



**CITY OF DELAND
REGULAR MEETING OF THE
HISTORIC PRESERVATION BOARD
AUGUST 7, 2025 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. June 5, 2025 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Certificate of Appropriateness (Alteration) of a commercial building at 118 North Woodland Boulevard**
Application No.: HPB25-063
Applicant: Fredrick Peace
Owner: Woodland, LLC
2. **Historic Preservation Review (Demolition) of a structure built prior to 1950 at 207 1/2 East Michigan Avenue**
Application No.: HPB25-101
Applicant/Owner: John B. Stetson University
3. **Historic Preservation Review (Demolition) for a building and detached garage built prior to 1950 at 209 East University Avenue**
Application No.: HPB25-102
Applicant/Owner: John B. Stetson University
4. **Historic Preservation Review (Demolition) of a structure built prior to 1950 at 205 East University Avenue**
Application No.: HPB25-103
Applicant/Owner: John B. Stetson University

STAFF UPDATES

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE September 4, 2025 at 5:00PM

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**

City Commission Chambers
120 South Florida Avenue
June 5, 2025- 5:00 P.M.

I. CALL TO ORDER

Having been duly noticed as required by law, the June 5, 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: None

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

III. APPROVAL OF MINUTES

Matthew West motioned to approve the April 3, 2025 meeting minutes as presented. West Costa seconded the motion and all approved unanimously. (6-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

The order of the agenda was modified to move Agenda Item 2 (HPB25-063) to be considered as Agenda Item 1, as reflected in these meeting minutes.

1. Certificate of Appropriateness (Alteration) of a commercial building at 118 North Woodland Boulevard

Application No.: HPB25-063

Applicant: Fredrick Peace

Owner: Woodland, LLC

Emily Kunkel stated that the applicant has requested for the item to be continued to a future meeting.

Reggie Santilli motioned for this item be continued to a future meeting. William Hoffman seconded the motion. (6-0)

2. Historic Preservation Review (Demolition) of a residential accessory structure at 403 East Rich Avenue

Application No.: HPB25-050

Applicant/Owner: Jacqueline & Mark Barden

Emily Kunkel provided an overview of the application and stated that staff finds this 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).

Scott Price motioned for approval of the Historic Preservation Review (Demolition) of a residential accessory structure at 403 East Rich Avenue, with the condition that the new structure match architecturally to the main structure. William Hoffman seconded the motion. (6-0).

3. Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave.

Application No.: HPB25-071

Applicant: Mark Watts, Esq., Cobb Cole

Owner: Axia Partners, LLC

Emily Kunkel provided an overview of the application and stated that staff finds this proposed project is 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”.

The applicant, Mark Watts, Esq. provided a brief presentation of the recent changes to the building as shown in the new elevations, and provided an update on the overall project. The project architect Jeff Powell was also present to answer any architectural comments or questions.

Discussion ensued amongst the board members, each providing their feedback, questions and concerns with the project.

Public Comment was provided by Randy Williams, suggested other possible uses for the site, such as creating an RV park with amenities.

Scott Price motioned for approval of the Certificate of Appropriateness (COA) as presented. Reggie Santilli seconded the motion. (5-1) William Hoffman opposed.

VII. STAFF UPDATES

None

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be July 3, 2025 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:56 P.M.



DATE: August 7, 2025

TO: Historic Preservation Board

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

RE: **Certificate of Appropriateness (Exterior Alteration) for a commercial building at 118 North Woodland Boulevard**
Application No.: HPB25-063
Applicant: Frederick Peace
Owner: Woodland, LLC
Zoning District: C-2A&H (Downtown Commercial & Historic)
Current Use: Commercial
Florida Master Site File: 8VO1657

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

Date of Construction:	+/- 1915	Style:	Masonry Vernacular
Exterior Fabric:	Brick	Stories:	2
Roof Material:	Built-Up	Windows:	Wood – double hung (upper floor) and metal storefront (ground floor)
Roof Type:	Flat	Chimneys:	None
Porch:	None	Secondary Structure:	None

Description of Proposed Work:

The applicant is requesting to remove the sign name designation of “E.L. White Building” and rename to the original name “Bond Lumber Co.,” cover the exposed edge of stucco on the adjacent building (south) (after obtaining property owners permission), remove the decorative metal column base covers and replace with new base covers (fabricated to fit), remove all the existing black Vitrolite/Carrara glass, which is broken and cracked around the existing storefront entry way and finish with a tan, fine-textured stucco, repair former display case into working order, and replace the rotted wood window frame on the existing north wall blind window, and repaint to the same existing color.

Previous Certificate of Appropriateness’s summary:

In 2021, the applicant applied for an exterior alteration Certificate of Appropriateness (COA) for the demolition and replacement of an existing awning and covering the first-floor brick columns with a new material. The request was heard at the September 2, 2021 Historic Preservation Board meeting, but was continued to the October 7, 2021 meeting. At the time of the October 7th meeting, the applicant amended the overall request to remove the covering of the first-floor brick columns, and the Historic Preservation Board approved the request to demolish and replace the existing

awning. Since 2021, these alterations were never fully completed, and due to the previous COA having no expiration, the applicant has demolished the previous awning and can now proceed with the replacement of the awning, but any additional exterior alterations require a new COA application. Therefore, as outlined in the description of proposed work, the applicant is requesting approval of additional exterior alterations to the building.

Staff Analysis

This property is located within the Downtown Historic District, Historic Design District, Historic Support District, and the Downtown Historic Support District. The exterior alteration of the building has been reviewed per the City's Land Development Regulation Section 33-34.03, which outlines that "*Any material change or alteration in the exterior appearance of existing buildings objects or structures*" requires review by the Historic Preservation Board, if the work is not "*ordinary maintenance*" and will not result in the "*original appearance*" as defined the Land Development Regulations.

Over the years, some changes have been made to the building's exterior, such as removing the cantilevered flat canopy and adding awnings to the second-floor windows. However, the main architectural materials, features, and character remain intact. Staff is concerned about the condition of the building's exterior, especially the sandstone bricks and the black Vitrolite/Carrara glass, and supports the applicant's efforts to prevent further damage. The black Vitrolite/Carrara glass around the storefront is rare and difficult to repair or replace, so it should be preserved as much as possible. Covering the sandstone bricks with stucco could speed up their deterioration. Staff recommends that if stucco is used, it should be applied over a lath attached to the mortar joints, not directly to the bricks. This method would help protect the bricks and make it easier to remove the stucco in the future without causing major damage.

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 proposed exterior alteration does not change the use of the property, the existing first-floor commercial and second-floor private office use will remain.

(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)(1)) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The subject building exterior is covered with the original distinguishing historic sandstone brick material. Previously, portions of the building were covered with black Vitrolite/Carrara glass (FMSF Photograph – 1986), but in the 1970s, the Vitrolite/Carrara glass was removed from the front columns, exposing the underlying sandstone brick. Some areas still retain black mastic, the adhesive once used to attach the glass. This type of structural glass was commonly used in architectural and commercial storefront applications from the 1920s through the 1940s. However, by the late 1950s, production of Vitrolite/Carrara glass ceased, making it increasingly rare and historically valuable. For this reason, efforts should be made to preserve any remaining examples. Today, remnants of the glass remain around the upper portion of the commercial storefront at 139 N. Woodland Blvd. (Figures 1–3).

The applicant is proposing to remove the remaining black Vitrolite/Carrara glass, which is broken and cracked in several locations around the storefront door. However, removing this glass and subsequently covering the exposed sandstone brick would alter the building’s historic character. In addition, applying stucco directly to the sandstone brick may harm its longevity. If stucco is to be applied, it’s recommended to be installed over lath anchored to the mortar joints rather than directly onto the brick. This approach helps preserve the brick and allows for future removal of the stucco with minimal damage.

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

The subject building was built around 1915 in the Masonry Vernacular architectural style, which uses locally available materials, such as brick and stone. During this time period, stucco would

have been a locally available material in Florida, however, the addition of stucco material would have no historical basis and would create an earlier appearance of the building, but would match other buildings within the downtown historic district with similar exterior materials.

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

The previous addition of the black Vitrolite/Carrara glass, (FMSF Photograph – 1986) to the subject building has acquired significance as this material has become harder to obtain, thus this every effort should be made to preserve this historic material. However, in the 1970's the material was removed from the front columns and the removal of this glass has left the sandstone brick exposed and some still covered with black mastic (remnants of the adhesive).

(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)(4)) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The applicant is proposing to repair and preserve the former display case, on the north wing wall, and on the opposite side of the wall, repair and preserve the blind nonfunctioning window, resulting in no change in the repetition of the relationship of solids and voids in the architectural design, thereby preserving the distinctive features of the building.

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

The applicant is proposing to add a stucco finish over some portions of the existing first-floor sandstone brick and keeping the first-floor columns and upper-floor sandstone brick unaltered. Although some buildings in the downtown historic district have a stucco finish on the first-floor with brick exterior on the upper floors (Figures 2-5), the new materials should match the existing materials, and further should complement the upper floors of the building by matching in material type and color. The first-floor bricks of the subject building have experienced erosion over the years, as sandstone brick is soft and susceptible to wear. Staff supports the applicant's efforts to halt further deterioration, but is concerned about the longevity of the sandstone brick once covered with the proposed stucco, and recommends the applicant utilize a lath that could be installed to the

brick mortar joints rather than directly applied to the exterior brick, to allow the existing brick to be preserved.

(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)(6)) 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.

At this time, the applicant has not provided documentation if surface cleaning is proposed.

(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)(7)) 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 proposed effects to archeological resources.

(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)(8)) 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 proposed addition of stucco over the existing sandstone brick could exacerbate the deterioration, if directly attached to the bricks. The proposed alteration includes the addition of either a stucco transom or T-111 PTP plywood transom to structurally allow the installation of the new awning. These proposed alterations are similar to other buildings in the downtown historic district, such as 145 North Woodland Blvd (Figures 6-8) and 204 North Woodland Blvd (Figures 3-5)

(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)(9)) 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.

The first-floor bricks of the subject building have experienced erosion over the years, as sandstone brick is soft and susceptible to wear. The applicant's request to cover the existing sandstone brick with stucco material may exacerbate the deterioration of the brick therefore, staff recommends that if stucco is used, it should be applied over a lath attached to the mortar joints, not directly to the

bricks. This method would help protect the bricks and make it easier to remove the stucco in the future without causing major damage.

(LDR Section 33-34.03(b)(1a)) 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 applicant has proposed several paint colors to closely match the existing building colors. The final selections will be based on field-tested samples to ensure a proper match. The proposed colors from the City of DeLand Historic Commercial Building Color Guide are SW6115 (tan) and SW6381 (yellow). The following colors are not found on the City of DeLand Historic Commercial Building Color Guide, and require approval from the Historic Preservation Board: SW6258 (black), SW2849 (grey), SW7005(white), SW7680 (tan), SW9097 (tan), SW2834 (yellow), and SW2857 (yellow).

Staff Recommendation:

Staff is supportive of the request to remove the sign name designation of “E.L. White Building” and rename to the original name “Bond Lumber Co.”, covering the exposed edge of stucco on the adjacent building (south) (after obtaining property owners permission), removal the decorative metal column base covers and replace with new base covers (fabricated to fit), and repair former display case into working order, and replace the rotted wood window frame on the existing north wall blind window, and repaint to the same existing color.

Staff is concerned about the condition of the building’s exterior, especially the sandstone bricks and the black Vitrolite/Carrara glass, and supports the applicant’s efforts to prevent further damage. However, staff does not support removal of all the existing black Vitrolite/Carrara glass, and finishing with a tan, fine-textured stucco because the black Vitrolite/Carrara glass around the storefront is rare and difficult to repair or replace, so it should be preserved as much as possible and covering the sandstone bricks with stucco could speed up their deterioration. Staff recommends that if stucco is used, it should be applied over a lath attached to the mortar joints, not directly to the bricks. This method would help protect the bricks and make it easier to remove the stucco in the future without causing major damage.

Historic Preservation Board’s Action:

The historic preservation board shall use the criteria set forth in subsection (b) 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 take one of the following actions:

- a. Grant the certificate of appropriateness with an immediate effective date;
- b. Grant the certificate of appropriateness with special modifications and conditions;
- c. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
- d. Deny the certificate of appropriateness.

Attachments:

Vicinity Map

Florida Master Site File (8VO1657) (1986)

Florida Master Site File (8VO1657) (2023)

Previously Approved COA, staff report and meeting minutes (2021) (COA21-142)

