



**CITY OF DELAND  
REGULAR MEETING OF THE  
HISTORIC PRESERVATION BOARD  
FEBRUARY 12, 2026 AT 5:00 PM  
CITY HALL, COMMISSION CHAMBERS  
120 SOUTH FLORIDA AVENUE  
AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. December 4, 2025, Meeting Minutes

**PRESENTATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

1. Certificate of Appropriateness (New Construction) for a multifamily building at 225 W. New York Avenue  
Application No.: HPB26-019  
Applicant: Cobb Cole  
Owner: Blue Ian, LLC

**STAFF UPDATES**

**OTHER DISCUSSION**

**NEXT SCHEDULED MEETING DATE**    March 5, 2026 at 5:00PM

**ADJOURNMENT**



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

City Commission Chambers  
120 South Florida Avenue  
December 4, 2025 - 5:00 P.M.

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**I. CALL TO ORDER**

Having been duly noticed as required by law, the December 4, 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, William Hoffman, West Costa, Charles Palmer Jr., Devin Morris, & Solomon Greene, *Chairman*

**Absent:** None

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

**III. ELECTIONS**

**1. Chairperson**

Emily Kunkel reported that at the City Commission meeting held on November 17, 2025, the Commission elected not to reappoint Scott Price, Vice-Chairman, to the Historic Preservation Board and instead appointed two new members. As a result, an election is required to fill the vacant Vice-Chair position.

*Solomon Greene volunteered and self-nominated to continue serving as the Chairman. West Costa motioned to appoint Solomon as the Chairman, William Hoffman seconded the motion and all approved unanimously. (7-0)*

**2. Vice-Chairperson**

*William Hoffman volunteered and self-nominated serve as the Vice-Chairman. Solomon Greene motioned to appoint William as the Vice-Chairman, Matthew West seconded the motion and all approved unanimously. (7-0)*

**IV. APPROVAL OF MINUTES**

*Reggie Santilli motioned to approve the September 4, 2025 meeting minutes, with minor revisions to reflect that Scott Price called the meeting to order in Solomon Greene's absence, and to clarify Matthew West's statement that the recommendation for the MacBride mural to depict an American flag instead of the "Blue Lives Matter" flag was made by an individual Board member rather than representing the majority of the Board. Matthew West seconded the motion and all approved unanimously. (6-0) Solomon Greene abstained from the vote due to his absence at the September 4, 2025 meeting.*

**V. PRESENTATIONS**

None

**VI. OLD BUSINESS**

None

## **VII. NEW BUSINESS**

### **1. Historic Preservation Review (Public Art Mural) on the west side of the building at 116 West New York Avenue, in the Artisan Alley.**

**Application No.:** HPB25-193

**Applicant:** Leanne Lowman

**Owner:** Conrad Realty Co.

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

The majority of the Board members are in favor of the mural as presented; however, they provided the following recommendation/input which shall be forwarded to the Mural Art Committee for final review:

- Provide a plaque/sign next to the mural outlining the history of the Scrub Jay and the overall Audubon Mural Project.

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

### **2. Certificate of Appropriateness (Exterior Alteration - Signage) for a commercial building located at 112 E. New York Ave.**

**Application No.:** HPB25-197

**Applicant:** Aspen Group

**Owner:** First Baptist Church Holding Company of Orange City FL, LLC

Emily Kunkel provided an overview of the application and stated that staff finds that this alteration is consistent with the City's Land Development Regulation Section 33-34.03. Staff recommends the Historic Preservation Board approve this Certificate of Appropriateness (COA) as presented, however, in addition to this Certificate of Appropriateness, the applicant will need to apply for a separate building permit to ensure their building signage complies with Land Development Regulations Section 33-75.

Public comment was provided by Randy Williams, he stated he appreciates the work that Journey Church does for the community and is in favor of the new signage.

