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Mr. Mercurio closed Public Participation since there were no other persons present to speak.

### DEMOLITION

Mr. Baker commented that he had been in contact with Dan Everett, representative for Bert Fish Medical Center, in regards to the proposed demolition of a hospital-owned building built at 305 Lytle Ave. Mr. Baker gave a brief history on the existing structure, stating it was built circa 1912, and its uses throughout the years. He continued that the hospital acquired this structure in 1995 and felt that it had suffered thirteen (13) years of neglect. Mr. Baker continued that in August of 2007 Bert Fish Medical Center received a violation notice from the City's Code Enforcement Department instructing the Hospital to either rehabilitate or seek permission to demolish the structure. Mr. Baker stated that what had occurred with this property was an example of demolition by neglect.

Mr. Baker read from the prepared staff report and referenced Chapter 50, Sections 12 (e), 12 (f), 12 (g), 12 (k) and 12 (l) of the *City of New Smyrna Beach Code of Ordinances*, which list the requirements of the applicant and the options of the HPC Board in reference to demolitions. Mr. Baker continued that the structure was not a good candidate for rehabilitation and, if the applicant had fulfilled all of their requirements, staff recommended the demolition of said structure with the following conditions (summarized):

1. Replacement building(s) had to meet the requirements of the Historic Preservations Design Guidelines for New Smyrna
2. Performance of archaeological study of the property
3. Property fumigation
4. 22 month "freeze" on obtaining new building permit

Ms. Teague questioned the timeline between the Hospital purchasing the property and being sited for neglect. Mr. Lingenfelter interjected that the ordinance for *Demolition by Neglect* was established in January of 2005, there had been a meeting in November of 2006 between City staff and Hospital representatives pertaining to these issues and Code Enforcement had to finally step in to force the hospital to take action.

Ms. Wilson asked if any thought had been given to large institutions just buying up historic properties for demolition and could something be done about it. Mr. Lingenfelter stated that the only buildings that the City Commission had placed in the Code of Ordinances to be regulated were the contributing structures within the National Register of Historic Places District. Staff was concerned about other structures that were not deemed significant or have become significant since then and was working on re-evaluating structures to expand the area. This would allow more control, since the owner would have to mitigate by following some or all of the requirements laid out in the ordinance.

95 Mr. Dan Everett, Director of Facilities for Bert Fish Medical Center, informed the Board that  
96 they want to put in a “green space” with benches and fountains instead of erecting a  
97 structure, however, no budget was set at this time. Mr. Everett continued that the Hospital  
98 was also intending to put in a “green space” at 420 Palmetto Avenue.  
99

100 Ms. Wilson felt that the Hospital had a reputation of buying up space without any apparent  
101 interest in the historical aspect of the property. Mr. Everett, who stated he joined Bert Fish  
102 about one (1) year ago, believed that a relationship between the hospital, the City, and the  
103 HPC was being established and this project was a winning deal for the Community and the  
104 hospital patients.  
105

106 **Ms. Maddox made a motion to approve the demolition with staff’s recommendations;**  
107 **seconded by Ms. Wilson.**  
108

109 Ms. Ryan asked to add a budget requirement for the “green space” beautification /  
110 maintenance to the motion. There was a brief discussion between the HPC, staff and Mr.  
111 Everett as to what an acceptable budget for beautification could be, setting a maintenance  
112 budget and schedule, what the HPC would want the landscaping design to include for later  
113 enforcement, when such design / budget should be done and if Code Enforcement would  
114 have jurisdiction over the “green space” should it not be maintained.  
115

116 **Ms. Maddox made the amended motion to approve the demolition with staff’s**  
117 **recommendations and that the applicant provide the HPC with a landscape design and**  
118 **budget within thirty (30) days; seconded by Ms. Wilson. Motion passed unanimously**  
119 **on roll call vote 5-0.**  
120

121 Ms. Mary Averich commented that she owned and lived at the property next to 305 Lytle  
122 Avenue and was in favor of the demolition. She commended the Hospital for maintaining  
123 their vacant properties in good condition and felt that the Hospital would maintain the “green  
124 space” as well.  
125

### **HISTORIC PRESERVATION AWARDS NOMINATIONS**

126  
127  
128 Mr. Baker commented that staff had received a commercial nomination for “Little Drug”  
129 located at 412 Canal Street and asked Mr. Lewis “Skip” Barnes, a former Manager of Little  
130 Drug store, to share some history with the HPC. Mr. Barnes showed pictures of the original  
131 building back in 1922 and informed the Board of its uses throughout the years up to the  
132 present. Most of the HPC members grew up in New Smyrna and went on a trip down  
133 memory lane.  
134

135 All applicants are rated with a point system for Historic Significance, Charm and  
136 Landscaping, but since Little Drug was the only commercial applicant, the Board agreed to  
137 give the award to Little Drug, whom they determined was very deserving of it.  
138

139 The next award went to the residential nomination for 1705 S. Atlantic Avenue, a structure  
140 from circa 1885. This building was one of the original houses from the Coronado Beach  
141 Settlement and was originally located on the east side of Hill Street, but was moved to the  
142 other side of the street to make room for the Malibu Condominium project. The house was  
143 almost entirely restored, and is now being used as the recreation room for the Malibu  
144 Condominium. Mr. Baker mentioned that there would be a Historical Marker unveiling on  
145 February 27, 2008 at 4pm at the Malibu condo historic home, followed by an exhibit about  
146 the history of Coronado Beach opening at 5:00 at the NSB Museum at 120 Sams Ave.

147

148 Kim Blasik, Volusia Properties, 3280 S. Atlantic Avenue, Daytona Beach Shores,  
149 commented on the “before and after” pictures of the structure and informed the HPC of  
150 changes that were made to keep the character of the home, but also conform to today’s  
151 building codes. Ms. Blasik invited the HPC to attend the Marker unveiling and to tour the  
152 property.

153

154 The HPC unanimously agreed to award the Historic Preservation Award to 1705 S. Atlantic  
155 Avenue for the great work they had done in restoring this structure.

156

157 Ms. Wilson asked staff if they had been in touch with the applicants from last year. Mr.  
158 Baker stated that there were ads placed in the local newspapers, flyers delivered to businesses  
159 along Flagler Avenue and Canal Street, and notices placed in kiosks along both streets as  
160 well.

161

162

### **2008 GOAL SETTING**

163

164 Mr. Lingenfelter stated that at the last HPC meeting, the HPC had expressed a desire to  
165 review a work program and goals for 2008. Mr. Lingenfelter had generated a new list of  
166 goals and objectives from which he summarized the most pertinent points, such as updating  
167 of an incentives brochure and creating a historic section on the City’s website in lieu of the  
168 newsletter. Mr. Lingenfelter noted that the Civil Air Patrol Building and possible  
169 nominations for adding the Coast Guard building to the National Register of Historical  
170 Places District should be considered as items for the work program. Mr. Baker stated that a  
171 Website Committee had been created within the City, and the Committee would appreciate  
172 any input and ideas for the design of the historical portion of the website.

173

174 Ms. Maddox felt that the archaeological ordinance needed to be stronger and to possibly ask  
175 the City Commission to reconsider broadening the demolition ordinance to again include  
176 properties not within the historic district. Mr. Lingenfelter informed that in January 2005,  
177 the City Commission changed the *Historic Building Demolition Ordinance* to include only  
178 contributing and historically significant structures located within the National Register of  
179 Historical Places District, instead of the previous ordinance including all structures within  
180 City limits over fifty (50) years old. This change had drastically reduced the number of  
181 demolitions brought before the HPC, but staff was reviewing surveys to reevaluate the  
182 districts and make the necessary additions of structures that had become contributing or  
183 historically necessary. Ms. Maddox thought it was necessary for the HPC and the City

184 Commission to have a workshop to discuss the HPC having more control over protecting  
185 contributing structures outside the National Register District. The Board came to the  
186 consensus to wait until after completion of the historical survey to set up a workshop with the  
187 City Commission. Mr. Lingenfelter will add the request for a workshop with the City  
188 Commission as well as reviewing of the survey once complete and possibly protecting  
189 additional areas to the work program. The Board agreed.

190

191 Mr. Mercurio questioned why no penalty was levied in regards to the demolition of the Alba  
192 Court, since, in his opinion; this was also demolition by neglect. There was a short  
193 discussion between staff and the Board about all the penalties imposed and not imposed with  
194 the Alba Court demolition, how the districts were established, definition of the word  
195 contributing, the possibility of saving contributing structures by moving them to designated  
196 vacant lots and which areas might qualify for that. Mr. Mercurio felt that it could be  
197 beneficial to keep a defined district in the City to help keep the charm, but not to stall  
198 progress overall.

199

200 Ms. Wilson was concerned about historic buildings being either torn down or renovated to fit  
201 in with the neighborhood and loosing their historical value. Mr. Lingenfelter stated that there  
202 were no design guidelines for neighborhoods. Should a non-contributing structure be  
203 demolished, the owner did not have to follow any design guidelines matching the character  
204 of the neighborhood, the HPC could only impose historical design guidelines for contributing  
205 structures within the National Register of Historical Places District.

206

207 The HPC and staff discussed the Coast Guard Building not having been designated as a local  
208 landmark and the Civil Air Patrol Building directly west of Stella's Skyline Café. Mr.  
209 Lingenfelter stated that while this structure may not be a contributing structure in a historic  
210 district, it was the last building that was used for New Smyrna Beach's World War II effort  
211 and he felt this added value to this building. There was a request presented to the City  
212 Commission to dedicate this structure as a local landmark, which unfortunately never was  
213 pursued, possibly due to lack of a well laid out comprehensive plan. Staff was also working  
214 on getting the fourteen (14) British-era sites to be put on the National Register of Historical  
215 Places.

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217

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

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219

220 Mr. Lingenfelter addressed the following calendar items:

221

- 222 • February 27, 2008 – Historic Marker unveiling/ dedication for the Malibu  
223 Condominium, 1705 N. Atlantic Avenue at 4pm; followed  
224 by a reception and Old Coronado Beach exhibit opening at  
225 5pm at the NSB Museum at 120 Sams Avenue.

226

227 Mr. Mercurio asked about the meeting held on February 12, 2008 to discuss conceptual plans  
228 for the initial development of the Smyrna Settlement Archeology Center at the Doris Leeper

229 Spruce Creek Preserve. Ms. Maddox stated that they had a good turn out and she offered to  
230 do a small presentation for at the next HPC meeting.

231

232 Mr. Lingenfelter invited the HPC Board members to attend the City Commission Meeting on  
233 February 26, 2008 at 7pm for the reading of the proclamation for Archaeology Month. The  
234 award ceremony and marker presentation for the Historic Preservation Award nominations  
235 will take place at the March 26, 2008 City Commission Meeting, staff will send out  
236 reminders.

237

238 Mr. Lingenfelter stated that the workshop on January 24, 2008 on “Understanding Historic  
239 Properties” at the New Smyrna Beach Women’s Club had to be cancelled due to low number  
240 of people expressing interest in attending. They were hopeful that it would be rescheduled to  
241 a later date and time.

242

243

**ADJOURNMENT**

244

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