



City of New Smyrna Beach

Historic New Smyrna Beach Preservation Commission

Virginia Schow
John Coffin
Jean Mayo
NoraJane Gillespie
Lianne Bennett
Timmy Ann Russell
Kay Matheny

March 9, 2016

THIS IS YOUR OFFICIAL NOTIFICATION of the regular meeting of the Historic New Smyrna Beach Preservation Commission to be held on Wednesday, March 9, 2016 at 5:30 p.m. at 210 Sams Avenue, New Smyrna Beach, Florida, (City Commission Chambers) for consideration of the following agenda:

- **Roll Call**
- **Approval of the Agenda**
- **Approval of Minutes**
 - February 10, 2016
- **Public Participation** – In accordance with the City Commission Resolution #11-89, a three-minute limitation is in effect unless otherwise granted by the HPC
- **A. CA-4-16: – Certificate of Appropriateness: 402 Rush Street**
- **Scoring applicants and recommendations for the Donnadine Miller Preservation award**
 - a. **Non-Residential**
 - b. **Residential**
- **Comments from Commission Members and City Staff**
- **Adjournment**

Respectfully Submitted,

Robert Mathen for
Lianne Bennett, Chairperson
Historic New Smyrna Beach Preservation Commission

**HISTORIC NEW SMYRNA BEACH PRESERVATION COMMISSION (HPC)
MINUTES
FEBRUARY 10, 2016
CITY COMMISSION CHAMBERS
210 SAMS AVENUE, NEW SMYRNA BEACH, FLORIDA**

Chairperson Lianne Bennett called the meeting to order at 5:30 p.m.

Answering to roll call:

Lianne Bennett

Jean Mayo

NoraJane Gillespie

Virginia Schow

Timmy-Ann Russell

John Coffin

Kay Matheny

Virginia Schow was absent. Also present were City Planner Robert Mathen; Leisure Services Director Nancy Maddox; Board Secretary Tammy Dickerson and members of the public.

APPROVAL OF MINUTES

Motion by Ms. Gillespie, seconded by Ms. Mayo, to approve the minutes of the regular January 13, 2016, Historic Preservation Commission meeting. Motion passed unanimously on a roll call vote, 5-0.

PUBLIC PARTICIPATION

Sarah Bennett, 2615 Crestwood Avenue, stated her name for the record then addressed the Board. She stated that the house bill 803 and the senate bill 1054 have both been to different committees and sub-committees and these committees have been less receptive to these bills so as of now their future isn't looking very bright so that's very good news for archaeology. She stated that there will be the first advocacy day for archaeology at the state capital and it will be about why archaeology matters and how someone can be involved in archaeology. She stated that archaeology month is in March and showed the poster for this year. She stated that the City Commission will be reading the proclamation on February 23rd if anyone is interested in attending that meeting.

Robert Red, New Smyrna Beach Museum of History, stated his name then addressed the Board. He stated that as part of archaeology month on March 17th at 6:30pm there will be a presentation by Doctor Robert Austin. He stated that Doctor Austin helped organize the non-profit organization whose goal is to promote and facilitate long term archaeology research. He stated that Doctor Austin is going to discuss this project and education in general on archaeology. He then stated Doctor Austin credentials. He stated that he hoped to see the Board at the presentation.

CA-3-16: – CERTIFICATE OF APPROPRIATENESS: 206 DOWNING STREET

Mr. Mathen reviewed staffs' findings and stated that staff recommends **approval** of a Certificate of Appropriateness, for the removal of the store front glass and installation of new decking with the following conditions:

1. Any other exterior modifications, demolitions or new construction in the future would need to come before this Commission to apply for a Certificate of Appropriateness.
2. All other applicable regulations are complied with.
3. A building permit is obtained with-in 90 days of this approval.

Ms. Russell asked what they are going to do with the door.

Mr. Mathen stated that they are going to remove the door and bring it back to what it previously was with an open front porch.

Linda Reichard, 206 Downing Street, stated that she was just looking for approval from the Board.

