CITY OF DELAND
EGULAR MEETING OF THE HISTORIC PRESERVATION BOARD
OCTOBER 5, 2023 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. May 4, 2023 Meeting Minutes
   June-September meetings were cancelled

PRESENTATIONS

1. ST479 Tiger Update - Presentation provided by Dan Friend, DeLand Historic Trust, Inc.

OLD BUSINESS

1. Historic Preservation Review (Alteration) for a commercial building at 142 S. Woodland Blvd.
   Application No.: HPB23-199
   Applicant: Johnson Nathan Strohe
   Owner: Masonica, LLC

NEW BUSINESS

1. Historic Preservation Review (Demolition) for a multi-family residence at 114 West Walts Ave.
   Application No.: HPB23-173
   Applicant: Gast Construction, LLC
   Owner: Neighborhood Center of West Volusia, Inc.

2. Historic Preservation Review (Demolition) for a single-family residence at 135 S. Chandler Ave.
   Application No.: HPB23-202
   Applicant: Jose Esquilin
   Owner: ORIPAU & MSI, LLC

STAFF UPDATES

1. Historic Small Matching Grant (Historic Resource Survey)

2. 502 West New York Ave. - Commercial Site Plan (New Construction) - Staff Approval

3. 503 North Woodland Blvd. - Certificate of Appropriateness (Alteration) - Staff Approval

4. 115 East Howry - Certificate of Appropriateness (Alteration) - Staff Approval

5. 235 North Adelle Ave. - Demolition (Emergency Condition)

6. Code Enforcement Special Magistrate Cases - Demolitions (Emergency Conditions)

NEXT SCHEDULED MEETING DATE November 2, 2023 at 5:00pm

ADJOURNMENT

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
May 4, 2023- 5:00 P.M.

CALL TO ORDER

Having been duly noticed as required by law, the May 4, 2023 meeting of the City of DeLand Historic Preservation Board was called to order at 5:00 p.m. by Solomon Green, *Chairman*.

ROLL CALL WITH DETERMINATION OF QUORUM

Present: Charles Jordan, Renee Garrison, Dagny Robertson, Reggie Santilli, Ross Janke, & Solomon Greene.

Absent: Scott Price

City Staff: Emily Ragusa, *Community Development Coordinator/Historic Resource Coordinator,* Samuel Nelson, *Planner I*; Belinda Williams-Collins, *Senior Planner*; Carol Kuhn, *Planning Director*, Deborah Glick, *Land Development Manager*, Rick Werbiskis, *Community Development Director,* Aeriel McCann, *City Attorney*.

APPROVAL OF MINUTES

Renee Garrison motioned to approve the April 6, 2023 meeting minutes. Reggie Santilli seconded the motion and all approved unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. **Certificate of Appropriateness (Alteration) for Exterior changes to an Accessory Structure at 812 North Woodland Blvd. Application No.: COA23-080**
   Applicant: Central Florida Building and Inspections, LLC. Owner: Fleishel Financial Assoc. Inc.

Emily Ragusa provided an overview of the application and stated that staff recommends approval of the Certificate of Appropriateness with the following conditions:

1) The composite shingles are not acceptable and must be replaced with tile to match existing principle structure.
2) The color scheme and materials match the main structure.
3) The over-the-door awning to be white metal to match previous awning.

Discussion ensued amongst the Board Members, City Staff, and the applicants, regarding the exterior appearance facing Woodland Blvd, and keeping the appearance of a garage door as it was originally built.

Ross Janke motioned for approval of the Certificate of Appropriateness with the following conditions. Charles Jordan seconded the motion. (6-0)

1. ***The composite shingles are not acceptable, and tile matching the principal structure must be used;***
2. ***The front door must bear the appearance of a garage and be recessed at least three to six inches;***

3. ***No awning installed above the garage door;***
4. ***The exterior wall lights to be located on the side pillars.***

The Applicant will make the proposed changes and resubmit the permit for review by City Staff for the above conditions for final permit approval.

STAFF UPDATES

Emily Ragusa and Carol Kuhn provided an overview of updates regarding the small matching grant, Historic Preservation Month, and an upcoming historic preservation training opportunity. Charles Jordan inquired how many properties would be included within an upcoming historic survey, and provided a cost example from another municipality.

OTHER DISCUSSION

Ross Janke inquired about the proposed resolution to City Commission. Carol Kuhn explained that it was discussed at City Commission, but no further action was taken. Carol further stated how existing staff were being utilized to support historic preservation.

NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be June 1, 2023 at 5:00 p.m. in City of DeLand Commission Chambers.

ADJOURNMENT

As there was no further business, the meeting adjourned at 6:10 P.M.

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

DATE: October 5, 2023

TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development & Historic Resource Coordinator*

RE: **Certificate of Appropriateness (Alteration) for an exterior renovation at 142 South Woodland Blvd.**
Application No.: HPB23-199
Applicant/Owner: Masonica, LLC
Current Use: Mixed-Use (Commercial & Residential)
Zoning District: C-2A&H
Site File #: 8VO1687

Original Structure Information *(Provided from Florida Master Site File Structure Form)*

Date of Construction:	1921-1925	**Style:**	Masonry Vernacular
Structural System:	Masonry: brick	**Foundation Type:**	Piers: brick with brick infill
Siding:	Brick: running	**Stories:**	3.5
Roof:	Composition shingles: butt	**Windows:**	SHS, 6/1, wood fixed, storefront, metal
Roof Type:	Gable	**Chimneys:**	None
Porch:	None	**Secondary Structure:**	None

Previous Certificate of Appropriateness's summary:
In 2016, a renovation/interior demolition Certificate of Appropriateness (COA) was applied for and approved by the Historic Preservation Board. This COA included for window additions to the front and rear of the building. These renovations were never completed.

In 2021, another renovation/interior demolition COA was applied for and approved by the Historic Preservation Board for:

1. Installation of a steel staircase and protective bollards to the rear of the property to provide an additional exit from the building
2. The addition of front windows that were previously approved in 2016. The windows were to be added to the sides of the decorative masonry units
3. The addition of windows and a doorway to the rear of the building
4. Enclosing a window on the north side of the building
5. Screening of the mechanical equipment on the top of the building
6. Replacement of the roof

Staff Analysis:
The applicant is now proposing a revision to the previously approved COA in 2021.The applicant is now requesting approval to:

1. Add a steel counterbalanced fire escape to the rear of the property, rather than the previously-approved steel staircase and protective bollards.
2. Install twenty (20) wall mounted condensing units to the rear brick wall of the building, next to the proposed counterbalanced fire escape stairs, instead of the previously-approved screened roof-top mechanical equipment.
3. Paint the existing window frames from a cream/white to Sherwin Williams greenblack (SW6994). This color is not specifically listed on the Historic District & Support District Commercial Building Color Guide.

The applicant is renovating the building for continued commercial businesses on the first floor and is proposing to add twelve (12) apartments on the second and third floor, with six (6) units on each floor. Internally, there is an elevator and staircase, and the exterior steel counterbalanced fire escape is adding the necessary secondary ingress/egress point of access for the residents on the second and third floors, in case of emergency. The previously-approved roof skylights are proposed to be removed and the existing air conditioning units on the roof are proposed to be moved to the rear brick wall.

The proposed fire escape and condensing units encroach onto the adjacent property, as the building sits on the property line. The ownership of this property is in question. The applicant must determine ownership of the adjacent property and obtain an encroachment easement for the proposed improvements. The condensing units should not be placed on the south side of the building and should be roof-mounted and fully screened.

Guidance from The City of DeLand's Land Development Regulations and The Secretary of the Interior's Standards for Rehabilitation.

Land Development Regulations Sections 33-34.03, 33-94.03 and 33-94.04 outline the Certificate of Appropriateness requirements, Community Design Standards within the City of DeLand and Design criteria for Historic Design and Downtown Support District.

City of DeLand Land Development Regulation Section 33-34.03. Certificates of appropriateness.

(b) Criteria for issuing.

1. **The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows:**

The Secretary of the Interior's Standards for Rehabilitation

67.7 Standards for rehabilitation.

a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the

previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

1. **Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. (LDR Section 33-34.03(b)(1))**

1a. 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. (36 CFR 67.7 (b)(1))

Originally this building was used as a Masonic Lodge when constructed in 1925. Since then, it has had some internal renovations and the first floor has been used for various commercial businesses and still maintains a commercial use.

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. (LDR Section 33-34.03(b)(2))**

2a. 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. (36 CFR 67.7 (b)(2))

At this time, no major exterior alterations that would remove or alter any historic material or feature are proposed. The previously approved window replacements include aluminum/wood framing, and glazing replaced with code compliant glazing and impact resistant film, and the terra cotta masonry accent will be preserved and re-installed to keep the historic character of the building. The exterior fire escape will be adhered to the wall, meeting the Florida Building Code and National Fire Prevention Code and allowing another emergency access point per code. Previous renovations included the removal of some existing windows. The proposed condensing units do obstruct the view of the existing brick exterior, due to the number and size.

3. **All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. (LDR Section 33-34.03(b)(3))**

3a. 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. (36 CFR 67.7 (b)(3))

The proposed modifications include the addition of 20 condensing units and the fire escape to be constructed on the existing exterior brick wall. The alterations do not appear to create an earlier appearance.

4. **Changes, which 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. (LDR Section 33-34.03(b)(4))**

4a. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. (36 CFR 67.7 (b)(4))

The applicant is proposing to retain the exterior original brick, color scheme, and elements of the building as originally built.

5. **Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity. (LDR Section 33-34.03(b)(5))**

5a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (36 CFR 67.7 (b)(5))

The applicant is proposing to install new windows on the front of the building facing Woodland Blvd and along the side of building facing Howry Ave., and preserve the terra cotta masonry accents that have been installed on the building when originally constructed. These windows were previously approved in 2016, but never completed.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever 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. (LDR Section 33-34.03(b)(6))**

6a. 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. (36 CFR 67.7 (b)(6))

The existing windows are to remain and will be re-framed/re-glazed with accoya wood and clear glazing with impact resistant film. The window frames are to be painted greenblack (SW6994) which is a color not specifically on the Historic District & Support District Commercial Building Color Guide. The applicant is also proposing to install new aluminum clad wood frame casement window with stone sill to match the existing sills, and these windows will also be re-glazed with impact resistant film.

7. **The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. (LDR Section 33-34.03(b)(7))**

7a. 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. (36 CFR 67.7 (b)(7))

No such treatments or surface cleaning processes are being proposed at this time, however the applicant will be notified of this standard.

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project. (LDR Section 33-34.03(b)(8))**

8a. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. (36 CFR 67.7 (b)(8))

No known archeological resources are being affected or disturbed.

9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical,**

architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment. (LDR Section 33-34.03(b)(9))

9a. 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. (36 CFR 67.7 (b)(9))

The proposed window installation will be compatible with the architectural features of the building. The most significant exterior alterations will be the exterior fire escape used for the life safety of the residents and visitors within the building, and the condensing units proposed on the rear brick wall. Per the Master Site File, it is referenced within the Statement of Significance that Bond Sandstone Brick Company of Lake Helen, supplied bricks for the building's construction, as cited the DeLand Daily News, June 2, 1926. The age of the sandstone bricks and the weight of the 20 condensing units as well as the fire escape on the exterior wall could adversely impact the existing brick exterior. Condensation from condensing units could also adversely affect the existing brick.

10. Wherever possible, new additions or alteration 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. (LDR Section 33-34.03(b)(10))

10a. 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. (36 CFR 67.7 (b)(10))

The proposed fire escape, if removed in the future, would not be expected to impair the form and integrity of the historic property and its environment. The exterior bricks could be replaced and/or replicated. However, future removal of the 20 condensing units could impair the integrity of the brick due to the quantity and size of the alteration associated with the new condensing units.

11. The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture. (LDR Section 33-34.03(b)(11))

There are no proposed color changes other than the existing window frames changing from a white/cream color to a Sherwin Williams greenblack (SW6994) which is a color not specifically on the Historic District & Support District Commercial Building Color Guide and requires approval from the Historic Preservation Board.

City of DeLand Land Development Regulation Section 33-94.03. General design criteria. The following shall apply to all development projects within the City of DeLand:

(a) Relationship of the structures to the site.

4. Building mechanical equipment, service, delivery, and work areas, shall be visually screened from pedestrian areas and from public view. These areas shall be located as far as reasonably possible from adjoining residential uses. Vertical lift and overhead garage type doors should not be located on principal facades abutting public rights-of-way.

The exterior renovation including the twenty (20) condensing units on the rear brick wall of the building per this section will need to be screened from the public view. Typically, when mechanical equipment must be screened, the equipment is moved to the roof of buildings and/or placed on the ground and screened by a fence or landscaping. Due to the proposed mounted units on the exterior wall, screening is difficult. The applicant should consider alternatives to the exterior wall units, such as constructing them on the roof and fully screening them.

City of DeLand Land Development Regulation Section 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.

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.

The proposed work is minor on the front and side facades of the building. The rear façade has the more significant proposed exterior alterations.

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.

The number of condensing units on the rear façade do not extend or enhance the attractiveness of the City's streetscape, therefore moving them to the roof and screening them from the predominantly pedestrian scale of the district would be the preferred option to preserve and enhance the attractiveness of the City's streetscape.

Staff Recommendation:

Although the requested COA for the proposed fire escape appears to be consistent with the Secretary of the Interior's Standards for Rehabilitation as well as the City's Land Development Regulations, staff has concerns about the proposed improvements encroaching on the adjacent property. Without written consent from the adjacent property owner and a recorded encroachment easement in place, the construction of the improvements cannot commence. It is staff's opinion that the requested COA for the wall-mounted condenser units is not consistent with the Secretary of the Interior's Standards for Rehabilitation.

1. Therefore, at this time, staff recommends that the application for the **Certificate of Appropriateness (Alteration) for an exterior renovation at 142 South Woodland Blvd.** be denied based on the fact that requested improvements are proposed off-site and an encroachment easement has not been obtained. Further, staff finds that the wall-mounted condenser units are not consistent with the Secretary of the Interior's Standards for Rehabilitation.

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.
5. If the Historic Preservation Board finds that the proposed work does not comply with the requirements of this Section 33-94.04, the Board shall set forth the reasons that the proposed work does not comply with such requirements. *(Section 33-94.04 Design Criteria for Historic Design and Downtown Support District)*

Attachments:
Vicinity Map
Master Site File (8VO1687)
Previously approved COA applicant's narrative
Previously approved COA staff report
Previously approved COA
Newly Proposed Applicant's Narrative
Newly Proposed Renderings

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 VO 1687

SITE NAME: 142 South Woodland Blvd. SURVEY DATE: 08/31/86
ADDRESS: 142 South Woodland Blvd. 1107
INSTRUCTIONS TO LOCATE:

LOCATION: Howry's Addition 3 D
Subdivision Name Block No. Lot No.
COUNTY: Volusia
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Jesse H. & Rose T. Eidson
ADDRESS: P. O. Box 997
ADDRESS: DeLand, FL 32720
TYPE OF OWNERSHIP: Private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
	EXCELLENT		ORIGINAL USE Civil
		ALTERED	PRESENT USE Commercial
x	GOOD	x UNALTERED	DATES 1921-1925
	FAIR	ORIGINAL SITE	CULTURE/PHASE American
	DETERIORATED	RESTORED: / /	PERIOD: 20th century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

V01687

RECORD NUMBER 157

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Masonry Vernacular

PLAN TYPE: Rectangular

EXTERIOR FABRIC(S): Brick:running

STRUCTURAL SYSTEM(S): Masonry:brick

PORCHES:

ORIENTATION: E

FOUNDATION: Piers:brick with brick infill

ROOF TYPE: Gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: SHS,6/1,wood # Fixed,storefront,metal

CHIMNEY:

ROOF SURFACING: Composition shingles:butt

ORNAMENT EXTERIOR: Brick,red

NO. OF CHIMNEYS

NO. OF STORIES 3.5

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage)

TOWNSHIP	RANGE	SECTION
17 S	30 E	9

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

V01687

CONTINUATION SHEET

Statement of Significance:

This three-story masonry vernacular commercial building is located at 142 South Woodland Boulevard. It has a hip roof with a stepped parapet in the center of the front facade. Four brick pilasterts separate a three-bay facade. Each bay has an arched white stone design over stepped pyramid and vertical panels with flower designs. The first story has a large plate glass display window and a recessed entranceway.

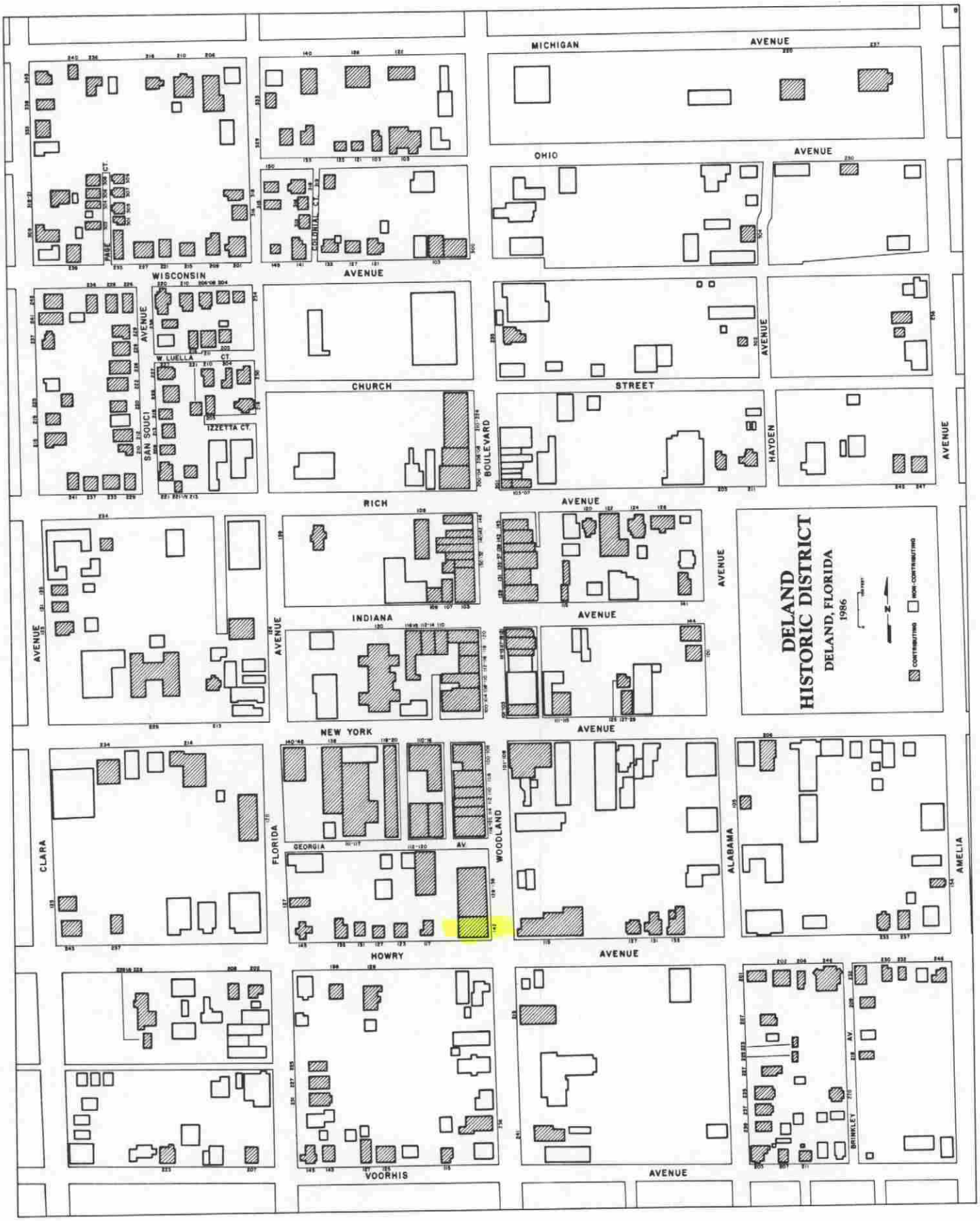
The cornerstone of this building was laid September 14, 1925. Originally constructed as the Masonic Lodge, the bvuilding was designed by Carpenter and Bent, local architects, and constructed by Leo Alsheimer, a DeLand general contractor. The second floor originally contained parlours and a large banquet room. The Florida Motor Lines, a statewide bus service, moved its DeLand offices into the building shortly after construction. H. M. Heard movced the Orange Belt Pharmacy, later the Volusia Pharmacy, into the building as well. Bond Sandstone Brick Company of Lake helen supplied bricks for the building's construction. (1)

The building is located in DeLand, Florida, the Volusia County seat of government, situated in the mid-central part of the peninsula, five miles east of the St. Johns River. Settlement of the community began a decade after the Civil War, encouraged by Henry DeLand, a New York manufacturer. Development of the town in the late nineteenth century grew largely upon an expanding citrus industry. Stetson University, founded in 1884 and later named for its chief benefactor, hat manufacturer and citrus grower John A. Stetson, reflected Henry DeLand's wish to make the town the "Athens of Florida."

Incorporated in 1882, the town enjoyed steady expansion around the turn of the century and experienced explosive growth in the early 1920s. The 1926 crash was aggravated in DeLand by citrus disease, though the city rebounded more quickly than most on the basis of its tourist industry. DeLand contributed many political leaders to Florida in the 1930s and 1940s. Although the city has experienced dramatic expansion in recent decades, the downtown area retains much of its early twentieth century character, particularly reflected in masonry vernacular storefronts. (2)

1. DeLand Daily News, June 2, 1926.

2. See Historic Property Associates, Historic Properties Survey of DeLand, Florida, (DeLand, 1986).


DELAND
HISTORIC DISTRICT
DELAND, FLORIDA
1986
CONTRIBUTING
NON-CONTRIBUTING
MICHIGAN AVENUE
OHIO AVENUE
WISCONSIN AVENUE
CHURCH STREET
RICH AVENUE
INDIANA AVENUE
NEW YORK AVENUE
HOWRY AVENUE
VOORHIS AVENUE
PAGE CT.
COLONIAL CT.
W. LUELLA CT.
IZZETTA CT.
SAN SOUCI AVENUE
BOULEVARD
HAYDEN AVENUE
CLARA AVENUE
FLORIDA AVENUE
GEORGIA AV.
WOODLAND AVENUE
ALABAMA AVENUE
AMELIA AVENUE
BRINKLEY AV.

L89101

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site #8 VO01687
Field Date 10-19-2018
Form Date 10-30-2018
Recorder # _____

Site Name(s) (address if none) 142 S Woodland Boulevard — Multiple Listing (DHR only) _____
Survey Project Name SR 15 Photometric Project — Survey # (DHR only) 27147
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	142	S	Woodland	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name DE LAND — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) DeLand — In City Limits? ☒yes ☐no ☐unknown **County** Volusia
Township 17S **Range** 30E **Section** 16 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 701653000040 — Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — **From (year):** 1925 **To (year):** 2018
Current Use Commercial — **From (year):** 1925 **To (year):** 2018
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ **Original address** _____
Alterations: ☐yes ☐no ☒unknown Date: _____ **Nature** _____
Additions: ☐yes ☐no ☒unknown Date: _____ **Nature** _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown **Describe** _____

DESCRIPTION

Style Commercial — **Exterior Plan** Rectangular — **Number of Stories** 3
Exterior Fabric(s) 1. Brick 2. _____ 3. _____
Roof Type(s) 1. Flat 2. Hip 3. _____
Roof Material(s) 1. Built-up 2. Asphalt shingles 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) fixed metal frame storefront windows; single pane casement windows with 6 pane transoms
Distinguishing Architectural Features (exterior or interior ornaments) square starburst & scroll decorative elements; tile w/words "masonic temple" E façade; flat roof with hipped E, S, and W sides, staggered parapet
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) There are no outbuildings associated with 8VO01687.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑yes ☐no ☐insufficient info Date 2.15.19 Init. AMM KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see National Register Bulletin 15, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 VO01687

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Brick 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) Single off-center door entrance on N of E façade, with 4 windows to S and 3 to E

Porch Descriptions (types, locations, roof types, etc.) Cloth and metal awning (addition)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Resource 8VO01687 is a brick rectangular construction of 4-bay stylistic E façade division and 3-bay stylistic E façade division. It features multiple decorative elements and is marked with a "Masonic Temple" plague on the E façade staggered parapet.
Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Pedestrian/Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 8VO01687 is eligible for the NRHP as a contributing resource to the Downtown DeLand Historic District (8VO01971).

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. Commerce 5. _____
2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials File or accession #'s 3749;439881

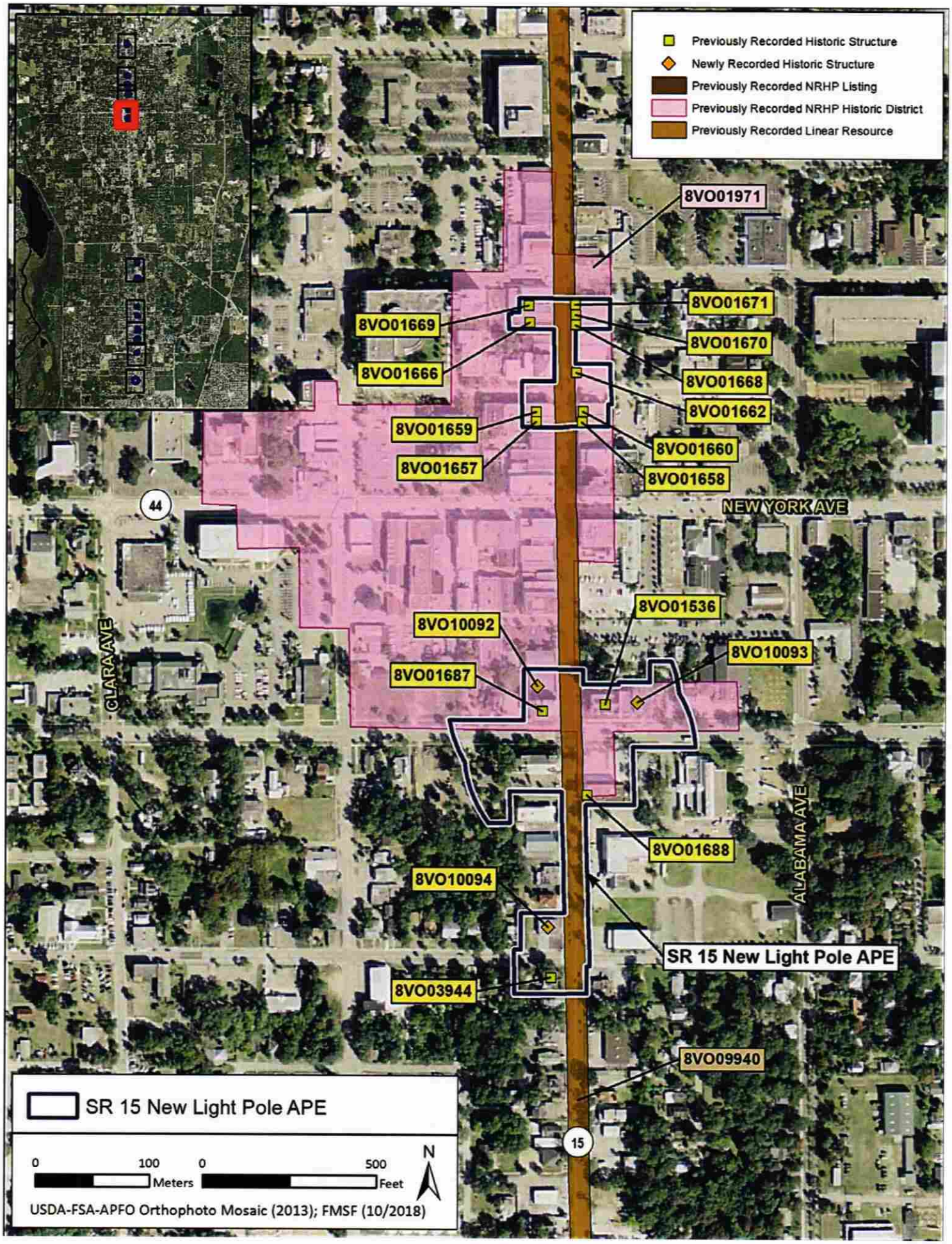
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

