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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. August 1, 2024 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

1. **Historic Preservation Review (Tax Abatement - Part 3) for a commercial building at 306 W. Wisconsin Ave.**
   Application No.: HPB24-082
   Applicant: Halley Matuszczak
   Owner: Robert & Jessica Levings

NEW BUSINESS

1. **Certificate of Appropriateness (Exterior Alteration) for a commercial building at 112 E. New York Ave.**
   Application No.: HPB24-171
   Applicant: Aspen Group
   Owner: First Baptist Church Holding Company of Orange City FL, Inc.

2. **Certificate of Appropriateness (Exterior Alteration/New Construction) for Hulley Tower reconstruction and a new memorial bell exhibit at 513 N. Woodland Blvd.**
   Application No.: HPB24-167
   Applicant: Zev Cohen & Associates, Inc
   Owner: Stetson University, Inc.

STAFF UPDATES

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE Thursday, October 3, 2024 at 5:00PM.

ADJOURNMENT

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

I. CALL TO ORDER

Having been duly noticed as required by law, the August 1, 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, Reggie Santilli, Scott Price, *Vice-Chairman* & Solomon Greene, *Chairman*

Absent: West Costa, Dave Krijgsman, & Matthew West

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

III. APPROVAL OF MINUTES

Scott Price motioned to approve the May 2, 2024 meeting minutes. Reggie Santilli seconded the motion and all approved unanimously. (4-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. **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

Emily Kunkel provided an overview of the original application and stated that the applicant submitted additional architectural exterior renderings on July 31, 2024. Staff reviewed the updated the elevations, provided a copy to the Board members, and included into the presentation. Staff's original recommendation has been changed, due to the applicant incorporating the recommendation in the staff report into the new renderings. Therefore, staff finds that the 'Option A' of the updated elevations (dated 7/31/24), is consistent with the City's Land Development Regulation Section 33-94.04(a). Staff recommends the Historic Preservation Board approve this Historic Preservation review with the following conditions:

1. 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.

Solomon Greene stated the updated elevations incorporating the brick look better, but suggested giving the applicant the option to choose fabric awning or metal awnings as either would be sufficient. Scott Price expressed his concerns for the parking on-site and downtown area merchants,

but stated the elevations look good. William Hoffman stated that the original metal awnings look better than the newly proposed fabric awnings, and the metal would match other buildings in the downtown.

The applicant, Greg Goldston stated the proposed use is a pharmacy and they are open to utilizing either the fabric or metal awning.

Reggie Santilli motioned for approval of the Historic Preservation Application, exterior alteration, with the condition of approval that the applicant uses the updated elevation 'Option A' and the applicant may choose to use either the original proposed metal awning or the fabric awning material. William Hoffman seconded the motion. (4-0)

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

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

Staff received public comment via email, which is included in the meeting minutes.

Solomon Greene and Reggie Santilli stated they received numerous complaints from residents regarding the height/size of this building compared to downtown buildings and how it will "overshadow the historic courthouse."

The applicant, Mark Watts, Esq. provided proposed material samples and overview of the project which included examples of nearby buildings with similar setbacks, proposed landscape plan for the site, and photos of the surrounding properties.

Public Comment was made for this agenda item and discussion ensued amongst the board members, each providing their feedback, questions and concerns with the project.

Scott Price motioned for approval of the Certificate of Appropriateness, new construction with the following conditions: 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. and; 2. Additional brick be incorporated into the exterior, specifically the South (New York Ave.) façade, on the tower potion, above storefront doors on floors 2-5. Reggie Santilli seconded the motion. (3-1) William Hoffman opposed.

VII. STAFF UPDATES

Emily Kunkel stated that the Historic resource survey (FY 2025) application has been funded by Secretary of State, staff is now waiting for next steps from the State to secure a consultant.

The small matching grant cycle for FY 2026 has closed, and staff submitted for another grant to do another historic resource survey of additional properties. The state should be holding a statewide meeting in the near future for the ranking of applications and next steps.

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

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

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 6:15 P.M.

Emily Kunkel

From: Carol Kuhn
Sent: Thursday, August 1, 2024 10:16 AM
To: Emily Kunkel; Rick Werbiskis
Subject: FW: I DO hope you saw these renderings

Sent from my T-Mobile 5G Device

-------- Original message --------
From: Joan Carter <jmdcarte@gmail.com>
Date: 7/27/24 8:19 PM (GMT-05:00)
To: Mark Shuttleworth <markrwshuttleworth@gmail.com>
Cc: Carol Kuhn <kuhnc@deland.org>
Subject: Re: I DO hope you saw these renderings

PS. It's always interesting that the streets and driveways are the most significant features. Not the balconies or terraces. J

> On Jul 27, 2024, at 8:03 PM, Joan Carter <jmdcarte@gmail.com> wrote:
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>
>
> What I find most interesting is that the City's context discussion completely avoids the historic Courthouse and all the buildings on the block east of Florida…like they have no influence on how the eventual construction will create a tone for the main part of the downtown district. Yet the Courthouse is probably the most significant building in the downtown area—architecturally. It's a.wonderful building. This proposed construction would be looming presence that would overtop the Courthouse. Of course they could point out the eyesore at N. Amelia and 44 as a reference point…I.E. Build to the extreme. But this proposal is 40 years later and we are supposed to know better. But the City then decided not to built to the highest point—and the Co. Justice Building is the result. J
>
> <Screenshot 2024-07-27 at 7.47.31 PM.png>
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DISCLAIMER: The information contained in this electronic message is legally privileged and confidential and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient you are hereby notified that any dissemination of this e-mail or any of its attachments or components may constitute a violation of Florida Statute 119. If you have received this e-mail in error, immediately destroy the document, and please contact the sender. Please note that Florida has a broad public records law, and that all correspondence with us via email may be subject to disclosure.

Verification: This message sent from kuhnc@deland.org

Agenda Item #: #2

HISTORIC PRESERVATION BOARD

SPEAKER'S CARD

IF YOU WISH TO SPEAK ON AN AGENDA ITEM: PLEASE COMPLETE THIS CARD PRIOR TO THE AGENDA ITEM TO BE HEARD BY THE HISTORIC PRESERVATION BOARD AND RETURN TO THE RECORDING SECRETARY

When called to the podium, please state your name and address for the record and then proceed with your comments. The Chair will limit the speaker's comments to three (3) minutes.

Please Print:

Name: Randy Willcox

Address: NA

Phone: NA or Email: rwo20464@aol.com

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

DATE: September 5, 2024

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Historic Preservation Property Tax Exemption - Part 3) for a Commercial Building 306 W. Wisconsin Ave.**
Application No.: HPB24-082
Applicant: Halley Matuszczak
Owner: Robert & Jessica Levings
Current Use: Mixed-Use
Zoning District: Planned Development (PD) (North West Square PD)
Florida Master Site File: 8VO3557 *(The address on the form is 242 N. Clara, property has double frontage)*
District(s): Downtown Support District and West DeLand Residential Historic District (National Registry District)

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:
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
Please refer to attachment 2A - Resolution 2024-48.

Part 2 – Historic Preservation Property Tax Exemption Application: Description of Improvements
Please refer to the part 2 attachments, 2A - 2I.

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

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 historic purpose of this building was a church, but recently was redeveloped into a mixed-use building allowing for residential uses and commercial uses. During the redevelopment of this building, there was minimal change to the defining characteristics of the building, site and environment as the applicant kept original features of the building which included repairing and rehabilitation.

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.

The historic character of this property has been retained and preserved, the interior alterations enhanced the historic characters and features of the historic building. In the attached project narrative, the applicant outlines the work and methods used to incorporate the original historic materials, such as the flooring, floor plan, and walls.

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 applicant did not incorporate features or elements from other buildings.

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.

The changes of the building that have acquired historic significance have been retained and preserved. The interior redevelopment consisted of bringing the entire building into compliance with the building and fire/life safety code, such as installation of new electrical, plumbing, mechanical, fire suppression and alarm systems.

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 distinctive features, finishes, and construction techniques of the exterior of the building have not been altered, rather rehabilitated such as the windows to make them operable again. The applicant was required to bring the building into compliance with building and fire/life safety code requirements during the interior alteration, but as much of the existing footprint and historic materials were retained and preserved.

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.

Any of the deteriorated historic features have been repaired rather than replaced. The roof was replaced with same color and material of asphalt shingles.

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.

The surface cleaning of structures/features was completed with the gentlest means possible. For example, the original historic windows and interior brick walls have been wire brushed and restored rather than powerwashed.

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 no known archeological resources were affected by the project.

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 exterior of the building has remained mostly unaltered except the roof replacement and necessary building fire/life safety requirements. The interior existing spaces were redeveloped into new uses allowing for the original historic materials to be preserved and enhanced as architectural features.

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.

No new additions or new construction have taken place. The interior spaces were redeveloped into new uses and the essential form and integrity of the historic property and its environment remain unimpaired.

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 approve this tax abatement part 3 application (review of completed work) as presented.

Historic Preservation Board Action (Ordinance 1997-49):

The Historic Preservation Board shall determine if the work, as completed, is consistent with the work that was proposed in the Preconstruction Application.

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

If the Board finds, by majority vote, that the completed project is not consistent with the work proposed in the Preconstruction Application, the Board shall advise the Applicant as to the changes necessary to make consistent. The Applicant shall have sixty (60) days to bring said work into compliance. After the sixty (60) day period the Board shall review information provided by the

Applicant to demonstrate compliance. If, to the satisfaction of a majority of the Board, the completed work is consistent with the Preconstruction Application, then the Application for Review of Completed Work shall be approved by the Board and the Board shall forward its recommendation to the City Commission that the exemption be granted. If the Board decides by majority vote that the work is not consistent, then the Board shall not approve the application and shall recommend to the City Commission that it deny the request for tax exemption.

Attachments:

Vicinity Map
Ordinance 1997-49
Ordinance 2017-12 - Amending Ordinance 97-49
Historic Preservation Property Tax Exemption Application with supporting documents:

- **Part 1, Evaluation of Property Eligibility**
- **Part 2, Description of Improvements**
  - Attachment 2A – Resolution 2024-48
  - Attachment 2B – Florida Master Site File (8VO3557)
  - Attachment 2C – Historic Reference Map showing project location
  - Attachment 2D – Project Narrative - proposed work
  - Attachment 2E – Photos of existing conditions
  - Attachment 2F – Proposed concept floor plan
  - Attachment 2G – Project Cost - Estimates
  - Attachment 2H – 2023 Volusia County Tax Bill
  - Attachment 2I – Part 1 & 2 - May 2, 2024 Historic Preservation Board Staff Report
- **Part 3, Request for Review of Completed Work**
  - Attachment 3A – Historic Preservation Exemption Covenant
  - Attachment 3B – Project Narrative - completed work
  - Attachment 3C – Project Cost - Actual
  - Attachment 3D – Sunbiz
  - Attachment 3E – Volusia County Property Record Card
  - Attachment 3G – Photos of completed work

ORDINANCE 97-49

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

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

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

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

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

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

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

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

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

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

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

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

Section 2. Purpose and Intent.

Purpose. The purpose of this Ordinance is to:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 4. Historic Preservation Property Tax Exemption.

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

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

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

Section 5. Exemption Period.

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

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

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

Section 6. Application.

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

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

The application shall consist of the following parts:

A. Preconstruction Application.

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

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

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

(c) photographs documenting existing conditions of the property;

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

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

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

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

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

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

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

(3) Work Requiring a Certificate of Appropriateness.

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

·B. Application for Review of Completed Work.

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

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

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

(2) Review of Application for Completed Work.

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

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

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

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

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

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

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

Section 11. Revocation Proceedings.

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

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

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

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

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

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

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

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

David C. Rigsby
Mayor - Commissioner

ATTEST:

Viola H. Ballentine
City Clerk - Auditor

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

APPROVED AS TO FORM AND LEGALITY:

Mark A. Zimmerman
City Attorney

ORDINANCE NO. 2017 - 12

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

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

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

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

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

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

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

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

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

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

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

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

Robert F. Apgar
Mayor - Commissioner

ATTEST:

Julie A. Hennessy
City Clerk - Auditor

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

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

Historic Preservation Property Tax Exemption Application Instructions

This application is to be completed in accordance with Chapter 1A-38, Florida Administrative Code, and the instructions provided below. *Read these instructions carefully before filling out the attached application. Type or print clearly in black ink. In cases where complete and adequate documentation is not provided, review and evaluation cannot be completed. An incomplete application or failure to provide the required supporting material shall result in recommendation for denial of the requested tax exemption.*

Copies of Chapter 1A-38, F.A.C., or additional copies of this application form may be obtained from the Division of Historical Resources, Florida Department of State, or the Local Historic preservation Office in those jurisdictions where such an office has been certified by the Division of Historical Resources. The Historic Preservation Property Tax Exemption Application has three parts: Part 1 -- Evaluation of Property Eligibility, Part 2 – Description of Improvements, and Part 3 – Request for Review of Completed Work. ***Applicants are strongly encouraged to submit Parts 1 and 2 of the Application and receive preliminary project approval prior to the start of construction.***

The Request of Review of the Completed Work shall be submitted upon completion of the improvements, and must clearly describe the completed work. *For projects that are completed before application is made, Part 3 must accompany the Part 2 submission.*

Under the procedures outlined in Chapter 1A-38, F. A. C., application submissions to the Division will be reviewed within 30 days following receipt of a completed, adequately documented application. Reviews conducted by Local Historic Preservation Offices will be completed consistent with the routine schedules and procedures of the local design review body, as set forth by the local government. Questions concerning the review status of specific applications should be addressed to the Division or the Local Historic Preservation Office, as applicable. *Notification as to approval or denial of the tax exemption will be made by the local government. The Division or the Local Historic Preservation Office will notify the applicant and the local government of its findings following completion of their review of each of the three parts of the application. These findings will be as follows:*

For Part 1 – Evaluation of Property Eligibility

a) Certification that the property is or is not a historic property pursuant to s. 196.1997, F.S., and the criteria set forth in Chapter 1A-38, F.A.C.
b) Certification that the property does or does not qualify for the special exemption provided under s.196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the pubic (if this Special Exemption is provided by the local historic preservation property tax exemption ordinance).

For Part 2 – Description of Improvements

a) Determination that the planned improvements are or are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. Work which is inconsistent with the referred Standards, Guidelines and criteria will be identified, and corrective measures will be recommended.

For Part 3 - Request for Review of Completed Work:

a) Determination that the completed improvements are or are not consistent with the Standards and Guidelines, and the criteria set forth in Chapter 1A-38, F.A.C., and recommendation to the local government that the requested tax exemption be granted or denied.

Address correspondence to the Division at:

Bureau of Historic Preservation,
500 South Bronough Street, R.A. Gray Building
Tallahassee, Florida 32399-0250
Telephone: (850) 487-2333 FAX: (850) 922-0496

Address correspondence to the Local Historic Preservation Office at:

Emily Kunkel, Planner II
City of DeLand
120 S. Florida Ave., DeLand, FL 32720
386-626-7018
KunkelE@DeLand.org

In completing this application, use blank sheets of paper as needed to provide information for which additional space is needed. On each sheet include the Property Identification Number and the Property Address. To amend an application that has already been submitted, use the Amendment Sheet provided.

Owners must report to the Division or the Local Historic Preservation Office, as applicable, any substantial damage, alteration or change to a property that occurs after the Division or Local Historic Preservation Office has recommended to the local government that the tax exemption be granted. The Amendment Sheet provided should also be used for this purpose.

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.*

Application Review: For buildings or archaeological sites within districts , the documentation in the Evaluation of Property Eligibility (Part 1) must be sufficient to allow the Division or Local Historic Preservation Office to: (1) make a judgment about how the building or site relates to the district as a whole, and (2) determine what particular features of the building or site contribute to its historic character or archaeological significance. In compiling information for completion of this part of the application, it is helpful to consult the National Register nomination or the local designation documentation for the district. It should not be necessary in most cases for the applicant to do extensive research to develop the required description of physical appearance and statement of significance. When requested, this part of the application also provides the information needed to determine eligibility for the Special Exemption provided by Chapter 196.1998, F.S.

Completing the Evaluation of Property Eligibility

1. Description of Physical Appearance

For historic buildings in districts: Provide information about the major *exterior and interior* features of the building. 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. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. 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.

Example – Historic Building

Building within a registered historic district: This three-story, flat-roofed, unpainted brick building, rectangular in shape, was constructed in1850. It features regularly spaced arched windows on the second and third floors (6 openings on the east elevation have been filled in over the years, exact date unknown), 2-over-2 double-hung sash, and a prominent bracket cornice. The first floor of the facade has been altered; the existing storefront dates from ca. 1950. On the interior, the first floor is divided into two principal spaces, a large commercial space in front and a smaller office behind. The front room was modernized in the 1950s and contains no surviving historic fabric except for a simple wooden staircase running along the party wall. A pressed metal ceiling is the most prominent feature in the rear office; historic baseboards, paneled doors, and window and door surrounds also survive in this room. The upper floors have two rooms each, identical in configuration to the first floor; these rooms retain their original appearance, although they contain no architectural detailing of any kind (see photographs).

For archaeological sites in districts: Provide information regarding the age of the site and its period(s) of significance. Indicate the type of site (i.e., village, cemetery, midden, etc.), as well as the current use of the site. Indicate other known prehistoric and historic uses of the site, and describe changes to the site relating to those uses. Describe the major physical features of the site that relate to its archaeological significance. Indicate how the site relates to the development of the district and its other components.

Example – Archaeological Site

Prehistoric archaeological site within an archaeological district: The Turtle Mound site is a shell midden 320x25 feet in size and at least 11 feet thick. The top of the midden is approximately 12 - 13 feet above the normal water level in the adjacent marsh and river. Citrus trees surround the edges of the mound, but the central portion is clear of large vegetation and the surface has a thick cover of grass and weeds. There are two non-historic abandoned structures on the site, a picnic shelter on a concrete slab and a small residence on brick piers. Periods of occupation include Late Archaic (Mt. Taylor, Orange and Transitional: 400 BC - 500BC), Woodland (Malabar I: 500 BC - 800AD), and Mississippian (Malabar IIa and IIb: 800 AD - 1513 AD). During prehistoric occupation, with growth through the accumulation of refuse and architectural debris from a village type of settlement, the site attained its mound-like appearance and became a prominent landform and the highest point for miles around.

Additional information required: In the blanks provided, enter the date of construction if available, or indicate the approximate date. Enter the approximate dates of alterations, and indicate whether or not the building has been moved.

2. Statement of Significance

For buildings in historic districts: Summarize how the building contributes to the significance of the district. This summary should relate to the significance of the district (including the district's period of significance) as identified in the National Register nomination or district designation documentation. Is it similar to other buildings in the district in scale, building materials, style, and period of construction? 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.

Example – Historic Building

Building within a National Register historic district: The district is an intact grouping of architecturally significant commercial and industrial buildings constructed between 1850 and 1915 that display a variety of styles and types of architectural ornamentation popular during this era. The district is also significant as an early manufacturing and distribution center which led to the city's growth as one of the largest cities in the state. Industrial growth in the late 19th and early 20th centuries required the construction of larger buildings and several still exist within the boundaries of the district (see photographs). This modest three-story building is typical in appearance and history to the majority of the buildings in the district. It was originally built for manufacturing buttons, but was converted to a store with offices above during the 1880s when wholesaling grew as an important new activity in the district. The building is similar to its neighbors in size, scale, materials, and style.

For archaeological sites in districts: Explain why the property is archaeologically significant and the level of its significance (local, state, national). Discuss its integrity and rarity, and its potential for significant contribution to the body of knowledge about our history or prehistory.

Example – Archaeological Site

Turtle Mound is a large, multi-component accretionary village midden occupied from at least the Late Archaic Mt. Taylor Period (4,000 - 2,000 BC) through the Mississippian Period which ended shortly after European contact, approximately 1565 AD. The site is virtually undisturbed and contains a wealth of artifacts, features and ecofacts from four to six millennia of occupation, and can contribute detailed information about evolution and how people adapted to wetlands during the global climatic changes of the Holocene (the last 10,000 years). Turtle Mound is significant at the local and state level because of its demonstrated potential as a source of information pertinent to questions of cultural history, subsistence, settlement patterns and cultural ecology.

3. Photographs and Maps

Provide *good, clear photographs* describing the building or site and its surroundings *before improvement. Polaroid photos are not acceptable.* Good photographic coverage is a very important part of the application. Photographs supplement, and to some extent may substitute for, some of the descriptive material in the Description of Physical Appearance. Applications for historic buildings should show all elevations of the building, views of the building in its setting on the street, and representative interior spaces and features. Applications for archaeological sites should show the principal physical features of the site and its surroundings, and examples, if available, of artifacts recovered by past archaeological investigations. Photographs should be numbered, dated and labeled with the property name, the view (e.g., east side), and a brief description of what is shown. Photographs should be keyed to the application narrative and a sketch map, where appropriate.

Provide a map of the historic or archaeological district, clearly identifying the lot on which the building or site is located. This is necessary to verify the property's eligibility for the property tax exemption. If the exemption is being sought for one of a group of buildings or sites that are listed together in the National Register or locally designated together, a site plan or map of the group is necessary to specifically identify the building or site under consideration.

Special Considerations

Applicants should carefully read the following information about certain special considerations that may apply to their particular case. If a building is in one or more of the categories described below, additional information will be necessary. If this information is provided at the outset, the review process should not be delayed.

Moved buildings: An applicant must provide additional information to support an application for a building that has been moved since listing or local designation, or is a candidate for moving. Such documentation must discuss: (1) the effect of the move on the building's appearance (any demolition, changes in foundation, etc., undertaken and proposed); (2) the new setting and general environment of the proposed or new site; (3) the effect of the move on the distinctive historic and visual character of the district; and (4) the method (to be) used for moving the building. Such documentation must also include photographs showing the previous and proposed or new environments, including site, adjacent buildings, and streetscapes.

Multiple buildings or sites: Properties containing more than one building, where the buildings are functionally related historically to serve an overall purpose (i.e., a residence and carriage house or a series of structures which make up an industrial plant), will be treated as a single historic property. Generally, a single application form may be used to request the property tax exemption for these buildings. Documentation, however, must be submitted for every building to be considered for the exemption. For instance, if a house and carriage house are both to be improved, a single application may be used but a physical description, a statement of significance, and full photographic coverage for each building must be provided. The owner should state explicitly the buildings for which evaluation is requested. A sketch map or site plan should be provided to show the current relationship of the buildings. *Note: If buildings are under separate ownership, a separate application must be filled out by each owner.*

Owners of properties containing more than one archaeological site must submit a single application that describes all the sites within the listed or designated property.

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 700843070012 *Attach legal description of property*

Address of property: Street 306 West Wisconsin Ave

City DeLand County Volusia Zip Code 32720

( ) Individually National Register listed
(●) In a National Register district
(●) Locally designated historic property or landmark*
( ) In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district West DeLand Residential Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of DeLand

Mailing Address 120 S. Florida Avenue

City DeLand State FL Zip Code 32720

Telephone Number (386) 626-7018

2. Type of request:

(✓) Exemption under 196.1997, F.S. (standard exemption)
( ) Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Northwest Square, LLC

Mailing address 306 West Wisconsin Ave

City DeLand State FL Zip code 32720

Daytime Telephone Number (_____) _____
If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Jessica Levings — Jessica Levings — 8/19/24
Name — Signature — Date

Complete the following if signing for an organization or multiple owners:

Owner — Northwest Square, LLC
Title — Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:
Please see attached FL Master Site File Form (8VO3557)

Date of Construction 1926 Date(s) of Alteration(s)_____

Has building been moved? ( )Yes (✓)No If so, when?_____

6. Statement of Significance:
Please see attached FL Master Site File Form (8VO3557)

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

7. Photographs and maps:
Attach photographs and maps to application.

See attachment 2E

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

The (✔)Local Preservation Office ( )Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(●) Certifies that the above referenced property **qualifies as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.

( ) Certifies that the above referenced property **does not qualify as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.

( ) Certifies that the above referenced property **qualifies for the special exemption** provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

( ) Certifies that the above referenced property **does not qualify for the special exemption** provided under s. 196.1998, F.S.

Review Comments:
Please see attached Historic Preservation Board Staff Report - May 2, 2024.
Resolution 2024-48

Additional Review Comments attached? Yes(✔) No( )

Signature Emily Kunkel

Typed or printed name Emily Kunkel

Title Planner II

Date 4/22/2024

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

Part 2 of the Historic Preservation Property Tax Exemption Application, Description of Improvements, must be completed by all owners of historic properties seeking to have improvements preliminarily approved as being consistent with the historic or archaeological character of the property and, where applicable, the district in which the structure or site is located. The Description of Improvements will be used to describe existing conditions, proposed or completed improvements, and the impact of these improvements on existing materials and features and the overall historic character of the property.

Application Review: All projects will be reviewed and evaluated for conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. This U.S. Department of Interior, National Park Service, publication is available from the Division at the address indicated on the first page of these instructions. The ten Standards for Rehabilitation (see below) are broadly worded to guide the improvement of all types of historic properties. The underlying concern expressed in the referenced Standards and Guidelines is the preservation of significant historic materials and features of a building or archaeological site in the process of restoration, rehabilitation or renovation. For buildings, the Standards and Guidelines apply with equal force to the site improvements, interior and exterior work, and the Division or Local Historic Preservation Office, as applicable, will review the *entire* improvement project (including any attached, adjacent or related new construction) rather than a single segment of work. Evaluation is based on whether or not the overall project is consistent with the Standards and Guidelines. Proposed work that does not appear to be consistent with the Standards and Guidelines will be identified, and advice will be given to assist property owners, architects, or builders in bringing the project into conformance.

Completing the Description of Improvements

1. Data on building or archaeological site and improvement project: Indicate the type of construction of the existing building (e.g., masonry bearing wall, wood frame, steel frame, concrete). Give the use(s) of the building before improvement (e.g., school/vacant). For archaeological sites, indicate the age of the site and its original function. For both types of sites, indicate the proposed use after improvement (current use if the improvements for which the exemption is being sought have been completed).

2. Detailed description of improvement work: In the numbered blocks, provide a description of project work. *Describe the entire project.* For buildings, begin by describing site work, followed by work on the exterior, including new construction, and finally work on the interior, as applicable. A separate block should be used to describe each major work item and its effect on architectural or archaeological features (see examples below).

In the left block, identify the feature requiring work and indicate whether it is original to the building or site, was added at a later date, or is new construction. Give the approximate date of the feature. In the appropriate space describe the physical condition of the feature. Indicate the photograph or drawing that shows the feature.

In the right block, explain in detail the restoration, renovation or rehabilitation work to be undertaken. Describe the effect (visual, structural, or other) on existing features. List drawings, marked-up photographs, or specification page numbers that describe the improvement work and its impact on the existing building or archaeological site.

3. Photographs

For historic buildings: For Part 2 of the Application, Description of Improvements, the applicant must submit a sufficient number of *good, clear photographs* with the application to document both interior and exterior conditions of the historic building, its site and environment, prior to any work, and to show the areas of proposed work (or for projects completed before application, areas and features affected by completed improvements). *Polaroid photographs are not acceptable.* Such documentation is necessary for evaluation of the effect of the improvements on the historic structure. *Where such documentation is not provided, review and evaluation cannot be completed. This shall result in a recommendation for denial of the request for exemption.*

For archaeological sites: Photographs should show all principal features of the site prior to any work, with detailed photographs showing the features to be affected (or for projects completed before application, features already affected) by improvements.

All photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown; photographs should be keyed to the narrative in the Description of Improvements. In many cases, it may be helpful to mark directly on the photographs to show the areas of proposed (or areas affected by completed) work Photographs may be black and white or color, but must show features *clearly*. Photographs are not returnable.

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) changes. Documentation should include site plans, floor plans and, where necessary, sections and elevations. All drawings and sketches submitted with the Description of Improvements should be numbered and keyed to the narrative blocks in the application.

Examples (Buildings)

Feature 1

Feature **facade brick** Approx. date of feature **ca.1880** Describe existing feature and its condition: **Hard pressed red brick with butter joints in good condition. Mortar mostly sound but deteriorated and missing around downspout at east end of facade. Some graffiti at first floor.** Photo no. **3,6** Drawing no. **N/A**	Describe work and impact on existing feature: **Will selectively hand clean deteriorated joints and repoint with mortar and joint width to match existing (see spec. pp. 33-35); chemically clean graffiti from first floor piers (see spec. pp. 30-31).**

Feature 2

Feature **main staircase** Approx. date of feature **ca. 1880/unknown** Describe existing feature and its condition: **Original stair exists between 1st and 3rd floors. Some balusters missing and treads worn. Later stair from 3rd to 8th floors.** Photo no. **9,10** Drawing no. **A-12**	Describe work and impact on existing feature: **Replace missing balusters with matching pieces. Sand painted banisters and balusters and varnish. Replace treads as need. Sand and paint stairs. Retain later stair as needed.**

Example (Archaeological Site)

Feature 1

Feature **shell midden** Approx. date of feature **4000 BC - 1513 AD** Describe existing feature and its condition: **West side of midden is being eroded by river at rate of 2-4 feet per year.** Photo no. **7,8** Drawing no. **S-1, S-2**	Describe work and impact on existing feature: **Install interlocking sheet piles with concrete cap and drilled-in pier anchors. Height of sheet piles to match contour of midden. Backfill sheet piles and sod to match adjacent portion of midden.**

Part 3 - Request for Review of Completed Work

The Request for Review of Completed Work must provide a comprehensive photographic description of the completed improvements. Photographs of the completed work should show the *same views as the "before" photographs* included in Part 2, Description of Improvements.

All photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown, and should be keyed to the narrative in Part 2 of the application. Photographs may be black and white or color, but must show features *clearly. Polaroid photographs are not acceptable.* Photographs are not returnable.

Project Amendments

If changes to a project are planned at any time after submission of the application, an Amendment Sheet must be submitted for review. Provide the address of the property. Indicate planned changes in project work, giving the originally proposed treatment and the amended work item description. Give the owner's name. Sign and date the Amendment Sheet. Give the owner's address and daytime telephone number. Return it to the Division or the Local Historic Preservation Office as specified under the local ordinance. Approval of amendments to applications is conveyed only in writing by the Division or the Local Historic Preservation Office.

Special Rehabilitation Concerns

Several areas of special concern have been identified in reviewing and evaluating preservation projects. The "Guidelines for Rehabilitating Historic Buildings" accompanying the Secretary of the Interior's "Standards for Rehabilitation" provide further guidance on these and other areas of concern. Owners should take care to address these concerns when undertaking work in any of the areas described below.

Storefront alterations: Justify changes to storefronts and provide photographs of the areas to be altered. Information should be provided on when the existing storefront was constructed; on what the existing physical conditions are; and if a historical treatment is planned, on what evidence the proposed new storefront designs are based. *Owners are strongly discouraged from introducing a storefront or new design element on the ground floor that alters the character of the structure and its relationship with the street, or that causes destruction of significant historic material.*

New heating, ventilating, and air-conditioning (HVAC) systems: Indicate what effect the new equipment and ductwork will have on historic building materials and features. If the HVAC system requires removal of windows or portions of walls, describe alternative systems considered in the design process and why the proposed system was chosen. *Installation of systems that cause damage to historic building material or features, or cause visual loss of character shall result in a recommendation for denial of the exemption.*

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

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

Feature 1

Feature Former Classrooms Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Renovate former classrooms into apartments, utilizing as much of the existing square footage as possible Adaptively reuse classrooms on 1st floor for food and beverage businesses and community gathering spaces.

Feature 2

Feature Sanctuary Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: 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 to host events

Feature 3

Feature Roof Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Re-roof the building with asphalt shingles (Existing material) to prevent further roof leaks

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

Feature 4

Feature Elevator Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Remove the old, non-working elevatior and install a new lift for improved ADA access

Feature 5

Feature Walls Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Uncover and restore the original interior brick walls throughout the building and original heart pine flooring Paint the entire interior non-brick walls

Feature 6

Feature Windows Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Restore and ensure operation of original windows, and preserve stained glass.

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

Feature 7

Feature Bathrooms Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Expand community bathroom space by adding bathrooms and renovating existing bathrooms.

Feature 8

Feature Lighting/Electrical/HVAC/Plumbing Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: 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.

Feature 9

Feature Exterior Approx. date of feature 1926 Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature: Leave the exterior of the building unaltered

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** Church with associated activities/classrooms
2. **Proposed use(s) after improvement:** Mixed-use (Residential and commercial uses)

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

_____

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet( ) acres( )

4. How much area does the organization or agency use?_____square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ( )Yes ( )No If so, when? _____

7. Are there regular hours? ( )Yes ( )No If so, what are they?_____

_____

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

The (✔) Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(●) Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards** for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments:
Please see attached Historic Preservation Board Staff Report - May 2, 2024

Additional Review Comments attached? Yes(✔) No( )

Signature Emily Kunkel

Typed or printed name Emily Kunkel

Title Planner II

Date 4/22/2024

ATTACHMENT 2A

RESOLUTION NO. 2024 – 48

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING PLACEMENT OF A MIXED-USE BUILDING ON THE LOCAL REGISTER OF HISTORIC PLACES, LOCATED AT 306 WEST WISCONSIN AVENUE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the applicant, Halley Matuszczak, has applied for placement on the Local Register of Historic Places of a mixed-use building located at 306 West Wisconsin Avenue; and

WHEREAS, the previous use of the building was the Trinity United Methodist Church, constructed around 1926 and the addition of this building to the Local Registry will benefit the community and surrounding properties by enhancing the historic nature of the neighborhood and community; and

WHEREAS, on May 2, 2024, the Historic Preservation Board recommended approval of the listing of the mixed-use building on the Local Register of Historic Places.

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

Section 1. The City Commission of the City of DeLand hereby approves placement of a mixed-use building located at 306 West Wisconsin Avenue on the Local Register of Historic Places.

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

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

PASSED AND DULY ADOPTED this 20th day of May, 2024.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Julie A. Hennessy

Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

ATTACHMENT 2B

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)

ATTACHMENT 2B

RECORD NO: 91
Page 2 **FMSF HISTORICAL STRUCTURE FORM** **Site 8** V03557

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

Vo 3551

RN 91 CONTINUATION SHEET

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.

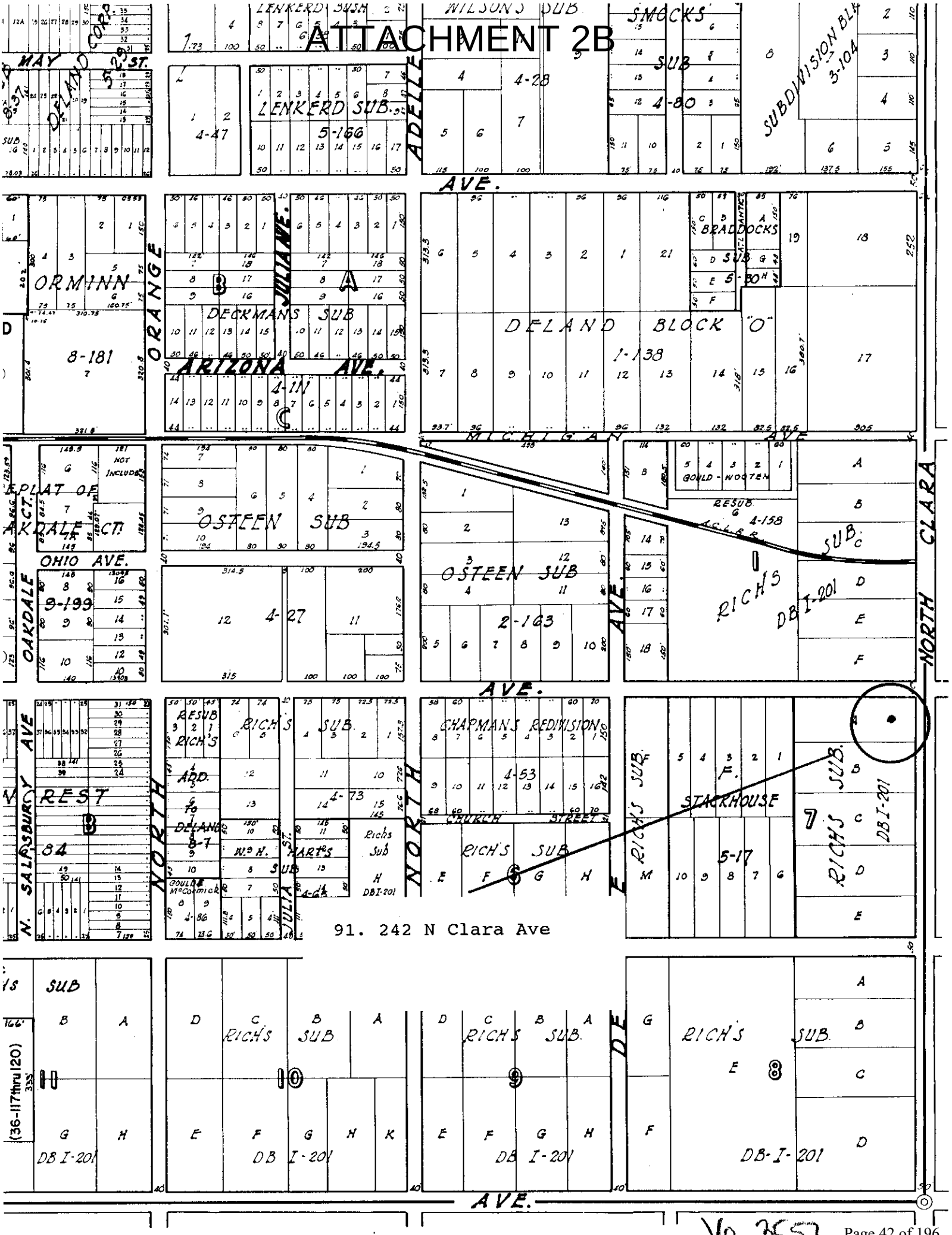
Historical Narrative: Located in Rich's Addition to DeLand, which was platted by John Rich in 1883, the Trinity Methodist Episcopal Church was built in 1926 by Odell Dugger at a cost of $125,000. A south extension was added in 1960 (building cornerstone; *DeLand Daily News*, April 24, 1926; Zelma Coonley,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

ATTACHMENT 2B

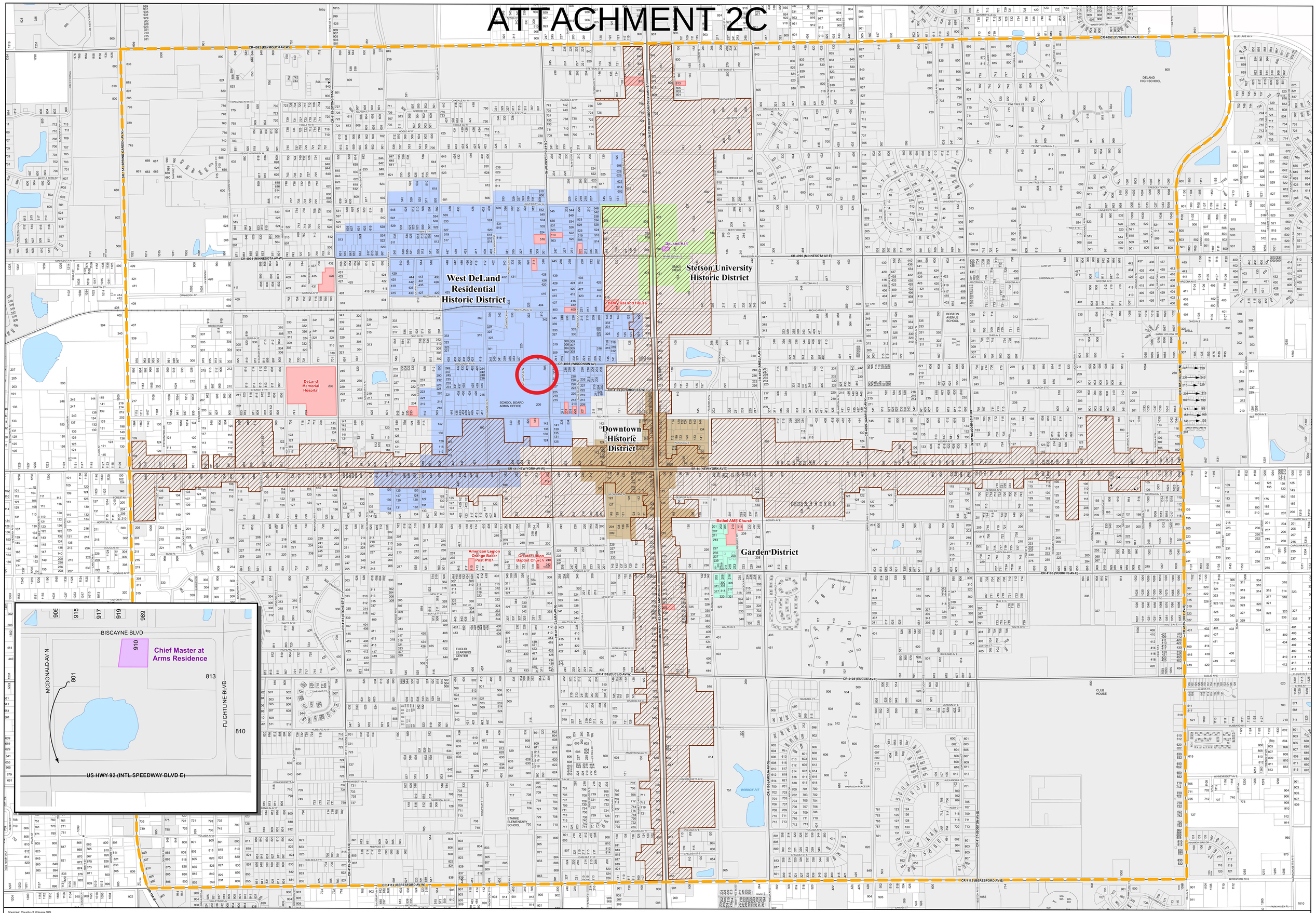


ATTACHMENT 2B

V03557

ATTACHMENT 2B

ATTACHMENT 2C


West DeLand Residential Historic District
Stetson University Historic District
Downtown Historic District
Garden District
DeLand Hall
Henry DeLand House
DeLand Memorial Hospital
SCHOOL BOARD ADMIN OFFICE
DELAND HIGH SCHOOL
BOSTON AVENUE SCHOOL
Bethel AME Church
American Legion Orange Baker Post #187
Greater Union Baptist Church
EUCLID LEARNING CENTER
STARKE ELEMENTARY SCHOOL
CLUB HOUSE
BORROW PIT
Chief Master at Arms Residence
BISCAYNE BLVD
MCDONALD AV N
FLIGHTLINE BLVD
US-HWY-92-(INTL-SPEEDWAY-BLVD-E)
SR-44-(NEW-YORK-AV-W)
SR-44-(NEW-YORK-AV-E)
CR-4092-(PLYMOUTH-AV-W)
CR-4092-(PLYMOUTH-AV-E)
CR-4094-(MINNESOTA-AV-W)
CR-4096-(MINNESOTA-AV-E)
CR-4098-(WISCONSIN-AV)
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ATTACHMENT 2D

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.

