Historic Preservation Commission
Wednesday, April 8, 2026 at 5:30 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

A. Roll Call

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

4. NEW BUSINESS/DISCUSSION ITEMS

4.A LD-0001-2026: Review and give a recommendation to the City Commission on a proposed Local Landmark designation to the Clinch Street Railroad Spur.

4.B Historic Plaque Program Application

5. COMMITTEE COMMENTS

6. STAFF COMMENTS

7. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

LD-0001-2026: REVIEW AND GIVE A RECOMMENDATION TO THE CITY COMMISSION ON A PROPOSED LOCAL LANDMARK DESIGNATION TO THE CLINCH STREET RAILROAD SPUR.

April 8, 2026

Background:

Applicant: Kevin Cowper, City Manager, City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida 32168.

Property Owner: City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida, 32168.

Request: Approval of a Local Landmark designation for the Clinch Street Railroad Spur.

Subject Area: The subject area contains approximately 0.10 ± acres, zoned R-2, Single-Family Residential, and is generally located on the east end of Clinch Street, between South Riverside Drive and the Indian River.

Tax ID #: 7441-38-07-0421

Exhibits used in this report:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: 1888 City Map
Exhibit D: 1903 City Map
Exhibit E: Blue Goose Packing Company Photo
Exhibit F: Grand ole Barn
Exhibit G: Legal Description

Findings:

This historic riverfront property, located along Clinch Street from Magnolia Street to the Indian River, once had a railroad spur, marked the southern end of the Old Kings Highway, as well as the route to the Old Stone Wharf.

This site marks the eastern terminus of a railway spur built around 1900 by Henry

Flagler's Florida East Coast Railroad. The spur connected the main north–south rail line to the Intracoastal Waterway, where citrus and other local produce were loaded onto barges. See **Exhibit C**.

The site lies just south of the Turnbull Settlements wharf (circa 1770), the community's primary port, and the southern end of the Old Kings Road—the first roadway between New Smyrna Beach and St. Augustine. See **Exhibit D**.

In 1914, the Blue Goose Packing House was constructed along the spur to support the area's thriving citrus industry. As citrus production declined and transportation shifted from waterways to highways, the rail spur and packing house fell out of use. See **Exhibit E**.

The Blue Goose Packing House was later restored and redeveloped. See **Exhibit F**. Today, it serves the community as a meeting venue, made possible by the generosity of Randy and Sherri McHenry, who also donated this property as a place to reflect on the rich history of New Smyrna Beach.

Recommendation:

Staff recommends the Historic Preservation Commission to recommend the City Commission to designate the Clinch Street Railroad Spur, donated by Randy and Sherri McHenry, as a local Landmark due to the value of history and archaeology to the City of New Smyrna Beach.

