Historic Preservation Standards

Historic Preservation Code Update Kick-off Meeting
September 14, 2021

AGENDA

Project Scope & Team

Historic Resources

Current Standards

Design Guidelines

Next Steps

NEW SMYRNA BEACH

PROJECT SCOPE & TEAM

HISTORIC PRESERVATION

SCOPE

- **Rewrite Chapter 50**, Historic Preservation
- Issues to address:
  - 2 National Register Historic Districts; no Local Districts. Currently canvassing residents to determine interest in creating local districts.
  - Chapter 50 had been applied to structures within the National Districts. Recently challenged and now only enforcing the demolition section.
  - Single type of Certificate of Appropriateness (COA) process. Propose a Special COA (reviewed by the Historic Preservation Commission) and a Standard COA (processed administratively).
  - There is some confusion in the community over "local landmarks" vs. "contributing structures".
  - The existing Design Guidelines have never been adopted.
  - The City is a Certified Local Government. The new ordinance will need to meet the minimum requirements to retain that status.

SCOPE

- **Kick-Off Meeting / Initial Input**
  - Staff
  - Historic Preservation Commission
  - City Commission
- **Draft Ordinance (Chapter 50)**
  - Review Chapter 50
  - Develop proposed outline
  - Draft provisions / review with Staff
- **Public Review / Adoption**
  - Phase 2

4
MONTHS

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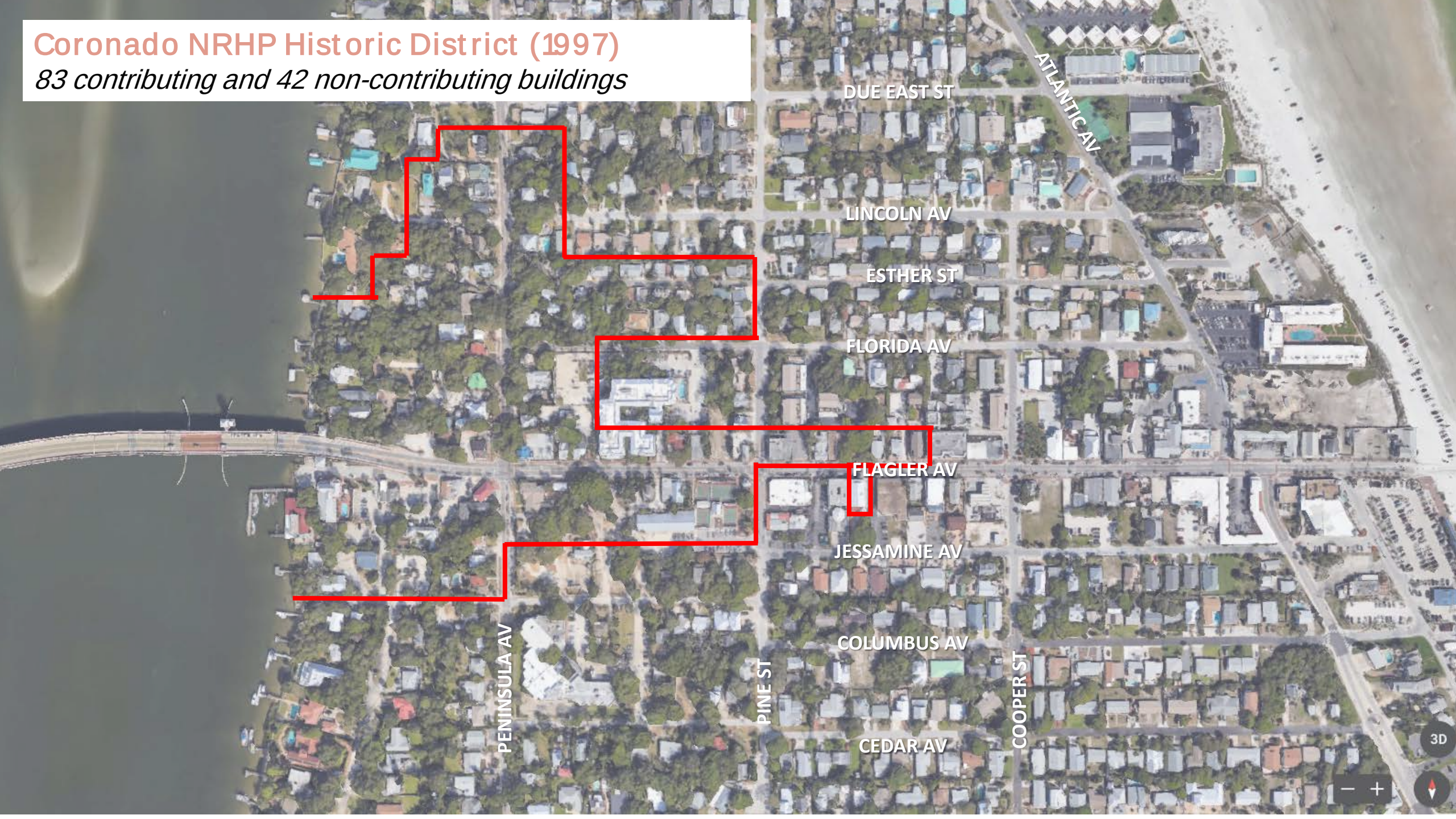
NEW SMYRNA BEACH

