



# City of New Smyrna Beach

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Historic New Smyrna Beach Preservation Commission

Ronald Sayyah Nancy Ryan Greg Mercurio

Jean Mayo Allene Teague Lillian Wilson

**GOALS:**

Public Awareness/Education > Promotion of Historic Resources

January 13, 2011

THIS IS YOUR OFFICIAL NOTIFICATION of the regular meeting of the Historic New Smyrna Beach Preservation Commission to be held on Thursday, January 13, 2011 at 5:30 p.m. at 210 Sams Avenue, New Smyrna Beach, Florida, for consideration of the following agenda:

1. **Roll Call**
2. **Approval of Minutes** from October 13, 2010
3. **Public Participation** – In accordance with the City Commission Resolution #11-89, a three-minute limitation is in effect unless otherwise granted by the HPC
4. **Demolition request for 206 Esther Street**
5. **Demolition request for 217 Esther Street**
6. **Comments from Commission Members and City Staff**
7. **Adjournment**

Respectfully Submitted,

Ron Sayyah, Chairperson  
Historic New Smyrna Beach Preservation Commission

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**HISTORIC NEW SMYRNA BEACH  
PRESERVATION COMMISSION (HPC) MINUTES  
OCTOBER 13, 2010  
ADMINISTRATIVE OFFICE BUILDING, CONFERENCE ROOM  
120 N. CAUSEWAY, NEW SMYRNA BEACH, FLORIDA**

15 Vice Chairperson Nancy Ryan called the meeting of October 13, 2010 to order at 5:30 p.m.

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Answering to roll call:

Nancy Ryan – Vice Chair

Jean Mayo

Lillian Wilson

Kathy Ruding

Also present were staff members Jake Baker and Dorlisa Pogany, Permit & License Technician. Commission member Ron Sayyah and Greg Mercurio were absent.

**APPROVAL OF MINUTES**

**Regular Meeting July 14, 2010.**

**Ms. Mayo made the motion to approve the meeting minutes, seconded by Ms. Wilson. The motion carried unanimously upon roll call vote.**

**PUBLIC PARTICIPATION**

In accordance with the City Commission Resolution #11-89, a three-minute limitation is in effect unless otherwise granted by the HPC.

Mr. Baker stated Dot Moore was not present at the meeting but had some concerns about selling City owned property. Mr. Baker stated Ms. Moore would like to make sure the sites are monitored for archaeological studies.

Discussion ensued among Board members as to rather to make a motion to required archaeological study monitoring on all city owned property sold and various demolition projects such as Dunn Lumber and 331 Canal Street.

**Ms. Mayo made the motion that archaeological restrictions are required for City owned properties that are sold; seconded by Kathy Ruding. The motion carried unanimously upon roll call vote.**

Ms. Wilson questioned the Board members about a news article published in the Observer on WW II Watch Towers in this area. Ms. Wilson stated the facts in the article are not correct and if we use this article, we need to verify the facts.

Hearing no further requests, Ms. Ryan closed the Public Participation portion of the meeting.

50 **BROCHURE SUGGESTIONS**

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52 Mr. Baker presented a draft brochure with information he collected and some information  
53 provided by Ms. Moore to the Board Members as well as a brochure from the Miami area  
54 showing a layout style.

55  
56 Discussion ensued as to the number of panels for the brochure, how much more information  
57 to add, include maps, verify historic information, present brochure to Economic  
58 Development Board as a tool for promoting economy in town, places of distribution to  
59 promote historic tourism for people not familiar with the area. There was also discussion as  
60 whether to use timeline or geographical information to set up the brochure and to include  
61 photographs.

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63 **Comments from Commission Members and City Staff**

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65 Mr. Baker stated there was not much information on the Houses of Refuge and if there are  
66 still structures for people to see. He stated if no structures are visible that signs should be  
67 erected explaining the area. Mr. Baker also questioned as to whether to include the  
68 shipwreck of William Bartram. He further stated that he is trying to gather more information  
69 and will let the Board know.

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71 Mr. Baker asked if the railroad strike should be included in the brochure. Ms. Wilson stated  
72 it would be more of a mention that there was a railroad strike and the difficult times endured  
73 by the citizens.

74  
75 Discussion ensued among the Board Members and Staff about including information on  
76 Doris Leeper, the Historical Plaques awarded to residential and business properties and Jack  
77 Bolt.

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79 With no further comments from the City Staff, Ms. Ryan closed this portion of the meeting.

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81 **Adjournment**

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83 Being no further business, the meeting adjourned at 5:59 P.M.

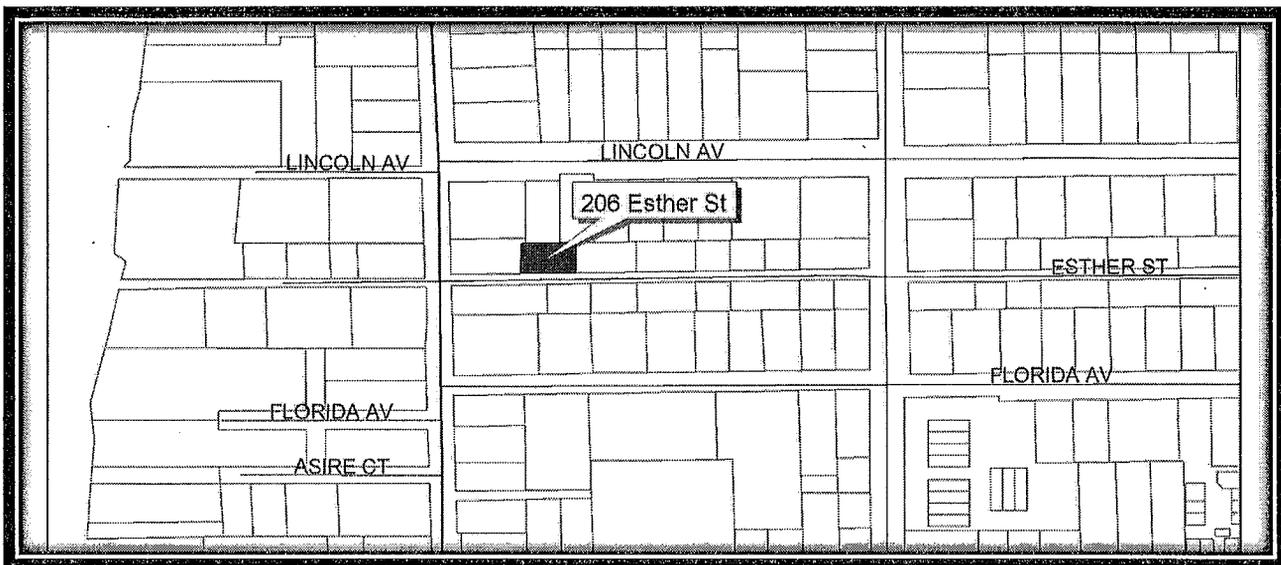
# Interoffice Memorandum City of New Smyrna Beach