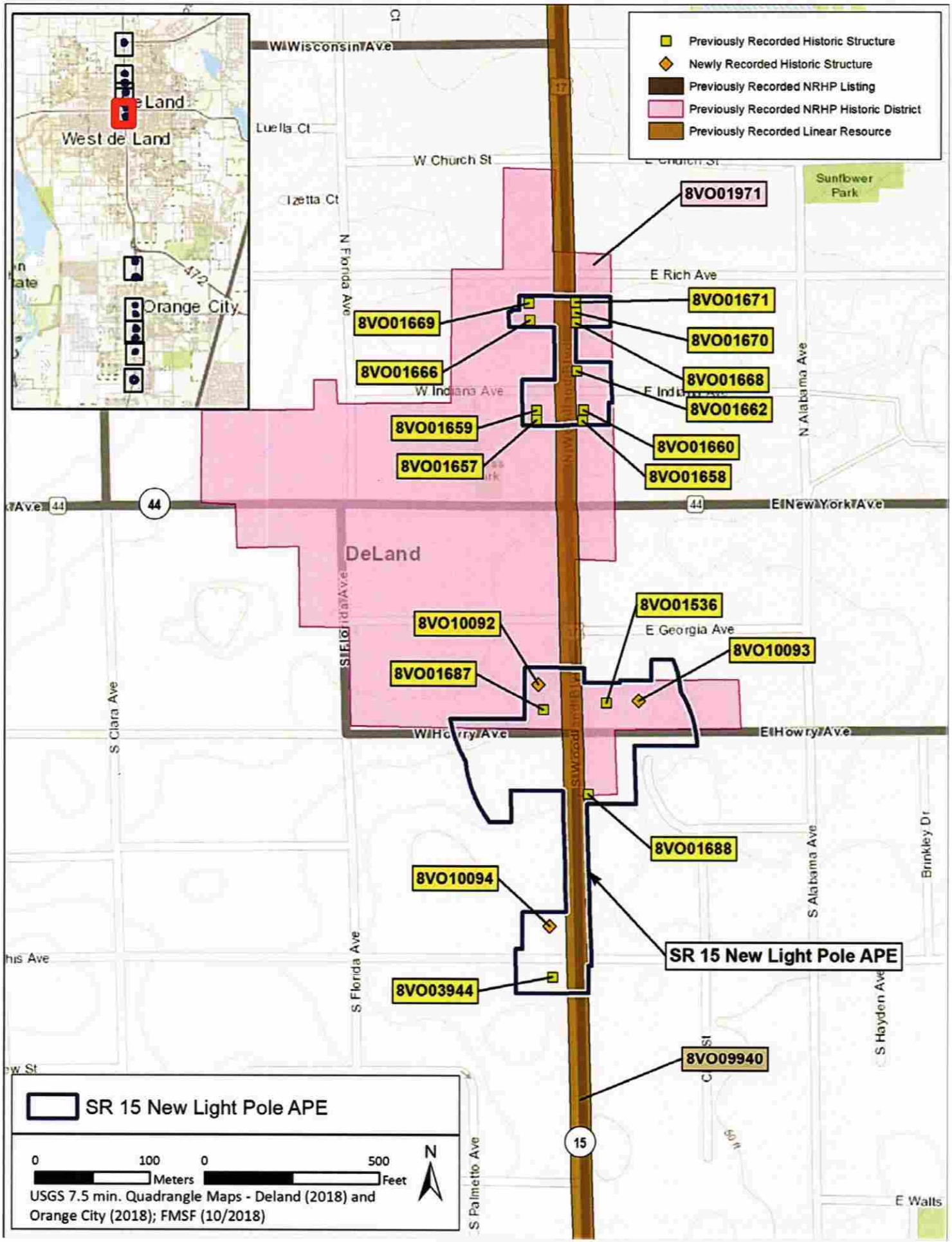
RECORDER INFORMATION

Recorder Name Armstrong, Kirsten; Guerrieri,Kelly Affiliation Southeastern Archaeological Research
Recorder Contact Information 3117 Edgewater Dr Orlando Fl 32804/4072367711/4072367799/Kirsten.Armstrong@searchin
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
8VO01971
8VO01671
8VO01669
8VO01670
8VO01666
8VO01668
8VO01662
8VO01659
8VO01660
8VO01657
8VO01658
NEW YORK AVE
44
CLARA AVE
8VO01536
8VO10092
8VO10093
8VO01687
ALABAMA AVE
8VO01688
8VO10094
SR 15 New Light Pole APE
8VO03944
8VO09940
15
SR 15 New Light Pole APE
0
100
Meters
0
500
Feet
N
USDA-FSA-APFO Orthophoto Mosaic (2013); FMSF (10/2018)


Previously Recorded Historic Structure
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8VO01971
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8VO01660
8VO01658
8VO01669
8VO01666
8VO01659
8VO01657
8VO01536
8VO10093
8VO10092
8VO01687
8VO01688
8VO10094
8VO03944
8VO09940
SR 15 New Light Pole APE
DeLand
West de Land
Orange City
W Wisconsin Ave
W Church St
E Rich Ave
W Indiana Ave
E New York Ave
E Georgia Ave
W Howry Ave
E Howry Ave
Sunflower Park
N Florida Ave
S Florida Ave
N Alabama Ave
S Alabama Ave
S Clara Ave
S Hayden Ave
Brinkley Dr
S Palmetto Ave
E Walts
Luella Ct
Izetta Ct
SR 15 New Light Pole APE
0 100 Meters
0 500 Feet
N
USGS 7.5 min. Quadrangle Maps - Deland (2018) and Orange City (2018); FMSF (10/2018)

KINCAID
Westinghouse
MAYTAG

Roll K, #19

142 S. Woodland

198608

8V01687

5

Woodland Blvd
Woodland Blvd
Howry Ave
Morgan Stanley
Morgan Stanley
Morgan Stanley
Forno Bello
Wood Fired Pizza
& Italian Cuisine
Forno Bello

City of DeLand

"The Athens of Florida"
www.deland.org

August 6, 2021

Benjamin Compton
Johnson Nathan Strohe
1600 Wynkoop Street, Suite 100
Denver, CO 80202

RE: COA21-088; Alteration located at 142 S. Woodland Blvd.

Dear Mr. Compton:

At their August 5, 2021 meeting, the Historic Preservation Board recommended to continue the above referenced application until the September 2, 2021 meeting to allow additional time to provide more detailed information about how the windows and the decorative feature will be engineered in order to properly work together.

If you have any questions, please feel free to contact the Planning Department at 386-626-7013.

Sincerely,

Mike Holmes
Planning Director
MH/ct

Letters\2021\afterhpbCOA21-088

JOHNSON NATHAN STROHE

1600 Wynkoop St #100
Denver, CO 80202
303.892.7062

September 01, 2021

Mike Holmes
Planning Director
City of DeLand
120 South Florida Avenue,
DeLand, FL 32720

RE: COA21-088; Alteration located at 142 S. Woodland Blvd.

Dear Mr. Holmes,

Thank you for your time and consideration regarding the proposed alteration at 142 S. Woodland Blvd. Please find below our responses to the letter dated August 6th, 2021 with regards to additional details for the new window and decorative masonry unit installation at level 3. A revised Certificate of Appropriateness Package is uploaded to the COA21-088 attachment log. Sheet 6 was added indicating the design intent and detailing to be referred to by the general contractor and their sub.

Architectural:

1) Level 3 Window and Decorative Masonry Unit Installation:
   It is our intent to maintain/salvage the existing decorative masonry unit. We believe that in order to maintain that appearance and location, approximately centered over the window below, the masonry unit will need to be removed, safely stored, and then reinstalled after the creation of the new opening. Once the decorative masonry units are removed, a new punched opening will be created large enough to install a sill similar to the existing sills at the level 2 windows. After installation of the stone sills salvaged brick can be 'toothed' in to the opening creating the final rough opening for the decorative masonry units and the pair of new windows. Please see the revised COA drawing package with additional sheet no. 6 added to the drawing set.

Sincerely,

Benjamin Compton, AIA, NCARB
Architect
JOHNSON NATHAN STROHE

C.O.A.

Date: September 3, 2021
To: Benjamin Compton, Applicant
From: Belinda Williams-Collins, Historic Preservation Coordinator
Re: Alteration: Existing Building
142 S. Woodland Blvd.
Downtown Historic District
CC: Mike Holmes, Planning Director

The proposed exterior alterations will include:

1. Add a steel staircase and protective bollards to the rear of the property to provide an additional exit from the building
2. Add the front windows previously approved (in 2016) to the sides of the decorative masonry units.
3. Add windows and a doorway to the rear of the building
4. Close in a window on the north side of the building
5. Screen mechanical equipment on top of the building
6. Provide new roofing

App. #: COA21-088
Staff approved the above scope of work 9/3/21

The Certificate of Appropriateness (C.O.A.) must be posted with the Building Permit

CERTIFICATE OF APPROPRIATENESS

COA21-088

THIS CERTIFIES THAT
BENJAMIN COMPTON

Has received approval from the
City of DeLand
Historic Preservation Board
for the following improvements:

1. *Add a steel staircase and protective bollards to the rear of the property to provide an additional exit from the building.*
2. *Add the front windows previously approved (in 2016) to the sides of the decorative masonry units.*
3. *Add windows and a doorway to the rear of the building.*
4. *Close in a window on the north side of the building.*
5. *Screen mechanical equipment on top of the building.*
6. *Provide new roofing.*

To the building located at 142 S. Woodland Blvd.

Dated this 3rd Day of September 2021

Historic Preservation Coordinator

Belinda Wmn-Collins

Planning Director

JOHNSON NATHAN STROHE

1600 Wynkoop St #100
Denver, CO 80202
303.892.7062

September 14, 2023

Emily Ragusa
Community Development/Historic Resource Coordinator
City of DeLand
Planning Department
120 South Florida Avenue,
DeLand, FL 32720

RE: HPB23-0199; Alteration located at 142 S. Woodland Blvd.
Revisions to COA21-088

Dear Emily Ragusa,

Thank you for your time and consideration regarding the proposed alteration at 142 S. Woodland Blvd. Please find below the list of our revisions previously discussed. The revisions drawn on our revised package are due to the existing conditions of the building. After getting the Engineer of Record's review of the building it was determined to be most feasible to leave the existing roof of the building alone, avoiding the possibility of overstressing the existing trusses or having to add a substantial number of new trusses. It was determined to be best suited for the new A/C units to be placed on the blank alley wall to the west. Windows that were original to that façade were bricked in during a previous renovation when an elevator and new egress stair were added to the interior of the building. The previous exterior egress stair was removed to better facilitate the emergency egress of tenant from levels two and three only. The fire-escape was directed for use by the Deland Fire Marshal Terry Griffiths. Skylights were also removed for same reason as moving the AC units to the west alley elevation. Please see a full list of revisions by sheet and clouded in red. Apologies for not reaching out sooner. We are looking forward to the renovation of this building and your responses to begin the alterations. If additional questions arise after you've reviewed the revised plans please reach out to me.

Sheet 2:
1. Egress stair was removed from level 1. Fire-escape is dashed in to show location above.

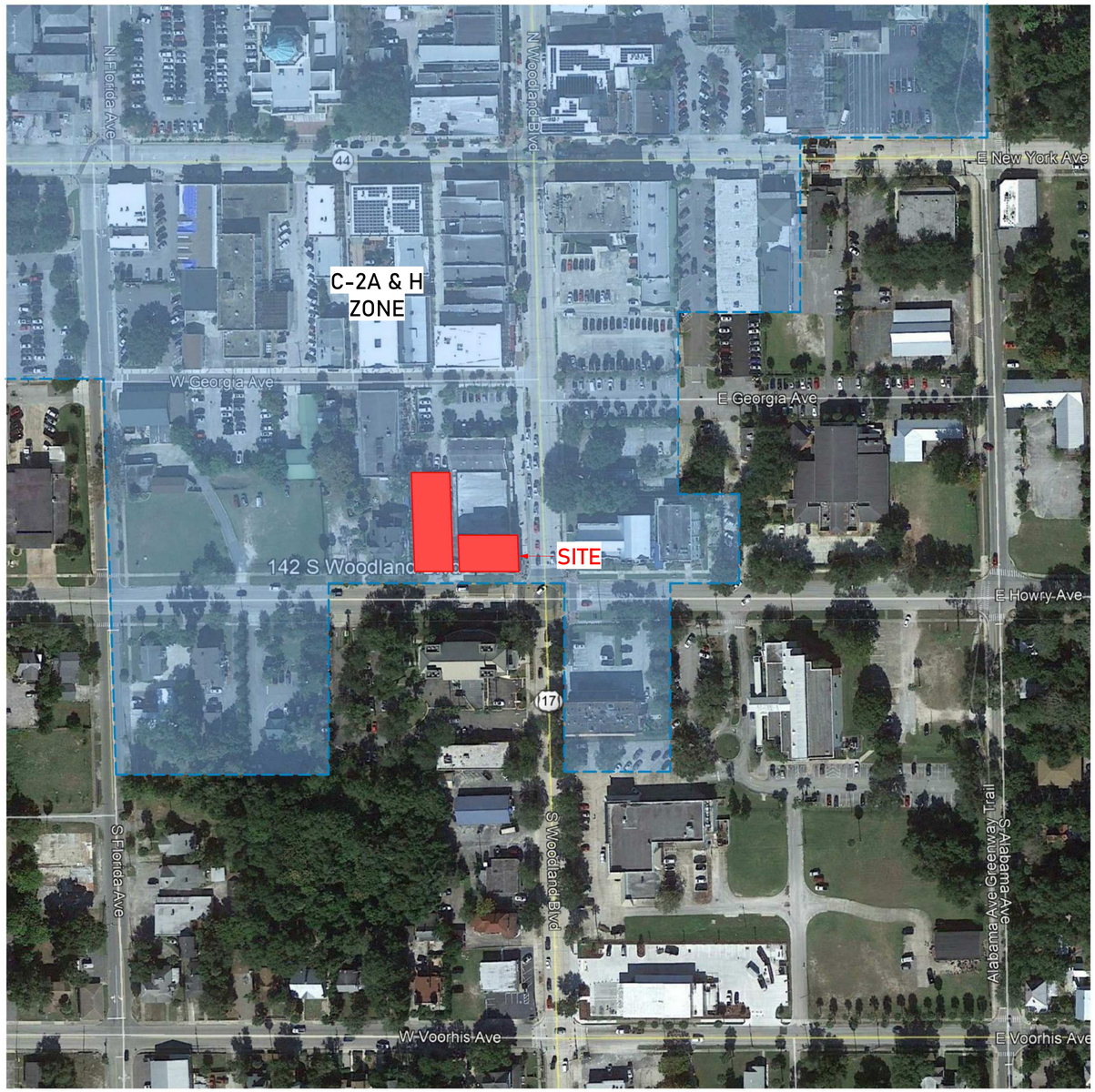
Sheet 3:
1. Egress stair was removed from Level 1 and 2 and replaced with the fire-escape. Upon activation the stair will pivot down to the egress alley.
2. A/C units shown at level 2 and 3 west wall.
3. A/C units removed from roof.
4. Skylights removed from roof.

Sheet 5:
1. Egress stair was removed from North, South, and West Elevations, and replaced with the fire-escape.
2. A/C units removed from roof and shown at the alley, West Elevation.
3. Skylights removed from the roof line.

Sincerely,

Benjamin Compton, AIA, NCARB
Associate
JOHNSON NATHAN STROHE

MASONIC LODGE STUDIOS | COVER



TRUE NORTH

PROJECT INTRODUCTION AND DESIGN STATEMENT

INTRO:

MASONIC LODGE STUDIOS IS A RENOVATION AND ADAPTIVE REUSE OF THE UPPER TWO STORIES OF THE HISTORIC MASONIC LODGE LOCATED AT 142 S. WOODLAND BOULEVARD IN DELAND, FL.

THE UPPER TWO FLOORS WILL CONSIST OF SIX FOR-RENT STUDIO UNITS ON EACH FLOOR WITH MEZZANINES IN THE THIRD FLOOR UNITS. THESE UNITS WILL VARY IN SIZE FROM 429 SF TO 675 SF. THERE WILL BE A COMMON LAUNDRY AND BIKE STORAGE ON EACH LEVEL.

A SECONDARY EGRESS STAIR IS ADDED THAT RUNS INTERIOR FROM LEVEL 3 TO 2 AND THEN EXITS TO A FIRE ESCAPE ON LEVEL 2, BRIDGING ACROSS AN EXISTING LAND EASEMENT TO THE ADJACENT PARKING LOT.

ADAPTIVE REUSE:

THE DESIGN INTENT IS TO CELEBRATE THE HISTORY OF THE BUILDING WHILE REVITALIZING IT WITH ACTIVE USES AND COMPLIMENT IT WITH MINIMAL IMPACT TO THE HISTORIC STRUCTURE AND STREET-FACING FACADES.

THE ADDITION OF WINDOWS ON LEVEL 3 ALLOW FOR STUDIOS TO OCCUR ON THIS LEVEL. OPERABLE ROOF WINDOWS ARE ADDED TO CREATE AN OPEN SPACE ACCESS FROM THE THIRD FLOOR MEZZANINE UNITS.

THE ENTRY TO THE RESIDENTIAL LOBBY WILL BE ON EAST HOWRY AVENUE, SEPARATED FROM THE BUSINESS ENTRY ALONG SOUTH WOODLAND BLVD.

SITE CONTEXT

THE SITE IS LOCATED WITHIN A C-2A & H ZONE AT THE NORTHWEST CORNER OF W HOWRY AVE AND S WOODLAND BLVD.

THIS LOCATION IS SURROUNDED BY RESIDENTIAL, GOVERNMENT, OFFICE, AND MIXED-USE RETAIL/RESTAURANT BUILDINGS.

THE PROJECT SITE CONSISTS OF TWO LOTS, 1 SURFACE PARKING LOT AND 1 BRICK BUILDING, SEPARATED BY AN EXISTING 10'-0" EASEMENT. THE WEST LOT WILL CONSIST OF 25 PARKING STALLS DEDICATED FOR USE BY THE RENOVATED BUILDING.

THE BUILDING WILL CONSIST OF AN EXISTING OFFICE SPACE TO REMAIN AND WILL INCLUDE 12 NEW STUDIO APARTMENTS.

SITE INFORMATION

BUILDING FOOTPRINT: 4,700 SF OF THE TOTAL 4,827 SF LOT. THE PARKING LOT TO THE WEST WILL REMAIN AS PARKING DEDICATED TO SERVING THE BUILDING OCCUPANTS.

BUILDING FRONTAGE: 85'-6" ALONG HOWRY AVE
55'-5" ALONG WOODLAND BLVD

ZONING: C-2A & H

PRIMARY/SIDE STREETS: PRIMARY STREET = S WOODLAND BLVD
SECONDARY STREET = W HOWRY AVE

DRAWING INDEX

1 COVER
2 SITE PLAN
3 OVERALL PLANS
4 EXISTING ELEVATIONS
5 PROPOSED ELEVATIONS
6 WINDOW DETAILS

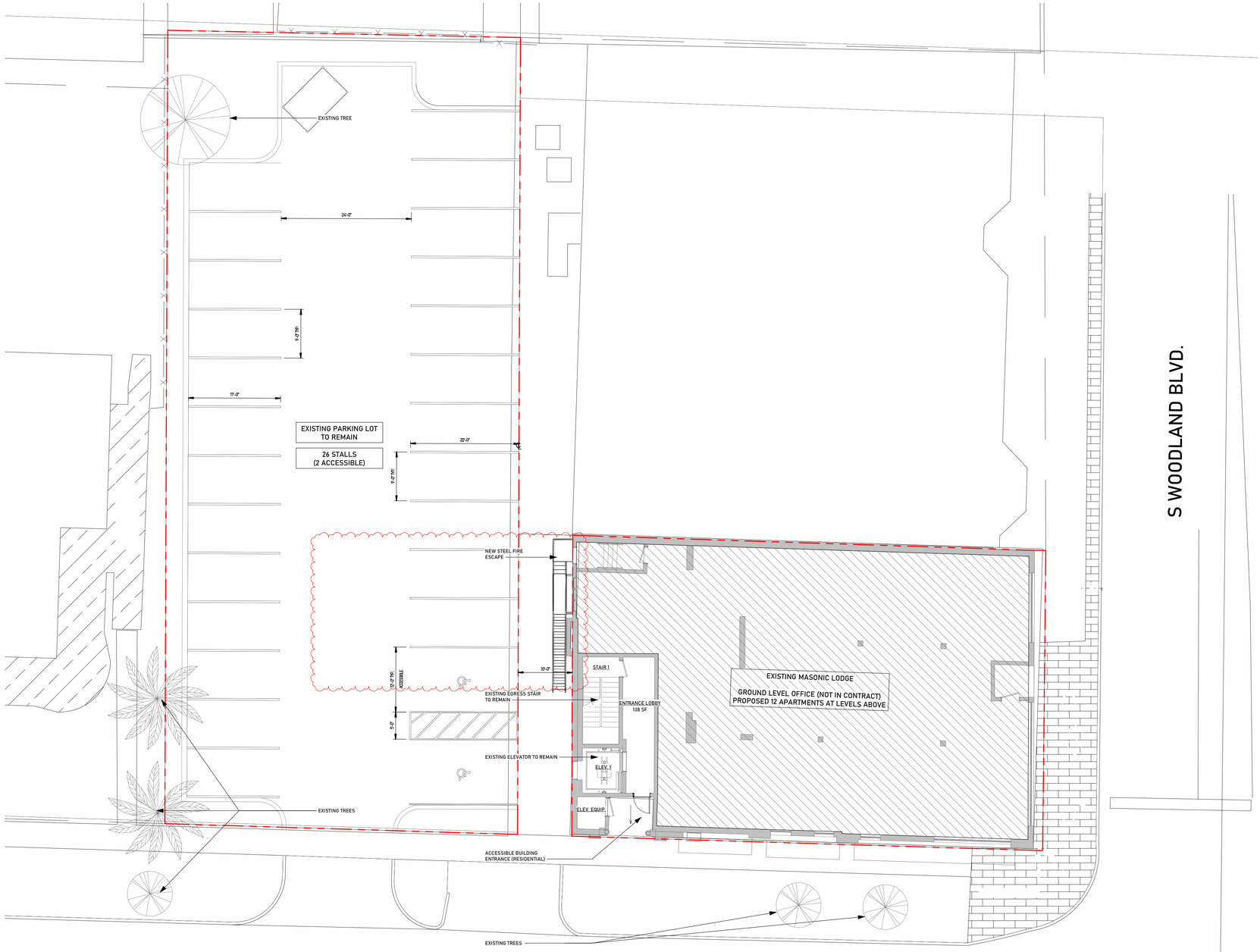
JOHNSON NATHAN STROHE
1600 Wynkoop St. #100 | Denver, Colorado 80202
WWW.JNS.DESIGN

LATAMEC LLC.

01 SEPTEMBER 2021
SHEET 1

COA21-088 - 142 S. WOODLAND BLVD CERTIFICATE OF APPROPRIATENESS

MASONIC LODGE STUDIOS | SITE PLAN



PARKING ANALYSIS		
PARKING	MIN. REQUIRED	PROVIDED
STANDARD SPACES	18	23
ACCESSIBLE	2	2
TOTAL	20	25
BICYCLE	3	16

NOTE:
PARKING COUNTS BASED ON THE MAXIMUM ALLOWABLE REDUCTION OF 30% FOR PROVIDING DEDICATED BICYCLE STORAGE SPACES PER DELAND, FL CODE OF ORDINANCES SECTION 33-91.03(I)3.b

TRUE NORTH

PLAN NORTH

0' 5' 10' 20' 40'

PROPOSED SITE PLAN

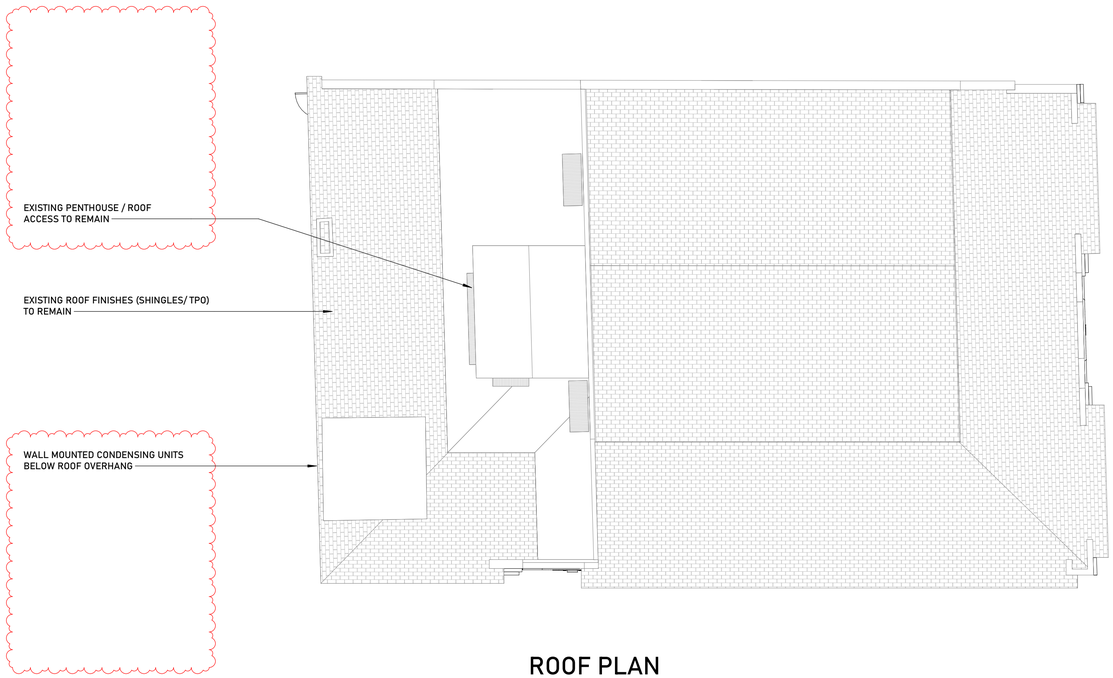
JOHNSON NATHAN STROHE
1600 Wynkoop St. #100 | Denver, Colorado 80202
WWW.JNS.DESIGN

LATAMEC LLC.

