

1 **HISTORIC NEW SMYRNA BEACH**
2 **PRESERVATION COMMISSION (HPC)**
3 **MINUTES**
4 **JANUARY 13, 2011**
5 **COMMISSION CHAMBERS**
6 **210 SAMS AVENUE, NEW SMYRNA BEACH, FLORIDA**

7
8 Chair Ronald Sayyah called the January 13, 2011 meeting to order at 5:30 p.m.
9

10 Answering to roll call:

11 Ronald Sayyah - Chair

12 Nancy Ryan

13 Jean Mayo

14 Greg Mercurio

15 Kathy Ruding
16

17 Allene Teague and Lillian Wilson were absent.
18

19 Also present were staff members Gail Henrikson, Planning Manager and Recording
20 Secretary Debbie Jenkins.
21

22
23 **APPROVAL OF MINUTES**
24

25 **Regular Meeting October 13, 2010.**

26
27 **Mr. Mercurio made a motion to approve the minutes as written; seconded by Ms.**
28 **Mayo. Motion passed unanimously on roll call vote 5-0.**
29

30 **PUBLIC PARTICIPATION**
31

32 In accordance with the City Commission Resolution #11-89, a three-minute limitation is in
33 effect unless otherwise granted by the HPC.
34

35 Dot Moore, 4725 Lingo Grove Rd, Edgewater, inquired about the status of city property
36 being sold and placing restrictions on the sale to require archeological testing.
37

38 Ms. Moore stated she was concerned about the old city police station and the Swoope site.
39

40 Ms. Moore stated March was Florida Archeology Month and she would have posters and
41 bookmarks as handouts. She stated she would like to ask for a proclamation from the City
42 Commission and asked how to proceed.
43

44 Ms. Henrikson stated that she would handle this and she would let Ms. Moore know if there
45 was anything else required.
46

47 Ms. Wilson arrived at 5:40 p.m.
48

49 Ms. Moore stated that Volusia County was planning Public Day at Spruce Creek Mound in
50 March. She stated it was a historic site and there would be newspaper coverage of this hike.

51

52 Ms. Moore asked about the status of the brochure.

53

54 Ms. Henrikson stated that it was on hold until Mr. Baker's replacement was hired.

55

56 Ms. Moore stated that there would be City artifacts on display in the Museum for Archeology
57 Month in March. She also asked if she could be present for the demolitions listed on the
58 agenda. She would like to monitor for archeological artifacts.

59

60 No Further Public Participation.

61

62

63

DEMOLITION OF 206 ESTHER STREET

64

65 Applicant Mark Rakowski, 822 East Avenue, New Smyrna Beach, FL, 32169 representing
66 the property owner, Robert E. Skov Trust Estate c/o Robert Hearn, PO Box 310, Clint, Texas
67 79836, requests approval to demolish the structure at 206 Esther Street. The structure was
68 built circa 1920 and is in the R3-A Single Family and Two Family Residential zoning
69 district. The lot is 50' x 42', approximately 0.1 acres, and is on the north side of Esther Street,
70 between North Peninsula Avenue and North Pine Street.

71

72 Ms. Henrikson gave a brief summary of her staff report and stated that staff recommends
73 approval of the demolition request.

74

75 Ms. Wilson stated her concerns regarding the replacement structure and keeping the
76 architectural style within the charm of the existing neighborhood.

77

78 Mark Rakowski, 822 East Avenue, New Smyrna Beach, FL 32169, stated he was
79 representing the owner who lives in Texas. He stated the owner supports the staff's
80 recommendation to allow the demolition. He said the owner's intent was to sell this property
81 and to construct a new home on the 217 Esther Street property. He stated he was concerned
82 about placing a height limitation on the replacement structure. He stated the owner would not
83 appreciate that kind of restriction placed on the property.

84

85 Ms. Ryan asked if the Board was interested in imposing a limitation on square footage for the
86 replacement structure.

87

88 Mr. Sayyah stated the Board could recommend it.

89

90 Public Participation

91

92 Meg Ippolito, 205 Lincoln Avenue, New Smyrna Beach, stated she purchased her property as
93 an investment and plans to retire there. She loves the character of that area of New Smyrna

94 Beach and would hate to see a multi-family dwelling be built there. She stated that she hoped
95 the Board would place some restrictions on the replacement structure.