To: Historic New Smyrna Beach Preservation Commission (HPC)  
From: Jake Baker, Planner  
Subject: Demolition Request for Structure Located at 206 Esther Street  
Date: January 13, 2011

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## Background

Applicant Mark Rakowski, 822 East 8<sup>th</sup> Avenue, New Smyrna Beach, FL, 32169 representing the property owner, Robert E. Skov Trust Estate c/o Robert Hearn, PO Box 310, Clint, Texas 79836, requests approval to demolish the structure at 206 Esther Street. The structure was built circa 1920 and is in the R3-A Single Family and Two Family Residential zoning district. The lot is 50'x 42', approximately 0.1 acres, and is on the north side of Esther Street, between North Peninsula Avenue and North Pine Street. Parcel I.D. #7455-12-00-0050. Please see Location Map below.



### Findings

1. The building located at 206 Esther Street was built in the Frame Vernacular style in approximately 1920, according to Florida Master Site File records. According to the property report written by Sid Corhern, a local Historic Preservation Architect, there was an addition added to the structure that same year. An 11' X 10' addition was added in 1995 to the east side of the structure. Please see **Exhibit A** recent pictures of the building, including both exterior and interior pictures.
2. Please see **Exhibit B** for a copy of Sid Corhern's property report.
3. The interior of the house is not very functional. The ceilings on both floors are very low. The staircase ends approximately one foot from the exterior wall, where the ceiling is sloped to such an extent that a man of average height can't even come close to standing up straight. It is not particularly safe for anyone to attempt descending the stairs, as they are extremely steep and the handrail is not in an accessible location for the first four of five steps going down.
4. The exterior has many instances of visible rot and missing boards. While the exterior and interior of the structure could most likely be renovated, the lack of functionality in the interior does not warrant restoration.
5. A Master Site File was created for the parcel. Please see **Exhibit C** for a copy of the Master Site File.
6. The owners have indicated that they intend to build a new home on the property if the demolition request is approved. Staff recommends the replacement structure respects the historic character of Esther Street.

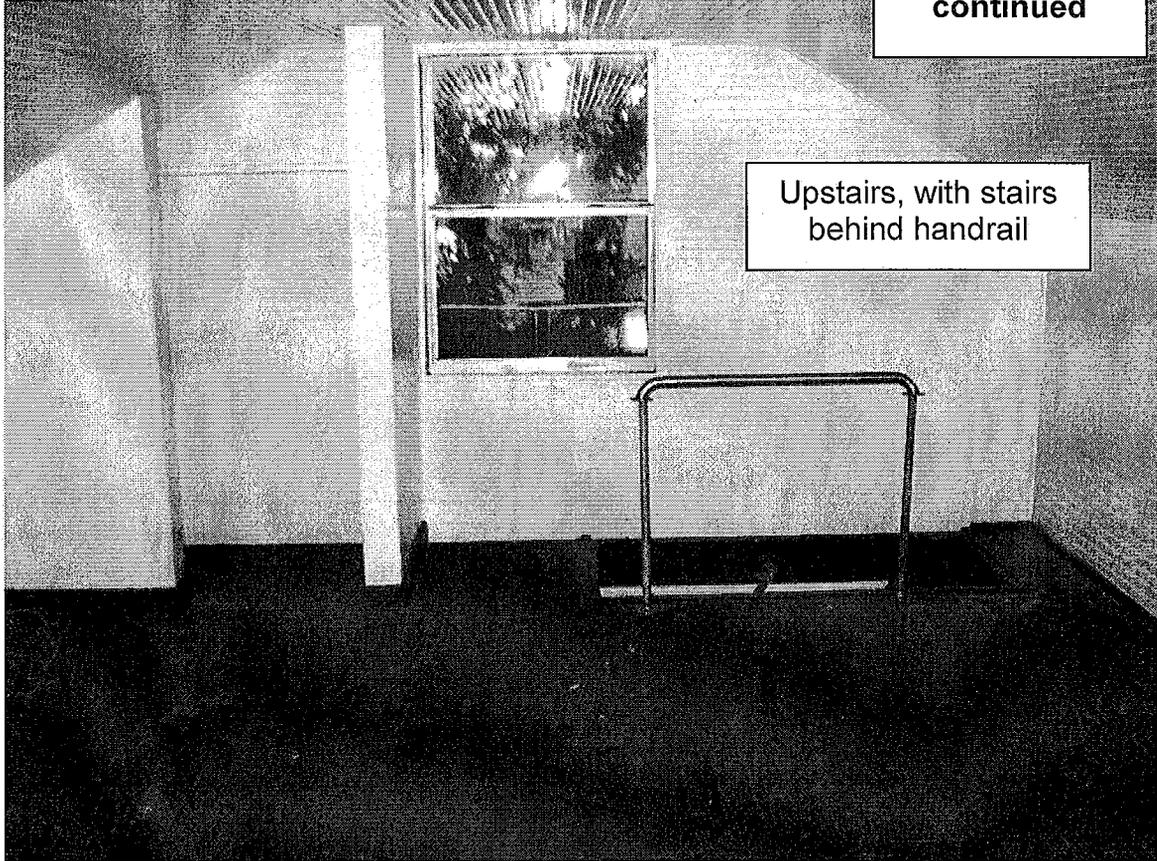
### Recommendation:

Staff recommends **approval** with the condition that the replacement structure respects the historic character of the neighborhood.

