CITY OF DELAND
EGULAR MEETING OF THE HISTORIC PRESERVATION BOARD
NOVEMBER 7, 2024 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. September 5, 2024 Meeting Minutes
   October 3, 2024 Meeting was canceled

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave.**
   Application No.: HPB24-204
   Applicant: Mark Watts, Esq., *Cobb Cole*
   Owner: Axia Partners, LLC

STAFF UPDATES

OTHER DISCUSSION

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

ADJOURNMENT

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

I. CALL TO ORDER

Having been duly noticed as required by law, the September 5, 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, Dave Krijgsman, & Matthew West, Scott Price, *Vice-Chairman* & Solomon Greene, *Chairman*

Absent: West Costa

City Staff: Emily Kunkel, *Planner II/Historic Resource Coordinator;* Debi Glick, Development Services Manager, & Vivian Ford, *Administrative Coordinator*

III. APPROVAL OF MINUTES

Scott Price motioned to approve the August 1, 2024 meeting minutes. Reggie Santilli seconded the motion and all approved unanimously. (6-0)

IV. PRESENTATIONS

None

V. 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

Emily Kunkel provided an overview of the application and stated that staff finds that this historic property tax exemption application is consistent with the City's Land Development Regulation Section 33-34.02 and meets the criteria as outlined. Staff recommends the Historic Preservation Board approve this tax abatement part 3 application (review of completed work) as presented and forward the recommendation to City Commission.

Scott Price motioned for approval of the Historic Property Tax Abatement, Part 3. Reggie Santilli seconded the motion. (6-0)

VI. NEW BUSINESS

1. **Historic Preservation Review (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.

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

Reggie Santilli motioned for approval of the Certificate of Appropriateness, exterior alteration. William Hoffman seconded the motion. (6-0)

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.

Emily Kunkel provided an overview of the application and stated that 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.
The applicant, provided an overview and presentation (attached) of the proposed project and answered questions from the board members.

Reggie Santilli motioned for approval of the Certificate of Appropriateness, exterior alteration/new construction. William Hoffman seconded the motion. (6-0)

VII. STAFF UPDATES

None

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be October 3, 2024 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:22 P.M.