96
97 Dennis Mitchell, 216 Florida Avenue, New Smyrna Beach, stated he purchased his home in
98 March, which is located directly behind 217 Esther Street. He stated since the purchase he
99 has had some surprises including the proposed hotel across the street. He purchased a
100 bungalow and completely restored it. He purchased mainly for the charm and the historical
101 home next to his. He stated his concerns about the replacement structure and does not want to
102 see a large three story home there.

103
104 Ms. Ryan stated that this case was for the demolition for 206 Esther Street and 217 Esther
105 Street will be heard after this one.

106
107 Mr. Mercurio stated that the neighborhood has been surviving with the code restrictions that
108 were existing and doesn't see the neighborhood changing much by allowing this demolition.

109
110 **Ms. Mayo made a motion to approve the demolition of 206 Esther Street with the**
111 **following conditions; seconded by Ms. Wilson. Motion passed unanimously on roll call**
112 **vote 6-0. Mr. Mercurio stated his vote to approve was without imposing a height**
113 **restriction.**

- 114
115 **1. Building restricted to height limit of two stories.**
116 **2. Recommend to protect the neighboring properties from termites and pests due**
117 **to the demolition.**
118 **3. Allow archeological monitoring during demolition.**

119
120
121 **DEMOLITION OF 217 ESTHER STREET**

122
123 Applicant Mark Rakowski, 822 East Avenue, New Smyrna Beach, FL, 32169 representing
124 the property owner, Robert E. Skov Trust Estate c/o Robert Hearn, PO Box 310, Clint,
125 Texas, 79836, requests approval to demolish the structure at 217 Esther Street. The structure
126 was built circa 1920 and is in the R3-A Single-Family and Two-Family Residential zoning
127 district. The lot is 42' x 85', approximately 0.1 acres, and is on the south side of Esther Street,
128 between North Peninsula Avenue and North Pine Street.

129
130 Ms. Henrikson gave a brief summary of her staff report and stated that staff recommends
131 denial of the demolition.

132
133 Mark Rakowski, 822 East Avenue, New Smyrna Beach, FL, 32169, stated the owner's
134 proposal was to live at 217 Esther Street. He stated that the building was not nearly in as bad
135 of shape as the previous building that was talked about but it was inadequate for his client's
136 family. He said the issue was with the lot coverage. He stated that his client had researched
137 different options including an addition and found that it would not be conducive to his

138 family's needs. Mr. Rakowski passed out an undue hardship report. Mr. Rakowski also
139 handed out a photo depicting a similar type of home that the owner desires to build.

140

141 Ms. Wilson stated she was concerned about the fact that his client bought the home knowing
142 it was in a historical district and now they want to tear it down.

143

144 Ms. Mayo stated that the photo proposed does not fit the style on the street.

145

146 James Arnett, owner of 215 Esther Street, stated that he had his home, which was the one in
147 the photo, designed based on a historical St. Augustine home and stated that there was no
148 style on Esther Street because no two homes looked the same.

149

150 Mr. Rakowski clarified that the owner has not picked a style as of yet and does not plan to
151 build the exact house as depicted in the photo.

152

153 Mr. Arnette stated changes have been made to the existing building that have compromised
154 the historical value of the building. He stated those changes to the building have diminished
155 any historical value it may have once had and he favors having a new historic looking
156 structure built.

157

158 Mr. Mercurio agreed with Mr. Arnette. He stated that there was no math formula to figure
159 historical values and the building was an eyesore.

160

161 **Mr. Mercurio made a motion to reconsider demolition when a site plan is presented to**
162 **the Board for the replacement structure; seconded by Ms. Ryan. Motion passed**
163 **unanimously on roll call vote 6-0.**

164

165

COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF

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168

169 Ms. Henrikson stated she would be replacing Jake Baker as Staff Liaison until Mr. Baker's
170 replacement has been hired.

171

172 Ms. Henrikson noted that there would be a Form Based Code Workshop on January 31, 2011
173 from 6 p.m. to 8 p.m. and an Urban Infill Workshop on March 22, 2011.

174

ADJOURNMENT

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176

177

Being no further business, the meeting adjourned at 6:46 p.m.

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