Motion made by Ms. Mayo, seconded by Ms. Gillespie, to approve the certificate of appropriateness with the following conditions:

1. Any other exterior modifications, demolitions or new construction in the future would need to come before this Commission to apply for a Certificate of Appropriateness.
2. All other applicable regulations are complied with.
3. A building permit must be obtained with-in 90 days of this approval.

Motion passed unanimously on roll call vote, 6-0.

COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF

Mr. Mathen stated that staff had only received two commercial applications and no residential for the Donnadine Miller preservation award so staff decided to extend the deadline to February 26th. He stated that staff sent out another mail out to the historic districts. He stated that staff planned on bringing the applications to their March meeting for their recommendation for the award. He stated that staff hopes to order the plaque and then present it at a City Commission meeting in May for historic preservation month.

Ms. Gillespie asked if there were any ideas on how to get more participation.

Mr. Mathen stated that staff mailed out over 600 flyers.

Chairperson Bennett stated that possibly new residents are moving in and just don't know about it.

Ms. Mayo stated that word of mouth is the best way to get it out there.

Ms. Russell asked if there was any signage in the shops on Flagler Avenue or Canal Street.

Mr. Mathen stated that the posters are only at the museum and the applications are at City Hall.

Ms. Russell asked if we can do put them in the shops.

Mr. Mathen stated that we can check to see if we can do that but it's a little late for this year.

Ms. Mayo stated that maybe we could get the information to the realtors.

Mr. Mathen stated that all the realtors in the district received a flyer.

Ms. Russell stated that it would be a good thing to take to the Board of Realtors.

Ms. Maddox stated that the City Commission approved moving forward with the acquisition of the First Baptist Church and to apply for ECHO grants that will be submitted at the end of this month so hopefully we will be able to purchase the church and move forward.

Mr. Mathen introduced Ms. Maddox to the Board.

Ms. Maddox stated that the city will be keeping the weeping mortar part of the structure and demolish the rest of the church. She stated that there are plans for additional parking there and working on a partnership with the museum so they will have some meeting and exhibit space because they have outgrown their building.

The Board welcomed Ms. Maddox.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:50pm.

1 **CITY OF NEW SMYRNA BEACH – DEVELOPMENT SERVICES**
2 **CA-4-16: 402 RUSH STREET / RAPP**
3 **MARCH 9, 2016**

4
5 **I. Summary**

6
7 A. **Applicant and Property Owner:** David N. Rapp, 402 Rush Street, New
8 Smyrna Beach, Florida 32168

9
10 B. **Request:** Certificate of Appropriateness for new metal roof structure and
11 addition of rear porch to a contributing structure in the New Smyrna Beach
12 Historic District.

13
14 C. **Subject Area:** The subject property consists of approximately 0.08 acres, and
15 is zoned B-3, Highway Service Business District, and is generally located
16 north of Murray Street, east of North Dixie Freeway at 402 Rush Street.
17 (See location map attached as **Exhibit A** and aerial map attached as
18 **Exhibit B**).

19
20 D. **Parcel ID: 7441-26-00-0081**

21
22 **II. Findings**

23
24 A. The subject property is approximately 40' x 86'. The parcel currently has a
25 single-family house per the Volusia County Property Appraisers website.
26 The building is a contributing structure located in the New Smyrna Beach
27 Historic District. However, the structure is not individually eligible for the
28 National Registry of Historic Places. A copy of the 1986 and 2008 Florida
29 Master Files are attached as **Exhibit C**. The building was constructed
30 around 1925 per the 2008 Florida Master File survey.

31
32 B. This one story frame vernacular residence is located at 402 Rush Street.
33 Notable architectural features include a low pitched hipped roof and stucco
34 exterior. Alterations include enclosure of the entrance porch with windows.
35 The structure does not appear on the 1916 Sanborn maps which suggests
36 that the building was constructed after the J. R. Finegan subdivision that
37 was platted in 1886 per the 1986 Florida Master File. Applicant supplied
38 pictures of the front and side of the house and construction plans showing
39 the proposed work attached as **Exhibit D**. Photos of the subject property
40 and surrounding neighborhood are attached as **Exhibit E**.

