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NATIONAL REGISTER

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Olds Hall

other names/site number Arroyo Gardens Hotel, Daytona Terrace Hotel/8V04395

2. Location

street & number 340 S. Ridgewood Avenue n/a  not for publication

city or town Daytona Beach n/a  vicinity

state Florida code FL county Volusia code 127 zip code 32114-4696

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.)

Suzanne P. Walker / Deputy SHPO 8/19/93  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Selma Ryan

entered in the  
National Register

Date of Action

9/23/93

Olds Hall  
Name of Property

Volusia Co., FL  
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)

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

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

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

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

n/a

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: Hotel  
Multiple Dwelling

**Current Functions**  
(Enter categories from instructions)

Domestic: Multiple Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19th & 20th Century Revivals:  
Mediterranean Revival

**Materials**  
(Enter categories from instructions)

foundation Stucco  
walls Stucco

roof Ceramic Tile

other Terra Cotta

**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.

**Areas of Significance**

(Enter categories from instructions)

Commerce

Architecture

**Period of Significance**

1923-1943

**Significant Dates**

1923

**Significant Person**

(Complete if Criterion B is marked above)

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Espedahal, Jacob/

Unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Olds Hall  
Name of Property

Volusia Co., FL  
County and State

**10. Geographical Data**

**Acreege of Property** Less than 1 acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	17	498020	3230530
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 Paul Weaver/Barbara E. Mattick, Historic Sites Specialist

organization Bureau of Historic Preservation date August 1993

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

city or town Tallahassee state Florida zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name Evangelical Lutheran Good Samaritan Society, c/o Cara Ladnyk, Administrator

street & number 325 S. Segrave Street telephone (904) 253-6791

city or town Daytona Beach state FL zip code 32114

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

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

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**SUMMARY**

Olds Hall, originally known as the Arroyo Gardens Hotel, is located at 340 South Ridgewood Avenue in the City of Daytona Beach, Volusia County, Florida. Completed in 1923, the Mediterranean Revival building has three stories with a patio/ground level and two roof-top penthouses. The building is basically U-shaped, defined by a central block and north and south wings. Flat roofs cover the north and south wings and a tiled, gabled roof covers the central block. The exterior is smooth stucco on all elevations. The building's Spanish styling is expressed through exterior and interior design and detailing, including its U-shaped ground plan and regular massing, arched windows, arcades, wrought iron work, terra cotta trim around windows and doors, modillions, and a detailed cornice along the roof line. The interior contains a lobby and other public spaces on the first floor, and apartments in the floors above and the ground floor below. Virtually all apartments retain original art glass windows. Additions and some remodeling of ceiling finishes and other minor detailing occurred between 1948 and 1950. Otherwise, the integrity and maintenance of the building are excellent.

The property also includes one contributing structure, an original arch over one of the driveways, and one noncontributing building, the 1950 Olds Hall Annex which is connected to the north side of Olds Hall by an enclosed "bridge".

**PRESENT AND ORIGINAL PHYSICAL APPEARANCE**

**SETTING**

Olds Hall occupies a prominent corner lot at the intersection of Live Oak Avenue and Ridgewood Avenue on U.S. Highway 1 (Photo 1), the latter being one of the principal traffic arteries in Daytona Beach. The setting has changed considerably since the building was originally constructed. Souvenir brochures at the turn of the century illustrate the natural hammock in which the building was located. Expansive live oaks, water oaks, and hickories offered spacious canopies. Ridgewood Avenue was a narrow dirt lane, meandering casually through the trees. Today, most of the original trees are gone; various species of shrubs, trees, and other plantings are located around the building. The area is rapidly changing from residential to commercial, professional, and governmental use, a

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process that has been occurring over the past forty years. The widening of U.S. 1 during the 1950s and the construction of City Hall during the early 1970s and the federal courthouse in 1976 were the principal reasons for the transformation of the area.

The building faces east toward Ridgewood Avenue. Its south elevation faces Live Oak Avenue. Concrete sidewalks define the east, south, and west sides of the property. A driveway provides vehicular access to the site from Ridgewood Avenue and runs along the north side between Olds Hall and annex building, leading to a small parking lot between Olds Hall and the adjacent Evangelical Lutheran Nursing Center located to the west (Photo 2). A driveway from Live Oak Avenue provides a drop-off area at the main entrance. A canvas covered, metal frame canopy extends from the front entrance over a quarry tile patio to the driveway (Photos 1 & 3).

Surrounding the building are pre-cast concrete walls and trim which are well integrated with the overall design of the building (Photo 4). Particularly significant is an archway (Photo 2) near the northeast corner of the building. Based on early photographs of the building, part of the original walls and landscape designs were removed when Ridgewood Avenue was widened during the 1950s.

**EXTERIOR**

Olds Hall is constructed on a continuous concrete foundation with exterior and load bearing walls of hollow clay tile and interior wood framing. The primary, pitched roofs are clad in barrel tile; the penthouses carry flat, built-up roofs and the roof of the central block is side gabled and covered with clay barrel tiles (Photo 1). Exterior walls are stuccoed and painted white. Elaborate terra cotta trim surrounds the first and second story windows on the east (main), north, and south elevations (Photos 1-4). The fenestration is varied, including sash windows of various sizes and configurations, Palladian windows, and fanlights over exterior doors. Besides the terra cotta detailing, the most significant feature of the building is art glass windows found in most original apartments. These windows exhibit a variety of landscape patterns (Photos 3 & 5).

