

# XIII HISTORICAL AND ARCHAEOLOGICAL PRESERVATION

## ELEMENT

### HISTORICAL DEVELOPMENT

New Smyrna Beach has a rich historical heritage dating back to prehistoric times when nomadic hunters roamed the area about 10,000 years ago. The first attempt at permanent colonization by the British occurred in 1768, shortly after the first Spanish Period (1565 – 1763, when Dr. Andrew Turnbull arrived at Mosquito Inlet with his first contingent of Greek, Italian, Corsican, and Minorcan settlers and named the 20,000-acre settlement Smyrnea after his wife's birthplace in Greece. Dr. Andrew Turnbull surveyed the area with a small group of men to build living quarters in 1766 for the arriving settlers. The primary intent of the settlement was to develop a plantation for the production of indigo, rice, hemp, and cotton. Although Turnbull's settlement attempt lasted only nine (9) years, many others followed and eventually flourished, especially in connection with development of the sugar and timber industries in this area during the second period of Spanish occupation (1783-1821) and into the early years of Florida's territorial period (1821-1845).

The oldest historical sites in and around the Interlocal Service Boundary Agreement area are associated with these early historical periods, and include:

- Turtle Mound, a shell Midden on the peninsula about eight (8) miles south of New Smyrna Beach.
  - Three (3) canals constructed by Turnbull's colonists to assist cultivation on the plantation. Two canals run east and west parallel with Canal Street, and connect with the Indian River. A portion of the northernmost canal lies underneath Canal Street, but is still visible from the 800 block west. The southernmost canal, the Gabordy Canal, remains intact, and is the boundary line between New Smyrna Beach and Edgewater. A third canal, the Turnbull Grand Canal, runs south from the southern section of Turnbull Bay south through the Corbin Park Neighborhood.
  - The stone wharf on the Indian River in the 700 block of Riverside Drive. This wharf was constructed during the British colonial period (1763-1783) in Florida.
  - The "Old Fort Park" exposed foundation on the west side of the Indian River between Julia and Washington Streets was the Duncan manor house.
  - The New Smyrna Beach Sugar Mill Ruins, once part of the Cruger-dePeyster Plantation, located on the far west side of the City just south of State Road 44. These ruins date to the Territorial Period of 1824-1845.

There are approximately 1,200 structures within the City that were constructed before 1940. Most of them are residential in usage. About two-thirds (2/3) of these structures are located on the mainland, mostly in the New Smyrna Beach Historic District in a four (4) to five (5) block wide strip between the Indian River and US 1, stretching north and south for approximately 22 blocks. Another pocket of older structures is congregated along a thin strip straddling Peninsula Avenue and Columbus Avenue north to Due East, and along Flagler Avenue westward to the river.

The oldest structures in New Smyrna Beach were constructed about 1895. Most structures are of frame, brick, or concrete block construction, with a scattered few constructed of native coquina rock. Structures exhibit various architectural styles, particularly Frame Vernacular, Colonial Revival, Dutch Colonial Revival, Spanish Revival, and Mission. The Mediterranean Revival style, which typified construction in Florida during the "boom" era of the 1920s, is also present and common.

Another significant part of the City history is the Florida East Coast Railway, which greatly contributed to employment, growth, and development in the area, particularly after the Civil War. When the railroad was plagued with a 30-year strike, which greatly impacted the community's economy. The strike eliminated the railroad as an economic factor in the New Smyrna Beach area.

## HISTORIC PRESERVATION

For years, the City of New Smyrna Beach left the management of historic resources to private whim, resulting in an erosion of these resources. However, due to the enactment of stronger, more comprehensive national legislation for historic preservation; implementation of the State's Comprehensive Planning program; the creation of Certified Local Governments, CLG; and an increasing awareness by concerned citizens and public officials that historic treasures were rapidly becoming an "endangered species"; the City began to take a more realistic approach to the identification and preservation of structures and sites having historic importance. In addition, federal tax legislation in 1976 and 1981 helped to create a more

favorable investment climate for preserving these structures and sites.

The City's progress in dealing with historic preservation can be measured by the fact that it has: (1) prepared a survey of historic resources; (2) prepared a Historic Preservation Element to its *Comprehensive Plan* to evaluate these resources, and to determine which of them should be preserved; (3) designated two (2) National Register Historic Districts encompassing the traditional mainland downtown and surrounding residential neighborhoods and the Old Coronado Beach section of the beachside; (4) adopted a Historic Preservation Ordinance (1986) outlining sound policies for preservation and restoration of the structures and sites selected for such action; and (5) added 13 local landmarks; (5) designated the Turnbull Canal System. The two (2) steps remaining are: (1) to outline locally designated historical districts and add additional landmarks, where appropriate; (2) to develop a definitive procedure for nominating potential structures and sites for National Register of Historic Places and local landmarks review and final selection.