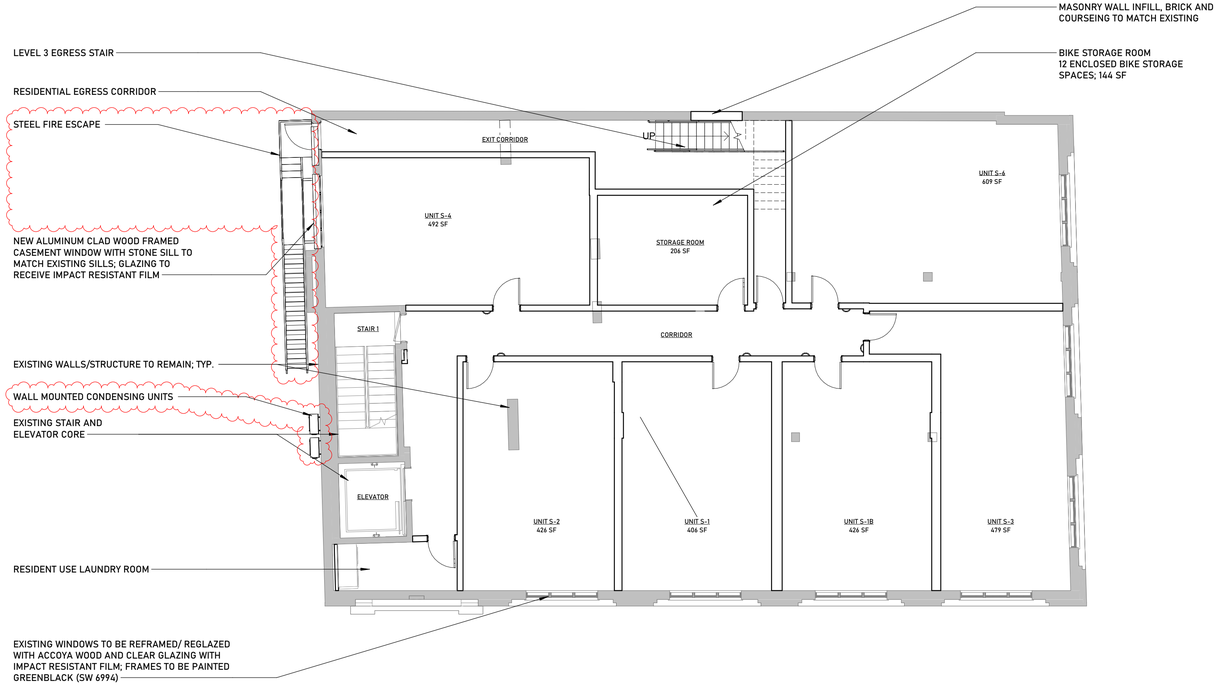
SHEET 2

COA21-088 - 142 S. WOODLAND BLVD CERTIFICATE OF APPROPRIATENESS

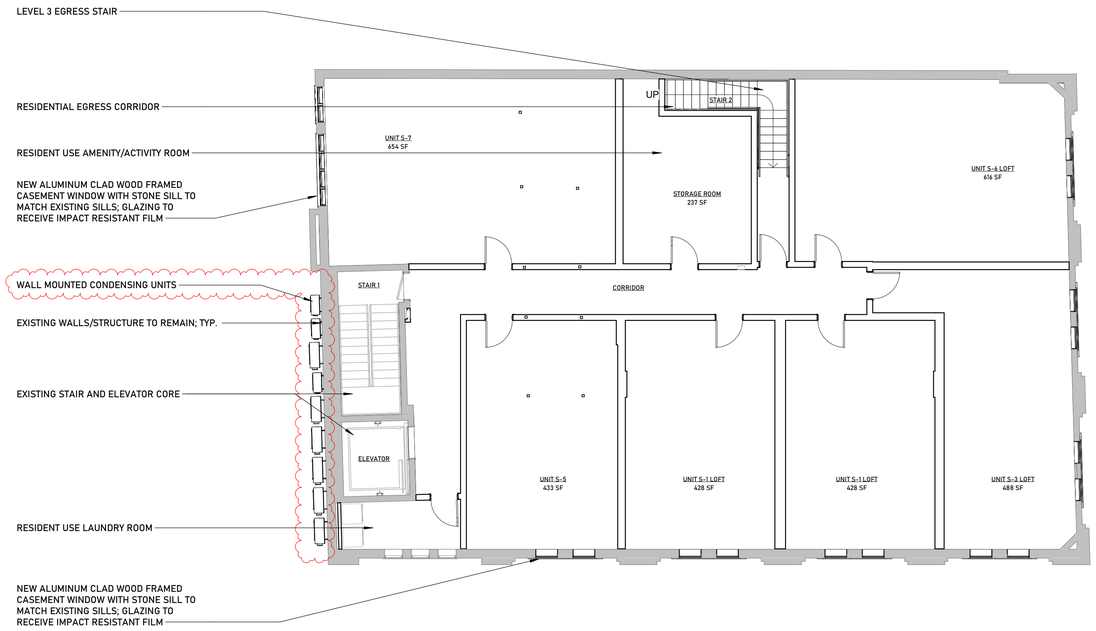
MASONIC LODGE STUDIOS | OVERALL PLANS



ROOF PLAN
1/8" = 1'-0"



LEVEL 2 - PLAN
1/8" = 1'-0"



LEVEL 3 - PLAN
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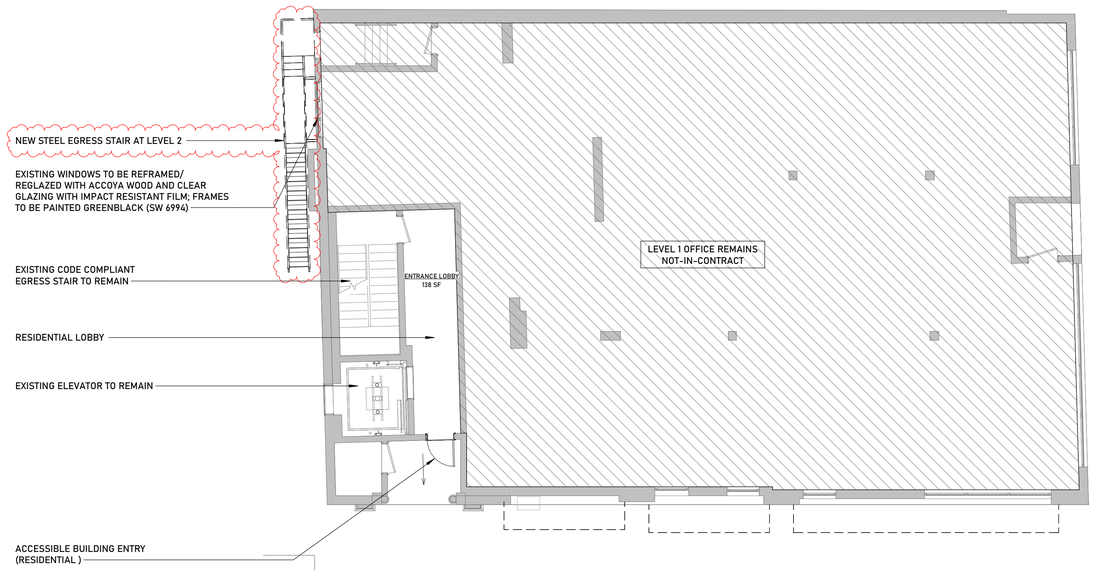

LEVEL 1 - PLAN
1/8" = 1'-0"

JOHNSON NATHAN STROHE
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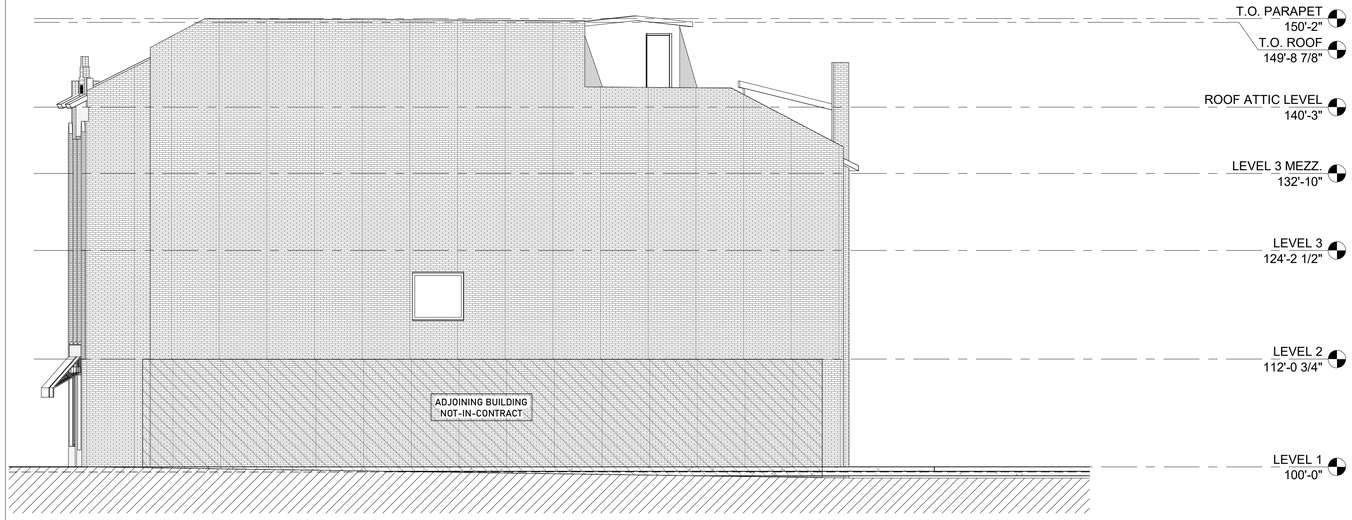
LATAMEC LLC.

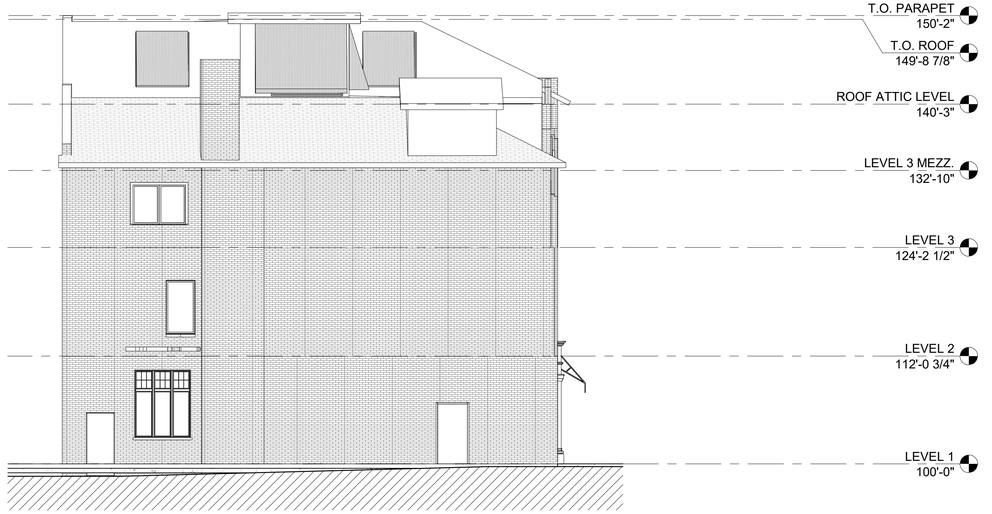
SHEET 3

COA21-088 - 142 S. WOODLAND BLVD CERTIFICATE OF APPROPRIATENESS

MASONIC LODGE STUDIOS | EXISTING ELEVATIONS



NORTH ELEVATION - ADJOINING PROPERTY
1/8" = 1'-0"



WEST ELEVATION - ALLEY
1/8" = 1'-0"

SOUTH ELEVATION - W. HOWRY AVE.
1/8" = 1'-0"

EAST ELEVATION - S WOODLAND BLVD
1/8" = 1'-0"

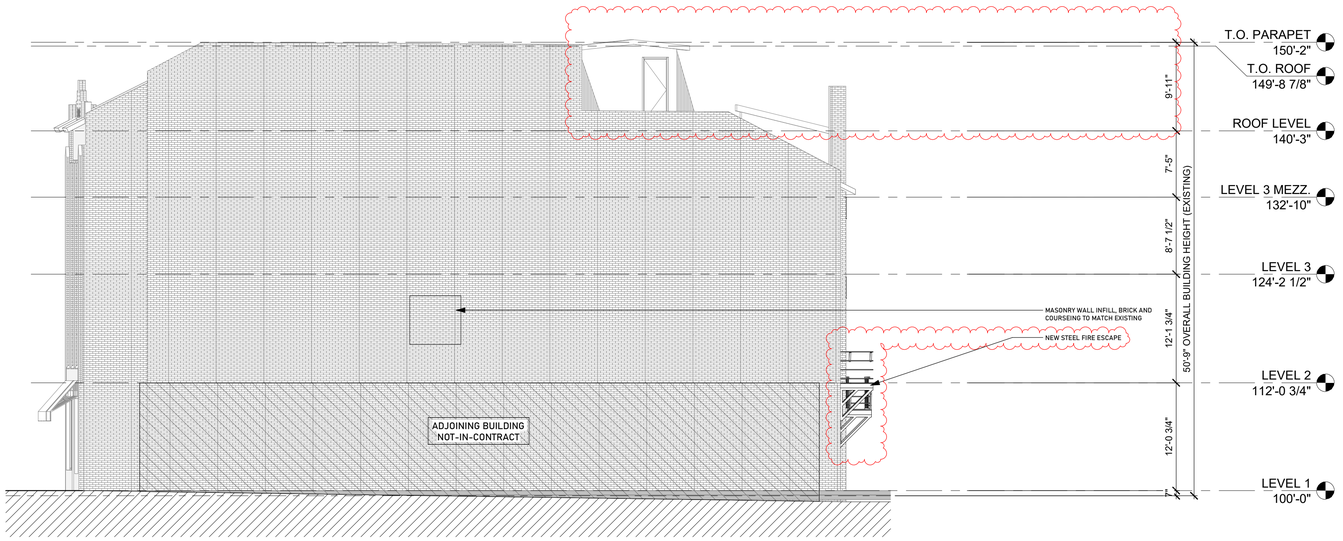
JOHNSON NATHAN STROHE
1600 Wynkoop St. #100 | Denver, Colorado 80202
WWW.JNS.DESIGN

LATAMEC LLC.

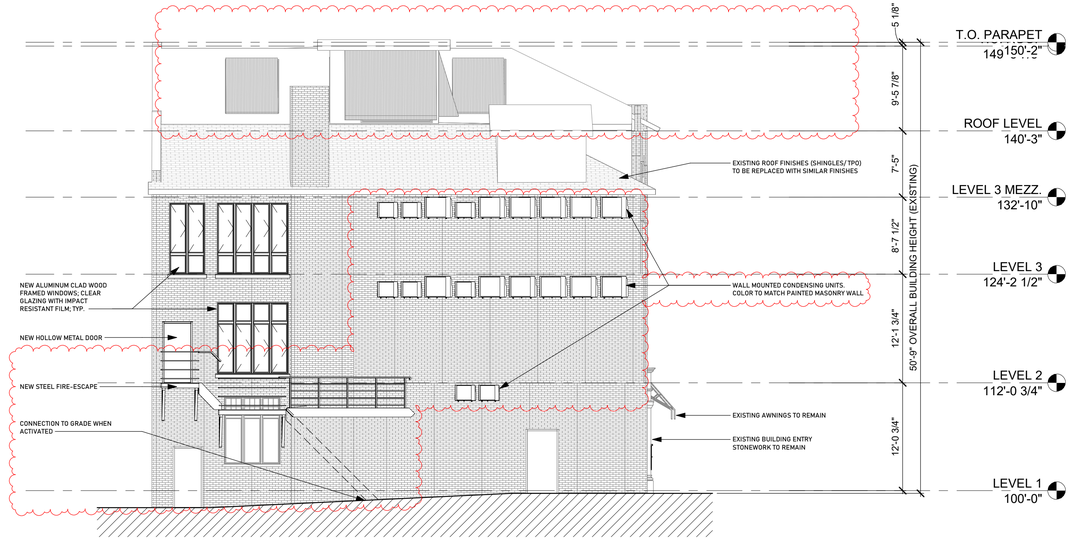
SHEET 4

COA21-088 - 142 S. WOODLAND BLVD CERTIFICATE OF APPROPRIATENESS

MASONIC LODGE STUDIOS | PROPOSED ELEVATIONS

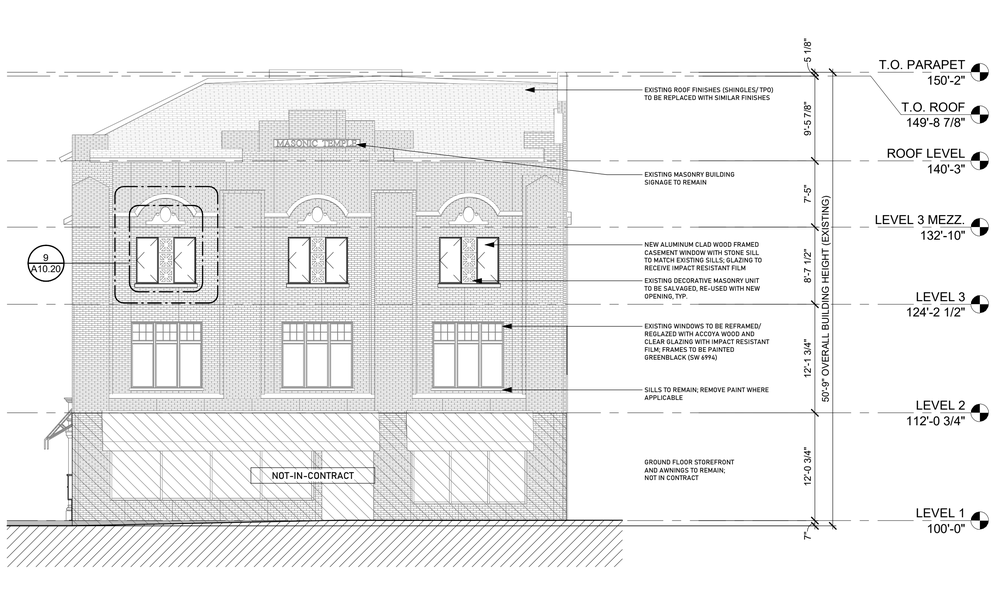


NORTH ELEVATION - ADJOINING PROPERTY
1/8" = 1'-0"



WEST ELEVATION - ALLEY
1/8" = 1'-0"

SOUTH ELEVATION - W. HOWRY AVE.
1/8" = 1'-0"



EAST ELEVATION - S WOODLAND BLVD
1/8" = 1'-0"

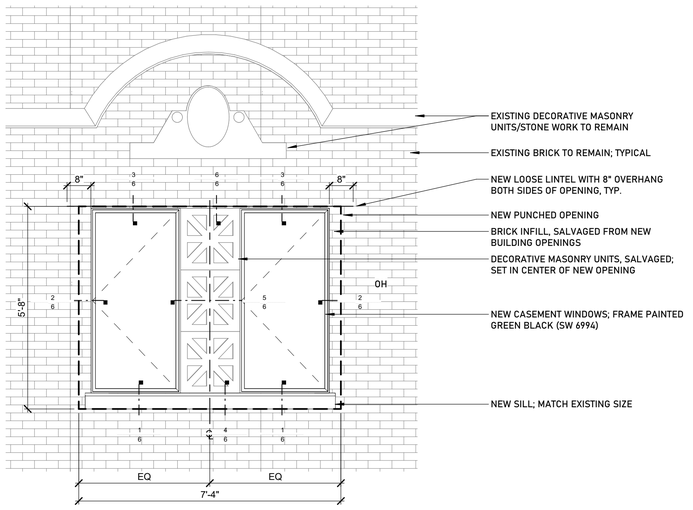
JOHNSON NATHAN STROHE
1600 Wynkoop St. #100 | Denver, Colorado 80202
WWW.JNS.DESIGN

LATAMEC LLC.

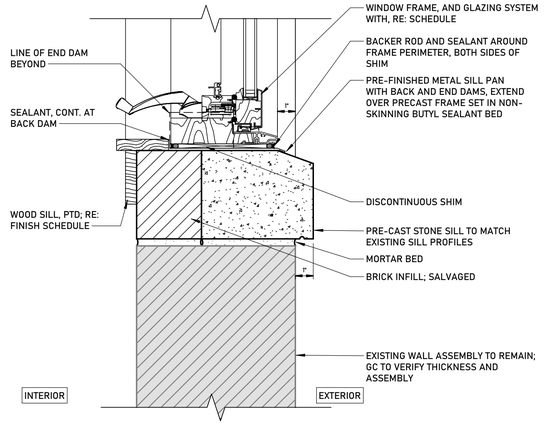
SHEET 5

COA21-088 - 142 S. WOODLAND BLVD CERTIFICATE OF APPROPRIATENESS

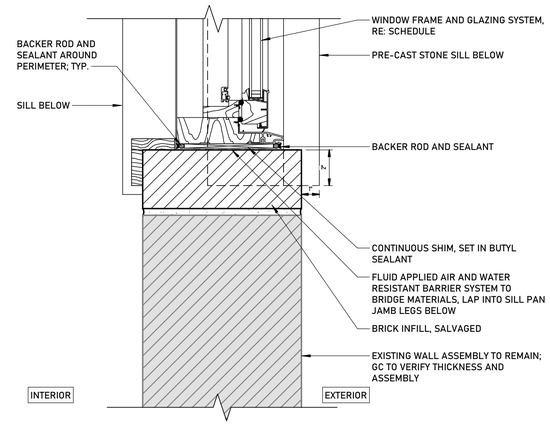
MASONIC LODGE STUDIOS | WINDOW DETAILS



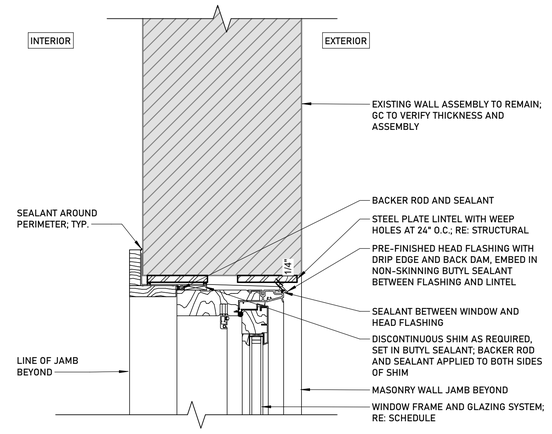
ENLARGED WINDOW DETAIL
1/2" = 1'-0"



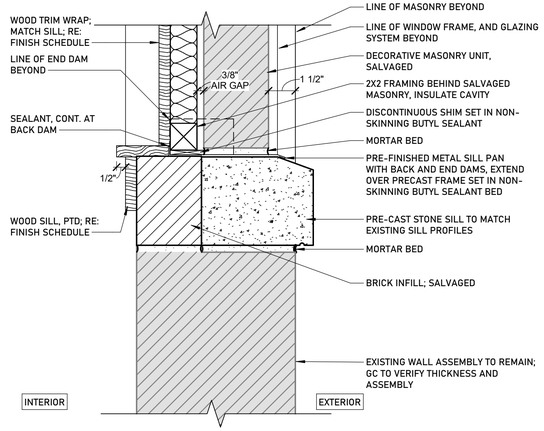
1. SILL AT WINDOW
3" = 1'-0"



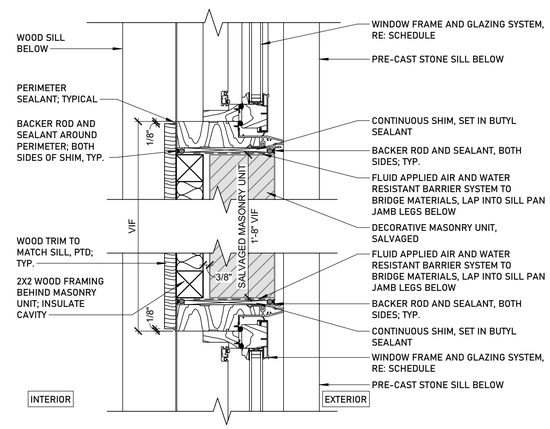
2. JAMB AT BRICK
3" = 1'-0"



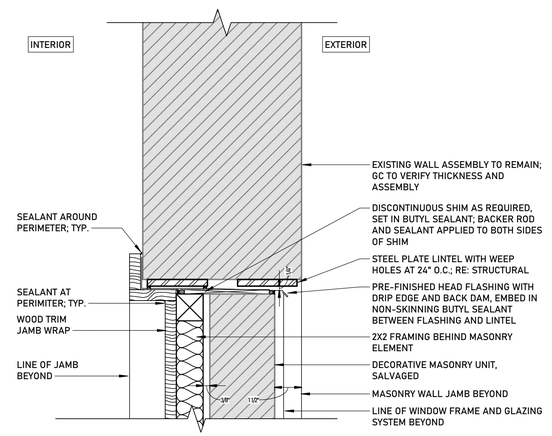
3. HEAD AT BRICK
3" = 1'-0"



4. SILL AT MASONRY UNIT
3" = 1'-0"



5. JAMB AT MASONRY UNIT
3" = 1'-0"



6. HEAD AT MASONRY UNIT
3" = 1'-0"

JOHNSON NATHAN STROHE
1600 Wynkoop St. #100 | Denver, Colorado 80202
WWW.JNS.DESIGN

LATAMEC LLC.

SHEET 6

COA21-088 - 142 S. WOODLAND BLVD CERTIFICATE OF APPROPRIATENESS

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

DATE: October 5, 2023

TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for Multi-Family residence at 114 West Walts Ave.**
Application No.: HPB23-173
Applicant: Gast Construction, LLC
Owner: Neighborhood Center of West Volusia, Inc.

Property Information

Address: 114 W. Walts Ave.
Current Use: Vacant Residential
Zoning District: C-2
Site File #: 8VO004044

Original Structure Information *(Provided from Florida Master Site File Structure Form)*

Date of Construction:	1905	**Style:**	Frame Vernacular
Structural System:	Wood, Balloon	**Foundation Type:**	Piers, Brick
Siding:	Drop Siding	**Stories:**	1.5
Roof:	Metal, 3-v crimp	**Windows:**	Double-hung sash, 1/1 lights
Roof Type:	Gable	**Chimneys:**	1, brick, center: ridge
Porch:	N/Veranda/shed roof, wooden posts/3 bays	**Secondary Structure:**	None

Description of Proposed Work:

This property is located within the Historic Support District and the Downtown Support District. The applicant is seeking approval for a demolition of a multi-family residence. The residence was renovated in 2013 from a single-family residence to a four-unit multi-family residence, which was used as a Family Emergency Shelter. In 2022, the property owners had the property inspected for additional renovations, but the residence was deemed unsafe by two different contractors due to a weak foundation contributed by termite damage. The contractors recommended the best use of the property would be to demolish and rebuild, the property has been vacant since deemed unsafe in 2022. The proposed future use of this property is to build an affordable housing community, contingent upon meeting all required zoning, density, Land Development Regulations and applicable Building Code requirements.

Historical Significance Summary: *(Provided from Master Site File):*
This property is included in the Walts Second Subdivision, which was platted in 1900 by S. Walts, and has not since been replatted. This structure at the time of the Historic Resource Survey (1991) encompassed many of the architectural characteristics of buildings that were constructed in DeLand during the Progressive Era of the early 20th Century. Based on the City directory research and architectural evidence, this building was constructed about 1905 and during DeLand's historic period a local carpenter, Sidney J. Marshall was a resident of the house.

Background on Architectural Style Significance Summary: *(Provided from Master Site File):*
The Mediterranean Revival architectural style was a popular style during the 1920's in Florida. Some of the significant features for this style are stucco facades, double-hung sash windows, and ceramic tile roof surfacing. The features of this property such as ceramic barrel tile surfacing, stoop with hip roof, stucco exterior wall fabric, chimney, windows with bracketed pent-eave overhands and surfaced with barrel tile, and double-hung sash windows.

Staff Analysis
The demolition of this property, located within the Historic Support District and the Downtown Support District, has been reviewed per the City's Land Development Regulation Section 33-35. The building permit which was applied for in 2013 was described as a "complete renovation", which included framing, plumbing, electrical, mechanical, stair alterations, window and door replacement, and removal of the chimney. The exterior of the structure, except the chimney, was not changed during this renovation; only interior work was completed.. In addition, the narrative provided by the applicant stated that the renovation did not follow preservation guidelines and no historical integrity was preserved. Staff requested that additional supporting documentation regarding the structural integrity of the building be submitted for review. The structural memo from the General Contractor is included in this packet. This memo states that their professional recommendation is to demolition the property, and rebuild adhering to the updated Florida Building Code and termite preventative measures.

Guidance from DeLand Land Development Regulations
Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand.

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.

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 Florida Master Site File provides information regarding the historical and architectural context about this structure. The Architectural context, Frame Vernacular was the prevalent

style of residential architecture in Florida and at the time of the Historic Resource Survey (1991) it was noted that the structure had few alterations, therefore the building had retained most of its architectural integrity. In the narrative provided by the owner, states that during the 2013 renovation, they were unaware of the historical/architectural integrity of the building and no preservation guidelines or historical integrity was preserved. Therefore, it is assumed the original architectural features and integrity such as the chimney have since been lost over time with upgrades and renovations.

b. The importance of the building, structure, or object to the ambiance of a district;
Immediately to the East of this property are commercial uses, West is a mobile home park, North is a historic bungalow house, and South is the Neighborhood Center of West Volusia. This structure sitting as it is now, it doesn't have a specific importance to this neighborhood or district, especially having been vacant since 2022.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;
Because the Chief Operating Office of The Neighborhood Center of West Volusia County has stated that the historic integrity of the building was not preserved during the 2013 renovation, it is more difficult to reproduce what was originally built. The design, texture, material, detail of the building no longer exists.

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;
In the immediate surrounding block, this is the only structure with Mediterranean Revival architecture, but within the neighborhood and City there are multiple other Mediterranean Revival architectural styles.

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;
The narrative provided states a proposed use of the property to be used for affordable housing up to 15 units, but no formal project submittal has been submitted or reviewed for Land Development Regulation compliance.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and
The provided structural memo states that due to the structural and termite damage, attempting to repair the foundation and eradicate the termite damage would not be financially practical and the foundation and termite repairs would be insufficient to bring the building back to a safe and habitable condition.