STETSON UNIVERSITY

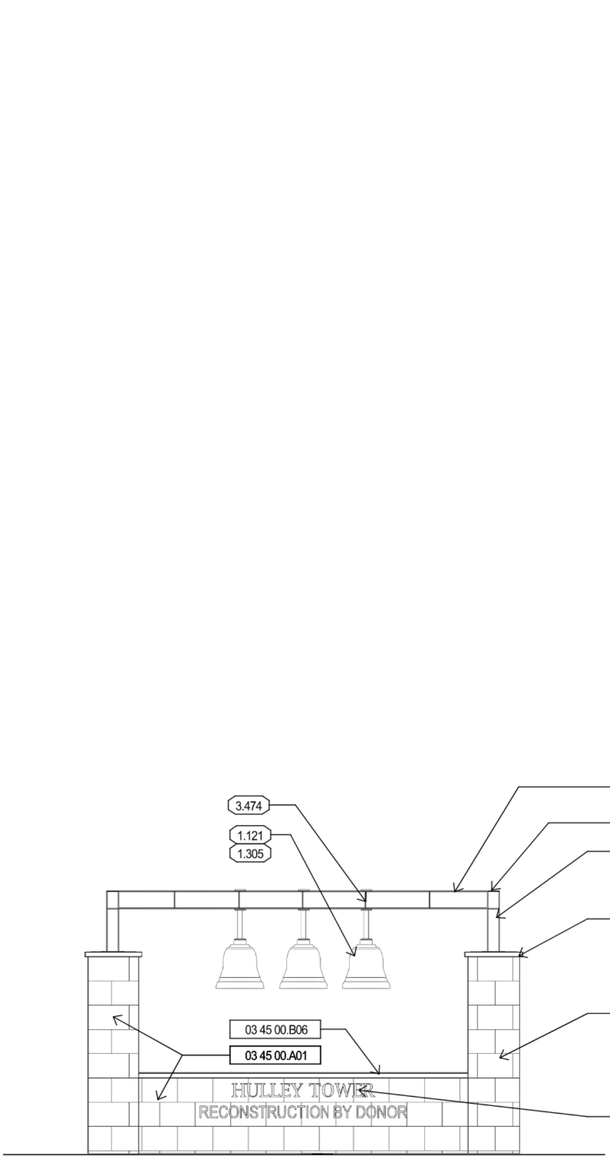
Hulley Tower

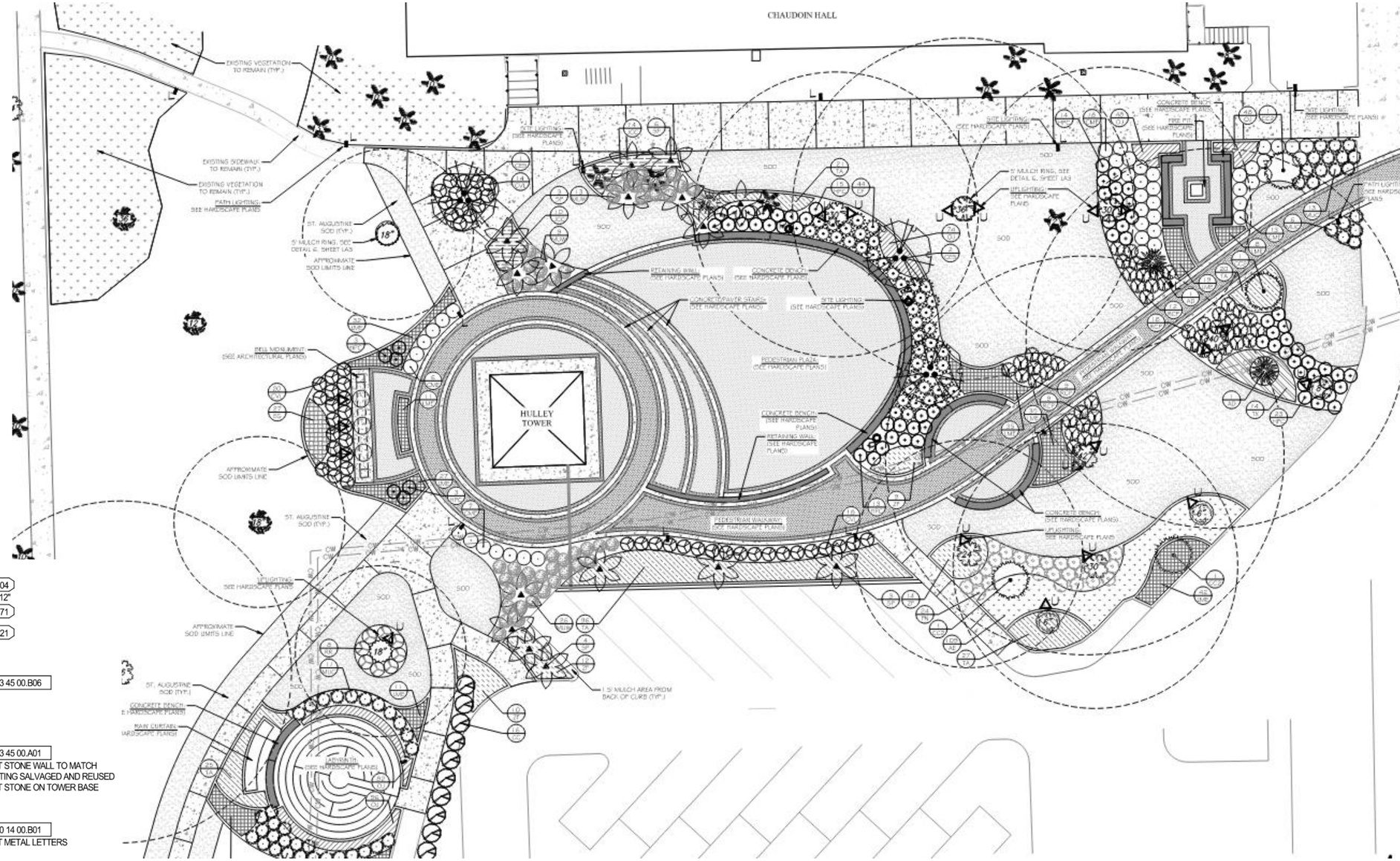
City of Deland – Historic Preservation Board

September 5, 2024

HuntonBrady ARCHITECTS

Hunton Brady
HULLEY TOWER
RECONSTRUCTION BY DONOR


3.474
1.121
1.305
3.404
2 - 12"
3.471
3.421
03 45 00.B06
03 45 00.A01
CAST STONE WALL TO MATCH EXISTING SALVAGED AND REUSED CAST STONE ON TOWER BASE
03 45 00.B06
03 45 00.A01
HULLEY TOWER
RECONSTRUCTION BY DONOR
10 14 00.B01
CAST METAL LETTERS