## **HISTORICALLY SIGNIFICANT HOUSING**

At the present time, New Smyrna Beach has approximately 603 residential structures documented on the Florida Master Site File by the Division of Historical Resources, Bureau of Historic Preservation. These files include all buildings constructed within the City limits before 1930. Buildings included in the inventory contribute to a sense of time, place and historical development of the City through their location, design, setting, materials, workmanship and association, all of which define neighborhood character.

The majority of the buildings are found immediately west of the river in a four (4) to five (5) block wide area between the Indian River and US 1, stretching north and south for approximately 22 blocks in the central sector of the City. On the peninsula, they are congregated in approximately a six (6) block area that is bisected by Flagler Avenue.

In 1990, a National Register Historic District was designated in the City encompassing the traditional downtown and surrounding residential neighborhoods. In 1997, a second National Register Historic District was designated in the City encompassing the western portion of the Old Coronado Beach neighborhood. The City has developed voluntary guidelines for rehabilitating old homes that are located in these Districts. People are encouraged to follow these guidelines, but they are not mandatory.

In the area extending south from Canal Street to Clinch Street (between US Highway 1 and the Indian River), 139 buildings were surveyed. The buildings were found to be in relatively good condition. The area was developed between 1910 and 1924, and features the best architectural example of residential construction in New Smyrna Beach, according to an analysis conducted by Historic Property Associates, Inc. in 1987-1988. Buildings sit on 50- to 100-foot lots with consistent setback. Many lots are lined with live-oak trees that in places form a canopy over the street.

Phase 2 of the survey conducted by Historic Property Associates, Inc. concentrated on areas beyond the New Smyrna Beach redevelopment area. Most of the 185 buildings surveyed were located north of Ronnoc Lane or south of Clinch Street. These buildings generally date from the 1920s and are not as intensely concentrated as those located closer to the core area center.

Generally, historic residential architecture in New Smyrna Beach is modest, reflecting the limited economic development of the community during the latter 19<sup>th</sup> and early 20<sup>th</sup> centuries. It was largely dominated by frame vernacular design during the first several decades of development and the bungalow style popular in Florida and other areas of the US during the 1910s and 1920s. Scattered examples of the Queen Anne, Carpenter Gothic, and Colonial Revival styles can also be found. New Smyrna Beach is a participant in the Certified Local Government program, which can provide a vehicle for neighborhood conservation activities, in accordance with the historic preservation aspects of this *Comprehensive Plan*. Historic properties in New Smyrna Beach that appear on the Florida Master Site File are listed by address in Table XIII-1.

Table XIII-1 Residential Buildings Recorded on the Florida Site File by Address

Alma Court	214												
Anderson Street	105	207	306	404									
Andrews Street	106	211											
Asire Court	100	105	107	110									
North Atlantic Avenue	101	103											
South Atlantic Avenue	600												
Ball Street	506	507	508	510	511	515	516	518	519	522	523	524	525
	528	530	531	532	536	537	606	610	611	614	628	630	632
Canal Street	145	147	149	200	328	330	334	399	400	402	404	405	412
	421	424	426	427		501	505	506	508	509	512	515	519
	524	569	617	618	624	706	714	718	722	724	728	736	738
	801	820	821	822									
Clinch Street	102												
Columbus Avenue	100	110	210										
Cooper Street	102												
Craig Street	806	807	817										
Douglas Street	207	208	219	301	302	310							
Downing Street	110	206	207	209	210	211	307	407	409	603	605	607	609
	611	612	613	701	712	713	715	717	721	817	819	825	827
Esther Street	105	108	109	110	112	205	206	207	209		215	216	217
	218	220	221	501	506								
Faulkner Street / Corner of Faulkner and Mary													
	110	116	118	120	208	210	214	300	301	311	312	313	315
	316	320	321	401	402	403	501	505	508	509	511	512	513
	514	519	524	528	532	536	538	542	603	604	616	618	622
	635	640	647	649	703	908	910	957					
Flagler Avenue	101		110	113	114	120	121	201	202	204	209	213	214
	221	222	223	304	308	309	310	314	316	404½	411	414	
Florida Avenue	114	201	205	206	207	209	215	216	217	218	220	221	306
	309	311	315	318	320	405	411						
Hill Street	1801	1803	1805	1809	1907								
Hillman Street	314	316	318	322									
Inwood Avenue	115	121											
Jessamine Avenue	412		414	420									
Julia Street	106	206	210	214	301	302	305	309	310	310½	311	313	514
	538	540	600	630	632								
Live Oak Street	114	200	204	206	211	216	219	301	302	304½	306	308	511
	600	601	602	603	617	814	818	822	907	910	1007	1101	1109
	1110	1111	1114	1200	1600								
Lytle Avenue	207	211	305	307	311								