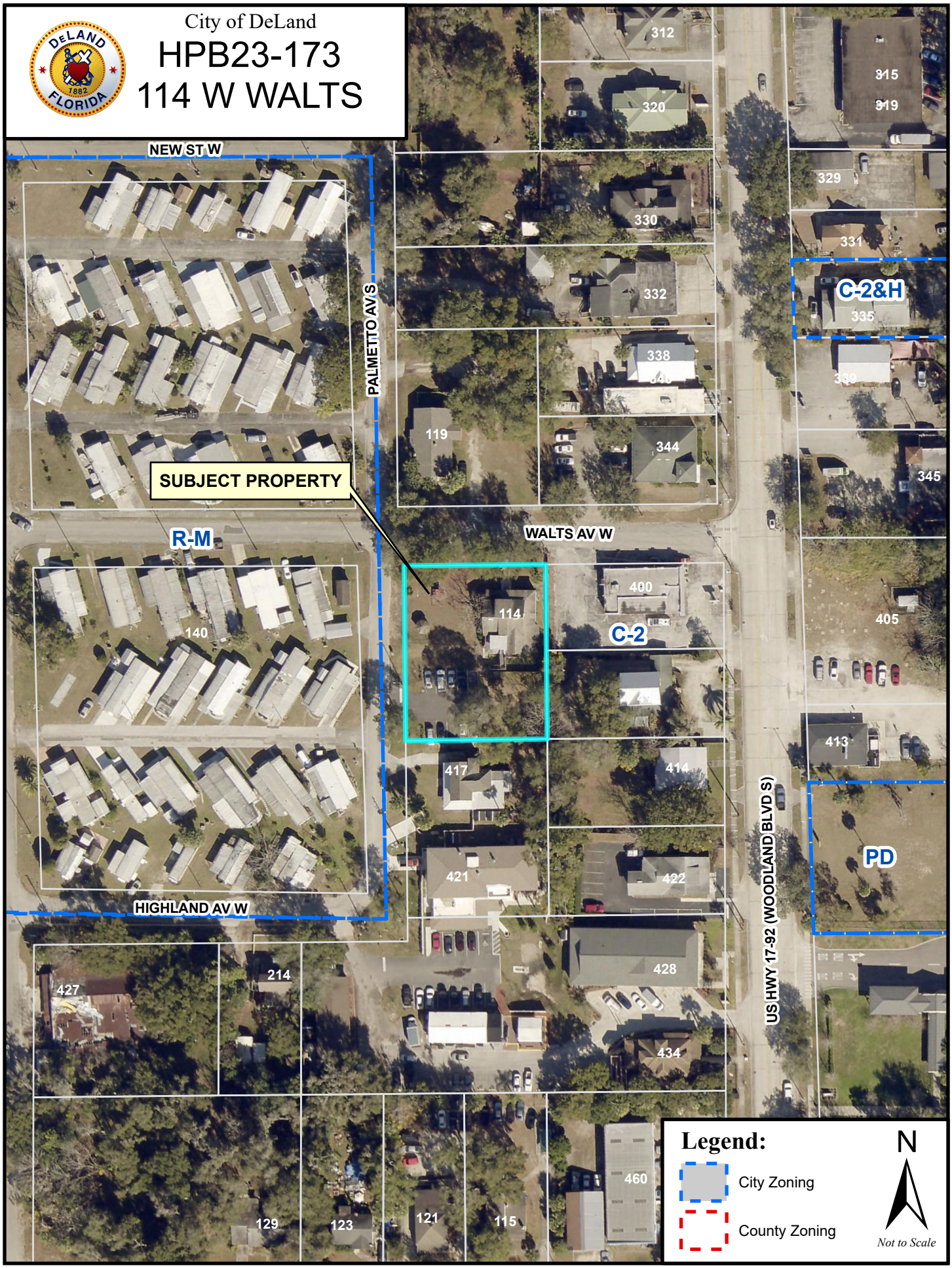
g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.
If restored, the building could be renovated and used again for multi-family. If the building is demolished, the site can be developed for another project, contingent upon adhering to the Land Development Regulations and Florida Building Code.

Staff Recommendation:
The request is consistent with the City's Land Development Regulation Section 33-35.01 and due to the danger to life, health, and safety, staff recommends approval of this application as presented.

Historic Preservation Board shall take one of the following actions *(LDR Section 33-35.01(7))*

1. Approve the demolition with an immediate effective date;
2. Approve the demolition with special modifications and conditions;
3. Delay the approval for demolition for a period of not less than 30 days nor more than 60 days to request additional information;
4. Deny the request for demolition.

Attachments:
Vicinity Map
Applicant's Narrative
Structural Recommendation Memo
Historical Structure Form – Florida Master Site File (1991)


City of DeLand
HPB23-173
114 W WALTS
NEW ST W
PALMETTO AV S
SUBJECT PROPERTY
R-M
WALTS AV W
C-2
C-2&H
PD
HIGHLAND AV W
US HWY 17-92 (WOODLAND BLVD S)
312
315
319
320
329
330
331
332
335
338
340
344
345
119
140
114
400
405
413
414
417
421
422
427
214
428
434
460
129
123
121
115
Legend:
City Zoning
County Zoning
N
Not to Scale

ProSource Home Solutions, LLC
Deland, FL
Tel 904-899-2052
ProSourceHS@gmail.com
CGC1525494

September 25, 2023

We recently visited the house located at 114 W. Walts Ave, Deland FL 32720 to consult on a renovation. See below for our findings and recommendations.

A. Foundation Assessment:

Upon inspecting the property, our team found that the foundation of the structure is in a state of severe disrepair. Key issues identified include:

1. **Cracks and Settlement**: The foundation displays extensive cracks, both horizontal and vertical, indicating significant settlement issues.
2. **Structural Instability**: The foundation's instability poses a significant risk to the entire structure's integrity, making any form of repair unfeasible.

B. Termite Damage Assessment:

In addition to the foundation problems, our inspection uncovered substantial termite infestation throughout the property. Key findings in this regard include:

1. **Wood Damage**: Termites have caused extensive damage to wooden structural components, significantly compromising the property's overall stability.

Recommendation:

Considering the severe foundation issues and extensive termite damage, our professional recommendation is to demolish the existing structure. Attempting to repair the foundation or eradicate the termite infestation would likely be both financially impractical and insufficient to restore the property to a safe and habitable condition.

Demolition is the most prudent course of action to ensure the safety and long-term value of the property. After demolition, we advise proceeding with a new construction project that adheres to modern building standards and termite prevention measures.

Please note that it is imperative to consult with local building authorities and obtain the necessary permits for demolition and new construction. We are prepared to provide further guidance and services as needed in the next steps of this process.

If you have any questions or require additional information, please do not hesitate to contact us. We are committed to assisting you in making informed decisions regarding this property.

The Neighborhood Center of West Volusia

August 8, 2023

To whom concerns:

The house located at 114 W. Walts Ave. DeLand, FL 32720 was acquired by the Neighborhood Center of West Volusia (NHC) in 2012 and renovated into 4 multi-family units in 2013 for the purpose of Family Emergency Shelter (FES) until 2022 when the house was deemed unsafe for continual usage. The NHC had two contractors inspect the property for renovation purposes in 2022 at which time both MS Designs and Ken Goldberg Construction determined the foundation of the house was beyond repair and would risk a collapse. The termite damage contributes to the weak foundation and structural integrity of the house. Both contractors recommend demolition and rebuilding for better usage of the property. We vacated the property in 2022 and it has been vacant since, serving no purpose in the community.

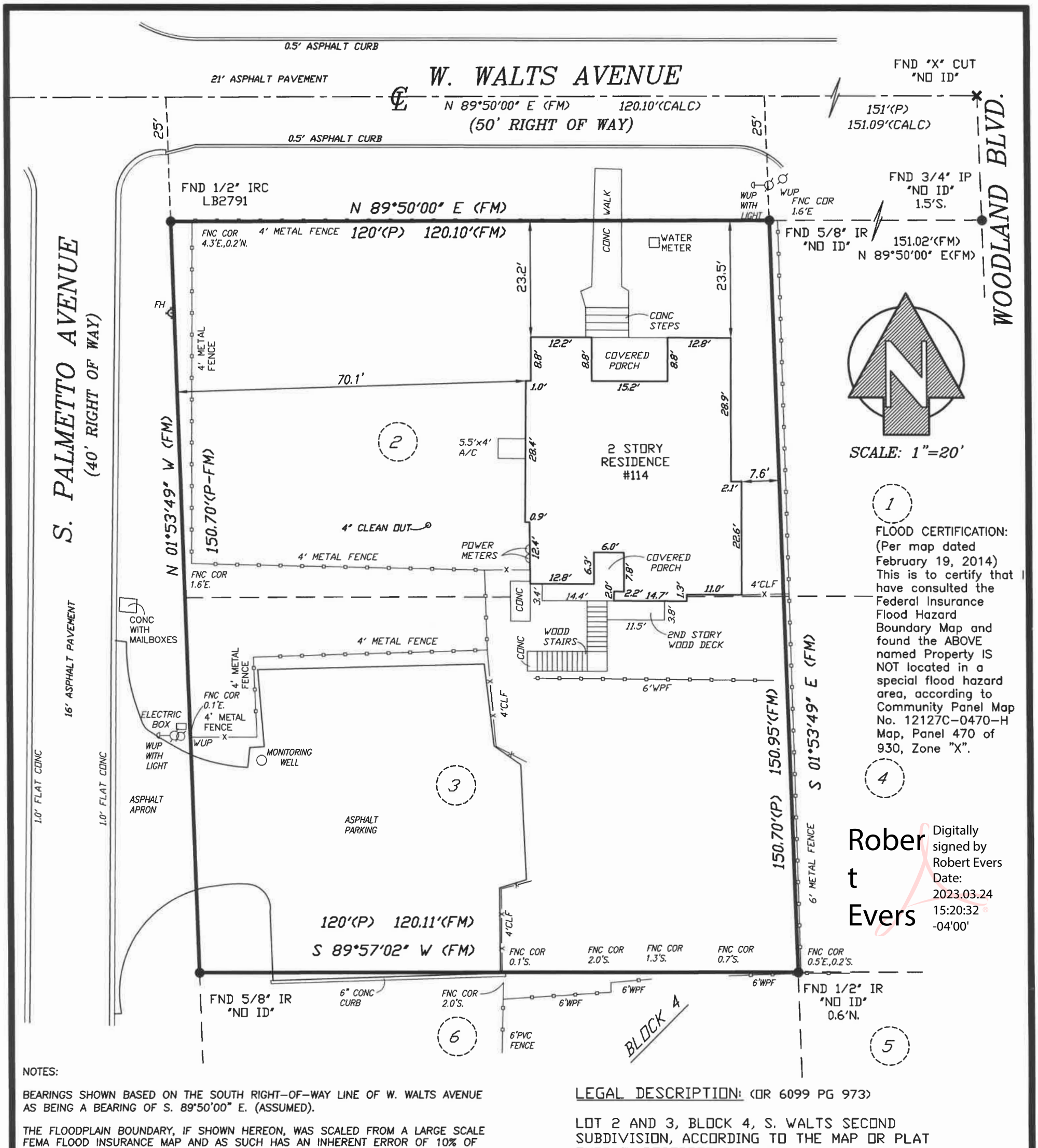
The new proposed usage of this property will be to develop affordable housing for up to 15 residents in transition from the Bridge Shelter into permanent housing. This project is currently be discussed with the City of DeLand Planning and Community Development departments. The NHC has a funder for this project which has been in contact with a developer which will assist during the design phase and use local contractors for the development.

The NHC has no record or knowledge of any historic or architectural significance and it is not located in a historic district. When it was renovated in 2013, it was not renovated following preservation guidelines nor was any historical integrity preserved. The house has no importance of ambiance in a district, as it is located next to the City's mobile home park. We have no record of the building being the last remaining example of its kind and are unaware difficulty or impossibility of reproduction of its design, texture, material or detail.

Sincerely,

Waylan Niece

Chief Operating Officer



NOTES:

BEARINGS SHOWN BASED ON THE SOUTH RIGHT-OF-WAY LINE OF W. WALTS AVENUE AS BEING A BEARING OF S. 89°50'00" E. (ASSUMED).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

LEGAL DESCRIPTION: (OR 6099 PG 973)

LOT 2 AND 3, BLOCK 4, S. WALTS SECOND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEROF, RECORDED IN MAP BOOK 2, PAGE 105, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BOUNDARY SURVEY RECERTIFIED TO:
NEIGHBORHOOD CENTER OF WEST VOLUSIA, INC, DATED 3/3/23

LEGEND AND ABBREVIATIONS

A	Arc Length	LS	Land Surveyor (Registered)
A/C	A/C=Air Conditioning Unit	M.B.	Map Book
BM	Benchmark	MON	Monument
℄	Center Line	NO I.D.	No Identity
CATV	Cable TV Service	OHWL	Ordinary High Water Line
CLF	Chainlink Fence	O.R.	Official Record Book
CHBRG	Chord Bearing	(P)	Plat
CHD	Chord Distance	PC	Point of Curve
CONC	Concrete	PCC	Point of Compound Curve
CUP	Concrete Utility Pole	PCP	Permanent Control Point
Δ	Delta (Central Angle)	PRC	Point of Reverse Curve
(D)	Deed Call	PRM	Permanent Reference Monument
D.R.O.W.	Drainage Right of Way	PSI	Point of Street Intersection
EL	Elevation	PSM	Professional Surveyor & Mapper
FD	Found	PVC	Poly-Vinyl-Chloride Pipe
FH	Fire Hydrant	R	Radius of Curve or Radial Line
F.F.E.	Finish Floor Elevation	R.P.	Radius Point
(FM)	Field Measurement	RLS	Registered Land Surveyor
F/M	Force Main	T	Tangent
INV.	Invert	TBM	Temporary Benchmark
L	Length of Arc	WPF	Wood Privacy Fence
LB	Land Surveying Business	WUP	Wood Utility Pole

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC
995 W. VOLUSIA AVE. * DELAND, FL. * PH: (386)-734-8050
WWW.BLACKWELLSURVEYING.COM

BOUNDARY SURVEY CERTIFIED TO:

NEIGHBORHOOD CENTER OF WEST VOLUSIA INC.

NOTE:

This Plat of Survey is certified to and prepared for the sole and exclusive benefit of the entities and or individuals shown hereon, valid on the most current date shown hereon, and shall not be relied upon by any other entity or individual whomsoever.

This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted hereon.

There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

NOT VALID WITHOUT [illegible] AND THE ORIGINAL RAISED SEAL OF A [illegible] SURVEYOR AND MAPPER.

BLA[illegible] LAND SU[illegible]91)

BY: [illegible] VEYOR

ROBE[illegible] P.S.M.
FLORI[illegible] No. 5675

ROBERT R. EVERS License Number 5675 STATE OF FLORIDA Professional Surveyor and Mapper

DATE :	5/28/13
W.O. No.	05-115-13
DRAWN BY :	DCW
FIELD BOOK :	688-40
CADD FILE :	05-115-13

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

RECORD NUMBER: 582
Page 1 **HISTORICAL STRUCTURE FORM** **Site 8VO04044**
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME:
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS: Sidney J. Marshall House
COUNTY: Volusia **OWNERSHIP TYPE:** Private, Individual
PROJECT NAME: Stetson University + City of DeLand: S+P **DHR NO.** 2836
LOCATION:
ADDRESS: 114 West Walts Avenue
CITY: DeLand
VICINITY OF/ROUTE TO: See attached maps

SUB: Walt's Second Subdivision **BLOCK** 4 **LOT** 2
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S **RANGE:** 30E **SECTION:** 16 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** None
USGS 7.5 MAP: DeLand, FL 1964: PR 1980
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1905 **RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Frame Vernacular
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR:
NO. STORIES: 1.5 **OUTBLDGS:** 0 **PORCHES:** 1 **DORMERS:** 1
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Drop siding
FOUNDATION: TYPE: Piers
MATERIALS: Brick
INFILL:
PORCHES: N/veranda/shed roof, wooden posts/3 bays
ROOF: TYPE: Gable
SURFACING: Metal, 3-V crimp
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: Center: ridge
WINDOWS: Double-hung sash, 1/1 lights

EXTERIOR ORNAMENT: Balustrade
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? **y** X **n**
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	**y**	X **n**	**likely, need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	**y**	X **n**	**likely, need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	X **y**	**n**	**likely, need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See continuation sheet

* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *

RECORDER INFORMATION: **NAME:** Sidney Johnston
DATE: 02/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 17, #24

PHOTOGRAPH M A P

See Attachments

V0404

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This one and one-half story Frame Vernacular residential building is located at 114 West Walts Avenue. Notable architectural features include a gable roof, a shed dormer, balustrade, and an end porch covered by a hip roof supported by wooden posts. Fenestration consists of 1/1 double hung sash windows. With few alterations, this building has retained most of its architectural integrity.

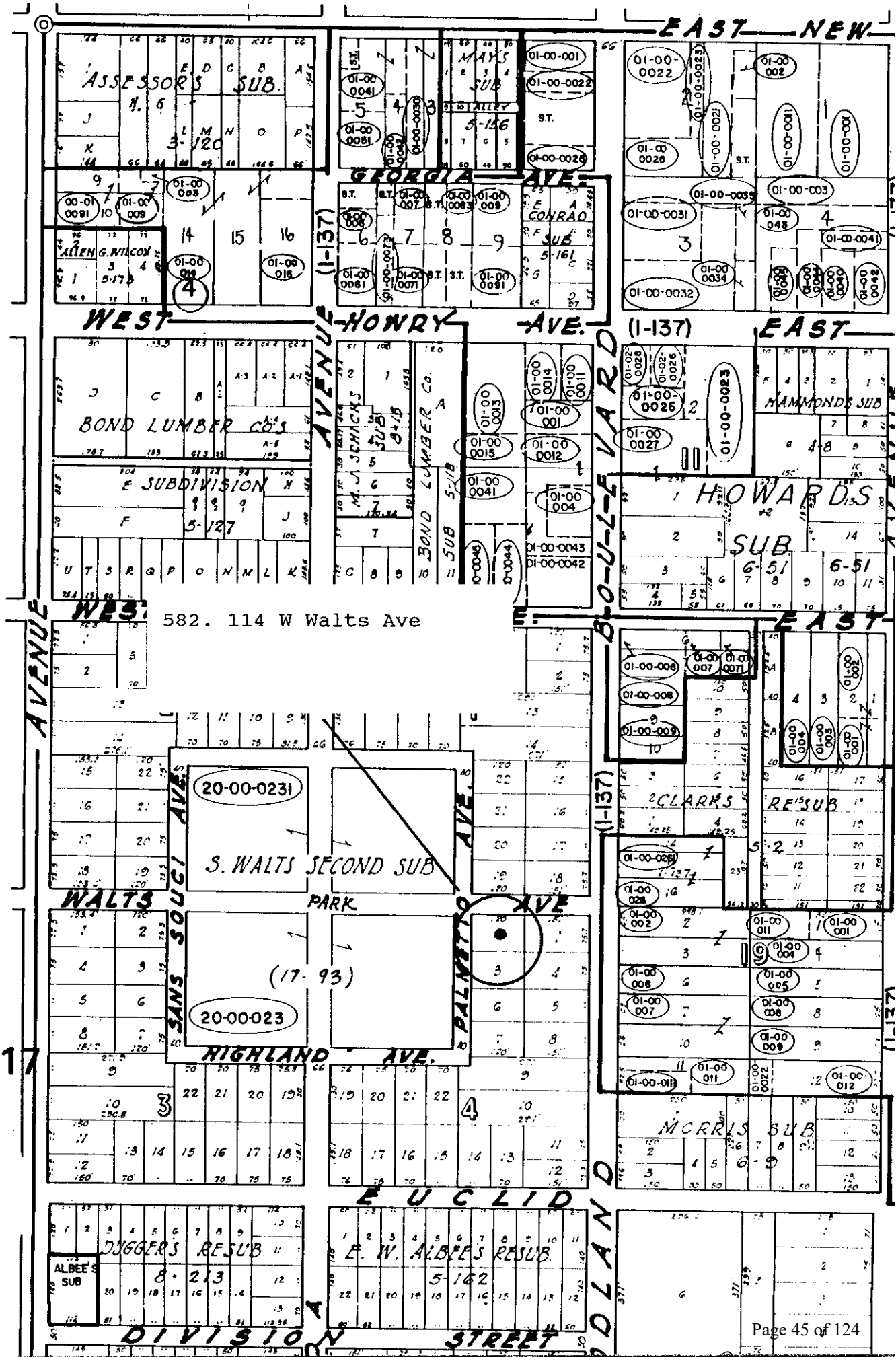
Architectural Context: Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Historical Narrative: Located in the Walts's Second Subdivision, which was platted by S. Walts in 1900, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Progressive Era of the early twentieth century. City directory research and architectural evidence, which is based on comparisons with buildings of similar design and construction, indicate that the building was constructed about 1905. Residents of this house during DeLand's historic period, which extends from 1880 to 1941, include Sidney J. Marshall, a local carpenter (*DeLand City Directory,* 1907-1922).

Historical Context: DeLand, founded in 1876, was incorporated in 1882 and became the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, DeLand developed quickly in the late nineteenth century, largely through the promotional efforts of Henry A. DeLand, the community's namesake. The introduction of the railroad and an economy based on citrus spurred the first period of development. Although devastating freezes in the mid 1890s slowed growth, the commercial and citrus industries became revitalized over the following decade. By 1910, the population had doubled to 2,812. During that interval significant construction began, which resulted in an expanded commercial district, the formation of residential neighborhoods, and the extension of municipal services to many areas of the community. By 1910, Stetson University's campus had become a prominent landscape feature at the north end of DeLand. Although events associated with World War I retarded growth, by 1920 the population had reached 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. Numerous subdivisions were platted and buildings constructed. Within five years the population nearly doubled. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline, though moderate construction persisted throughout the Depression decade. Development in DeLand since 1950 has compromised some of the community's irreplaceable historic buildings. Nevertheless, the historic resources that remain represent architectural and cultural legacies worth preserving. Sensitive historic preservation planning and management is needed to ensure their protection.

V04044


582. 114 W Walts Ave
EAST NEW
ASSESSORS SUB. NO. 6
MAYS SUB
GEORGIA AVE.
CONRAD SUB
ALLEN G. WILCOX
WEST HOWRY AVE.
(I-137)
EAST
BOND LUMBER CO'S
E SUBDIVISION
M. J. SCHICKS SUB
BOND LUMBER CO. SUB
HAMMONDS SUB
HOWARDS SUB
AVENUE
BOULEVARD
WEST
EAST
20-00-0231
S. WALTS SECOND SUB
WALTS
PARK
(17-93)
20-00-0023
SANS SOUCI AVE.
PALMETTO AVE.
HIGHLAND AVE.
CLARKS RESUB
MORRIS SUB
EUCLID
DUGGER'S RESUB
ALBEE'S SUB
E. W. ALBEE'S RESUB
DIVISION STREET
15-17

582. 114 W Walts Ave
Deland 1964 PR 1980
DELAND
STETSON UNIVERSITY
Volusia Nursing Home
West Volusia Memorial Hospital
Oakdale Cemetery
Lake Lindley
Athletic Field
Stetson
Dunclair Brewster Sch
High Sch
Trinity Ch
Perkins Park
St Peters Sch
Courthouse
Library
City Hall
Radio Station (WOBE)
Euclid Ave Sch
Conrad Field
Municipal Stadium
Cliffstream Field
St Augustine Ch
Parsons St Sch
Golf Course
Claypit
Euclid High Sch
Franklin Hts Ch
Drive-In Theater
Sewage Disposal
De Land Memorial Gardens
Boston Ave Sch
Mainers Pond
Water Works
Cem
Marks Sch
SPRING GARDEN AVE
NORTH BOUNDARY
SOUTH BOUNDARY
BOSTON
WOODLAND BLVD
MC DONALD AVE
PLYMOUTH AVENUE
EAST PLYMOUTH AVENUE
WEST MINNESOTA AVE
EAST MINNESOTA AVE
NEW YORK AVE
WEST HOWRY AVE
EAST HOWRY AVE
W VOORHIS AVE
E VOORHIS AVE
STEVENS AVE
WEST EUCLID
BERESFORD BLVD
EAST BERESFORD
WEST BERESFORD
0.7 MI. TO U.S. 17
(ORANGE CITY) 4741 IV NE
ORANGE CITY 3.5 MI.
DE BARY 9 MI.
SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER

Vo 4044

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

DATE: October 5, 2023

TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for Single-Family residence at 135 South Chandler Ave.**
Application No.: HPB23-202
Applicant: Jose Esquilin
Owner: ORIPAU & MSI, LLC

Property Information

Address: 135 S. Chandler Ave.
Current Use: Vacant Residential
Zoning District: R-1
Site File #: None on file

Original Structure Information

No Florida Master Site File Structure Form on file, Per the Volusia County Property Appraiser, the building was built in 1937.

Description of Proposed Work:

This property is located within the Downtown Support District. The applicant applied for a building permit in May 2023 to completely renovate this structure. In the process of renovation, the owner hired a structural engineer to inspect the property and provide a full report of the structural integrity of the building and determine if repairs could be completed to preserve the original structure. The structural Engineer deemed the structure unsafe and provided the attached structural report. The applicant is now seeking approval for a demolition of the single-family residence. The proposed future use of this property is to build a 2,060 square foot single-family house, contingent upon meeting all required zoning, density, parking, Land Development Regulations, and applicable Building Code requirements.

Staff Analysis

Since 2019, this property has had numerous code enforcement cases. In May 2023, work on this property began for a complete renovation of the interior as well as some exterior work. Due to this structure being outside of the Downtown Historic District, Garden District, and Stetson District, the work did not require Historic Preservation Board approval. However, the demolition requires Historic Preservation Board and City Commission approval, due to the age of the structure (constructed prior to 1950).. The structural report from the Licensed Structural Engineer states that their professional recommendation is to demolish the structure, and rebuild adhering to the Florida Building Code.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand.

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.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

Neither, the City of DeLand nor the State of Florida have a Florida Master Site File for this property due to this property not having been surveyed in the past. Therefore, we are unaware of any historical significance this property may have had. The structure was constructed in 1937.

b. The importance of the building, structure, or object to the ambiance of a district;

This property is not located within a designated historic district, but is located within our Downtown support district.

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 front façade has a unique wood shingle material and texture which is unique and differs from other structures on the same street.

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;

On S. Chandler Avenue, there is a mix of properties, most of which were constructed in the 1970's through the early 2000's. The structure at 135 S. Chandler Avenue was constructed in 1937. There are no other properties on this section of S. Chandler Avenue that were constructed prior to the 1970's. Being the oldest structure on the block, this home has unique architectural elements. .

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;

The applicant has included redevelopment plans for this property, which are attached. The proposed plans are preliminary and not approved and they are currently under review by the City Planning and Building departments to ensure they meet the applicable codes.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The property owners had planned to rehabilitate the structure, but the provided structural report states that due to the severity of the structural damage, the structure is unsafe and the most effective solution would be to demolish and rebuild.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

Per the structural report, the cost to repair the damage exceeds 50% or more of the market value of the structure before the improvements or repairs have been started. Understanding this, the most cost effective and reasonable means of earning economic return would be to demolish and rebuild.

Staff Recommendation:

The request is consistent with the City's Land Development Regulation Section 33-35.01. Particularly, due to the danger posed to life, health and safety, staff recommends approval of this demolition application as presented.

Historic Preservation Board shall take one of the following actions *(LDR Section 33-35.01(7))*

1. Approve the demolition with an immediate effective date;
2. Approve the demolition with special modifications and conditions;
3. Delay the approval for demolition for a period of not less than 30 days nor more than 60 days to request additional information;
4. Deny the request for demolition.

Attachments:

Vicinity Map
Property Survey
Applicant's Narrative
Structural Recommendation Memo

Structural Engineers | Design & Inspections
1503 W. Busch Blvd, Tampa FL 33612
P: (813) 961-3075 F: (813) 961-1031

August 24, 2023 ET23-0713

TO: Gabriel Rizzi
Oripau & MSI LLC
163 Reddish Egret Ct.
Davenport, FL 33897

RE: Structural Inspection
135 S Chandler Ave
Deland, FL 32724

Observation Report

GENERAL

Belt Engineering was contracted to perform a visual, non-destructive inspection of the structure located at the address listed above. Luis Anchundia performed the inspection on Thursday, August 10, 2023. The inspection was limited to the visible and accessible structural components of the property in reference above.

The structure is a pre-engineered frame wood building. The main exterior of the structure is wood with wood panel finishes. The roof covering consists of a shingle roof system. The interior of the structure has a flat roof created by conventionally framed roof. Interior walls are drywall.

*For purposes of this report, front of building will be referenced as the north side.

Figure 1: North View of Structure

Figure 2: West View of Structure

Figure 3: South View of Structure

FIELD OBSERVATION PHOTOS

The following field observation photos were taken while on site at the above referenced inspection:

Figure 4

Figure 5

Figure 6

Figure 7

Figure 8

Figure 9

Figure 10

Figure 11

Figure 12

Figure 13

Figure 14

Figure 15

Figure 16

Figure 17

Figure 18

Figure 19

Figure 20

Figure 21

Figure 22

Figure 23

Figure 24

Figure 25

Figure 26

Figure 27

Figure 28

Figure 29

Figure 30

Figure 31

Figure 32

Figure 33

Figure 34

Figure 35

Figure 36

Figure 37

Figure 38

Figure 39

Figure 40

Figure 41

Figure 42

Figure 43

Figure 44

Figure 45

Figure 46

Figure 47

Figure 48

Figure 49

Figure 50

Figure 51

Figure 52

Figure 53

Figure 54

Figure 55

Figure 56

Figure 57

Figure 58

Figure 59

Figure 60

Figure 61

Figure 62

Figure 63

Figure 64

Figure 65

COMMENTARY

SUBSTANTIAL DAMAGE
For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT
For the purpose of determining compliance with the provisions of this code, any *repair*, *alteration*, *addition*, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered *substantial improvement* regardless of the actual *repair* work performed. The term does not, however, include either:
1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *code official* and that is the minimum necessary to ensure safe living conditions; or
2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where one or both of the following apply:
1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its pre-damage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s)

and roof(s) has been reduced more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

UNSAFE
Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

SUBSTANTIAL STRUCTURAL DAMAGE TO VERTICAL ELEMENTS OF THE LATERAL FORCE-RESISTING SYSTEM
A building that has sustained *substantial structural damage* to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 406.2.2.1, and either repaired in accordance with Section 406.2.2.2 or repaired and rehabilitated in accordance with Section 406.2.2.3, depending on the results of the evaluation.

