



AGENDA **HISTORIC PRESERVATION BOARD**

Thursday, March 2, 2023 - 5:00 p.m.

A. Roll Call

B. Old Business

1. Approval of Minutes:
 - a. January 5, 2023
 - b. January 18, 2023 Special Meeting
 - c. February 5, 2023
2. Staff Updates
3. BD22-3388: Demolition – Airport
4. Resolution

Charles McDonald, Samsula Demolition
1600 Essex Ave.

C. New Business

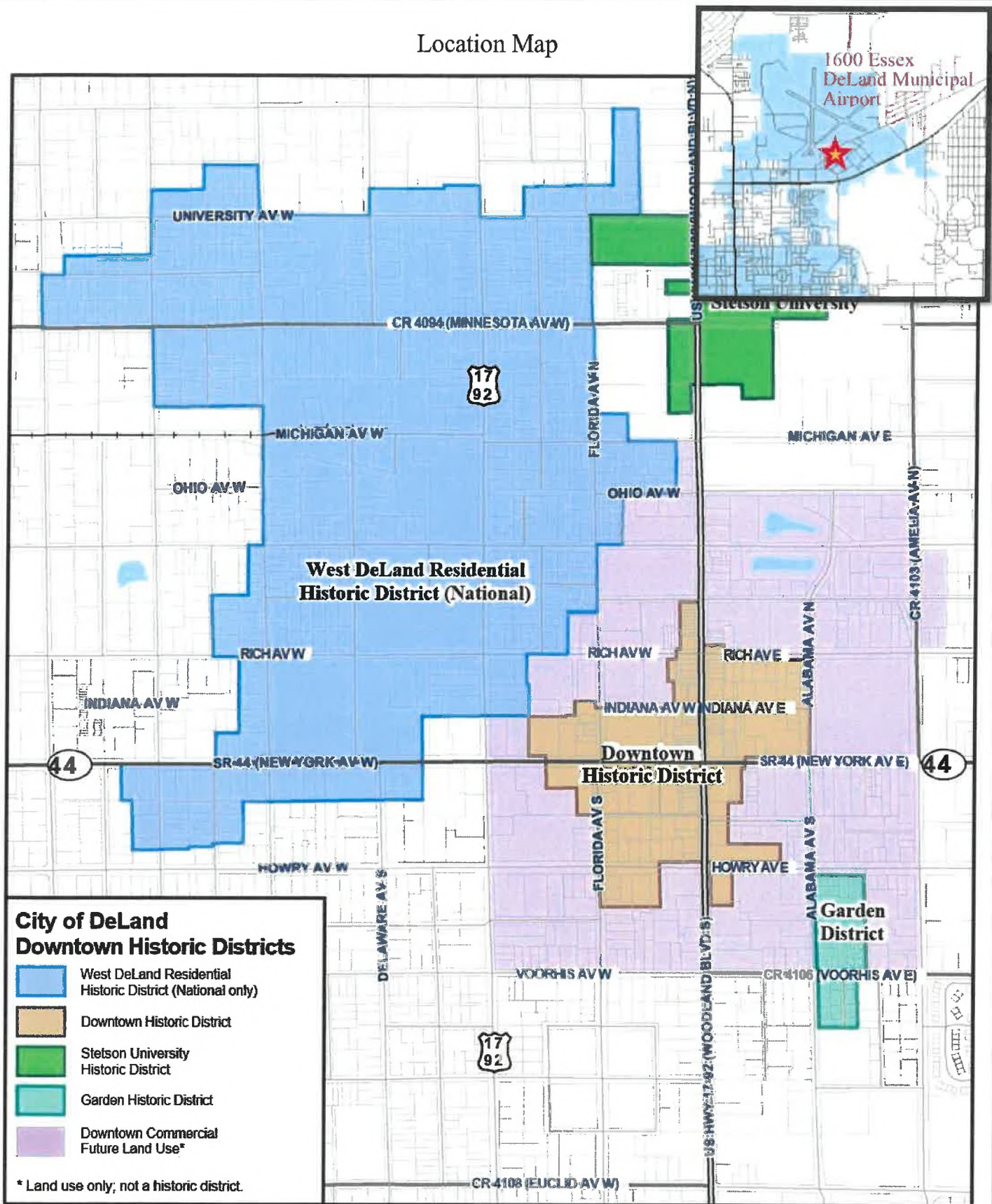
D. Next Regularly Scheduled Meeting

Thursday, April 6, 2023

E. Adjourn



Location Map



MINUTES

January 5, 2023

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

City Commission Chambers
120 South Florida Avenue
January 5, 2023- 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Renee Garrison, Charles Jordan (arrived 5:06 pm), Ross Janke, Dagny Robertson, Reggie Santilli, Scott Price

Absent:

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

OLD BUSINESS:

1. Review of the November 3, 2022 HPB Meeting Minutes

Renee Garrison moved to approve the Minutes of the November meeting.

Scott Price seconded the motion.

The HPB voted (6-0) in favor of motion. (Charles Jordan arrived after the vote was taken.)

2. Staff updates:

- The city received correspondence from the Ruben Acosta - Chief, Bureau of Historic Preservation thanking us for submitting the annual report and stating that DeLand is in good standing with the CLG program and eligible for the CLG match waiver for small matching grants in the upcoming grant cycle.
- Putnam update: A structural analysis indicates that the condition of the Putnam Hotel has become dangerous and demolition is probable. Sadly, the owners of the Putnam will be unable to redevelop the hotel as anticipated. No determination has been made as to the future of the site.

