

United States Department of the Interior National Park Service

MAR 29 1990

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name New Smyrna Beach Historic District other names/site number N/A 8Vo 3132

2. Location

street & number See Continuation Sheet city, town New Smyrna Beach state Florida code FL county Volusia code 127 zip code 32070

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 80. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official Date 3/22/90 State Historic Preservation Officer, Bureau of Historic Preservation

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:) Signature of the Keeper Date of Action 4/26/90

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling  
Commerce/Trade/Business

Current Functions (enter categories from instructions)

Domestic/Single Dwelling  
Commerce/Trade/Business

**7. Description**

Architectural Classification  
(enter categories from instructions)

No Style/Wood Frame Vernacular  
No Style/Masonry Vernacular  
Late 19th & 20th Century Revivals

Materials (enter categories from instructions)

foundation Brick  
walls Wood/Weatherboard  
Brick  
roof Asphalt  
other Wood/Porch

Describe present and historic physical appearance.

See Continuation Sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Commerce  
Exploration

Period of Significance

1885-1935  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1887  
1935  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See Continuation Sheet

See continuation sheet

**9. Major Bibliographical References**

See Continuation Sheet

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acres of property 100 Apprx. \_\_\_\_\_

**UTM References**

A 

Zone	Easting	Northing
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B 

Zone	Easting	Northing
------	---------	----------

C 

Zone	Easting	Northing
------	---------	----------

D 

Zone	Easting	Northing
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N/A  See continuation sheet

**Verbal Boundary Description**

See Continuation Sheet

See continuation sheet

**Boundary Justification**

See Continuation Sheet

See continuation sheet

**11. Form Prepared By**

name/title Carl Shiver, Historic Sites Specialist  
organization Bureau of Historic Preservation date \_\_\_\_\_  
street & number 500 S. Bronough Street telephone (904) 487-2333  
city or town Tallahassee state Florida zip code 32399-0250

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Present and Original Appearance

PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The New Smyrna Beach Historic District comprises an approximately 100 acre section of the concentrated historic commercial and residential areas of New Smyrna as developed between 1885 and 1935. There are 313 contributing and 97 non-contributing buildings in the district, located in a two to six block wide area along the east bank of the North Indian River. The rough boundaries of the district are Riverside Drive on the east, U.S. Highway #1 on the west, Ronnoc Lane on the north, and Smith Street on the south. The majority of the structures in the district are wood frame vernacular residences and masonry vernacular commercial buildings; however a number of the late nineteenth century and early twentieth century architectural styles are also represented in the district's built environment.

The city of New Smyrna Beach is located on the east coast of Florida, approximately 95 miles south of Jacksonville. The corporate limits of the city comprises about sixteen square miles and encompasses portions of the mainland and peninsula which are separated by the North Indian River, a narrow salt water estuary that parallels the coast and forms part of the state's intracoastal waterway system. The residential area of the historic district stretches from Smith Street on the south to Ronnoc Lane on the north and is split in the middle by Canal Street, an east-west traffic artery which forms the historic commercial center of the city.

The boundaries of the district are irregular but represent the approximate historic pattern of construction and land development within the central core of the city of New Smyrna Beach during the period 1885-1935. Contributing buildings in the district reflect the city's historical period of development chiefly through their styles and use of materials. These structures remain largely unaltered, or at least retain their major original features. Non-contributing structures fall into two categories: historic period buildings that have been severely altered and those that were constructed after 1935. The ratio of contributing to non-contributing buildings is approximately 75 per cent.

The highest land elevation within the district is only about eight feet above the level of the North Indian River and is covered by trees and vegetation common to Central Florida,

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mainly palmetto, pine and live oak.. The climate is semitropical. New Smyrna Beach is the southernmost city of consequence along the rapidly developing Volusia County coastline. Some thirty miles to the south is the City of Titusville, the northernmost population center of Brevard County. The predominant land use in the city is residential. The main economic base of the community is tourism, which is served by hotels and motels on the peninsula and sustains a number of support services, industries, and small businesses throughout the corporate area.

The New Smyrna Beach area was initially settled during Florida's British Colonial Period (1764-1783), facilitated in part by the presence of the Ponce de Leon Inlet, which gave ships access to that section on the Indian River. There are a number of known and potential archaeological sites within the boundaries of the historic district associated with the John Turnbull settlement of 1768. Evidence of other historic and prehistoric human activity can be found in Old Fort Park, located on the river between Julia and Washington streets. Here one finds the remains of an aboriginal shell mound atop which stand European occupation period ruins that date to at least 1803. Features of a drainage canal dug sometime between 1768 and 1777 are known to be located in the area of Canal Street, hidden beneath the pavement. However, none of these archaeological resources falls within the period of significance for the historic district and must be counted as noncontributing elements.

Based on documentary research and visual examination, it appears that the historic standing structures within the New Smyrna Beach Historic District range in date from about 1885 to 1935. Only a few ruins from buildings and structures dating from earlier periods remain visible within the area. This is explained by several factors. The British settlement failed after only a decade, and New Smyrna was abandoned and left to be reclaimed by the wilderness. Subsequent attempts to occupy the area were thwarted by a lack of adequate land transportation and the destruction caused by the Second Seminole War (1835-1842) and the American Civil War (1861-1865). Every building constructed before the 1880s appears to have been lost to either destruction in war or to decay as a result of abandonment. The earliest surviving structure in the historic district seems to be the E.K. Lowd House (Photo #12) at 532 North Riverside Drive, which was erected ca. 1885.