EVALUATION
The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of the Florida Building Code, Building for load combinations that include wind.

SUMMARY & RECOMMENDATIONS

In accordance with the 2020 Florida Building Code (FBC), 7th Edition – Existing Building (EB) we performed a visual, non-destructive evaluation of the conditions of the single-family building. We have provided the following opinions:

1. **It is in my professional opinion as a licensed Structural Engineer that this house is currently in an unsafe condition. The amount of damage done to the main structural elements is severe. I recommend that the home owners consider tearing down the existing structure and rebuild. There is currently substantial structural damage and needs substantial improvement at the existing structure (see definition below).**
   "*Any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.*"

2. Any work should be performed by a licensed Florida General Contractor and all appropriate permits pulled in accordance with local building code requirements.

3. Any construction documents should be designed by a professional engineer licensed and insured in the State of Florida.

LIMITATIONS

The opinions expressed herein are based on the information collected during our assessment, our present understanding of the former site conditions, and our professional judgment in light of such information at the time of this Report. The Report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. Belt reserves the right to update this Report should additional information become available. In expressing the opinions stated in this report, Belt has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent Engineer in the same community and in the same time frame given the same facts and circumstances.

REFERENCES

1. 2020 Florida Building Code, 7th Edition - Existing Building (FBC EB).
2. 2020 Florida Building Code, 7th Edition – Residential (FCB – R).

CONTACT

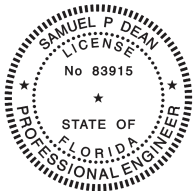
Should you have any questions or concerns, please do not hesitate to contact us at (813) 961-3075 or e-mail sdean@beltengineering.com.

Regards,

Samuel P. Dean

Digitally signed by Samuel P. Dean
DN: E=sdean@beltengineering.com, CN=Samuel P. Dean, O="Belt Engineering, LLC", L=Tampa, S=FL, C=US
Date: 2023.08.24 11:24:51-04'00'

Samuel P. Dean, PE
(FL# 83915 / CA# 29694)



1830 UNIT MODEL

135 S CHANDLER AVE., DELAND, FL, 32724

135 SOUTH CHANDLER AVENUE DELAND, FL, 32724

CD

0023-0115

09/15/2023

BUILDING INFORMATION

CODES: FLORIDA BUILDING CODE 7TH EDITION 2020 RESIDENTIAL / ASCE 7-10

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSION IN FIELD.
2. CONTRACTOR SHALL CALL ENGINEER/ARCHITECT WITH ANY QUESTIONS PRIOR TO PROCEDING WITH CONSTRUCTION.

COMUNITY:
LOT: LOTS 15-18, N.W. CLARK'S SUBDIVISION
ADDRESS: 135 SOUTH CHANDLER AVENUE DELAND, FL, 32724

COUNTY: VOLUSIA
WIND SPEED: 140
EXPOSURE: C
LEGAL DESCRIPTION: LOTS 15-18, N.W. CLARK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGE(S) 23, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

SHEET INDEX -GENERAL

Sheet #	Sheet Name	100% CD	Rev. Date
00.CS	COVER SHEET & INDEX	09/15/2023	
	ARCHITECTURAL		
A1.01	SITE PLAN CONDITION	09/15/2023	
A1.02	SITE PLAN	09/15/2023	
A1.03	FLOOR PLAN	09/15/2023	
A1.30	ROOF PLAN	09/15/2023	
A2-01	EXTERIOR ELEVATIONS	09/15/2023	
A3.01	BUILDING SECTIONS	09/15/2023	
A3.02	WALL SECTIONS	09/15/2023	
A5.21	WINDOWS & DOORS DETAILS	09/15/2023	
	ELECTRICAL		
E1.01 - ELECTRICAL NOTES	CURB AND SLAB PLANS	09/15/2023	
E1.02	ELECTRICAL FLOOR PLAN	09/15/2023	
	MECHANICAL		
M2.01	MECHANICAL PLAN	09/15/2023	
	PLUMBING		
P1.02	PLUMBING PLAN	09/15/2023	
	STRUCTURAL		
S1.1	STRUCTURAL NOTES	09/15/2023	
S1.02	FOUNDATION PLAN	09/15/2023	
S1.03	STRUCTURAL DETAILS	09/15/2023	
S1.05	STRUCTURAL DETAILS	09/15/2023	

THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF FINAL DETAILS OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS

LEGAL DESCRIPTION

LOT 1, KINCAID ESTATES SUBDIVISION, ACORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 183 AT PAGI 4 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ZONING DISTRICT - **M.H. (RP) UP TO 2.49 ACRES - UNINCORP/SWFWMD**

FLOOD ZONE =	X
REQUIRED FLOOD ELEV.=	N/A
EXISTING HOUSE ELEV.=	N/A

CODE INFORMATION

	REQUIRED	PROVIDED
LOT AREA =	**N/A**	**1.01 ACRES**
NEW BLDG AREA = N/A		**4,425 SQ. FT.**
NEW BEDROOMS =		**5**
NEW BATHROOMS =		**4**
FRONT SETBACK =	25' -0" MIN.	**114' - 0"**
SIDE SETBACK =	8' - 0" MIN.	**27' - 8-1/2"**
SIDE SETBACK =	8' - 0" MIN.	**45' - 2-1/2"**
REAR SETBACK =	10' - 0" MIN.	**152' - 4"**
BUILDING HEIGHT =	35' - 0" MAX.	**26'- 10-1/2"**

DESIGN ARCHITECT
Carl W. Shea

231 Lake MCcoy Drive, Apopka,
Fl (T) 407-227-4431

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF EDC CUSTOM HOMES AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME"
CARL W. SHEA, AIA #AR0017148

BUILDING ADDRESS: 135 SOUTH CHANDLER AVENUE DELAND, FL, 32724
OCCUPANCY TYPE: TYPE II-B
CONSTRUCTION TYPE: SINGLE FAMILY RESIDENTIAL
DESCRIPTION: NEW 2 STORY SINGLE FAMILY RESIDENCE BUILD WITH CMU MASONRY WALLS AND WOOD ROOF.

AREA OF WORK: 2,060 SF
UNDER AIR: 1,870 SF
COVERED PATIOS: 239 SF
CARPORT: 0 SF
SCOPE OF WORK: NEW SINGLE FAMILY CONSTRUCTION

135 SOUTH CHANDLER AVENUE DELAND, FL, 32724 1830 UNIT MODEL
CD - 09/15/2023

LEGAL DESCRIPTION: LOTS 15 & 16, N.W. CLARK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGE 23, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

135 SOUTH CHANDLER AVENUE
DELAND, FL.

ESQUIRE TITLE SERVICES, INC.

Long Surveying, Inc.
"Specializing in Residential Surveying"
LB No. 7371
1061 S. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717 or 407-330-9716
Fax 407-330-9775
www.longsurveying.com

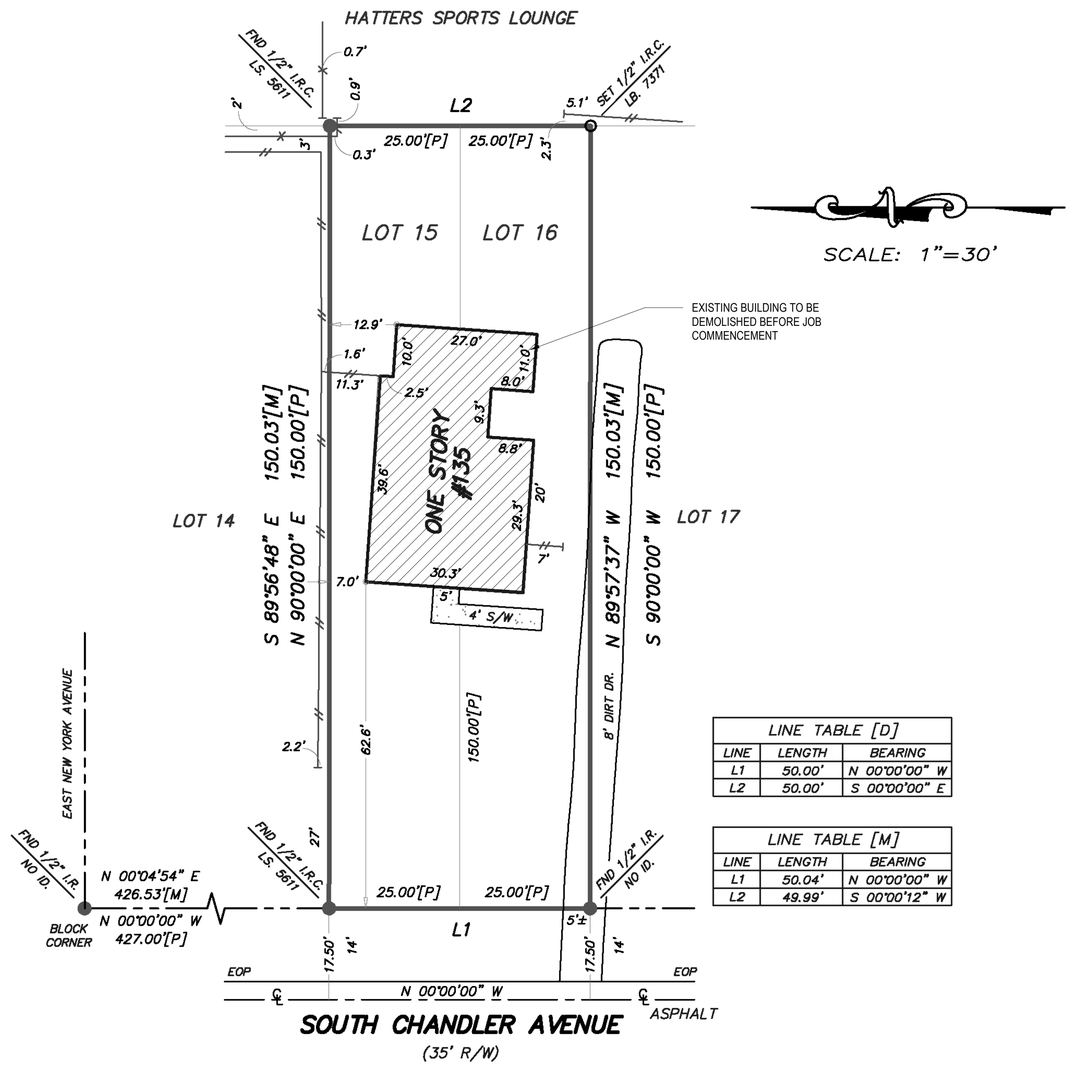
DRAWN BY:	CHECKED BY:
KZR SG	BRETT

CERTIFIED TO:
ORIPAU & MSI, LLC.
ESQUIRE TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LOAN FUNDER, LLC.

COMMUNITY NO: 120307
PANEL: 0470 SUFFIX: H F.I.R.M. DATE: 02/19/14
FLOOD ZONE: X

SURVEY NO. 127465 FIELD DATE: 11/18/22

Boundary Survey



SCALE: 1"=30'

LINE TABLE [D]		
LINE	LENGTH	BEARING
L1	50.00'	N 00°00'00" W
L2	50.00'	S 00°00'00" E

LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	50.04'	N 00°00'00" W
L2	49.99'	S 00°00'12" W

A/C	AIR CONDITIONER
A.E	ALLEY EASEMENT
B.C.	BLOCK CORNER
BLK	BLOCK
C.B.	CONCRETE BLOCK
C.B.S.	CONCRETE BLOCK STRUCTURE
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
D	DEED
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.C.	FOUND CROSS CUT
F.F.E.	FINISHED FLOOR ELEVATION
FND	FOUND
ID.	IDENTIFICATION
I.P.	IRON PIPE
I.R.	IRON ROD
I.R.C.	IRON ROD & CAP
L	ARC LENGTH
L.B.	LAND SURVEYING BUSINESS
L.S.	LAND SURVEYOR
L.E.	LANDSCAPE EASEMENT
M	MEASURED
M.E.	MAINTENANCE EASEMENT
N&D	NAIL AND DISK
P	PLAT
P.E.	PEDESTRIAN EASEMENT
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.L.	POINT ON LINE
P.R.C.	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.D.A.E.	PRIVATE DRAINAGE AND ALLEY EASEMENT
PK NAIL	PARKER-KALON COMPANY NAIL
P.T.	POINT OF TANGENT
R	RADIUS
R.P.	RADIAL POINT
R/W	RIGHT OF WAY
S/W	SIDEWALK
U.E.	UTILITY EASEMENT
W.F.S.	WOOD FRAME STRUCTURE
	RIGHT-OF-WAY LINE
℄	CENTERLINE
x	BARB WIRE FENCE
//	WOOD FENCE
X	CHAIN LINK FENCE
/ /	PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SOUTH CHANDLER AVENUE BEING N 00°00'00" W ASSUMED

NOTES:
1) This survey is based on the legal description as provided by the Client
2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
3) Do not reconstruct property lines from building ties
4) No footing or overhangs have been located except as shown
5) No improvements or utilities have been located except as shown
6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida licensed Surveyor and Mapper

OFFICE #407-330-9717

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LOUIS RAMIREZ CERTIFICATE NO. 6304 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

LOUIS RAMIREZ L.S. NO. 6304

CONDITION PLAN
NOT TO SCALE
1 A1.01

TRUE NORTH PLAN NORTH

ELITE DESIGN & CONSTRUCTION, LLC
5728 MAJOR BLVD # 735, ORLANDO, FL 32819
CGC #1525337
P (407) 227-4431 Florida Office
CARL W. SHEA
PROFESSIONAL ARCHITECTURAL SERVICES
AR0017148
EMAIL: cwsarchitect@gmail.com

MSI INVESMENTS
135 SOUTH CHANDLER AVENUE DELAND, FL, 32724
1830 UNIT MODEL
135 S CHANDLER AVE., DELAND, FL, 32724

Consultant Information
Client Name

Issued For

Revisions

Project # 0023-0115
Consultant Project #
Seal

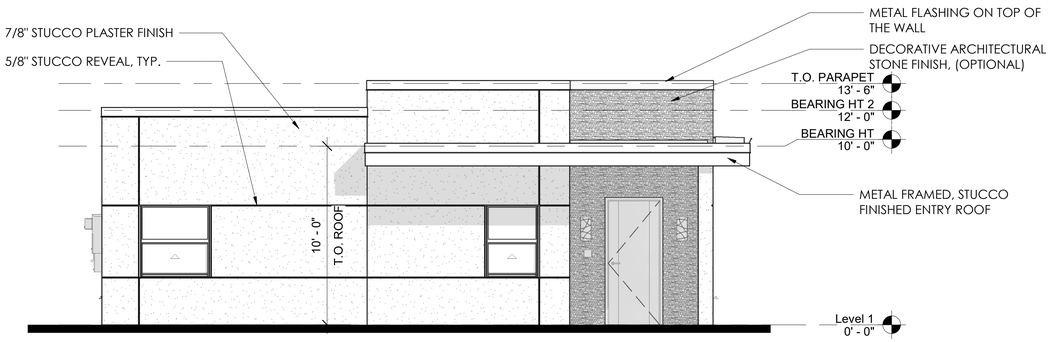
Drawn By: Author
Project Coordinator Checker
Project Manager Approver
09/15/2023

SITE PLAN CONDITION

A1.01

© ELITE DESIGN & CONSTRUCTION, LLC

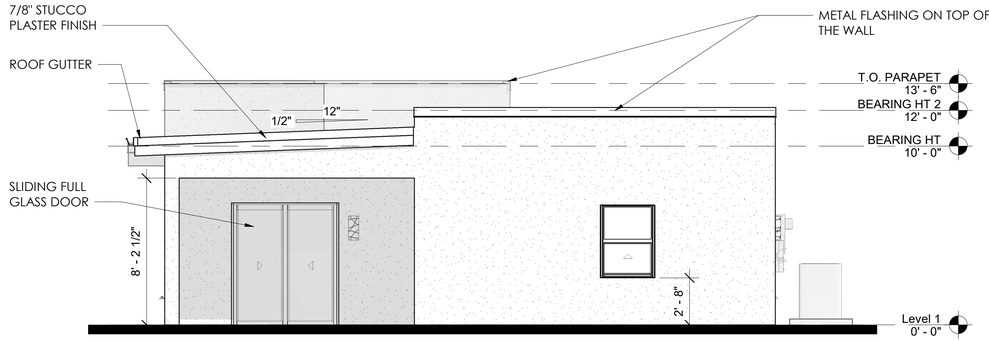
9/15/2023 3:36:25 PM



EXTERIOR FRONT ELEVATION

SCALE: 1/4" = 1'-0"

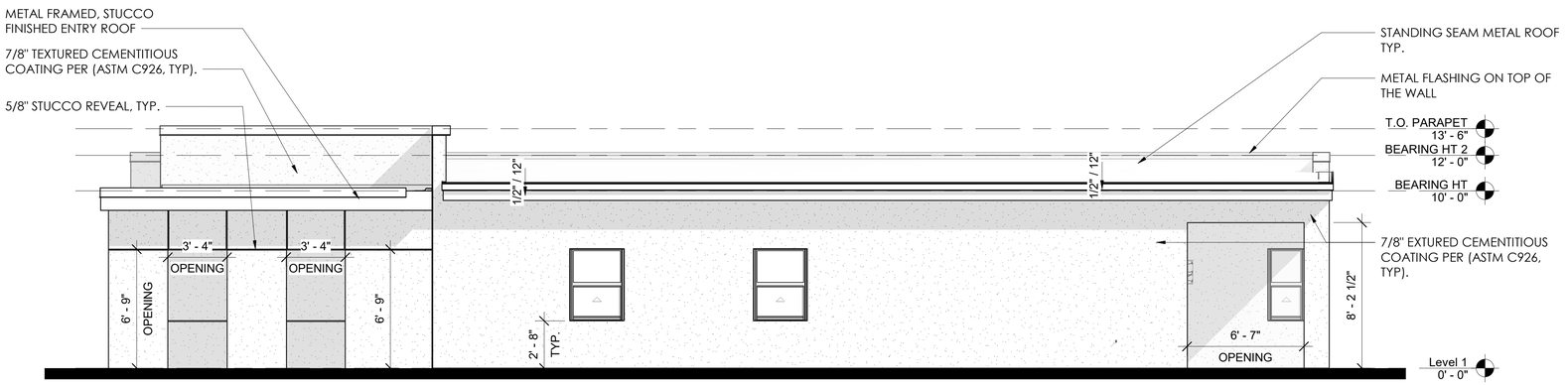
1 A2-01



EXTERIOR REAR ELEVATION

SCALE: 1/4" = 1'-0"

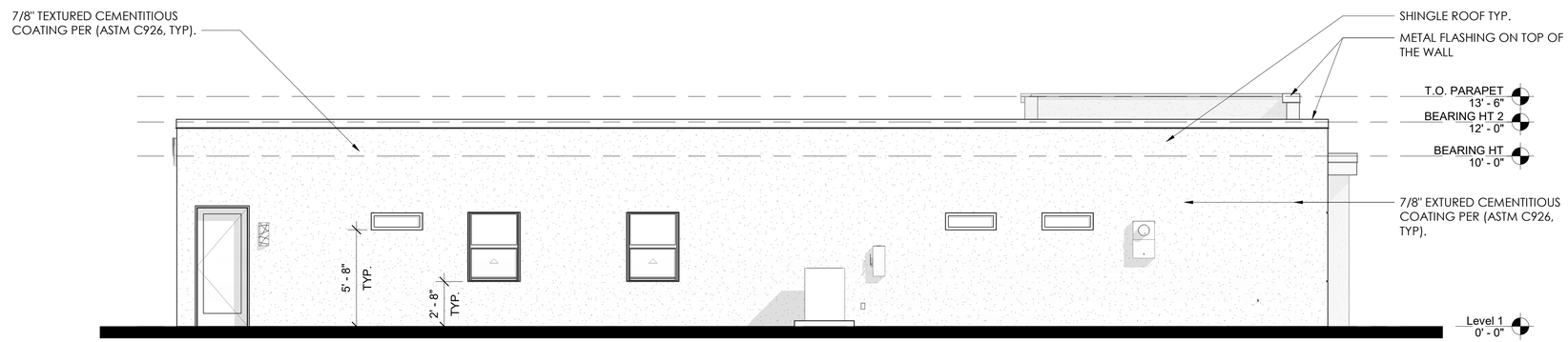
3 A2-01



EXTERIOR SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2 A2-01



EXTERIOR SIDE ELEVATION

SCALE: 1/4" = 1'-0"

4 A2-01

0" 2' 4' 8'
SCALE:1/4"=1'-0"

ELITE DESIGN & CONSTRUCTION, LLC
5728 MAJOR BLVD # 735, ORLANDO, FL 32819
CGC #1525337
P (407) 227-4431 Florida Office
CARL W. SHEA
PROFESSIONAL ARCHITECTURAL SERVICES
AR0017148
EMAIL: cwsarchitect@gmail.com

MSI INVESMENTS

135 SOUTH CHANDLER AVENUE DELAND, FL, 32724

1830 UNIT MODEL

135 S CHANDLER AVE., DELAND, FL 32724

Consultant Information

Client Name

Issued For

Revisions

Project # 0023-0115
Consultant Project #

Seal

Drawn By:
-
Project Coordinator
-
Project Manager
Approver 09/15/2023

EXTERIOR ELEVATIONS

A2-01

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9/15/2023 3:38:34 PM

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

MEMORANDUM

DATE: October 5, 2023

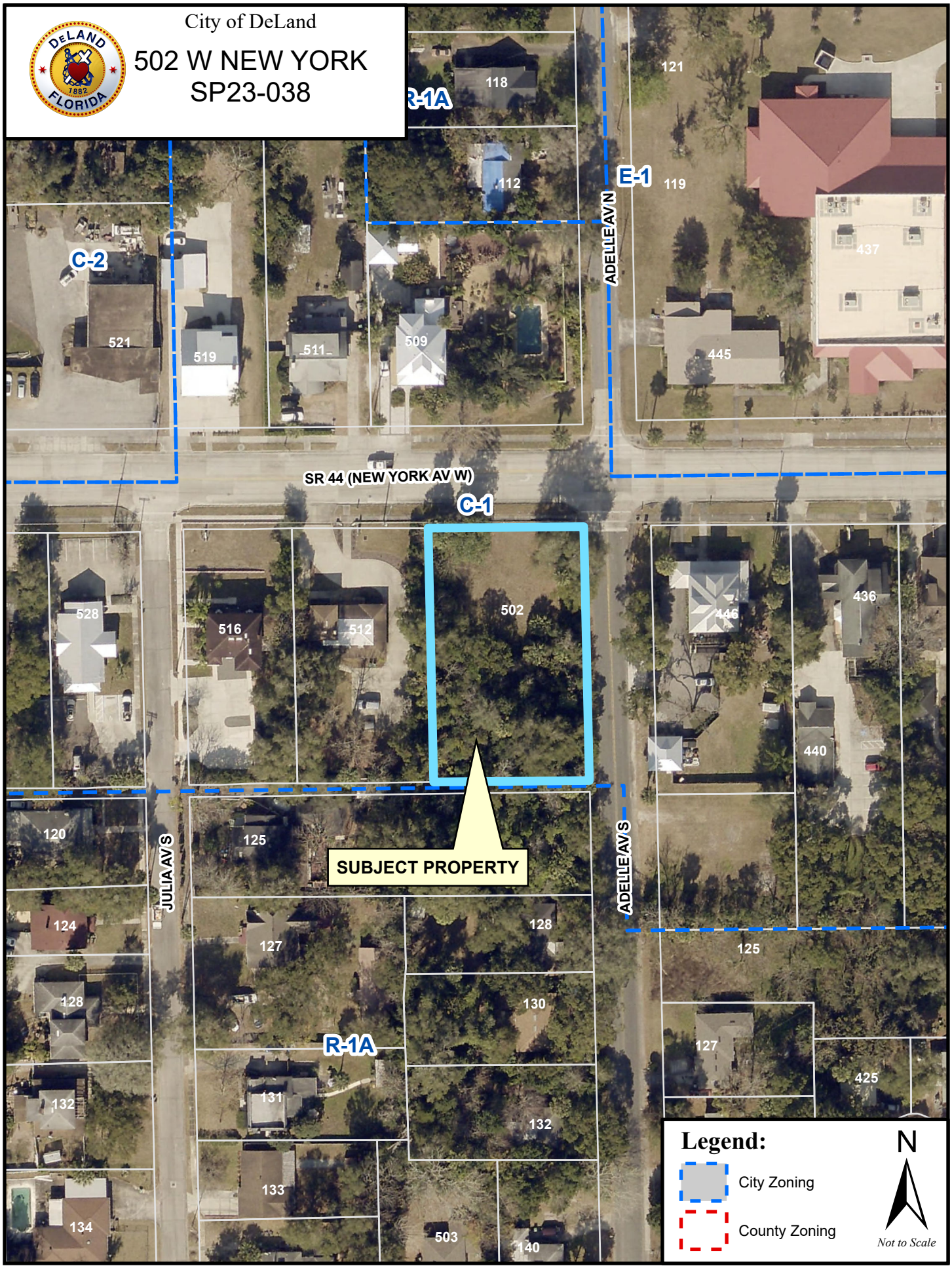
TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development Coordinator*

RE: **Site Plan for a 2,110 SF Commercial Building at 502 West New York Ave.**
Application No.: SP23-038
Applicant: Michael Wojtuniak, *Engineered Permits Inc.*
Owner: Scottish Fayre, LLC

A site plan to construct a new 2,110 square foot commercial building has been applied for, with the proposed use to be a boutique bakery and restaurant with 52 seats. This property is zoned C-1, *Limited Neighborhood Commercial District*, located outside of the Downtown Historic District and Historic Design District. Per City of DeLand Land Development Regulations Section 33-94.04(b) Historic Preservation Board approval is not required, therefore City staff reviewed and approved the proposed site plan and elevations. As a courtesy, the proposed site plan elevations are attached.

Attachments:
Aerial Vicinity Map
Site Plan Elevation


City of DeLand
502 W NEW YORK
SP23-038
R-1A
118
121
112
E-1
119
ADELLE AV N
C-2
437
521
519
511
509
445
SR 44 (NEW YORK AV W)
C-1
528
516
512
502
446
436
440
JULIA AV S
SUBJECT PROPERTY
ADELLE AV S
120
125
124
127
128
130
128
125
R-1A
127
425
132
131
132
133
134
503
140
Legend:
City Zoning
County Zoning
N
Not to Scale

1 EAST ELEVATION

1/4" = 1'-0"

FACING ADELE AVENUE

JACOBITES

Exterior Colors - East Elevation

Material	Texture	Manufacturer	Color	Number	L.R.V.	% of Elevation
Roof	Asphalt	CertainTEED	Georgetown Grey		N/A	13.88%
Fascia & Drip Edge	Smooth	Ply-Gem	Vanillin	SW6371	78.37	10.14%
Gable Vent	Smooth	Exterior Solutions	Arugula	SW6446	9.90	00.73%
Vent Trim	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	00.82%
Siding	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	42.38%
Siding Trim	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	02.28%
Doors	Smooth	Jeld-Wen	Vanillin	SW6371	78.37	01.63%
Door Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.66%
Windows	Smooth	Jeld-Wen	Vanillin	SW6371	78.37	00.75%
Window Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	01.97%
Glazing	Smooth	Jeld-Wen	Clear	N/A	N/A	05.92%
Columns	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	02.51%
Column Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.54%
Soffit	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	01.95%
Soffit Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	01.66%
Railings	Smooth	Custom: DeLand MetalCraft	Vanillin	SW6371	78.37	03.88%
Stone	Rough	Rock Solid Veneers	Destiny Ridge	N/A	N/A	05.26%
						100.00%

2 WEST ELEVATION

1/4" = 1'-0"

JACOBITES

Exterior Colors - West Elevation

Material	Texture	Manufacturer	Color	Number	L.R.V.	% of Elevation
Roof	Asphalt	CertainTEED	Georgetown Grey		N/A	04.23%
Fascia & Drip Edge	Smooth	Ply-Gem	Vanillin	SW6371	78.37	06.61%
Gable Vent	Smooth	Exterior Solutions	Arugula	SW6446	9.90	00.73%
Vent Trim	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	00.82%
Siding	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	72.15%
Siding Trim	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	01.97%
Windows	Smooth	Jeld-Wen	Vanillin	SW6371	78.37	01.45%
Window Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	06.99%
Glazing	Smooth	Jeld-Wen	Clear	N/A	N/A	03.20%
Columns	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	00.84%
Column Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.16%
Stone	Rough	Rock Solid Veneers	Destiny Ridge	N/A	N/A	00.85%
						100.00%

NOTES TO DRAWING:

JOHN STOUDENMIRE CARTER
ARCHITECT, P.A.
19 TYMBER COVE DELAND, FLORIDA 32724 386/736-3311 AA 0002396

PROJECT NAME

JACOBITES

New Fast-Food Restaurant

THESE PLANS AND DESIGNS SHOWN HEREON REMAIN THE PROPERTY OF JOHN STOUDENMIRE CARTER ARCHITECT, P.A. THEIR USE, WITHOUT WRITTEN LICENSE IS PROHIBITED.

