

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000315

Date Listed: 4/26/93

**El Pino Parque Historic District
Property Name**

**Volusia
County**

**FLORIDA
State**

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Ma L M. W.

Signature of the Keeper

4/27/93

Date of Action

=====
Amended Items in Nomination:

Section No. 5

This nomination is amended to show that the nominated resource is a district, as is indicated in the text, rather than buildings.

This change was confirmed by phone with the Florida SHPO (4/27/93).

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

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MAR 22 1993

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name El Pino Parque Historic District

other names/site number _____

2. Location

street & number 1412-1604 North Halifax Drive N/A N/A not for publication

city or town Daytona Beach N/A vicinity

state Florida code FL county Volusia code FL127 zip code 32118

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] Signature of certifying official/Title J.H.P.O. Date 3/11/93

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper [Signature] Date of Action 4/26/93

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
11	3	buildings
0	0	sites
0	0	structures
0	0	objects
11	3	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and 20th CENTURY REVIVALS/
Mediterranean Revival, Italian
Renaissance, Tudor Revival, Colonial
Revival, Monterey

Materials

(Enter categories from instructions)

foundation CONCRETE. Other/hollow tile
walls STUCCO
roof CERAMIC TILE; COMPOSITION SHINGLE
other TERRA COTTA, BRICK

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1923-1936

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

A. Folger Snow, W.W. Ward,
Willson and Weimeister, Inc.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

El Pino Parque Historic District
Name of Property

Volusia Co., Fl.
County and State

10. Geographical Data

Acreage of Property Approximately 12 acres

USGS Map overlaps to both
Daytona Beach Quadrangle and
Ormond Beach Quadrangle

UTM References

(Place additional UTM references on a continuation sheet.)

A 1

17	497140	3235795
Zone	Easting	Northing

B 2

17	497220	3235795
Zone	Easting	Northing

C 3

17	497380	3235460
Zone	Easting	Northing

D 4

17	497320	3235460
Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stephen A. Olausen/Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date March 1993

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state Fl. zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
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Section number 7 Page 1 El Pino Parque Historic District
Daytona Beach, Volusia Co., Fl.

Summary

The El Pino Parque historic district is located along North Halifax Drive on the peninsula of Daytona Beach, Florida. The residential district consists of eleven contributing and three non-contributing buildings. Of the eleven contributing buildings, two are outbuildings. There is one non-contributing outbuilding. All but one of the buildings in the district is located in the El Pino Parque subdivision. Constructed between 1924 and 1936, the contributing buildings exhibit architectural designs consistent with contemporary state and national trends in architecture.

Description

The district comprises approximately twelve acres of slightly rolling land along the east side of North Halifax Drive. It is located approximately one mile north of the Seabreeze Bridge, which leads from the Daytona Beach mainland to the peninsula. The building lots in the subdivision originally included parcels on the west side of North Halifax Drive fronting on the Halifax River. Since the historic period, a number of homeowners in the district have sold their waterfront lots, with the result that several modern homes now occupy the shoreline opposite the district.

Contributing buildings are situated on lots that are either seventy or 140 feet in width and 300 feet in depth. Each of the lots is landscaped and well maintained. Vegetation in the form of palm, citrus, magnolia, oak trees and various types of shrubbery and flowering plants is prevalent throughout the district. The buildings share a uniform setback, which was restricted by deed covenant, of seventy-five feet from the road. They are set on the crest of a small hill that allowed for the rather novel, in the context of historic-period Florida architecture, use of basements and incorporated garages.

All of the contributing buildings in the district exhibit identifiable architectural styles. There are four examples of the Mediterranean Revival style, demonstrating a

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diversity of imaginative designs. Two examples of the Italian Renaissance Revival style, and single examples of the Monterey, Colonial Revival and Tudor Revival styles complete the district. The buildings range in height from one and one-half to two and one-half stories and have irregular plans. All are covered with stucco of various textures. They have gable, hip, or flat roofs with ceramic tile or composition shingle surfacing. Windows are either double-hung sash or casement with multiple lights. A number of buildings in the district exhibit a high degree of applied ornamentation in the form of decorative wrought iron, terra-cotta, and ceramic tile.

Mediterranean Revival Style

The Mediterranean Revival style residences are the most distinctive in the district. The Thomas H. Familton House at 1522 North Halifax Drive is an elaborate example of this style (photo 1). The one and one-half story hollow-tile building has an irregular plan with two main wings extending from the central block. The wings are joined by a horseshoe arch arcade, which encloses a courtyard leading to the main entrance (photo 3). The arches are lined with terra-cotta dogtooth inlays and are supported by truncated columns with foliated capitals. Gable, flat, and conical roofs with barrel tiles cover the various sections of the house. The central two-story block has chamfered corners and a flat roof encircled by a castellated parapet. Decorative masonry sconces are located along the roof line at the corners and centers of the main (west) facade and rear (east) elevation. The windows in the second story of the central block are set in narrow rectangular openings.