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City of New Smyrna Beach, Florida

Table XIII-1 Residential Buildings Recorded on the Florida Site File by Address, continued

Magnolia Street	105	201	202	204	205	301	303	305	315	317	403
	404	405	407	409	411	504	506	512	516	608	610
	616	701	703	705	712	718	720	802	804	810	904
	910	914	915	917	918	919	1000	1001	1003	1006	1019
	1100	1106	1109	1110	1114	1115	1116	1117	1118	1201	1400
	1543	1616	1709	1720							
Marshall Street	206	207	208								
Mary Street	102	110	119	121	205	206	207	208	209	211	212
	213	214	217	218	300	301	304	305	308	312	
Murray Street	115	205	207	209	211	211½	212	214	215	216	217
	218	300	303	304	305	306	307	309			
Myrtle Avenue	108	112	214	436	715	717	726				
North Orange Street	105	107	112	121	212	213	215	219	300	304	307
	308	311	312	316	317	318	320	323	324	400	402
	404	406									
South Orange Street	208	215	216	300	301	304	305	306	307	314	403
	502	504	601	603	605						
Park Avenue	107	111									
South Peninsula Avenue	104	106	108	110							
North Peninsula Ave	105	106	107	108	109	110	111	112	114	201	202
	300	302	305	400	401	402	403	404	405	407	408
North Pine Street	106	108	300								
South Pine Street	203										
North Riverside Drive	300	306	312	504	506	508	512	514	516	518	520
	524	526	532	532	536						
South Riverside Drive	128	314	400	408	416	420	426	500	502	506	512
	600	608	616	620	700	704	902	904	906	910	1100
	1206	1208	1210	1314	1802						
Ronnoc Lane	208	212	215	307							
Rush Street	108	110	204	206	208	209	210	211	304	305	307
	308	309	310	311	312	314	315	400	402	404	
Smith Street	104										
Washington Street	107	109	115	206	208	210	212	213	215	219	221
	301	302	303	304	305	306	307	310	569	582	588
Wayne Street	101	201	209								
3 <sup>rd</sup> Street	211										
East 9 <sup>th</sup> Avenue	902										
10 <sup>th</sup> Street	116										
20 <sup>th</sup> Alley	104										

Source: Historic Property Associates, Inc., P.O. Box 1002, St. Augustine, Florida 32085-1002, 1988

# PRESERVATION, MAINTENANCE OR REHABILITATION OF HISTORICALLY SIGNIFICANT HOUSING STRUCTURES OR NEIGHBORHOODS

The City will make every effort to preserve, maintain, or rehabilitate housing structures or neighborhoods of historical significance. The City will also encourage efforts by commercial, private, or non-profit civic groups and organizations to maintain and rehabilitate historic structures. The Historic New Smyrna Beach Preservation Commission (HPC) is required to review any request to demolish a historic structure. The HPC is also required to review any request to modify or remodel the exterior on a contributing structure in the local historic districts. The designation of a National Register Historic District in 1990, the New Smyrna Beach Historic District, and 1997 the Coronado Historic District, will serve as another means of preserving historic resources. The Turnbull Canal System was listed on the National Register in 2007.

## GOAL, OBJECTIVES, AND POLICIES

### GOAL:

To maintain a historical and archaeological preservation program to promote the educational, cultural, moral, and economical welfare of the City and its residents. This program shall identify, document, protect, and preserve its archaeological, historic, architectural, and cultural resources. Instilling public awareness of those resources and the value of preserving those resources shall be a part of that effort.

### OBJECTIVE:

1. Provide an administrative framework for historical and archaeological preservation within the City.

### POLICIES:

- a. The Historic New Smyrna Beach Preservation Commission (HPC) shall be established and maintained to provide recommendations to the City Commission on all archaeological and historical issues, to approve Certificates of Appropriateness, educate the community on the value of historical and archaeological preservation, and to perform other duties as required by City codes and the City Commission.
- b. The City shall assign personnel to coordinate municipal historic preservation activities, act as City liaison for providing assistance and information regarding historic preservation, assemble and manage the base of information required to support that responsibility, provide administrative support for the HPC, and seek funding for preservation projects.
- c. The City Manager shall designate a staff person to act as the City Historic Preservation Officer.
- d. The City shall ensure professional archaeological services are available to identify and preserve archaeological resources and to provide advice on archaeological issues.
- e. A historic preservation ordinance, structured to implement the historical and archaeological preservation goal, shall be maintained, and implemented by the City.
- f. Amend the City Historic Preservation Ordinance to include a section on the preservation of the City's rich archaeological resources.
- g. A site shall be designated to house and display historical and archaeological artifacts.
- h. Pursue grants to fund historical and archaeological preservation including restoration and conservation, research, and educational programs.