HISTORIC RESOURCES

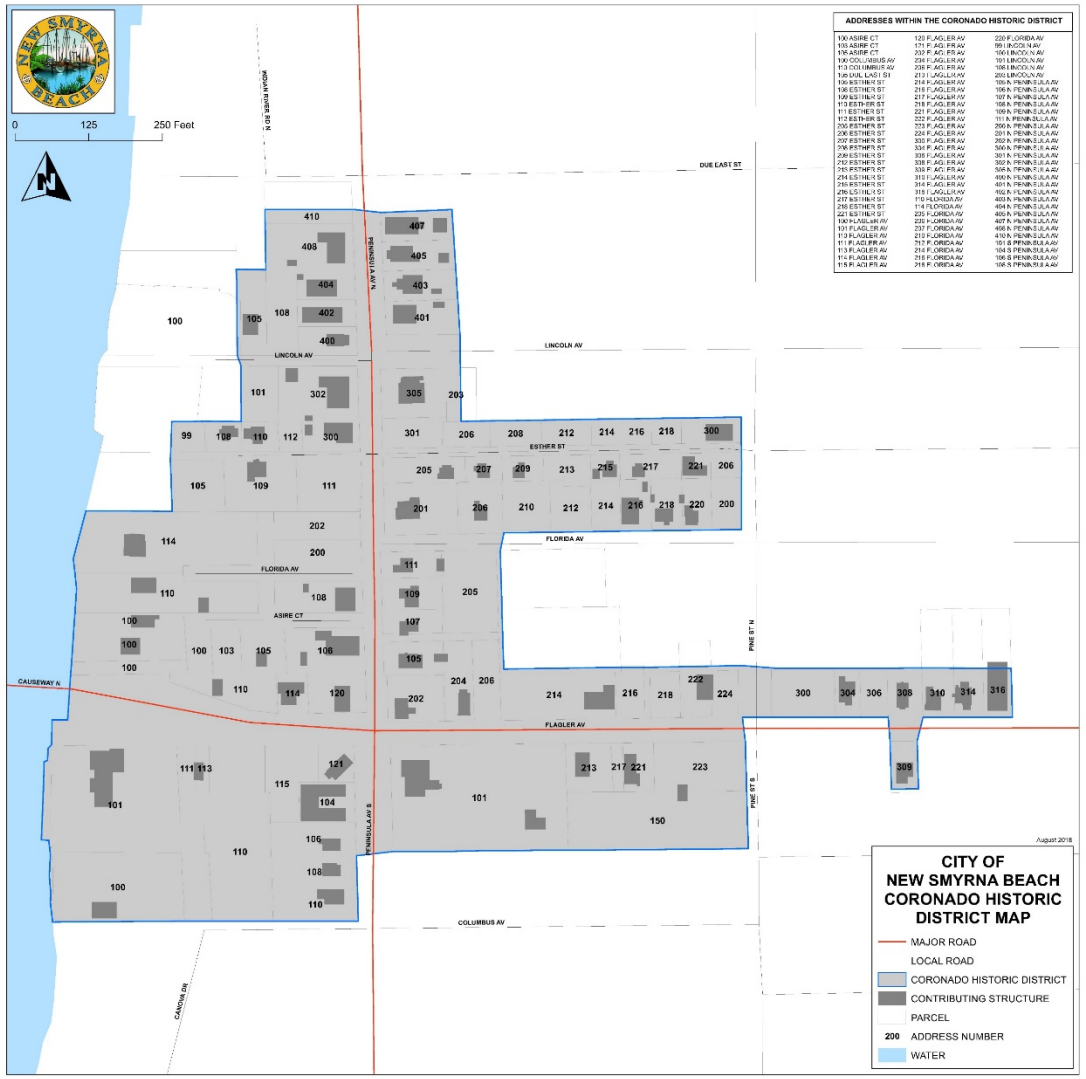
HISTORIC PRESERVATION