New Proposed Architectural Plans

Exhibit A
Existing Conditions – 118 North Woodland Blvd

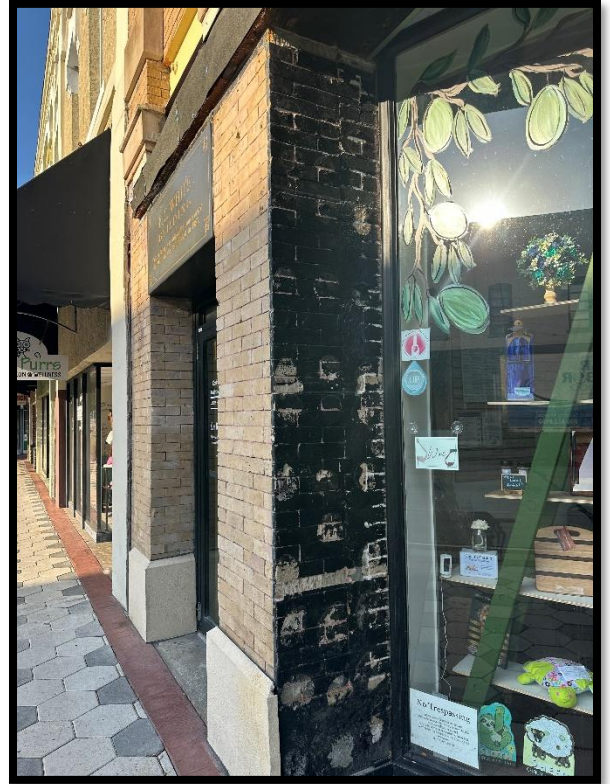


Exhibit A
Existing Conditions – 118 North Woodland Blvd

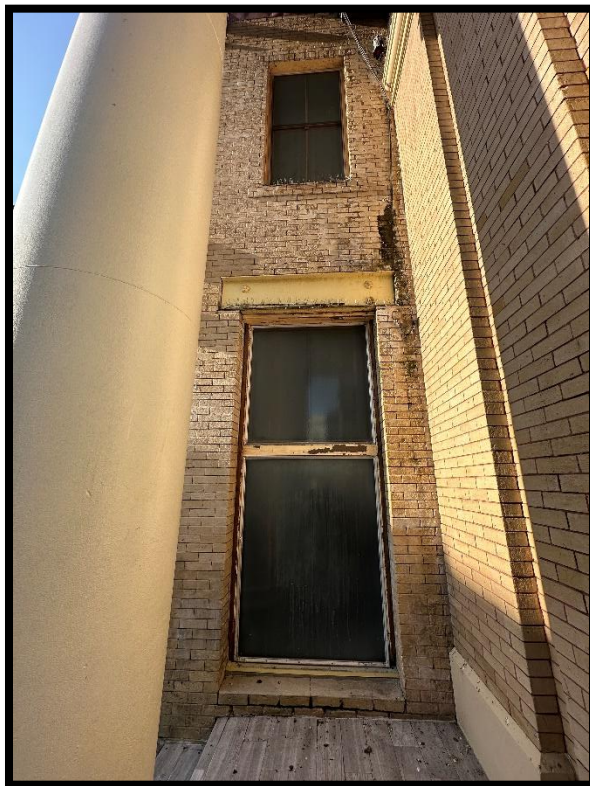
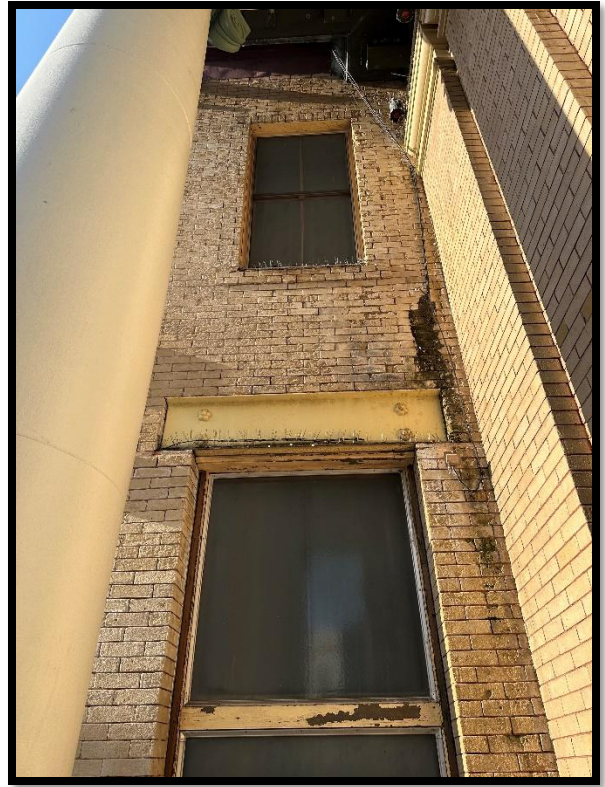
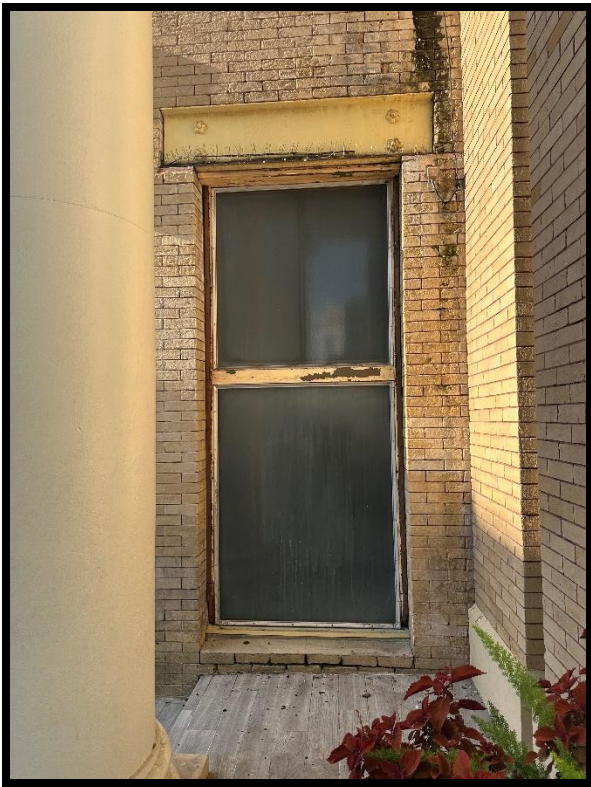


Exhibit B

Downtown Historic District Examples



Figure 1

Showing the north wing wall (inside the retail entry, looking north) and existing black glass around the storefront entry.



Figure 2

Showing the exterior brick of the upper floor and stucco finish and black glass storefront at 139 North Woodland Boulevard.



Figure 3

Showing the exterior brick of the upper floor at 139 North Woodland Boulevard.

Exhibit B

Downtown Historic District Examples



Figure 3

Showing the first-floor stucco finish at 204 North Woodland Boulevard

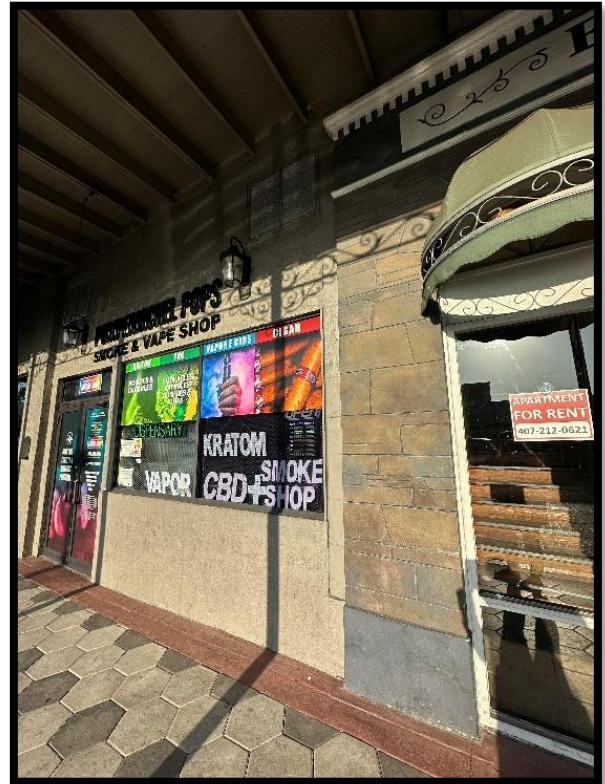


Figure 4

Showing the first-floor stucco finish at 202 North Woodland Boulevard



Figure 5

Showing the first-floor stucco finish and brick exterior of the upper floor at 207 North Woodland Boulevard

Exhibit B

Downtown Historic District Examples



Figure 6

Showing the first-floor structural installation of awning at 145 North Woodland Boulevard



Figure 7

Showing the first-floor structural installation of awning at 145 North Woodland Boulevard



Figure 8



Showing the first-floor structural installation of awning at 145 North Woodland Boulevard



City of DeLand
HPB25-063
118 N WOODLAND



Legend:

-  City Zoning
-  County Zoning



FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 VO 1657

SITE NAME: 118 North Woodland Blvd.
ADDRESS: 118 North Woodland Blvd.
INSTRUCTIONS TO LOCATE:

SURVEY DATE: 08/31/86

1107

LOCATION: DeLand 3 1
Subdivision Name Block No. Lot No.

COUNTY: Volusia

DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME: Eliah F. White
ADDRESS: 3545 Royal Tern Circle
ADDRESS: Boynton Beach, FL 33436

TYPE OF OWNERSHIP: Private RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT
x GOOD
FAIR
DETERIORATED

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

ORIGINAL USE Commercial
PRESENT USE Commercial
DATES 1909-1915
CULTURE/PHASE American
PERIOD: 20th century

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

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

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

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

Vol 1657

RECORD NUMBER 21

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Masonry Vernacular

PLAN TYPE: Rectangular

EXTERIOR FABRIC(S): Brick:running

STRUCTURAL SYSTEM(S): Masonry:brick

PORCHES:

ORIENTATION: E

FOUNDATION: Piers:brick with brick infill

ROOF TYPE: Flat,built-up

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: Jalousie,metal (storefront)

CHIMNEY:

ROOF SURFACING: Built-up

ORNAMENT EXTERIOR: Brick,beige metal

NO. OF CHIMNEYS

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage)

TOWNSHIP	RANGE	SECTION
17 S	30 E	9

UTM ZONE	UTM EASTING	UTM NORTHING
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PHOTOGRAPHIC RECORDS NUMBERS:

2

V01657

CONTINUATION SHEET

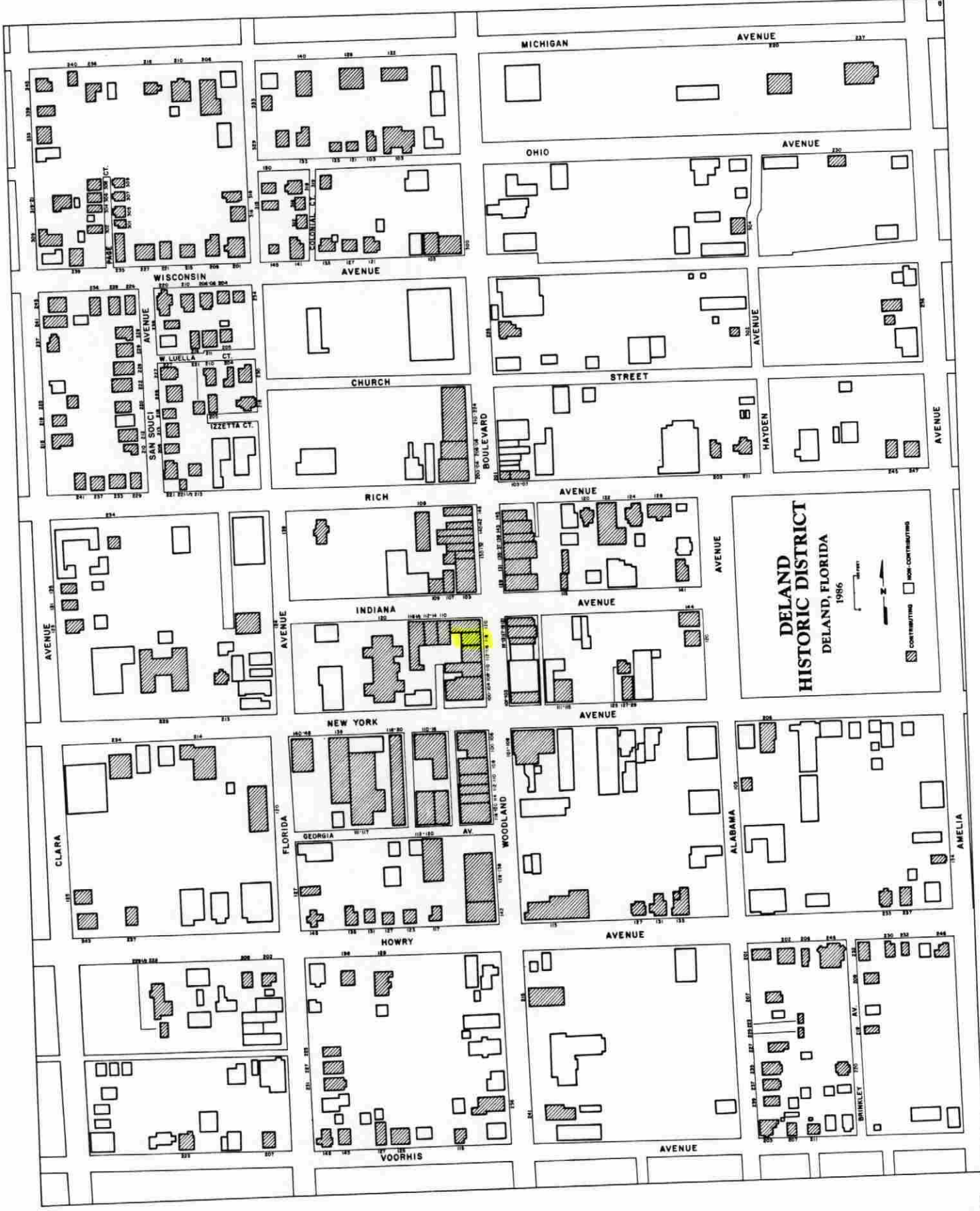
Statement of Significance:

This two-story masonry commercial building is located at 118 North Woodland Boulevard. Notable features include Greek Revival influences, evidenced by a dropped wooden cornice with brackets and a wide overhang, which is supported by Tuscan pilasters that create vertical movement and horizontal symmetry. Alterations include renovations to the store front such as modern glass windows and doors.

Sanborn maps indicate that this building was constructed in 1915. It initially was used as a jewelry, stationary, and and photography store.

The building is located in DeLand, Florida, the Volusia County seat of government, situated in the mid-central part of the peninsula, five miles east of the St. Johns River. Settlement of the community began a decade after the Civil War, encouraged by Henry DeLand, a New York manufacturer. Development of the town in the late nineteenth century grew largely upon an expanding citrus industry. Stetson University, founded in 1884 and later named for its chief benefactor, hat manufacturer and citrus grower John A. Stetson, reflected Henry DeLand's wish to make the town the "Athens of Florida." Incorporated in 1882, the town experienced steady expansion around the turn-of-the-century and explosive growth in the early 1920s. The 1926 crash was aggravated in DeLand by citrus disease, though the city rebounded more quickly than most on the basis of its tourist industry. DeLand contributed many political leaders to Florida in the 1930s and 1940s. Although the city has experienced dramatic expansion in recent decades, the downtown area retains much of its early twentieth century character, particularly reflected in masonry vernacular storefronts. (1)

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



DELAND HISTORIC DISTRICT
 DELAND, FLORIDA
 1986

CONTRIBUTING
 NON-CONTRIBUTING

0 100 FT
 N
 S

4



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

Site #8 VO01657
Field Date 10-19-2018
Form Date 10-25-2018
Recorder #

Original
Update

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

Site Name(s) (address if none) 118 N Woodland Boulevard
Survey Project Name SR 15 Photometric Project
National Register Category (please check one) building
Ownership: private-profit

Multiple Listing (DHR only)
Survey # (DHR only) 27147

LOCATION & MAPPING

Address: 118 N Woodland Boulevard
USGS 7.5 Map Name DE LAND
City / Town DeLand
Township 17S Range 30E Section 9
Tax Parcel # 700901030011
UTM Coordinates: Zone 16 Easting Northing

HISTORY

Construction Year: 1909 approximately
Original Use Commercial From (year): 1909 To (year): 2018
Current Use Commercial From (year): 1909 To (year): 2018
Moves: no Original address
Alterations: unknown Nature
Additions: unknown Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe

DESCRIPTION

Style Commercial Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Brick 2. 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) 2 paned fixed frame windows; angled, fixed frame commercial windows

Distinguishing Architectural Features (exterior or interior ornaments) fabric awnings over second floor windows; flat roof projection protecting entrance, supported by chains

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) There are no outbuildings associated with 8VO01657.

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Masonry - General 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.
Main Entrance (stylistic details) Located on the E façade, features a metal framed glass door.

Porch Descriptions (types, locations, roof types, etc.) There are no porches associated with 8VO01657.

