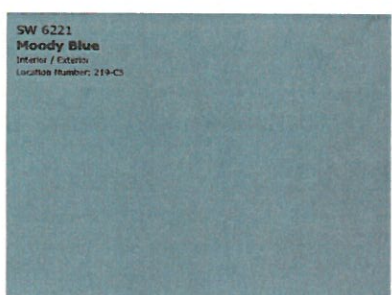
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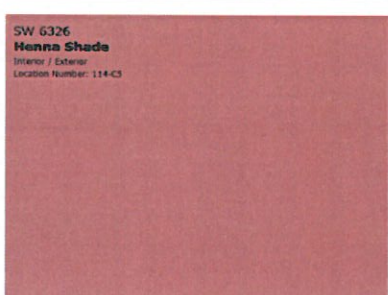
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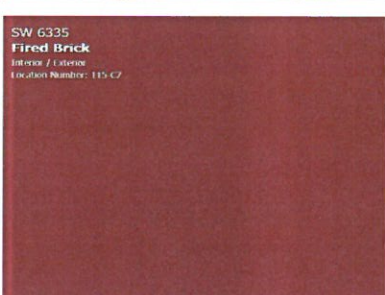
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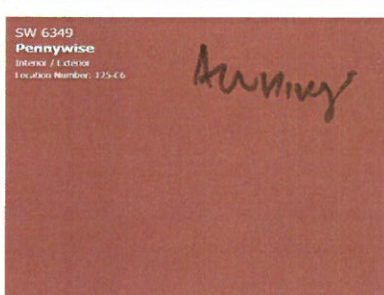
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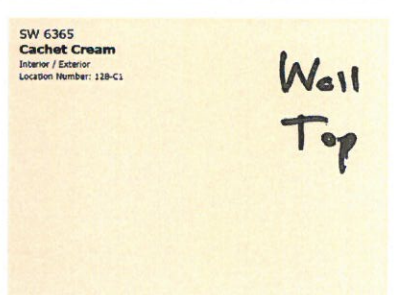
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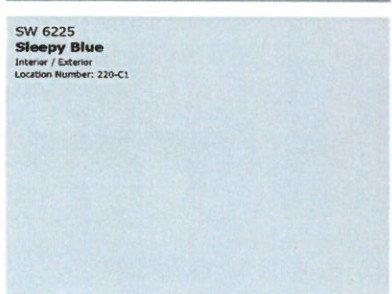
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Interior / Exterior
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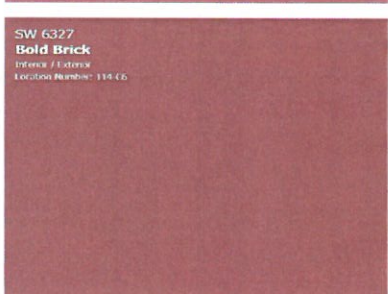
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Interior / Exterior
Location Number: 126-C1



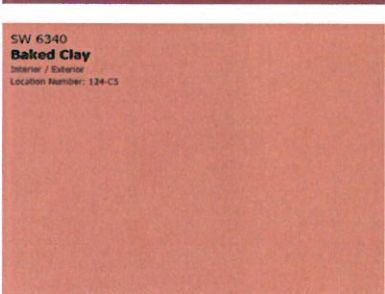
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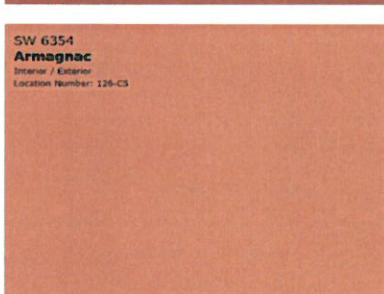
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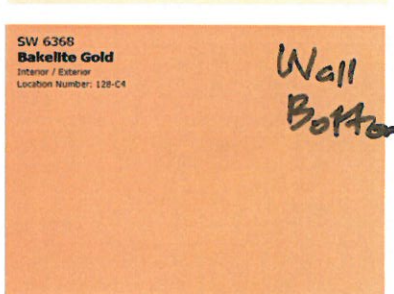
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Interior / Exterior
Location Number: 124-C3



