



AGENDA HISTORIC PRESERVATION BOARD

Thursday, June 2, 2022 - 5:00 p.m.

A. Roll Call

B. Old Business

1. Minutes: March 3, 2022
2. Staff Updates

C. New Business

1. BD22-1026: *Demolition*

Scott Dickinson, Applicant
389 W. Taylor Rd.

2. BD22-1707: *Signage*

Foundations for Freedom
347 E. New York Ave.

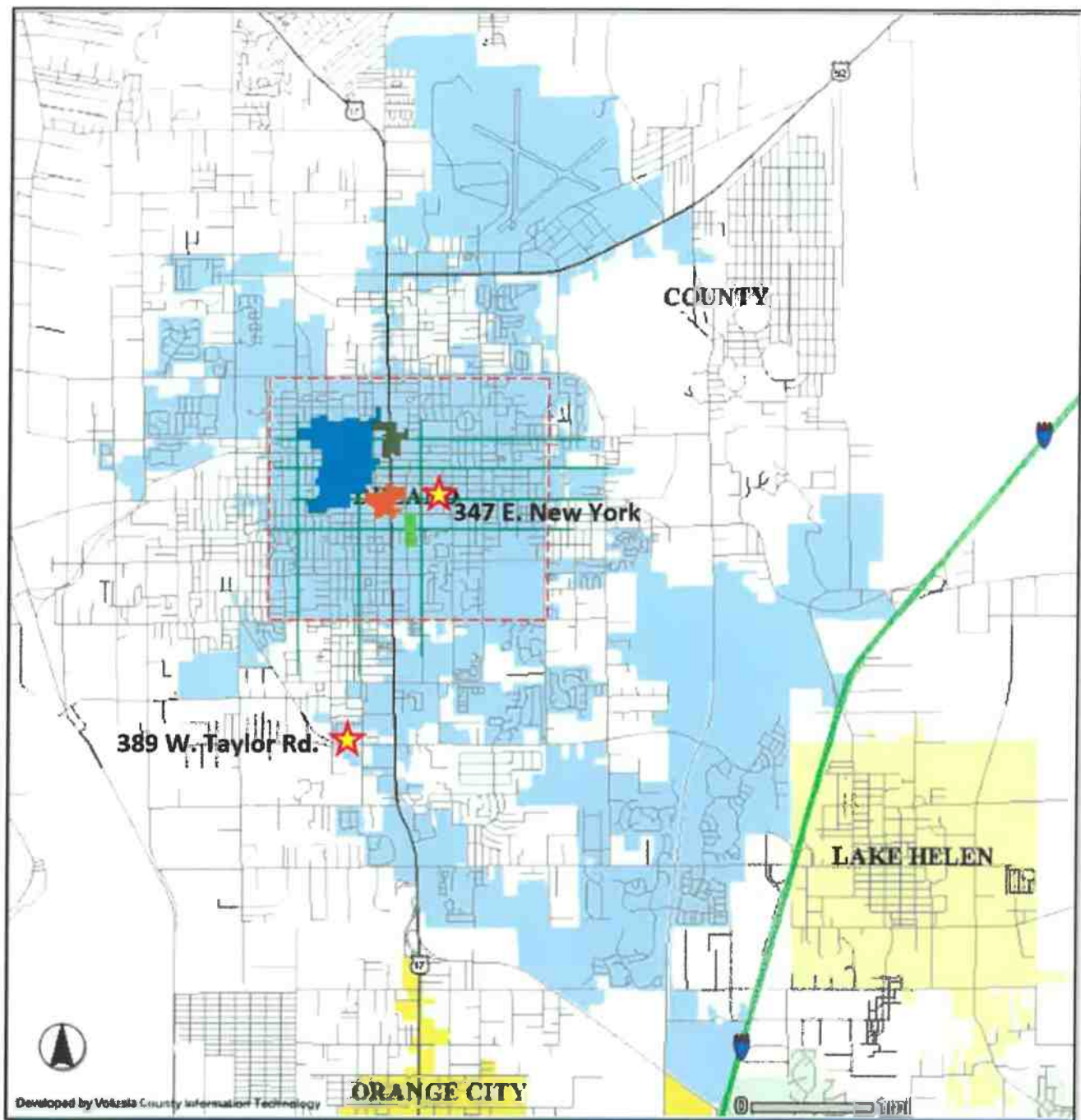
D. Discussion item – Putnam Redevelopment updates

E. Next Regularly Scheduled Meeting
Thursday, July 7, 2022

F. Adjournment



Location Map



Vicinity map – HISTORIC DISTRICTS & STRUCTURES

- | | | | |
|---|-----------|---|---|
|  | Stetson |  | Support District |
|  | Northwest |  | Individually listed sites outside of a district |
|  | Downtown | | |
|  | Garden | | |