41
42 C. The new roof truss system, new metal rood coverings, and addition of a rear
43 porch would be consistent with the architectural style and construction
44 period of this house.

1 **III. Recommendation**

2 The neighborhood buildings are a mixture of contributing structures with some in
3 need of repair. This installation of the new roof truss system, metal roof coverings,
4 and installation of a new rear porch should enhance property values and add
5 charm to the center of the New Smyrna Beach Historic District. The house is
6 consistent with the period architectural style of surrounding historic structures
7 within the neighborhood and is a contributor to the National Registered District but
8 is not individually eligible for the National Register. Therefore, staff recommends
9 **approval** of a Certificate of Appropriateness, for the installation of the new roof
10 truss system, metal roof coverings, and installation of a new rear porch with the
11 following conditions:

- 12
- 13 1. Any other exterior modifications, demolitions or new construction in the future
14 would need to come before this Commission to apply for a Certificate of
15 Appropriateness.
 - 16
 - 17 2. All other applicable regulations are complied with.
 - 18
 - 19 3. A building permit is obtained with-in 120 days of this approval.
 - 20
 - 21

22 **Sec. 50-10. - Conformity with the Certificate of Appropriateness.**

23 All work performed pursuant to a certificate of appropriateness shall conform to all
24 provisions of such certificate. It shall be the responsibility of the building department to
25 inspect from time to time any work being performed to assure such compliance. In the
26 event work is being performed not in accordance with such certificate, the chief building
27 official is authorized to issue a stop work order. No additional work shall be undertaken
28 as long as such stop work order shall continue in effect.

29

30 **Sec. 50-12. - Historic building demolition**

31 ***Anyone who demolishes a building or structure identified in section 50-12(e)***
32 ***without first obtaining, and complying fully with the provisions of, a***
33 ***demolition permit shall be subject to a fine of up to \$5,000.00.***
34

35

36 All violations will be submitted to the City Code Enforcement Department, which could
37 lead to fines imposed by the Code Enforcement Board.
38





Exhibit C

1



1986 File Photo

2

Exhibit C (cont'd)

FLORIDA MASTER SITE FILE
Site Inventory Form

SITE NO.

SITE NAME: 402 Rush
ADDRESS: 402 Rush
INSTRUCTIONS TO LOCATE:

SURVEY DATE: 08/31/86

LOCATION: Bryan St Finnegans
Subdivision Name

8,9
Block No. Lot No.

COUNTY: Volusia
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Cavanagh, Irving and Florence
ADDRESS: 402 Rush St
ADDRESS: New Smyrna Beach, FL 32069

TYPE OF OWNERSHIP: Private
RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine, FL

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

x EXCELLENT	x ALTERED	ORIGINAL USE residence
GOOD	UNALTERED	PRESENT USE residence
FAIR	x ORIGINAL SITE	DATES c.+1924
DETERIORATED	RESTORED: / /	CULTURE/PHASE American
	MOVED: / /	PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

CONTINUATION SHEET

Statement of Significance:

This one-story frame vernacular residence is located at 402 Rush Street. Notable architectural traits include a low-pitched hipped roof and stucco exterior. Alterations include enclosure of the entrance porch with awning windows.

