

AGENDA HISTORIC PRESERVATION BOARD

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

A. Roll Call

B. Old Business

1. Minutes: December 6, 2021
2. Staff Updates

C. New Business

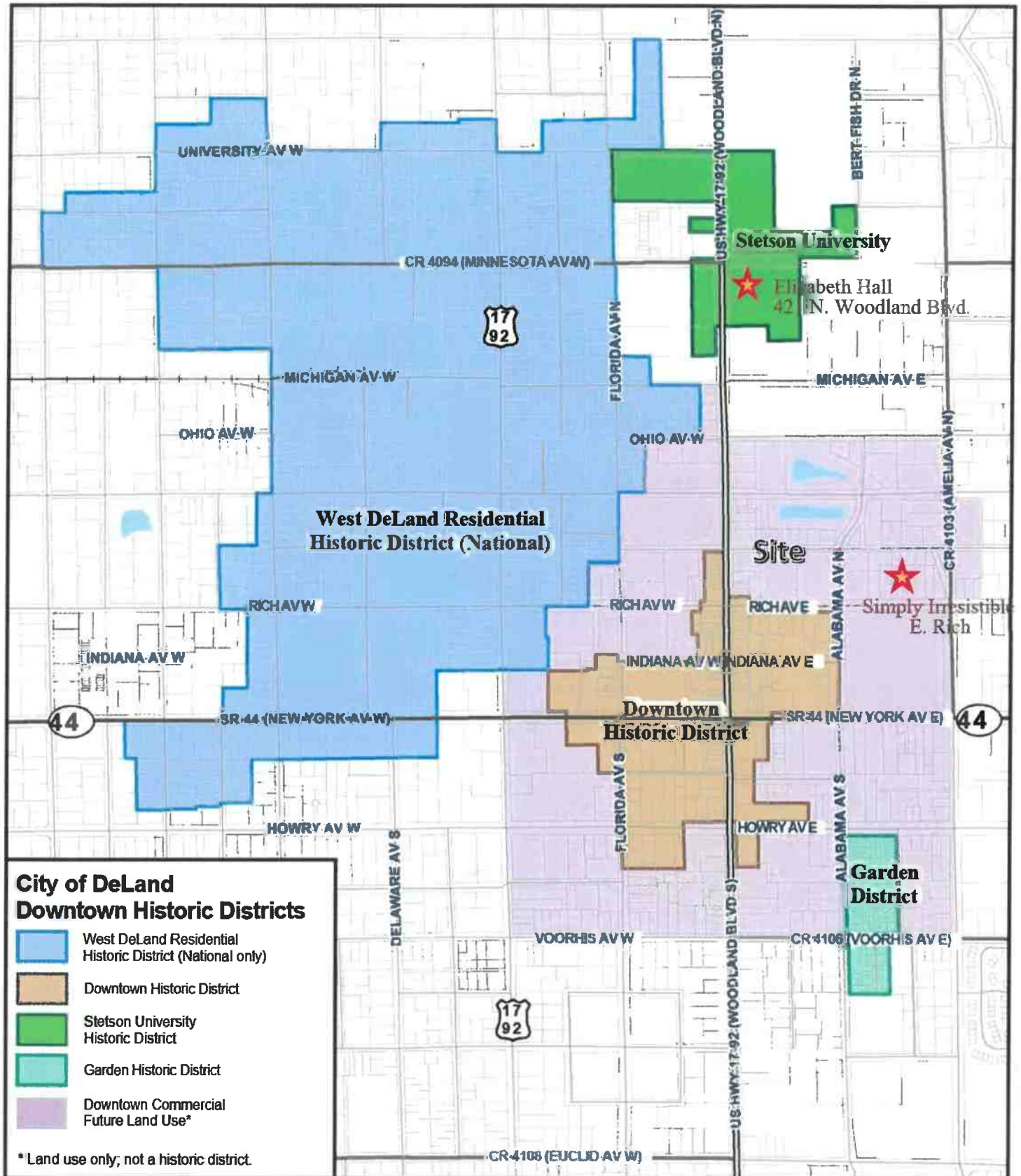
1. COA21-233: *Alteration – Stetson, Elizabeth Hall*
Anthony Mazza, Applicant, Stetson University, Owner
421 N. Woodland Boulevard
2. SP21-206: *Alteration – Simply Irresistible* **Michael Wojtuniak, Applicant**
231 E. Rich Ave.