3. Other – Mr. Jordan arrived at the meeting after approval of the minutes and stated his disappointment with the minutes and that he would not have voted to approve them. His displeasure stems from there being a lack of what he deemed as sufficient detail to demonstrate the board's rationale for denial of the Stetson demolition request to the City Commission. The City attorney stated that minutes are statutorily required, but do not have to be detailed and that there is a distinction between minutes and a staff report. Further discussion of the issue was that notice of the date of the City Commission review of demolitions request needs to be provided to the board members.

NEW BUSINESS:

1. BD22-3388: Demolition - Airport

Charles McDonald, Samsula Demolition
1600 Essex Ave.

Staff explained that the request is for approval to demolish a structure located at 1600 Essex Avenue and includes a smokestack listed to have been built as early as 1941. The property is located on the grounds of the DeLand Municipal Airport and the site contains 2 additional buildings that are in use for office, cold storage/warehouse and light manufacturing which will not be demolished. The

property/smokestack is not recorded in the Florida Master Site File list, is not within in a locally designated historic district, neither is it a contributing structure.

Charles McDonald, applicant, stated that the building, which is empty, is deteriorated on the inside, that the smokestack has spots where bricks, several from the top, were missing and on the ground. He had no knowledge about the use of the smokestack and when it was last in operation. Ross Janke asked about the structural integrity of the smokestack and had concerns about it being the only one left in the area.

Ross Janke moved to approve demolition of the building, but to deny approval of the smokestack and continue the request until additional information about its history, including a structural report, is provided.

Charles Jordan seconded the motion.

The HPB voted (7-0) in favor of motion.

OTHER DISCUSSION

- Charles Jordan requested that a subcommittee be formed to discuss issues dealing with historic preservation. The board voted to hold a special meeting.

Charles Jordan moved to approve the date of January 18, 2023 for a special meeting.

Dagny Robertson seconded the motion .

The HPB voted 7-0 in favor of the motion.

- The City Attorney responded about the process for a COA and appeals asked at a previous meeting. Dagny Robertson wanted to know if the HPB would be notified if their recommendations of denial of demolitions were appealed. He stated that they would not because the HPB provides recommendations and the City Commission makes the final decision on demolitions. The HPB makes the final decision for COAs.

NEXT REGULARLY SCHEDULED MEETING - February 2, 2023

ADJOURNMENT:

As there was no further business, the meeting adjourned at 6:11 P.M.

MINUTES
Special Meeting
January 18, 2023

MINUTES - CITY OF DELAND
Historic Preservation Board
SPECIAL MEETING
TRC Conference Room
120 South Florida Avenue
January 18, 2023- 5:00 P.M.

ROLL CALL:

Members present:

Solomon Greene, Renee Garrison, Charles Jordan, Ross Janke, Dagny Robertson, Reggie Santilli, Scott Price

Staff present:

Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Carol Kuhn – Planning Director, Danevsky Joseph – Planner 1, Aerial McCann - representing the City Attorney, Melissa Winsett - Sr. Planner, Emily Ragusa – Community Development Coordinator, Rick Werbiskis, - Community Dev. Director (via conference call)

Staff provided documentation dealing with historic preservation as provided in the comprehensive plan, land development code, Secretary of the Interior Standards, design guidelines and the community design standards. Additionally, a summary of topics discussed during the September 2022 meeting and an outline of topics prepared by Charles Jordan were provided to aid in the discussion for this meeting.

HPB Chair, Solomon Greene began the meeting by asking everyone to provide a positive thought about historic preservation.

DISCUSSION

- Historic preservation needs an updated presence on the city's website. Staff is in the process of updating that information and will make more effort to provide the public with a better understanding of how to proceed regarding historic preservation efforts.
- A new Code Enforcement Manager has been budgeted which will allow more resources to focus on the downtown and historic structures.
- Historic preservation should be a funding priority and discussed more extensively during the city's strategic planning meetings.
- Because of limited staff for historic preservation, internships with students from Stetson, UCF etc. would be helpful in providing more help with dealing with historic preservation efforts.
- A CHPO (certified historic preservation officer), Department of Historic Preservation and full staff are needed instead of just a single full-time historic preservation staff member. The current budget does not support that.
- The city's priorities need to include historic preservation.
- The purpose of the CRA (Community Redevelopment Area) is to address blight and NOT historic preservation. The boundaries of the city's Downtown CRA just happen to overlap the Downtown Historic District.
- A brochure on the economic benefits of historic preservation is available.

- There needs to be research into the Revolving Loan Fund and an application made for the upcoming year.
- Whenever the HPB makes a recommendation , it needs to be noted in any reports and the opinion of the board passed on.
- Staff reports to the board should include dates when the applications will be heard before other boards such as the Planning Board and City Commission.
- Incentive for preservation should be provided to residents and owners of historic properties.
- There should be greater enforcement of liens to help prevent demolition by neglect.
- Current rules should be relaxed, for example, to allow for Airbnb's in historic districts.
- Education of local realtors on historic preservation with information to share with potential property owners is needed. Educational information could also be provided with utility bills.
- Opportunity Zones
- Include MainStreet DeLand in historic preservation efforts more.
- Interviews with property owners who have utilized the historic tax exemption should be placed on the city website as an incentive to other property owners.
- The pending economic development video could be modified to include information on historic preservation.
- Demolition – ordinance could be updated to include delays as needed and a 30-day window for appeals.
- A “rough” budget summarizing historic preservation needs should be developed to present during the budget process.

It was suggested that the thoughts of the board, presented at this meeting, be prioritized during a separate meeting of the board and presented to the City Commission to be used in the city's upcoming strategic planning and budgeting processes.

