



**CITY OF DELAND
REGULAR MEETING OF THE
HISTORIC PRESERVATION BOARD
JUNE 5, 2025 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. April 3, 2025 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (Demolition) of a residential accessory structure at 403 East Rich Avenue**
Application No.: HPB25-050
Applicant/Owner: Jacqueline & Mark Barden
2. **CONTINUE TO A FUTURE MEETING**
Historic Preservation Review (Alteration) of a commercial building at 118 North Woodland Boulevard
Application No.: HPB25-063
Applicant: Fredrick Peace
Owner: Woodland, LLC
3. **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Avenue**
Application No.: HPB25-071
Applicant: Mark Watts, Esq., Cobb Cole
Owner: Axia Partners, LLC

STAFF UPDATES

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE July 3, 2025 at 5:00PM

ADJOURNMENT



MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
April 3, 2025- 5:00 P.M.

I. CALL TO ORDER

Having been duly noticed as required by law, the April 3, 2025 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, Matthew West, West Costa, Scott Price, *Vice-Chairman* & Solomon Greene, *Chairman*

Absent: Dave Krijgsman

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

III. APPROVAL OF MINUTES

Matthew West stated the motion for item number two under new business should be that the City and Property Owner evenly split the cost of the plaque 50/50. Reggie Santilli motioned to approve the March 6, 2025 meeting minutes with the changes to be incorporated. Scott Price seconded the motion and all approved unanimously. (6-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

1. Historic Preservation Month - May 2025

City of DeLand Local Register Designation Plaques

Emily Kunkel provided an update since the last meeting regarding the plaques which included an additional quote that met the criteria the board members requested, a list of the initial six properties eligible for a plaque utilizing the initial \$2,000 allocated funds, and that staff will be mailing a letter to all property owners on the Local Register inquiring their interest into the Historic Marker program. City staff requested a formal action from the board regarding final plaque requests and additional criteria to be incorporated into the program.

Reggie Santilli motioned to approve the Local Designation Plaques as presented with the additional requests and criteria to be choosing the most cost-effective plaque option, the city and the property owner to evenly split the cost of the plaque (50/50) and to ensure that properties who have code enforcement violations/liens do not receive a plaque. Scott Price seconded the motion and all approved unanimously. (6-0)

VI. NEW BUSINESS

1. **Historic Preservation Review (Public Art Mural) located on the West side of the building at 112 E. New York ave, facing Woodland Boulevard.**

Application No.: HPB25-039

Applicant: Justin James

Owner: First Baptist Church Holding Company of Orange City FL, Inc.

Emily Kunkel provided an overview of the application and stated that review by the Historic Preservation Board shall be a recommendation only and shall be for the purpose of Historic Preservation Board providing recommendations and/or input which may serve to have the mural better fit with the historic ambiance of the district.

William Hoffman provided his input on the mural, stating that the bottom of the mural is overworked, and suggested incorporating artwork similar to vintage orange crate labels.

The other board members are in favor of the mural as presented, stating they appreciate the details of native flora and fauna at eye level, capturing the viewers interest and enticing them to look further. They also stated this mural will enhance the downtown area, especially for those utilizing that parking lot.

No formal action required. This item only requires recommendation and input from the Historic Preservation Board to be forwarded to the Public Art Mural Committee for final approval, taking the Historic Preservation Boards recommendations and input into consideration.

VII. STAFF UPDATES

1. **"Favorite 5" Initiative Multi-Media Campaign**

Central Florida campaign, hosted by MainStreet Apopka and AIA Orlando Historic Resources Committee for Historic Preservation Month, May 2025.

Emily Kunkel provided an update on this item from the discussions and recommendation at the March 6th meeting. Staff researched the properties that the board members recommended to highlight; however, these properties were recently highlighted in the 2023 DeLand Digital Historic Tour. Therefore, staff is working with MainStreet DeLand and the West Volusia Historical Society to collaborate on this campaign and highlight different properties within our city.

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be May 1, 2025 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:17 P.M.



DATE: June 5, 2025

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Demolition) for a residential building at 403 East Rich Avenue**
Application No.: HPB25-050
Applicant/Owner: Jacqueline & Mark Barden
Zoning District: R-2
Current Use: Residential
Florida Master Site File Number: 8VO003778

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

Date of Construction:	1895	Style:	Frame Vernacular
Structural System:	Wood, Balloon	Foundation Type:	Piers, Brick
Siding:	Drop Siding	Stories:	1.5
Roof:	Metal, 3-v crimp	Windows:	Double-hung sash, 1/1 lights
Roof Type:	Gable	Chimneys:	2, brick, 2 center ridge
Porch:	S/end/shed roof, wooden posts, partially enclosed/3 bays	Secondary Structure:	1 outbuilding with Cross-gable roof

Description of Proposed Work:

The applicant is requesting to demolish the accessory structure (carriage house) behind the main structure on their property, constructed in 1927 (Figures 1-2). The proposed future use is to rebuild a similar structure for personal use, matching architecturally to the main structure. The proposed floorplan is to have a two-car garage on the first floor and a living space on the second floor, using the existing footprint, contingent upon meeting all required Land Development Regulations and applicable Building Code requirements. Applications for redevelopment plans have yet to be submitted for review.

Staff Analysis

Per the Volusia County Property Appraiser, the primary residence was built in 1895, and this accessory structure was built in 1927. This property is located within the Downtown Historic Support District and due to this building being built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed and is found to be consistent with the City’s Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structure, the redevelopment of this carriage house could benefit the surrounding neighborhood, as this would be consistent with the immediate neighboring properties.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand. 33-35.01. *Generally. (a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.*

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

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

The Florida Master Site File provides little information regarding the historical and architectural context about this accessory structure. However, per the 1991 Florida Master Site File, there have been few alterations to the main structure, retaining most of the architectural integrity. The architectural context, Frame Vernacular, was the prevalent style of residential architecture in Florida before the Civil War. Residents relied on local materials and their own methods and designs to construct buildings.

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

This property is located within the Historic Support District, and surrounded by a mixture of a Frame Vernacular, Folk Victorian, and Colonial Revival architectural styles within the immediate block, all of which have been built around the same time period of 1895 – 1940, some of which have matching accessory structures. The property owner has plans to build a new accessory structure, utilizing the existing footprint of the existing accessory structure, which is located behind the main house (Figures 1-2).

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

It would not be difficult to reproduce this accessory structure because the Frame Vernacular style is still a commonly used architectural style. However, it may be difficult to reproduce the building using similar materials as the original materials would not meet current Florida Building Codes. In this neighborhood, there are other properties that have an accessory structure behind the main structure on the same lot, similar to this subject property, therefore not being located in a unique location.