MINUTES

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
March 3, 2022 - 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Charles Jordan, Paul Vasquez, Scott Price, Reggie Santilli

Absent: Renee Garrison, Dagny Robertson

Also present: Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Mike Holmes – Planning Director, Danevsky Joseph – Planner

OLD BUSINESS:

1. Review of the December 2, 2021 HPB Meeting Minutes
Scott Price moved to approve the Minutes of the December meeting.
Paul Vasquez seconded the motion.
The HPB voted (5-0) in favor of motion.
2. Staff updates: The City Clerk has stated that the new board appointments would be made at the upcoming City Commission meeting.
3. Board member Charles Jordan brought up the discussion about the historic street markers. He said that grant funds are available, however, time is short. The city was asked to replace the damaged markers, but no action has been taken. A revolving loan fund should be budgeted for upkeep and other incentive provided .

NEW BUSINESS:

1. COA21-233: *Alteration – Stetson, Elizabeth Hall* Anthony Mazza, applicant
421 N. Woodland

Staff explained that the structure was built in 1950 and according to the property appraiser renovations occurred in 1993. The improvements are primarily interior to the building, however, on the east elevation of the building the changes will consist of new steps leading to the entrances, a new handicapped accessible ramp and a knee wall with bricks matching the existing building and stainless-steel handrails. There will be a walkway which permits handicapped access from both of the doors on that side of the building. The existing ramp and the 2 sets of stairs will be demolished. The existing roof overhang will be stabilized and remain in place.

Anthony Mazza explained that the building, built in 1880, will be expanded to include ADA restrooms and the addition of elevators.

Solomon Greene moved to approve the alterations for Elizabeth Hall.
Reggie Santilli seconded the motion.
The HPB voted (5-0) in favor of motion.

2. SP21-206: *Alteration – Simply Irresistible*

Ken Goldberg

231 E. Rich Ave.

Staff explained that this is an existing salon within the support district that is expanding and requires board review of the addition. The building is not a contributing structure and the colors proposed are the same as the existing building (Quartersawn Oak, Reticence and Trusty Tan). Mr. Jordan asked about parking and suburban configuration. Staff explained that this building is located within the C-2A (Downtown commercial) zoning district and there are no setback requirements. Ken Goldberg stated that the building would be L-shaped. Reggie Santilli suggested a mural for the existing wall.

Charles Jordan moved to approve the alterations to the building, paint colors.

Paul Vasquez seconded the motion.

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

NEXT REGULARLY SCHEDULED MEETING - February 3, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 5:32 P.M.

New Business

1

Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD
June 2, 2022

Application #: BD22-1026

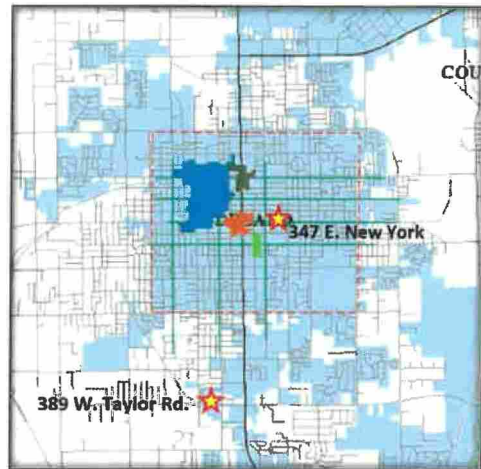
Applicant name: Scott Dickinson, Dickinson Custom Homes - Applicant
Eastover Holdings, LLC - Owner

Request: Demo house and shed **From contractor: "Please amend permit to take down both garages instead of one with an increase of value of 800.00"

Factors:

Historic district	n/a
Location	389 W. Taylor Rd.
Year built	c.1946 – Frame Vernacular
Land use	Mixed Commercial
Zoning	C-2 (General Commercial)
Existing use	(Vacant) Residential use
	1104 sq. ft. building
	1 acre (43,560 sq. ft.)

