



**CITY OF DELAND
HISTORIC PRESERVATION BOARD
APRIL 6, 2023 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. March 2, 2023 Meeting Minutes

OLD BUSINESS

NEW BUSINESS

1. Certificate of Appropriateness (Alteration) for a business sign at 109 East New York Ave.
Application No.: COA22-179
Applicant/Owner: Joe Valente

STAFF UPDATES

1. Demolition of 136 North Florida Ave., Volusia County's former Elections Building
This property is not located within a Historic District, built in 1956 and has an approved Site Plan from May 2022 for demolition of the building, construction of a new parking lot and the existing parking lot to be resurfaced. (Land Development Regulations Section 33-35.01(1))

OTHER BUSINESS

NEXT SCHEDULED MEETING DATE: May 4, 2023 at 5:00 PM.

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**
City Commission Chambers
120 South Florida Avenue
March 2, 2023- 5:00 P.M.

CALL TO ORDER

Having been duly noticed as required by law, the March 2, 2023 meeting of the City of DeLand Historic Preservation Board was called to order at 5:04 p.m. by Solomon Green, *Chairman*.

ROLL CALL WITH DETERMINATION OF QUORUM

Present: Charles Jordan (5:35 p.m.), Renee Garrison, Dagny Robertson, Ross Janke, & Solomon Greene

Absent: Scott Price & Reggie Santilli

City Staff: Belinda Williams-Collins, *Historic Preservation Coordinator/Senior Planner*; Carol Kuhn, *Planning Director*, Emily Ragusa, *Community Development Coordinator* & Darren Elkind, *City Attorney*

APPROVAL OF MINUTES

Dagny Robertson motioned to approve the January 5, 2023 meeting minutes. Renee Garrison seconded the motion and all approved unanimously.

Dagny Robertson motioned to approve the January 18, 2023 meeting minutes. Renee Garrison seconded the motion and all approved unanimously.

Dagny Robertson motioned to approve the February 2, 2023 meeting minutes. Renee Garrison seconded the motion and all approved unanimously.

STAFF UPDATES

Ross Janke asked City Staff for the two addresses that inquired about the Historic Tax Exemption and how they heard of the program. Belinda Williams-Collins stated one is on South Clara Ave and one is across from the Wright Building and stated they called inquiring about the program.

OLD BUSINESS

1. BD22-3388: Demolition – Airport

Charles McDonald, Samsula Demolition
1600 Essex Ave.

Belinda Williams-Collins presented an overview of the application, and stated this request was before the board on January 5, 2023.

At the January 5, 2023 meeting, the Historic Preservation Board approved the request to demolish a structure located at 1600 Essex Avenue but denied the request to demolish the adjacent smokestack until a structural analysis and additional information was provided to the Board for review.

Dagny Robertson stated although this structure is not located within the Historic District, this structure meets a lot of the guided factors stated in the Land Development Regulations for demolition. This structure is not in a main central location but meets factors such as being difficult to rebuild, the last remaining example of its kind, and still in good structural condition.

Ross Janke stated based on the Staff recommendation from the guided factors for demolition per the Land Development Regulations, this structure meets the criteria to not be demolished. In addition, being that this structure is in no structural failure, it's cosmetic only, going forward the Historic Preservation Board needs to see how structures check every item on the guided factors and why these structures are a valuable part of the City of DeLand.

Solomon Greene stated he agrees with Dagny and relating back to the Stetson Houses, if there is no use to necessitating the demolition or future plans for the site they shouldn't be demolished.

The Applicant's Representative, the Plant Manager for the project's location stated the warehouse behind the smokestack has the roof falling in and hasn't been used in years so they are to demolition that and add a wall to the warehouse they do use. The site where the smokestack is, they are going to sod and landscape the area with no new structures.

Ross Janke and Lou Lang had a further discussion regarding the smokestack uniqueness and preservation of the structure.

Dagny Robertson motioned against the demolition of the smokestack structure. Ross Janke seconded the motion. (5-6)

2. Resolution of the Historic Preservation Board (DRAFT)

February 2, 2023

Solomon Greene stated he received an email from Frank Schnidman regarding the Resolution item on the agenda, and staff provided all board members with a copy of the email.

Darren Elkind provided a summary of the email to the board and further discussion ensued with the Board Members.

Darren Elkind and the Board members reviewed each paragraph of the Resolution to make any necessary changes and recommendations.

City Staff will inform the Board of when the Resolution will be on City Commission meeting agenda.