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The "modern" settlement of New Smyrna Beach began in the mid-1880s in the Faulkner Avenue area of the mainland next to the river. By 1895 there were twelve buildings in the neighborhood near the intersection of Faulkner Avenue and Canal Street and approximately 20 buildings along the waterfront between Canal Street and Lytle Avenue. Only a few of the buildings in the district that appear on the 1895 Sanborn map of the city of New Smyrna still survive; however, approximately thirty buildings shown in 1906 issue remain standing, an indication of a spurt of new construction that occurred just after the turn of the century. The great majority of the buildings found in the district today were constructed after 1906. That part of the district north of Mary Avenue along the river contains a number of the older buildings. There are also concentrations of buildings dating from the c. 1900 period in the 500 block of Ball Street and the 500 block of North Riverside Drive. Most of the land outside this area was devoted to citrus groves.

By 1906, the central commercial and residential core of New Smyrna, had been fully platted. That area of the district north of Canal Street that had been laid out in the nineteenth century features city blocks that vary in size and configuration; therefore not all of the streets are continuous. The area south of Canal reflects the slightly later addition to the original town plan, and here the blocks are approximately uniform in size and the streets continuous, except where construction of a large modern hospital caused a section of Anderson Street to be closed.

There are two public parks in historic district: Old Fort Park, which lies between city hall and the river, and the New Smyrna tennis and shuffleboard complex near the intersection of Julia Street and Sams Avenue. Old Fort Park was included as a public greenspace in the early development of New Smyrna because of its historic and interesting stone ruins; therefore the park is considered a contributing resource. The tennis and shuffleboard complex is a modern facility and is designated noncontributing.

Canal Street is city's main commercial thoroughfare and contains the largest concentration of masonry vernacular buildings found in the historic district. Rush Street a north-south traffic artery whose course is interrupted at Julia and Washington streets, is lined mainly by commercial buildings in the two blocks nearest Canal Street. Commercial buildings are also found along portions of Magnolia and Orange streets. Some

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of the older residential buildings in the district feature a greater setback than those constructed at later dates. The dominant building types in the residential sections of the district are wood frame vernacular and bungalows. However, such styles as Queen Anne, Colonial Revival, and Mediterranean Revival are present also.

The residential area south of Canal Street is characterized by buildings somewhat newer and in relatively better physical condition than those found north of Canal Street. The southern area developed mainly between 1910 and 1924 and features in general the best examples of residential architecture in New Smyrna Beach. Residential structures located south of Canal Street generally occupy lots fifty feet wide by 100 feet deep and have a setback of from 15 to 20 feet. Many blocks are lined with live oak trees that in places form a canopy over the street. Houses north of Canal Street often occupy narrow lots and the setback of structures varies from street to street.

Most of the commercial buildings in the district are found along Canal Street and embody masonry vernacular designs commonly found in the United States during the early twentieth century. The historic commercial buildings within the district area were constructed between c. 1905 and 1930. They are mainly one and two-story, attached masonry buildings. One school is located within the district. This is the Faulkner Street School (Photo No. 8) which was constructed in 1917. It is a large, two-story, stuccoed masonry building fairly typical of American school buildings constructed during the first decades of the twentieth century. The district also contains several churches, the historic city hall (Photo No.5), and the New Smyrna Beach Womans' Club (N.R. 1989).

A significant local building material used in the New Smyrna Historic District is coquina. It was employed in the construction of the city hall, the New Smyrna Beach Woman's Club, and a number of other structures. Coquina stone is a composite of shell and sediment that has been widely used in coastal of Florida since the 17th century. In 1671 coquina quarries were opened on Anastasia Island and were the source of the stone used to build the Castillo de San Marco, the old Spanish fort at St. Augustine, which is probably Florida's most significant historic landmark. Coquina buildings and ruins can be found in Daytona Beach, Ormond Beach, and Cocoa. Bok Tower, built in the 1920s near Lake Wales, is partially faced with coquina. The city of Rockledge in



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Brevard County takes its name from the many coquina outcroppings in the area.

Perhaps no city in Florida outside of St. Augustine has as many examples of coquina construction as New Smyrna. There are numerous buildings in New Smyrna constructed wholly or partially of coquina. Many of the ruins associated with the colonial and early territorial development of the area are coquina. Since the late nineteenth century it has been used in New Smyrna primarily for decorative purposes. It was popular at the turn of the century for porch bases and for facing fireplaces. With its rising cost, there was also a tendency to recycle coquina from demolished buildings. Coquina is found frequently in New Smyrna on porch piers, pedestals, and coping. Among the examples of coquina construction is the house at 508 Faulkner Avenue (Photo #14).

Modern construction bounding the district can be found principally along Riverside Drive in the vicinity of Canal Street and at Murray Street. Other intrusions bordering the district can be found along Orange Street and the west side of the first three blocks of Magnolia Street south of Canal Street. The hospital complex occupying the large city block south of Lytle Avenue at Oak Street also creates a large void within the district. Non-contributing elements within the boundaries of the district are found mainly along Canal Street and at random locations in the residential areas. Much of the original fabric of the historic district, however, remains relatively undisturbed and strongly reflects its historic sense of time and place. The buildings are essentially practical and simple in design, reflecting a middle class citizenry engaged in commercial and professional pursuits typical of many small American communities. Unlike Ormond Beach or St. Augustine, the city had few wealthy winter residents in the late nineteenth and early twentieth centuries, and "cottage" palaces found in those locations are absent in New Smyrna Beach. The architecture of New Smyrna Beach is expressive of the people who lived and worked in the city.