Condition (overall resource condition): [] excellent [x] good [] fair [] deteriorated [] ruinous
Narrative Description of Resource 8VO01657 is a two story, rectangular plan Commercial style building set on a concrete slab foundation.

Archaeological Remains [] Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x] FMSF record search (sites/surveys) [x] library research [] building permits [] Sanborn maps
[] FL State Archives/photo collection [] city directory [] occupant/owner interview [] plat maps
[x] property appraiser / tax records [] newspaper files [] neighbor interview [] Public Lands Survey (DEP)
[x] cultural resource survey (CRAS) [] historic photos [] interior inspection [] HABS/HAER record search
[x] other methods (describe) Pedestrian/Windshield Survey

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [] yes [x] no [] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x] yes [] no [] insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 8VO01657 is eligible for the NRHP as a contributing resource to the Downtown DeLand Historic District (8VO01971).

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

DOCUMENTATION

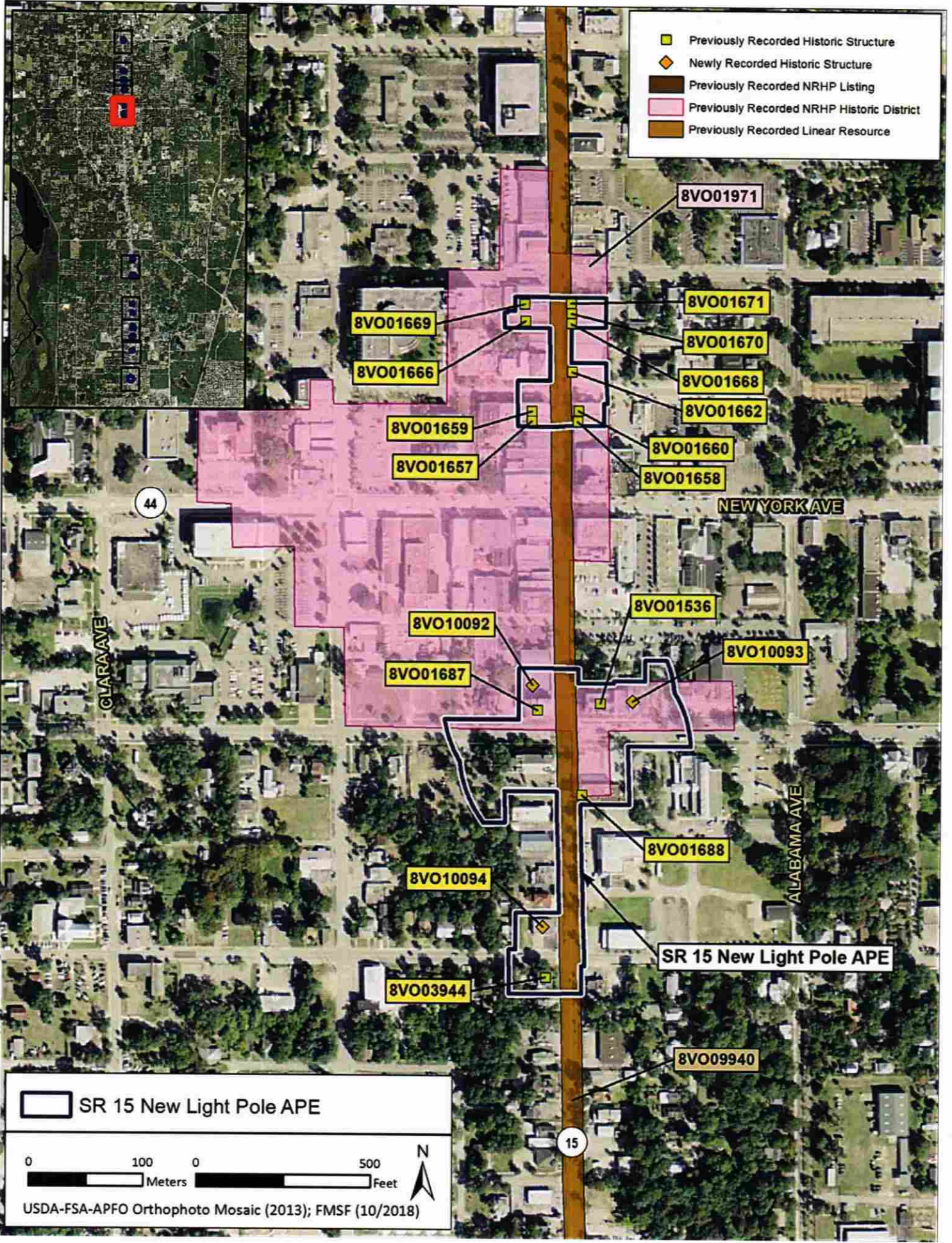
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials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

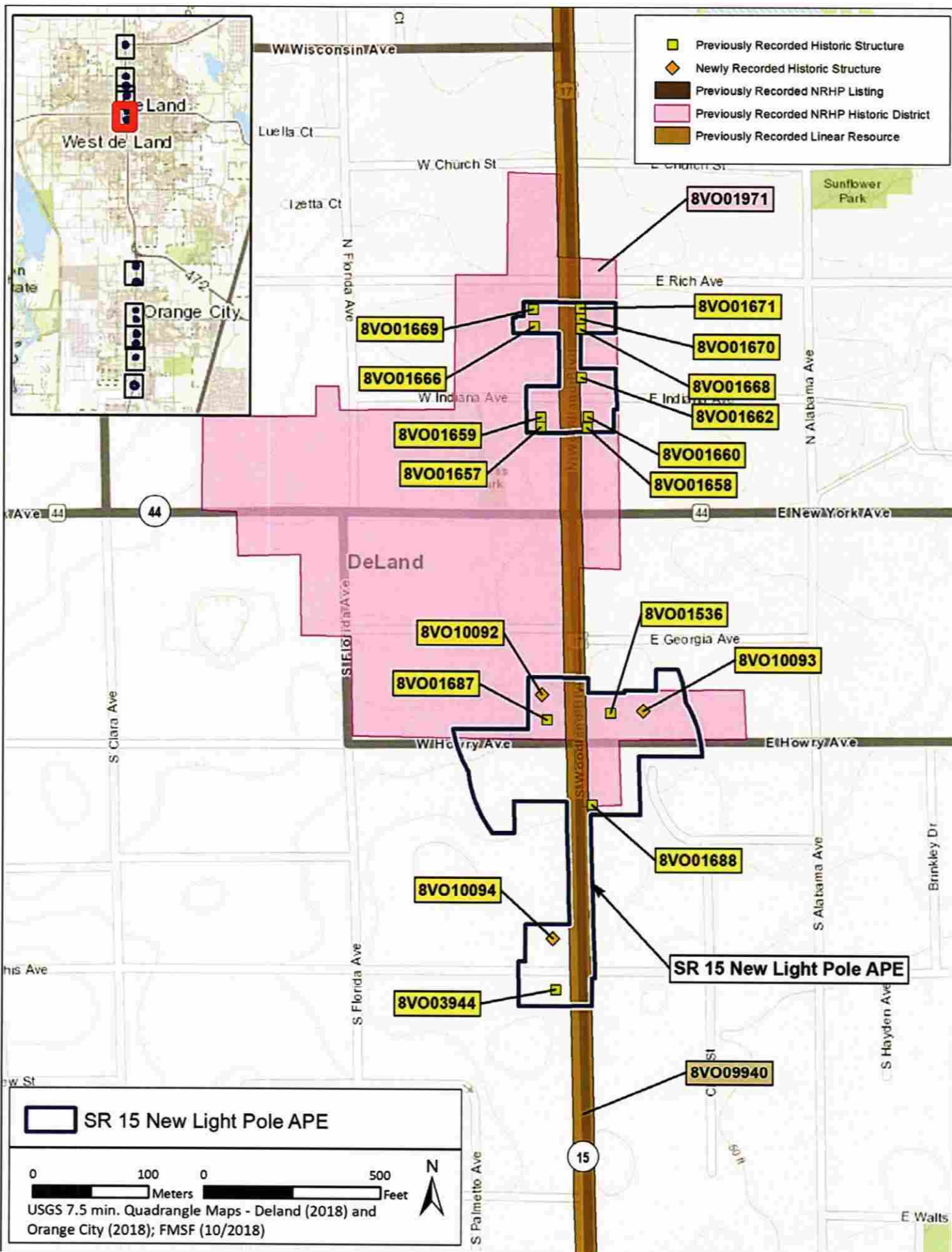
RECORDER INFORMATION

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

Required Attachments

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







21
- 118 n.
woodland

198608

8Y01657

S



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M
A

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

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

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details)

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

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

Narrative Description of Resource

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

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

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

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




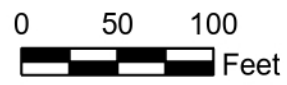
INDIANA AV W

INDIANA AV E

US HWY 17-92 (WOODLAND BLVD N)

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

 Parcel of Interest

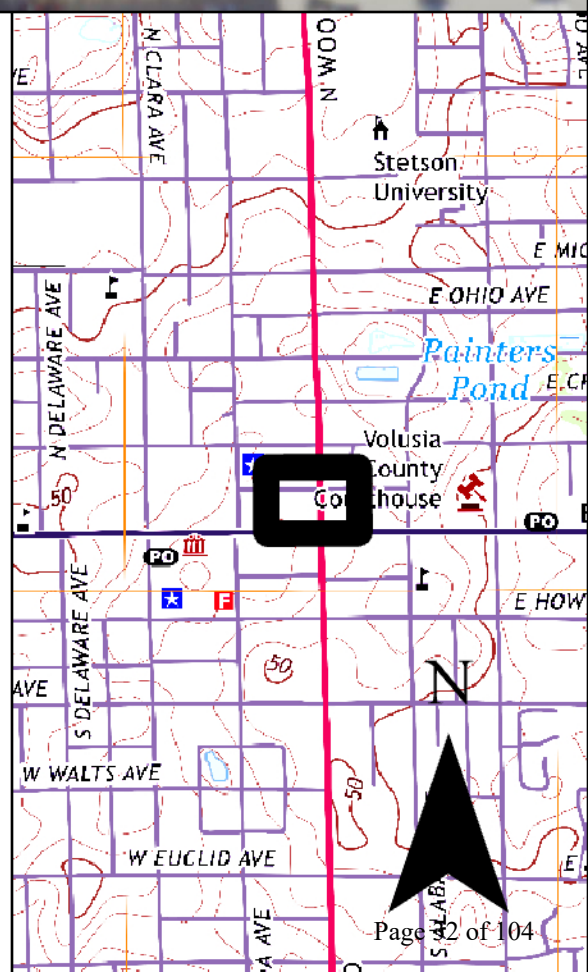


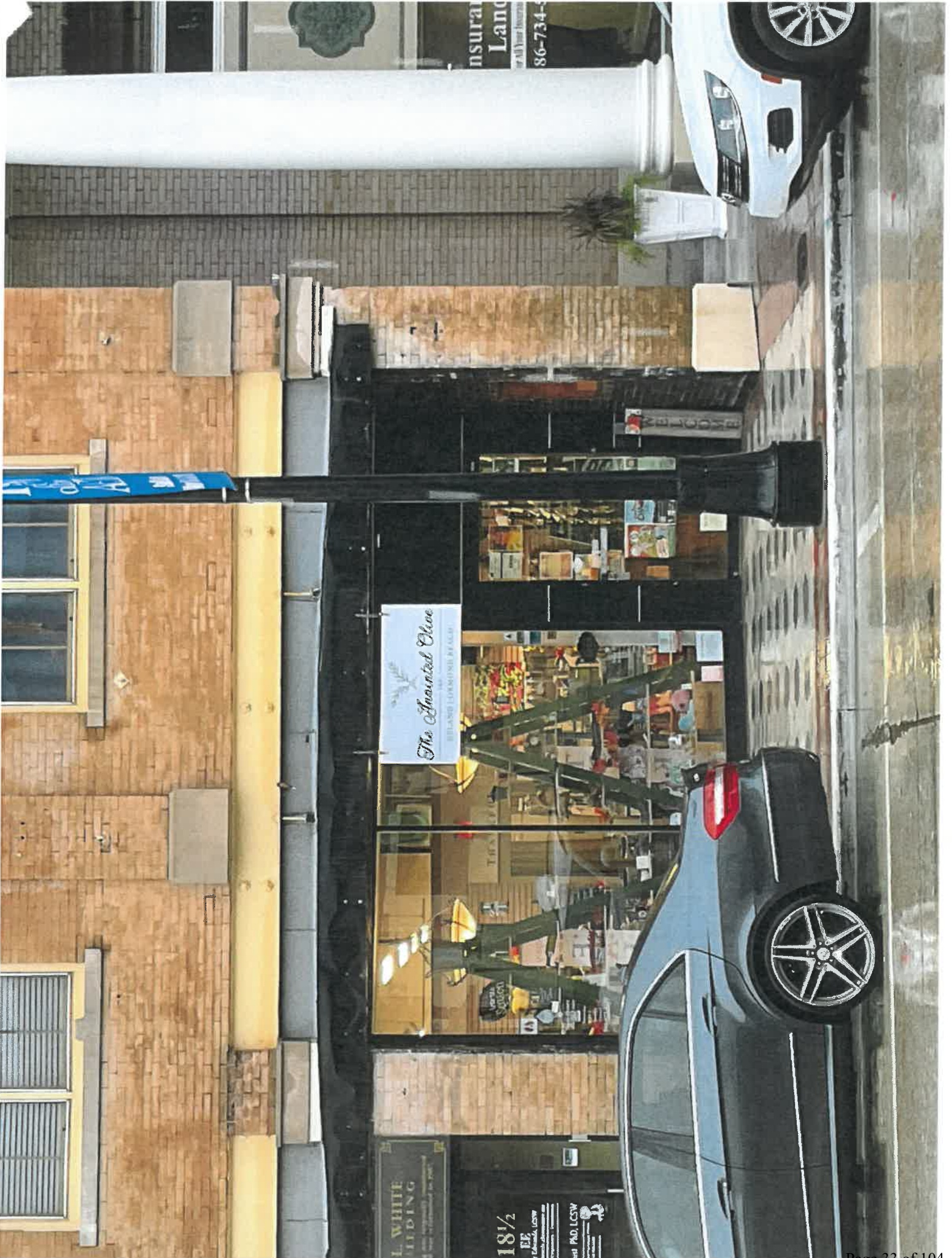
DeLand Quadrangle (2021); Florida - Volusia County; 7.5-Minute Series

