



AGENDA

HISTORIC PRESERVATION BOARD

Thursday, January 5, 2023 - 5:00 p.m.

A. Roll Call

B. Old Business

1. Minutes: November 3, 2022
2. Staff Updates

C. New Business

1. BD22-3388: Demolition – Airport

Charles McDonald, Samsula Demolition
1600 Essex Ave.

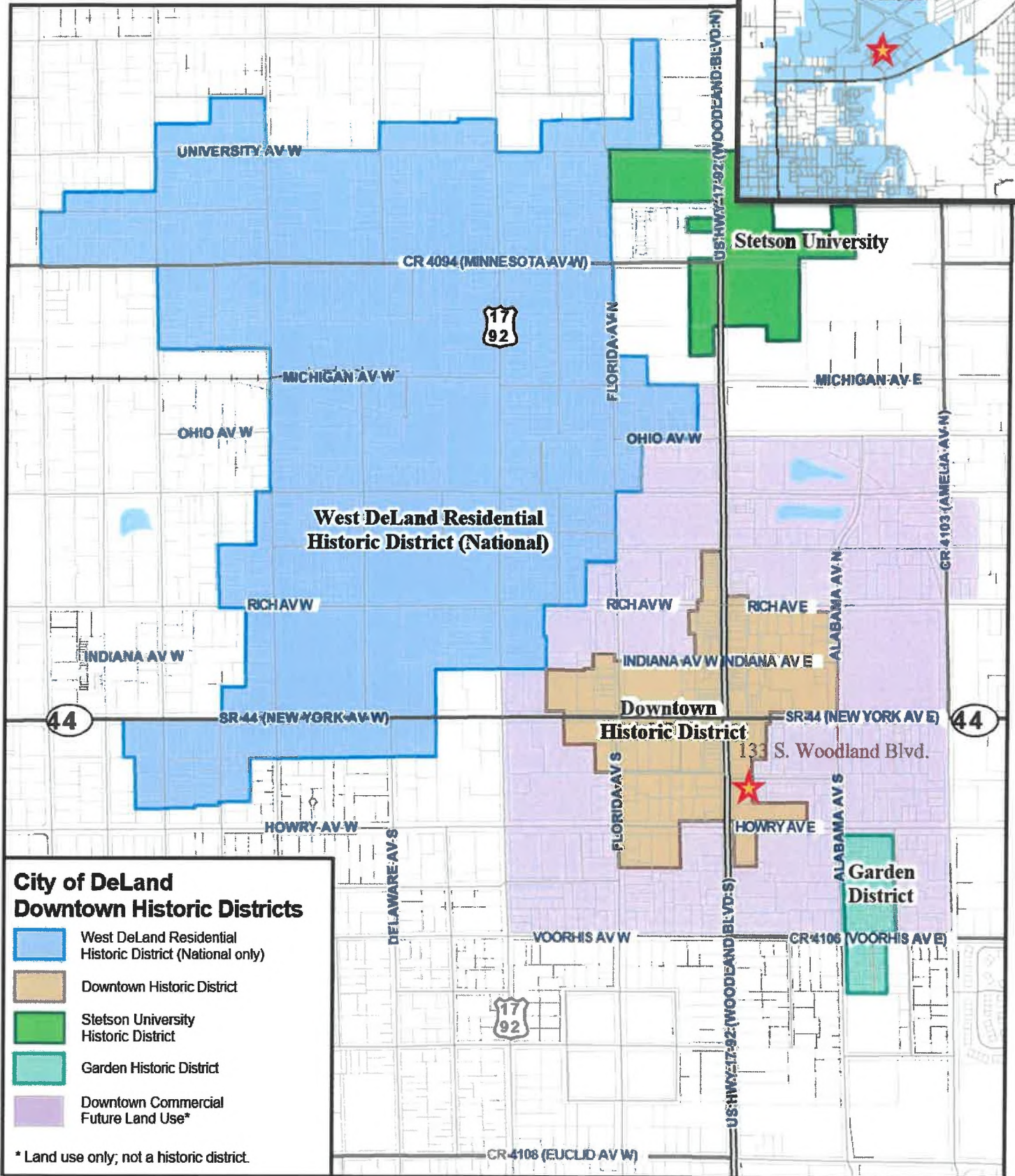
D. Next Regularly Scheduled Meeting

Thursday, February 2, 2023

E. Adjourn



Location Map



MINUTES NOVEMBER

MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING
City Commission Chambers
120 South Florida Avenue
November 3, 2022 - 5:00 P.M.

ROLL CALL:

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

Absent: Scott Price

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

OLD BUSINESS:

1. Review of the October 6, 2022 HPB Meeting Minutes
Renee Garrison moved to approve the Minutes of the October meeting.
Dagny Robertson seconded the motion.
The HPB voted (6-0) in favor of motion.
2. Staff updates:
 - The next CLG Roundtable will be held November 17, 2022 and will be led by Dr. Kyra Lucas at 1:30 pm
3. Board elections:
 - Dagny Robertson nominated Solomon Greene as chair for the board, seconded by Reggie Santilli. Motion carried (6-0)
 - Ross Janke nominated Charles Jordan as vice-chair for the board, seconded by Charles Jordan. Motion carried (5-1)
 - For 2023 Solomon Greene will serve as Chair, Charles Jordan will serve as Vice-Chair

NEW BUSINESS:

1. COA22-196: Alteration – Stetson, Chaudoin Hall **Anthony Mazza, Mazza Architects**
533 N. Woodland Boulevard

Staff explained that Stetson University is planning to renovate Chaudoin Hall, which will involve a complete mechanical, electrical, plumbing and sprinkler overhaul. Charles Jordan moved to approve the application in regards to ADA upgrades and deny the application in regards to windows and side cladding. The Board gave the applicant an opportunity to come back with compatible original material for the cladding.

