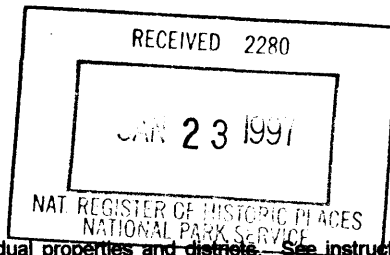


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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

1. Name of Property

historic name CORONADO HISTORIC DISTRICT

other names/site number /8VO7046

2. Location

street & number roughly Columbus, Due East, and Pine Avenues & the Indian River N/A not for publication

city or town New Smyrna Beach N/A vicinity

state FLORIDA code FL county Volusia code 127 zip code 32069

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.)

George W. Pugh 1/16/97
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall
Signature of the Keeper

Date of Action
2-27-97

Name of Property

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
83	42	buildings
0	0	sites
0	0	structures
0	0	objects
83	42	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

SOCIAL/clubhouse

DOMESTIC/hotel

COMMERCE/office

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

SOCIAL/clubhouse

COMMERCE/restaurant

COMMERCE/office

7. Description

Architectural Classification

(Enter categories from instructions)

SEE CONTINUATION SHEET

Materials

(Enter categories from instructions)

foundation BRICK; CONCRETE

walls WOOD

roof ASPHALT

other GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuations 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 road 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 of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING
- EARLY SETTLEMENT

Period of Significance

1885 - 1946

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

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

Name of Repository

CORONADO HISTORIC DISTRICT
Name of Property

VOLUSIA COUNTY, FLORIDA
County and State

10. Geographical Data

Acreage of Property approximately 20 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	0	9	3	2	0	3	2	1	2	2	2	0
	Zone		Easting						Northing						
2	1	7	5	0	9	6	2	0	3	2	1	2	2	2	0

3	1	7	5	0	9	6	2	0	3	2	1	1	9	4	0
	Zone		Easting						Northing						
4	1	7	5	0	9	3	2	0	3	2	1	1	9	4	0

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 Sidney Johnston, Stephen Olausen, Consultants/Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date December, 1996

street & number R.A. Gray Building, 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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

ARCHITECTURAL CLASSIFICATION

LATE 19th and 20th CENTURY REVIVALS/Colonial Revival

LATE 19th and 20th CENTURY REVIVALS/Mediterranean Revival

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS/Craftsman

OTHER/Frame Vernacular

SUMMARY

The Coronado Historic District in the City of New Smyrna Beach is a suburban seaside neighborhood measuring approximately twenty acres and containing 83 historic residential, commercial, and public buildings. The heart of the district centers along Flagler Avenue, with the boundary extending from the east shore of the Indian River, stopping two blocks west of the Atlantic Ocean. The district's contributing resources possess significance for their architectural and historical associations. Most buildings display Frame Vernacular styling, and the Craftsman style is the most common formal design. A few examples appear of the Colonial Revival and Mediterranean Revival styles. The period of significant development spans the years between 1885 and 1946. The district contains 125 contributing and non-contributing buildings. Of that number, 83 buildings are contributing. Although some residences have been rehabilitated to contain offices, most continue to serve their original functions. Small wood frame garages and other outbuildings account for 20 contributing buildings. Non-contributing buildings total 42 and include residences and outbuildings either significantly altered or erected outside the historic period. The district possesses a significant concentration, linkage, and continuity of buildings united historically by plan and physical development.

SETTING

The historic district contains the largest concentration of historic buildings found on the peninsula in the City of New Smyrna Beach. It derives its ambiance from a relatively small collection of historic houses in a seaside suburban context, set back off the streets and displaying a variety of sizes, forms, and styles. Smaller dwellings contrast with scattered larger homes and apartments, and commercial and public buildings. The area assumes an irregular shape with the highest concentration of buildings located along Flagler and Peninsula Avenues, the primary thoroughfares providing access to the peninsular area of New Smyrna Beach. Demolition and alteration of historic buildings and infill of relatively new buildings create a significant visible break at the east edge of the district, separating it from the Atlantic Ocean to the east.

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**CORONADO HISTORIC DISTRICT
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The district measures approximately twenty acres, with the boundary extending between the Indian River and roughly Columbus, Due East, and Pine Avenues. The Riverview Hotel, one of New Smyrna Beach's oldest buildings, is a landmark on the western edge of the district. Along the north, south, and east boundaries of the district, concentrations of historic houses yield to groupings of altered historic and relatively newly-constructed buildings. The buildings in the district contribute to the unusual character of the Coronado Beach neighborhood, giving it a sense of place and distinction. The beach and shore line of the Atlantic Ocean lie two blocks east of the historic district.

