

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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 any 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 Eastwood Terrace Hotel

other names/site number The Deland Hotel, FSMF#: VO03862

2. Location

street & number 442 E. New York Ave. ☐ not for publication

city or town Deland ☐ vicinity

state Florida code FL county Volusia code 127 zip code 32720

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.)

Glisse Lotane, Deputy SHPO 2/11/19
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or 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
☐ See continuation sheet.

☐ removed from the National
Register.

☐ other, (explain) _____

Signature of the Keeper

Date of Action

4.2.2019

Eastwood Terrace Hotel
Name of Property

Volusia Co., Florida
County and State

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)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
1	0	structures
0	0	objects
2	0	total

Name of related multiple property listings

(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: Hotel

Current Functions

(Enter categories from instructions)

DOMESTIC: Hotel
COMMERCE/TRADE: Specialty Store

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Praire School

Materials

(Enter categories from instructions)

foundation Concrete
walls Wood, Stucco

roof Asphalt
other

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 36) 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

1924

Significant Dates

1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

Eastwood Terrace Hotel
Name of Property

Volusia Co., Florida
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	7	1	2	4	4	3	2	1	1	1	0	1
Zone	Easting			Northing											
2															

3															
Zone	Easting			Northing											
4															

☐ 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 Original text by Kimberly Hinder and Carrie Scupholm, ACL. Updates: Ruben Acosta, FLSHPO, and Ross Janke

organization Bureau of Historic Preservation date Feb. 11, 2019

street & number 500 S. Bronough St. telephone 850-245-6364

city or town Tallahassee state FL zip code 32399

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 Ross Janke

street & number 442 E. New York Ave. telephone 858-610-8100

city or town Deland state FL zip code 32724

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 amend 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 Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service**National Register of Historic Places**
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Eastwood Terrace Hotel

Name of Property

Volusia County, FL

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Eastwood Terrace Hotel, built in 1924 is located at 442 E. New York Avenue in Deland, Volusia County, Florida. The building is located at the southwest corner of Garfield and New York avenues. Designed in the Prairie style, notable features include wood frame construction finished in stucco, a low-pitched, clipped-gable roof with wide overhanging eaves, double-hung sash windows with multi-light divisions in the upper sash and a projecting segmental arch entry. The low roof pitch and wide eave emphasize the building's horizontal massing. The proposed NRHP boundary includes the brick retaining wall that runs along the north and east property lines. Although the Eastwood Terrace Hotel closed in 1975, it was re-opened as a bed and breakfast inn with ten guest rooms in the 1990s. It is now a ten-room boutique hotel. In addition to providing lodging, the building also houses shops, offices, a hair salon and a restaurant on the first floor. The Eastwood Terrace Hotel is one of the earliest hotels that survive in Deland, and it is currently the oldest operating hotel in the city.

SETTING

The Eastwood Terrace Hotel is located on the south side of East New York Avenue. The hotel is situated on Volusia tax parcel number 701606000010. The building occupies the majority of the parcel. The setting is largely commercial with some residential properties. Located in Farrar's Subdivision, which was platted by A.H. Farrar in March 1908, this building embodies many of the architectural characteristics of buildings constructed in Deland during the Florida Land Boom of the 1920s.

NARRATIVE DESCRIPTION

This large three-story Prairie style hotel has the form of an L-plan (figures 1 and 2). The plan features a main central L-portion with two-story and one-story sections off the rear (south) elevation. The Eastwood Terrace Hotel is constructed of wood frame, set on a continuous poured concrete foundation and surfaced in stucco. On the main facade, a full width one-story porch is supported by square masonry columns (photo 1). A projecting entrance portico composed of a segmental arch roof supported by square masonry columns steps out from the porch. The use of a low segmental arch entry is characteristic of the Prairie style.

The main door, likely a modern replacement of the original, is a commercial glass door crowned by a fanlight (Photo 2). Surrounding the entry door are full-height multi-light windows set beneath rectangular multi-light transoms. On both sides of the center section of the entry, there is a porch. A secondary public entrance is located on the rear elevation at the junction of the 'L' (photo 3). An employee entrance is located on the east elevation of the one-story shed roof addition. Second and third floor exits have been installed on the south (rear) elevation of the three-story block, which

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Eastwood Terrace Hotel

Name of Property

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County and State

N/A

Name of multiple listing (if applicable)

correspond to landings in the main hotel stairway (photo 4). An open, modern steel staircase provides access to these exits. Two sets of French doors are present on either side of the exterior chimney located in the front section of the east elevation. Both sets of doors are non-operable and function as windows for the stores within.

The Eastwood Terrace Hotel retains most of the original windows, window openings and fenestration pattern. Fenestration consists of double-hung sash windows with five-over-one, three-over-one, two over-one, and one-over-one lights. In most cases, the windows are arranged in pairs, groups of three, or independently. In addition, paired eight-light and twelve-light casement windows remain in place on secondary elevations at the second floor level. The fenestration on the main façade is symmetrically organized. On the second floor, pairs of one-over-one double-hung sash windows are located in the first, second, fourth and fifth bays. The recessed third (center) bay of the second floor features a ribbon of diamond paned casement windows. The third floor of the main façade features hipped roof dormers located at either end connected by a long shed roof dormer; again repeating the ribbon window treatment seen directly below. The fenestration on the secondary elevations is not symmetrically organized and instead features windows placed according to interior room function (photo 5-7).