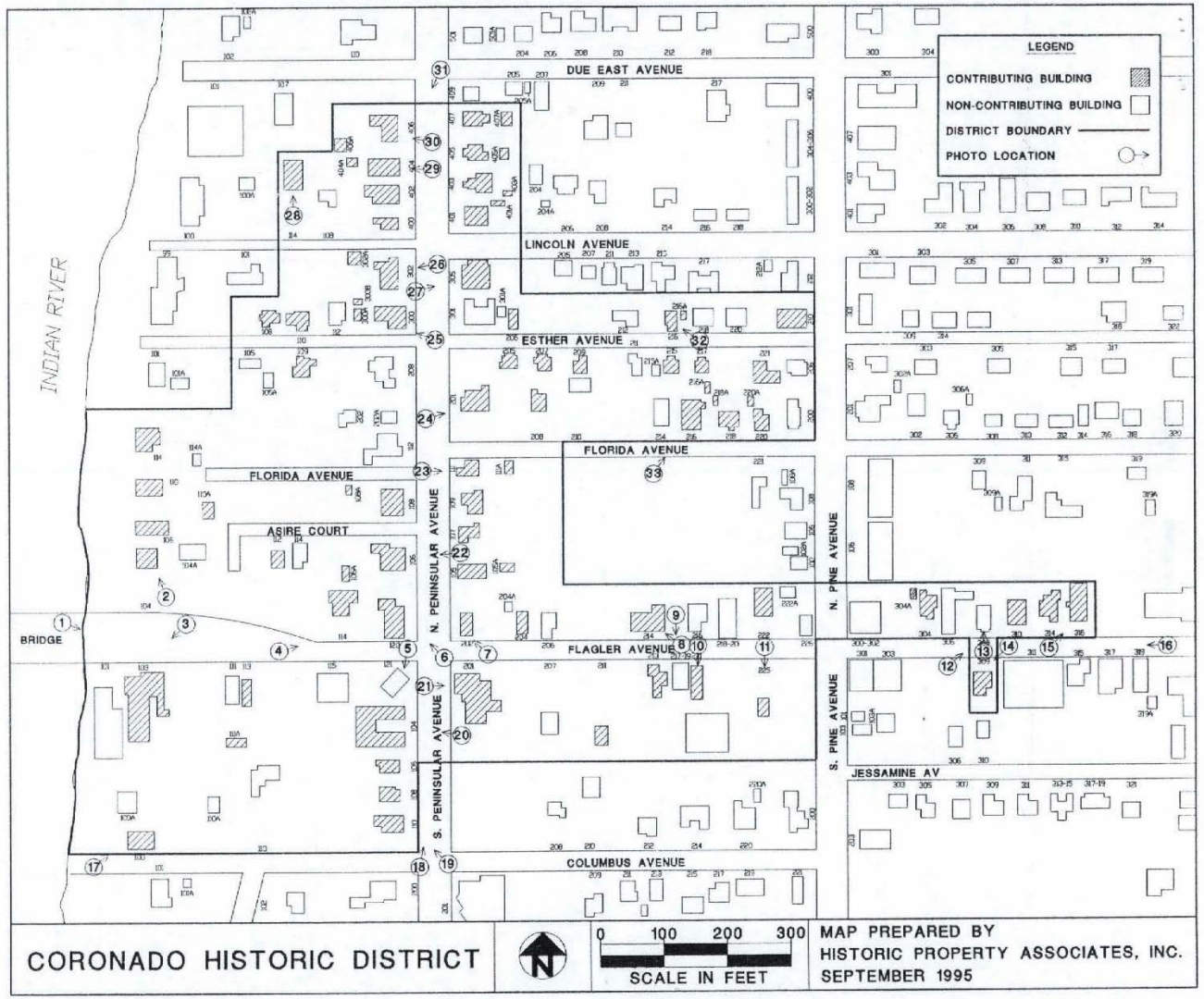
Coronado NRHP Historic District (1997)