ADJOURNMENT:

As there was no further business, the meeting adjourned at 6:43 P.M.

(Note: A recording device was used during the meeting, however, it did not capture the proceedings of the meeting. The information provided is a summary of notes taken by city staff.)

MINUTES

February 2, 2023

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

City Commission Chambers
120 South Florida Avenue
February 2, 2023- 5:00 P.M.

ROLL CALL:

Present: Solomon Greene, Charles Jordan, Ross Janke, Dagny Robertson, Scott Price, Reggie Santilli

Absent: Renee Garrison

Also present: Aerial McCann - representing the City Attorney, Belinda Williams-Collins – Historic Preservation Coordinator/Senior Planner, Carol Kuhn – Planning Director, Danevsky Joseph – Planner 1, Emily Ragusa - Community Development Coordinator

It was emphasized that this is a regular meeting of the board and not a workshop as shown in the heading of the agenda.

OLD BUSINESS:

1. Review of the January 5, 2023 HPB Meeting Minutes
January 18, 2023 HPB Special Meeting Minutes

It was decided that the approval of the minutes would occur at the next regular meeting of the board.

2. Prioritization of Special Meeting discussion items: A special meeting of the board was held on January 18, 2023 to discuss issues of concern to the board. The issues dealt with a range of topics including protection of historic resources, heritage tourism and economic development, historic funding assistance for residents, administrative practices, historic education and establishing goals to further preservation. The following specific issues were talked about:

- Prioritization of the list of issues created by the board
- The amount of the city budget dedicated to historic preservation
- Creation of full-time historic preservation staff:
As a CLG, there is no requirement for a full-time historic preservation staff member, however, the board wishes there to be and will request it ahead of the budget process.
- Grant writer – the board requests funding of a grant writer/consultant to explore/research historic resources in the Springhill area and based on what is found to create an additional historic district. *(It was suggested that Al Bouie be invited to attend a meeting to discuss efforts to create a new historic district.)*

Aerial McCann, attorney stated that the City Commission would be required to approve an ordinance to amend the regulations creating new positions and request the funding to do so.

The board would like the opportunity to present its requests to the City Commission as soon as possible via preparation of a resolution to summarize the issues to be addressed in regard to historic preservation. The board requests notification of the meeting date in order to have representation at the meeting.

Other Discussion:

- The city will hold meetings to discuss its strategic plan. The first will be at the Chisholm Center on Wednesday, February 22, 2023 at 6:00 p.m.
- Emily Ragusa, Community Development Coordinator, has updated items on the historic preservation website. Additional updates will be made.

NEXT REGULARLY SCHEDULED MEETING - March 2, 2023

ADJOURNMENT:

As there was no further business, the meeting adjourned at 6:20 P.M.

Update:

During the meeting there was discussion about which other CLGs have full time historic preservation staff. After the meeting an informal poll was taken of the CLG communities (of which there are 83) and of the ones who responded, (53 total) 12 stated that they have full time historic preservation staff (23%).

Communities with full time historic preservation staff:

1. Lakeland	1 full-time
2. Palm Beach County	2 full-time
3. Broward County	1 full-time
4. Boca Raton	1 full-time
5. Miami-Dade Counties	3 full-time
6. City of Miami	5 full-time
7. Sanford	1 full-time
8. Lake Worth	2 full-time
9. Orlando	1 full-time
10. Pinellas County	1 full-time
11. Gainesville	1 full-time
12. St. Petersburg	2 full-time

OLD BUSINESS

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

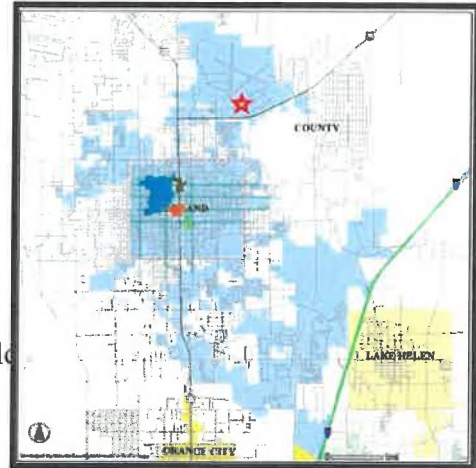
Application #: BD22-3388

Applicant name: Charles McDonald, Samsula Demolition

Request: Demolition of building, slab and brick smokestack

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 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;
The application does not indicate what the future plans are for the site.
- 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.

SMOKESTACK INFO.



DeLAND NAVAL AIR STATION MUSEUM HISTORY 1942-1946

SMOKESTACK INFORMATION

The DeLand Naval Air Station Museum volunteers recently received several inquiries about an existing smokestack at the DeLand Airport that was initially used at the DeLand Naval Air Station during WWII. Many of our WWII Veterans who were members of the museum have passed away, but they spoke about the smokestacks many times. Contact was made with Airport Manager John Eiff as well as several longtime DeLand residents asking for any recollections about the smokestacks they could provide. The following information was collected:

Per John Eiff, the smokestack that is still standing is not actually on City property and not under the airport's jurisdiction. It is crumbling and will most likely have to be torn down in the future.