The central three-story block is covered by a composition shingle clipped gable roof. The rear portion of the building features hip and shed roofs also sheathed in composition shingles. Exposed rafter ends are present underneath the eaves, a feature more typical of the contemporaneous Craftsman style. Secondary roof structures include hipped and shed dormers on the north and east slopes of the roofs. There are three chimneys present-two masonry exterior chimneys are located on the east wall-one in the northern half of the building and the other in the southern portion. A third exterior chimney is located on the south wall of the small one-story addition. The exterior is completely clad in red-painted stucco.

A brick retaining wall is located along the north and east sides of the property line. Four steps lead up from the sidewalk to the main entrance. This space in the retaining wall is framed by brick pillars that serve as pedestals for decorative urns. A large paved parking area is located to the south of the building.

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Eastwood Terrace Hotel

Name of Property

Volusia County, FL

County and State

N/A

Name of multiple listing (if applicable)

InteriorGround Floor

Guests enter the hotel via the New York Avenue entrance, which leads through an enclosed vestibule into an open lobby (photo 8-9). An open doorway on the west (right) side of the lobby leads to the check-in desk and two bathrooms (photo 10). Directly south of the entry is a guest lounge, which is located in a former shop space and accessed by an open doorway that is flanked by two large windows. To the west (right) of the lounge are the main stairs leading to the second floor (photo 11). Between the stairs and the check-in desk room is a hall that leads to the only guest room on the ground floor. Two shops are located on the east side of the lobby, each accessed through a wood storefront consisting of a glazed door and adjacent plate glass window. In the southeast corner of the lobby, a wide opening leads to a hallway where three additional stores are located (photo 12). Each store has its own recessed storefront consisting of a glazed door flanked by plate glass windows. The lobby, lounge, check-in space, and stores retain their historic wood floors.

At the southern end of the hallway is a sushi restaurant. A doorway leads from the hall to the sushi bar space, which is connected to the main dining room to the south via a large opening. South of the dining room is a kitchen and storage room. The restaurant floors are ceramic tile, and the walls of the dining room are decorated with painted scenes and figures. The ceiling is obscured by faux-ivy or faux-plant decoration (photo 13).

Second Floor

The second floor consists of a carpeted double-loaded corridor that runs in an L-shaped path from the central stairway east and then southwards to the rear of the building (photo 14). The hall has pressed metal ceiling tiles. Near the end of the hall is a second stairways that leads up to the third floor and down to the first floor where it exits to the exterior patio (photo 15). Across from the stairway is a water closet with a toilet but no sink. At the end of the hall, located over the restaurant, is a single large room that is currently used as an office but may have been a banquet room in the historic period.

The guestrooms are predominantly single rooms, with small attached bathrooms containing a toilet and bathtub/shower (photo 16-17). The sink is located in the room. There are two sets of paired guestrooms marketed as suites along the long hallway that share a full-size bathroom. The interior organization of these rooms is reflected in the exterior, with smaller windows corresponding to bathrooms and larger windows to guestrooms.

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Eastwood Terrace Hotel

Name of Property

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County and State

N/A

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The entire floor has been rehabilitated as part of updates to the current hotel. There are new flooring and ceiling materials; however, the historic interior organization of the space has been maintained.

Third Floor

The third floor retains the highest level of interior integrity in the hotel. It is located under the main gable of the central block, with the rooms lit by windows located in shed dormers. Like the second floor, the third floor consists of a double loaded corridor serving a series of guestrooms (photo 18). Currently used for storage, the rooms retain their historic organization, wood floors and trim, and plaster walls (photo 19). However, the bathroom fixtures were removed at an unknown date, and sections the wood floor in the hallway has been replaced by plywood (photo 20).

ALTERATIONS

The primary alteration was the reconfiguration of the first floor into a mini-mall by subdividing the large extant rooms into shops in the 1990s. This is clearly visible in the front two storefronts, where the spine wall separating the two rooms is built up to the historic brick fireplace, which is now enclosed. Glazed French doors flanked the fireplace, but the doors are now inoperable and function as windows. Despite the changes, the ground floor retains its original wood flooring and preserves its over nine-foot ceiling height, which is only broken by enclosed ductwork. While the addition of shops has impacted the interior, its impact on the exterior of the building is minimal.

Exterior changes include the replacement of several windows, nearly all on the secondary facades. These include:

- 1 small window on the west façade corresponding to each of the public restrooms on the first floor
- 3 windows in the downstairs office
- 1 window in Room 101 on the west facade
- 4 windows in the Lounge on the rear facade
- 3 windows in the rear of the first floor hallway on the rear facade
- 1 window in the restaurant on the rear façade

Other changes include the addition of a patio—differentiated from the parking lot by modern open lattice walls and shed roof canopies—that was constructed circa 1995. Second and third floor fire escapes were also added to comply with current building codes. These contemporary modifications have been constructed on the secondary elevations and therefore do not detract from the overall historic appearance.