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

This accessory structure is one of the last remaining examples of its kind in this neighborhood, as within the surrounding block, the original historic accessory structures have either been completely demolished or demolished and rebuilt with a similar structure. The applicant is proposing to rebuild an accessory structure similar to the property that is immediately to the east of this property (Figure 3).

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

The property owner stated, they would like to replace the carriage house with a similar structure, 2-car garage on first floor and apartment on second floor, and their proposed new carriage house would architecturally match the primary residence. The property owner stated, they would like the structure to be similar to their neighbor's property at 411 East Rich Avenue (Exhibit B). However, no formal applications for development have been submitted for review. The effect of the proposed new structure on the character of the surrounding properties would be beneficial, as both the immediate neighbors have carriage houses that architecturally match the primary structures.

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

Although structural reports, documentation and photographs are always requested, they are not required per the City's Land Development Regulations. Therefore, the property owner has not had the building inspected for structural integrity, nor have they provided detailed information regarding repairing the building to save it from collapse.

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

If rehabilitated, the estimated cost of the renovation may exceed the value of the structure, however the property owner has not provided detailed documentation regarding the integrity of the building. If demolished and redeveloped, it could be possible to have a return on the investment. But, without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

The request is consistent with the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structure, the redevelopment of this carriage house could benefit the surrounding neighborhood, as this would be consistent with the immediate neighboring properties. The new development of this site will not require review by the Historic Preservation Board, because it is a single-family residence, the demolition requires Historic Preservation and City Commission action due to the age of the structure (built prior to 1950).

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

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

Attachments:

Vicinity map
Exhibit A - Project narrative
Florida Master Site File Form (8VO003778)



Figure 1

Exterior of 403 E. Rich Avenue, showing the main house and the subject accessory structure

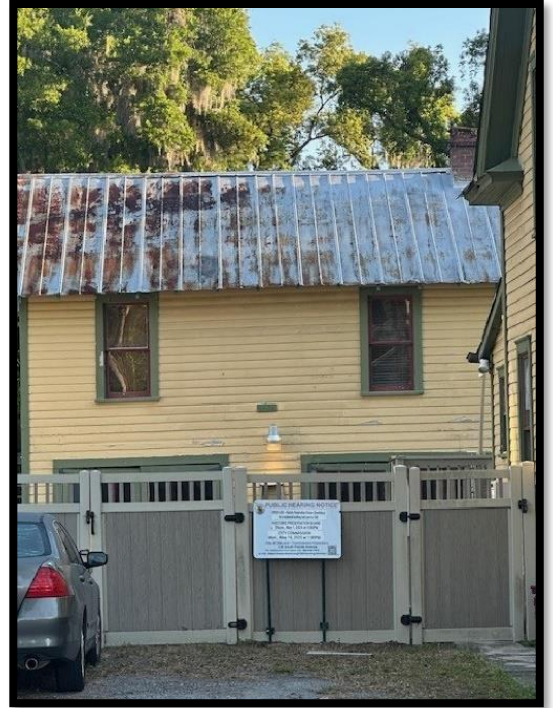


Figure 2

Exterior of 403 E. Rich Avenue, showing the subject accessory structure

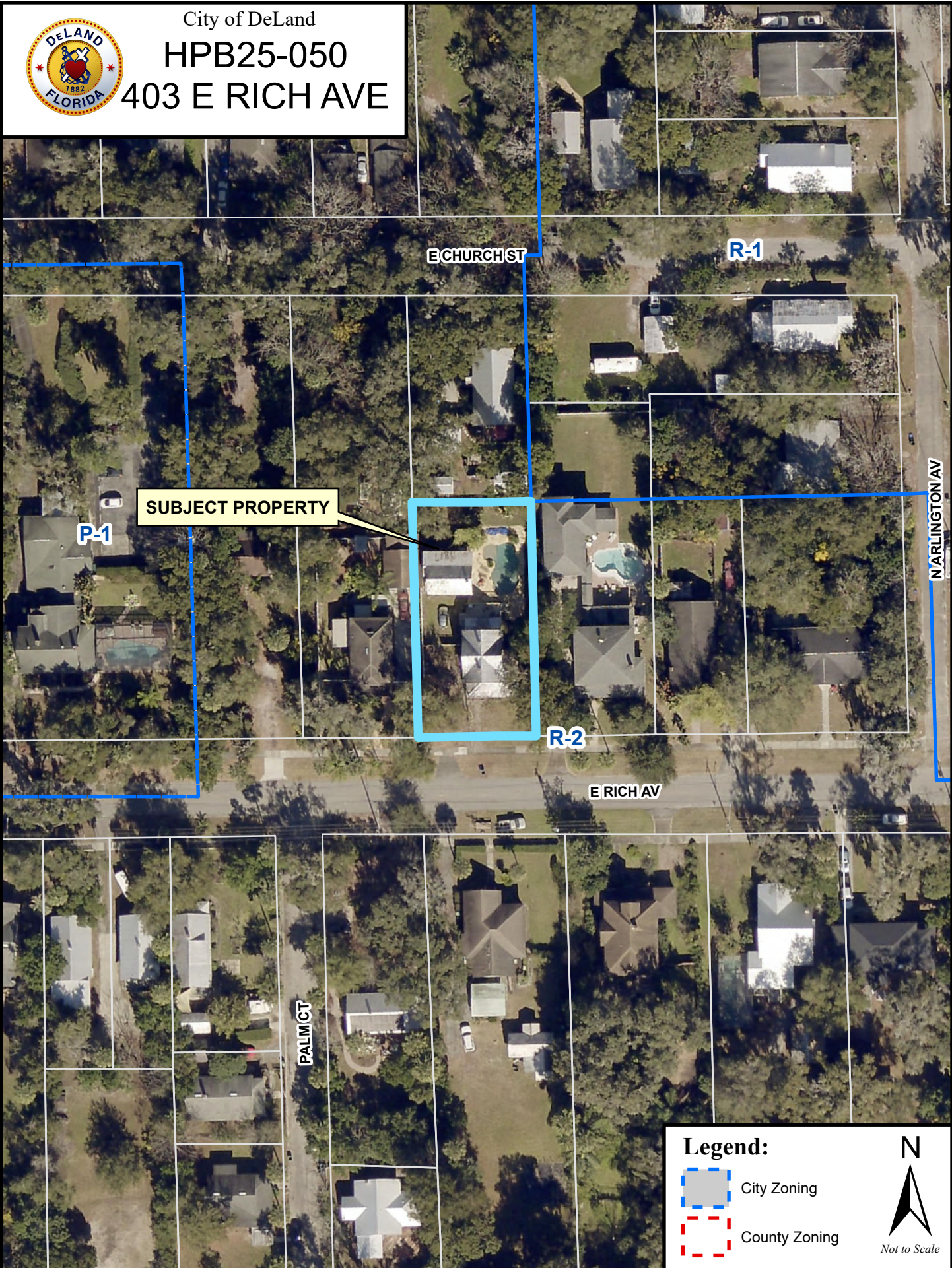


Figure 3



Exterior of 411 E. Rich Avenue, (neighbor's property) showing the similar structure the property would like to build in the same footprint of the existing accessory structure.