*Devin Morris motioned for approval of the Certificate of Appropriateness (Exterior Alteration – Signage) for a commercial building located at 112 E. New York Ave as presented. William Hoffman seconded the motion and all approved unanimously. (7-0)*

### **3. Certificate of Appropriateness (Exterior Alteration - Windows) for a commercial building 119 North Woodland Blvd.**

**Application No.:** HPB25-202

**Applicant:** Ed Senez Aluminum Specialist, Inc

**Owner:** Dempsey Properties DeLand, Inc.

Emily Kunkel provided an overview of the application and stated that staff is supportive of the applicant's efforts to prevent further deterioration of the windows; however, staff does not support removal of all the existing window panes, specifically the second-floor front façade windows. Staff recommends that all the new windows must match the existing configuration, pane pattern, and overall appearance of the existing windows to protect the historic integrity of the property and

maintain consistency with surrounding properties within the Downtown Historic District; and consider using wood framed windows rather than vinyl.

The applicant, Ed Senez, and the property owner, Don Dempsey, provided a brief overview of the project. They stated that the existing windows are not original wood windows but aluminum awning windows. They explained that replacing the windows with wood is not feasible due to cost and that wood windows would not be as durable as the proposed vinyl replacements.

Board members provided their concerns with the practicality of using wood instead of vinyl material and they're in favor of the applicants request to replace with vinyl.

*Devin Morris motioned for approval of the Certificate of Appropriateness (Exterior Alteration – Windows) for a commercial building located at 119 North Woodland Blvd, as presented. William Hoffman seconded the motion and all approved unanimously. (7-0)*

**VIII. STAFF UPDATES**

None

**IX. OTHER DISCUSSION**

None

**X. NEXT REGULARLY SCHEDULED MEETING**

The next regularly scheduled Historic Preservation Board meeting is January 1, 2026. However, due to the New Years holiday and zero applications submitted by the deadline, Monday, December 1, 2025. The next meeting will be held on Thursday, February 5, 2026 at 5:00 p.m. in City of DeLand Commission Chambers.

**XI. ADJOURNMENT**

As there was no further business, the meeting adjourned at 5:30 P.M.



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**DATE:** February 12, 2026

**TO:** Historic Preservation Board

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

**RE:** **Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Avenue**  
**Application No.:** HPB26-019  
**Applicant:** Mark Watts, Esq., *Cobb Cole*  
**Owner:** Blue Ian, LLC  
**Florida Master Site File:** None  
**Zoning District:** C-2A  
**Current Use:** Vacant

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**Description of Proposed Work:**

This property is located within the Downtown Historic District, Historic Design District, Downtown Support District, and Historic Support District. The applicant is proposing to construct a new multi-family (apartment) building at 225 W. New York Avenue. The building is proposed to consist of 84-units. The first-floor will be non-residential space dedicated for the leasing office and parking. The site will include a single L-shaped building, parking, and required stormwater management.

Since the approval of the previous COA's, the applicant has finalized the floor-plan of the individual units and overall building, including the location of the interior stairwells and elevators, to meet applicable federal, state, and local requirements. These updates resulted in exterior modifications to the previously approved elevations, thereby necessitating review under a new COA. The proposed revised elevations include the addition of an ADA ramp and exterior doors on the front façade, two (2) wider tower elements, smaller future proposed mural location, removal of five (5) stone coated barrel tile roof awnings over the windows on the north, east and west elevations, and addition of several two double-hung windows in lieu of some of the previously approved single double-hung windows.

**Previous Certificate of Appropriateness's**

In August 2024, the Historic Preservation Board reviewed a Certificate of Appropriateness (COA) for the new construction of a new multi-family (apartment) building. The Historic Preservation Board approved the COA with the following conditions:

- 1) The mass and scale of the proposed building shall be reduced and the design modified to be compatible with the contiguous properties and surrounding structures. and;
- 2) Additional brick be incorporated into the exterior, specifically the South (New York Avenue) façade, on the tower portion, above storefront doors on floors 2-5.

As outlined in the August 1, 2024 meeting minutes, City staff received public comment via email, and board members stated they received numerous complaints from residents regarding the

height/size of this building compared to downtown buildings and how it will “overshadow the historic courthouse.”

The applicant revised the building elevations to reflect these conditions, and applied for another Certificate of Appropriateness (COA) in order to have an approval with no conditions.