NEW BUSINESS

None

OTHER DISCUSSION

None

NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board will be April 6, 2023 at 5:00 p.m. in City of DeLand Commission Chambers.

ADJOURNMENT

As there was no further business, the meeting adjourned at 5:42 P.M.

ATTACHMENT #1

Email sent to staff prior to meeting for the Board Members on March 2, 2023

**FRANK SCHNIDMAN
620 NORTH CHEROKEE AVENUE
DELAND, FL 32724**

MEMORANDUM

TO: Solomon Greene, Chair
DeLand Historic Preservation Board

RE: Minutes of January 18, 2023, HPB Special Meeting Contain
Misleading and inaccurate Discussion Bullet

DATE: March 2, 2023

cc: Christopher Cloudman, Chair, Downtown CRA Board
Mike Grebosz, CRA Executive Director
Darren Elkind, Attorney, Historic Preservation Board, Downtown CRA
Belinda Williams-Collins, Historic Preservation Coordinator
Sarah Thorncroft, Executive Director West Volusia Historical Society
Julie Hennessey, City Clerk

Dear Solomon;

INTRODUCTION

Prior commitments prevent me from attending the HPB meeting tonight, but I did want to bring to your attention a bullet in the January 18, 2023, Special Meeting that is misleading and inaccurate. I ask you and or the City Clerk to distribute this Memorandum to all HPB members prior to the meeting this evening.

Under the DISCUSSION section of the Minutes, the 7th bullet states:

“The purpose of the CRA (Community Redevelopment Agency) is to address blight and NOT historic preservation. The boundaries of the city’s Downtown CRA just happen to overlap the Downtown Historic District.”

CONCLUSION

In my humble opinion, this statement is misleading and inaccurate. Included in the purposes of the Downtown CRA is historic preservation, and below I explain my reasoning.

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BACKGROUND DISCUSSION—THE STATE LEVEL

The DeLand Downtown CRA operates under the authority delegated by the Community Redevelopment Act of 1969, Florida Statutes Section 163.330 et. seq. (2022). Among the many reasons for the establishment of a municipal CRA, and specifically the Downtown DeLand CRA, is the alleviation of slum and blighted conditions in a designated Community Redevelopment Area (see: F.S. Statutes Section 163.335(1)). The DeLand Downtown Community Redevelopment Agency (CRA) governs one of these Community Redevelopment Areas. The CRA legal documents governing the actions of the Downtown CRA can be found on the City of DeLand web page at:

<https://www.deland.org/DocumentCenter/Index/224>

There are five (5) PDF documents displayed, and available for review and/or download, and they are:

- 2008-61 Resolution Amending Plan
- 2010-28 Amendment Re Sculpture
- Plan Update Adopted 06.06.05
- Resolution Creating CRA 1984-13
- Resolution NO. 2019-01

Before I get to specific selected portions of these governing documents, let me return to the State enabling act. Section 163.335 goes on to state:

“(2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.”
(Underline emphasis added.)

The Community Redevelopment Act that governs the allowed actions of a municipal CRA has a definition section, Section 163.340. Included among the definitions is “Community Redevelopment.”

“(9) “Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a

ATTACHMENT #1

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community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan."

(Underline emphasis added.)

BACKGROUND DISCUSSION—THE LOCAL LEVEL

The Downtown CRA adopted the Downtown Redevelopment Plan in June 1985. This Plan is not available on the City's web page, but the CRA Downtown Redevelopment Plan Update was adopted June 6, 2005, and is available on the City's web page.

The mission statement of the Downtown Redevelopment Plan is as follows:

"Support and enhance the continuing economic development of downtown DeLand while protecting and promoting its historic heritage."

(Underline emphasis added.)

The Plan Update included a list of seven key redevelopment objectives for Downtown DeLand. (See Section 3.2.) Two of those CRA objectives are:

- "• Protect the urban scale and historical character
- Create a civic destination around two historically significant buildings
– the Athens Theater and the Putnam Hotel"

There are eight (8) specific objectives of this Plan Update listed on page 24 (Section 3.4A). Two of direct relevance are:

- "• Promote preservation and enhancement through redevelopment of historic buildings
- Provide standards of "historic appropriateness" for redevelopment and alteration of historic buildings"

In 2008 when the Downtown Redevelopment Plan was amended to, among other things, include marketing and promotion of Downtown events and "ensuring historic preservation through plan and permit review" (See Resolution NO. 2008-61), there were a series of WHEREAS clauses that recognized the mandates of the CRAs Downtown Redevelopment Plan, including the second WHEREAS:

"WHEREAS, the downtown Redevelopment Plan encourages retail development which provides specialty shopping for downtown workers and dwellers and encourages the preservation and restoration of buildings of historic and/or architectural significance;"

(Underline emphasis added.)

