

Historic NSB Preservation Commission Special Meeting

June 12, 2024 at 5:30 pm

Video of the meeting can be found [here](#):

Board members present: Dr. Angeline Barretta-Herman, Walter Bone, Terry Bledsoe, Katherine Kaufman, and Stephanie Thomas-Rees. **Absent:** Joanna Mahood (chair) **Others Present:** Senior Planner Robert Mathen, Assistant City Attorney Shey McCurdy, and Development Services Coordinator Stephanie Ferrara. **APPROVAL OF THE MINUTES** will take place at the next regular meeting

New Business:

HBOD-1-24: Review a rezoning request to add the Historic Building Overlay District, (HBOD) to a property located at 403 Magnolia Street known as the Woman's Club.

Robert Mathen from the City Planning department gave a PowerPoint presentation covering the history of the property, which is listed on the National Register of Historic Places, and the historic building overlay district.

There are 4 properties that have been approved for the Historic Building Overlay District (HBOD):

- Indian River Lodge – S Riverside Drive (demolished in 2004)
- 532 N Riverside Drive (2011)
- 223 Crawford Road (2015)
- 801 N Atlantic Avenue (2016)

HBOD is a zoning district created in 2000 to assist in the reuse of historic structures that may be threatened by development regulations by exempting them. The staff review found that the application is consistent with the city's comprehensive plan but that the proposed use as a venue under private ownership would not be consistent with current zoning. Staff would suggest a State of Florida marker be placed on Magnolia Street acknowledging the Woman's Club.

On June 3, 2024, the Planning and Zoning Board voted 6-0 in favor of the application and is seeking a positive recommendation from the Historic Preservation Commission to the City Commission that the building and site have historic and architectural significance.

Commissioner Bledsoe asked how the overlay would work. The R5 zoning would still be in place, but the HBOD would allow the use of the property as a venue site because it has been used historically for that purpose. The applicant, Curtis Hodges, was present at the meeting. He stated that his goal is to save a beautiful building that we all feel should be here and keep it as a venue as it has always been. He would restore it to the original plans as closely as possible. Dr. Barretta-Herman asked whether he still intended to document the process and he indicated that he would like to do so depending on the cost.

Public Participation:

Jill Aschery, 405 Magnolia Street, spoke in support of the project and said she is excited about what is to come but she hopes it will happen as quickly as possible. Mr. Mathen stated that he has 5 years to get the work done or he would lose the overlay, but that he understands Mr. Hodges' intent is to get it done more quickly than that.

Commissioner Barretta-Herman stated that she has come to realize the difficulties municipalities face trying to maintain historic properties, and that she feels we are fortunate to have this property in the hands of Mr. Hodges based on the quality of work he has already done in NSB. **Dr. Barretta-Herman made a motion that the building and site have historical significance and to recommend approval, 2nd Dr. Bledsoe. Motion passed 5-0.**

Donnadine Miller Preservation Award

The awards are given annually to one residential (single-family) and one nonresidential property that promotes pride in the City's past and increases awareness and appreciation for buildings that contribute to the history and character of New Smyrna Beach. Buildings 50 years and older or sites associated with a historic event are eligible.

Non-Residential

423 Flagler Avenue - Seahorse Inn

The property was originally built in 1956 as the Ward Motel. Terry and Virginia Stephens purchased the property in 2021 and it was in disrepair, but it now has a good reputation as bright, cheerful, and clean. **Motion to award the 2023 Donnadine Miller Non-Residential Award to 423 Flagler Avenue made by Commissioner Kaufman, 2nd by Commissioner Bone. Motion passed 5-0.**

Residential

809 E 24th Avenue - Five Oaks

The home was constructed around 1955. The current owners have lived there since 2004, and in 2020 they renovated the home, reusing original fixtures and repurposing original materials as much as they could. They also purchased materials that were consistent with the era. One reason they chose to keep the original footprint was to preserve 5 live oak trees on the property, as well as preserving one of the remaining historic Periwinkle homes.

Dr. Barretta-Herman asked if we know how many of the Periwinkle homes still exist and recommended surveying their owners as a step toward preserving them.

The homeowner, Marie Bushey, addressed the commission stating that regardless of whether she wins the award, she hopes to highlight that these homes are disappearing. They did everything they could to preserve their home in the original style. She also has large oak trees on the property and did not want to change the footprint and cut them down. They also use native landscaping. **Motion to award the 2023 Donnadine Miller Residential Award to 809 E 24th Avenue made by Commissioner Bledsoe, 2nd by Commissioner Barretta-Herman. Motion passed 5-0.**

STAFF COMMENTS

6.A 2022-2023 CLG Annual Report Letter - The yearly report was received and accepted, NSB is still a member in good standing

6.B 2024 Donnadine Miller Preservation Award Applications are open

There will be an HPC meeting on July 10th and possibly August 14th. If there is nothing on the agenda in September, there will not be a meeting that month.

COMMITTEE COMMENTS

Dr. Barretta-Herman suggested having a formal presentation of the awards at a subsequent meeting with a reception to bring more visibility to the awards.