Revisions:

REV #	DATE	ISSUE HISTORY

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SHEET NAME

PRELIMINARY ELEVATIONS

SEAL

STATE OF FLORIDA · JOHN STOUDENMIRE CARTER · AR 0014385 · REGISTERED ARCHITECT

DWG. BY	JSC
CHK. BY	JSC
APPR.	JSC
DATE	2-14-23
PRJ. #	0546

SHEET

A4.1

1 NORTH ELEVATION

1/4" = 1'-0"

FACING NEW YORK AVENUE

JACOBITES

Exterior Colors - North Elevation

Material	Texture	Manufacturer	Color	Number	L.R.V.	% of Elevation
Roof	Asphalt	CertainTEED	Georgetown Grey		N/A	55.03%
Fascia & Drip Edge	Smooth	Ply-Gem	Vanillin	SW6371	78.37	04.48%
Siding	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	22.10%
Siding Trim	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	01.06%
Windows	Smooth	Jeld-Wen	Vanillin	SW6371	78.37	01.08%
Window Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	02.61%
Glazing	Smooth	Jeld-Wen	Clear	N/A	N/A	03.81%
Columns	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	01.27%
Column Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.27%
Soffit	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	00.80%
Soffit Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.70%
Railings	Smooth	Custom: DeLand MetalCraft	Vanillin	SW6371	78.37	03.88%
Stone	Rough	Rock Solid Veneers	Destiny Ridge	N/A	N/A	01.27%
OPEN	N/A	N/A	N/A	N/A	N/A	01.91%
						100.00%

2 SOUTH ELEVATION

1/4" = 1'-0"

JACOBITES

Exterior Colors - South Elevation

Material	Texture	Manufacturer	Color	Number	L.R.V.	% of Elevation
Roof	Asphalt	CertainTEED	Georgetown Grey		N/A	55.03%
Fascia & Drip Edge	Smooth	Ply-Gem	Vanillin	SW6371	78.37	04.48%
Siding	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	20.86%
Siding Trim	Wd. Grain	James Hardie Industries	Arugula	SW6446	9.90	01.27%
Doors	Smooth	Jeld-Wen	Vanillin	SW6371	78.37	01.43%
Door Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.42%
Windows	Smooth	Jeld-Wen	Vanillin	SW6371	78.37	00.90%
Window Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	02.20%
Glazing	Smooth	Jeld-Wen	Clear	N/A	N/A	04.25%
Columns	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	01.27%
Column Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.27%
Soffit	Wd. Grain	Sherwin Williams	Vanillin	SW6371	78.37	00.80%
Soffit Trim	Wd. Grain	James Hardie Industries	Vanillin	SW6371	78.37	00.70%
Railings	Smooth	Custom: DeLand MetalCraft	Vanillin	SW6371	78.37	02.94%
Stone	Rough	Rock Solid Veneers	Destiny Ridge	N/A	N/A	01.27%
OPEN	N/A	N/A	N/A	N/A	N/A	01.91%
						100.00%

NOTES TO DRAWING:

JOHN S TOUDENMIRE CARTER ARCHITECT, P.A.

19 TYMBER COVE DELAND, FLORIDA 32724 386/736-3311 AA 0002396

PROJECT NAME

JACOBITES

New Fast-Food Restaurant

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SHEET NAME

PRELIMINARY ELEVATIONS

SEAL

STATE OF FLORIDA · JOHN STOUDENMIRE CARTER · AR 0014385 · REGISTERED ARCHITECT

DWG. BY	JSC
CHK. BY	JSC
APPR.	JSC
DATE	2-14-23
PRJ. #	0546

SHEET

A4.2

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

MEMORANDUM

DATE: October 5, 2023

TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development Coordinator*

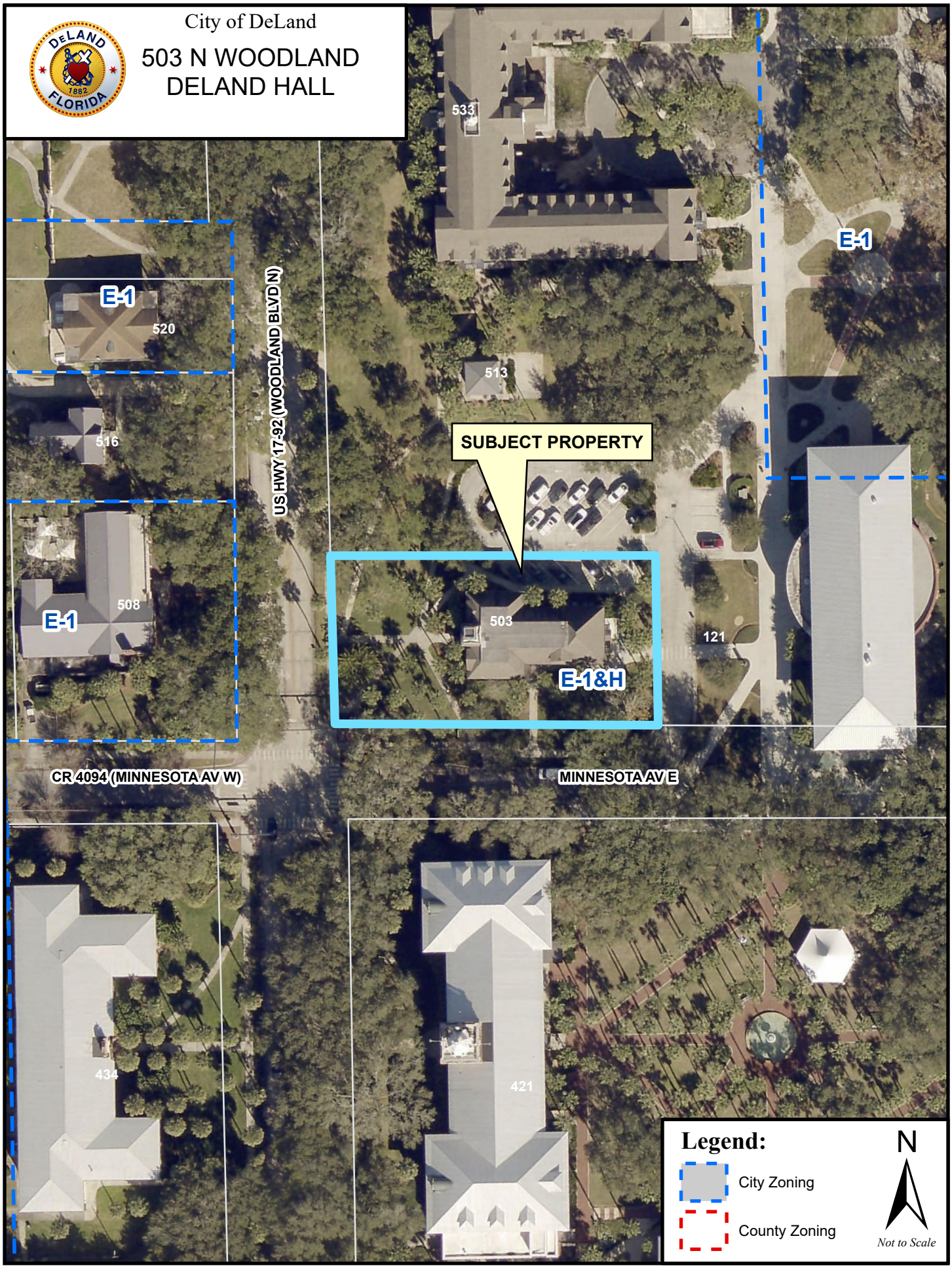
RE: **Certificate of Appropriateness (Alteration) for DeLand Hall at 503 North Woodland Blvd.**
Owner: Stetson University, Inc. / CO Stacey Matthews
Current Use: Educational
Zoning District: E-1, Educational
Historical Structure Form #: VO0263

Stetson University has proposed building maintenance/updates to the DeLand Hall building exterior façade. DeLand Hall is located within the Stetson University Historic District and located on the National Register of Historic Places. The maintenance work as described within the attached Planning Department Memorandum to Stetson University has been reviewed by City Staff. Per City of DeLand Land Development Regulations Section 33-34.03(3), staff has determined this work is considered Ordinary maintenance and does not need Historic Board approval for the Certificate of Appropriateness, therefore has been approved by City Staff.

33-34.03. Certificates of appropriateness.
(a) When required.
3. For each of the regulated work items listed in the designating ordinance, the following applies:
a. Ordinary maintenance. If the work constitutes "ordinary maintenance" as defined in section 33-12, the work may be done without a certificate of appropriateness.
b. Staff approval. If the work is not "ordinary maintenance," but will result in the "original appearance" as defined in section 33-12, including color and defining architectural details, the certificate of appropriateness may be issued by the planning director with consultation by the historic resource coordinator.
c. Board approval. If the work is not "ordinary maintenance" and will not result in the "original appearance," a certificate of appropriateness must be obtained from the historic preservation board before the work may be done.

***Sec. 33-12 - Ordinary maintenance** means work which does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration, or decay.*

Attachments:
Aerial Vicinity Map
Memorandum to Stetson University
Historical Structure Form VO263


City of DeLand
503 N WOODLAND
DELAND HALL
533
E-1
520
513
US HWY 17-92 (WOODLAND BLVD N)
516
SUBJECT PROPERTY
508
503
121
E-1&H
CR 4094 (MINNESOTA AV W)
MINNESOTA AV E
434
421
Legend:
City Zoning
County Zoning
N
Not to Scale

Planning Department

Memorandum

TO: Sidney Johnston, Stetson University

DATE: July 17, 2023

FROM: Belinda Williams-Collins, Historic Preservation Staff

SUBJECT: DeLand Hall – 503 N. Woodland Blvd.

==========

As shown on the attached map, the property located at 503 N. Woodland Blvd. (DeLand Hall) is located within the Stetson Historic District which is a nationally as well as a locally designated historic district.

The city seeks to protect the historic integrity of designated historic resources and requires review of proposals to add to, demolish or in any way alter the exterior historic fabric of such structures. Any changes that are made will require the granting of a certificate of appropriateness (COA) approved by the Historic Preservation Board or city staff.

The city enforces regulations that pertain to the exterior of historic structures and The Secretary of the Interior provides the following standards that seek to protect features of historic buildings:

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.

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.

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.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.**

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.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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.

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.

Updates proposed to the building, as explained by Scott Thacker of Stetson University – Assoc. VP for Facilities management, are as follows:

1. Adding a step to the front entrance thereby returning to the original scenario of 5 steps leading up to the building.
2. Raising the porch to eliminate the space underneath the door and the trip hazard.
3. Repairing/replacement of rotted items i.e. bannisters, balusters, newel posts and finials, siding and trim.
4. Repairing/replacement of other items that have fallen from the building (i.e. shingles)

City regulations state the following regarding the granting of certificates of appropriateness:

33-34.03. *Certificates of appropriateness*.

(a) *When required.*

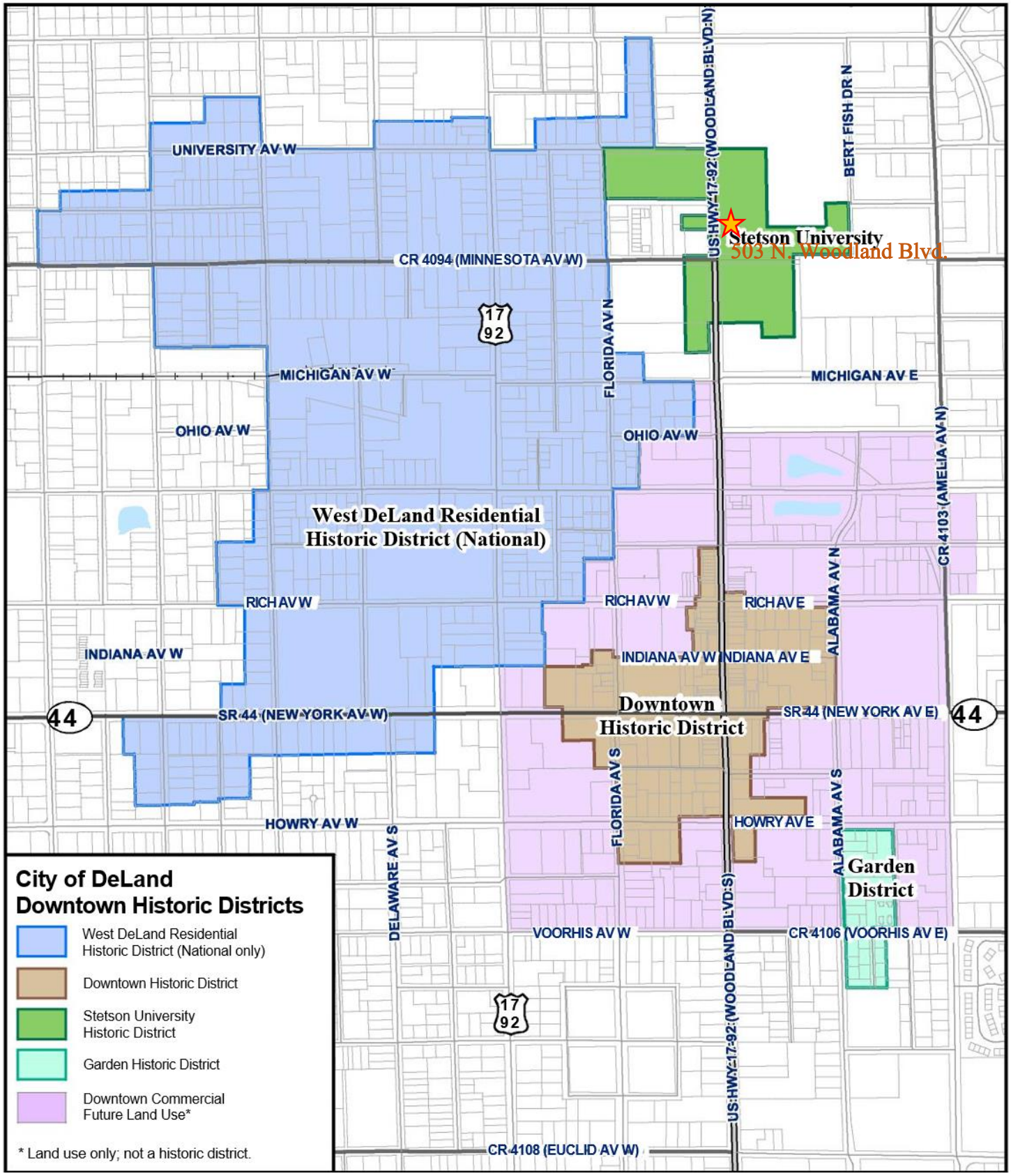
3. For each of the regulated work items listed in the designating ordinance, the following applies:

a. *Ordinary maintenance.* If the work constitutes "ordinary maintenance" as defined in section 33-12, the work may be done without a certificate of appropriateness.

33-12. *Definitions.*

"*Ordinary maintenance* means work which does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration, or decay."

Because these updates do not constitute major changes or additions to the building, city staff has determined that the updates are ordinary maintenance items not requiring a full certificate of appropriateness and the repair work necessary to address the deteriorated items is allowed.


UNIVERSITY AV W
CR 4094 (MINNESOTA AV W)
MICHIGAN AV W
OHIO AV W
RICH AV W
INDIANA AV W
SR 44 (NEW YORK AV W)
HOWRY AV W
VOORHIS AV W
CR 4108 (EUCLID AV W)
US HWY 17-92 (WOODLAND BLVD N)
US HWY 17-92 (WOODLAND BLVD S)
BERT FISH DR N
FLORIDA AV N
FLORIDA AV S
DELAWARE AV S
MICHIGAN AV E
OHIO AV W
RICH AV E
INDIANA AV E
ALABAMA AV N
ALABAMA AV S
CR 4103 (AMELIA AV N)
SR 44 (NEW YORK AV E)
HOWRY AV E
CR 4106 (VOORHIS AV E)
17
92
44
Stetson University
503 N. Woodland Blvd.
West DeLand Residential
Historic District (National)
Downtown
Historic District
Garden
District
City of DeLand
Downtown Historic Districts
West DeLand Residential
Historic District (National only)
Downtown Historic District
Stetson University
Historic District
Garden Historic District
Downtown Commercial
Future Land Use*
* Land use only; not a historic district.

1. Missing shingles	2. Banister railings	3. Existing steps
4. Space below front door	5. Banister footing	6. Bannister
7. Bannister post	8. Other damage	9. Other damage

1
2
3
4
5
6
7

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

MEMORANDUM

DATE: October 5, 2023

TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development Coordinator*

RE: **Certificate of Appropriateness (Alteration) for Ground (Monument) Sign face change at 115 East Howry Ave.**
Application No.: BD23-3604
Applicant: Morris Sign Company
Owner: First United Methodist Church
Current Use: Commercial
Zoning District: C2-A&H (Downtown Commercial & Historic)
Historical Structure Form #: 8VO10093 & 8VO1536

The above referenced property is located within the Downtown Historic District, Historic Support District, Historic Design District, and Downtown Support District. The applicant is seeking approval for a sign face/copy area replacement on an existing ground sign due to a business rebrand.

The existing sign structure will not be changing, only the business name and face material upgrade along with cleaning and painting maintenance of the entire sign structure. The existing sign face/copy area material is white aluminum with the letters and logo cut out, white Lexan inside and black aluminum letters on top to allow the letters and logo to light up, as the sign is internally illuminated. The proposed sign face/copy area will remove the aluminum material and replace it with white Lexan material and durable vinyl letters and will stay internally illuminated.

The proposed sign copy area will use the colors SW 6431 and SW6328 that are found within the *Historic District & Support District Commercial Building Color Guide.* The sign contractor, Morris Sign Company applied for the sign face replacement for the First United Methodist Church to reflect their new brand, 'first Church'. In 2016, a sign permit was applied for and approved to add additional wayfinding signage on the property to reflect the rebrand. The previously approved wayfinding signage matches the same color scheme as this proposed sign face.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-34.03 outlines the historic sign guidelines criteria in the City and in the Historic Design and Downtown Support District. Section 33-75 outlines the permitted permanent accessory signs within the Gateway overlay district, and Historic District and overall non-conforming signs.

Section 33-34.03 Certificates of appropriateness. *A certificate of appropriateness shall be required for any of the following activities on properties within designated Historic Districts and individually designated historic properties: a. Any material change or alteration in the exterior appearance of existing buildings objects or structures.*

A Certificate of Appropriateness is required for this ground sign, due to this alteration on the exterior appearance of an existing structure within the Downtown Historic District, in which case this ground sign being the structure.

Once it has been determined that the Certificate of Appropriateness is required, staff reviewed if it can be approved primarily through staff review or by the Historic Preservation Board.

Section 33-34.03 (3) (a)(b)(c)

3. For each of the regulated work items listed in the designating ordinance, the following applies:

a. Ordinary maintenance. *If the work constitutes "ordinary maintenance" as defined in section 33-12, the work may be done without a certificate of appropriateness.*

Ordinary maintenance *means work which does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration, or decay.*

b. Staff approval. *If the work is not "ordinary maintenance," but will result in the "original appearance" as defined in section 33-12, including color and defining architectural details, the certificate of appropriateness may be issued by the planning director with consultation by the historic resource coordinator.*

Original appearance *means that appearance which, to the satisfaction of the planning director, closely resembles the appearance of either: (1) the feature on the building as it was originally built or was likely to have been built, or (2) the feature on the building as it presently exists so long as the present appearance is appropriate, in the opinion of the planning director, to the style and materials of the building.*

c. Board approval. *If the work is not "ordinary maintenance" and will not result in the "original appearance," a certificate of appropriateness must be obtained from the historic preservation board before the work may be done.*

The sign copy area changing requires a construction permit therefore it does not constitute *'Ordinary Maintenance'* as defined in our Land Development Code and requires a Certificate of Appropriateness. The work will result in the *'Original Appearance'* as defined in our Land Development Code due to the overall existing sign structure not changing, and the copy area is the only proposed alteration. The original overall sign structure does match the original features on the main building, and the copy area is changing to reflect the Church rebrand and the colors used for the text is consistent with our *Historic District & Support District Commercial Building Color Guide.*

Sec. 33-75. - Permitted permanent accessory signs.

33-75.01. Generally. *Signs inside a Gateway Overlay District must meet the requirements of section 33-36, article IV, Overlay and Floating Zones as described in Table 33-75.01(b) below.*

GATEWAY OVERLAY DISTRICT SIGNS	
Historic District—C-2AH	*Permitted signage must comply with the historic nature of the area.*
Gateway Overlay Districts—Permitted Sign Dimensions	
Property Area	***Size of Sign***
Less than 2 and ½ acres	*One double-faced sign with a maximum of 48 square feet per side.*

This sign, located within the Gateway Overlay District and zoned C-2AH meets the historic nature of the area and the existing historic building on the property. The property with this sign is less than 2 and ½ acres, and meets the size requirements of a maximum of 48 sq. ft. per side. The sign height and copy area size will not be changed than what is already existing.

33-75.04. Permissible number, area, spacing and height of permanent accessory signs. *The following section addresses all areas of the city not included in the Gateway Overlay District. The areas included in the Gateway Overlay District are described in article IV. Signs located in a Gateway Overlay District must meet the applicable criteria.*

(d) Historic signs.

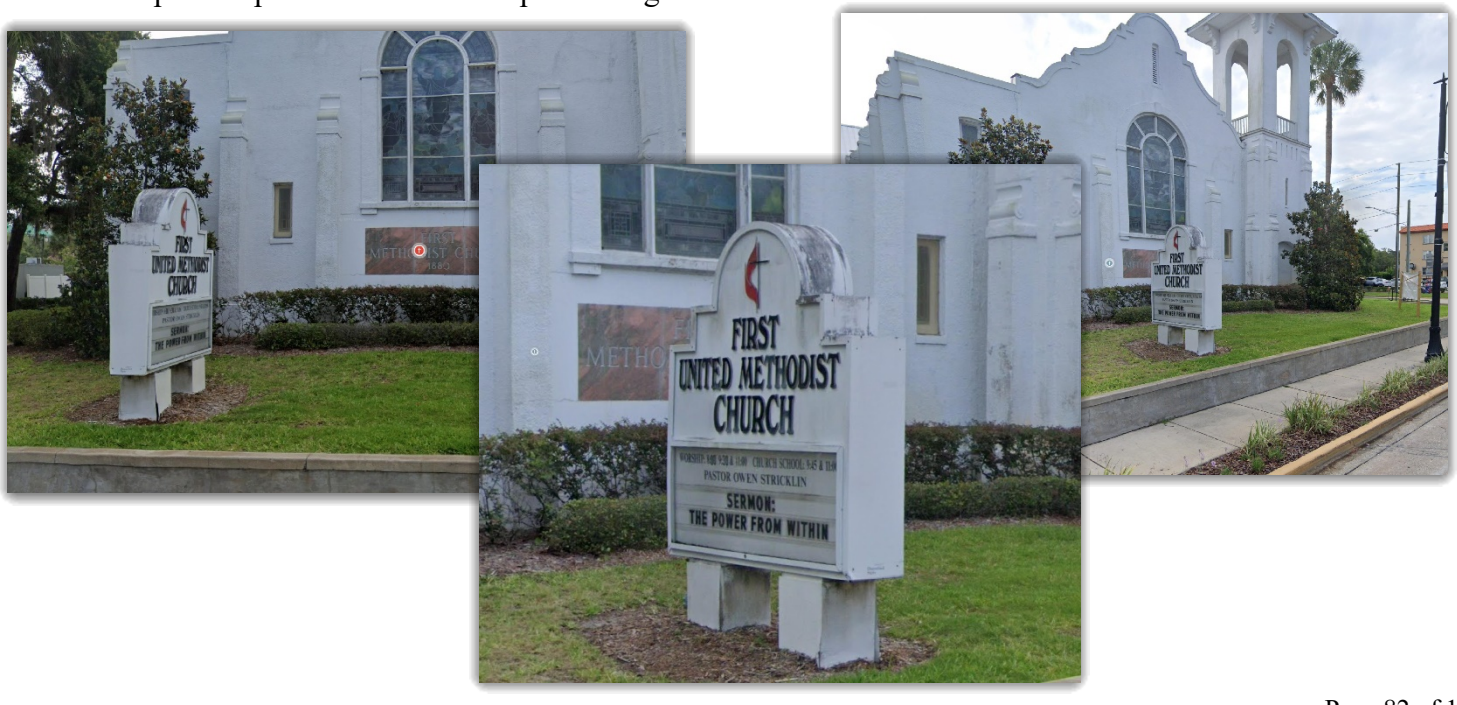
1. All signs inside the Historic District Overlay shall comply with the following standards in addition to the Gateway Overlay District:

b. If the sign is a ground mounted sign it shall be a monument sign that meets the following:

(1) Ground mounted signs shall not exceed 8 feet in height.

(2) Ground mounted signs shall not exceed 48 square feet of copy area.

The existing sign is a ground sign and per the existing Land Development Code, it is considered non-conforming due to the height being over 8ft and doesn't meet the required setbacks. The copy area of this sign is compliant per our Land Development Code, and is not increasing or decreasing. In addition, since the overall sign structure is not changing, the sign does not need to come into compliance per our Land Development Regulations.



Staff Recommendation

Staff has reviewed the proposed ground sign face change per the above reference Land Development Regulation Sections and found that it is consistent with the regulations. The changes are not considered 'Ordinary Maintenance' but due to the overall sign structure not changing, and continue to match the existing building, staff has found it meeting the definition of 'original appearance', therefore staff approved the sign administratively as it was presented.

Attachments:

Vicinity Map
Sign Rendering
Land Development Regulations Section 33-34.03
Historical Structure Forms 8VO10093 & 8VO1536

City of DeLand
115 E HOWRY
SIGN CHANGE
GEORGIA AV W
GEORGIA AV E
C-2A
113
150
128
SUBJECT PROPERTY
133
C-2A&H
136
US HWY 17-92 (WOODLAND BLVD S)
115
142
HOWRY AV W
HOWRY AV E
204
C-2A
130
216
Legend:
City Zoning
County Zoning
N
Not to Scale

Sec. 33-34. Historic districts and landmarks.

33-34.03. *Certificates of appropriateness.*

(a) *When required.*

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

    a. Any material change or alteration in the exterior appearance of existing buildings objects or structures.

    b. The movement or relocation of any building object, or structure.

    c. Any new construction of principal or accessory buildings or structures.

    d. Disturbance of an archaeological site.

    e. Division of a tract or parcel of land into two or more lots.

2. Upon designation of a Historic District or individual historic property, the designating ordinance shall prescribe those architectural features considered significant to the district or property and the types of regulated work items other than those requiring a city permit, which should be reviewed for appropriateness.

3. For each of the regulated work items listed in the designating ordinance, the following applies:

    a. *Ordinary maintenance.* If the work constitutes "ordinary maintenance" as defined in section 33-12, the work may be done without a certificate of appropriateness.

    b. *Staff approval.* If the work is not "ordinary maintenance," but will result in the "original appearance" as defined in section 33-12, including color and defining architectural details, the certificate of appropriateness may be issued by the planning director with consultation by the historic resource coordinator.

    c. *Board approval.* If the work is not "ordinary maintenance" and will not result in the "original appearance," a certificate of appropriateness must be obtained from the historic preservation board before the work may be done.

4. A certificate of appropriateness shall be a prerequisite to the issuance of any other permits required by law. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits or approvals required by the City of DeLand. A building permit or other municipal permit shall be invalid if it is obtained without a certificate of appropriateness required for the proposed work.

(b) *Criteria for issuing.*

1. The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows:

    a. Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

    b. 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.

c. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

d. Changes, which 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.

e. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

f. Deteriorated architectural features shall be repaired rather than replaced, wherever 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.

g. The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

h. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project.

i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

j. Wherever possible, new additions or alteration 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.

k. The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture.

2. In approving or denying an application for a certificate of appropriateness for new construction, the board shall require the following features of the proposed building be visually compatible with the existing contributing structures in a designated Historic District:

a. Height;

b. Scale;

c. Massing;

d. Setbacks;

e. Fenestration;

f. Roof shape;

g. Use of materials;

h. Directional expression;

i. Style;

j. Site plan.

3. In addition to the guidelines provided in subsection 1 above, issuance of certificates of appropriateness for relocations shall be guided by the following factors:

a. The historic character and aesthetic interest the building, structure, or object contributes to its present setting;

b. Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding area;

c. Whether the building, structure, or object can be moved without significant damage to its physical integrity; and

d. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure or object.

4. Issuance of a certificate of appropriateness for any division of a tract or parcel of land into two or more lots shall be guided by these criteria:

a. To what extent the proposed division will disrupt the historic pattern of development;

b. The intended use of the proposed division;

c. The compatibility of the use of the proposed division with the surrounding Historic District; and

d. To what extent the owner of the property will experience an economic hardship if the request is denied.

(c) *Procedure.*

1. A person wishing to undertake any of the actions specified in subsection (a) above shall file an application for a certificate of appropriateness and supporting documents with the historic resource coordinator.

2. The prospective applicant shall confer with the historic resource coordinator concerning the nature of the proposed action and requirements related to it. The applicant shall be advised of the nature and detail of the plans, designs, photographs, reports or other exhibits required to be submitted with the application. Such advice shall not preclude the historic preservation board from requiring additional material prior to making its determination in the case. Following the conference with the historic resource coordinator, a preapplication conference shall be held with the historic preservation board if requested by the applicant.

3. Upon receipt of a completed application and all required submittals and fees, the historic resource coordinator shall place the application on the agenda of the historic preservation board within 30 days. Upon mutual agreement between the applicant and the historic resource coordinator, the application may be set for hearing at a meeting later than the next regularly scheduled meeting.

4. No less than seven days, but not more than 30 days, prior to the meeting at which the application is to be heard, the historic resource coordinator shall give the following notice:

a. Written notice of the time and place of the meeting shall be sent to the applicant and all persons or organizations filing written requests.

b. One advertised notice in a newspaper of general circulation or a notice posted upon the property for which the certificate of appropriateness has been applied. Such posted notice shall be at least 22 inches by 28 inches in size, and shall be posted within ten feet of the right-of-way and are [be] visible from the right-of-way. One notice shall be posted for each 200 feet of road frontage along all roadways bordering the property.

5. The hearing shall be held at the time and place indicated in the notice. The decision of the historic preservation board shall be made at the hearing.

6. The historic preservation board shall use the criteria set forth in subsection (b) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall take one of the following actions:

   a. Grant the certificate of appropriateness with an immediate effective date;

   b. Grant the certificate of appropriateness with special modifications and conditions;

   c. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;

   d. Deny the certificate of appropriateness.

7. The historic preservation board shall make written findings and conclusions that specifically relate the criteria for granting certificates of appropriateness. All parties shall be given the opportunity to present evidence through documents, exhibits, testimony, or other means. All parties shall be given the opportunity to rebut evidence through cross-examination or other means.

8. The historic resource coordinator shall record and keep records of all meetings. The records shall include the vote, absence, or abstention of each member upon each question, all official actions of the historic preservation board, and the findings and conclusions of the board. All records shall be filed with the historic resource coordinator.

9. Any person aggrieved by a decision reached by the historic preservation board may appeal the decision to the city commission.

10. No work for which a certificate of appropriateness is required may be undertaken unless a certificate of appropriateness authorizing the work is conspicuously posted on the property where the work is to be performed.

(Ord. No. 2013-11, § 1, 8-5-13)

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site #8 VO10093
Field Date 10-19-2018
Form Date 10-31-2018
Recorder # _____

Site Name(s) (address if none) 115 E Howry Avenue: Bldg 2 — **Multiple Listing** (DHR only) _____
Survey Project Name SR 15 Photometric Project — Survey # (DHR only) 27197
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☒ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	115	E	Howry	Avenue	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name DE LAND — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) DeLand — In City Limits? ☒ yes ☐ no ☐ unknown — **County** Volusia
Township 17S — **Range** 30E — **Section** 16 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 701601020032 — Landgrant _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1959 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Recreation, non-building — **From (year):** 1959 — **To (year):** 2018
Current Use Recreation, non-building — **From (year):** 1959 — **To (year):** 2018
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: 1-1-1996 — **Nature** Unknown
Additions: ☐ yes ☐ no ☒ unknown — Date: _____ — **Nature** _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☒ unknown **Describe** _____

DESCRIPTION

Style Moderne — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. Gable 3. _____
Roof Material(s) 1. Built-up 2. Barrel tile 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Aluminum 4-light awning windows

Distinguishing Architectural Features (exterior or interior ornaments) Shaped interior porch cut-out

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Shares a parcel with 8VO01536

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8VO10093

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) Double-door entry with rectangular window above, S façade, stepped approach

Porch Descriptions (types, locations, roof types, etc.) Spanish revival closed porch on S façade; open porch with awning and stepped approach W side

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Resource 8VO10093 is a two story, rectangular Modern building set on a continuous concrete foundation.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Pedestrian/Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Due to lack of sufficient historic significance and architectural distinction, 8VO10093 is ineligible for listing in the NRHP, either individually or as a contributing resource within a potential or existing historic district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location — Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials — File or accession #'s 3749;439881

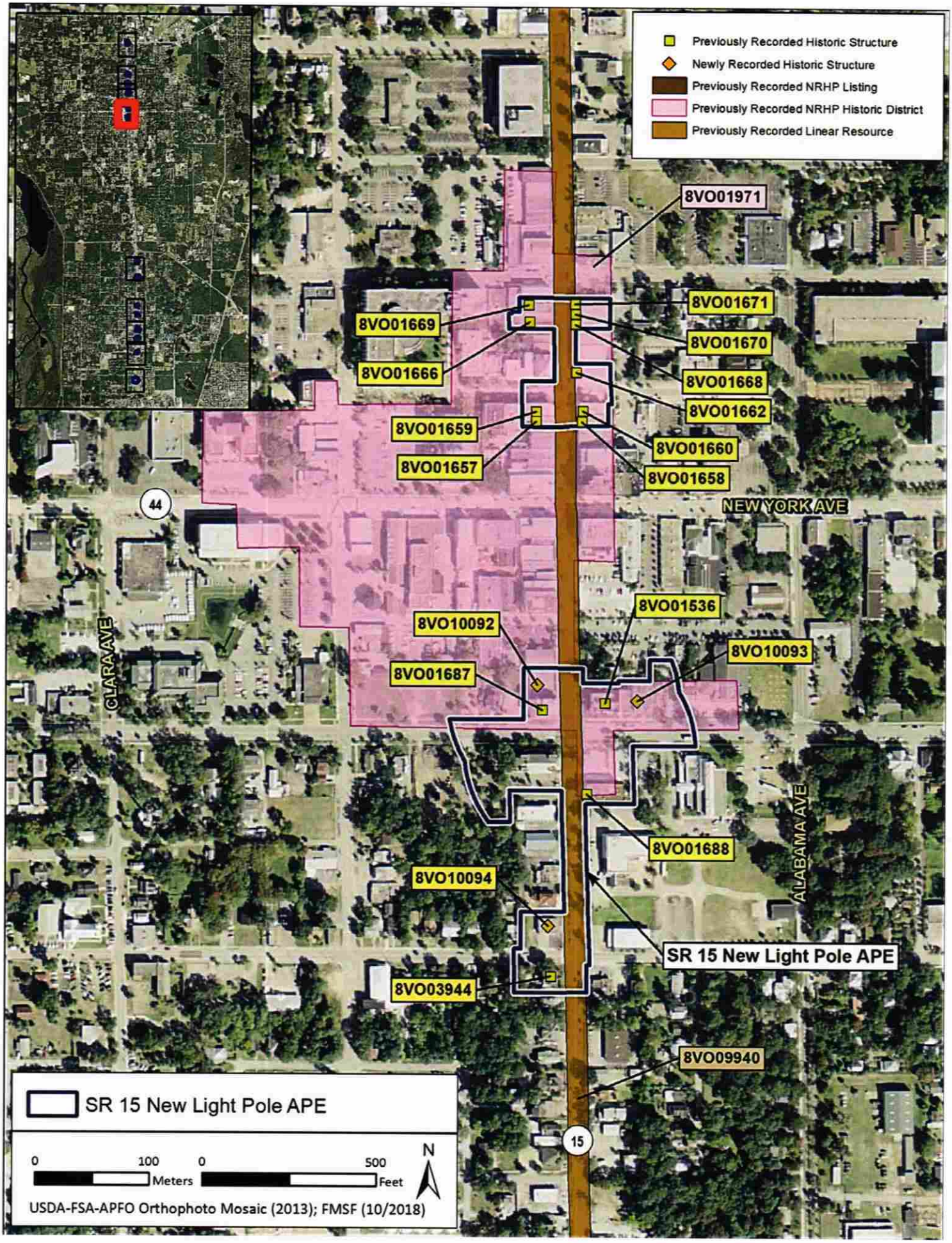
2) Document type _____ — Maintaining organization _____
Document description _____ — File or accession #'s _____

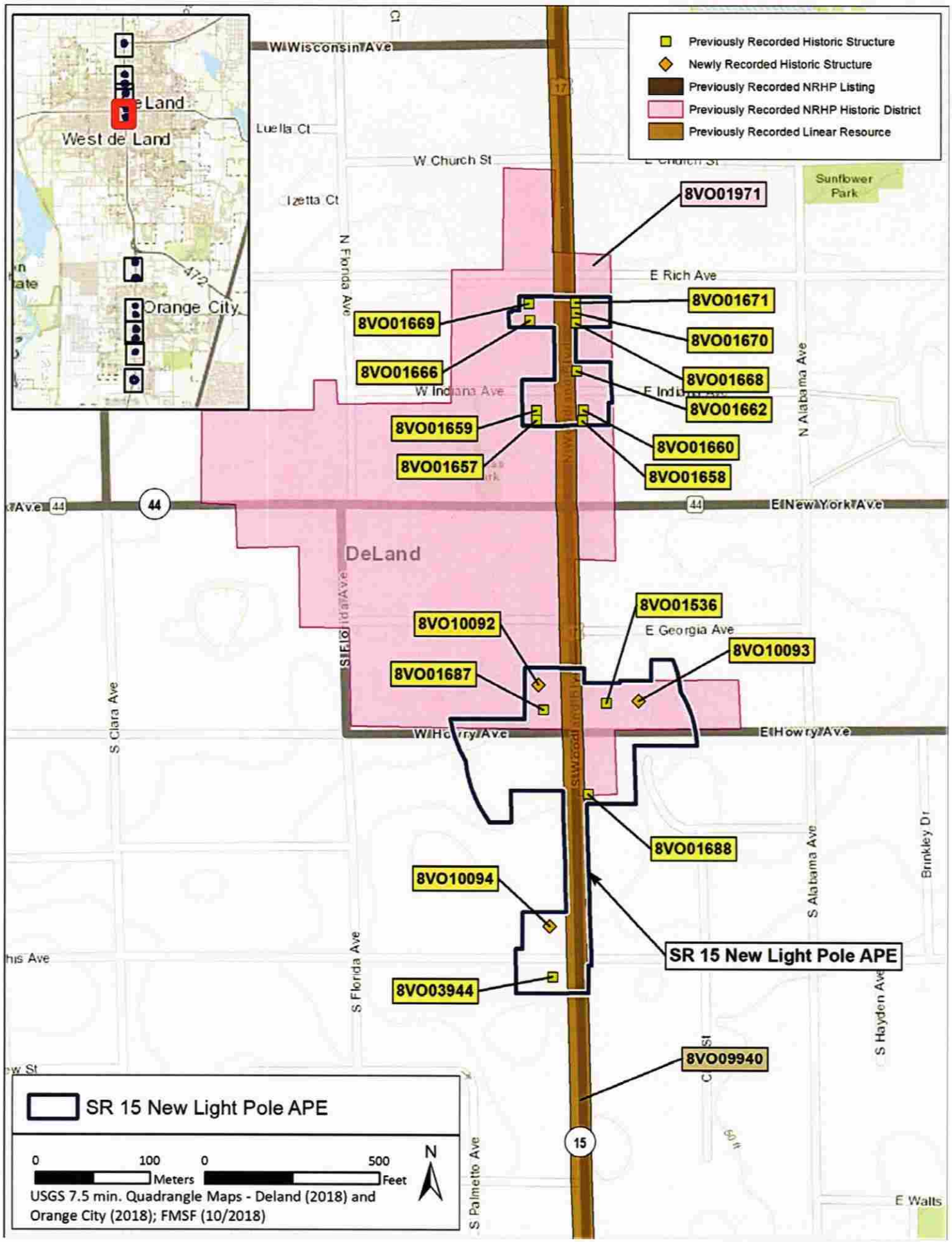
RECORDER INFORMATION

Recorder Name Guerrieri, Kelly — **Affiliation** Southeastern Archaeological Research
Recorder Contact Information 3117 Edgewater Dr Orlando Fl 32804/4072367711/4072367799/kelly.guerrieri@searchinc
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
8VO01971
8VO01671
8VO01669
8VO01670
8VO01666
8VO01668
8VO01662
8VO01659
8VO01660
8VO01657
8VO01658
NEW YORK AVE
44
8VO01536
8VO10092
8VO10093
8VO01687
CLARA AVE
ALABAMA AVE
8VO01688
8VO10094
SR 15 New Light Pole APE
8VO03944
8VO09940
15
SR 15 New Light Pole APE
0
100
Meters
0
500
Feet
N
USDA-FSA-APFO Orthophoto Mosaic (2013); FMSF (10/2018)


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
West de Land
Orange City
W Wisconsin Ave
Luella Ct
W Church St
Izetta Ct
N Florida Ave
Sunflower Park
E Rich Ave
8VO01971
8VO01671
8VO01669
8VO01670
8VO01666
8VO01668
W Indiana Ave
8VO01662
8VO01659
8VO01660
8VO01657
8VO01658
N Alabama Ave
E New York Ave
DeLand
8VO01536
8VO10092
E Georgia Ave
8VO10093
8VO01687
S Clara Ave
W Howry Ave
E Howry Ave
8VO01688
8VO10094
S Alabama Ave
Brinkley Dr
SR 15 New Light Pole APE
S Florida Ave
8VO03944
S Hayden Ave
8VO09940
S Palmetto Ave
E Walts
SR 15 New Light Pole APE
0 100 Meters
0 500 Feet
N
USGS 7.5 min. Quadrangle Maps - Deland (2018) and Orange City (2018); FMSF (10/2018)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 VO 1536

SITE NAME: 115 East Howry Avenue SURVEY DATE: 08/31/86
ADDRESS: 115 East Howry Avenue
INSTRUCTIONS TO LOCATE: 1107

LOCATION: Howry's Addition 2 3
Subdivision Name Block No. Lot No.
COUNTY: Volusia
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: First Methodist Church
ADDRESS: 115 East Howry Avenue
ADDRESS: DeLand, FL 32720
TYPE OF OWNERSHIP: Institutional RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One	INTEGRITY OF SITE: Check one or more	
		ORIGINAL USE Religious
x EXCELLENT	x ALTERED	PRESENT USE Religious
GOOD	UNALTERED	DATES 1915-1921
FAIR	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED	RESTORED: / /	PERIOD: 20th century
	MOVED: / /	

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING	x TRANSPORTATION
x DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

RECORD NUMBER 126

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Spanish Mission

PLAN TYPE: Rectangular

EXTERIOR FABRIC(S): Stucco:textured

STRUCTURAL SYSTEM(S): Masonry:brick

PORCHES: S/1st-story entrance porch with carrilinear parapet roof,arched entrance,sq. masonry columns,1 bay,access S
ORIENTATION: S

FOUNDATION: Continuous:brick

ROOF TYPE: Gable # Flat,parapet

SECONDARY ROOF STRUCTURE(S): Cross gable # Bellcote

CHIMNEY LOCATION:

WINDOW TYPE: Casement,stained glass,wood

CHIMNEY:

ROOF SURFACING: Composition shingles:butt

ORNAMENT EXTERIOR: Stained glass windows

NO. OF CHIMNEYS

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage)

TOWNSHIP	RANGE	SECTION
17 S	30 E	9

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET

Statement of Significance:

This two-story masonry religious building is located at 115 East Howry Avenue. It has Spanish Mission styling expressed in its curvilinear parapet roof, a bellcote with a pyramidal roof and arched openings, butresses along the sides, stained glass windows, and a curvilinear parapet roof porch with an arched entrance. Gothic arched windows are found on the east side. It has been altered by a Spanish Mission addition on the east side.

A portion of this building was constructed in 1885. However, the original building is largely hidden by later additions. Between 1892 and 1897 changes apear on the northeast and the front of the building. Between 1897 and 1903 there is an apparant addition on the north side. Between 1915 and 1921 a major addition was made. Therefore, the building essentially dates to the 1915-1921 period.

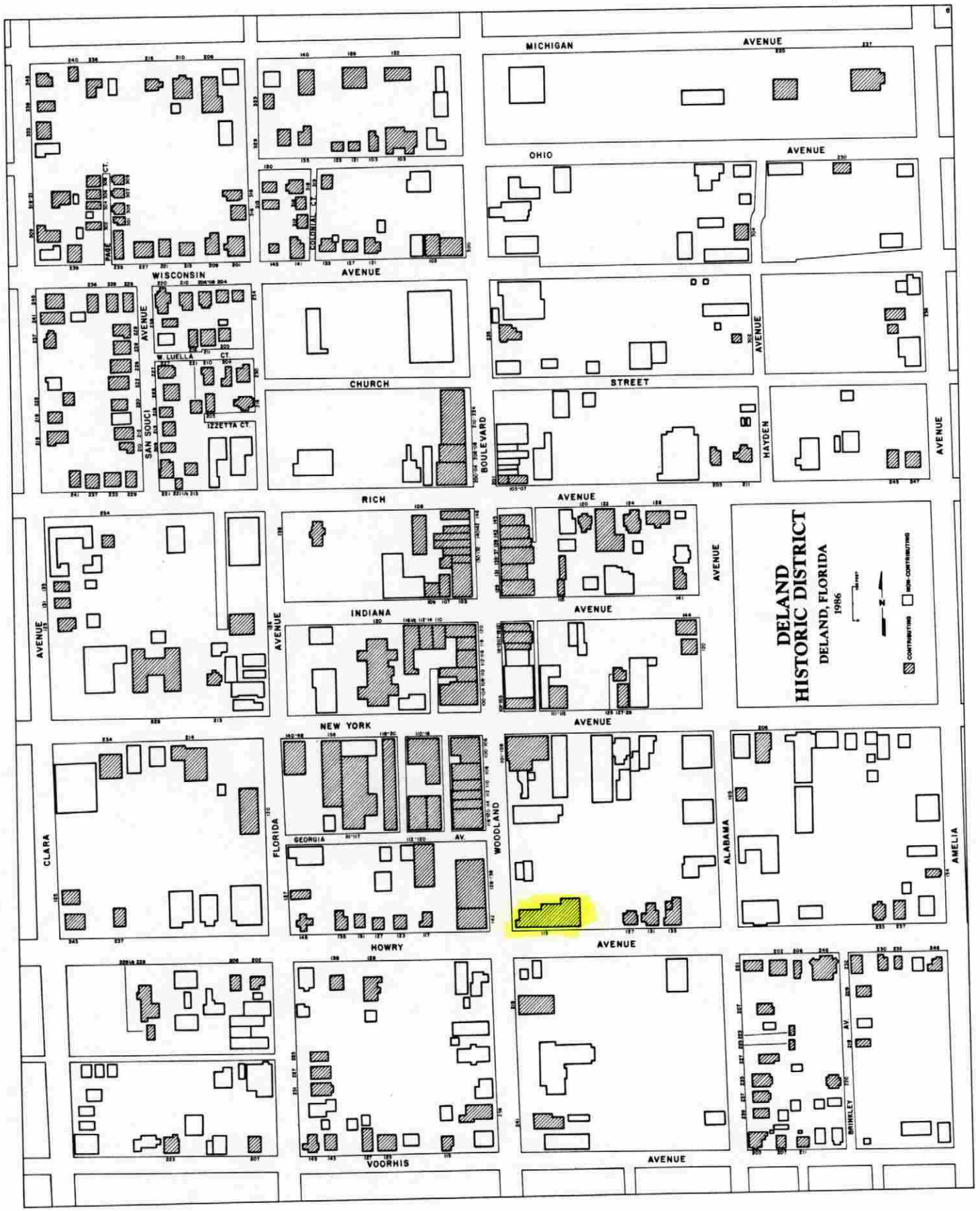
The building is located in DeLand, Florida, the Volusia County seat of government, situated in the mid-central part of the peninsula, five miles east of the St. Johns River. Settlement of the community began a decade after the Civil War, encouraged by Henry DeLand, a New York manufacturer. Development of the town in the late nineteenth century grew largely upon an expanding citrus industry. Stetson University, founded in 1884 and later named for its chief benefactor, hat manufacturer and citrus grower John A. Stetson, reflected Henry DeLand's wish to make the town the "Athens of Florida."

Incorporated in 1882, the town enjoyed steady expansion around the turn of the century and experienced explosive growth in the early 1920s. The 1926 crash was aggravated in DeLand by citrus disease, though the city rebounded more quickly than most on the basis of its tourist industry. DeLand contributed many political leaders to Florida in the 1930s and 1940s. Although the city has experienced dramatic expansion in recent decades, the downtown area retains much of its early twentieth century character, particularly reflected in masonry vernacular storefronts. (1)

1. See Historic Property Associates, Historic Properties Survey of DeLand, Florida, (DeLand, 1986).

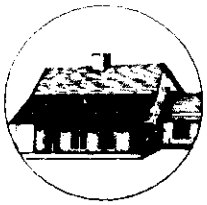
h

V01536


DELAND
HISTORIC DISTRICT
DELAND, FLORIDA
1986
CONTRIBUTING
NON-CONTRIBUTING
MICHIGAN AVENUE
OHIO AVENUE
WISCONSIN AVENUE
CHURCH STREET
RICH AVENUE
INDIANA AVENUE
NEW YORK AVENUE
HOWRY AVENUE
VOORHIS AVENUE
W. LUELLA CT.
IZZETTA CT.
SAN SOUCI
BOULEVARD
HAYDEN AVENUE
CLARA AVENUE
FLORIDA AVENUE
WOODLAND BLVD.
ALABAMA AVENUE
AMELIA AVENUE
GEORGIA AV.
BRINKLEY AV.

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site #8 VO01536
Field Date 10-19-2018
Form Date 10-25-2018
Recorder #

Site Name(s) (address if none) 115 E Howry Avenue: Building 1 **Multiple Listing (DHR only)**
Survey Project Name SR 15 Photometric Project **Survey # (DHR only)** 27147
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	115	E	Howry	Avenue	

Cross Streets (nearest / between)
USGS 7.5 Map Name DE LAND **USGS Date** 2018 **Plat or Other Map**
City / Town (within 3 miles) DeLand In City Limits? ☒ yes ☐ no ☐ unknown **County** Volusia
Township 17S **Range** 30E **Section** 16 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 701601020032 **Landgrant**
Subdivision Name **Block** **Lot**
UTM Coordinates: **Zone** ☐ 16 ☐ 17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: Y: **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Church/Temple/Synagogue **From (year):** 1920 **To (year):** 2018
Current Use Church/Temple/Synagogue **From (year):** 1920 **To (year):** 2018
Other Use From (year): To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: **Original address**
Alterations: ☐ yes ☐ no ☒ unknown Date: **Nature**
Additions: ☐ yes ☐ no ☒ unknown Date: **Nature**
Architect (last name first): **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☒ unknown **Describe**

DESCRIPTION

Style Mission **Exterior Plan** T-shaped **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Sheet metal:corrugated 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Stained glass windows

Distinguishing Architectural Features (exterior or interior ornaments) Curvilinear parapet; bellcote with pyramidal roof; buttresses

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Two other buildings share the parcel with 8VO01536. One is historic and is being recorded as 8VO10093.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑ yes ☐ no ☐ insufficient info Date 2·15·19 Init. AMM KEEPER – Determined eligible: ☐ yes ☐ no Date NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 VO01536

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) Located on the S façade, features paneled wood double doors.

Porch Descriptions (types, locations, roof types, etc.) The entrance is approached by concrete stairs and is covered by a roof with a similar curvilinear parapet as the rest of the structure.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource 8VO01536 is a two story, T-shaped plan Mission style church set on a continuous foundation, the material of which is obscured by stucco.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Pedestrian/Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 8VO01536 is eligible for the NRHP individually and as a contributing resource to the Downtown DeLand Historic District (8VO01971) under Criterion C, for its Spanish Mission Style Architecture.
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location — Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials — File or accession #'s 3749;439881

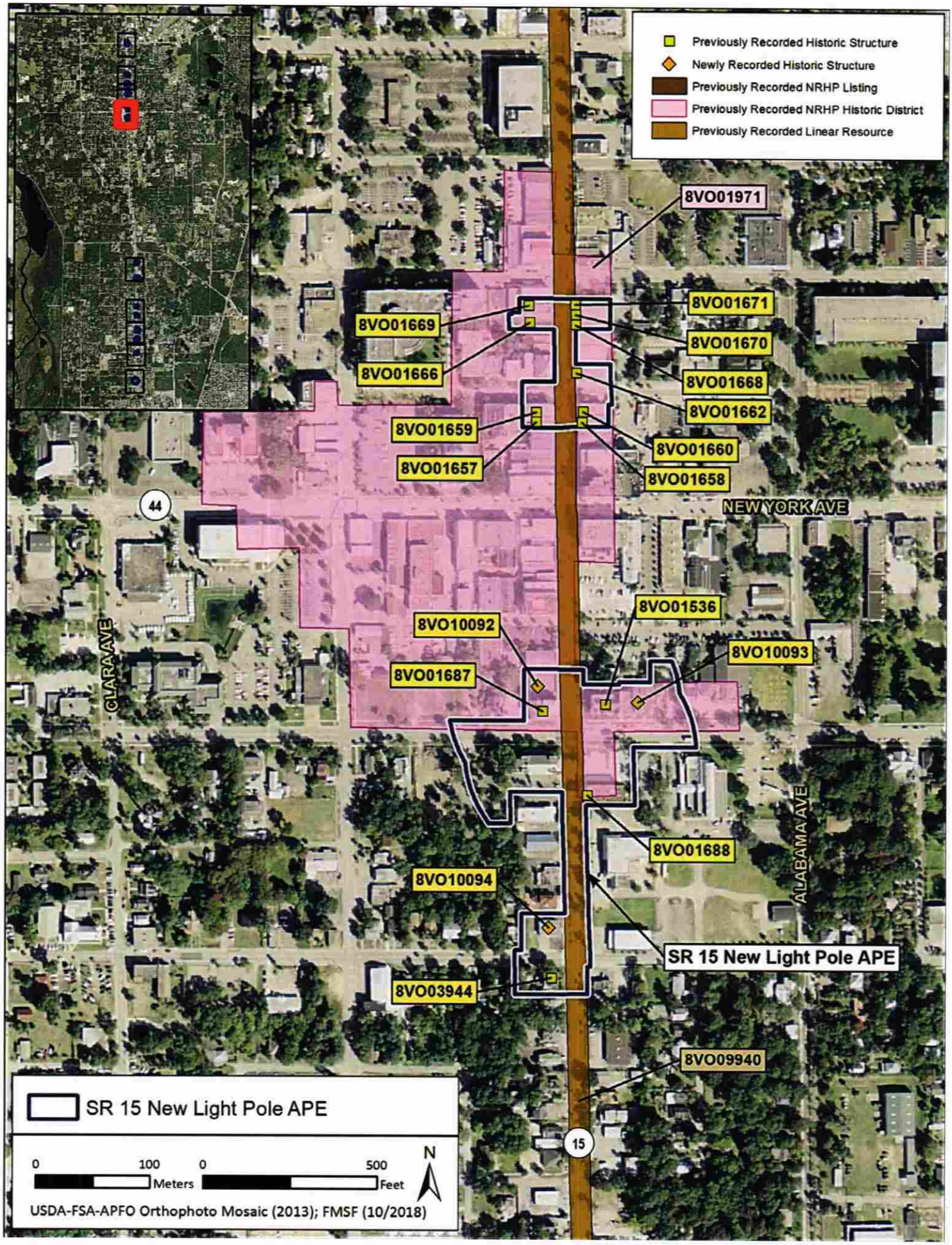
2) Document type _____ — Maintaining organization _____
Document description _____ — File or accession #'s _____

RECORDER INFORMATION

Recorder Name Armstrong, Kirsten **Affiliation** Southeastern Archaeological Research
Recorder Contact Information 3117 Edgewater Dr Orlando Fl 32804/4072367711/4072367799/Kirsten.Armstrong@searchin
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
8VO01971
8VO01671
8VO01669
8VO01670
8VO01666
8VO01668
8VO01662
8VO01659
8VO01660
8VO01657
8VO01658
NEW YORK AVE
44
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ALABAMA AVE
8VO01688
8VO10094
SR 15 New Light Pole APE
8VO03944
8VO09940
15
SR 15 New Light Pole APE
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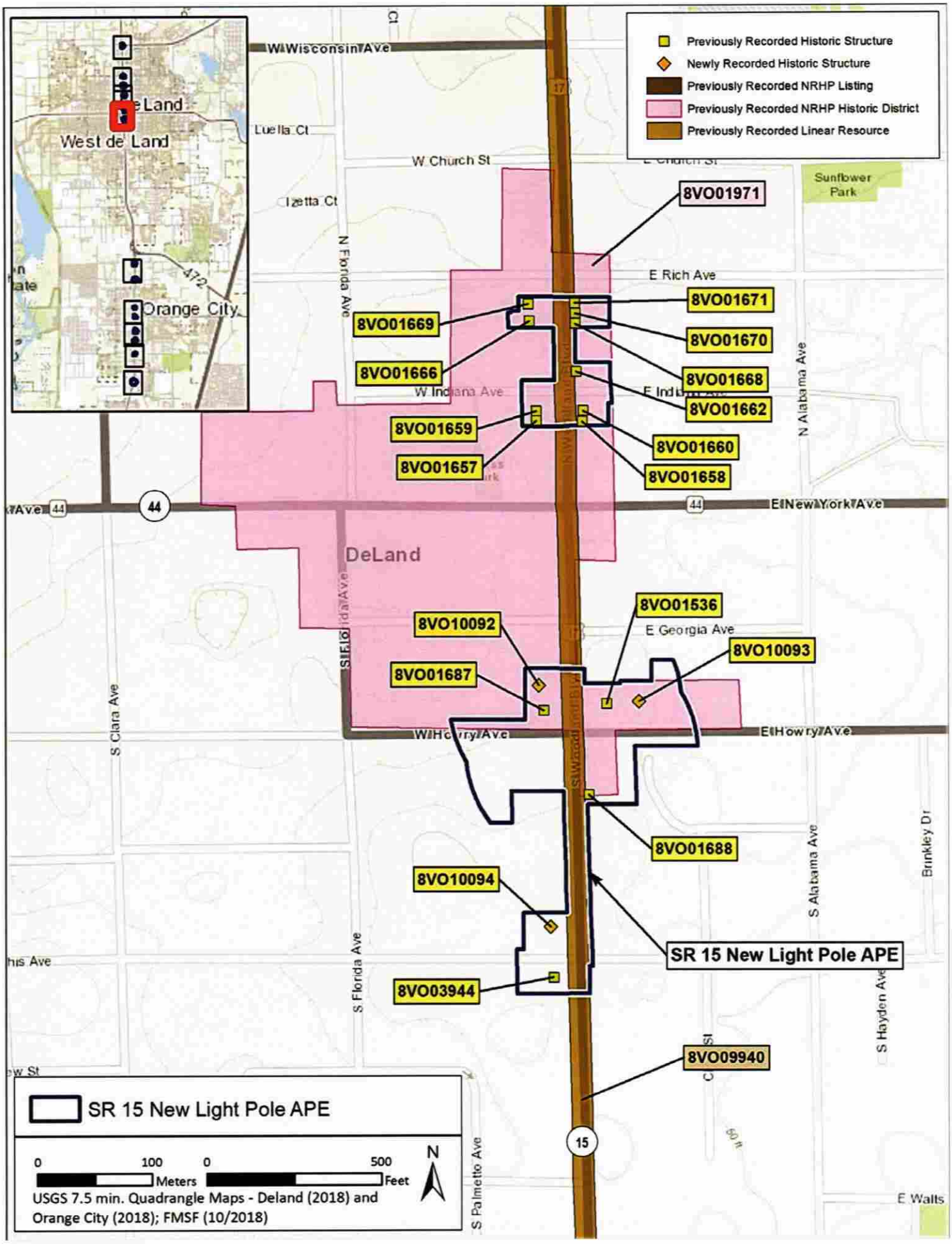
100
Meters
0
500
Feet
N
USDA-FSA-APFO Orthophoto Mosaic (2013); FMSF (10/2018)


Previously Recorded Historic Structure
Newly Recorded Historic Structure
Previously Recorded NRHP Listing
Previously Recorded NRHP Historic District
Previously Recorded Linear Resource
West de Land
Orange City
W Wisconsin Ave
W Church St
E Rich Ave
W Indiana Ave
E New York Ave
E Howry Ave
DeLand
Sunflower Park
N Florida Ave
N Alabama Ave
S Clara Ave
S Florida Ave
S Alabama Ave
S Hayden Ave
Brinkley Dr
8VO01971
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8VO01660
8VO01657
8VO01658
8VO01536
8VO10092
8VO10093
8VO01687
8VO01688
8VO10094
SR 15 New Light Pole APE
8VO03944
8VO09940
SR 15 New Light Pole APE
0 100 Meters
0 500 Feet
N
USGS 7.5 min. Quadrangle Maps - Deland (2018) and Orange City (2018); FMSF (10/2018)

EDUCATIONAL BUILDING

~~122 N. Edna Ave.~~
Roll B, #17

115 E. Howry Ave.
Roll B, #24

198608

8V01536

6

FIRST
METHODIST CHURCH
1880
FIRST
UNITED METHODIST
CHURCH
MASTER OWEN STRICKLIN
HILY FOR
HARVEST FESTIVAL
SAT. OCT 27 10 AM-4PM
GORE
7-09-11 PM
SAT OCT 29TH
ARTISAN SUITE
COSTUME PARTY

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

MEMORANDUM

DATE: October 5, 2023

TO: Historic Preservation Board

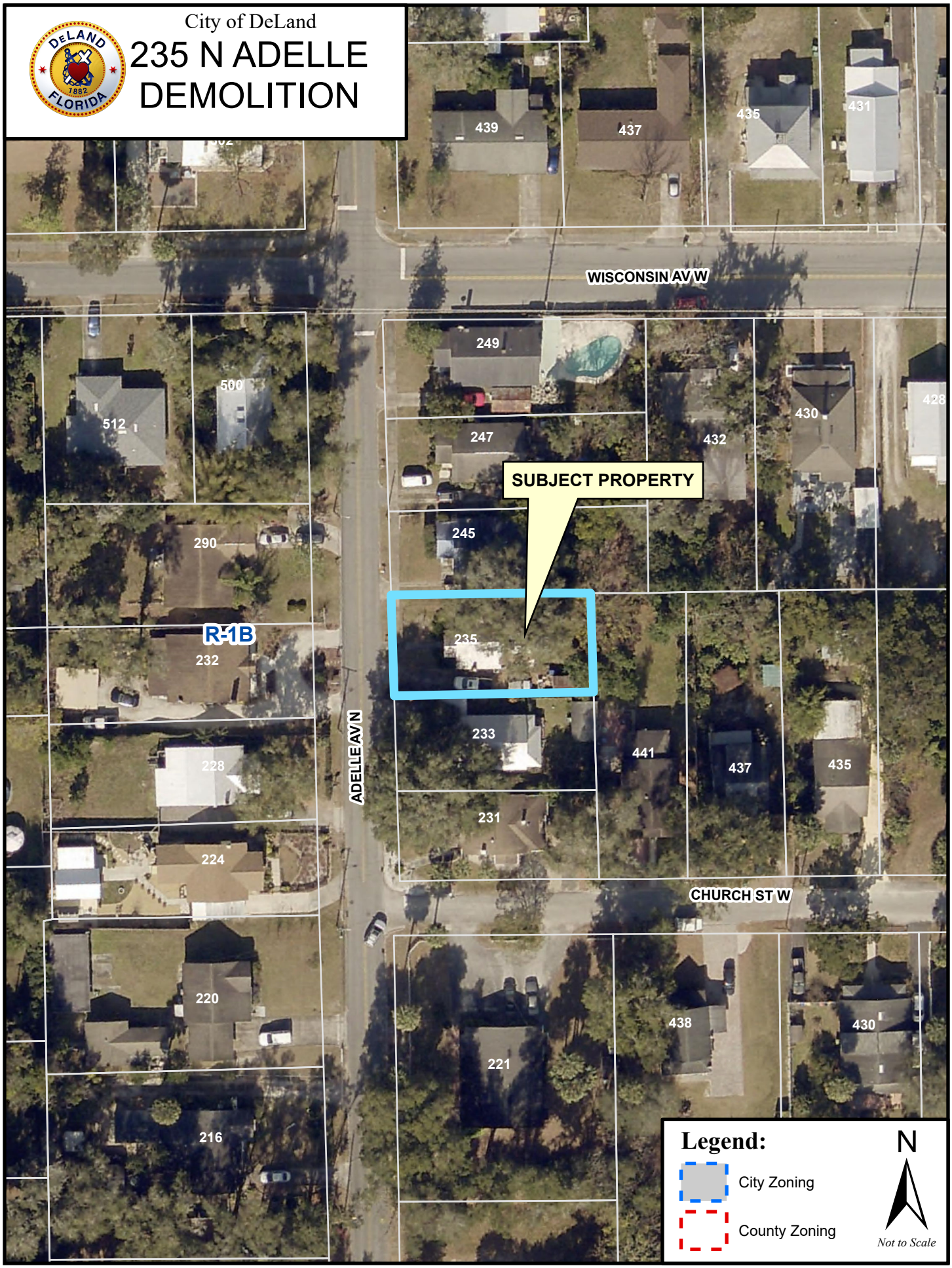
FROM: Emily Ragusa, *Community Development/Historic Resource Coordinator*

RE: **Demolition – Emergency Conditions (Section 33-35.05)**
Address: 235 North Adelle Ave.
Owner: Smith John Emmett TR & Smith Gail L TR
Current Use: Residential
Zoning District: R-1B (Single-Family Dwelling District)
Historical Structure Form #: 8VO3527

On Friday, June 16th, City of DeLand Building Department posted an unsafe condemned structure notice of violation, due to a tree falling on the structure, and resulting in significant structural damage. The single-family home was built in 1944, due to the age of the structure the Historic Resource Coordinator was notified. On June 26, the property owner applied for a demolition permit. Upon review of the attached photos, notice, and discussion with the Deputy and Chief Building Official, it was determined that the demolition permit can be approved at staff level following the Land Development Regulation Section 33-35.05 and the emergency conditions to life, health or property affecting a building or structure.

> ***Section 33-35.05. Emergency conditions applicable to this section.*** *The building official shall immediately notify the historic resource coordinator of cases where there are emergency conditions dangerous to life, health or property affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed before 1950. Notification to historic resource coordinator shall consist of a report from a building code inspector describing the dangerous conditions and any other documentation that the historic resource coordinator shall require in order to prepare a report, oral or written, to present to the city commission. After consultation with the historic resource coordinator, the chief building official may order the remedying of the dangerous conditions without the approval of the city commission.*

Attachments:
Vicinity Map
Photos of the unsafe notice/structure
Historical Structure Form 8VO3527


City of DeLand
235 N ADELLE
DEMOLITION
439
437
435
431
WISCONSIN AV W
249
500
512
247
432
430
428
SUBJECT PROPERTY
245
290
R-1B
232
235
233
441
437
435
ADELLE AV N
228
231
224
CHURCH ST W
220
438
430
221
216
Legend:
City Zoning
County Zoning
N
Not to Scale

NOTICE!

THIS STRUCTURE

UNSAFE

ITS USE OR OCCUPANCY HAS BEEN

PROHIBITED

REASON: Destroyed by Tree

"Condemned"

IPMC 108.1.1

TO BE REMOVED ONLY BY AUTHORITY OF THE BUILDING OFFICIAL!!

By The CITY OF DeLAND, FL

Joe Levrault — CHIEF BUILDING OFFICIAL

6-16-2023 — DATE POSTED

BFGoodrich

RECORD NUMBER: 61
Page 1 **HISTORICAL STRUCTURE FORM** **Site #** VO 3527
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME:
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Volusia **OWNERSHIP TYPE:** Private, Individual
PROJECT NAME: Stetson University + City of DeLand: S+P **DHR NO.** 2836
LOCATION: MULT LIST 8 VO 4369
ADDRESS: 235 North Adelle Avenue
CITY: DeLand
VICINITY OF/ROUTE TO: See attached maps

SUB: Chapman's Redivision **BLOCK** **LOT** 9
PLAT OR OTHER MAP: Prop. Appraiser Map of Volusia County
TOWNSHIP: 17S **RANGE:** 30E **SECTION:** 8 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** None
USGS 7.5 MAP: DeLand, FL 1964: PR 1980
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1940 **RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Bungalow
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR:
NO. STORIES: 1 **OUTBLDGS:** 0 **PORCHES:** 1 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Weatherboard
FOUNDATION: TYPE: Piers
MATERIALS: Brick
INFILL:
PORCHES: W/entrance/gable roof, wooden posts/1 bay
ROOF: TYPE: Gable
SURFACING: Metal, pressed
SECONDARY STRUCS:
CHIMNEY: NO.: 2
MATERIALS: Brick
LOCATIONS: Center: ridge: S: end, exterior
WINDOWS: Double-hung sash, 3/1 lights

EXTERIOR ORNAMENT:
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

SEE STATE ... (S)
ORIGINAL ...

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? **y** X **n**
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?		**y**	X **n**	**likely, need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	X **y**		**n**	**likely, need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	X **y**		**n**	**likely, need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See continuation sheet

* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * * DHR USE ONLY * * * * * * *

RECORDER INFORMATION: **NAME:** Sidney Johnston
DATE: 02/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 2, #28

PHOTOGRAPH M A P

See Attachments

V03527

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This one-story frame residential building is located at 235 North Adelle Avenue. Its Bungalow styling is expressed by a front-facing gable roof and an entrance porch covered by a gable roof supported by wooden posts. Fenestration consists of double hung sash windows with 3/1 lights. The exterior wall fabric is weatherboard. With few alterations, this building has retained most of its architectural integrity.

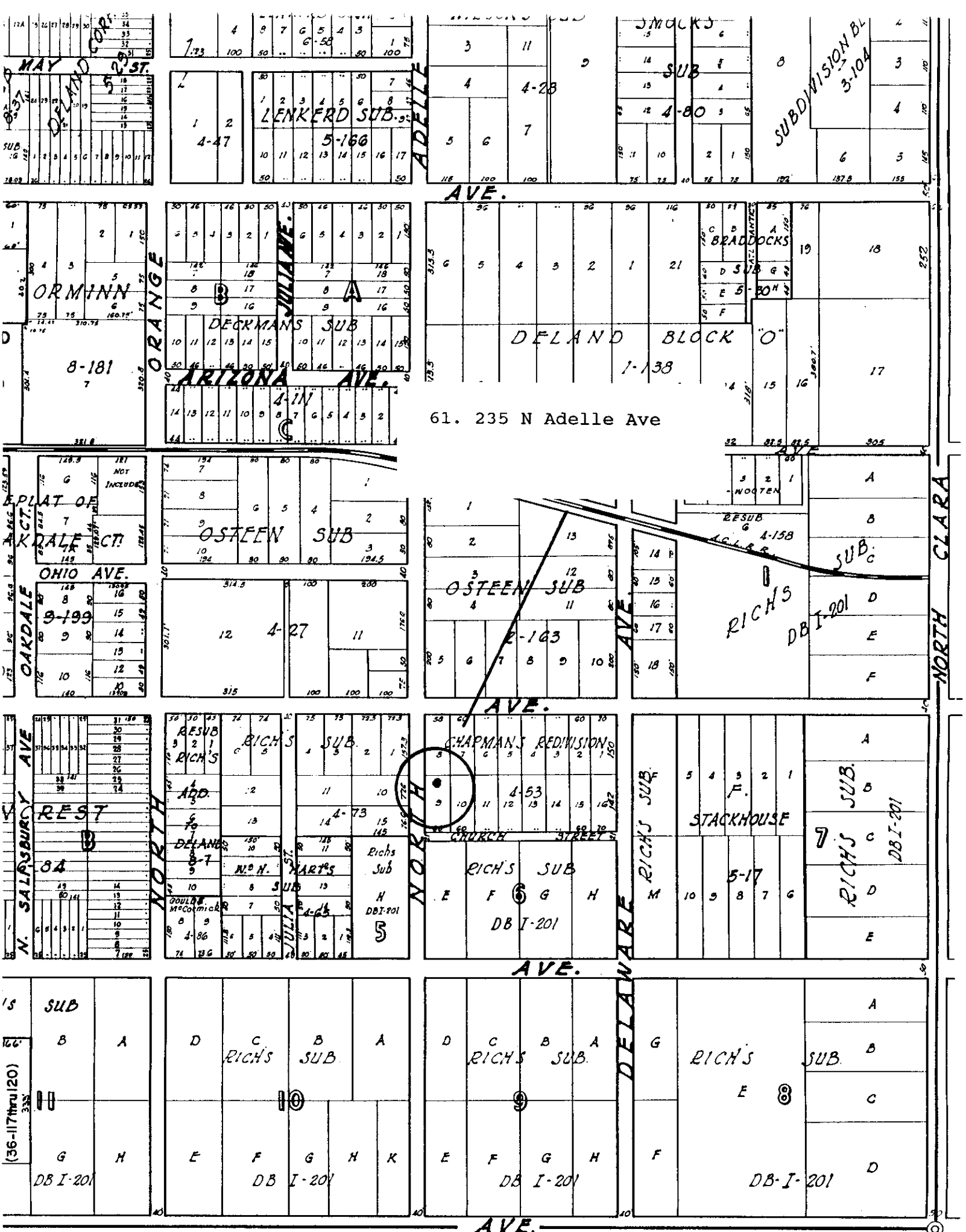
Architectural Context: The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese bangla, a low house with porches, used as a wayside shelter by travellers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

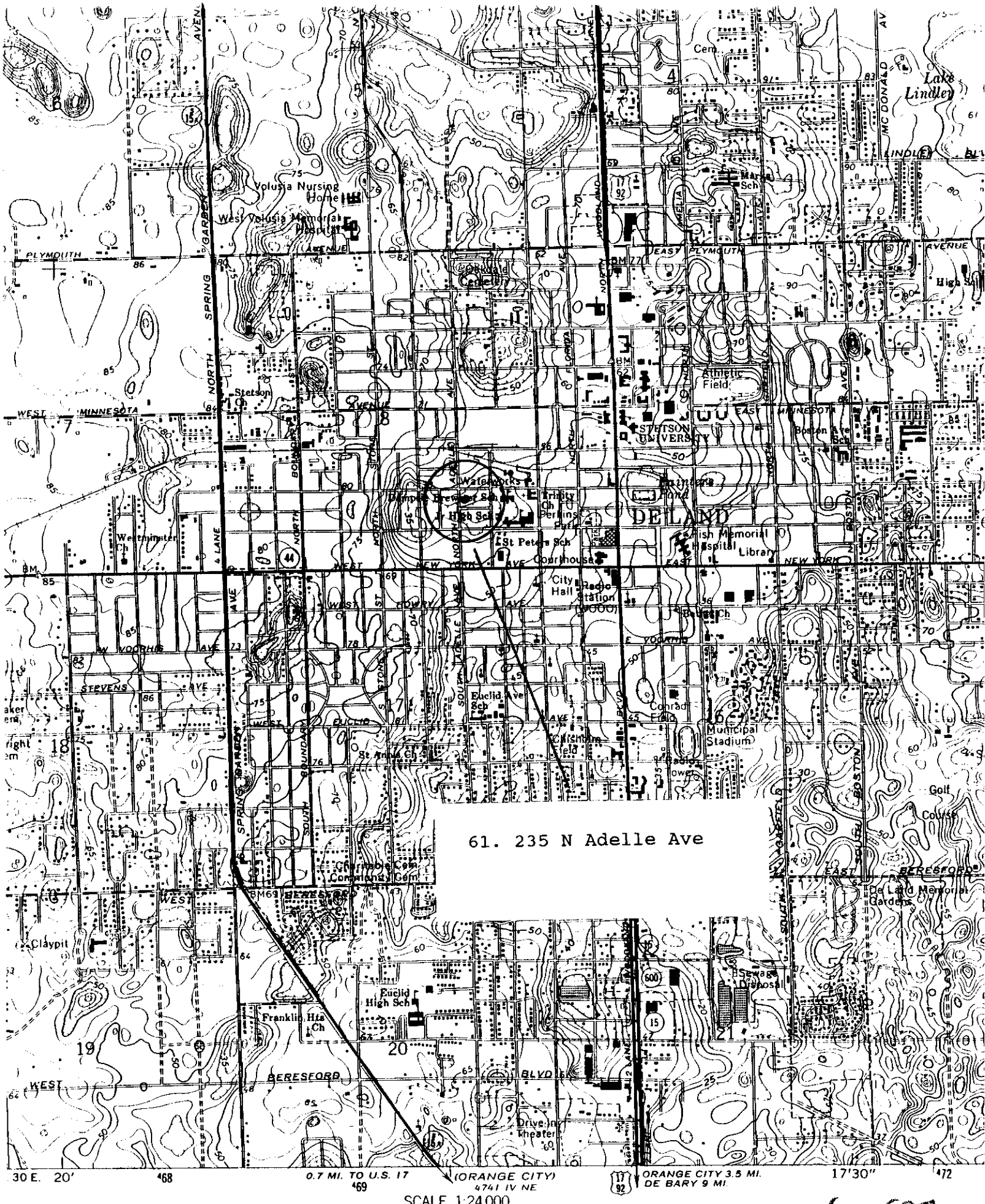
The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

Historical Narrative: Located in Chapman's Redivision, which was platted by B.F. Chapman in 1909, this building embodies many of the architectural characteristics of buildings constructed in DeLand during the Great Depression of the 1930s. Evidence compiled from city directory research combined with Sanborn Company maps, which were prepared of DeLand between 1885 and 1950, indicate that the building was constructed about 1940.

Historical Context: DeLand, founded in 1876, was incorporated in 1882 and became the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, DeLand developed quickly in the late nineteenth century, largely through the promotional efforts of Henry A. DeLand, the community's namesake. The introduction of the railroad and an economy based on citrus spurred the first period of development. Although devastating freezes in the mid 1890s slowed growth, the commercial and citrus industries became revitalized over the following decade. By 1910, the population had doubled to 2,812. During that interval significant construction began, which resulted in an expanded commercial district, the formation of residential neighborhoods, and the extension of municipal services to many areas of the community. By 1910, Stetson University's campus had become a prominent landscape feature at the north end of DeLand. Although events associated with World War I retarded growth, by 1920 the population had reached 3,324. During the Florida land boom of the 1920s, real estate sales played an important role in the local economy. Numerous subdivisions were platted and buildings constructed. Within five years the population nearly doubled. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, DeLand entered a period of economic decline, though moderate construction persisted throughout the Depression decade. Development in DeLand since 1950 has compromised some of the community's irreplaceable historic buildings. Nevertheless, the historic resources that remain represent architectural and cultural legacies worth preserving. Sensitive historic preservation planning and management is needed to ensure their protection.


61. 235 N Adelle Ave
MAY CORNER
DELAND
ST.
ADELLE
AVE.
LENKERD SUB.
5-166
4-47
4-28
4-80
SUBDIVISION BL
3-104
ORMINN
8-181
ORANGE
JULIANE
DECKMANS SUB
ARIZONA AVE.
4-IN
DELAND BLOCK "O"
1-138
BRADDOCKS SUB
5-30
WOOTEN
RESUB
4-158
A.C.L.R.R.
EPLAT OF
KDALE CT.
OSTEEN SUB
OHIO AVE.
OAKDALE
9-199
4-27
2-163
RICHS
DBI-201
NORTH CLARA
AVE.
REST
84
N. SALISBURY
RESUB
RICH'S
ADD.
DELAND
8-7
N.H. HART'S SUB
GOULD & McCORMICK
4-86
4-73
JULIA ST.
NORTH
CHAPMAN'S REDIVISION
4-53
CHURCH STREET
RICH'S SUB
DB I-201
RICHS SUB
F. STACKHOUSE
5-17
DELAWARE
SUB
RICH'S SUB.
(36-117thru120)
DB I-201
DB I-201
DB I-201
DB-I-201


61. 235 N Adelle Ave
DELAND
STETSON UNIVERSITY
Volusia Nursing Home
West Volusia Memorial Hospital
Stetson
Athletic Field
Lake Lindley
Cem
Water Works
Trinity Ch
Perkins Park
High Sch
Memorial Hospital
Library
Courthouse
City Hall
Radio Station WOOD
Baptist Ch
Westminster Ch
St Peters Sch
Euclid Ave Sch
Conrad Field
Municipal Stadium
St Annes Ch
Christian Field
Golf Course
De Land Memorial Gardens
Claypit
Charitable Com Cemetery
Euclid High Sch
Franklin Hts Ch
Sewage Disposal
Drive-in Theater
BEREFORD
BLVD
SPRING GARDEN
NORTH
SOUTH
WEST
EAST
PLYMOUTH
MINNESOTA
NEW YORK
VOORHIS
STEVENS
EUCLID
HOWRY
0.7 MI. TO U.S. 17
(ORANGE CITY)
4741 IV NE
ORANGE CITY 3.5 MI.
DE BARY 9 MI.
30 E. 20'
17'30"
SCALE 1:24000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 0 1 KILOMETER

V03527

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

DATE: October 5, 2023

TO: Historic Preservation Board

FROM: Emily Ragusa, *Community Development & Historic Resource Coordinator*

RE: **Staff Update for Code Enforcement Special Magistrate Cases - Demolitions**

Staff Analysis

The City of DeLand Code Enforcement Division and Building Division have been working diligently to identify, and inspect properties within the City that are a major health and safety concerns, for the community and surrounding citizens. City Staff has identified the below properties, and has begun the Code Enforcement process, to bring these properties into compliance. These cases will be presented to the Special Magistrate at their meeting on Thursday, October 26, 2023. Due to the age and location of the properties listed below, Code Enforcement and the Building Division have notified the Historic Resource Coordinator. The property owners interested in rehabilitation have been provided information for such, although most of these properties are too far beyond repair/rehabilitation. Due to the state of disrepair, the Chief Building Official may order remedy of the dangerous conditions without approval of the City Commission.

Section 33-35 – Demolition

33-35.02. Responsibility of owner. *Every owner of a property within a designated Historic District or property listed on the local register shall keep in good repair:*

(1) All of the exterior portions of such buildings or structures;

(2) All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise fall into a state of disrepair; and

(3) In addition, where the historic resource is an archaeological site, the owner shall be required to maintain his property in such a manner as not to adversely affect the archaeological integrity of the site.

33-35.03. Determining neglect. *In the event the board determines that a property with a designated Historic District or a designated historic resource is in the course of being "demolished by neglect," the city shall notify the owner of record of such preliminary findings, stating the reasons therefore. If the owner or tenant fails to take action, the building official shall initiate proceedings through the City of DeLand Code Enforcement Magistrate under the authority of applicable laws and regulations.*

33-35.04. Notification and enforcement. *Where the magistrate determines that properties within a designated Historic District or designated historic resource lack maintenance and repair to such an extent as to detract from the desirable character of the Historic District or historic resource, the board shall notify the owner of record of such preliminary findings, stating the reasons therefor. The board shall request a meeting with the owner or tenant of the property that is not being adequately maintained, and the board shall present ways to improve the condition of the*

property. If the owner or tenant fails to take action, the board may notify the building official to institute proceedings through the City of DeLand Code Enforcement Magistrate under authority of applicable laws and regulations.

33-35.05. Emergency conditions applicable to this section. *The building official shall immediately notify the historic resource coordinator of cases where there are emergency conditions dangerous to life, health or property affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed before 1950. Notification to historic resource coordinator shall consist of a report from a building code inspector describing the dangerous conditions and any other documentation that the historic resource coordinator shall require in order to prepare a report, oral or written, to present to the city commission. After consultation with the historic resource coordinator, the chief building official may order the remedying of the dangerous conditions without the approval of the city commission.*

Properties on the October 26, 2023 Code Enforcement Special Magistrate Meeting Agenda for demolition:

100 Miller Rd.

Property Appraiser: 1949

Outside Downtown Support District

---

206 S Parsons Ave.

Property Appraiser: 1935
Site File: 1926

Downtown Support District

---

211 Luella Ct.

Property Appraiser: 1908

National Register District

215 S Frankfort Ave.

Property Appraiser: 1971

Downtown Support District

246 E Howry Ave.

Property Appraiser: 1925
Site File: 1903 – 1909

Downtown Support District

327 S Delaware Ave.

Property Appraiser: 1949

Downtown Support District

332 N Sans Souci Ave.

Property Appraiser: 1921

National Register District

517 E Walts Ave.

Property Appraiser: 1925

Downtown Support District

519 E Voorhis Ave.

Property Appraiser: 1933
Site File: 1921

Downtown Support District

548 W Euclid Ave.

Property Appraiser: 1949/1980

Downtown Support District

717 E Walts Ave.

Property Appraiser: 1924
Site File: 1924
Downtown Support District

933 Longview Ave.
Property Appraiser: 1972
Outside Downtown Support District

1020 E Howry Ave.

Property Appraiser: 1962

Downtown Support District

515 W. Barlett St.
(517 W. Barlett St.)

Property Appraiser: 1937
Site File: 1925

Downtown Support District

1938 S. Woodland Blvd.

Property Appraiser: 1930

Outside Support District