

## Historic NSB Preservation Commission Special Meeting

December 11, 2024, at 5:30 pm

The agenda and video of the meeting can be found [here](#):

**Board members present:** Karen Lersner (new member), Terry Bledsoe, Dr. Angeline Barretta-Herman, Walter Bone, Kathleen Kaufman, and Stephanie Thomas-Rees (Chair). **Others Present:** Senior Planner Robert Mathen, Assistant City Attorney Shey McCurdy, and Development Services Coordinator Stephanie Ferrara.

### New Business:

**DM-2-24: Review a request for a proposed demolition of a contributing structure in the Coronado National Historic District, located at 300 North Pine Street.** The staff review confirmed that the building is a contributing structure, but an evaluation by a structural engineer determined that many of the original materials and finishes have been damaged. Lead paint is also likely present, and there is extensive termite damage. The house is uninhabitable, and the repairs would cost more than the value of the house.

**A motion to find the home a historically significant contributing structure was approved unanimously by the commission. A motion to approve the demolition based on the condition of the home was approved unanimously by the Commission.**

**DM-3-24: Review a request for a proposed demolition of a contributing structure located at 304 Murray Street in the New Smyrna Beach National Registered Historic District.** Staff reported that the home is a contributing structure within the Historic District. However, termite damage, decay to the supporting wood piers and supports and other structural deficiencies make the house uninhabitable. The original materials have deteriorated, and the cost of repairing the structure would be cost-prohibitive. The proposed replacement structure is a framed vernacular home consistent with the historic district.

Homeowners from two neighboring properties spoke in favor of the demolition. However, one of the neighbors expressed concern about the size of the potential replacement home, though plans for that home have not yet been submitted.

**A motion to find the home a historically significant contributing structure was approved unanimously by the commission. A motion to approve the demolition based on the condition of the home was amended to include the condition that the back elevation of the replacement structure should use design techniques to reduce the size of the home. The Commission unanimously approved the motion to approve the demolition with the added condition.**

**CA-2-24: Review an application for a Certificate of Appropriateness, to repaint the exterior of the Mary S. Harrell Black Heritage Museum and the Heritage House located at 314 North Duss Street.**

The staff's evaluation of this application stated that painting is part of routine maintenance and denial would result in the deterioration of the building. Approval is recommended to allow painting of the structure in the same colors as the existing structure.

**The motion to approve the application was unanimous.**

### **Approval of the Historic Preservation Commission 2025 Regular Meeting Schedule**

- Regular Meetings: March 12, 2025; June 11, 2025; September 10, 2025; December 10, 2025
- Tentative Meeting Dates if Necessary: January 8, 2025; February 12, 2025; April 9, 2025; May 14, 2025; July 9, 2025; August 13, 2025, October 8, 2025, November 12, 2025

**The proposed schedule was unanimously approved by the Commission.**

### **State Historic Marker Discussion for the New Smyrna Woman’s Club located at 403 Magnolia Street.**

Staff recommendation is that this property qualifies as a Florida Heritage Landmark because it is a site associated with social history and architecture. The cost of the marker would be approximately \$2,500.00. Staff recommends that the Historic Preservation Commission recommend to the City Commission placement of a State of Florida historical marker on this property, subject to the approval of the current property owner. Proposed wording for the marker detailing the early history of the property and structure was provided by the staff.

**The motion to recommend the marker was approved unanimously.**

### **Local Landmark Sign or Plaque Discussion.**

There are currently 16 local landmarks in the city. A request has been made by representatives from the golf course for a sign or plaque acknowledging its status as one of our local landmarks. The city’s sign shop created a proof for a sign they could make in-house, which could also be replicated affordably for all 16 of the local landmarks.

**A motion to approve the sign design passed unanimously.**

Commissioner Barretta-Herman suggested asking the History Museum to put together a tour of the landmarks.

### **Committee Comments**

- Commissioner Barretta-Herman reported that the NSB Residents’ Coalition annual Charming Home tour will be on March 20, 2025, and will focus on homes in the Magnolia/Live Oak area. The Coalition is also working with the Women’s Club property owner to produce a documentary by King Star Filmworks to document the renovation of the Woman’s Club.

### **Staff Comments**

#### **6.A 2023/2024 Florida Certified Local Government (CLG) Program Annual Report**

- The Annual Report was filed by staff prior to the deadline, and the report is available to the general public via the attachment to this meeting’s agenda. It summarizes the activity for the year (October 1, 2023 – September 30, 2024) of the Historic NSB Preservation Commission.
- Based on the approval of the two demolitions, the commission will likely need to meet in January or February to approve any building plans in a timely manner for these properties.