The historic buildings of New Smyrna embody the city's cultural heritage. They convey a sense of time and place and represent the significant development of the community from approximately 1885 to 1935. This physical legacy of the history of the city can provide its citizens with the incentive for the preservation and development of its many and varied historic resources for the benefit of the present and subsequent

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generations of the city's residents. This legacy provides a link between old and new New Smyrna as the community moves into the 21st century.

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Contributing Buildings

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INVENTORY OF CONTRIBUTING BUILDINGS

Anderson Street

104  
107  
207  
404

Andrews Street

106

Ball Street

506  
508  
510  
511  
515  
516  
518  
519  
522  
523  
524  
525  
528  
530  
531  
532  
536  
537

Canal Street

141-143  
145  
147  
149  
200  
201-203  
316  
328

Canal Street (cont.)

334  
399  
400  
402  
404  
406  
405  
412  
421  
424  
426-428  
427  
428  
501  
502  
504  
506  
508  
509  
510  
511  
512  
515  
519  
524

Douglas Street

207  
208

Downing Street

208  
207  
209  
210  
307  
309

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Contributing Buildings

Faulkner Street

116  
118  
120  
208  
213  
214  
300  
301  
311  
312  
313  
315  
316  
320  
321  
401  
401 Rear  
402  
501  
505  
508  
509  
511  
512  
513  
514  
515  
519  
524  
528  
528 (Rear)  
532  
536  
538  
542

Julia Street

104  
106  
110  
206  
210  
214  
301  
302  
305  
309  
310  
312  
313

Live Oak Street

114  
200  
204-206  
211  
216  
219  
301  
302  
304  
306  
308  
509  
600  
601  
602  
603  
610  
617

Hillman Street

314  
316  
318  
322

Lytle Avenue

207  
211  
305  
307  
311

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Contributing Buildings

Magnolia Street

301  
303  
315  
317  
401-403  
404  
405  
407  
409  
411  
504  
506  
512  
516  
608  
610  
616  
701  
703

Marshall Street

206  
207  
208

Mary Street

119  
121  
205  
206  
207  
209  
211  
212  
213  
214  
217  
218  
300  
301  
304  
305

Mary Street (cont.)

308  
312

Murray Street

205  
207  
209  
211  
212  
214  
215  
216  
217  
218  
300  
303  
304  
305  
306  
307  
309

Orange Street, North

107  
121  
213  
215  
219  
307  
311  
312  
316-318  
317  
324  
402  
404  
406

Orange Street, South

208

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Contributing Buildings

Orange Street, South (cont.)

215  
216  
300  
301  
304  
305  
306  
307  
314  
601  
605

Palmetto Street

111  
113  
200  
201  
204  
205  
207-209  
208  
210  
214  
309  
314  
318  
601  
603  
607  
608  
609  
610  
612

Riverside Drive, North

300  
306  
312  
504  
508  
512-514  
516

Riverside Drive, North (cont.)

520  
524  
526  
532  
532 A  
532 B

Riverside Drive, South

408  
416  
420  
426  
500  
502  
506  
512  
600  
608  
616  
620  
700  
704

Ronnoc Lane

208  
212

Rush Street

108  
110  
204  
206  
208  
209  
210  
211  
304  
305  
307  
308  
309

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Contributing Buildings

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Rush Street (cont.)

309 1/2  
310  
312  
314  
400  
402  
404

Sams Avenue

110-114  
120  
139  
210

Washington Street

107  
109  
115  
206  
208  
210  
212  
213  
215  
219  
221  
300  
301  
302  
303  
304  
305  
306  
307  
310  
312

Other Resources

Old Fort Park

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Noncontributing Buildings

INVENTORY OF NON-CONTRIBUTING BUILDINGS

Alma Court

213  
214  
215

Anderson Street

209  
304  
306  
406

Ball Street

507  
507 1/2  
512  
513  
520  
523 (Rear)  
529  
531 (Rear)  
533

Canal Street

151  
205  
217  
219  
227  
237  
304  
310-312  
314  
320-326  
323-327  
329  
330  
401  
413

Canal Street (cont.)

417  
418  
419  
431

Downing Street

312

Faulkner Street

103  
122-124  
303  
317  
500  
509 (Rear)  
511 (Rear)  
519 (Rear)  
522  
523  
525

Hillman Street

312

Julia Street

200  
202  
207  
303  
311

Live Oak Street

112



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Continuation SheetSection number 7 Page 13Noncontributing BuildingsLive Oak Street (cont.)115  
605  
616Magnolia Street413  
501  
505  
509  
600  
611Marshall Street209  
211  
212Mary Street211 (Rear)  
212 (Rear)  
213 (Rear)Murray Street210  
211 1/2  
211 (Rear)  
302  
309 (Rear)Orange Street, North111  
201  
307  
320  
323  
400Orange Street, South211  
308  
315Palmetto Street211  
212  
215Riverside Drive, North500  
518Rush Street104  
204 1/2  
212  
306  
311  
315Sams Avenue

214

Washington Street203  
207Other ResourcesOld Ruins (Old Fort Park)  
Water Tower (Old Fort Park)

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Photographs

INVENTORY OF PHOTOGRAPHS

1. State Bank And Trust Building, New Smyrna Beach Historic District
  2. 200 Canal Street, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. North And East Elevations, Looking Southwest
  7. Photo No. 1 Of 33
- 
1. Dollar General Store, New Smyrna Beach Historic District
  2. 428 Canal Street, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. North And West Elevations, Looking Southeast
  7. Photo No. 2 Of 33
- 
1. Clark Floor Covering, New Smyrna Beach Historic District
  2. 424 Canal Street, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. North And East Elevations, Looking Southwest
  7. Photo No. 3 Of 33
- 
1. Diamonds & Co., New Smyrna Beach Historic District
  2. 399 Canal Street, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. South Elevation, Looking North
  7. Photo No. 4 Of 33
- 
1. City Hall, New Smyrna Beach Historic District
  2. 210 Sams Avenue, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. East Elevation, Looking Northwest
  7. Photo No. 5 Of 33

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Photographs

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1. Old Connor Library, New Smyrna Beach Historic District
2. 300 Faulkner Avenue, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. South And East Elevations, Looking Northwest
7. Photo No. 6 Of 33

1. First Baptist Church, New Smyrna Beach Historic District
2. 200 Block Faulkner, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. West Elevation, Looking East
7. Photo No. 7 Of 33

1. Faulkner Street School, New Smyrna Beach Historic District
2. 405 Faulkner Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. West Elevation, Looking Southeast
7. Photo No. 8 Of 33

1. 213 Washington Street, New Smyrna Beach Historic District
2. 213 Washington Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. South and East Elevations, Looking Northwest
7. Photo No. 9 Of 33

1. 508 North Riverside Drive, New Smyrna Beach Historic District
2. 508 North Riverside Drive, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. East Elevation, Looking Northwest
7. Photo No. 10 Of 33

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Photographs

- 
1. 512-514 North Riverside Drive, New Smyrna Beach Historic District
  2. 512-514 North Riverside Drive, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. East Elevation, Looking West
  7. Photo No. 11 of 33
- 
1. E.K. Lowd House, New Smyrna Beach Historic District
  2. 532 North Riverside Drive, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. East Elevation, Looking West
  7. Photo No. 12 Of 33
- 
1. 704 South Riverside Drive, New Smyrna Beach Historic District
  2. 704 S. Riverside Dr., New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. East Elevation, Looking West
  7. Photo No. 13 Of 33
- 
1. 508 Faulkner Avenue, New Smyrna Beach Historic District
  2. 508 Faulkner Avenue, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. South And East Elevations
  7. Photo No. 14 Of 33
- 
1. Ruins of Old Well,, New Smyrna Beach Historic District
  2. Old Fort Park, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. View Looking East
  7. Photo No. 15 Of 33

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Photographs

- 
1. Ruins Of Ambrose Hull House, New Smyrna Beach Historic District
  2. Old Fort Park, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. View Looking Northeast
  7. Photo No. 16 Of 33
- 
1. South Riverside Drive, New Smyrna Beach Historic District
  2. 700 Block of South Riverside Drive, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. Facing Northwest from River South of Smith Street
  7. Photo No. 17 Of 33
- 
1. South Riverside, New Smyrna Beach Historic District
  2. 500 Block of South Riverside, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. View Looking Northwest
  7. Photo No. 18 Of 33
- 
1. New Smyrna Beach Woman's Club, New Smyrna Beach Historic District
  2. 401 Magnolia Avenue, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. North and West Elevations, Looking Southeast
  7. Photo No. 19 Of 33
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1. Andrews Street, New Smyrna Beach Historic District
  2. 200 Block of Andrews Street, New Smyrna Beach (Volusia County), Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. View Looking Southeast
  7. Photo No. 20 Of 33

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1. Masonic Lodge, New Smyrna Beach Historic District
2. 300 North Riverside Drive, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking Northwest
7. Photo No. 21 Of 33

1. North Riverside Drive, New Smyrna Beach Historic District
2. 500 Block of North Riverside Drive, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking Northwest
7. Photo No. 22 Of 33

1. North Riverside, New Smyrna Beach Historic District
2. 500 Block of North Riverside, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking Southwest
7. Photo No. 23 Of 33

1. Ronnoc Avenue, New Smyrna Beach Historic District
2. 100 Block of Ronnoc Avenue, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. Ronnoc Avenue Looking West From North Riverside Avenue
7. Photo No. 24 Of 33

1. North Orange Street, New Smyrna Beach Historic District
2. 100 Block of North Orange Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking North from Canal
7. Photo No. 25 Of 33

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1. U.S. Highway 1, New Smyrna Beach Historic District
2. 100 Block of U.S. Highway 1, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking South from Canal Street
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1. Canal Street, New Smyrna Beach Historic District
2. 400 Block of Canal Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking Southeast from Orange Street
7. Photo No. 27 Of 33

1. Faulkner Street, New Smyrna Beach Historic District
2. 100 Block of Faulkner Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking South from the Intersection of Julia Street
7. Photo No. 28 Of 33

1. 216 South Orange Street, New Smyrna Beach Historic District
2. 216 South Orange Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. Non-contributing Building
7. Photo No. 29 Of 33

1. Exxon Station, New Smyrna Beach Historic District
2. 151 Canal Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. South Elevation, Looking North
7. Photo No. 30 Of 33

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1. 215 Washington Street, New Smyrna Beach Historic District
2. 215 Washington Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. South and East Elevations, Looking Northwest
7. Photo No. 31 of 33

1. Canal Street, New Smyrna Beach Historic District
2. 100 Block of Canal Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. View Looking Southeast from Magnolia Street
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1. Canal Street, New Smyrna Beach Historic District
2. East End of Canal Street, New Smyrna Beach (Volusia County), Florida
3. Paul Weaver
4. 1989
5. Historic Property Associates
6. Non-contributing Building Overlooking Outside Historic District, View Looking Northeast
7. Photo No. 33 Of 33



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Significance

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STATEMENT OF SIGNIFICANCE

Summary Paragraph

The New Smyrna Beach Historic District fulfills criteria A and C for listing in the National Register of Historic Places. The district is associated with events which are locally significant in the areas of exploration/settlement, commerce and architecture. The district largely retains the integrity of its original town plan and, the historic built environment reflects the period from 1885 to 1935 when the city grew from a frontier settlement to a mature urban community. The district includes the most concentrated area of historically and architecturally significant commercial, educational, governmental, and residential buildings in the city of New Smyrna Beach.

Historical Background

New Smyrna Beach is one of a string of communities found along the Volusia County coastline--including Ormond Beach, Daytona Beach, and smaller towns--that comprise an area of almost continuous development along U.S. Highway 1 on the mainland and State Road A1A along the barrier islands of the Atlantic Ocean. Some of these locations were the sites of settlements during the British Colonial Period (1764-1783) when plantations were established for the production of cotton, rice, indigo, and tobacco. The New Smyrna Beach Historic District encompasses a portion of one such settlement, from which the present town derives its name. Andrew Turnbull, the founder of the eighteenth century colonial venture chose the name New Smyrna to commemorate the city of Smyrna in Asia Minor where his wife and son were born.

In 1768 Andrew Turnbull began to develop a series of plantations upon the 20,000 acres of land on the east coast of Florida that he had been granted by the British Crown. The project, however, was doomed to failure. The soil and climate proved unsuitable for many of the crops introduced into the area, and the colonists were beset by mosquitoes and disease. After only nine troubled years the farms and settlement were abandoned and reclaimed by the wilderness. Some archaeological evidence of the Turnbull colony can still be found in the vicinity of New Smyrna Beach. These include the remains of irrigation and

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drainage canals and the coquina foundations of structures erected by the colonists. Canal Street, the main thoroughfare of the city's business district, was constructed along the route of one of these canals. All of the historic district falls within the limits of the Turnbull settlement, making it an area of high potential for archaeological study.

During the Second Spanish Colonial Period (1784-1821) further attempts were made to settle the New Smyrna site, mainly by immigrants from the United States. Between 1800 and 1809 approximately 400 individuals moved into area. The stone ruins found in Old Fort Park (Photo No. 16) appear to date from this era and are believed to be the foundations of a residence and storehouse constructed by Ambrose Hull, a native of Connecticut who moved to Florida in 1801.

After the United States acquired Florida in 1821, a new influx of settlers arrived in the New Smyrna area, and the population continued to grow slowly until the outbreak of the Second Seminole War (1835-1842). During the first year of the conflict, the Indians destroyed nearly every settlement along the east coast of Florida from St. Augustine in the north to Cape Florida at the southern tip of the peninsula. Every house in Volusia County was either burned or left abandoned. The town site remained largely uninhabited until after the American Civil War (1861-1865). One visitor in 1867 reported that there were only three houses in New Smyrna, and a mere seven families were noted in the area as late as 1874. The Florida State Gazetteer for 1884-1885 listed only twenty-one persons resident in the community.

Although the Gazetteer boasted even in 1885 that New Smyrna was "becoming noted as both a summer and winter resort," it was the completion in 1887 of a railroad link between the town of Blue Springs and New Smyrna that ended the community's relative isolation and encouraged the influx of new residents. Northern visitors came to the area to hunt and fish. Among these was Washington Everatt Connor, a wealthy businessman, who arrived in 1885 and became convinced of the area's agricultural potential. He purchased 3,000 acres of land on which to develop a town and citrus groves and began to encourage the immigration on new residents by an advertising campaign in northern newspapers. By 1887, the year the town was incorporated, the population of the community had grown to 150. There were two hotels, a public school, several churches, and two general stores. The

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cultivation of oranges, commercial fishing, and tourism were the principal economic activities in the growing settlement. Just three years later the population of New Smyrna had grown to 500.

Even more rapid growth of the community seemed assured with the arrival of the Florida East Coast Railway in 1892. The line was owned by Henry Flagler, who had ambitious plans for the development of Florida's Atlantic coast. The construction of his rail line also involved the erection of major hotels along its route and providing facilities for transporting agricultural products to northern markets. These activities were designed to attract new residents to Florida and to encourage businessmen to invest capital in local enterprises that would increase the value of Florida real estate. Flagler continued to lengthen his line along the eastern seaboard, reaching Miami just four years after arriving in New Smyrna.

By the early 1920s, Florida entered its "boom" period, and middle class Americans--given new mobility by the automobile--began to discover the pleasures of Florida's climate and beaches. Many who came to visit the state remained as permanent residents. To accommodate these new tourists and residents, the state undertook construction the Dixie Highway (U.S. Highway 1), and developers and promoters by the score descended on Florida to sell property and build houses for those newly arrived in the "Sunshine State." Although the Florida real estate boom actually began in South Florida and had its major impact there, no part of the state completely escaped its influence. The fever to sell and develop what had been wilderness and swamp spread from the western "panhandle" in the north to the island of Key West, Florida's "southernmost city." In New Smyrna, as well, subdivisions were platted and lots sold and resold for quick profits.

In 1926 the real estate boom swiftly and dramatically collapsed, plunging Florida into the Great Depression several years ahead of much of the rest of the nation. The New Smyrna Beach City Hall (Photo No. 5), constructed in 1935 by the WPA, is one of the few substantial buildings in the city to postdate 1930. Its date of construction, therefore, marks the end of the period of significance of the district.

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Significance

Statement of Significance

Even though the site of the New Smyrna Beach has been inhabited at various periods since the eighteenth century, the historic district is significant in the area of exploration and settlement for its association with events important to the 1885 formal founding and incorporation of the community. Except for the British Colonial Period, attempts to settle the area prior to 1885 lacked both comprehensive planning and a vision of the town's future. Before the arrival of W.E. Connor and his associates, most of Volusia County and Central Florida were still wilderness with few roads and no rail transportation. The village of New Smyrna had fewer than 100 residents and lacked a formal town plan. Connor and other pioneers established the foundations of the modern community of New Smyrna Beach and nurtured its growth during the formative years without seeking an immediate return on their initial financial investment.

Their purpose was social and political, as well as commercial, and they made many philanthropic contributions to the city, including the construction of public facilities, such as schools, a library, and a bridge to the peninsula on which they did not seek to realize a monetary profit. The efforts of these community founders also provided the incentive for bringing rail transportation to New Smyrna, thereby promoting growth in the areas of agriculture and tourism and opening New Smyrna and much of the rest of the east coast of Florida to significant settlement and development.

The commercial significance of the district is reflected by the physical resources in the historic business center along Canal Street. Here tourists and residents purchased goods and services, and the area controlled the means of providing marketing and shipping facilities for citrus and other agricultural products grown in the area. Its banks and other financial institutions also made capital available for continued land development in the area.

The New Smyrna Beach Historic District also has architectural significance since it contains examples of late nineteenth and early twentieth century buildings that reflect the styles of architecture that were popular in Florida during the period 1885-1935. These structures are a visual and physical record of the early development of the city. Wood frame vernacular residences and masonry vernacular commercial

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structures predominate in the district, but there are a scattering of "styled" buildings to be found throughout its limits. Among the more numerous or individually distinctive architectural styles found in the district are Queen Anne, Colonial Revival, Bungalow, Beaux-Arts Classical, and Mediterranean Revival.

Masonry Vernacular

The masonry vernacular storefronts of New Smyrna are consistent with the design and materials of historic storefront architecture throughout the United States. They are characterized by such features as flat parapet roofs, belt courses, decorative brick work, and date and name panels. Among the best examples of commercial masonry vernacular architecture in New Smyrna are 399, 424, and 428 Canal Street (Photo Nos. 2 and 4).

Most of the contributing commercial buildings embody masonry vernacular designs commonly found in the United States during the early twentieth century. The historic commercial buildings within the district area were mainly constructed between ca. 1905 and ca. 1930 and are generally one and two-story, attached masonry structures. The street facades are usually divided horizontally into two zones: the street level storefront with its display windows for retail items and the upper stories, defined by ordinary window bays. The first floor was originally used as retail space, while professional offices, meeting rooms, and residential areas occupied the upper floors.

Beaux-Arts Classicism

Among the more striking buildings in the downtown commercial area is the State Bank and Trust Building completed in 1926 and located at 200 Canal Street (Photo No. 1). The design breaks with the masonry vernacular architecture of the surrounding buildings and embodies the Beaux-Arts Classical style. The style emphasized elaborate and lavish decorative detailing based primarily on classical precedents. The term Beaux-Arts is used by architectural historians to refer to those architectural tendencies advocated by France's Ecole des Beaux-Arts in Paris and the American architecture influenced by it during the 1885-1920 period. The Beaux-Arts Classical styling of the Bank and

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Trust Building is expressed through the classical features such as engaged columns with Ionic capitals, simple entablature, pediments, and decorative elements. The building is a significant component of the architectural legacy of downtown New Smyrna Beach.

Wood Frame Vernacular

The dominant building type in the historic district is the wood frame vernacular residence. This stylistic description applies to the use of common wood frame construction techniques by lay or self taught builders, a product of their experience, available resources, and responses to the locale environment. The buildings they constructed did not represent the major contemporary stylistic trends and were not based on formal academic or technical training. Frame vernacular buildings in New Smyrna are generally one or two stories in height, with a balloon frame structural system constructed of pine or other native woods. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of bricks.

They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard or drop siding are the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature and include one and two-story end porches or verandas. Decoration is sparse. It is generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eaves and porch brackets. Some of the best examples of frame vernacular architecture are found in the 500 block of Riverside Drive (Photo No. 18), and along Faulkner Avenue.

Queen Anne

Another architectural style found in New Smyrna is the Queen Anne. As it developed in the United States the Queen Anne style was almost exclusively domestic and was usually executed in wood frame. The Queen Anne was popular in Florida from approximately 1876 until 1910. The fully developed Queen Anne house is usually

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a two-story building, distinguished by asymmetrical massing and an elaborate use of shapes and textures intent on producing a highly picturesque effect. Vertical elements are separated by horizontal bands in which one finds the use of various siding materials such as stone, brick, weatherboard, and shingles. Steep gables, towers, dormers, balconies, and verandas further enrich the building.

Richard Norman Shaw (1831-1912), a successful designer of country homes led a group of nineteenth century architects who named and popularized the style. The name given to the genre in which they worked was inappropriate, for the precedents they used had little to do with the formal Renaissance architectural forms dominant during the reign of Queen Anne (1707-1714). New Smyrna has several examples of the Queen Anne, among them 213 Washington Street (Photo No. 9). This building exhibits such identifying features of the style as a wrap-around porch, irregular massing, a variety of exterior materials, and milled decorative work.