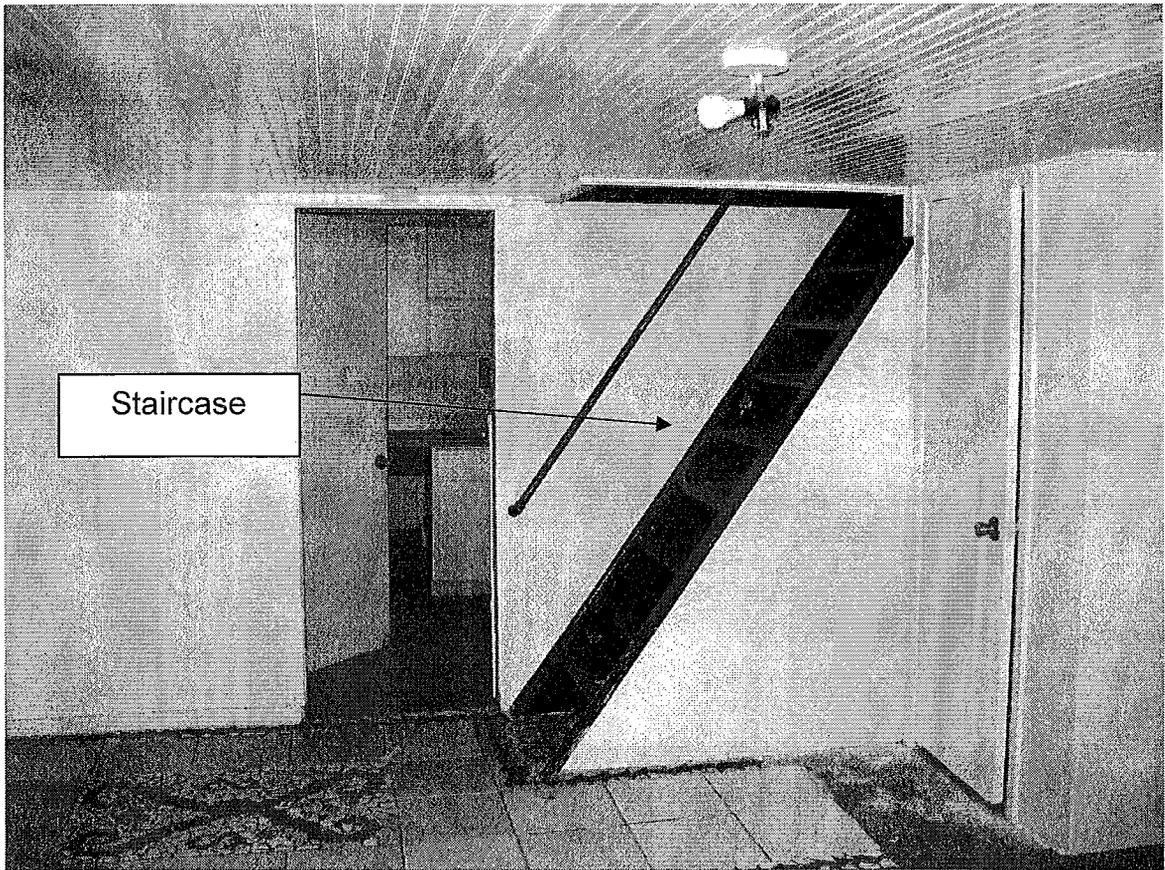
**Exhibit A**



**Exhibit A,  
continued**



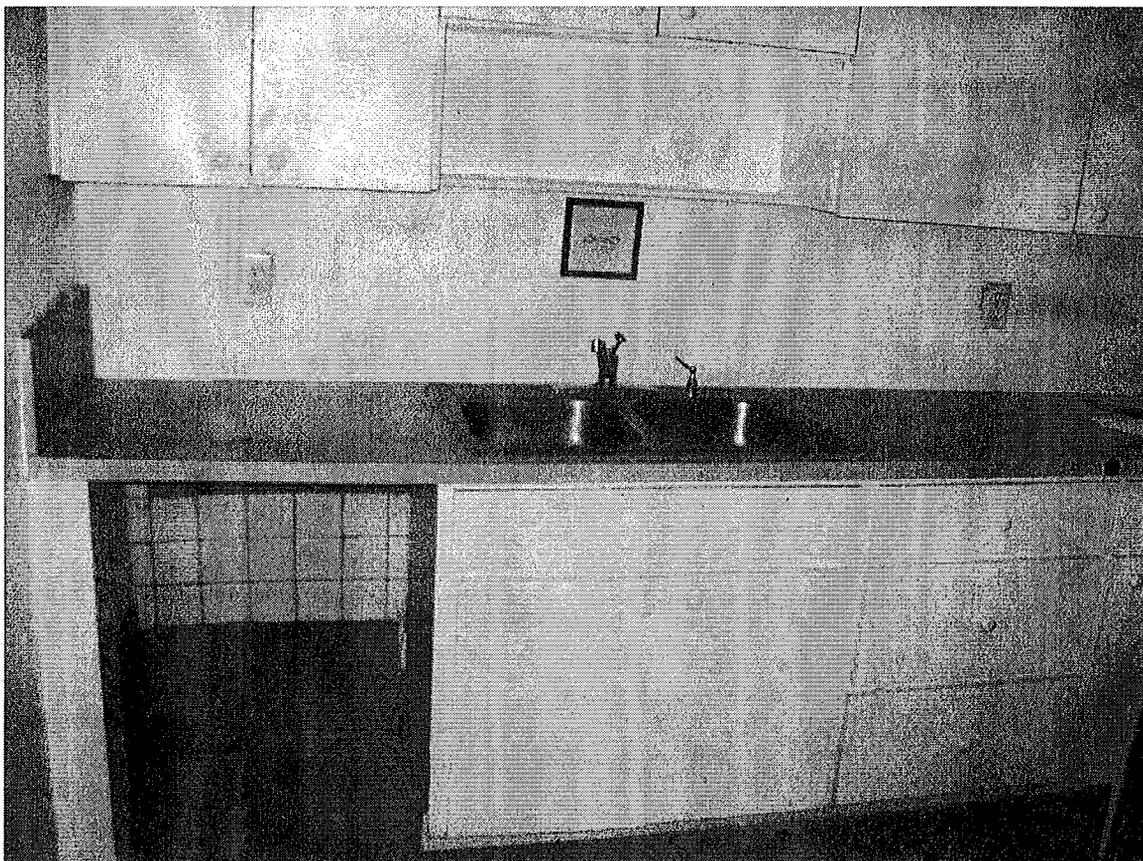
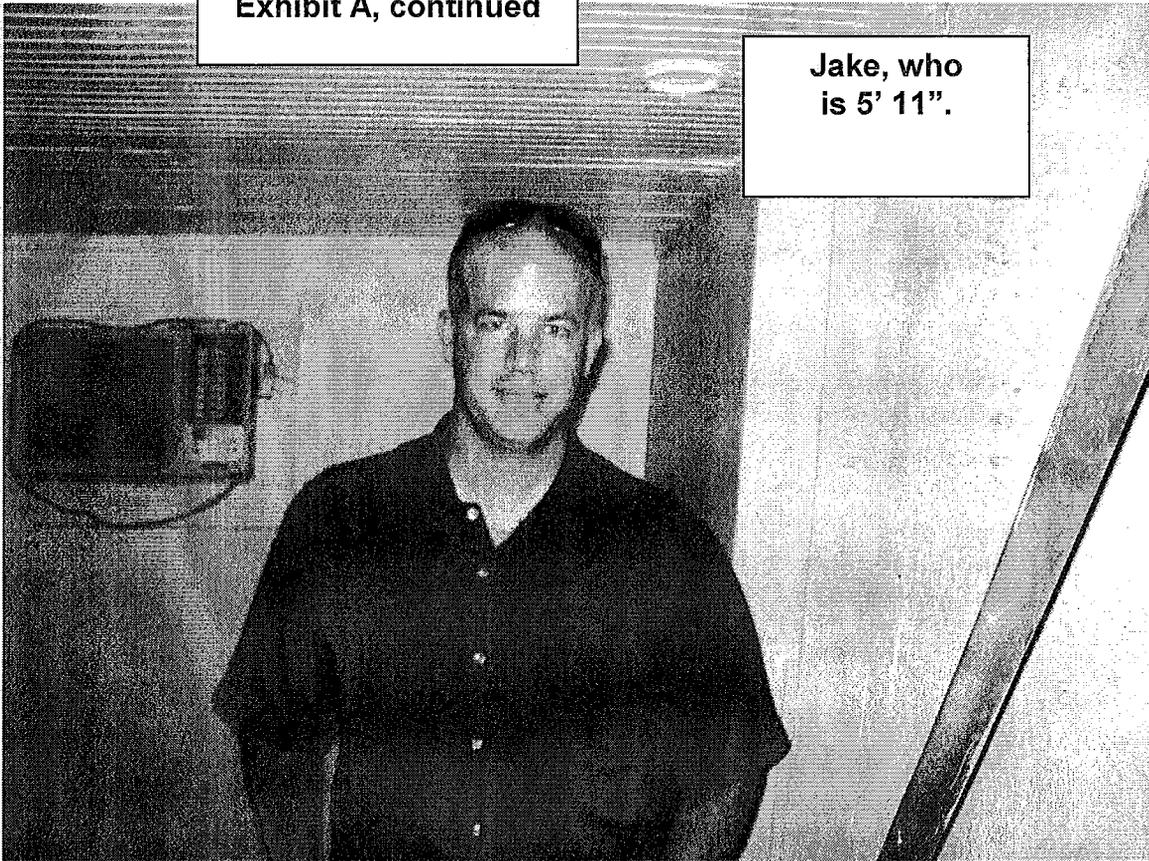
Upstairs, with stairs  
behind handrail



Staircase

**Exhibit A, continued**

**Jake, who  
is 5' 11".**



## 206 Esther Street

**Location:** 206 Esther Street, New Smyrna Beach, Florida

**Style:** Frame Vernacular

**Age:** Original, 14 feet x 18 feet structure: 1920  
First addition, 10 feet x 14 feet: 1920  
Second addition, 11 feet x 10 feet: 1995

**Height:** Original Structure: 2 stories  
Both additions: 1 story

**Construction Type:** Wood frame

### **Distinctive Features:**

**Exterior:** The exterior of the building is simple in form and features. The original structure is 2 story wood frame with wood lap siding exterior and gable roof. Both the 1920 addition and the 1995 addition have low sloped or flat roofs. The 1920 addition has lap siding and plywood siding combined. The 1995 addition has plywood siding. A one story false front has been added to the front of the original structure to hide the building leaning to the back of the lot. A brick chimney was built to match the lean of the building and is located on the west side of the original structure. The first addition was added to the back of the building in 1920 possibly to support the original leaning structure. The original and first structure sit on a load bearing concrete wall that is located at the finished grade. The last addition has a poured concrete floor that is at the exterior finished grade. The original windows have been removed and replaced with aluminum windows. The gable roof has asphalt roofing shingles.