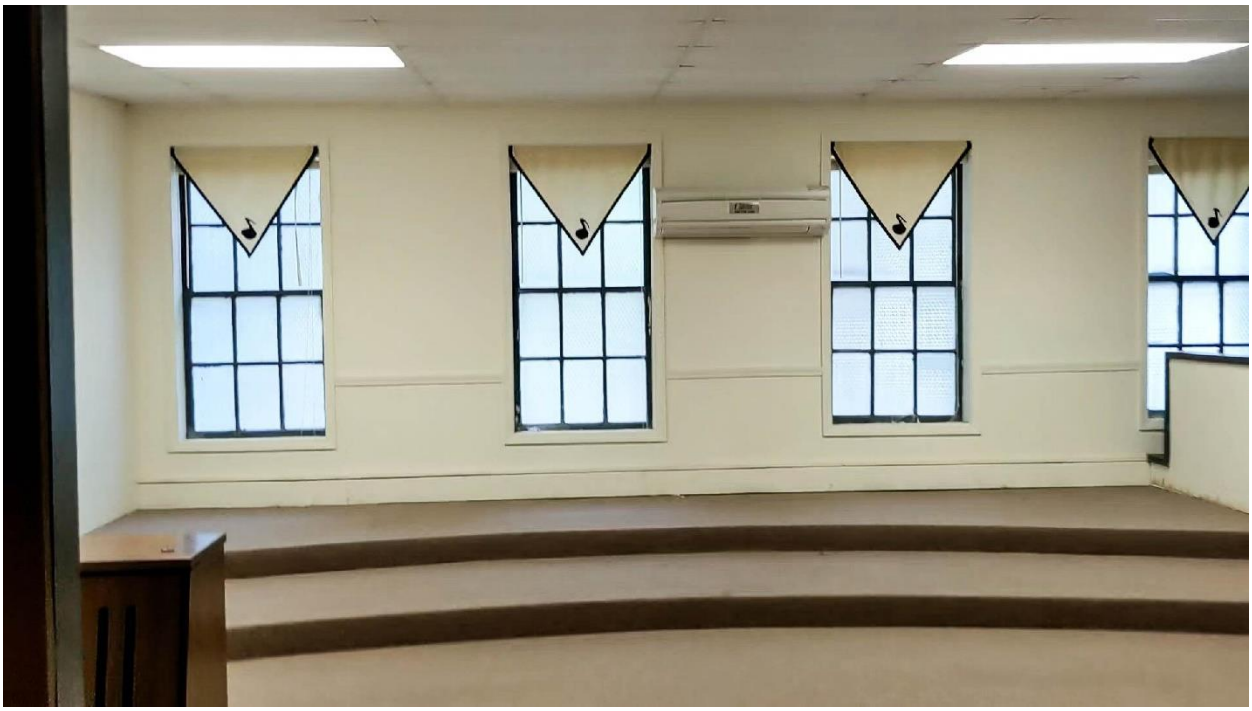
On Fri, Apr 12, 2024 at 12:08 PM Emily Kunkel <kunkele@deland.org> wrote:

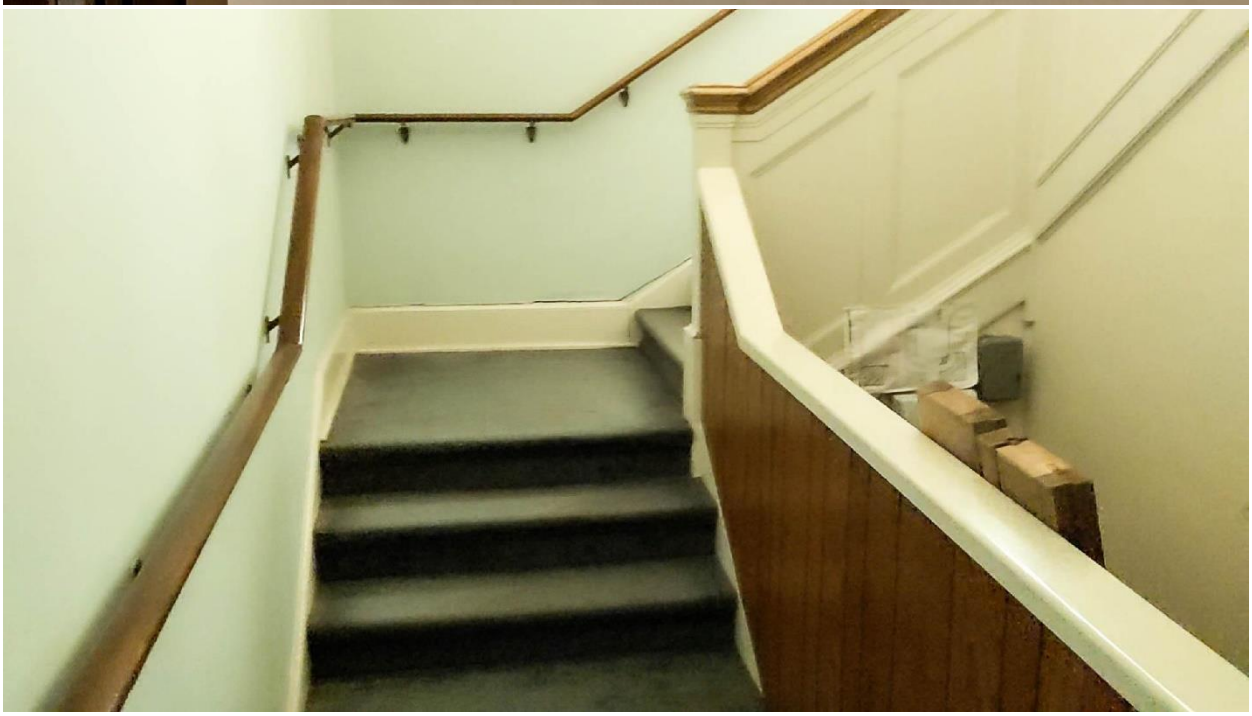
> A brief overview/bullet points will suffice. You can email to me. 😊
>
> Thank you,

PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

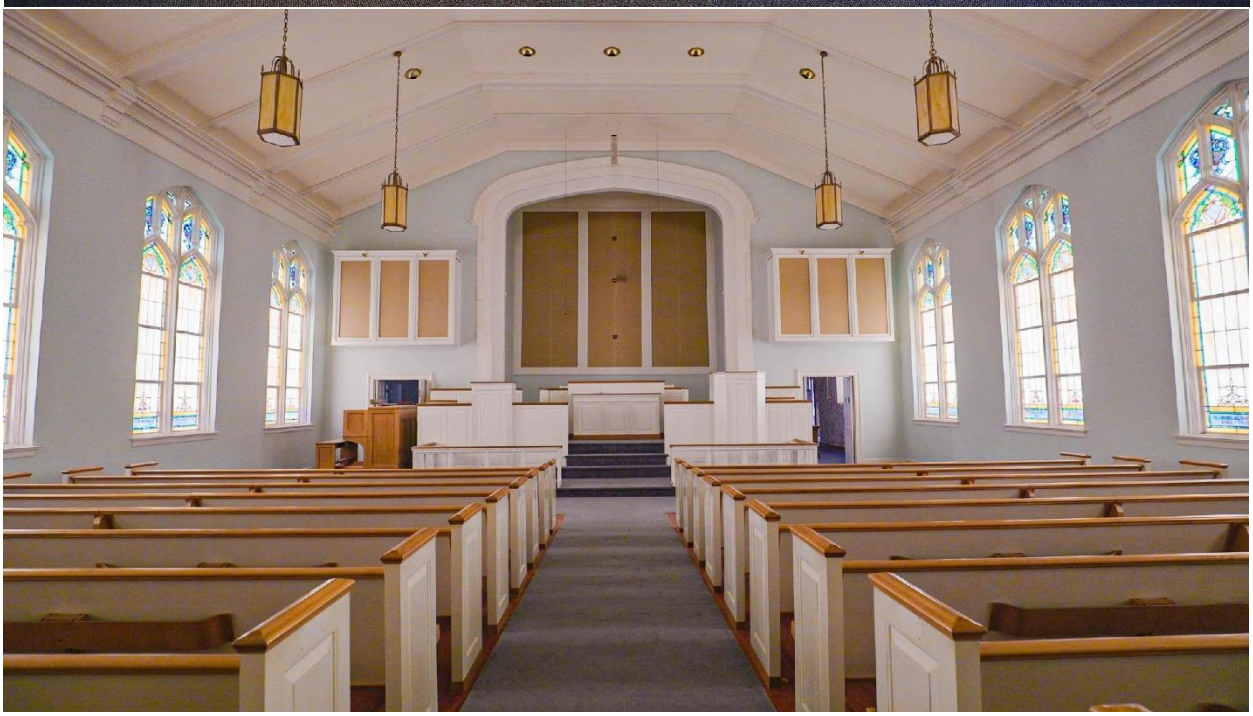
PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

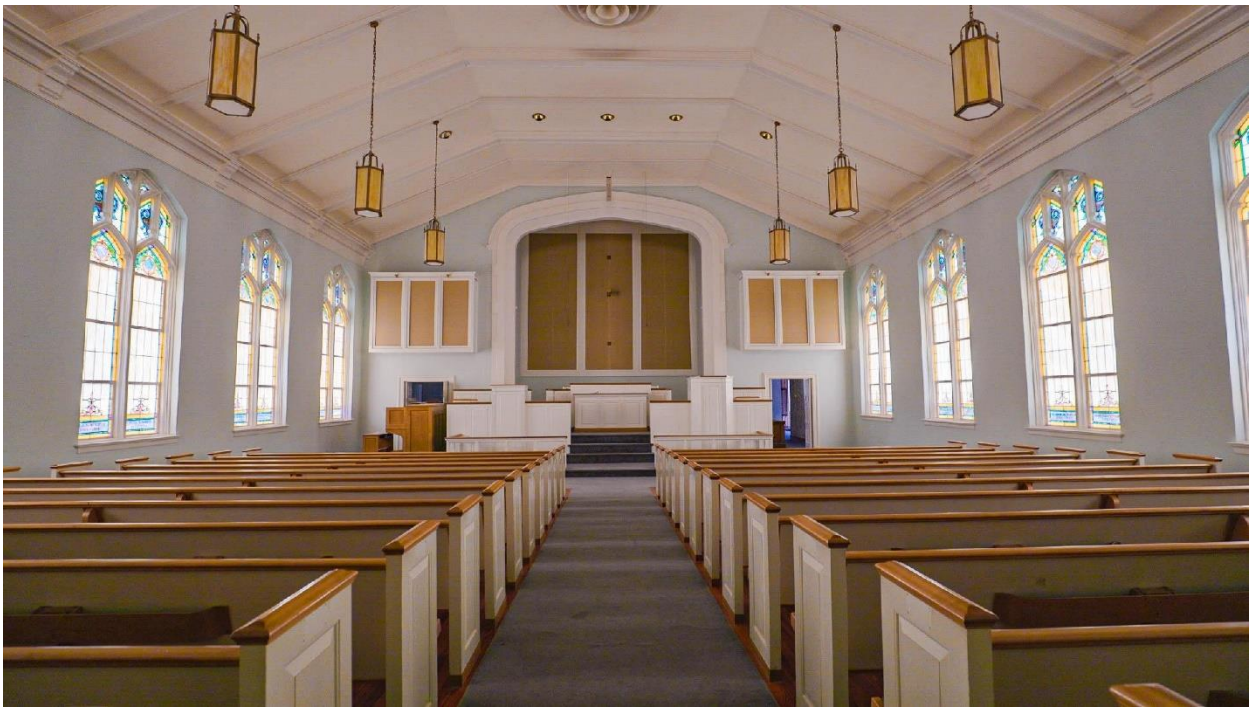


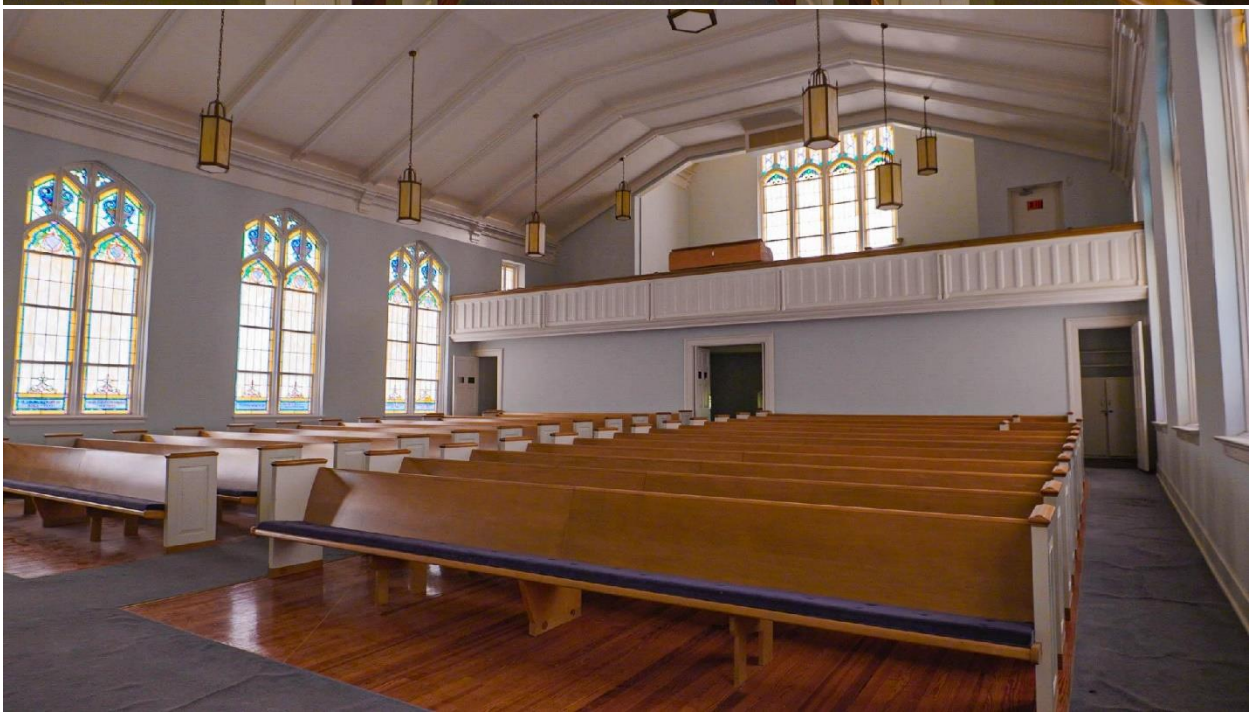


PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E



PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E





PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

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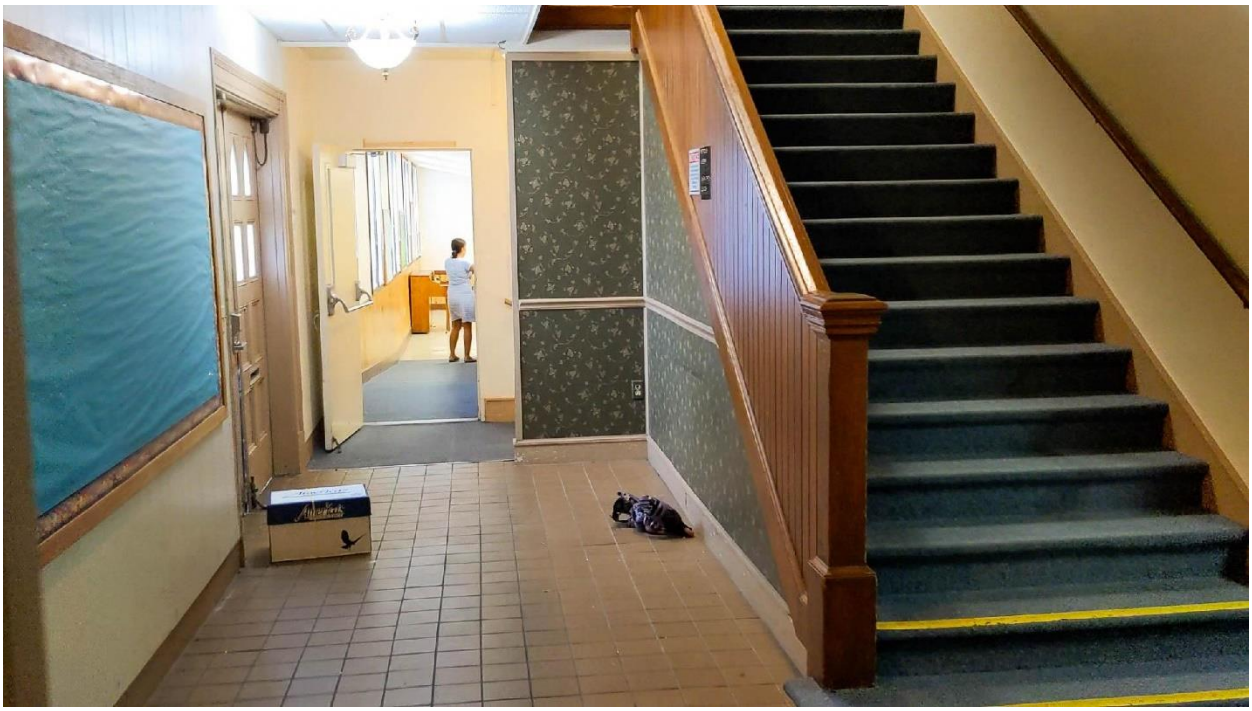
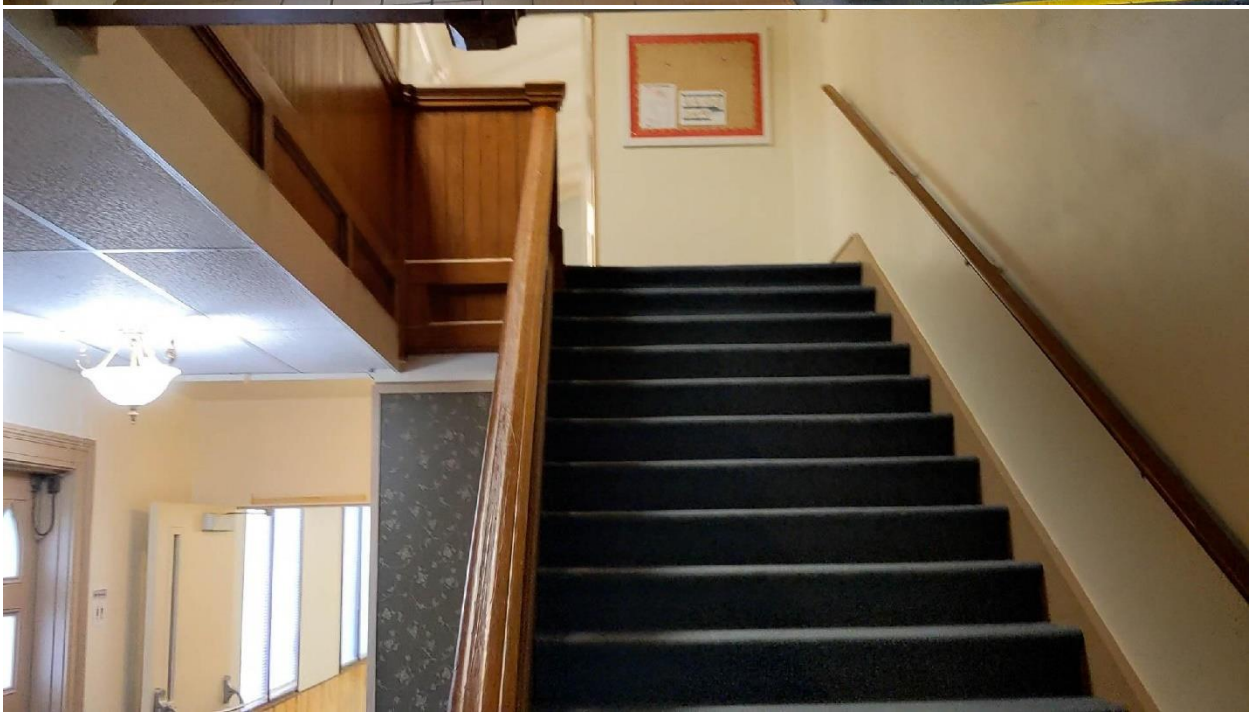
INTERIOR PHOTOS
ATTACHMENT 2E





PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

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INTERIOR PHOTOS
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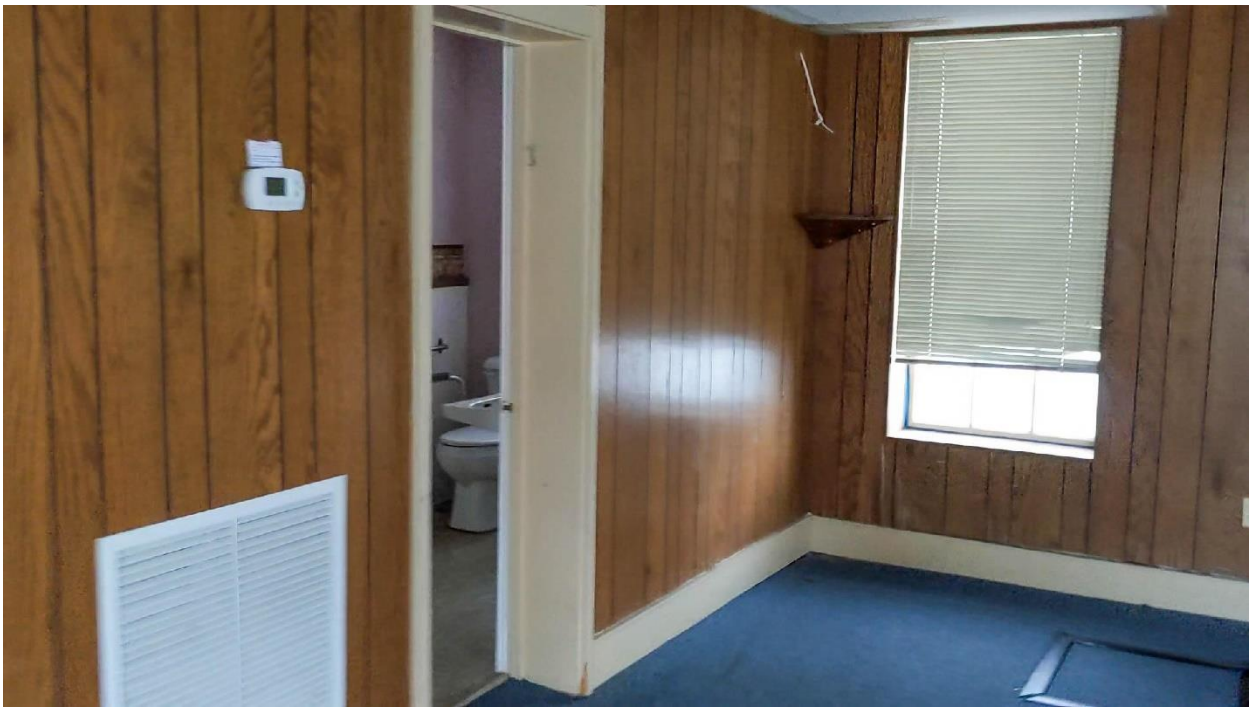
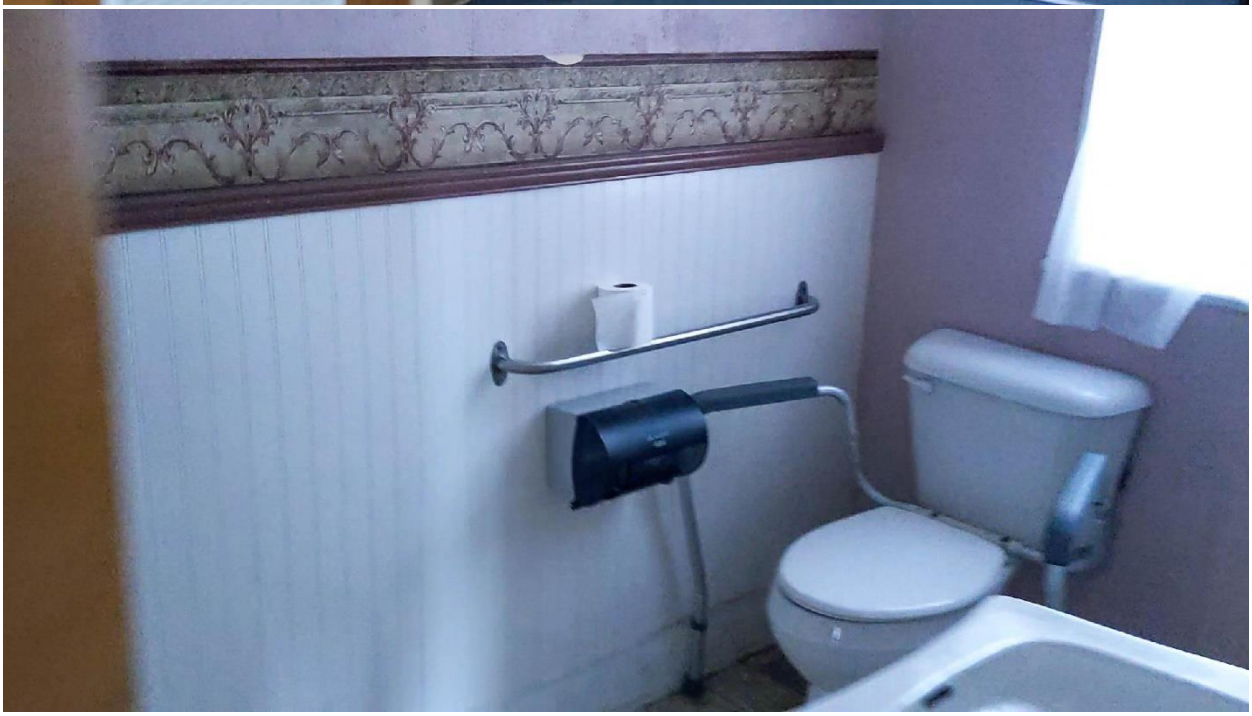
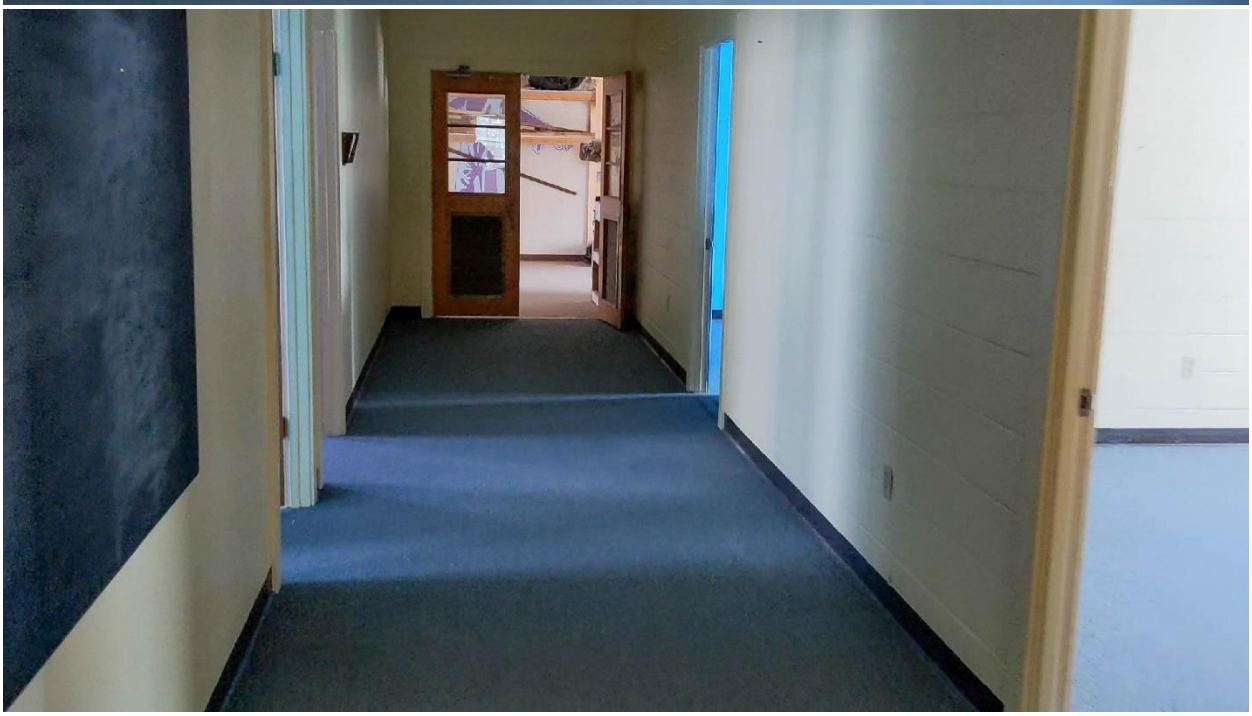




PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E



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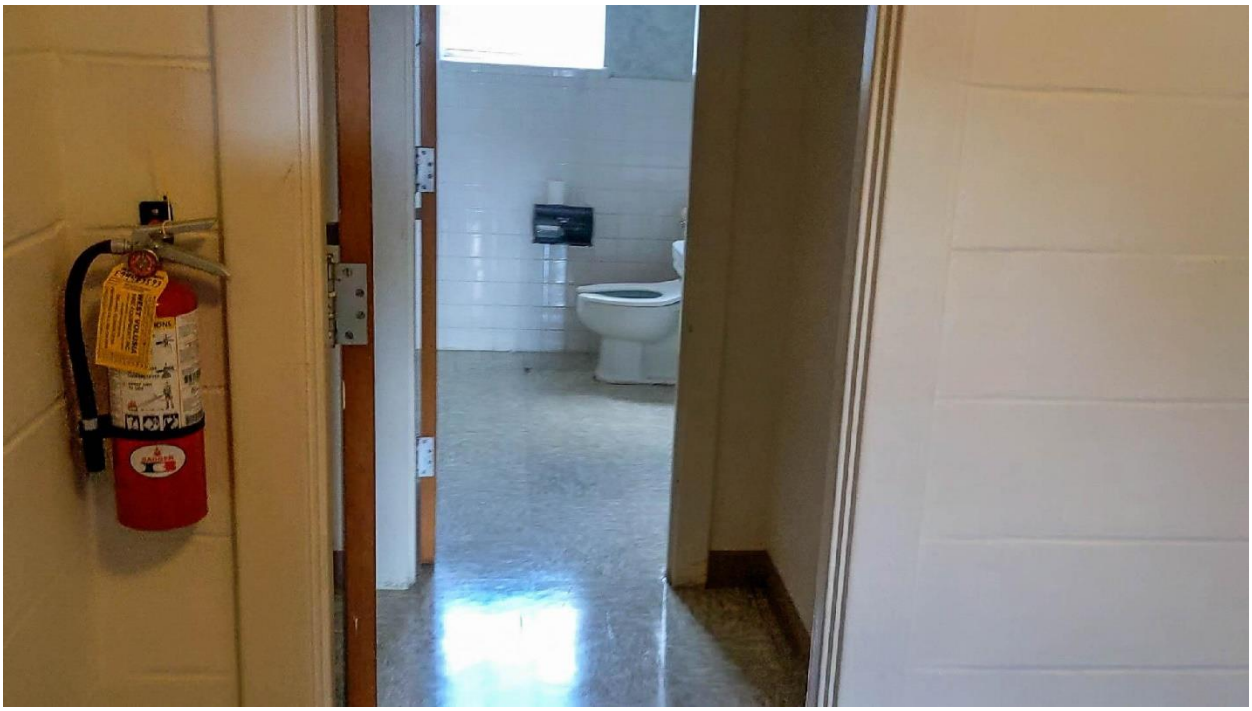

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INTERIOR PHOTOS
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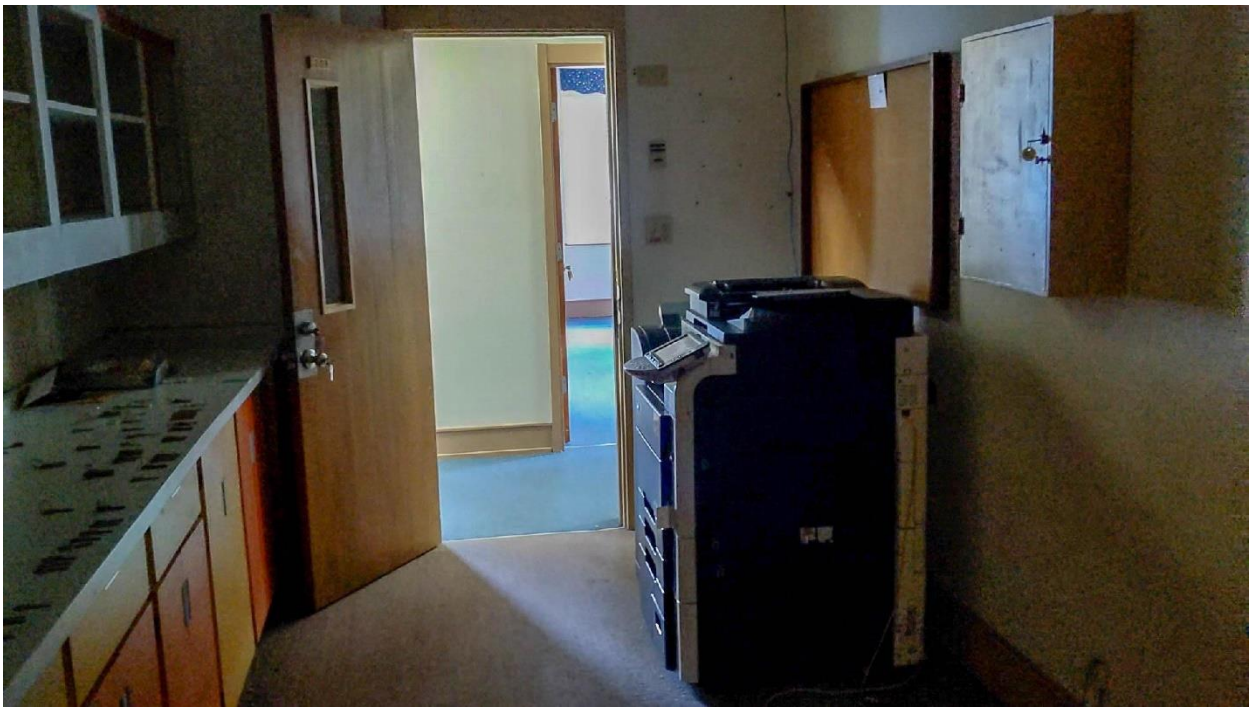
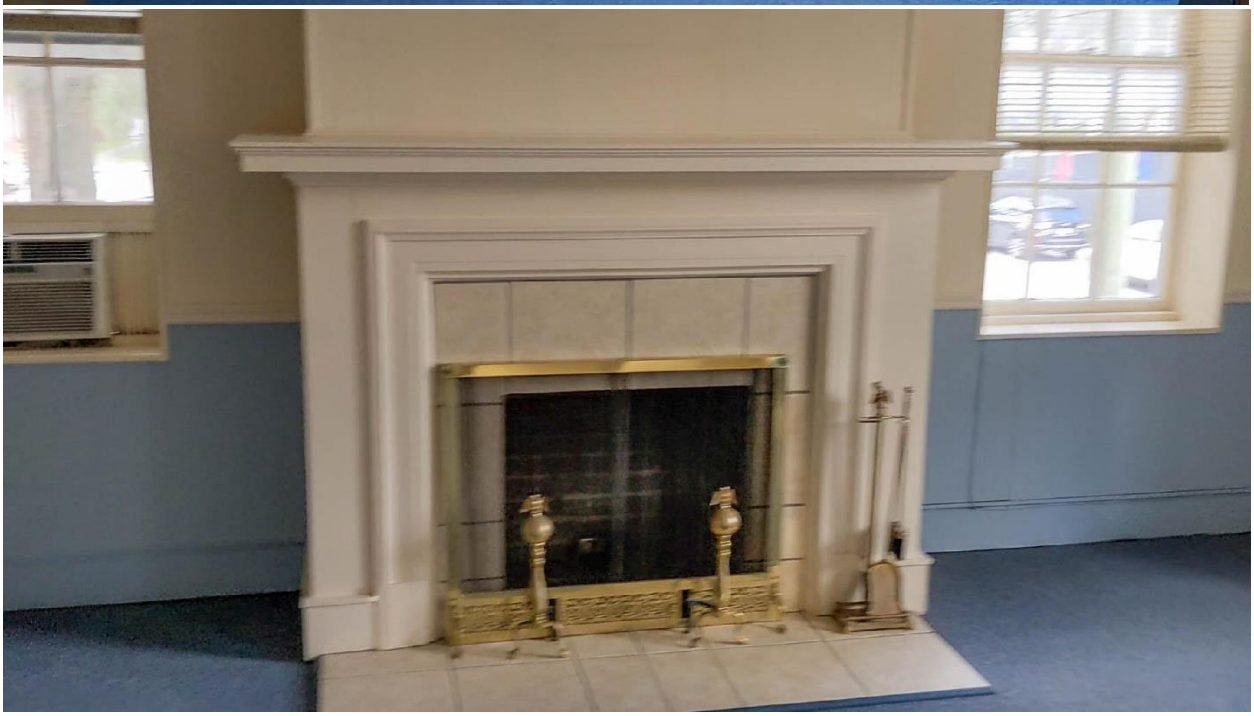
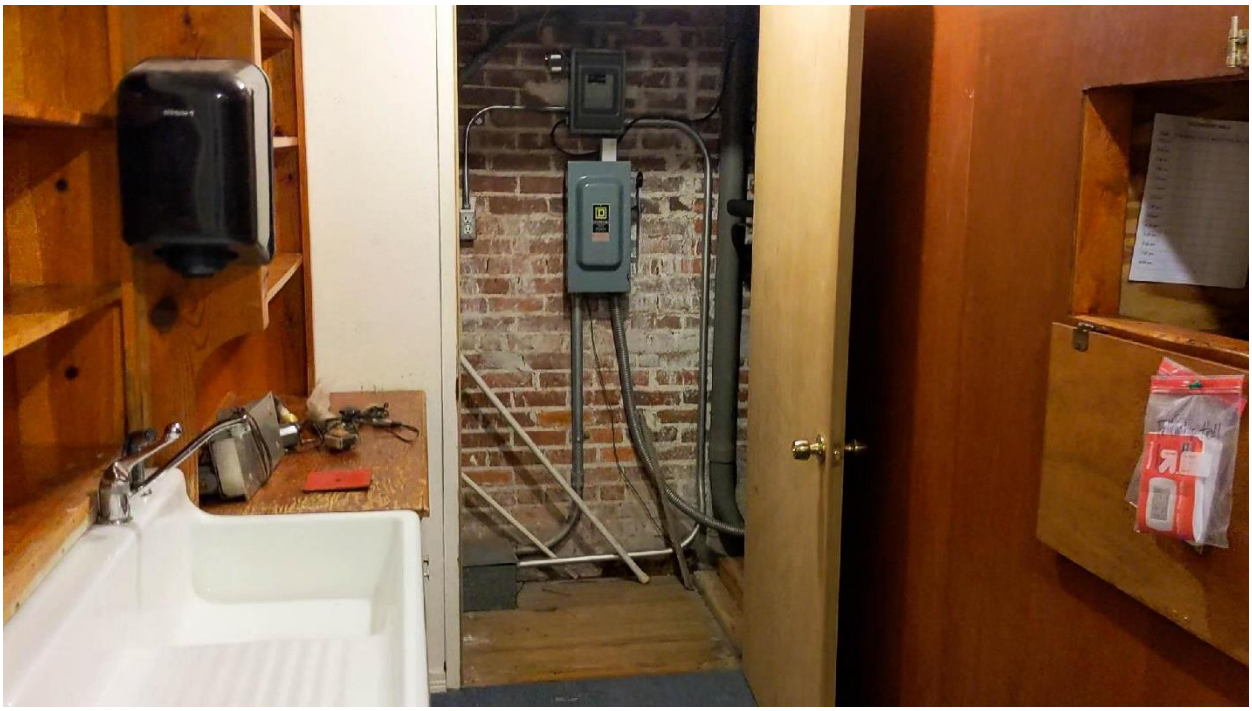
INTERIOR PHOTOS
ATTACHMENT 2E