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Included in amendments to the Redevelopment Plan Update is Section 4.0 Implementation Strategy. Section 4.23 Redevelopment Programs states: "The following programs can be used to help fulfill the redevelopment objectives of the Plan Update..."

A new Section G to the CRA's Downtown Redevelopment Plan states:

"G. Historic Preservation

- Review and assure that plans for repair or renovation of existing historical structures comply with Downtown DeLand Historic District guidelines.
- Review and assure that all new buildings are compatible with the historic district through application of appropriate core district design standards in the City Land Development Code."

And, again in 2010 when the Downtown Redevelopment Plan was amended to include public art as a redevelopment objective (See Resolution No. 2010-28), there were a series of WHEREAS clauses that recognized the mandates of the Downtown Redevelopment Plan, including the second WHEREAS:

"WHEREAS, the downtown Redevelopment Plan encourages retail development which provides specialty shopping for downtown workers and dwellers and encourages the preservation and restoration of buildings of historic and/or architectural significance;" (Underline emphasis added.)

CONCLUSION

In my humble opinion, and backed by the discussion above, included in the purposes of the Downtown CRA is historic preservation, and therefore the DISCUSSION bullet 7 is misleading and inaccurate.

"The purpose of the CRA (Community Redevelopment Agency) is to address blight and NOT historic preservation. The boundaries of the city's Downtown CRA just happen to overlap the Downtown Historic District."

The CRA can therefore appropriately fund historic preservation, as outlined above.

And, just FYI and important to review, I attach the Historic Preservation Program information from the City of Stuart CRA. This can also be found at:

<https://cityofstuart.us/DocumentCenter/View/459/Community-Redevelopment-Agency-CRA-Historic-Preservation-PDF>

My best regards;

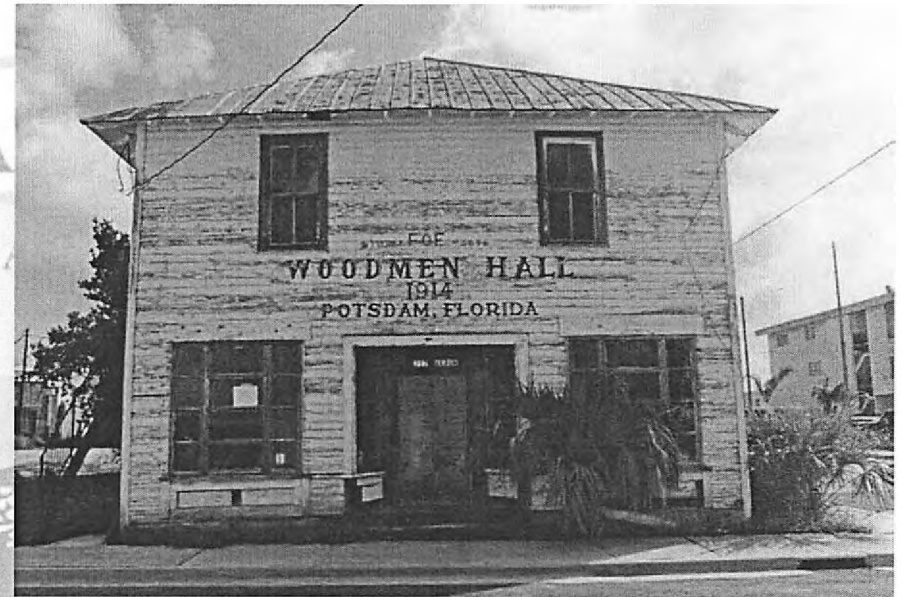


CRA PROGRAM**HISTORIC PRESERVATION PROGRAM**

Historic downtowns and neighborhoods possess those elements that create livable, viable communities by encouraging mixed-use and more compact development. Historic neighborhoods have traditionally proved themselves to stabilize and increase property values. There are environmental benefits as well by having shops and offices located near homes, as this encourages the use of other means of transit.

Stuart has several examples of both private and public historic preservation projects that are successful and benefit the character of the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building and the Lyric Theatre.