The entrance door and primary facade windows have decorative terra cotta surrounds. The projecting north wing contains a porch and two bedrooms on the ground floor and a double garage on the basement level. A small terra cotta crest is located in the gable end of the north wing. The south wing contains living and dining rooms and a kitchen on the ground floor. A laundry, heating, and maid's room comprise the basement level. A cast iron sconce with a bas-relief lion's face decoration is located on the southwest corner of the south wing (photo 2).

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Daytona Beach, Volusia Co., Fl.

The rear elevation of the FAMILTON House is nearly as ornate as the main facade and presents a profusion of shapes and irregular roof silhouettes (photo 4). There are three gabled extensions of varying heights and a round tower with a conical roof projecting from the central flat roof block. The tower is decorated with two blind arches, a single narrow rectangular window, and a round arch entrance. A spiral staircase in the tower originally led to a second story studio space. A round arch window with an ornate terra-cotta surround adorns the gable end of the center extension. The south extension, with an urn finial placed at the tip of the gable, has a cutaway corner balcony porch. A rectangular window opening with a terra-cotta label mold decorates the second story north extension over the garage. Several entrances into the house are located on the rear elevation. The house has a full basement.

Another elaborate example of the Mediterranean Revival style is located at 1434 North Halifax Drive (photo 5). This one and one-half story hollow tile building is clad with smooth stucco. The south half of the building has a flat roof with a curvilinear parapet on the main (west) facade. The north half of the building consists of a two story block terminating in a hip roof clad with ceramic barrel tile. The main entrance, set in a segmental arch opening, is centered on the main facade under a curvilinear masonry portico. The portico roof is supported by spiral engaged colonettes. Windows are paired and single casements in groups of four. Those south of the entrance are set in blind arch openings separated by spiral pilasters. A pair of French doors leads to a balcony on the second story of the hip roof extension. A flat roof porte cochere with a round arch opening extends from the northwest corner of the facade. A separate, contributing flat roof garage with a curvilinear parapet is located adjacent to the southeast corner of the building. This garage is square in shape and is constructed of hollow tile. The south side of the building features a capped end, exterior chimney, two basement entrances, and paired casement windows (photo 6). The most prominent features of the rear elevation of the house are a curvilinear parapet and casement windows. A small two-story gable roof room addition to the southeast

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Daytona Beach, Volusia Co., Fl.

corner of the rear elevation is the only major alteration to the building.

The one and one-half story hollow tile residence at 1438 North Halifax Drive provides another example of the Mediterranean Revival Style (photo 7). The house has a full basement. The main entrance is placed under a hip roof overhang. The north portion of the building is two stories in height and has a gable roof with barrel tile surfacing. The south portion of the building has a flat roof with a row of exposed beams projecting below the parapet. Paired French doors lead to a wrought iron balconette on the second story of the gabled section. A window north of the entrance consists of paired eight-light casement windows. A round arch porte cochere under a second story shed-roof room extension is located on the north side of the house. The drive through the porte cochere leads to a contributing detached garage. The garage is compatible with the house in age, materials, and design. The only change to the original appearance of the house is the replacement of the original windows on the main facade of the flat-roof unit.

The James Glenn House at 1514 North Halifax Drive is an impressive example of the Mediterranean Revival style. It is a two-story hollow tile building with a full basement (photo 8). The main entrance to the house is recessed and accessed through an entrance porch with triple round arch openings (photo 9). The main body of the house is covered by a side-gable roof with barrel tile surfacing. A two-story hip roof extension is offset on the northern half of the main facade and a one-story sun porch projects from the southwest corner. The hip roof extension is balanced by a prominent end, exterior chimney just south of the main entrance. The building is clad with textured stucco. The facade is pierced with a series of rectangular and round arch window and door openings. The second story windows are double-hung sash with 6/1 lights set in groups of two and three. Paired French doors, leading to ogee-shaped balconettes, flank the chimney stack. A blind round arch with two round arch doors leading to a rectangular balcony adorns the second story of the hipped extension. A blind arch opening houses a pair of French doors on the northwest corner of the first story. The sun porch also features French doors set in round arch openings. The rear elevation

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Daytona Beach, Volusia Co., Fl.

of the house is much less ornate than the front (photo 10). Its most significant features are a second story sun porch on the southeast corner and centrally placed round arch door and window openings on the first and second stories, respectively. The only major alteration to the original appearance of the house is a second story screened porch addition attached to the northeast corner of the rear elevation and supported by wood posts.

Italian Renaissance Style

A high degree of architectural detailing is exhibited in the Italian Renaissance revival style home of Robert L. Smith at 1518 North Halifax Drive. The Smith House features a low-pitched gable roof and a symmetrical facade (photo 11). It is constructed of hollow tile with stucco exterior fabric and has a full basement. The main facade is dominated by a circular portico with a simple entablature (photo 12). The portico roof is supported by fluted columns with Corinthian capitals. The main entrance, centrally placed, is set in a blind round arch opening with a decorative terra-cotta crest. The windows on the first story are set in similar blind arch openings and have intricate wrought iron grills. All of the windows are double-hung sash with 6/6 lights. Decorative wrought iron shutters flank the second story windows. A flat roof porte cochere and flat roof sun porch, both of which have recessed panels adorned with wrought iron designs, extend from the north and south sides of the building, respectively. The corners of the house are defined by decorative Corinthian pilasters (photo 13). Like many of the other lots in the district, the Smith lot slopes towards the rear of the house exposing the basement. The rear elevation has a two-car garage incorporated under a flat roof porch extension (photo 14).