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Name of Property

Volusia County, FL

County and State

N/A

Name of multiple listing (if applicable)

INTEGRITY

The Eastwood Terrace Hotel, originally constructed as a hotel, continues to serve the same function today. Additive alterations are limited to the first floor and the secondary facades, and have largely ensured that the building remains economically viable and compliant with current codes (see figures 3-4 for historic views of the hotel). The commercial building continues to retain integrity of location, design, setting, materials, workmanship, feeling and association. As a result, the property retains sufficient integrity for NRHP listing.

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Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Eastwood Terrace Hotel located at 442 E. New York Avenue is significant at the local level under Criterion C in the area of Architecture as a good example of a Prairie style hotel remaining in Deland. The Eastwood Terrace Hotel served as a hotel from its initial opening in 1924 through 1975. During the 1930s, in addition to serving as a hotel, the property also housed the winter session students of the Sea Pines School of Charm and Personality for Young Women. The main location of the school was in Cape Cod, Massachusetts. The hotel closed in 1975, was remodeled and re-opened in the 1990s as a bed & breakfast inn along with a restaurant, shops, professional offices, and a hair salon. Now known as the Deland Hotel, the boutique hotel caters to both visitors to Deland and residents. This consistency of use resulted in the property undergoing minimal changes over the years. Consequently, this property retains a high degree of its original architectural integrity.

HISTORIC CONTEXT*Early Development of Deland*

Deland, founded in 1876, was incorporated in 1882 and selected as the seat of government for Volusia County in 1888. The home of Stetson University, Florida's oldest private university, Deland developed quickly in the late nineteenth century, largely through the promotional efforts of Henry B. Deland, the community's namesake. Stetson University was established in Deland in 1886, as Deland University, with the assistance of John B. Stetson, hat manufacturer. Co-educational and non-sectarian, it was incorporated as a university and was renamed in honor of John B. Stetson in 1889 (Federal Writer's Project 1939:357-58).

The introduction of the railroad and an economy based on citrus spurred the first period of development. The railroads brought new settlers, businesses, and tourists to central Florida. As a result, Deland experienced its first building boom. Citrus, as the largest crop in the Deland area, functioned as the primary source of income to most residents. Introduced on a large scale during the 1870s, citrus thrived in the 1880s and early 1890s. The arrival of the railroads increased the shipment of agricultural products to distant markets. The emergence of the commercial district and Stetson University played an important role in Deland's late nineteenth century development and prompted the development of the residential neighborhoods to the west. The growth of the city was brought temporarily to an end by devastating freezes in the winter of 1894 and 1895 that destroyed many orange groves throughout the state. Recovery started only after 1900, when new citrus trees had matured enough to bear substantial amounts of fruit.

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Eastwood Terrace Hotel

Name of Property

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N/A

Name of multiple listing (if applicable)

By 1890, the population of Deland had reached 1,113. Although the county lost most of its citrus in the mid-1890s, the winter tourism industry exploded with the arrival of the railroad. Not only were substantial hotels constructed in coastal cities to cater to a wealthy northern clientele, but small towns also experienced the construction of small resort hotels (HPA 1992:23). Early hotels in Deland included the College Arms, Hutchinson Hall, the Melrose, McLeod House, the Lexington, the Oaks, and the Putnam Inn (Hebel: 71). The railroad also increased the accessibility of Stetson University, which brought more students and faculty. As the university continued to grow, additional buildings were constructed and enrollment increased. This led to the construction of a few hotels located in walking distance to the school to accommodate prospective students and visitors to the school.

The turn of the century prompted an optimism and excitement over growth development. Following the growth brought about by the railroads in central Florida during the late nineteenth century and the influx of northern visitors, speculation started in earnest. Between 1896 and 1919, Deland experienced a second significant period of development.

By 1910, Deland's population had doubled to 2,812. Over the next ten years, significant construction resulted in an expanded commercial district, the formation of residential neighborhoods and the extension of municipal services to many areas of the community. As part of development spreading west, Farrar's Subdivision, was platted by A.H. Farrar in March 1908; Lot 1, Block 1 of Farrar's Subdivision was the future site of the Eastwood Terrace Hotel. Stetson University's campus had become a prominent landmark at the north end of Deland by 1910. Although events associated with World War I slowed growth, by 1920 the population had reached 3,324.

Florida Land Boom

In the years following World War I, with the prosperity of the 1920s, Florida became the focal point of one of the most spectacular real estate booms in history. It started in the southern part of the state, around Miami and Palm Beach, then spread to other coastal areas, and finally embraced most of the inland communities. Several reasons prompted the Florida Land Boom, including the mild winters, the growing number of tourists, the increased use of the automobile, the completion of roads, and the promise by the state legislature never to pass inheritance taxes. During this time, real estate sales played an important role in Deland's economy. Numerous subdivisions were platted and buildings constructed. Because Deland had been divided into orange groves-large tracts with few houses there was a great deal of land to be developed within the city limits. New subdivisions proliferated, with colorful names and professional sales pitches (HPA 1986:22).