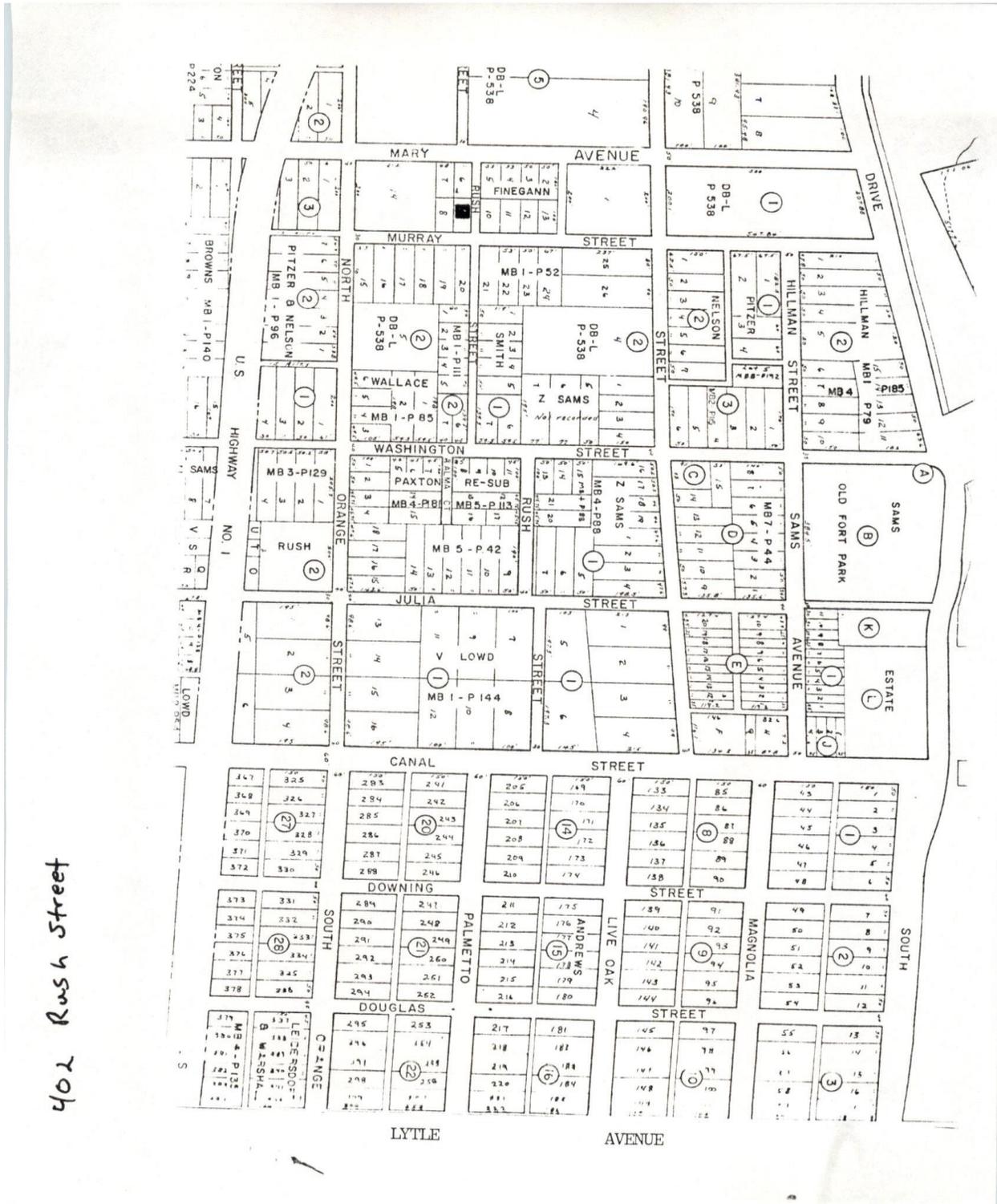
This building is located in the Finegan subdivision, platted for J.R. Finegan in 1886. (1) Sanborn Maps indicate that this building was constructed in c. 1924. (2)

This property is located within the corporate limits of New Smyrna Beach, the site of America's largest colonial enterprise, begun in 1768. Although the Turnbull colony was abandoned in 1777, some measure of settlement persisted, resulting from the presence of a coastal inlet in the vicinity. Resettlement began in earnest after the Civil War. The town was incorporated in 1887 and developed on the basis of a tourism, citrus, and commercial fishing economy. Rapid growth in the early twentieth century was spurred by the Florida East Coast Railroad. The City of New Smyrna Beach was expanded in 1947 to include the peninsula community of Coronado Beach.