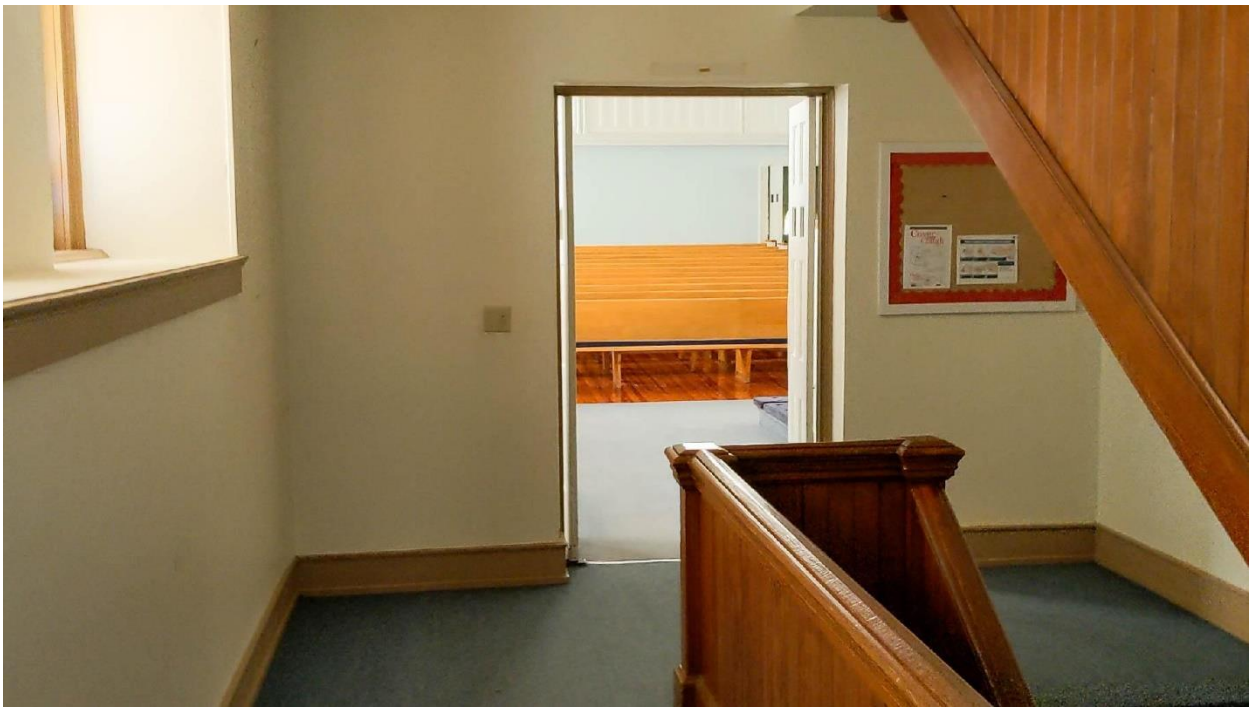
PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

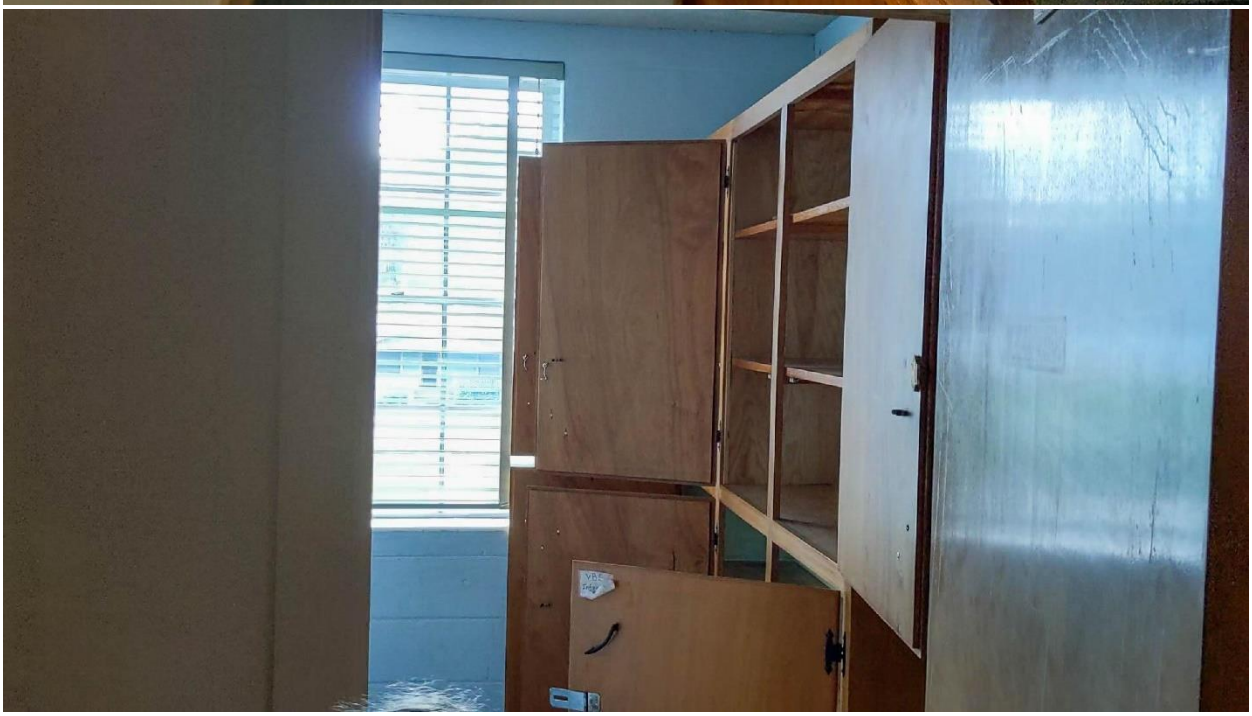


PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

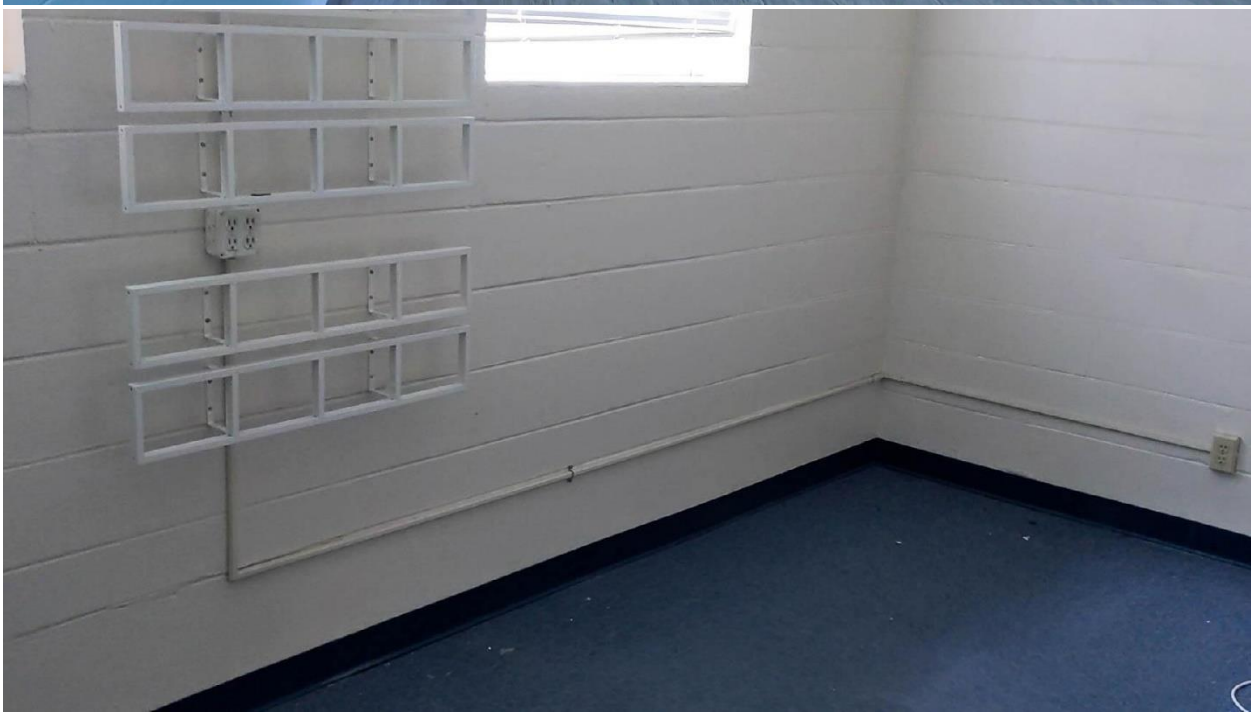


PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

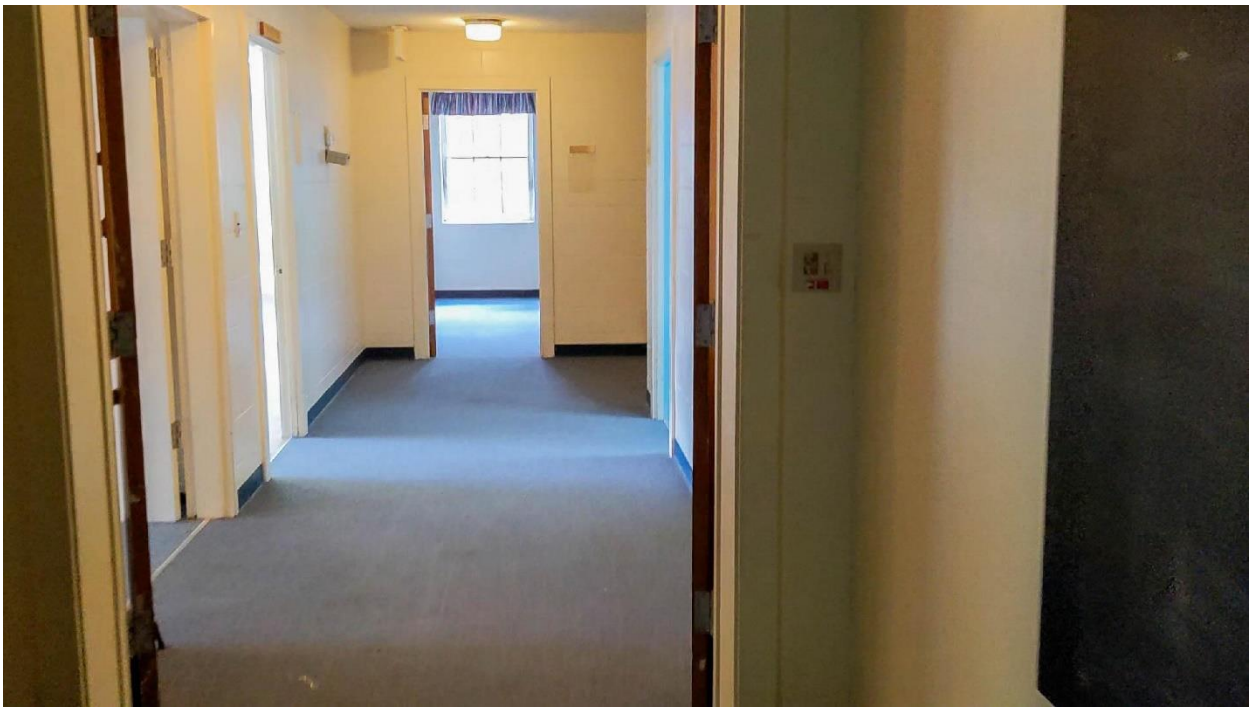




PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E



PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E



PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
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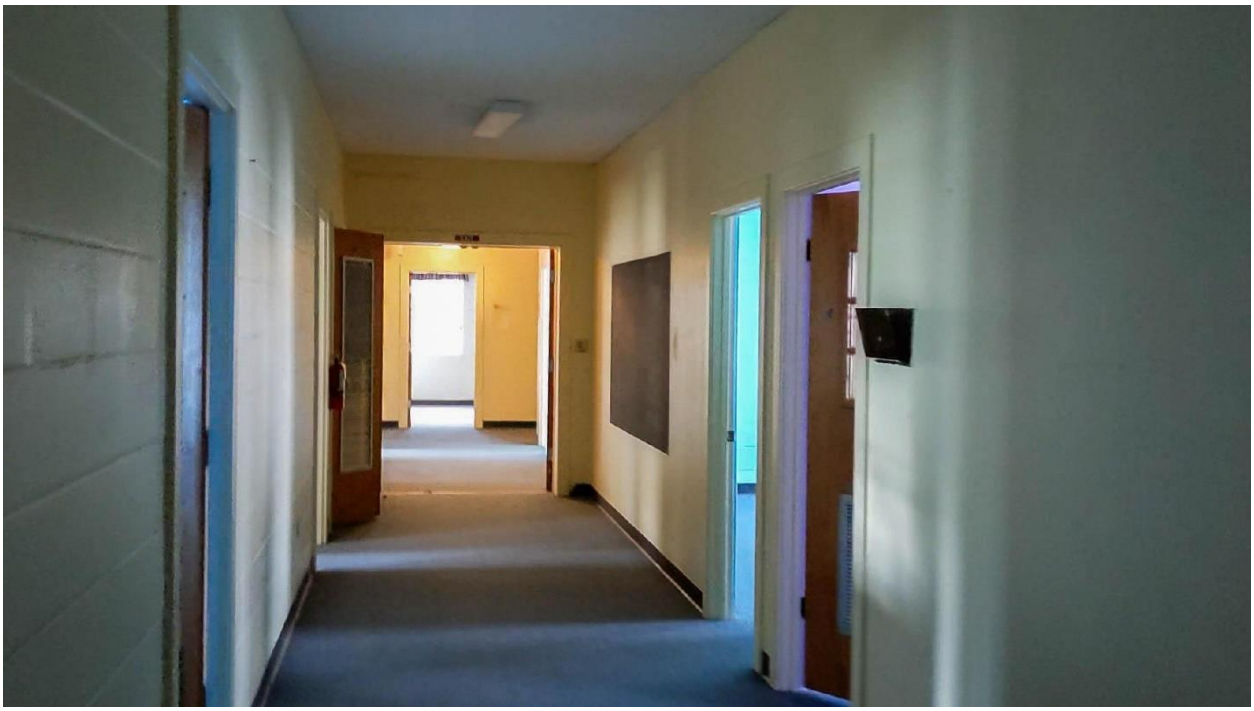
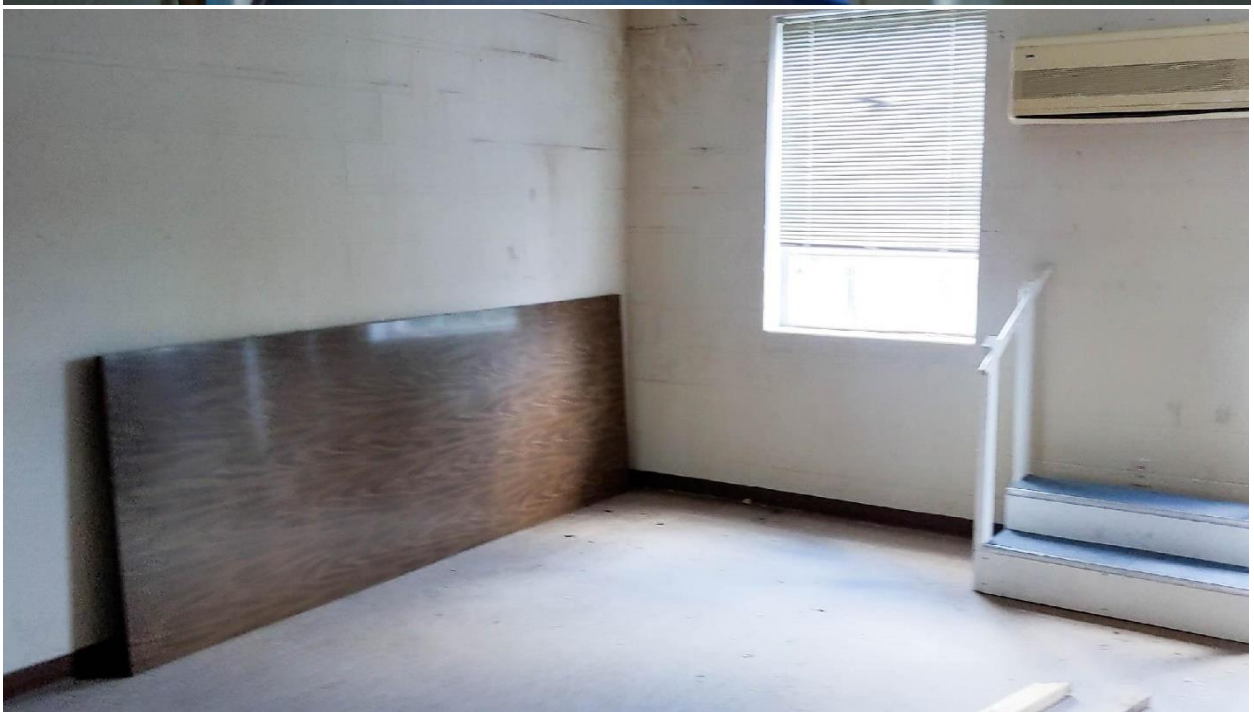
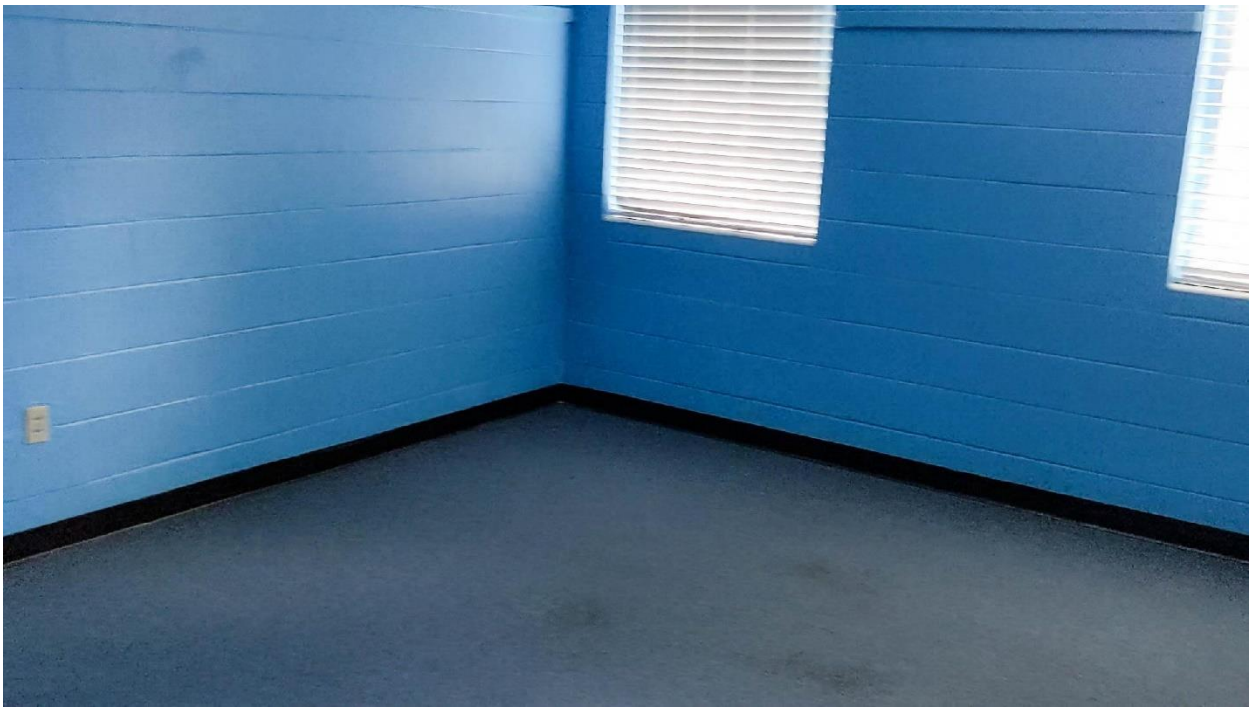




PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E



PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

PART 2 - PRECONSTRUCTION APPLICATION
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INTERIOR PHOTOS
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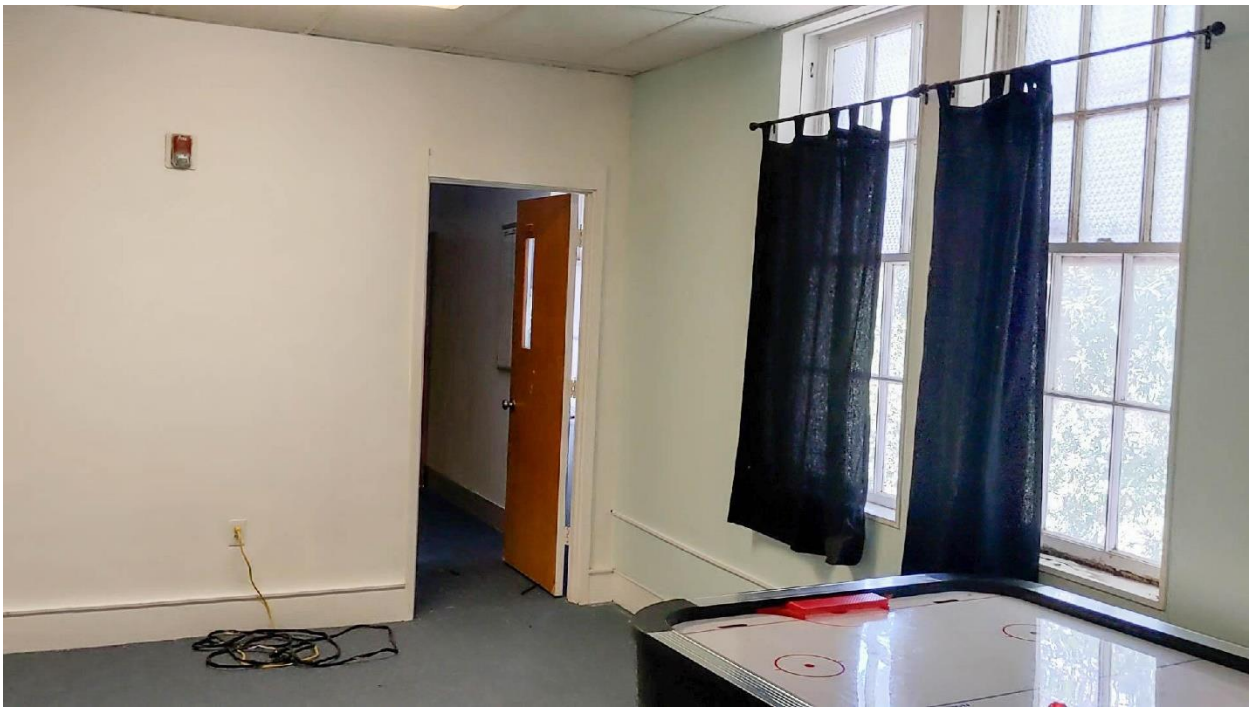

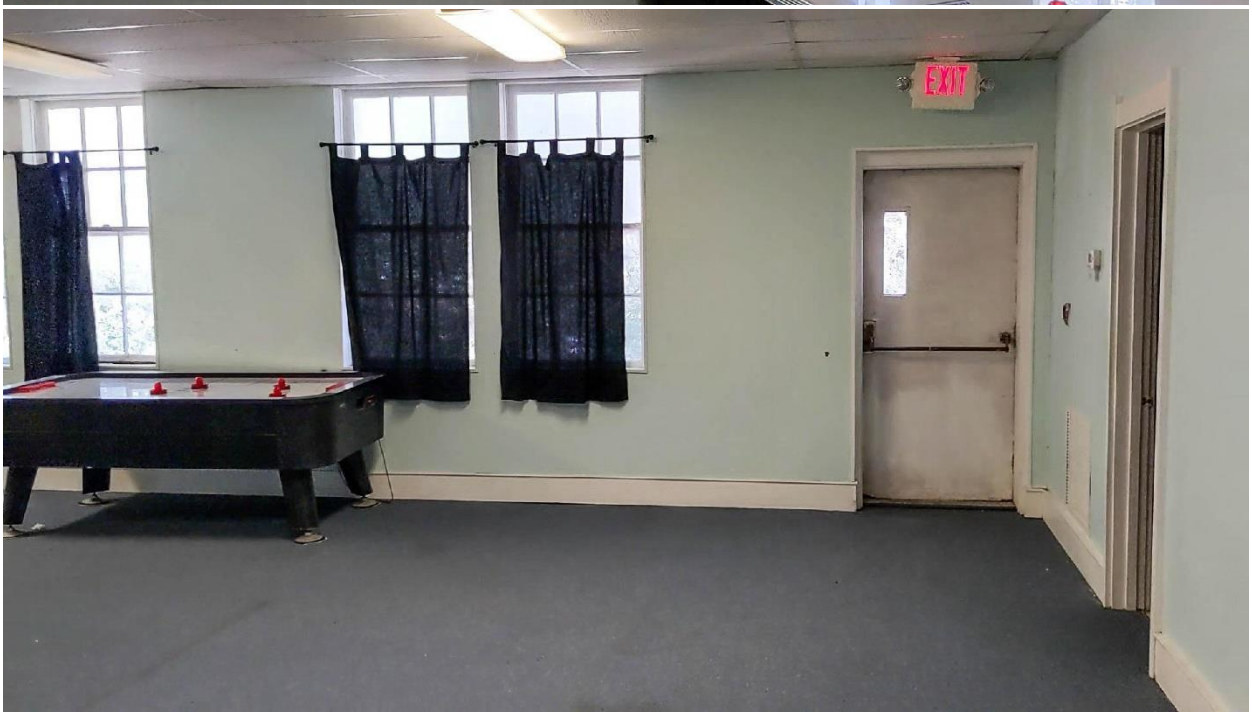

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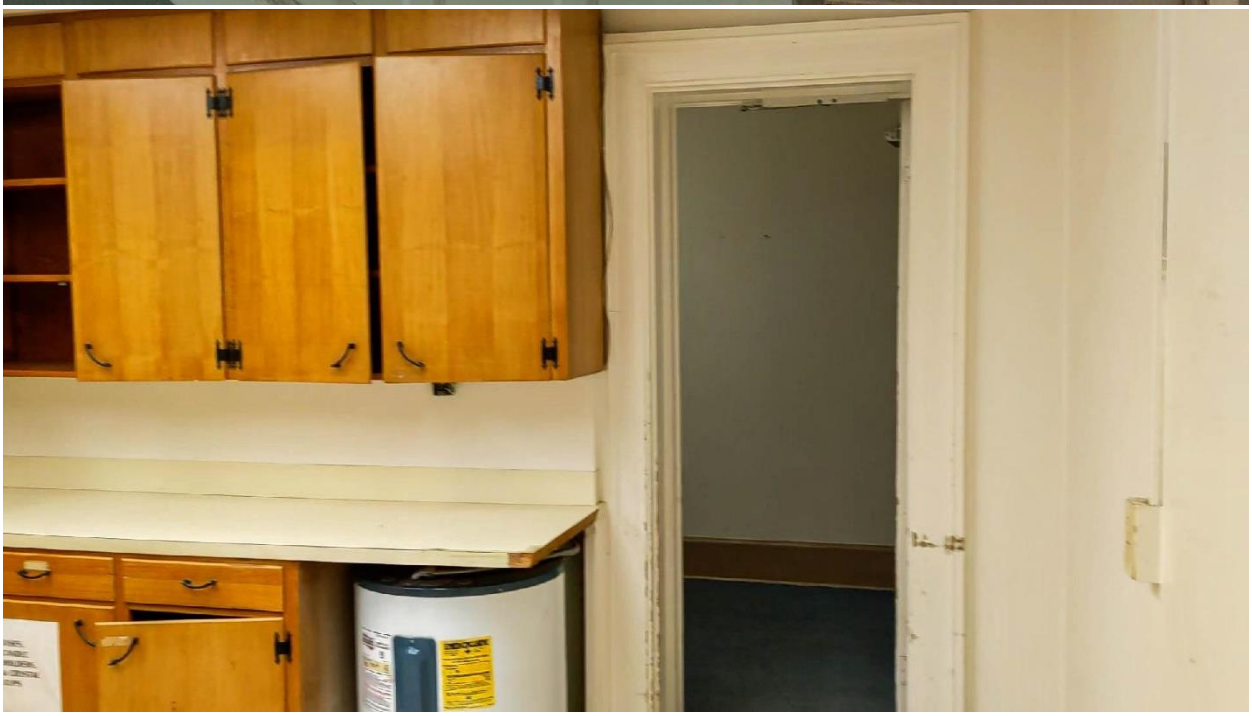

PART 2 - PRECONSTRUCTION APPLICATION
INTERIOR PHOTOS
ATTACHMENT 2E

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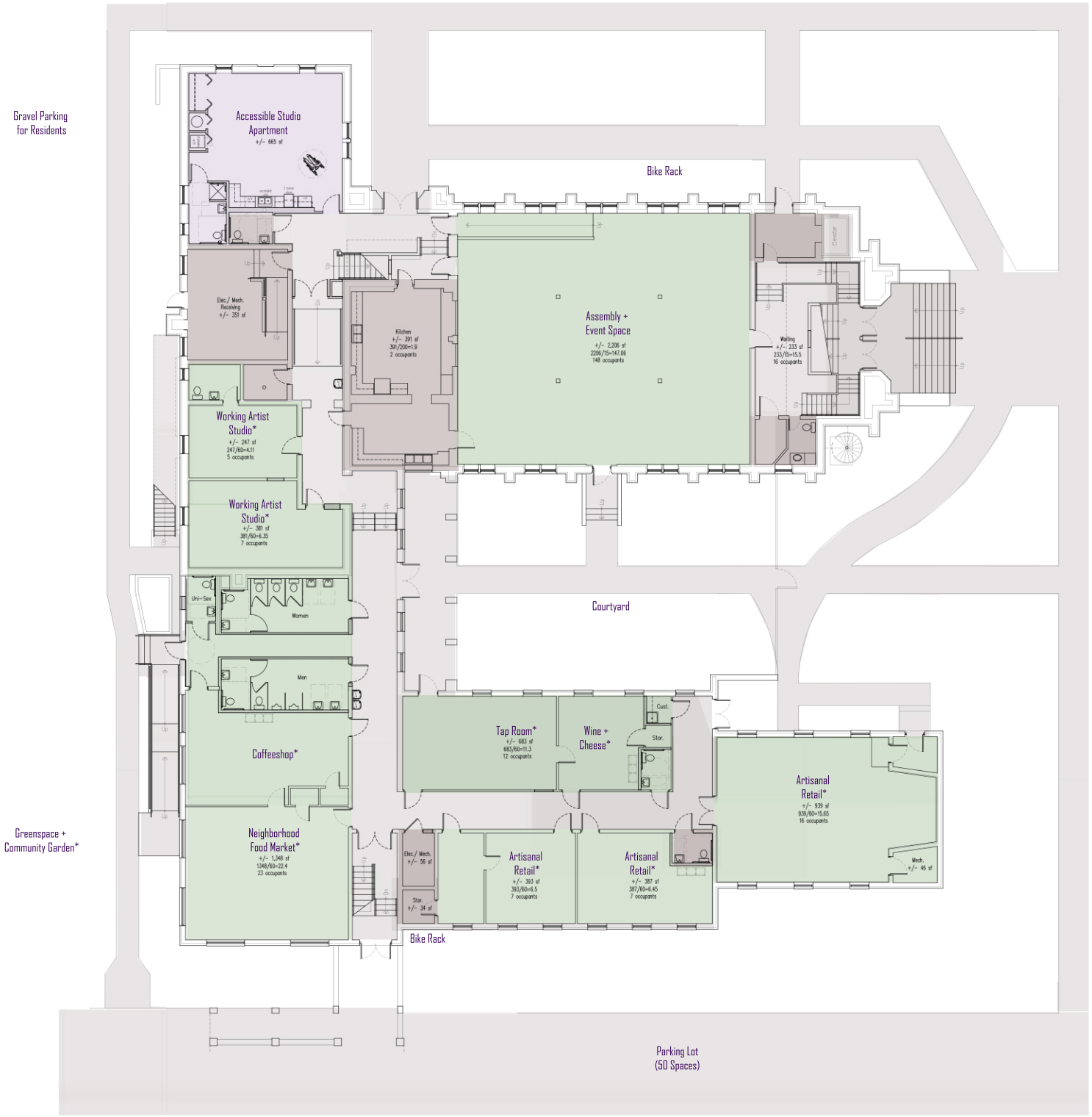
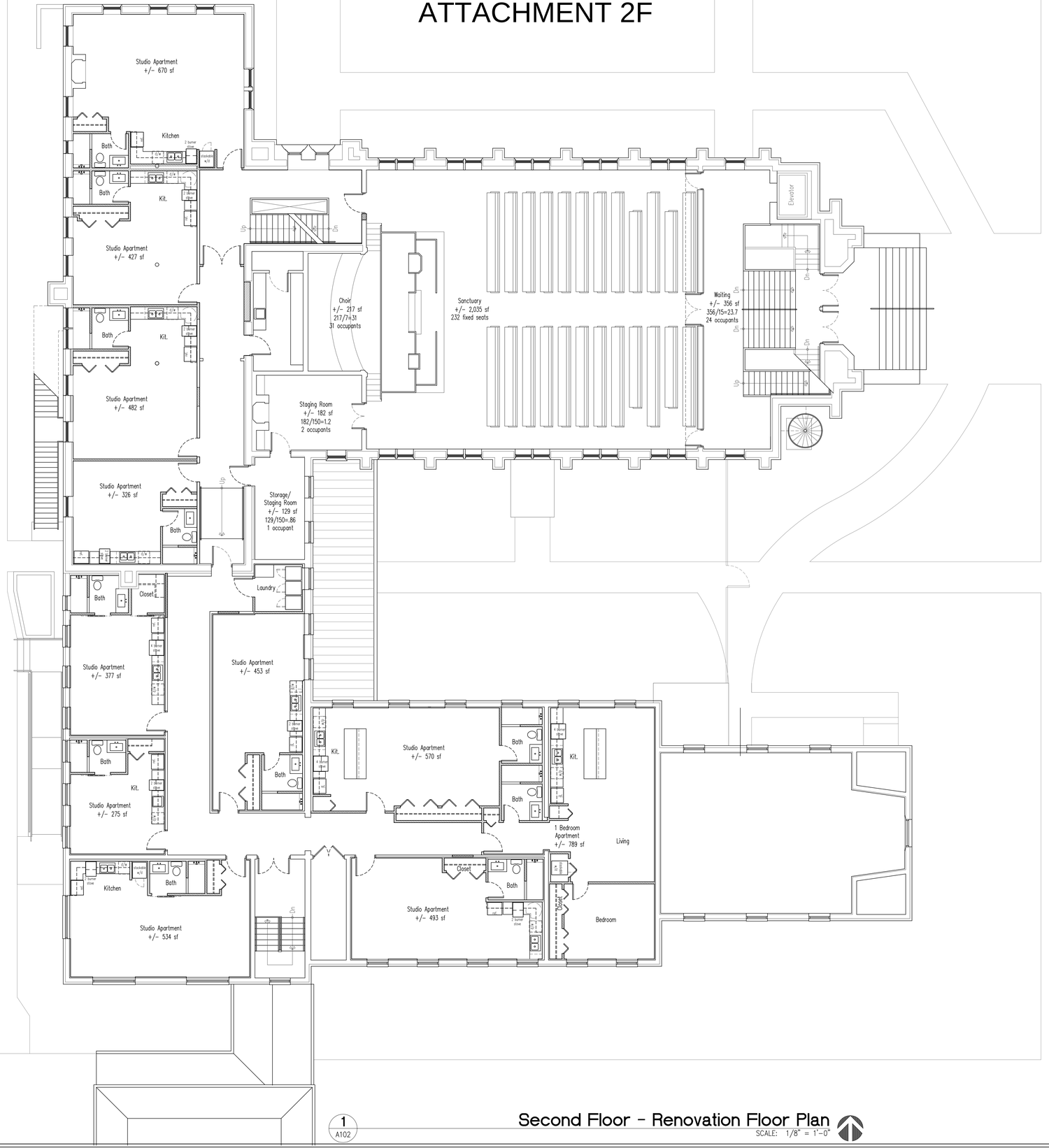


Programming_ 1st Floor

* or other permitted uses

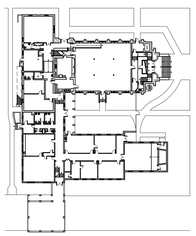
ATTACHMENT 2F



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

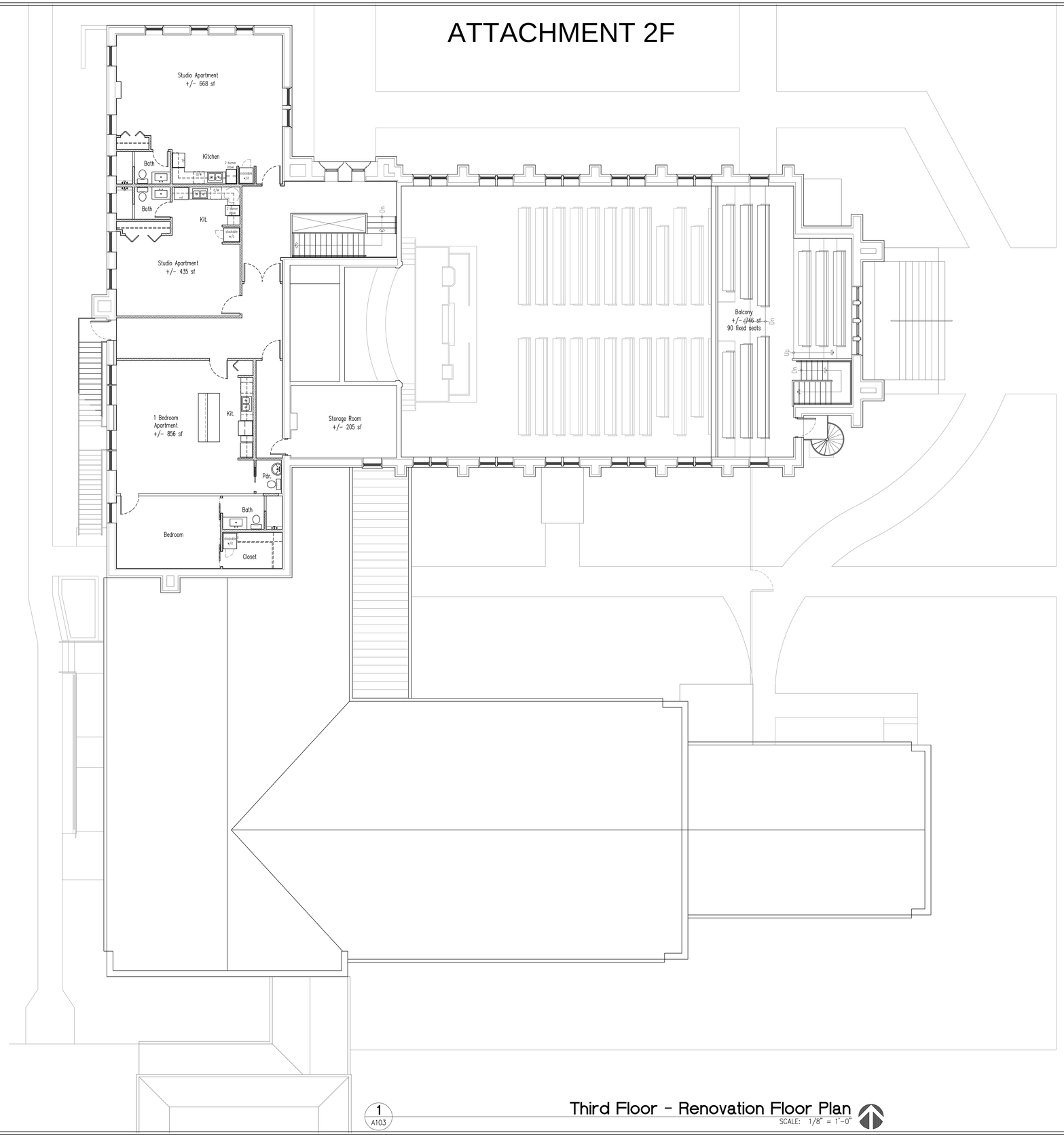
Design Development Documents

2nd Floor Renovation Plan

A102

Not For Construction

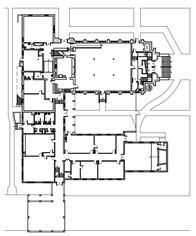
ATTACHMENT 2F



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
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Mark A. Kaiser, AIA
AR 92267

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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

ATTACHMENT 2G

Central Florida Building & Inspections, LLC. - GMP WORKSHEET - BUDGET ONLY

PROJECT: Northwest Square - 306 W. Wisconsin Ave.