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Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

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In 1924, permits were granted for 30 new commercial buildings and 190 houses and garages. The Eastwood Terrace Hotel was built in 1924 as part of the boom. The following year, residential construction far outnumbered commercial, with an estimated two homes a day being built. Not all new homes constructed were located within the city limits. Many new developments were outside of Deland's boundaries, so in 1925 the state legislature passed a law expanding the city limits from the former square shape to a new polygonal shape that included subdivisions in all directions. Bond issues were passed for new schools and municipal improvements that included a sewer system, expanded waterworks, new city hall and electric plant. The city's population increased by over a third in just one year to reach 8,100 by 1925 (HPA 1986:23). By this time, Deland had 12 hotels with 507 rooms; 29 apartment houses with 142 rooms; 15 rooming houses with 101 rooms; 7 tourists' homes with 59 rooms; 9 rooming and boarding houses with 86 rooms; 2 groups of tourists' cottages, and a municipal auto camp (C.L. Coy: 15). "The atmosphere of the Deland hotels, both large and small, is so homelike that their guests return year after year to enjoy their hospitality and renew old friendships." (C.L. Coy: 8).

Great Depression, World War II, and Beyond

In 1926-27, the Florida Land Boom collapsed when investors pulled their monies out of the real estate market due to reports of fraudulent business practices. Land values plummeted in the real estate market, which was based largely on speculation. Additionally, two hurricanes swept through south Florida in 1926 and 1928 driving away potential investors, and an infestation by the Mediterranean fruit fly in 1929 seriously damaged the local citrus industry. Confidence in the Florida real estate market quickly diminished, investors could not sell lots, and the Great Depression hit Florida earlier than the rest of the nation. The collapse of the boom in 1926 brought development to a virtual halt. Together with the rest of the state, Deland entered a period of economic decline.

In July 1929, both of Deland's local banks failed. Three-and-a-half months later the stock market crashed and the nation entered a depression. Deland's expanded city limits of 1925 now represented a great drain on the local economy. In many subdivisions only entrance gates and a few model houses had been built. Many of the lots purchased were lost through non-payment of taxes and mortgages. With little prospect of reversing the situation, Deland and other Florida cities, contracted their size to pre-boom boundaries (HPA 1986:24).

By the mid-1930s, federal programs implemented by the Roosevelt administration started employing large numbers of unemployed workers, helping to revive the economy of the state. Within Florida almost one-fourth of the population was on the relief rolls in 1932—with no end in sight. In 1933 about

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Eastwood Terrace Hotel

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Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

20 percent of the people in Volusia County were receiving public assistance. It was during the 1930s that the Sea Pines School of Cape Cod, Massachusetts, started holding their winter term in Florida at the Eastwood Terrace Hotel. Providing winter quarters for the school supplemented the hotel's income during the Depression. The Roosevelt administration also helped to revive county agriculture, which had been depressed since 1926. Federal funds were available under several loan programs, and in 1936 alone, Volusia County farmers received over \$60,000 in federal aid. At this time, the tourist industry also started to rebound. By the mid-1930s, visitors were arriving in numbers that rivaled the boom years (Schene:125-126).

World War II ended the depression in Deland. The Babcock Aircraft Corporation of Deland manufactured Waco gliders for the army. Florida was a leading training site for military fliers, and the Deland airport was taken over for that purpose. After a large number of crash deaths, the city was also given a casualty station. Military personnel were housed at airport barracks, Stetson University, and the College Arms Hotel. It is not known if military personnel were housed at the Eastwood Terrace Hotel. Although incoming servicemen at the advent of World War II helped renew the area economy, little residential construction occurred in Deland during the war because war restrictions limited the use of materials (HPA 1986:26-27).

As World War II ended, the county, like most of Florida, experienced a population boom in the 1950s. Volusia County's population increased from 53,710 to 74,229 in the period spanning 1940 to 1950 (U.S. Census Bureau 2002). Many who had served at Florida's military bases during World War II returned with their families to live. The long period of post war growth resulted in the redevelopment of the old boom-time subdivisions (HPA 1986:27). As veterans returned, land transferred from farming to residential uses with the trend in new housing focusing on the development of small tract homes in new subdivisions.

Due to its close proximity to Stetson University, the Eastwood Terrace Hotel survived the Depression and the War and continued to provide lodging to visiting faculty, students and their families as well as seasonal residents. Although the hotel closed in 1975, it was remodeled and reopened in the 1990s. With the number of guest rooms reduced to ten, today the Deland Hotel is a boutique hotel caters to visitors to Deland and Stetson University. In addition, the building also houses a restaurant, shops, a hair salon, and professional offices.