Bungalow

After the frame vernacular, the bungalow is the most common type of residential architecture in New Smyrna Beach. The bungalow was derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the eighteenth and nineteenth centuries.

The earliest American buildings which were consciously bungalows appeared in the 1890s. For the most part these were either seasonal homes on the New England coast or year round homes in California. They were usually large residences designed by architects. By the turn of the century, however, the building market was flooded by catalogs of plans of inexpensive bungalows. At about the same time the publications Bungalow Magazine and The Craftsman appeared. Both featured series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in these magazines were duplicated throughout the United States and reinforced the humbler aspects of the bungalow.

The typical American bungalow is a compact one or one and a half story structure built on masonry piers with a shallow-pitched roof. The porch is an integral part of bungalow and is often integrated into the main block of the house. The porch

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roof may be supported by truncated, tapered columns resting on masonry piers. Often a solid parapet wall serves as the porch balustrade. Most bungalows are of wood frame construction. The choice of exterior sheathing materials varies from wood shingles, weatherboard and drop siding to stucco. In New Smyrna bungalows are mainly sheathed in either drop siding or wood shingles, or a combination of the two. Bungalow windows are frequently arranged in groups of two or three, the upper sash of the double hung window commonly being divided vertically into several panes.

One of the best examples of a bungalow in New Smyrna Beach is a "craftsman" type located at 216 South Orange Street (Photo No. 29). The building features exposed aggregate stucco finish that results in a dark beige color. The multi-level building has an intersecting gable roofline with false beams in the gable ends. The front porch, which extends to a carport, exhibits truncated tapered square posts set on massive brick piers. Several Bungalows in New Smyrna take elaborate forms. 508 Faulkner Street (Photo No. 14), while an eclectic style building, does exhibit a number of features associated with the Bungalow. It also exhibits a Japanese influence, specifically the multiple roof plains with a peaked or flared roof line.

Colonial Revival

New Smyrna Beach has no pure examples of the Colonial Revival style, but its influence is seen in a number of the vernacular residences. One of the best concentrations of Colonial Revival style residences is along South Riverside Drive south of Lytle Avenue. The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. About the same time a series of articles about eighteenth century American architecture appeared in the American Architect, the New York Sketch Book of Architecture and Harpers.

There are generally two approaches to Colonial Revival design. One emphasizes quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. A more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized symmetry, proportion, and faithfulness to the use of historical materials.



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Colonial Revival residences in New Smyrna Beach are mainly wood frame structures. Exterior walls are sheathed in weatherboard of drop siding. Although porches were not as prominent as they are on Queen Anne houses, most residences have a porch or veranda on the main facade. The plan of the Colonial Revival house is usually rectangular, and the structure is covered with either a hip or gable roof. The fenestration of the Colonial Revival houses may be either symmetrical or asymmetrical, and normally features double hung sash windows of six over six lights. The windows are often flanked by louvered shutters. There is usually an architrave composed of heavy moldings over the main entrance and one sometimes finds sidelights and a transom in the door surrounds.

In New Smyrna Beach, one of the best examples of the Colonial Revival style is represented by the residence at 704 South Riverside Drive (Photo No. 13). This large example displays dominant horizontal and vertical symmetry. The square central portion of the house is capped by a hip roof, with a small gable set at its peak. The gable is repeated in a small second story gallery rests on the roof of the first story veranda that extends the width of the main facade and continues to include a porte-chochere at the side of the house. The veranda is supported by paired Tuscan columns that rest upon brick piers. The main doorway feature a molded architrave and sidelights.

Mediterranean Revival

Mediterranean Revival style buildings are also found in the district, although not as many as one sees in areas of South Florida or in the major cities of Central Florida. Buildings styles reflecting Spanish and Italian influences became widely popular in Florida during the 1920s Boom Period. The examples in the historic district mainly reflect Spanish Colonial Revival, Mission, and Spanish Eclectic prototypes.

The Spanish Colonial Revival house was characterized by a low pitched gable or hip roof with wide overhanging eaves. Another feature was a flat roof with parapet. This parapet was usually curvilinear, banded or tiled and was an important decorative element of the elevation. Clay tile was used on the parapet and as the covering for the hip or gable roof. The exterior walls of the Spanish Colonial Revival building were

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usually stuccoed, the finish being either smooth or textured. Smaller and less expensive houses were usually of wood frame construction built on piers, which were concealed by a stuccoed screen wall. Larger houses and many commercial buildings were constructed of structural clay tile or concrete block.

The porch is an integral element of the Spanish Colonial Revival style. It is frequently arcaded and may take the form of a loggia with columns. The floor of the porch is often tiled. Buildings may be either one or two stories and usually contain at least one feature with vertical emphasis, such as a tower with a pyramidal roof or a tall chimney capped with a red tile cover to resemble a bellcote.

The entrance often features a heavy paneled or battened door fitted with wrought iron strapping, and the door surrounds may contain pilasters or cast stone ornamentation. Windows were usually paired wood frame casements with four, six or eight lights. French doors provide access to the porch or a walled patio. The plan of the Spanish Colonial Revival house was asymmetrical.

The residence at 215 Washington Street (Photo No. 31) displays elements of the Spanish Colonial Revival style with some unusual features. The flat roof is surrounded by heavy piers that resemble the turrets of a castle. The building is asymmetrical in plan and has a dominating pantile roofline set slightly below the parapet that follows the irregular proportions of the building. The front porch is supported by heavy square columns. An arborescent carport roof is another distinctive feature of the residence. Another building worthy of mention is the New Smyrna Beach Woman's Club (Photo No. 19). The club, constructed in 1924, is a Spanish Eclectic style building. It was individually listed in the National Register in 1989.