The following subdivisions or areas are considered historic districts: Kitchings Addition, Potsdam, Frazier Addition, Historic Downtown, Feroe Subdivisions, and Porters Addition.



ATTACHMENT #1**Email sent to staff prior to meeting for the Board Members on March 2, 2023**

The program's intent is to educate the general public as to the benefits of historic preservation to generate support for the CRA's preservation activities and encourage preservation both in neighborhoods and commercial areas. The tools in this program can be utilized with other programs in the Plan.

Program Objectives

- Preserve the heritage of Stuart;
- Use historic preservation as a tool for economic restructuring;
- Utilize historic preservation to combat and eliminate blight;
- Encourage restoration and maintenance of historic

buildings;

- Maintain and restore all public historic buildings;
- Encourage the compatibility of historic structures and new structures in residential and commercial areas.
- Utilize the historical architectural styles of Stuart as a reference for new construction styles; and
- Provide sites for historic buildings displaced by redevelopment.



Program Description

- Identify and create a historic district with sub-districts;
- The CRA will purchase vacant lots to be used for the relocation of historic homes displaced by redevelopment in the CRA district;
- Support the Frazier Addition historic district and any other neighborhood area that meets the city's standards for a district;
- Support historic building renovation standards that meet both the Department of Interior Standards and the City's building codes;
- Provide grants and loans for historic façade restoration, including the establishment of façade easements in return for such incentives. Any structure



receiving assistance by the CRA or City must be listed on the local historic preservation register;

- Provide funds for improvement and maintenance of publicly owned or non-profit owned historic structures, for example the Stuart Feed Store, Lyric Theatre, Cultural Courthouse Center, and others within the CRA Area;
- Provide grants and loans for parking facilities for commercial historic structures which are in need of assistance;
- Review and recommend changes to the building codes, zoning codes, and other land development regulations for adaptive reuse and renovation of existing historic structures;
- Provide architectural, engineers, and planning assistance to the private and public sector for historic preservation projects;
- Acquire historic buildings which are threatened by decay or demolition and provide, if required, structural and façade improvements in order to maintain the historic integrity of a structure and resell to the private or public sector for redevelopment;
- Acquire historic buildings, which are underutilized and are ripe for redevelopment. If necessary the CRA may provide structural and façade improvements in order to maintain the historic integrity of a structure and resell to the private or public sector for redevelopment;

- Acquire land for purposes of providing a site for any historic structure threatened by demolition. The program will include the acquisition of the threatened structure, the moving of the structure to a new site, the construction of an adequate foundation for the structure and funding for applicable utility connections and impact fees. The CRA may provide, if required, structural and façade improvements in order to maintain the historic integrity of a structure and resell to the private or public sector for redevelopment; and
- Provide incentives to businesses located in historic structures;
- Provide signage for the identification of historic structures and districts.

Program Participants and Administration

The program is administered by both the City and the CRA. Other participants may include, but are not limited to Stuart Heritage, Main Street organizations, Martin County, the State of Florida, preservation organizations, developers, residents, retail and business tenants, lending institutions, and the state and federal government.

Program Funding Sources

The CRA and the City will provide the funding of the program elements for which the CRA and/or the City are responsible respectively. Other potential funding sources include, but are not limited to, the County, State and Federal Governments, businesses, banks, builders, homebuyers, foundations, private contributions and Matching Funds, where available.

The funding may be subject to changes by the CRA are subject to appropriations during the fiscal year.





DATE: March 30, 2023
TO: Historic Preservation Board
FROM: Emily Ragusa, *Community Development Coordinator*
RE: **Certificate of Appropriateness (Alteration) for a business sign at 109 East New York Ave.**
Application No.: COA22-179
Applicant/Owner: Joe Valente

Property Information

Address: 109 East New York Ave. **Current Use:** Commercial/Restaurant
Zoning District: C-2A&H (*Downtown Commercial & Historic*)
Zoning District allowable sign square footage: 33 sq. ft. (*For buildings and for each tenant storefront 50 feet in length or less, the maximum sign area shall be determined by multiplying the building front foot (length of building that faces street) by 1.5 feet.*)

Structure Information

Date of Construction: 1920 **Structural System:** Concrete/Masonry **Stories:** Two

Staff Analysis:

The applicant owns the business *Boston Coffeehouse*, which in 2015 applied for a double-sided cantilevered sign that was approved and permitted. That sign fell and was damaged from a previous storm and the applicant would like it to be replaced with a new three-dimensional teapot/coffee pot sign. This business has a total allowable signage of 33 square feet, the existing wall sign for this business is 19.5 square feet and the proposed three-dimensional sign is 11.4 square feet, for a total of 30.9 square feet signage for the building.