City of DeLand
HPB25-050
403 E RICH AVE



Legend:

-  City Zoning
-  County Zoning


N
Not to Scale



We would like to remove the carriage house behind my primary residence, which was built in 1927. The carriage house is in poor condition and has had extensive rotting wood and termite damage. The roof also has issues, leaking when there is a strong rain. We would like to replace this structure with a similar structure in the same place, 2 car garage/apartment over garage. The structure would have a similar facade and would be very similar to what my next door neighbor has. The structure would be used solely by my family.

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

RECORD NUMBER: 314
Page 1
X original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8 VO003778

SITE NAME:

HISTORIC CONTEXTS: Boom Times

NAT. REGISTER CATEGORY: Building

OTHER NAMES OR MSF NOS:

COUNTY: Volusia **OWNERSHIP TYPE:** Private, Individual

PROJECT NAME: Stetson University + City of DeLand: S+P DHR NO. 2936

LOCATION:

ADDRESS: 403 East Rich Avenue

CITY: DeLand

VICINITY OF/ROUTE TO: See attached maps

SUB: Pine Crest Subdivision

BLOCK

LOT 27

PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County

TOWNSHIP: 17S **RANGE:** 30E **SECTION:** 9 1/4: 1/4-1/4:

IRREGULAR SEC? y X n **LAND GRANT:** None

USGS 7.5 MAP: DeLand, FL 1964: PR 1980

UTM: ZONE: **EASTING:** **NORTHING:**

COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY

ARCHITECT:

BUILDER:

CONSTRUCTION DATE: c 1895 **RESTORATION DATE(S):**

MODIFICATION DATE(S):

MOVE: DATE: **ORIG. LOCATION:**

ORIGINAL USE (S): Private residence

PRESENT USE (S): Private residence

DESCRIPTION

STYLE: Frame Vernacular

PLAN: EXTERIOR: Rectangular

PLAN: INTERIOR:

NO. STORIES: 1.5 **OUTBLDGS:** 1 **PORCHES:** 1 **DORMERS:** 0

STRUCTURAL SYSTEM(S): Wood, balloon

EXTERIOR FABRIC(S): Drop siding

FOUNDATION: TYPE: Piers

MATERIALS: Brick

INFILL:

PORCHES: S/end/shed roof, wooden posts, partially enclosed/3 bays

ROOF: TYPE: Gable

SURFACING: Metal, 3-V crimp

SECONDARY STRUCS: Cross-gable

CHIMNEY: NO.: 2

MATERIALS: Brick

LOCATIONS: 2 center ridge

WINDOWS: Double-hung sash, 1/1 lights

EXTERIOR ORNAMENT:

CONDITION: Good

SURROUNDINGS: Residential

NARRATIVE:

See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

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

SUMMARY OF SIGNIFICANCE

See continuation sheet

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

* DATE LISTED ON NR _____ *

* KEEPER DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *

* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *

* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *

* OFFICE _____ *

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

RECORDER INFORMATION: NAME: Sidney Johnston

DATE: 02/01/91 AFFILIATION: Historic Property Associates, Inc.

PHOTOGRAPHS

LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL

NEGATIVE NUMBERS: Roll 9, #36

PHOTOGRAPH

M A P

See Attachments

STATEMENT OF SIGNIFICANCE

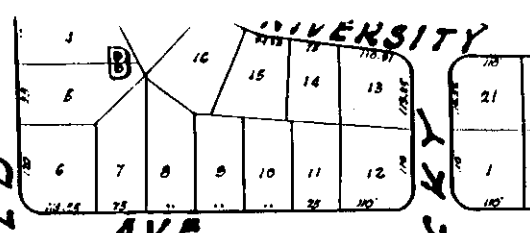
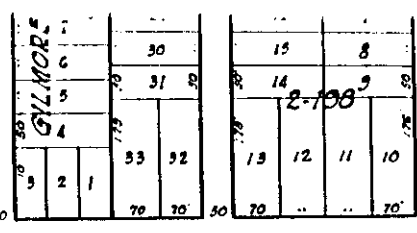
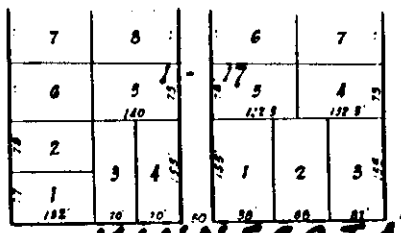
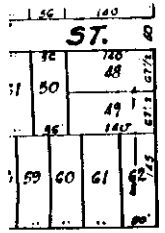
Architectural Narrative: This one and one-half story Frame Vernacular residential building is located at 403 East Rich Avenue. Notable architectural features include a cross-gable roof, cornice return, and an end porch covered by a hip roof supported by wooden posts. Fenestration consists of 1/1 double hung sash windows. The exterior wall fabric is drop siding. With few alterations, this building has retained most of its architectural integrity.

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

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

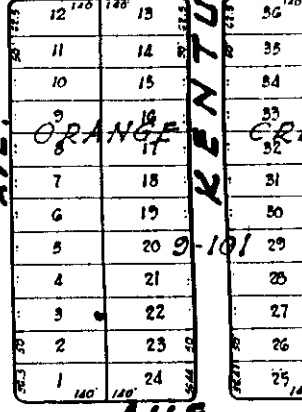
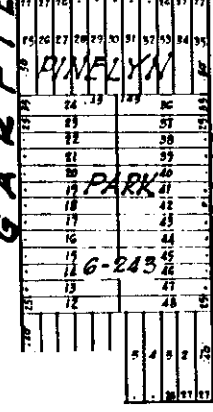
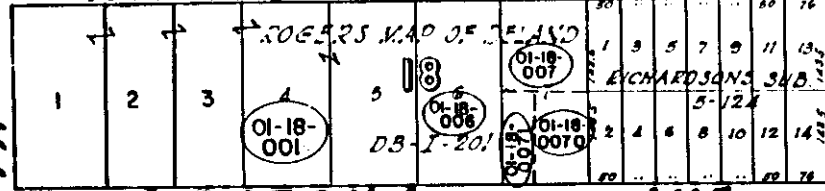
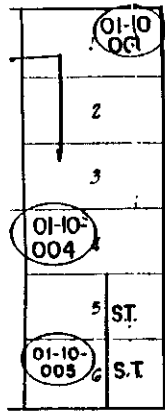
Historical Narrative: Located in the Pine Crest Subdivision, which was platted by F.M. Curry in November, 1913, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the late nineteenth century. Architectural evidence based on comparisons with buildings of similar design and construction indicates that it was built about 1895.

