



AGENDA

HISTORIC PRESERVATION BOARD

Thursday, November 3, 2022 - 5:00 p.m.

A. Roll Call

B. Old Business

1. Minutes: October 6, 2022
2. Staff Updates

C. New Business

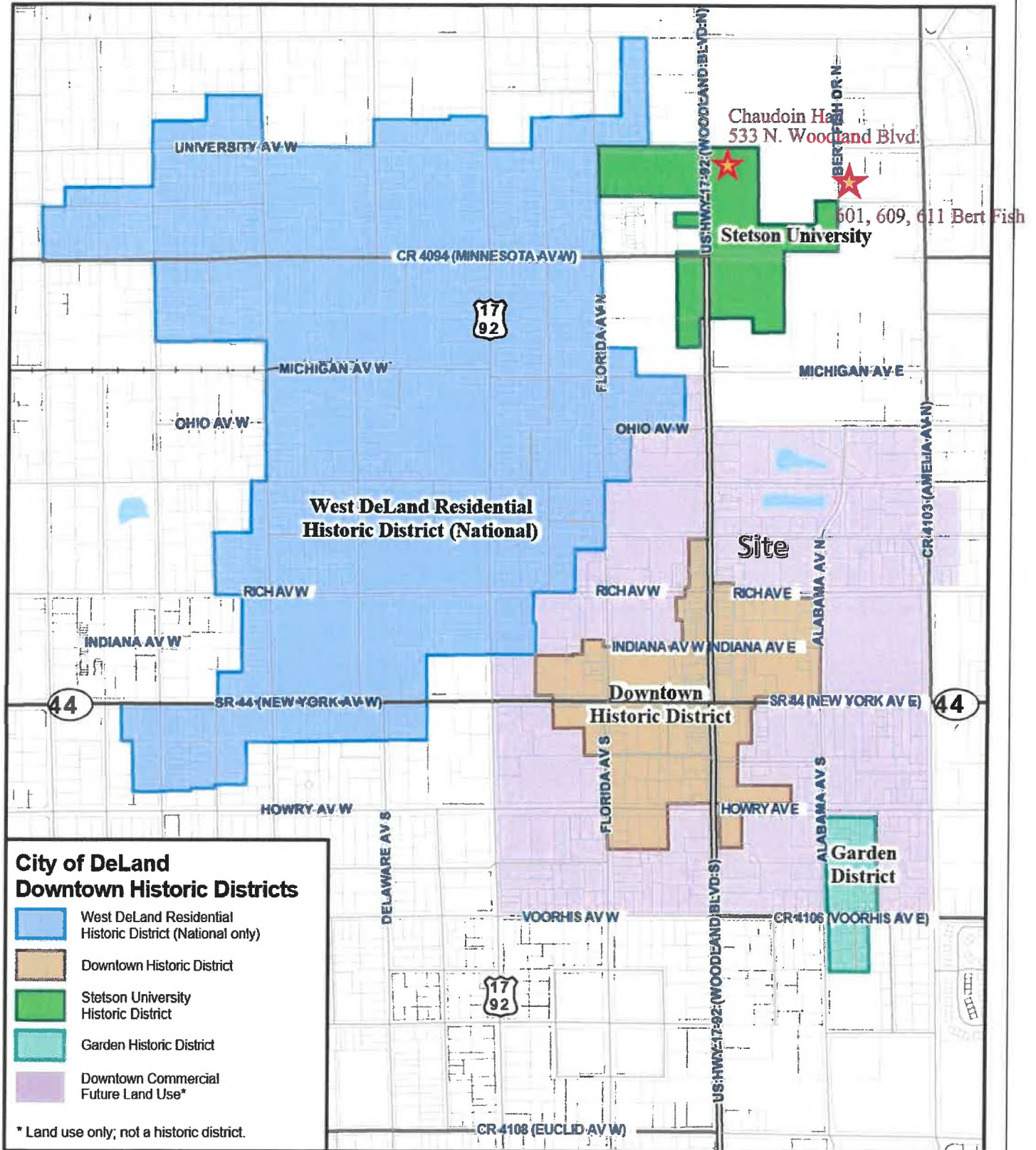
1. Board member elections
2. COA22-196: Alteration – Stetson, Chaudoin Hall **Anthony Mazza, Mazza Architects**
533 N. Woodland Boulevard
3. BD22-3131: Demolition – Stetson **Michele Courier, Applicant, Stetson Univ – Owner**
601, 609, 611 Bert Fish Dr.

D. Next Regularly Scheduled Meeting Thursday, December 1, 2022

C. Adjourn



Location Map



MINUTES

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
October 6, 2022 - 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Scott Price, Reggie Santilli, Ross Janke

Absent: Renee Garrison, Charles Jordan, Dagny Robertson

Also present: Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Mike Holmes – Planning Director, Danevsky Joseph – Planner, Carol Kuhn, Deputy Planning Director

OLD BUSINESS:

1. Review of the June 2, 2022 HPB Meeting Minutes
Reggie Santilli moved to approve the Minutes of the June meeting.
Scott Price seconded the motion.
The HPB voted (4-0) in favor of motion.
2. Review of the September 1, 2022 HPB Meeting Minutes
Scott Price moved to approve the Minutes of the September meeting.
Ross Janke seconded the motion.
The HPB voted (4-0) in favor of motion.
3. Staff updates:
 - Election of a board chair and vice-chair are scheduled to take place at the November meeting.
 - Board member appreciation will be held on Monday, October 17, 5:30 CC Chambers
 - Ruben Acosta from the State Historic Preservation Office would like to schedule the next CLG Round Table meeting with the topic: “Local Review Of ADA Accessibility Waivers For Historic Properties.” The roundtable will meet from 1:30 pm to 2:30 pm on Tuesday, November 15th or Thursday, November 17th.
 - The 2 review items that are on the agenda for Stetson University will be continued to a Special Meeting to be held Thursday, October 13, 2022.
4. Ross Janke asked about the historic bylaws, the establishment of a full-time historic preservation staff member and a financial breakdown for historic preservation. He wants to know how these issues will be addressed going forward.
Solomon Green moved to have further discussion of this item at the November board meeting.
Ross Janke seconded the motion.
The HPB voted (4-0) in favor of motion.

NEW BUSINESS:

1. HPB22-184: *Architectural review* –Woodland Apartments Jessica Gow, Cobb Cole
230 N. Woodland Boulevard
Staff explained that the project is not located in the Downtown Historic District but is

directly adjacent and in the Support District. The proposal is for development of a 298-unit apartment building with associated parking. The LDR provides design criteria to support development in the Support District to help with board recommendations. Approval of a COA is not required by the board.

Mark Watts, Cobb Cole, presented the proposal on behalf of the applicant. He stated that there is a goal to establish a maximum of 2,777 residential units within downtown DeLand as outlined in the comprehensive plan. Phillip Smith, Framework Group (architects) gave a presentation on the proposal outlining several other projects they have developed in other cities to highlight the context within those communities.

There was discussion on the relocation of Bank of America and the architecture that will be used when it is rebuilt and board members were concerned with the scale of the project and wanted to ensure the project will be consistent with the scale and historic character of the downtown. Other discussion included maintaining the public art, the clock and the historic tree on site.

OTHER BUSINESS:

Ross Janke would like the city charter to be sent to each of the board members.

NEXT REGULARLY SCHEDULED MEETING:

Thursday, November 3, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 6:23 P.M.

New Business

1

ELECTION

New Business

2

Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD
November 3, 2022

Application #: COA22-196
Applicant name: Anthony Mazza, Applicant,
Stetson University, Owner
Request: Alteration - Chaudoin Hall
Factors:

Historic district	Stetson Historic District
Location	533 N. Woodland Boulevard
Year built	1950/1985
Parcel size	59,623 sq. ft.
Land use	Educational
Zoning	E-1& H (Educational & Historic)
Existing use	Dormitory



Applicable regulations: 33-34.03 Certificates of appropriateness.

Background

Stetson University is planning renovations to Chaudoin Hall, which will involve a complete mechanical, electrical, plumbing and sprinkler overhaul. This 3-story wood and open steel dormitory structure is located at the southeast intersection of Woodland Blvd. and W. University Avenue. Interior renovations will include the addition of restrooms, laundry facilities, study rooms and an apartment on the lower level.

As a result of providing a 3-level elevator, an exterior modification required will be a change to the roof on the rear portion of the east elevation to allow for the elevator override (see attached architectural elevations). Existing windows, a total of approximately 230, will be replaced and the school will work with a “major window manufacturer” to match the existing wood windows.



The existing ramp in the courtyard at the back of the building will be replaced with a code compliant ramp and will include new code compliant handrails. New handrails will also be provided for the other stairways on the building exterior. A total of 4 existing round top windows, one on the north and one on the south elevation and two on the porch of the west elevation, will be refurbished in place and remain intact and the screen enclosures for several small half-round windows located in several places around the base of the building will be replaced.

This property is located in the Stetson Historic District which is designated both locally and nationally. As such the building is subject to the following:

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.

The current use of the building, a student dormitory, will remain the same. Spaces that are meant to enhance the building's use as a residential facility (i.e. restrooms, laundry facilities, study rooms and an apartment on the lower level) will be added.

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.

There will be replacement of some materials including siding and windows, however, no major historic features will be removed from the exterior. It is probable that some of the windows are original to the building however, over time there appears to have been some windows replacement.

The university has a goal to maintain the historic character of both the exterior and the interior of the building and the applicant has contacted window companies (i.e. Pella, Anderson) to determine the best way to repair/replace the windows. The architect stated that the use of either vinyl clad wood or aluminum clad wood windows is under consideration. Approximately 230 windows of varying shapes and sizes exist on the building. The condition of each individual window has not been assessed to determine its condition.

Demolition activity will include removal and replacement of a number of stairways and the handicap ramp on the east side of the building. Because the elevator cannot be attached to the exterior of the building, a portion of the roof will be demolished and rebuilt to accommodate the elevator override on the interior.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The ADA ramp is being upgraded as a requirement for access. Several other changes being made are interior to the building. The change to the roof is being made as a result of the addition of elevators on the interior.