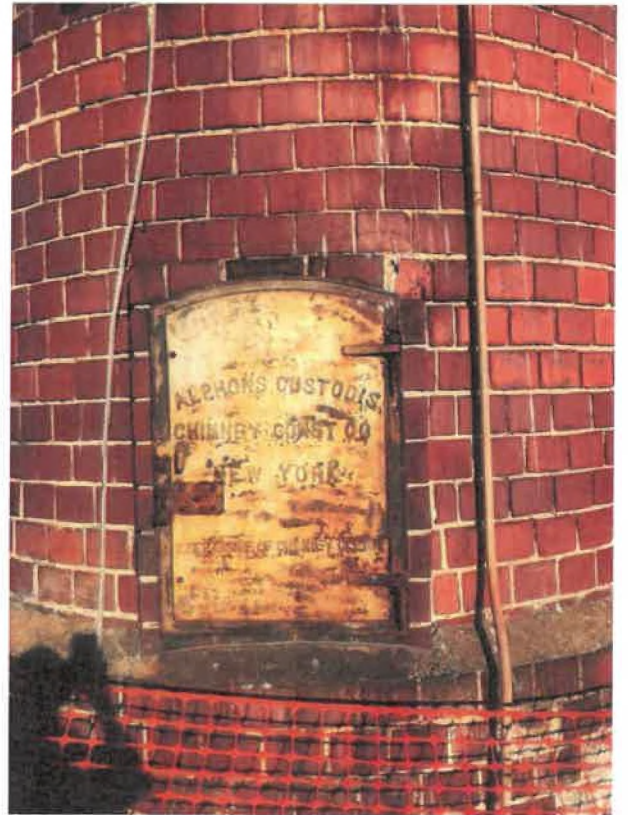
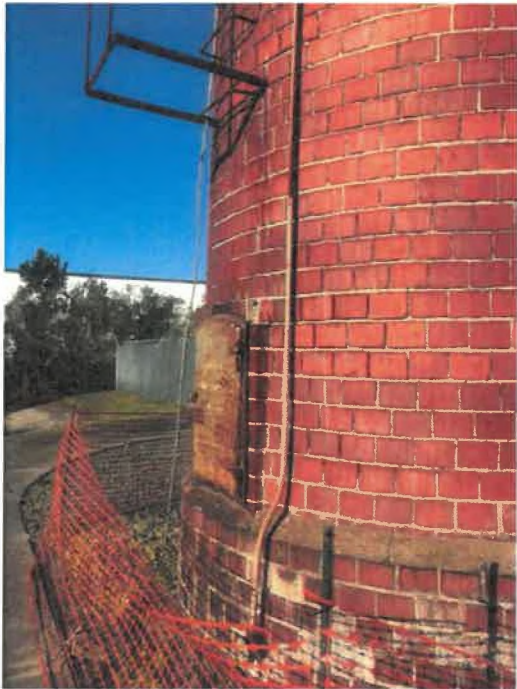
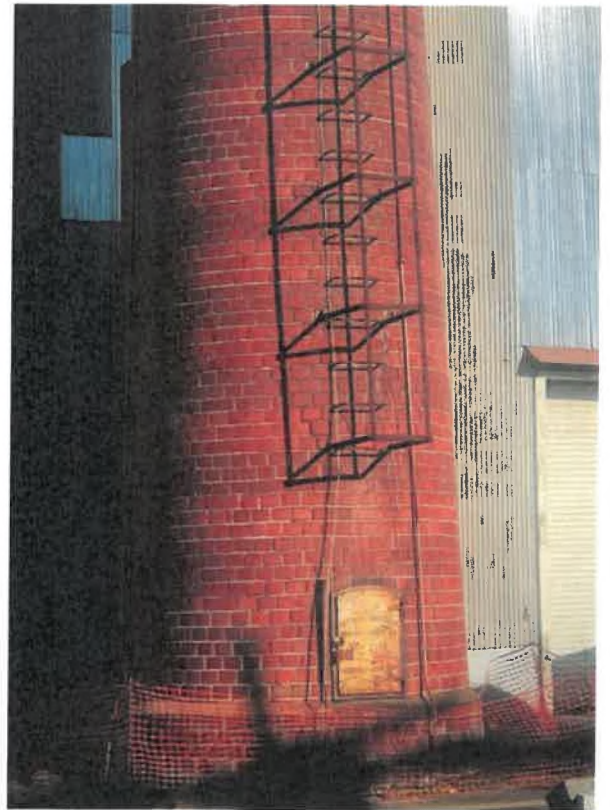
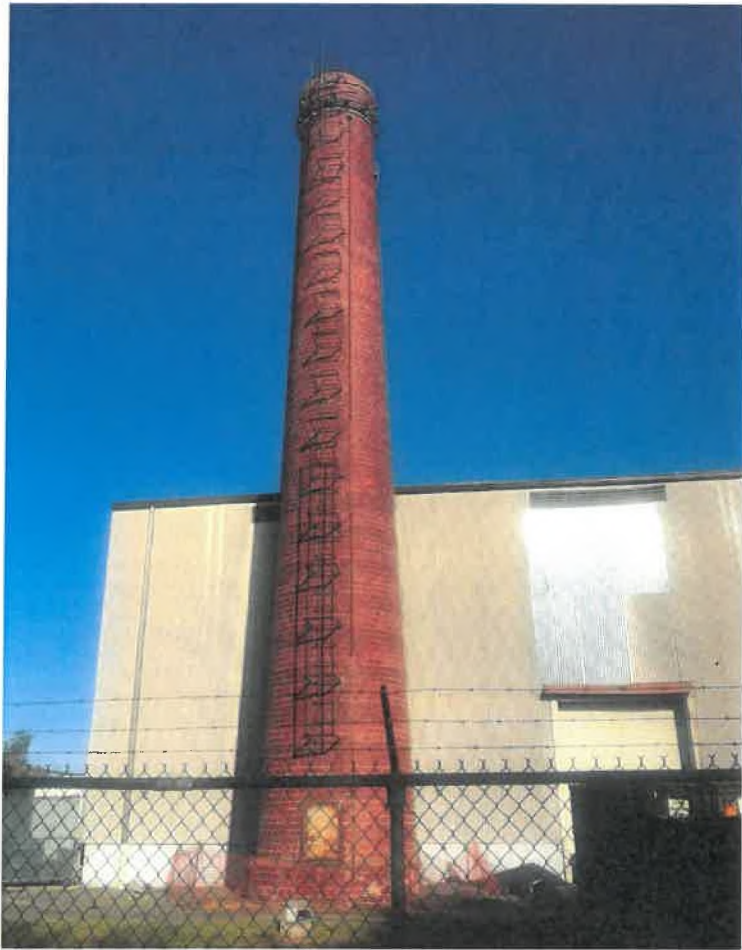
A check with local residents who have followed the history of the base and received the following information:

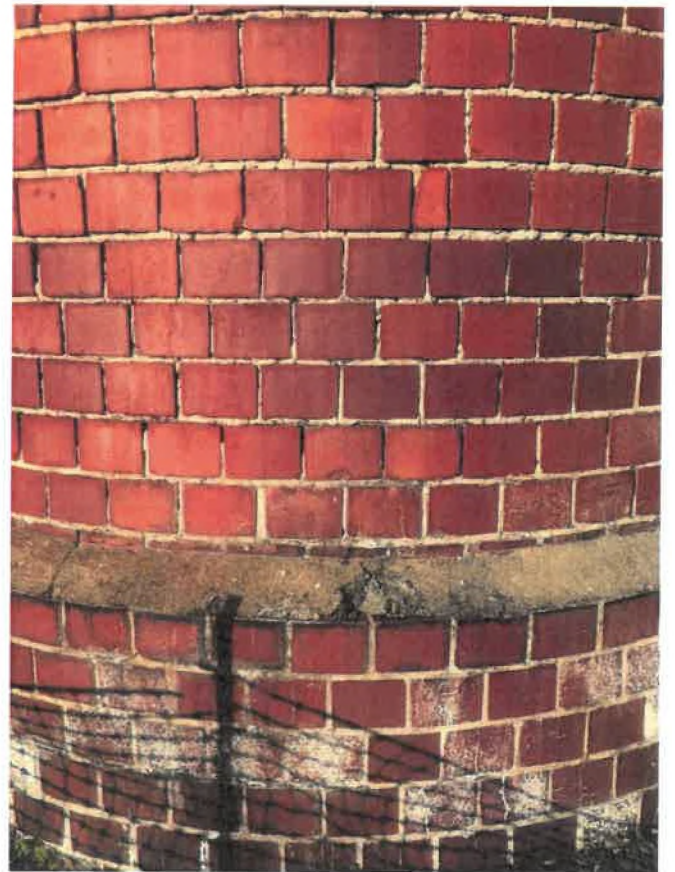
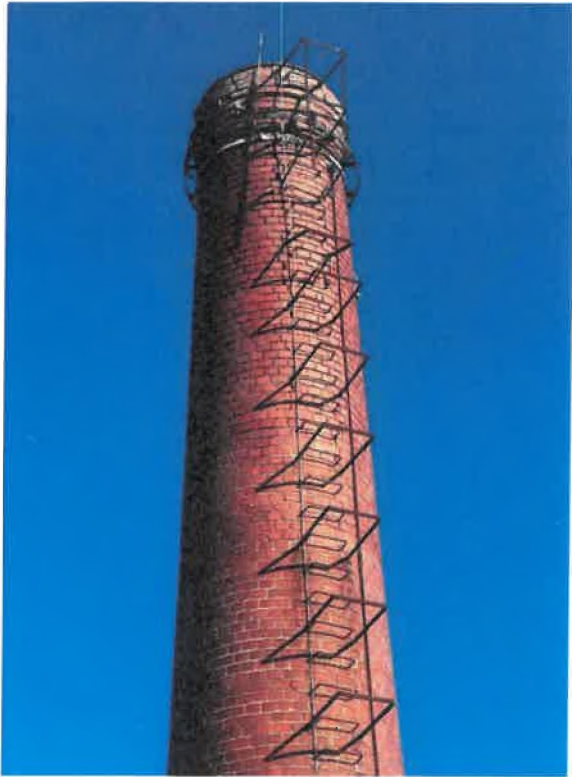
There was a circular stack of 'red brick' about 35/40 feet high. The government's one size fits all. There was no individual heat to the buildings on the Base Steam Heat was "piped" to the buildings that required it. "If it was good enough to work in Alaska it would work in FL" There also was a second "Stack" about 20' high for the garbage dump. There was another smokestack for burning on Marsh Road but that has also been torn down.

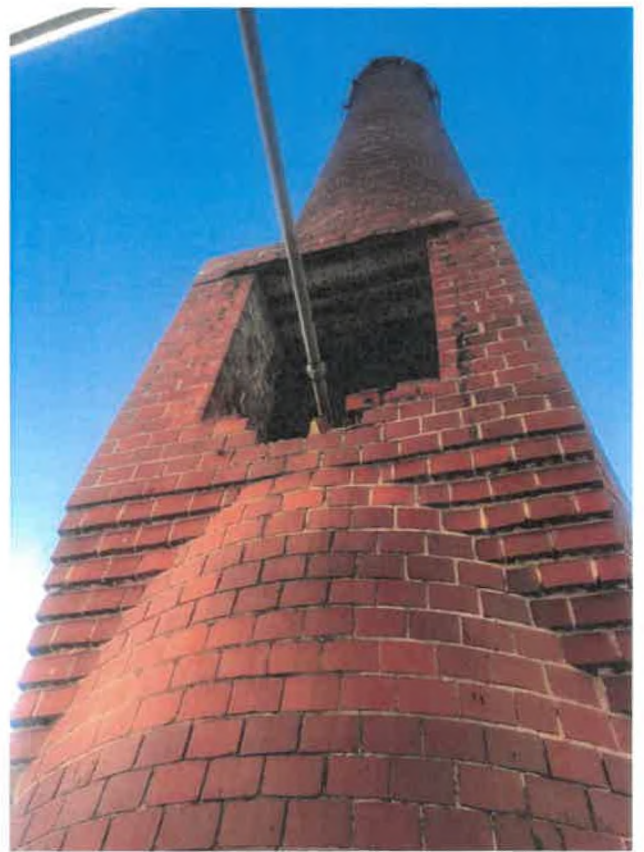
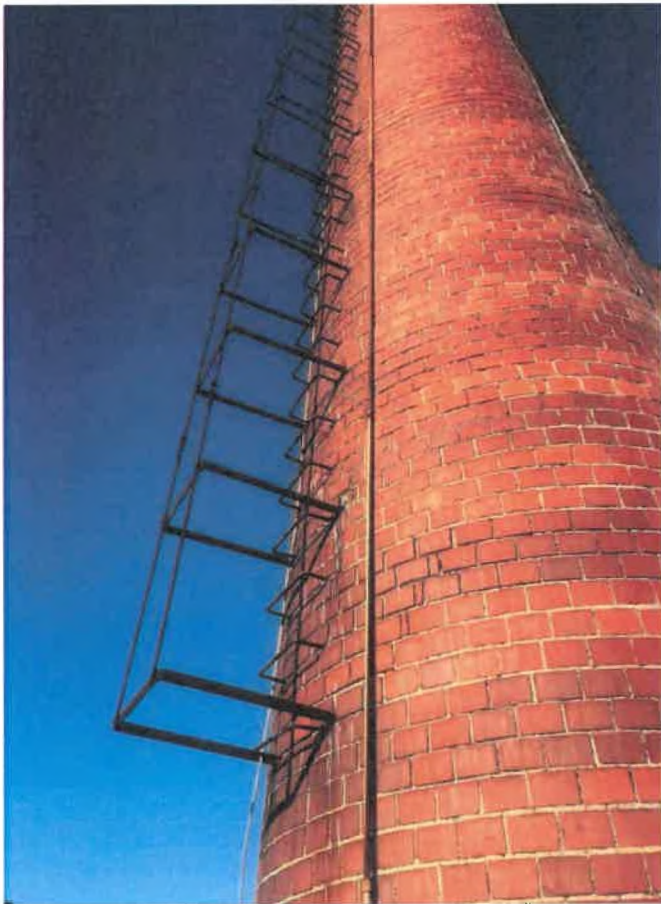
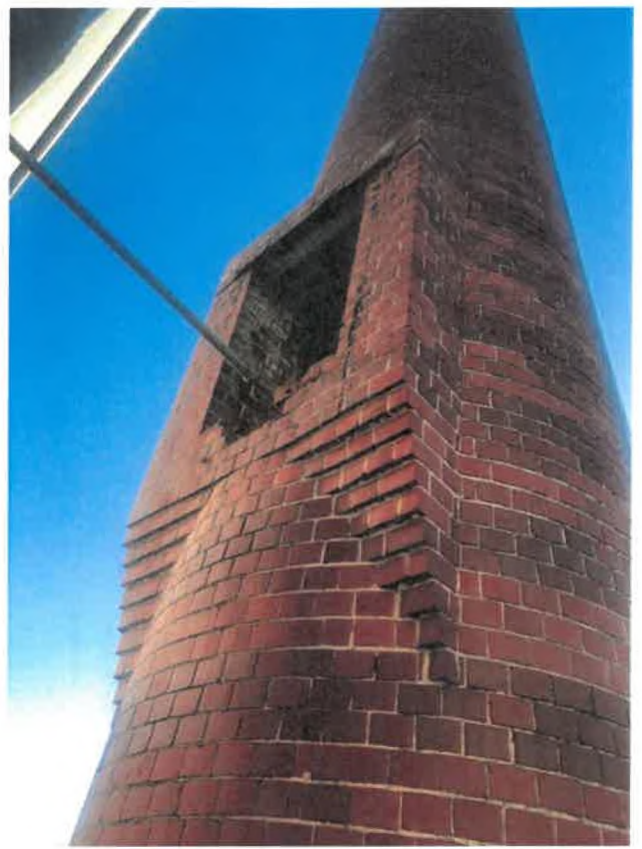
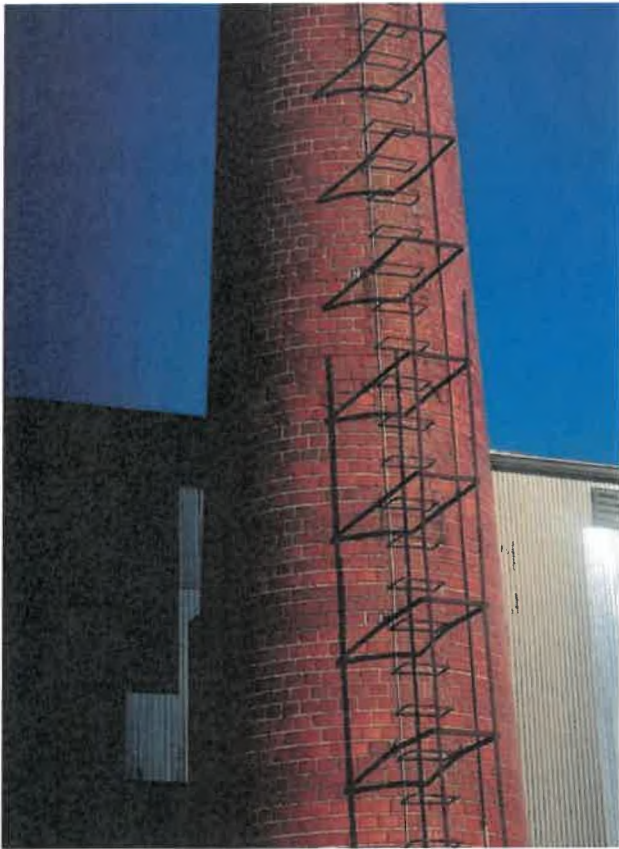
Another member advised that he was told by our long-time community historian the late Bill Dreggors, that there was a slaughterhouse next to the smokestack. Speculation only made them wonder if the furnace could have been used as a crematory for the disposal of the remnants of the cattle. Just speculation on that but if there was a second stack used for burning garbage that could have been the case.

At this point, we don't have any additional information but will advise if further details become available.

**Barbara Dunn Storz, Volunteer
DeLand Naval Air Station Museum, Inc
dnas.museum.org@gmail.com**







SMOKESTACK INSPECTION REPORT



January 13, 2023

Attention: Gast Construction LLC
295 Van Hook Rd., DeLand, FL 32724

Subject: Smoke Stack Inspection
1600 Essex Road, DeLand, FL 32724

To Whom it May Concern,

Elite Engineering (EE) was engaged by Gast Construction to perform a visual, non-destructive investigation of the smoke stack located at the subject address. It is EE's understanding that a demolition application has been submitted to the City of DeLand. In response, the city has requested a letter from an Engineer addressing the general structural integrity.

EE conducted a visual, non-destructive site investigation the afternoon of Friday January 13th. The smoke stack was visually inspected from the ground with binoculars to examine any indicators of structural instability.

Exterior walls of the smoke stack contained surface cracks and other typical weathering. Interior walls and foundation were reviewed by removing the steel ash cleanout. None of the surface cracking present on the exterior walls transferred through the multiple layers of brick to the interior face. The overall alignment and condition of walls and foundation appeared to be in good condition.

Conclusion: At the time of inspection, there was not any visual evidence present suggesting imminent structural failure.

It is important to note that there were broken bricks and brick pieces surrounding the structure. Loose bricks were also present on the structure itself that could eventually fall. While this is a safety concern, the loose bricks are cosmetic in nature related to the overall structure. The loose bricks should be removed and replaced by an experienced mason.

Should you have questions or need additional detail, please contact me.

Sincerely,

Nick Turnbull

Nick Turnbull, P.E.

FL License # 79123, CA31525

Attachments: Pictures (6)

Nicholas J Turnbull



This item has been electronically signed and sealed by
Nicholas Turnbull, P.E. on the date specified using a digital
signature. Printed copies of this document are not considered
signed and sealed and the authentication code must be verified
on any electronic copies.



STRUCTURAL & CIVIL ENGINEERING
ELITE ENGINEERING OF DeLAND
125 East Indiana Ave, Suite A-2, DeLand, FL

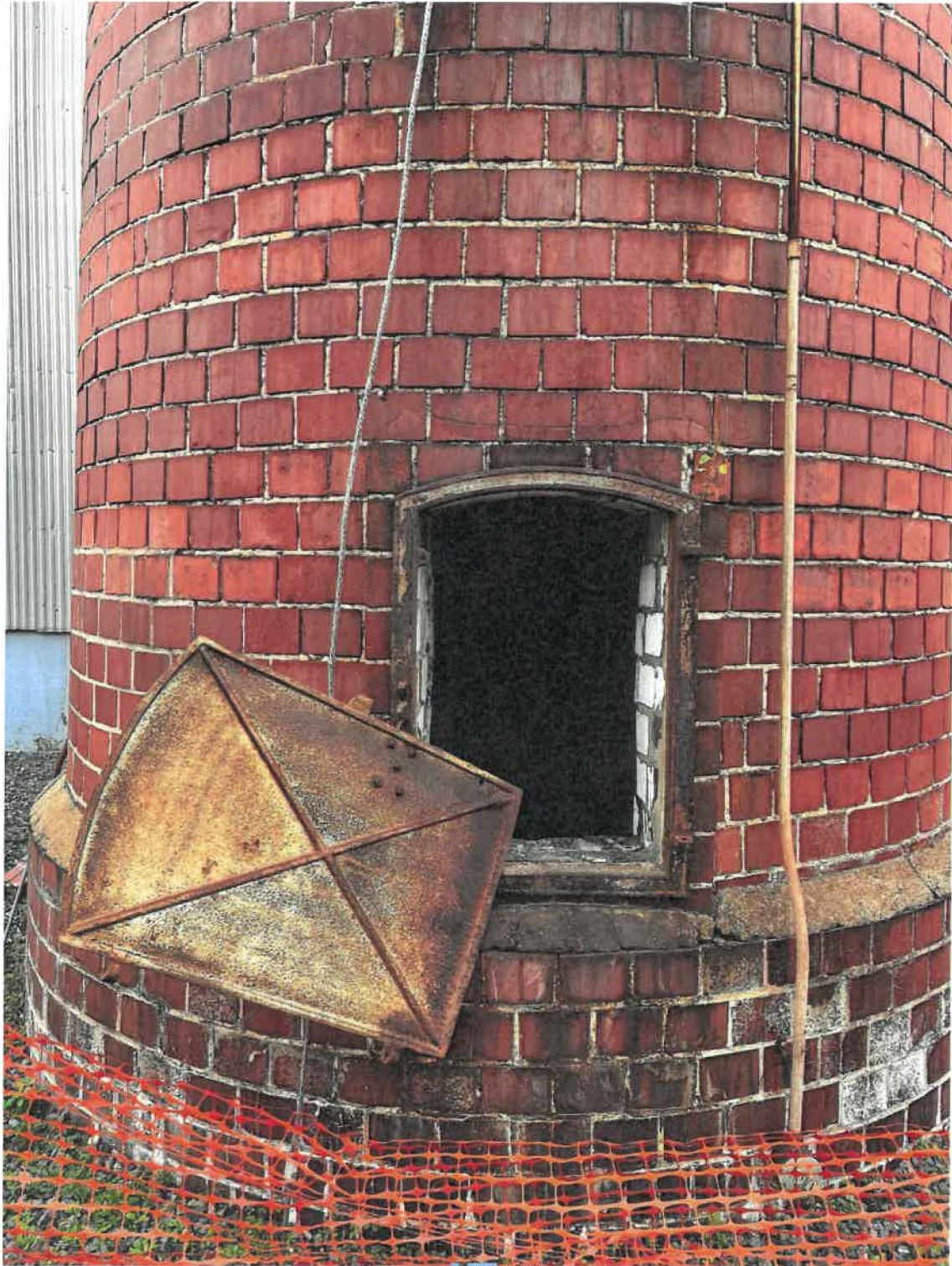
Pictures



Nicholas J Turnbull

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Nicholas J Turnbull

STRUCTURAL & CIVIL ENGINEERING
ELITE ENGINEERING OF DeLAND
125 East Indiana Ave, Suite A-2, DeLand, FL



Doc. # signed by Nicholas J Tambuli
EPC # -Nicholas J Tambuli
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Reason: I am approving this document
Sun - 2010-06-24 04:58:00Z

STRUCTURAL & CIVIL ENGINEERING
ELITE ENGINEERING OF DeLAND
 125 East Indiana Ave, Suite A-2, DeLand, FL



Nicholas J Turnbull Professional Engineer
No. 123456789
State of Florida
Exp. 12/31/2025

STRUCTURAL & CIVIL ENGINEERING
ELITE ENGINEERING OF DeLAND
125 East Indiana Ave, Suite A-2, DeLand, FL



Nicholas J Turnbull

Designed by Nicholas J. Turnbull
Site Construction by J. Turner
Structural Engineering by Nicholas J. Turnbull
Photography by J. Turner
Modeling by J. Turner

STRUCTURAL & CIVIL ENGINEERING
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125 East Indiana Ave, Suite A-2, DeLand, FL

RESOLUTION

RESOLUTION OF THE CITY OF DELAND HISTORIC PRESERVATION BOARD

FEBRUARY 2, 2023

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF DELAND, FLORIDA, DECLARING THE BOARD'S COLLECTIVE BELIEF THAT THERE IS A NEED FOR A DEDICATED HISTORIC PRESERVATION OFFICER AND SUPPORT STAFF WITH FUNDING AND A BUDGET TO MEET THE HISTORIC PRESERVATION GOALS FOR THE CITY OF DELAND.

WHEREAS, the Historic Preservation Board of the City of DeLand recognizes the importance of historic preservation for the economic development, heritage and tourism for the City of DeLand; and

WHEREAS, the City of DeLand Historic Preservation Board recognizes that, pursuant to the Section 33-123.02(f), *Code of Ordinances of the City of DeLand*, the City Commission is required to appropriate funds to permit the Historic Preservation Board to perform its prescribed functions; and

WHEREAS, the members of the Historic Preservation Board believe that the Historic Preservation Board requires a dedicated Historic Preservation Officer to assist the Historic Preservation Board in carrying out its responsibilities as defined in Sec. 33-123, *Code of Ordinances of the City of DeLand*, including the exploration of funding and grant resources, development of programs to stimulate public interest and participate in adaptation of existing codes, ordinances and procedures reflecting urban neighborhood conservation, and cooperation with local, state and federal agencies regarding historic preservation policies on future land use plans; and

WHEREAS, the creation of a dedicated, fulltime Historic Preservation Officer necessitates additional staff support and dedicated funding in the City of DeLand Budget; and

WHEREAS, attached hereto is an outline setting forth the specific tasks and issues that the Historic Preservation Board desires to address and accomplish with a dedicated Historic Preservation Officer as well as other desires of the Historic Preservation Board related to its goals and desires; and

WHEREAS, the Historic Preservation Board desires to explore grant funding for historic preservation efforts and specifically desires to hire a consultant to research historic resources in support of a historic survey of the southwest district of the City of DeLand.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF CITY OF DELAND, FLORIDA:

Section 1. The foregoing preamble is incorporated herein and deemed a part of this Resolution.

Section 2. The Historic Preservation Board requests that the City Commission consider prioritizing additional funding for the City's Historic Preservation efforts, to include funding for a dedicated Historic Preservation Officer and necessary support staff, and as more particularly set forth in the preamble and attachment to this Resolution.

Section 3. The Historic Preservation Board respectfully requests that this Resolution be submitted to the City Commission of the City of DeLand for its consideration.

ADOPTED by unanimous vote of the City of DeLand Historic Preservation Board this ____ day of February, 2023.

Solomon D. Greene, Chair