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

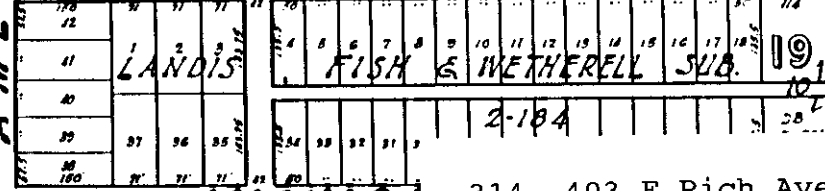


MINNESOTA

AVE.

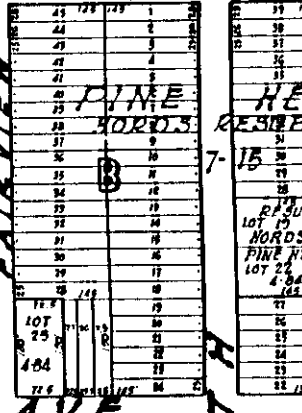
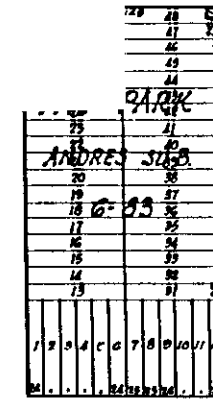
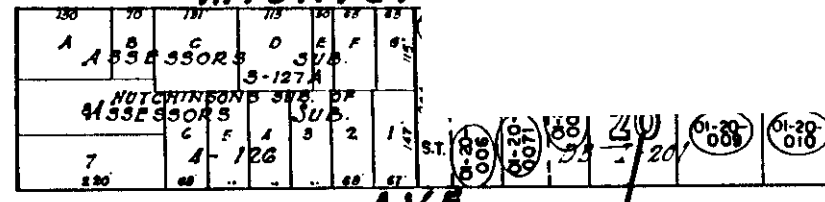
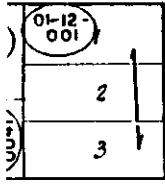


ARIZONA AVE.

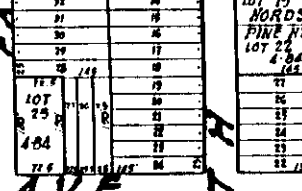
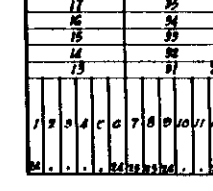
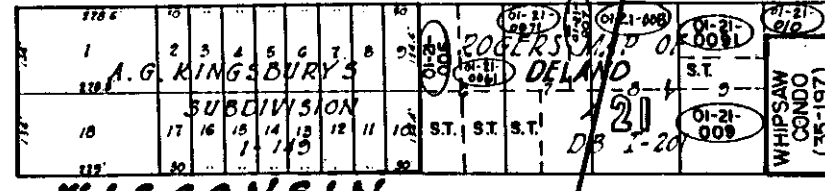
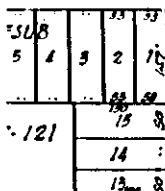


314. 403 E Rich Ave

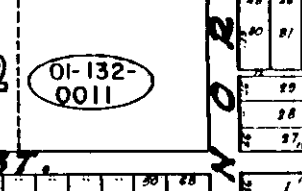
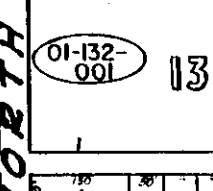
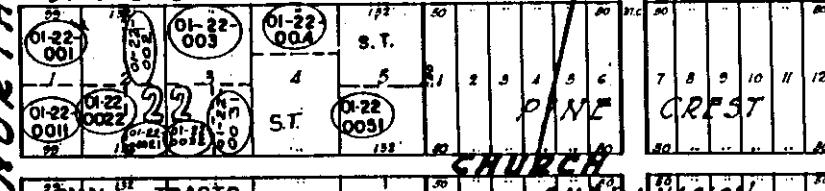
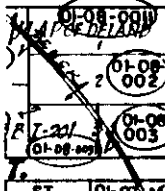
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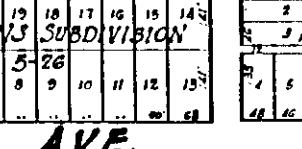
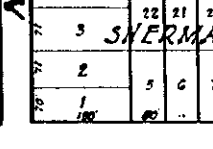
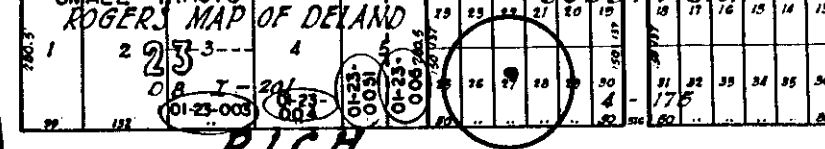
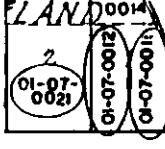
AVE.