Footnotes

1. Map Book 12, p. 68, Attorneys' Title Services Inc., New Smyrna Beach, Florida.
2. Sanborn Fire Insurance Maps 1916, 1924, 1930.

Exhibit C (cont'd)



1

Exhibit C (cont'd)



HISTORICAL STRUCTURE FORM
 Electronic Version 1.1.0

Site #8 VO01485
 Recorder # 186
 Field Date 1/14/2007
 Form Date 2/1/2008
 FormNo 200701
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 402 Rush Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name New Smyrna Beach Historic Structure Survey Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>402</u>		<u>Rush</u>	<u>Street</u>	

Cross Streets (nearest/ between) see attached map
 City / Town (within 3 miles) New Smyrna Beach In Current City Limits? _____
 County Volusia Tax Parcel #(s) 744126000060
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) see attached map

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> NEW SMYRNA BEACH, 1988
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 17S ; 34E ; 41 ; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Square Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) _____ >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) _____ >> Slab
 Other Foundation Types _____
 Foundation Material(s) _____ >> Other
 Other Foundation Material(s) concrete
 Exterior Fabric(s) _____ >> Stucco
 Other Exterior Fabric(s) _____
 Roof Type(s) _____ >> Pyramid
 Other Roof Type(s) _____
 Roof Material(s) _____ >> Other
 Other Roof Material(s) tin
 Roof Secondary Structure(s) (dormers etc) _____ >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 1
 Chimney Material Brick
 Other Chimney Material(s) _____
 Chimney Location(s) north exterior

2

1

Exhibit C (cont'd)

HISTORICAL STRUCTURE FORM

8V001485

DESCRIPTION (continued)

Window Descriptions metal awning; metal sash
 Main Entrance Description (stylistic details) _____
 Porches: #open _____ #closed 2 #incised _____ Location(s) east, south
 Porch Roof Types(s) flat
 Exterior Ornament _____
 Interior Plan _____ Other Interior Plan _____
 Condition Fair

Structure Surroundings

Commercial: _____ Residential: ALL this category
 Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): none
 If archaeological remains are present, was an Archaeological Site Form completed? _____
 Narrative Description (optional) Displaying the influences of Masonry Vernacular architecture, the building retains many of its original architectural features.

HISTORY

Construction year 1925
 Architect (last name first): _____ Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;
 Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Manuscripts
 Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible _____
 Individually Eligible for National Register? NO
 Potential Contributor to NR District? NO
 Area(s) of historical significance _____ >> Architecture
 Other Historical Associations _____

Explanation of Evaluation (required) This structure is not eligible for the NRHP and does not contribute to a historic district because it has been drastically altered from the original construction.

2

1

Exhibit C (cont'd)

HISTORICAL STRUCTURE FORM

8VO01485

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections **Not Filed** with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____	Maintaining Organization: _____
File or Accession #: _____	Descriptive Information: _____
>> _____	

RECORDER INFORMATION

Recorder Name (Last, First) Marissa Gordon
Recorder Address / Phone 7220 Financial Way Suite 100, Jacksonville, FL 32256 / (904) 724-7333
Recorder Affiliation Environmental Services, Inc. Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? _____

******* MASTER SITE FILE USE ONLY *******

Cultural Resource Type: <u>SS</u> Electronic Form Used: <u>S110</u> Form Type Code: <u>NORM</u> Form Quality Ranking: <u>NEW</u> Form Status Code: <u>SCAT</u>	SHPO's Evaluation of Resource _____ Date _____
Supplement Information Status: <u>NO SUPPLEMENT</u> Supplement File Status: <u>NO SUPPLEMENT FILE</u>	FMSF Staffer: _____ Computer Entry Date: <u>3/20/2008</u>
Form Comments: _____ _____ _____	

**REQUIRED
PAPER
ATTACHMENTS**

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

2

1

Exhibit C (cont'd)



2

2008 File Photo

3

Exhibit D

1



2

Current Photo of front of house with new roof structure highlighted

3



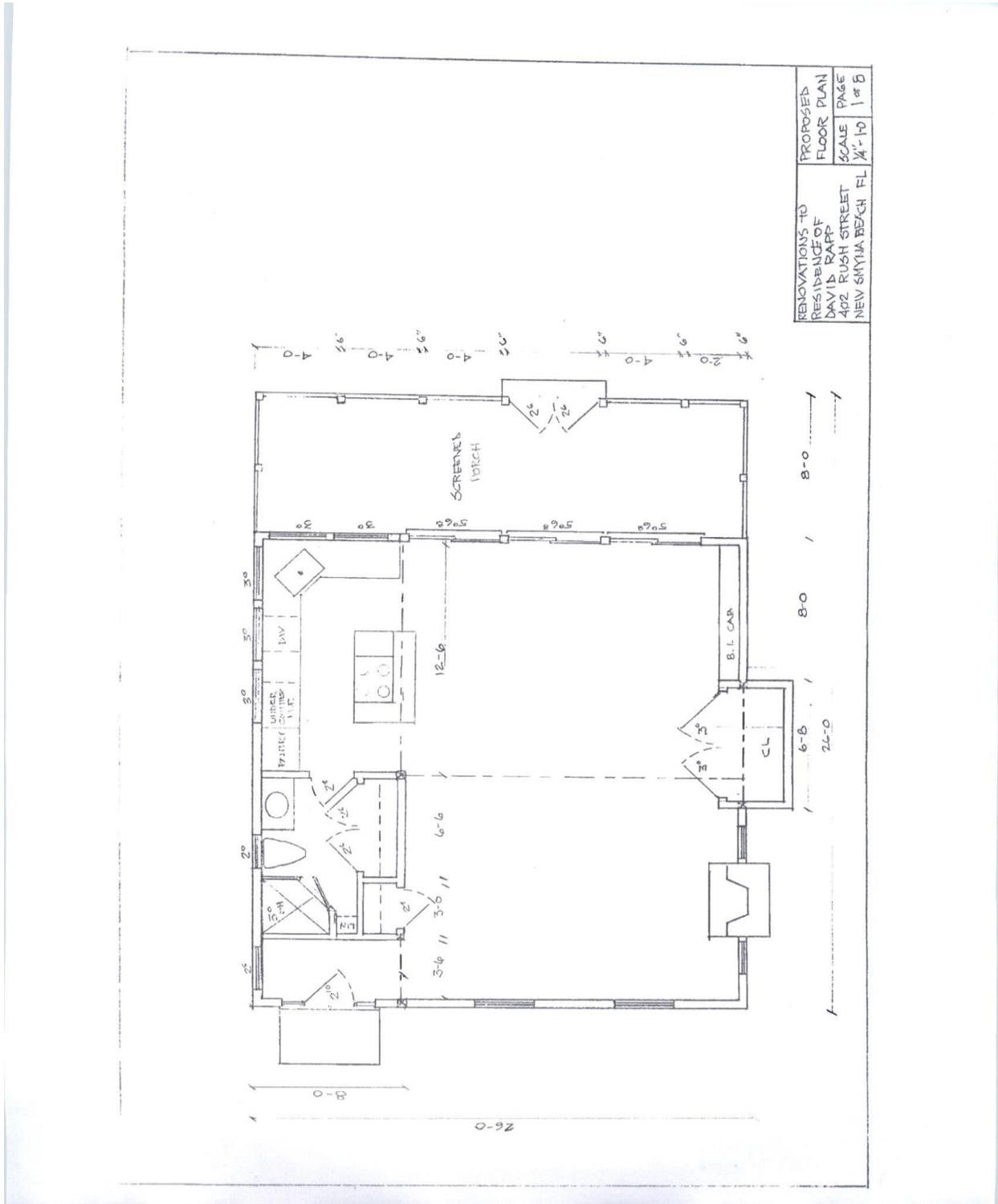
4

Current Photo of corner of house with new roof structure highlighted

5

1

Exhibit D (cont'd)



2

Exhibit D (cont'd)

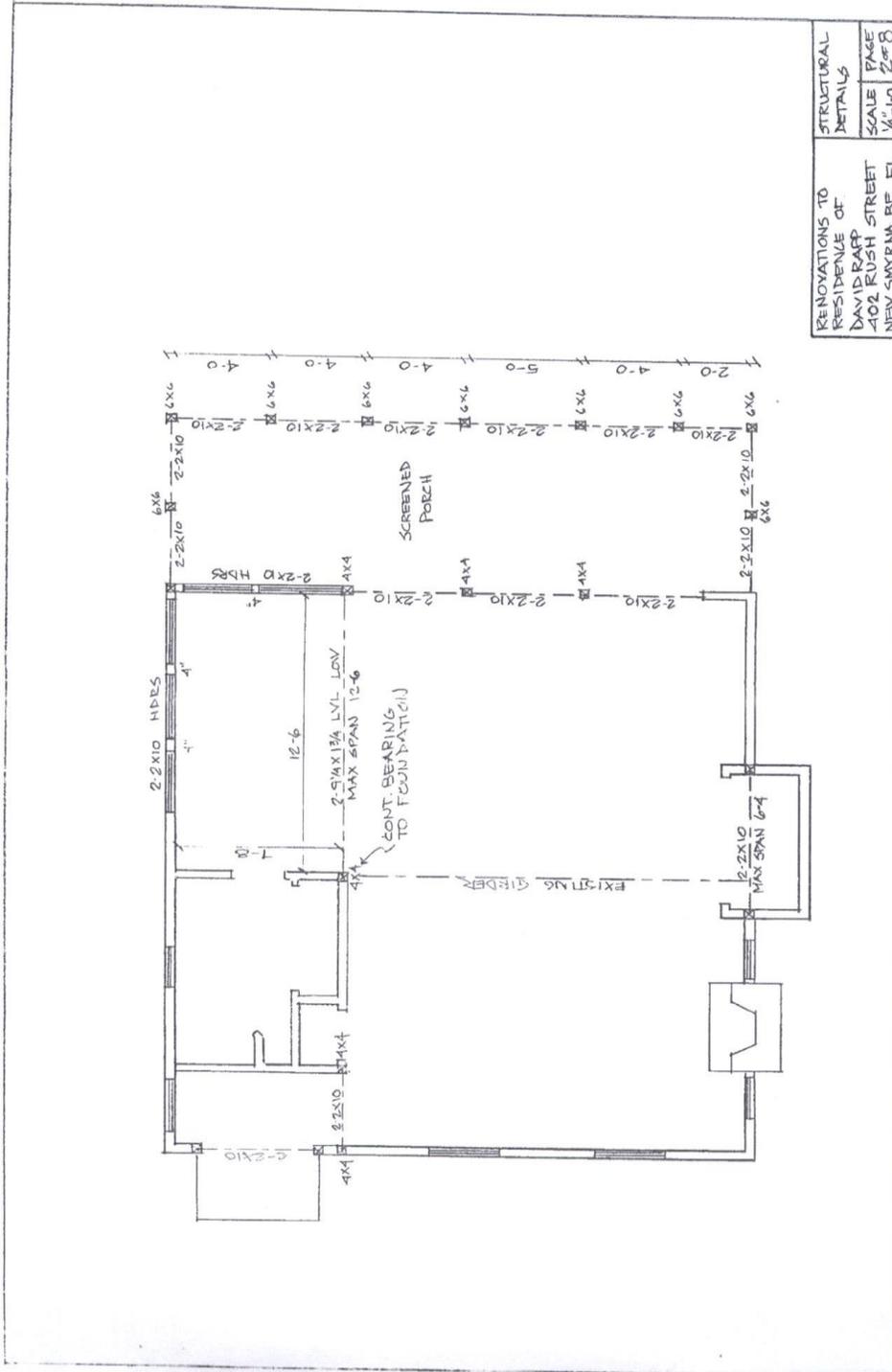


Exhibit D (cont'd)