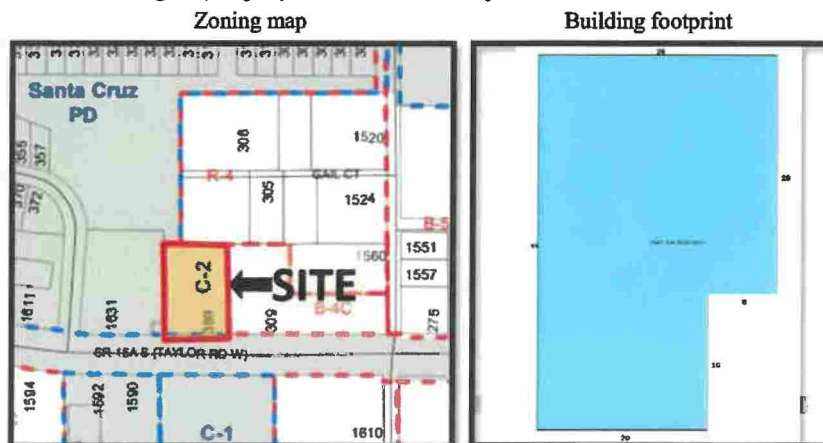
Applicable regulations: 33-35.01. Demolition



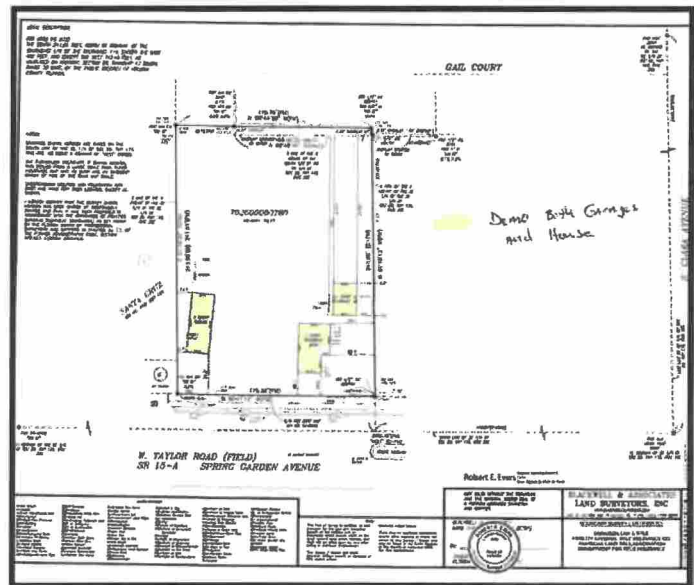
Analysis

The applicant, who owns the Badcock Furniture immediately to the west as well as the other 2 lots east of this site, wishes to demolish these structures to clear the site for future use. There are no immediate plans for the property and the other adjacent properties, which are located in unincorporated Volusia and previously housed structures for which the county granted approval for demolition.

The property was sold in 2021. This structure is not located in any of the city's historic districts and is brought before the board due to its age. There is no apparent historic significance that has been determined. The Historic Preservation Coordinator and the Chief Building Official visited the site to see the condition of the structure. It is the opinion of the CBO that this structure, while having some apparent termite and other slight exterior damage, could be repaired. The property is a residential structure located along a (major) arterial roadway that is not best suited for a residential purpose.



HPB – June 2, 2022



Barn structure



House and garage/carport

The following review criteria, outlined in the land development regulations, may be used in evaluating the decision on how to move forward with this request:

Review criteria: **Sec. 33-35. - Demolition.**

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. The responses to the review criteria are shown below:

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 structure is included on the Florida Master Site File, however, the listing is only an inventory and has no special significance. The building is listed as being the Frame Vernacular style of architecture and there is no known significant activity that occurred at this site or connection to a significant individual supporting a finding of historical significance. The building style is described as follows:

Frame Vernacular refers to a simple wood frame building, which is the product of the builder's experience, available resources, and response to the environment. These buildings are typically rectangular, of balloon frame construction, and rest on piers. They are one or two stories in height, with one-story front porches, and gabled or hipped roofs with overhanging eaves.

- b. The importance of the building, structure, or object to the ambiance of a district:
This property is located along West Taylor road which is located south of the city's support district. The corridor that has a mixture of uses including numerous commercial (several vacant) and a few office uses. Taylor road was created as a means of helping traffic move more efficiently through town...
- 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 structure is constructed of are readily available materials such as concrete block, pine or soft wood, plaster with asphalt shingles. Given that these are standard building materials, it appears that the structure could easily be replicated. There are no unique features about any of the buildings.
- 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:
Owing to the existence of this residential structure, it is likely that there were other residential structures in this area at one point in time. However, the area is now

