

Historical NSB Preservation Commission Meeting October 9, 2019 at 5:30 p.m.

The meeting was called to order with 5 commissioners present: Angeline Barretta-Herman, Anna Marie O'Mara, Harriet Winokur, Joann Mahood, Anne Scalf

City staff included: Planning Director Amye King, Assistant City attorney Chris Ryan, Senior Planner Robert Mathen and Board Secretary Stephanie Ferrara

Public Participation

The Director of the *New Smyrna Beach Museum of History* asked the commissioners to reconsider the 50 years of age eligibility limitation for properties designated *Historic*, referring to the Volusia County Preservation Board and National Historic preservation standards. He asked the Commission to update current standards as properties less than 50 years old could be of significant historical interest.

Dr. Winokur agreed that standards should be revisited. Dr. Barretta-Herman noted that an excessive amount of demolition and renovation is occurring. Amye King said that the initial review of archeological elements has been postponed, that all comments will be vetted and that opportunities for change exist.

New Business

1. CA-26-19: 114 Florida Avenue. Demolition certificate request

A structural engineer, representing the property owners, described the property as having major structural issues caused by both plant growth and termites. While some materials might be salvageable, the cost of renovation is in excess of \$200,000. NOTE: Two smaller buildable adjacent lots could be sold.

On behalf of the property owner, a family member stated that the owner did not have the resources to renovate the property. A neighbor of the property and local realtor said that demolition followed by new construction would be an improvement to the neighborhood. A resident, living on Peninsula Drive, noted the amount of commercial buildings in the area. He supported the demolition so that something nice could be constructed.

Senior City planner, Mathen, described the circa 1915 property as a frame 2-story building with major structural issues. The replacement structure would be required to meet historic design guidelines, comply with archeological monitoring, salvage useable materials, and be a 2-story structure compatible with the neighborhood.

Dr. Barretta-Herman noted that the property had been listed for \$1.3 million dollars with existing house worth \$100,000+/- . Given the property value, the cost of \$200,000 for renovation seemed reasonable. She also observed that its demolition would seriously impact the Coronado Historical District and suggested that the owner explore other options.

A motion to permit demolition was defeated 4:1, with Dr. Winokur voting for approval.

2. **CA-31-19: 505 Faulkner Street** Request to renovate windows, roof and siding
The staff recommended approval and the commission unanimously supported the request.

3. **CA-30-19: 200 Canal Street** Request to add a handicap ramp & other exterior improvement
Staff noted that the plan did not fully comply with the design requirements consistent with the historic district. Ms King said that current plans do not address the concerns expressed by City staff. Dr. Baretta-Herman and Dr. Winokur questioned the width of the ramp and the possibility that the ramp might hinder other pedestrians. Ms King said that any improvements must be consistent with the neighborhood to be acceptable and that the 5 feet required by ADA for accessibility would be met.

The Commission unanimously approved the request with stipulations that the improvements comply with the design standards consistent with the area and that staff monitor the project.

Comments from Commission Members and Staff

Ms King reported that the Archeological Comprehensive Plan is delayed and that residents will have an opportunity to contribute to the final plan.

Dr. Barretta-Herman recommended, and the commission unanimously approved, a letter of commendation be written from the City to the owner of 306 Rush Street for the renovation to his property. ([see summary from 9.23.19](#) meeting)

The meeting adjourned at 6:41 p.m.