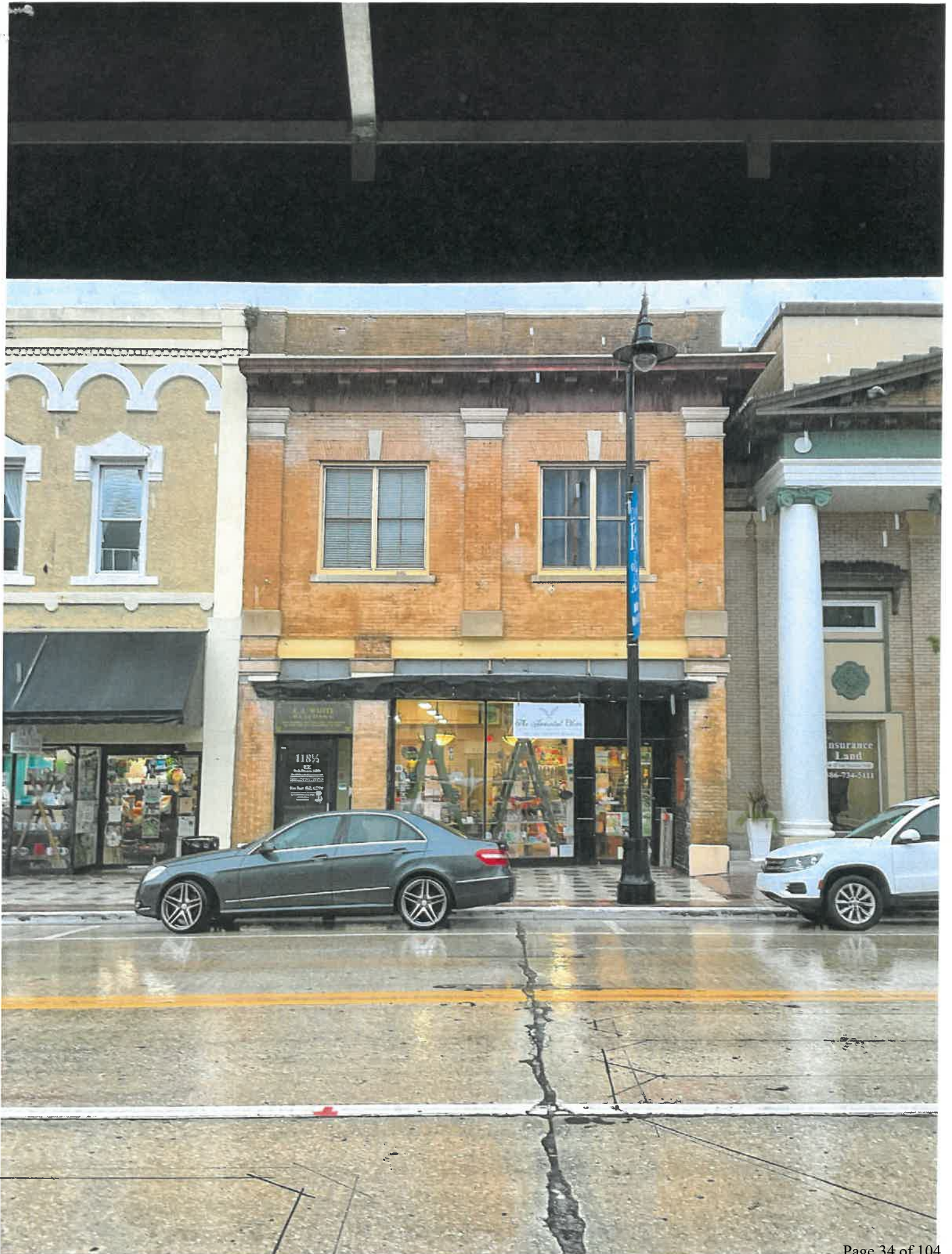
Site File Number: Spatial Reference
 PCS: NAD 1983 2011 StatePlane Florida East FIPS 0901 Ft US
 Datum: NAD 1983 2011
 Projection: Transverse Mercator

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

Address: 118 N Woodland Blvd, DeLand, Florida, 32720











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

PREVIOUSLY APPROVED CERTIFICATE OF APPROPRIATENESS (COA)

OCTOBER 8, 2021



C.O.A.

Date: October 8, 2021
To: Frederick Peace, Owner
From: Belinda Williams-Collins, Historic Preservation Coordinator *bc*
Re: Alteration: Awning changes
118 N. Woodland Blvd.
Downtown Historic District
CC: Mike Holmes, Planning Director

- *The Historic Preservation Board approved the demolition of the existing canopy and replacement with a fabric awning on October 7, 2021.*
- *The existing structure has become structurally unsound and requires attention to prevent injury to the public using the sidewalk in front of the building.*



App. #: COA21-142

Staff approved the above scope of work October 8, 2021

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

CERTIFICATE OF APPROPRIATENESS

COA21-142

THIS CERTIFIES THAT
FREDERICK PEACE

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

*Demolition of the existing cantilevered canopy
and replacement with a fabric canopy/awning for the building
located at 118 N. Woodland Blvd.*

Dated this 8th Day of October 2021



Historic Preservation Coordinator

Belinda Wms-Collins

Planning Director

Mike Ho



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

PREVIOUS HISTORIC PRESERVATION BOARD STAFF REPORT

COA21-142

SEPTEMBER 2, 2021

Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD
September 2, 2021

Application #: COA21-142
Applicant name: Frederick Peace, Owner
Request: Demolition and replacement of awning. Removal of existing overhanging awning/canopy to replace it due to safety issues.

Factors:

Historic district	Downtown Historic District – Contributing structure
Location	118/118 ½ North Woodland Boulevard – 1909, Primitive Expressions (Core Gateway District)
Parcel size	3,450 sq. ft. (bldg. area) /1,782 sq. ft. (<i>bldg. footprint</i>)
Land use	Downtown Commercial
Zoning	C-2A& H (Downtown Commercial & Historic)
Existing use	Retail, Office use – Anointed Olive, Offices

Applicable regulations:

33-34.03 Certificates of appropriateness.

Analysis

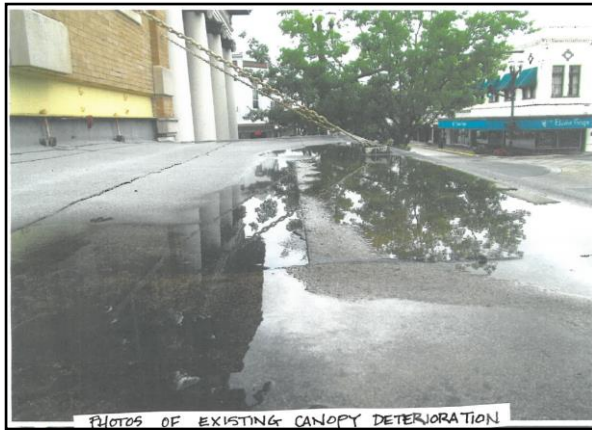
This application requests a number of things including: demolition of an existing canopy/awning, replacement of the canopy with a fabric awning and covering existing first floor columns with a new material.



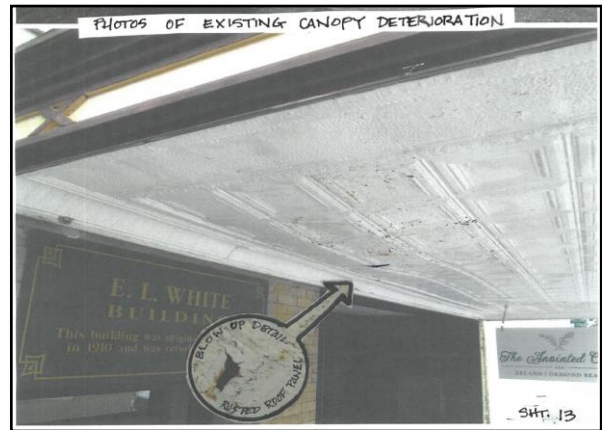
This building is a 2-story structure located on the west side of North Woodland Blvd. on the block south of Indiana Avenue. The first floor houses a retail store, The Anointed Olive, and the second-floor houses office spaces. The lower portion of the building has a canopy, that measures approximately 320 square feet extending over the sidewalk approximately 9 feet.

DEMOLITION OF THE EXISTING CANOPY:

The canopy is cantilevered, measures 26 feet in width and is held in place by chains that are attached to the brick structure. The flattened position of the canopy permits water to collect on the top which has led to deterioration of the canopy over time of both the top and bottom of the canopy.



Top view of the canopy



Bottom view of the canopy

Photos of Woodland Blvd. that include depictions of this building suggest that the existing canopy is not original to the building. The city has no records indicating when the current canopy was added to the building. However, the SOIS for rehabilitation addresses “changes that have acquired historic significance over time.” As such, this canopy may be considered a part of the history of the building. The photo below depicts the canopy including a drape matching the awnings above on the second-floor windows (*unknown year*).



The option to consider preservation verses replacement of the awning can be studied and the SOIS states the following about “preservation” of historic features:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

The applicant has provided photographs which show the extent of the deterioration of the awning, however, a structural analysis by an engineer supporting the request for the demolition is not currently available. The options available for this request are to repair the existing structure or to replace it with an acceptable replacement structure. The building official provided the following assessment after a review of the canopy:



Belinda,

This wooden canopy has deflected over the years to the point that the roof membrane is allowed to pond a significant amount of water. Three chains hold the heavy wooden canopy in place. These chains are connected to the façade of the building. The condition of the mechanical components that are anchored to the top of the structure which hold these chains is unknown, thus the structural integrity of the canopy is unknown. I would suggest that the whole structure be removed and either rebuilt OR install a different structure acceptable to the HPB.

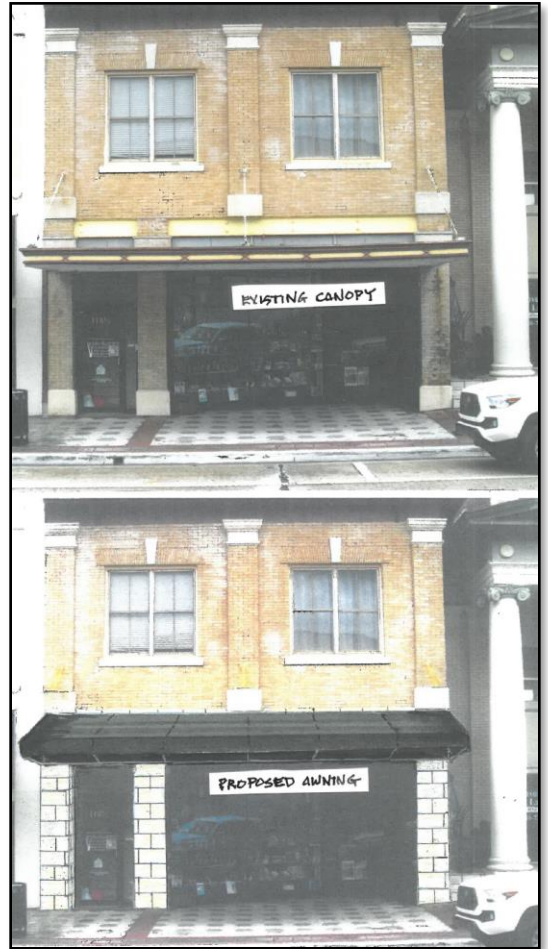


REPLACEMENT OF THE CANOPY WITH AN AWNING:

This storefront is one of 2 remaining along this side of the street that utilize this type of canopy held up with chains. Other businesses along this side of the street use fabric awnings. The applicant proposes to replace this canopy with a fabric awning. The application describes the situation as follows:

“NOTE: Proposed demolition and removal of existing overhead canopy structure which has advanced deterioration of interior structural wood members, roof membrane holds ponding water and leaks, and metal decorative ceiling tiles are rusting and sagging.”

Because this feature is not ~~thought to be~~ original to the building, it could be determined that the applicant’s desire to replace the canopy, thereby altering the exterior elevation, is considered “rehabilitation” of the structure. It is defined as follows:



Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

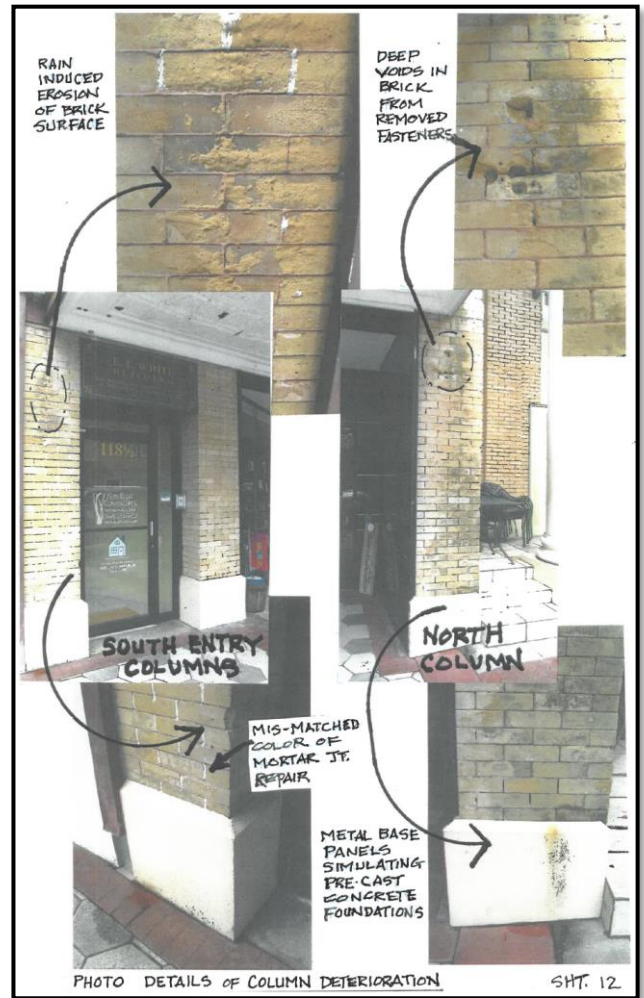
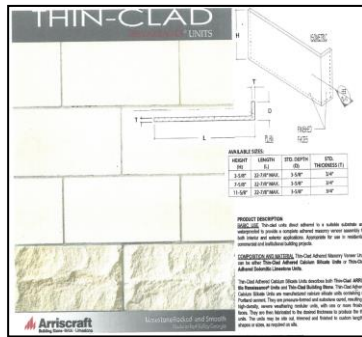
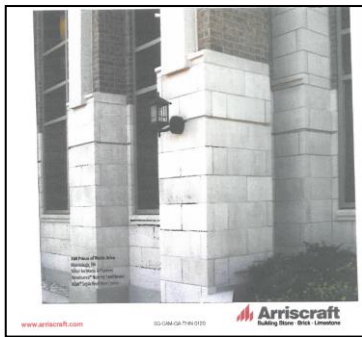


The proposed awning will extend only approximately 6 feet over the sidewalk as opposed to 9 feet for the existing canopy

COVERING EXISTING FIRST FLOOR COLUMNS:

Because the building is constructed of sandstone brick, which is soft and susceptible to wear, it has experienced some erosion of the bricks visible on the first floor. In addition to replacement of the canopy, the applicant would like to place a Thin-Clad Masonry Veneer unit over the brick columns to repair the spots where the bricks have become worn and where holes have been left after the removal of fasteners from the façade.