SW 6354
Armagnac
Interior / Exterior
Location Number: 126-C3



SW 6368
Bakelite Gold
Interior / Exterior
Location Number: 126-C4





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

DATE: August 1, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave.**
Application No.: HPB24-144
Applicant: Mark Watts, Esq., *Cobb Cole*
Owner: Axia Partners, LLC
Florida Master Site File: None
Zoning District: C-2A
Current Use: Vacant

Description of Proposed Work:

This property is located within the Downtown Historic District, Historic Design District, Downtown Support District, and Historic Support District. The applicant is proposing to construct a new multi-family (apartment) building at 225 W. New York Avenue. The proposed building will be 80-ft tall and primarily 5-stories tall, with a portion of the building at the SE corner fronting New York Ave., as 3 -stories. The building is proposed to consist of 84-units (44 one-bedroom units, 28 two-bedroom units, and 12 three-bedroom units). The first-floor fronting along New York will be non-residential space dedicated for bicycle parking and leasing office and the site will include a single L-shaped building, parking (vehicle & bicycle), and required stormwater management.

Staff Analysis

The applicant has a Class IV site plan being reviewed concurrently with this Certificate of Appropriateness. The site plan application required architectural review per Land Development Regulations Sec. 33-94, Community Design Standards by the City's contracted architect. The recommendation from the City's contracted architect is a denial due to the massing and transitions of the building not reflecting the scale and design of the contiguous properties of the area. The City's contracted architect also noted that while the applicant has added some details and materials that reflect a sensitivity to the historic character of the area, these details are minimal and the project as a whole doesn't respect the nature and the scale of the district nor its immediate neighbors.

This application has been reviewed per the City's Land Development Regulation Sections 33-34.03 and the Secretary of Interior Standards for Rehabilitation. The Florida Master Site File for this property, was for the historic Putnam Hotel, built in 1883. The Putnam was demolished in 2023 and the site has remained vacant since. The proposed exterior architectural features attempt to pay homage to the historic Putnam Hotel through the use of matching materials/colors to the former building and other buildings within the historic district.

Guidance from The City of DeLand's Land Development Regulations, The Secretary of the Interior's Standards for Rehabilitation and Design Guidelines for Commercial Buildings in Downtown DeLand.

Land Development Regulations Section 33-34.03 outlines the Certificate of Appropriateness requirements within the City of DeLand and the Secretary of the Interior's Standards for Rehabilitation has criteria outlined below that is used to determine if a rehabilitation project qualifies as a certified rehabilitation. The criteria for each are outlined below, because they are similar in nature, they have been combined.

City of DeLand Land Development Regulation (LDR) 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: (as outlined below in criteria 1-11)

The Secretary of the Interior's Standards for Rehabilitation

67.7 Standards for rehabilitation.

- 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.) (as outlined below in criteria 1-10 - italicized)*

(LDR Section 33-34.03(b)(1a)) 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.

(36 CFR 67.7 (b)(1)) *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.*

The site is currently vacant, the previous use since 1883 was for a single hotel structure, which was deemed unsafe and demolished in 2023. The proposed new use would be multi-family, with a single L-shaped multi-family building and parking area.

(LDR Section 33-34.03(b)(1b)) 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.

(36 CFR 67.7 (b)(2)) *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.*

This criterion is not applicable as the previous historic building was demolished, resulting in a vacant site.

(LDR Section 33-34.03(b)(1c)) 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.

(36 CFR 67.7 (b)(3)) *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.*

This criterion is not applicable as the previous historic building, was demolished, resulting in a vacant site. However, in April 2024, the applicant submitted a concept plan to the Historic Preservation Board for a courtesy review of the architectural elements of this proposed building. The applicant has since incorporated the Historic Preservation Board members requests to add some features to reflect some aspects of the historic former Putnam Hotel.

(LDR Section 33-34.03(b)(1d)) 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.

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

This criterion is not applicable as the previous historic building, was demolished, resulting in a vacant site.

(LDR Section 33-34.03(b)(1e)) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

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

The applicant has incorporated some distinctive features similar to the former historic Putnam Hotel, such as the red brick, window overhangs, window styles, roof steps roof cornices, etc., which reflects some of the historic aspects of the former Putnam Hotel.

(LDR Section 33-34.03(b)(1f)) 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.

(36 CFR 67.7 (b)(6)) *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.*

This criterion is not applicable as the previous historic building, was demolished, resulting in a vacant site.

(LDR Section 33-34.03(b)(1g)) 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.