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

E. Adjournment



Location Map



MINUTES

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
December 2, 2021 - 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Renee Garrison, Charles Jordan, Dagny Robertson

Absent: Paul Vasquez, Reggie Santilli, Scott Price

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

MINUTES:

1. Review of the October 7, 2021 HPB Meeting Minutes

Dagny Robertson moved to approve the minutes of the October meeting.

Reggie Santilli seconded the motion.

The HPB voted (4-0) in favor of motion.

STAFF UPDATE:

- a. Board member terms ending – Scott, Paul, Dagny. City Clerk will inform me when the reappointments will be made by the commission. As of now, the re-appointments are scheduled for December 20, 2021. Those in question should receive a notification from the clerk of the results.
- b. The annual report was sent to the state and also to the board members.
- c. Planning is underway for the city to host the joint Florida Trust for Historic Preservation/Florida Mainstreet Conference in July of 2022. It is anticipated that the conference could have several hundred participants and the committee is excited to be hosting in DeLand. (Mr. Jordan added that this is a significant event for the city.)

NEW BUSINESS:

1. CA21-208: *Request*

Miles Beach, Miles Architecture Group , Inc.
Putnam Estates, 225 E. New York Ave.

Staff explained the history of the building and the changes made over the years and showed a PowerPoint presentation of the proposed changes. 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

It was also explained that the new owners have stated a willingness to follow the Secretary of the Interior's standards in order to maintain the historic integrity of the building while making the needed improvements to the building.

Additionally, the property also contains a building located at the rear of the property that was formerly used as offices and apartments. A structural engineer provided documentation outlining evidence of 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 so that the building can be removed.

The property will be required to go through a full Site plan review process by members of the Technical Review Committee to ensure that all the necessary site issues are properly addressed for the use of the building as apartments.

Board member Charles Jordan expressed his concerns that the improvements did not meet the Secretary of the Interior's standards. Part of his concern was tied to whether or not the new owner planned to apply for historic tax credits which requires meeting the standards. He was also concerned that the additions look too similar to the existing structure and that the standards require that the new additions should be clearly evident and distinct. He stated that adjustments could be made to ensure the standards are met. Dagny Robertson stated that her preference would be that the changes blend with the existing structure.

Miles Beach, applicant, spoke about the code requirements which necessitated the exterior changes warranted due to the modifications made by the previous owner. He stated that he would be open to differentiate the new materials as suggested.

Jerry Nolan, city resident, expressed that he couldn't be happier to see the proposed changes and to know that a quality product is being produced. Bryan O'Sullivan, city resident, also agreed that the building is an eyesore and that the additions should match what exists.

Renee Garrison moved to approve the exterior alterations proposed for the Putnam renovation.

Dagny Robertson seconded the motion.

The HPB voted (3-1) in favor of the motion, Charles Jordan dissenting

OTHER BUSINESS:

Amanda LaMere and Barb Shepherd presented information and PowerPoint presentation on the pending renovations of 120 1/2 W. New York Ave. The changes are primarily interior in nature. She welcomed suggestions and advice. Mr. Jordan suggested that she might also look for the tax exemption for the improvements.

NEXT REGULARLY SCHEDULED MEETING - January 6, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 5:48 P.M.