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National Park Service**National Register of Historic Places**
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Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

HISTORIC SIGNIFICANCE**Criterion C: Architecture**

The Eastwood Terrace Hotel is significant at the local level under Criterion C for architecture as a good example of the Prairie style in Deland. Although the Eastwood Terrace Hotel is a commercial building, it has the appearance of a large residence. It is one of the few historic period hotels that continue to provide overnight accommodations. The Prairie style, which emerged in the Midwest at the beginning of the twentieth century, borrowed largely from Japanese design and the English Arts & Crafts movement. It grew from the inspiration of Frank Lloyd Wright as a reaction against the formalism and historicism of the Beaux Arts and other classical styles that dominated American architecture at the turn-of-the-century. The Prairie School emphasized horizontal lines, low-pitched roofs, bands of windows, and unity between house and landscape. Because of its horizontal elements, the style was largely applied to residential architecture, although examples can be found on a variety of other building types.

In Florida, the Prairie style was almost exclusively a residential design. The architect most closely associated with the Prairie style in Florida was Henry John Klutho, a native of Illinois, who moved to Jacksonville after a great fire in 1901 to lead the city's architectural rebirth. Other Florida architects soon adopted the style and applied it well into the 1920s. Less formal examples were popularized by builders, magazines, and pattern books. Jacksonville may contain more Prairie style influenced architecture than any other city outside the Midwest, but fine examples can also be found in Orlando, Tampa, and other Florida towns and cities.

The Eastwood Terrace Hotel is a good example of the Prairie style, and is only one of three identified examples of the Prairie style in Deland.* The Prairie style employs every means possible to emphasize the horizontal. The building displays wood frame construction finished in stucco and a low pitched clipped gable roof with wide overhanging eaves. Exposed rafter ends are present underneath the eaves, a feature more typical of the Craftsman style. On the main façade, a full width one-story porch is supported by square masonry columns. A projecting entrance portico composed of a segmental arch roof supported by square masonry columns steps out from the porch. The use of a low segmental arch entry is characteristic of the Prairie style. The fenestration consists of double-hung sash windows in which only the upper half of the top sash have muntins and casement windows. On the second and third floors of the main façade, the windows are grouped in horizontal bands. Alterations to the

* The other two examples are the house at 522 North Orange Street, which is a contributing property to the West Deland Residential Historic District (NRHP 1992) and the National Register eligible DeLand Atlantic Coast Line Railroad Station at 2491 Old New York Avenue.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 8 Page 11Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

exterior of the building have been minimal and it continues to serve its original function seventy-eight years after it was constructed. Through the retention of historic building materials and features, this building continues to convey its architectural significance. Therefore, the Eastwood Terrace Hotel retains integrity of location, design, setting, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 12

Eastwood Terrace Hotel

Name of Property

Volusia County, FL

County and State

N/A

Name of multiple listing (if applicable)

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National Park Service

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Continuation Sheet

Section number 10 Page 13

Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

Verbal Boundary Description

The boundary for the NRHP nomination consists of the portion of Volusia County tax parcel number 701606000010 that includes Lot 1 in Block 1 of Farrar's Subdivision that remains associated with the Eastwood Terrace Hotel.

Boundary Justification

The boundary was drawn to encompass all aspects, including the brick retaining wall, which are known to be historically associated with the Eastwood Terrace Hotel.

United States Department of the Interior
National Park Service

Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

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Additional Documentation (Figures, plans, historic photos)

