



City of New Smyrna Beach

Historic New Smyrna Beach Preservation Commission

Ronald Sayyah

Nancy Ryan

Virginia Schow

Carol M. Edelberg

Jean Mayo

GOALS:

Public Awareness/Education > Promotion of Historic Resources

THIS IS YOUR OFFICIAL NOTIFICATION of the regular meeting of the Historic New Smyrna Beach Preservation Commission to be held on Wednesday, October 12, 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
 - August 10, 2011
 - September 14, 2011
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. Presentation – Sarah E. Miller, Director/Public Archaeologist, Northeast Regional Center, Florida Public Archaeology Network
5. Discussion – Timeframes for Expansions of Historic Districts
6. Discussion – Review of Revised HPC Goals and Work Items
7. Comments from Commission Members and City Staff
 - October 25, 2011 City Commission Workshop
8. Adjournment

Respectfully Submitted,

Ron Sayyah, Chairperson

Historic New Smyrna Beach Preservation Commission

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DISCUSSION – DEMOLITION BY NEGLECT

Mr. Jameson addressed the Board and provided background information on why staff was presenting additional information on this subject. Mr. Jameson stated that staff had included both the City's ordinance regarding demolition by neglect, as well as ordinances from other municipalities around the state. He stated that staff was requesting input from the Board as to whether the City's ordinance was sufficient and, if it wasn't, what changes would the Board recommend.

Ms. Ryan stated that the City's ordinance appeared to be rather weak when compared to other ordinances. Ms. Ryan offered to do further research on enforcement mechanisms used by other jurisdictions and to bring that information back to the Board in September.

Mr. Sayyah stated that from the presentation in July 2011 by Mr. Knotek, Chief Building Official, it did not seem that there were any incentives or financial assistance available to prevent demolition by neglect. Mr. Sayyah stated that placing a lien on the property may be a deterrent to some property owners.

There was general discussion about the lien process and how this would be applied.

There was general discussion about whether the City could send a notice to all property owners within all of the historic districts reminding them about the demolition by neglect ordinance.

There was general discussion about the City's ordinances versus ordinances from other municipalities. Mr. Sayyah stated that he preferred Islamorada ordinance. He questioned why Code Enforcement could cite properties that they see while they're out on inspections to other properties.

Virginia Schow stated that she would contact representatives of the Florida Trust for Historic Preservation to investigate possible funding sources.

There was discussion about past enforcement efforts within the City and possible incentives the City could offer to encourage property owners to maintain their historic structures. Ms. Schow stated that one of the problems was absentee landlords and renters who didn't care about their rental units.

Ms. Mayor emphasized the need for public education. Discussion ensued regarding architectural design guidelines within local historic districts.

Ms. Henrikson reminded Ms. Ryan and Ms. Schow that she would need their research materials during the first week of September, so they could be included in the agenda package for the September 14th HPC meeting.

93 **UPDATE – HISTORIC DISTRICTION RECOMMENDATIONS TO CITY**
94 **COMMISSION**
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96 Ms. Henrikson stated that the City Commission had reviewed the recommendations from the
97 HPC regarding expansion of existing National Register Districts and creation of new
98 National Register and local historic districts. She stated that staff would be bringing
99 additional information back to the Board in the upcoming months.

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101 **COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF**
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103 Ms. Schow asked whether archaeological monitoring had been done on the Bauer property
104 when it was demolished. Ms. Henrikson stated that she did not know but could find that
105 information for the Board.

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107 Ms. Schow stated that she had been told that the First Baptist Church was going to demolish
108 its old portion of the church. Ms. Henrikson stated that she had not heard about that but, they
109 would need to get HPC approval to demolish if it was a contributing structure.

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111 There was discussion about the closing on the Hampton Inn property and the upcoming
112 construction.

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114 Ms. Schow asked about the old fire station on Faulkner Street. Ms. Henrikson stated that
115 there would not be any updates on that properties until the RFP closing date in September.

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117 **ADJOURNMENT**
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119 Being no further business, the meeting adjourned at 6:25 p.m.
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48 Ms. Moore stated that the Mary Avenue Streetscape archaeological report was being
49 completed and once the artifacts were turned over to the museum, these would replace the
50 Julia Street artifact display.

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52 Ms. Moore asked about the status of the South Orange Street streetscape project.

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54 Ms. Henrikson stated that she believed the project was currently out to bid.

55

56 Ms. Moore stated that she was going to be meeting with a property owner who had recently
57 purchased property just south of McDonald's, south of State Road 44. Ms. Moore discussed
58 the history of the site and stated that the Turnbull settlers were growing and processing sugar
59 cane somewhere in that general vicinity.

60

61 Ms. Henrikson stated that the property was located in close proximity to the Sugar Mill Ruins
62 on Mission Road.

63

64 Ms. Moore asked when Sarah Miller would be meeting with City staff.

65

66 Ms. Henrikson stated that this was scheduled for October 12th and that Ms. Miller would also
67 be presenting to the Historic Preservation Commission as well.

68

69 Ms. Moore stated that the Southeast Volusia Historical Society should ask Gary Luther to
70 serve on the HPC.

71

72 There was general discussion about potential nominees to fill existing HPC vacancies.

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74 **PRESENTATION – CERTIFICATE OF RECOGNITION FOR DOT MOORE**

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76 Ms. Henrikson presented a certificate to Dot Moore in appreciation for her service and
77 dedication to archaeological issues within the City and Southeast Volusia. Ms. Henrikson
78 stated that the City Commission had also presented a plaque to Ms. Moore at their September
79 13th meeting.

80

81 **DISCUSSION – DEMOLITION BY NEGLECT ORDINANCE**

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83 Ms. Ryan apologized for not having the materials for tonight's meeting. She stated that the
84 Municipal Code Corporation has been experiencing website difficulties, which prevented her
85 from completing the research. She stated that she would continue to try and provide this
86 information for the October meeting.

87

88 Ms. Schow stated that she had spoken with Caroline Rice and the Florida Trust for Historic
89 Preservation. She stated that Ms. Rice informed her that if there was a large, significantly
90 historic structures that were threatened, that the Florida Trust could put it on an endangered
91 building list. However, there are no funds available to assist homeowners with maintenance.

92

93 Ms. Schow stated that Ms. Rice had recommended a book regarding demolition by neglect.

94

95 Ms. Henrikson stated that the book had been ordered and that she would provide additional
96 information at the October meeting.

97
98 Ms. Edelberg asked what the purpose of reviewing the demolition by neglect ordinance was.
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100 Ms. Ryan stated that the purpose was to strengthen the ordinance and make it more proactive,
101 rather than simply reacting to demolition requests once a building becomes too deteriorated
102 to preserve.

103
104 Ms. Henrikson stated that there was an article in the News-Journal about a similar situation in
105 DeLand. She stated that the property owner had accrued several hundred thousand dollars
106 worth of code enforcement fees. Ms. Henrikson stated that the demolition by neglect
107 ordinance was intended to be similar to preventive health care for historic buildings.

108
109 There was general discussion about the role of the HPC in preventing demolition by neglect.

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111 **DISCUSSION – GRANTS AND FUNDING SOURCES FOR HISTORIC**
112 **REHABILITATION**

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114 Mr. Jameson addressed the Board. He stated that there were relatively few grants available
115 for private homeowners to restore or maintain a historic structure. Most of the grants were
116 oriented towards non-profits or governmental agencies.

117
118 Mr. Jameson discussed the details of the various grant, loan and tax credit programs he had
119 identified.

120
121 Mr. Jameson stated that the most likely source of funding is for historic structures that are
122 also located within the Community Redevelopment Agency (CRA) district. He stated that
123 the CRA offered a matching grant for residential properties, up to \$5,000. Mr. Jameson
124 discussed the process for obtaining a CRA grant.

125
126 There was discussion about the City's ad valorem tax exemption program for historic
127 structures that were renovated or restored. Ms. Ryan stated that the public needed to be
128 better educated about this program. The Board discussed different options for getting this
129 information out to the public.

130
131 Ms. Mayo suggested having Habitat for Humanity, or a similar organization, work on
132 repairing a historic building that was in danger of demolition by neglect.

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134 **DISCUSSION – REVIEW OF HPC GOALS AND WORK ITEMS**

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136 Ms. Ryan asked whether this should be a yearly review.

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138 Ms. Henrikson stated that it should ideally be looked at on a monthly basis.

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140 Ms. Henrikson asked the Board whether the goals established in 2009 and 2010 still reflected
141 the priorities of the Board. She also asked the Board to rank and prioritize the expansion of

142 existing National Register historic districts and creation of a new National Register district
143 and local historic districts.

144

145 The Board discussed their thoughts for ranking and prioritizing these new projects. It was
146 determined that the expansion of the New Smyrna Mainland and Coronado National Register
147 Districts would be considered "A" priorities. Creation of a new national register district for
148 the Historic Westside Neighborhood would also be an "A" priority, along with public
149 education about the benefits of historic preservation. Creation of local districts would be
150 considered a "B" priority at this time, but would be moved to an "A" priority once the other
151 steps were completed.