Fiscal Analysis:
N/A

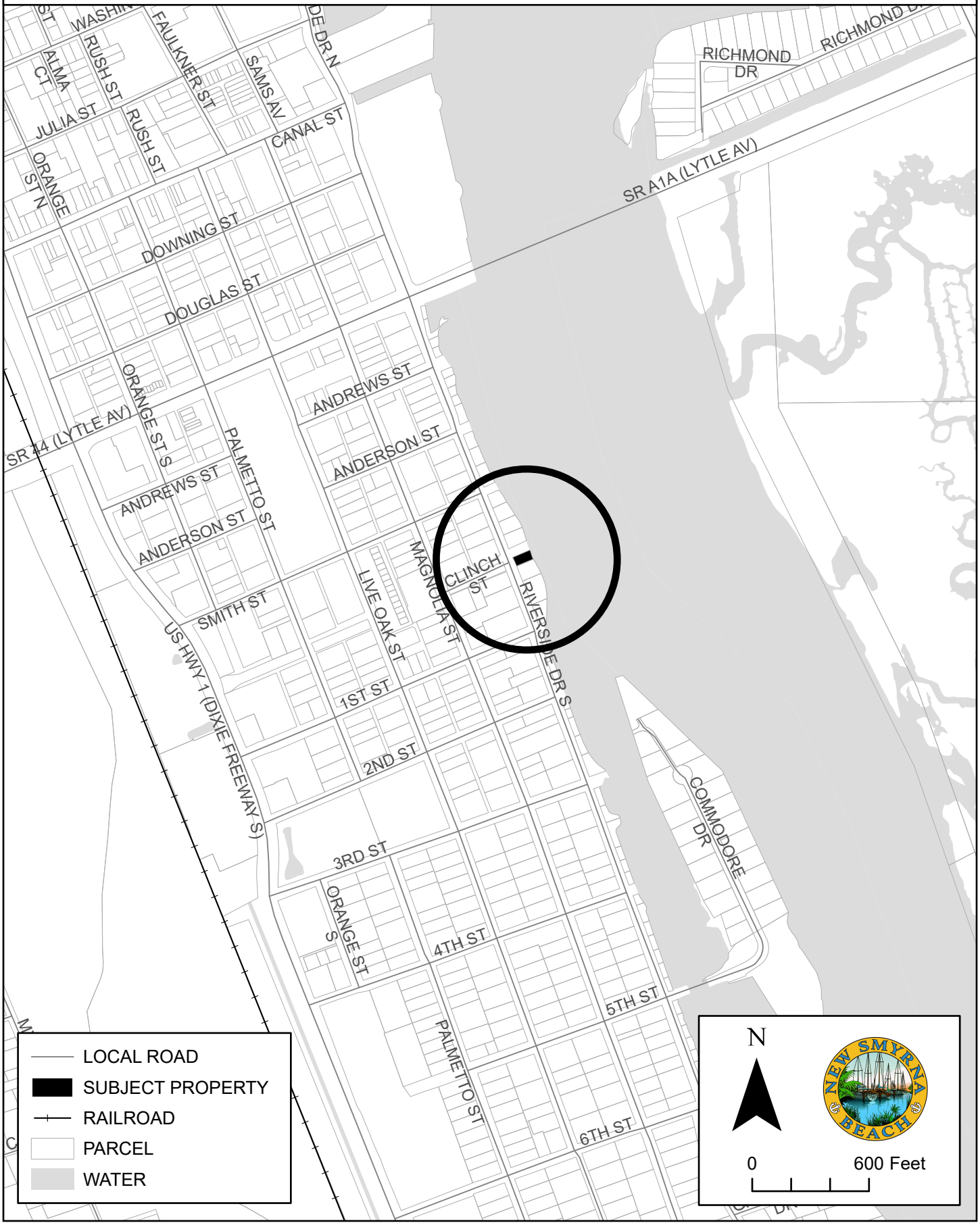
Strategic Plan Item:
No

Staff Report Created By: Robert Mathen - Senior Planner

Attachments:

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C 1888 City Sale Map.pdf
Exhibit D 1903 Sale Map.pdf
Exhibit E Blue Goose Packing Co.pdf
Exhbit F The Grand Ole Barn.pdf
Exhibit G Legal Description.pdf

