

AGENDA **HISTORIC PRESERVATION BOARD**

Thursday, October 6, 2022 - 5:00 p.m.

A. Roll Call

B. Old Business

1. Approval of minutes: June 2, 2022
September 1, 2022
2. Staff Updates

C. New Business

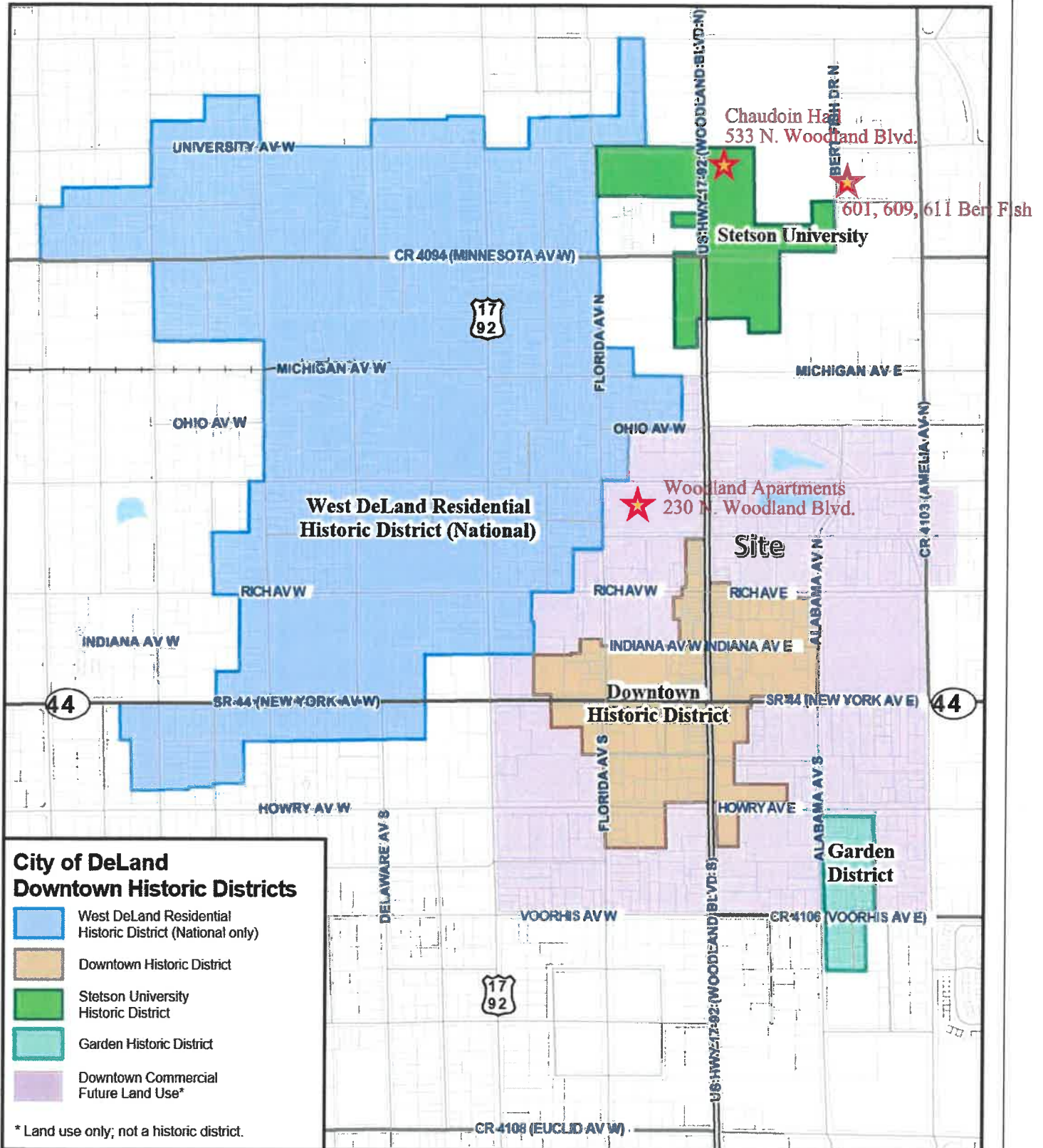
1. HPB22-184: Architectural review – Woodland Apartments
Jessica Gow, Cobb Cole
230 N. Woodland Boulevard
2. COA22-196: Alteration – Stetson, Chaudoin Hall (Continued)
Anthony Mazza, Mazza Architects
533 N. Woodland Boulevard
3. BD22-3131: Demolition – Stetson (Continued)
Michele Courier, Applicant, Stetson University, Owner
601, 609, 611 Bert Fish Dr.