**Interior:** The original building walls and ceilings are bead-board siding. The first floor is covered with tile, tile mosaics, carpet and vinyl tile. The second floor is heart pine wood flooring. The brick chimney is exposed to the interior and was used with some sort of heating unit that is no longer there. A unique stair, similar to a ship's stair goes steeply to the second floor. The detailing in the interior is simple. The ceiling height of the first floor is 6'7" and second floor is 6'5" at the peak and slopes to both sides to 4'2". There are two small closets in the main two story structure. A small in-wall air conditioning system is the only cooling system in the house. The first addition houses the kitchen and bathroom and the second addition is a bedroom. Both areas have gypsum board finish for the walls and ceilings. To get a higher ceiling the bedroom steps down 6".

### **Building Condition:**

**Exterior:** The original 1920 lap siding on the two story structure is in fair to good condition. The remaining siding is in some state of decay. The asphalt shingle roofing is in fair condition. The low or flat roofs are in poor condition. The windows are aluminum and are not original. The electric service lays on top of the 1995 addition roof. The building sits at grade and allows water to splash onto the wood walls and allows termites a direct path into the house. While inspecting the house evidence of termites were found.

## Demolition Request for Structure Located at 206 Esther Street

206 Esther Street  
Architectural Report  
Page 2

**Interior:** First floor wood framed flooring was sturdy. The finished floor was in poor condition throughout the first floor and needed to be replaced. The second floor is heart pine flooring and is in good condition. The walls and ceilings in the original two story structure is bead-board siding and is in good to fair condition. The walls and ceilings in the two addition areas are gypsum board and were in fair condition. The bathroom is substandard but the plumbing has been upgrading, probably during the 1995 addition. The HVAC system is an in-wall air conditioning located in the dining area of the two story structure. Electrical was minimum.

There was evidence of termite activity on the second floor. Termite wings were located on the floor. Due to the closeness to the ground and construction type termite problems will be on going.

**Recommendations:** The original structure is a simple frame vernacular structure with detailing that is typically found in many of the late 1800's and early 1900's buildings on New Smyrna Beach beachside. The horizontal lap siding exterior and interior bead-board walls and ceilings were a common detail and were used in Riverview Hotel and the Cara-Nan Apartments. The size of the original structure would imply that the building was probably a summer retreat for inlanders trying to get away from the hot summers by coming to the beach for the cooling breezes of the ocean.

The current condition and the original leaning of the two story structure are major concerns when considering restoring the structure. It would take major demolition of the entire structure to correct the structural problems. In addition, the building located on the ground and evidence of termite activity indicates there are hidden damages that cannot be ascertained for this report. It is recommended that the building be demolished with as much of the original material, exterior lap siding, interior bead-board siding and heart pine flooring being salvaged.

Demolition Request for Structure Located at 206 Esther Street



**HISTORICAL STRUCTURE FORM**  
Electronic Version 1.1.0

Site #8 VO02481  
 Recorder # 245  
 Field Date 1/14/2007  
 Form Date 2/1/2008  
 FormNo 200701  
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

**GENERAL INFORMATION**

Site Name (address if none) 206 Esther St Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name New Smyrna Beach Historic Structure Survey Survey# \_\_\_\_\_  
 National Register Category Building(s)

**LOCATION & IDENTIFICATION**

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>206</u>		<u>Esther</u>	<u>Street</u>	

Cross Streets (nearest/ between) see attached map  
 City / Town (within 3 miles) New Smyrna Beach In Current City Limits? \_\_\_\_\_  
 County Volusia Tax Parcel #(s) 34175512000050  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Ownership \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 Route to (especially if no street address) see attached map

**MAPPING**

USGS 7.5' Map Name \_\_\_\_\_ Publication Date >> NEW SMYRNA BEACH, 1988  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 17S ; 34E ; 55 ; UNSP  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
 Plat or Other Map (map's name, location) \_\_\_\_\_

**DESCRIPTION**

Style Frame Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2  
 Structural System(s) >> Wood frame  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) >> Continuous  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) >> Concrete Block  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) >> Drop siding  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) >> Gable  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) >> Composition shingles  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) >> Flat extension  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 1  
 Chimney Material Brick  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) west exterior

### HISTORICAL STRUCTURE FORM

8V002481

#### DESCRIPTION (continued)

Window Descriptions jalousie; metal sash

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open 1 #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) south

Porch Roof Types(s) shed

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_ Other Interior Plan \_\_\_\_\_

Condition Fair

#### Structure Surroundings

Commercial: _____	Residential: <u>ALL this category</u>
Institutional: _____	Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) shed

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? \_\_\_\_\_

Narrative Description (optional) Displaying the influences of Frame Vernacular architecture, the building retains many of its original architectural features.

#### HISTORY

Construction year 1880

Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_

#### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Addition;	1920;		

#### Structure Use History

Use _____	Year Use Started _____	Year Use Ended _____	>> <u>Private residence;;</u>
Other Structure Uses _____			

Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

#### RESEARCH METHODS

Research Methods \_\_\_\_\_ >> FL Master Site File-Manuscripts

Other research methods \_\_\_\_\_

#### SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible \_\_\_\_\_

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_ >> Architecture

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) Because the resource stands in a relatively dense concentration of historic buildings, it appears to contribute to a historic district. The resource lacks sufficient original architectural details to be individually eligible for the NRHP.