The main (east) facade of Olds Hall is the most highly detailed (Photo 1). It includes the central block which connects the north and south wings. The wings rise four stories by virtue

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of two penthouses at the east ends of the north and south wings. Arcaded loggias are located on the first and third stories of the central block. The second story features triple windows flanking a narrow, stained glass window in the central block, and an elaborate doorway leading to a small balcony in each corner wing. Arcaded loggias front each of the penthouses (Photos 1, 3, & 6).

The north and south elevations of the building repeat the design and detailing of the east elevation. Enriched terra cotta trim enhances side entrances and larger windows (Photos 2 & 4). Of particular note is the secondary entrance on the south elevation which features free-standing and engaged Corinthian columns and a roof with an open balcony (Photo 4).

The wings of Olds Hall enclose an interior patio. The patio is defined on the west by a circular wall and duplicates the form of a fountain it originally enclosed (Photo 7). The original brick sidewalk and the fountain were probably removed in 1948, when several additions and alterations were made to the hotel and outbuildings. At the east end of the patio is a decorative stairway (Photo 8) which rises to the first story of the building, where there is a five-bay loggia accented with terra cotta trim and a cast concrete balustrade. A similarly balustraded, screened, inset porch is at the second story. The other elevations surrounding the patio are relatively austere with undecorated window openings and plain wall surfaces.

**INTERIOR**

The Arroyo Gardens Hotel, as the building was originally known, was designed as a hotel-apartment building. The interior was divided into public and private spaces. The original hotel rooms were located in the first floor's south and north wings, at the patio/ground floor level, and at the upper floors. The two penthouses were located at the fourth floor level. All apartments except for those in the penthouse were independent, containing living and dining rooms, kitchens and baths. At the front of the main block at the first floor, where most of the public space is located today, were two generous three-bedroom apartments measuring 1500 square feet. Four additional two-bedroom apartments were located at the first floor. Five two-bedroom apartments were located at the patio level, seven at the second floor level, and ten at the third floor level. The penthouses each contained four rooms with a bath. As implied by

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their increasing number, the size of rooms diminished as one ascended the building.

Significant interior detailing includes transoms, French doors, round headed doors, and solid core doors with original hardware (Photos 9-11). Floors are wood frequently covered with carpeting, linoleum or vinyl. Wall and ceiling finishes are plaster on lath. Bathrooms generally retain their original tile floors and wainscotting. Many original bathrooms also include an art glass window (Photo 12). The upper floors are accessed by an original Otis electric traction elevator (Photo 13), believed to be the oldest in Daytona Beach, and interior stairs (Photo 14) located on the north and south wings in public corridors adjacent to the side exterior entrances.

**ALTERATIONS**

The original plan showed a small elevator lobby and corridors leading to individual apartments. This plan was either modified prior to construction or sensitively changed sometime between the opening of the hotel in 1923 and 1942, for the existing floor plan includes a much larger public space than that shown on the original plans. On the east side of the first floor are public spaces consisting of a lobby, parlor, library, and administrative offices. These public spaces either physically or conceptually replaced much of the two three-bedroom apartments which were located adjacent to the elevator lobby. The only other substantial change to the original floor plan was the consolidation of two rooms in each penthouse.

Although alterations to the building have occurred over time, the new uses have been compatible with the original design of Olds Hall. The first major alteration to the building occurred in 1948 when Ransom Olds financed the construction of eight apartments at the rear of the former hotel and converted the kitchen and dining room to additional apartments (Photo 15). At that time acoustical ceiling tile was also added to many apartments in the original portion of the building. In 1950, a three-story annex containing twenty-four apartments, designed by prominent Daytona Beach architect Harry Griffin, was constructed on the north side of Olds Hall (Photo 16). It was connected to Olds Hall by a cross-over bridge (Photo 2). An original campanile, pool building, and a wood-frame building used as a school for the Arroyo children have been demolished.



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**SUMMARY**

Olds Hall, built as the Arroyo Gardens Hotel in 1923, is locally significant under Criterion A in the area of Commerce as one of the last historic hotels in Daytona Beach, and for its association with the development of commercial tourism there during the Florida Boom of the 1920s. It remained a hotel until 1942 when Ransom Olds made it a retirement complex for ministers and missionaries. Olds Hall also is significant under Criterion C as one of the best examples of Mediterranean Revival architecture in Volusia County.

**HISTORIC CONTEXT**

Daytona Beach

Olds Hall is located in what was the Williams Plantation Tract, later part of Hodgman's Daytona, the oldest subdivision of Daytona Beach. The Williams Plantation Tract was purchased in 1870 by Matthias Day, an inventor from Mansfield, Ohio. The area remained relatively isolated, however, until the first rail line entered Daytona in December 1886. In 1889, Henry Flagler, Florida's most significant nineteenth century developer, purchased the original line. Flagler had great plans for the east coast, as he had already demonstrated in St. Augustine, where he had constructed major hotels for northern tourists. Until completion of the coastal highway several decades later, Flagler's Florida East coast Railroad remained the principal means of access to Daytona.

In the late 1880s, Daytona offered few amenities for residents or visitors; but in scarcely more than a decade, the community leaped into the modern age, pushed by throngs of tourists carried in aboard Henry Flagler's railroad. Visitors to Daytona were attracted by the white, sandy beaches and balmy winter climate, and many wealthy tourists began looking upon the area as a potential winter home.

Although the permanent population of Daytona numbered only 6,000, the winter brought as many as 25,000 seasonal residents to the area. Between 1896 and 1916, hotel construction, fueled by improvements in transportation and a rapidly expanding tourist market, increased geometrically. By 1916 there were approximately fifty hotels. Although most of them were without historical or architectural distinction, four stood out: the

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Ridgewood Hotel (1894), the Clarendon Hotel (1910), the Coquina Hotel (1923), and the Arroyo Gardens Hotel (1923). Of these, only the Arroyo Gardens, now Olds Hall, survives.