The terrain is relatively flat and low, with vegetation in the form of magnolia, pine, and palm trees offering shade. Oak trees form canopies over several streets and contribute ambiance and beauty to the historic district. Although the roads in the district were paved with brick about 1925, asphalt now surfaces the streets.

DESCRIPTION

The district contains 125 contributing and non-contributing buildings. Of that number, eighty-three buildings represent contributing resources, including fifty-six private residences, three apartments, two commercial buildings, two public buildings, and twenty small outbuildings. Forty-two non-contributing buildings include private residences, commercial buildings, and outbuildings, either significantly altered from their original appearance or built outside the period of significance.

The district encompasses all or parts of twelve blocks. Several historic subdivisions contained within the boundary help indicate periods of development, including the New Smyrna Bridge and Investment Company (1904), Barber's (1906), W.L. Cooper's (1911), Longstreet's (1913), and Krulder's (1924) subdivisions. Development began about 1885, accelerated in the early 1890s when a bridge was constructed connecting the mainland with the peninsula, lapsed briefly during the mid 1890s following the freezes of 1894-1895, resumed about 1905, and was largely complete by 1925, even though several buildings were constructed in the 1930s and early 1940s. The area afforded New Smyrna's settlers and winter visitors choice homesites adjacent to the Indian River and Atlantic Ocean.

HISTORIC CONTEXT

The area developed organically; that is, there was no definite plan. The historic development of the area spans between 1885, when the first extant buildings appeared, and 1946. World War II marks a significant break in terms of architectural styles, building materials, and construction techniques. The use of concrete block, metal windows, aluminum and vinyl sidings, and other building materials not generally associated with historic architecture became pervasive during the post-war period in residential and commercial construction. Due in large part to the increasing

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

expense of building materials in general, post-war buildings were constructed in simpler forms and lacked the elaborate architectural detailing that was often applied to earlier buildings.

ARCHITECTURAL STYLES

Buildings displaying Frame Vernacular styling represent 56 percent of the total contributing buildings in the historic district. The Craftsman style accounts for eighteen additional buildings, and a few examples of revivals from the Colonial and Mediterranean traditions appear along the streets of the district. Typical historic residences are relatively small, with most rising one or two stories. Roofs are covered with composition asphalt shingles, but some exhibit original pressed-metal shingles or metal 3-V crimp panels. Porches and verandas are common features. Wood is the prevalent exterior wall material and decorative treatments vary widely house to house. Many Craftsman designs display rooflines with a variety of orientations, angles, dormers, and pitches; exterior wall fabrics; knee braces, and other features. Window treatments range from original double-hung sash and casement applications to replacement metal awnings and jalousies.

Frame Vernacular

Frame Vernacular construction represents the most common building type in the district. Several distinctive commercial models appear along Flagler Avenue, including the three-story Riverview Hotel at 103 Flagler Avenue (photographs 1, 3). The building has an irregular plan with a cross-gable roof, tiered porches with turned posts and connecting balustrades, and a hip tower. Wood drop siding serves as the exterior wall fabric and 2/2-light, double-hung sash windows admit natural interior lighting. The building rests on a continuous brick foundation.

A smaller variant of the style is located at 221 Flagler Avenue (photograph 10). The building has a steeply-pitched, front-facing gable roof with a flat parapet and a shed addition. Clapboard serves as the exterior wall fabric and 2/2-light, double-hung sash windows admit natural interior lighting. The storefront consists of fixed windows with four lights, wood kick panels, and paneled wood doors with two lights.

A residential model of the style stands at 309 Flagler Avenue (photograph 14). The building has an irregular plan and a cross-gable roof surfaced with metal 3-V crimp panels. Asbestos shingles and wood drop siding serve as the exterior wall fabrics, and fenestration is asymmetrical with double-hung sash and casement windows. An entrance porch enclosed with jalousie windows displays a shed roof, square posts, and a knee wall. Brick piers support the building.

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

The one-and-one-half story residence at 144 Lincoln Street (photograph 28), another good example of Frame Vernacular architecture, has a side-facing gable roof pierced with gable dormers. Wood shingles serve as the exterior wall fabric. An entrance porch displays a hip roof and wrought iron posts.

Craftsman

The Craftsman style is the most common formal building form in the district. Examples vary in height, massing, orientation, detailing, and craftsmanship. Most are relatively small models, including the dwelling at 104 Flagler Avenue (photograph 2), which displays a side-facing gable roof pierced by a shed dormer and a brick chimney. Wood and asphalt shingles serve as the exterior wall fabrics and casement windows admit natural interior lighting.