CHAUDOIN HALL
HULLEY TOWER
EXISTING VEGETATION TO REMAIN (TYP.)
EXISTING SIDEWALK TO REMAIN (TYP.)
EXISTING VEGETATION TO REMAIN (TYP.)
PATH LIGHTING (SEE HARDSCAPE PLANS)
ST. AUGUSTINE SOD (TYP.)
5' MULCH RING, SEE DETAIL 6, SHEET LA3
APPROXIMATE SOD LIMITS LINE
BELL MONUMENT (SEE ARCHITECTURAL PLANS)
RETAINING WALL (SEE HARDSCAPE PLANS)
CONCRETE BENCH (SEE HARDSCAPE PLANS)
CONCRETE PAVER STAINS (SEE HARDSCAPE PLANS)
SITE LIGHTING (SEE HARDSCAPE PLANS)
PEDESTRIAN PLAZA (SEE HARDSCAPE PLANS)
FIRE PIT (SEE HARDSCAPE PLANS)
UPLIGHTING (SEE HARDSCAPE PLANS)
1.5' MULCH AREA FROM BACK OF CURB (TYP.)
CONCRETE CURB (SEE HARDSCAPE PLANS)
MAIN CURTAIN (SEE HARDSCAPE PLANS)
LANDMARK (SEE HARDSCAPE PLANS)

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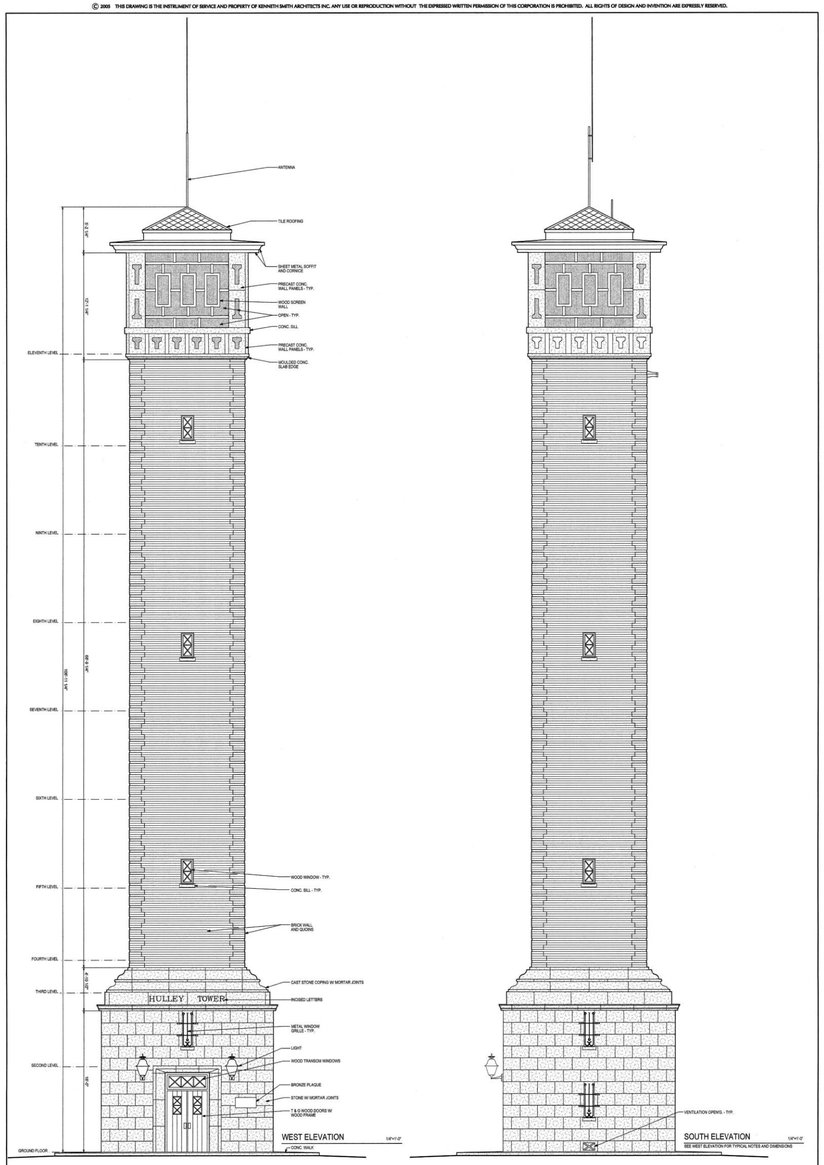

A-2	EXTERIOR ELEVATIONS	EXISTING BUILDING DRAWINGS HULLEY TOWER AT STETSON UNIVERSITY	KENNETH SMITH ARCHITECTS INC. 8301 CYPRESS PLAZA DRIVE SUITE 203 JACKSONVILLE, FLORIDA 32256 (904) 281-0002