New Business

1

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

Application #: COA21-233
Applicant name: Anthony Mazza, Applicant, Stetson University, Owner
Request: Alteration of the west elevation
Factors:

Historic district	Stetson Historic District
Location	421 (E. Minnesota Ave.) N. Woodland Boulevard <i>417/419 N. Woodland Blvd.</i>
Year built	1950/1993
Parcel size	49,846 sq. ft.
Land use	Educational
Zoning	E-1& H (Educational & Historic)
Existing use	Administrative building and classrooms

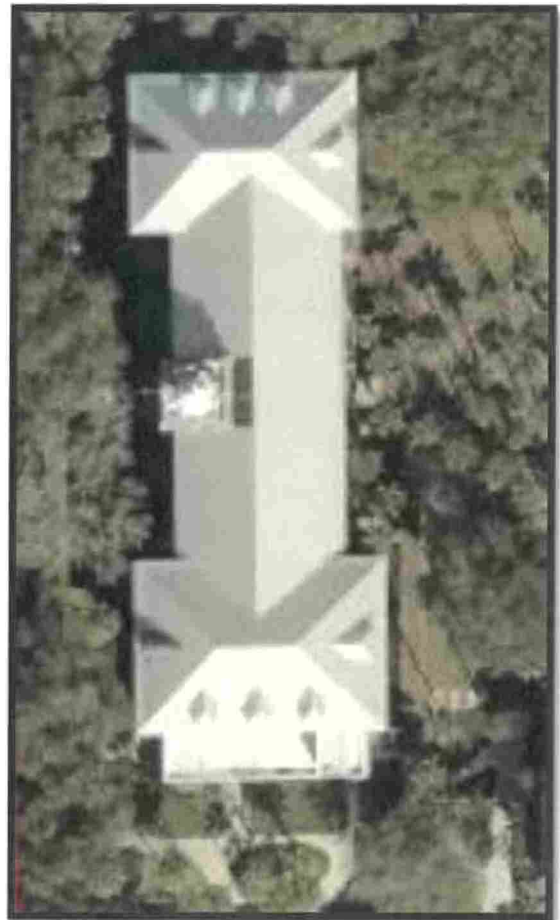
Applicable regulations: 33-34.03 Certificates of appropriateness.

Analysis

Stetson University is planning an ADA renovation to Elizabeth Hall, one of the main office/classroom buildings on campus. This 3-story fireproof steel structure is located at the southeast intersection of Woodland Blvd. and Minnesota Avenue. The project consists of a new 3 floor elevator, restroom renovations at each floor on the interior and a new ADA ramp on the east side of the building for the exterior changes. The existing ramp does not meet the current code requirements.

Elements to be demolished for construction of the new exterior renovations are the existing ADA concrete ramp and the 2 sets of steps leading to the doorways on the east elevation.

The ADA ramp will have a knee wall that will be constructed of brick to match the exterior brick of Elizabeth Hall and a section of the wall will have an opening to allow access to the infrastructure beneath the walkway. There will be a connecting walkway along the east side of the building opposite the ADA ramp to connect the main entry to an exterior door near the new elevator. Once the ramp and connecting walkway are



The handrails along the wall and stairways will be made of stainless steel. There are 4 lower windows along the lower portion of the east elevation that are to be infilled with CMU. The walkways leading to the stairs will be paved with brick pavers. The existing roof over the porch is to remain and be stabilized. The walkway/ramp will have an exposed concrete finish. The landscape beds will be reconfigured and the existing seating areas will be removed.

The Secretary of the Interior's Standards for Rehabilitation

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.

HPB – January 6, 2022

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.
No historic features will be removed from the exterior. Demolition will include removal of steps and the concrete ramp.
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.
The ADA ramp is being added only as a requirement for access. Other changes being made are interior to the building.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No changes that are aesthetic/historic in nature are being added. New added features are for improved access.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
n/a
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.
The materials to be used in the construction of the new walkway will match the materials of the existing building, however, the construction should be distinguishable from the existing building.
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.
n/a
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
No such resources will be affected.
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.
No historic materials will be destroyed. Certain features of the building, the lower windows, will be out of sight due to the addition of the walkway. The windows will also be filled with CMU.
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.
The changes being made to the building are not considered “new construction” in the sense that they are building additions. They are only “additions to the building”.

Building elevations



East elevation



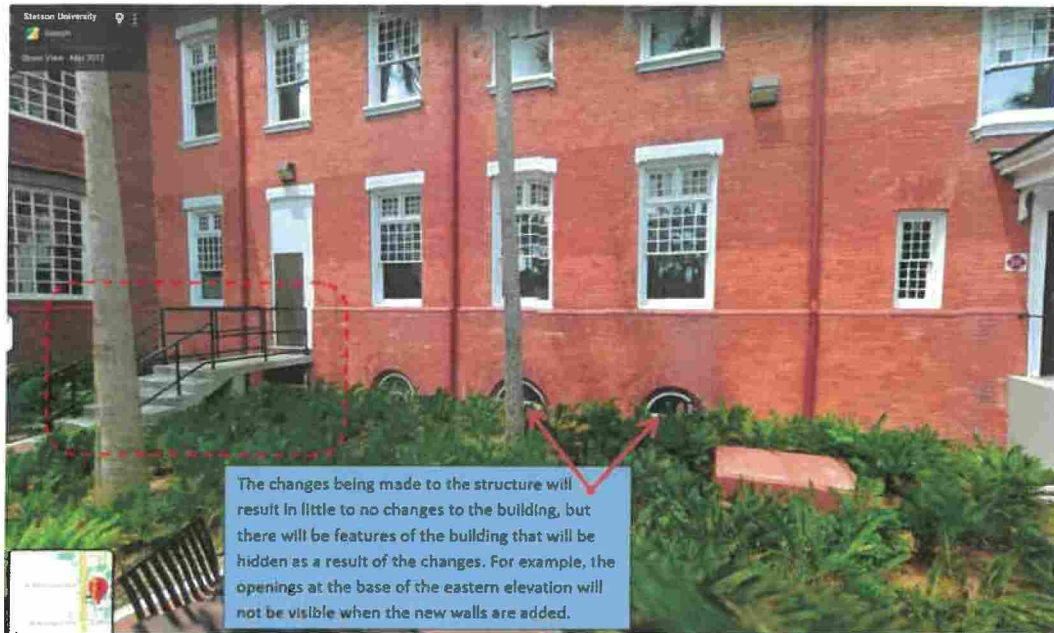
West elevation



North elevation



South elevation



These stairs will be removed and replaced.

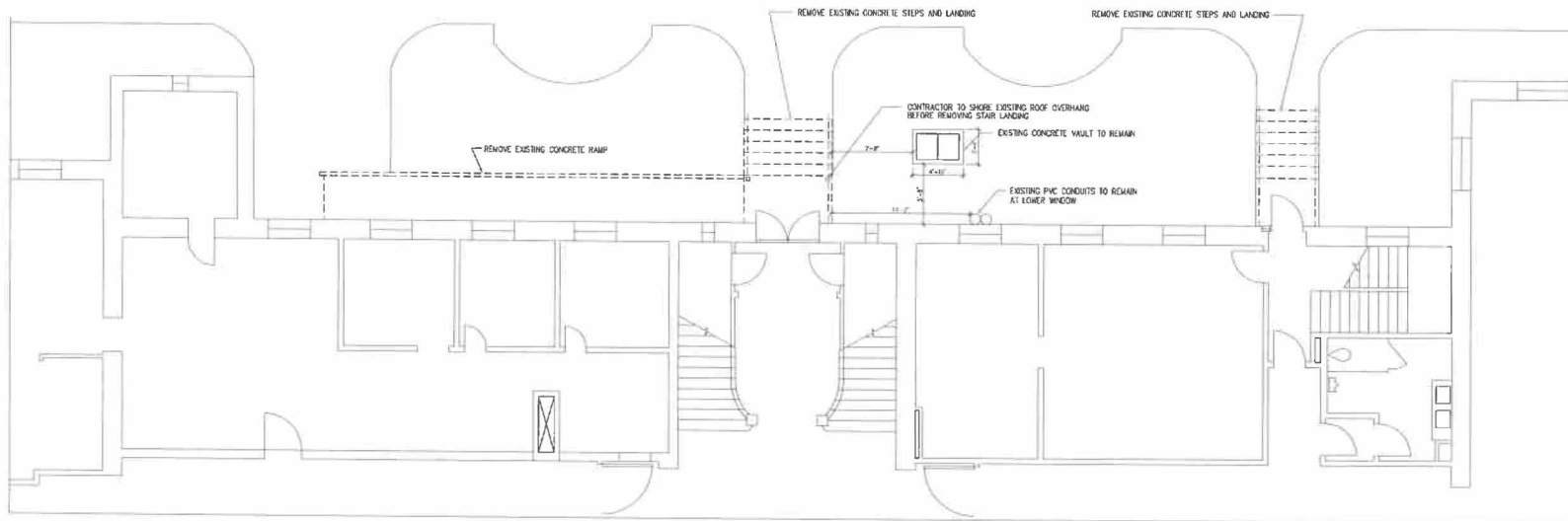


Staff recommendation:

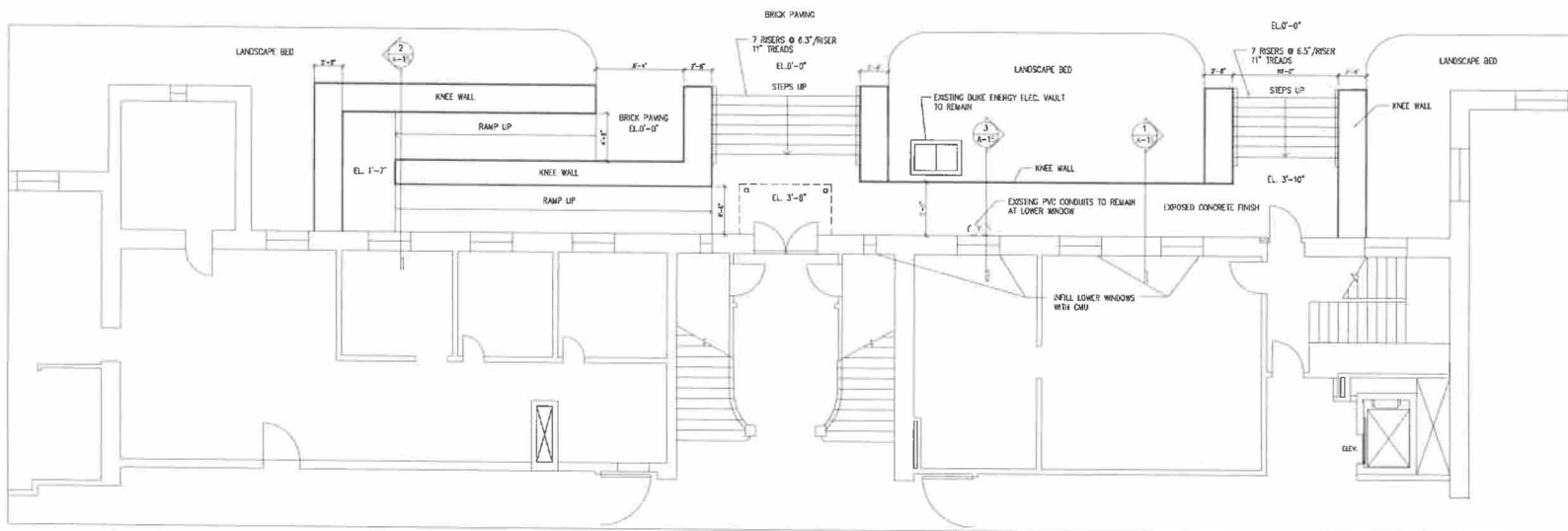
This building renovation is in keeping with the Secretary of the Interior Standards and staff recommends approval.

It is evident that previous additions have been made to the building as evidenced by the ramp and stairs to accommodate this door. There are arched window openings along the base of the building that have been covered by the (previously added) brick ramp which is covered by brick. The concrete stairs leading to the door are made of cement and have no detailed elements to them. There is no information on when the covering over the door was installed.





DEMOLITION PLAN RAMP AND WALKWAY
3/16" = 1'-0"



FLOOR PLAN RAMP AND WALKWAY
3/16" = 1'-0"

Revisions	
Rev	Description

Professional Seal
License No. 0000550

DEMOLITION PLAN
FLOOR PLAN

Project Name & Location
**RENOVATIONS TO:
ELIZABETH HALL**
STETSON UNIVERSITY
DELAND, FL.

Project No.
Anthony J. Mazza, AIA
Registered Architect
8220 Compton Way
Melbourne, FL 32940
Tel: (321) 255-2550

Project No.	
Original Submittal Date	
Drawn By: AJM	Checked By: AJM
Drawing Number	

A-14
Sheet of Total

New Business

2

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

Application #: SP21-206
Applicant name: Michael Wojtuniak, Applicant
Request: Expand the existing salon with a proposed building expansion on the north side. In addition, the north side of the property will have new paved parking added to serve the employees. This area will be treated with underground exfiltration.

Factors:

Historic district	Support District
Location	231 E Rich AV, Deland, Florida 32724 (Core Gateway District)
Parcel size	9,660 sq. ft. (land area) /1,358 sq. ft. (<i>bldg. footprint</i>)
Land use	Downtown Commercial
Zoning	C-2A (Downtown Commercial)
Existing use	Salon – Simply Irresistible, Salon

Applicable regulations:

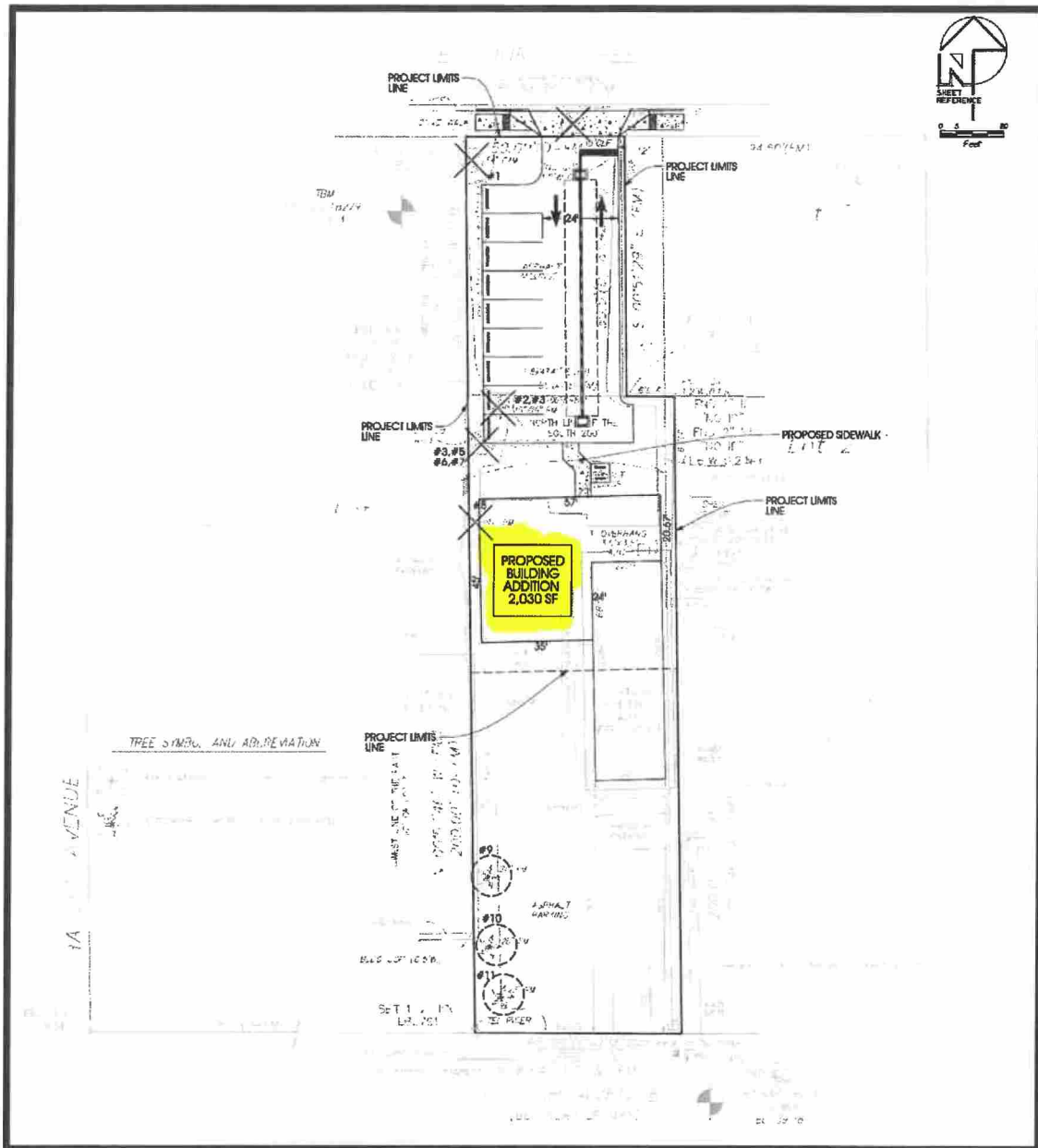
33-34.03 Certificates of appropriateness.

Analysis

This application is requesting to expand an existing building. The expansion will be located on the north side of the property and will include new paved parking to serve the employees.



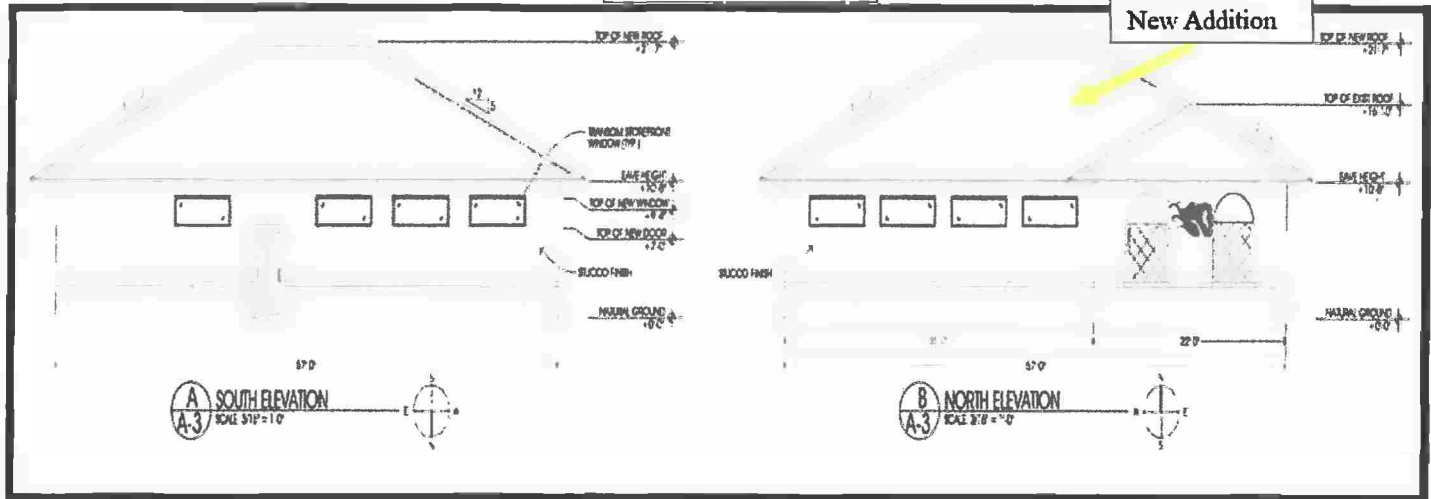
BUILDING EXPANSION ON THE NORTH SIDE



The building is located east of the downtown historic district. The building is not a contributing structure and is being provided for review by the board only because it is located in the historic support district. The colors of the new addition will mirror the existing building. The applicant has submitted a site plan application to the city and is adding an addition of 2,030 square feet to the rear of the existing building.

STAFF RECOMMENDATION: The building is not a contributing structure and is being provided for review due to being located in the historic support district. The colors of the original building will remain the same when the proposed addition is constructed. The addition of the proposed building conforms with City of DeLand Land development Regulations.

Elevation Survey



New Addition