D. Next Regularly Scheduled Meeting
Thursday, November 3, 2022

E. Adjourn



Location Map



MINUTES

JUNE

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

City Commission Chambers
120 South Florida Avenue
June 2, 2022 - 5:00 P.M.

ROLL CALL:

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

Absent:

Also present: Mike Holmes – Planning Director, Darren Elkind - Attorney for the HPB, Danevsky Joseph, Planner 1

OLD BUSINESS:

1. Review of March 3, 2022 Minutes

Regina Santilli moved to approve the Minutes of the March Meeting.

Scott Price seconded the motion.

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

NEW BUSINESS:

1. BD22-1026: *Demolition*

Scott Dickinson, Applicant

Dickinson Custom Homes, 389 W. Taylor Rd.

Staff explained the request to demolish 2 structures on the property who also owned adjacent parcels. The property contains a residential structure but is zoned for commercial use. The owner wishes to demolish a house and a storage barn for future commercial use. There is no immediate plan to use the site. Charles Jordan asked the applicant if he spoke to anyone regarding salvaging building materials and Solomon Green asked if there was a time line for the demolition. The applicant stated that they are being held up. Mike Holmes stated that there was a month until the city commission meeting, where the approval hearing will take place than which was enough time to allow an opportunity to salvage any materials.

Scott Price moved to recommend approval of the demolition request.

Regina Bateman-Santilli seconded the motion.

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

2. COA22-115: *Signage*

Foundations for Freedom

347 E. New York Ave.

Staff explained that this was a request for approval of a color choice for signage within the Support District. Dagny Robertson asked why the applicant could not find a blue that matched the city's color palette. The applicant, explained that she was unaware of the color palette. Charles Jordan asked what alternative color the applicant had in mind if the proposed colors are denied. The applicant stated that she wants to paint white with blue lettering. Solomon Green wants staff to encourage applicants to bring in color swatches. There was discussion and a motion by Charles Jordan to modify the sign to a white background with blue lettering. The motion failed with a 2-5 vote. There was a second motion for approval as presented by staff with the inclusion of the color swatch.

Scott Price moved to approve the sign as presented with inclusion of the color swatch.

Regina Santilli seconded the motion.

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

3. Discussion: *Putnam Update*

Miles Beach, Miles Architecture Group

225 W. New York Ave.

A discussion by the board of the renovation of the Putnam Hotel and exterior changes that were to be made was first heard on December 2, 2021. During that meeting it was discussed that any additional changes to the exterior would be brought before the board as the plans were updated. Because of significant changes to the building's interior, it could be anticipated that additional exterior changes would be required in order to meet the building codes.

The applicant presented the following additional proposed changes to the board:

- a. Amending the total number of rooms from 67 to 71
- b. Modifying the upper windows at center on the top floor
- c. Elimination of windows in the center area
- d. Changes to windows on side
- e- Replacement of windows for two pair of doors on the first floor

The discussion and recommendation by the board was to maintain as much of the existing building design features as possible. No motion was required.

No action was required to be taken by the board.

OTHER BUSINESS:

NEXT REGULARLY SCHEDULED MEETING - July 7, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 6:01 P.M.

MINUTES SEPTEMBER

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
September 1, 2022 - 5:00 P.M.