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

In June 2025, the Historic Preservation Board reviewed a new Certificate of Appropriateness (COA) with a scope similar to the previous scopes of work; however, the applicant incorporated first-floor covered parking, resulting in an exterior alteration and increase in building height to a portion of the building, thereby requiring review of a new COA.

### **Staff Analysis**

The applicant has a Class IV site plan that was previously approved by the Technical Review Committee (TRC), the Planning Board and City Commission. The Certificate of Appropriateness (COA) is in addition to these meetings, but the Historic Preservation Board purview is solely on the appearance of the building and how the proposed building would be visually compatible with the existing contributing structures in a designated Historic District.

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

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

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

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

##### **(b) Criteria for issuing.**

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

#### ***The Secretary of the Interior’s Standards for Rehabilitation***

##### ***67.7 Standards for rehabilitation.***

- b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The***

*application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.) (as outlined below in criteria 1-10 - italicized)*

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

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

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

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

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

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

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

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

This criterion is not applicable as the previous historic building, was demolished, resulting in a vacant site. The applicant has had three (3) previous Certificates of Appropriateness (COA) applications approved, and has incorporated the Historic Preservation Board members comments and conditions of approval to the exterior elevations, which include some features to reflect aspects of the historic former Putnam Hotel.

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

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

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

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

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

The applicant has incorporated some distinctive features similar to the former historic Putnam Hotel, such as the red brick, window overhangs, window styles, roof cornices, etc., which reflects some of the historic aspects of the former Putnam Hotel as requested by the Historic Preservation Board with all previous Certificates of Appropriateness.

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

***(36 CFR 67.7 (b)(6)) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

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

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

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

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

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

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

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

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

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

The new construction will not destroy historic materials as the previous building has been demolished. Aspects of the new construction are similar to the previous Putnam Hotel, with some similar architectural features, colors and style. The new building is oriented closer to the street as required by Land Development Regulations Section 33-94 Community Design Standards, but still enhances the district and environment. The applicant has incorporated additional brick into the façade as requested by the Historic Preservation Board to match existing building within the Historic District.

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

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

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

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

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

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

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

**a. Height;**

The overall building height was approved under the previous Certificates of Appropriateness; including a 77-foot (six-story) height at the NE corner to accommodate first-floor parking, while the SE portion fronting New York Avenue remains three stories. The scope of work for this COA does not increase the previously approved building height.

**b. Scale;**

The overall scale of the building was approved under the previous Certificates of Appropriateness; however, the scope of work for this COA includes some scale adjustments through the incorporation of larger windows on all elevations and wider tower elements, resulting in a building

scale that is more proportionate to the overall character and design. However, the new elevations do not reflect the previously approved stone coated barrel tile roof awnings over the windows on the north, east and west elevations. Staff recommends that these be incorporated into the final design to be consistent with the previously approved design and overall character of the building.

**c. Massing;**

The overall massing of the building was approved under the previous COA's however, the building will remain the tallest structure on the immediate block. Revisions to the floor plans have resulted in refined massing through the incorporation of larger windows and wider tower elements.

**d. Setbacks;**

The building setbacks were approved under the previous Certificates of Appropriateness, and the scope of work for this COA does not alter the approved setbacks. The building is being positioned as close to New York Avenue as possible in accordance with LDR Sec. 33-94.04, which requires buildings fronting New York Avenue and Woodland Blvd. to be oriented as close to the street as possible. The new elevations show a better representation of how the building will be setback and shows proposed landscaping.

**e. Fenestration;**

The overall building fenestration was approved under the previous Certificates of Appropriateness; however, the addition of several double single-hung windows increases the fenestration, creating a rhythm more consistent with buildings in the district. Large storefront windows on the first floor facing New York Avenue, and 3/1 windows on floors 2-5. The previously approved first-floor parking includes additional architectural screening and fenestration treatments on the east and west elevations, providing both vehicle screening and natural ventilation.

**f. Roof shape;**

The building roof shape was approved under the previous Certificates of Appropriateness, and the scope of work for this COA does not alter the approved roof shape. Some of the front façade roof features reflect the former historic Putnam Hotel, and the stacked massing portions reflect other historic buildings in the historic district.

