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**HISTORIC NEW SMYRNA BEACH  
PRESERVATION COMMISSION (HPC)  
MINUTES  
MARCH 12, 2008  
UTILITIES COMMISSION – DE BERRY ROOM  
200 CANAL STREET, NEW SMYRNA BEACH, FLORIDA**

8 Chairperson Greg Mercurio called the March 12, 2008 meeting to order at 5:30 p.m.

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10 Answering to roll call:

11 Greg Mercurio

12 Nancy Ryan

13 Nancy Maddox

14 Ronald Sayyah

15 Milford Dinker

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18 Also present were Staff members Jake Baker, Planner; and Claudia Soulie, HPC Secretary.  
19 Board member Allene Teague was absent. Vice Chairperson Lillian Wilson arrived at 5:32  
20 pm.

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**APPROVAL OF MINUTES**

24 **Regular Meeting February 13, 2008.**

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

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**PUBLIC PARTICIPATION**

31 Dot Moore, 4725 Lingo Grove Road, Edgewater offered to volunteer to monitor the proposed  
32 demolition site at 304 South Orange Street for any archaeological artifacts, should the  
33 demolition approval be granted.

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35 Mr. Baker informed Mr. Brian Condon, owner/applicant of the proposed structure for  
36 demolition approval that his property was located in the archaeological zone II, meaning that  
37 there was a medium to high probability for Turnbull era artifacts. Mr. Baker continued that  
38 Dot Moore would monitor the area. Ms. Moore explained to Mr. Condon that this was done  
39 at no charge and should anything be found it would be documented and would remain with  
40 the property owner. Mr. Condon agreed.

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**DEMOLITION**

45 Mr. Baker commented that he had been in contact with Brian Condon in regards to the  
46 proposed demolition approval of the structure at 304 South Orange Street. Mr. Baker  
47 circulated photographs and gave a brief history on the existing structure, stating it was built  
48 circa 1912 and that, due to its current state, staff was supportive of the demolition approval  
49 request with the conditions that the house be fumigated prior to demolition and the new  
50 structure respected the historic character of the community. Mr. Baker stated that if

51 demolition was granted, the applicant claimed he would construct a new house on the  
52 property that will be similar in appearance to the existing structure.

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54 Mr. Condon, 8107 SW 72 Avenue, Miami, stated that he intended to rebuild the structure  
55 until he discovered its condition. Mr. Condon submitted architectural drawings of the  
56 proposed replacement structure for the HPC to review.

57

58 There was a brief question and answer session between the HPC, staff, and Mr. Condon  
59 pertaining to the longevity of sand and clay based bricks and possibly saving one of the  
60 bricks from the 304 S. Orange Str. structure, should they be original 1912 bricks.

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62 **Mr. Dinker made the motion to approve the demolition with the condition that:**

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**1. The replacement structure respect the historic character of the neighborhood;**

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**2. The building is fumigated prior to demolition; and**

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**3. Archeological monitoring would be allowed prior to and during the demolition.**

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67 **The motion passed unanimously on roll call vote 6-0 seconded by Mr. Sayyah.**

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69 **305 LYTLE AVE CONDITIONS OF APPROVAL FOR DEMOLITION**

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71 Mr. Baker stated that at last month's HPC meeting the HPC voted and granted (with  
72 conditions) the demolition approval for 305 Lytle Avenue. Mr. Dan Everett, Director of  
73 Facilities for Bert Fish Medical Center, was directed by the HPC to submit a landscape plan  
74 and budget to the HPC members by the next meeting. Mr. Everett stated that the Bert Fish  
75 Board decided against putting benches in the "green space" due to liability reasons. Mr.  
76 Everett will be meeting with Kimley-Horn and Associates on March 20, 2008 to finalize the  
77 requested landscape design.

78

79 Mr. Baker asked if the HPC would give staff the authority to approve the landscape plan  
80 once provided by Mr. Everett, or would they like the topic to be deferred until the next HPC  
81 meeting.

82

83 Mr. Mercurio was most concerned about receiving a maintenance agreement that would  
84 guarantee the "green space" would be taken care of in the future. Mr. Everett stated that the  
85 maintenance of this "green space" would fall under the hospital's ground maintenance  
86 budget. Mr. Everett felt that the structure would be demolished within thirty (30) days, once  
87 all the required permits have been pulled and re-sodding of the grass would follow  
88 immediately thereafter.

89

90 The HPC discussed the hospital neglecting the structure for years, but now "pushing" for its  
91 demolition; penalties associated with "demolition by neglect" and their enforcement; and  
92 limitations on imposing fines.

93

94 **Mr. Dinker made the motion to grant the demolition approval pending Development**  
95 **Services staff's approval of the hospital's landscape design plan as discussed during this**  
96 **meeting; seconded by Ms. Wilson. Motion passed unanimously on roll call vote 6-0.**

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**COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF**

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101 Mr. Baker informed the HPC about past and upcoming events, including the reading of the  
102 proclamation for Archaeology Month, this year's Historic Preservation Award nominations,  
103 the annual Pilau dinner hosted by the Southeast Volusia Historical Society and the decal for  
104 the Smyrna DVD.

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106 Mr. Baker stated that at one on the recent visioning meetings the concept of beautifying the  
107 SR 44 was brought up.

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**ADJOURNMENT**

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113 **Being no further business, the meeting adjourned at 6:00 p.m.**