LD-01-26: CLINCH STREET RAILROAD SPUR
PARCEL: 7441-38-07-0421 LOCATION MAP



LD-01-26: CLINCH STREET RAILROAD SPUR
PARCEL: 7441-38-07-0421 AERIAL MAP



Exhibit C

Map of

THE

Eastern Terminus

of the

D. S. O. C. & A. Ry.

AT

NEW SMYRNA

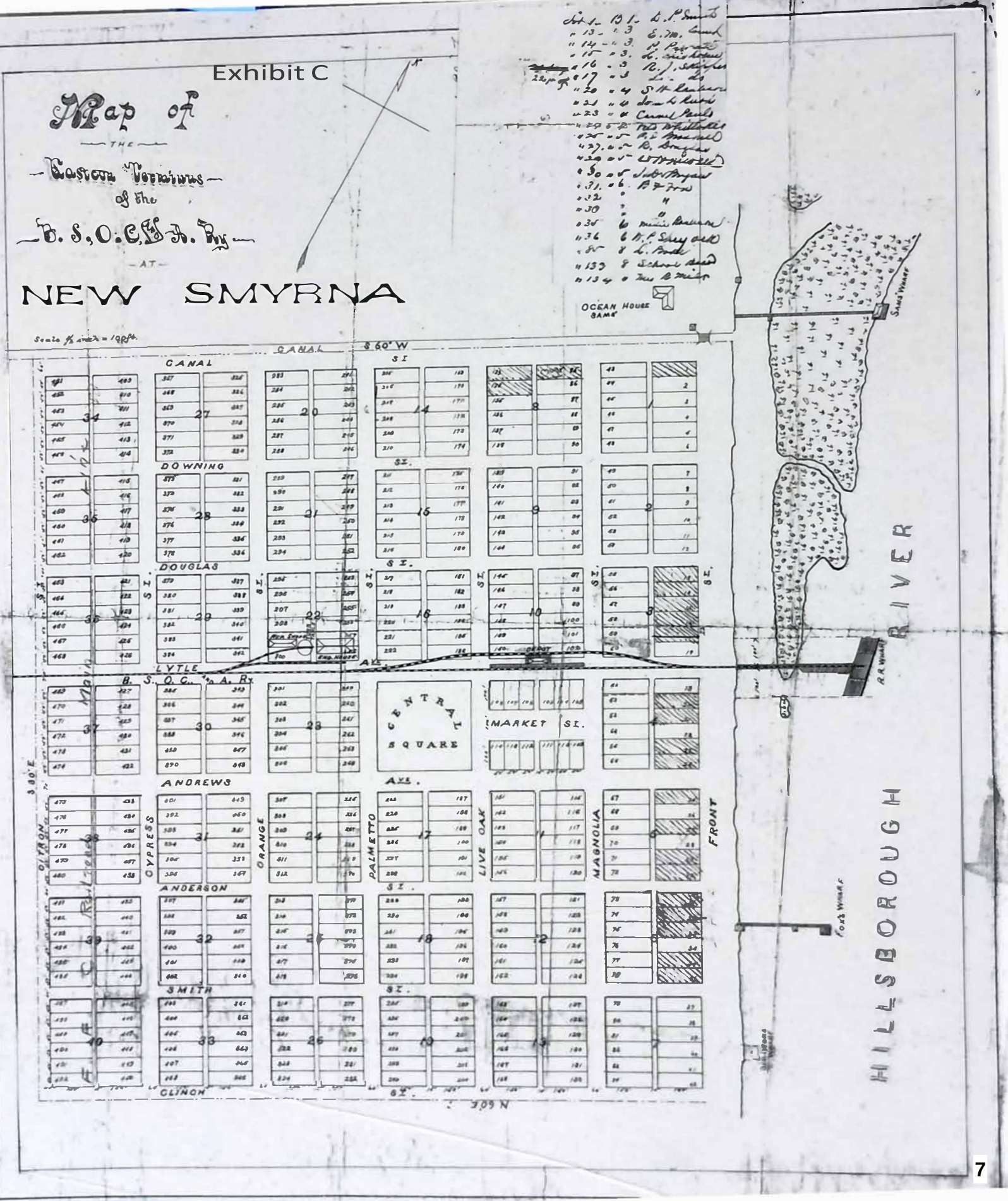
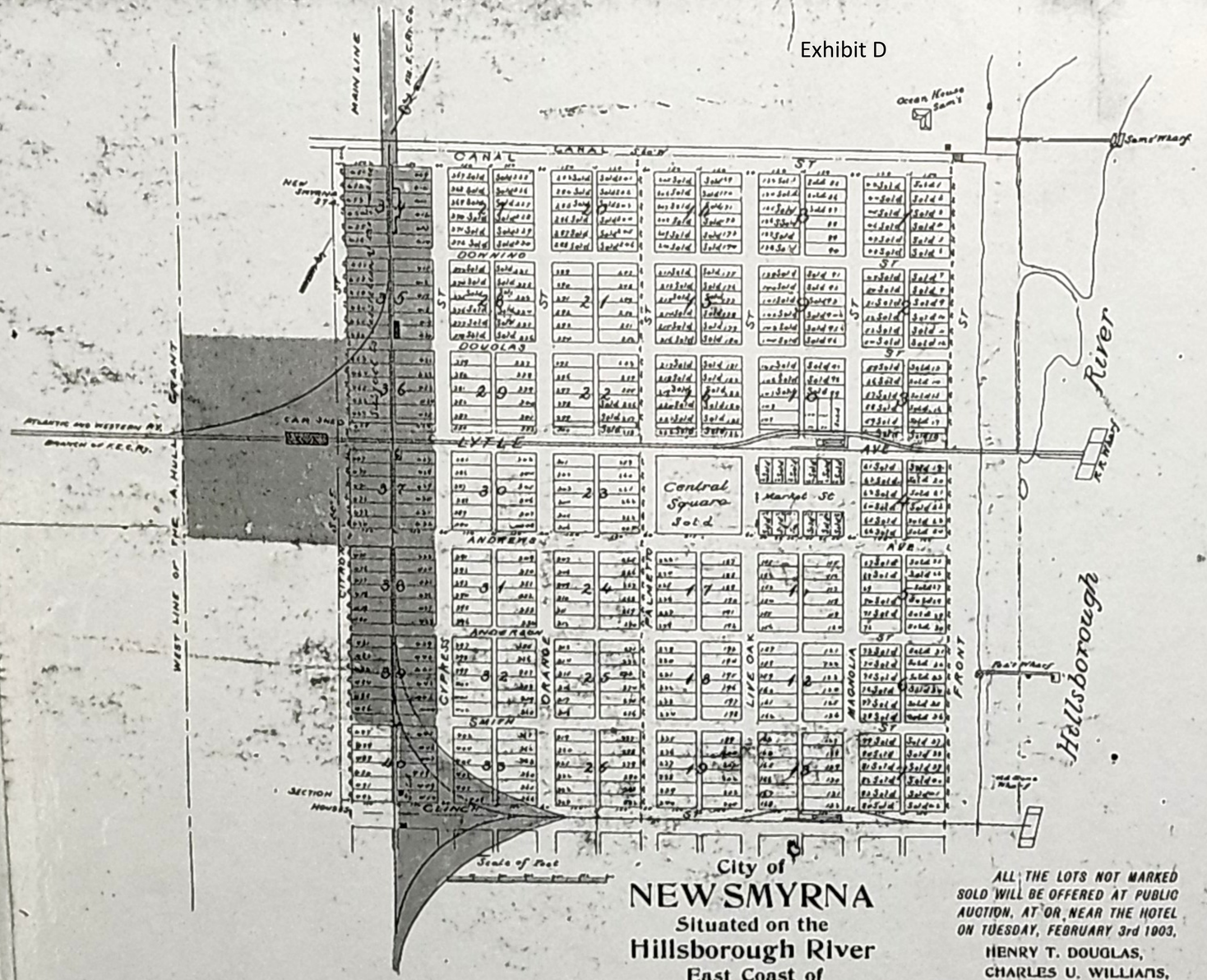