Date: 12/22/2022

PHASE	DESCRIPTION OF WORK	TOT.EST QUANTITY	UNIT	SUB U.P	SUB-CONTRACT	MAT'L U.P.	MATERIAL COST	LAB'R U.P.	LABOR COST	LINE TOTAL	DIVISION TOTAL	
1.00	Building Permit - City of Deland	1	LS	25000	$25,000	0	$0.00	0	$0.00	$25,000		
2.00	Temp Toilet (1)	12	MTH	130	$1,560	0	$0.00	0	$0.00	$1,560		
3.00	Project Expendables (NOC, Record, Prints)	1	LS	250	$250	0	$0.00	0	$0.00	$250		
4.00	Dumpsters (General)	25	EA	375	$9,375	0	$0.00	0	$0.00	$9,375		
5.00	Builders Risk Insurance - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
N/A	Temp Water - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
N/A	Temp Electric - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
6.00	Surveying / As-Builts - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
7.00	Testing - (If required) - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
N/A	IMPACT FEES **- BY OWNER**	0	LS	0	$0	0	$0.00	0	$0.00	$0		
N/A	**CONSTRUCTION COSTS**	0	LS	0	$0	0	$0.00	0	$0.00	$0		
7.50	Civil / Sitework / Fire Line - **TBD**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
7.75	Parking / Site Signage Etc - **TBD**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
8.00	Landscaping / Tree Removal - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
9.00	Demolition - Labor Only	1400	HRS	40	$56,000	0	$0.00	0	$0.00	$56,000	5 Men @ 6 Weeks	
9.50	Demolition - Dumpsters Only	20	EA	375	$7,500	0	$0.00	0	$0.00	$7,500		
10.00	Concrete - New ADA Ramp incl Foundation	1	LS	8500	$8,500	0	$0.00	0	$0.00	$8,500		
10.25	Masonry Wall - Infill	1	LS	10000	$10,000	0	$0.00	0	$0.00	$10,000		
11.00	Fire Rated Drywall / Fire Stopping	1	LS	150000	$150,000	0	$0.00	0	$0.00	$150,000		
12.00	Interior Door Trims / Casings - **TBD**	1	LS	10000	$10,000	0	$0.00	0	$0.00	$10,000		
13.00	Fire Rated Doors / Hardware - **PER PLANS**	1	LS	116825	$116,825	0	$0.00	0	$0.00	$116,825		
14.00	Fire Rated Windows - **TBD**	1	LS	15000	$15,000	0	$0.00	0	$0.00	$15,000		
15.00	Gang Restrooms - Partitions	1	LS	11634	$11,634	0	$0.00	0	$0.00	$11,634		
16.00	Toilet Accessroies / Mirrors / Dispensers	1	LS	18756	$18,756	0	$0.00	0	$0.00	$18,756		
17.00	New Bifold Doors / Hardware - **TBD**	1	LS	25000	$25,000	0	$0.00	0	$0.00	$25,000		
18.00	Metal Handrails - Ramp & Building	1	LS	12500	$12,500	0	$0.00	0	$0.00	$12,500		
19.00	Roofing - **NOT INCLUDED**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
20.00	Flooring - Labor Only	13709	SF	2.25	$30,845	0	$0.00	0	$0.00	$30,845	Need to discuss UL L521	
21.00	Flooring - Material Only @ $5.00/sf	13709	SF	5	$68,545	0	$0.00	0	$0.00	$68,545	Need to discuss UL L521	
22.00	Tile - Apartments - Labor Only	1	LS	50625	$50,625	0	$0.00	0	$0.00	$50,625		
23.00	Tile - Material Only	1	LS	25000	$25,000	0	$0.00	0	$0.00	$25,000		
24.00	Tile - Gang Restrooms - Labor	1	LS	12600	$12,600	0	$0.00	0	$0.00	$12,600		
25.00	Tile - Gang Restrooms - Material	700	SF	5	$3,500	0	$0.00	0	$0.00	$3,500		
26.00	Painting - **ALL** Interior & Dryfall	1	LS	81362	$81,362	0	$0.00	0	$0.00	$81,362		
27.00	Fire Suppression - Delta	1	LS	279000	$279,000	0	$0.00	0	$0.00	$279,000		
28.00	HVAC - Ga-Ter Air	1	LS	500000	$500,000	0	$0.00	0	$0.00	$500,000		
29.00	Plumbing - RJ Carter	1	LS	369155	$369,155	0	$0.00	0	$0.00	$369,155		
30.00	Electrical - Hough Electric	1	LS	1100000	$1,100,000	0	$0.00	0	$0.00	$1,100,000		
31.00	Fire Alarm - SmartWatch	1	LS	75750	$75,750	0	$0.00	0	$0.00	$75,750		
32.00	Cabinets	1	LS	72105	$72,105	0	$0.00	0	$0.00	$72,105		
31.00	Laminate Countertops	1	LS	9975	$9,975	0	$0.00	0	$0.00	$9,975		
32.00	Raiser Sanctuary Floor - Mat & Labor	1	LS	30000	$30,000	0	$0.00	0	$0.00	$30,000		
33.00	Sanctuary Flooring - Laminate - L&M	2,206	SF	7.5	$16,545	0	$0.00	0	$0.00	$16,545		
34.00	Final Cleaning - **BY OWNER**	1	LS	0	$0	0	$0.00	0	$0.00	$0		
0100	SUB-TOTAL				$3,202,907		$0		$0	$3,202,907	$3,202,907	
	ESTIMATE SUB-TOTALS				$0		$0		$0		$3,202,907	
	TAX SALES	6	PERCENT				$0					
	LABOR BURDEN	42	PERCENT						$0			
	ESTIMATE TOTALS				$0		$0		$0		$3,202,907	
									SUB TOTAL		$3,202,907	
									SUB TOTAL		$3,202,907	
									OVERHEAD	10%	$320,291	

ATTACHMENT 2G

								SUB TOTAL		$3,523,198	
								FEE	5%	$176,160	
								GRAND TOTAL		**$3,699,358**	

WILL ROBERTS TAX COLLECTOR SERVING VOLUSIA COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ATTACHMENT 2H

PROPERTY ADDRESS: 306 W WISCONSIN AVE, DELAND, 32720

LEGAL DESCRIPTION: E 227.5 FT OF LOT A & E 227.5 FT OF N 57 FT & S 75 FT OF LOT B BLK 7 RICHS ADD DELAND PER
See Additional Legal on Tax Roll

$17,090.87

Receipt # PT 1-23-0028146

Paid By 11/28/2023

NORTHWEST SQUARE LLC
306 W WISCONSIN AVE
DELAND, FL 32720-4133

PARCEL:	700843070012
ALTERNATE KEY :	2203901
MILLAGE CODE:	012
TAX YEAR:	2023

Pay Online

PAY IN U.S. DOLLARS DRAWN FROM A U.S. BANK.

Pay online at vctaxcollector.org/pay
WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

If Postmarked By	Nov 30, 2023				
Discount					
Please Pay	$0.00				

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
VOLUSIA COUNTY GENERAL FUND	3.39580	949,362	0	949,362	3,223.84
VOLUSIA COUNTY PUBLIC SAFETY FUND	1.45410	949,362	0	949,362	1,380.47
VOLUSIA COUNTY LIBRARY	0.42090	949,362	0	949,362	399.59
VOLUSIA FOREVER	0.20000	949,362	0	949,362	189.87
VOLUSIA ECHO	0.20000	949,362	0	949,362	189.87
SCHOOL	5.40900	949,362	0	949,362	5,135.09
DELAND	6.48410	949,362	0	949,362	6,155.76
ST JOHNS WATER MANAGEMENT DIST	0.17930	949,362	0	949,362	170.22
FLORIDA INLAND NAVIGATION DIST	0.02880	949,362	0	949,362	27.34
WEST VOLUSIA HOSPITAL AUTHORITY	0.98060	949,362	0	949,362	930.94

TOTAL MILLAGE RATE: 18.75260 **TOTAL TAXES:** $17,802.99

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT

TOTAL ASSESSMENTS: $0.00

TOTAL COMBINED TAXES AND ASSESSMENTS: $17,802.99

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
(386) 736-5938 | taxcollector@vctaxcollector.org
PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

Pay online at vctaxcollector.org/pay
2023 Paid Real Estate

PARCEL:	700843070012
ALTERNATE KEY :	2203901
TAX YEAR:	2023

PROPERTY ADDRESS:
306 W WISCONSIN AVE, DELAND, 32720

NORTHWEST SQUARE LLC
306 W WISCONSIN AVE
DELAND, FL 32720-4133

Please do not staple, tape, or paperclip your payment to this stub. **TAXES BECOME DELINQUENT APRIL 1**

If Postmarked By	Nov 30, 2023				
Please Pay	$0.00				

TaxSys

PLEASE DO NOT WRITE ON THIS STUB

Receipt # PT 1-23-0028146 $17,090.87
Paid 11/28/2023

ATTACHMENT 2I

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

Example (Archaeological Site)

Feature 1

Feature **shell midden** Approx. date of feature **4000 BC - 1513 AD** Describe existing feature and its condition: **West side of midden is being eroded by river at rate of 2-4 feet per year.** Photo no. **7,8** Drawing no. **S-1, S-2**	Describe work and impact on existing feature: **Install interlocking sheet piles with concrete cap and drilled-in pier anchors. Height of sheet piles to match contour of midden. Backfill sheet piles and sod to match adjacent portion of midden.**

Part 3 - Request for Review of Completed Work

The Request for Review of Completed Work must provide a comprehensive photographic description of the completed improvements. Photographs of the completed work should show the *same views as the "before" photographs* included in Part 2, Description of Improvements.

All photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown, and should be keyed to the narrative in Part 2 of the application. Photographs may be black and white or color, but must show features *clearly. Polaroid photographs are not acceptable.* Photographs are not returnable.

Project Amendments

If changes to a project are planned at any time after submission of the application, an Amendment Sheet must be submitted for review. Provide the address of the property. Indicate planned changes in project work, giving the originally proposed treatment and the amended work item description. Give the owner's name. Sign and date the Amendment Sheet. Give the owner's address and daytime telephone number. Return it to the Division or the Local Historic Preservation Office as specified under the local ordinance. Approval of amendments to applications is conveyed only in writing by the Division or the Local Historic Preservation Office.

Special Rehabilitation Concerns

Several areas of special concern have been identified in reviewing and evaluating preservation projects. The "Guidelines for Rehabilitating Historic Buildings" accompanying the Secretary of the Interior's "Standards for Rehabilitation" provide further guidance on these and other areas of concern. Owners should take care to address these concerns when undertaking work in any of the areas described below.

Storefront alterations: Justify changes to storefronts and provide photographs of the areas to be altered. Information should be provided on when the existing storefront was constructed; on what the existing physical conditions are; and if a historical treatment is planned, on what evidence the proposed new storefront designs are based. *Owners are strongly discouraged from introducing a storefront or new design element on the ground floor that alters the character of the structure and its relationship with the street, or that causes destruction of significant historic material.*

New heating, ventilating, and air-conditioning (HVAC) systems: Indicate what effect the new equipment and ductwork will have on historic building materials and features. If the HVAC system requires removal of windows or portions of walls, describe alternative systems considered in the design process and why the proposed system was chosen. *Installation of systems that cause damage to historic building material or features, or cause visual loss of character shall result in a recommendation for denial of the exemption.*

New windows: Indicate the condition of existing windows (sash, glazing, muntins, etc.) and the reasons for replacement. Photographs and a window survey must be provided as evidence of severe deterioration. Provide data on the cost of repairing existing windows versus installing replacements. *Owners are strongly encouraged to retain and repair historic windows. Installation of tinted glass that causes a change in historic character shall result in a recommendation for denial of the exemption.* Where replacement of existing windows appears justified by supporting documentation and where the windows are an integral part of the buildings design and character, replacement sash should match the original material, size, pane configuration, color, trim details, and planar and reflective qualities. Scaled drawings comparing the existing windows with the replacement windows should be provided.

Interior partitions and removing interior plaster: Indicate the existing condition of the interior and document with photographs. Show which walls are to be removed or altered. Note whether trim elements and plaster will be affected. *Owners are strongly discouraged from changing floor plans unnecessarily and from exposing masonry surfaces unless this condition is supported by historical evidence.*

Exterior masonry cleaning: *Owners are strongly encouraged to clean masonry only when necessary to halt deterioration or remove graffiti and stains.* Indicate the condition of each material to be cleaned. Specify what the cleaning is intended to accomplish (soot removal, paint removal, etc.) and the process to be used on each masonry element. Provide supporting material to show that the method selected is the gentlest means possible for this project. Summarize results of test patches, and include close-up color photographs of masonry surface before and after cleaning as evidence. *Chemical or physical treatments, such as sandblasting, that damage historic materials shall not be used.*

Exterior masonry repair: Indicate deteriorated areas that require repair and provide evidence that repointing mortar will match the original in composition (i.e., ratio of lime, cement, sand and any additives), color, texture, and tooling. *Owners are encouraged to repoint only those portions of the masonry that require repair.*

New additions and new construction: New exterior additions that substantially alter the appearance and form of historic structures shall cause recommendation for denial of the exemption. Similarly new construction, including site work, that alters the relationship of a structure to its site, changes the historic landscape or otherwise damages the historic character of the property shall cause recommendation for denial of the exemption.

The Secretary of the Interior's Standards for Rehabilitation

"Rehabilitation" as used herein is defined as *"the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values."* These Standards are to be applied to specific rehabilitation projects in a reasonable matter, taking into consideration economic and technical feasibility.

Standard 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.

Standard 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.

Standard 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 adding architectural elements from other buildings, shall not be undertaken.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be retained and preserved.

Standard 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.

Standard 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.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a 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.

Standard 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.

As stated in the above definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments – if improperly applied -- may cause or accelerate physical deterioration of a historic building. These can include improper repointing or exterior masonry cleaning techniques or introducing insulation that damages historic fabric. Generally, use of such materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

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

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 700843070012

Address of property: Street 306 West Wisconsin Ave

City DeLand County Volusia Zip Code 32720

2. Data on restoration, rehabilitation, or renovation project:

Project starting date 5/21/2024 Project completion date: Est. Fall 2024

Estimated cost of entire project: $ 3,699,358

Estimated costs attributed solely to work on historic buildings or archaeological site: $ 3,699,358

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Jessica Levings — Jessica Levings — 8/19/24
Name — Signature — Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title — Northwest Square, LLC
Organization name

Mailing Address 306 West Wisconsin Ave

City DeLand State FL Zip Code 32720

Daytime Telephone Number ( )

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List Additional Owners:

Name Christopher Levings

Street 306 West Wisconsin Ave

City DeLand State FL Zip Code 32720

Name Hugh West Costa

Street 306 West Wisconsin Ave

City DeLand State FL Zip Code 32720

Name Jessica Levings

Street 306 West Wisconsin Ave

City DeLand State FL Zip Code 32720

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 700843070012

Property Address 306 West Wisconsin Ave

The (✓) Local Historic Preservation Office ( ) Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(●) Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation** and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

( ) Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation** and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments:
Please see attached Historic Preservation Board Staff Report - September 5, 2024

Page Twelve -- Request for Review of Completed Work

Additional Review Comments attached? Yes(✓) No(

Signature Emily Kunkel

Typed or printed name Emily Kunkel

Title Planner II

Date 8/26/2024

ATTACHMENT 3A

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 16th day of September, 2024, by Northwest Square, LLC (hereinafter referred to as the Owner) and in favor of City of DeLand (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation of a certain Property located at 306 West Wisconsin Avenue, DeLand, FL 32720

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): E 227.5 FT OF LOT A & E 227.5 FT OF N 57 FT & S 75 FT OF LOT B BLK 7 RICHS ADD DELAND PER OR 8304 PG 1138 PER OR 8583 P G 2373

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2025 to December 31, 2034:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources (●) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: City of DeLand

Address: 120 S. Florida Avenue

City: DeLand Zip: 32720

Telephone: 386-626-7018

The address of the Division of Historical Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida *32399-0250*
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ( ) Division of Historical Resources (●) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the ( ) Division of Historical Resources (●) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the ( ) Division of Historical Resources (●) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (●) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the ( ) Division of Historical Resources (●) Local Historic Preservation Office in writing of the loss. The ( ) Division of Historical Resources (●) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

( ) Division of Historical Resources (●) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources (●) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (●) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( ) Division of Historical Resources (●) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

Jessica Levings	Jessica Levings	8/19/24
Name	Signature	Date

LOCAL GOVERNMENT: City of DeLand

Name of Authorized Local Official	Signature	Date

Title

Northwest Square Project Narrative

Northwest Square is the adaptive reuse of the building formerly owned by Trinity United Methodist Church (306 W. Wisconsin Ave, DeLand, Fl 32720). The once underutilized 30,000 square foot building is now poised to become a vibrant downtown hub while preserving a cherished historic landmark in downtown DeLand. The architectural splendor and rich heritage has been restored and preserved, while bringing the building up to modern day building and safety codes (including the installation of new electrical, new plumbing, new mechanical, and fire suppression and alarm systems throughout the entire building). The roof was at the end of its life which also prompted a complete re-roof of the building. Northwest Square is now a dynamic space that continues to encourage community engagement and cultural exchange, and now also economic vitality. Within this space, we offer the following:

- 15 Apartments
- Locally owned food and beverage establishments
- Tap room and wine bar featuring Florida craft beer
- Indoor and outdoor event space
- Retail space
- Neighborhood grocery store

The historic exterior doors remained while we updated the access with key card and facial recognition software. Security cameras were also installed. True to an adaptive reuse, as much of the existing footprint as possible was retained when restoring the property.

First Floor
The first floor formerly housed the 2,200 square foot Fellowship Hall, 400 square foot kitchen, and multiple class rooms and nursery school rooms. The first floor now offers revitalized community event space in the former Fellowship Hall (now Ford Hall). Ford Hall retained the original windows while restoring the original brick walls, now exposed to the interior. The flooring was updated with luxury vinyl plank and new lighting was installed throughout. The former Wesley Room on the first floor was repurposed into a fully ADA accessible apartment with the original historic windows and interior brick walls that have been wire brushed and restored. New flooring was added and a fully ADA accessible bathroom with slate tile. The classrooms on the first floor were repurposed into a luxury home goods store (Oliver and Gray Home), bridal suite available to wedding parties during their wedding day, a coffee shop, tea bar and neighborhood market/grocery (Bernard's Market and Centro Tea), cuban sandwich shop (Tropical Shack), tap room and wine bar (Chapel Tap), pizza and flatbread establishment (La Pinsa), and small indoor event space retaining its original name as Pearce Chapel. The space was modernized to include new flooring and new interior paint. The original light fixtures and windows remain. Event space bathrooms with 4-stalls including one ADA-compliant stall were added as well as one ADA compliant public family bathroom and two additional single person bathrooms.

Second Floor
The second floor formerly offered the worship Sanctuary, classrooms and church offices. It now houses 11 apartments and the Blackburn Ballroom, a 2,700 square foot indoor event space with a capacity for approximately 300 people. The apartments were built out using the existing spaces, giving each one a different square footage and unique features. The square footages of the apartments on the second floor range from 250 square feet to 725 square feet. Four of the 11, 2nd floor apartments feature the restored original interior brick walls and restored original heart pine flooring. The square footage of one of the spaces was reworked to offer a shared laundry room for the 8 apartments in the building that don't have an in-unit laundry.

The restoration of the Blackburn Ballroom (former Sanctuary) restored and reutilized the original stage apron from 1926 as well as some of the original heart pine flooring. After leveling the floor, the stage was rebuilt using the stage apron from 1926 and the stage was rebuilt with the heart pine flooring from the Sanctuary floor. The railings that were part of Trinity's altar were repurposed as railings on the new stage, and the sides of the church pews were used for a border on the back of the stage. Two pews were left in place on the back wall of the Ballroom and all of the original stained glass remains and will remain in place. There is an elevator that years ago serviced the former Sanctuary from the street level. The elevator was not working and was replaced with a vertical lift with a similar capacity for improved ADA access.

Third Floor
The third floor was previously used as office space and choir practice rooms. The 3rd floor is now 3 apartments: a one bedroom of 635 square feet, a studio of 400 square feet, and a 3, bedroom 2, bathroom of 1215 square feet. Each of the 3rd floor apartments also feature the original heart pine flooring and exposed brick walls. Prior to the restoration, all of the heart pine flooring was covered with carpet and the walls with plaster and paneling. The historic windows were restored and are now operational.

Outside
The outside space now encourages community gathering and offers event rentals. The Hartman Courtyard facing Clara Ave has been re-landscaped from weeds and dirt to patio pavers and beautifully landscaped beds along the side of the building. The South paved parking lot was re-striped with four handicapped spaces added. The West gravel lot was re-graded for tenant parking and the playground was renovated (in progress) into an outdoor seating and community space that will offer yoga classes from another local business, Bodhi + Sol, beginning in September.

Our total investment including the $950,000 purchase price was $6,116,500.

ATTACHMENT 3C

Northwest Square Project Cost		
Item	Cost	Description
Building acquisition	$950,000	Cost to purchase the building
Architectural Design and As-Builts	$130,000	Initial Architect design
Civil engineering	$10,000	Site plan
Mechanical engineering during construction phase	$14,000	Design for HVAC and other systems
Builders Risk Insurance	$92,000	18 months of builders risk insurance before the building opens
Utilities (annual during construction)	$26,000	Water, sewer, power, internet
Parking lot	$5,000	Restripe parking lot, add 4 handicapped spaces, level and add gravel to W. parking area.
Landscaping	$65,000	Re-landscape exterior including addition of pavers, irrigation, sod, mulch, landscaping, and gravel.
City of DeLand Permit and Impact Fees	$115,000	Impact fees for addition of water and sewer fixtures
Survey	$4,500	Site survey
Security	$48,000	Security for the building including cameras and automatic door locking when building closes.
Commercial Kitchen reno	$50,000	Replacement of kitchen appliances in commercial kitchen
Exterior cleaning	$10,000	Pressure washing the building
Interior final clean	$15,000	Cleaning the interior of the property after construction and before opening.
Exterior Paint	$10,000	Paint the exterior trim.

ATTACHMENT 3C

Roof	$105,000	Re-roof the building
Elevator repair	$50,000	Replacing non-working elevator with commercial lift.
Property Tax	$17,000	Tax
Furniture, fixtures and equipment	$83,000	Furniture and fixtures for event spaces, common spaces and outdoor areas
Fence	$4,800	New fence outside Hartman Courtyard and in the back seating area.
Fellowship hall bathroom	$35,000	Renovate bathroom on East side of building not in original scope.
Dump and dumpster fees	$3,500	Dumpster rentals during project.
Day labor	$30,000	Hourly workers who worked at NWS.
Site manager/superintendent from purchase to opening	$150,000	Project manager for nearly two years.
Attorney fees	$35,000	Document creation, architect dissolution, title changes, impact fee inquiries, rezoning
Accounting fees	$30,000	Accounting and quickbooks via Stevenson and Blinn CPA
Signage	$7,500	New sign
County Impact Fees	$74,000	County and school board impact fees
Architectural Design after firing first architect	$20,000	We had to fire our first architect because he was terrible. These were our costs for our second architect.
Temp Toilet (2)	2,200	Porta potties required during construction.
Project Expendables (NOC, Record, Prints)	$300	Notice of commencement and printing of plans.
Dumpsters (General)	$9,375	Work dumpsters throughout project
Civil / Sitework / Fire Line - Brockman	$223,000	New domestic water, fire water, and sanitary lines from building

ATTACHMENT 3C

Demolition - Labor Only	$76,000	Demo
Concrete - New ADA Ramp incl Foundation	$8,500	New ADA ramp on West side of buiding
Masonry Wall - Infill	$10,000	
Fire Rated Drywall / Fire Stopping	$150,000	Fire suppression work
Interior Door Trims / Casings - TBD	$12,000	Doors
Fire Rated Doors / Hardware - PER PLANS	$82,000	More doors
Gang Restrooms - Partitions	$3,500	Partitions in bathrooms
Toilet Accessroies / Mirrors / Dispensers	$18,756	Bathroom accessories
New Bifold Doors / Hardware	$35,000	Closet doors and hardware for all doors and door accessories like closures
Metal Handrails - Ramp & Building	$7,500	Handrails on ramp and event spaces
Flooring - Materials and Labor	$135,000	Flooring
Tile - Restrooms and Apartments - Labor and Materials	$25,000	Tile in bathrooms and some flooring
Painting - Interior	$81,362	Paint
Fire Suppression - Delta	$279,000	Sprinkler system throughout building
HVAC - Ga-Ter Air and Master	$595,000	New HVAC throughout building
Plumbing - RJ Carter	$384,155	New plumbing throughout
Electrical - RAR Electric	$885,000	New electrical throughout
Fire Alarm - SmartWatch	$91,000	Fire alarm and smoke detectors throughout
Cabinets	$55,000	Cabinets for apartments

ATTACHMENT 3C

Granite Countertops	$11,000	Countertops for apartments
Raiser Sanctuary Floor - Mat & Labor	$50,000	Raising sanctuary floor
Sanctuary Flooring - Laminate - L&M	$16,545	Flooring for sanctuary
Marketing and property management over 2 years to set up commercial and residential leases and events	$75,000	Drafting and finalizing commercial and residential leases, property management services to identify and secure commercial vendors and residential tenants.
Contractor and loan costs	$606,007	Central Florida Building and Inspection fee and bank loan costs
Total Project Cost	**$6,116,500**	

ATTACHMENT 3D

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
NORTHWESTSQUARE LLC

Filing Information

Document Number	L21000514777
FEI/EIN Number	88-1617646
Date Filed	12/06/2021
Effective Date	01/01/2022
State	FL
Status	ACTIVE

Principal Address

306 W WISCONSIN AVE
DELAND, FL 32720

Mailing Address

2135 Hontoon Road
DeLand, FL 32720

Changed: 04/19/2024

Registered Agent Name & Address

LEVINGS, CHRISTOPHER
2135 HONTOON RD
DELAND, FL 32720

Authorized Person(s) Detail

Name & Address

Title MGR

LEVINGS, CHRISTOPHER R
2135 HONTOON RD
DELAND, FL 32720 UN

Title Manager

Costa, Hugh West
306 W WISCONSIN AVE
DELAND, FL 32720

Select Language

ATTACHMENT 3E

Stay on top of sales! Recent sales data now available for viewing on our website.

Volusia County Property Appraiser
Larry Bartlett, JD, CFA
We Value Volusia

Home / Parcel Summary for 2203901

Summary | Tax Estimate | Permits | Map | Pictometry | Print

Alternate Key:	2203901
Parcel ID:	700843070012
Township-Range-Section:	17 - 30 - 08
Subdivision-Block-Lot:	43 - 07 - 0012
Physical Address:	306 W WISCONSIN AVE, DELAND 32720
Additional Address:	Show 22 Addresses
Owner(s):	NORTHWEST SQUARE LLC - FS - Fee Simple - 100%
Mailing Address On File:	306 W WISCONSIN AVE DELAND FL 32720 4133 *Update Mailing Address*
Building Count:	1
Neighborhood:	7110 - COMMERCIAL-BETWEEN N STONE & *Neighborhood Sales*
Subdivision Name:	
Property Use:	7100 - CHURCHES
Tax District:	012-DELAND
2023 Final Millage Rate:	18.7526
Homestead Property:	No - *Apply for Homestead Online*
Agriculture Classification:	No - *Additional Information*
Short Description:	E 227.5 FT OF LOT A & E 227.5 FT OF N 57 FT & S 75 FT OF LOT B BLK 7 RICHS ADD DELAND PER OR 8304 PG 1138 PER OR 8583 P G 2373

Values & Exemptions | Land & Buildings | Sales | Legal

Property Tax Bill

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	7100-CHURCHES	N	S-SQUARE FEET			63,118			1.35	$127,814
									Total Land Value:	$127,814

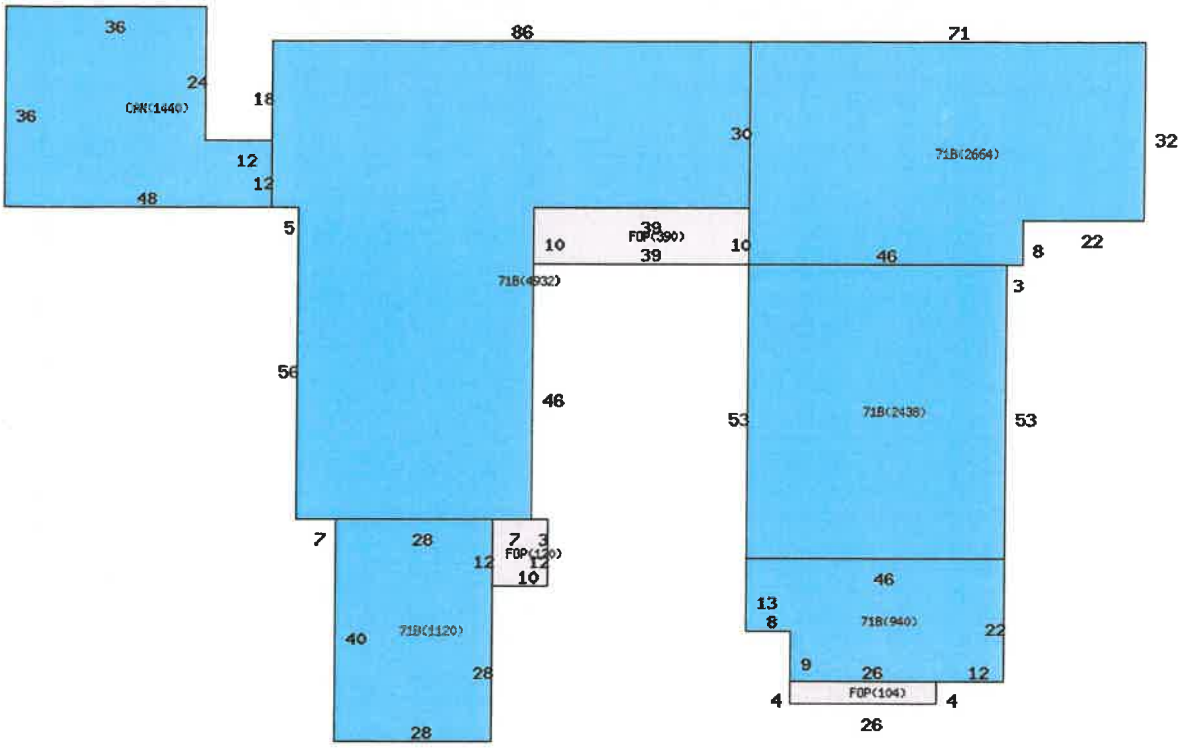
Building(s) - Commercial

Card (Bldg) #1

Structure Code:	C - CONCRETE/MASONRY	**Base RCN**	$4,402,839
		Percent Good	18.26 %
Class:	-	**Total RCNLD**	$803,767
Grade:	350	**Market (NBHD)**	.95
Built / Effective Year:	1927 / 1965	**Factor**	
		Cost Value	$763,579
Total / Business Area	28726 / 26672		

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	FOP - PORCH, OPEN FINISHED	1	104	104	N/A	
2	01 -03	71B - CHURCH, ABOVE AVERAGE	3	940	2,820	2,820	
3	01 -02	71B - CHURCH, ABOVE AVERAGE	2	2,438	4,876	4,876	
4	01 -03	71B - CHURCH, ABOVE AVERAGE	3	2,664	7,992	7,992	
5	01 -01	FOP - PORCH, OPEN FINISHED	1	390	390	N/A	
6	01 -02	71B - CHURCH, ABOVE AVERAGE	2	4,932	9,864	9,864	
7	01 -01	71B - CHURCH, ABOVE AVERAGE	1	1,120	1,120	1,120	
8	01 -01	FOP - PORCH, OPEN FINISHED	1	120	120	N/A	
9	01 -01	CAN - CANOPY	1	1,440	1,440	N/A	1990
					28,726	26,672	



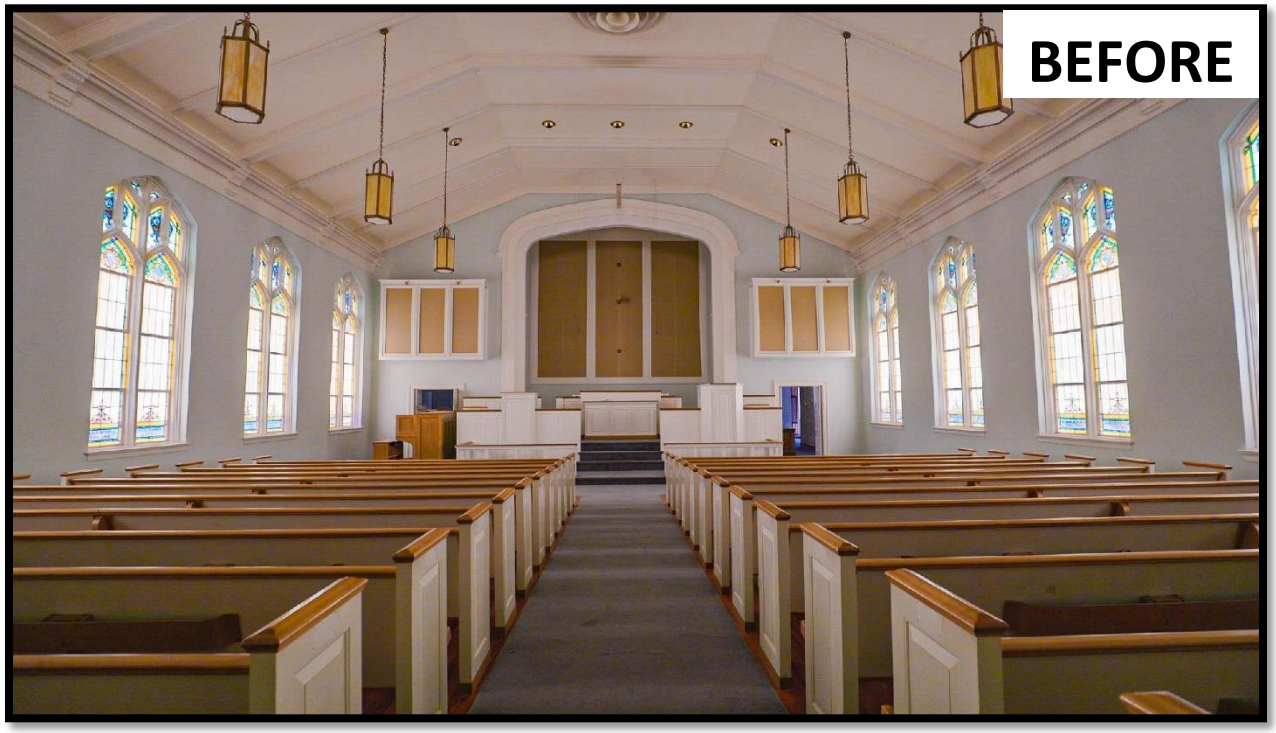
Miscellaneous Improvement(s)

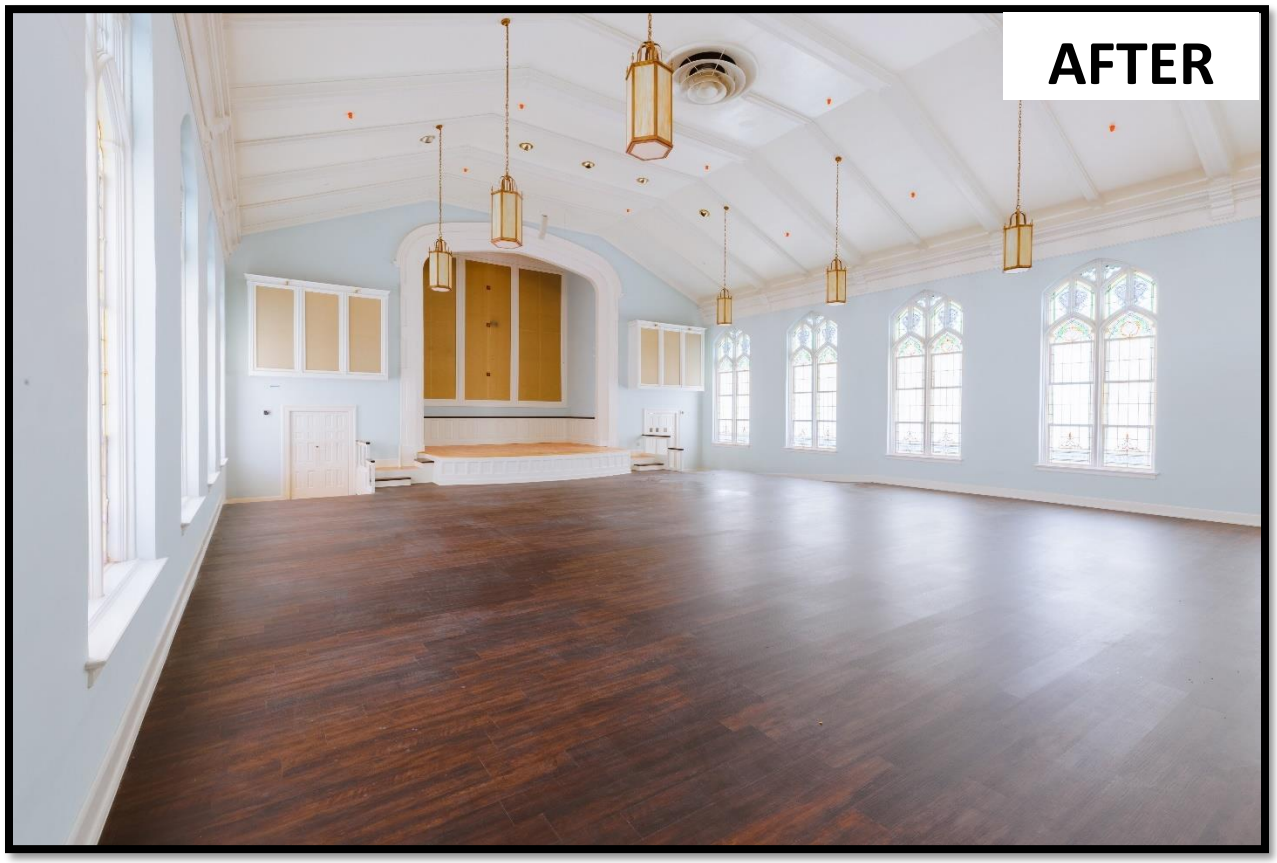
#	Type	Year	Area	Units	L x W	Depreciated Value
1	PVA-PAVING ASPHALT	1975	17,240	1		$10,896
2	PVC-PAVING CONCRETE	1975	3,496	1		$10,937
3	FEN-FENCE CHAIN LINK	1990	228	1		$552
4	SHD-STORAGE, SHED (LOW COST)	2017	120	1	12 x 10	$574
				Total Miscellaneous Value:		$22,959