“Proposed thin clad cast “Limestone” color tiles installed over three existing deteriorated columns.”



The applicant would like to cover the first-floor columns with a column cladding material. The SOIS Guidelines recommends the following in regard to rehabilitation and replacement with new materials that do not match what exists.

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	NOT RECOMMENDED
<p>Replacing in kind an entire masonry feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples can include large sections of a wall, a cornice, pier, or parapet. If using the same kind of material is not feasible, then a compatible substitute material may be considered.</p>	<p>Removing a masonry feature that is unrepairable and not replacing it, or replacing it with a new feature that does not match.</p> <p>Using substitute material for the replacement that does not convey the same appearance of the surviving components of the masonry feature.</p>

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	NOT RECOMMENDED
<p>Repairing masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters.</p>	<p>Removing masonry that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials.</p> <p>Replacing an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated or missing components are feasible.</p>

!1

Staff recommendation:

This building is an example of a historic structure that sits in the heart of the downtown and was built 112 years ago. It has undergone a number of changes over the years including changes to the type of canopy that covers the sidewalk in front of the building. The building has experienced deterioration and the current owner is looking to make repairs to the building to keep it safe and help preserve the structure.

Demolition of the canopy – The existing canopy is proposed for removal because of safety issues and to avoid any potential problems due to deterioration of the structure. (A similar situation has occurred on another façade nearby in the downtown.) The building has had a variety of canopy types over the years and the current version is not original to the building. Although rehabilitation of the structure is the preferred option for original parts of historic structures, the replacement of the canopy with a fabric awning is in keeping with the trend of other historic buildings in downtown DeLand and staff can support the replacement because it is not an original component of the building.

Replacement of the canopy – The awning proposed to replace the canopy is an acceptable replacement for the structure. It is similar to others that exist on facades within the downtown and provides protection for the retail use inside the building.

Covering the first-floor columns – Staff is concerned about the deterioration that the building is experiencing and supports the applicant's efforts to halt further wear upon the building. However, the material that is proposed should complement the upper portion of the building and match in type and color. The proposed veneer differs from the existing brick in that the veneer provides a surface that looks like masonry blocks rather than bricks. Because the surfaces do not match, as recommended by the Secretary of the Interior, staff does not support the use of this material and recommends that a material more closely matching the existing façade be used instead.

The following is included as informational:

HISTORICAL OVERVIEW

Masonry

Stone is one of the more lasting masonry building materials and has been used throughout the history of American building construction. Stones most commonly used in historic buildings in the U.S. are quarried stone, including sandstone, limestone, marble, granite, slate, basalt, and coral stone, and gathered stone, such as fieldstone, river rock, and boulders. Types of stone differ considerably in hardness, durability, and other qualities. Building stones were usually laid with mortar, but sometimes they were laid without mortar using a dry-stack method of construction. Brick varies in size and permanence. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of historic brick depended on the type of clay available and the brick-making technique; by the 1870s, with the perfection of an extrusion process, bricks became more uniform and durable. **Architectural terra cotta** is also a kiln-fired clay product popular from the late 19th century until the 1930s. Its use became more widespread with the development of steel-frame, high-rise office buildings in the early 20th century. **Glazed ceramic architectural siding** was also used as cladding in high-rise buildings somewhat later. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest building materials used in the U.S., primarily in the Southwest where it is still popular.



Mortar is used to bond together masonry units. Historic mortar was generally quite

soft, consisting primarily of lime and sand with other additives. Portland cement, which creates a more rigid mortar, was first manufactured in the U.S. in the early 1870s, but it was not in common use throughout the country until the early 20th century. Thus, mortar used in buildings from around 1873 until the 1930s ranged from a traditional lime-cement mix to a variety of sand and Portland cement combinations. After this time, most mortar mixes were based on Portland cement. Like historic mortar, early **stucco** was also heavily lime based, increasing in hardness with the addition of Portland cement in the late 19th century.

Concrete has a long history. It is composed of sand, crushed stone, or gravel bound together with lime and, sometimes, natural hydraulic cements. As a construction material concrete is used in a variety of forms, including blocks or units, poured or cast-in-place, and precast panels. **Cast stone** and other manufactured products began to be used around the 1860s as substitutes for natural stone. There are also cementitious materials specific to certain regions, such as **tabby**, which includes crushed shells and is found primarily in coastal areas in the southeastern part of the country. In the 20th century, **reinforced concrete** was developed and has since become one of the most commonly used materials in modern building construction.

While masonry is one of the most durable historic building materials, it is also very susceptible to damage by exposure, improper maintenance or repairs, abrasive cleaning, or the application of non-permeable coatings.

Storefronts

The storefront is often the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. The earliest storefronts in America, dating from the late 18th and early 19th centuries, had small, residential-style windows with limited display space. A few featured oriel windows or glass vitrine cases (sometimes added later) that projected out from the façade. Early storefront systems were frequently wood. In the 19th century, storefront display windows progressively increased in size as plate glass became available in larger units. This reflected the fact that cast-iron columns and lintels were thinner, allowing larger sheets of glazing that became available at about the same time. In some regions, storefronts and the entire building façade were constructed entirely of cast iron, later followed by galvanized metal, copper, bronze, and aluminum.

Historic storefront systems have many different configurations: they may have multiple entrance doors (including one to access an upstairs apartment if one exists); they may be symmetrical or asymmetrical; and entrances may be flush or recessed from the shop's windows. Transoms, sometimes with prism glass, are often a component of storefronts. In the 19th century, awnings added another feature to the storefront. Permanent metal canopies attached to the façade or supported by free-standing posts or columns, as well as retractable canvas awnings, provided shelter for customers and merchandise alike. As the 20th century progressed, new storefront designs were introduced, some with deeply recessed entrances with expanded display cases or "floating display islands." In the 1920s, 1930s, and later, structural pigmented glass such as Carrara Glass, Vitrolite, and Sani Onyx; aluminum and stainless steel; porcelain enamel; glass block; neon signs; and other new materials were introduced in Art Deco-style and Art Moderne storefronts. Modular storefront systems were introduced after World War II.

Storefronts are typically altered more than any other building feature to reflect the latest architectural styles and appear up-to-date



to attract customers. Older storefronts were often remodeled with a new design and materials by installing pigmented structural glass, for instance, and other 20th-century materials. These altered storefronts may have acquired significance in their own right and, in this case, should be retained.



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

**PREVIOUSLY APPROVED HISTORIC
PRESERVATION BOARD SEPTEMBER 2, 2021
MEETING MINUTES**

**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**

City Commission Chambers
120 South Florida Avenue
September 2, 2021 - 5:00 P.M.

ROLL CALL:

Present: Charles Jordan, Dagny Robertson, Reggie Santilli, Scott Price

Absent: Solomon Greene, Renee Garrison, Paul Vasquez

Also present: Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Mike Holmes – Planning Director, Carole Thomas, Planning Administrator, Darren Elkind - Attorney for the HPB, Danevsky Joseph, Planner 1

Scott Price was selected to serve as the chair of the meeting.

1. Review of the August 5, 2021 HPB Meeting Minutes
Reggie Santilli moved to approve the Minutes of the August meeting.
Dagny Robertson seconded the motion.
The HPB voted (4-0) in favor of motion.

DISCUSSION ITEM:

1. Putnam Hotel: Staff presented a PowerPoint presentation highlighting changes that have occurred to the Putnam building over time. It was explained that a potential new owner was working to obtain the building and conceptual drawings were being brought before the board in order to apprise them of circumstances that will impact the appearance of the building. A complete submittal will come before the board at a later date.
Joe Levrault, Chief Building Official, discussed the various levels of building alteration that could be made to a building and how they fit with the building codes and would be addressed. He discussed slides shown in the PowerPoint presentation and explained how the current conditions, where much of the interior of the building has been gutted, will impact what is necessary to bring the building back to a useful purpose and necessitate changes to the exterior of the building. In particular, the Level 3 Alteration is a situation where work exceeding 50% of the building area is required to occur. The Putnam has to be brought back into code compliance.
Charles Jordan stated that the Chapter 12 portion of the Florida Building Codes relating to historic properties should be factored into the thought process. Frantz Ostmann, representing the potential new owner (Axia Partners) stated that closing on the property was pending. He also stated that extensive research had been done on the building and that 68 apartments (no retail) was the plan for the building. A conceptual elevation was shown and there was discussion about possible structural and exterior changes to the building. Mr. Jordan stated that the city considers the Secretary of the Interior Standards when alterations to historic structures are proposed.

STAFF UPDATE:

- a. The Mural Committee will be reviewing a proposal to place a mini-wings mural in Artisan Alley near the DeLand Wings mural.
- b. The awning for DeLa Vega is still pending, awaiting drawings to be submitted from the engineer prior to coming to the board for approval.

- c. Registration for the CAMP Florida (Commission Assistance & Mentoring Program) closes today. This is an opportunity to become educated on numerous subjects related to historic preservation. Board members are encouraged to sign up.

OLD BUSINESS:

1. CA21-088: Alteration: Existing building

Benjamin Compton
142 S. Woodland Blvd.

Staff explained that at the August meeting the board heard about the changes proposed for the Masonic Lodge which are to:

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

There was a question about how the decorative masonry units located on the third floor of the façade would be able to support the proposed windows that flank it and the board voted to continue the request until details were provided which demonstrate how that would be accomplished. The applicant has provided the updated drawings and requests approval of the COA. As stated at the August meeting, staff supports the request.

Roxanne Scalie, representing the owner spoke at the meeting to address any concerns of the board. Reggie Santilli asked if there would be any color changes and Ms. Scalie stated that the colors would remain the same. Mr. Jordan stated his concerns about the window additions and wonders how they would meet the code. Joe Levrault, CBO, stated that the Florida Building code would require approval for whatever design was presented to the building department.

Reggie Santilli moved to approve the alteration.

Dagny Robertson seconded the motion.

The HPB voted (3-1) in favor of the motion. Charles Jordan dissenting.

2. COA21-095: Alteration: Existing building

John Martineau
106 N. Woodland Blvd.

Staff explained that at the August meeting, the applicant, who owns the Computer Store located at 106 N. Woodland, requested a change the existing storefront of the building to eliminate the recessed area between the outside windows to make the space flush with the façade. He stated that there have been problems with vandalism etc. within the recessed area after hours. The door, which currently sits several feet from the façade is proposed to be brought forward and made flush with the front of the building. A new set of double entry doors will be installed and potentially a pull-down shutter will be added to enclose the façade after business hours.

Staff recommended approval of the alteration of the façade to eliminate the recessed area, however, recommended against the pull-down shutter that is proposed. Staff also recommended that the façade be designed to reflect the character of other historic buildings in the downtown area. The board voted to continue the request until design details were provided which show a

more detailed design than what was provided. No additional information has been submitted and the applicant is not present at the meeting to discuss the proposal.

Scott Price stated that he is opposed to the roll-down shutter and understood that the recessed space served as a hiding place, and that eliminating the space would remove those problems. Mr. Jordan stated that the detailed drawing presented was insufficient for a proper review

Charles Jordan moved to continue the request so that more detailed information can be provided on the design of the storefront.

Dagny Robertson seconded the motion.

The HPB voted (4-0) in favor of the motion.

NEW BUSINESS:

3. COA21-142: Alteration: Awning

Frederick Peace

118 N. Woodland

Staff explained that this building is an historic structure that sits in the heart of the downtown and was built 112 years ago. The owner is requesting a total of 3 changes to the structure:

1. Demolition of the canopy – The existing canopy is proposed for removal because of safety issues and to avoid any potential problems due to deterioration of the structure.
2. Replacement of the canopy – The awning proposed to replace the canopy is an acceptable replacement for the structure. Staff recommends approval of this request.
3. Covering the first-floor columns –The applicant proposes to add a veneer that differs from the existing brick in that the veneer provides a surface that looks like masonry blocks rather than bricks.

Staff is amenable to requests 1. and 2. and for item 3. recommends that an alternative finish be applied that more closely matches the texture and finish of the existing building.

Mr. Frederick Peace provided a presentation about the history of the building and the canopy. He stated that he wants the canopy to be compatible with the character and the history of the building. There was discussion about the cost to replace the existing canopy as an option. Mr. Peace explained that replacement may be expensive. Scott Price stated that he understood about the replacement cost because he replaced a similar structure at his business.

Due to one of the board members needing to leave the meeting and Mr. Peace not having finished his presentation, he requested that the item be continued.

Charles Jordan moved to continue the request.

Reggie Santilli seconded the motion.

The HPB voted (4-0) in favor of the motion.

OTHER BUSINESS:

Mr. Jordan stated that the street obelisks mentioned during a previous meeting need repair and replacement, should be included in the city budget and something written into city regulations regarding their maintenance.

NEXT REGULARLY SCHEDULED MEETING - Thursday, October 7, 2021

ADJOURNMENT: As there was no further business, the meeting adjourned at 6:18 P.M.



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

**PREVIOUSLY APPROVED HISTORIC
PRESERVATION BOARD OCTOBER 7, 2021
MEETING MINUTES**

**ITEM WAS CONTINUED FROM SEPTEMBER 2,
2021 MEETING**

**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**

City Commission Chambers
120 South Florida Avenue
October 7, 2021 - 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Renee Garrison, Paul Vasquez, Reggie Santilli, Scott Price
Absent: Charles Jordan, Dagny Robertson

Also present: Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Carole Thomas, Planning Administrator, Darren Elkind - Attorney for the HPB, Danevsky Joseph, Planner I

1. Review of the September 2, 2021 HPB Meeting Minutes
*Scott Price moved to approve the Minutes of the August meeting.
Reggie Santilli seconded the motion.
The HPB voted (5-0) in favor of motion.*

STAFF UPDATE:

- a. Staff mentioned that the CAMP was held September 9, 10 and that the event is available to view on-line for a short while and recommended that they look at it if they are able in order to increase their knowledge about preservation.
- b. Staff pointed out that there were changes being made to the Dreka Bldg. where Morgan & Morgan is located. Those changes involve stucco repair and no board approval was necessary.
- c. A number of board member terms are ending (Robertson, Vasquez, Price) and anyone wishing to re-apply should notify the city clerk in writing.
- d. The CLG Annual report will be due in November and staff will begin putting it together.
- e. The Historic Preservation coordinator asked for volunteer(s) from the board who are willing to help assemble a list of historic preservation grants that could be made available to city residents and business owners as a means of furthering historic preservation in the city.

OLD BUSINESS:

1. COA21-095: Alteration: Existing building

John Martineau
106 N. Woodland Blvd.

Staff stated that this first came before the board back in August and was continued so that the applicant could provide additional information required for the review. The applicant didn't attend the September meeting and no additional information was provided. Staff recommended denial of the request and added that the applicant can re-apply at a future date. Mr. Price asked if the applicant should be notified of the action. It was stated that applicants routinely receive a notification of any actions taken with regard to their applications and that a letter would be provided to him.