In the early twentieth century, the most pervasive changes in the physical landscape of America's cities and the lives of their inhabitants were wrought by the automobile, an innovation which Daytona took to heart at once. The wide beaches east of the city offered a splendid facility for the new sport of automobile racing. The first recorded race in Volusia County, was held in 1902 at Ormond, just north of Daytona Beach. The first car to participate, the "Pirate," was owned by Ransom Olds. In a second race, in 1903, Alexander Winton, manufacturer of the Winton Car, and Olds matched speed in a "racing tournament" over a course stretching from Ormond Beach southward.

By 1920, Daytona counted over 6,000 inhabitants and confidence ran high mid the beginnings of a state-wide real estate boom (See below). In 1926, Daytona merged with two municipalities on the peninsula across the Halifax River, Seabreeze and Daytona Beach, to form the larger community of Daytona Beach. In the same year, the speculative real estate bubble burst and a pall of economic depression settled upon Florida, some three years before the rest of the country. Since World War II, Daytona Beach has grown significantly and lost most of its historic buildings.

Florida Land Boom

After World War I, reports of large profits in real estate brought thousands of speculators to Florida. Between 1920 and 1925, the population of Florida increased four times faster than any other state in the nation. New communities and suburban expansions sprang up across the state creating enormous demands on Florida's transportation networks as tons of building materials were imported. By 1926, the City of Miami was so pressed to control the flow of ships into its harbor, it limited ships' cargoes to agricultural materials and food supplies; the sinking of a cargo ship in Miami's Biscayne Bay that same year forced the closing of the port to all water traffic. Railroads, already taxed by the excessive demands of a boom economy, were forced to issue their own shipping embargoes, creating more hardship on industries that were already overextended.

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Added to these transportation problems were economic and financial difficulties caused by bad publicity. Buying on margin, a practice that was causing financial problems across the nation, was rampant in Florida. Reports of overspeculation in Florida land were reported in the national press in graphic detail, and many investors removed their funds from Florida. In addition, two devastating hurricanes in 1926 and 1928 added further problems to the already financially strained state. Damage estimates were in the hundreds of thousands of dollars. Unable to recover, many communities went bankrupt, and the Florida Land Boom came to an end.

**HISTORIC SIGNIFICANCE**

The site of Olds Hall was originally the location of the Delos Blodgett House. Delos A. Blodgett, a timber baron from Grand Rapids, Michigan, was a winter visitor to Florida during the late nineteenth century. He had the Blodgett House built around 1896 and retained ownership until his death in 1908. In February 1920, his widow sold the Blodgett House to Julian A. Arroyo, a wealthy political refugee from Venezuela. Arroyo was born on September 6, 1876 in Caracas, the son of General Julian Avelino Arroyo, Governor of the State of Zulia and Venezuelan Minister of Defense. In 1897 he completed a degree in political science from the University of Caracas. Two years later he received a law degree and began a distinguished legal career, becoming a Superior Court Judge at the age of 25. Shortly thereafter, however, he fled Venezuela after a dispute with the notorious dictator, Juan Vicente Gomez, and emigrated to the United States.

Arroyo continued his legal career, entering George Washington University Law School in order to prepare himself to practice law in his adopted country. Following his graduation, he became a United States citizen under the sponsorship of Henry Stimson. Arroyo was admitted to the New York Bar in 1908, and subsequently became a partner in the law firm of Stimson, Page, Roosevelt, and Arroyo, with offices on Wall Street. When Franklin Delano Roosevelt, one of the partners, became President of the United States, he appointed Henry Stimson Secretary of State.

Arroyo had great business as well as legal acumen. He negotiated the sale of oil rights in Venezuela for Shell Oil Company, and the sale of oil and mining rights in Nicaragua,

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Guatemala, Argentina, Chile, and many other Latin American countries to British interests. Through these efforts he amassed a personal fortune.

About 1920 Arroyo became a resident of Daytona. He moved the Blodgett House to its present location at the southwest corner of Ridgewood and Live Oak Avenue and converted it to a personal residence for his wife and nine children. As a business investment, he soon began construction of the Arroyo Gardens Hotel on the lot formerly occupied by the Blodgett House at the northwest corner of Live Oak and Ridgewood.

The architect of the Arroyo Gardens Hotel was Jacob Espedahal, one of the first professional architects in Daytona Beach who practiced there during the 1910s and 1920s. He was known primarily for his residential designs, but also received commissions for the design of several schools in Volusia County during the 1920s. The Arroyo Gardens is his only documented commercial commission in Daytona Beach. Espedahal was president of the Daytona Builder's Supply Company in addition to his architectural practice. During the late 1920s he was in partnership with Kaare S. Espedahal, probably a brother or a son. Espedahal moved to Texas about 1932, where he died in Amarillo in 1935.

The Arroyo Gardens, completed in February 1923, served as a seasonal hotel and apartments. The building contained 124 guest/tenant rooms, lobbies, a parlor, a kitchen, and an enclosed swimming pool. Its architecture was described as Spanish-Moorish and featured tiled patios, loggias, detailed terra cotta trim around window and door openings, and lush landscaping.

Unfortunately, the Arroyo Gardens failed as a commercial venture. In 1927, after the collapse of the Florida Land Boom, Arroyo lost the property to foreclosure, and he and his family returned to New York, where he resumed the practice of law. He died in Miami, where he had retired, on April 2, 1959.