Volusia County Property Appraiser
Larry Bartlett, JD, CFA
We Value Volusia
123 W. Indiana Ave. Room 102
DeLand, FL 32720
(386) 736-5901

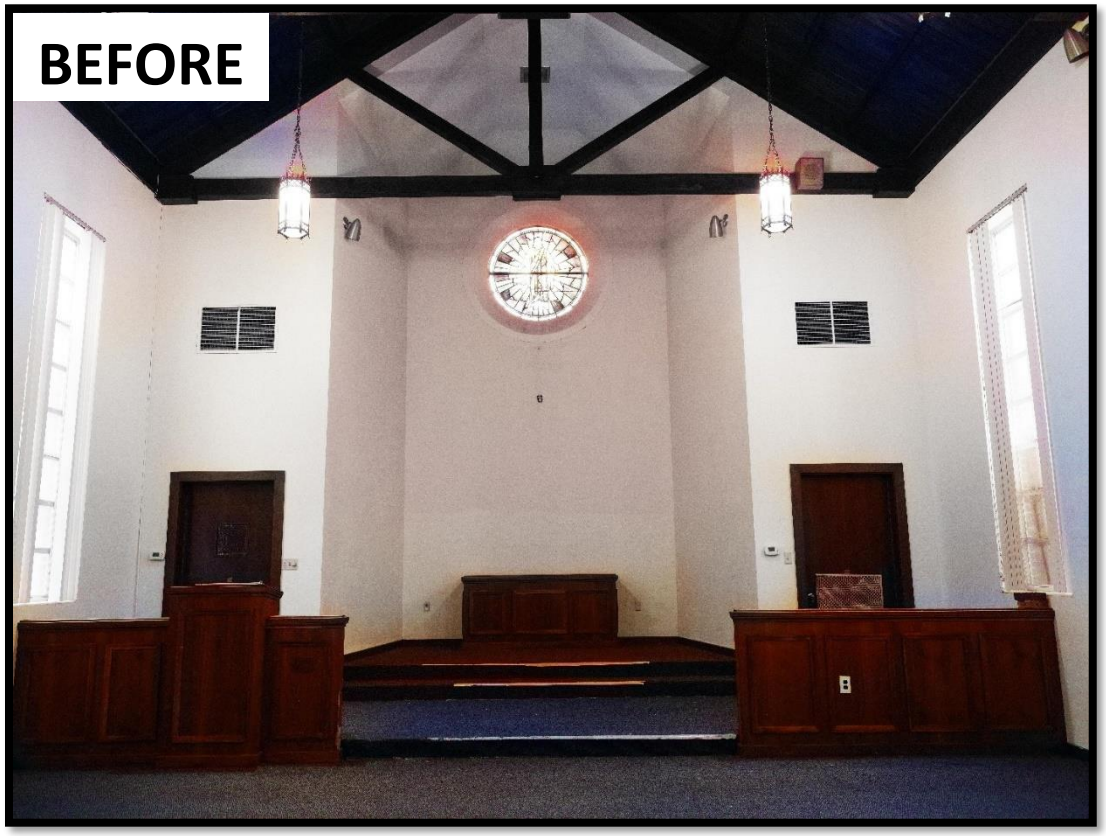
from 7:30 a.m. to 5:00 p.m
Monday through Friday

PART 3 - REVIEW OF COMPLETED WORK
INTERIOR PHOTOS
ATTACHMENT 3G

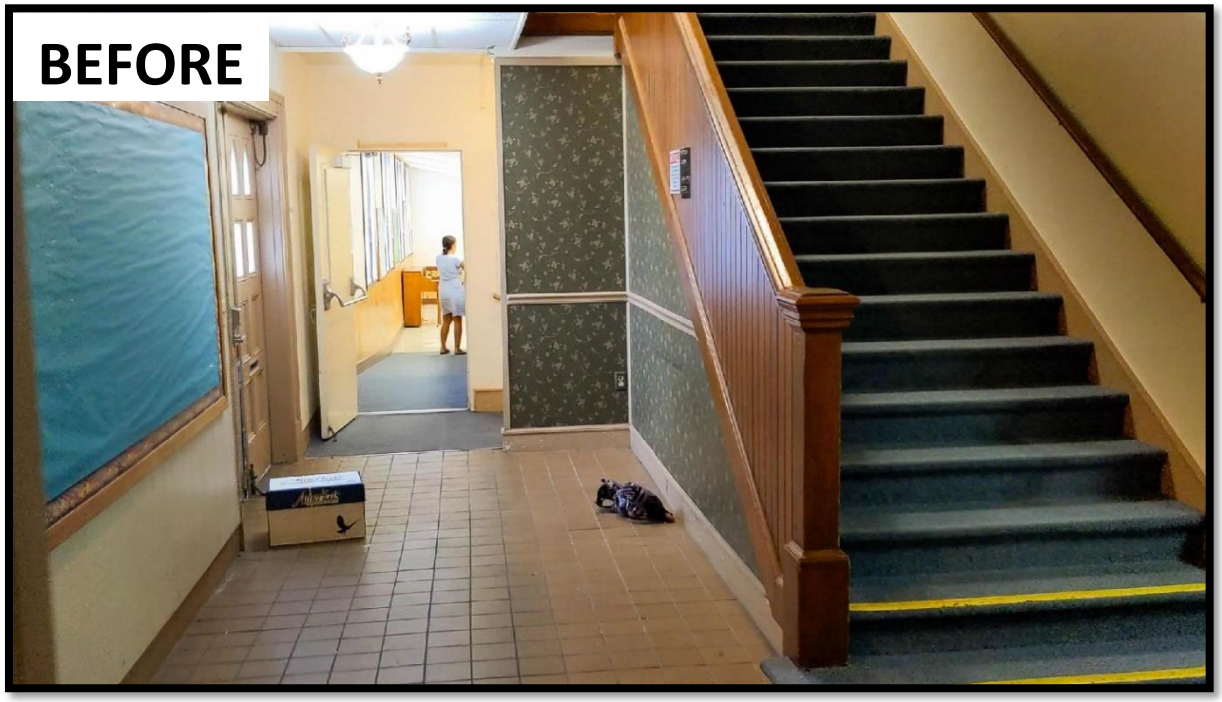


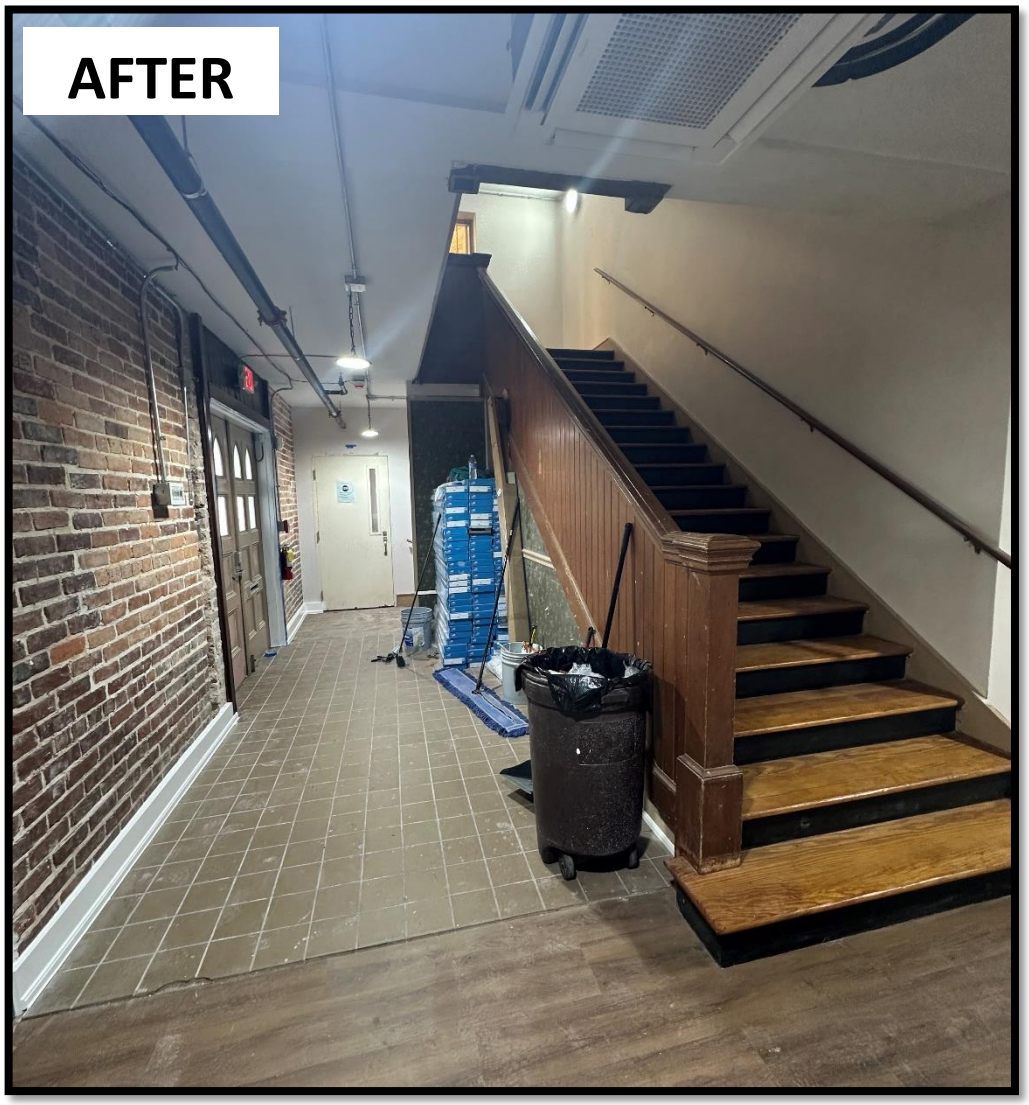


PART 3 - REVIEW OF COMPLETED WORK
INTERIOR PHOTOS
ATTACHMENT 3G



PART 3 - REVIEW OF COMPLETED WORK
INTERIOR PHOTOS
ATTACHMENT 3G





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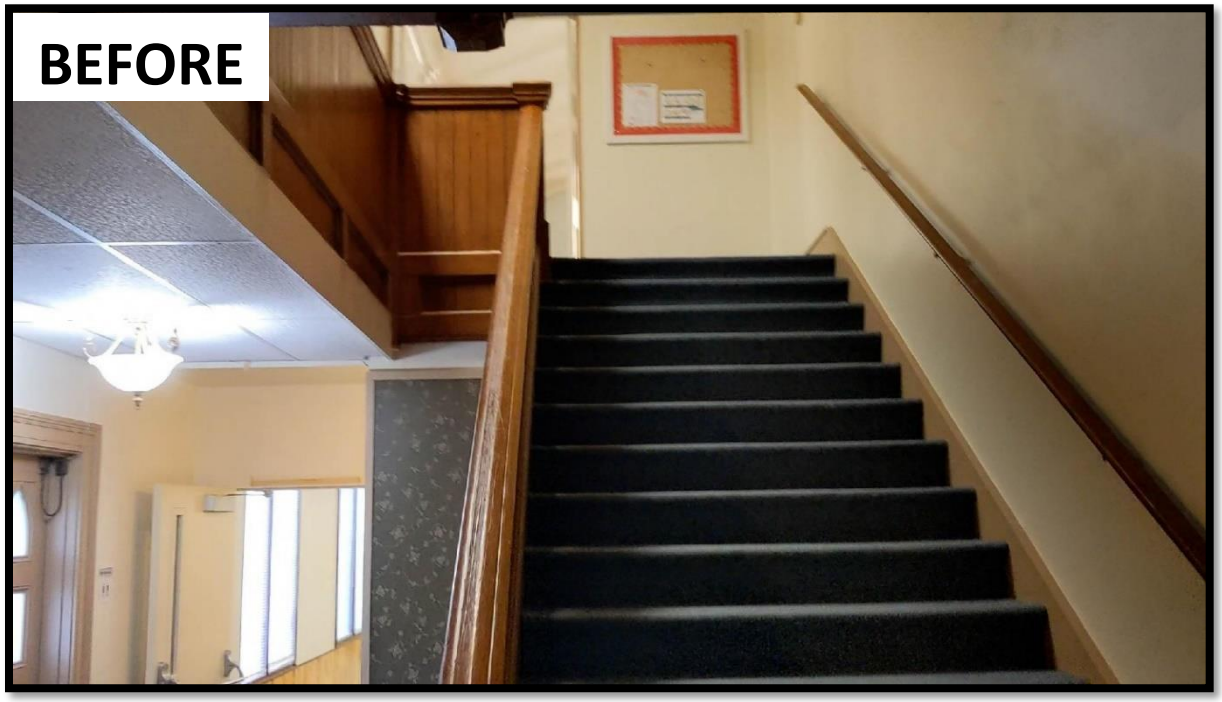
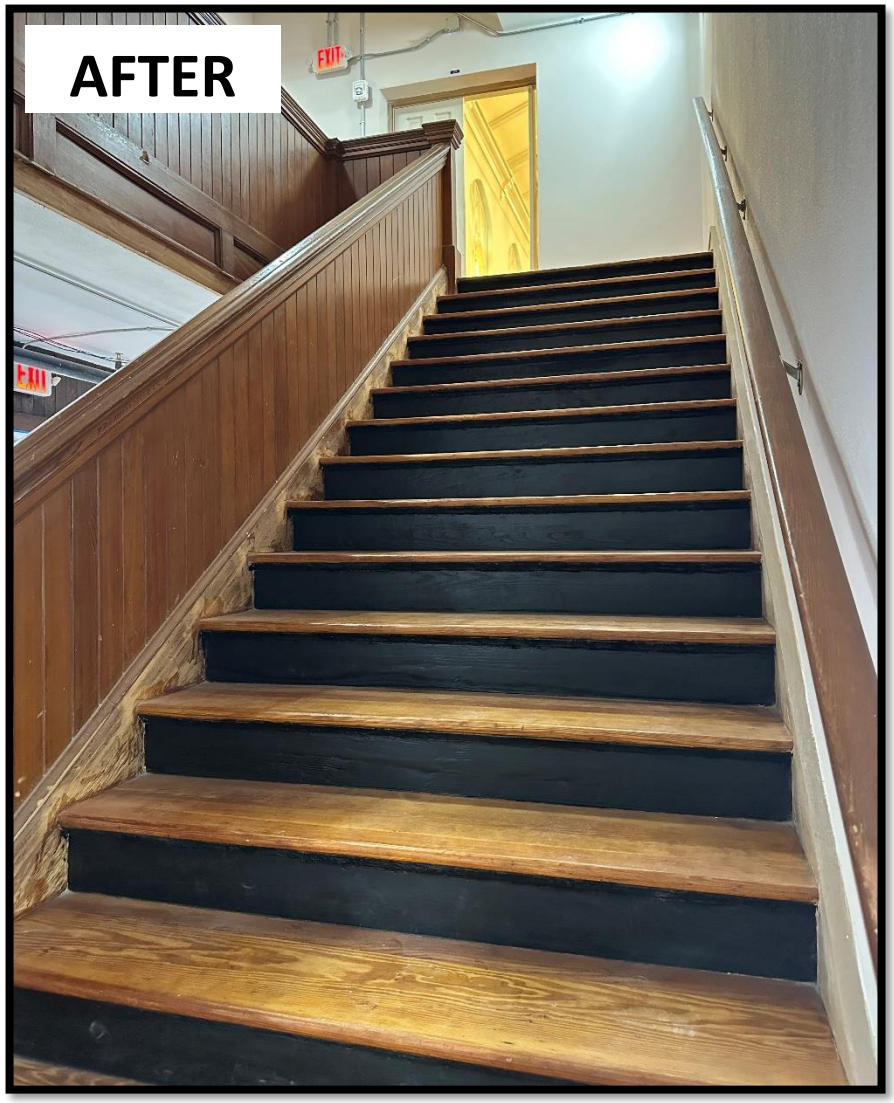
INTERIOR PHOTOS
ATTACHMENT 3G





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INTERIOR PHOTOS
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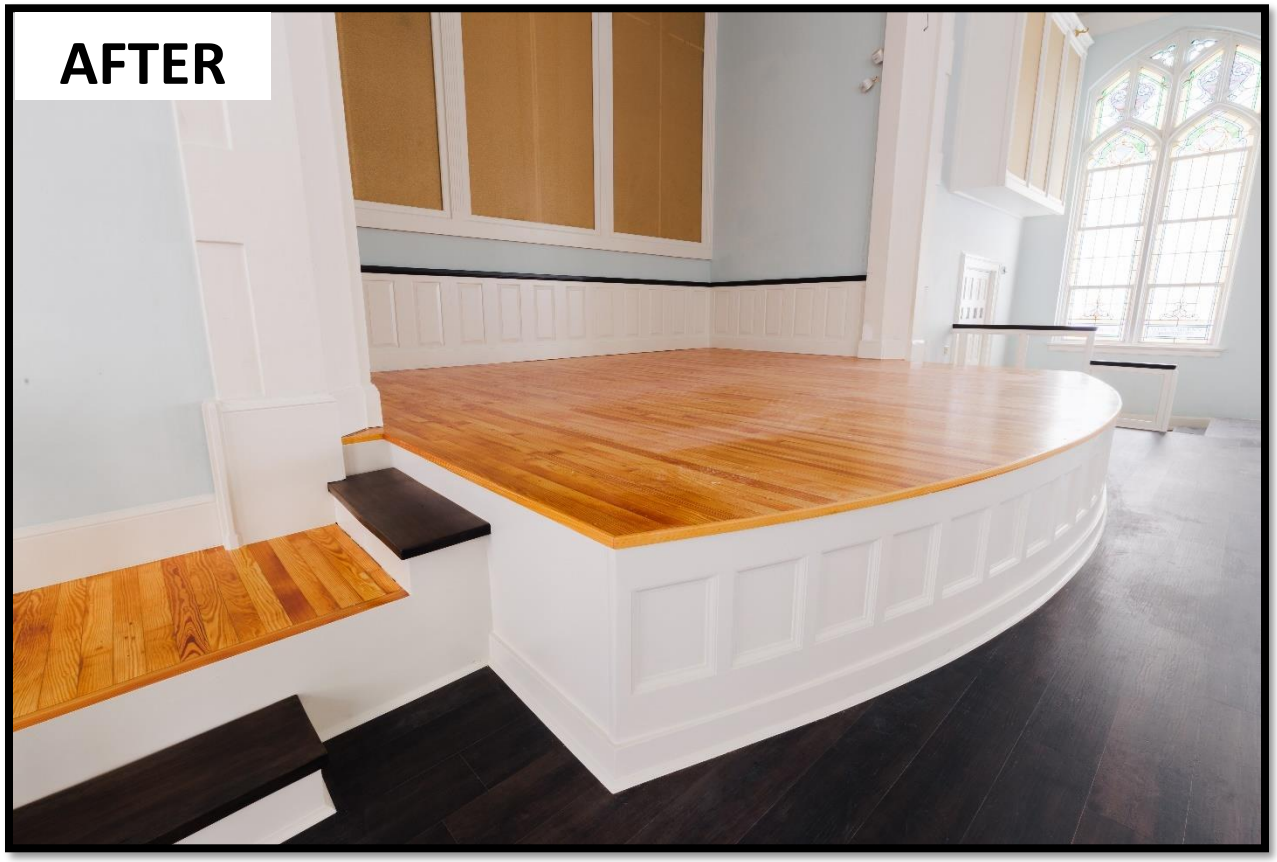

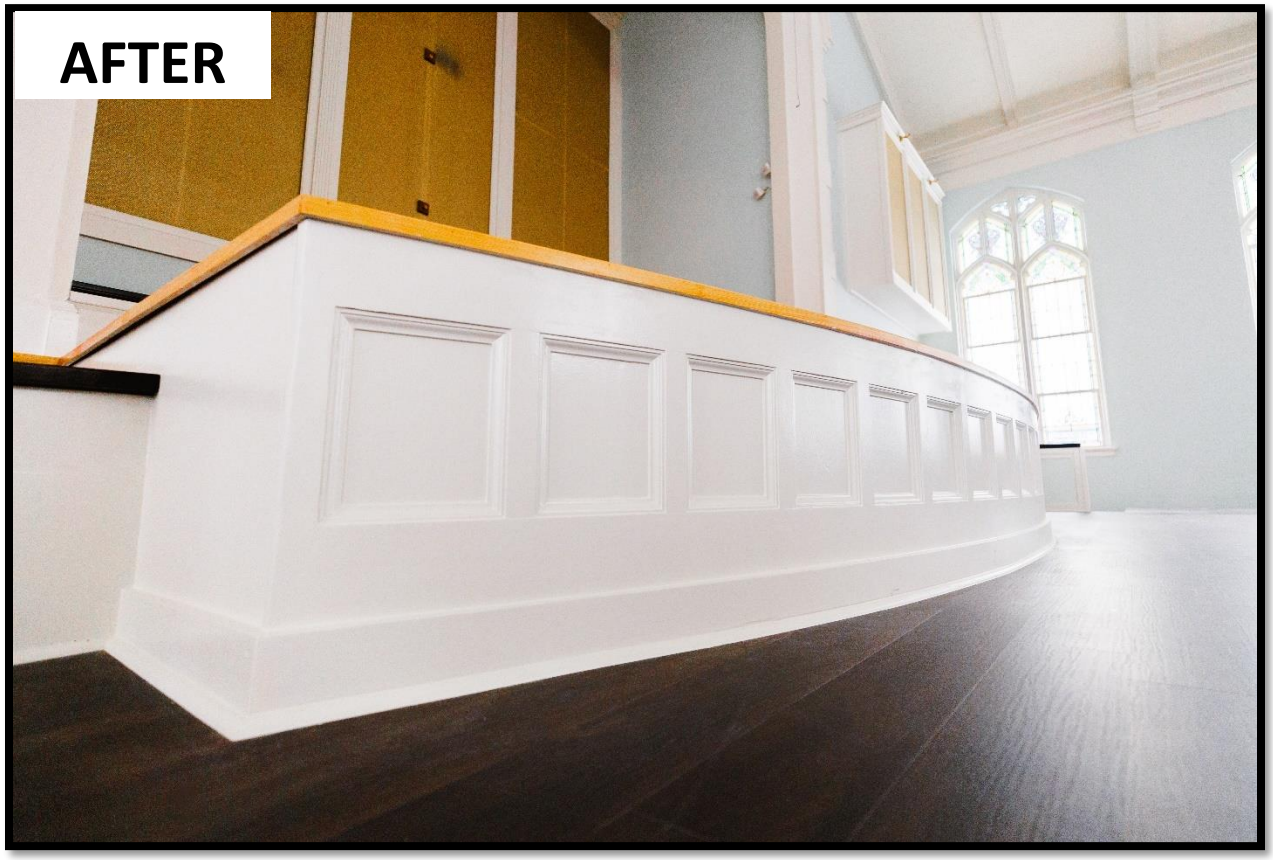

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INTERIOR PHOTOS
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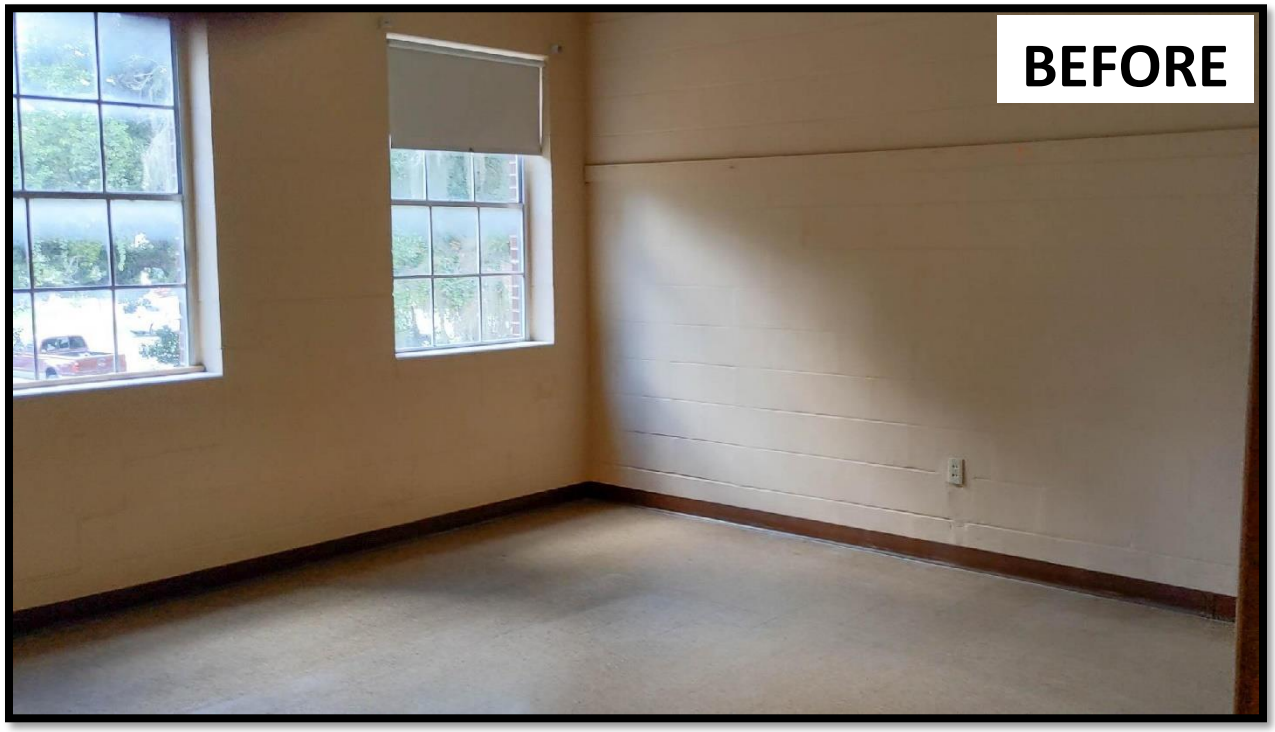

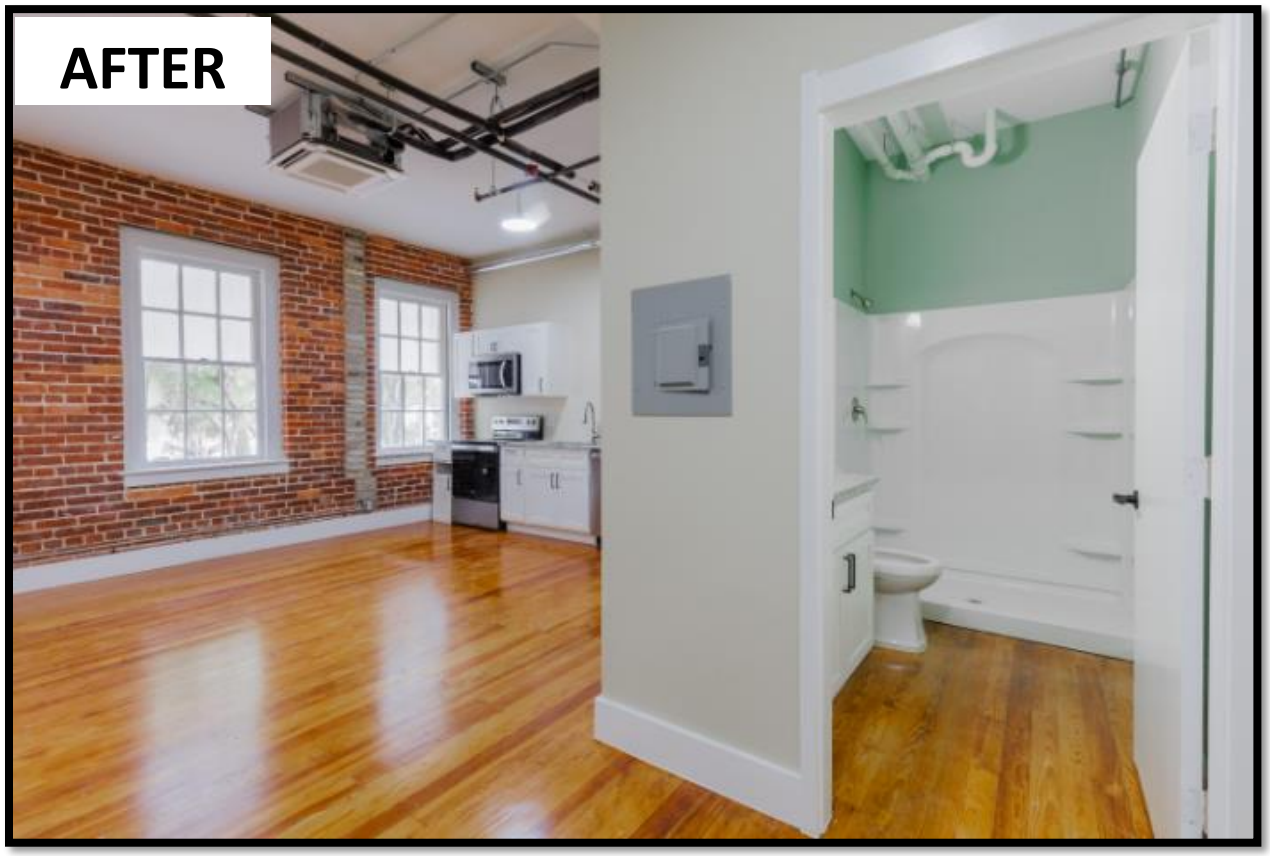

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INTERIOR PHOTOS
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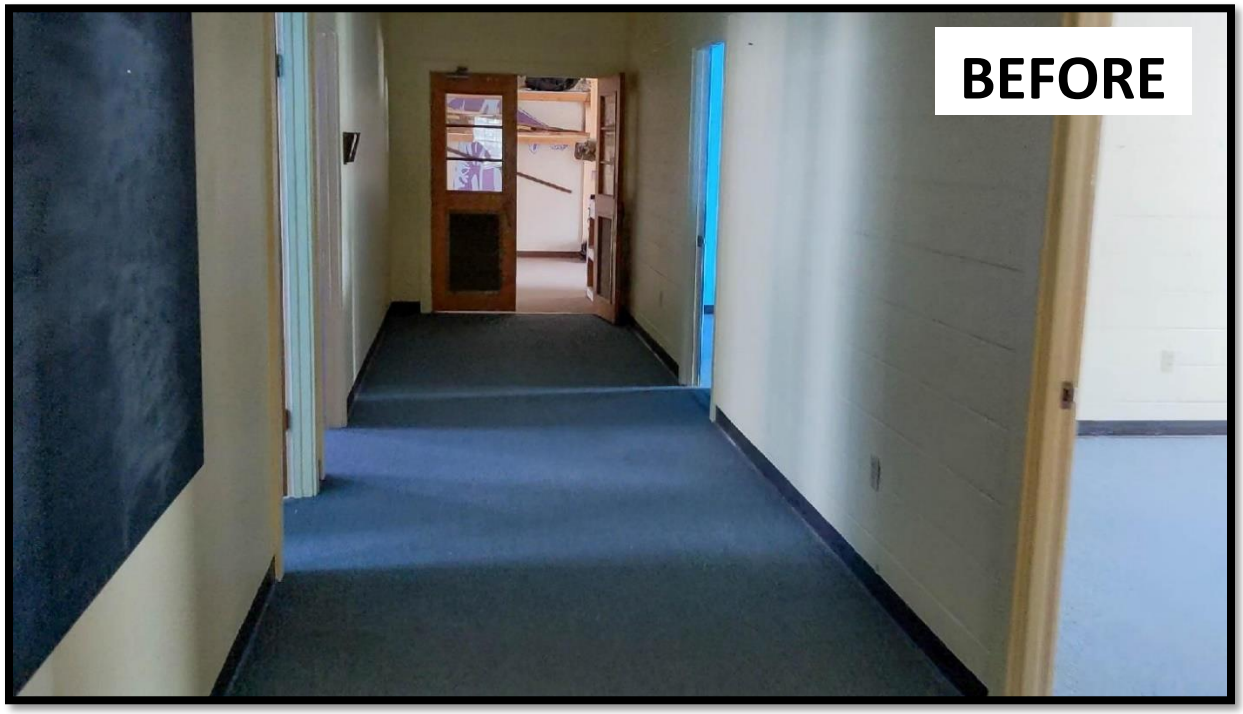

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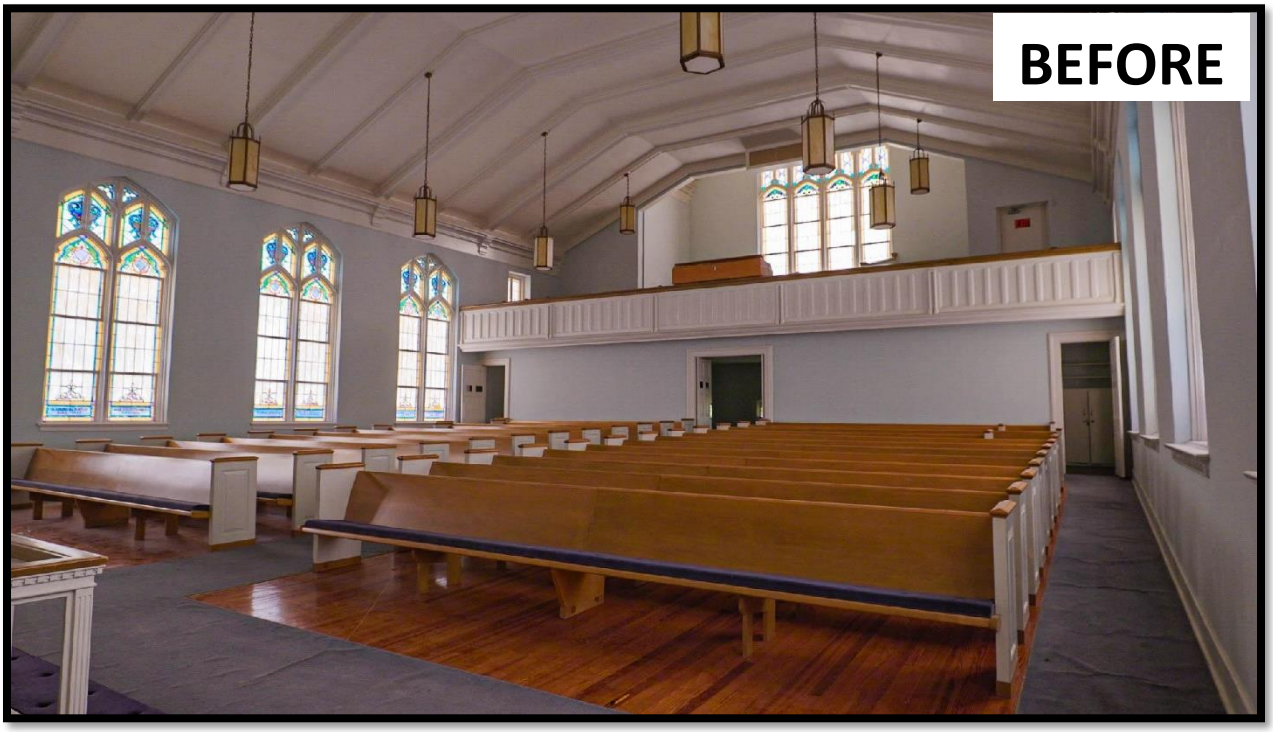

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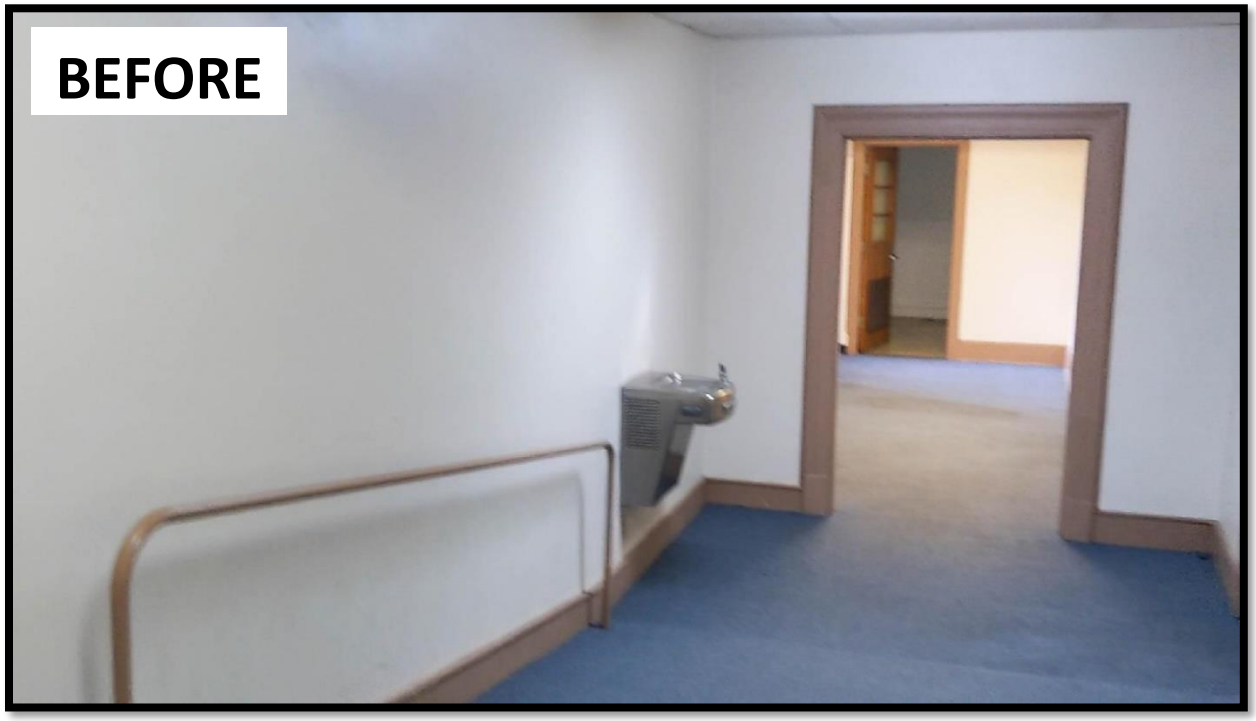
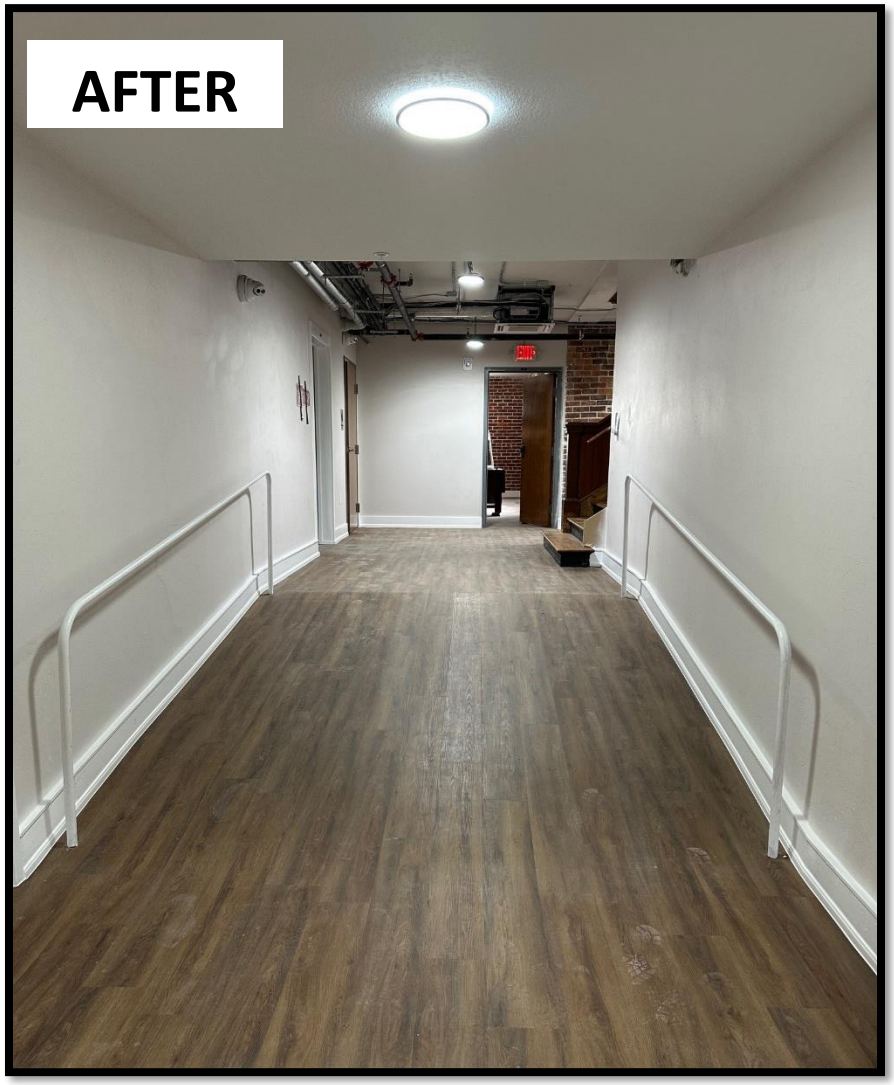
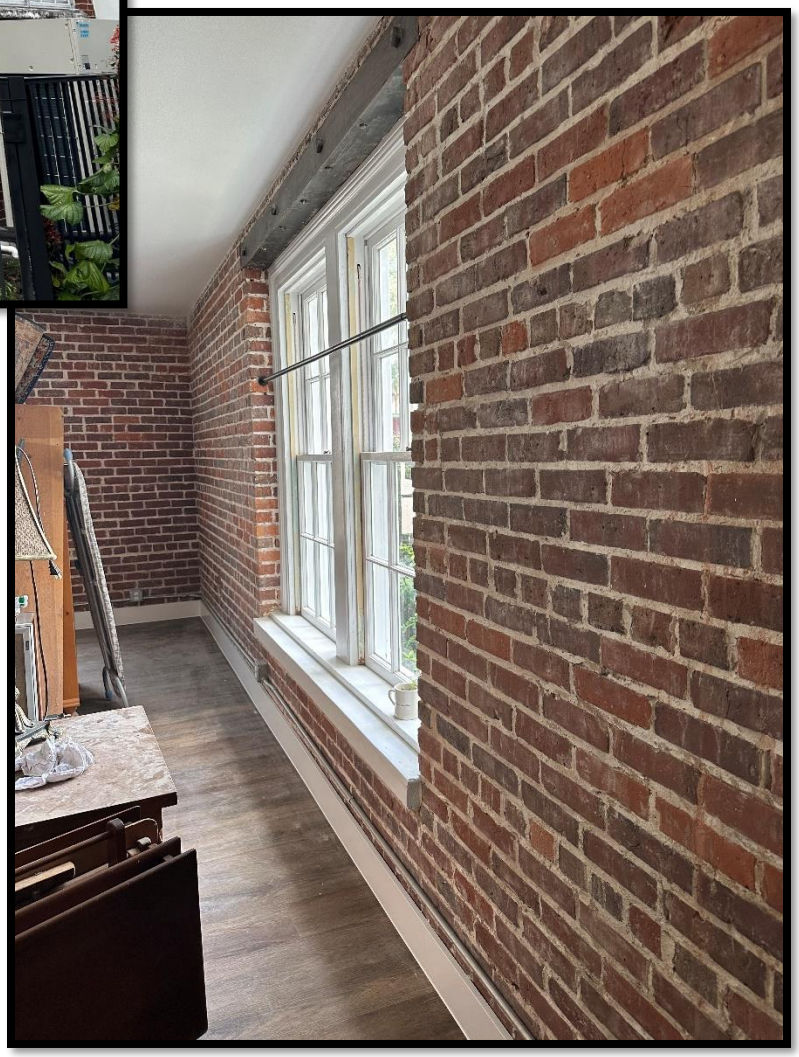




PART 3 - REVIEW OF COMPLETED WORK
INTERIOR PHOTOS
ATTACHMENT 3G

AFTER

Exterior



AFTER

Interior, original brick walls exposed

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

DATE: September 5, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (Exterior Alteration) for a commercial building 112 E. New York Ave.**
Application No.: HPB24-171
Applicant: Aspen Group
Owner: First Baptist Church Holding Company of Orange City FL, LLC
Current Use: Vacant
Zoning District:
Florida Master Site File: 8VO10847
District(s): Downtown Historic, Downtown Support, Historic Design, and Historic Support District.

