

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

City Commission Chambers
120 South Florida Avenue
December 6, 2018 - 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Charles Jordan, Paul Vasquez, Renee Garrison, Reggie Santilli

Absent: Tracy McKenna

Also present: Michael Kelton - Attorney for the HPB, Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Mike Holmes – Planning Director, Debi Glick – Land Development Manager, Anna Cava Grosso – Senior Planner

OLD BUSINESS:

1. Review of the November 1, 2018 HPB Meeting Minutes

Reggie Santilli moved to approve the Minutes of the November 2018 meeting.

Renee Garrison seconded the motion.

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

(Mr. Jordan arrived after this vote.)

NEW BUSINESS:

1. Elections: Chair, Vice-Chair

Renee Garrison nominated Solomon Greene as Chair, seconded by Paul Vasquez

The HPB voted (5-0) in favor of the motion.

Solomon Greene nominated Renee Garrison as Vice Chair, seconded by Paul Vasquez.

The HPB voted (5-0) in favor of the motion.

2. CA-18-115: Alteration – Building addition: Ace Hardware

Michael Wojtuniak

245 S. Woodland Blvd.

Staff explained the improvements that were proposed for the Ace Hardware building and that the board was reviewing the project because of its location within the Historic Design District. Changes include 2 additions to the exterior of building and painting the building.

Charles Jordan moved to approve the building additions and paint colors for Ace Hardware.

Renee Garrison seconded the motion.

The HPB voted (5-0) in favor of the motion.

3. CA-18-98: Alteration – Removal of awnings

Bodhi + Sol - Chelsea Conard

136 S. Woodland Blvd.

Staff explained that the awnings to be removed were not original to the building and had been added when the previous business moved into the building. Charles Jordan asked if there had been awnings on the buildings previous to that and it was responded that no evidence of other awnings was found.

Charles Jordan moved to approve the awning removal.

Renee Garrison seconded the motion.

The HPB voted (5-0) in favor of the motion.

4. CA-18-101: Alteration – Installation of awning **Persimmon Hollow Conrad Realty Co.**
111 W. Georgia Ave.

Staff explained that the awning proposed for this business is similar to one approved for another business in Artisan Alley. Board chair, Solomon Greene, stated that future approvals for buildings contiguous to this area should receive blanket approval if the same type of awning is requested. That would allow staff to approve the request without it having to come before the board. *Mr. Jordan stated that there should be a notification period allowing the board to observe staff approved items and comment if necessary – to take the pressure off staff.*

Renee Garrison moved to approve the awning addition to Persimmon Hollow

Paul Vasquez seconded the motion.

The HPB voted (5-0) in favor of the motion.

5. CA-18-103: Sign color approval **Dyno Climb – Britton Frankel**
528 S. Woodland Blvd.

This structure is located in the support district and requires board approval for colors and exterior alterations. The colors proposed are not listed on the approved list and there are a number of structural changes shown on the elevation that was presented. The board is charged to determine if the colors will be acceptable and to make a recommendation on the building changes. The applicant stated that the business is not a franchise, however the colors are integral to the logo. The board discussed the features present on the building and expressed a desire to retain them. The applicant stated that the features would be preserved. *(The chair pointed out that this building was the site of the original Studebaker showroom.)*

Charles Jordan moved to approve the proposed colors.

Reggie Santilli seconded the motion.

The HPB voted (5-0) in favor of the motion.

Reggie Santilli recommended approval of the changes to the building and retention of the major features.

Charles Jordan seconded the motion.

The HPB voted (5-0) in favor of the motion.

6. CA-18-104: Alteration – Window replacement **Putnam Hotel – Mohamed Rashad**
245 W. New York Ave.

The owner of the Putnam has initiated improvements to the building to deal with the deterioration that occurred as a result of the fire earlier this year. This application was to authorize replacement of all the windows in the building. The board expressed that in order to make a decision of that magnitude, more details were needed to explain the finished product and piecemeal approval could not be granted. The applicant stated that he plans to restore the building to its original appearance, however, it was explained that although that was also the goal of the board, there is a procedure that

needs to be followed. A detailed plan for the improvement of the building was requested of the owner.

***Charles Jordan moved to continue action on this request until the January meeting Reggie Santilli seconded the motion.
The HPB voted (5-0) in favor of the motion.***

7. CA-18-114: Local Historic Designation

Eastwood Terrace Hotel – Kelley Kyle

442 E. New York Ave.

Staff explained that the owner of the hotel has applied for local designation as well as for designation on the national level. (*Local designation is not a prerequisite for national designation.*) The owner is considering future submittal for the historic tax exemption and local designation is a requirement. Charles Jordan disclosed that he met with the owner to encourage his application for local designation. Board Chair, Mr. Greene expressed his approval with the hotel being added to the local registry.

***Charles Jordan moved to approve the local historic designation of the Eastwood Terrace Hotel.
Paul Vasquez seconded the motion.
The HPB voted (5-0) in favor of the motion.***

8. National Register Designation

Eastwood Terrace Hotel – Kelley Kyle

442 E. New York Ave.

Staff explained that the applicant has applied to the State Bureau of Historic Preservation to place this property on the national register. Part of the process involves a formal recommendation of approval for the application from the local preservation bureau. The state is preparing to hear the application at its next quarterly meeting which occurs in February of 2019. Mr. Jordan pointed out that the state has strict requirements regarding implementation of the Secretary of Interior's standards.

***Paul Vasquez recommended that the board support the addition of the Eastwood Terrace Hotel to the National Historic Register.
Charles Jordan seconded the motion.
The HPB voted (5-0) in favor of the motion.***

OTHER BUSINESS:

9. Rick Werbiskis, Community Development Director, updated the board on the developments that have taken place with the Historic Design Review Committee. The ad hoc committee is tasked with providing recommendations regarding the regulations impacting historic preservation.

NEXT REGULARLY SCHEDULED MEETING - January 3, 2018

ADJOURNMENT:

As there was no further business, the meeting adjourned at 6:25 P.M.