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

No major changes that are aesthetic/historic in nature are being added. It is possible that at some point materials such as the siding added to the building was a replacement for an earlier material. Newly added features are for improved access, safety and aesthetic purposes.

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

The overall character of the building remains intact. The applicant proposes changes to the building which are necessary to maintain the building i.e. replacement of the siding. It is recommended that any existing materials which can be preserved be maintained and replacements made only where absolutely necessary.

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.

There is currently vinyl siding on the building that will be replaced with hardi (board) plank in every location where the vinyl siding is located. It is proposed that the windows are to be replaced with either vinyl or aluminum clad wood windows, however, any existing windows that are in a good condition should be repaired as necessary and maintained.

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.

No surface cleaning has been proposed. The building is constructed mainly of bricks; however, no repair of the brick surface is currently being planned although the architect feels that in the future some repointing may be needed in some places.

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

No such resources will be affected.

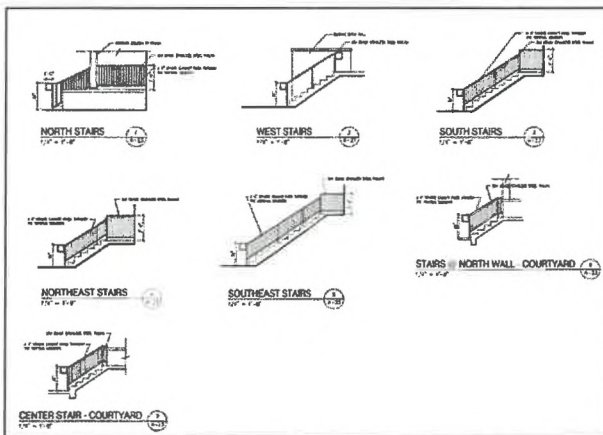
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Several of the existing windows are proposed to be replaced with vinyl or aluminum clad wood windows. The screens on the half-round windows will be replaced, however, the overall character of those windows will not be changed. The larger round-top windows (including 2 located on the porch of the west elevation) will be refurbished but maintain the same design features.

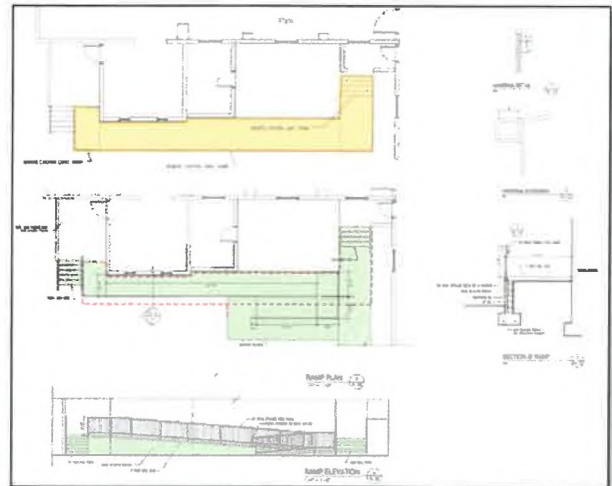
A new structure will be added to the roof to accommodate the elevator; however, the structure will be located on the east elevation behind the dome on top of the building and not easily visible from the street.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

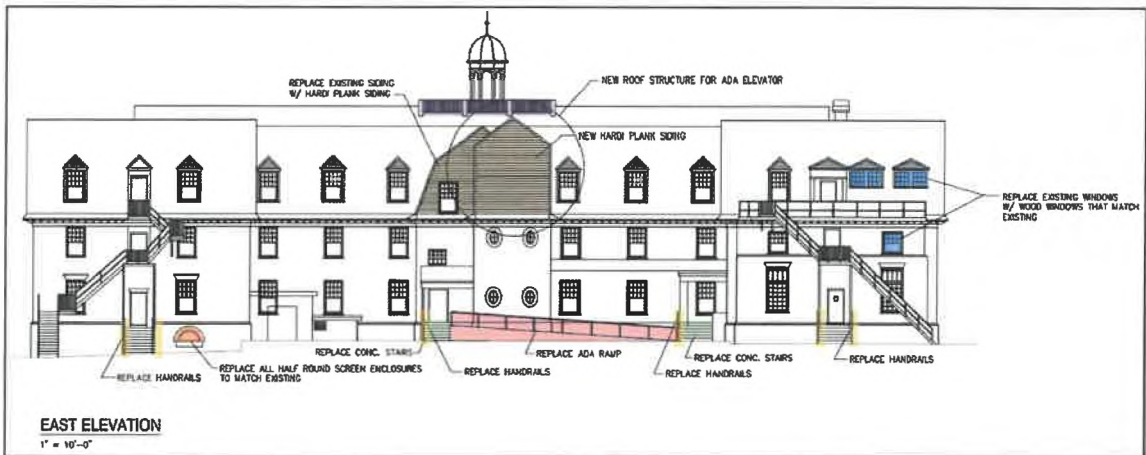
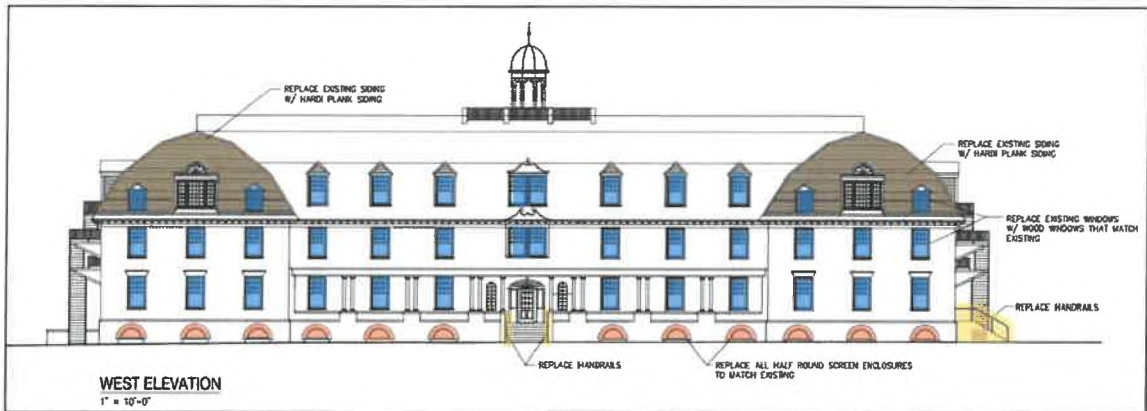
The numerous changes being made to the building are not considered “new construction” in the sense that they are building additions. They are only “additions to the building” and do not constitute major amounts of new building area.

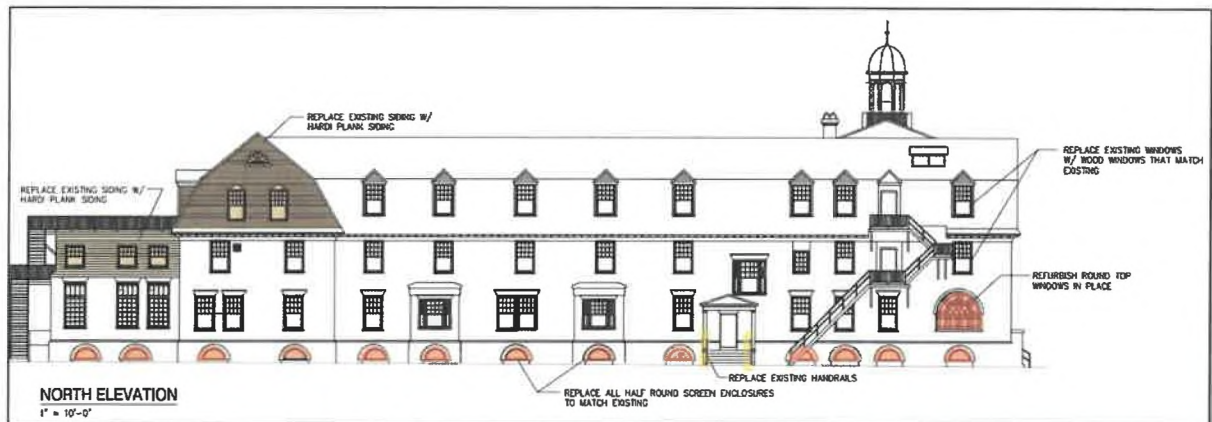


Stair details



Replacement ramp



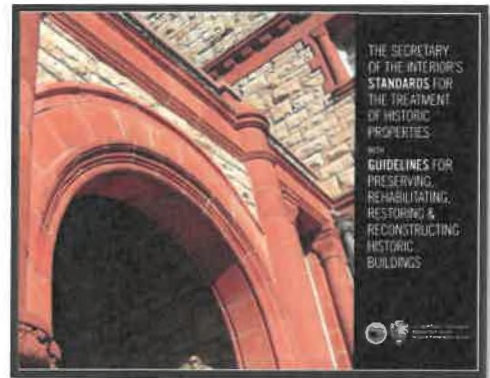


Conclusion/Staff recommendation:

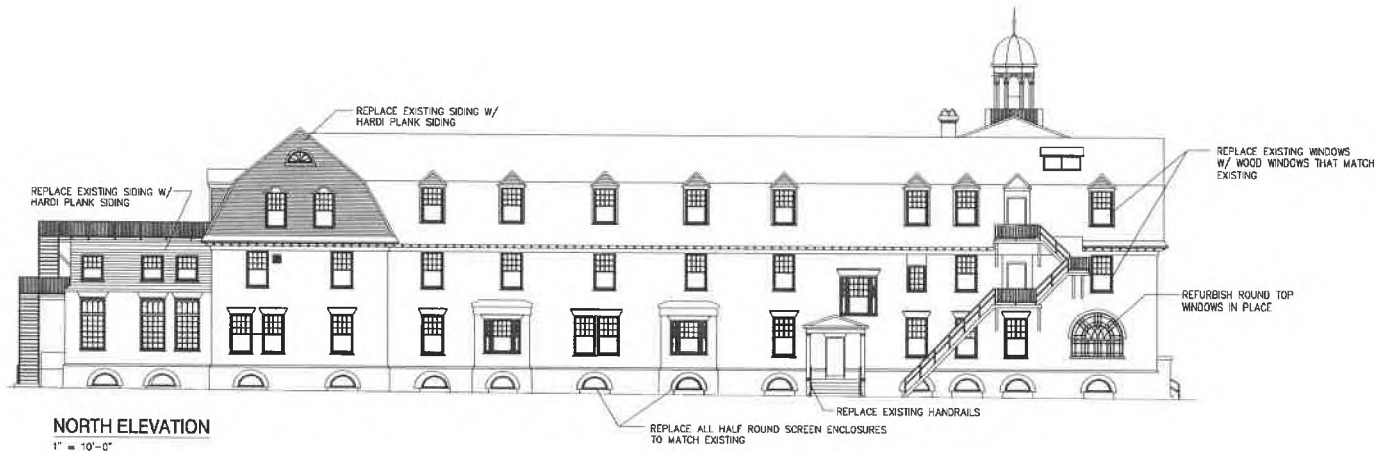
Stetson University wishes to implement the following exterior changes to Chaudoin Hall:

1. Modification to the roof on the rear portion of the east elevation to allow for the elevator override to provide a 3-level elevator.
2. Repair/replacement of approximately 230 windows to match the existing wood windows.
3. Replace the existing ramp in the back of the building with a code compliant ramp
4. Provide new code compliant exterior handrails throughout the building
5. Refurbish 2 existing round top windows on the north and the south elevations
6. Replace approximately 51 half-round screen enclosures throughout the base of the building

The Secretary of the Interior provides guidance for the treatment of historic properties as it relates to preservation, rehabilitation and restoration of historic buildings. The attached information outlines how to accomplish this for various elements of historic properties and it is recommended that these guidelines be followed in the renovation of this building.

**ATTACHMENTS:**

SOIS Guidelines, drawings, window info.



Revisions

Rev#	Description

Professional Seal

License No. JF 001650

Drawing Title ELEVATIONS

Project Name & Location
**STETSON UNIVERSITY
CHAUDOIN HALL
DELAND, FL.**

Anthony J. Mazza, AIA
Registered Architect
8228 Compton Way
Melbourne, FL 32940
Tel: (321) 255-0330

Project No.

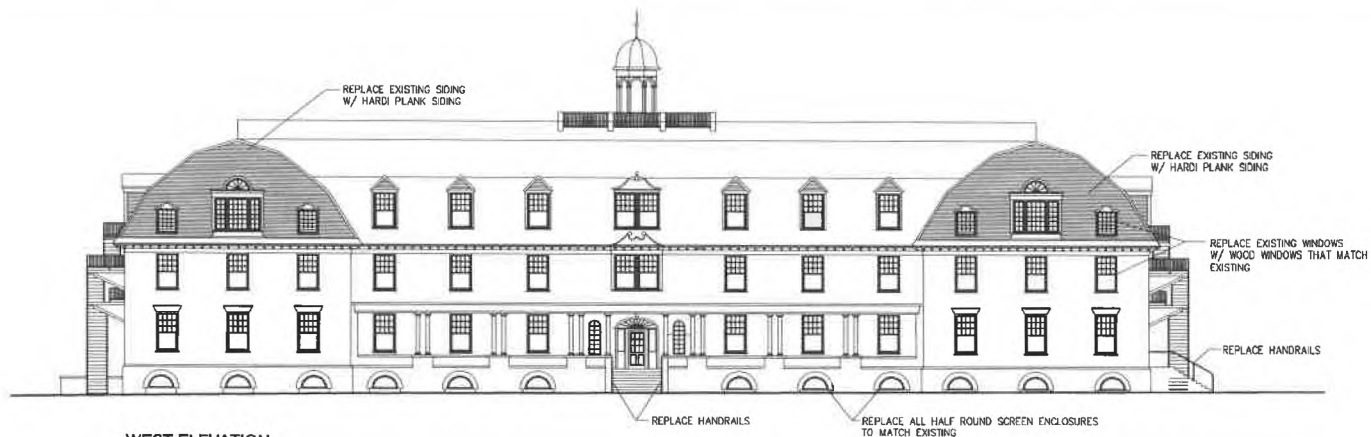
Original Submittal Date

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Checked By: AJM

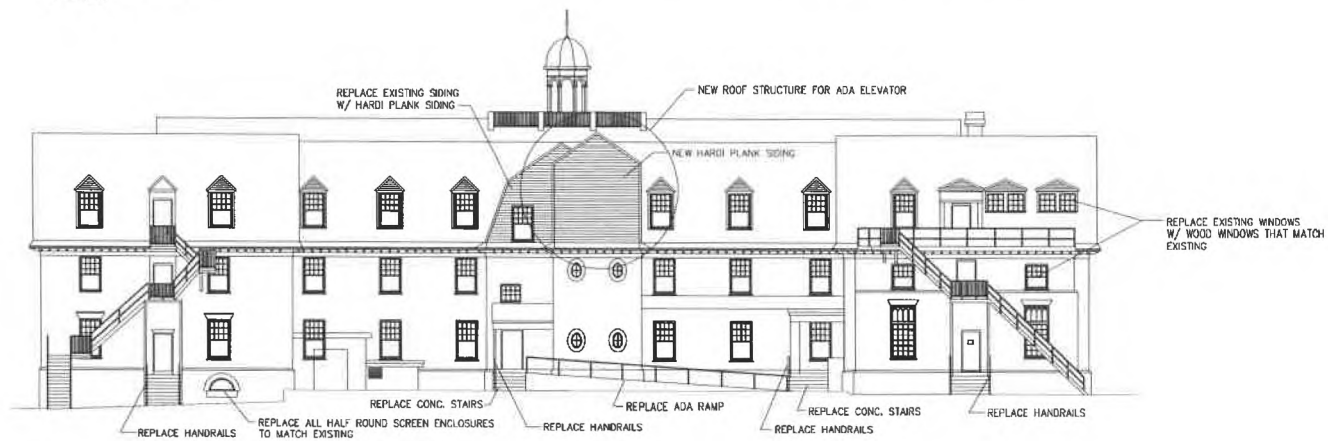
Drawing Number

A-14
Sheet of Total



WEST ELEVATION

1" = 10'-0"



EAST ELEVATION

1" = 10'-0"

Revisions

Rev Date	Description

Professional Seal

License No. 48-000890

ELEVATIONS

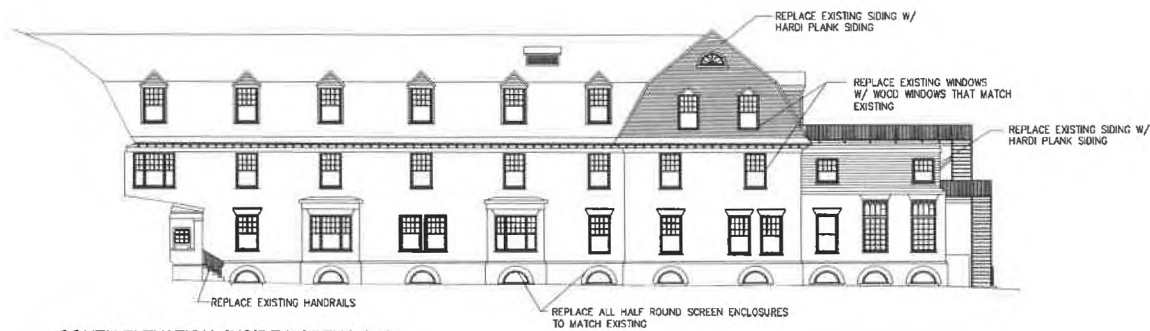
Project Name & Location
**STETSON UNIVERSITY
CHAUDOIN HALL
DELAND, FL.**

Anthony J. Mazza, AIA
Registered Architect
8020 Compton Way
Deland, FL 32720
Tel. (321) 255-0190

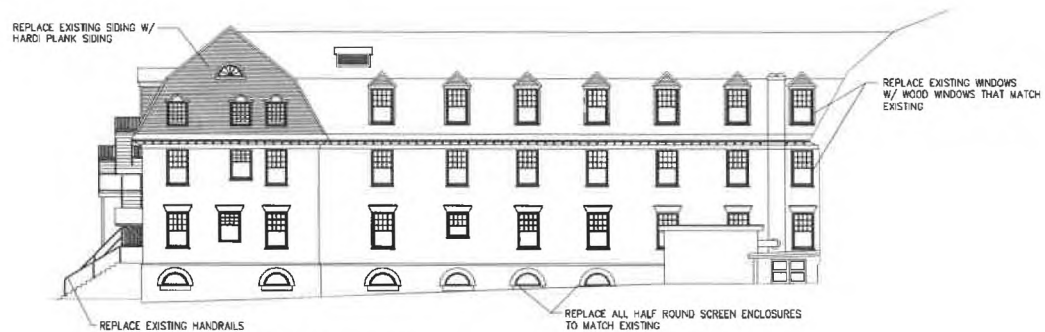
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Original Submitted Date
Drawn By
AJM

Checked By
AJM
Drawing Number
A-13

Sheet
of



SOUTH ELEVATION- INSIDE NORTH WING
1" = 10'-0"



NORTH ELEVATION- INSIDE SOUTH WING
1" = 10'-0"

Revisions

Rev/	Description
Date	

Professional Seal

License No. AR 008693

ELEVATIONS

Project Name & Location
**STETSON UNIVERSITY
CHAUDOIN HALL
DELAND, FL.**

Anthony J. Mazza, AIA
Registered Architect
#2300 Compton Way
Melbourne, FL 32901
Tel: (321) 255-3950

Project No.

