

Historic NSB Preservation Commission (HNSBPC) Meeting August 12, 2019

The meeting was called to order with all commission members present: Lianne Bennett, Angie Herman, Johanna Mahood, Kay Matheny, Anna Omara, Marvin Owens and Harriet Winokur. City Staff included: Planning Director Amye King, Assistant City Attorney Chris Ryan, Senior Planner Robert Mathen, and Board Secretary Stephanie Ferrara. The July 10 meeting minutes were unanimously approved.

Public Participation

1. A local archeologist requested consideration for a property on north Riverside Drive where artifacts were discovered in 1998. A structure was recently demolished, and a new structure is planned for the lot. The artifacts are linked to the early settlement of NSB.

Items on the Agenda and actions taken

1. **CA-25-19 Julia Street** (in the Coronado Historic District) The owner asked to change the roofing material to metal. The owner described the deterioration of the current roof. No discussion followed.

The request passed unanimously.

Comments from the Commission and Members of the City Staff

Several issues were presented for HNSBPC consideration by a Commission member Angie Herman:

- the small size of the Historic District,
- new construction of homes that conflict with the character of the neighborhood
- the alteration of Mixed-Use regulations to reduce building heights
- consideration to expand the definition of "**historical**" to include buildings within the historic district constructed between 1940 and 1970..
- the hope that the Commission would review **Article XIII** (Historical and Archeological Preservation Element) in the city's Comprehensive Plan.

Amye King, City Planner & Zoning director, explained that some of these matters fall within the authority of the Planning and Zoning Board which considers property owners' rights vs. neighborhood rights, as well as commercial vs. residential restrictions. Such issues are currently under study, with staff looking into how other cities handle similar neighborhood and mixed-use conflicts. She also noted that the HNSBPC has input only on properties that fall within the designated Historic District boundaries.

Ms. King noted that the Comp Plan has been thoroughly reviewed: by the public (4 times), by the Planning and Zoning Board, and by other relevant entities in the community. The state has also reviewed and approved the City's Comp Plan in the past and will have to do so in the future. The Comp Plan will have a final reading this fall by the City Commission, before being submitted to the State.

Discussion followed during which Commission member Harriet Winatour stating that buildings built between 1940 and 1970 should not be considered historic. Another member noted that such a change would require new definitions and consultation with experts.

Lastly Ms. Herman requested that the Board recognize the **Questers Smyrna Colony**, an historical preservation and restoration group. The meeting was adjourned at 6:20 p.m.