



**CITY OF DELAND
REGULAR MEETING OF THE
HISTORIC PRESERVATION BOARD
SEPTEMBER 4, 2025 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. August 7, 2025 Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (Public Art Mural) located on the north side of the building at 102 1/2 West Rich Avenue.**
Application No.: HPB25-145
Applicant: City of DeLand
Owner: Scott & Maria Price

STAFF UPDATES

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE October 2, 2025 at 5:00PM

ADJOURNMENT



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

City Commission Chambers
120 South Florida Avenue
August 7, 2025 - 5:00 P.M.

I. CALL TO ORDER

Having been duly noticed as required by law, the August 7, 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: Reggie Santilli, Matthew West, Scott Price, *Vice-Chairman* & Solomon Greene, *Chairman*

Absent: William Hoffman & West Costa

City Staff: Carol Kuhn, *AICP, Planning Director*; Debi Glick, *Development Services Manager*; Sam Nelson, *Planner I*; & Aerial McCann, *City Attorney*.

III. APPROVAL OF MINUTES

Scott Price motioned to approve the June 5, 2025 meeting minutes as presented. Reggie Santilli seconded the motion and all approved unanimously. (4-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. 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

Carol Kuhn provided an overview of the application and stated that staff finds this proposed project is largely consistent with the City of DeLand Land Development Regulations Sections 33-34.03.

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), repairing the former display case into working order, replacing the rotted wood window frame on the existing north wall blind window, and repainting to the same existing color.

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.

The applicant, Frederick Peace, spoke on the recent changes to the building as shown in the new plans, and answered questions from the Board. The project contractor, Dustin Anglin, was also present to answer any comments or questions.

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

Scott Price motioned for approval of the Certificate of Appropriateness (COA) as presented with the recommendations to stucco over lath the previously coated sand brick areas, all other sand brick which have not been coated must remain original, to remove the existing vitrolite glass, and to approve a plaque reflecting the change the of building name to Bond Lumber Co. Reggie Santilli seconded the motion. (4-0).

- 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

Carol Kuhn provided an overview of the application and stated that staff finds that although the LDRs do 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.

Scott Price motioned for approval of the Historic Preservation Review (Demolition) of a residential structure at 207 1/2 East Michigan Avenue, Matthew West seconded the motion. (2-2). Although the Historic Preservation Board motioned to approve the demolition of a building built prior to 1950 located at 207 1/2 East Michigan Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

- 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

Carol Kuhn provided an overview of the application and stated that staff finds that although the LDRs do 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.

Scott Price motioned for approval of the Historic Preservation Review (Demolition) of a residential structure at 209 East University Avenue, Matthew West seconded the motion. (2-2). Although the Historic Preservation Board motioned to approve the demolition of a building built prior to 1950 located at 209 East University Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

- 4. Historic Preservation Review (Demolition) for a building built prior to 1950 at 205 East University Avenue**
Application No.: HPB25-102
Applicant/Owner: John B. Stetson University

Carol Kuhn provided an overview of the application and stated that Staff finds that although the LDRs do 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.

Scott Price motioned for approval of the Historic Preservation Review (Demolition) of a residential structure at 205 East University Avenue, Matthew West seconded the motion. (2-2). Although the Historic Preservation Board motioned to approve the demolition of a building built prior to 1950 located at 205 East University Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

VII. STAFF UPDATES

None

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be September 4, 2025 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 6:17 P.M.



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

DATE: September 4, 2025
TO: Historic Preservation Board
FROM: Emily Kunkel, *Senior Planner/Historic Resource Coordinator*
RE: **Historic Preservation Review (Public Art Mural) located on the north side of the building at 102 ½ West Rich Avenue.**
Application No.: HPB25-145
Applicant: City of DeLand
Owner: Scott & Maria Price

Description of Proposed Work:

The proposed mural will replace an existing mural of Officer Mac McBride, which was completed in 2020 without prior review by the city or the Historic Preservation Board. However, in October 2020, the Historic Preservation Board reviewed the mural retroactively. The Board continued the item to their November 5, 2020 meeting, where the mural was ultimately approved after the fact. The proposed new mural will depict Officer Mac McBride in front of downtown DeLand buildings in his role as a local patrolman of the downtown district. The mural will be painted by a local artist, Paulo Jimenez and the size of the mural will be approximately 9 feet tall x 8 feet wide.

Process:

Murals within the City’s Historic District shall first be scheduled for review by the City’s Historic Preservation Board. A review by the Historic Preservation Board shall be a recommendation only and shall be for the purpose of Historic Preservation Board providing recommendations and/or input so the mural will better fit with the historic ambiance of the district. The Historic Preservation Board shall forward their recommendation and/or input to the City’s Public Mural Art Committee for final approval, taking the Historic Preservation Boards recommendations and input into consideration.

Staff Analysis

The color scheme of this mural is consistent with the approved colors for the Historic Downtown DeLand. The proposed mural will replace the existing mural of Officer Mac McBride, in the same location, which currently covers a functioning door. While one of the Public Mural Art Committee review criteria states that “*murals generally should not cover doors or windows or other architectural elements of a building such as cornices and pilasters*” in this case, not covering the door would disrupt the composition and negatively impact the mural’s overall appearance. Therefore, maintaining the artwork over the door would not increase the impact, but rather maintain the visual integrity of the mural.