83 contributing and 42 non-contributing buildings



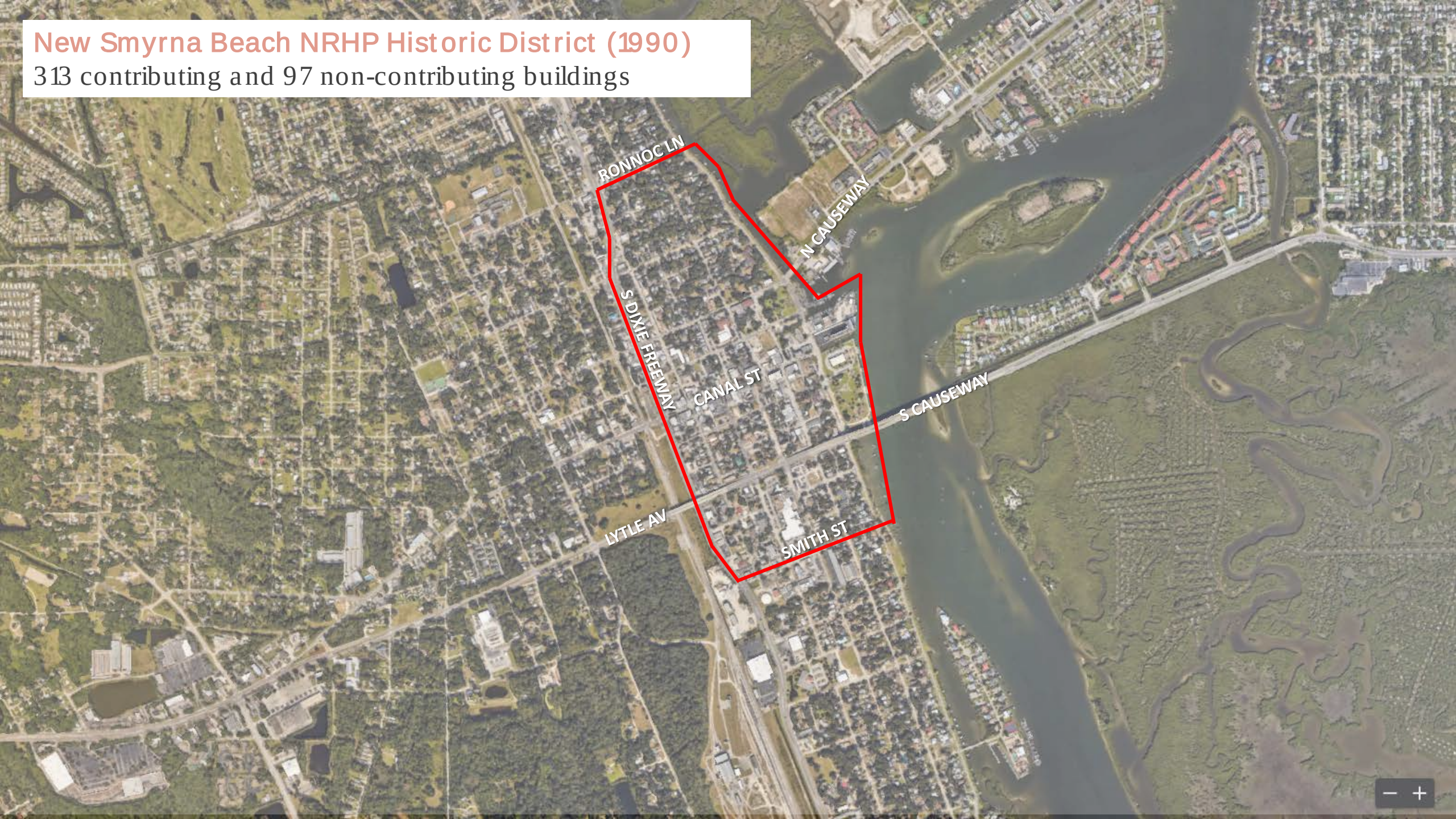
Coronado NRHP Historic District (1997)
Contributing Buildings