WISCONSIN

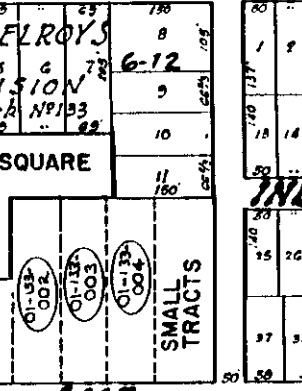
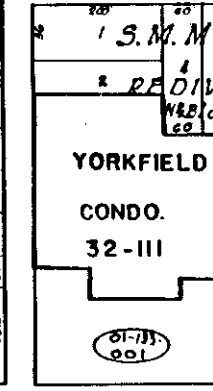
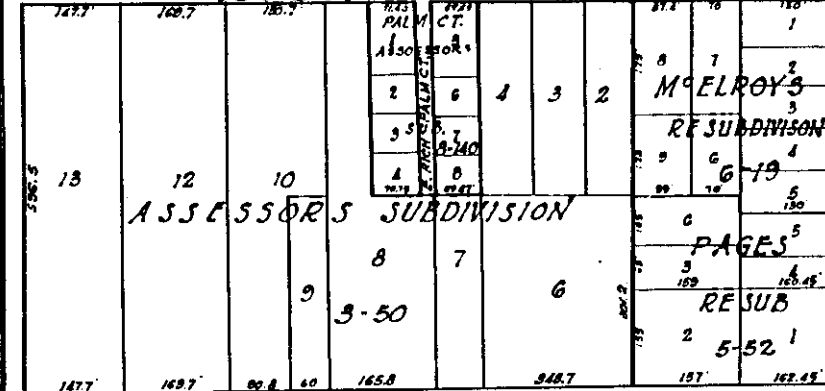
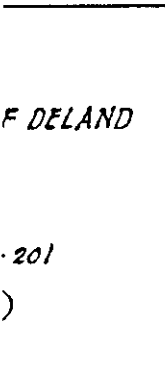


CHURCH



RICH

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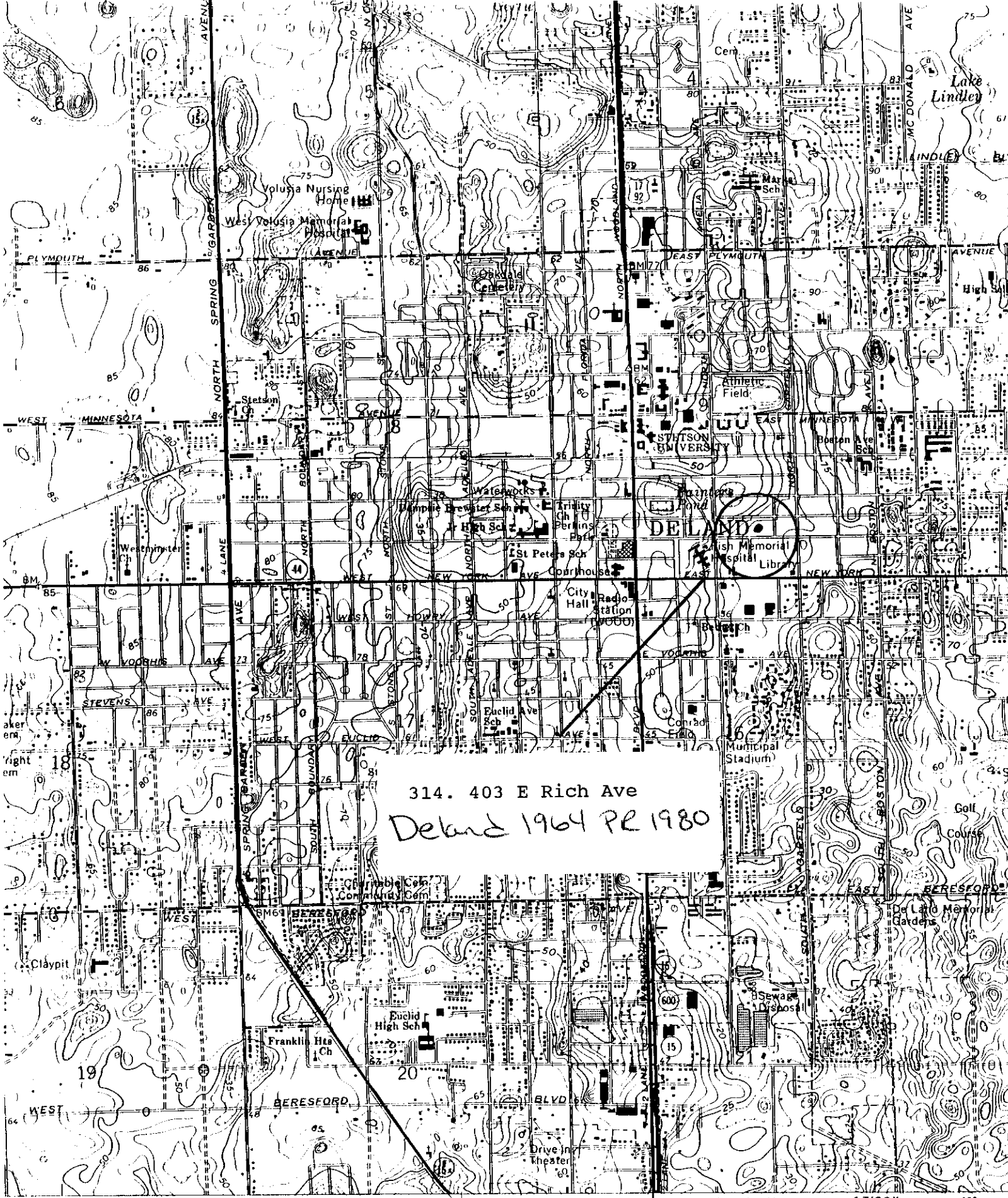
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YORK

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15-16

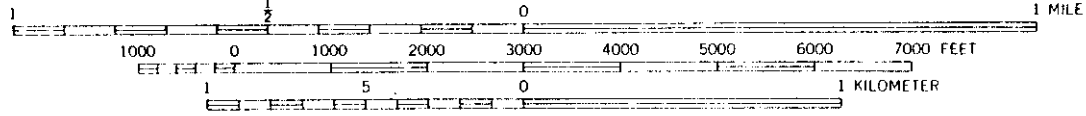
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314. 403 E Rich Ave
Deland 1964 PE 1980

30 E 20' 468 0.7 MI. TO U.S. 17 (ORANGE CITY) 4741 IV NE 17'30" 472

SCALE 1:24 000



V0378





MEMORANDUM

DATE: June 5, 2025

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner/Historic Preservation Coordinator*

RE: Continuation of HPB25-063 – Certificate of Appropriateness (Exterior Alteration)
for a commercial building at 118 North Woodland Boulevard

The May 1, 2025 Historic Preservation Board agenda, agenda packet and public hearing signs were published in accordance with the City of DeLand Land Development Regulations Section 33-34.03(c)(4), and after publication it was determined the meeting would not have a quorum. Therefore, the meeting was cancelled and the previously published agenda items were moved to the June 5, 2025 meeting agenda, and the previous published meeting notices were updated appropriately.