Historic Signs inside the Historic District Overlay Standards (*LDR Section 33-75.04 (a)(2)*)

This property is located within the Downtown Historic District, which is a gateway overlay district and permitted signage must comply with the historic nature of the area.

1. *All building signs, including awning signage, inside a Historic District Overlay shall comply with the following standards:*
 - a. *Sign material may consist of wood or other appropriate material that is compatible with the historic character of the building upon which it is located.*
 - i. The cantilevered type and design of the sign is consistent with the time period in which this building was built and within historic downtowns.

- 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.*
 - i. The antique gold color finish of this sign is not highly reflective and is consistent with the Historic District & Support District commercial building color guide.
- c. *Internally lighted signs are prohibited. Back light or front light signs are permitted.*
 - i. This sign will not be internally lighted; therefore, this criterion is not applicable.
- d. *Signs may be painted directly onto building, using only approved colors.*
 - i. This is a cantilevered sign; therefore, this criterion is not applicable.
- e. *Sign copy placed upon, or under, awnings will count towards total area for building signs in accordance with section 33-78.05 a. and b.*
 - i. This is not an awning sign, but the copy area and clearance for the cantilevered sign has been reviewed and calculated. It is consistent with the zoning district and meets the requirements, and is consistent with the previous sign that was installed in 2015.

Staff Recommendation:

The request is consistent with *Section 33, Article 7 – Signs* of the City’s Land Development Regulations and recommends approval of this application.

Historic Preservation Board shall take one of the following actions (*LDR Section 33-34.03 (c)(6)*)

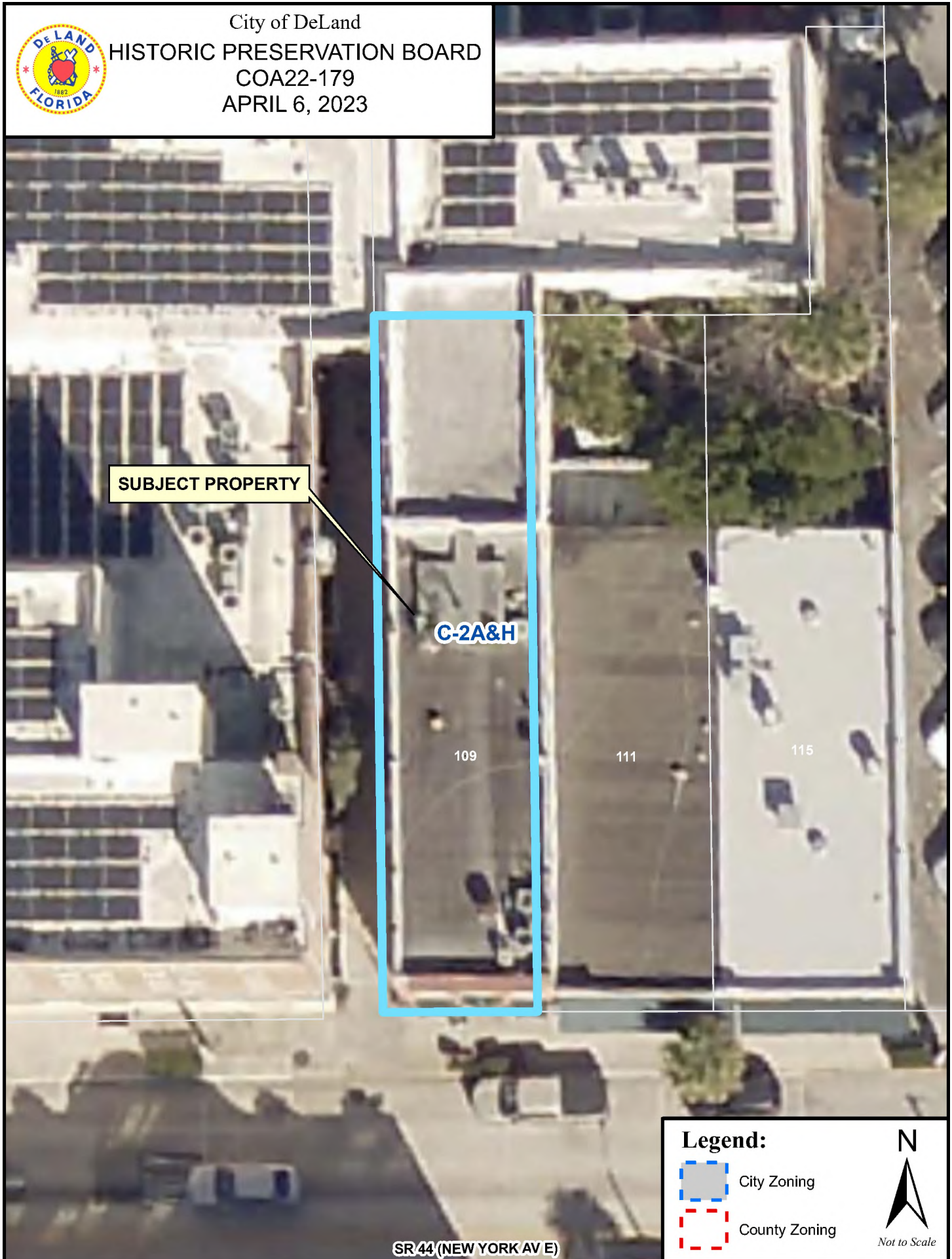
1. Grant the certificate of appropriateness with an immediate effective date;
2. Grant the certificate of appropriateness with special modifications and conditions;
3. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
4. Deny the certificate of appropriateness.