(36 CFR 67.7 (b)(7)) *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.*

This criterion is not applicable as the applicant is proposing to construct a new building, rather than clean or repair an older building.

(LDR Section 33-34.03(b)(1h)) 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.

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

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

(LDR Section 33-34.03(b)(1i)) 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.

(36 CFR 67.7 (b)(9)) *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.*

The new construction will not destroy historic materials as the previous building has been demolished. Aspects of the new construction are similar to the previous Putnam Hotel, with some similar architectural features, colors and style. The new building is oriented closer to the street as required by Land Development Regulations Section 33-94 Community Design Standards, but still enhances the district and environment.

(LDR Section 33-34.03(b)(1j)) 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.

(36 CFR 67.7 (b)(10)) *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.*

This criterion is not applicable as this is new construction of an entire building on a vacant lot, rather than an addition/alteration to an existing building.

(LDR Section 33-34.03(b)(1k)) 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.

The proposed new construction is compatible with the City of DeLand Commercial Building Color Guide, the exterior colors will be:

Trim: SW 7013 (Ivory Lace)

Body: SW 6386 (Napery)

Body Accent: SW 7716 (Croissant)

Tower Accent: SW 9011 (Sun Bleached Ochre)

(LDR Section 33-34.03(b)(2)) In approving or denying an application for a certificate of appropriateness for new construction, the board shall require the following features of the proposed building be visually compatible with the existing contributing structures in a designated Historic District:

a. Height;

In the DeLand Downtown Historic District, there is currently one other 5-story building, the former Barnett Bank located at 101 N. Woodland Blvd., this is a contributing structure. The remainder of the district consist of a mix of 1 to 4 story buildings, with majority being only two (2) stories.

b. Scale;

It will not be the tallest building in the district, but it will be the tallest building in the block within it is located. To the North is a county parking lot, South is City Hall at 3-stories, West is a single-story building, and to the East is a vacant lot.

c. Massing;

The proposed building massing is not similar to the other buildings within the district, especially being the tallest building in the immediate surrounding area.

d. Setbacks;

The building is being brought as close to New York Ave. as possible per LDR Sec. 33-94.04. This section outlines that buildings fronting New York Ave. and Woodland Blvd. are to be setback as close to the street as possible.

e. Fenestration;

The building fenestration is similar to buildings within the district; large storefront windows on the first floor facing New York Ave., and 3/1 windows on floors 2-5. Compared to the immediate surrounding neighbors, City Hall (the 3-story building across from this site) has large reflective tint windows on all floors and sides of the building the County records building (1-story building next door to this site) has only large reflective tint windows on the frontage facing New York Ave.

f. Roof shape;

Some of the front façade roof features reflect the former historic Putnam Hotel, and the step-down portions reflect other historic buildings in the historic district.

g. Use of materials;

The use of materials is similar to other buildings within the district, by incorporating different materials. The first-floor elevations facing South, East and West have different use of materials of red brick and stucco.

h. Directional expression;

The south side of this building, facing New York Ave. has majority of the architectural features, such as change in materials, storefront windows on first floor whereas the other three sides have less enhanced architectural features.

i. Style;

The proposed style is masonry vernacular, similar to the previous Putnam Hotel. In the City, this style is common amongst residential and commercial buildings.

j. Site plan.

The proposed building site plan is different than others within the district, because this is new construction, it has to adhere to LDR Sec. 33-94.04 and the building needs to be as close to the street as possible, additional landscape in the front, parking in the rear, creating street frontage activation.

Design Guidelines for Commercial Buildings in Downtown DeLand - New Construction and additions

1. A new building façade or addition should not attempt to be historic through the use of false historic details. This will only detract from the character of the downtown by compromising what is actually historic.

This application is completely new construction, not an addition to an existing building. The façade of the new building is utilizing some similar features and materials of existing buildings in the historic downtown to enhance the character of the area, rather than detract from it.

2. New structures should respect the surrounding buildings with respect to height, setback, spacing, materials, detailing, massing, proportion and scale.

As mentioned in criteria from LDR Sec. 33-34.03(b)(2), this building will be the tallest building for the immediate surrounding properties. Similar to the 3-story building across the street (City Hall), it will be setback close to the road to allow for pedestrian access and activating the sidewalks along this stretch of New York Ave. However, this 5-story building is not consistent with the height, scale, and massing of the immediate surrounding buildings.