Recommendation:

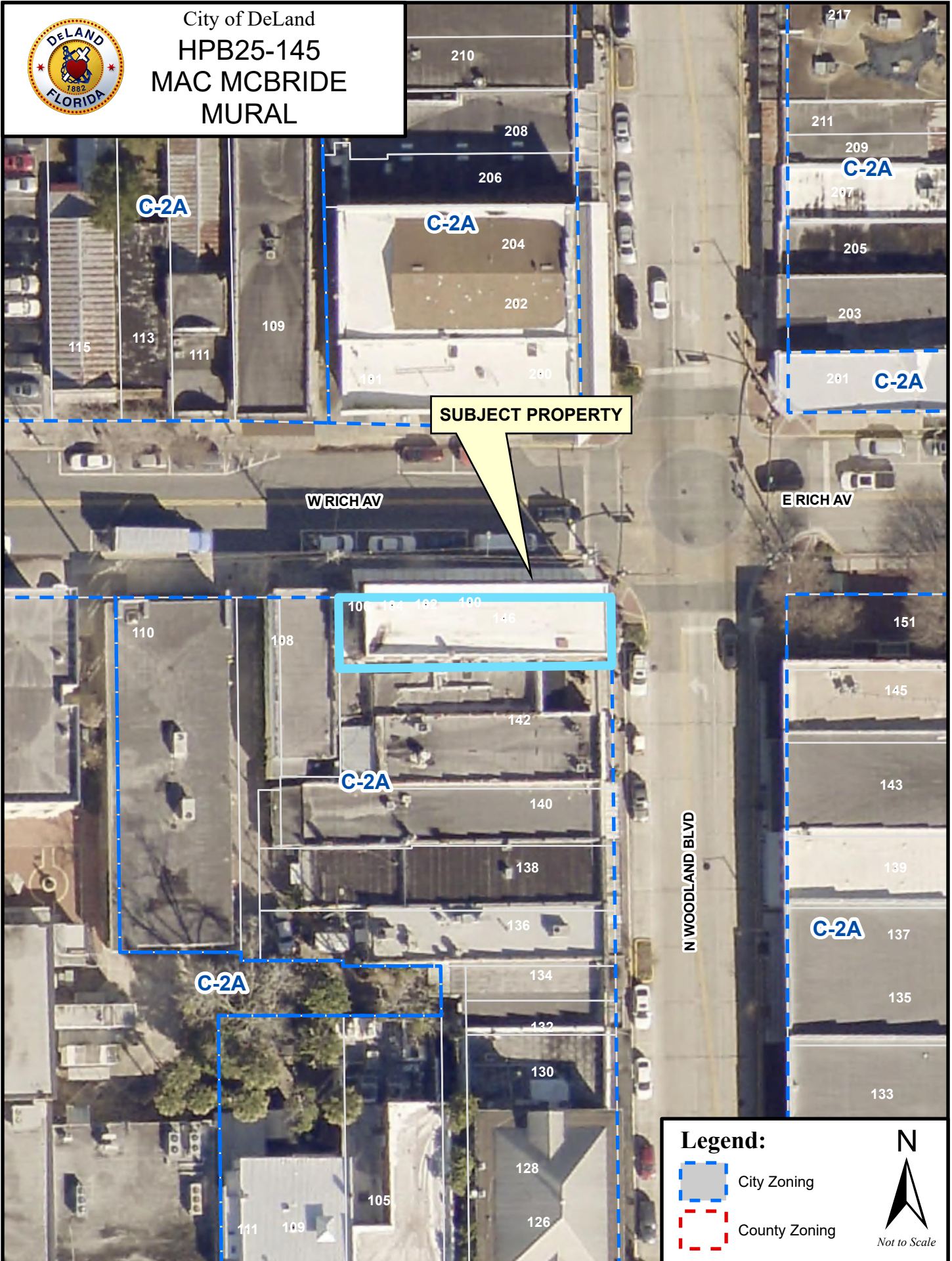
The Historic Preservation Board shall provide a recommendation and/or input so the mural will better fit with the historic ambiance of the district. Staff recommends the Historic Preservation Board forward their recommendation/input to Public Mural Art Committee for consideration.

Attachments:

Vicinity Map
Applicant’s Request



City of DeLand
HPB25-145
MAC MCBRIDE
MURAL



Legend:

- City Zoning
- County Zoning

N

Not to Scale

Revised Mac McBride Mural

City of DeLand-Kieu N. Moses, Risk/Safety/Events Manager

Factors: Historic district Downtown Historic District (contributing structure, 1885)

Location 102 ½ W. Rich Ave. Parcel size 0.0568 acres (2,475 sq. ft.)

Land use Downtown Commercial Zoning C-2A & H (Downtown Commercial, Historic)

Existing use Merchant – Chronic Guru Dispensary & Lounge

The mural is sponsored by the City of DeLand. Because this is located in the historic district HPB approval is required for the mural design. The mural is painted on the door of the building facing Rich Avenue and depicts Officer Mac McBride in his role as a local patrolman of downtown DeLand. The mural will be painted by local artist, Paulo Jimenez. The size of the mural will be approximately 9 feet tall by 8 feet wide and will show Officer McBride in front of downtown DeLand.

Images of Building Location





Draft #2