Attachments:

Vicinity Map with Zoning
 Photos of the previous sign
 Rendering of proposed sign
 Staff Photos



City of DeLand
HISTORIC PRESERVATION BOARD
COA22-179
APRIL 6, 2023



Legend:

-  City Zoning
-  County Zoning





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

APPLICANT'S FORMAL REQUEST VIA ACCELA PORTAL

DATE: March 28, 2023

RE: **Certificate of Appropriateness (Alteration) for a business sign at 109 East New York Ave.**

Application No.: COA22-179

Applicant/Owner: J Valente Holdings, LLC (Joe Valente)

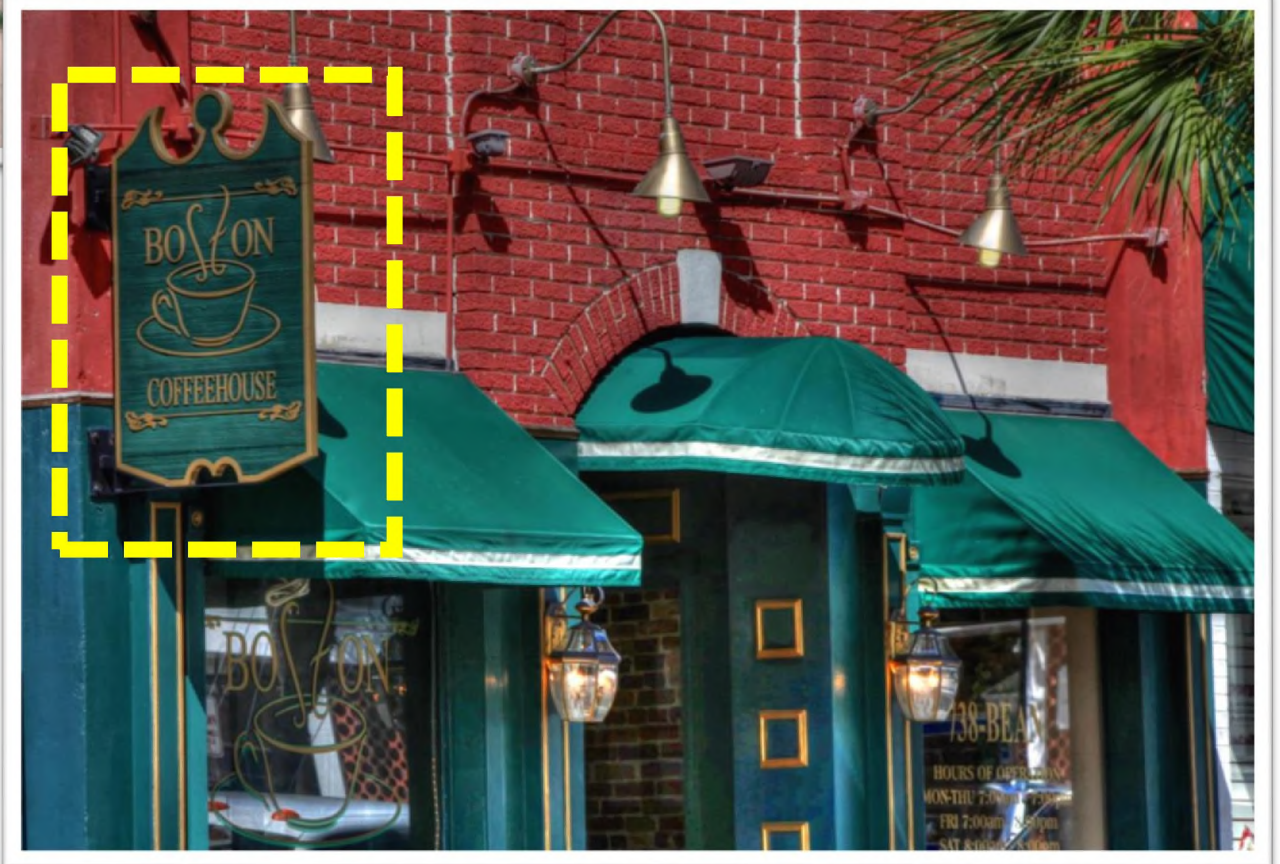
Description of work:

Approval of a replacement sign that is a 3D Old world Teapot. Used as a multi-use identifier. A descriptive way of showing a restaurant.

Applicant's Request

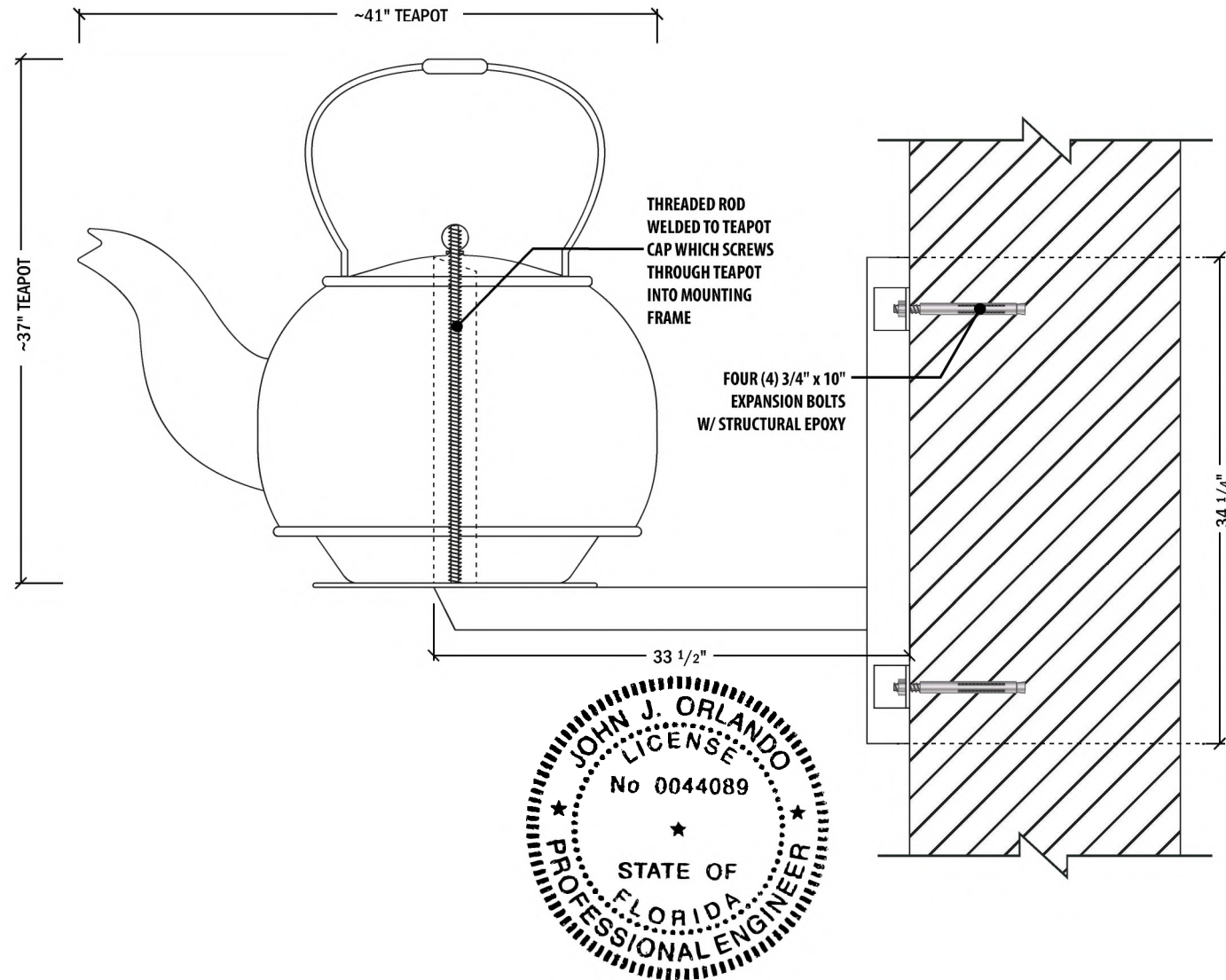
The teapot was a replacement for a double-sided projecting sign that fell down during a storm. The idea came from a "Mainstreet Expert" during a seminar put on by Mainstreet DeLand in which the speaker spoke in length about 3D signs and their importance to historic Downtown areas because of their uniqueness. The old-world teapot replicates the old way in which tea was served. It also, historically, was used to identify the businesses to migrants who could not read English. The Teapot complements our Historic features. It has already become a picture spot for visitors and a landmark. It is appropriately sized to match the sign that was there prior. It was crafted by a metal artist out of aluminum, finished in Gold-leaf and weighs less than the sign that proceeded it. It has been engineered to hang safely for many decades to come. It does not have a logo on it and much like the many murals around our Downtown, this tasteful work of art adds to the beauty, charm and character to our Downtown. Our community has already embraced it!