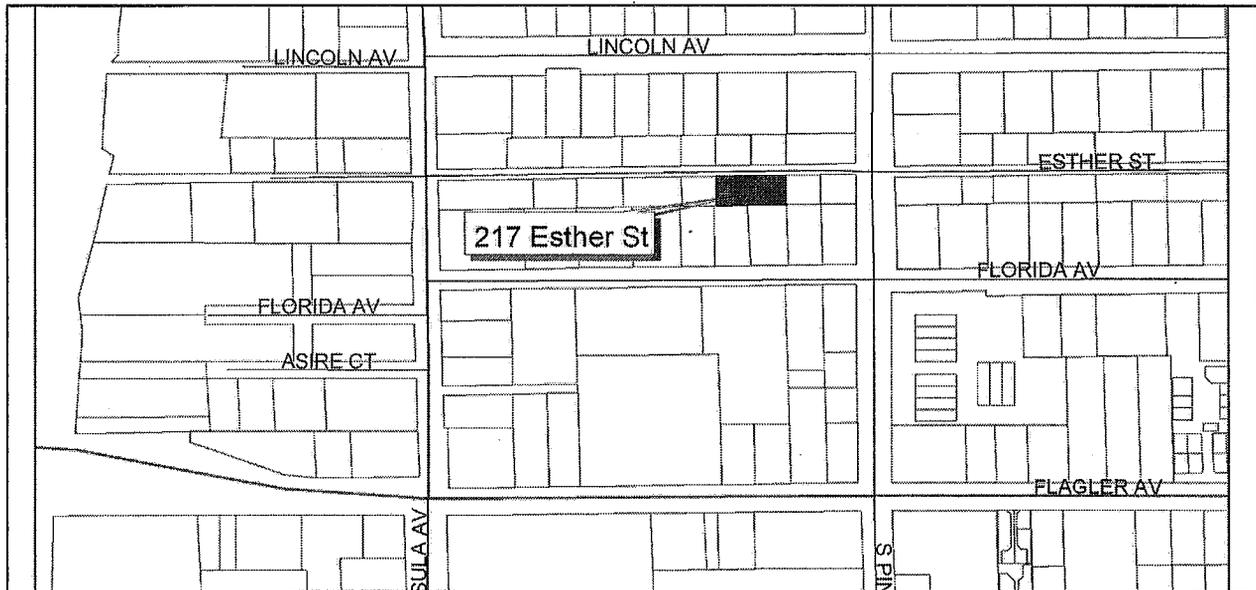
# Interoffice Memorandum City of New Smyrna Beach

To: Historic New Smyrna Beach Preservation Commission (HPC)  
From: Jake Baker, Planner  
Subject: Demolition Request for Structure Located at 217 Esther Street  
Date: January 13, 2011

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## Background

Applicant Mark Rakowski, 822 East 8<sup>th</sup> Avenue, New Smyrna Beach, FL, 32169 representing the property owner, Robert E. Skov Trust Estate c/o Robert Hearn, PO Box 310, Clint, Texas, 79836, requests approval to demolish the structure at 217 Esther Street. The structure was built circa 1920 and is in the R3-A Single-Family and Two-Family Residential zoning district. The lot is 42'x 85', approximately 0.1 acres, and is on the south side of Esther Street, between North Peninsula Avenue and North Pine Street. Parcel I.D. #7455-12-00-0180. Please see Location Map below.



## Findings

1. The building located at 217 Esther Street was built in the Mediterranean style in approximately 1920, according to Florida Master Site File records. When the Coronado Beach Historic District was first established in 1997 there was a simple screened-in front porch on the front of the house which has since been removed.

Please see **Exhibit A** for a copy of the picture. Please see **Exhibit B** for recent exterior pictures.

2. The interior of the house has a few areas that have deteriorated, but overall the interior of the house is in decent condition. The shower area has some visible rot, and there is also some rot above the front door. However, these problems are repairable. Please see **Exhibit C** for some pictures of the interior.
3. There is a screened-in 10' wide and 22' deep porch on the east side of the house, bringing the width of the entire house to 35'. The front concrete porch extends 8' from the front of the house, and is 14' wide, or 112 square feet. In total the structure covers 1,065 square feet. The applicant did not provide a survey of the property, but by staff's estimations, the building is approximately 12' from the western property line, and 38' from the eastern property line.
4. The applicant has stated that the owner of the property wants to build a new structure to replace the existing structure. One problem associated with new construction on Esther Street is the depth of the lots. The R-3A zoning district has a 10' rear yard setback requirement, as well as a 20' front yard setback. There is a provision in the code that allows new structures to be constructed at the average front yard setback of structures within 100 feet on the same side of the street and within the same zoning district. The existing structure is very close to the rear property line, and a variance would be required in order to reconstruct in this same location. Thus it is very possible that a potential new structure would be considerably shallower than the existing structure.
5. According to the letter provided by Mr. Rakowski, the applicant would like to tear down the existing house and construct a much larger house to accommodate the owner's large family. There is adequate space on the parcel to add over 3,000 square feet of building space onto the parcel. The house is 25' X 29', or 725 square feet. The two porches account for another 232 square feet. The lot itself is 85' wide and 42' deep, or 3,570 square feet. The R3-A zoning district allows building coverage of 40%, meaning the property could accommodate a 1,428 square-foot building footprint. Additionally, the building could be up to three stories, resulting in a total building area of 4,284 square feet. The existing house, not including the porches, covers 26% of the lot. Thus the applicant could build an additional 471 square feet onto the existing house and could increase the height by two additional stories.
6. Mr. Rakowski's recommendation in his application letter (**Exhibit D**) states that "the building has been modified over the years but the building is in fair condition and with some removal of damaged or rotted wood and stucco finishes the building can be restored to a usable structure. The original features of the Mission style are still evident and can be restored with minimum effort."

Demolition Request for Structure Located at 217 Esther Street  
January 13, 2011

7. Based on the applicant's observations, and staff's own site visit, the issues identified with the house do not seem likely to be particularly expensive to repair. Further, given the amount of additional land available on the site, an addition could be added to the house to meet the needs of a larger family.

Recommendation:

Staff recommends **denial** of the proposed demolition.