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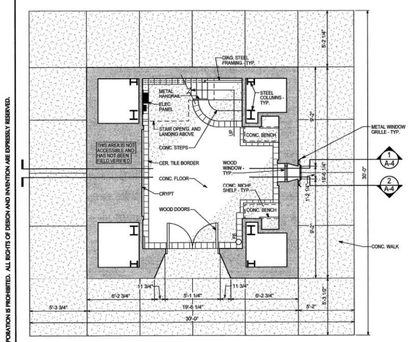
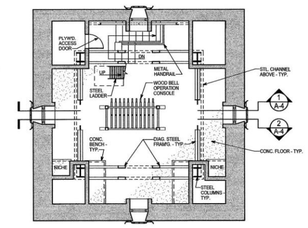
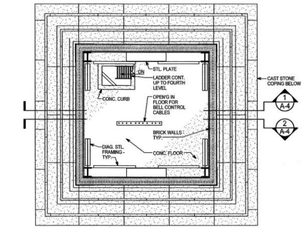
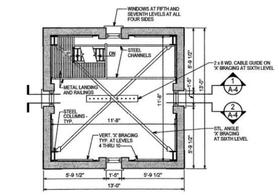
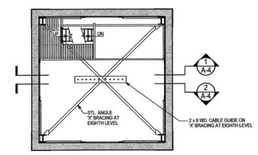
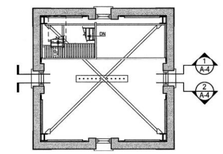


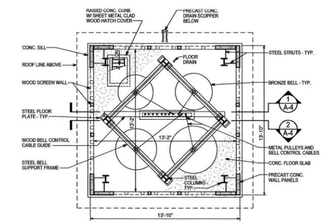


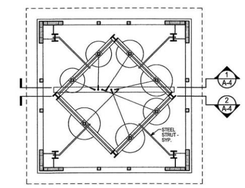


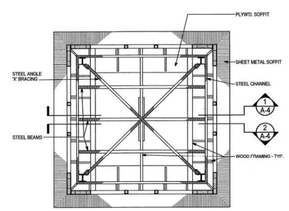


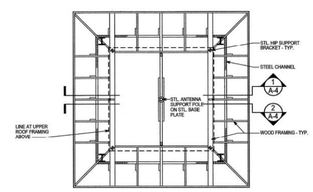


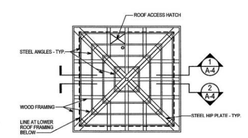


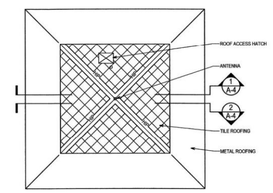










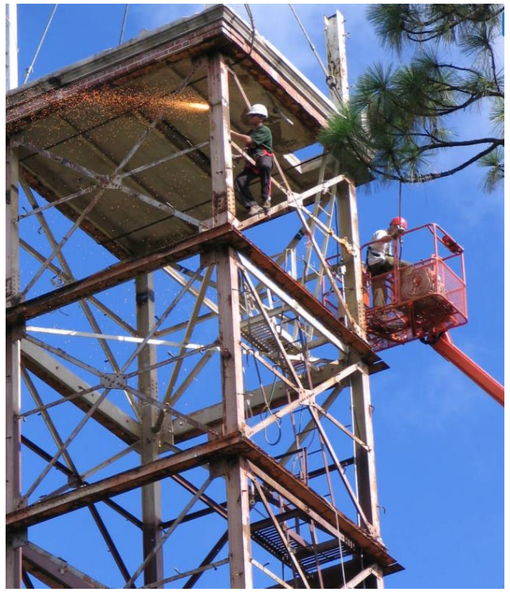


KENNETH SMITH ARCHITECTS INC.
8301 CYPRESS PLAZA DRIVE SUITE 203 JACKSONVILLE, FLORIDA 32256 (904) 281-0002

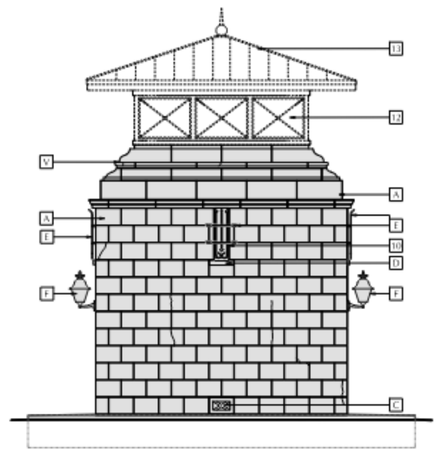
EXISTING BUILDING DRAWINGS
HULLEY TOWER AT STETSON UNIVERSITY

FLOOR PLANS, REFLECTED CEIL. PLAN AND ROOF FRAMING PLANS

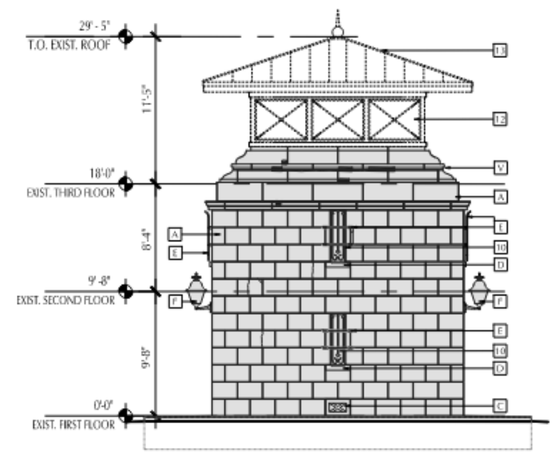
DATE	07-05-05
DRAWN BY	MTO
CHECKED BY	KRS
JOB NO.	#0508
REVISIONS	
FILENAME	0508EBPLN.AEC
SHEET NO.	A-1