ROLL CALL:

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

Absent: Renee Garrison, Dagny Robertson, Ross Janke

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

OLD BUSINESS:

1. Review of the August, 4 2022 HPB Meeting Minutes
Scott Price moved to approve the Minutes of the August meeting.
Charles Jordan seconded the motion.
The HPB voted (4-0) in favor of motion.
2. Staff update:
 - A meeting will be held October 3, 2022 to discuss the Volusia ECHO Program.

NEW BUSINESS:

1. Board member discussion - The board discussed the following issues at the meeting:
 1. Code enforcement emphasis on historic areas, such as downtown and structures in districts, how to be proactive to help prevent demolition by neglect. Code enforcement officer devoted to historic issues.
 2. Different numbering system for recommendations or review (HR) vs COA's
 3. Education of city residents on value of history, including structures
 4. How to promote our historic resources (is there a link to DeLand museum?)
 5. Identification program, voluntary
 6. Education on the SOIS and adding the Department of the Interior Standards to the city's website
 7. How to properly protect historic resources
 8. Create a "demo" package that lists individuals/contractors who use materials from old structures, ways to save buildings, possible funds available, suggested/standard list of materials for salvaging
 9. Creating a Revolving Loan Fund to provide loans for assistance to owners of historic buildings to rehabilitate them
 10. Provide links that will help owners with proper ways of protecting/enhancing their structures
 11. If historic protection is still part of the city's Strategic Plan

12. Developing incentives and provide resources (i.e. grants) for owners to keep up with historic structures, such as allowing them to be used as Airbnb within so many feet of downtown, similar to the bed and breakfast conditional use
13. Joint workshop with Planning Board
14. Ensuring that application information states that actual colors and materials are brought to meetings for board approval
15. Institute the proposed historic banner project
16. Board members suggestions for nomination of contributing structures
17. Add Historic Preservation to city's budget

OTHER BUSINESS:

NEXT REGULARLY SCHEDULED MEETING - November 3, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 5:41 P.M.

New Business

1

Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD
October 6, 2022

Application #: HPB22-184
Applicant name: Jessica Gow, Cobb Cole

Request: New construction (298 residential units with structured parking)
Factors:

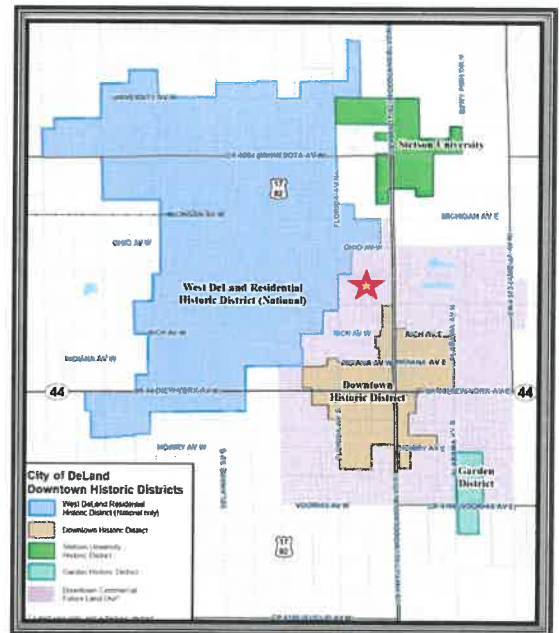
Historic district	N/A - Located in the Support District
Parcel size	3.8± acres
Land use	Downtown Commercial
Zoning	C-2A (Downtown Commercial)
Existing use	Bank, Offices