*Renee Garrison moved to deny the request as recommended by staff.
Scott Price seconded the motion.*

HPB Minutes, October 7, 2021

The HPB voted (5-0) in favor of the motion.

2. COA21-142: Alteration: Awning

Frederick Peace
118 N. Woodland

Staff stated that this application was heard by the board at the September meeting and at the request of the applicant it was continued. Since that time the applicant has provided a structural evaluation of the awning. In addition, the applicant has reconsidered the request to cover the first story columns on the front of the building and would like to amend the application to remove that request. Therefore, this request comes to the board for approval to remove the existing canopy and to replace with a fabric awning similar to others on the block. Staff recommends approval of the requested changes.

Reggie Santilli moved to approve the request.

Scott Price seconded the motion.

The HPB voted (5-0) in favor of the motion.

NEW BUSINESS:

1. COA21-095: Alteration: Alteration, Jambs and Trim

Cratina Coody-Seigel
120 N. Woodland Blvd.

Staff stated that the building was constructed in 1909 as a bank and originally had only 1 story. The owners of this building, who have owned the building since the 1984 would like to make a number of repairs and updates to the building. Those items include:

1. Remove and replace several deteriorated window, jambs and window trim
2. Paint the front columns and other building trim
3. Replace tiles on the front steps
4. Add medallion embellishments to the window spaces
5. Remove and update signage on the building

In reviewing the Secretary's standards, the owners agree to follow the standards In order to maintain the historic integrity of the building while making the needed improvements to the building. Staff recommends approval of the requested changes. Solomon Greene stated that he was happy to see improvements being made to the changes that have occurred over time.

Scott Price moved approval of the request.

Reggie Santilli seconded the motion.

The HPB voted (5-0) in favor of the motion.

2. COA21-169: Demolition

Rick Pollesch
719 S. Parsons Ave.

Staff stated that this house is located in a single-family neighborhood surrounded by other single-family homes with a school nearby. The house was built in 1946 and is currently vacant. The style of the house is either bungalow or frame vernacular based on others built in the same era. The structure is a one-story single-family structure that has become dilapidated over time. It is overgrown with vegetation along the rear and the front porch no longer exists, there are only steps leading to the front door. From what staff has been able to determine, the home is not associated with anyone significant to the history of the city. The house is also not listed in the Volusia County

Master Site File. The property is not a contributing structure and neither is it located in a historic district.

No engineering report was provided as to the condition of the structure; however, the photos indicate that there is deterioration of the property. The owner has stated that plumbing and electrical systems in the house are in bad shape as well and that house is not fit for habitation.

There are no immediate plans to replace the house, however, the owner is taking this action in order to prepare the site and replacing it with another structure in the future. Staff recommends approval of the request. Margaret Frances, owner, stated that this home was owned by her uncle and that she was awarded a grant to rebuild a house on this property.

Reggie Santilli moved to approve the request.

Paul Vasquez seconded the motion.

The HPB voted (5-0) in favor of the motion.

3. BD21-3395: Alteration:

Manny De La Vega
128 N. Woodland Blvd.

Staff stated that the canopy of this structure had become unsafe and an emergency demolition permit was issued for its removal. This application is for review of the replacement structure. The structure that removed was a cantilevered structure that reached over the sidewalk by approximately 10 feet. The replacement canopy will be of the same style and size.

The original canopy was held up by 4 chains attached to the parapet wall and the replacement will be attached with 6 connections. Staff asked the engineer to explain the reasons why the edges of the replacement and the original canopy do not line up as they did previously and whether or not the edge of the replacement canopy would be painted to match. The reply was:

The canopies do not line up because the current canopy is one long continuous wood framed system with a modified roof system (rolled asphalt roofing). The proposed canopy will be the slightly raised out of plane to create a difference in elevation because the materials are different.

The existing parapet wall is constructed with sand brick which is common to buildings in the downtown and the applicant proposes to replace the wall with standards bricks in order to provide added strength for the wall. The lower portion of the wall will maintain the existing sand brick. The top of the parapet wall has detailing that will be matched with the new materials uses. In addition, the existing color scheme will be used for the new materials. Staff recommends approval of the request. George Jenkins, representing the owner, stated that there is an existing gutter system that will remain and that the gutter runs underneath the sidewalk. It was verified to Mr. Greene that the façade would look the same as what had existed except for the slight change in elevation of the canopy and the addition of aluminum along the edge.

Reggie Santilli moved to approve the request.

Paul Vasquez seconded the motion.

The HPB voted (5-0) in favor of the motion.

DISCUSSION ITEM: Staff reported that the property owner wishes to discuss this at another time.

NEXT REGULARLY SCHEDULED MEETING - Thursday, November 4, 2021

ADJOURNMENT: As there was no further business, the meeting adjourned at 5:46 P.M.



HISTORIC PRESERVATION REVIEW
COMMERCIAL BLDG, AT:
118 NORTH WOODLAND BLVD.
DELAND, FLORIDA

APPLICANT: FREDERICK PEACE
OWNER: WOODLAND LLC
SUSAN S. PEACE
FREDERICK E. PEACE

- SHT. 1. COVER & SHT. INDEX
2. STREETVIEW ELEVATION
3. STREETVIEW AWNING
4. AWNING PERSPECTIVE
5. TRANSOM FACADE SECTION
6. OPTION 'A' - STUCCO
7. OPTION 'B' - T-III
8. MISC. MODIFICATIONS
9. ENTRY FOYER EXIST'G.
10. ENTRY FOYER PROPOSED
11. NORTH WINDOW
12. BLDG. HISTORY 1910-1920
13. BLDG. HISTORY 1940-1960
14. BLDG HISTORY 1970-PRESENT
15. COLOR PALETTE

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 1 OF 15
FEP 7/25/104

STREETVIEW ELEVATION OF BUILDING
(LOOKING WEST)
EXISTING CONDITIONS



118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 2 OF 15
FEP 7-25-104

STREETVIEW ELEVATION OF PROPOSED AWNING
LOOKING WEST



118 N. WOODLAND BLVD.
DELAND, FL.

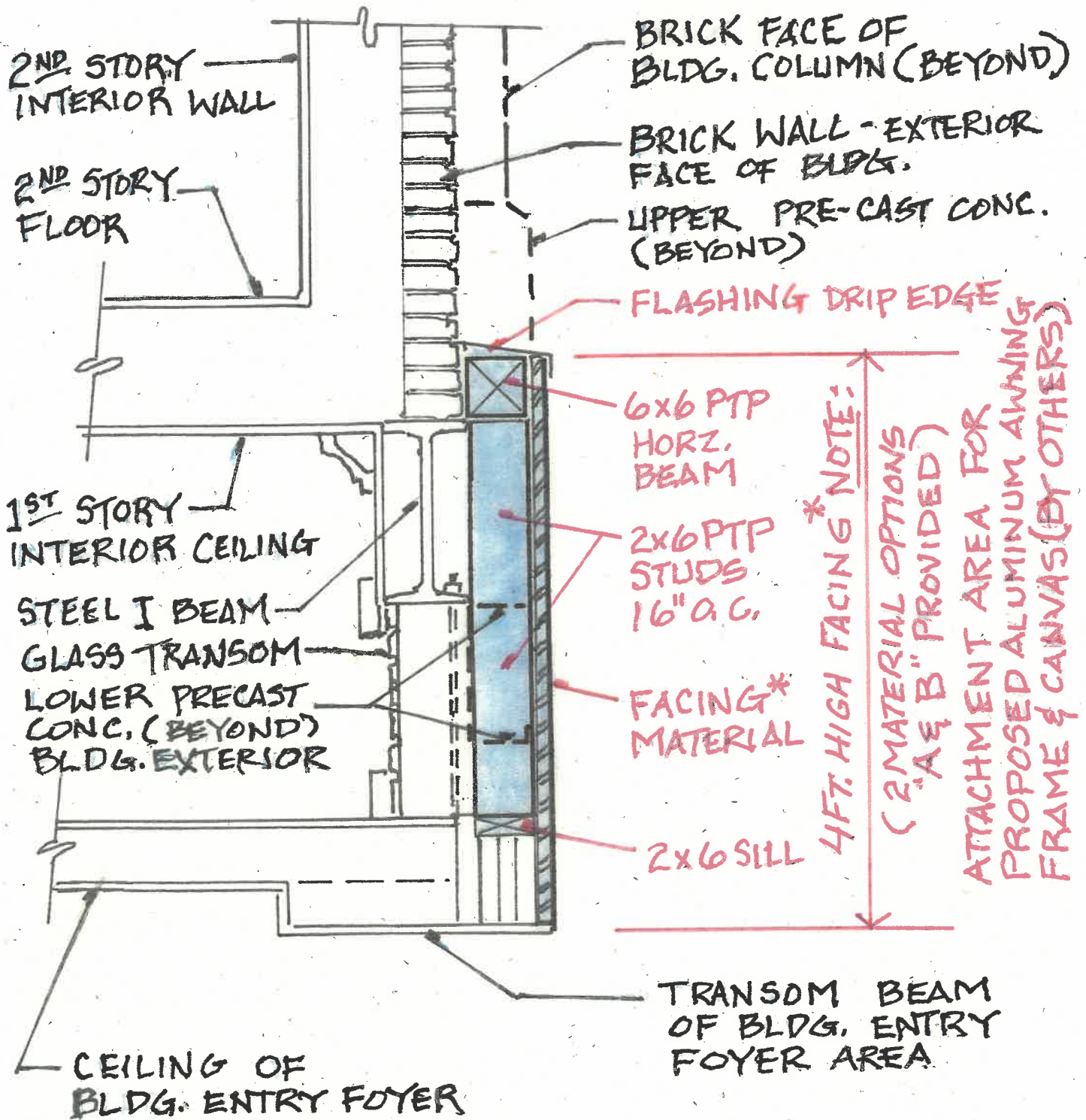
SHT. 3 OF 15
FEP 7-7-25



PERSPECTIVE VIEW OF PROPOSED AWNING
LOOKING SOUTH

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 4 OF 15
FEP 7-7-25 of 104



PROPOSED MODIFICATIONS OF BLDG. TRANSOM FACADE FOR ACCOMODATING AN AWNING

SECTION

SCALE: 1" = 1'-0"

118 N. WOODLAND BLVD.
DELAND, FL.

SHT 5 OF 15

FEB 7-7-25
Page 60 of 104

MATERIAL OPTION "A" - TAN COLOR STUCCO WITH
FINE TEXTURED FINISH



OPTION "A" - STUCCO TRANSOM FACADE FOR
ACCOMODATING AWNING ATTACHMENT

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 6 OF 15
FEP 7-7-25

MATERIAL OPTION "B" - T-III PTP PLYWOOD
SHEATHING PRIMED & PAINTED TAN COLOR.



OPTION "B" - T-III TRANSOM FACADE FOR
ACCOMODATING ANNING ATTACHMENT

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 7 OF 15
FEP Page 62 of 504

MISC. PROPOSED MODIFICATIONS OF BLDG, FACADE ELEMENTS



- A** REMOVE EXIST'G. "ROLLED BUILT UP" ROOFING MATERIAL
REPLACE & REPAIR WOOD TRANSOM BEAM AS NEEDED.
- B** REMOVE SIGN NAME DESIGNATION OF "E.L. WHITE BLDG."
BUILDING WAS ORIGINALLY IDENTIFIED AS THE "BOND LUMBER CO."
- C** COVER EXPOSED EDGE OF STUCCO ON ADJACENT BLDG. (SOUTH)
AFTER OBTAINING PROPERTY OWNER'S PERMISSION.
- D** REMOVE DECORATIVE METAL COLUMN BASE COVERS AND
REPLACE WITH NEW BASE COVERS FABRICATED TO FIT.

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 8 OF 15
FEP 7-7-25 Page 63 of 104

RETAIL ENTRANCE FOYER

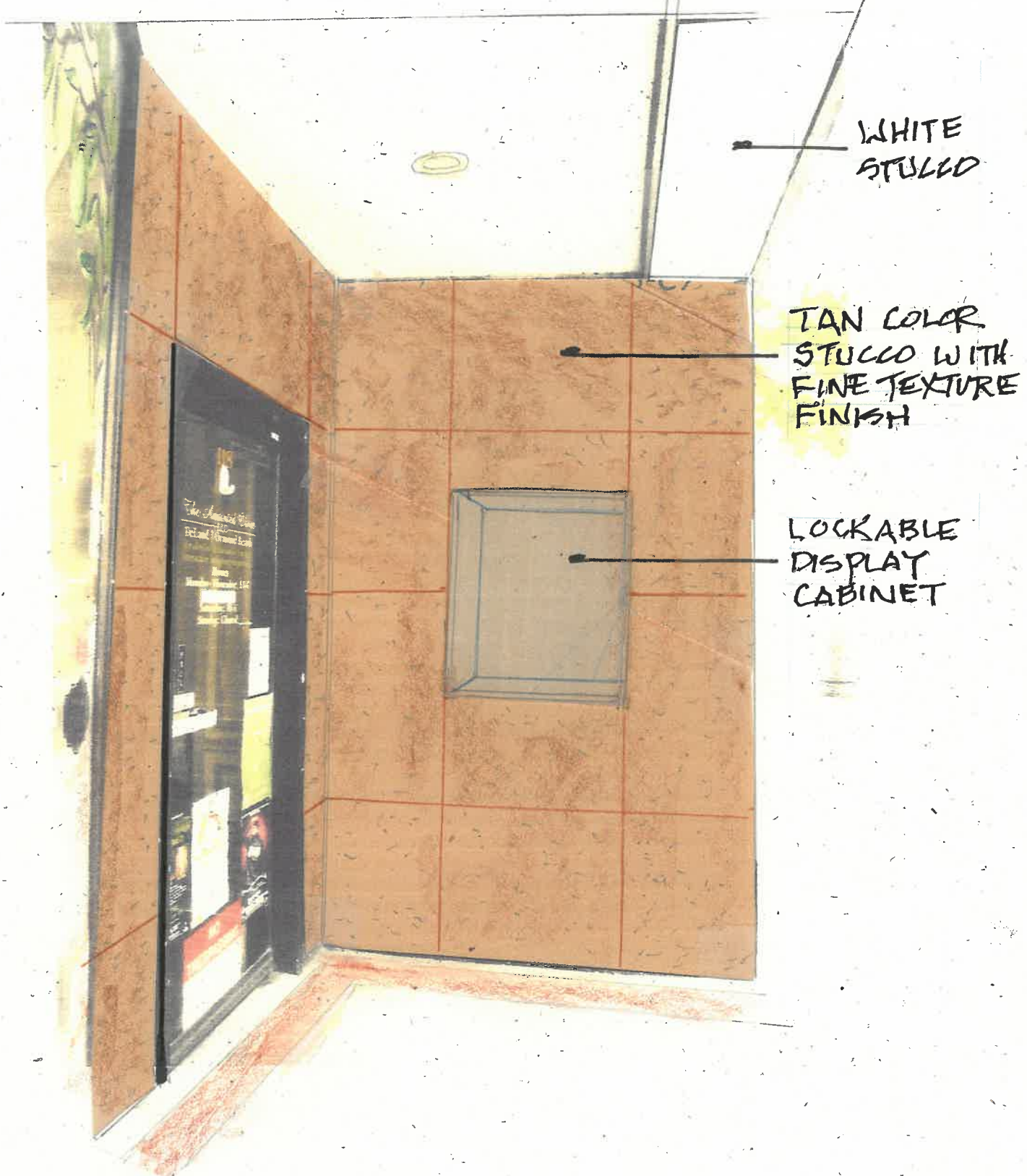
EXISTING CONDITIONS



118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 9 OF 15
FEB 7-25 Page 64 of 104

RETAIL ENTRANCE FOYER PROPOSED MODIFICATIONS



118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 10 OF 15
FEP 7-7-25 Page 69 of 104

WINDOW FRAME TO BE RECONDITIONED BY
REPLACEMENT OF ROTTED WOOD @ BASE, PRIMED
& PAINTED SAME COLOR.