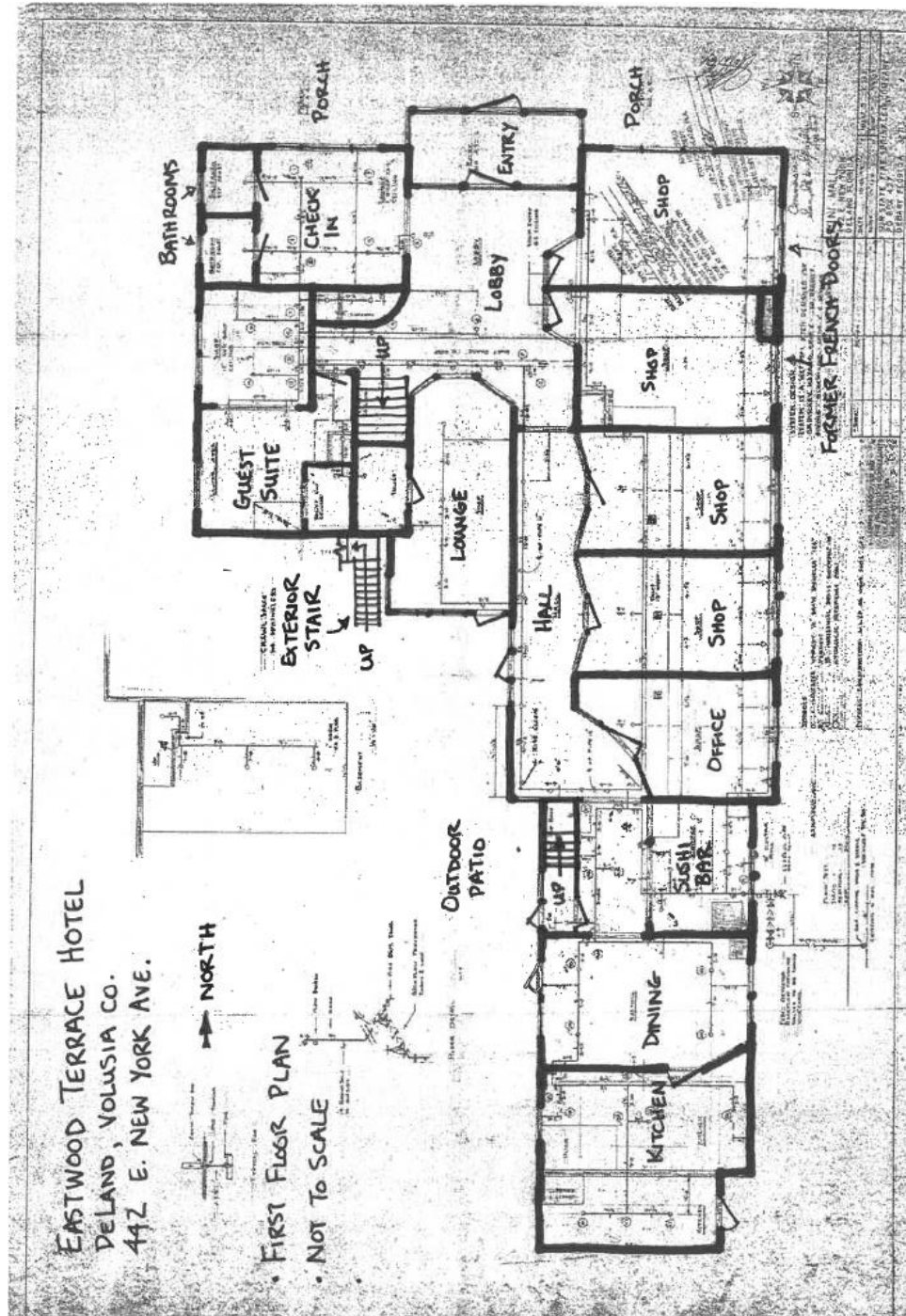


Figure 1: First Floor Plan, Eastwood Terrace Hotel.