3. The type of roof and cornice treatment of new buildings should utilize shape, material, textures, and colors which complement adjacent facades.

The proposed building is immediately surrounded by a parking lot, vacant lot, 1-story building and a 3-story building. The roof, cornice treatment, color palate, materials and texture of the new building reflects the former Putnam Hotel, and has a similar roof line to City Hall.

4. Site plans including landscaping and parking for new construction should be compatible with the surrounding buildings and environment. Private parking areas should be provided at the rear of a building, not in the front.

The new building is being constructed close to the road with parking in the rear and the landscaping plan is similar to the 3-story building across the street.

5. The relationship of solid spaces (walls) to voids (windows and doors) in the façade of a building should be visually compatible with adjacent historic buildings.

This building is not being constructed adjacent to any historic buildings, although it is being constructed in the historic district, the relationship of solid spaces to voids is visually compatible with other historic buildings within the district.

6. Additions should not interfere with the structural integrity of the existing building.

This criterion is not applicable as this is completely new construction, not an addition.

7. To avoid “fabricating history” do not construct additions and new buildings in architectural style that pre-dates the existence of downtown DeLand (e.g. Colonial Style)

The new construction is similar to the former Putnam Hotel such as the barrel tile roof, color palate, roof cornices, roof turrets, and awnings. This new construction will not pre-date the existence of downtown DeLand.

8. The design of new buildings and additions that reflect contemporary elements and standards is encouraged as long as the link between “old” and “new” is maintained through the guidelines mentioned above.

The design of this new building reflects contemporary elements while also being complimentary to the historic Putnam Hotel and is compatible with the guidelines in this section.

Staff Recommendation:

Staff finds this proposed project is consistent with most of the City of DeLand Land Development Regulations Sections 33-34.03 and 33-94.04. However, as noted by the City’s contracted architect, the mass, scale, and compatibility is inconsistent with the surrounding properties. Staff recommends the Historic Preservation Board conditionally approve the Certificate of Appropriateness (COA), subject to the following condition of approval:

1. The mass and scale of the proposed building shall be reduced and the design modified to be compatible with the contiguous properties and surrounding structures.

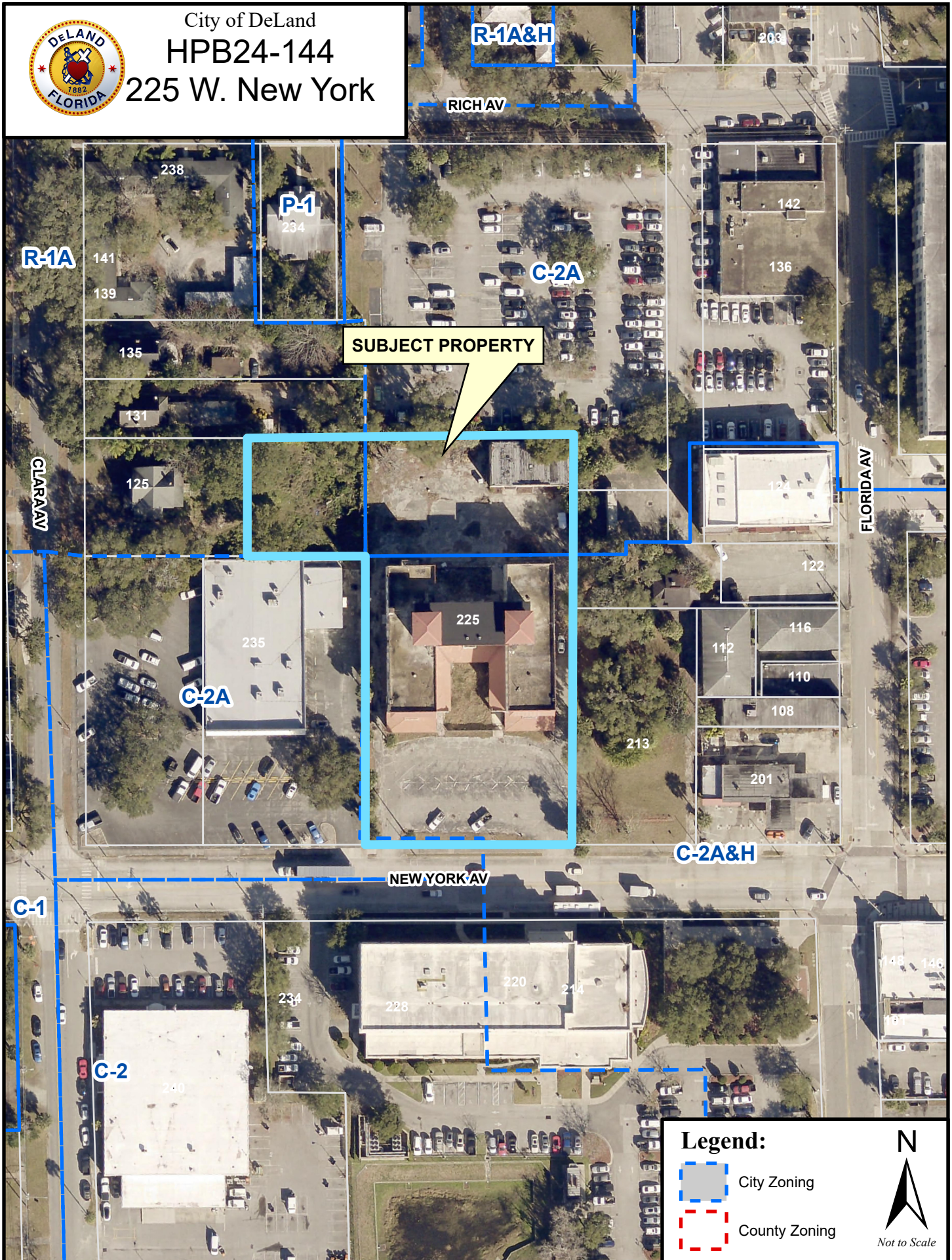
Attachments:

Vicinity Map

Proposed Elevations



City of DeLand
HPB24-144
225 W. New York



The attached City of DeLand Community Design Standard Checklist is provided from the City's contracted architect regarding the site plan (SP24-134) being reviewed concurrently with this COA application.

City of DeLand Community Design Standard Checklist



Project:	Blue Sky Apartments	Application No:	SP24-134
Date of Submission:	7-10-24	Date of Review:	7-11-24
Review Architect:	Jim Wachtel		

Comments and Recommendations

RECOMMENDATION:

☐ **APPROVAL** as conditioned below:

☒ **DENIAL** The project as submitted is inconsistent with the applicable provisions of City of Deland Community Design Standards as indicated herein.

☐ **INCOMPLETE** Please submit items indicated for review in accordance with LDR Chapter 8, Section 33-94; Community Design

CONDITIONS FOR APPROVAL/REASONS FOR DENIAL:

NOTE:

APPEALS MUST BE SUBMITTED IN WRITNG TO THE PLANNING DIRECTOR WITHIN 10 DAYS OF THE ACTION

7-18 Notes!

The massing and transitions of the building do not reflect the scale and design of the contiguous properties or the area.

While the applicant has added some details and materials that reflect a sensitivity to the historic character of the area, these details are minimal and the project as a whole does not respect the nature and the scale of the district nor its Immediate neighbors.