New Smyrna Beach NRHP Historic District (1990)

313 contributing and 97 non-contributing buildings



DESIGNATED LOCAL LANDMARKS

- St. Rita's Colored Mission (Black Heritage Museum) at 314 North Duss Street
- Chamber of Commerce at 115 Canal Street
- Old Stone Wharf at South Riverside Drive and Clinch Street
- New Smyrna Museum of History (former post office) at 120 Sams Avenue
- Private Residence at 701 Magnolia Street
- Dr. McDanial Home, 317 Sheldon Street
- Commercial Building,533 Washington Street
- Connor Library at 201 Sams Avenue
- Coronado Beach Cemetery
- Charles Dummett Grave
- Indian River Inn at 1210 South Riverside Drive (demolished)

NEW SMYRNA BEACH

CURRENT STANDARDS

HISTORIC PRESERVATION

CHAPTER 50 - HISTORIC PRESERVATION

ARTICLE I. IN GENERAL

- Intent
- Purpose
- Definitions
- Penalty
- Civil Penalties
- Historic Preservation Commission
- Designation of landmarks, landmark sites and historic districts
- Approval of changes to landmarks, landmark sites and property in historic districts
- Emergency actions; non-designated properties
- Conformity with the certificate of appropriateness
- Maintenance and repair of landmarks, landmark sites and property in historic districts
- Historic building demolition
- Archaeological preservation

CHAPTER 50 - HISTORIC PRESERVATION

ARTICLE II. PROPERTY TAX EXEMPTION

- Intent
- Purpose
- Definitions
- Historic preservation property tax exemption
- Eligible property for tax exemption
- Exemption period for tax exemption
- Application for tax exemption
- Review of applications for tax exemption
- Approval of tax exemption for historic preservation
- Historic preservation exemption covenant
- Notice to property appraiser

CHAPTER 50 - HISTORIC PRESERVATION

ARTICLE III. HISTORIC PRESERVATION GRANT PROGRAM

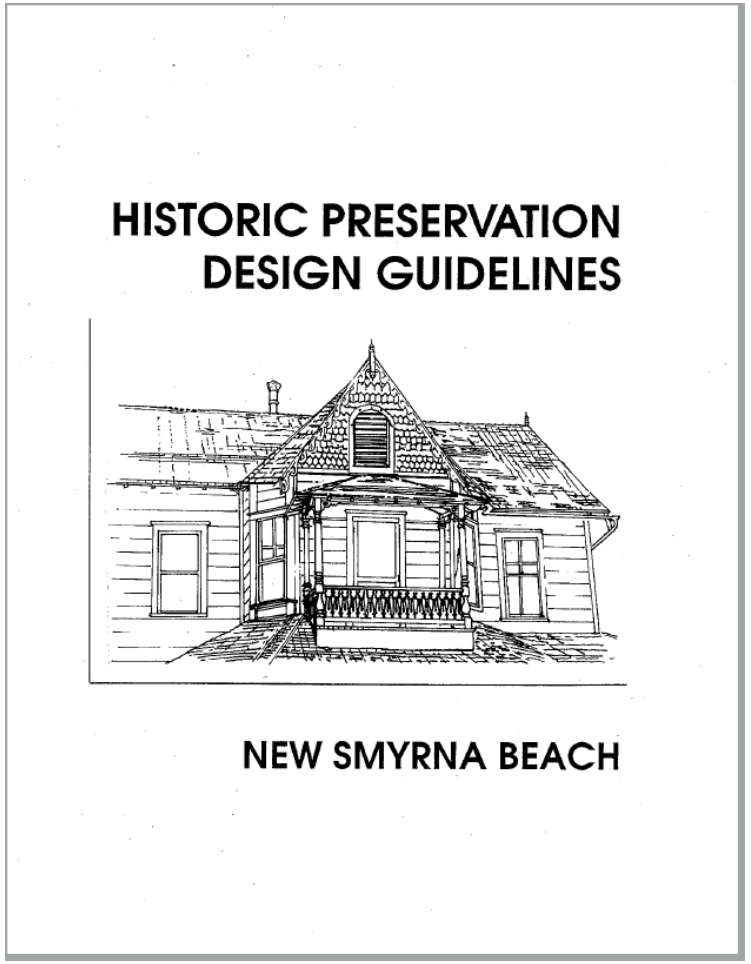
- Established
- Eligibility
- Review of application
- Procedure after approval of grant; grant limits