### OBJECTIVE:

2. Identify and inventory archaeological and historical resources that are publicly or privately owned.

### POLICIES:

- a. Document all historic buildings and structures to be demolished prior to their demolition.

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- b. Develop and maintain a file of architectural and archaeological surveys, historical sites and districts, and other appropriate maps, site files and historical and archaeological records.
- c. Encourage an archaeological survey on any property within a high probability area for containing archaeological resources prior to demolition, development, and redevelopment.
- d. Assemble and maintain a comprehensive document that identifies and inventories all known historical and archaeological resources within the City and identify sites with a high probability for containing archaeological and historical resources.
- e. Nominate eligible historic and archaeological resources to the National Register of Historic Places.

## **OBJECTIVE:**

- 3. Educate the public for the need to preserve and appreciate historical and archaeological resources.

## **POLICIES:**

- a. Coordinate public seminars and provide speakers on historic and archaeological preservation topics to community groups.
- b. Publicize historic and archaeological preservation through educational publications.
- c. Utilize the various mass media to promote the value of preservation.
- d. Interest the public by using plaques, markers, and interpretive signs at historical and archaeological sites.
- e. Coordinate education efforts with community groups such as the Southeast Volusia Historical Society, New Smyrna Beach Museum of History, Black Heritage Museum, schools, and others.
- f. Inform owners of historical and archaeological properties proper preservation and maintenance of the resources.

## **OBJECTIVE:**

- 4. Properly manage publicly owned historical and archaeological resources.

## **POLICIES:**

- a. Designate historical and archaeological buildings, sites, and districts as local landmarks. Require a local landmark building, site, or district to meet established standards to ensure historically and architecturally appropriate changes.
- b. Encourage the acquisition of additional historic buildings and archaeological sites for City purposes such as open space, recreation, preservation, and conservation.
- c. Encourage the preservation, maintenance, protection against vandalism, and continued use of publicly owned historical buildings for public uses.
- d. Properly maintain and interpret publicly owned archaeological sites.
- e. Include archaeological and historical resources in land acquisition programs for open space, recreation, preservation, and conservation.
- f. Properly safeguard historical and archaeological resources to protect against theft, vandalism, over use, and weather damage.

## **OBJECTIVE:**

- 5. Preserve privately owned historical and archaeological resources through use and reuse as an alternative to demolition and redevelopment.

## **POLICIES:**

- a. Suggest voluntary designation of historical and archaeological buildings, sites, and districts as local landmarks. Require a local landmark building, site, or district to meet established standards to ensure historically and architecturally appropriate changes. Strive to designate a minimum of one (1) local landmark per year.

- b. Remove obstacles to the rehabilitation, use, or reuse of historic properties. Included, but not limited to this, are granting variances, liberal interpretation of codes, and providing code exemptions for historical buildings.
- c. Provide incentives to assist in preserving, using, and or reusing historical properties. Included, but not limited to this, are tax relief and exemptions, technical assistance, transfer of development rights, and grant acquisition.
- d. Provide flexibility in zoning regulations and applications to preserve, use, and or reuse historical properties.
- e. Require HPC review of proposed historic building demolition within the City Limits, including contributing structures or any local landmarks.
- f. Encourage relocation or reuse of historic buildings where applicable to preserve the historic character of the buildings.
- g. Adopt an ordinance to prevent demolition by neglect.

## **OBJECTIVE:**

- 6. Maintain and improve historic neighborhoods and properties.

## **POLICIES:**

- a. Install street and other infrastructure improvements such as lighting, signage, sidewalks, and fencing so that they are consistent and compatible with the historic character of the neighborhoods.
- b. Encourage local landmark designation of individual properties and districts so that new construction and exterior alterations will be compatible with the existing historic structure and surrounding historic neighborhood.
- c. Develop and maintain vehicular and pedestrian traffic patterns that preserve the character of historic neighborhoods while providing safe traffic circulation.
- d. Preserve housing density and commercial and residential mix in historic neighborhoods to keep the existing character.

## **OBJECTIVE:**

- 7. Employ historical and archaeological preservation as a means to strengthen the local economy through increased tourism and local visitation at historical and archaeological sites.

## **POLICIES:**

- a. Place plaques, markers, and interpretive signs at historical and archaeological sites to inform residents and visitors of their significance.
- b. Establish a program with local tourism groups to disseminate information about historical and archaeological resources.
- c. Promote the development of historical and archaeological resources for public visitation and involvement.
- d. Designate the Southeast Volusia New Smyrna Historic Society Museum of History as the headquarters for archaeological and historical tourism.
- e. Promote the City as a destination for cultural tourism.