United States Department of the Interior
National Park Service

Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

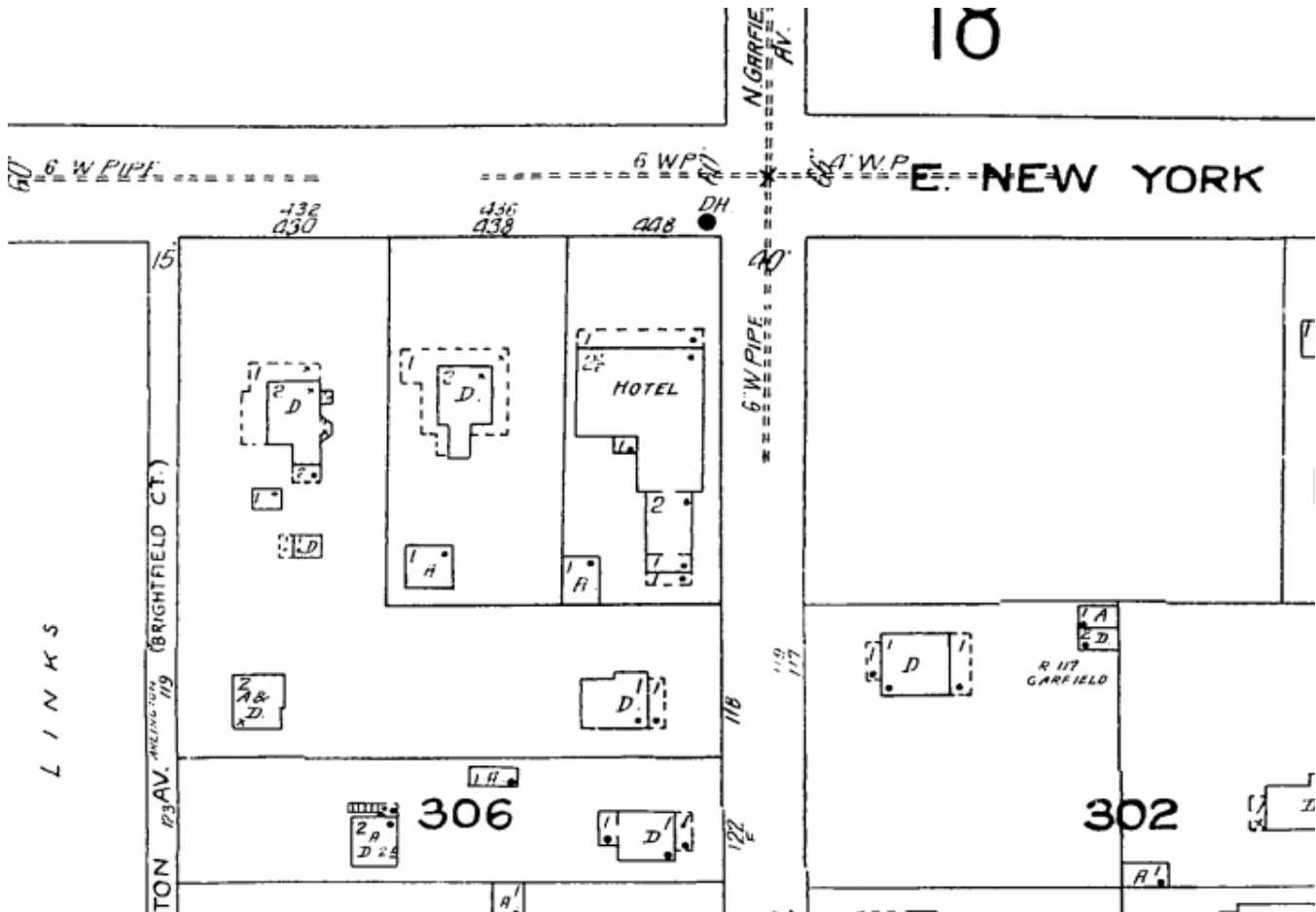
Section number Add. Doc. Page 15

Figure 2: Eastwood Terrace Hotel, outlined in red, Aug 1925.

Source: "De Land, Volusia County, Florida" New York: Sanborn Map Co., 1925, Sheet 9.

United States Department of the Interior
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Continuation Sheet

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Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)



Figure 3: Eastwood Terrace Hotel, circa 1926.

United States Department of the Interior
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Continuation Sheet**

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Eastwood Terrace Hotel

Name of Property

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N/A

Name of multiple listing (if applicable)



Figure 4: Eastwood Terrace Hotel, date unknown.

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Continuation Sheet

Eastwood Terrace Hotel

Name of Property

Volusia Co., FL

County and State

N/A

Name of multiple listing (if applicable)

Section number Photos Page 18

Property Name: Eastwood Terrace Hotel

City or Vicinity: Deland

County: Volusia

State: FL

Date

Photographer: Josh Parisoe, Kelley Kyle

Photographed: Aug 2017, Dec 2018

Description of photograph(s) and number, including description of view indicating direction of camera:

1. Front Façade, view facing south.
2. Front door leading to enclosed vestibule, view facing south.
3. Rear entrance, view facing east.
4. Rear Courtyard showing south façade of main block and west façade of the rear wing, view facing north.
5. East façade of front block, view west.
6. East façade, rear block, view south west
7. West façade, view north east.
8. Interior, Hotel Lobby, view facing south.
9. Interior, Hotel Lobby, view facing north.
10. Hotel Check-in desk and restrooms, view facing west.
11. Main Stairway, view facing south.
12. Hallway with shops, view facing south.
13. Restaurant dining room, view facing northwest.
14. Second floor, hallway from main stairway, view facing east.
15. Second floor, rear stairway, view facing west.
16. Second floor, guestroom, room 207, view facing northwest.
17. Second floor, guestroom, room 207, view facing northeast.
18. Third floor, hallway, view facing south.
19. Third floor, guestroom, view facing east.
20. Third floor, former bathroom, view facing east.