NEW SMYRNA BEACH

DESIGN GUIDELINES

HISTORIC PRESERVATION

Conditions of demolition approval. . . . The commission shall require the applicant to design the replacement building(s) to meet the requirements of the Historic Preservation Design Guidelines for New Smyrna Beach . . .



1991

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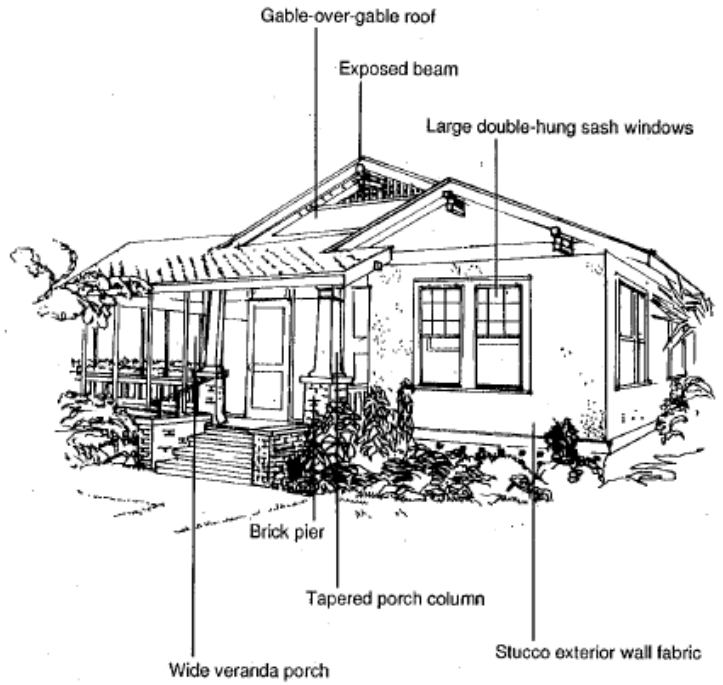


Recommenc Preserving I Buildings

The following is a list that should be followed rehabilitation project.

1. Repair or restore orig it appropriately on the b

2. Replace deteriorated original to the building w quality, size and design.

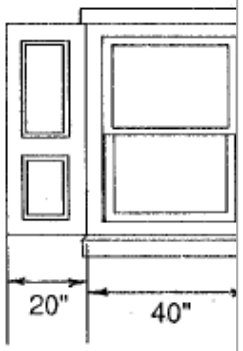
3. In making additions o building, maintain the ha and massing that contri architectural design of t building.

4. Do not remove origin easily be replaced or re

With a consistent pre provides for careful stud the architectural integrit Beach's historic neighbo or improved. The followi are offered as a framew on how to best maintain city's historic areas. No guidelines, no matter ho canpretend to answer al appear during the rehab such cases, common se guideline to follow.