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

Date of Construction:	+/- 1922	**Style:**	Masonry Vernacular
Structural System:	Concrete block	**Foundation Type:**	Slab
Siding/Exterior Fabric:	Stucco	**Stories:**	1
Roof:	Composition roll	**Windows:**	Aluminum frame storefront
Roof Type:	Flat	**Chimneys:**	0
Porch:	none	**Secondary Structure:**	0

Description of Proposed Work:
The applicant is seeking approval for an exterior alteration of the former Dreka Theater. The detailed scope of work is attached, but includes repainting the exterior, repairing exterior stucco, removal of the existing canopies, replacing storefront glazing, installing new storefront doors on the east side of the building, installing two (2) new exterior metal doors, installing a new parapet wall on the rear elevation and new signage around the building.

Staff Analysis
The applicant proposes to incorporate elements from the former Dreka theater into their new design, and redevelop the building into a church use. This building is located in the Downtown Historic and Historic Design districts, which requires a Certificate of Appropriateness (COA) for any exterior work. The proposed alterations incorporate some features from the original architectural character of the building as it was originally built, making it more cohesive, and creating an enhancement to the

downtown historic district. The applicant will need to apply for a separate building permit complying with Land Development Regulations Section 33-75.04 for their allowed signage. The applicant will need to apply for an additional Certificate of Appropriateness (COA) for their proposed murals. The proposed murals will require adhering to Section 26-62, and reviewed by the mural committee after the Historic Preservation Board issues the Certificate of Appropriateness (COA). In addition, any mural that is considered commercial speech or advertising would be calculated as part of the allowed signage for the building.

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 building currently reflects the alterations that were completed for the Orange Belt Pharmacy, which included removal of all the original architectural styling and character of the original theater. Although, originally a dimensional stucco element on the original Dreka theater, the applicant proposes to incorporate a painted detail trim on the front façade which also matches the elements of the rear parapet and the parapets of 100 E. New York Avenue.

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

This alteration will not change the massing or scale of the building as the building footprint will not increase or decrease. On the east side of the building, the applicant is proposing to install new storefront windows matching the north side (facing New York Ave.) storefront windows, and install two (2) new exterior metal doors, one (1) on the west and one (1) on the south elevation, which would increase the ingress/egress and relationship of solids and voids of the building, but remain compatible with the existing building and downtown district.

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

The installation of the storefront windows on the east side, and additional exterior doors on the west and south sides would increase the openings in the exterior walls, but would be compatible and create another form of ingress/egress for the building.

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

The proposed alteration includes removal of the existing awnings and replacing with a more modern awning on the front, rear and a portion of the side façade. The break in the awning coverage is for a future mural, to be reviewed later as a separate Certificate of Appropriateness. In the rear of the building, the applicant proposes to remove the existing awning and install a new parapet wall. Decorative treatments are proposed such as new exterior lighting and painted detailed trim on the front façade, facing New York Avenue.

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

The proposed glazing at street level on the front façade is solarband gray glazing, and on the east elevation, the existing and new storefront windows are proposed as full frosting glazing.

2. Use of appropriate materials and treatments.

a. Similar or related materials and textures.

The applicant is not proposing to change materials or textures, as they are proposing to repair and restore the existing stucco and textures.

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 color scheme is 'sample color scheme gray 1' from the City of DeLand approved color guide.

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 proposed alteration adds elements from the original building elevations and the neighboring building, 100 East New York Ave., such as the parapet wall and previous stucco dimensional design on the front façade. The applicant has proposed to paint the entire exterior with an approved color scheme, which would result in a uniform treatment for the entire building, compared to the ununiform of the existing building elevations and color scheme.

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 painting of the exterior, installation of new exterior doors and wall mounted lighting, enhances the site lighting, relationship of solids and voids in the architectural design relates favorably to the predominately pedestrian scale of the district.

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

The proposed alteration does not change the architectural style, but enhances the existing masonry vernacular architectural style.

Staff Recommendation:
Staff finds that this alteration is consistent with the City's Land Development Regulation Section 33-94.04(a). Staff recommends the Historic Preservation Board approve this Certificate of Appropriateness (COA) as presented.

Attachments:
Vicinity Map
Historical Structure Form (8VO10847)
Scope of Work
Proposed Renderings

City of DeLand
HPB24-171
112 E NEW YORK
111
115
SUBJECT PROPERTY
NEW YORK AV
100
C-2A&H
112
120
C-2A
113
WOODLAND BLVD
Legend:
City Zoning
County Zoning
N
Not to Scale

To Whom It May Concern,

This project is a renovation of 112 East New York Avenue, the Dreka Theater, for Journey Church. The Church will use this location to better serve the DeLand community. By renovating the exterior, we intend to breathe new life into this wonderful piece of DeLand architecture. To revive this existing building, we propose the following updates:

1. Painting the entire exterior using City of DeLand Color Scheme Gray 1
2. Repair existing stucco and adding new stucco over existing painted brick and cmu.
3. Removing the existing green canopy and fabric canopy on New York Ave.
4. Adding new canopies along New York Ave and parking lot sides of the building.
5. Replacing the existing storefront glazing with new glazing and black Aluminum Storefront Framing.
6. New Signage on New York Ave and a Vertical Marque sign on the parking lot side of the building. Total signage facing New York Ave is 62 SF.
7. On the North and East Elevations, all existing sidewalks, landscaping and parking shall remain but are not shown in these renderings for clarity.
8. On the South and West elevations sidewalks will be reworked
9. A new mural on the south corner and west corner. We are working with Erica Group and will present this separately.

Kaitlyn Hubert
Architectural Designer

Craig Dobyns
Project Architect

Aspen

9645 Lincolnway LN
Suite 201
Frankfort, IL 60423

(815) 806-1705
aspengroup.com

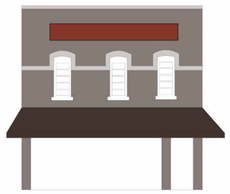
THE
Dreka
THEATER
NO PARKING
VISION & HEELS
SUITE 103
NOW OPE

THE
Dreka
THEATER
© 2023 Google
112
FOR SALE
NO PARKING
DAY SPA

NORTHEAST CORNER AT NEW YORK AVE

CITY OF DELAND APPROVED COLORS:

SAMPLE COLOR SCHEME GRAY 1



Main Body Color | SW 6004 Mink

Secondary Body Color | SW 6001 Grayish

Trim 1 | SW 6335 Fired Brick

Trim 2 | SW 7757 High Reflective White

Awing | SW 6006 Black Bean

Main and Secondary Body Color

Trim 1 Color

Trim 2 Color

Awning Color

EXISTING LANDSCAPING AND PARKING SHALL REMAIN BUT NOT SHOW IN THESE RENDERINGS

SOUTHEAST CORNER AT GEORGIA AVE

Aspen GROUP

NOT FOR CONSTRUCTION
INSERT SEAL HERE

PROJECT
112 E New York Avenue
DeLand FL 32724

112 E NEW YORK RENOVATIONS
JOURNEY CHURCH DELAND CAMPUS

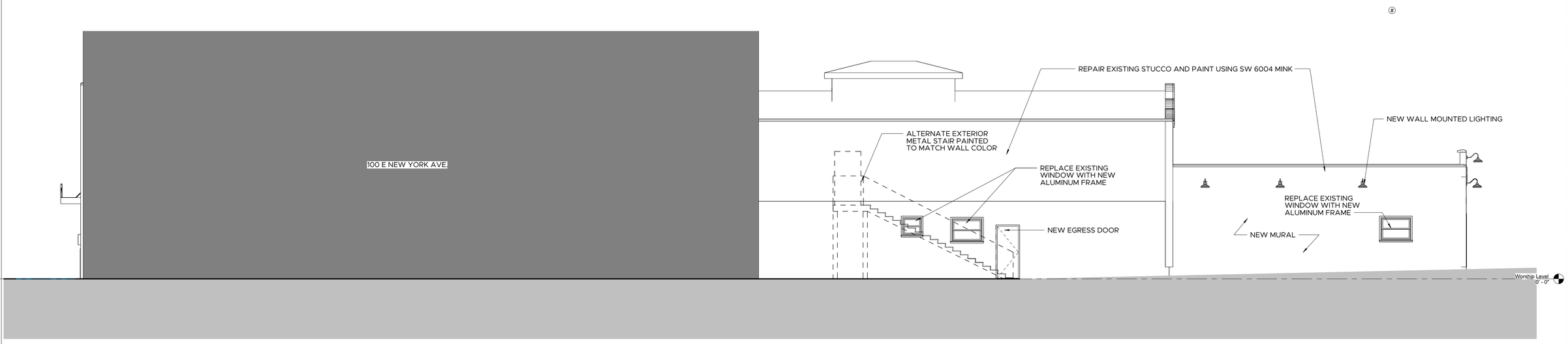
EXTERIOR ELEVATIONS

RELEASE

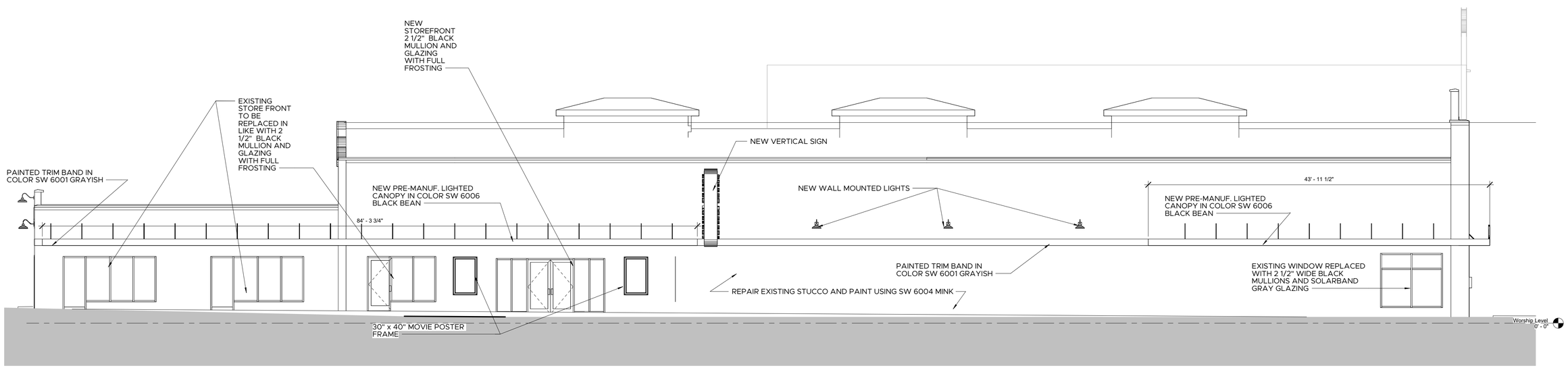
2	COA APPLICATION	8-12-2024

A200

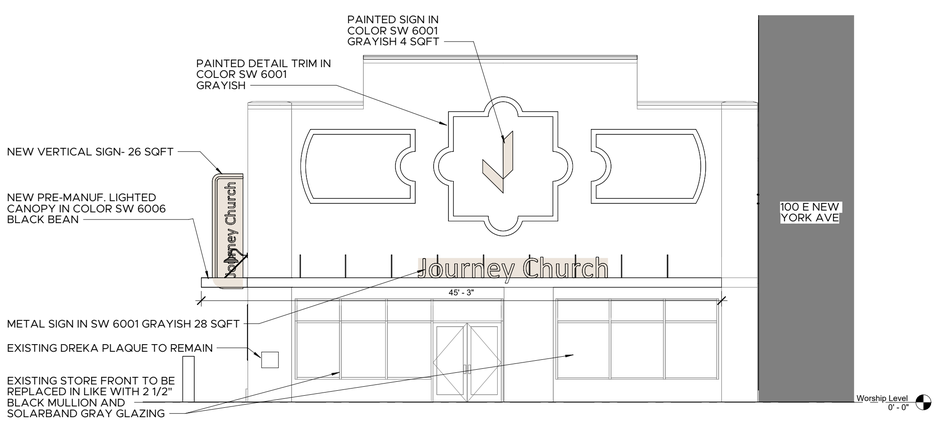
8/12/2024 3:32:14 PM



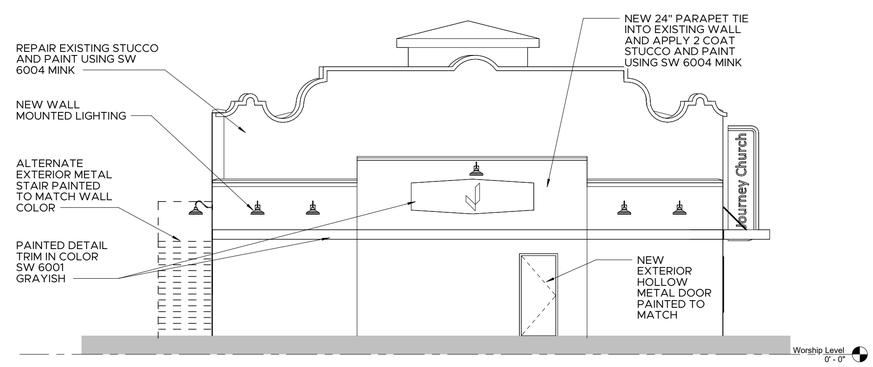
3 WEST ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

Aspen GROUP

NOT FOR CONSTRUCTION
INSERT SEAL HERE

PROJECT
112 E New York Avenue
DeLand FL 32724

112 E NEW YORK RENOVATIONS
JOURNEY CHURCH DELAND CAMPUS

RELEASE

2	COA APPLICATION	8-12-2024

EXTERIOR ELEVATIONS

A201

8/12/2024 3:32:28 PM

Clear Form Values

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 VO10847
Field Date 11/18/2023
Form Date 1/24/2024
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) Dreka Theater — Multiple Listing (DHR only) _____
Survey Project Name DeLand Historic Site Survey 2023 Update — Survey # (DHR only) _____
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

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	112	E	New York	Avenue	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name DE LAND — USGS Date 2021 — 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 # 701601020023 — 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

Clear History Values

Construction Year: 1922 ☒approximately ☐year listed or earlier ☐year listed or later

Original Use	Theater, movie or playhouse	From (year): 1922	To (year): 1956
Current Use	Vacant	From (year):	To (year): 2024-
Other Use	Wedding and Event Venue	From (year):	To (year):

Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Restored front Spanish tile accent
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Rear addition
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 DeLand Historic Pres. Ord.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Composition roll 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Aluminum frame storefront

Distinguishing Architectural Features (exterior or interior ornaments)

stepped parapet wall

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

none

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 Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8VO10847

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Centered main entrance, double storefront doors with single transom, slightly recessed

Porch Descriptions (types, locations, roof types, etc.)

Black awning on front facade, green tall awning on east. Tile hexagonal pavers in front

Condition (overall resource condition): ☐excellent ☐good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

Restored front building was rehabilitated around World War II and formerly had parapets and decorative tile. Facade is flat with a stucco finish and centered doors with retail windows on either side.

Archaeological Remains no ☐Check if Archaeological Form Completed

RESEARCH METHODS (select 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)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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)

see continuation sheet

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. 5.
2. 4. 6.

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Maintaining organization
Document description File or accession #'s

2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name CRSA/Downtown Redevelopment Services Affiliation
Recorder Contact Information 801-355-5915
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet

112 E New York Ave

Opinion of Resource Significance, Explanation of Evaluation

The Dreka Theatre was built in 1922 adjacent to the Dreka Department Store and very similar in appearance, with mission-style parapet with coping and detailing. For about 34 years, the building served as a theater with a single screen and charged 9 cents for a kid's ticket under the age of 12. The main façade was decorated with tile and had a series of small double windows, the top corner sets were arched on top and the bottom corner windows were rectangular. The recessed entryway had corner decorative molding and a line of electric bulbs across the top. Above the rounded-top ticket booth was a painted decorative motif. Two double entry doors with large single lites flanked the ticket booth. These entrances had decorative columns on each side and faux balconies on top. Above these doors were sets of double rectangular outswing windows with small square motifs surrounding the single large pane to match the square tile decoration on the building façade.

While photos do not show the awning, some residents report that sometime during the 1940s or 50s, the theater also featured a glass marquee.

Unfortunately, the theater closed in 1956 and apparently sat vacant for a time. Later, the property was purchased by the owner of the Orange Belt Pharmacy to be used as the pharmacy's new home. The front façade of the building was removed in order to provide space for construction crews to fill the theater's seating area with dirt and level it for the building's new occupant. In addition to the pharmacy, the building also provided space for a soda fountain, which later was expanded to provide a slightly larger menu, and a rental unit leased to the owner of a barber shop. Shortly following this renovation, a rear addition was made to rent small units to other business owners.

After the Orange Belt Pharmacy was purchased by Walgreens, the building became an event space owned by Collective Church. It operated as a venue for weddings and other events for a time before eventually, the building was vacated, and now it awaits its next reuse.

The West Volusia Historical Society erected a historic marker on the Dreka Theater with an inscription that reads:

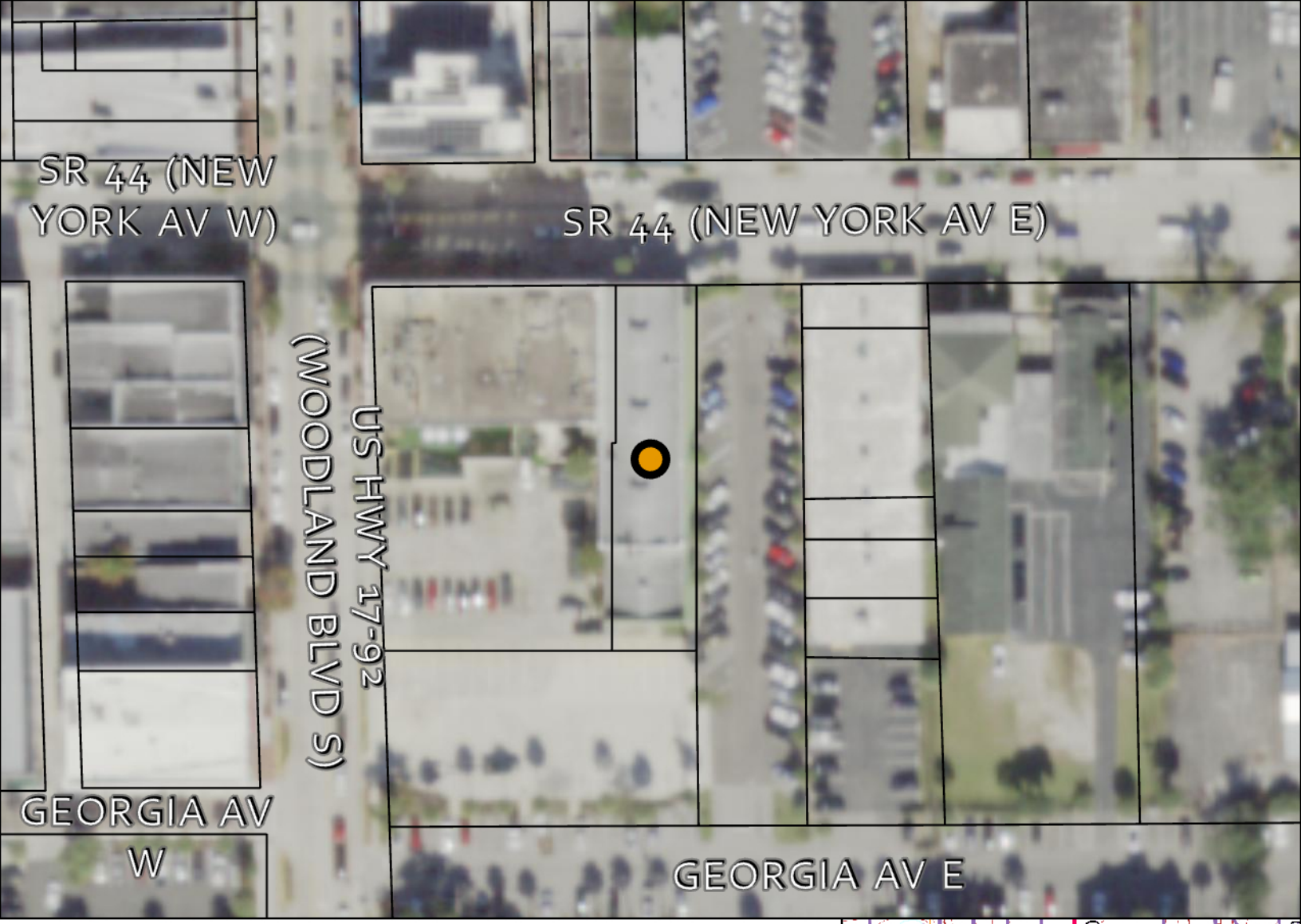
"Imagine the front of this now-modern building with parapets, decorative geometric tiles, and elaborate curvilinear windows on the façade. At the center was an ornate kiosk ticket office. Naming it for the popular department store adjacent to it, Walter Geissinger developed the theater to capitalize on the emerging movie industries which boomed following World War I. For at least three generations of patrons, the Dreka Theater was DeLand's most popular spot on Saturday afternoons. Double features always included a western movie, often with a 'singing cowboy,' and a scary mystery or zany comedy. At least two cartoons and an exciting weekly serial kept kids on the edge of their seats. Tickets under 12 years of age: 9 cents. The theater closed in 1956."

Sources

https://www.hmdb.org/m.asp?m=50089

https://beacononlinenews.com/2020/04/21/west-volusia-memories-how-the-dreka-theatre-became-a-drugstore/

https://cinematreasures.org/theaters/10563



City of DeLand, FL Downtown CRA Historic Property Survey Update December 2023

Historic Structure

0 50 100 Feet

N

DeLand Quadrangle (2021); Florida - Volusia County; 7.5-Minute Series

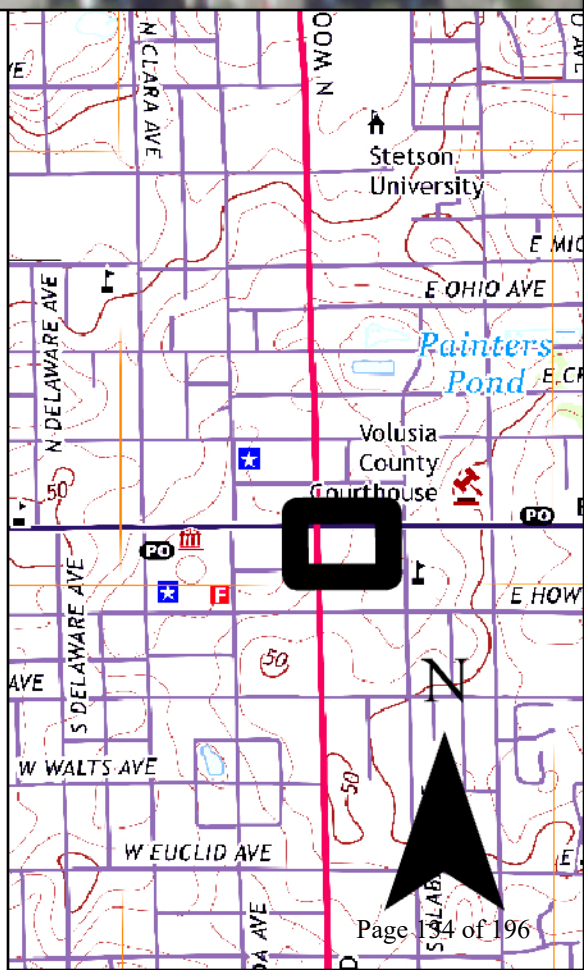
Address:
112 E New York Ave,
DeLand, FL

VO Number:
VO10847

Property name:

Spatial Reference
PCS: NAD 1983 2011 StatePlane Florida East FIPS 0901 Ft US
Datum: NAD 1983 2011
Projection: Transverse Mercator

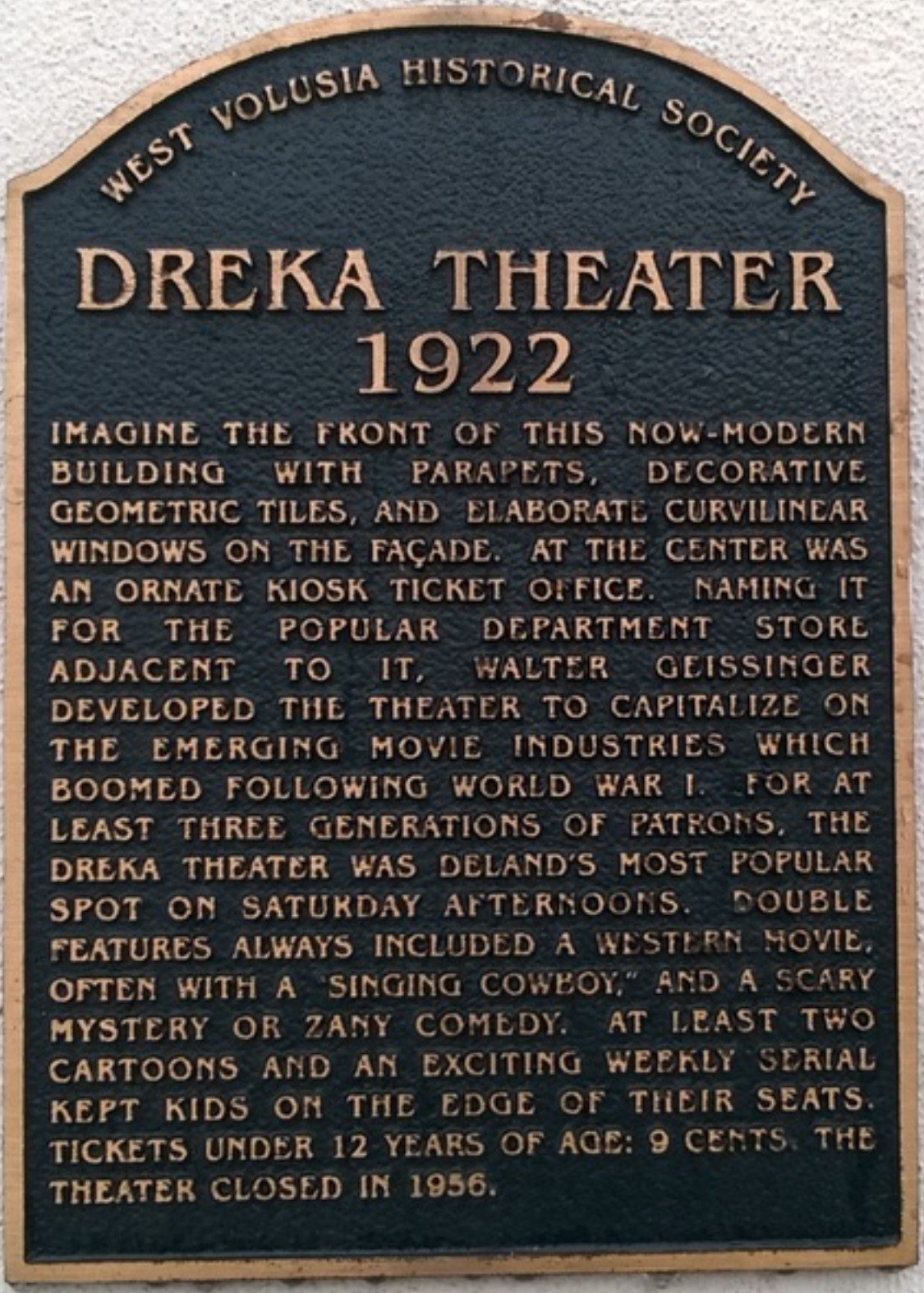
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, USDA Farm Service Agency



WEST VOLUSIA HISTORICAL SOCIETY

DREKA THEATER
1922

IMAGINE THE FRONT OF THIS NOW-MODERN BUILDING WITH PARAPETS, DECORATIVE GEOMETRIC TILES, AND ELABORATE CURVILINEAR WINDOWS ON THE FAÇADE. AT THE CENTER WAS AN ORNATE KIOSK TICKET OFFICE. NAMING IT FOR THE POPULAR DEPARTMENT STORE ADJACENT TO IT, WALTER GEISSINGER DEVELOPED THE THEATER TO CAPITALIZE ON THE EMERGING MOVIE INDUSTRIES WHICH BOOMED FOLLOWING WORLD WAR I. FOR AT LEAST THREE GENERATIONS OF PATRONS, THE DREKA THEATER WAS DELAND'S MOST POPULAR SPOT ON SATURDAY AFTERNOONS. DOUBLE FEATURES ALWAYS INCLUDED A WESTERN MOVIE, OFTEN WITH A "SINGING COWBOY," AND A SCARY MYSTERY OR ZANY COMEDY. AT LEAST TWO CARTOONS AND AN EXCITING WEEKLY SERIAL KEPT KIDS ON THE EDGE OF THEIR SEATS. TICKETS UNDER 12 YEARS OF AGE: 9 CENTS. THE THEATER CLOSED IN 1956.


WEST VOLUSIA HISTORICAL SOCIETY
DREKA THEATER
1922
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THE
Dreka
THEATER
FOR SALE
407.340.7737
DPW
DPW

THE
Dreka
THEATER
112
THE
Dreka
THEATER
FOUNDRY
FOR SALE
407.540.7737
Joey Blakley
DPW
DPW

THE
Dreka
THEATER
112
FOR SALE
407.340.7737
100
DPW
DPW

112

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

DATE: September 5, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (Exterior Alteration/New Construction) for Hulley Tower reconstruction and a new memorial bell exhibit at 513 N. Woodland Blvd.**
Application No.: HPB24-167
Applicant: Zev Cohen & Associates, Inc.
Owner: Stetson University, Inc.
Zoning District: E-1&H
Current Use: Mausoleum
Florida Master Site File: 8VO3437
District(s): Stetson Historic District, Historic Design District, Downtown Support District, and Historic Support District

Description of Proposed Work:

The applicant is proposing to create a memorial exhibit on the Stetson University Campus paying tribute to the Hulley's and the those killed during a study abroad trip in Innsbruck, Austria in 1979. As outlined in more detail in the attached scope of work, the applicant will need to deconstruct the existing structure to create a new foundation and internal steel frame to withstand the weight of the new tower. Once the foundation is reinforced, the work will begin to reconstruct the historic Hulley Tower (belfry) to its original height (116-ft) and create a new memorial space consisting of a new exterior bell feature, sidewalks, gardens, and open green space.

Staff Analysis

In April 2024, the applicant received a variance from the Planning Board for the height of the proposed tower to be reconstructed to its original height of 116-ft. In addition to the Variance, and Certificate of Appropriateness (COA), due to the size of this project, the applicant will need to apply for a Class II site plan that will be reviewed by the Technical Review Committee.

A Certificate of Appropriateness (COA) is required for this proposed project for the new construction of the bell feature and reconstruction of the Hulley Tower because it is located within the Stetson Historic District, and the Historic Design District. Therefore, this application has been reviewed per the City's Land Development Regulation Sections 33-34.03, 33-94.04 and the Secretary of Interior Standards for Rehabilitation.

<u>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.</u>

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 currently has the remnant and base (22-ft height) of the original Hulley Tower and Mausoleum. The applicant proposes to deconstruct the existing tower base, to reinforce the foundation to withstand the weight of the new tower, and create a memorial exhibit/green space. This includes the new construction of the bell feature, the overall plan for this site creates a compatible use for the property and enhances the site for its original intended purpose.

(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.

Per the Florida Building Code, the deconstruction of the existing tower base and internal steel frame is necessary in order to reinforce the foundation and allow for reconstruction of the Hulley Tower. The applicant has stated that the exterior art stone and other historically significant features will be carefully removed and stored to be reinstalled on the new tower.

(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.

The exterior of the new tower is matching the existing materials and design of its original construction. The bell feature is new, but will have matching materials and colors as the tower.

(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.

Per the applicant's scope of work, in 2005, the tower foundation was severely deteriorated from decades of water damage creating a safety hazard, resulting in the tower being removed, leaving the 22-ft height base. The property owner, Stetson University, didn't have the funds at the time to reconstruct the tower so it has been used as a mausoleum honoring Stetson President Hulley, and his wife.

(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 stated they plan to incorporate the existing tower materials and reconstruct to the same style, materials and colors as originally built in 1934. The materials that are deemed repairable will be preserved and rehabilitated to be used in the new construction of the tower.

(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.

The distinctive features of the pink "art stone" exterior walls, red brick, white belfry grilles, and roof of the original tower were documented prior to the demolition in 2005. The exterior and interior systems were measured with line drawings and photographs, which will help guide the reconstruction of the tower.

(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 proposed plan does not include surface cleaning, the scope of work is to remove the exterior art stone and restore it to incorporate repaired materials into the new tower.

(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 and exterior alteration will not destroy historic materials as the proposed scope of work is to reconstruct the tower to its previous style, materials, height and colors based on the historic photographs and documentation completed prior to the 2005 demolition of the Hulley Tower. The new construction is proposed to match to the tower materials, style and colors, but be differentiated from the old and compliment the massing, size and scale of the former Hulley Tower and campus wide architectural styles and features.

(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 Certificate of Appropriateness (COA) is for the Hulley Tower reconstruction and bell feature located on the same site, which are separate district structures.

(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.

This criterion is not applicable as the applicant has not proposed painting either structure, only use compatible materials for the tower and bell feature.

(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 this zoning district (E-1, Education District), the max building height is 65-ft, however, the applicant received a height variance from the Planning Board in April 2024 for the proposed height of 116-ft. The proposed tower and bell feature will not exceed 116-ft.

b. Scale;

It will be the tallest structure in the immediate surrounding area and within the Stetson University Historic District, creating a main focal point for the University and the City.

c. Massing;

The proposed tower will be the tallest building in the immediate area, with three (3) story buildings in the close proximity. The tower provides different materials amongst the base and the tower, and has a distinctive base. The new memorial exhibit enhances the base and provides more context for the existing area.

d. Setbacks;

This criterion will be evaluated further at the site plan phase, but the tower and bell feature would not encroach the setbacks and there is adequate spacing between other structures.

e. Fenestration;

The existing door and the windows on the tower will be replaced and reconstructed with the cast stone sill and matching the historic dimensions and profiles. This criterion is not applicable for the bell feature as there will be no windows or doors proposed.

f. Roof shape;

The proposed roof shape of the tower will match the historic roof shape of a stepped hip-roof formation.

g. Use of materials;

The use of materials is similar to other buildings within the district and Stetson University campus, by incorporating different materials. The proposed materials of the tower will be brick, cast stone, tubular aluminum, and decorative iron around the windows.

h. Directional expression;

The west side of this site, facing Woodland Boulevard will have majority of the architectural features, as the bell feature will be in front of the tower. Whereas the east side of the site will have the memorial gardens and open green space, creating the memorial exhibit and enhancing the tower and bell feature.

i. Style;

The proposed style is a rectangular masonry vernacular structure atop a concrete base and foundation. In the City, this style is common amongst residential and commercial buildings.

j. Site plan.

The applicant will need to apply for a Class II site plan, which will be reviewed by the City Technical Review Committee. The proposed site plan is attached, showing the belfry Hulley tower, bell feature, memorial garden and open space areas.

<u>Design Guidelines for Commercial Buildings in Downtown DeLand - New Construction and additions</u>

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.**

The reconstruction of the tower will be utilizing the documented exterior and interior features and photographs to guide the reconstruction. The façade of the new tower and bell feature will be utilizing similar features and materials of existing buildings on the Stetson University campus and 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.**

The new bell feature and belfry tower will respect the surrounding buildings with respect to height, setback, spacing, materials, detailing, massing, proportion and scale.

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

The roof of the tower will be reconstructed matching the previous stepped hip-roof and utilize a metal roof and copper cornice. The bell feature will not have a roof; therefore, this criterion does not apply.

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.**

This criterion will be reviewed further at the time of site plan application, but the attached concept plan proposes landscaping and adjacent parking on the Stetson University campus.

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.**

The tower will have four (4) small windows evenly separated on each elevation and the bell feature will have zero (0) windows. This will be different than the adjacent historic buildings as the buildings on the Stetson University campus have multiple windows on each façade creating an even relationship to the solid spaces to voids in the façade.