Exhibit D



City of
NEW SMYRNA
Situated on the
Hillsborough River
East Coast of
Florida.

ALL THE LOTS NOT MARKED SOLD WILL BE OFFERED AT PUBLIC AUCTION, AT OR NEAR THE HOTEL ON TUESDAY, FEBRUARY 3rd 1903.

HENRY T. DOUGLAS,
CHARLES U. WILLIAMS,
TRUSTEES.

PUBLIC SALE.

TUESDAY, FEBRUARY 3rd 1903.

TOWN LOTS.

IN THE CITY OF NEW SMYRNA.

Under and by virtue of a decree of the Circuit Court No. 2, of Baltimore City, Maryland; the undersigned trustees will offer for sale at or near the Hotel in the City of NEW SMYRNA, on Tuesday, February, 3rd 1903, all the lots indicated in the accompanying plat that are not marked as already sold.

TERMS OF SALE.

One-fourth cash, balance in equal instalments in 3, 6, 9, 12 and 18 months after day of sale.

ALL TAXES PAID BY TRUSTEES TO THE DAY OF SALE.

THE TOWN OF NEW SMYRNA

The Town of NEW SMYRNA, is on the line of the Florida East Coast Railway, beautifully situated on the Hillsborough River, two and one half miles south of Mosquito Inlet, and about one and three quarters miles from the Atlantic Ocean, in the great Orange Belt of Southern Florida.

Mosquito Inlet, which connects the ocean with the great inland sea of Florida, affords the deepest water and best harbor between St. Augustine and Jupiter Inlet, a distance of two hundred and eighteen miles.

NEW SMYRNA is only twenty two miles north of the Haul-over Canal which connects the Indian with the Hillsborough River, and the fertility of the soil adjoining the town and salubrity of the climate is a part of the history of Florida.

The Indian River with a width of ten miles and a length of about two hundred, which connects with the Hillsborough River through the Haul-over Canal, twenty-two miles south of NEW SMYRNA, finds its inlet to the Ocean practically at NEW SMYRNA through the Mosquito Inlet. There is a depth of water at NEW SMYRNA of from twelve to fifteen feet, with a width of nearly a mile in the Hillsborough River.

On the north of and adjoining NEW SMYRNA there has already been established a settlement of from three to four hundred people with hotels, churches, etc.

This property has been owned by the late General R. Sneaden Andrews, and family of Baltimore, Maryland for over fifty years, and has been withheld from the market pending the completion of railway lines communicating it with the interior and Northern and Western country. In order to close up General Andrews' estate, the undersigned trustees have been authorized to sell all of the remaining lots in said town on the day above indicated.

Any further information may be had of the undersigned trustees or their attorneys.

WILLIAMS, BRYAN & WILLIAMS,
First National Bank, Richmond, Va.

LEMMON & CLOTWORTHY,
Continental Building, Baltimore, Md.
ATTORNEYS.

HENRY T. DOUGLAS,
CHARLES U. WILLIAMS,
Trustees.
First National Bank, Richmond, Va.