Conclusion

The New Smyrna Beach Historic District has local significance in the areas of exploration/settlement, commerce, and architecture. The district encompasses the oldest continuous area of settlement in the area and is associated with events significant to the town's settlement and subsequent development during the late nineteenth century. It has commercial significance because of its association with tourism and the

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historic marketplace of the city. It also contains buildings exhibiting a variety historical and revival styles typical of American architecture of the late nineteenth and early twentieth centuries. These structures include the city's major commercial, residential, governmental, and religious buildings. Finally, the district also contains a number of archaeological resources that do not fall within the period of significance designated for the nomination proposal but which are significant in their own right. These resources will be further addressed in future surveys and National Register nominations.

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Boundary Description

Boundary Description

Begin at the southeast corner of the property line of 704 South Riverside Drive and run west along the south line of said property and continue to the east curb line of Magnolia Street; then run north along said curb line to the northeast corner of the intersection of Magnolia Street and Smith Street; then run west along the north curb line of Smith Street approximately 950 feet to a point parallel with the west property line of 612 Palmetto Street; then run north approximately 175 feet to a point parallel with the south property line of 605 South Orange Street; then run west along said line to the east curb line of South Orange Street; then run north along said curb line to the southeast corner of the intersection of South Orange Street and Anderson Street.

Then run east along the south curb line of Anderson Street to the southeast corner of the intersection of Anderson Street and Live Oak Street; then run north along the east curb line of Live Oak Street approximately 200 feet to a point parallel with the north property line of 509 Live Oak Street; then run east along said line approximately 200 feet to the west property lines of the buildings fronting on the west side of the 500 block of Magnolia Street; then run north along said line approximately 550 feet to the south curb line of Lytle Avenue; then run west along said curb line to the southeast corner of the intersection of Live Oak Street and Lytle Avenue; then run north to the northeast corner of said intersection; then run west along the north curb line of Lytle Avenue approximately 925 feet to a point parallel with the west property lines of the buildings fronting on the west side of the 300 block of South Orange Street.

Then run north along said lines and continue to the northwest corner of the property line of 208 South Orange Street; then run east approximately 375 feet to the west property lines of the buildings fronting on the 200 block of Palmetto Street; then run north along said lines to the south curb line of Downing Street; then run east to the southwest corner of the intersection of Downing Street and Palmetto Street; then run north along the west curb line of Palmetto Street approximately 175 feet; then run west along the south property lines of the buildings fronting on the south side of Canal Street to the west property line of 524 Canal Street; then run north along said property line and jog east and continue north along the west property line of 519 Canal Street to the rear of the property.

Then run east along the north property lines on the buildings fronting on the north side of Canal Street to the east

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curb line of North Orange Street; then run north along said curb line approximately 950 feet to a point parallel with the south property line of 312 North Orange Street; then run west along said line to the west line of the property and run north along the west property lines of the buildings fronting on the west side of North Orange Street to the south curb line of Mary Street; then run east along the south curb line of Mary Street 250 feet to a point parallel with the west property line of 305 Mary Street; then run north along said line and continue along the west property lines of the buildings fronting on the west side of Ball Street to the south curb line of Ronnoc Lane.

Then run along the south curb line of Ronnoc Lane to the intersection of North Riverside Drive; then run south along the west curb line of North Riverside Drive to the intersection of Mary Street; then run west along the north curb line of Mary Street approximately 200 feet; then run south along the west curb line of Hillman Street approximately 575 feet to a point parallel with the north property line of 312 North Riverside Drive; then run south along said line to the west curb line of North Riverside Drive; then run south along said curb line approximately 900 feet to a point parallel with the north property line of 120 Sams Avenue; then run west along said line to the east curb line of Sams Avenue; then run south along said curb line to the northwest corner of the intersection of Sams Avenue and Canal Street.

Then run south west along the north curb line of Canal Street approximately 100 feet; then turn and run south along the west curb line of Magnolia Street approximately 200 feet; then turn and run west along the line of the south wall of 200 Canal Street approximately 200 feet to a point parallel with the east property line of 207 Downing Street; then run south along said line and continue along the east property lines of 208 Downing Street, 207 and 208 Douglas Street, and 207 Lytle Avenue to the north curb line of Lytle Avenue; then run east along said curb line to the northeast corner of the intersection of Lytle Avenue and Magnolia Street; then run north along the east curb line of Magnolia Street to the intersection of Douglas Street.

Then run east along the south curb line of Douglas Street approximately 200 feet; then run south to the south curb line of Lytle Avenue; then run east along said curb line to the intersection of South Riverside Drive; then run south along the west curb line of South Riverside Drive to the southeast corner of the property line of 704 South Riverside Drive, the point of beginning.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Boundary Justification & U.T.M. References

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Boundary Justification

The boundaries of the New Smyrna Beach Historic District contains approximately all of that area of the central core of the city of New Smyrna Beach as it was laid out and developed during the period 1885 to 1935. The delineated district further features the concentrated built environment that reflects that historic period of development and excludes only those sections of the commercial and residential areas where the integrity of the original resources has been lost, or where they have been replaced by more recent noncontributing structures.

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U.T.M. Map References

New Smyrna Beach Quadrangle:

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A.	17	506840	3211160
B.	17	507260	3211340
C.	17	507660	3210860
D.	17	507940	3210040
E.	17	507380	3009780