In 1927, the Title and Trust Company of Florida repossessed the Arroyo Gardens Hotel. By 1930, the hotel had been renamed the Daytona Terrace Hotel. It was bought and sold many times until it was finally purchased in 1942 by Ransom Olds.

Ransom Eli Olds, one of the pioneers of the American automobile industry, is strongly linked with the development of

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Daytona Beach and its association with automobile racing. In 1895, he produced a gas powered automobile through the Olds Motor Vehicle Company, and in 1902 began large scale production of the "curved dash" Oldsmobile, the car which inspired the song, "In My Merry Oldsmobile." Olds participated in the first automobile races held in Volusia County. In 1904, Olds sold his interest in the Oldsmobile Company and began REO Motor Car Company. REO ceased producing automobiles in 1935, but continued manufacturing heavy trucks and buses, a market largely untapped at that time.

Olds wintered in Daytona Beach for nearly fifty years. He purchased the Daytona Terrace Hotel in order to fulfill his dream of establishing an affordable retirement home for ministers and missionaries. He financed improvements to the building and the construction of an annex on the north side of the building shortly before his death in 1950. The Olds family continued financial support of the home until 1972, when the Evangelical Lutheran Good Samaritan Society assumed ownership and administrative authority.

**ARCHITECTURAL CONTEXT**

**Mediterranean Revival Style**

The Mediterranean Revival Style generally refers to a style derived from a combination of architectural elements borrowed from countries and cultures surrounding the Mediterranean Sea, primarily Spain and Italy. The roots of Spanish and other Mediterranean-influenced architecture in Florida can be traced to the hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Subsequently, this type of architecture was popularized by a series of expositions during the late nineteenth and early twentieth centuries. The California Building at the World Columbian Exposition at Chicago in 1893 and the Electric Tower at the Pan-American Exposition in Buffalo in 1900 introduced two variations of Mediterranean-influenced architecture. One was the Mission Style and the other the Spanish Colonial Revival Style.

The Mission Style was developed in California in the 1890s to emulate the Franciscan missions of the Spanish colonial period. This style incorporates stuccoed walls, tiled roofs, round arches, Spanish details, and open, spreading plans. Buildings are simple in form with little sculptural ornamentation. Curvilinear parapets, its most distinctive

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feature, are pronounced. The Spanish Colonial Revival Style, popularized by the Panama-California Exposition in 1915, is more elaborate than the Mission Style. Distinguishing features include clay tile roofs, a stucco finish, terra cotta cartouches, arched doors and walkways or loggias, and round or square towers. Casements and fanlight windows are common, along with the more common double hung sash. Ornamental ironwork is often used for window grilles and balconettes. Exterior colors are most often white, yellow-brown, and rose.

These Mediterranean Revival styles, so suitable for Florida's Mediterranean-like climate and Spanish history, became extremely popular in Florida and are closely associated with the Florida Land Boom of the 1920s.

**ARCHITECTURAL SIGNIFICANCE**

Olds Hall is one of the best examples of the Mediterranean Revival Style in Daytona Beach and one of the finest commercial designs in Volusia County. Its architect, Jacob Espedahal, consciously sought to imitate Spanish architecture in his design for the building. The rambling, stucco covered building has a side gabled roof covered with barrel tile. Balconies, terra cotta window and door surrounds, wrought iron work, smooth stucco, loggias, a Mission style archway, and an interior patio express the Spanish styling of the building. Both the materials and craftsmanship in Olds Hall are of high quality. Of particular importance are the eighteen art-glass windows that display several landscape designs. Its styling represents a well conceived, thoroughly integrated composition expressed through its overall exterior and interior design, detailing, landscaping and high quality materials.

Olds Hall also has architectural significance for the type of building it represents. During its period of significance it was one of Volusia County's finest hotels. It and other buildings of its type were essential to the development of Florida's tourist industry, now the lifeblood of the state. It is one of the last extant historic hotels in Volusia County and is architecturally the finest.

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

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**VERBAL BOUNDARY DESCRIPTION**

Plan of Hodgman's Daytona, 1872 as per Book 2, Page 82, Block 18, Parts of Lots 1-4 as follows: Beginning at a point on the west right-of-way of Ridgewood Avenue (U.S. Highway 1), thence west 138.33 feet; thence south 75.52 feet; thence west 17.35 feet; thence south 146.49 feet; thence west 78.88 feet; thence south 148.70 feet to a point on the north right-of-way of Live Oak Avenue; thence east 235.55 feet to the intersection of the rights-of-ways of Ridgewood and Live Oak avenues; thence north 302.7 feet to point of beginning.

**BOUNDARY JUSTIFICATION**

The boundary corresponds to the city lots that have historically been associated with the property. It encompasses the original Olds Hall building and original gateway arch (contributing resources), and the Olds Hall Annex (noncontributing resource).

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

**National Register of Historic Places  
Continuation Sheet**

Photos 1 Olds Hall, Daytona Beach,  
Volusia Co., FL  
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- 1) Olds Hall
- 2) Daytona Beach, Volusia County, Florida
- 3) Paul Weaver
- 4) February 1993
- 5) Historic Property Associates, St. Augustine, FL
- 6) E (main) elevation, facing W
- 7) 1 of 16

Items 1-5 remain the same for the following photographs.