The applicant received the previously published May 1, 2025 Historic Preservation Board agenda packet, which included the staff report for their project. The applicant has since reviewed the staff report, and requested the application be continued from the June 5, 2025 Historic Preservation Board agenda to a future Historic Preservation Board meeting date, to allow time to revise the scope of work and plans based on the staff report. Once the applicant has updated the scope of work and plans, the item will be schedule for an upcoming meeting, and a new public hearing sign will be posted on the property.



City of DeLand
HPB25-063
118 N WOODLAND



Legend:

-  City Zoning
-  County Zoning





DATE: June 5, 2025

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Avenue**
Application No.: HPB25-071
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 was previously approved at 67-ft, the NE corner portion of the building is now being increased to 77-ft. The building will remain as primarily 5-stories tall, however the NE portion will be 6-stories, with the first-floor as parking. The SE portion of the building fronting New York Avenue is still proposed as 3-stories. The building is proposed to consist of 84-units (44 one-bedroom units, 28 two-bedroom units, and 12 three-bedroom units). The first-floor fronting along New York will be non-residential space dedicated for the leasing office. The site will include a single L-shaped building, parking (vehicle & bicycle), and required stormwater management.

Previous Certificate of Appropriateness

In August 2024, the Historic Preservation Board reviewed a Certificate of Appropriateness (COA) for the new construction of a new multi-family (apartment) building. The Historic Preservation Board approved the COA 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 Avenue) façade, on the tower portion, above storefront doors on floors 2-5.

As outlined in the August 1, 2024 meeting minutes, City staff received public comment via email, and board members 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 revised the building elevations to reflect these conditions, and applied for another Certificate of Appropriateness (COA) in order to have an approval with no conditions.

In November 2024, the Historic Preservation Board reviewed a new Certificate of Appropriateness (COA) for the same scope of work as previously approved in August 2024, except the applicant revised the exterior alterations to incorporate the previous approval with conditions. The Historic Preservation Board approved the application as presented, with no conditions.

Since the approval of both the previous COA's, the applicant has incorporated first-floor covered parking, resulting in an exterior alteration and increase in building height to a portion of the building, thereby requiring review of a new COA.

Staff Analysis

The applicant has a Class IV site plan in review with the Technical Review Committee (TRC) and the project will also require review by the Planning Board and City Commission. 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 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 since remained vacant. 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 also had two (2) previous Certificate of Appropriateness (COA) applications approved. The applicant has since incorporated the Historic Preservation Board members courtesy review comments and conditions of approval 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 as requested by the Historic Preservation Board with both previous Certificate of Appropriateness's.

(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 incorporated additional brick into the façade as requested by the Historic Preservation Board to match existing building within the Historic District.

(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), and 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;

The proposed overall height of this building was previously approved at 67-ft (5-stories), the NE corner portion of the building is now being increased to 77-ft (6-stories); to accommodate the first-floor parking and the SE portion of the building fronting New York Avenue is still proposed as 3-stories. The former Barnett Bank located at 101 N. Woodland Blvd, is a contributing structure in the Downtown Historic District, and is the only existing 5-story building, whereas the remainder of the district consist of a mix of 1 to 4-story buildings, with majority being only 2-stories. However, staff is concerned that the proposed increase in height, to accommodate the first-floor parking along the eastern side of the building will further exacerbate the previous concerns

regarding the height and massing of this building compared to downtown buildings, specifically, the potential to “overshadow the historic courthouse”.

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 will still be the tallest building in the immediate block, especially with the incorporation of parking on the first-floor, which has increased the NE corner portion of the building height by 10-ft, whereas the rest of the building overall height has remained the same as previously approved (67-ft). The 10-ft increase in a portion of the building height has added additional stacked massing, creating a change in massing from 77-ft (6-stories), 67-ft (5-stories) and 32-ft (3-stories). Staff is concerned that the proposed increase in height, to accommodate the first-floor parking along the eastern side of the building will further exacerbate the previous concerns regarding the massing of this building compared to downtown buildings, specifically, the potential to “overshadow the historic courthouse”.

d. Setbacks;

The building is being brought as close to New York Avenue as possible per LDR Sec. 33-94.04, which requires that buildings fronting New York Avenue and Woodland Blvd. shall be oriented 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 Avenue, and 3/1 windows on floors 2-5. The incorporation of the first-floor parking has added additional architectural screening/fenestration treatment on the east & west elevations, allowing for vehicle screening and natural ventilation.

f. Roof shape;

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

g. Use of materials;

The incorporation of different materials and use of materials is similar to other buildings within the district. The overall architecture, especially the first-floor elevations have incorporated different use of materials, such as red brick, stucco and change in paint colors for building accents.

h. Directional expression;

The south elevation of this building, facing New York Avenue has majority of the architectural features, such as change in materials, color, and storefront windows on first-floor whereas the other sides have less enhanced architectural features. The incorporation of the first-floor parking has added additional architectural elements and materials on the east and west elevations to allow for the natural ventilation of the parking garage.

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, and has to adhere to Land Development Regulations Sec. 33-94.04. Although not within the Downtown Historic District, the most recent similar new construction in close proximity to this site is the DeLand Commons Apartments at 129 E. Voorhis Avenue. LDR Sec. 33-94.04 requires the building to be as close to the street as possible, to create street frontage activation, additional landscape in the front, and parking in the rear. The applicant has incorporated these elements into their Site Plan application, and the updated layout and elevations are attached.

33-94.04. Design criteria for Historic Design and Downtown Support District and Design Guidelines for Commercial Buildings in Downtown DeLand - New Construction and additions

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

This application is completely new construction, not an addition to an existing building. The façade of the new building is utilizing some similar features and materials of existing buildings in the historic downtown to enhance the character of the area, rather than detracting 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. Aside from City Hall (50-ft, 3-story building) across the street, the immediate block consists primarily of 1-story buildings and similar to City Hall, it will be oriented close to the road with additional landscaping to allow for pedestrian access and activating the sidewalks along this portion of New York Avenue. However, staff is concerned that the proposed increase in height, to accommodate the first-floor parking along the eastern side of the building will further exacerbate the previous concerns regarding the height and massing of this building compared to downtown buildings, specifically, the potential to “overshadow the historic courthouse”.

- 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 City Hall (50-ft, 3-story building). The roof, cornice treatment, color palate, materials and texture of the new building reflect the former Putnam Hotel and aside from City Hall across the street, the immediate block consists primarily of 1-story buildings with a variety of facades and treatments.

- 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 under the building on the first-floor and in the rear. The landscaping plan is similar to City Hall (50-ft, 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 Historic Preservation Board previously requested additional brick to be incorporated on the front tower column and along the first-floor, which the applicant has since incorporated into the proposed renderings. The new construction is similar to the former Putnam Hotel such as the barrel tile roof, color palate, roof cornices, roof turrets, and awnings, but 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 as previously requested by the Historic Preservation Board.