Demolition Request for Structure Located at 217 Esther Street  
January 13, 2011

Exhibit A



Exhibit B

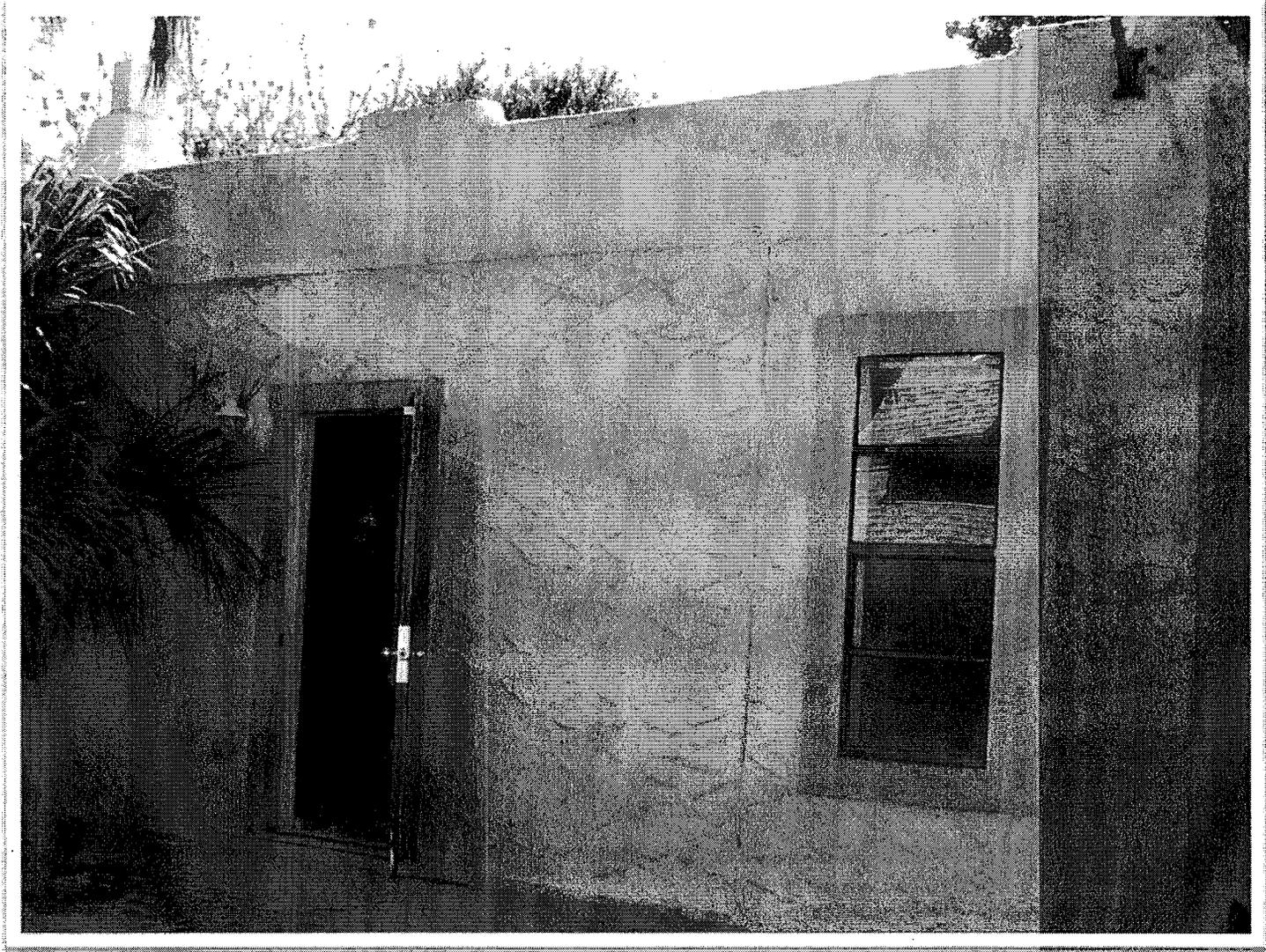
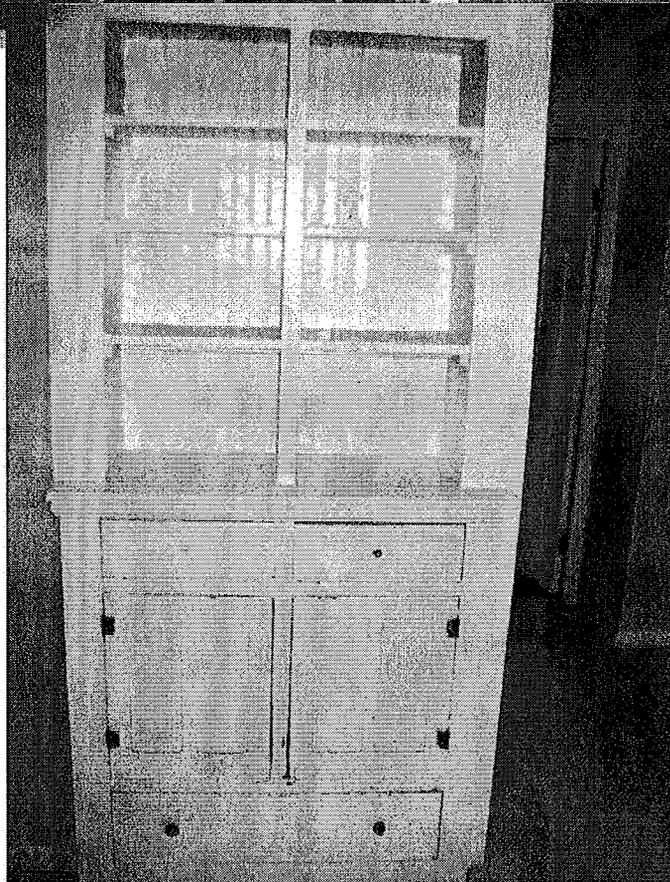