The two story, hollow tile W.H. Courtney House at 1428 North Halifax Drive is the other Italian Renaissance style building in the district (photo 15). It has a low-pitched hip roof surfaced with ceramic tile. Smooth stucco surfaces the exterior walls. The main facade is symmetrical and has a series of blind round arch openings on the first story. The main entrance, flanked by sidelights, is

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recessed under a prominent flat roof portico. The portico roof is supported by fluted Doric columns and is crowned with a wrought iron balustrade. The facade wall extends from each corner and is pierced with round arch openings in which decorative urns are placed. The rear elevation of the building features two hip roof extensions projecting from the northeast and southeast corners (photo 16). Alterations to the original appearance of the building include a shed roof room addition between the two hip roof extensions, and the replacement of the original second story windows with metal sash. A non-contributing garage building has been placed adjacent to the rear of the house.

Monterey Style

The Monterey style is represented in the district by the Frank L. Sweetser House at 1604 North Halifax Drive. The building is situated on a large corner lot, which is landscaped with numerous shrubs and citrus and palm trees. The main block of the house is L-shaped in plan and features a low-pitched, side-gable roof with barrel tile surfacing (photo 17). A one-story gable roof extension projects from the north end of the primary facade. The hollow tile walls of the building are clad with smooth stucco. Double-hung sash windows with 1/1 lights are evenly spaced on the facade. A second story balcony porch is incorporated under the main roof. It features decorative turned wooden posts and a wrought iron balustrade. The balcony is supported by three wrought iron posts. A two-bay sun porch with round arch openings extends at an angle from the south side of the building. The rear elevation of the building features a one-story gable room extension with an enclosed hall leading to a two-car garage (photo 18). The only notable alteration to the residence is the replacement of the original windows of the sun porch.

Colonial Revival Style

The Edward Benedict House at 1424 North Halifax Drive is the district's sole example of the Colonial Revival style. The main block of the two-story house has a low-pitched, side-gable roof with a slightly projecting cross-

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gable extension at the south end of the primary facade (photo 19). The hollow tile walls are covered with smooth stucco. The main entrance is sheltered by a two-story porch, reminiscent of Mt. Vernon. The entry is crowned with a decorative broken pediment. Fenestration consists of single and paired, 6/6, double-hung sash windows. A one-story polygonal bay extends from the cross-gable extension on the southwest corner of the building.

The property slopes to the rear. A formal garden with fountains and statuary is the main landscape feature of the lot (photo 21). A basement level two car garage is located on the north side of the house (photo 20). The rear elevation of the house features a one-story gable roof room extension on the northeast corner and a two-story cross-gable extension on the southeast corner (photo 22). A shed roof porch with turned post supports extends between the two gable extensions. The building has been altered by the use of metal sash replacement windows throughout.

Tudor Revival Style

The one Tudor Revival building in the district is located at 1412 North Halifax Drive. It is a two and one-half story hollow tile building with a side gable roof. The roof is surfaced with diamond asphalt shingles (photo 23). Textured stucco covers the exterior walls. Two steeply-pitched cross-gable extensions project from the northern half of the building. South of the main entrance, two bays project through the roof line, creating an irregular roof silhouette. The gable end of the southernmost cross-gable has decorative false half-timbering. That extension also contains the main entrance to the house, which is recessed in a Tudor arch with a corbelled brick archivolt (photo 24). Fenestration consists of eight light casements in groups of three, five, and seven. A set of triple windows on the south end of the facade is set in an elongated lancet arch opening. A prominent end, exterior chimney stack rises from the center of the main facade. The driveway enters through a segmental arched extension of the facade wall at the north end of the house (photo 25). The rear elevation features an incorporated two-car garage at the south end. Paired gable extensions with decorative half-timbering are at the north

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end of the rear facade (photo 26). A curved stairway leads to the rear entrance of the house which is protected by a small gabled roof.

Non-contributing Buildings

There are three non-contributing buildings in the district, including one outbuilding. Although it was constructed outside the historic period of significance, the house at 1500 North Halifax Drive blends in nicely in terms of style, size, and scale with neighboring historic buildings (photo 27). Built in 1961, the house features a Colonial Revival design that detracts little from the historic appearance of the district. The other non-contributing house is located next door at 1450 North Halifax Drive (photo 28). It is a decidedly modern looking building constructed during the early 1960s.

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Contributing Buildings	Date	Style
1412 N. Halifax Drive Roscoe Beech House	1926	Tudor Revival
1424 N. Halifax Drive Edward Benedict House	1936	Colonial Revival
1428 N. Halifax Drive William Courtney House	1926	Italian Renaissance
1434 N. Halifax Drive Harry Horn House	1924	Mediterranean Revival
1434 (rear) N. Halifax Drive Horn Garage	1924	Mediterranean Revival
1438 N. Halifax Drive Clement Dabezias House	1926	Mediterranean Revival
1438 (rear) N. Halifax Drive Dabezias Garage	1926	Mediterranean Revival
1514 N. Halifax Drive James P. Glenn House	1925	Mediterranean Revival
1518 N. Halifax Drive Robert L. Smith House	1926	Italian Renaissance
1522 N. Halifax Drive Thomas Familton House	1930	Mediterranean Revival
1604 N. Halifax Drive Frank L. Sweetser House	ca. 1933	Monterey

Non-Contributing Buildings

1428 (rear) N. Halifax Drive
1450 N. Halifax Drive
1500 N. Halifax Drive

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Daytona Beach, Volusia Co., FL

SUMMARY:

The El Pino Parque Historic District is eligible for listing in the National Register at the local level under Criterion C. It derives its primary significance as a distinctive collection of historic residential architecture constructed during the period 1924-1936. El Pino Parque was developed as one of the most exclusive subdivisions in Daytona Beach during the land boom years of the mid-1920s. Several of the homes were built by prominent local businessmen, while others served as winter homes for wealthy northerners. All of the contributing buildings in the district are examples of architectural high-styles that were popular during the period in which they were constructed.

HISTORIC CONTEXT:

The Daytona Beach Peninsula was first settled in the early 1880s, but it was not until the mid-1890s, when the Florida East Coast Railway was constructed through Daytona, that the area began to develop in earnest. Two separate communities evolved on the peninsula in the area that is now part of Daytona Beach. The first to incorporate was the town of Seabreeze, which centered around present-day Seabreeze Boulevard in 1901. In 1905 the community of East Daytona, located about a mile south of Seabreeze, incorporated as Daytona Beach. The economic base for the two communities centered on the provision of hostelry, services, and amenities necessary to support the large number of tourists visiting "the world's most famous beach."

In the latter part of the 1910s the municipalities of Daytona, Daytona Beach, and Seabreeze began to make steps toward consolidation. In addition to their close proximity, the communities shared a common economy based on tourism. The peninsula communities stood to benefit most from consolidation with Daytona, as it was advanced in providing its citizens with modern infrastructural improvements. While the towns of Seabreeze and Daytona Beach were in their political and developmental infancy, Daytona had embarked on an impressive program to establish the physical facilities demanded by its growing population. In the first two decades of the twentieth century Daytona constructed its first waterworks, sewerage, and drainage systems, provided electricity and telephone connections to its residents, paved a number of roads, installed sidewalks,

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and built an incinerator to augment its efficient system of waste disposal.

The business interests within the three towns first realized the benefit of concerted action when they formed the Triple Cities Chamber of Commerce in order to avoid duplication of effort in the promotion of the area. By 1920 the Chamber could boast of a number of impressive attractions designed to cater to tourists. There were 47 hotels and boarding houses, two libraries, a number of social clubs and fraternities, churches representing all major denominations, a progressive school system, several banks, and the opportunity to purchase relatively inexpensive property for building.

Confidence in the prospects for the Daytona area ran high in the early 1920s as the speculative boom that visited Florida during that decade began to gather momentum. During that period the Daytona Beach Peninsula experienced its most significant development. New subdivisions and residences were constructed at an unprecedented rate. Wealthy northerners, perhaps following the lead of John D. Rockefeller, who had made Ormond Beach one of his favorite vacation spots after purchasing a house there in 1918, erected a number of grandiose homes along Halifax and Peninsula drives in Daytona Beach. Ultimately, the Daytona and Ormond Beach area became the most popular tourist destination on Florida's East Coast north of West Palm Beach. In November 1925, after several years of debate, the three communities of Daytona, Daytona Beach, and Seabreeze voted to consolidate. On January 1, 1926 the city officially adopted the name Daytona Beach.

By that time, however, there were signs that the air had begun to escape the speculative bubble that had sustained the land boom. In the summer of 1925 the Florida East Coast Railway announced an embargo on freight shipments to South Florida, where demand for building materials had over-taxed facilities to handle them. Bankers and businessmen throughout the nation complained of the inordinate amount of cash that was finding its way into the Florida economy at the expense of other areas throughout the country. Northern newspapers ran stories suggesting fraud in Florida land sales and that the tremendous influx of visitors into the state was out-stripping available facilities. The final blow occurred when devastating hurricanes hit South Florida, in 1926 and 1928, resulting in extensive loss of life and property.

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The collapse of the land boom and the resulting decline in tourism shattered the local economy of Daytona Beach. Construction ground to a virtual halt. Property foreclosures became a common occurrence as an alarming number of people were caught short by the abruptness of the collapse. The situation worsened as the nation entered the Great Depression after the collapse of the stock market in 1929. A small amount of development in Daytona Beach took place in the late 1930s because of federal aid through various New Deal programs and a modest resumption in tourism. It was not until after World War II, however, that the Daytona Beach economy fully recovered from the effects of the Depression.

ARCHITECTURAL CONTEXT:

The buildings in the El Pino Parque Historic District reflect contemporary national and statewide trends in architecture during the period in which they were designed. Their relatively pristine condition and proximity to one another, with few intrusions by post-World War II architecture, promote a sense of time and place that has suffered only minor changes since the historic period. Within the district there are representatives of five identifiable high-styles: the Mediterranean Revival, Italian Renaissance Revival, Monterey, Colonial Revival and Tudor Revival, each of which found wide popularity in Florida and the rest of the nation during the 1920s and 1930s.

Mediterranean Revival was the most popular style for residential architecture in Florida during the 1920s. Construction in this style continued following the collapse of the land boom and into the 1930s. This eclectic style contains architectural elements derived from the area around the Mediterranean Sea, especially Spain and Italy. It is found most frequently in states which have a Spanish colonial heritage. The incorporation of Mediterranean architectural motifs found expression through a detailed study in 1915 of Latin American architecture made by Bertram Grovesnor Goodhue at the Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and the Mediterranean region where they found still more interesting building traditions. Mediterranean Revival buildings in Florida

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display considerable Spanish influence. The style was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences

The Italian Renaissance Revival style also found its widest acceptance in Florida during the land boom. Italian Renaissance Revival buildings are based on earlier Italian architectural revivals, most recently the Italianate, which was popular in the U.S. before the Civil War. The Italian Renaissance Revival style got its start in the Villard Houses designed by McKim, Mead, and White in New York in 1883. With the improvement of simulated masonry exterior fabrics after the turn of the century Italian Renaissance motifs were adapted to simpler domestic designs, which incorporated stucco as a substitute for stone. Like the Mediterranean Revival style, Italian Renaissance Revival designs continued to be constructed in Florida into the 1930s.

Contemporaneous with the Mediterranean Revival and Italian Renaissance Revival styles, the Tudor Revival style became popular in America during the first three decades of the twentieth century. It was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of medieval English prototypes ranging from thatched roof folk cottages to grand manor houses. The first American examples of the style were built in the late nineteenth century. The style exploded in popularity in the 1920s and 1930s when it was adapted to a variety of residential formats. Most Tudor residences in Florida date from the 1920s.

The Monterey style resulted from a fusion of Spanish Colonial architecture and Colonial Revival details. This revival style first became popular in California in the 1920s concurrent with an interest in preserving early adobe structures. The style was spread through popular periodicals and was introduced into Florida during the late 1920s. Early examples of the style, built about 1925 to 1940, tended to portray Spanish detailing; those buildings from the 1940s and 1950s typically emphasized English Colonial details. Scattered examples of the style were constructed throughout American suburbs during the second quarter of the twentieth century. Due to its relatively late introduction to Florida, the Monterey style was not constructed in large numbers in the state.

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The interest in America's colonial architectural heritage can be traced to the Philadelphia Centennial of 1876. Since that time it has remained a popular building style, adaptable to a variety of free interpretations. Its popularity, in part, is related to a patriotic and nationalistic sentiment that is expressed through a desire to have an American architectural style that is distinct from European modes. In its simple and uncomplicated forms it was felt to be expressive of the national character. Renewed interest in the Colonial Revival style occurred concurrent with America's involvement in World War I. The enormous popularity of the style in the 1930s has been associated with the publicity given in that decade to the restoration of Colonial Williamsburg.

DEVELOPMENT OF EL PINO PARQUE SUBDIVISION:

El Pino Parque was among the most exclusive subdivisions developed during the land boom years on the Daytona Beach peninsula. It was platted by prominent local businessman William H. Courtney in January 1923. Born in Bartow, Florida in 1889, Courtney moved to Daytona with his family at the age of twelve. During his career Courtney pursued a wide variety of business interests. He took advantage of the ever-increasing thirst for land on the Daytona Beach Peninsula by establishing a thriving real estate and insurance business there in the early 1920s. Later, he founded the Peninsula Abstract and Title Guarantee Company, became vice-president of the East Coast Bank and Trust Company of Daytona Beach, and served as city councilman for the Town of Seabreeze and City Treasurer for the City of Daytona Beach after consolidation.

The land that Courtney purchased for his El Pino Parque subdivision was originally part of a government tract purchased by Ida S. Graham in 1890. The El Pino Parque parcel remained in Graham's possession until her death and was sold in 1920 by her son Douglas to Elva Simpson, who later subdivided a part of the land to the north of El Pino Parque into the Ortona South subdivision. Walter C. Hardesty purchased the portion of the tract that included the area that became El Pino Parque in 1922 and in turn sold it to Courtney in October of that year. Located approximately one mile north of the commercial center of the town of Seabreeze, the area surrounding El Pino Parque had experienced relatively little development by that time.

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In January 1923 El Pino Parque was surveyed and laid out by civil engineer George A. Graham. Courtney's plan for the seven block subdivision was to make those lots facing the Halifax River an exclusive area where wealthy local residents and northern visitors would desire to live. The lots originally extended to the west, across North Halifax Drive, to include waterfront property fronting on the Halifax River. Lots in the interior blocks were much smaller and were offered for sale to investors of more modest means. Through a series of restrictive deed covenants Courtney set the parameters for development on the Halifax Drive lots. Property there could be used only for residential purposes, the construction of multi-family dwellings was prohibited, no dwelling could be erected on the lots west of Halifax Drive (although a summer cottage or boathouse was permitted), each residence constructed was to cost at least \$5,000, a required setback of at least seventy-five feet from the road was established, and no blacks were permitted to purchase lots.

Although the subdivision was platted in early 1923, no building took place there until the following year. The first constructed was the Mediterranean Revival style residence of local attorney Harry Horn at 1434 North Halifax Drive (photos 6-7). Horn and his partner Louis Ossinsky operated a law office on Main Street in Daytona Beach. In 1931 Horn sold the property to Howard Logue of Westchester County, New York. Logue used the house as his winter residence throughout the historic period. Construction was also begun in 1924 on the large Mediterranean Revival residence of James P. Glenn at 1514 North Halifax Drive (photos 8-10). Glenn, a long time Daytona Beach resident, owned and operated the popular Seaside Inn located on the northwest corner of Main Street and Ocean Boulevard.

As the land boom gathered momentum building activity in El Pino Parque increased. In 1926 four houses were added to the subdivision, including William Courtney's own home at 1428 North Halifax Drive (photos 15-16). Courtney contracted with the locally prominent construction firm of Corwin D. Willson and Harold H. Weimeister to design and build his large Italian Renaissance Revival house. The plans for the house were drawn in June 1925 and the house was finished in early 1926.

The contracting firm of Willson and Weimeister was founded during the height of the Florida land boom in 1925. Both Weimeister, a native of Michigan, and Willson, who was from New

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York, were drawn to Florida by the boom. They formed a partnership and opened an office on Ocean Boulevard. Ultimately Willson and Weimeister, Inc. became the leading design and construction firm in Daytona during the period between 1925 and 1927, grossing approximately \$1,500,000 annually. During that span they constructed a number of homes and other buildings, including the Casa Linda Apartments on Oleander Avenue and the Chateau Lido Nightclub, now a Moose Lodge, on Sickler Drive. The Courtney House was among the firm's most impressive domestic designs. When the boom collapsed the firm lost a considerable amount of money and work due to bank failures and was forced into bankruptcy. The two partners left Daytona Beach soon after the dissolution of their company.

In the early 1930s William Courtney also experienced financial difficulties due to the Depression and lost his house to foreclosure. About 1935 it was purchased by Richard E. Niven, Chairman of the Board of the First Atlantic National Bank of Daytona Beach. In the 1940s the house was purchased by prominent local businessman J. Saxton Lloyd, owner of a local Buick auto dealership. In 1954 he sold the house to the Our Lady of the Lourdes parish of the Catholic Church, which was located approximate one half mile to the south. The church used the house as a rectory. During its ownership, the church added an office addition to the rear of the building and converted the original attached garage to additional living space. The only other major change to the building was the addition of a gable roof garage to the rear of the building in 1986.

Another impressive residence added to the subdivision in 1926 was the Roscoe Beech House at 1412 North Halifax Drive (photos 23-26). Beech, a winter vacationer from Clark's Lake, Michigan, purchased the property for the house early in 1926. That same year he opened a real estate office in Daytona Beach in an attempt to capitalize on the boom. Beech borrowed heavily to finance the construction of his house, but lost it to foreclosure after the collapse of the land boom. The house was purchased at auction by John J. Gettman, who in turn sold it to local businessman William Rivenberg. In 1929, the property was purchased by Olin Derr, a winter resident from Wilkes-Barre, Pennsylvania, who lived there until 1940. That year Reverend Donald D. Tullis, pastor of the Daytona Beach Tourist Church, occupied the house. In 1945 the house was purchased by Paul Raymond, its present owner.

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The Robert L. Smith and Clement Dabezias houses at 1518 and 1438 North Halifax Drive, respectively, were the other two buildings constructed in El Pino Parque in 1926. Smith purchased the lot on which he constructed his house from Courtney in May 1924. In 1926 he commissioned local architect W.W. Ward to design the Italian Renaissance Revival residence (photos 11-14). Willson and Weimeister were hired to execute Ward's plans. Smith, president of the R.L. Smith & Company Real Estate firm located on South Beach Street in Daytona, lived in the house until 1938 when it was sold to Robert McElroy, president of the Bell Mead Development Corporation.

Dabezias and his wife Joanna acquired their lot in February 1926 and soon after hired the local contracting firm J.H. Brown Construction Company to erect the house (photo 7). After some delays in obtaining building materials, which were becoming increasingly scarce due to the embargo on shipments of building products by the Florida East Coast Railway, the house was completed in December. In 1929 the Dabezias were divorced and the house was awarded Joanna, who later married local realtor H. Jackson Green. That marriage also ended in divorce and once again Joanna retained possession of the property. In 1943 she sold the house to Charles and Angelica Langlotz, who were winter residents of Daytona Beach.

The completion of the Dabezias house coincided with the collapse of the land boom. No further construction occurred in El Pino Parque until 1930 when the Thomas H. Familton House at 1522 North Halifax Drive was built (photos 1-4). Familton, a local realtor who had his offices on Peninsula Drive, commissioned architect A. Folger Snow to design his Mediterranean Revival style residence, which is one of the most distinctive homes in Daytona Beach.

A. Folger Snow was born in Covington, Kentucky, but grew up in Cincinnati. He studied engineering at the University of Cincinnati and later taught himself architecture. He first came to Florida during the mid-1920s upon hearing of the opportunities afforded architects during the land boom. After a brief stay he moved back up north, but returned to Daytona Beach in 1929. He obtained a position with Harry Griffin, Daytona Beach's most prominent architect during the historic period. While with Griffin, he drew the designs for the Daytona Beach Post Office and various other smaller commissions. Later, Snow established his own practice and garnered a significant number of large

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projects despite the Depression. Some of his most prominent commissions include the Titusville, New Smyrna Beach, and Lee high schools, Dunnellon Auditorium, Avon Park Power Plant, and the Ormond Bath and Beach Club. During the latter years of the Great Depression Snow served as a fee architect for the Federal Housing Authority. During World War II he worked as an efficiency engineer for the Vultee Aircraft Company and after the war served as the supervising architect for the construction of the Jacksonville Naval Air Station.

Familton's interest in real estate led him to purchase a number of lots directly north of his house in the Ortona South subdivision. His plan was to build several houses, which he intended to sell at a profit. The largest of the houses constructed by Familton is the contributing building at 1604 North Halifax Drive (photos 17-18). Constructed circa 1933, the house was originally owned by a Dr. Roberts, who lived there for only a brief time. In 1936 it was purchased by Frank L. Sweetser, a native of New York, as a winter home. Sweetser and his wife owned the house until 1949 when they sold it to Mr. and Mrs. Clark J. Hawes for \$40,000.

The last building constructed in El Pino Parque during the historic period was the Edward Benedict House at 1424 North Halifax Drive (photos 19-22). The Benedicts, seasonal residents of Daytona Beach, had A. Folger Snow draw the plans for their Colonial Revival home in 1935. The completion of the Benedict House in 1936 marked the end of historic development in the El Pino Parque district.

CONCLUSIONS:

The buildings of the El Pino Parque Historic District are significant under National Register Criterion C at the local level. Their designs reflect national and statewide trends in architecture during the period in which they were constructed. Present are examples of Mediterranean Revival, Tudor Revival, Italian Renaissance Revival, Monterey, and Colonial Revival designs constructed during the 1920s when those styles were at the height of their popularity in Florida. The construction of the Monterey style residence and the restrained Colonial Revival house in the district during the mid 1930s reflects a change in architectural fashion away from the designs of the 1920s to more contemporary compositions. Several of the buildings in the

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district are the work of locally prominent builders and architects.

The district has further significance as one of the most exclusive residential areas in the town of Seabreeze prior to its incorporation into the City of Daytona Beach. Through a series of deed covenants the subdivision's developer, William Courtney, established exclusionary restrictions on who could purchase lots, the cost of buildings constructed, and where they could be placed on the lots. A number of Seabreeze's most prominent citizens, including William H. Courtney, Robert L. Smith, Harry Horn, and James P. Glenn purchased property and constructed residences in the subdivision. El Pino Parque was also the site of several winter residences owned by wealthy northerners.

Possessing a high degree of their original architectural integrity, the buildings in the district are significant for the high quality materials and workmanship that went into their distinctive designs. The proximity of the buildings to one another, with only a few non-contributing intrusions, produces a sense of historical time and place that is not evident in the area surrounding the district, where only scattered buildings dating prior to World War II are present.

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_____. Interview with Paul Raymond, owner of 1412 North Halifax Drive, December 9, 1991.

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Verbal Boundary Description

The boundary of the El Pino Parque Historic District is shown within the boundary line on the accompanying map entitled "El Pino Parque Historic District."

Boundary Justification

The boundary encompasses all of those resources located along North Halifax Drive in the El Pino Parque subdivision that share a common period of historic development and are linked by their location, size, and design. Although the building at 1604 North Halifax Drive is located outside of the El Pino Parque subdivision, it is immediately adjacent to that area and contributes to the overall historic appearance of the district. Immediately surrounding the district in all directions are buildings that either were constructed after World War II or built during the historic period but on a much smaller scale and using inferior materials compared with those in the district.

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- 1) Thomas Familton House, 1522 North Halifax Drive, El Pino Parque Historic District
- 2) Daytona Beach, Volusia County, Florida
- 3) Stephen Olausen
- 4) 1991
- 5) Historic Property Associates, Inc., St. Augustine, FL
- 6) View of main (west) facade, facing east
- 7) 1 of 34

Items 2-5 are the same for the remaining photographs

- 1) Thomas Familton House, 1522 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of cast iron sconce on the southwest corner of the house, facing east
- 7) 2 of 34

- 1) Thomas Familton House, 1522 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of arcaded courtyard, facing east
- 7) 3 of 34

- 1) Thomas Familton House, 1522 North Halifax Drive, El Pino Parque Historic District
- 6) View of rear (east) elevation, facing west
- 7) 4 of 34