Another modest example stands at 106 North Peninsula Avenue (photograph 22); it displays a side-facing gable roof, shed dormers, and an end porch with round columns. Wood drop siding serves as the exterior wall fabric and fenestration includes double-hung sash windows.

A clubhouse at 201 Flagler Avenue exhibits structural members in the porch, a construction technique associated with more elaborate Craftsman style buildings (photograph 21). The building has an irregular plan and a gable roof with gable extensions. Wood shingles and board and batten serve as the exterior wall fabrics, and large double-hung sash windows admit natural interior lighting. A verandah displays a staggered gable roof arrangement supported by pairs of square columns that rest on battered piers. A brick chimney pierces the north slope of the roof and concrete piers support the building.

Several larger models appear in the district, including the one-and-one-half-story masonry, Craftsman style house at 110 South Peninsula Avenue (photograph 19). The house displays a side-facing gable roof surfaced in barrel tiles and pierced by shed dormers and a brick chimney. Red brick serves as the exterior wall fabric and double-hung sash windows with Queen Anne mullions punctuate wall surfaces. A porch is incorporated under the roof and displays brick columns and a knee wall.

Another large example of the style rises prominently at 120 Flagler Avenue (photograph 6). The one-and-one-half-story building has a side-facing gable roof clad in pressed metal shingles and pierced by a gable dormer. Wood drop siding and wood shingles serve as the exterior wall fabrics, and ribbons of 6/6-light, double-hung sash windows admit natural interior lighting. A porch is incorporated under the roof and displays square columns with coffered panels and connecting balustrades. A brick chimney pierces the center ridge of the roof, and a continuous concrete foundation supports the building.

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Colonial Revival and Mediterranean Revival

The influences of several other styles are apparent in the district, including Colonial Revival and Mediterranean Revival. Several excellent examples of the Dutch Colonial adaptation of the style appear along Flagler Avenue, including the house at 202 Flagler Avenue (photograph 7), which displays a side-facing gambrel roof with shed dormers. Clapboard and wood shingles serve as the exterior wall fabrics and double-hung sash windows admit natural interior lighting. An entrance porch displays a shed roof, tapered columns, piers, and a balustrade.

Farther east, at 316 Flagler Avenue near the eastern edge of the district, stands a larger model (photograph 15). It also exhibits a side-facing gambrel roof pierced by shed dormers. Clapboard and wood shingle serve as the exterior wall fabrics, and fenestration includes double-hung sash. A porch is incorporated under the roof and displays a pent roof, square columns, and a balustrade. A brick chimney pierces the roof. An example of the Mediterranean Revival style that appears in the district, are the buildings at 216, and 216A, Esther Street (photograph 32), which display a rectangular plan, and stucco exterior wall fabric.

NON-CONTRIBUTING BUILDINGS

Non-contributing elements constitute 29 percent of the building fabric in the historic district. Those buildings are generally relatively small and are either historic-period dwellings extensively modified, or buildings constructed outside the period of historic significance. The less-than-fifty-years-old commercial building at 217-219 Flagler Avenue is typical of retail stores built outside the period of significance (photograph 9). Architectural features include a flat roof, brick pilasters, art stone planters, and fixed glass store fronts. Examples of historic buildings which have lost their integrity because of alteration are 121 Flagler Avenue (Photo 5) and 308 Flagler Avenue (Photo 13).

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

SUMMARY

The Coronado Historic District is being nominated under criteria A and C at the local level for listing in the National Register of Historic Places in the areas of early settlement, community planning and development, and architecture. Under criterion A, the district possesses significance as New Smyrna Beach's best preserved peninsular neighborhood. The district contains a distinctive collection of buildings that historically comprised the heart of the City of Coronado Beach, which was absorbed by the City of New Smyrna Beach in 1947. Although most buildings historically served a residential purpose, several commercial and public buildings were developed there to serve some of the economic and social needs of the area. The period of historical significance extends between 1885 and 1946. Development began in the late nineteenth century and was largely complete by 1925, with a few buildings constructed during the 1930s and 1940s. Tied closely to the history of New Smyrna Beach, the district has further significance for its architecture. Several formal styles are found there, predominantly Craftsman with scattered Colonial Revival and Mediterranean Revival designs that were consistent with national and statewide trends in architecture.

HISTORICAL CONTEXT

Coronado Beach is located on a narrow peninsula that separates the Indian River from the Atlantic Ocean, east of the mainland of New Smyrna Beach. Development there lagged until the 1890s, when the railroad reached New Smyrna and a wooden bridge was built to connect the mainland with the peninsula. A small commercial district emerged on Flagler Avenue, containing a hotel, post office, general store, and scattered residences. Other dwellings were built on surrounding streets and along the river and ocean. In 1900, the census bureau counted 175 residents. In the following decades new subdivisions offered numerous additional building lots, many of which were filled with dwellings. Several large boarding houses were developed to cater to vacationers from central Florida and other regions. The City of Coronado Beach was incorporated in 1924, near the height of the Florida land boom. In 1930, the permanent population reached 224. During the Great Depression the economy was buoyed by the tourist and fishing industries. Today, the Coronado area of the City of New Smyrna Beach sits on Florida's Atlantic coast, and contains an important collection of historic buildings that contribute to Florida's architectural heritage.

HISTORICAL SIGNIFICANCE

Late 19th & Early Twentieth Century Development, 1885-1919

Development progressed slowly on the peninsula east of the New Smyrna mainland during the closing decades of the nineteenth century. A small cluster of widely scattered buildings were constructed during the period. The largest, oldest, and most significant of those is the Riverview Hotel at 103 Flagler Avenue (photographs 1, 3). The Riverview was constructed in 1885 as the "Barber House," which served as the home and rooming house of S.H.

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Barber, a bridge tender and native of Georgia who arrived in New Smyrna in the 1880s. Around 1910, Barber increased the height of the house from two to three stories, with the first floor accommodating a dining room. Between 1924 and 1930, Barber changed the name "Barber House" to "Riverview Hotel," and in 1936 the property was acquired by Fred Tryon. Tryon modified the building with the construction of a large west wing, which contained 38 rooms. In 1984, John Spang, a Winter Park investor, acquired the building, which had stood vacant since 1980, and rehabilitated it for use as a hotel and restaurant.

The Herbert Longstreet House, built around 1890, is located at 111 North Peninsula Avenue (photograph 23). Longstreet was one of Coronado's most prominent developers. He helped organize the Coronado Cemetery Association, the Community Methodist Church, and the Coronado Club. The Longstreet family moved from Ohio to Mount Dora in the late nineteenth century, and acquired a house in Coronado in 1891 for use as a summer home. Herbert relocated his residence to Coronado permanently in 1901, following the death of his father, Cornelius Longstreet. Herbert Longstreet also operated a grocery store on Peninsula Avenue.

During the first two decades of the twentieth century, several subdivisions opened the area to development and nearly thirty new buildings were constructed. Included among them is the dwelling at 305 North Peninsula Avenue (photograph 27), which was built about 1900 for Charles Gray, an early settler who helped organize the Coronado Cemetery and Improvement Association in 1906. During the 1910s and 1920s, the building contained the "Seminole Apartments," and provided housing for winter visitors. The commercial building at 221 Flagler Avenue (photograph 10) was constructed about 1905 for Byron Gray, a winter visitor and investor from Wolf Lake, Indiana, who owned a winter residence on the New Smyrna mainland. Between the 1920s and 1940s, the building also housed the Coronado Beach post office.

Construction accelerated about 1910 as Coronado gained popularity as a winter retreat. Several dwellings were built overlooking the Indian River, including the house at 100 Columbus Avenue (photograph 17), which was constructed in 1914 for A.A. Whaley, a winter resident from North Collins, New York. A number of Craftsman style buildings also appeared. The dwelling at 120 Flagler Avenue (photograph 6) was built about 1915. The owner, George Adams of Galesburg, Illinois, named the house "Suitsus." Adams helped reorganize the Coronado Beach Club in 1927 and served as its first president.

Several small Craftsman-style models were built on streets surrounding the nascent commercial district emerging on Flagler Avenue. The one-and-one-half story house at 106 North Peninsula Avenue (photograph 22) was constructed about 1910. Historically named "Ohio," the house is associated with Emma Vrooman, a summer resident from St. Clair, Michigan. The residence at 201 North Peninsula Avenue (photograph 24) was completed about 1915 for Harold E. Vrooman, a native of Ohio who moved to Coronado with his family about 1893. Vrooman, a carpenter, probably constructed the residence. He helped organize the Coronado Cemetery and Improvement Association in

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1906, and the Coronado Club in 1916. Subsequent owners of the house include William Silsby, owner of the Magnolia Garage in New Smyrna Beach.

Among the most distinctive of the Craftsman designs built during the period was the Coronado Club Clubhouse, located at 201 Flagler Avenue (photograph 21). The building was constructed as a clubhouse for the Coronado Club, which was organized in 1916 by Edward H. Dunnam, John H. and Harold Vrooman, Harlow Goble, and Herbert Longstreet. The club apparently first met in the former Coronado school, which was built in 1902. The organization constructed a new meeting hall about 1917, and then expanded it about 1925, including in the design the former school building, which is located at the southeast corner of the building. In 1927, the club reorganized as the Coronado Beach Club, which included many of the original incorporators as well as several out-of-state winter visitors, such as George Adams, Merwin Asire, N.B. Jernee, and C.M. Norton.

Several large Dutch Colonial Revival style houses were developed along Flagler Avenue, including the residence at 316 Flagler Avenue (photograph 15), which was built in 1914 for Harlow Goble, who owned a passenger steamer that plied the waters between Coronado and New Smyrna, and an automobile repair shop in Coronado during the second decade of the twentieth century. Goble also helped organize the Coronado Club in 1916. The dwelling at 202 Flagler Avenue (photograph 7), converted for use as an office, was completed about 1915 for Chauncey McGurer, a summer resident from Columbus, Ohio. The Dutch Colonial design at 404 North Peninsula Avenue (photograph 29) was completed in 1915 for Jesse Bowman, a winter resident from Jonesboro, Tennessee.

Land Boom Development, 1920-1929

Building construction slowed temporarily during World War I and then resumed with renewed intensity during the 1920s. Between 1920 and 1926, several new subdivisions were platted and nearly twenty-nine new buildings appeared in the district. Buildings were constructed to serve a number of functions, including apartments, commerce, and residences. G.L. Horton, a local investor, developed several buildings about 1925, including the former filling station at 121 Flagler Avenue (photograph 5), and the Horton Apartments at 104 South Peninsula Avenue (photograph 20).

The Asire House overlooks the Indian River at 104 Flagler Avenue (photograph 2). Typical of smaller homes developed during the 1920s, the dwelling was built for Merwin Asire, a winter resident from Marquette, Michigan, who first vacationed in Coronado in 1912 and helped reorganize the Coronado Club in the late 1920s. The one-and-one-half story dwelling at 224 Flagler Avenue (photograph 8) was constructed about 1923. Initially, the residence assumed a relatively small profile, and about 1926 was enlarged to serve as a boarding house. The building is historically associated with Della Clark and later C.T. McClarin.

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**CORONADO HISTORIC DISTRICT
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Houses appeared along streets surrounding the commercial center. A distinctive masonry Craftsman style dwelling was completed at 110 South Peninsula Avenue (photograph 19) in 1924 for Salome and Julia Simon, summer residents from Massillon, Ohio. The houses at 216 and 218 Florida Avenue (photograph 33) were built about 1925. Several small dwellings displaying Mediterranean Revival styling were developed during the mid 1920s, including the house at 216 Esther Street (photograph 32).

Depression Era/World War II Development, 1930-1945

Seven buildings from the period of the Great Depression and World War II appear in the district, most of those in the latter half of the decade. Many were relatively small, including the commercial building at 308 Flagler Avenue (photograph 13), built in 1936 to house the Walker White Real Estate and Insurance Company. Several small houses were built, including the Colonial Revival design at 302 North Peninsula Avenue (photograph 26), which was built about 1940.

One of few resources developed during the mid-1940s includes the City of Coronado Beach Civic Center. Developed by the City in 1943, the small building at 225 Flagler Avenue (photograph 11) supported shuffleboard courts and a small park which became a popular site for residents and tourists.

ARCHITECTURAL CONTEXT

Frame Vernacular

Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally

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double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Craftsman

The Craftsman, or Bungalow, style was the most popular residential design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese "bangla," a low house with porches, used as a wayside shelter by travelers in India during the eighteenth and nineteenth centuries. Although the name and some of the characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Oriental construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of the style.

The earliest American buildings which were consciously Craftsman style houses appeared in California and New England in the 1890s. They generally were large residences designed by architects. By 1910, publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive "bungalows." Featured in the magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

The Craftsman style house is typically a one or one and one-half story dwelling with a low-pitched gable roof with wide eaves overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

Mediterranean Revival

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Mid-Eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Spanish revival styles that became popular in the Southwest and Florida during the twentieth century. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, architects began to look directly to Spain and elsewhere in the Mediterranean where they found still more interesting building traditions.

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

Mediterranean Revival buildings in Florida display considerable Spanish influence. A popular building style in Florida during the 1920s, Mediterranean Revival construction continued into the 1930s. The style was adapted for a variety of building types, ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat roofs, usually with some form of parapet; ceramic tile cresting and pent roofs; stucco exterior walls; entrance porches, commonly with arched openings; casement and double-hung sash windows; and ceramic tile decorations.

Colonial Revival

Colonial Revival was among the dominant styles for American residential architecture during the first half of the twentieth century. The popularity of the style was eclipsed by the Bungalow and Mediterranean Revival styles in many Florida communities. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. Revivals of the Georgian and Adam styles were the backbone of the movement, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876, which sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously, with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. Later, a series of articles focusing on eighteenth-century American architecture appeared in the *American Architect* and *Harpers*, helping to make the style popular across the country. The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. The style emerged in the state in the late 1880s. Early examples of the style often embody elements drawn from Craftsman and Bungalow influences, including dormers, exposed rafter ends, and large end or verandah porches. The Prairie style, typically in the form of the American Foursquare plan, and Dutch Colonial designs, notable for expansive gambrel roofs, also influenced the style. Some identifying characteristics of Colonial Revival architecture include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; verandas or simple entry porches supported by columns; and paired, double-hung sash windows.

ARCHITECTURAL SIGNIFICANCE

The commercial, public, and residential buildings of the district embody a broad range of formal styles. Representing several periods of development, the buildings exhibit varying degrees of craftsmanship. The Craftsman style from the Arts and Crafts Movement of the early twentieth century, displaying a variety of sizes and shapes, is found in high concentration throughout the district. Distinctive revival designs from the early twentieth century also

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**CORONADO HISTORIC DISTRICT
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dot the landscape, contributing ambiance and variety to the built landscape. Architectural styles represented include Colonial Revival and Mediterranean Revival. Taken in combination, the styles found in the district exemplify New Smyrna Beach's early twentieth century architectural heritage, lend the district a distinctive ambiance and presence, and represent a collection of architectural forms popular throughout the nation during the historic period.

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Section number 9 Page 1

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New Smyrna Beach, Volusia County, Florida**

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

Verbal Boundary Description

See attached scaled map of the Coronado Historic District

Boundary Justification

The boundary encloses a significant concentration of historic buildings east of the Indian River on the peninsula of New Smyrna Beach historically associated with the city of Coronado Beach and retaining their architectural integrity.

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

INVENTORY OF PHOTOGRAPHS

1. LANDSCAPE VIEW SHOWING 100 BLOCK OF FLAGLER AVENUE, CORONADO BEACH HISTORIC DISTRICT
2. NEW SMYRNA BEACH, FLORIDA
3. SIDNEY JOHNSTON
4. 1995
5. HISTORIC PROPERTY ASSOCIATES
6. VIEW FACING EAST
7. PHOTO NO. 1 OF 33

Numbers 2-5 are the same for the remaining photographs.

1. 104 FLAGLER AVENUE
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 2 OF 33

1. 103 FLAGLER AVENUE
6. OBLIQUE VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTHWEST
7. PHOTO NO. 3 OF 33

1. LANDSCAPE VIEW OF THE INTERSECTION OF FLAGLER AND PENINSULA AVENUES
6. VIEW FACING NORTHEAST
7. PHOTO NO. 4 OF 33

1. 121 FLAGLER AVENUE
6. VIEW SHOWING NORTHEAST AND NORTHWEST ELEVATIONS, FACING SOUTH
7. PHOTO NO. 5 OF 33

1. 120 FLAGLER AVENUE
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 6 OF 33

1. 202 FLAGLER AVENUE
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 7 OF 33

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Section number PHOTOS Page 2

**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

1. 224 FLAGLER AVENUE
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 8 OF 33

1. 217-219 FLAGLER AVENUE
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 9 OF 33

1. 221 FLAGLER AVENUE
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 10 OF 33

1. 225 FLAGLER AVENUE
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 11 OF 33

1. LANDSCAPE VIEW SHOWING THE 300 BLOCK OF FLAGLER AVENUE
6. VIEW FACING NORTHEAST
7. PHOTO NO. 12 OF 33

1. 308 FLAGLER AVENUE
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 13 OF 33

1. 309 FLAGLER AVENUE
6. OBLIQUE VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTHWEST
7. PHOTO NO. 14 OF 33

1. 316 FLAGLER AVENUE
6. OBLIQUE VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTHEAST
7. PHOTO NO. 15 OF 33

1. LANDSCAPE VIEW SHOWING 300 BLOCK FLAGLER AVENUE
6. VIEW FACING WEST
7. PHOTO NO. 16 OF 33

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Section number PHOTOS Page 3

**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

1. 100 COLUMBUS AVENUE
6. OBLIQUE VIEW SHOWING FRONT (WEST) FACADE, FACING NORTHEAST
7. PHOTO NO. 17 OF 33

1. LANDSCAPE VIEW SHOWING 100 BLOCK OF SOUTH PENINSULA AVENUE
6. VIEW FACING WEST
7. PHOTO NO. 18 OF 33

1. 110 SOUTH PENINSULA AVENUE
6. OBLIQUE VIEW SHOWING FRONT (EAST) FACADE, FACING NORTHWEST
7. PHOTO NO. 19 OF 33

1. 104 SOUTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 20 OF 33

1. 201 FLAGLER AVENUE
6. VIEW SHOWING WEST ELEVATION, FACING EAST
7. PHOTO NO. 21 OF 33

1. 106 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 22 OF 33

1. 111 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 23 OF 33

1. 201 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 24 OF 33

1. 300 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 25 OF 33

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Section number PHOTOS Page 4

**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

1. 302 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 26 OF 33

1. 305 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (WEST) ELEVATION, FACING EAST
7. PHOTO NO. 27 OF 33

1. 114 LINCOLN STREET
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 28 OF 33

1. 404 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 29 OF 33

1. 406 NORTH PENINSULA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 30 OF 33

1. LANDSCAPE VIEW SHOWING THE 400 BLOCK OF NORTH PENINSULA AVENUE
6. VIEW FACING SOUTHWEST
7. PHOTO NO. 31 OF 33

1. 216 ESTHER STREET
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 32 OF 33

1. LANDSCAPE VIEW OF 216 & 218 FLORIDA AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 33 OF 33

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

CONTRIBUTING PROPERTIES

ADDRESS	STYLE	DATE
Asire Court		
106	Frame Vernacular	c. 1920
112	Frame Vernacular	c. 1935
Columbus Avenue		
100	Frame Vernacular	1914
Esther Street		
108	Frame Vernacular	c. 1915
109	Frame Vernacular	c. 1915
110	Frame Vernacular	c. 1915
205	Frame Vernacular	c. 1920
206	Frame Vernacular	c. 1920
207	Colonial Revival	c. 1920
209	Frame Vernacular	c. 1935
215	Mediterranean Revival	c. 1925
216	Mediterranean Revival	c. 1925
216A		
217	Mediterranean Revival	c. 1925
221	Frame Vernacular	c. 1925
Flagler Avenue		
103	Frame Vernacular	1885
104	Craftsman	c. 1925
111A		
113	Frame Vernacular	c. 1900
114	Frame Vernacular	c. 1935

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120	Craftsman	c. 1915
201	Craftsman	1902/c. 1917
202	Colonial Revival	c. 1915
204	Craftsman	c. 1915
211	Frame Vernacular	c. 1920
213	Frame Vernacular	c. 1905
214	Craftsman	c. 1923
221	Frame Vernacular	c. 1905
222	Frame Vernacular	c. 1925
225	Frame Vernacular	c. 1945
304	Frame Vernacular	c. 1920
304A		
309	Frame Vernacular	c. 1909
310	Craftsman	c. 1915
314	Craftsman	c. 1920
316	Colonial Revival	1914

Florida Avenue

110	Craftsman	c. 1913
110A		
114	Frame Vernacular	c. 1913
208	Frame Vernacular	c. 1920
216	Craftsman	c. 1925
216A		
218	Frame Vernacular	c. 1925
218A		
220	Frame Vernacular	c. 1920
220A		

Lincoln Street

114	Frame Vernacular	c. 1910
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North Peninsula Avenue

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**CORONADO HISTORIC DISTRICT
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105	Frame Vernacular	c. 1915
105A		
106	Frame Vernacular	c. 1910
106A		
107	Frame Vernacular	c. 1900
108	Frame Vernacular	c. 1920
108A		
109	Colonial Revival	c. 1940
111	Frame Vernacular	c. 1890
111A		
201	Craftsman	1915
300	Frame Vernacular	c. 1910
300A		
300B		
302	Colonial Revival	c. 1940
302A		
305	Frame Vernacular	c. 1900
400	Craftsman	c. 1915
401	Frame Vernacular	c. 1910
401A		
402	Craftsman	c. 1915
403	Colonial Revival	c. 1925
403A		
404	Colonial Revival	1915
404A		
405	Craftsman	c. 1923
405A		
406	Frame Vernacular	c. 1905
406A		
407	Craftsman	c. 1923
407A		

South Peninsula Avenue

104	Frame Vernacular	c. 1925
106	Craftsman	c. 1920

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**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

108	Craftsman	1920
110	Craftsman	c. 1920

North Pine Street

210	Craftsman	c. 1925
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NON-CONTRIBUTING PROPERTIES

Asire Court

114
114A

Columbus Avenue

100A
110
110A

Esther Street

105
105A
112
211
212
215A
218
220

Flagler Avenue

101
104A
111

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Section number SITES Page 5

**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

115
121
204A
206
207
216
217-219
218-220
222A
225A
226
300-302
306
308

Florida Avenue

114A
210
214

Lincoln Street

108

North Peninsula Avenue

112
202
202A
208
301
301

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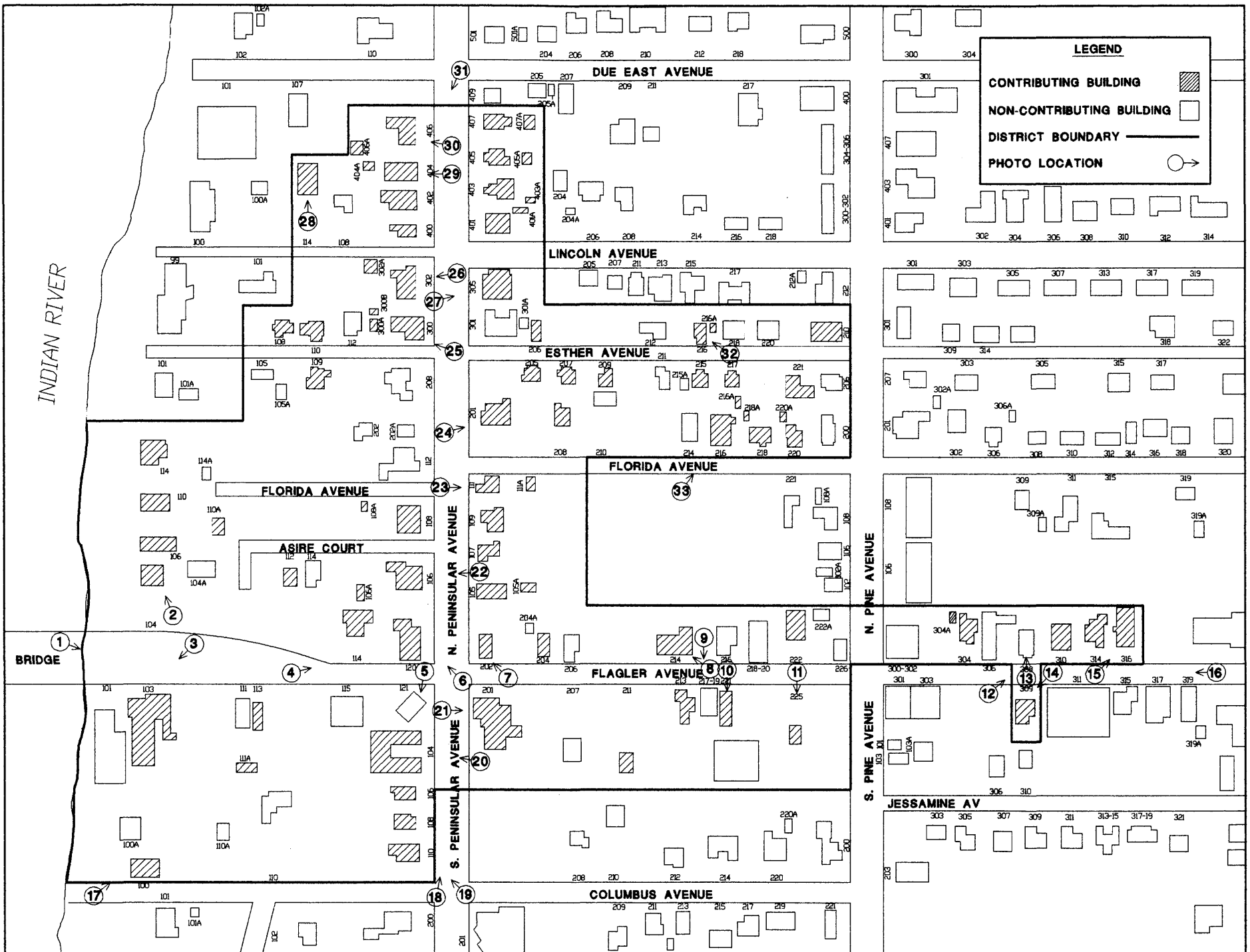
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CONTINUATION SHEET**

Section number SITES Page 6

**CORONADO HISTORIC DISTRICT
New Smyrna Beach, Volusia County, Florida**

North Pine Avenue

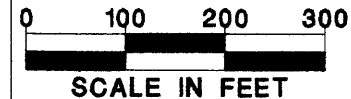
200
206



LEGEND

- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- DISTRICT BOUNDARY
- PHOTO LOCATION

CORONADO HISTORIC DISTRICT



MAP PREPARED BY
HISTORIC PROPERTY ASSOCIATES, INC.
SEPTEMBER 1995