4

Exhibit E



Exhibit F



Exhibit G

LEGAL DESCRIPTION

Address:
South Riverside Drive, New Smyrna Beach, Florida 32168

Parcel Number
7441-38-07-0421

AltKey Number:
7082021

Metes and Bounds:
A parcel of land being part of the land lying between Front Street and the Indian River as shown on the plat of Andrews Subdivision, originally recorded in Plat Book 2 at Page 68 and refiled in Plat Book 17 at Page 79, located in Section 41, Township 17 South, Range 34 East, Volusia County, State of Florida.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

HISTORIC PLAQUE PROGRAM APPLICATION

April 8, 2026

Background:

During the December 10, 2025, Historic New Smyrna Beach Preservation Commission meeting, multiple Commissions requested a future discussion about the historic plaque program. The Planning Department did provide the Commission with examples of applications and notices that were used in the past at the February 11, 2026, meeting.

At the February 11, 2026, Historic New Smyrna Beach Preservation Commission meeting, staff was directed by the commission to update the current application, provide avenues for the public to be notified of this program, and provide with a cost to the plaque.

Findings:

Over the years since 1999, the Planning Department has had several applications or flyers promoting the plaque program.

The plaque program for older restored homes and buildings provides an opportunity for the property owners to be recognized and celebrate the community's architectural heritage, foster civic pride, and encourage continued investment in historic neighborhoods.

A formal plaque program acknowledges the efforts of property owners who invest in the restoration and maintenance of older structures. This recognition not only validates their work but also motivates neighboring property owners to take similar steps, resulting in broader neighborhood revitalization.

Historic homes and buildings contribute to the character and sense of place within the city. Plaques provide a visible reminder of the community's story, its architectural evolution, cultural traditions, and significant local events. Availability of the plaque can reinforce a neighborhood identity.

The plaque program should be offered to any property owner that has a structure that is over 50 years old. The plaque does not designate any property or structure as a local historic building or a local landmark, and no restrictions are assigned to a property or structure just because a plaque was ordered by a property owner.

Recommendation:

A plaque program celebrates the unique history of the City, encourages property stewardship, and enhances community pride, while requiring minimal resources from the City to administer. Supporting the plaque program aligns with ongoing efforts to preserve neighborhood character, promote quality renovations, and strengthen the City's cultural identity.

The Planning Department suggest that the application be available at the New Smyrna Museum of History, lobby of each preservation meeting, and published on the city's social media pages. Staff is requesting the Historic New Smyrna Beach Preservation Commission to approve the application as written or provide any adjustments to the application.

Fiscal Analysis:
Cost of each plaque to be paid by the applicant is $

Strategic Plan Item:
No

Staff Report Created By: Robert Mathen - Senior Planner

Attachments:

2026 Property Plaque Application.pdf
Current Plaque Design.pdf

Is your building over 50 years old?

If so, you may want to purchase a distinctive bronze plaque from the City of New Smyrna Beach in recognition of your building's historic value. Each plaque is individually cast and numbered and includes the era of construction of the structure. Plaques are approximately 11 x 8 inches, oval-shaped, and are designed for exterior installation (see example below).

These plaques are being offered to the community to promote public appreciation and pride in our City's history. The plaques do not signify an official historic designation, and in no way restrict the use or maintenance of your property.

You may acquire a high-quality plaque for $_____ each, including shipping. Plaques are delivered in approximately four to six weeks.

To obtain your plaque, please complete the attached application and return it to the City of New Smyrna Beach Planning Department with a photograph of the exterior of your building and your check or money order for $_____.

If you are unsure about the date your historic building was constructed, the City can assist you in researching this information. (All dates submitted will be verified.)

For further information, contact the City of New Smyrna Beach Planning and Engineering Department at 386-410-2835.



Office Location: 214 Sams Avenue, New Smyrna Beach, Florida 32168
Mail: 210 Sams Avenue, New Smyrna Beach, Florida 32168
386-410-2835
www.cityofnsb.com

Property Plaque Application

I. Property Information

- **Current Owner Name(s):** _____
- **Property Address:** _____
- **Year Built:** _____ (Estimated [ ] or Documented [ ])
- **Original Architect/Builder (if known):** _____

II. Documentation Checklist

Please attach copies of the following to support your application:

- **Proof of Age:** (Property appraiser records, original deed, or Sanborn maps)
- **Current Photos:** (Clear shots of the front and side elevations)
- **Historical Photos:** (If available, to show architectural integrity)
- **Legal Description:** (Found on your property tax bill)

III. Authorization

I certify that the information provided is accurate to the best of my knowledge and that I am the legal owner of the property described above.

Signature: _____ **Date:** _____


HISTORIC NEW SMYRNA BEACH
NO.45
CA. 1915
HISTORIC PROPERTY