Charles Jordan moved approval with regard to the necessary ADA upgrades and to deny exterior changes.

Reggie Santilli seconded the motion.

The HPB voted (6-0) in favor of motion.

2. BD22-3131: Demolition – Stetson **Michele Courier, Applicant, Stetson Univ – Owner**
601, 609, 611 Bert Fish Dr.

Staff explained that Stetson University wishes to demolish 3 structures to clear the sites. The structures are not located within the historic portion of the Stetson Historic District and are brought before the board due to their age. The applicant explained that the buildings have no value to the university due to current conditions. Ross Janke moved to deny the application for demolition of all properties.

Ross Janke moved to deny.

Charles Jordan seconded the motion.

The HPB voted (5-1) in favor of motion.

OTHER BUSINESS:

NEXT REGULARLY SCHEDULED MEETING - December 1, 2022

ADJOURNMENT:

As there was no further business, the meeting adjourned at 7:14 P.M.

New Business

1

Staff Report
City of DeLand
HISTORIC PRESERVATION BOARD
January 5, 2023

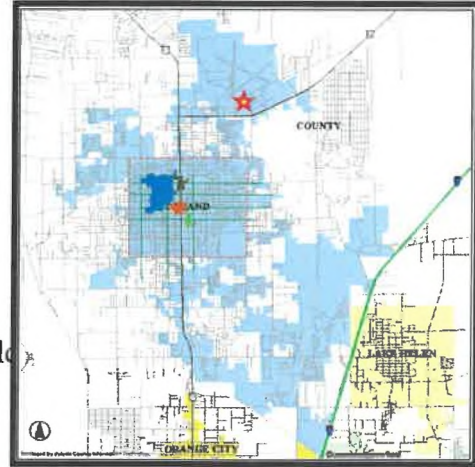
Application #: BD22-3388

Applicant name: Charles McDonald, Samsula Demolition

Request: Demolition of brick smokestack and portion of adjacent building

Factors:

Historic district	n/a
Location	1600 Essex Ave.
Year built	#1 & 2 - 1941/1950 #3 - 2003
Land use	Industrial
Zoning	M-1&A (Industrial & Airport)
Existing use	Lt. Industrial, storage warehouse 3,600 sf (25,667/15,191 sq. ft.) build 3.13 acre (136,500 sq. ft.)



Applicable regulations: 33-35.01.

Analysis

This property, located on the grounds of the DeLand Municipal Airport, is comprised of 3 structures and includes the smokestack. As described by the property appraiser's office, two of the buildings are constructed of concrete/masonry and the other of wood/open steel. Building 1 measures approximately 11,386 sq. ft., building 2 – 15,191 sq. ft. and building 3 – 25,667 sq. ft. Building uses are listed as office, cold storage/warehouse and light manufacturing. The smokestack is constructed of bricks and stands several stories high. The smokestack is not physically connected to any of the buildings and no direct evidence of when it was constructed was found. The property appraiser's office list buildings on the site to have been built as early as 1941. Plans for use of the property are unknown, however, the property is zoned for industrial and airport use.

Zoning map

Aerial map





The following review criteria, outlined in the land development regulations, may be used in evaluating the decision on how to move forward with this request:

Review criteria: **Sec. 33-35. - Demolition.**

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. The responses to the review criteria are shown below:

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 structure is not found to be located on the Florida Master Site File, however, it is acknowledged that this listing is only an inventory and has no special significance. No additional historic information has been found regarding this structure.
- b. The importance of the building, structure, or object to the ambiance of a district;
This property is located at the DeLand Municipal Airport which is located far north of the city's support district. The airport is comprised mainly of industrial and airport uses. There is the Chief Master of Arms Residence (910 Biscayne Blvd. - Florida's Historic World War II Military Resources MPS) located on the grounds of the airport, however, no other historical significance.
- 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 structures are constructed of are readily available materials such as concrete block, masonry, wood and steel. Given that these are standard building materials, it appears that the structures could easily be replicated. There are no unique features about any of the buildings.



- 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;

The structures appear to be typical of industrial type buildings and there is no particular architectural style apparent.



- 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;
There are no definite plans at the moment. The owner wishes to clear the property of the structures in order to clean it up.
- f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;
The exterior of the structures appear to be sound and the condition of the interior is unknown. An inspection reveals no rodent infestation.
- g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The buildings (1,2,3) are valued at \$318,186, \$216,446 and \$1,686,598 respectively.

Conclusion: Neither the buildings or the smokestack that are the subject of this application have been found to be contributing buildings/structures and neither are they located within a local historic district. The applicant anticipates using the property for industrial use at some point in the future. The City Commission will grant final approval of the demolition.