- 2 6) Archway over driveway between Olds Hall and the Annex, facing W  
7) 2 of 16
- 3 6) Main entrance, E elevation, facing W  
7) 3 of 16
- 4 6) S elevation, showing windows and side entrance, facing NW  
7) 4 of 16
- 5 6) S elevation, showing typical art glass window and terra cotta window trim, facing N  
7) 5 of 16
- 6 6) E & S elevations, facing NW  
7) 6 of 16
- 7 6) W end of patio, camera facing W  
7) 7 of 16
- 8 6) E end of patio, showing main rear entrance to the main block, facing E  
7) 8 of 16
- 9 6) Typical French doors with fanlight  
7) 9 of 16
- 10 6) Typical apartment entry with transom  
7) 10 of 16
- 11 6) Typical interior arched doorway to loggia  
7) 11 of 16

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

**National Register of Historic Places  
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Photos

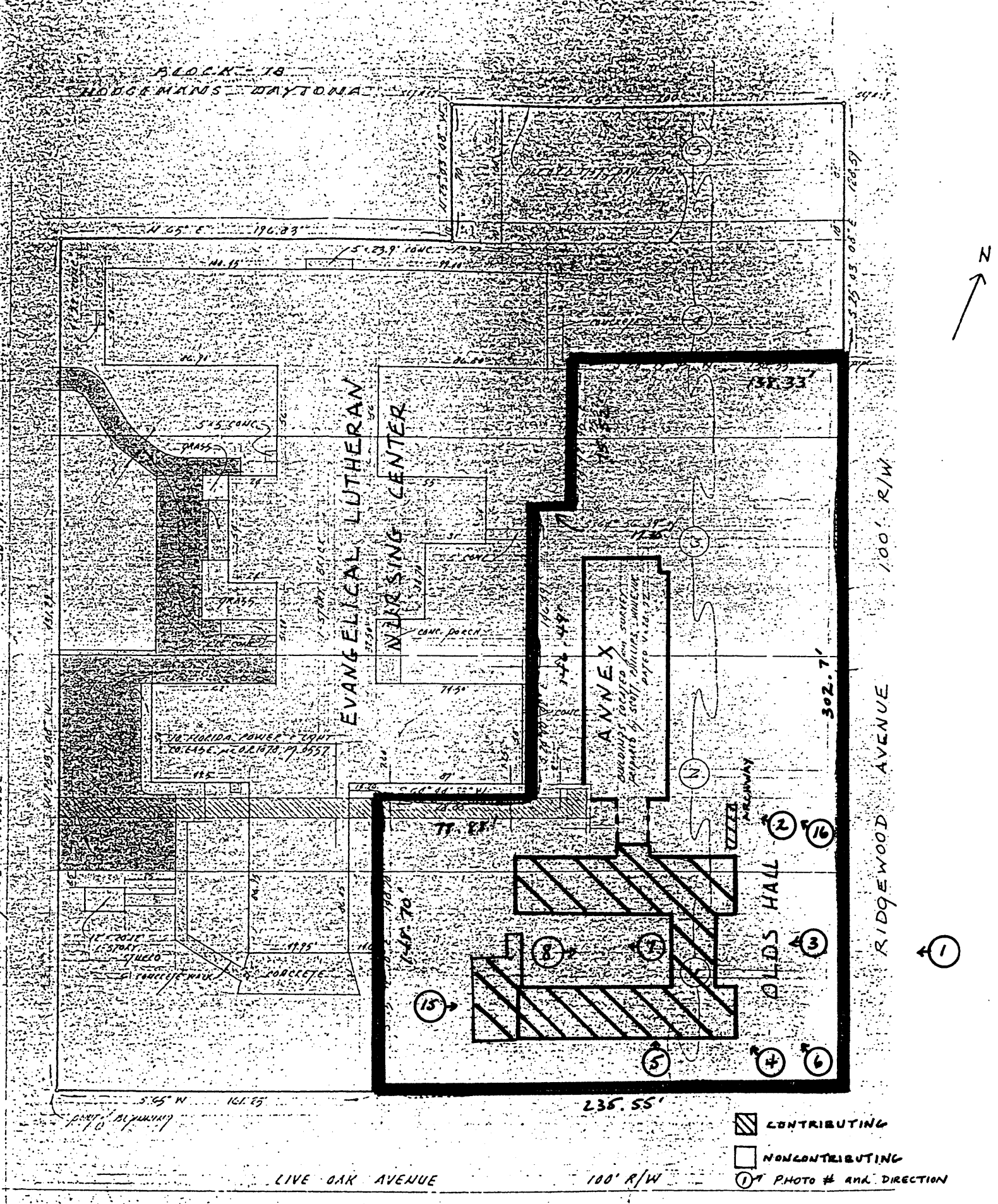
2

Olds Hall, Daytona Beach,  
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- 12 6) Typical bathroom, showing art glass window  
7) 12 of 16
  
- 13 6) Elevator  
7) 13 of 16
  
- 14 6) Typical interior stairway  
7) 14 of 16
  
- 15 6) Former dining hall converted into apartments, facing  
E  
7) 15 of 16
  
- 16 6) Olds Hall Annex, facing NW  
7) 16 of 16

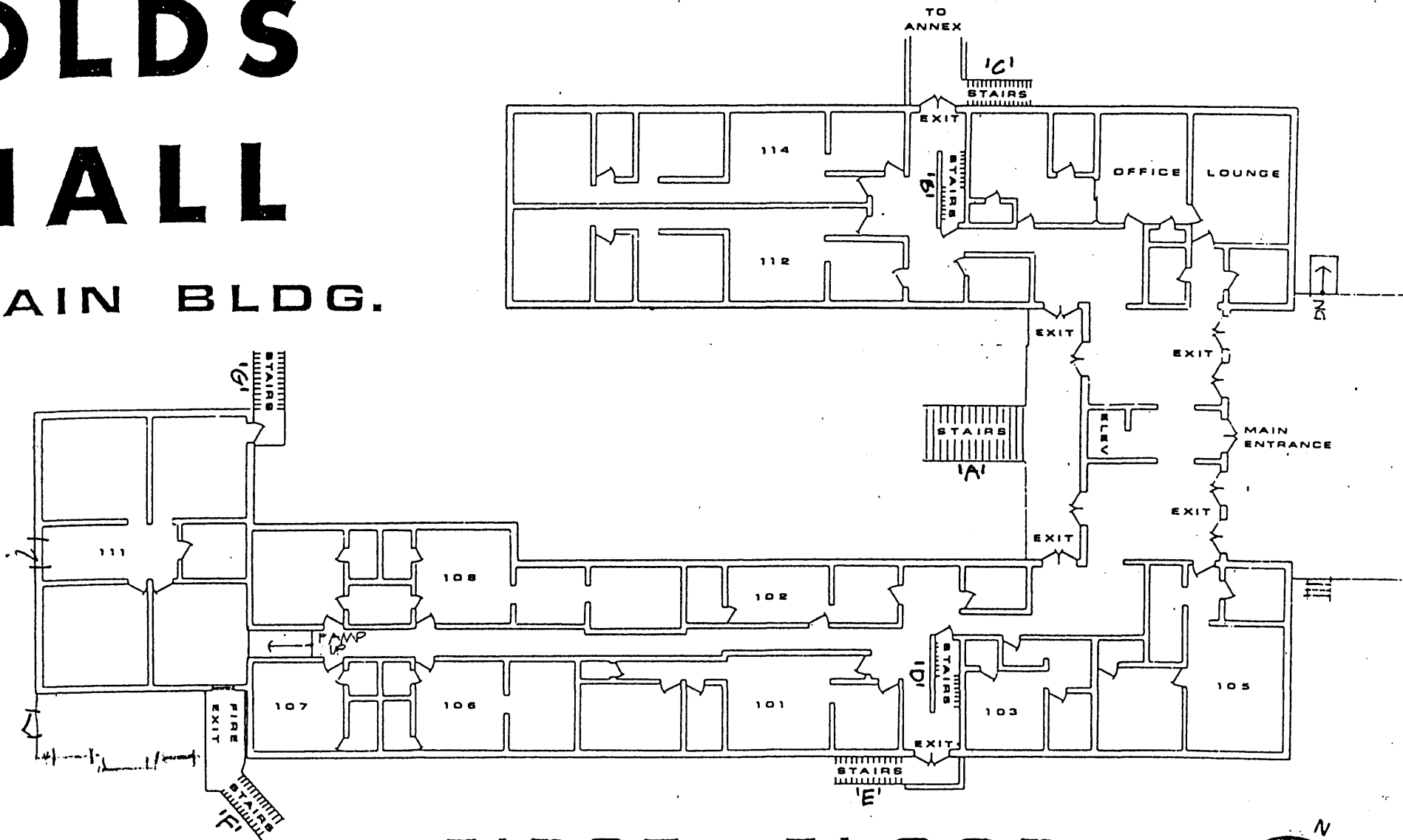


OLDS HALL, 340 S. Ridgewood Avenue, Daytona Beach, FL

# OLDS

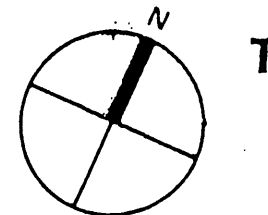