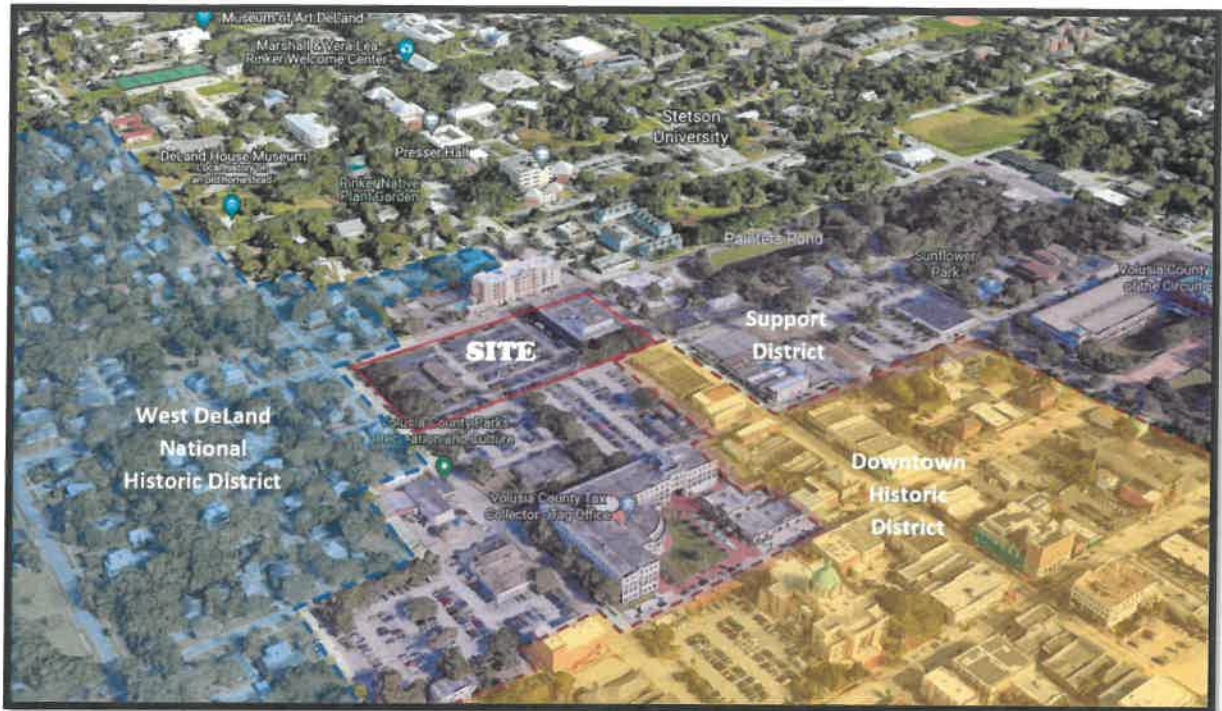
Applicable regulations: 33-94.04 Design Criteria for Historic Design and Downtown Support District
Background

The City of DeLand has a Historic Preservation Board which is made up of members specifically focused on the design and aesthetic elements of historic buildings and historic neighborhoods; and the City Commission finds that it would be in the best interests of the residents and property owners within the City of DeLand, and more particularly within the Downtown area and Stetson University area, to have the City's Historic Preservation Board review, in a public hearing, significant development within said areas and make a recommendation to the appropriate board within the City which is charged with approving such development regarding the proposed development's compliance with the applicable design criteria.

The applicant has proposed a 298-unit apartment complex with a structured parking to accommodate 507 spaces. This review does not require the issuance of a certificate of appropriateness by the Historic Preservation Board.

The following information depicts the context of the surrounding area:





While the site is not located in either of the nearby historic districts, it is located within the Support District. The land development regulations (33-94.04) state the following:

33-94.04. *Design criteria for Historic Design and Downtown Support District.*

All development except single and two-family dwellings within the Historic Design District and the **Downtown Support District** shall comply with the standards set forth in the most current revision of Design Guidelines for Commercial Building in Downtown DeLand which is incorporated herein by reference.

(a) *General architectural design.*

1. Structures within these districts shall specifically reflect and/or enhance the historic character of this part of the community and should complement the architecture of the existing historic structures. Architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area through the use of the following methods:
 - a. Similar or related architectural styling or character.
 - b. Similar or related massing, proportions and scale, along with the repetition of the relationship of solids and voids in the architectural design.
 - c. Similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls.
 - d. Similar or related architectural details and decorative treatments, such as cornices and moldings, awnings, parapets, columns, colonnades, arcades, and arches.

- e. Glazing at street level may be tinted, but shall not utilize reflective glass, Plexiglas or similar.
- 2. Use of appropriate materials and treatments.
 - a. Similar or related materials and textures.
 - b. A color palette which includes all colors which are deemed appropriate for use shall be approved by the Historic Preservation Board and the City's planning staff may approve any color on the approved palette. Any color which is proposed for use on any particular structure and which is not on the approved color palette must be approved specifically for that structure by the Historic Preservation Board in accordance with the procedures set forth in Section 33-34.03(c).
- 3. Structures should be located as close to the street as possible, as long as it remains compatible with adjacent buildings.
- 4. Modifications and additions to existing structures shall be consistent with the style and character of the existing structure. Structures within the Downtown Support District shall result in a consistent and uniform treatment for the entire building.
- 5. Structures in these districts shall be designed to extend and to enhance the attractiveness of the city's streetscape. Building design shall have characteristics and elements that relate favorably to the predominantly pedestrian scale of the district.
- 6. The following historical architectural styles are the preferred styles: Classical Revival, Mediterranean revival, Colonial Revival, Craftsman Bungalow and Commercial Style, Chicago School.
 - a. Classical Revival architecture mirrors the classical forms of Greece and Rome as incorporated into building dating from the late 1890s through 1920. Examples include the Virginia State Capitol Building in Richmond, Virginia and the historic Volusia County Courthouse in DeLand, Florida.
 - b. Mediterranean Revival architecture mirrors the architectural influences of the Mediterranean coast including Italian, Byzantine and Moorish themes from southern Spain and the French style as displayed by buildings constructed in Miami, Florida from the 1920s through the 1930s. Examples include the Vinoy Park Hotel in Saint Petersburg, Florida and Flagler Hall at Stetson University in DeLand, Florida.
 - c. Colonial Revival architecture mirrors classical, but refrained, forms of Greece and Rome as incorporated into buildings dating from the 1880s to the mid-1950s. Examples include the Claramount Inn in Ontario, Canada and Elizabeth Hall at Stetson University in DeLand, Florida.
 - d. Craftsman Bungalow mirrors the Arts and Crafts architecture movement as incorporated into buildings from 1900 to 1930. The building exteriors are typically finished in wood siding, stucco, brick and stone, used in combination of at least two of these. Examples include the 511 and 528 West New York Avenue, 220 and 228 West Wisconsin Avenue and 237 West Minnesota Avenue, DeLand, Florida.

- e. Commercial Style, Chicago School means architecture that mirrors the architecture of the early modern movement incorporated in commercial and office buildings from 1895 to 1930. Examples include the commercial multistory buildings occupying Woodland Boulevard from Voorhis Avenue to Wisconsin Avenue such as 100 and 200 North Woodland Boulevard and [112](#) South Woodland Boulevard.

Analysis

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

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 compr(om)ising what is actually historic.

The photo and drawing below represents what currently exists and the proposed new construction:



Existing structure



Proposed development

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

The following photographs depict structures in the surrounding area:



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

See previous drawings for roof configurations.

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.

Site plan layout:



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.

No additional elevations were available. The drawing above generally depicts the use of solid space, windows and doorways.

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

There will be no additions to the existing building and plans are for it to be demolished.

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).

The preferred architectural styles for the city as previously stated are Classical Revival, Mediterranean Revival, Colonial Revival and Craftsman Bungalow. As a reference, these are examples of those styles:



Classical Revival



Mediterranean Revival



Colonial Revival



Craftsman Bungalow

7. 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.

Acknowledged.

Conclusion:

The guidelines as provided give direction to the board as to how to determine the compatibility of the proposed plans. The HPB is asked to provide comments and recommendations on the design of the buildings to be taken into consideration in the final approval of the project by the Planning Board and City Commission.