152

153 **UPDATE – NEXT STEPS IN HISTORIC DISTRICT EXPANSIONS**

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155 Mr. Jameson asked the Board for clarification as to whether the expansion of the existing
156 National Register districts and creation of a new National Register district should occur
157 simultaneously or whether they should be phased.

158

159 Ms. Henrikson explained there were notifications that would need to be sent to affected
160 property owners and a series of public meetings would be scheduled. Ms. Mayo suggested
161 started with the creation of the new National Register district for the Historic Westside
162 Neighborhood.

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164 **COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF**

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166 Ms. Henrikson informed the Board that Sarah Miller from Florida Public Archaeology
167 Network had scheduled an entire day in New Smyrna Beach. She asked the Board to let her
168 know if there were any specific topics they would like Ms. Miller to address.

169

170 Dot Moore addressed the Board and explained the district boundaries that Ms. Miller is
171 responsible for and the overall mission of the Florida Public Archaeology Network.

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173 Ms. Schow asked about the property on State Road 44 by Jungle Road that was promoted by
174 Jim Humphries.

175

176 Ms. Moore addressed the Board and stated that the County had purchased that property for a
177 park. She stated that Mr. Humphries had wanted to reconstruct period buildings associated
178 with the Turnbull Colony.

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180 **ADJOURNMENT**

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182 Being no further business, the meeting adjourned at 6:40 p.m.

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2012 New Smyrna Beach Historic Preservation Commission Goals and Work Items (shaded areas are changed or new)

UPDATE	GOAL	OBJECTIVE	DESCRIPTION	PRIORITY	DUE	STATUS	NEXT STEP	ACTION ITEM
X	Other	Inform people they are entering the historic City of New Smyrna Beach	"Welcome to the City of New Smyrna Beach" signage at US1 and SR44 boundary lines	A	2010	The CRA is bringing forth concepts for a new gateway feature at US-1/SR44.	Ongoing	
X	Regulation		Continuation of enforcement of the Demolition by Neglect ordinance	A	2010	Staff and the HPC are working to improve enforcement with improved code and awareness of rehab funding.	Ongoing	
X	Regulation		Defining of Design Guidelines for historic areas	B	2010	The City is adopting "form-based zoning" for portions of the City.	City Commission Workshop 10/25/2011	
X	Public Awareness/ Education		Establishment of Landmarks	C	2010	The City has not established any new landmarks within the past year.	Consider nominating Chamber of Commerce Building as Local Landmark	
X	Public Awareness/ Education		Expansion of National Register Districts and specific sites (Coastguard station, Civil Air Patrol Building)	B	2010	The City received the report from the consultants who were hired to perform the study of structures in the City's Historic Districts.	Added goals for creating and expanding national districts. Drafted 2012 time line for creating and expanding national districts.	

2012 New Smyrna Beach Historic Preservation Commission Goals and Work Items (shaded areas are changed or new)

UPDATE	GOAL	OBJECTIVE	DESCRIPTION	PRIORITY	DUE	STATUS	NEXT STEP	ACTION ITEM
	Public Awareness/Education	Inform & educate residents outside of current districts of proposed changes.	Inform residents of the Westside Neighborhood and those near existing districts as to what may be expected of a National Register Historic District.	A	2012			
	Public Awareness/Education	Establish a Historic Westside National Register Historic District.	Working with the residents, establish a National Register Historic District in the Historic Westside Neighborhood if it is desired.	A	2012			
	Public Awareness/Education	Expansion of the New Smyrna Beach NRHP Historic District.	Working with the residents, expand the existing New Smyrna Beach National Register Historic District if appropriate.	A	2012			
	Public Awareness/Education	Expansion of the Coronado NRHP Historic District.	Working with the residents, expand the existing Coronado National Register Historic District where appropriate.	A	2012			
	Public Awareness/Education	Inform & educate residents of the benefits of local historic districts & determine resident desire.	Survey the residents of the National Register Historic Districts to determine if local districts are desired & if so, the level of authority it should exercise.	B				
	Public Awareness/Education	Establish a Local Historic Westside District.	Based upon the desires of the district residents, establish a local historic district.	C				
	Public Awareness/Education	Establish a Local New Smyrna Beach Historic District.	Based upon the desires of the district residents, establish a local historic district.	C				
	Public Awareness/Education	Establish a Local Coronado Historic District.	Based upon the desires of the district residents, establish a local historic district.	C				