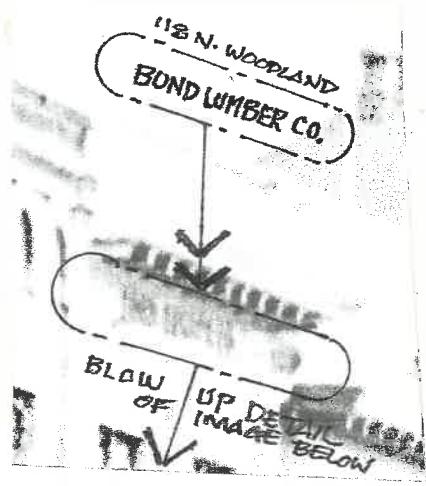
NORTH WALL WINDOW
LOOKING SOUTH

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 11 OF 15
FEP 7-7-25
Page 66 of 104

BLDG. HISTORY 1910 BOND LUMBER COMPANY

BUILT AFTER VOWSIA CO. BANK
(TO THE NORTH) BY J. B. CONRAD
& BOND LUMBER CO. BOTH BLDGS.
WERE BUILT USING BOND LUMBER
& BOND SANDSTONE BRICK.

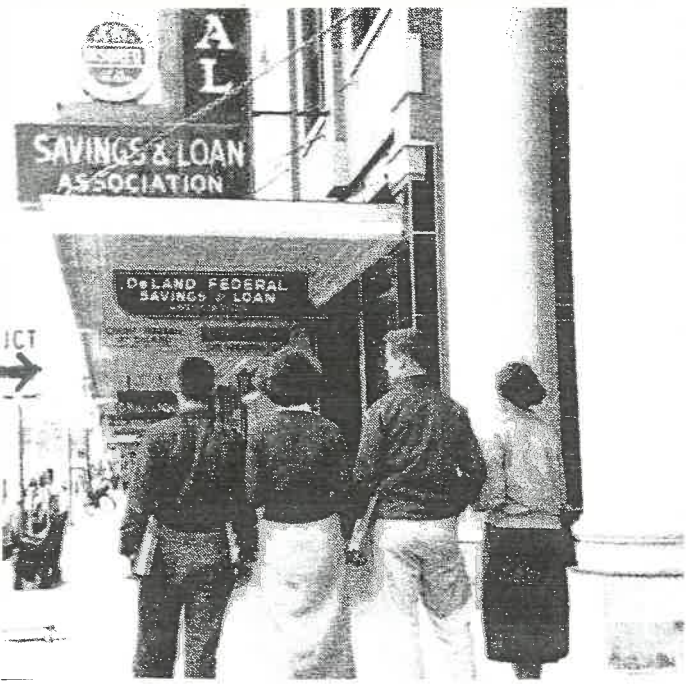


THE LOWER RETAIL SPACE
WAS LEASED BY REEVE,
HOWARD & COMPANY.

118 N. WOODLAND BLVD.
DELAND, FL.

BLDG. HISTORY
 THE ERA OF BLACK MIRRORED
 VITROLITE CARRARA GLASS
 ON EXTERIOR BLDG FACADE.
 1940's THRU 1960's

1944 CB STOUT INSURANCE &
 DELAND FEDERAL SAVINGS
 & LOAN



1957 STEVENS STORE
 FOR MEN

1960's UNIVERSITY SHOP



118 N. WOODLAND BLVD.
 DELAND, FL.

SHT. 13 OF 15
 FEP 7-7-25
 Page 68 of 104

BLDG. HISTORY

THE BUILDING'S EXTERIOR FACADE HAS CHANGED NUMEROUS TIMES THRU THE DECADES.

IN THIS 1970'S PHOTO THE BLACK GLASS HAS BEEN REMOVED FROM THE BLDG. COLUMNS,



TODAY THE ONLY REMAINING BLACK GLASS IS SURROUNDING THE RETAIL STORE'S ENTRY DOOR. THE GLASS PANELS ON THE RIGHTSIDE ARE CHIPPED & CRACKED. THE LOWEST PANEL IS LOOSE.

BLOW UP IMAGE OF RIGHT SIDE →

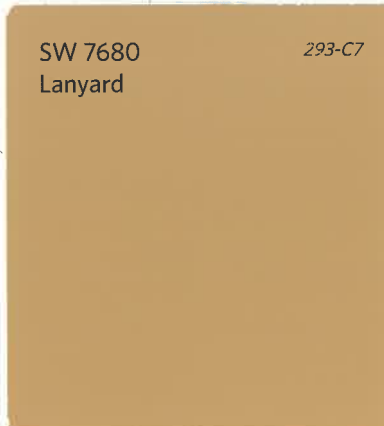
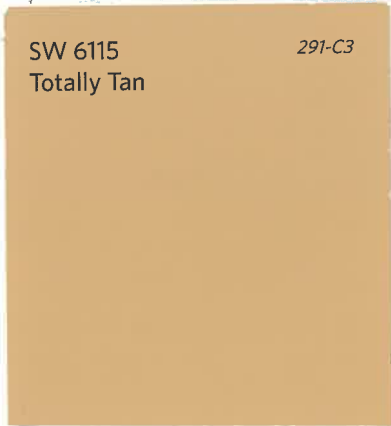


118 N. WOODLAND BLVD.
DELAND, FL.

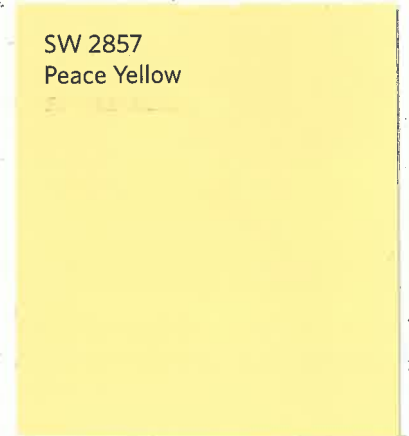
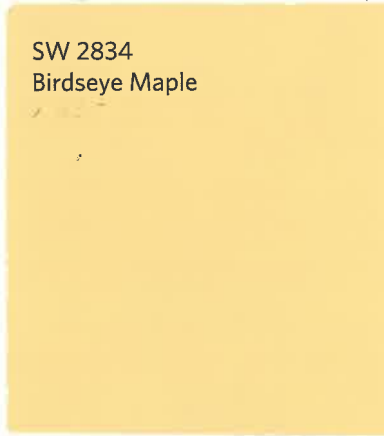
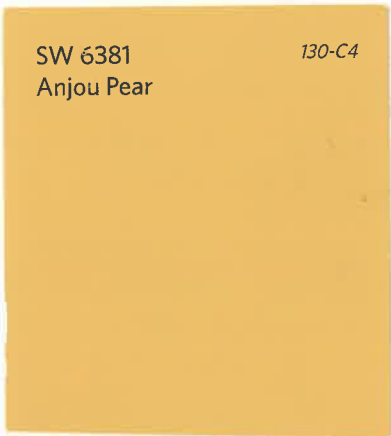
SHT. 14 OF 15
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PROPOSED PALETTE COLOR RANGE (HUE/INTENSITY/VALUE)

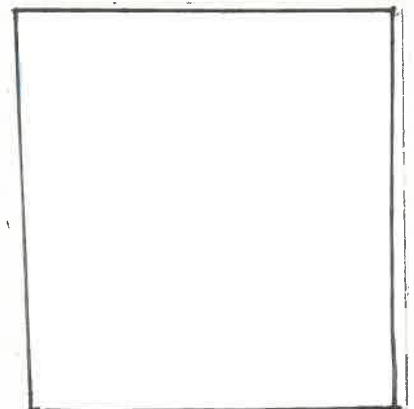
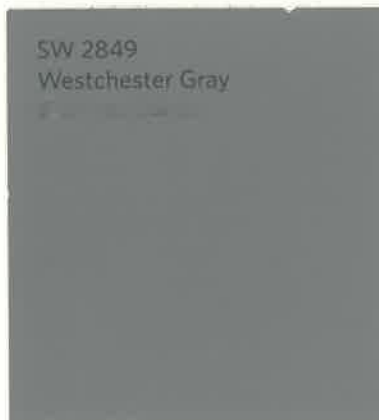
NOTE: FINAL SELECTIONS WILL BE BASED ON FIELD TESTED COLOR SAMPLES FOR APPROPRIATE MATCH & FIT.



FACADE, TRANSOM, STUCCO, T-M COLOR



ACCENT, TRIM, SECONDARY COLOR



AWNING, SOFFIT, CEILING, TRIM COLOR

118 N. WOODLAND BLVD.
DELAND, FL.

SHT. 15 OF 15

FEP 7-7-25
Page 70 of 104



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

DATE: August 7, 2025

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Demolition) for a building built prior to 1950 at 207 ½ East Michigan Avenue**
Application No.: HPB25-101
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting to demolish a building built prior to 1950, constructed in 1915 per the Volusia County Property Appraiser. This building is located north (behind) the main structure on the property. This property is located within the Downtown Historic Support District and Historic Support District. At this time, the applicant has not stated if the building has been inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. The applicant has stated there are no definite plans to reuse the property and intends for the property to be used as informal green space. Therefore, applications for redevelopment have yet to be submitted for review.

Staff Analysis

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. A re-roof permit (shingle to metal) was completed in September 2019 and the building was previously utilized as office space for Stetson University staff. This request has been reviewed against 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, however without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

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;

This site does not have a Florida Master Site File; the applicant has provided history regarding the property which includes that this building was not originally built on its current site. It was first built farther northwest, where the duPont-Ball Library now stands. In the 1960s, the building was moved to its current location to make space for the library. The original construction date and ownership are unknown. City staff has not found any additional historic or architectural significance for this building.

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

This structure is not located within a Historic District, only the Downtown Historic Support District and Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District and Historic Support District. This structure is surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1922 – 1987.

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

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

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 building is not one of the last remaining examples of its kind on campus, in the neighborhood, or in the city. In the immediate block, there are five (5) other bungalow style buildings, built within the similar timeframe (1921 and 1956).

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 applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

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

The applicant has stated they have not had the building inspected for structural integrity, the building is not in danger of collapse, and nor have they provided information regarding repairing the building to save it from collapse. However, a re-roof permit (shingle to metal) was completed

in September 2019 and the building was previously utilized as office space for Stetson University staff for several decades, but is no longer in use, and the building has since been vacant.

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 documentation regarding the integrity of the building. If demolished and redeveloped, it could be possible to have a return on the investment, however, as this building is located on the Stetson University campus, the redevelopment would be for Stetson University and without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports on the structural integrity of the structure, without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request and per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts, the demolition requires Historic Preservation and City Commission action due to the age of the structure (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
- Project narrative
- Exhibit A – Existing Conditions

Exhibit A
Existing Conditions – 207 ½ East Michigan Avenue

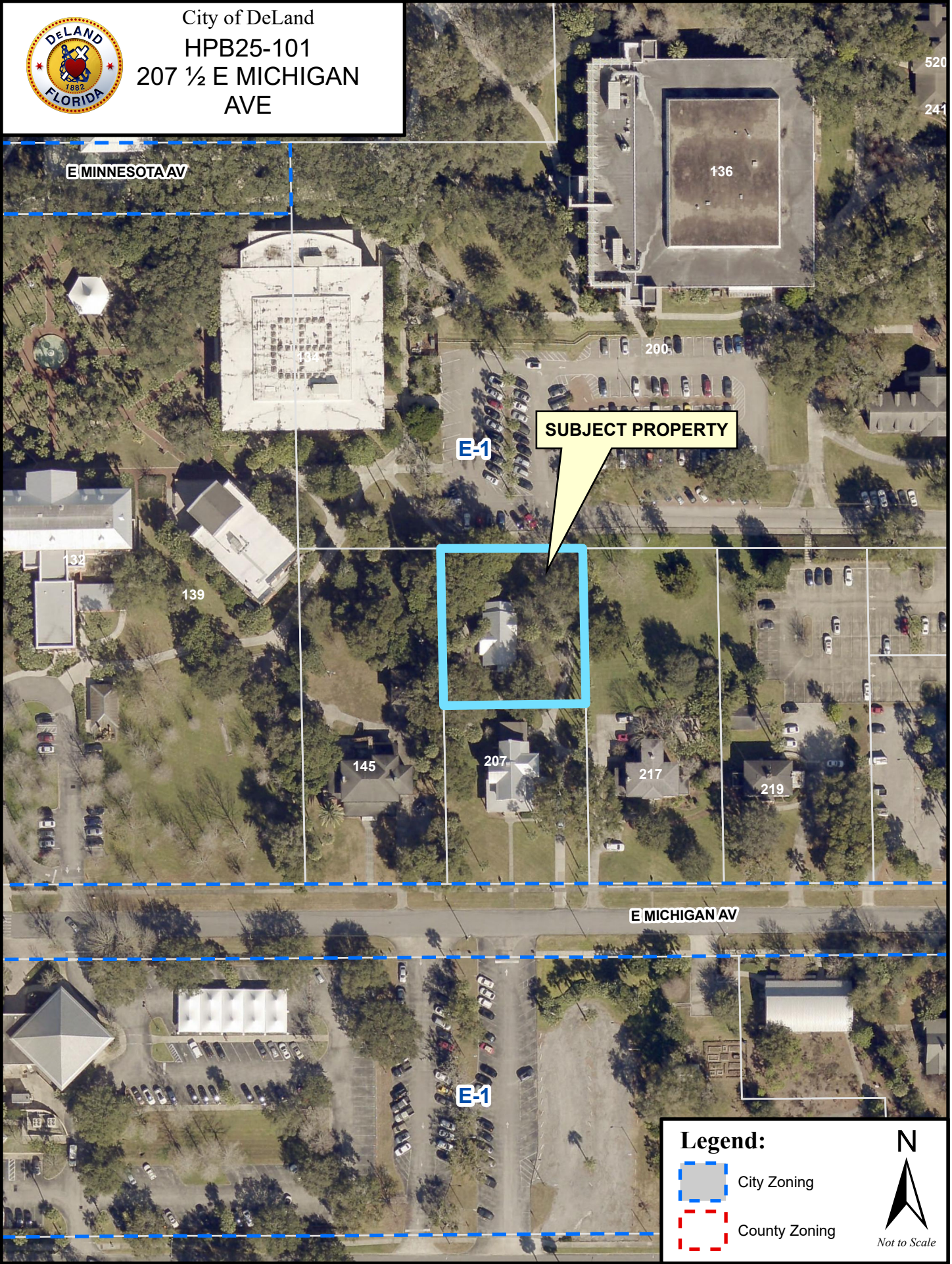








City of DeLand
HPB25-101
207 1/2 E MICHIGAN
AVE





E-1


SUBJECT PROPERTY

E MICHIGAN AV

E-1

Legend:

-  City Zoning
-  County Zoning


N
Not to Scale

DEMOLITION INFORMATION FOR 207-1/2 E MICHIGAN AVE

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 building at 207-1/2 E Michigan is located north of 207 E Michigan. The one story wood-frame Bungalow-style building was not originally constructed on this site. The building was originally built northwest of the site, in the area where the duPont-Ball Library currently stands. The date the building was built is unknown, though the Volusia County Property Appraiser lists it as built in 1915. The building was relocated to its current site in the 1960's to make way for the dePont-Ball Library. Original ownership details are unknown.