Staff Recommendation:

Staff finds this proposed project is inconsistent with the City of DeLand Land Development Regulations Sections 33-34.03(b)(2)(a), 33-34.03(b)(2)(c), and 33-94.04 (a)(2).

Staff is further concerned that the proposed increase in height, to accommodate the first-floor parking along the eastern side of the building will further exacerbate the previous concerns regarding the height and massing of this building compared to downtown buildings, specifically, the potential to “overshadow the historic courthouse”.

Attachments:

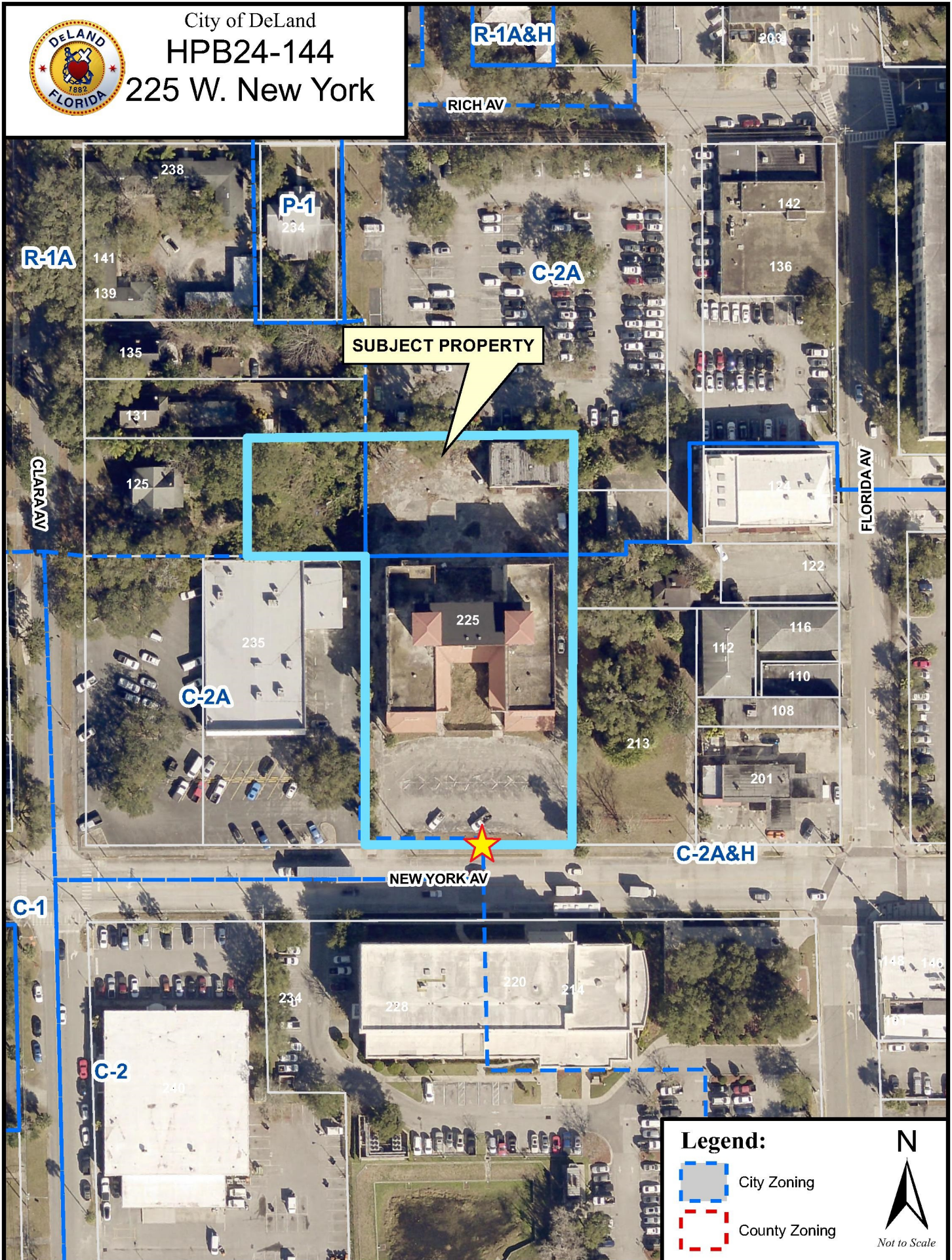
Vicinity Map

Updated Proposed Elevations

Updated Site Plan



City of DeLand
HPB24-144
225 W. New York



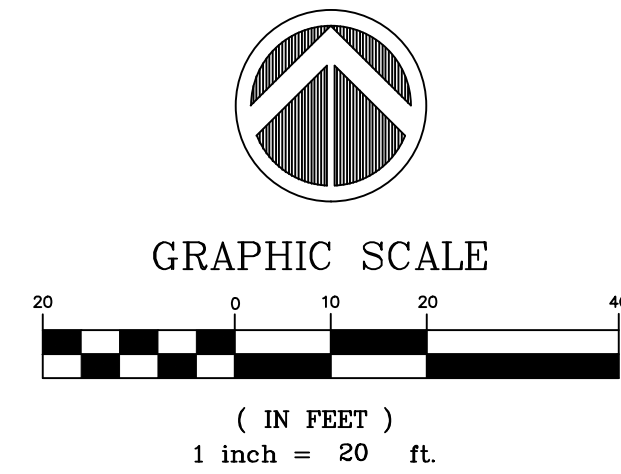
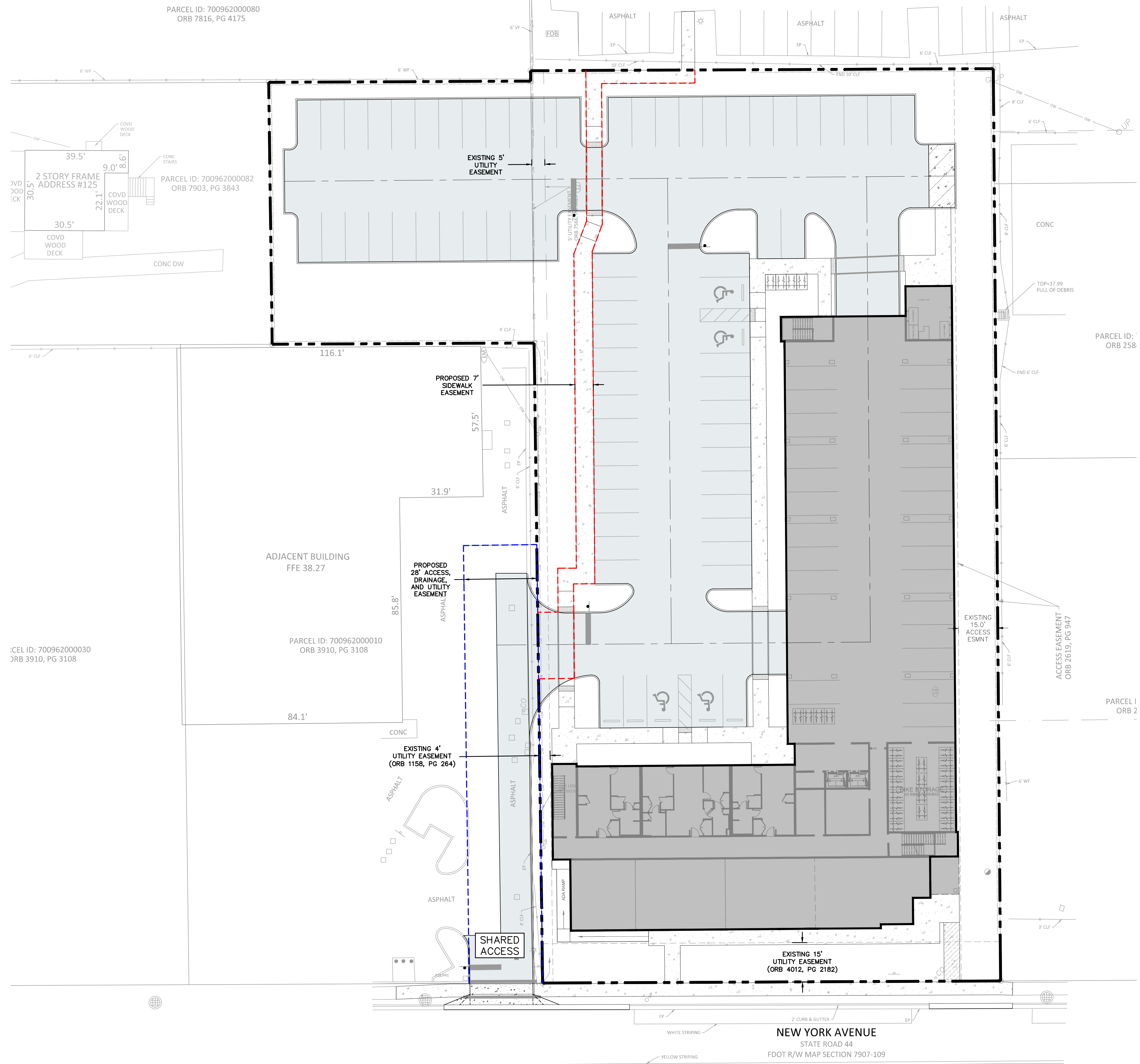
Legend:

-  City Zoning
-  County Zoning

N



Not to Scale



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

EASEMENT PLAN
FOR
NEW YORK AVE APARTMENTS