Shutters and Blinds

Shutters and blinds wer to protect interior spaces from r They provided a measure of ins drafts and sunlight when closed light in when open. After the intr cheap glass panes for windows. functioning shutters was reduce shutters are applied primarily as features. The occurrence of shu buildings in New Smyrna Beach



Appropriate

Porches

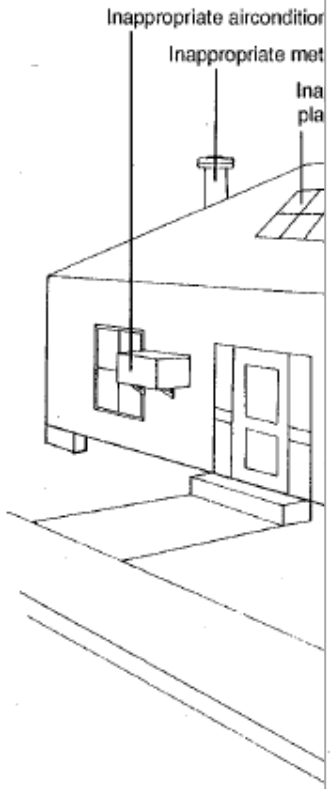
Porches are important elem building and are common to ol Smyrna Beach. Porches were protect the facade of the buildi exterior living space for the dw occupants. Because porches a elements of historic building fa received decorative embellishr of carved brackets, spindlewor balustrades, and other woodw often remembered for their por Porch elements should be pres careful maintenance or replace

Appropriate: porch po are preserved

Inappropriate: iron po detract from the histor appearance of this po

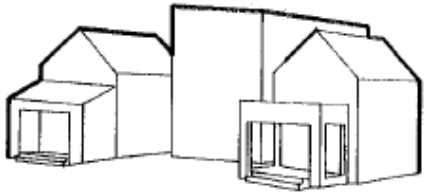
Modern Infrastructu Historic Buildings

Modern infrastructure, such a conditioners, electric power met and plumbing can be installed i not disturb the character of a his



Recommended:

respect the setback (distance from the street or sidewalk) established by existing buildings on the same block when adding a new building.

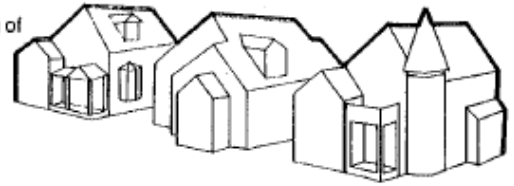


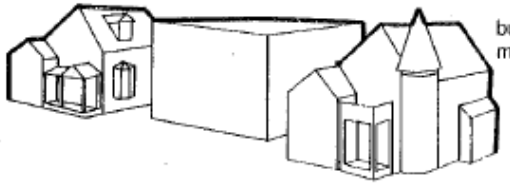
Avoid:

new construction that places the building in front of or behind the existing facade line within the same block. New buildings should face the same general direction as existing buildings.

Recommended:

construct buildings that respect the massing of existing buildings in the neighborhood.





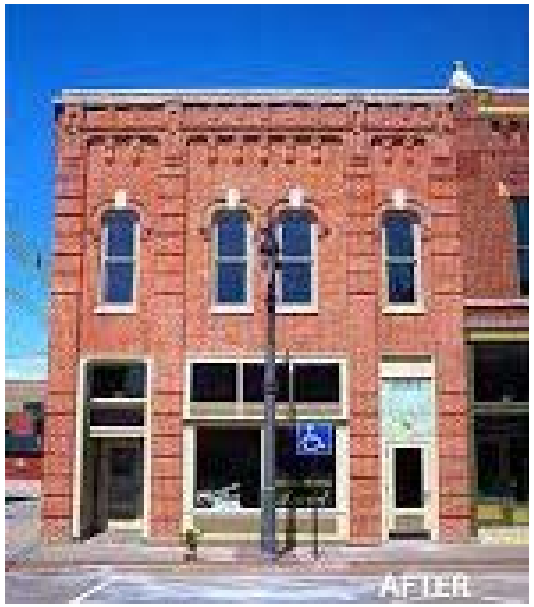
Avoid:

building designs that violate the existing massing pattern of the neighborhood.

Recommended:

the horizontal elements of new buildings, such as eave, window, and porch lines, should reflect that of surrounding structures.

WHAT HAS WORKED AND WHAT HASN'T?


AFTER

ATA

BEFORE

WHAT HAS WORKED AND WHAT HASN'T?

NEXT STEPS

- City Commission Input
- Draft Ordinance
- Phase 2:
  - Review
  - Adoption

DISCUSSION