The building faces north and contains approximately 1,200 square feet of interior floor space. There is no road or driveway approaching the building; it is surrounded by lawn in a wooded area. The building displays a front-facing gable roof surfaced with exposed fastener metal roofing. The building has a front and back porch. Fenestration includes wood double-hung windows with a 4-vertical light pattern over a single light. Windows are arranged in single, double, and triple configurations. A small brick chimney rises near the center. The exterior walls are finished with painted stucco. The building is in poor condition. A professional condition assessment survey would reveal, in part, the need for an electrical and plumbing upgrade, window repairs and replacements, and wood structural repairs – none of which the University has prioritized for its capital needs.

The building does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. Given that the building was moved from its original location, the building lacks integrity of historic location. The building housed offices for Stetson employees for several decades, and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

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

The building does not contribute either to a formally-recognized historic district or a potential historic district.

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

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

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; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

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;

Stetson University has no definite plans to reuse the property and intends the lot to serve as an informal green space after the building is demolished.

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

The building is not in danger of collapse.

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

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Over many years Stetson invested in the building to create office space. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties, all of which are owned by Stetson.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. The building no longer meets the standards of acceptable office space, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$8,300 with the project anticipated for fall 2025.



207-1/2 E Michigan, front (north) elevation



207-1/2 E Michigan, north and west elevations, facing southeast



207-1/2 E Michigan, south (rear) and east elevations, facing northwest



207-1/2 E Michigan, south (rear) elevation



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

DATE: August 7, 2025

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Demolition) for a building and detached garage built prior to 1950 at 209 East University Avenue**
Application No.: HPB25-102
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting to demolish a building and a detached garage built prior to 1950. The main building was constructed in 1930, and the detached garage was constructed in 1945, per the Volusia County Property Appraiser. This property is located within the Downtown Historic Support District. At this time, the applicant has not stated if the building has been inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. The applicant has stated there are no definite plans to reuse the property and intends for the property to be used as informal green space. Therefore, applications for redevelopment have yet to be submitted for review.

Staff Analysis

Since these buildings were built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed against 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 structures, however without documentation regarding the structural integrity or viability of rehabbing the buildings, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

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;

This site does not have a Florida Master Site File; the applicant has provided history regarding the property which includes that the main building was originally constructed as a private residence, and Stetson acquired the property in 2011, and Stetson has used the building as a rental property for staff housing, but is now vacant. City staff has not found any additional historic or architectural significance for these buildings.

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

These structures are not located within a Historic District, only the Downtown Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District. These structures are surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1932 – 1987.

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

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

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;

These buildings are not one of the last remaining examples of its kind on campus or in the city. However, there are no other bungalow styles buildings, in the immediate block.

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 applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

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

The applicant has not stated if they have not had the buildings inspected for structural integrity, nor have they provided information regarding repairing the buildings to save them from collapse. However, the applicant has stated the buildings are not in danger of collapse and since 2011, Stetson has invested over \$50,000 in the buildings, and does not intend to invest additional resources in the property, as it no longer serves its useful purpose for the University.

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 applicant has not provided documentation regarding the integrity of the buildings. If

demolished and redeveloped, it could be possible to have a return on the investment. However, as these buildings are located on the Stetson University campus, the redevelopment would be for Stetson University and without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports on the structural integrity of the structure, without documentation regarding the structural integrity or viability of rehabbing the buildings, staff is unable to support the demolition request, and per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts, the demolition requires Historic Preservation and City Commission action due to the age of the structure (prior to 1950).

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

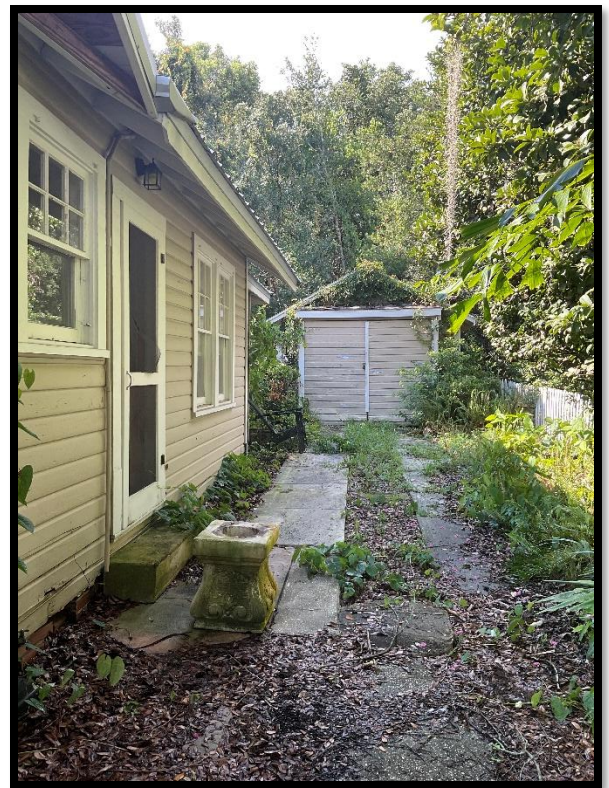
The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its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

Attachments:

- Vicinity map
- Project narrative
- Exhibit A – Existing Conditions

Exhibit A
Existing Conditions – 209 East University Avenue







City of DeLand
HPB25-102
209 E UNIVERSITY
AVE

R-2

626

625

E FLORENCE AV

R-2

615

R-1AA

623

SUBJECT PROPERTY

E-1

611

NAMELIA AV

605

609

205

R-2

245

601

209

E UNIVERSITY AV

549

202

216

220

E-1

E-1


547

209

215

Legend:

 City Zoning

 County Zoning

N



Not to Scale

DEMOLITION INFORMATION FOR 209 E UNIVERSITY AVE

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 building at 209 E University, located on lot 31 of the University Heights neighborhood. The one story wood-frame Bungalow-style building was constructed about 1937 as a private residence, which was acquired in 2011 for \$100,000 by Stetson University, which since then has been used as a rental property for staff housing.

The building faces south and contains approximately 1,480 square feet of interior floor space. The building displays a front-facing gable roof surfaced with a combination of exposed fastener metal roofing and asphalt shingles. A covered carport is attached to the east. Fenestration includes wood double hung windows with a six-over-one light pattern. The front (south) elevation contains a large aluminum awning type window with 9 operable leaves, each with 3 lights. A brick chimney rises on the west, at the wall abutting an enclosed porch. The exterior walls are finished with painted wood siding. The building sits on a crawl space with a brick stem wall and is in poor condition. A professional condition assessment survey would reveal, in part, the need for an electrical and plumbing upgrade, kitchen renovation, window repairs and replacements, and wood structural repairs – none of which the University has prioritized for its capital needs. A small detached garage is present, in very poor condition.

Research on historic-period owners reveals that the building was built in 1937, serving as Etta L. Worth's winter home. Etta's daughter Aileen, an assistant instructor of violin at Stetson, briefly lived in the building with her husband William C. Holler. John W. and Gladys M. Evans moved into the building in 1951. John operated a watch, clock, and jewelry shop in DeLand and later moved to West New York Ave. In 1983 the building was acquired by Neuman Glenn McVey and Charles Jeffrey Stubbs. Charles passed away in 1999. Neuman passed away in 2010. Neuman's niece, Carlyn C. Swain, acting as the legal representative for the estate of Neuman G. McVey sold the building to Stetson University in 2011 for \$100,000. Since then, the University used the building as a rental property for staff until its present vacant state.

The building does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served residential purposes at Stetson for 14 years (2011-2025), and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

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

The building does not contribute either to a formally-recognized historic district or a potential historic district.

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

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

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; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

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;

Stetson University has no definite plans to reuse the property and intends the lot to serve as an informal green space after the building is demolished.

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

The building is not in danger of collapse.

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

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2011, Stetson has invested over \$50,000 in the building. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished, along with the detached garage.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties. Landscape screening to the neighboring property to the east will remain intact.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. The building no longer meets the standards of staff housing opportunities on campus, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$11,065 with the project anticipated for late fall 2025.



209 E University, front (south) façade



209 E University, west elevation



209 E University, north (rear)



209 E University, south elevation of detached garage



DATE: August 7, 2025

TO: Historic Preservation Board

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

RE: **Historic Preservation Review (Demolition) for a building built prior to 1950 at 205 East University Avenue**
Application No.: HPB25-103
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting to demolish a building built prior to 1950, constructed in 1945, per the Volusia County Property Appraiser. This property is located within the Downtown Historic Support District. At this time, the applicant has not stated if the building has been inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. The applicant has stated there are no immediate, definite plans to reuse the property and intends for the property to be used as informal green space. Therefore, applications for redevelopment have yet to be submitted for review.

Staff Analysis

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. A re-roof permit (metal to metal) was completed in January 2022 and the building was previously utilized as student housing. This request has been reviewed against 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, however without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

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;

This site does not have a Florida Master Site File; the applicant has provided history regarding the property which includes that this building was originally constructed as a private residence by the Dolive family, and Stetson acquired the property in 2000, and Stetson has previously used the building as student housing, but is now vacant. City staff has not found any additional historic or architectural significance for this building.

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

This structure is not located within a Historic District, only the Downtown Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District. This structure is surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1932 – 1987.

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

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

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 building is not one of the last remaining examples of its kind on campus or in the city. However, there are no other bungalow styles buildings, in the immediate block.

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 applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

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

The applicant has not stated if they have not had the building inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. However, the applicant has stated the building is not in danger of collapse and since 2011, Stetson has invested over \$50,000 in the building for student housing, and does not intend to invest additional resources in the building, as it no longer serves its useful purpose for the University and is currently vacant.

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 applicant has not provided documentation regarding the integrity of the building. If demolished and redeveloped, it could be possible to have a return on the investment. However, as this building is located on the Stetson University campus, the redevelopment would be for Stetson University and without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports on the structural integrity of the structure, without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request, and per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts, the demolition requires Historic Preservation and City Commission action due to the age of the structure (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
- Project narrative
- Exhibit A – Existing Conditions

Exhibit A

Existing Conditions – 205 East University Avenue










City of DeLand
HPB25-103
205 E UNIVERSITY
AVE



Legend:

-  City Zoning
-  County Zoning

N

Not to Scale

DEMOLITION INFORMATION FOR 205 E UNIVERSITY AVE

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 building at 205 E University, located on lots 29 and 30 of the University Heights neighborhood. The one story wood-frame Bungalow-style building was constructed about 1945 as a private residence, which was acquired in 2000 for \$67,940 by Stetson University, which since then has been adapted and used for student housing.

The building faces south and contains approximately 1,173 square feet of interior floor space. The building displays a front-facing gable roof surfaced with exposed fastener metal roofing. A single-story wing extends from the east side of the building, added after 1965. The front porch is enclosed with screen. Fenestration includes wood casement windows with a variety of light patterns. The east addition includes metal casement windows with ten lights at each set. A small brick chimney rises near the center. The exterior walls are finished with painted wood siding. The building is in poor condition. A professional condition assessment survey would reveal, in part, the need for an electrical and plumbing upgrade, kitchen renovation, window repairs and replacements, and wood structural repairs – none of which the University has prioritized for its capital needs.

A detached garage is present, and also in poor condition. Originally built as a car-port opened to the north and the south, the north elevator has since been enclosed with wood siding and the south elevation enclosed with a garage door. The east side of the garage is a small storage room constructed with concrete masonry units and jalousie windows.

Research on historic-period owners reveals that the building was built by Clark Dolive and remained in his family until it was sold to the University. Clarke Dolive was a Volusia County Soil and Water Conservationist from 1943 to 1969 and served for many years as photographer for the Volusia County Fair, for which he was named honorary director. He was a member of the First Church of Christ Scientist in DeLand, president and secretary of DeLand Rotary Club, and chairman of the DeLand Public Library Board of Trustees. Clarke passed away in 1982. Clarke's widow, Julia Dolive continued to live in the building until about 1989 when she was moved into assisted living due to progressing Alzheimer's. In 1990, Julia transferred ownership to their son, Henry Dolive, a year prior to her passing. Henry, living in Cincinnati Ohio, rented the building to various tenants prior to selling the building to the University in 2000. Henry received a BA degree with a Political Science Major from Stetson University in 1966. In a letter to the University in 1999, Henry stated, "I have always assumed that my family home should be sold to Stetson....to fulfill its Master Plan."

In 2000, Henry Dolive sold the property to Stetson University for \$67,940. Since then, the University has used the building to house students who are now housed in more modern buildings.

The building does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served residential purposes at Stetson for nearly 25 years (2000-2025), and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

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

The building does not contribute either to a formally-recognized historic district or a potential historic district.

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

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

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; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

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;

Stetson University has no definite plans to reuse the property and intends the lot to serve as an informal green space after the building is demolished.

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

The building is not in danger of collapse.

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

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2000, Stetson has invested over \$50,000 in the building to accommodate student housing. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished, along with the detached garage.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. The building no longer meets the standards of students seeking housing opportunities on campus, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$11,065 with the project anticipated for late fall 2025.



205 E University, front (south) façade



205 E University, west elevation, and south elevation of detached garage



205 E University, north (rear) and east elevations, facing southwest



205 E University, north and east elevation of detached garage