Eastwood Terrace Hotel

442 E. New York Avenue
DeLand, Volusia County
Florida, 32720


UTM:
17R 471244 3211101

Lat./Long. Coordinates:
29.027800, -81.295300

Datum: WGS84

USGS Quad: De Land, FL

Legend

 Eastwood_Terrace_Hotel

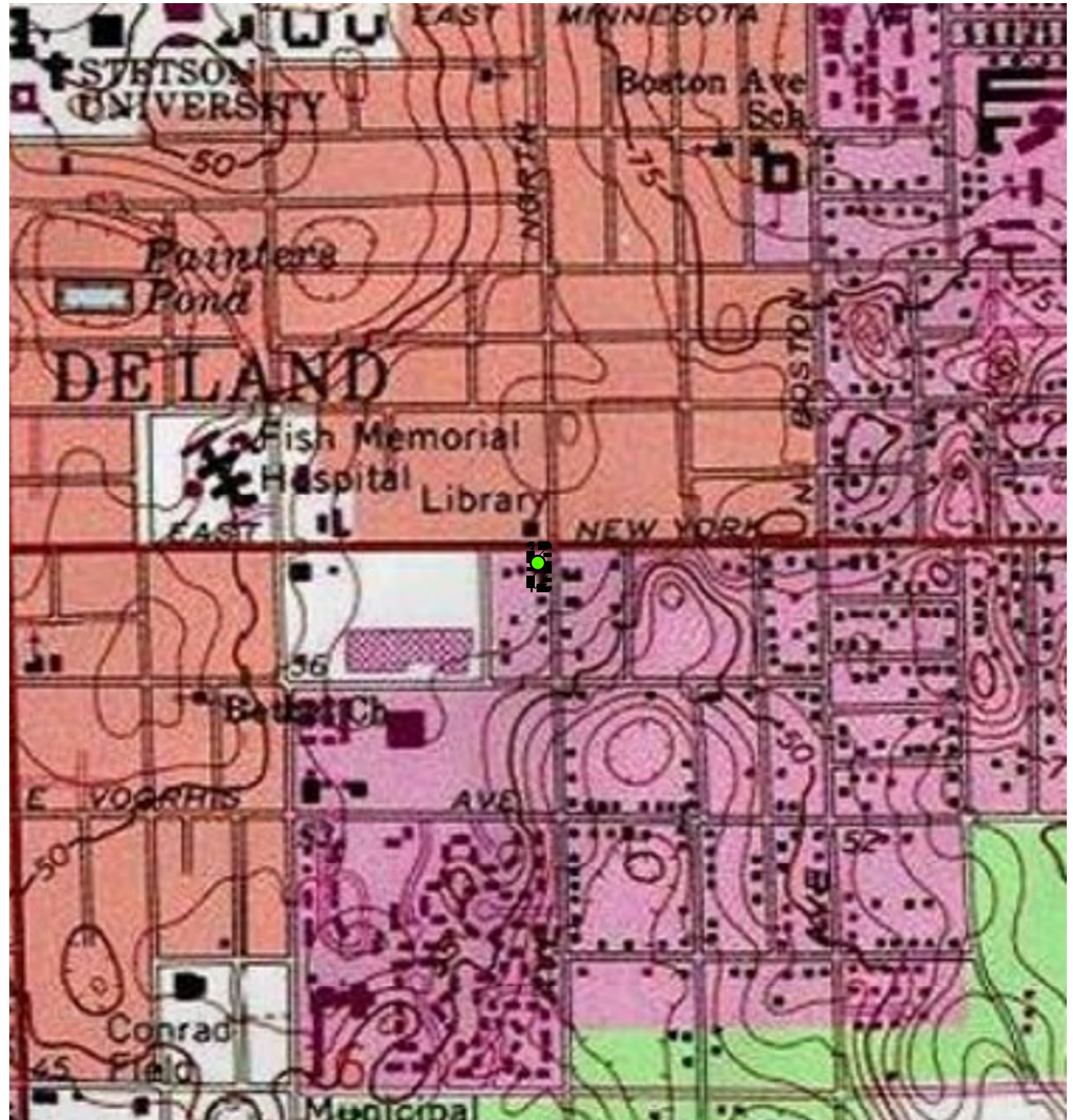
Date: 12/17/2018

1:10,000

0 425 850 1,700
Feet

0 105 210 420
Meters

Source: © 2013 National Geographic
Society, i-cubed



Eastwood Terrace Hotel


442 E. New York Avenue
DeLand, Volusia County
Florida, 32720

UTM:
17R 471244 3211101

Lat./Long. Coordinates:
29.027800, -81.295300

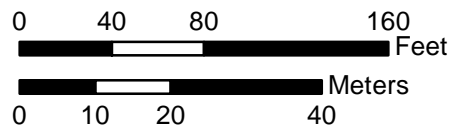
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Legend

 Eastwood_Terrace_Hotel

Date: 12/17/2018

1:1,000



Source: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo, and
the GIS User Community





DH
THE DELAND HOTEL











SPEED
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30



















EXIT











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Eastwood Terrace Hotel

Multiple Name: _____

State & County: FLORIDA, Volusia

Date Received:
2/19/2019

Date of Pending List:
3/7/2019

Date of 16th Day:
3/22/2019

Date of 45th Day: 4/5/2019
Date of Weekly List:

Reference number: SG100003586

Nominator: SHPO

Reason For Review:

☐ Appeal

☐ SHPO Request

☐ Waiver

☐ Resubmission

☐ Other

☐ PDIL

☐ Landscape

☐ National

☐ Mobile Resource

☐ TCP

☒ CLG

☐ Text/Data Issue

☐ Photo

☐ Map/Boundary

☐ Period

☐ Less than 50 years

☒ Accept ☐ Return ☐ Reject 4/2/2019 Date

Abstract/Summary Comments: Very good example of Prairie School design. The hotel has excellent integrity, with minor interior alterations on first level

Recommendation/
Criteria Accept / C

Reviewer Jim Gabbert

Discipline Historian

Telephone (202)354-2275

Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



City of DeLand

"The Athens of Florida"

www.deland.org

Mr. Ruben Acosta

January 4, 2019

Florida Department of State
Bureau of Historic Preservation
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399

SUBJECT: Eastwood Terrace Hotel, 442 E. New York Ave, DeLand, FL 32720

Dear Mr. Acosta

The City of DeLand HPB is in receipt of the National Register of Historic Places Registration Form for the property listed above. The city's Historic Preservation Board reviewed the nomination on December 6, 2018 and finds that it meets the criteria and is eligible for listing on the national register. Specifically, the property meets Criteria C – Architecture (Design/Construction) as outlined in the application in that it embodies the distinctive characteristics of the Prairie Style of architecture.

The property has also been nominated for placement on the local register and the board has expressed their pleasure in seeing the building becoming recognized at the national level as well.

Please feel free to call me at 386-626-7013, if you have any questions or concerns.

Sincerely,

Belinda Williams-Collins, AICP
Historic Preservation Coordinator, Senior Planner
Collinsb@deland.org

cc: Kelley Kyle, DeLand Hotel

2019 JAN 14 P 1:27



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 12, 2019

Dr. Julie Ernstein, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Dr. Ernstein:

The enclosed disks contain the true and correct copy of the nomination for **Eastwood Terrace Hotel (FMSF#: 8VO03862) in Volusia County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta".

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures