



# The CITY OF DAYTONA BEACH

## Historic Preservation Board Agenda

### May 17, 2022

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Tuesday, May 17, 2022  
6:00 P.M.

**NOTICE** – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	<p><b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: [clerk@codb.us](mailto:clerk@codb.us) not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Approval of Minutes: 01/18/2022; 03/15/2022**
- 4) **A. Action Item(Quasi-Judicial Hearing) DEV2022-073** A request from the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the City Island Recreation Center Annex located at 110 East Orange Avenue Daytona Beach, Florida, 32118.
- 5) **Other Business:**
- 6) **Staff Update:**
- 7) **Public Comments**
- 8) **Board Comments**
- 9) **Adjourn**

*Next Meeting – June 21, 2022, 6:00 p.m. in the City Commission Chamber*

MINUTES

REGULAR MEETING – HISTORIC PRESERVATION BOARD

January 18, 2022

Minutes of the Regular Meeting of the Historic Preservation Board of The City of Daytona Beach, Florida, held on Tuesday, January 18, 2022, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

- 1. **Call to Order**
- 2. **Roll Call.**

Delia Krimmel (Vice-Chair)	Present
Allysia Mompoint	Absent
Fernando Neves	Present
Tracey Remark (Chair)	Present
Warren Trager (Secretary)	Absent
Joseph Vetter	Present
Daniel Harshaw	Present
Thomas Makowski	Present

Also Present:

Steven Bapp, Senior Planner

Kira Honse, Assistant City Attorney

Vanessa Trimble, Planning Technician

- 3. **Approval of Minutes**

Approval of the Minutes of the December 21, 2021 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

**Board Action**

It was moved by Mr. Neves to approve the minutes as corrected, seconded by Ms. Krimmel. The motion passed 6-to-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

- 4. **Action Items**

- A. **(Quasi-Judicial Hearing): DEV2021-125:** A request by PROMO 05 LLC, property owner, for a Major Certificate of Appropriateness to demolish a contributing structure in the South Beach Street Local Historic District located at 630 South Palmetto Avenue, Daytona Beach, Florida, 32114.

**Staff Presentation**

Steven Bapp, Senior Planner, presented the staff report which was included as part of the packet. The applicant is seeking to demolish two contributing structures (permit# R2109-497). He stated the applicant does not have plans to build any structures on the property if the demolition is approved and completed. The property is located at 630 South Palmetto Avenue.

**Board Action**

It was moved by Ms. Krimmel to continue the item to the March 15, 2022 meeting. Mr. Neves seconded the motion in accordance with the staff report as presented. The motion passed 6-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

- B. **(Legislative): DEV2021-158 Continued from 12/21/22:** An amendment to Article III, Section 3.4.J of the Land Development Code to amend the processes for the Minor Certificate of Appropriateness, and to update the Seabreeze Local Historic District Design Guidelines.

**Staff Presentation**

Steven Bapp, Senior Planner, presented the staff report which was included as part of the packet for an amendment to Article III, Section 3.4.J of the Land Development Code to amend the processes for the Minor Certificate of Appropriateness, and to update the Seabreeze Local Historic District Design Guidelines. He stated this item was continued from the December 21, 2021 meeting. He stated the proposed amendment was to change one word, to allow staff to approve all types of awnings and canopies in the Historic Local Districts.

**Board Action**

It was moved by Mr. Harshaw to approve the request per staff recommendations. Mr. Neves seconded the motion in accordance with the staff report as presented. The motion passed 6-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

**5. Other Business**

None

**6. Staff Updates**

Mr. Bapp stated he was contacted by the State of Florida Historic Preservation Officer regarding the Peabody Auditorium. He stated they are going to assist them with moving forward to make it on the national registry. He stated staff has added layer to the maps to identify Historic properties. He stated they still need another board member, another architect would be great.

Kira Honse, Assistant City Attorney state at the first meeting in January, the City Commission passed a Resolution requiring every board member to attend a four-hour Ethics training.