REVIEW & PERFORMANCE DESIGN CHECKLIST (Section 33-94)				
ADMINISTRATION (Section 33-94.06):	YES	NO	N/A	Comments
Has there been a pre-design conference?	X	☐	☐	
HPB Review	X	☐	☐	
Class II	☐	☐	☐	
Class III	☐	☐	☐	CLASS 4
GENERAL PROVISIONS (Section 33-94.02):	YES	NO	N/A	Comments
In the Thoroughfare Design District?	X	☐	☐	
In the Historic Design or Downtown Support District?	X	☐	☐	
Large commercial establishment?	☐	X	☐	
Single family structure in commercial zone?	☐	X	☐	
GENERAL DESIGN CRITERIA (Section 33-94.03)				
RELATIONSHIP OF THE STRUCTURE TO THE SITE (Section 33-94.03 A):	YES	NO	N/A	Comments
Does the site plan avoid extreme changes of grade in the site design?	X	☐	☐	
Are building mechanical equipment, service, delivery and work areas screened from public view?	X	☐	☐	
Is a transition provided between single family and non-residential?	☐	☐	X	
Do building design, scale and details provide variety and interest from both pedestrian and vehicular points of view?	☐	X	☐	
Do entrances provide focal points and protection from the weather?	X	☐	☐	
For multiple buildings on a site, is there a variety of spacing between structures?	☐	☐	X	
Does the site design avoid a monotonous repetition of identical structures on site?	☐	☐	X	
Is signage compatible in scale, design, materials and construction with the principal structure?	☐	☐	☐	?
GENERAL ARCHITECTURAL BUILDING DESIGN (Section 33-94.03 B):	YES	NO	N/A	Comments
Is there a consistent architectural treatment for all elevations exposed to public view?	X	☐	☐	
If a contemporary design, does the project relate to the historic character of DeLand through the following:				
A. Use of materials	X	☐	☐	
B. Use of colors	X	☐	☐	
C. Use of roof types	X	☐	☐	
In established areas, is there a compatible relationship with the existing neighborhood through use of the following:				
A. Similar architectural style or character	☐	X	☐	
B. Similar building massing and setbacks	☐	X	☐	
C. Similar colors used	X	☐	☐	
D. Similar materials used	X	☐	☐	
E. Another architectural technique that would relate or transition the project to the existing neighborhood (landscaping, fences, walls, screens, etc...)	☐	X	☐	
Historical Styles (Section 33-94.03 C):	YES	NO	N/A	Comments

Are there features in the building design to provide sufficient relief to the appearance of facades?	☐	☒	☐	
If a historical style, does the design use material, elements & details consistent with that style?	☐	☐	☒	
MATERIALS USE (Section 33-94.03 D):	YES	NO	N/A	Comments
Are the materials proposed of durable quality and suitable to the type of building and design in which they are used?	☒	☐	☐	
Does the design avoid metal siding used exclusively as the exterior finish?	☒	☐	☐	
Does the design avoid exposed standard concrete block in the design of the exterior?	☒	☐	☐	
Is materials usage consistent for all facades of the exterior?	☒	☐	☐	
Are the materials used consistent with the style and character of the structure?	☒	☐	☐	
COLORS (Section 33-94.03 E):	YES	NO	N/A	Comments
Are colors City of DeLand approved colors?	☒	☐	☐	
If other colors are used as accents, does the design avoid using accent colors exceeding 10% of the surface area of any one elevation?	☒	☐	☐	
Is the color treatment consistent for the entire building?	☒	☐	☐	
ROOF TYPES AND APPEARANCE (Section 33-94.03 F):	YES	NO	N/A	Comments
Are variations in the roofline used to add interest to and reduce the massing of the building?	☒	☐	☐	
Are roof features in scale with the building's mass or compliment adjoining or adjacent buildings and the neighborhood?	☒	☐	☐	
Is the design of visible roof structures or features consistent with the style of the building?	☒	☐	☐	
Is the roof treatment consistent for all facades of the building?	☒	☐	☐	
If a flat or low-slope roof is utilized, are there vertical roofline changes to reduce the buildings mass and create visual relief?	☒	☐	☐	
Do all roof appurtenances used in the design appear as an integral part of the roof?	☒	☐	☐	
LIGHTING (Section 33-94.03 G):	YES	NO	N/A	Comments
Is site lighting scaled for the use and compatible with the character of the building?	☐	☐	☐	No site lighting plan found
Is thematic or historical character lighting used? (Optional)	☐	☐	☒	
Are off-site areas shielded from offensive or excessive illumination?	☐	☐	☐	?
Is pedestrian area lighting of scale, intensity and character appropriate to pedestrian movement?	☐	☐	☐	?
Are lighting sources indirect, designed or placed to reduce glare from the light source?	☐	☐	☐	?
Is general architectural lighting designed to conceal sources from direct view?	☐	☐	☐	?
Is security lighting incorporated into the lighting scheme for the project?	☐	☐	☐	?
FENCES, WALLS, SCREENS AND LANDSCAPE BUFFERS (Section 33-94.03 H):	YES	NO	N/A	Comments
Do fences, walls or visual screens used express similar character to the building design through use of materials, color or texture?	☐	☐	☒	
Is a berm being used in lieu of fence or wall?	☐	☒	☐	