Exhibit C

Original fireplace



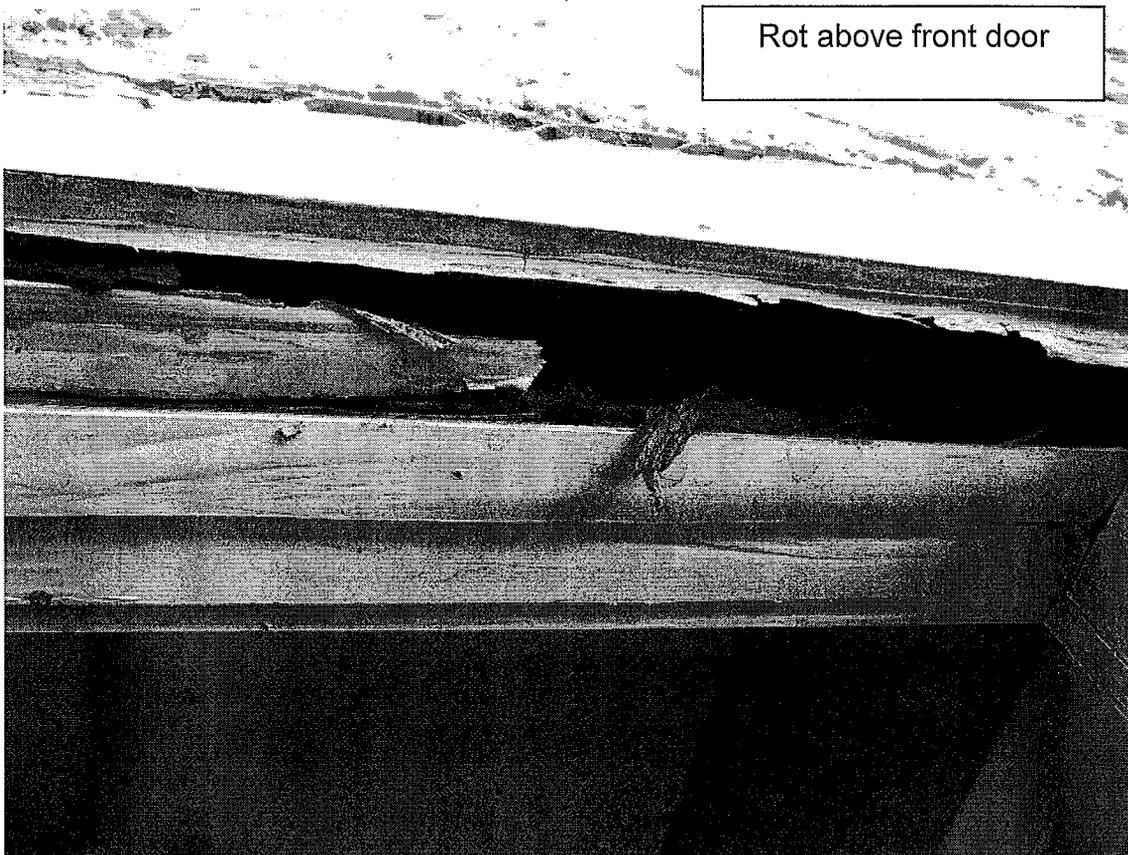
Built-in cabinet



**Exhibit C**



Shower, with no door



Rot above front door

Undue Economic Hardship Report  
217 Esther Street

Exhibit D

**Background**

The owners purchased 206 Esther and 217 Esther Street in the year 2008 with the idea of selling 206 Esther Street and using the funds to construct their dream home at 217 Esther Street. They are attracted to the Esther Street neighborhood due to its unique character and wish to construct a home similar to the home next door at 215 Esther Street. See enclosed picture of 215 Esther Street.

Mr. Corhern estimated that restoration of the subject home would cost approximately \$50,000. However, the finished product would be a two bedroom and one bathroom home that is not adequate to accommodate the owners family. An addition to the home is possible but would be much more costly than building a new home that would fit in with the character of the neighborhood. Also, the historic value and character of the existing structure would be compromised with the addition required to accommodate the owner's family. Finally, zoning regulations allow only 35% lot coverage or 1,250 square feet on the 3,570 square foot lot. The existing building, if restored would cover approximately 1,040 square feet leaving only 210 square feet available for an addition. This is insufficient space to construct the desired home. If the existing home were removed a new multi-level home could be constructed, which would meet the zoning requirements and provide conventional living space desired by the owners.

**Items Required to be Submitted to Demonstrate Undue Economic Hardship**

1. The Subject property was purchased in July of 2008 for \$82,000.
2. The assessed value of the home in 2010 is \$72,451 and in 2009 was \$108,874.
3. Real estate taxes for 2010 is \$1,638.46 and for 2009 was \$2,453.09.
4. There is no debt service or a mortgage on the property.
5. There are no appraisals on the property for the past two years.
6. There is no listing of the property for sale or lease as the owners wish to build their home on the lot.
7. As indicated above the owners wish to build their dream home on the property in that neighborhood. The Esther Street neighborhood is unique and the owners very much desire to live there in a conventionally sized home. If the home were restored for approximately \$50,000 so it is in livable condition the rent value would be approximately \$750-\$850 per month for a substandard two bedroom and one bath home.

217 Esther Street  
Architectural Report  
Page 2

**Interior:** The interior of the building has been completely remodeled. The only remaining original feature is the built-in cabinet in the dining area. All wall and ceiling finishes have been removed. The floor finishes in the kitchen, dining, living and bathroom have been covered with new tile flooring. The bedrooms and closets are covered with carpet. The laundry room floor is bare to plywood subfloor. The electrical system was upgraded and new insulation has been added to the walls and ceilings. The bathroom has been revised and is in poor condition and substandard in size. The plumbing system has been upgraded. The HVAC system is a single in-wall air conditioner located in the living room. There were some dark stains or mold located in the front closet and bedroom. Upon removal of some of the ceiling and wall finishes no mold was present behind the finishes and there was no smell of mold present. The overall condition of the interior space is in fair condition.

**Recommendations:** The building is a classic Mission style residence with simple design elements. The building elements have been modified over the years through additions and removal of damaged elements, such as, the front porch roof. The existing side roof and decking are in poor condition and need to be removed or replaced. The exterior walls on the kitchen and laundry are non-compatible finishes for a Mission style and need to be replaced with appropriate wall finishes.

The building has been modified over the years but the building is in fair condition and with some removal of damaged or rotted wood and stucco finishes the building can be restored to a usable structure. The original features of the Mission style are still evident and can be restored with minimum effort.