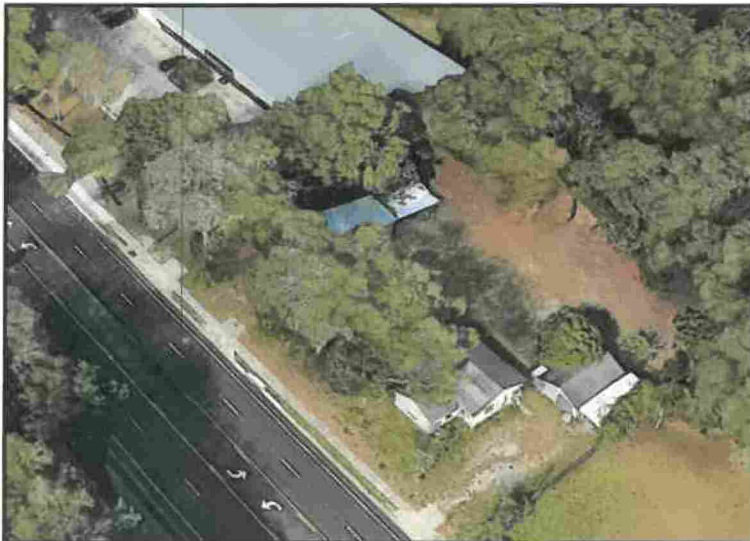
predominantly commercial in nature. The current property owner purchased the adjacent properties and was granted permission and took action to demolish the structures leaving the surrounding lots vacant.

Although they are not apparent on the property appraiser's website, the property also contains a separate garage/carport structure and what is listed as a barn.

- 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;
There are no definite plans at the moment. The owner wishes to clear the property of the structures in order to clean it up.
- f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;
The exterior of the structure appears to be fairly sound and shows signs of minor physical deterioration such as termite or structural damage. The condition of the interior is unknown. The City's building official has stated that the structure is sound enough to be brought back to a good condition.
- g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.
The building currently has an improvement value of \$76,560 and a land value of \$130,680 for a total Just/Market valuation of \$207,240 and the property is listed as a Store/Office/Residence. Although the current housing market is such that residential properties are in high demand, the change in circumstances that have seen this area become what was probably a rural residential area to a commercial one adjacent to a major arterial roadway leaves its earning potential questionable. Add to that that the property would need to be improved prior to being suitable for habitation. The other structures located on the site are valued at a total of \$6,343.

Conclusion:

This structure is not a contributing building, neither is it located in a local historic district. The applicant anticipates using the property, including others that have been purchased, for commercial use at some point in the future. The City Commission will grant final approval of the demolition.



New Business

2

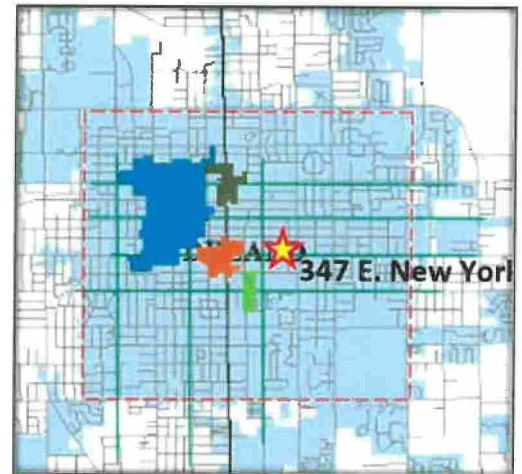
Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD

June 2, 2022

Application #: BD22-1707
Applicant name: Kelly Genoves, Dynamic Aspects, Inc.
Foundations To Freedom, Owner
Request: Installation Of Monument Signage

Factors:

Historic district	Historic Support District
Year built	1903
Location	347 E. New York Ave. (Core Gateway District)
Parcel size	1 acre
Land use	Mixed Commercial
Zoning	C-1 (Neighborhood Commercial)
Existing use	Mixed Store/Ofc/Res



Applicable regulations:

- 33-34.03. Certificates of appropriateness.
- 33-36.04. Signs in the Gateway Overlay Districts

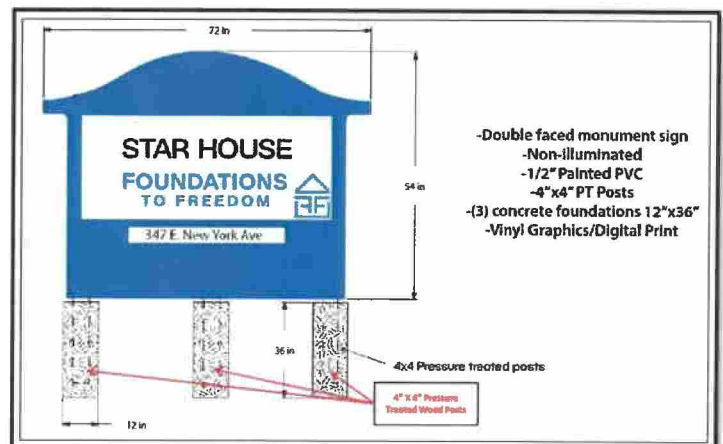
Analysis Review criteria:

(a) *When required.*

1. A certificate of appropriateness shall be required for any of the following activities on properties within designated Historic Districts (*including the support district*) and individually designated historic properties:

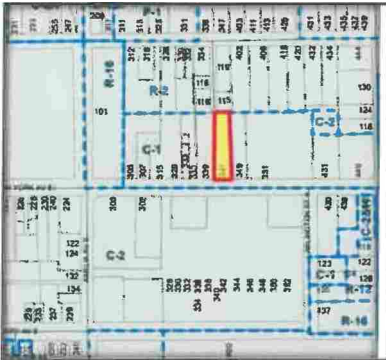
(d) *Historic signs.*

2. All building signs, including awning signage, inside a Historic District Overlay shall comply with the following standards:
 - b. **Color of sign** must be approved by the historic preservation board by either [its inclusion] on the approved color palette or **direct vote of the board**.



33-36.04. *Signs in the Gateway Overlay Districts.* The following sign regulations shall apply to properties within the Gateway Overlay Districts and shall supersede the regulations contained in article VII of this chapter when such regulations conflict. For complete sign regulations and for areas outside the Gateway Overlay District, refer to article VII of this chapter.

- (a) *Core Gateway District.* In the C-2AH zoned area of the Core Gateway District overlay, all ground-mounted signs, including, but not limited to, pole signs and monument signs, are specifically prohibited. All permitted signage shall comport with the historic character of the area in accordance with [section] 33-75.04(d), Historic Signs.



1. *Ground-mounted signs.* In all other areas of the Core Gateway Overlay District other than the C-2AH, ground-mounted signs are permitted; however, pole signs shall be sheathed or covered in a manner, which conceals the poles.

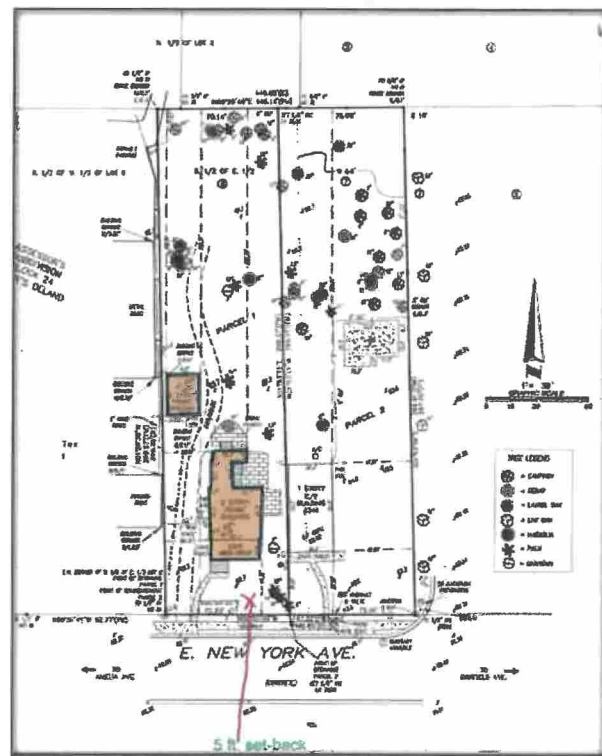
- a. *Size of sign.*

- (1) Any property having a total area of less than 2½ acres may have one double-faced sign per street frontage, with a maximum of 48 square feet of sign area per side.

The property, which is 1 acre in size, is proposed to have a 27 square foot, double-faced sign. The monument sign will be 4.5 feet high. The color of the sign (unspecified) is a blue color that is not on the approved colors list. There are 2 structures located on the site and the primary color of both buildings is a light blue. The sign will be located 5 feet from the front property line in front of the main structure.

Approval of the color is required by the board.

The applicant requested and received the list of approved colors and stated a willingness to select an approved color from the list should this color not be accepted by the board.



Discussion Item

1



Planning Department Memorandum

TO: Historic Preservation Board
DATE: June 2, 2022
FROM: Belinda Williams-Collins, Sr. Planner, Historic Preservation Coordinator
SUBJECT: Putnam Redevelopment updates (a.k.a. The Addison at New York)

On December 2, 2021 the Historic Preservation Board voted 3-1 to approve the exterior alterations proposed for the Putnam Hotel renovation.

To summarize, the current owner has a goal to convert the existing building to 1 and 2-bedroom apartment units. It is anticipated that 64 units would be created and in doing so the following changes would be made to the exterior of the building:

- The addition of stairways and access corridors within the front courtyard
- Upgrading the front courtyard
- The addition of building area to the north elevation of the building within the rear courtyard area.
- Removal of the rear emergency fire escapes
- Removal of a tower type structure along the western elevation
- Replacement of tiled awnings on the east and west elevations
- Painting the building using a color scheme matching what exists

Since the approval, the building located in the rear of the property has been demolished and the Planning Board has approved the rezoning of an adjacent parcel to provide parking for the site. Also discussed during the meeting were the exterior code requirements that would be necessary to make the building compliant with Florida Building Codes. As a result of those requirement it was anticipated that interior updates may necessitate additional exterior alterations in the future.

The applicant has submitted plans to the building department and city staff has noted a number of additional exterior alterations, including the demolition of the towers due to structural concerns, that warranted discussion before the board.

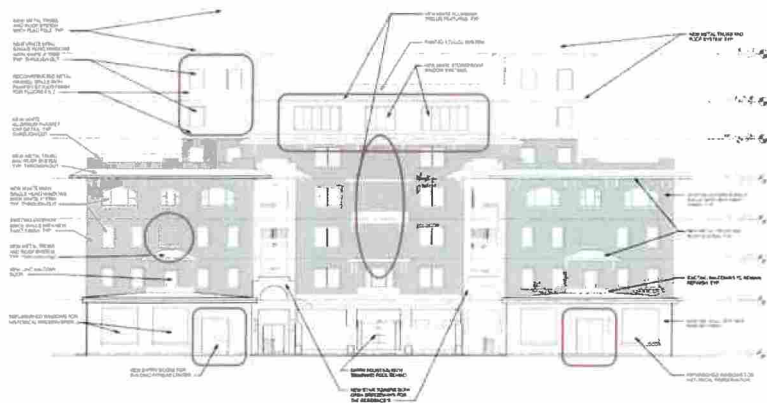
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FRONT - SOUTH ELEVATION - PRESENTED



FRONT - SOUTH ELEVATION - EXISTING

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

Application #: COA21-208
Applicant name: Miles Beach, Miles Architecture Group , Inc.
Request: The project (goal) is to convert the existing hotel to 1- and 2-bedroom apartment units. The exterior of this Historic building will be restored to its former beauty with building enhancements that will match the existing (aesthetics) and facade. The interior areas will be designed to meet all current Florida Building Codes and National Fire Prevention Codes (Life safety). The property will be upgraded to bring the new residences a (sense) of Urban city life in downtown DeLand.

Factors:

Historic district	Downtown
Location	225 W. New York
Year built	1923 (Carriage house -1921 / 1939)
Parcel size	1.38 acres
Land use	Downtown Commercial
Zoning	C-2A&H (Downtown Commercial, Historic)
Existing use	Vacant hotel



Applicable regulations: 33-34.03. Certificates of appropriateness.

33-34.04 Design Criteria for Historic Design District and Downtown Support District

Background:

The Putnam Hotel, designed by William J. Carpenter who was experienced in the construction of fireproof buildings, was built in 1923 replacing the old Putnam Inn which burned in 1921. It was Florida's first fireproof hotel and originally contained 128 hotel rooms. The building was under the ownership of Jerry Rocco from the 1974-2005 in use for 52 apartment units as well as containing space for a restaurant and a bar/nightclub. Since that time there have been several other owners, however, occupancy of the building ended somewhere around 2010.

This structure, built in 1921 is located in the downtown historic district and currently remains vacant. The building's architectural style is described as Mediterranean Revival which is typical of other buildings throughout the city. The building has CMU



block construction and the exterior is wrapped in stucco. The former hotel has experienced a number of exterior changes during the past 3 years and suffers from severe demolition by neglect. Of major concern is the removal of much of the building's interior layout during renovations completed by the previous owner.

The applicant proposes the renovation of the structure and the development of 64 apartment units. Review of the required exterior changes by the HPB is an initial step in the renovation process. The applicant has prepared a conceptual site plan that will be reviewed by city staff and other steps will include approval of a site plan to address the changes regarding parking, stormwater and other elements required for operation of the apartment complex.

The HPB approved replacement of a number of exterior windows in July 2019 and approximately 118 windows were replaced. Around the same time archways previously located in the front courtyard were also removed. Additionally, the rear courtyard features were removed following a fire that occurred in April of 2018.



Archways - removed



Rear courtyard

As shown in the photos above, the rear courtyard features that previously existed have been removed.

The addition of an elevator shaft was approved in April 2021; however, it was not added as planned. In addition to the approved changes, the building's interior has been gutted and the

configuration of the former living spaces has been eliminated. The property appraiser described it as an “unfinished commercial shell”. Because of the changes that have occurred on the inside of the building, certain features of the building that were in place i.e. interior corridors, have been eliminated necessitating that the building must now adhere to the current building codes and those required changes will impact the exterior of the building.

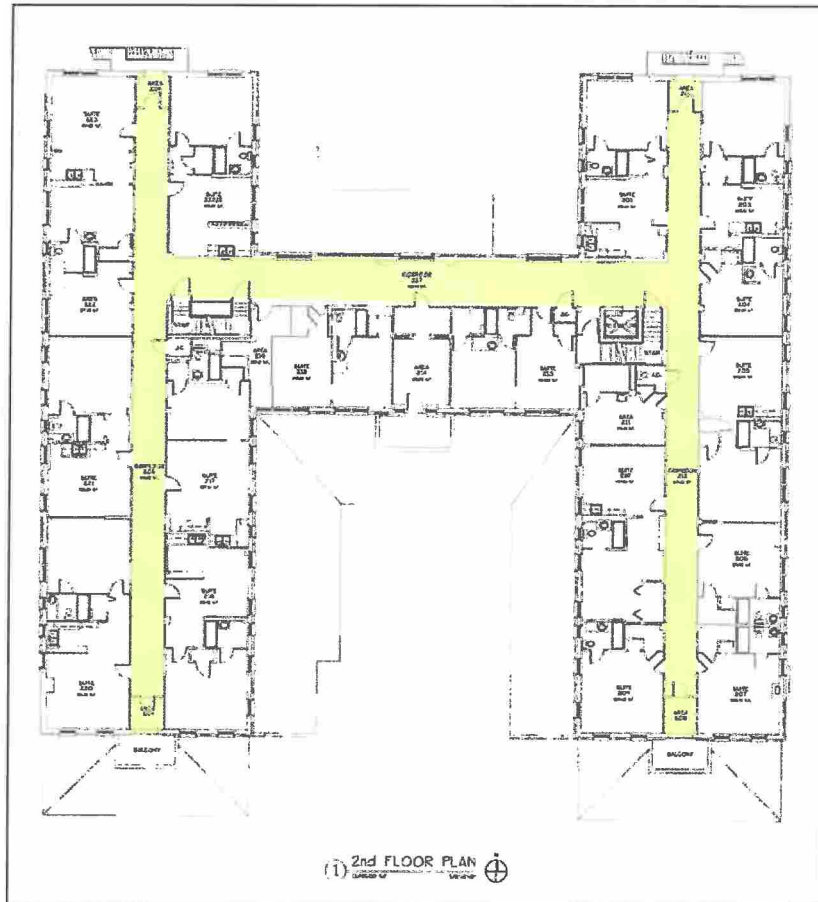


Figure 1 - Previous configuration of apartment units

The new property owners propose to develop the property into 64 apartment units. Because the interior of the building has been demolished, these changes will necessitate modifications to the exterior of the building, i.e. – fire escapes, new windows/doors etc. The Florida Building Codes classify work performed on existing buildings by Levels described as follows:

Level 1 alterations include the removal and replacement of the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.

Level 2 alterations include the reconfiguration of space the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

Level 3 alterations apply where the work area exceeds 50 percent of the building area.

It has been determined by the city’s Building Department that the improvements required exceed 50% of the building area and a Level 3 alteration is required.



Figure 2 - Proposed configuration of newly proposed apartment units

The previous owner removed all the historic windows without the benefit of a preservation plan that was encouraged. As a result, new windows that were installed, many of which have become damaged over time, will be removed and replaced with another product.

The rear of the property contains a second structure, a former carriage house, that was previously used as apartments. The applicant has provided documentation from a structural engineer as to the condition of the building which outlines foundation cracking and severe termite damage all impacting the structural integrity of the building. As a result of the findings, the Chief Building Official has issued an emergency demolition permit in order that the building can be removed.

As shown in the proposed floorplan above, the new apartments will have access into the individual units via a newly constructed corridor and stairwell located above the existing colonnade within the interior of the front courtyard. The need for safe access necessitated this building upgrade. In addition, the rear courtyard is proposed to contain new building area which will include elevators, hallway space, a fitness center and an outdoor roof garden.

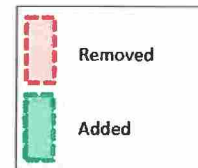
Historical Review | **PROPOSED DESIGN**



Existing Building
Modeled Per Cloud Scan
Completed: November 2021



Proposed Building Design
Modeled By Miles Architecture Group
Completed: November 2021



Historical Review | **REAR RENDERING**





Existing condition



South Elevation - Proposed condition



Existing condition



North Elevation - Proposed condition

The “Design Guidelines for Commercial Buildings in Downtown DeLand” lists numerous requirements for structures as follows:

United States Secretary of Interior’s Standards For Rehabilitation -

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or use a property for its originally intended purpose.
2. 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.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Changes that 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.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever 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.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and such design should be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Whenever possible, new addition or alterations 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.

Awning and Canopies –

1. Where possible retain and repair awning fixtures and canopies that originate from the historical period (prior to 1940).
2. New awnings should be complimentary in placement proportion and color with the historical design precedents of existing building facades to which they are applied.
3. The over-all appearance of the combined building facades of the street should be considered in the design and placement of new awning and canopy structures to

individual building facades. Individual awnings and canopies should be complimentary through design, proportion and color to existing awnings and canopies of adjacent buildings where appropriate and possible.

The use of well-designed awnings and canopies may help to give “new life” to unarticulated existing building facades and to visually unify inconsistent or incompatible building facades of adjacent buildings.

4. Avoid stock, unpainted metal canopies and canopies and awnings which are inappropriate to the historic character of a building façade. Consider replacing or painting existing canopies and awnings that fit this description.
5. If signs are to be part of an awning, the message should be simple and directed toward identification of the storefront business. Avoid signs on upper façade awnings. Signs on canopies should be limited to vertical surfaces.
6. Refer to the standard building code for criteria relating to installation and maintenance of awnings and canopies.

Surface Preparation -

1. Wall surfaces that have not been painted should remain unpainted. Generally, tile, brick or terracotta features should not be painted.
2. If a brick façade was originally painted, a soft brick was probably used in construction. These surfaces should remain painted.
3. Sandblasting, high pressure water washes, and other abrasive cleaning methods should not be undertaken because of the potential to damage the structural integrity of the building.
4. When repairing masonry, such as repointing brickwork, use an approved mortar mix and method. The use of Portland cement is not recommended for repairing masonry on historic buildings in DeLand.
5. Peeling or blistering paint should be carefully removed. The surface to be painted should be clean and dry. If a painted surface has cracks or fissures, the old paint should be removed before new paint is applied. Caulk joints between wood trim and masonry before painting.

Painting -

1. When repainting, consider using the original painting scheme and color palette.
2. The color palettes and paint schemes on surrounding and adjacent buildings should be compatible.
3. Color should be used to tie building elements such as details, decorations, cornices, signs and storefronts together. This is usually most successful when a maximum of three colors is used.
4. The color palette should be consistent throughout the upper and lower portions of the buildings front façade.
5. Color palettes should generally be lighter on the southside of the street, which is normally in shadow, than on the north, which is normally in sun.
6. Normally, the previous paint type (oil or latex base) should be used in repainting. If possible, use oil base paint for wood or metal and latex base paint for masonry.
7. Avoid the use of bright primary colors, which are usually incompatible with buildings downtown. Bright colors are also highly susceptible to fading.

8. Avoid the use of very dark colors, which are usually incompatible with the buildings downtown, except where historically appropriate.

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 comprising what is actually historic.
2. New structures should respect the surrounding buildings with respect to height, setback, spacing, materials, detailing, massing, proportion and scale.
3. The type of roof and cornice treatment of new buildings should utilize shape, material, textures and colors which complement adjacent facades.
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.
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.
6. Additions should not interfere with the structural integrity of the existing building.
7. To avoid “fabricating history” do not construct additions and new buildings in an architectural style that pre-dates the existence of downtown DeLand (e.g. Colonial styles).
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.

Conclusion:

The Putnam Hotel is significant to the City of DeLand because it is located in the Downtown Historic District which is listed on the National Register. As such, any changes to the exterior of the structure are subject to the review and approval of the city’s Historic Preservation Board. Because of what has happened to the building over time, including fire, renovations and other alterations, the structure is in a condition that requires numerous upgrades that will impact the building’s exterior. The new owner has stated a willingness to follow the required design guidelines and is proposing the following overall changes to the exterior of the building:

- The addition of stairways and access corridors within the front courtyard
- Upgrading the front courtyard
- The addition of building area to the north elevation of the building within the rear courtyard area.
- Removal of the rear emergency fire escapes
- Removal of a tower type structure along the western elevation
- Replacement of tiled awnings on the east and west elevations
- Painting the building using a color scheme matching what exists

The changes proposed by the applicant demonstrate compliance with the established guidelines and staff recommends that the board grant approval of the proposed alterations of the building in order to successfully renovate the building and bring the building in to a usable condition thereby providing a positive benefit to the Downtown Historic District.