**g. Use of materials;**

The use of materials was approved under the previous Certificates of Appropriateness, and the scope of work for this COA does not include any change or alteration in the previously approved use of materials. The overall architecture, especially the first-floor elevations have incorporated different use of materials, such as red brick, stucco and change in paint colors for building accents, making it similar to other buildings within the district.

**h. Directional expression;**

The building's overall directional expression was approved under the previous Certificates of Appropriateness. The widened tower elements and the addition of several double single-hung windows further strengthen this expression on all elevations, resulting in a form more consistent with surrounding district buildings. The south elevation facing New York Avenue now includes an ADA ramp and exterior doors on the front façade, while retaining most of its prominent architectural features, including material and color changes and first-floor storefront windows. The remaining elevations feature more limited architectural detailing. Staff recommends re-incorporating the previously approved stone-coated barrel tile roof awnings over the windows on the north, east, and west elevations to maintain consistency with the approved design and the building's overall character.

**i. Style;**

The building style, masonry vernacular, similar to the previous Putnam Hotel was approved under the previous Certificates of Appropriateness, and the scope of work for this COA does not alter the approved style.

**j. Site plan.**

The overall site plan was approved under previous Certificates of Appropriateness, and the scope of work for this COA does not change that approved plan. However, because this is new construction, the site plan differs from others in the district and must comply with Land Development Regulations Sec. 33-94.04, which requires the building to be placed as close to the street as possible to activate street frontage, provide additional front landscaping, and locate parking at the rear.

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

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

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

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

The overall building elevations were approved under previous Certificates of Appropriateness, and the scope of work for this COA does not alter the approved height, setbacks, or spacing. However, the addition of an ADA ramp and exterior doors on the front façade, wider tower elements, removal of the stone coated barrel tile roof awnings over the windows on the north, east and west elevations, and addition of several two double-hung windows in lieu of some of the previously approved single double-hung windows does modify the approved materials, detailing, massing, proportion, and scale but remains compatible with the previously approved overall architectural elements and design.

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

The building roof and cornice treatments were approved under the previous Certificates of Appropriateness, and the scope of work for this COA does not alter the approved roof and cornice treatments. However, the new elevations do not reflect the previously approved stone coated barrel tile roof awnings over the windows on the north, east and west elevations. Staff recommends that these be incorporated into the final design to be consistent with the previously approved design and overall character of the building.

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

The overall site plan was approved under the previous Certificates of Appropriateness, and the scope of work for this COA does not alter the approved site plan. The new building is being

constructed close to the road with parking under the building on the first-floor and in the rear. The landscaping plan is similar to City Hall (50-ft, 3-story building) across the street.

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

The scope of work does include additional voids (windows and doors), including several larger double-hung windows on each façade, and two exterior doors on the front façade, to comply with Florida Building Code and accessibility requirements for ingress/egress. However, the revised west elevation reflects a reduced area for the future proposed mural due to the increase tower width for the internal stairwell. While the building is not adjacent to any historic buildings, it is located in the historic district, and the overall relationship of solid spaces to voids is visually compatible with other historic buildings within the district.

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

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

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

The Historic Preservation Board previously requested additional brick to be incorporated on the front tower column and along the first-floor, which the applicant has since incorporated into the proposed renderings. The new construction is similar to the former Putnam Hotel such as the barrel tile roof, color palate, roof cornices, roof turrets, and awnings, but this new construction will not pre-date the existence of downtown DeLand.

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

The design of this new building reflects contemporary elements while also being complimentary to the historic Putnam Hotel as previously requested by the Historic Preservation Board.

