MINUTES OF THE CITY OF ORANGE CITY HISTORIC PRESERVATION BOARD
REGULAR MEETING, held on Thursday, May 17, 2018 at 4:00 p.m. in the Development Services
Department Conference Room, City Hall, 205 E. Graves Avenue, Orange City, Florida.

1. CALL TO ORDER
Chairman Donaway called the meeting to order at 4:02 p.m., and roll call was taken.

2. ROLL CALL
PRESENT: Chairman Kerry Donaway, Vice–Chair Ted Marsolek, Tom Eidel, and Deneen Temperly-
Jones; City Staff: Kimberly Reading (Planner 1), Joseph Ruiz (Senior Planner), and Becky Mendez
(Development Services Director) arrived late; ABSENT: Donna Cobb

(Check Donaway reordered the meeting agenda.)

3. NEW BUSINESS
A. 244 E. Graves Ave – Review proposed demolition of awning/sign (Hurricane Damage)
PRESENT: Pete Piacenti, Florida Real Estate Endeavors 5, LLC (owner); Megan D’Angelo, Florida
Real Estate Endeavors 5, LLC (property manager)

Kimberly Reading gave a brief history of the site and a description of the project. The applicant is
requesting permission to demolish a marquee located on the north façade above the entrance to the
upstairs apartments. Mr. Piacenti provided a summary of planned improvements to the site, including
removal of the marquee damaged during Hurricane Irma. The Board reviewed the request using
criteria established in Section 2-103.3(5) of the Historic Preservation Program. Staff
recommendation that the Board approve the demolition of the marquee with the following condition:

1. Any replacement wall signage, awning, canopy, or pavilion proposed for the structure shall
be approved by the Board to ensure compatibility with the historical design of the primary
building.

Member Eidel made a motion to approve the demolition of the marquee at 244
E. Graves Avenue with staff recommended conditions, seconded by Member
Marsolek, and passed by a unanimous vote.

B. 459 E. University Ave – Review proposed partial demolition of residential dwelling
PRESENT: None

Kimberly Reading gave a brief history of the home and a description of the project. The applicant is
requesting permission to demolish non-historic additions on the rear of the home in order to construct
a new larger addition. The Board discussed comments made by City staff. The Board reviewed the
request using criteria established in Section 2-103.3(5) of the Historic Preservation Program. The following items were noted and discussed in greater detail:

1. The exact age of the portion of the home to be demolished is unknown. It appears multiple additions have been made over time. The areas proposed for demolition do not appear to have historic significance.
2. The structure’s integrity and the ability of the structure to accept the addition that is proposed is unclear. A report from a licensed engineer or architect with experience in rehabilitation as to the integrity of the structure and its suitability for rehabilitation is needed.

Staff recommended the Board approve the request with the following conditions:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural integrity of the structure and its suitability for rehabilitation.
2. The building permit for demolition must be accompanied by signed and sealed drawings which reflect measures that will be taken to protect the main historic building.
3. The proposed demolition will preserve significant historic materials, architectural features and form of the main, historic building.
4. The proposed addition will be compatible but differentiated from the historic building.

Member Marsolek made a motion to approve the proposed demolition request for 459 E. University Avenue with staff recommended conditions, seconded by Member Jones, and passed by a unanimous vote.

C. 2018 Goal Item: Review Process for Local Designation

Staff gave a brief overview of the existing process outlined in the Historic Preservation Ordinance, noting that staff is unable to locate any property currently listed in the Local Register. The Board recommended the Mt. Zion AME Church for Local Designation last year, but the Church has not responded with owner authorization yet. Staff recommended the Board identify another eligible property for listing and conduct the full process for listing on the Local Register. The Board discussed the possibility of a property owner wanting to de-list a site and how that process might work. Chair Donaway expressed a desire to have Orange City offer comparable programs for the historic district as other municipalities do, which includes a Local Register. Chair Donaway and Member Marsolek requested applications to potentially list their home sites.

4. APPROVAL OF MINUTES

A. Minutes dated April 19, 2018

Member Marsolek made a motion to approve the minutes of April 19, 2018 as presented, seconded by Member Jones and passed by a unanimous vote.
5. **OLD BUSINESS**

   A. **Historic Walking Tour**
   Kimberly Reading discussed the process of creating a new historic site on the mobile application TheClio.com. She demonstrated how she created a draft entry for Town Hall for the City of Orange City. Clio has very helpful tutorials available on their website when creating new entries. Staff provided the Board with login credential for Clio. Chair Donaway asked that the Board work toward the goal of having all the sites added to TheClio.com by the November 15, 2018 meeting. Member Eidel shared a draft letter to be distributed to property owners whose site may be included in the tour. The Board and staff discussed changes to the letter for clarification of how the tour will work and the expectation home owners should have. Staff will draft a revised letter based on Board comments and present it at the next meeting.

   B. **Annual Presentation to City Council - Discussion**
   Staff presented the updated PowerPoint Presentation following the April meeting discussion. Chair Donaway ran through the presentation. The Board made final edits and staff made corrections during the meeting. The presentation is anticipated to last less than 15 minutes.

6. **STAFF/BOARD COMMENTS**

   Mrs. Mendez stated that the agenda for City Council meeting on May 22, 2018 was published today without the Board Presentation included. The Presentation is now scheduled for June 12, 2018. Member Jones noted a historic property listed for sale is supposed to be in the “book of historical landmarks”. Member Jones asked if this book existed. Neither staff nor the Board could confirm the existence of such a book. Chair Donaway volunteered to write the next newsletter article about the Shuffleboard Clubhouse.

7. **CITIZEN COMMENTS**

   None

8. **ADJOURNMENT**

   With there being no further business, Chair Donaway called for a motion to adjourn.

   Member Jones made a motion to adjourn, seconded by Member Marsolek. The motion passed by unanimous vote. The meeting adjourned at 6:42 pm.

    **RESPECTFULLY SUBMITTED:**

   Kimberly Reading
   City of Orange City, Planner

   **APPROVED ON**

   6.21.18

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