In non-industrial areas, does the design avoid using unscreened chain link fencing?	☐	☐	x	
Are visual screens used between single-family and non-residential?	☐	☐	x	
ACCESSORY USES AND STRUCTURES (Section 33-94.03 I):	YES	NO	N/A	Comments
Are accessory structures and uses consistent in design character with the principal structure?	☐	☐	x	
Are any outdoor garden supply and similar areas used for retail sales screened from view and integrated into the overall design and structure?	☐	☐	x	
Are any drink dispensers, coin-operated rides or other amusement devices located inside the principal structure? Exterior locations are not permitted.	☐	☐	x	
Are outdoor storage areas behind the front façade or screened from view?	☐	☐	x	
Are solid waste/recycling areas screened from view as required?	☐	☐	☐	?
SPECIAL BUILDING CONSIDERATIONS (Section 33-94.03 J):	YES	NO	N/A	Comments
If a gas station or convenience store, are any canopies constructed with the same roof design and materials as the main building?	☐	☐	x	
Covered façade between multiple entrances?	☐	☐	x	
If an auto repair facility is involved, are open repair/ service bays screened from view on the main public right of way?	☐	☐	x	
REQUIREMENTS FOR HISTORIC DESIGN & DOWNTOWN SUPPORT DISTRICTS (Section 33-94.04)				
GENERAL DESIGN CRITERIA (Section 33-94.04 A):	YES	NO	N/A	Comments
Does the design of the structure reflect or enhance the historic character of this part of the community through:				
A. Similar or related architectural styling or character	☐	x	☐	
B. Similar or related massing, proportions and scale	☐	x	☐	
C. Similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls	x	☐	☐	
D. Similar or related materials or textures	x	☐	☐	
E. Colors approved by HPB	☐	☐	☐	?
F. Similar or related architectural details and decorative treatments	x	☐	☐	
Is the structure located as close to the street as possible? (Only applies if compatible with adjacent buildings)	x	☐	☐	
Is glazing at street level transparent?	☐	☐	☐	?
If project is within the Historic District, is there a Certificate of Appropriateness?	☐	x	☐	
If project is a modification or addition to an existing structure, are changes consistent with the style and character of the existing building?	☐	☐	x	
Does this project extend or enhance the city's streetscape?	☐	x	☐	
Does the building design relate to the pedestrian scale of the area?	☐	x	☐	
Where adjacent buildings present a consistent massing, does the proposed building treatment reinforce that effect?	☐	x	☐	
If a historical style, is it preferred style? (Federal, Classical Revival or Mediterranean Revival)	☐	☐	x	

ADDITIONAL DESIGN CRITERIA FOR LARGE COMMERCIAL ESTABLISHMENTS (Section 33-94.05)				
	YES	NO	N/A	Comments
ARCHITECTURAL CHARACTER (Section 33-94.05 A):			X	
Does the design avoid uninterrupted facades in excess of 100'?	☐	☐	☐	
Are there variations in roof line to reduce the scale of mass or the structures?	☐	☐	☐	
If there are smaller commercial entities not part of the principal use, do they have exterior display windows and useable separate outside entrances?	☐	☐	☐	
Are exterior entrances clearly defined and highly visible?	☐	☐	☐	
Are exterior entrances protected from the weather and incorporate landscaping or landscape planters?	☐	☐	☐	
Does design reflect existing historic architecture of City?	☐	☐	☐	
PARKING, VEHICULAR AND PEDESTRIAN TRAFFIC (Section 33-94.05 B):	YES	NO	N/A	Comments
Are large parking areas separated into distinct areas through use of landscaping or other site features?	☐	☐	☐	
Is there a clear differentiation between vehicular and pedestrian routes on the site?	☐	☐	☐	
Are contrasting or distinctive paving materials used to distinguish pedestrian areas from vehicular areas?	☐	☐	☐	
Are any temporary display and sales areas limited to arcaded areas structurally integrated into the design of the principal structure?	☐	☐	☐	
Are these temporary display and sales areas designed so as not to impede pedestrian or vehicular traffic?	☐	☐	☐	
Are any permanent shopping cart storage areas either contained within the principal structure or screened from view?	☐	☐	☐	
BUILDING PERIMETER LANDSCAPING (Section 33-94.05 C)	YES	NO	N/A	Comments
Is there perimeter landscaping adjacent to the primary facades and at entrance areas?	☐	☐	☐	
Does the perimeter landscaping conform to the minimum requirements as to size, type and spacing?	☐	☐	☐	