Original Submittal Date

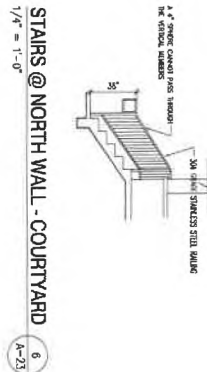
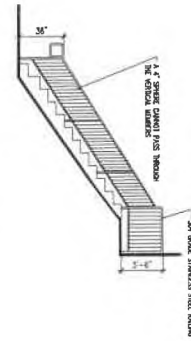
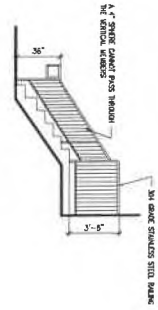
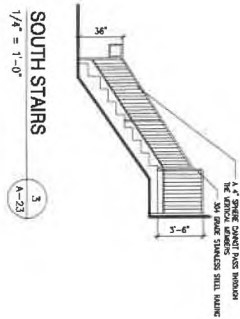
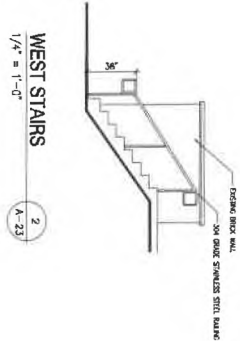
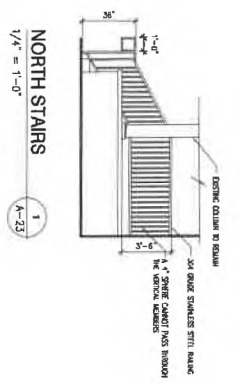
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Drawing Number

A-15

Sheet of Total



Revisions

Rev	Description

Professional Seal

License No. AR 0018950

Drawing Title

EXTERIOR STAIRS

Project Name & Location

**RENOVATIONS TO:
CHAUDON HALL
STETSON UNIVERSITY
DELAND, FL.**

Project No.

**Anthony J. Mazza, AIA
Registered Architect**

8220 Compton Way
Melbourne, FL 32940
Tel. (321) 255-2050

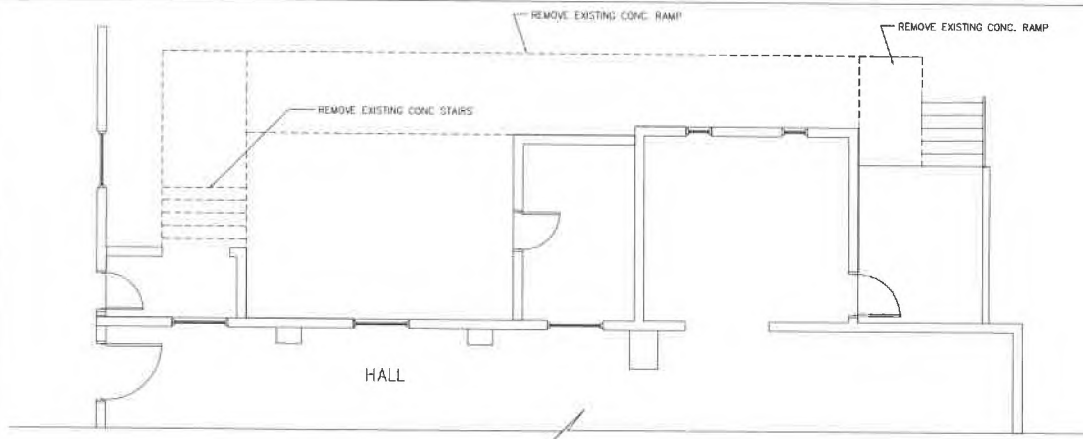
Original Submitted Date

Drawn By: **Anthony J. Mazza**

Checked By: **Anthony J. Mazza**

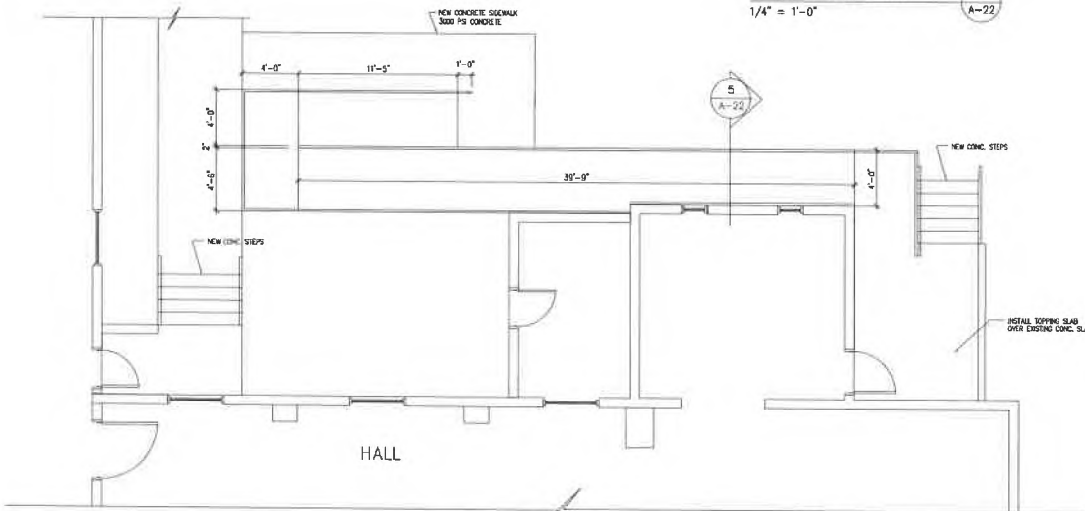
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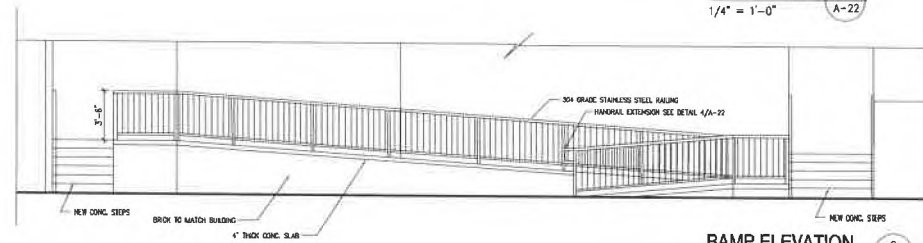
DEMOLITION PLAN
1/4" = 1'-0"

1
A-22



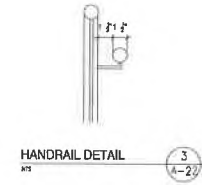
RAMP PLAN
1/4" = 1'-0"

2
A-22



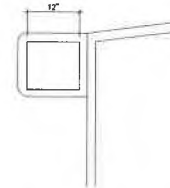
RAMP ELEVATION
1/4" = 1'-0"

6
A-22



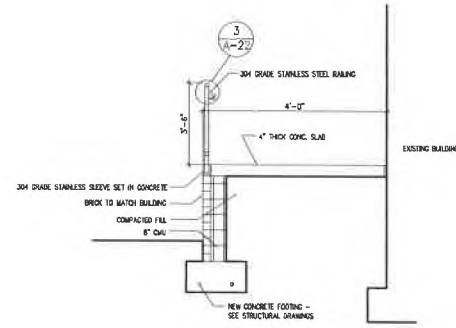
HANDRAIL DETAIL
NTS

3
A-22



HANDRAIL EXTENSION
NTS

4
A-22



SECTION @ RAMP
NTS

5
A-22

Revisions	
Rev#	Description

Professional Seal
License No. JA 001660

Showing The
RAMP DETAILS

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

Anthony J. Mazza, AIA
Registered Architect
8220 Compton Way
Melbourne, FL 32940
Tel. (321) 255-2050

Project No.
Original Submittal Date
Drawn By: A/JM
Checked By: A/JM
Drawing Number
A-22
Sheet of Total

Wood Windows

In today's market, wooden windows represent custom craftsmanship, superior quality, outstanding energy performance, and usually a hefty price. What was once the norm has now become a trendy niche carved out to homeowners with large pockets.



Cost

- Generally speaking, wooden windows are much more expensive than vinyl or aluminium products, however, some manufacturers often offer value and premier lines of products.
- Prices reflect the craftsmanship and detail.
- Wood windows also take longer to install than vinyl or aluminium windows (reflected in the installation price).

Energy-efficiency

- Wood windows are still the most energy-efficient and sound filtering windows on the market.

Aesthetics

- Wood windows are beautiful inside and out.
- Flawless lines and traditional details make them the most attractive and colour adaptable window products available on the market today.
- Products are available in a variety of different woods - cherry, oak, mahogany, maple, walnut, jarrah, cherry.

Maintenance

- Maintenance is the key to the long life of a wooden window. Wood windows will require more maintenance than vinyl or aluminum.
- They are more susceptible to rot, bug infestation, and warping or cracking or due to sun and rain exposure.

- Wood offers great value and a stunning look as long as you are alright with the extra effort it takes to maintain it.
- If taken care of, wood windows will last longer than vinyl windows (over 40 years).

Warranty

- Wood being a natural product is more susceptible to paint peeling, warping, and cracking and thus warranties may be more specific and for shorter warranty periods.
- Each manufacturer is different and will have different warranties and conditions to be met to ensure warranty coverage.

Vinyl-Clad Wood Windows

Vinyl-clad wood windows offer the best of two worlds: an encased temperature-transfer-resistant wood interior, and a low maintenance exterior. But remember, not all window brands are the same so when shopping for clad windows be sure to look for an exceptional warranty period, a good base wood material, and ask how the wood interior is protected from water penetration that could lead to potential rot.



Cost

- Vinyl-clad windows are somewhat less expensive than full wood or Aluminium clad windows.
- The encapsulated wood does not need to be highly detailed or finished and is generally a less expensive type of wood than is used for full wood windows.

Energy-efficiency

- Wood is an excellent insulator, so you can expect a high energy rating.

Aesthetics

- The base of the window frame is manufactured with wood and then vinyl is wrapped around or extruded from the exterior of the window.
- Depending on the manufacturer and the [colour process](#) they use, the exterior can be one of a set of standard colours or custom colours.
- Vinyl-clad wood windows, typically allow for wood interiors that can be painted or stained.
- Window Interior Different timber choices can help capture the desired stain colour, grain or finish to the interior frame, sash, casement, mullions and muntins.
- Trim of the same timber type can also be added to provide a consistent total window finish.

Maintenance

- Vinyl is durable, cleanable and holds up well under cold and hot conditions.
- It also somewhat resistant to the effects of UV exposure (white only - some vinyl paint processes may not be as durable as others).
- Regular inspections and minor maintenance will keep vinyl-clad wood windows in good condition.

Warranty

- If you're in the market for vinyl-clad wood windows, you should expect that they come along with a lifetime warranty.
- Make sure you read the warranty for details.