# HALL

## MAIN BLDG.

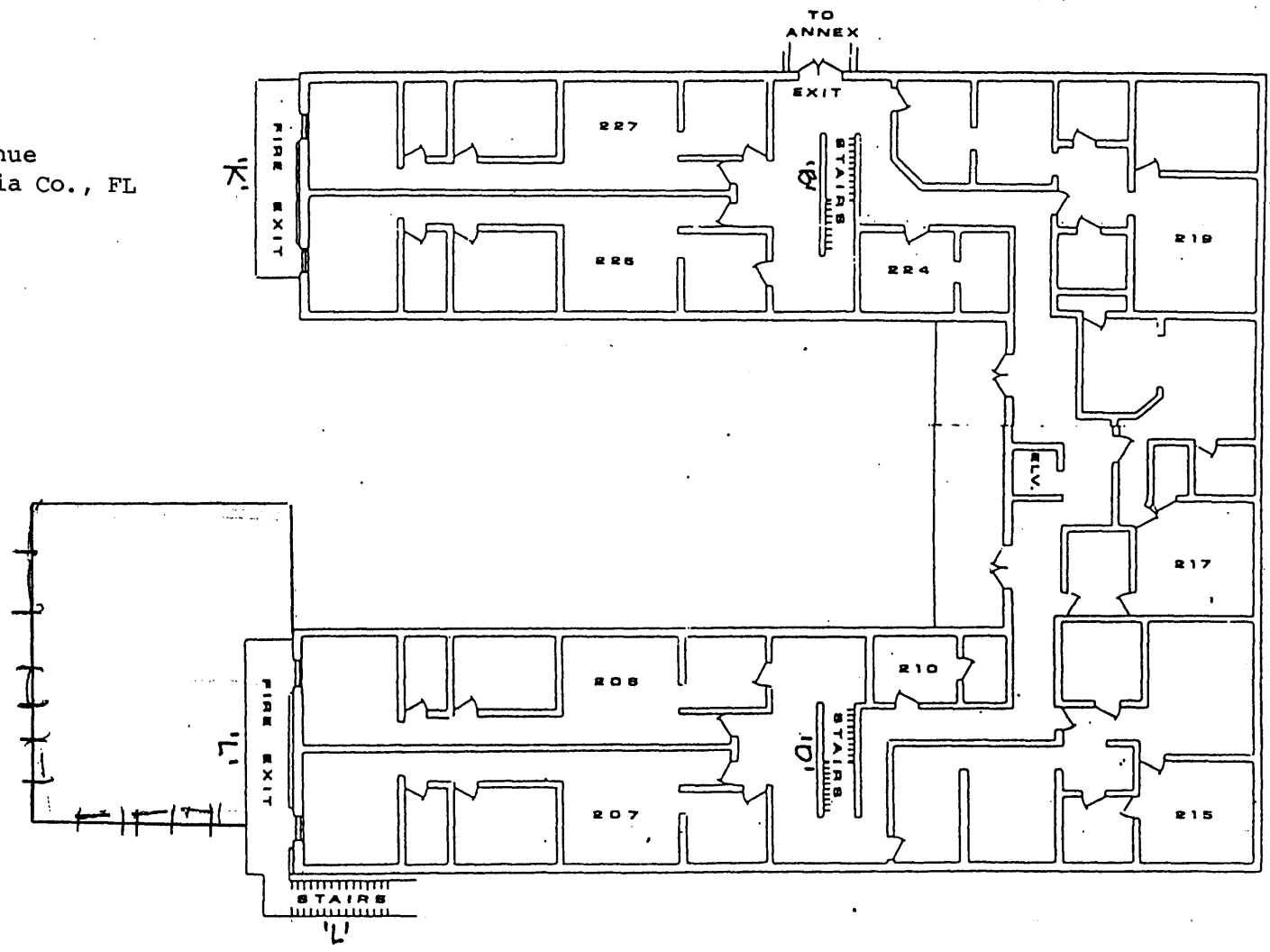


## FIRST FLOOR

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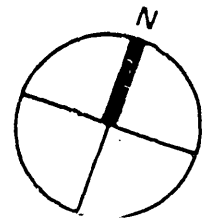


OLDS HALL  
340 S. Ridgewood Avenue  
Daytona Beach, Volusia Co., FL

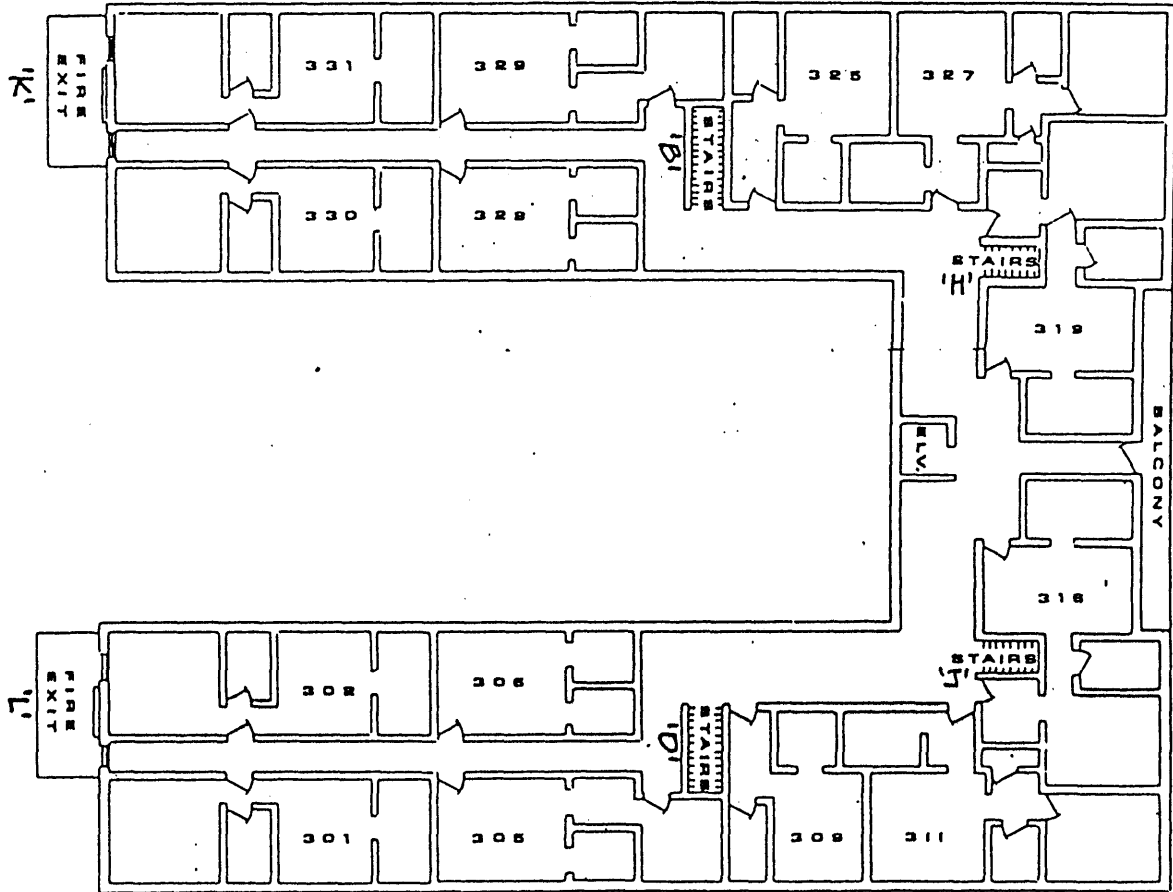


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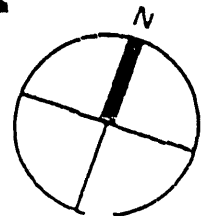