**7. Public Comments**

No comments

**8. Board Comments**

Ms. Remark asked for a motion to excuse Mr. Trager and Ms. Mompoin.

It was moved by Mr. Neves to excuse Mr. Trager and Ms. Mompoin. Ms. Krimmel seconded the motion. The motion passed 6-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Daniel Harshaw	Yea
Thomas Makowski	Yea

Mr. Harshaw asked if there were only two local districts. He asked if anything had been done with the others.

Mr. Bapp stated there are two local historic districts, the South Beach Street District and the Seabreeze Historic District. He stated there are seven others. He stated there had been some chatter about adding others.

**9. Adjournment**

There being no further discussion or comments the meeting was adjourned at 7:51pm.

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Tracey Remark  
Chair

ATTEST:

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Vanessa N. Trimble  
Recording Secretary/Planning Technician

MINUTES

REGULAR MEETING – HISTORIC PRESERVATION BOARD

March 15, 2022

Minutes of the Regular Meeting of the Historic Preservation Board of The City of Daytona Beach, Florida, held on Tuesday, March 15, 2022, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. **Call to Order**

2. **Roll Call.**

Delia Krimmel (Vice-Chair)	Present
Allysia Mompoint	Excused
Fernando Neves	Present
Tracey Remark (Chair)	Present
Warren Trager (Secretary)	Present
Joseph Vetter	Present
Daniel Harshaw	Excused
Thomas Makowski	Present

Also Present:

Steven Bapp, AICP, Senior Planner  
 Kira Honse, Assistant City Attorney  
 Deric C. Feacher, City Manger  
 James Morris, Deputy City Manager  
 Gina Fountain, Casual Worker

Ms. Remark, Chair, stated there should be a motion to excuse Ms. Mompoint and Mr. Harshaw from the March 15, 2022, board meeting because they both called to inform of their absence.

It was moved by Mr. Trager to excuse Ms. Mompoint and Mr. Harshaw, seconded by Mr. Makowski. The motion passed 6-to-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Warren Trager (Secretary)	Yea
Thomas Makowski	Yea

3. **Approval of Minutes**

Approval of the Minutes of the January 18, 2022, Regular Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Ms. Remark stated that there will be no minutes to approve at this board meeting. She stated there were no minutes presented to the board members for review prior to the meeting.

## **Board Action**

It was moved by Mr. Trager to postpone approval of the minutes to the next meeting, seconded by Mr. Makowski. The motion passed 6-to-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Warren Trager (Secretary)	Yea
Thomas Makowski	Yea

## **4. Action Items**

- A. Presentation by Mr. Deric C. Feacher, City Manager** A discussion with Mr. Deric C. Feacher, City Manager, on the way ahead for the Orange Avenue Recreation Center, a city-owned property listed as a contributing structure in The City Island Ball Park National Historic District, 110 East Orange Avenue, Daytona Beach.

Deric C. Feacher, City Manager, stated his purpose was to discuss the report on the Rec Center, presented by the staff on February 16, 2022, to elected officials at the meeting of the workshop's discussion points. He gave a recap of the workshop on February 16, 2022. He stated he was seeking the opinion of the board on the historical value of the building.

Mr. Fernando Neves asked what the plans were for this property and if demolished would be a lack of vision of what it is going to be.

Mr. Feacher stated that if the building was demolished the site would become a green space with no future use plans of building anything there, and no parking lot plans.

Ms. Krimmel asked if it were to be refurbished, would there be any plans for future use.

Mr. Feacher stated there are no plans for future use, even though there have been emails from citizens voicing their concerns regarding the building being demolished.

Ms. Remark stated the backup paperwork the board has with three different estimates, one much earlier than the other two. She asked did staff combine the figures into a starting figure to renovate the building.

Mr. Feacher stated the figures were combined with an estimate of between one to five million, and that is only for the renovation and does not include the staffing etc.

Joseph Vetter asked of any idea other than the building was used for the Leisure Services Department, would it be used for citizen meetings, senior management classes, and what would be a budget line item to even have a staff member contact there.

Mr. Feacher stated that hiring one to two staff members would cost between \$31,000 to \$60,000 for salary depending on benefits and insurance.

Mr. Trager asked if the state statute requirement had an estimate for the renovation of the building.

Mr. Feacher replied, he didn't think so.

Mr. Trager stated that he believes the estimate previously submitted was lower a couple of years ago. He stated that he has pictures that he has distributed to people in the audience to review so the board can listen to what they have to tell them.

Ms. Remark stated that the people in the audience will have their chance to address the board but currently the board is directing questions to Mr. Feacher.

Mr. Makowski asked if in 2019, this particular structure designed was a last resort.

Mr. Feacher stated that the building listed as a contributing structure to a national discussion and expanded in 2019 to the Jackie Robinson City Park National Historic Museum. He stated that the building was a part of a national historic district but not a local district and part of a series of construction.

Mr. Makowski stated that it is my understanding that looking back through the record that the historic board on November 19th under that discussion comments it was not even an action item.

Ms. Remark stated that the motion was a recommendation that was passed. She stated as a recommendation this board does not confirm any local historic district.

Mr. Trager stated that the motion passed 7-to-0 at the November 19th board meeting for the recommendation.

Ms. Remark stated that after the motion this board went without meetings for eight months because of Covid-19 so the recommendation could not be forwarded to the commission prior to the community workshops.

Ms. Remark stated that there are seventeen forms for public comments and there will be three minutes allotted per speaker.

### **Public Comments**

Bill Chapman 85 Orchard Lane Ormond Beach, Florida., stated that by bringing the building back to growth and finding use for it, there would be \$1,000,000.00 in value versus tearing it down. He stated that he thought this building was worthy of being saved.

Ted Hordecky 113 Braddock Avenue, stated that he was in favor of saving the building and the reason for his decision was because he has worked his entire life on renovation of historical properties such as historical hotels, landmarks, theaters, and societies in the Chicago area. He stated that if the board was willing to go through with this, he could get people in the community to help with this project.

Sandy Murphy, 136 Park Avenue, stated that the build was built in 1943 by Architect by the last name of McDonough and funded by Public Works Administration. She stated that a number of things could be done with the building but until it is designated as historic, it is very hard to go forward.

Amy Pyle 136 South Grandview Avenue, she summarized a public comment by a gentleman name Patrick McCallister-Writer for Veterans Voice Weekly, regarding the history of the building and usage.

Anne Ruby 137 Park Avenue, she that the problem with the Rec Center is people think they know the history of this building when they really do not. She stated that in 2019, she sat for many hours in the microfilm room and found articles in The News-Journal Center that provided very clear details on how it was built with what funds and for what purpose. She stated that she wanted to continue providing the board more details of her investigative research of the building.

Ms. Remark asked if there was anyone willing to provide their three minutes to Ms. Ruby to complete her presentation. Mr. Gary Peters agreed to provide his time and his public comment form was removal as a speaker.

Ms. Ruby stated that she is willing to give up her speaking time as well but is in favor of saving the building. She stated the city is spending millions and millions and millions of dollars to revitalize Beach Street, but they are going to tear down all the historic structures.

She that the least the board could do is preserve this building as it could become a real centerpiece for people who are interested in the history of the west.

Jenny Nazak 501 Harvey Avenue, stated that the beautiful architecture of the building would attract a more mindful and thoughtful class of tourists, and preserving our historic sites is one of those really good ways to attract a more kind of considerate and respectful type of tourist.

Kimberly Hoffpauir 508 Ribault Avenue, stated that she is within walking distance of the Rec center and would love to see it stand. She stated that there is so many possibilities for the building, and would love to see what could come of it by declaring it historic.

Jarred Hoffpauir 508 Ribault Avenue, stated that he just wanted the board to take into consideration to preserve this building and future use for the next generation.

Heather Files 1640 San Jose Boulevard, stated that she worked with the Halifax Historical Society Museum since December 2020 and stated that the building represents a lot of history that she did not learn about in high school such as the women's army corp. that had been in the area.

Susanne Odena 716 North Wild Olive, stated that she wants this issue to be corrected and the building made available for her children and grandchildren, who are in the Marines and would provide important history to the women in her family that are currently serving in the military.

Vernon Weatherholtz 3 Granville Circle, stated that he has been a general contractor for 35 years and he has two proposals from two very good contractors, but was informed by them that they were told to bind higher from the Code Enforcement Board.

Mr. Trager is no comparison to what were presented in the proposals. He stated that he feels that the building was just a malicious neglect from the city. He stated that he was pretty sure the building could be renovated for a lot less than the proposals that was given.

Sheron Weatherholtz 3 Granville Circle, stated that she thinks the community should volunteer to save this recreation center and want to put her name at the top of the list.

Chris Daun 132 Pierce Avenue, stated he was the founding chair of the Halifax Heritage Scenic Byway, which promotes heritage tourism. He stated that other communities have places that have several buildings to hold their meetings. He stated that a replacement building would cost the city a lot more money than just renovating this building.

Steven Miller 383 Walnut Street, stated that there is historical value to this particular building based on the history and that everyone that has spoken tonight is clearly for saving this historical building.

John Nicholson 413 North Grandview Avenue, stated that the previous city manager chose to destroy the building when the plans were completed to renovate Riverside Park. He stated that the Historic Board has a chance to change the idea of tearing down this building.

Ruth Trager 610 Bostwick Avenue, stated she went to the building several times, listened to all the people. She stated that the community could come together to preserve this building. She stated that the building could become a museum or welcome center because it would be near the veteran's plaza and bridge. She stated that it could also be meeting center for the senior citizens or even a café.

### **Board Comments**

Ms. Remark asked the board members if she could provide her comments first even though it was not proper protocol. There was no objection from the board members, and she proceeded with the history of the building, usage by Dr. Mary McLeod Bethune, previous court cases, previous written studies, and the segregation that was involved regarding the building. She stated that time, effort, and money could be spent wisely other than restoring this building.

Mr. Trager provided pictures to the board members and individuals in the audience then provided an explanation of each page that was being reviewed. He stated that it would be a shame to allow this historic building to be demolished.

Mr. Markowski stated that he could see both sides of the argument and understands the historical aspects of the building. He understands the cost of the building, but the board should vote on the historical aspects.

Mr. Neves stated he was in favor of preservation and agrees with those who have spoken.

Mr. Vetter stated that the main purpose of the board was to preserve the history of the City and board actions should follow that purpose.

Mr. Krimmel stated the board had historic importance, and would be a good tie in to Beach Street and the riverside park project.

**Board Action:**

It was moved by Mr. Neves to send a recommendation to the city commission that this property not to be demolished and explore ways of preserving and keeping it as part of a legacy downtown. Mr. Trager seconded the motion as presented. The motion passed 5-1 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Nay
Joseph Vetter	Yea
Warren Trager (Secretary)	Yea
Thomas Makowski	Yea

- B. (Quasi-Judicial Hearing): DEV2021-125: CONTINUED FROM 011822** – A request by PROMO 05 LLC, property owner, for a Major Certificate of Appropriateness to demolish a contributing structure in the South Beach Street Local Historic District located at 630 South Palmetto Avenue, Daytona Beach, Florida, 32114.

**Staff Presentation**

Steven Bapp, AICP, Senior Planner, stated that the applicant has withdrawn their request.

- C. (Quasi-Judicial Hearing): DEV2022-023:** A request by Lance Frank, property owner, for a Major Certificate of Appropriateness for solar panels added to the roof of a contributing structure of a local historic district, located at 311 Riverview Boulevard, Daytona Beach, FL 32118.

**Staff Presentation:**

Mr. Steven Bapp, AICP, Senior Planner, presented the staff report that was included as part of the packet. He stated that the applicant will not be altering any of the characteristics of colonial revival architectural style. He stated that the staff recommends approval.

**Applicant:**

Lance Frank 311 Riverview Boulevard, Daytona Beach, Florida 32118., stated that he has installed a darker roof that would be compatible with the solar panels to minimize the visual impact. He stated that the solar panels are low profile and are iron range railing and blends with the color of the roof.

**Board Action**

Mr. Trager moved to approve the request per staff recommendations. Ms. Krimmel seconded the motion. The motion passed 6-0 with the breakdown as follows:

Delia Krimmel (Vice-Chair)	Yea
Fernando Neves	Yea
Tracey Remark (Chair)	Yea
Joseph Vetter	Yea
Warren Trager (Secretary)	Yea
Thomas Makowski	Yea

5. **Other Business**

None

6. **Staff Updates**

A. **Citizen Advisory Board- Required Ethics Training Announcement**

Ms. Honse stated that this is follow-up information regarding the required Ethics Training for the 107 board members to attend a four-hour training. She stated that all board members must contact the City Clerk to schedule for one of the sessions.

7. **Public Comments**

8. **Board Comments**

No comments

9. **Adjournment**

There being no further discussion or comments the meeting was adjourned at 8:29 pm.

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Tracey Remark  
Chair

ATTEST:

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Gina Fountain  
Recording Secretary

**ZONING MAP AMENDMENT TO HO (HISTORIC OVERLAY)**

DEV2022-073

**110 East Orange Avenue – HO Designation**

**STAFF REPORT**

**TO:** Historic Preservation Board Members

**FROM:** Steven E. Bapp, AICP, Historic Preservation Planner

**DATE:** April 120, 2022

**SUBJECT:** Rezoning (DEV2022-073) – To designate 110 East Orange Avenue as a local historic site – Historic Overlay (HO) under 3.4.E LDC

**PROJECT REQUEST**

A request from the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the City Island Recreation Center Annex located at 110 East Orange Avenue Daytona Beach, Florida, 32118.

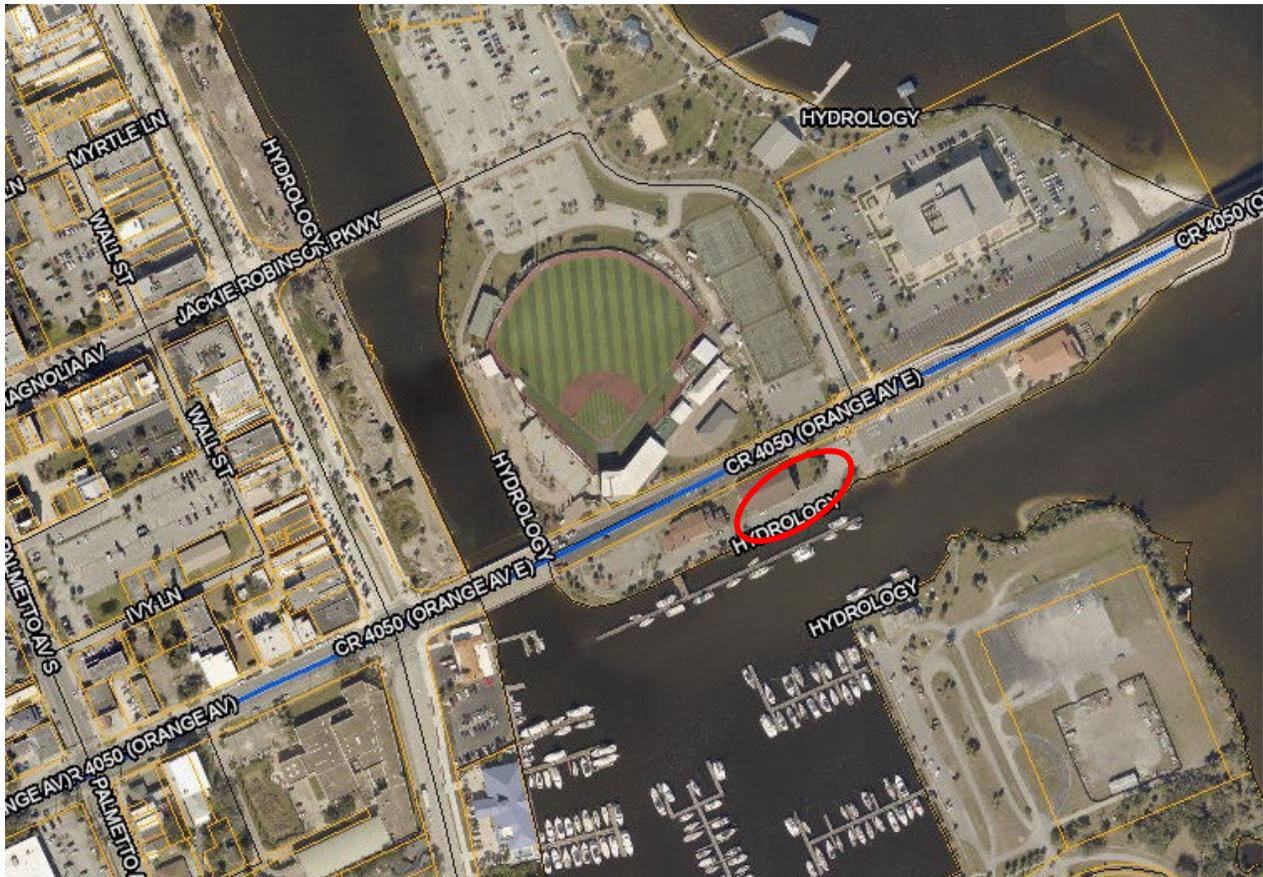


Figure 1 - Subject Property Circled in Red

## **PROJECT DESCRIPTION**

The structure addressed as 110 E. Orange Avenue is a one-story Masonry Vernacular constructed in 1943. The building was designed by Alan J. MacDonough and constructed by M.P.S. Builders of Daytona Beach as an "Addition to the City Recreation Building". The structure was originally designed as a recreation hall for Women's Army Corps (WAAC or WAC) Soldiers stationed at the nearby Bethune Point, then reverted to City owned property and served the community as a recreation site.



Figure 2 - 110 E Orange Avenue "Rec Center"

## **PROJECT ANALYSIS**

Land Development Code Section 3.4.E provides a uniform means for reviewing and deciding proposals to designate historic sites and historic districts on the local register of historic places and to amend the Official Zoning District Map to classify land containing such sites and districts as a Historic Overlay district.

This is a staff request, and a neighborhood meeting was not required (3.3.B.3.a). Review of and the decision on an application for designation of a historic site and as a Historic-Overlay-Zoning-District shall be based on compliance with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and on findings that a site, **meets at least three** of the following criteria:

1. The character, interest, or value of the site is related to the development, heritage, archaeological, or cultural characteristics of the community, county, state, or country.

**WACs arrived in Daytona Beach in 1942, and were housed initially in tent cities, and then local hotels. Later that year, construction of a more permanent sight at Bethune Point began. Construction included barracks, mess halls and training facilities, but did not include recreational facilities.**

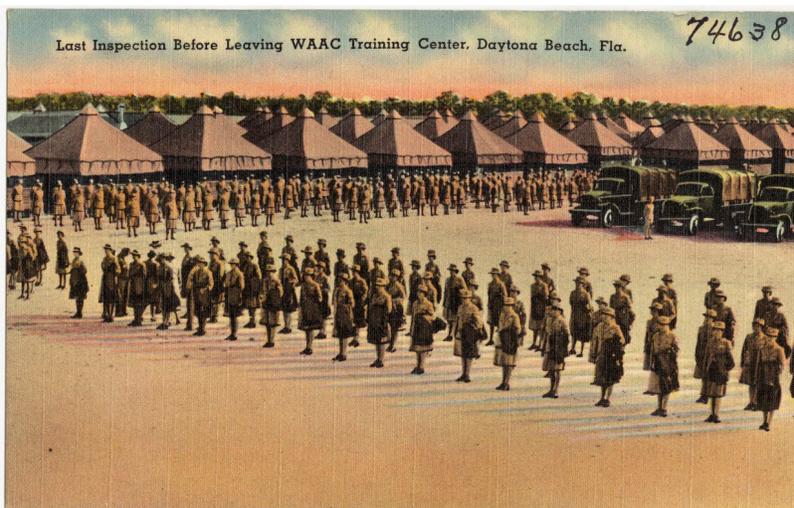


Figure 3 - Postcard showing tent city



Figure 4 – WACs Marching on Boardwalk 1943

As a result, a small number the WACs intermingled with the general population in limited numbers. Interaction by the WACs was not well received by the local residents, and WACs began to obtain an underserved reputation. The US Army investigated the matter and found the behavior of the WACs to be much better than the US Army as a whole, and the behavior of the local population.

To help resolve the situation in January 1943, the WAC Director Oveta Culp Hobby, proposed the construction of a recreation center the use by the WAC unit stationed in Daytona Beach. The US Government rejected this plan, and as a result, most of the WACs remained in their barracks, and morale of the force plummeted. After several months, the US Government rescinded their earlier decision, and endorsed the plan for an annex to the recreation center. In a very short time of less than five months, the annex was designed, funded, and constructed.



Figure 5 WAC Director Colonel Hobby

2. The site was the location of a significant local, county, state or national event.

**The Daytona Investigation. The most extensive WAAC training center investigation was conducted at Daytona Beach, where the Second WAAC Training Center and Brigadier General Don Carlos Faith Sr's (Commanding General, WAC Training Command) headquarters had operated in Daytona Beach.**

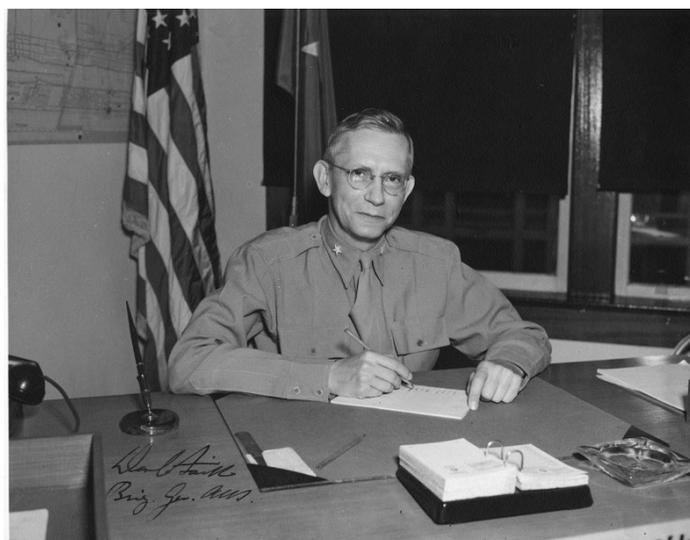


Figure 6 - Brigadier General Faith

**The investigation was based on inaccurate accusations of highly improper behavior of the female Soldiers stations in Daytona. All accusations were found to be false, and the Soldiers were exonerated. The investigations is now known as a land-mark military investigation.**

3. The site is readily identified with a person or persons who significantly contributed to the development of the community, county, state, or country.

**The structure is associate with a highly regarded architect, Alan J. MacDonough, a significant person of the time-period. MacDonough is known for many of his projects throughout the region. Perhaps his most well-known project is the Daytona Beach Bandshell, hailed as the largest structure of its type in the world when it was dedicated in 1936. Other projects he is known for are the Peabody Auditorium, the Streamline Hotel the Daytona Beach Clock Tower, the Holly Hill City Hall and the Ormond Beach Fire Station.**

4. The site is distinguished by an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

**The building from the WW2 Wartime Period. The period uses of locally available materials such as heart-of-pine and pecky cypress are now considered rare materials and no longer found in modern construction. These materials are unique the Central Florida region and recognized as an indicator of early to mid-twentieth century construction in Daytona Beach.**

5. The site is the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country.

**A renowned architect, Alan J. MacDonough designed the one-story Masonry Vernacular "Addition to the Recreation Building" also known as the Orange Avenue Recreation Annex. MacDonough is known for many of his projects throughout the region. Perhaps his most well-known project is the Daytona Beach Bandshell, hailed as the largest structure of its type in the world when it was dedicated in 1936. Other projects he is known for are the Peabody Auditorium, the Streamline Hotel the Daytona Beach Clock Tower, the Holly Hill City Hall and the Ormond Beach Fire Station.**

6. Elements of design, detailing, materials, or craftsmanship render the site architecturally significant.

**As referred to in criteria 4, building materials during the height of World War II (1943) period were rationed for the war effort. Due to these restrictions, the builders procured locally available heart of pine for the flooring, and pecky cypress for the interior walls. Although at the time these materials were not significant, today these materials are rare and considered unique to the time-period.**

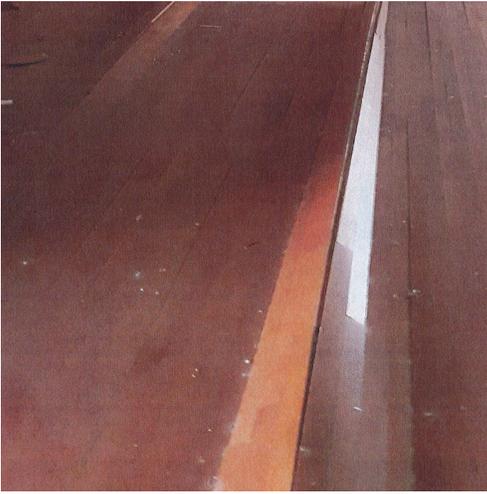


Figure 7 - Heart of Pine Flooring



Figure 8 - Pecky Cypress Paneling

7. The site is listed in the National Register of Historic Places administered by the National Park Service of the U.S. Department of the Interior or any successor agency as a historic place or as a contributing site or structure within a historic district.

**The building is listed as a contributing structure to the City Island Ball Park aka Jackie Robinson Ball Park, National Register of Historic Places number.**

8. The site, because of its unique location or singular physical characteristics, is an established or familiar visual feature.

**The subject building is part of the City Island National Historic Site. The building is one of the few remaining, uniquely designed, war-period-buildings constructed as part of a large military complex expanding from Daytona Beach to DeLand to Orlando. The building rests at the foot of the Veterans' Memorial Bridge and was a familiar feature thousands of Daytona Beach residents who used the building as a recreation center after World War II.**

9. The site is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.

**This structure does not have a “particularly fine” level of integrity of classic architectural significance; however, the building’s style of architecture is unique. The building is one of the few remaining examples of wartime architecture (1939-1945). Even though simple in design, wartime buildings have their own unique architectural style. World War II-era buildings were often rectangular buildings, with gable-type roofs, functionally designed, and economically feasible to construct. To minimize construction materials, wartime buildings lacked architectural embellishments found in pre-war buildings.**



**Figure 9 - Wartime Architecture**

**This is evident when comparing the adjacent Mediterranean Revival styled recreation building (designed pre-war) to the wartime architectural design of the recreation annex.**



**Figure 10 WW2 vs Mediterranean Revival**

## **RECOMMENDATION**

The proposed application meets more than three of the criteria listed for a Historic Overlay (HO) Zoning District Map Amendment in accordance with LDC 3.4.E.

Staff recommends approval of the request for a Historic Overlay (HO) Zoning District Map Amendment for 110 East Orange Avenue known as the City Island Recreation Center Annex Building.

A majority vote of the Historic Preservation Board members present and voting is required to recommend approval to the City Commission.

The item is anticipated to be heard by the Downtown Redevelopment Board on June 7, 2022; by the Planning Board on June 23, 2022; by the City Commission for first reading on August 3, 2022, and second reading on August 17, 2022 (Public Hearing).