CITY OF DELAND, FLORIDA

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

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
March 25, 2025
CERTIFICATE OF AUTHORIZATION NO. CA-0097723

NO.	DATE	REVISIONS
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JOB # 23201
DATE: 03/25/25
SCALE: 1"=20'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

C101

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CONSULTANT:

OWNER / PROJECT:

**NEW YORK AVE.
APARTMENTS**
AN AFFORDABLE HOUSING COMMUNITY
DELAND, FLORIDA

PROFESSIONAL SEAL:

MARK | DATE | DESCRIPTION

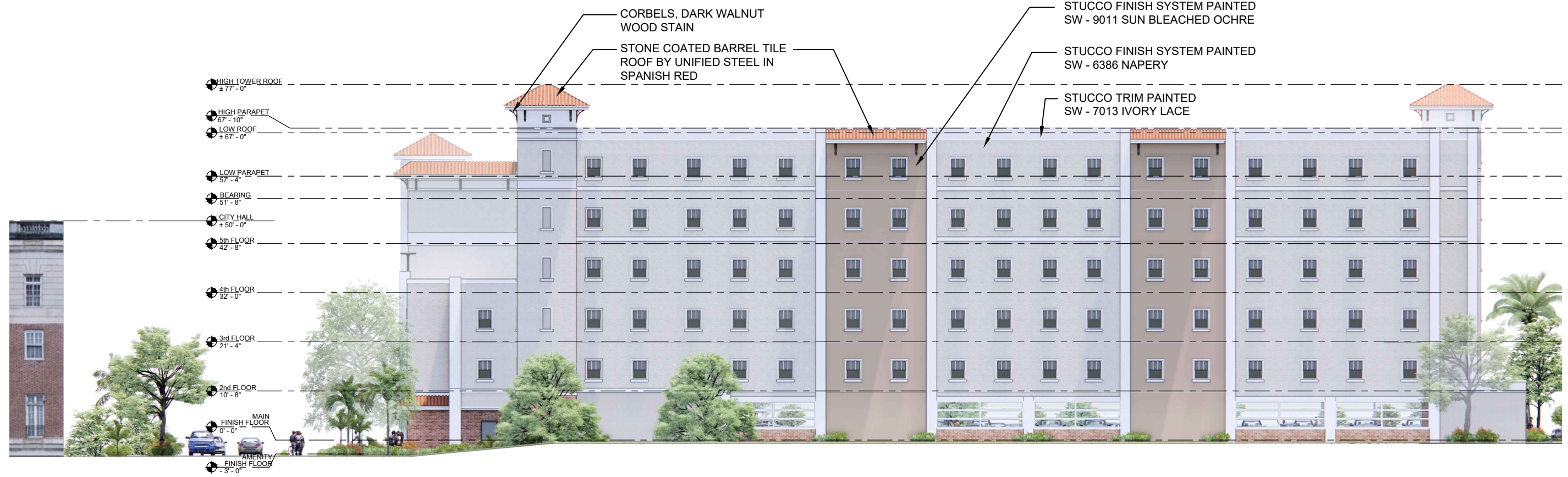
ISSUE DATE: FEBRUARY 20, 2025

EXTERIOR ELEVATION

PROJECT NO. PSA 2024-01.00

DRAWN BY AP

CHECKED BY JP



2 EAST ELEVATION (EMPTY LOT FACADE)
E-02 SCALE: 3/32" = 1'-0"



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



NEW YORK AVENUE APARTMENTS
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