BEFORE
Double sided cantilevered sign



PROPOSED
3D aluminum finished in Gold-leaf 'teapot' sign





This item has been electronically signed and sealed by John J. Orlando, PE using a Digital Signature and date.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Conforms to the requirements of the 7th Edition (2020) of the Florida Building Code sections 1609 and 3107, V(ult) = 140 mph, Exposure category = C, Risk category = II
John J. Orlando PE LLC - 165 Old Ridge Road - Macon, GA 31211 - 478.731.5394 - jjorlando@cox.net - Florida registration # 0044089 job 24235A sheet 1 of 2

Job name

Boston Coffee House

Job#

2423SA

Sign company:

Sign Access

Installation location:

109 E. New York Ave., Deland FL 32724

Section 3107 and 1609 of Florida Building Code 2020 and Chapter 30 ASCE 7-16 applies.
Application of wind pressures using the alternative all heights method for components and cladding

Type of structure:

blade mounted "coffee pot"

Occupancy Category:

II

Wind velocity (3 sec gust), FBC 2020, section 1609.3:

140

mph

Wind pressure (qz)

50.2

psf

Net Pressure Coeficient (Cnet) from Figure 30.7-2

Components and cladding not in areas of discontinuity - walls and parapets

-1.09

Wind Pressure

-54.7

psf

Wind load applied between wall and structure, pulling structure away from wall
Load carried by tension in fasteners connecting structure to wall

- maximum height of structure to be attached

3.08

ft
- maximum width of structure to be attached

3.42

ft
- moment arm

2.00
- projected area of each component to be attached

21.1

ft^2
- wind load

-1153

lbs
- allowable tension load per fastener to

400

lbs
- even number of fasteners minimum of 2 =

-4
- number of fasteners practically required due to structure shape

4
- weight of structure is approximately

84

lbs
- allowable shear load per fastener to

200

lbs
- average shear load per fastener =

21.1

lbs

Mounting surface construction is:

masonry

3/4" x 10" threaded rod and epoxy embedment in concrete masonry wall
http://www.strongtie.com/products/anchorsystems/adhesives/setxp/loads_tension-shear_rod-rebar_cmu.html

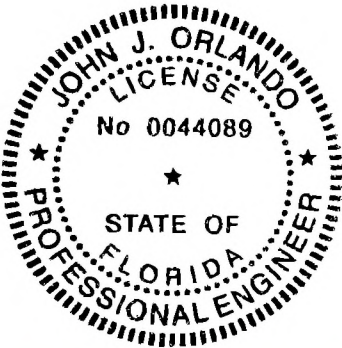
References:

ASCE 7-16

The 7th Edition (2020) of the Florida Building Code

sheet:

2 of 2



This item has been electronically signed and sealed by John J. Orlando, PE using a Digital Signature and date.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John J. Orlando PE LLC 0044089
165 Old Ridge Road
Macon, GA 31211
(478) 731-5394
jjorlando@cox.net

STAFF PHOTOS

March 29, 2023

