



AGENDA

HISTORIC PRESERVATION BOARD

Thursday, September 1, 2022 - 5:00 p.m.

A. Roll Call

B. Old Business

1. Minutes: August 4, 2022

(Note: Minutes for the June 2, 2022 are being prepared)

2. Staff Updates

C. New Business

1. Board member discussion

2. Ideas for future training/workshops

D. Next Regularly Scheduled Meeting

Thursday, October 6, 2022

E. Adjournment



MINUTES

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

City Commission Chambers
120 South Florida Avenue
August 4, 2022 - 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Renee Garrison, Charles Jordan, Dagny Robertson, Scott Price, Reggie Santilli, Ross Janke

Absent:

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

OLD BUSINESS:

1. Review of the June 2, 2022 HPB Meeting Minutes

The minutes have not yet been created and will be approved at the next meeting of the board.

2. Staff updates:

1. May was Historic Preservation Month. In celebration, Mainstreet DeLand and the WVHS placed yard signs in the yards of the homes contributing structures.
2. The Florida Trust for Historic Preservation and Main Street DeLand hosted their annual conference in DeLand July 26-29. *Charles Jordan and Belinda Williams-Collins attended.*
 - a. There is much to be proud of here in DeLand and much to be protected.
 - b. It was recommend that board members not merely participate in the board meetings, but also educate themselves in what preservation really means including conferences and workshops.
 - c. Belinda Williams-Collins sat on a panel that talked about “Social Justice in Preservation” and focused on the redevelopment of the Wright Building. During the conference there was a charette held to come up with ideas for DeLand.
3. Consideration of creation of a new historic district has been discussed.
4. The Historic Banner project idea needs to be revisited and implemented.

NEW BUSINESS:

1. COA22-159: Glasshouse Square

Alex Ford, for Glasshouse Square LLC

130 E. New York Ave.

(Board member Solomon Greene disclosed that he had previously expressed his opinions about this project and wanted to recuse himself, however, the City attorney stated that no conflict was created and he had an obligation to vote on this issue.)

Staff reported that this request is for a recommendation on building design issues and NOT for the demolition of the jail facility. The property is also subject to a planned development (PD) rezoning. The board is asked to provide input on the design of the building in the context of the historic downtown.

Alex Ford spoke on behalf of the applicant and stated that the desire was that the building design be keeping with the intent of the PD. He presented a PowerPoint presentation of the building in context with the area and stated that the project would likely be built in 2 phases.

The materials displayed are subject to availability of materials but plans are to be consistent with the brick architecture of the area.

There was discussion about if there would be use of real bricks or veneer. It was stated that a hybrid brick and grout would be used. Charles Jordan stated that there was a fake window detail that needed to be eliminated. Mr. Ford stated that brick color was not a critical issue, only the window panes would be painted and he is agreeable to coming back before the board closer to construction time and providing actual colors for the board to see to ensure proper timing of PD approval by the City Commission.

The city attorney stated that approval of the COA cannot be granted without the appropriate detailed information. Mike Holmes wants to ensure that the overall design is acceptable, details can be worked out.

Members of the public spoke about the building: Rita Novielli stated that the jail should be preserved and used for musical purposes. Fred Peace stated that actual materials to be used should be provided and suggested the need for a regional parking study.

The city attorney stated that the COA is for construction of the new building and the board should only be concerned about the architecture. Staff needs to know what the board has approved in order to include that information in the COA.

Charles Jordan moved to approve the request subject to the removal of the false windows and the use of full brick veneer and that grout and any paint colors be from the approved list.

Reggie Santilli seconded the motion.

The HPB voted (7-0) in favor of motion.

2. COA22-115a: DeLand Commons: Demolition

Mark Watts, Cobb Cole

236 S. Alabama Ave.

Staff explained the request to demolish 2 structures on the site in order to construct multi-family housing. The smaller structure located at 236 Alabama Avenue is the board's concern due to when it was built (1923). The building is located in the support district, not in any historic district, is not listed as a contributing structure neither listed on the master site file and in its current state does not contribute to the historic character of the downtown. It is directly adjacent to the Garden District. The site plan for the multi-family use is under review, however, final approval has not been granted. Nika Hosseni, attorney for the applicant, stated that the structure has no historic qualifications except for the its construction date.

There was discussion about the history of the building, code enforcement actions and the building's interior.

Scott Price moved to approve the demolition subject to salvage of any historic materials from the building.

Dagny Robertson seconded the motion.

The HPB voted (5-2) in favor of motion.

3. COA22-115b: DeLand Commons: New Construction

Mark Watts, Cobb Cole

S. Clake/W. Voorhis Ave.

This property consists of 2 separate properties being developed as a single use. The larger site, bounded by Howry to the north, Voorhis to the south, Woodland to the west and Alabama to the east currently contains a former grocery store, office use and warehouse building. The smaller property located at the intersection of South Clake and W. Voorhis

Ave. is vacant and was formerly zoned for a residential planned development. The current owner has plans underway to develop 180 residential units (173 apartments, 5 townhouses and 2 carriage houses). The site is not located within the Downtown Historic District and no COA is required for this project, however, because it is within the Support District and because of the proximity of the 2 historic districts, review and comment by the board on the building design is requested.

Nika Hosseini, attorney for the applicant, presented a PowerPoint presentation showing architecture of the proposed building. Board members expressed concerns about the design and colors used. The main concern is how the building fits within the context of the historic character of Woodland Blvd./downtown DeLand. The city attorney stated that the city of DeLand incentivized housing in the downtown but did not want apartments located on the first floor. The board concluded that the design of the building should be more in keeping with the historic character of DeLand.

No motion was made on this request.

4. COA21-233: Putnam: Exterior alterations

Miles Beach, Owner

225 W. New York Ave.

Staff explained that the Putnam a.k.a. “The Addison on New York” was the subject of a COA by the HPB in December of 2021. Because it was anticipated that approval of additional changes might be required, due to removal of interior elements of the building and that this might necessitate changes to the exterior of the building which require board approval, tonight the board is asked to provide a determination of approval for changes that have been made to the building.

At the June 2 meeting of the board, the applicant requested a number of changes to the building which included adjustments to the shape of a number of doors and windows as well as the creation of doors along the front of the building where windows previously existed.

Since that time, it became necessary to demolish portions of the building which included the towers because of structural and safety issues. The City’s Chief Building Official granted approval of the demolition and the towers were removed.

At the June meeting, the board members expressed their wishes to keep certain design elements of the building as they were and the applicant has determined that the design features that the board requested to remain would be kept.

One additional update that was submitted is the configuration of the units at the rear of the building. The previous design was different than what is currently proposed and this exterior change, as well as the design for the newly constructed towers is up for discussion and approval tonight. The changes will result in a total of 71 units instead of 64 units as was previously proposed.

Charles Jordan asked if a COA had been granted. The City attorney explained that a COA is anticipated and that the applicant is requesting input on the building design so that a COA can be approved. Board members expressed they were glad to see that the applicant has taken their concerns into consideration.

No motion was made on this request.

OTHER BUSINESS:

Charles Jordan stated his concern that there needed to be updated standards and minimum requirements for submittals to the board. He also asked about the city budget and what is under consideration for historic preservation in the budget. He is concerned about the

amount of time staff has devoted to historic preservation and that the city's historic resources are not properly protected.

Ross Janke stated that the bylaws require the board to have a secretary and that funding of grants is needed.

NEXT REGULARLY SCHEDULED MEETING - September 1, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 7:51 P.M.

MEMO



Planning Department Memorandum

TO: Historic Preservation Board
DATE: September 1, 2022
FROM: Belinda Williams-Collins, Sr. Planner, Historic Preservation Coordinator
SUBJECT: Board meeting discussion

For the month of September, no applications have been presented for review by the board. Instead of not meeting, it has been suggested in the past that the board meet periodically to discuss issues of concern to the board members so that efforts can be made to address those concerns.

For this upcoming meeting, it is asked that you think about those issues that you would like to be addressed so that the board can begin to plan and create goals to be accomplished in the upcoming year to ensure that the responsibilities of the Historic Preservation Board are met and exceeded. Those responsibilities as outlined in the city's land development regulations are:

(b) *Specifically.* It shall be the specific responsibility of the historic preservation board to:

1. Update the official inventory of cultural resources and submit to the city commission recommendations and documentation concerning the updating.
2. Develop programs to stimulate public interest in urban neighborhood conservation, to participate in the adaptation of existing codes, ordinances, procedures, and programs to reflect urban neighborhood conservation policies and goals.
3. Explore funding and grant sources and advise property owners concerning which might be available for identification, protection, enhancement, perpetuation, and use of historic, architectural, archeological, and cultural resources.
4. Cooperate with agencies of city, county, regional, state and federal governments in planning proposed and future projects to reflect historic preservation concerns and policies, and assist in the development of proposed and future land use plans.
5. Advise property owners and local governmental agencies concerning the proper protection, maintenance, enhancement, and preservation of cultural resources.
6. Advise the city commission concerning the effects of local governmental actions on cultural resources.
7. Review and recommend the designation of sites, buildings, structures, objects, and districts, both public and private, as historically or architecturally significant.
8. Approve or deny petitions for certificates of appropriateness required under the historic preservation regulations in this chapter.
9. Notify the historic resource coordinator who shall take appropriate action when it appears that there has not been compliance with the historic preservation regulations of this chapter.
10. Assist in developing a historic preservation element to be incorporated into the City of DeLand's Comprehensive Plan and, if necessary, make recommendations for amendments to historic preservation goals, objectives and policies in the plan.

**Your fresh ideas and creativity are welcome so that serving on the
Historic Preservation Board becomes the envy of all boards!**

DISCUSSION