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

The tower is being deconstructed in order to reinforce the structural integrity of the foundation and base of the tower to withstand the weight of the reconstruction. The bell feature will be a separate structure on the same site, not interfering with the structural integrity of the existing tower base.

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 and reconstruction are similar in nature to the former Hulley Tower such as the height and materials. This project 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 bell feature and tower reflects contemporary elements while also being complimentary to the historic Stetson University and is compatible with the guidelines in this section.

Staff Recommendation:

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

Attachments:

Vicinity Map
Florida Master Site File (8VO3437)
Planning Board Staff Report - Variance
Planning Board Meeting Verification letter - Variance V24-056
Concept Plan
Scope of work and schedule
Architectural Elevations (proposed)
Rendering (proposed)
Letters of Support (Florida State Historical Resource - Special Category Grant application FY2025)

City of DeLand

HPB24-167
HULLEY TOWER

RECORD NUMBER: 300
Page 1 HISTORICAL STRUCTURE FORM Site # VO 3437
X original FLORIDA MASTER SITE FILE
update

SITE NAME: Hulley Tower
HISTORIC CONTEXTS: Depression/New Deal
NAT. REGISTER CATEGORY: Object
OTHER NAMES OR MSF NOS:
COUNTY: Volusia OWNERSHIP TYPE: Private Corp N P
PROJECT NAME: Survey of Stetson Univ and Vicinity: S+P DHR NO. 2232
LOCATION:
ADDRESS: Stetson University
CITY: DeLand
VICINITY OF/ROUTE TO: See attached maps

SUB: Roger's Map of DeLand BLOCK 14 LOT 3
PLAT OR OTHER MAP: Property Appraiser Map of DeLand
TOWNSHIP: 17 S RANGE: 30 E SECTION: 9 1/4: 1/4-1/4:
IRREGULAR SEC? y X n LAND GRANT: John Beresford Grant
USGS 7.5 MAP: DeLand, Florida 1964 PR 1980
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT: Curtis Lowry
BUILDER: E Kent Jones
CONSTRUCTION DATE: 1934 RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE: ORIG. LOCATION:
ORIGINAL USE (S): Monument
PRESENT USE (S): Monument

DESCRIPTION
STYLE:
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR:
NO. STORIES: OUTBLDGS: 0 PORCHES: 0 DORMERS: 0
STRUCTURAL SYSTEM(S): Masonry - brick
EXTERIOR FABRIC(S): Brick
FOUNDATION: TYPE: Continuous
MATERIALS: Poured concrete
INFILL:
PORCHES:
ROOF: TYPE: Hip
SURFACING: Unknown
SECONDARY STRUCS:
CHIMNEY: NO.: 0
MATERIALS:
LOCATIONS:
WINDOWS:

EXTERIOR ORNAMENT:
CONDITION: Excellent
SURROUNDINGS: Educational
NARRATIVE:
See continuation sheet

SEE SITE FILE STAFF FOR ORIGINAL PHOTOS 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, Sculpture, Education

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: Stephen Olausen
DATE: 10/01/89 **AFFILIATION:** Historic Property Associates, Inc

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, PO Box 1002, St Augustine, FL 32085
NEGATIVE NUMBERS: Roll 10 Fr 7+8

PHOTOGRAPH M A P

See Attachments

V03437

RN 300 **Continuation Sheet**

Statement of Significance:

Architecture:

Hulley Tower, located on the Stetson University campus, is a 116-foot masonry monument. Notable architectural features include a steel skeletal frame, hip roof with copper surfacing, brick exterior wall fabric for the tower and shaft, ashlar stone for the mausoleum/entrance niche and belfry, brick quoin work, decorative iron grille on the belfry, and multi-pane casement windows. The monument retains its architectural integrity.

Historical Context:

Lincoln Hulley, president of Stetson University (1904-1934), conceived the idea of constructing the bell tower. Curtis Lowry, engineering professor at Stetson, served as architect, and E. Kent Jones was the contractor. Construction began in late-1933, when the foundation was laid. Lincoln Hulley died in January 1934. Construction was completed later that year, and Hulley's body was interred in the mausoleum niche. Later, Hulley's wife, Eloise, was laid to rest there. The Eloise Chimes, which had been located in the belfry of Elizabeth Hall since 1915, were transferred to Hulley Tower in 1934.[1]

DeLand, Florida, was founded in 1876, and was incorporated in 1882. The home of Stetson University, DeLand became the seat of Volusia County in 1888. In 1890, the population of DeLand totaled 1,113, increasing to 2,812 by 1910. Stetson University was founded in 1883, and during the following three decades several important university buildings were constructed. Residential development in surrounding neighborhoods kept apace with the expansion of the university. A number of small subdivisions were platted in the immediate vicinity of the campus during the first two decades of the twentieth century. Between 1910 and 1920, DeLand's population increased from 2,812 to 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. The population of DeLand nearly doubled, creating a need for new residential construction. In the area immediately surrounding Stetson University a total of twenty-three subdivisions were recorded during the first half of the 1920s. The collapse of the land boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline. Due to increased enrollments, however, the university continued to grow. By 1940, the population of DeLand

Vo3437

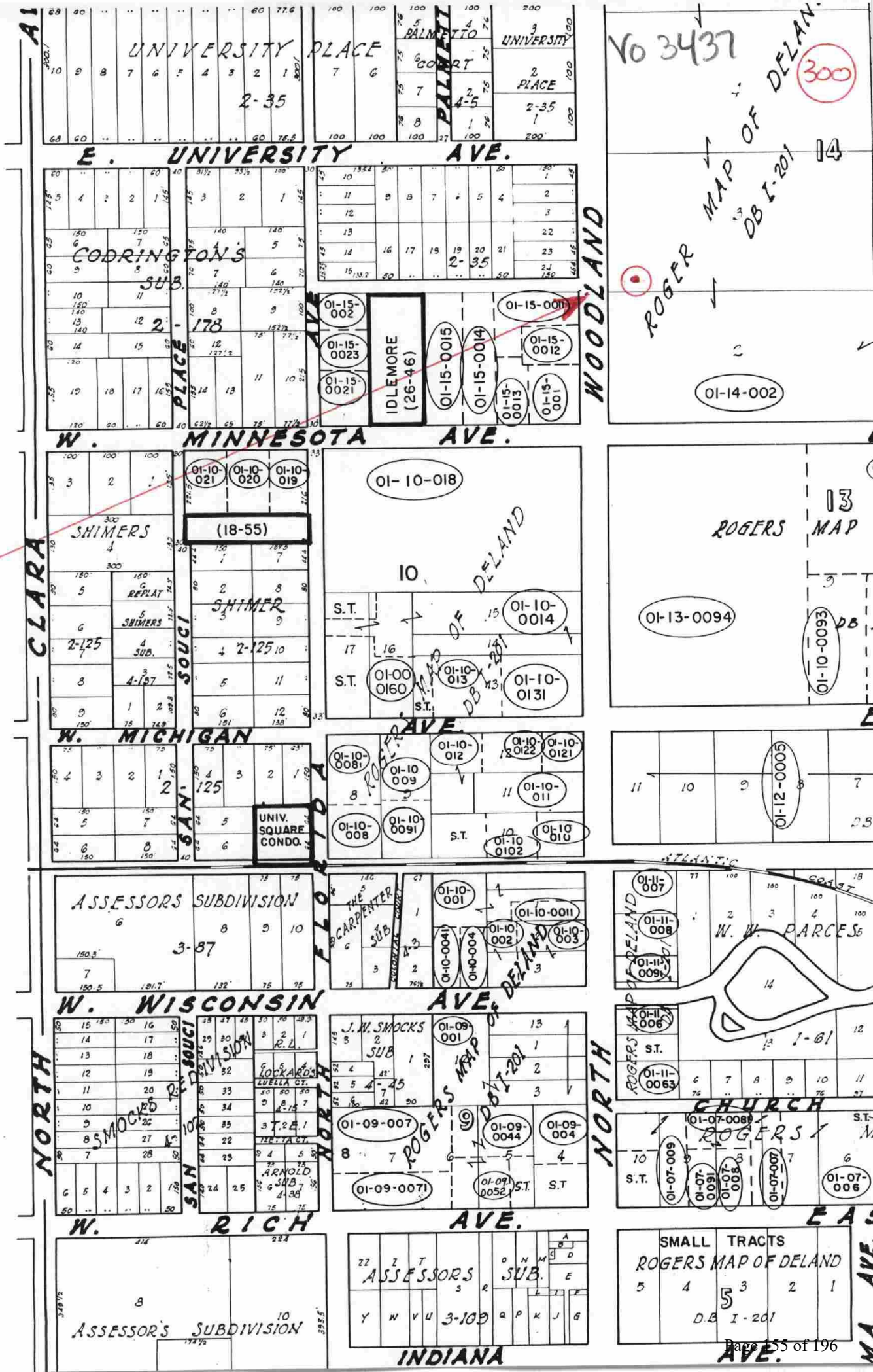
reached 7,041. Following World War II, DeLand began to recover, with Stetson University again playing an important role in the economic development of the community.

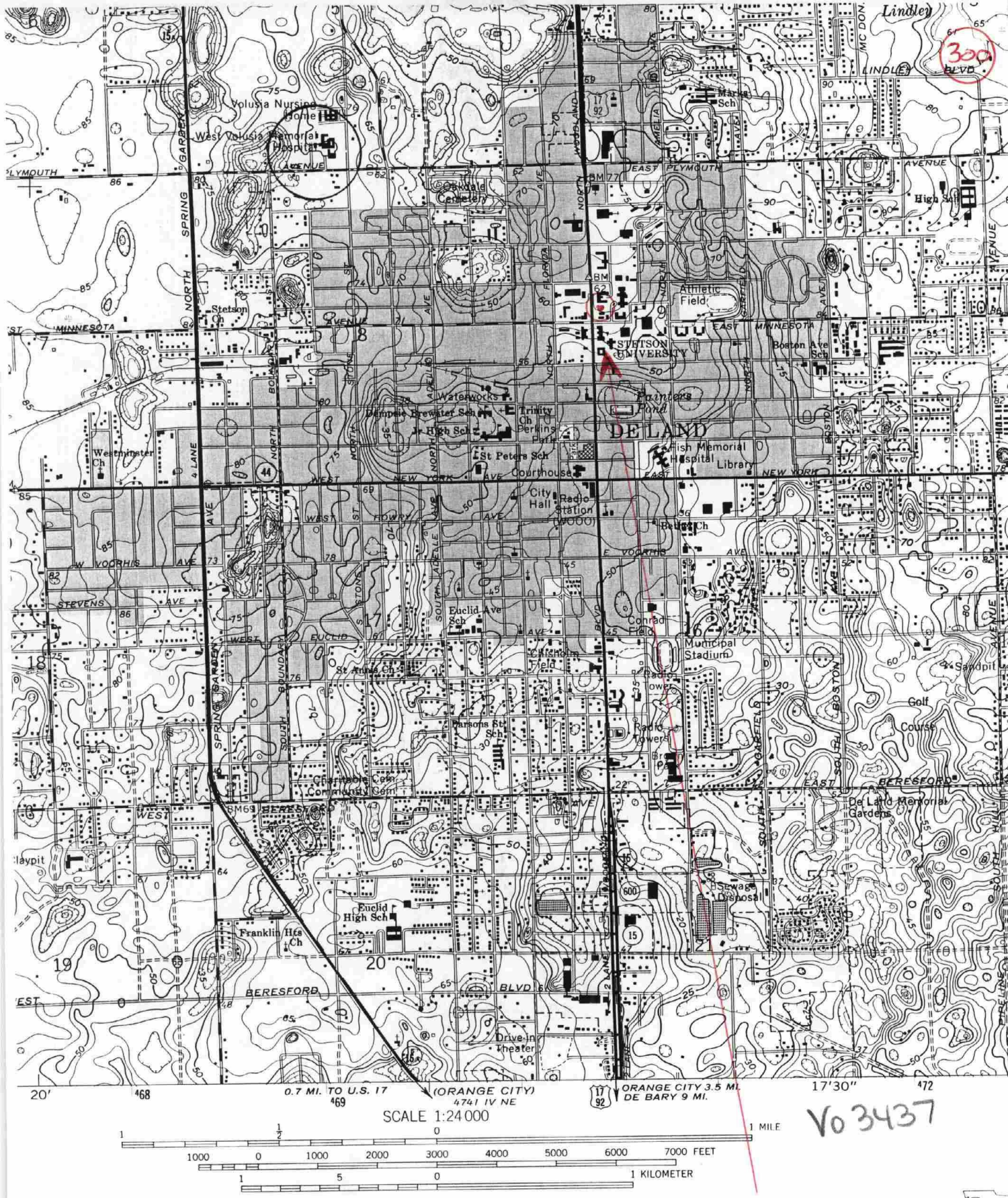
Notes

[1]DeLand Sun News, January 20, 23, 1934; Olga Bowen, "History of Stetson University," Unpub. mss., Stetson University, 1967, 37.

15-8

HULLEY TOWER





Vo 3437

HULLEY TOWER
Deland 1964
PR 1980

Page 1

☐ Original
☒ Update

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

Site #8 V003437
Field Date 10-19-2018
Form Date 10-31-2018
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) Hulley Tower — 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:			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** 9 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 700901140020 — 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: 1934 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Belltower/Clocktower/Tower — **From (year):** 1934 — **To (year):** 2018
Current Use Belltower/Clocktower/Tower — **From (year):** 1934 — **To (year):** 2018
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-2005 **Nature** 94 feet of tower removed
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 Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 3
Exterior Fabric(s) 1. Stone 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. Other 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Small narrow barred rectangular windows on all 4 sides, 2nd window at 1st story on S side
Distinguishing Architectural Features (exterior or interior ornaments) Stepped hip-roof formation narrows 2nd story to glass-enclosed 3rd story; extending flat roof to similar dimensions of base; decorative quoins; plaque
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Associated with other Stetson University buildings

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 VO03437

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Masonry - General 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Poured Concrete Footing 2.
Main Entrance (stylistic details) Double-door with 3-paneled window above; door inset wih lamps attached to wall on either side
Porch Descriptions (types, locations, roof types, etc.) N/A

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Resource 8VO03437 is a rectangular Masonry Vernacular structure atop a continuous concrete foundation. A plaque notes that "The Eloise Chimes" were given "In Honor Of Eloise M. Hulley". 94 feet of the tower were removed in 2005 due to water damage.
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) 8VO03437 is eligible for the NRHP as a contributing resource to the Stetson University Campus Historic District (8VO02913).

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. Education 5.
2. Community planning & development 4. 6.

DOCUMENTATION

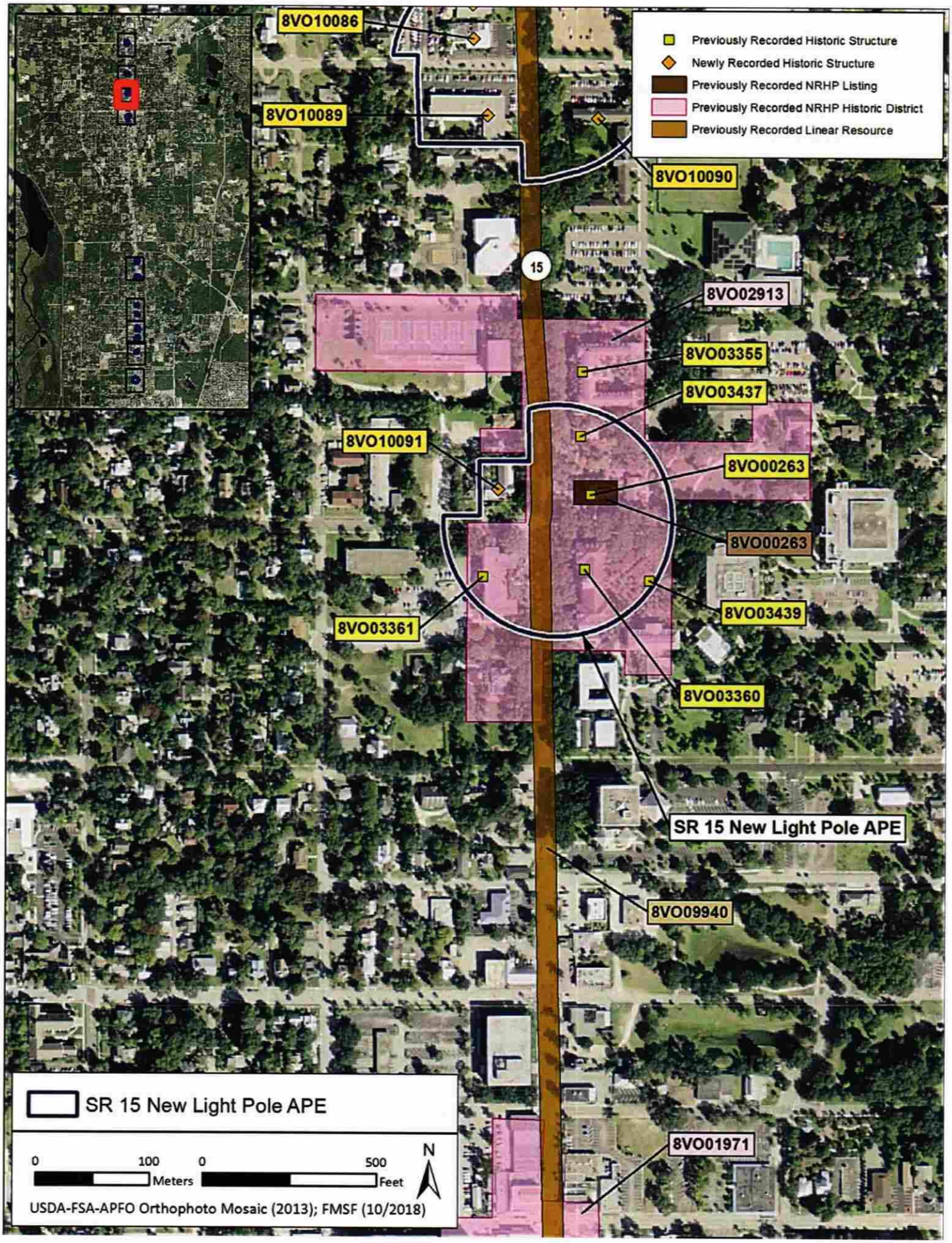
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials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

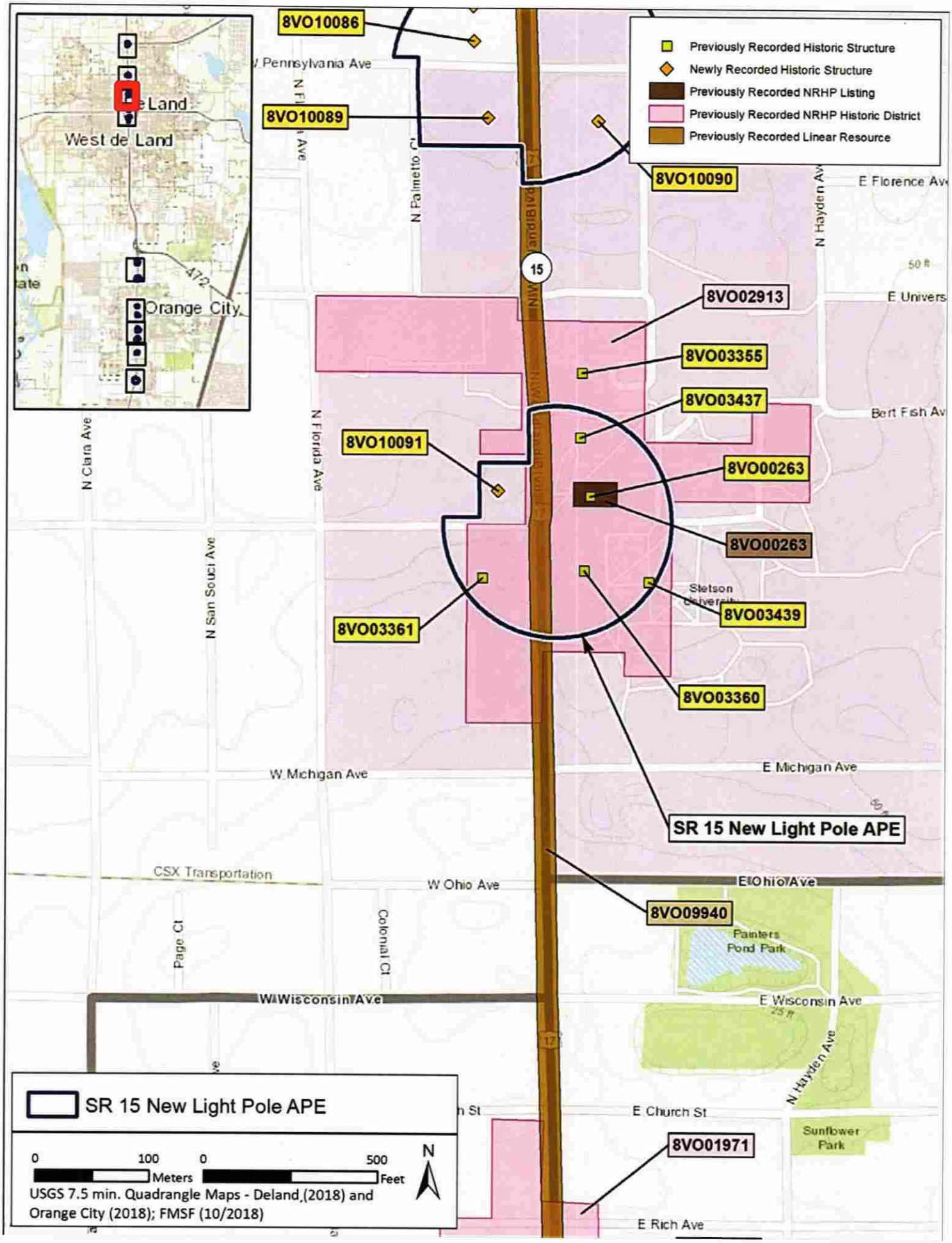
RECORDER INFORMATION

Recorder Name Guerrieri, Kelly Affiliation Southeastern Archaeological Research
Recorder Contact Information 3117 Edgewater Dr Orlando Fl 32804/4072367711/4072367799/kelly.guerrieri@searchinc
(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.


8VO10086
8VO10089
8VO10090
8VO02913
8VO03355
8VO03437
8VO10091
8VO00263
8VO00263
8VO03439
8VO03361
8VO03360
SR 15 New Light Pole APE
8VO09940
8VO01971
15
Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
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
8VO10086
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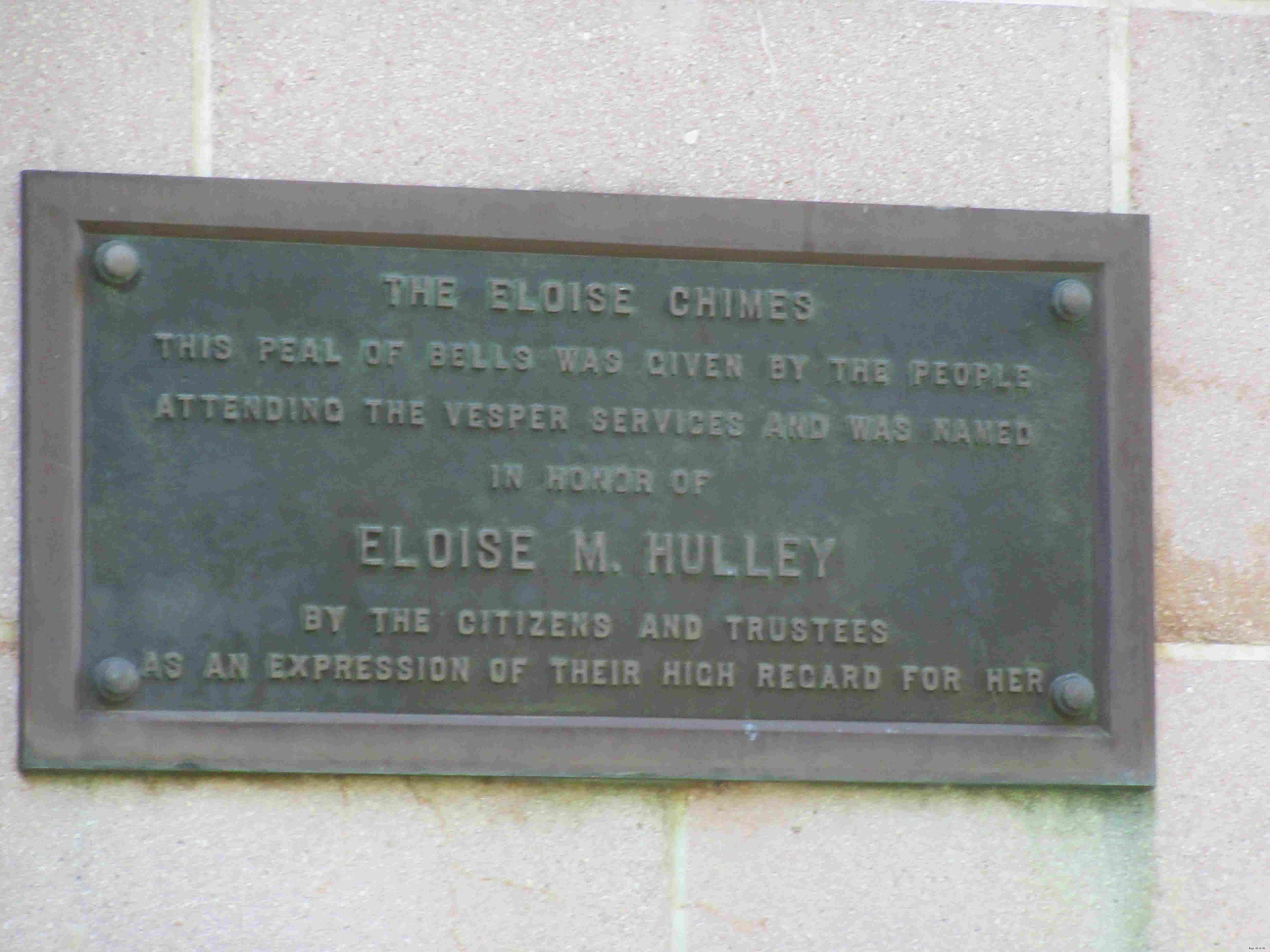
8VO03355
8VO03437
8VO10091
8VO00263
8VO00263
8VO03361
8VO03439
8VO03360
8VO09940
8VO01971
SR 15 New Light Pole APE
West de Land
Orange City
W Pennsylvania Ave
N Palmetto St
N Hayden Ave
E Florence Ave
E University
Bert Fish Ave
N Clara Ave
N Florida Ave
N San Souci Ave
Stetson University
W Michigan Ave
E Michigan Ave
CSX Transportation
W Ohio Ave
E Ohio Ave
Page Ct
Colonial Ct
Painters Pond Park
W Wisconsin Ave
E Wisconsin Ave
E Church St
Sunflower Park
E Rich Ave
15
17
472
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)

513

HULLEY TOWER
513

HULLEY TOWER
513
STOP


THE ELOISE CHIMES
THIS PEAL OF BELLS WAS GIVEN BY THE PEOPLE
ATTENDING THE VESPER SERVICES AND WAS NAMED
IN HONOR OF
ELOISE M. HULLEY
BY THE CITIZENS AND TRUSTEES
AS AN EXPRESSION OF THEIR HIGH REGARD FOR HER

TOWER

PLANNING STAFF
REPORT TO
CITY OF DELAND PLANNING
BOARD

April 10, 2024

A. APPLICATION NO: V24-056

APPLICANT: Scott Thacker, Stetson University

REQUEST: To exceed the maximum height in the E-1 (Educational) District from 65 feet to 116 feet.

APPLICABLE ORDINANCES: Sec. 33-17.12 *E-1 - Educational District*

B. SITE FACTORS:

LOCATION: 512 N Woodland Blvd. Hulley Tower

PARCEL SIZE: +/- 19.29 acres

EXISTING ZONING/USE: E-1 - Educational District

Required Minimum Setbacks in Feet			
Front	Rear Setback	Side Setback	Maximum height
30’	25’	15’	65’

	SURROUNDING USE:	SURROUNDING ZONING:
NORTH:	Educational District	E-1
SOUTH:	Educational District	E-1
EAST:	Single-Family Dwelling, Educational District	R-2, E-1
WEST:	Educational District, Limited Neighborhood Commercial District	E-1, C-1

DOES THE APPLICANT OWN PROPERTY WHICH IS ADJACENT TO THE PROPERTY FORWHICH HE OR SHE SEEKS A VARIANCE? Yes ☒ No ☐

LAND USE PLAN DESIGNATION: Educational

C. CHRONOLOGY:

The applicant, Stetson University, is looking to reconstruct the Stetson University Hulley Tower located at 512 N Woodland Blvd. The original structure was completed in 1934, the 116-foot tower originally contained an 11-bell carillon and a mausoleum for Stetson's second President, Lincoln Hulley, and his wife Eloise. The Eloise Chimes were first housed in Elizabeth Hall's cupola, but were moved when Hulley Tower was built. They consisted of 11 rough cast bells, four large and seven smaller ones, ranging from 3,000 to 575 pounds, hung from an all-steel structure 106 feet high. They were played with wooden handles, each attached to a bell by a system of pulleys, wires and leather straps. The playing platform was located on the tower's second level, open to the air and reached by a narrow stone staircase. A series of iron ladders lead to the bells, that was also open to the air.

The 116-foot tower was damaged during the 2004/2005 hurricane season, which includes Hurricane Charley, Frances, Ivan, and Jeanne. It caused the infrastructure of the tower to rot and weaken due to the weather damage, which posed a threat to students, faculty and residents. Due to safety concerns, the tower was dismantled in 2005. Workers had to work carefully since the concrete base is a crypt housing Hulley, his wife and his dog.

Hulley Tower was declared as a historical landmark in 1991 when the historic district was created. The University was unable to reconstruct the tower at the time it was removed, due to financial hardships. The applicant looks to reconstruct a new tower to the original height of 116 feet, while salvaging as much of the existing base as possible and keeping the same dimensions as the original structure.

D. ANALYSIS:

The subject tower is located at 512 N Woodland Blvd, within the Stetson University Campus. The area is located in the E-1 zoning district, Educational land use designation and within the Stetson University Historic District. Under section 33-17.12 of the Land Development Regulations (LDR), the proposed height of the tower would exceed the maximum height of 65 feet allowed in the E-1 zoning district. Prior to the dismantling of the tower due to hurricane damage in 2005, the tower stood at 116 feet, which exceeded the maximum allowed height in the E-1 zone district (Section 33-17.12). Although the height was nonconforming, the applicant would have been able to reconstruct the tower without a variance, based on the previous nonconforming section of the code (Section 33-102.1) provided the cost of the restoration did not exceed 50 percent of its assessed valuation and such restoration was made within 365 days of the damage. The University was unable to find funding to complete the repairs in the required time frame, therefore construction of the new tower to the original 116-foot height requires approval of a variance to exceed the allowed height of 65 feet.

E. VARIANCE CRITERIA: Per Section 33-103.03, as amended, the Planning Board

will consider the following criteria in making a determination concerning the granting or denial of the requested variance:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

   The maximum height in the E-1 zone district is 65 feet. This proposed structure would replace a previous 116-foot historic structure that was removed following damage incurred during the 2004/2005 hurricane season. The Hulley tower is significant to the Stetson Historic District and the historic nature of the pervious structure could be considered a special circumstance that would not be applicable to other structures in the E-1 zone district.

2. Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, building, or structures in the same zoning district.

   Granting the variance would allow the applicant to build a structure that exceeds the maximum height allowed in the E-1 zoning district by 51 feet.

3. Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations, and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot, or existing structures(s).

   The literal interpretation and enforcement of the code would not deprive the applicant of rights commonly enjoyed by other properties in the same area. The applicant could construct a 65-foot tower to comply to the maximum height of the zoning district while still retaining the historical significance of the original Hulley Tower.

4. The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare.

   The granting of this variance could be considered to be in harmony with the intent and purpose of these Land Development Regulations, as other non-habitable structures may be allowed to exceed the height limitations of the zone district. Specifically, Sec. 33-87(d)2 states: "exceptions to height limitations, allows for chimney, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smokestacks, flag poles, parapet walls and similar structures to exceed the height limitations established". The granting of this variance is unlikely to be injurious to surrounding properties, as this proposed structure is

located within the Stetson University campus.

5. The Variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.

   The applicant is requesting to reconstruct the tower to the original height of 116 feet. However, the applicant could construct a 65-foot tower to comply to the maximum height of the zoning district while still maintaining historical significance of the original structure.

6. The special conditions or circumstances are not the result of actions of the applicant or owner.

   The tower sustained damage during the 2004/2005 hurricane season and was demolished due to public safety concerns. The applicant could construct a 65-foot tower, but the applicant desires to rebuild it to the original tower height of 116 feet.

F. STAFF SUMMARY:

The applicant is requesting a variance to increase the maximum height from 65 feet to 116 feet. The applicant does not strictly meet the criteria for granting a variance as set forth in the Land Development Regulations (Section 33-103.03). However, if the variance is granted, the applicant would be allowed to reconstruct a historic tower which stood on the Stetson University Campus from 1934 until its removal in 2005. Other non-habitable structures may be allowed to exceed the height limitations within the zone districts, as provided in Section 33-87(d)2 of the Land Development Regulations. The previous non-conforming structure section of the development regulations, Section 33-102.1, would have allowed the tower to be reconstructed, provided the cost of the restoration did not exceed 50 percent of its assessed valuation and such restoration was made within 365 days of the damage. Stetson University has maintained the base of the tower as it is still the burial location of Stetson's second President, Lincoln Hulley, his wife, Eloise, and their dog. If approved, the applicant must seek approval from the Historic Preservation Board, and submit a site plan for review and approval prior to construction of the replacement tower.

City of DeLand

"The Athens of Florida"
www.deland.org

April 11, 2024

SENT VIA E-MAIL: sthacker@stetson.edu
Scott Thacker

RE: Planning Board Verification – Approved
V24-056; Variance Request
512 N. Woodland Blvd.

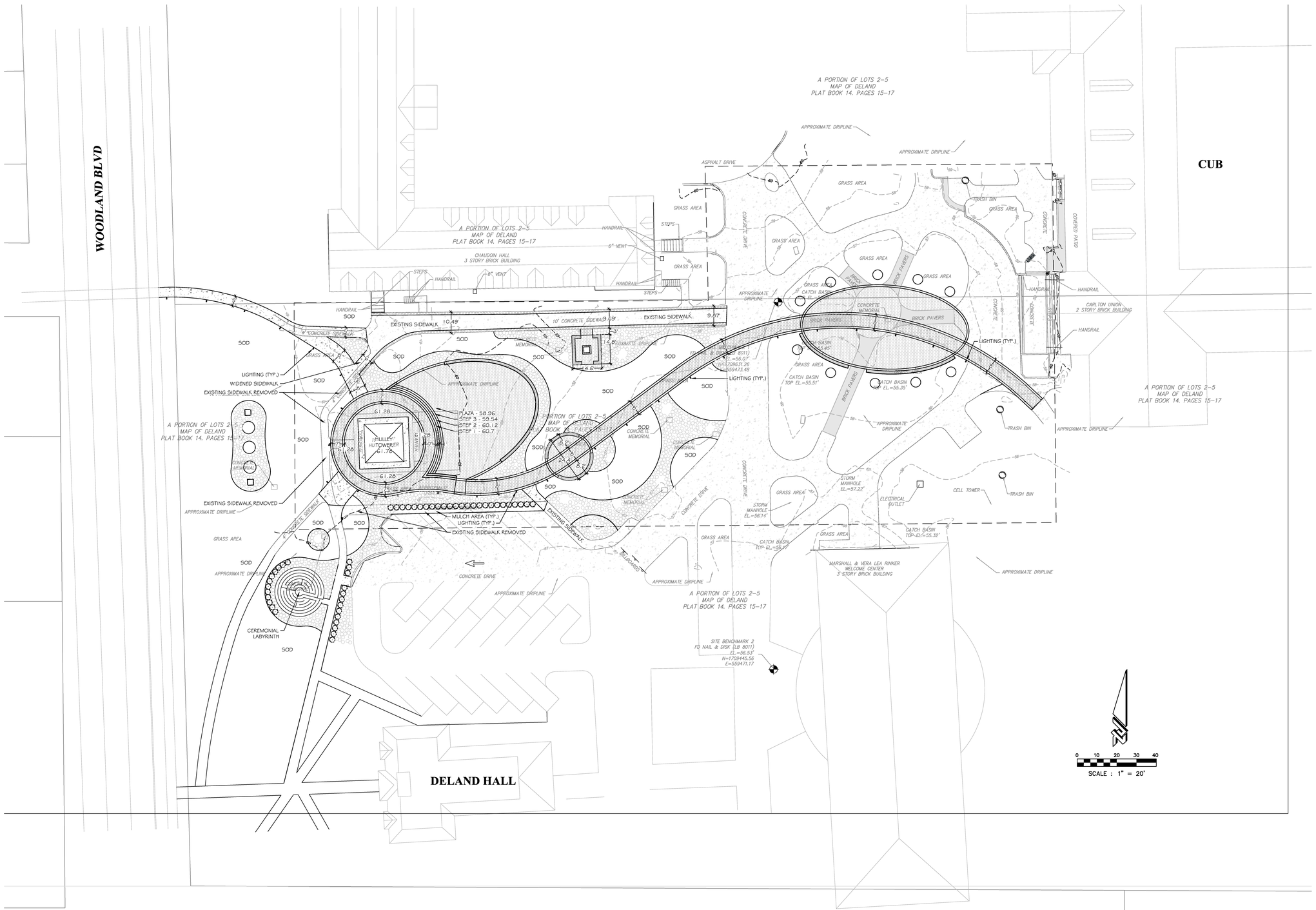
Dear Mr. Thacker:

Please allow this correspondence to serve as verification that the Planning Board met on April 10, 2024, and discussed the above-referenced request. At this meeting the Planning Board approved the Variance, as presented.

If you have any questions please feel free to contact your assigned Planner, Carol Kuhn at 386-626-7025 or kuhnc@deland.org.

Sincerely,

Carol Kuhn, *AICP*
Planning Director



ZEV COHEN
& ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
PHONE: (386) 677-2482
FAX: (386) 677-2505
WWW.ZEVCOHEN.COM
(EB 4516) (LC 62)

(PROJ. NO 23060)

SEAL

NOT FOR CONSTRUCTION

STETSON UNIVERSITY
HULLEY TOWER

Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
MM.DD.YY	PROJECT STATUS	

PROJ. NO. E-23014.00 SHEET
DRAWN

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Stetson University – Hulley Tower Reconstruction
HBA Project #E-23014
August 2, 2024

Context and Scope of Work:

The scope of work will reconstruct Hulley Tower to its original design, height, colors and features of an order with a base, shaft and capital, but without including original design features that allowed moisture and rainwater to migrate into the interior and accumulate around the steel I-beams mounted onto the foundation. The original belfry had a poured concrete floor with a single drain that led into a scupper, which worked well initially, but no secondary drains were provided to direct away water that migrated into pools around steel I-beams mounted onto the foundation at the first floor. Consequently, for decades water collected and pooled around the I-beams at the foundation, advancing the deterioration of the skeletal frame.

In 2005, Allan & Conrad structural engineers assessed the structural systems (exfoliating masonry, deteriorated and torqued I- beams with deflection, water at the foundation) and recommended for safety reasons lowering the tower from 116' to its current state of 22' high, the original base of the tower. The base was left in situ because Stetson did not have the financial means to repair or replace the base, which continues to serve as a mausoleum honoring the life and leadership of President Lincoln Hulley (Stetson's 2nd president, 1904-1934). His remains and those of his wife, Mrs. Eloise M. Hulley, remain in their original vaults protected by pink veneer art stone faces and buff tile surrounds. A modern roof with a clerestory protects the interior.

This year, additional investigation was conducted to determine the feasibility of preserving the 22' high exterior walls. Through this investigation, it was determined that the existing foundation does not contain the required reinforcement to support a new tower structure based on the current building codes. In addition, the internal steel frame has extensive rust and rot that cannot be salvaged or repaired. For these reasons, the scope of work will include the deconstruction of the existing tower and a new foundation and steel frame will be constructed. The exterior art stone and other historically significant features will be carefully removed and stored for reinstallation on the new tower.