- 1) Harry Horn House, 1434 North Halifax Drive, El Pino Parque Historic District
- 6) Oblique view of main (west) facade and south side, facing northeast
- 7) 5 of 34

- 1) Harry Horn House, 1434 North Halifax Drive, El Pino Parque Historic District
- 6) View of south side, facing northwest
- 7) 6 of 34

- 1) Clement Dabezias House, 1438 North Halifax Drive, El Pino Parque Historic District
- 6) View of main (west) facade, facing east
- 7) 7 of 34

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Section number Photo Page 2

- 1) James P. Glenn House, 1514 North Halifax Drive, El Pino Parque Historic District
- 6) View of main (west) facade, facing northeast
- 7) 8 of 34

- 1) James P. Glenn House, 1514 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of entrance porch, facing east
- 7) 9 of 34

- 1) James P. Glenn House, 1514 North Halifax Drive, El Pino Parque Historic District
- 6) View of rear (east) elevation, facing west
- 7) 10 of 34

- 1) Robert L. Smith House, 1518 North Halifax Drive, El Pino Parque Historic District
- 6) View of main (west) facade, facing east
- 7) 11 of 34

- 1) Robert L. Smith House, 1518 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of circular portico and main entrance, facing east
- 7) 12 of 34

- 1) Robert L. Smith House, 1518 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of a pilaster capital on the northwest corner of the house, facing southeast
- 7) 13 of 34

- 1) Robert L. Smith House, 1518 North Halifax Drive, El Pino Parque Historic District
- 6) View of rear (east) elevation, facing northwest
- 7) 14 of 34

- 1) William H. Courtney House, 1428 North Halifax Drive, El Pino Parque Historic District
- 6) Oblique view of main (west) facade and north side, facing southeast
- 7) 15 of 34

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Section number Photo Page 3

- 1) William H. Courtney House, 1428 North Halifax Drive,
El Pino Parque Historic District
- 6) View of rear (east) elevation, facing west
- 7) 16 of 34

- 1) Frank L. Sweetser House, 1604 North Halifax Drive,
El Pino Parque Historic District
- 6) View of main (west) facade, facing northeast
- 7) 17 of 34

- 1) Frank L. Sweetser House, 1604 North Halifax Drive,
El Pino Parque Historic District
- 6) Oblique view of rear (east) elevation and north
side, facing southwest
- 7) 18 of 34

- 1) Edward Benedict House, 1424 North Halifax Drive, El
Pino Parque Historic District
- 6) View of main (west) facade, facing east
- 7) 19 of 34

- 1) Edward Benedict House, 1424 North Halifax Drive, El
Pino Parque Historic District
- 6) View of north side, facing southwest
- 7) 20 of 34

- 1) Edward Benedict House, 1424 North Halifax Drive, El
Pino Parque Historic District
- 6) View of rear landscaped formal garden, facing
southeast
- 7) 21 of 34

- 1) Edward Benedict House, 1424 North Halifax Drive, El
Pino Parque Historic District
- 6) View of rear (east) elevation, facing west
- 7) 22 of 34

- 1) Roscoe Beech House, 1412 North Halifax Drive, El
Pino Parque Historic District
- 6) View of main (west) facade, facing east
- 7) 23 of 34

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Section number Photo Page 4

- 1) Roscoe Beech House, 1412 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of main entrance, facing east
- 7) 24 of 34

- 1) Roscoe Beech House, 1412 North Halifax Drive, El Pino Parque Historic District
- 6) Detail view of extended facade wall with driveway opening, northwest corner, facing east
- 7) 25 of 34

- 1) Roscoe Beech House, 1412 North Halifax Drive, El Pino Parque Historic District
- 6) View of rear (east) elevation, facing west
- 7) 26 of 34

- 1) Non-contributing building, 1500 North Halifax Drive, El Pino Parque Historic District
- 6) View of main (west) facade, facing east
- 7) 27 of 34

- 1) Non-contributing building, 1450 North Halifax Drive, El Pino Parque Historic District
- 6) View of main (west) facade, facing east
- 7) 28 of 34

- 1) Streetscape, North Halifax Drive, El Pino Parque Historic District
- 6) View of 1604, 1522, 1518 North Halifax Drive, facing southeast
- 7) 29 of 34

- 1) Streetscape, North Halifax Drive, El Pino Parque Historic District
- 6) View of 1522, 1518, 1514 North Halifax Drive, facing southeast
- 7) 30 of 34

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Section number Photo Page 5

- 1) Non-contributing building, 1537 North Halifax Drive
- 6) View of Non-contributing building on the fringe of the historic district, facing east
- 7) 31 of 34

- 1) Streetscape, North Halifax Drive, El Pino Parque Historic District
- 6) View of non-contributing buildings at 1500 and 1450 North Halifax Drive, facing southeast
- 7) 32 of 34

- 1) Streetscape, North Halifax Drive, El Pino Parque Historic District
- 6) View of 1428, 1424, 1412 North Halifax Drive, facing southeast
- 7) 33 of 34

- 1) Non-contributing building, 1402 North Halifax Drive
- 6) View of Non-contributing building on the fringe of the historic district, facing west
- 7) 34 of 34

