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**HISTORIC NEW SMYRNA BEACH
PRESERVATION COMMISSION (HPC)
MINUTES
AUGUST 13, 2008
UTILITIES COMMISSION – DE BERRY ROOM
200 CANAL STREET, NEW SMYRNA BEACH, FLORIDA**

8 Chairperson Greg Mercurio called the August 13th, 2008 meeting to order at 5:30 p.m.

9
10 Answering to roll call:

11 Greg Mercurio - Chair

12 Lillian Wilson – Vice Chair

13 Nancy Ryan

14 Nancy Maddox

15 Ronald Sayyah

16 Milford Dinker

17
18
19 Also present were Staff members Chad Lingenfelter, Chief Planner; Jake Baker, Planner; and
20 Claudia Soulie, HPC Secretary. Board member Allene Teague was absent.

21
22 **APPROVAL OF MINUTES**

23
24 **Regular Meeting March 13, 2008.**

25
26 **Ms. Dinker made a motion to approve the minutes as written; seconded by Ms. Wilson.**
27 **Motion passed unanimously on roll call vote 6-0.**

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29 **PUBLIC PARTICIPATION**

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31 None

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34 **DEMOLITION BY NEGLECT OF CONTRIBUTING STRUCTURES**

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36 Mr. Lingenfelter stated that the City's demolition ordinance specifically prohibited
37 demolition by neglect and touched on the six (6) criteria in the ordinance that were
38 representative of neglect. Mr. Lingenfelter continued that some of the contributing structures
39 in the two (2) National Register of Historic Places Districts (NRHD) were being neglected.

40 Mr. Lingenfelter gave a brief history on:

- 41 1. when the mainland and the beachside NRHD's were established;
42 2. how many structures were deemed contributing; and
43 3. how many of those have been lost.

44
45 Mr. Lingenfelter referred to two (2) maps included in the agenda that showed the existing
46 contributing structures in both historic districts, as well as those that were razed, and asked
47 the HPC members for their assistance in surveying the remaining structures for their
48 condition.

50 Mr. Lingenfelter divided the structures among the HPC members based on their location and
51 stated that he included the six (6) criteria to aid in determining the condition of the structures.
52 The HPC supported the assignment.

53
54 Ms. Wilson asked about the Chamber of Commerce building and was informed that it was
55 not included in the contributing structure list of the NRHD, but was deemed a landmark, so
56 the City's historic preservation rules did apply to the Chamber. Mr. Lingenfelter stated that
57 staff was working on having the Chamber building included in the Mainland NRHD.

58
59 Mr. Mercurio was concerned about authorizing demolitions without another structure being
60 built in its place, thus turning historic sections of neighborhoods into vacant lots. Mr.
61 Lingenfelter stated that the City has a two-year expiration period on submitted site plans and
62 that prospective applicants should re-build within that timeframe and agreed that this was a
63 valid concern.

64
65 **WORK PROGRAM**
66

67 Ms. Wilson asked Mr. Lingenfelter to clarify the insurance for historic residences objective
68 in the incentives program. Mr. Lingenfelter touched briefly on the Community
69 Redevelopment Agency offering matching residential improvement grants for historic homes
70 and stated that the insurance issues for historic residences was handled through the Florida
71 Department of Financial Services.

72
73 Mr. Lingenfelter notified the HPC that staff was continuing the process of preparing a grant
74 for the Historic Marker for the former Alba Court Inn. Staff felt that a marker was needed
75 since the site was listed as a contributing structure in the Mainland NRHD, and was
76 mentioned as a "tour stop" in several walking and driving tours of the City and referenced in
77 several books and postcards.

78
79 Mr. Lingenfelter asked the HPC Board for any input on sites that would benefit from a
80 historic marker. Ms. Wilson felt that the site of the former Indian River Lodge would be an
81 appropriate site for a historic marker; staff noted this suggestion.

82
83 Ms. Wilson believed that a little wooden building next to Maloney's on Canal Street might
84 be the oldest existing structure in New Smyrna. Mr. Lingenfelter explained that a person
85 wanting their structure deemed a landmark had to appear before the HPC. Modifications
86 would then require a Certificate of Appropriateness. Another option was to apply for a
87 plaque that could be mounted on the building displaying a brief history on the structure.

88
89 Mr. Lingenfelter stated that the annual preservation awards were handed out by the City
90 Commission at their March meeting, and that the Planning and Zoning Department was
91 considering a Canal Street Compatibility Overlay District and would discuss the current draft
92 at the October P&Z meeting. Mr. Lingenfelter reiterated that staff continued working with a
93 consultant on surveying historic properties outside the National Register of Historic Places
94 Historic District. Ms. Maddox asked if the amendment to the Historic Building Demolition

95 Ordinance had to go through a second reading in order to become official. Mr. Lingenfelter
96 stated that staff had not been able to meet the requirements for a second reading and felt that
97 this survey would help rectify this issue.

98 Mr. Lingenfelter informed the HPC that the City succeeded in having (12) of (13)
99 archaeological sites from the British period nominated on the National Register of Historic
100 Places and would continue to work on getting the Old King's Road site nominated.

101 Mr. Lingenfelter handed out information for a workshop on strategies to understand and
102 protect archaeological resources to be held at the Atlantic Center for the Arts on October 29,
103 2008 and extended an invitation to the HPC.

104 Mr. Baker stated that the Southeast Volusia Historical Society was hosting a "Founder's Day
105 Festival" on September 27, 2008 at Old Fort Park, celebrating the history of the British
106 Period and mentioned that they were still looking for volunteers to help with the festivities.

107 Mr. Dinker inquired about the progress on the possible restoration of the cannon located in
108 Old Fort Park. Mr. Baker stated that it had not gone any further than the initial presentation
109 by a potential restorer.

110 Mr. Lingenfelter felt it would be beneficial to attend the meetings of the Southeast Volusia
111 Historical Society to keep the channels of communication open and inquired about a rotating
112 roster for attending.

113 Mr. Lingenfelter informed the HPC that staff, in conjunction with an archaeologist, would be
114 able to perform archaeological studies at several sites citywide, due to construction related
115 ground disturbances.

116

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

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119 Ms. Ryan asked if staff had approved a landscape plan for the recently demolished property
120 at 305 Lytle Ave. Mr. Baker stated that staff had approved the landscape plan and the sod
121 was put down. The Bert Fish Medical Center had decided to make this area a green space
122 without benches due to liability reasons.

123

124 Ms. Maddox updated the HPC that Volusia County had received a Planning and Survey grant
125 from the State and will start an archaeological survey at the Blanchette property at 3000
126 North Dixie Freeway.

127

128 The HPC briefly discussed the selling price and pending variances for a property on 518
129 North Riverside Drive they had previously approved for demolition.

130

131

ADJOURNMENT

132

133 **Being no further business, the meeting adjourned at 6:20 p.m.**