Prior to the 2005 selective demolition, Kenneth Smith Architects of Jacksonville (KSA) documented the exterior and interior systems of the structure with measured line drawings and photographs. The photographs documented locations where cementitious materials exfoliated from the structure and fell —100' to grade. KSA's documentation will help guide the reconstruction, including the colors of the pink "art stone" exterior walls, red brick, and white belfry grilles and roof of the original structure. KSA's work represents a basis for the reconstruction, which Stetson could not afford in 2005 and has deferred until now with inspired leadership and funding from trustees, alumni and donors.

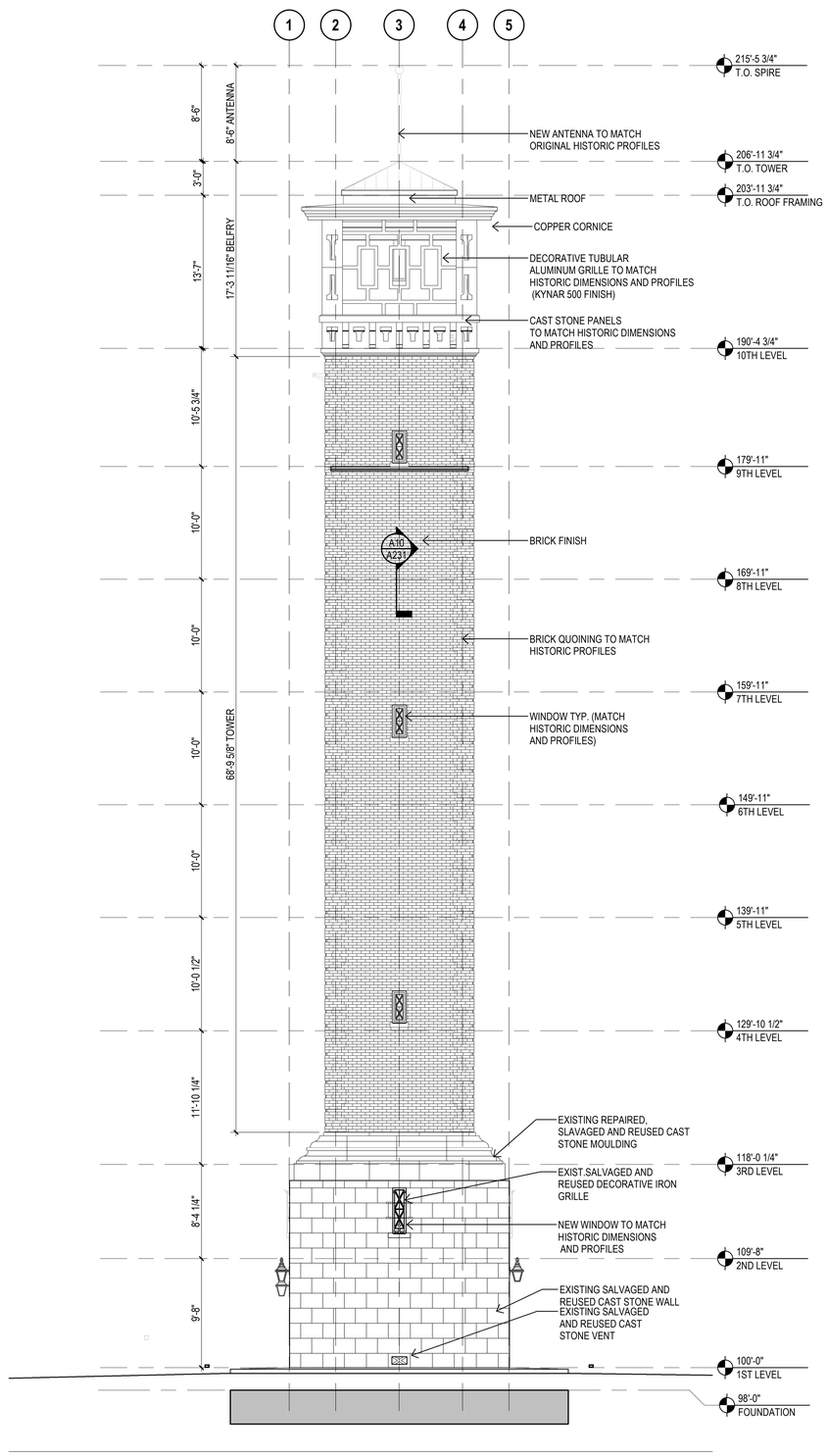
The trustees and alumni are restoring to campus this vital Stetson symbol of sacred memory, music and architecture in tribute to the Hulleys and to their campus experiences in the 1970s and 1980s. An especially poignant feature promoting the project is the sacred memory of three Stetson students killed during a study abroad trip in Innsbruck, Austria in January 1979. Several survivors of this experience are driving this powerful experience of memory. As sacred music contributed to a campus ceremony celebrating the three students' lives and mourning their loss

in 1979, the reconstructed tower will become a musical instrument that can be shared and used and becomes a 'destination' for learning and accessible to all - a landmark tribute to past, present and future.

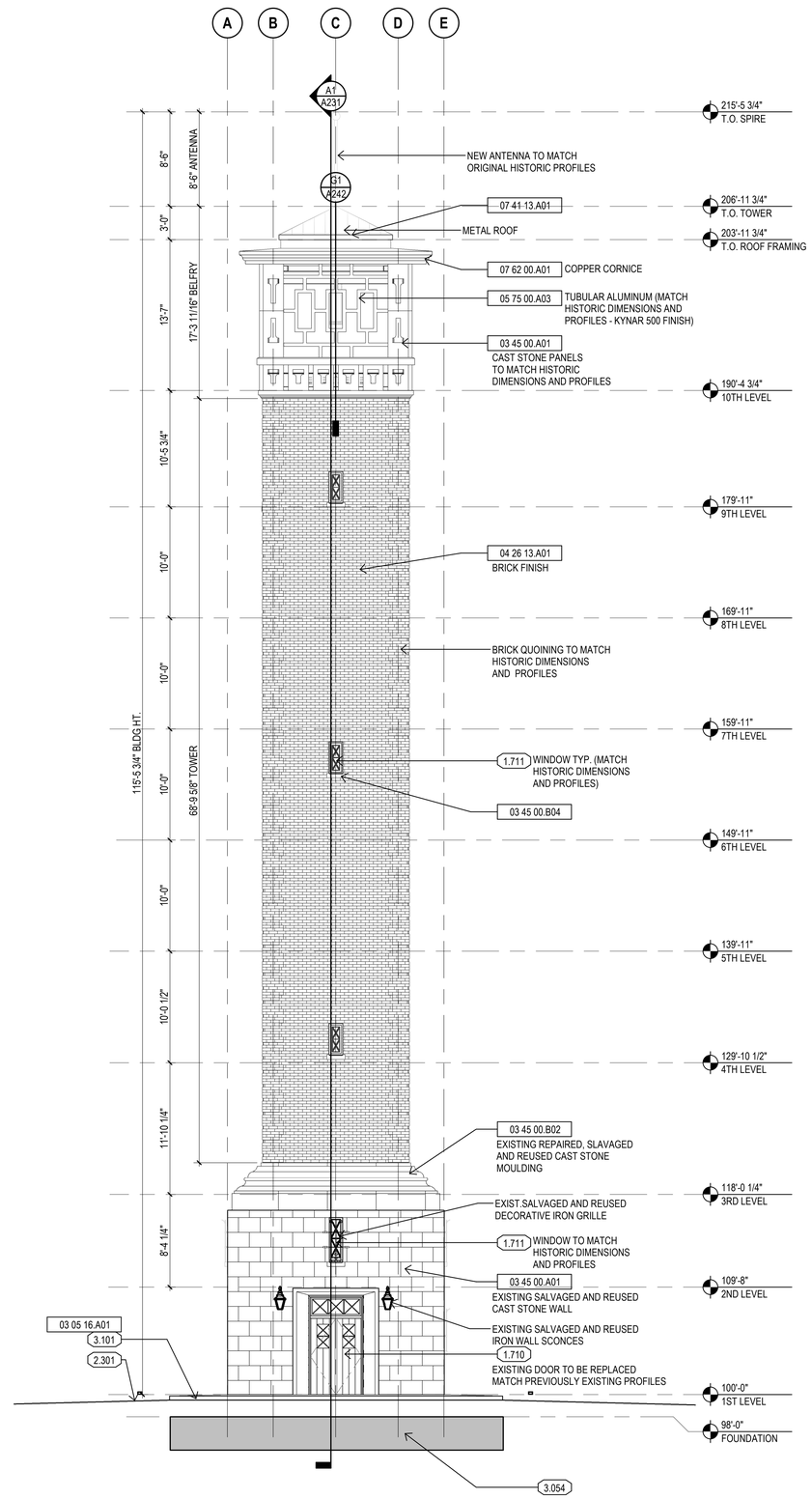
In addition to the reconstruction of Hulley Tower, the scope of work will also include improvements to the surrounding green space around the tower. It will include area for student gathering and memorial events, small seating areas and a distinctive pathway that provides a defined circulation through the site and connections to the rest of the campus.

Project Schedule:

The project is currently in the design phase which is anticipated to be completed at the end of October, 2024. Stetson University is currently undergoing a fundraising campaign for the project. Once all funds are raised, it is anticipated that construction would commence and will take 9 months to complete. Completion is intended to occur with in the two-year grant period as prescribed by the State of Florida.



A1	EXTERIOR ELEVATION
3/16" = 1'-0"	NORTH



A11	EXTERIOR ELEVATION
3/16" = 1'-0"	WEST

EXTERIOR FINISH LEGEND

	03 45 00.A01	precast architectural concrete panel
	AP-01	

MATERIAL NOTES

03 05 16.A01	underslab vapor barrier
03 45 00.A01	precast architectural concrete panel
03 45 00.B02	precast architectural concrete coping
03 45 00.B04	precast architectural concrete sill
04 26 13.A01	facing brick
05 75 00.A03	decorative metal grille
07 41 13.A01	manufactured metal roof panel
07 62 00.A01	metal coping

GENERAL NOTES

1.710	new historic wood door
1.711	new historic wood window
2.301	grade
3.054	concrete mat foundation
3.101	concrete slab on grade

SEAL

NOT FOR CONSTRUCTION

STETSON UNIVERSITY
HULLEY TOWER
RECONSTRUCTION

Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
08.02.24	DESIGN DEVELOPMENT	

EXTERIOR ELEVATIONS

PROJ. NO. E-23014.00 SHEET
DRAWN JRC
A201

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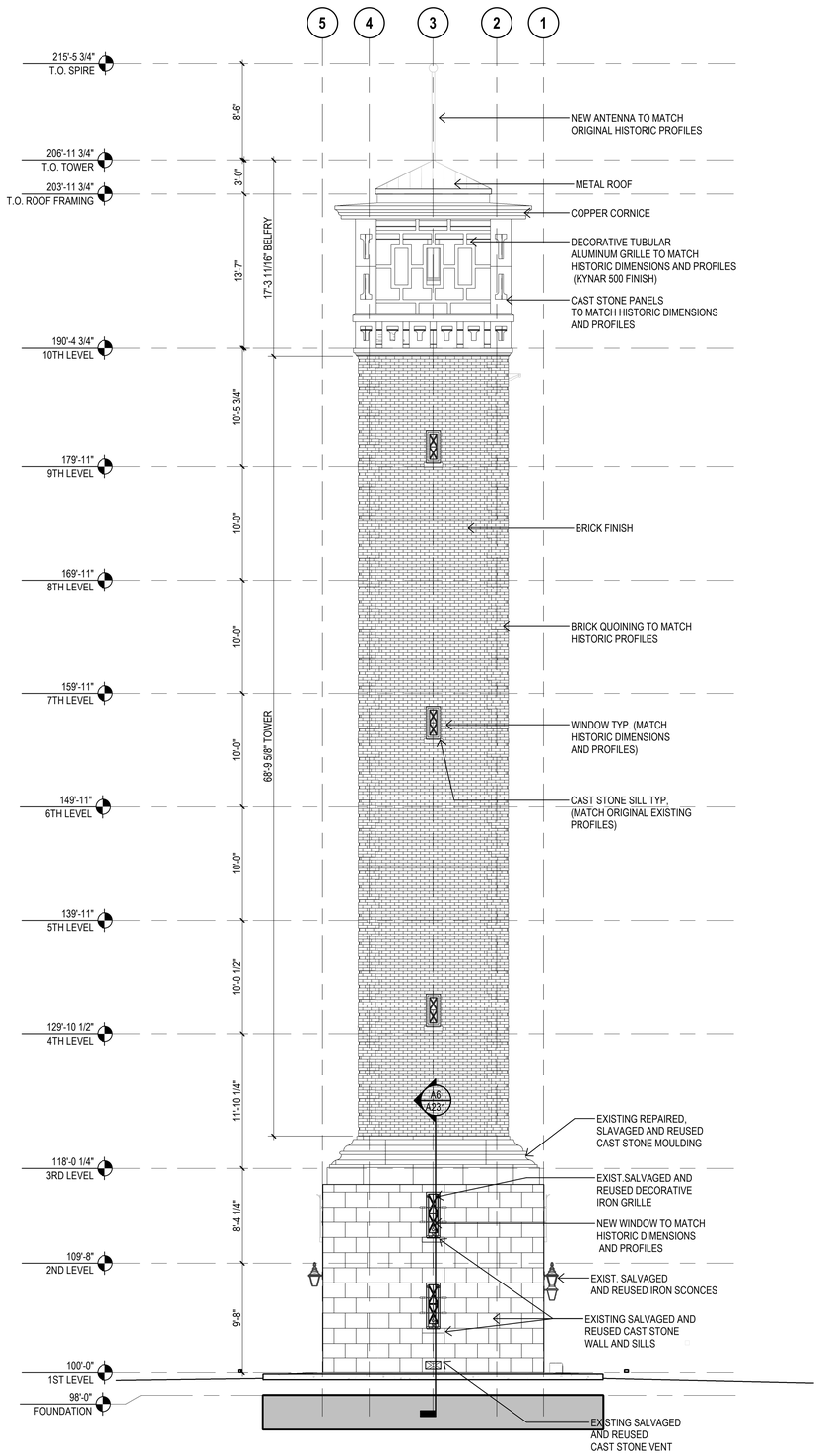
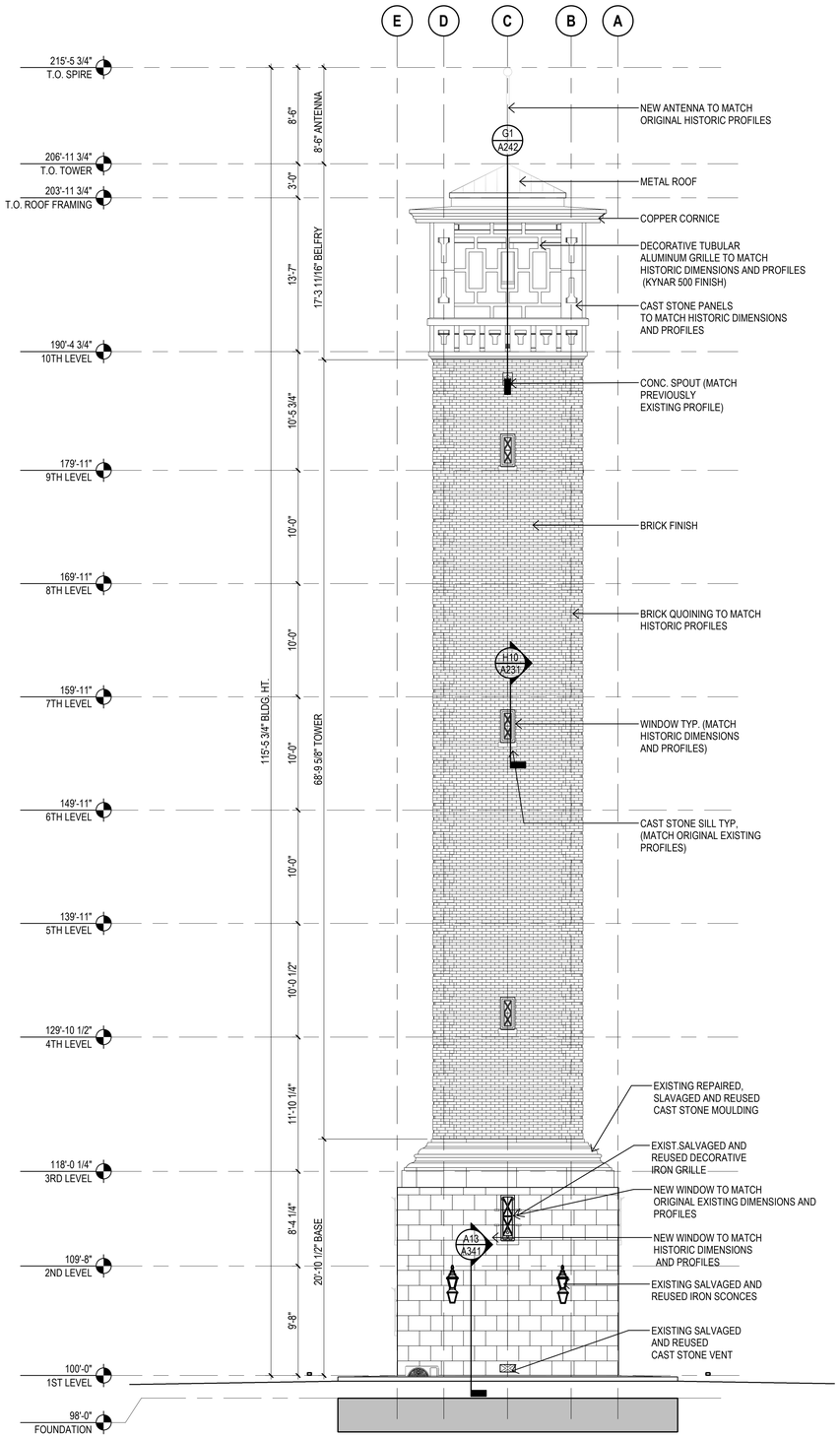


A1	EXTERIOR ELEVATION
3/16" = 1'-0"	SOUTH



A11	EXTERIOR ELEVATION
3/16" = 1'-0"	EAST

EXTERIOR FINISH LEGEND

	03 45 00.A01	precast architectural concrete panel
	AP-01	

MATERIAL NOTES

03 45 00.A01	precast architectural concrete panel

GENERAL NOTES

SEAL

NOT FOR CONSTRUCTION

STETSON UNIVERSITY
HULLEY TOWER RECONSTRUCTION

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO
08.02.24	DESIGN DEVELOPMENT	

EXTERIOR ELEVATIONS

PROJ. NO. E-23014.00 SHEET
DRAWN JR
A202

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STETSON UNIVERSITY/ DELAND, FL
HULLEY TOWER

VIEW FROM WOODLAND BLVD

HUNTONBRADY ARCHITECTS

Stetson University
Hulley Tower Reconstruction
Letters of Support, 2023

Author	Organization	Date
1-Senator Tom Wright	Florida State Senate	5/26/2023
2-Representative Webster Barnaby	Florida House of Representatives	5/25/2023
3-Mayor Chris Cloudman	City of DeLand	5/25/2022
4-Jeff Bower, Chair	Volusia County Council	5/24/2023
5-Wayne Carter, Executive Director	MainStreet DeLand Association, Inc.	5/30/2023
6-W. Ben Flowers, Jr., President & CEO	MainStreet Community Bank of Florida	5/16/2023
7-Mark Shuttleworth, President	Florida Victorian Architectural Antiques & Alumnus, Class of 1971	5/10/2023
8-Pattie Pardee, Executive Director	Museum of Art – DeLand	5/17/2023
9-Mario Davis, Executive Director	Greater Union Life Center, Inc. (owner-historic James W. Wright Building)	5/24/2023
10-Savannah-Jane Griffin, CEO	Neighborhood Center of West Volusia	5/26/2023
11-Maureen Breakiron-Evans, CEO	Strategic Forge / Alumna, Class of 1976 Chair of Stetson Board of Trustees	5/26/2023
12-Karen Schmitt Roberts	Alumna, Class of 1980	5/17/2023
13-Susan Brockway	Alumna, Class of 1979, Stetson University Board of Trustees	5/31/2023
14-Melissa Wyllie, CEO & President	Florida Trust for Historic Preservation	5/21/2023

THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:
Military and Veterans Affairs, Space, and Domestic Security, *Chair*
Commerce and Tourism, *Vice Chair*
Appropriations Committee on Criminal and Civil Justice
Appropriations Committee on Transportation, Tourism, and Economic Development
Environment and Natural Resources
Fiscal Policy
Governmental Oversight and Accountability

SELECT COMMITTEE:
Select Committee on Resiliency

SENATOR TOM A. WRIGHT
8th District

May 26, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Lotane:

I am writing you today to share my support for Stetson University's $500,000 grant request to the Florida Department of State, Division of Historical Resources to reconstruct Hulley Tower.

The historic value of the Hulley Tower runs deep to include a 22' high mausoleum containing the remains of Stetson's second and longest serving President Dr. Lincoln Hulley (1865-1934) and his wife Mrs. Eloise Hulley (1867-1959). The history also includes being utilized as a campus watch tower during World War II and holding the title of tallest structure in DeLand from 1934 – 1970.

The reconstructed Hulley Tower will restore a tall cultural and musical landmark that will ring beautiful chimes to mark daybreak, nightfall, and special events around the beautiful campus of Stetson University. Built in 1934, Hulley Tower originally rose 116' and contained 11 bells lovingly known as the Eloise Chimes, which President Lincoln Hulley named for his wife. Unfortunately, due to damage experienced during the 2004 hurricane season, the bells had to be removed for preservation and Hulley Tower was selectively demolished due to safety concerns.

Stetson University has also shown a commitment to this project by already raising matching funds of $500,000 for a grant project of $1,000,000. Stetson alumni leadership are also well on the way to collecting an additional $2,000,000 to complete the entire project after the grant ends.

I am fully supportive of this project and am confident that it will have a dramatic impact on ensuring the history of DeLand is properly preserved and honored. If you have any questions or concerns, please feel free to contact my office anytime.

Sincerely;

Tom A. Wright
State Senator, District 08

REPLY TO:
❒ 4606 Clyde Morris Blvd., Suite 2-J, Port Orange, Florida 32129 (386) 304-7630
❒ 416 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5008

Senate's Website: *www.flsenate.gov*

KATHLEEN PASSIDOMO
President of the Senate

DENNIS BAXLEY
President Pro Tempore

Florida House of Representatives

Representative Webster Barnaby

District 29

District Office:
120 S. Florida Ave
DeLand, FL 32720
(386) 736-5042

Tallahassee Office:
300 House Office Building
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5029

Webster.Barnaby@MyFloridaHouse.gov

May 25, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Division of Historic Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Stetson University's Hulley Tower Reconstruction

On behalf of Stetson University, please accept this letter of support to Stetson University in their application for a grant request to reconstruct Hulley Tower.

My name is State Representative Webster Barnaby, I am the Florida State Representative for District 29 which includes Deland and Stetson University. I am a resident of Volusia County and a longtime supporter of Stetson University and their contributions to our local culture, arts, and community.

Hulley Tower was first built in 1934 to an impressive height of 116', containing 11 bells known as the Eloise Chimes which rang out over DeLand for 70 years up until 2005 heralding the change from dusk to dawn and in the evenings as well as to observe special events. A reconstructed belltower would return this visual and musical focus point to the Stetson campus as well as for the City of DeLand while being conveniently located along one of Florida's primary travel corridors, US Highway 17/92.

The Hulley Tower Reconstruction project would have many significant impacts on the local area including increasing the musical culture, architectural beauty, and promote additional opportunities for historical interactions through guided tours.

I respectfully request that Stetson University's funding application for the Hulley Tower Reconstruction project receive full consideration, in accordance with established policies and procedures.

Thank you for your attention to this important matter.

Sincerely,

Representative Webster Barnaby
House District 29

City of DeLand

"The Athens of Florida"

www.deland.org

LETTER OF SUPPORT

May 25, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Ms. Lotane,

The City of DeLand is dedicated to preserving our rich and storied history, and we especially take pride in the preservation of some of our more iconic structures so that future generations will be able to learn about and enjoy them as well. The community was disheartened when Stetson University was faced with the difficult decision to reduce one of these treasures to a silent fraction of its original stature due to compromised structural integrity. That is why it brings me great pleasure to write to you in support of the university's grant request and of their commitment to restore Hulley Tower to her former glory and let her bells once again ring out across campus and the City of DeLand.

Sincerely,

Christopher M. Cloudman
Mayor - City of DeLand

120 S Florida Avenue, DeLand, FL 32720 ▪ (386) 626-7000

Volusia County
FLORIDA
Volusia County Council

May 24, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Special Category grant request

Dear Ms. Lotane,

I am writing to express my support for Stetson University's Special Category grant request of $500,000 to the Florida Department of State, Division of Historical Resources, to reconstruct Hulley Tower. Stetson is matching the request with $500,000 for a grant project totaling $1 million.

Built in 1934, Hulley Tower originally rose 116 feet and contained 11 bells lovingly known as the Eloise Chimes, which President Lincoln Hulley named for his wife. In 2005, the bells of Hulley Tower fell silent when the University demolished the structure for safety reasons after an assessment study documented its deteriorated systems.

The reconstructed belltower will restore to the beautiful campus a cultural musical landmark that will ring beautiful chimes to mark daybreak, nightfall and special events. It will return a visual and musical focal point on the Stetson campus.

The Hulley Tower project represents more than architectural beauty, musical culture and historical significance. It's also an example of historic preservation as an important economic driver. The completed project will attract more heritage tourism, further promoting the local economy.

Sincerely,

Jeff Brower
Volusia County Chair

MAINSTREET
DELAND ASSOCIATION

100 N. Woodland Blvd., Suite 4
DeLand, Florida 32720

386.738.0649
www.mainstreetdeland.org

May 30, 2023

Alissa Slade Lotane
Director and State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32299-0250

Dear Ms. Lotane,

I am writing in support of Stetson University's Special Category grant request to reconstruct Hulley Tower.

The tower long stood as an iconic feature at Stetson. Its location makes it an important feature for DeLand. It is located near US Hwy 17-92 (Woodland Blvd) our major downtown corridor, which is part of the River of Lakes Heritage Corridor, designated a National Scenic Byway in 2021.

This tower, located in the Stetson University Campus Historic District, will continue Stetson's preservation ethic. I expect this project to bring a renewed interest in preservation to other areas of DeLand as well. It is an outstanding use of grant funding. With the help of this grant, Stetson and its alumni have the ability to more than match this grant opportunity to provide the necessary funding to complete the project.

Thank you for considering Stetson's request.

Sincerely,

Wayne Carter
Executive Director
MainStreet DeLand Association

MAINSTREET
COMMUNITY BANK
OF FLORIDA

May 16, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Florida Department of State
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL, 32399-0250

Dear Ms. Lotane,

It is my pleasure to write a letter in support of Stetson University's Special Category grant request of $500,000 to the Florida Department of State, Division of Historical Resources to reconstruct the Hulley Tower in DeLand, FL.

As a lifetime resident of DeLand and having my wife and both parents as graduates from Stetson University, the importance of this historical tower resonates with me and the DeLand community. It's been several years since the bells of the tower fell silent; we look forward to hearing those bells ring once again.

In conclusion, I along with Mainstreet Community Bank of Florida, fully support Stetson University's efforts to reconstruct the Hulley Tower to its original magnificence and glory.

Sincerely,

W. Ben Flowers, Jr.
President/CEO
Mainstreet Community Bank of Florida

WBF:mr

204 S Woodland Boulevard • DeLand, FL 32720 • Ph (386) 734-5930 • Fax (386) 785-1196
www.bankonmainstreet.com

FLORIDA VICTORIAN
Architectural Salvage

5 / 10 / 2023

Ms. Alissa Slade Lotane
Director and State Preservation Officer (SHPO)
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re : Support Letter for Hulley Tower / Stetson University
Special Category Grant Request

Dear Ms. Lotane,

This letter is written in complete support & advocacy for Stetson University in their project to rebuild the wonderful Hulley Tower memorial on the DeLand campus.

I was fortunate enough in the late sixties to attend Stetson on a work/study loan program & receive my B.A. Degree in 1971, then attend again to receive an M.A. In Education in 1979.

During that entire period I was often able to walk across the campus or drive along Highway 17 and suddenly be wrapped in a musical carillon emanating from this soaring 116 ft. brick & concrete decorative bell tower built in 1934. Such peaceful bell notes to soothe my academic intellectual upheavals !

Viewing such an inspiring architectural treasure must have influenced me more than I thought at the time because only several years later I established the architectural salvage business, Florida Victorian Inc. which I still manage & enjoy some 42 years later !

Dedicated alumni have raised considerable monies so far to rebuild this unusual architectural diamond. The assistance of State Preservation funds should allow the construction project to begin next year..

Please add my voice to those supporting grant funding to Stetson University for the Hulley Tower reconstruction.

Respectfully,

Mark Shuttleworth

Mark Shuttleworth
President / Proprietor
Florida Victorian Inc.
DeLand, Florida 32720

Museum of Art - DeLand, Florida

May 17, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Lotane:

It is my pleasure to recommend funding for Stetson University's historic Hulley Tower reconstruction project. As a DeLand native, Hulley Tower was an important architectural feature of my childhood. Knowing that the structure served as a mausoleum for Dr. and Mrs. Hulley, my friends and I were convinced that the structure was haunted - a thrill for small town pre-teens with active imaginations.

When the damage from the 2004-2005 hurricane season caused irreparable damage to the tower, it was demolished, leaving only the mausoleum. I am not alone when I say it was disheartening to see this historic landmark silenced.

We look forward to its reconstruction and urge you to fund this worthy project. Thank you for your consideration.

Sincerely,

Pattie Pardee
Executive Director
Museum of Art – DeLand

Museum of Art - DeLand, Florida
600 N. Woodland Blvd. DeLand, FL 32720 | 100 N. Woodland Blvd, Ste 1, DeLand, FL 32720
P 386. 734.4371 F 386. 734.7697 | P 386. 279.7534 F 386. 734.7697
www.moartdeland.org

GULC

"Community First"

May 24, 2023

Board of Directors

Pastor Troy A Bradley, *Chairman*

Audrey Lee, *Secretary*

Vernon Burton, *Treasurer*

Eugene Collier, *Director*

Hon. Joyce Cusack, *Director*

Molly Davis, *Director*

Savannah Griffin, *Director*

Joan Lane, *Director*

John Lee, *Director*

Jeff Pendleton, *Director*

Mark Shuttleworth, *Director*

Mario Davis, *Executive Director*

Hubert L. Grimes, *Legal Counsel*

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Lotane:

It is my pleasure to write a letter in support of Stetson University's Special Category grant request of $500,000 to reconstruct Hulley Tower on Stetson's campus.

Stetson University is such an intricate part of our DeLand community. Reconstructing Hulley Tower would be a wonderful tribute to the past through this musical landmark. It will bring much joy and peace to our hearts as the bells chime each day. It will serve as a reminder of how special Stetson University is to DeLand and how fortunate we are to be a part of this community.

In conclusion, I fully support the efforts of Stetson University in their endeavor to do this reconstruction of Hulley Tower. It is important to maintain our restoration of historical buildings as a part of our history and legacy of the United States.

Sincerely,

Mario Davis
Executive Director

GULC is a 501(c) 3 tax exempt organization
Greater Union Life Center Incorporated | 240 South Clara Avenue | DeLand, Florida 32720
(386) 873-4672 | info@gulcdeland.org | www.gulcdeland.org

The Neighborhood Center of West Volusia

May 26, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer (SHPO)
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Subject: Letter of Support for Stetson University's Special Category Grant Request for the Reconstruction of Hulley Tower

Dear Ms. Lotane,

I am writing to wholeheartedly support Stetson University's grant request to the Florida Department of State, Division of Historical Resources, for the reconstruction of Hulley Tower. As a dedicated Hatter and a member of our vibrant community, I believe this project holds immense cultural, historical, and economic significance for both the university and the City of DeLand.

Hulley Tower, with its majestic presence and the harmonious chimes of the Eloise Chimes, has been an iconic landmark on the Stetson campus since its construction in 1934. I was a student at Stetson University in 2005 when they were forced to silence the bells, which had chimed harmoniously for decades. It was devastating for our community, because the bell chimes had represented times to celebrate, pause, and be in community with one another.

I am inspired by the commitment and enthusiasm of Stetson University's alumni leadership, trustees, and President Christopher F. Roellke, who have spearheaded a robust fundraising campaign to restore Hulley Tower to its original glory. The vision of matching the requested grant of $500,000 with $500,000 from Stetson University, and further raising $2,000,000 to complete the project, showcases the unwavering dedication of our community to this cherished landmark.

The reconstructed Hulley Tower will not only reinstate its architectural beauty but will also revive the musical culture it once embodied. The resonant chimes that marked daybreak, nightfall, and special events were an integral part of the Stetson experience for generations of students and residents alike. By bringing back this visual and musical focal point, we will not only enrich the lives of our campus community but also share the rich heritage of Stetson University with the wider population along US Highway 17/92, a prominent federal highway in Florida.

Moreover, it is crucial to recognize that the Hulley Tower reconstruction project is not solely about preserving architectural beauty and musical culture; it is also an investment in the economic growth of our region. The project will involve highly skilled professionals, including architects, acoustical engineers, bell foundries, stone and metals conservators, and contractors. The creation of these high-paying jobs will

significantly contribute to the local economy. Additionally, the completion of the project will attract heritage tourism, further bolstering economic activity and promoting our community.

Thank you for considering this letter of support. It would be a dream come true to hear the Eloise Chimes ring again in the heart of DeLand, Florida.

Savannah-Jane Griffin
Chief Executive Officer
Neighborhood Center of West Volusia
Savannah.griffin@nhcwv.org
386-717-7878

MAUREEN BREAKIRON-EVANS, CPA

9423 Beachberry Pl N
Pinellas Park, FL 33782
Maureen@StrategicForge.com

420 Wilhelm Creek Court
McCall, Idaho 83638
610-812-9096

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL. 32399-0250

Dear Ms. Slade Lotane,

As a 1976 graduate of Stetson University in DeLand Florida and as the outgoing Chair of the Board of Trustees, I am writing this letter of support for a grant request to reconstruct Hulley Tower, originally built in 1934.

Hulley Tower was an important part of my Stetson student experience, and I hope it can be so for future generations of students to come! The Tower, which was added to the National Register in 1991, unfortunately had to be selectively demolished in 2005 because of hurricane damage, and its bells dispersed to other locations. The Tower and its bells played a vital role in campus life, preserving the memory of former Stetson President Lincoln Hulley and his wife Eloise. It is our fervent hope that the 11 bells, known as Eloise Chimes, will once again ring out to our university community and to our surrounding community as well.

This project is very important to Stetson alumni who are actively raising the funds for restoration and have already raised over $500,000 to date. We are hopeful that our Special Category grant request in the amount of $500,000 will be given every consideration.

This grant will help us to preserve not only the memory of Dr. and Mrs. Hulley, but the very essence of what Stetson stands for – preserving the best of the past to help shape the promise of the future. The Tower signifies the Soul of Stetson, and the bells give voice to the endearing and enduring tradition that inextricably binds Stetson to the larger community.

We pray that you will give our request every possible consideration.

Sincerely,

Maureen Breakiron-Evans

Maureen Breakiron-Evans
Chair, Board of Trustees
Stetson University

May 17, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL. 32399-0250

Dear Ms. Slade Lotane,

I am a graduate of Stetson University in Deland Florida writing this letter of support for a grant request to reconstruct Hulley Tower, originally built in 1934.

If you have had the pleasure of visiting the Stetson campus in Deland, you know first-hand the beauty of the campus and the serenity of Woodland Boulevard, US Highway 17/92, which fronts the campus. The Tower, which was added to the National Register in 1991, unfortunately had to be selectively demolished in 2005 as a result of hurricane damage, and its bells dispersed to other locations.

For decades, the tower, and the bells welcomed and enchanted generations of students, members of the Deland community, and visitors alike.

The Tower and its bells played a vital role in campus life, preserving the memory of former Stetson President Lincoln Hulley and his wife Eloise. The 11 bells, lovingly known as Eloise Chimes, yearn to be reunited and granted the opportunity to again bring joy to the campus and surrounding neighborhoods.

The importance of this project to Stetson alumni is evidenced by the amount of money raised to date - over $500,000. We are hopeful that our Special Category grant request in the amount of $500,000 will be given every consideration.

Old Places Have Souls, and we are dedicated to preserving not only the remains of Mr. and Mrs. Hulley, but the very essence of what Stetson stands for – preserving the best of the past to help shape the promise of the future. The Tower signifies the Soul of Stetson, and the bells give voice to the endearing and enduring tradition that inextricably binds Stetson to the larger community.

In the words of architect Frank Gehry, “In the end, the character of a civilization is encased in its structures”. We believe an important way for Stetson to express its character is through the reconstruction of beloved Hulley Tower.

Sincerely,

Karen Schmitt Roberts 112 Easterly Rd. NPB FL 33408
Stetson alumni class of 1980

May 31, 2023

Ms. Alissa Slade Lotane
Director and State Historic Preservation Officer
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL. 32399-0250

Dear Ms. Slade Lotane,

I am pleased to write this letter of support for the Stetson University Hulley Tower Reconstruction and Preservation grant. As a member of the Stetson University Board of Trustees, I am pleased to express my full support for this important historical restoration.

My husband and I love our Alma Mater and are very happy to be able to invest in this meaningful symbol and important space that welcomes everyone on campus and in the community. Using this location as a place to honor our business school classmates that we lost in 1979 in Innsbruck during our study abroad trip is paramount to us. So many years later it is important that we do not forget this history of Stetson and Hulley Tower is the perfect space to incorporate this remembrance. We hope that Hulley Tower will serve as a visible symbol for all to see that these three classmates are forever a part of Stetson.

In addition to remembering our classmates, it is important that we preserve not only the history of Hulley Tower, but also the music that rang beautifully from its belfry. We want all who visit our lovely community of DeLand to enjoy the peaceful melodies ringing out from our beloved tower.

On behalf of the Stetson University Board of Trustees, we thank you for your consideration.

Sincerely,

Susan Brockway

Susan Brockway, class of 1979
Stetson University Trustee32
443 Royal Palm Way
Boca Raton, FL 334

May 23, 2023

Ms. Alissa Slade Lotane, Director
Division of Historical Resources
500 South Bronough St.
Tallahassee, Florida 32399

RE: Florida Department of State Division of Historical Resources - Special Category Grant Application for Stetson University

Dear Ms. Lotane,

On behalf of the Florida Trust for Historic Preservation, please accept this letter in support of Stetson University's application for a Florida Division of Historical Resources Special Category Grant for the reconstruction of the historic bell tower, known as Hulley Tower, at its campus in DeLand.

Completed in 1934, the 116-foot structure originally featured an 11-bell carillon and a mausoleum dedicated to Stetson University's second president, Lincoln Hulley, and his wife Eloise. This gift from the Hulley family served as a cherished symbol on the campus, with the tower's bells affectionately called the Eloise Chimes. For 70 years, student carillonneurs, mentored by Stetson music faculty, filled the campus and surrounding neighborhoods with melodious music, embracing mornings, evenings and special occasions.

Unfortunately, weather damage compromised the tower and bells, leading to the upper part of the structure being dismantled for safety reasons in 2005. However, there is now a campaign underway, spearheaded by Stetson University's trustees and alumni, to reconstruct the belltower to its original specifications.

This restoration project is not just about preserving architectural beauty, musical culture and historic significance, but also serves as a catalyst for economic growth. The project will require the expertise of architects, acoustical engineers, bell foundries, stone and metals conservators and skilled contractors, providing employment opportunities with competitive wages that contribute to the local economy.

The restoration campaign aims to secure matching funds for the Special Category Grant and collect an additional $2,000,000 for the tower's reconstruction, including the installation of bells in the carillon tower.

The Florida Trust advocates for the preservation of important historic assets like Stetson University's historic campus and the Hulley Tower, which serve to protect Florida's extraordinary history and heritage. For us, this space is also personal. In 2022 we held our annual conference on the campus, and attendees had the opportunity to explore its historic resources. By championing this reconstruction project, the Florida Trust recognizes the multi-faceted importance of historic preservation, encompassing cultural, architectural and economic aspects that ultimately shape and enrich our communities.

In my role as CEO & President of the Florida Trust I work with our Board of Trustees to preserve the architectural, historical and archaeological heritage of Florida. We believe restoring the historic Hulley Tower at Stetson's campus in DeLand is in step with that mission.

I appreciate your time and consideration of Stetson University's Special Category Grant. If you have any questions regarding our support, please contact me at (850) 224-8128.

Sincerely,

Melissa Wyllie
CEO & President
Florida Trust for Historic Preservation