**Staff Recommendation:**

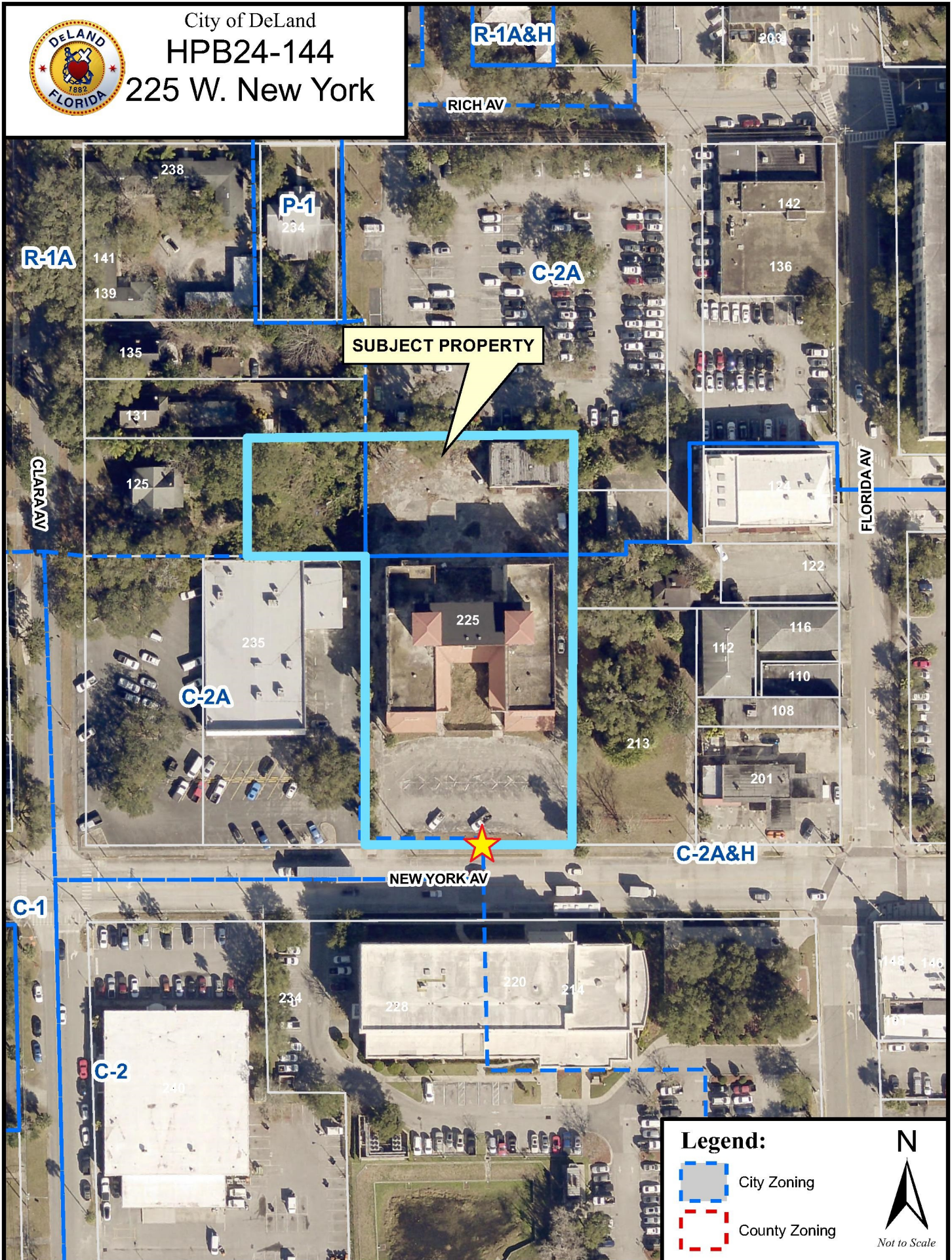
Staff finds that these exterior modifications are consistent with the City of DeLand Land Development Regulations and the previously approved design intent, as they represent normal plan development to meet applicable federal, state, and local requirements, and preserve the architectural character previously approved by the Historic Preservation Board. However, staff recommends re-incorporating the previously approved stone-coated barrel tile roof awnings over the windows on the north, east, and west elevations to maintain consistency with the approved design and the building’s overall character.

**Attachments:**

- Vicinity Map
- Project Narrative
- Previously Approved Elevations
- Proposed Elevations



City of DeLand  
HPB24-144  
225 W. New York



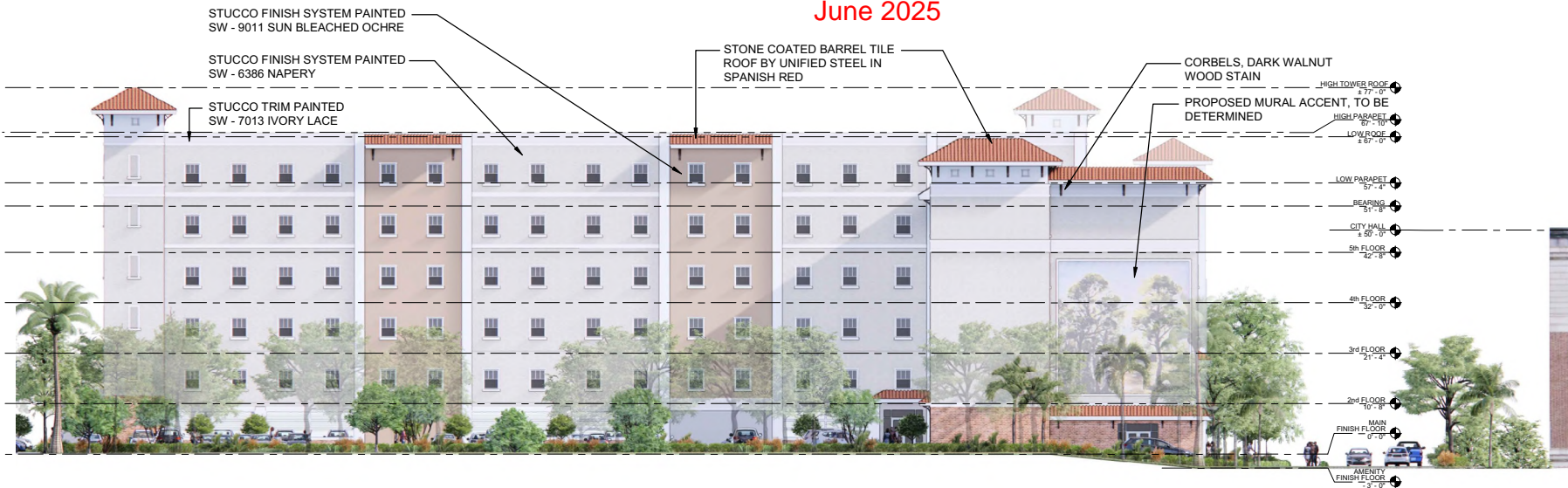
**Legend:**

- City Zoning
- County Zoning

**N**

*Not to Scale*

Previously Approved Elevations  
June 2025



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



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



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CONSULTANT:

OWNER / PROJECT:

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

PROFESSIONAL SEAL:


MARK DATE DESCRIPTION

ISSUE DATE: FEBRUARY 20, 2025

EXTERIOR ELEVATION

PROJECT NO. PSA 2024-01-00

DRAWN BY AP

CHECKED BY JP

E-01

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Previously Approved Elevations  
June 2025



NEW YORK AVENUE APARTMENTS  
DELAND, FLORIDA

Previously Approved Elevations  
June 2025



NEW YORK AVENUE APARTMENTS  
DELAND, FLORIDA

Previously Approved Elevations  
June 2025



NEW YORK AVENUE APARTMENTS  
DELAND, FLORIDA

Previously Approved Elevations  
June 2025



NEW YORK AVENUE APARTMENTS  
DELAND, FLORIDA

Previously Approved Elevations  
June 2025



NEW YORK AVENUE APARTMENTS  
DELAND, FLORIDA



January 27, 2026

**City Of Deland**  
**Building Department**  
120 S Florida Ave,  
DeLand, FL 32720

**HISTORIC PRESERVATION BOARD RESPONSE LETTER**

**RE: PERMIT NUMBER: PRE25-0345**  
**NEW YORK AVE.**  
**DELAND, FL.**

To Whom It May Concern:

Please accept this enclosed narrative and associated clouded drawings regarding the Architectural adjustments to the above-mentioned permit.

*The design elements outlined below were either previously incorporated into the approved concept or represent minor refinements made to comply with current building code and accessibility requirements, while maintaining the architectural character approved by the Historic Board.*

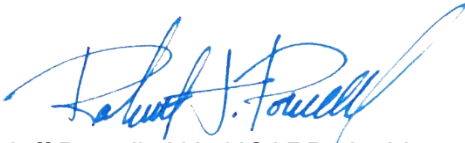
- *The front ramp was included in the site design to provide and maintain ADA accessibility and required egress. The final configuration and length were established as part of the approved site grading and elevation drawings.*
- *The two doors identified as “front doors” function as required egress doors providing direct access to the public right-of-way and are not located on the primary front elevation. The west door is set back approximately 25 feet from the front façade, and the east door is set back approximately 18 feet. These doors are necessary to meet minimum exit access requirements.*
- *The window overhangs on the front façade were included in the original conceptual renderings reviewed by the Board.*
- *The highlighted blank area on the front elevation refers to the rear stair tower. This element is not visible from the front of the building and appears only as a faint outline in the renderings for reference and clarity.*
- *Within the residential units, the common living areas were revised from a single double-hung window to two (2) double-hung windows to increase natural daylight, enhance interior livability, and improve overall quality of life for residents.*

- *The trellis at the third-floor roof level in the southeast corner of the building, along New York Avenue, will be included as part of the final design and constructed as originally intended, despite not being shown on the current elevation drawings.*

*We feel these refinements are consistent with the previously approved design intent and represent normal plan development necessary to meet applicable federal, state, and local requirements, while preserving the architectural character approved by the Historic Board.*

Thank you for your assistance in this matter. Please feel free to contact me should you have any further questions or comments.

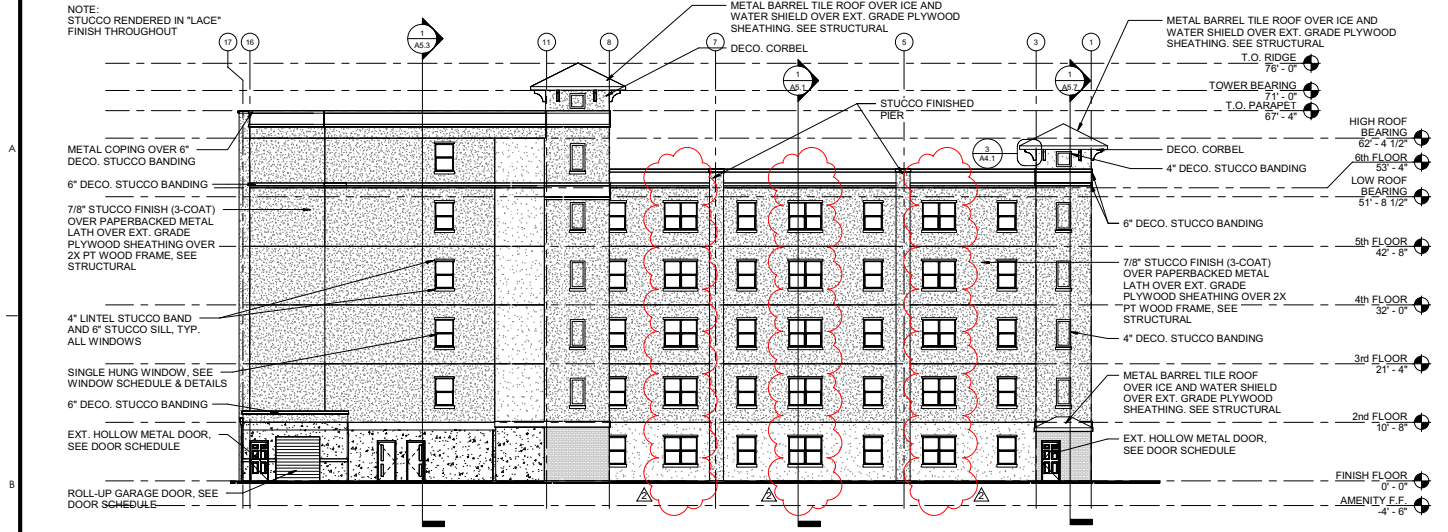
Sincerely,



Jeff Powell, AIA, NCARB, Architect  
Powell Studio Architecture, LLC

**END OF RESPONSE**

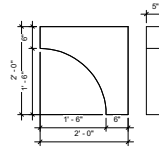
NOTE: STUCCO RENDERED IN "LACE" FINISH THROUGHOUT



**2 NORTH ELEVATION (REAR FACADE)**  
A4.1 3/32" = 1'-0"

NOTE: CONTRACTOR TO COORDINATE AND AVOID INSTALLING ELECTRICAL DEVICES, HOSE BIBS, PENETRATIONS, AND ALL OTHER WALL-MOUNTED ACCESSORIES IN LOCATIONS THAT CONFLICT WITH BANDS, TRIMS, AND REVEALS. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCY.

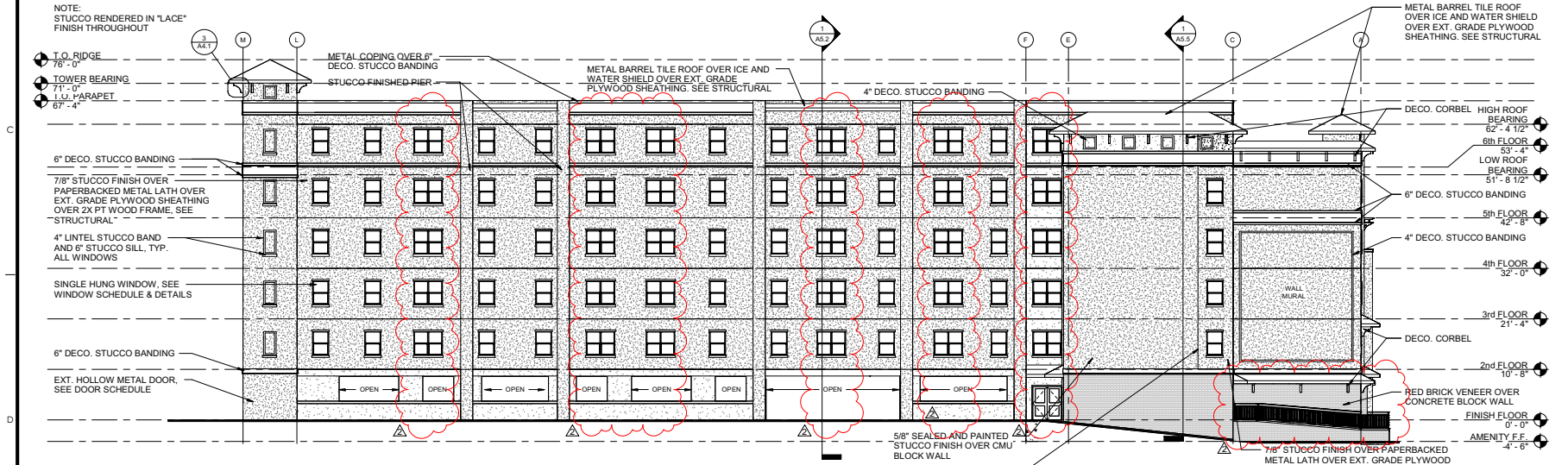
NOTE: STUCCO CONTROL JOINTS TO BE PROVIDED PER ASTM C-1063 MAX. SPACING 18'-0". AT ALL HORIZONTAL FLOOR LINES, AT A MAX. 144 SQ. FT. OF FRAME / 18'-0" IN EITHER DIRECTION.



**3 TYP. CORBEL DETAIL**  
A4.1 3/4" = 1'-0"

Proposed Elevations  
February 2026

NOTE: STUCCO RENDERED IN "LACE" FINISH THROUGHOUT



**1 WEST ELEVATION (PARKING LOT FACADE)**  
A4.1 3/32" = 1'-0"



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CONSULTANT:

OWNER / PROJECT:

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

PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION
2	1/23/26	COORDINATION
1	SEPTEMBER 24, 2025	ISSUE DATE
EXTERIOR ELEVATIONS		

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

A4.1