Aluminium-Clad Wood Windows

Aluminium-clad wood combines wooden frames with a protective aluminium shell on the outside and natural wood on the inside. They are a great choice for people who want low maintenance, high insulation values, flexible finishing on the inside, and the strength features offered by aluminium on the outside of the window.



Cost

- Aluminium-clad wood windows are probably the most expensive material type of window available.
- They can be as much as or more than twice the cost of a vinyl window.

Energy-efficiency

- Energy performance rivals that of solid wood windows.

Aesthetics

- Aluminium-clad wood windows can be made to mimic traditional window frames for older home restorations.
- They are not as low profile as non-clad aluminium windows so the sash and frame will be more visible.

Maintenance

- Aluminium-clad wood windows are great in harsh environments,
- they are not easily dented and because the paint is baked onto the aluminium, it will last longer than paint or colour film pressed onto vinyl windows, or stain on wooden windows.

Warranty

- If you're in the market for aluminium-clad wood windows, you should expect that they come with a lifetime warranty.
- Make sure you read the warranty for details.

New Business

3

Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD
November 3, 2022



Application #: BD22-3131

Applicant name: Wayne Allen, Applicant
Michele Courtier, Stetson University - Owner

Request: Applications state: “Stetson University is seeking to raze the structure(s) as it is vacant, not in use, and cannot be reasonable preserved by the University.”

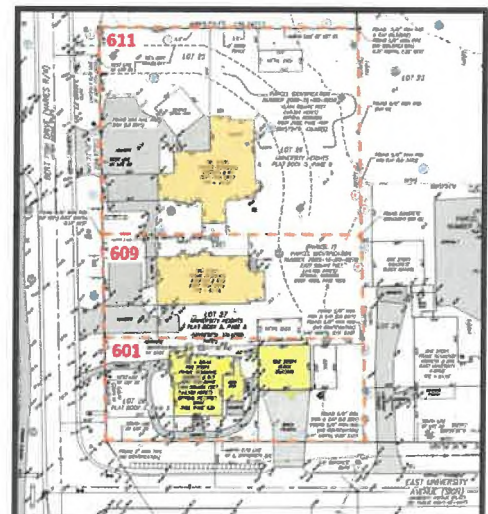
Factors:	601 Bert Fish	609 Bert Fish	611 Bert Fish
Historic district:	n/a	n/a	n/a
Year built:	c.1945/1928	c.1940	c.1927
Land use:	Educational	Educational	Educational
Zoning:	E-1 (Educational)	E-1 (Educational)	E-1 (Educational)
Existing use:	Private School/College 2,306 sq. ft. building .16 acre	Private School/College 1,996 sq. ft. building .16 acre	Private School/College 1,706 sq. ft. building .32 acre

Applicable regulations: 33-35.01. Demolition

Analysis

Stetson University wishes to demolish these structures to clear the sites. These structures are not located within the historic portion of the Stetson Historic District and are brought before the board due to their age. The properties were constructed as residential structures and have been converted for educational purposes to office use and are currently vacant and not in use.

Due to their ages, review by the HPB is required and the demolition will be heard by the City Commission for approval or denial. The original application included only the property at 601 Bert Fish, but since that time the applicant has requested demolition of the other properties as well.



HPB - November 3, 2022

611



609



601



West elevation



South elevation



South elevation - 2007



West elevation



View looking toward the Northwest

Conclusion:

The applicant has provided responses to the criteria that guide issuance of a demolition permit for each of the three structures. (*See attachments*)

These structures are not contributing buildings, neither are they located in a local historic district. The applicant anticipates no immediate use of the property but the assumption is that it will eventually use the properties for educational purposes to support the university. The City Commission will grant final approval of the demolition

601 Bert Fish

RESOLUTION

Of

The Board of Trustees, Stetson University, Inc.

The Board of Trustees of Stetson University, Inc., in duly scheduled meeting of the board on May 11, 2012, hereby adopts the following resolution (the "Resolution").

Recital:

- A. It is advisable for Stetson University, Inc. (the "University") to have established policies regarding those officers of the University who are authorized to execute contract documents and other instruments on the University's behalf.

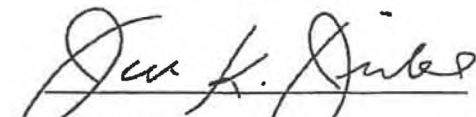
Therefore, it is resolved that:

1. The President, the Provost, the Chief Finance Officer, and the Associate Vice President for Finance (the "Authorized Officers") are each authorized and empowered to execute contract documents on behalf of the University and to secure the transfer to the name of the University, or sell or transfer by the University, all stocks, bonds, securities, deeds, contracts, and all other documents standing in the name of the University.
2. Any contract document or other instrument that commits the University to any payment, debt, or other obligation in excess of \$100,000 shall be executed by any two of the Authorized Officers.
3. Each of the Authorized Officers may, in his or her prudent judgment, delegate his or her authority granted by this Resolution to another officer, employee, or agent of the University, but only for a contract document or other instrument that commits the University to a payment, debt, or other obligation that is less than \$50,000.
4. The Certificate of Incumbency dated July 18, 2011 and all other certificates and resolutions inconsistent with this Resolution are hereby repealed.

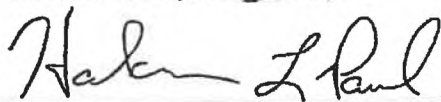
CERTIFICATE

The undersigned certify that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Trustees of Stetson University, Inc., a corporation organized and existing under the laws of the State of Florida, held on the 11th day of May 2012, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this 11th day of May 2012:



Jill K. Jinks, Corporate Secretary



Harlan L. Paul, Chair of the Board of Trustees

DEMOLITION QUESTIONNAIRE

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 building at 601 Bert Fish Drive had the addresses of 601 North Hayden Avenue and 201 East University Avenue at different times during the historic period. It is located in lot 28 of University Heights Subdivision, which was platted and recorded in the office of the Volusia County Clerk of Court in 1914. The Owasco Realty Company served as the developer of the University Heights Subdivision. The company's officers were George B. French, Charles G. Hayden, and L.F. Sperry of Auburn, NY, a small town at the north end of Lake Owasco in upstate New York. Hayden served as the president of the realty company. In the original plat, the developers named three streets for their surnames: French Avenue, Hayden Avenue, and Sperry Avenue. In 1993, the City of DeLand in collaboration with Stetson University renamed French Avenue and Hayden Avenue as Bert Fish Drive to honor one of DeLand's most prominent law alumni, public servants, and philanthropists – Bert Fish. Earlier, the municipal government had renamed Sperry Avenue as Florence Avenue to align with a street by that name farther west – and thereby eliminating the named heritage of the New York developers in the subdivision. The one-and-one-half story wood-frame Colonial Revival Cape Cod style building was constructed about 1927 as a private residence, which was acquired in 1988 for \$107,500 by Stetson University. Since 1988, the University has adapted and used the building for various administrative office spaces, most recently as a counseling center.

The building faces west and contains approximately 1,625 square feet of interior floor space. The building displays a steeply-pitched gable roof surfaced with asphalt shingles and accented with flared eaves on the south elevation. On the front (west) façade and rear (east) elevation, narrow closed eaves with raking moldings are held close to the exterior walls, which are finished with wood shingles. Large shed-roof dormers project from the north and south elevations of the roof. An offset main entrance along the front elevation on Bert Fish Drive contrasts with a secondary centered entrance facing south on University Avenue. The offset west main entrance is accented by a slightly projecting gable extension and a door surround consisting of a molded broken pediment with an urn, simple cornice, and pilasters. A large buff brick corbeled chimney rises along the front elevation. Fenestration includes wood eight-over-eight-light, six-over-six-light, six-over-one-light, and two-over-two-light double-hung sash windows and a fixed one-light window. Most windows are set in rectangular frames, with the exception of a six-over-one-light double-hung-sash window on the north dormer with its upper sash set in an arched frame. Reminiscent of a full Cape design, the south elevation is symmetrical with a central entrance flanked by pairs of eight-over-eight-light windows on the first story and six-over-six-light windows in the dormer of the half-story, finished with the distinctive flared eaves. The north elevation displays irregular fenestration and forms, including a projecting first-story rectangular bay incised within the eaves. At the northeast corner projects a full-height gable-roof extension complete with a narrow jetty on the east elevation and a jettied shed-roof bay on the north elevation, reminiscent of the Garrison-style variant of

the Colonial Revival style. A deck extends across the east elevation, where a third entrance provides access into the building – and appears to be a modern entrance cut from an original window. A continuous red brick foundation supports the building. A historic-period outbuilding and two modern sheds are located at the rear of the property. The building is in poor condition and in need of a professional condition assessment survey, which would reveal, in part, the need for a new roof, electrical upgrade, exterior wood shingle repair/replacement, painting, window repair or replacement, termite tenting, and potentially wood structural repairs and window repairs and replacements – none of which the University has prioritized for its capital needs.

Research on historic-period owners and occupants of the dwelling reveals a transition of early residents including the first owners, L.C. and E.D. Bunnell, followed by J.J. and Ola Crume and John C. Otgen and members of the Otgen family. L.C. and E.D. Bunnell were the initial owners of the dwelling, which was built about 1927. In 1927 and 1928, L.C. Bunnell participated in city-wide campaigns to support physical education and the DeLand YMCA. By 1928, the Bunnells could not pay the property taxes and the property was sold for taxes. By early 1930, J.J. and Ola Crume resided in the home. A native of Kentucky, J.J. Crume worked in sales for DeLand's Sewell Realty and Development Company during the Florida Land Boom of the 1920s. In the early-1930s, he established the Crume Motor Company, initially selling Hudson and Essex automobiles from the Conrad Buildings in Downtown DeLand, followed by selling Chrysler automobiles from a commercial building at 528 South Woodland Boulevard. In the 1930s, Crume participated in local marketing schemes to bring automobile racing pioneers and legends Malcolm Campbell and Barney Oldfield to DeLand for safe driving campaigns and to promote racing and tourism in Volusia County.