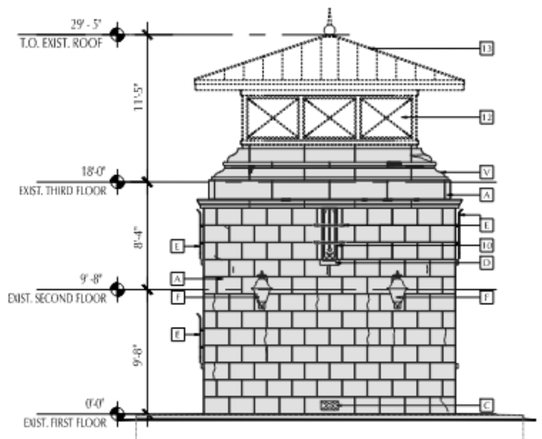
RJ HEISENBOTTLE ARCHITECTS



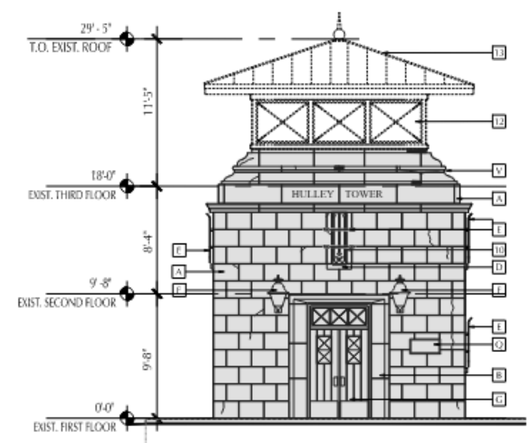
1 — 1/4" = 1'-0"
DECONSTRUCTION - SOUTH ELEVATION



2 — 1/4" = 1'-0"
DECONSTRUCTION - NORTH ELEVATION



3 — 1/4" = 1'-0"
DECONSTRUCTION - EAST ELEVATION



4 — 1/4" = 1'-0"
DECONSTRUCTION - WEST ELEVATION

DECONSTRUCTION KEYNOTES

1. REMOVE PORTION OF EXISTING PARTITION WALL (TYP.)
2. REMOVE EXISTING DOOR
3. REMOVE EXISTING STEEL COLUMN
4. REMOVE EXISTING DIAGONAL STEEL BRACING
5. DISCONNECT AND REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, PANELS AND LIGHT FIXTURES AND ASSOCIATED ACCESSORIES. PROPERLY DISCONNECT AND CAP SOURCE OF ELECTRICITY.
6. REMOVE EXISTING BENCH SEATING
7. REMOVE EXISTING NICHE AREA
8. REMOVE EXISTING CEILING FINISH
9. REMOVE EXISTING STAIR RAILING
10. REMOVE EXISTING PLEXIGLASS WINDOW SCREEN
11. REMOVE EXISTING CONCRETE SLAB
12. REMOVE EXISTING WINDOWS
13. REMOVE EXISTING ROOFING AND ROOF STRUCTURE IN ITS ENTIRETY
14. EXISTING EXTERIOR DOOR TO REMAIN. SECURE DOOR, MAKE WEATHER TIGHT AND COVER WITH PLYWOOD.
15. REMOVE PORTION OF EXISTING SLAB
16. REMOVE EXISTING SLAB
17. REMOVE EXISTING STAIR

COMPONENTS TO SALVAGE:

- A PRE-CAST STONE CLADDING
- B PRE-CAST STONE ENTRY DOOR SURROUND
- C PRE-CAST STONE VENTILATION OPENINGS
- D PRE-CAST STONE WINDOW SILL
- E IRON GRILLE
- F EXTERIOR SCONCES
- G WOOD ENTRY DOOR & TRANSOM
- H PRE-CAST STONE CRYPT TOMBSTONES
- I PRE-CAST STONE CRYPT SLAB
- J IRON ROSETTE
- K YELLOW CONCRETE TILE SURROUND
- L PRE-CAST STONE BENCH SLAB
- M PRE-CAST STONE NICHE SILL
- N WINDOW PRE-CAST STONE SURROUND
- O DECORATIVE CAST STONE WINDOW APRON
- P BELL
- Q PLAQUE
- R OPENING SURROUND (SALVAGE FOR REPLICATION)
- S TILE SURROUND (SALVAGE FOR REPLICATION)
- T PORTION OF EXISTING WALL (SALVAGE FOR REPLICATION)
- U CAST STONE WAINSCOTING
- V CAST STONE MOLDING

DEMOLITION LEGEND:

- EXISTING TO SALVAGE
- EXISTING TO BE REMOVED

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
SENATOR TOM A. WRIGHT
8th District
May 26, 2023

Volusia County
FLORIDA
Volusia County Council
May 24, 2023
Ms. Alissa Slade Lotane
Director and State Historic Preserv
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250
Re: Special Category grant req
Dear Ms. Lotane,
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 32399-0250
Dear Ms. Lotane,
Sincerely,
Executive Director
MainStreet DeLand Association

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

DATE: November 7, 2024

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave.**
Application No.: HPB24-204
Applicant: Mark Watts, Esq., *Cobb Cole*
Owner: Axia Partners, LLC
Florida Master Site File: None
Zoning District: C-2A
Current Use: Vacant

Description of Proposed Work:

This property is located within the Downtown Historic District, Historic Design District, Downtown Support District, and Historic Support District. The applicant is proposing to construct a new multi-family (apartment) building at 225 W. New York Avenue. The proposed overall height of this building is 66-ft and primarily 5-stories tall. A portion of the building at the SE corner fronting New York Ave. is 3 -stories. The building is proposed to consist of 84-units (44 one-bedroom units, 28 two-bedroom units, and 12 three-bedroom units). The first-floor fronting along New York will be non-residential space dedicated for bicycle parking and leasing office. The site will include a single L-shaped building, parking (vehicle & bicycle), and required stormwater management.

Staff Analysis

In August 2024, the applicant received a Certificate of Appropriateness (COA) by the Historic Preservation Board 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.

The applicant has revised the building elevations to reflect these conditions, and is seeking to have the conditions removed. The applicant has had a Class IV site plan reviewed by the Technical Review Committee (TRC) and has some outstanding technical staff comments that will need to be addressed prior to scheduling Planning Board and City Commission meetings. The Certificate of Appropriateness (COA) is in addition to these meetings, but the Historic Preservation Board purview is solely on the appearance of the building and how the features of the proposed building would be visually compatible with the existing contributing structures in a designated Historic District.

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

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

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

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

(b) Criteria for issuing.

1. **The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows: (as outlined below in criteria 1-11)**

The Secretary of the Interior's Standards for Rehabilitation

67.7 Standards for rehabilitation.

b) ***The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)*** **(as outlined below in criteria 1-10 - italicized)**

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

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

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

(LDR Section 33-34.03(b)(1b)) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

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

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

(LDR Section 33-34.03(b)(1c)) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

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

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

(LDR Section 33-34.03(b)(1d)) Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

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

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

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

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

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

(LDR Section 33-34.03(b)(1f)) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(36 CFR 67.7 (b)(6)) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive

feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

(LDR Section 33-34.03(b)(1g)) The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

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

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

(LDR Section 33-34.03(b)(1h)) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project.

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

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

(LDR Section 33-34.03(b)(1i)) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

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

The new construction will not destroy historic materials as the previous building has been demolished. Aspects of the new construction are similar to the previous Putnam Hotel, with some similar architectural features, colors and style. The new building is oriented closer to the street as required by Land Development Regulations Section 33-94 Community Design Standards, but still enhances the district and environment. The applicant has submitted revised elevations to illustrate proposed landscaping along New York Avenue and true setbacks for the building.

(LDR Section 33-34.03(b)(1j)) Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

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

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

(LDR Section 33-34.03(b)(1k)) The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture.

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

Trim: SW 7013 (Ivory Lace)
Body: SW 6386 (Napery)
Body Accent: SW 7716 (Croissant)
Tower Accent: SW 9011 (Sun Bleached Ochre)

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

a. Height;

In the DeLand Downtown Historic District, there is currently one other 5-story building, the former Barnett Bank located at 101 N. Woodland Blvd., this is a contributing structure. The remainder of the district consist of a mix of 1 to 4 story buildings, with majority being only two (2) stories. The proposed overall height of this building is 66-ft.

b. Scale;

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

c. Massing;

The proposed building massing is not very similar to the other buildings within the district, especially as being the tallest building in the immediate block. However, the applicant has now incorporated a roof trellis, additional exterior brick on the tower potion, above storefront doors on floors 2-5, and additional landscaping along New York Avenue to achieve similar massing as other buildings within the district.

d. Setbacks;

The building is being brought as close to New York Ave. as possible per LDR Sec. 33-94.04. This section outlines that buildings fronting New York Ave. and Woodland Blvd. are to be setback as close to the street as possible. The new elevations show a better representation of how the building will be setback and shows proposed landscaping.

e. Fenestration;

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

f. Roof shape;

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

g. Use of materials;

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

h. Directional expression;

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

i. Style;

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

j. Site plan.

The proposed building site plan is different than others within the district, because this is new construction, it has to adhere to LDR Sec. 33-94.04. The building needs to create street frontage activation, by being as close to the street as possible, additional landscape in the front, and parking in the rear. The applicant has incorporated these elements into their Site Plan application, and elevations are attached.

<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.**

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

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

As mentioned in criteria from LDR Sec. 33-34.03(b)(2), this building will be one of the tallest buildings among the immediate surrounding properties. Similar to the 3-story building across the

street (City Hall), it will be setback close to the road with additional landscaping to allow for pedestrian access and activating the sidewalks along this stretch of New York Ave.

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

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

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

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

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

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

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

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

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

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

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

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

Staff Recommendation:

Staff finds this proposed project is consistent with 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).

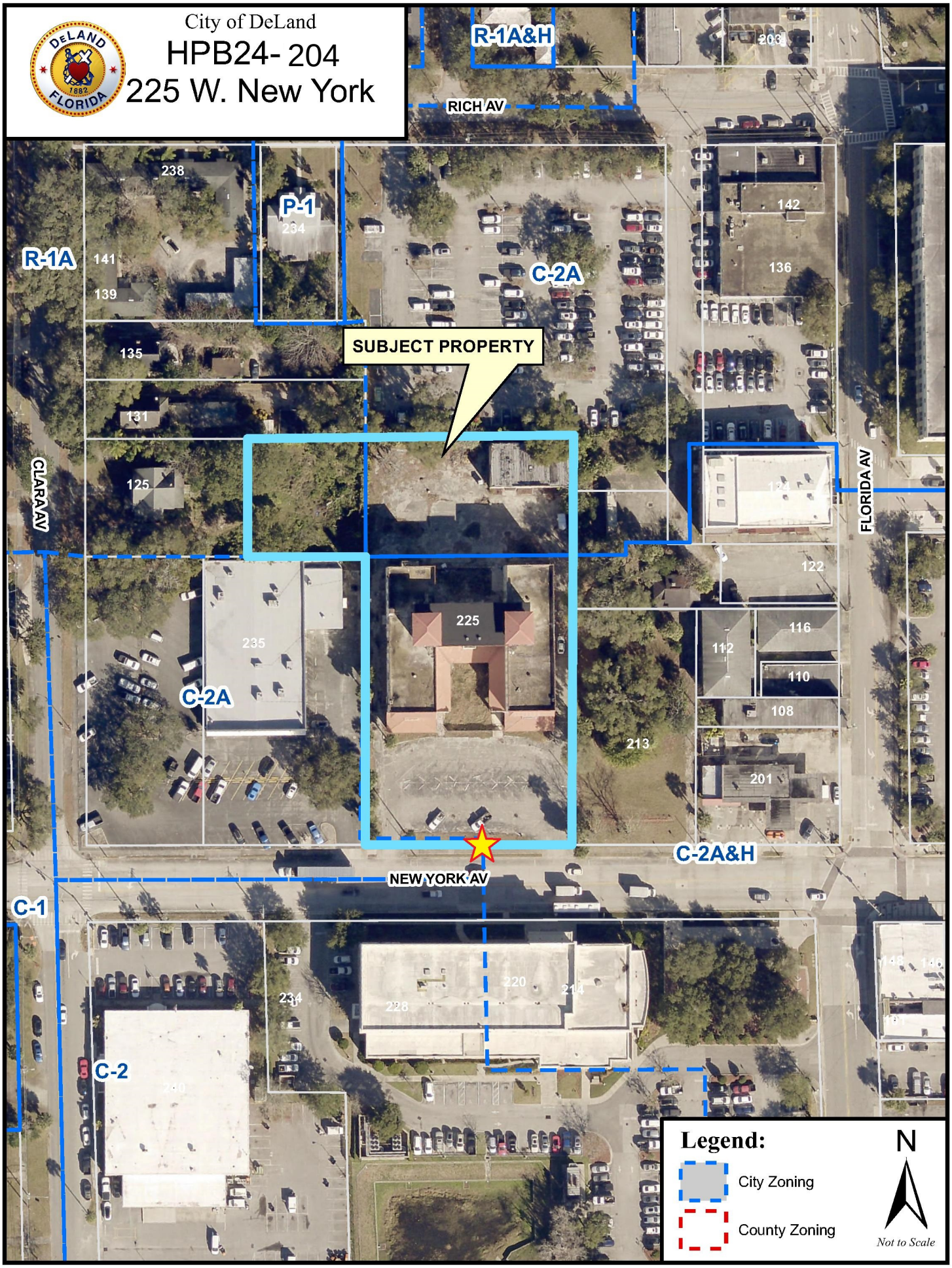
Attachments:

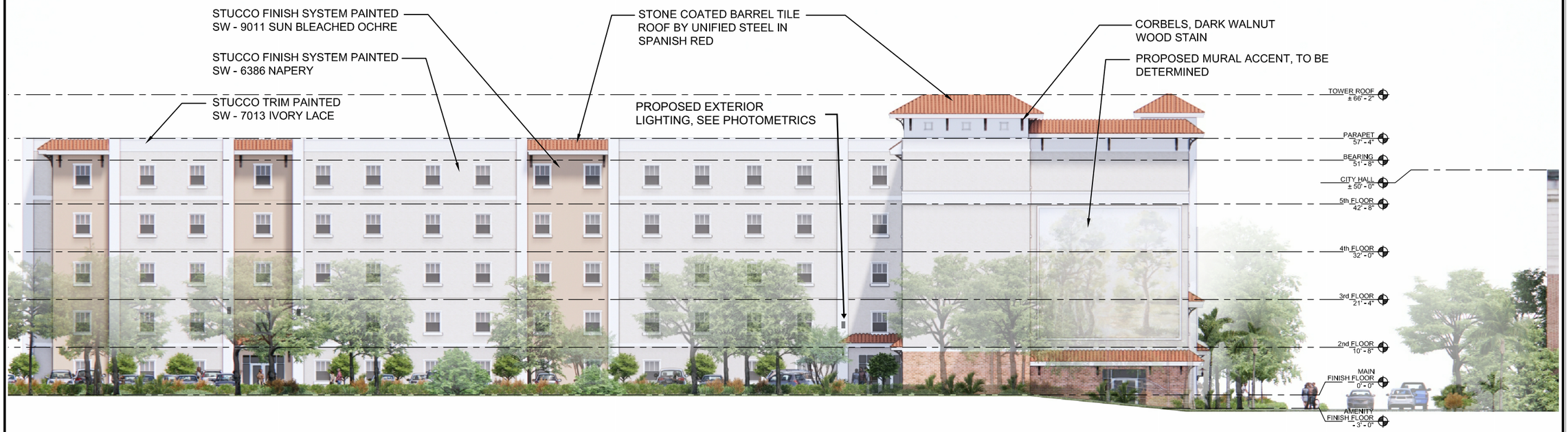
Vicinity Map
Updated Proposed Elevations (August 2024)
Meeting Verification Letter (COA) and renderings (August 2024)

City of DeLand

HPB24- 204

225 W. New York





2 E-01 WEST ELEVATION (PARKING FACADE)
SCALE: 3/32" = 1'-0"

1 E-01 SOUTH ELEVATION (STREET FACADE)
SCALE: 3/32" = 1'-0"

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CONSULTANT:

OWNER / PROJECT:

NEW YORK AVE. APARTMENTS

AN AFFORDABLE HOUSING COMMUNITY
DELAND, FLORIDA

PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION

ISSUE DATE: AUGUST 23, 2024

EXTERIOR ELEVATION

PROJECT NO.	PSA 2024-01.00
DRAWN BY	AP
CHECKED BY	JP

E-01

2 E-02 EAST ELEVATION
SCALE: 3/32" = 1'-0"

1 E-02 NORTH ELEVATION (REAR FACADE)
SCALE: 3/32" = 1'-0"

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CONSULTANT:

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NEW YORK AVE. APARTMENTS

AN AFFORDABLE HOUSING COMMUNITY
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PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION

ISSUE DATE: AUGUST 23, 2024

EXTERIOR ELEVATION

PROJECT NO.	PSA 2024-01.00
DRAWN BY	AP
CHECKED BY	JP

E-02

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NEW YORK AVE APARTMENTS

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DELAND, FLORIDA

City of DeLand

"The Athens of Florida"
www.deland.org

August 2, 2024

Cobb Cole
Attn: Mark Watts
231 N. Woodland Blvd.
DeLand, FL 32720
By Email: delanduse@cobbcole.com

RE: Approved with conditions – Certificate of Appropriateness
New Construction (HPB24-144)
Meeting Verification – Historic Preservation Board
225 W. New York Ave.

Dear Mr. Watts:

At the August 1, 2024 meeting, the City of DeLand Historic Preservation Board reviewed the Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave. The Historic Preservation Board approved this application 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.
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.

This approval with conditions will be incorporated into the site plan application comments, scheduled for the Technical Review Committee on Thursday, August 15, 2024. If the exterior elevations change, during the Technical Review Committee, Planning Board, or City Commission meetings, an amendment to the Certificate of Appropriateness may be required prior to construction.

In addition, the one (1) public hearing sign that has been posted on the property, facing West New York Ave., must be returned to City Hall by Thursday, August 15, 2024 at 5:00PM.

If you have any questions or need additional information regarding the above please contact our office at 386-626-7018.

Sincerely,

Emily Kunkel
Planner II/Historic Resource Coordinator
KunkelE@DeLand.org