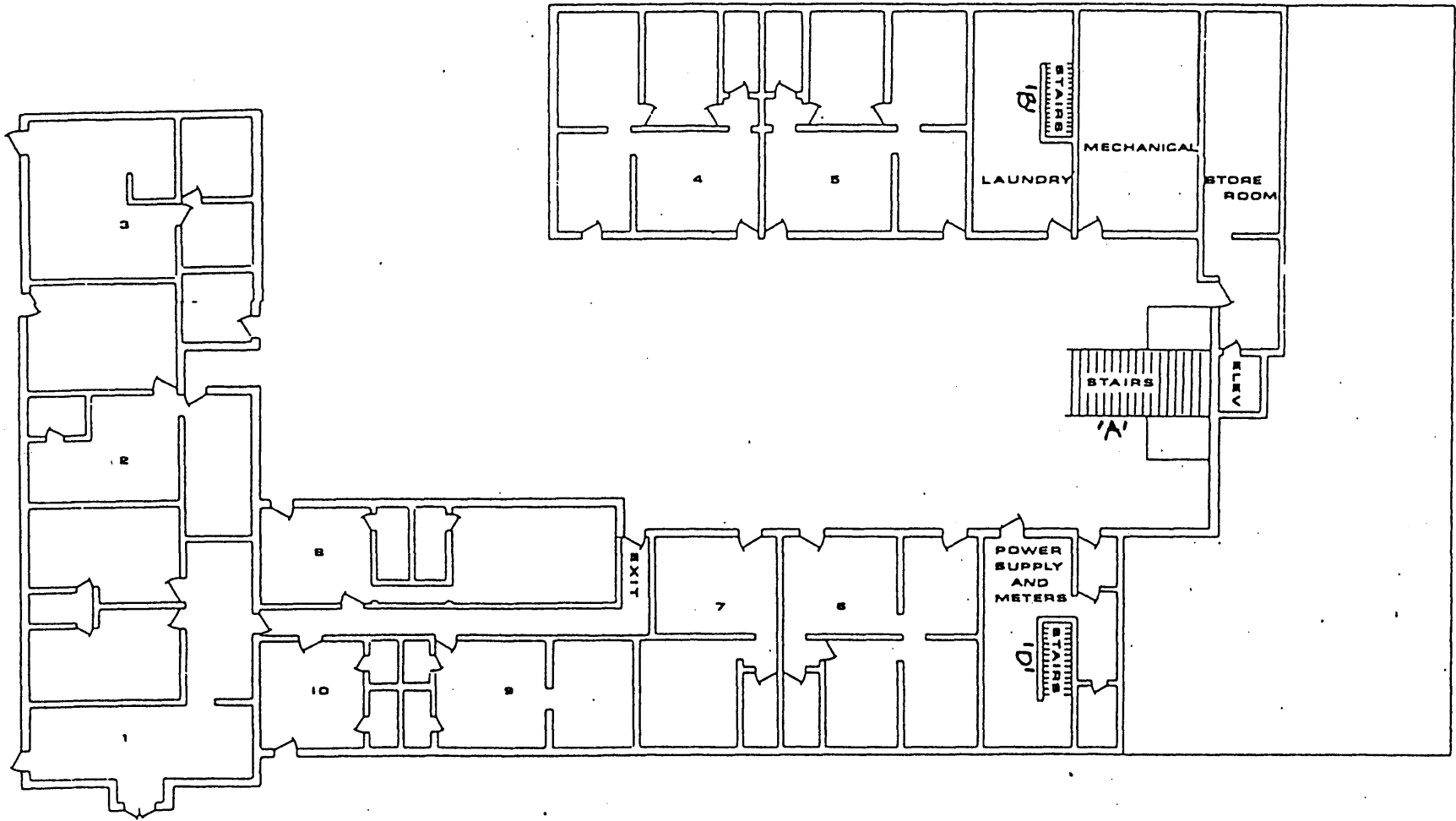
OLDS HALL  
340 D. Ridgewood Avenue  
Daytona Beach, Volusia Co., FL



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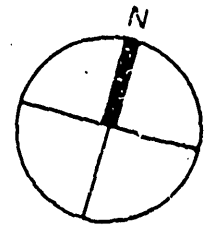
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# PATIO / GROUND LEVEL

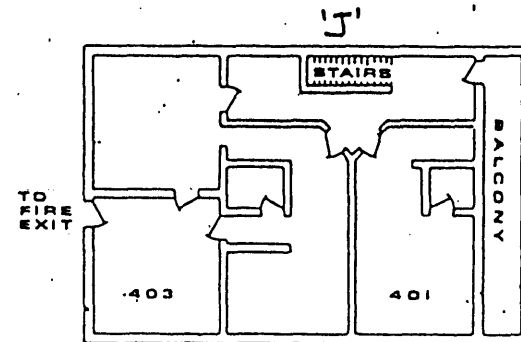
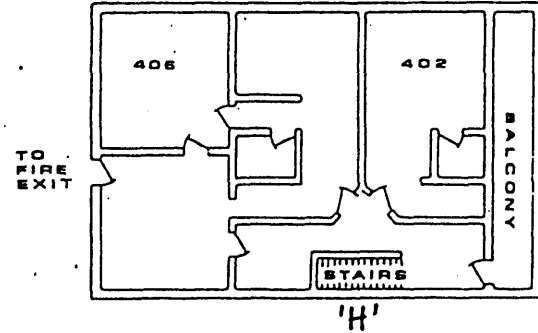
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OLDS HALL, 340 S. Ridgewood Avenue, Daytona Beach, Volusia Co., FL



OLDS HALL  
340 S. Ridgewood Avenue  
Daytona Beach, Volusia Co., FL



# PENTHOUSE

NO SCALE