In 1935, Crume conveyed the property to John Charles Otgen of Brooklyn, NY. Born in 1896, J.C. Otgen was raised by his parents, Gustave A. and Julia W. Otgen, nee Bischoff. Gustave and Julia's parents had immigrated from Germany to Charleston, South Carolina in the 1840s. Gustave and Julia married in 1885, and after which they relocated to Brooklyn, NY. Gustave Otgen was a druggist, and he and his family lived in a fashionable address in the Park Slope neighborhood near Brooklyn's Prospect Park. Gustave passed on his training in business, chemistry, and the pharmacy trade and his passion for German culture to his sons, especially Albert G. Otgen who served as president of the Austro-German Association. Their sons worked in Manhattan's financial district: in 1920, Albert established the Albert G. Otgen & Company, a stockbroker agency, and J.C. Otgen worked for the New York Quebracho Extract Company, an American international company referencing a South American wood product using in tanning and dyeing materials. After Gustave's death in 1921, Julia and her sons moved to an apartment on Brooklyn Avenue in the Flatlands neighborhood.

By October 1935, J.C. Otgen, along with his widowed mother and brother Frank B. Otgen, had moved to DeLand and resided at 601 Hayden Avenue. Later that year, the Otgens incorporated the Kayda-Cium Company of DeLand for the purposes of developing and selling pharmaceutical products. In 1937, they filed a patent with the US Patent Office for a product named Kayda-Cium associated with an alkaline powder preparation - an antacid powder - and claimed its use dating to December 16, 1935. The patent medicine consisted of carbonate, sodium bicarbonate, magnesium oxide, diatase of malt, and peppermint oil. It remains unclear the extent to which the Otgens marketed their product. Local city directories and newspapers and national newspapers did not carry advertisements for Kayda-Cium, and without effective marketing the Otgens' product failed to compete in the pharmaceutical marketplace. A few vintage samples of Kayda-Cium are available for purchase online. During World War II, the

municipal government installed air raid sirens throughout the city, including a siren operated by John C. Otgen at the corner of Hayden (Bert Fish) and Florence Avenues. In April 1950, the US Census Bureau listed Albert, G. Frank, B, and John C. Otgen, along with their mother, Julia W. Otgen, as residing in the dwelling, then addressed as 201 East University Avenue. The census bureau listed the brothers as officers in a pharmaceutical company: Frank as president, John C. as secretary, and Albert as the advertiser. In July 1950, the Otgens voluntarily dissolved the Kayda-Cium Company, and Julia W. Otgen died in 1954. John and Albert Otgen resided in the home in 1956, but the residence was vacant in 1957. In 1958, George and Barbara Sexton resided in the home, which continued to be listed at 201 East University Avenue. Barbara Sexton engaged in the professional and social affairs of the city, serving as president of the Orange City Garden Club and on the executive board of the local American Association of University Women, for which she occasionally held meetings in her home. The dwelling was vacant in 1959 and 1960. Subsequent occupants included Raymond E. Carlson, David C. Hotary, and architect Dean B. Ellis.

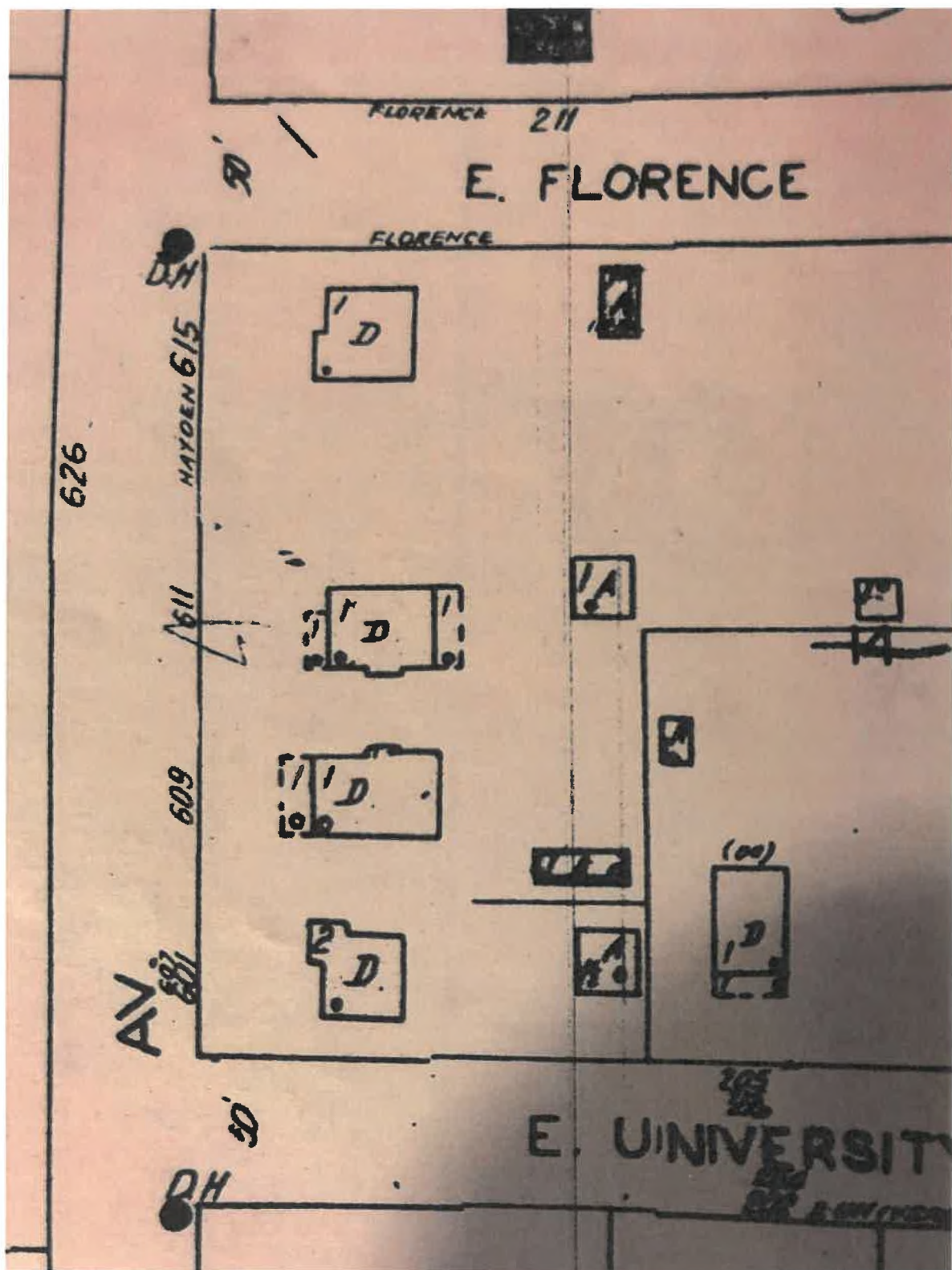
The building does not appear to possess sufficient historical significance for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served administrative offices purposes at Stetson for nearly 35 years (1988-2021), and it has outlived its useful institutional purpose. The building is currently vacant and not in use. The University has completed an asbestos survey and remediation, a rodent inspection and letter have been completed, and services have been cut.

In addition, A one-story wood-frame outbuilding (601-A Bert Fish Drive) stands to the east of the main building at 601 Bert Fish Drive. The outbuilding has a shallow-pitched gable roof surfaced with 3-V crimped metal panels, walls finished with wood shingles, replacement metal sash windows, and an entrance at the west elevation. A poured concrete slab supports the outbuilding.

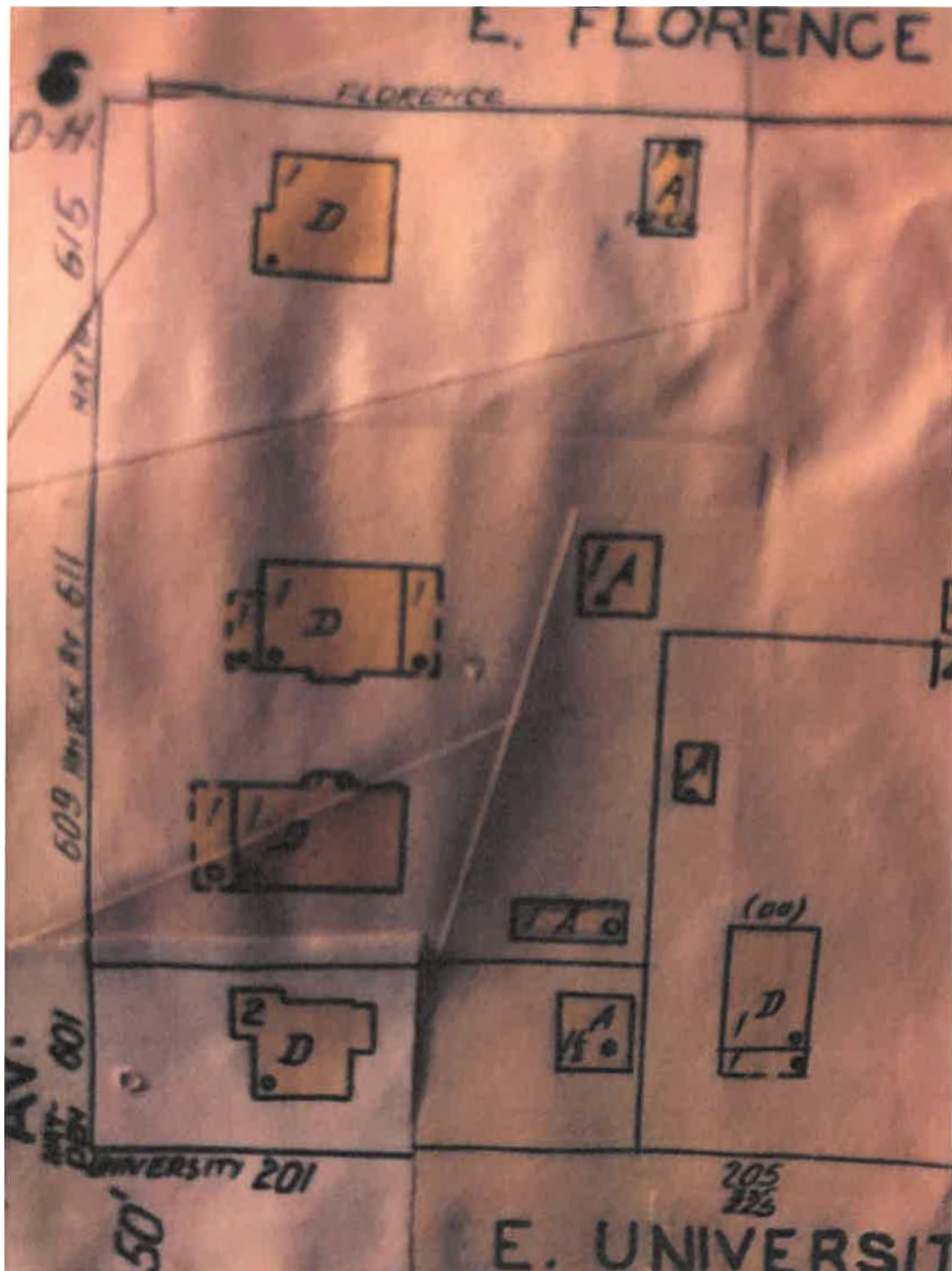
The Volusia County Property Appraiser estimates the construction date of the outbuilding as 1945. An online review of 1951 (CZC-4H-58) and 1973 (2127-173-69) aerials cannot confirm its development by then, due to dense tree cover in the neighborhood. However, Sanborn Company maps suggest a later date of construction, e.g., c. 1970. Sanborn Company maps prepared in 1950 and 1965 do not show the current 1-story outbuilding. Instead, both maps depict a 1½-story outbuilding, which according to the maps served as an apartment building that was demolished prior to the construction of the current outbuilding. The use of the current outbuilding appears to be residential, but it may have served another undocumented purpose.

The building does not appear to possess sufficient architectural or historical significance for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served administrative offices purposes at Stetson for nearly 35 years (1988-2021), and it has outlived its useful institutional purpose. The building is currently vacant and not in use. The University has completed an asbestos survey and remediation, a rodent inspection and letter have been completed, and services have been cut.

1950 Sanborn Company Map



1965 Sanborn Company Map



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

The building does not contribute either to a formally-recognized historic district or a potential historic 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 building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

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; examples of its kind in the neighborhood, the county, or the region;

The building is one of the last remaining examples of a 1920s Cape Cod variant of the Colonial Revival style in DeLand.

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;

Stetson University has no immediate plans to reuse the property and currently intends the lot on which the building stands as an informal green space.

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

The building is not in danger of collapse.

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

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2000, Stetson has invested nearly \$30,000 in the building to accommodate staff offices. The completion of recent significant capital projects now accommodates those staff members and compel the University to remove the aging, inefficient building. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will have no adverse effect on the surrounding properties.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. Since 1988, the building has not served the function for which it was constructed (dwelling), and recent significant capital projects now provide staff with modern and efficient offices, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

The estimated cost of demolition is \$15,000 with the project anticipated for December 2022.



601 Bert Fish Drive, front (west) façade, facing east



601 Bert Fish Drive, front (west) façade and south elevation, facing northeast



601 Bert Fish Drive, south elevation, facing north



601 Bert Fish Drive, south and east (rear) elevations, facing northwest



601 Bert Fish Drive, detail of front (west) entrance, facing east



601 Bert Fish Drive, north elevation, facing south

609 Bert Fish

RESOLUTION

Of

The Board of Trustees, Stetson University, Inc.

The Board of Trustees of Stetson University, Inc., in duly scheduled meeting of the board on May 11, 2012, hereby adopts the following resolution (the "Resolution").

Recital:

- A. It is advisable for Stetson University, Inc. (the "University") to have established policies regarding those officers of the University who are authorized to execute contract documents and other instruments on the University's behalf.

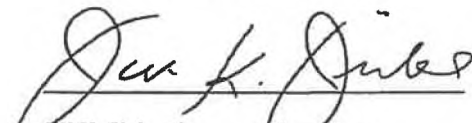
Therefore, it is resolved that:

1. The President, the Provost, the Chief Finance Officer, and the Associate Vice President for Finance (the "Authorized Officers") are each authorized and empowered to execute contract documents on behalf of the University and to secure the transfer to the name of the University, or sell or transfer by the University, all stocks, bonds, securities, deeds, contracts, and all other documents standing in the name of the University.
2. Any contract document or other instrument that commits the University to any payment, debt, or other obligation in excess of \$100,000 shall be executed by any two of the Authorized Officers.
3. Each of the Authorized Officers may, in his or her prudent judgment, delegate his or her authority granted by this Resolution to another officer, employee, or agent of the University, but only for a contract document or other instrument that commits the University to a payment, debt, or other obligation that is less than \$50,000.
4. The Certificate of Incumbency dated July 18, 2011 and all other certificates and resolutions inconsistent with this Resolution are hereby repealed.

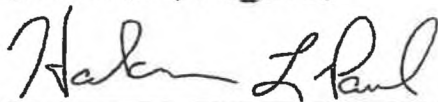
CERTIFICATE

The undersigned certify that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Trustees of Stetson University, Inc., a corporation organized and existing under the laws of the State of Florida, held on the 11th day of May 2012, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this 11th day of May 2012:



Jill K. Jinks, Corporate Secretary



Harlan L. Paul, Chair of the Board of Trustees

DEMOLITION QUESTIONNAIRE

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 building at 609 Bert Fish Drive historically had the address of 609 North Hayden Avenue. It is located in lot 27 of University Heights Subdivision, which was platted and recorded in the office of the Volusia County Clerk of Court in 1914. The Owasco Realty Company served as the developer of the University Heights Subdivision. The company's officers were George B. French, Charles G. Hayden, and L.F. Sperry of Auburn, New York, a small town at the north end of Lake Owasco in upstate New York. Hayden served as the president of the realty company. In the original plat, the developers named three streets for their surnames: French Avenue, Hayden Avenue, and Sperry Avenue. In 1993, the City of DeLand in collaboration with Stetson University renamed French Avenue and Hayden Avenue as Bert Fish Drive to honor one of DeLand's most prominent law alumni, public servants, and philanthropists – Bert Fish. Earlier, the municipal government had renamed Sperry Avenue as Florence Avenue to align with a street by that name farther west – and thereby eliminating the named heritage of the New York developers. The one-and-one-half story wood-frame Bungalow-style building was constructed about 1927 as a private residence, which was acquired in 1997 for \$55,000 by Stetson University, which since then has adapted and used the building for administrative office spaces.

The building faces west and contains approximately 1,600 square feet of interior floor space. The building displays a front-facing gable roof surfaced with asphalt shingles. Wood brackets are mounted under the eaves, and a gable dormer projects from the north elevation of the roof. Incised within the main body of the building, an end porch displays tapered brick piers, stem walls finished with textured stucco, and a central gable pediment that protects the central entrance onto the porch. The porch is enclosed with plywood and screen. Fenestration includes nine-over-nine-light and one-over-one-light double-hung sash windows and ten-light, eight-light, six-light and three-light casement windows. A brick chimney rises along the north elevation and a second brick chimney pierces the center of the roof ridge. The chimneys and brick systems appear to be built with a hard-fired clay tapestry red bricks, which are painted a buff or cream color to match the walls of the house. A polygonal bay with a shed roof centered under the gable dormer projects at the north elevation. A porch with a shed roof and enclosed with plywood and metal awning windows projects at the rear, or east, elevation. The walls are finished with textured stucco, and a handicap ramp extends across the front façade to provide access onto the front porch. The building is in poor condition and in need of a professional condition assessment survey, which would reveal, in part, the need for a new roof, electrical upgrade, termite tenting, and potentially wood structural repairs and window repairs and replacements – none of which the University has prioritized for its capital needs.

Research on historic-period owners and occupants of the dwelling reveals a transition of early residents including the first owners, E.W. and Catherine Ames, followed by Moses A. and Fannie Berman and

Charles F. and Dessa Parish, as well as periods of vacancy. The dwelling was completed about 1927 for E.W. and Catherine Ames. E.W. Ames died the following year, and into the early-1930s Catherine Ames engaged in the social life of DeLand, helping to organize events at the DeLand County Club and DeLand Tourist Club and engaging in musical events in Winter Park. By 1933, Catherine Ames had married Rollin Baker, president of the American Building Supplies Company, and they lived in Daytona Beach.

In 1932, Moses A. and Fannie Berman arrived in DeLand, soon after they married in Atlanta, GA, and moved into the dwelling at 609 Bert Fish Drive. For nearly 20 years, Moses Berman operated the Frances Shoppe, a women's clothing store in downtown DeLand, which he named after his wife, Fannie Glaser Berman. Fannie immigrated to the United States from Austria with her parents in 1906. Her father, Jacob Glaser, became a prominent grocer in South Bend, Indiana. After closing the women's apparel store, Moses Berman began working as the advertising manager of the *DeLand Sun News*. Socially engaged, he served as president of the DeLand Kiwanis Club and was a member of the DeLand Jewish Center and DeLand Shriners Club. By 1939, the Bermans had moved from 609 Bert Fish Drive to a home elsewhere in DeLand, and Charles F. and Dessa Parish occupied the dwelling for several years, which was vacant in 1941.

In 1945, Frances A. Larimore, a teacher at Boston Avenue School, purchased the property. Soon, her parents Charles Wesley and Idella L. Larimore retired from their Arkansas farm and moved to DeLand to live with Frances. Later, her sister, Della May Larimore, also moved to DeLand to live with her family. Della worked briefly in the Stetson University library, as well as engaged in meetings of the DeLand Chapter of the American Association of University Women, Ladies Auxiliary of Fish Memorial Hospital, and First United Methodist Church. Frances Larimore regularly entertained in her home, including meetings of the Amelia Leete Circle and Wesleyan Circle of the Methodist Church. In 1997, after retiring from public school teaching, Frances Larimore sold the property to Stetson University for \$55,000. Since then, the University has used the building to house a variety of offices including Career Services and the Center for Community Engagement. Both offices are now housed in more modern buildings.

The building does not possess sufficient historic or architectural significance for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served administrative offices purposes at Stetson for nearly 25 years (1997-2021), and it has outlived its useful institutional purpose. The building is currently vacant and not in use. The University has completed an asbestos survey and remediation, a rodent inspection and letter have been completed, and services have been cut.

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

The building does not contribute either to a formally-recognized historic district or a potential historic 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 building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

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; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

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;

Stetson University has no immediate plans to reuse the property and currently intends the lot on which the building stands as an informal green space.

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

The building is not in danger of collapse.

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

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2000, Stetson has invested nearly \$60,000 in the building to accommodate staff offices. The completion of recent significant capital projects now accommodates those staff members and compel the University to remove the aging, inefficient building. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will have no adverse effect on the surrounding properties.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. Since 1997, the building has not served the function for which it was constructed (dwelling), and recent significant capital projects now provide staff with modern and efficient offices, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

The estimated cost of demolition is \$12,000 with the project anticipated for December 2022.



609 Bert Fish Drive, front (west) façade and north elevation, facing southeast



609 Bert Fish Drive, front (west) façade and south elevation, facing northeast



609 Bert Fish Drive, rear (east) and south elevations, facing northwest



609 Bert Fish Drive, rear (east) and north elevations, facing southwest

611 Bert Fish

RESOLUTION

Of

The Board of Trustees, Stetson University, Inc.

The Board of Trustees of Stetson University, Inc., in duly scheduled meeting of the board on May 11, 2012, hereby adopts the following resolution (the "Resolution").

Recital:

- A. It is advisable for Stetson University, Inc. (the "University") to have established policies regarding those officers of the University who are authorized to execute contract documents and other instruments on the University's behalf.

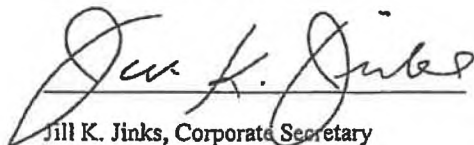
Therefore, it is resolved that:

1. The President, the Provost, the Chief Finance Officer, and the Associate Vice President for Finance (the "Authorized Officers") are each authorized and empowered to execute contract documents on behalf of the University and to secure the transfer to the name of the University, or sell or transfer by the University, all stocks, bonds, securities, deeds, contracts, and all other documents standing in the name of the University.
2. Any contract document or other instrument that commits the University to any payment, debt, or other obligation in excess of \$100,000 shall be executed by any two of the Authorized Officers.
3. Each of the Authorized Officers may, in his or her prudent judgment, delegate his or her authority granted by this Resolution to another officer, employee, or agent of the University, but only for a contract document or other instrument that commits the University to a payment, debt, or other obligation that is less than \$50,000.
4. The Certificate of Incumbency dated July 18, 2011 and all other certificates and resolutions inconsistent with this Resolution are hereby repealed.

CERTIFICATE

The undersigned certify that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Trustees of Stetson University, Inc., a corporation organized and existing under the laws of the State of Florida, held on the 11th day of May 2012, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this 11th day of May 2012:



Jill K. Jinks, Corporate Secretary



Harlan L. Paul, Chair of the Board of Trustees

DEMOLITION QUESTIONNAIRE

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 building at 611 Bert Fish Drive historically had the address of 611 North Hayden Avenue. It is located in lots 25 and 26 of University Heights Subdivision, which was platted and recorded in the office of the Volusia County Clerk of Court in 1914. In 1923, Robert Martin conveyed the lots to Stetson Professor of Art Harry D. Fluhart, who later developed a Bungalow as his residence west of campus on Florida Avenue. The Owasco Realty Company served as the developer of the University Heights Subdivision. The company's officers were George B. French, Charles G. Hayden, and L.F. Sperry of Auburn, NY, a small town at the north end of Lake Owasco in upstate New York. Hayden served as the president of the realty company. In the original plat, the developers named three streets for their surnames: French Avenue, Hayden Avenue, and Sperry Avenue. In 1993, the City of DeLand in collaboration with Stetson University renamed Hayden Avenue as Bert Fish Drive to honor one of DeLand's most prominent law alumni, public servants, and philanthropists – Bert Fish. Earlier, the municipal government had renamed Sperry Avenue as Florence Avenue to align with a street by that name farther west – and thereby eliminated the named heritage of the New York developers in the subdivision. The one-and-one-half story wood-frame Bungalow-style building was constructed about 1927 as a private residence, which was acquired in 1994 for \$92,000 by Stetson University, which since then the University has adapted and used for administrative office spaces, most recently the Cross Cultural Center.

The building faces west and contains approximately 2,400 square feet of interior floor space. The building displays a front-facing gable roof surfaced with rolled metal shingle surfacing. Wood brackets are mounted under the eaves, exposed rafter ends accent the eaves, and modest gable dormers project from the north and south elevations of the roof. Protruding from the front (west) façade of the building, an enclosed entrance porch displays plywood panels and metal sash windows. A handicap ramp extends along the front of the building. Fenestration includes three-over-one-light double-hung sash windows and modern metal awning and sash windows and sliding glass doors. A corbeled brick chimney rises along the south elevation and a second brick chimney pierces the east roof ridge. A one-story gable extension with an asphalt shingle roof projects from the south elevation. A one-story hip roof enclosed porch extends along the rear (east) elevation and connects with a large modern flat-roof addition that protrudes from the northeast corner of the building. A combination of original and replacement products finishes the exterior walls – stucco, plywood, and weatherboards. A modern pavilion is located to the north of the building, and three temporary storage sheds are located on the rear of the property. The building has lost most of its original character defining features and is in a deteriorated condition.

Research on historic-period owners and occupants of the dwelling reveals the early occupants included Stetson Professor of Law Jennis W. Futch and his wife, Daisy Futch, who resided in the dwelling in the 1920s and 1930s through c. 1938. Futch earned a LL.B. degree (1915) from Yale University, began teaching law at Stetson about 1924, and earned a J.D. degree (1932) from Northwestern University. In addition to teaching law at Stetson in the 1920s and 1930s, Futch served as law librarian and held in key roles in the community and state, including chair of the First Baptist Church's board of trustees, vice-president of the Florida Bar Association's 7th Judicial Circuit, and recording secretary of the Florida Historical Society. About 1925, he became a partner in Scarlett Jordan Futch and Fielding, while continuing his teaching and library work at Stetson. In 1928, Futch supported Doyle Carlton in his Florida gubernatorial campaign and published articles in the *DeLand Sun News*, including "Who Is a Regular Democrat?" In the late-1930s, the Jennis and Daisy Futch moved to another residence, but Jennis died in 1940.

The dwelling was vacant in 1939, and by April 1940, Woodie and Phyllis Brown – mother and daughter – occupied the home, having moved to DeLand from Miami, FL after the death of Woodie's husband, Francis Brown, who had managed a Miami hotel. By 1945, Augustus E. and May Louise Pasman resided in the dwelling. Born in New York City, A.E. Pasman worked for the Erie Railroad Company, including as a freight claims agent, and he and May retired to DeLand in the mid-1940s. Their daughter, Margaret Pasman, married West Point graduate Charles W. Florance, Jr., who served under General George Patton in World War II and later rose in the ranks to Colonel in the US Army to become Deputy Commander and Chief of Staff of the Quartermaster at Ft. Lee Virginia. After World War II and while Charles Florance was stationed in Hawaii, Margaret P. Florance briefly resided at 216 East University Avenue (demolished) to be closer to her retired parents on Bert Fish Drive.

The building does not possess sufficient architectural or historical significance for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. In addition, the building has lost many of its historic character defining features to the extent that it has lost its original architectural integrity. The building served administrative offices purposes at Stetson for nearly 30 years (1994-2021), and it has outlived its useful institutional purpose. The building is currently vacant and not in use. The University has completed an asbestos survey and remediation, a rodent inspection and letter have been completed, and services have been cut.

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

The building does not contribute either to a formally-recognized historic district or a potential historic 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 building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

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; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

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;

Stetson University has no immediate plans to reuse the property and currently intends the lot on which the building stands as an informal green space.

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

The building is not in danger of collapse.

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

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2000, Stetson has invested nearly \$71,000 in the building to accommodate staff offices. The completion of recent significant capital projects now accommodates those staff members and compel the University to remove the aging, inefficient building. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will have no adverse effect on the surrounding properties.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. Since 1997, the building has not served the function for which it was constructed (dwelling), and recent significant capital projects now provide staff with modern and efficient offices, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

The estimated cost of demolition is \$12,000 with the project anticipated for December 2022.



611 Bert Fish Drive, front (west) façade and north elevation, facing southeast



611 Bert Fish Drive, front (west) façade and south elevation, facing northeast



611 Bert Fish Drive, rear (east) and south elevations, facing northwest



609 Bert Fish Drive, rear (east) and north elevations, facing southwest

January 17, 1933



Cleveland, Ohio, are personally being at the North Orange branch for the winter season. This is their fourth season. In addition to the branch they have worked every other section of the state, last year they had many in Ireland in the "Young Men's Union."

Mrs. Eleanor B. Carter and son, William, and Mr. D. P. Carter and Mr. J. Carter, who have been the sons of Mr. and Mrs. C. W. Carter for the past ten days, have returned to their home in Cleveland, O. C. Mrs. Carter, who is a sister of Mrs. Thompson, is in a state of health of several weeks.

Dr. W. R. Carter, an infantile physician, is the son of Mr. and Mrs. J. M. Carter, and is the son of the late Dr. J. M. Carter, who was the son of the late Dr. J. M. Carter.

Dr. J. L. Carter, president of the First Baptist Church of Cleveland, is the son of Dr. J. L. Carter, who was the son of the late Dr. J. L. Carter, who was the son of the late Dr. J. L. Carter.

Dr. and Mrs. F. M. McConnell of Akron, Ohio, are visiting in Cleveland, Ohio, and are the sons of Dr. and Mrs. F. M. McConnell, who was the son of the late Dr. F. M. McConnell, who was the son of the late Dr. F. M. McConnell.

Mr. and Mrs. C. W. Carter, who are the sons of Dr. and Mrs. C. W. Carter, are the sons of Dr. and Mrs. C. W. Carter, who was the son of the late Dr. C. W. Carter, who was the son of the late Dr. C. W. Carter.

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SHORTER