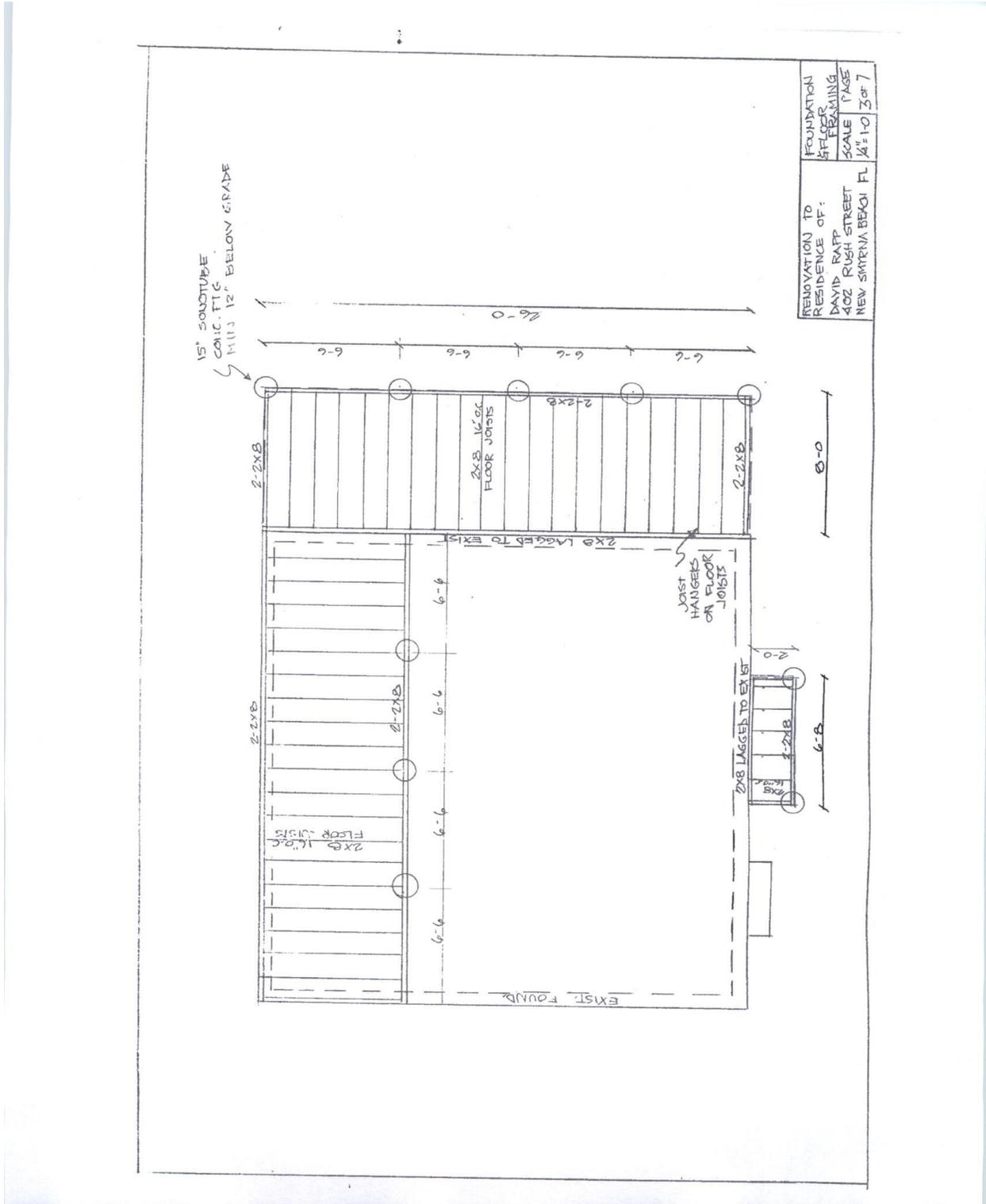
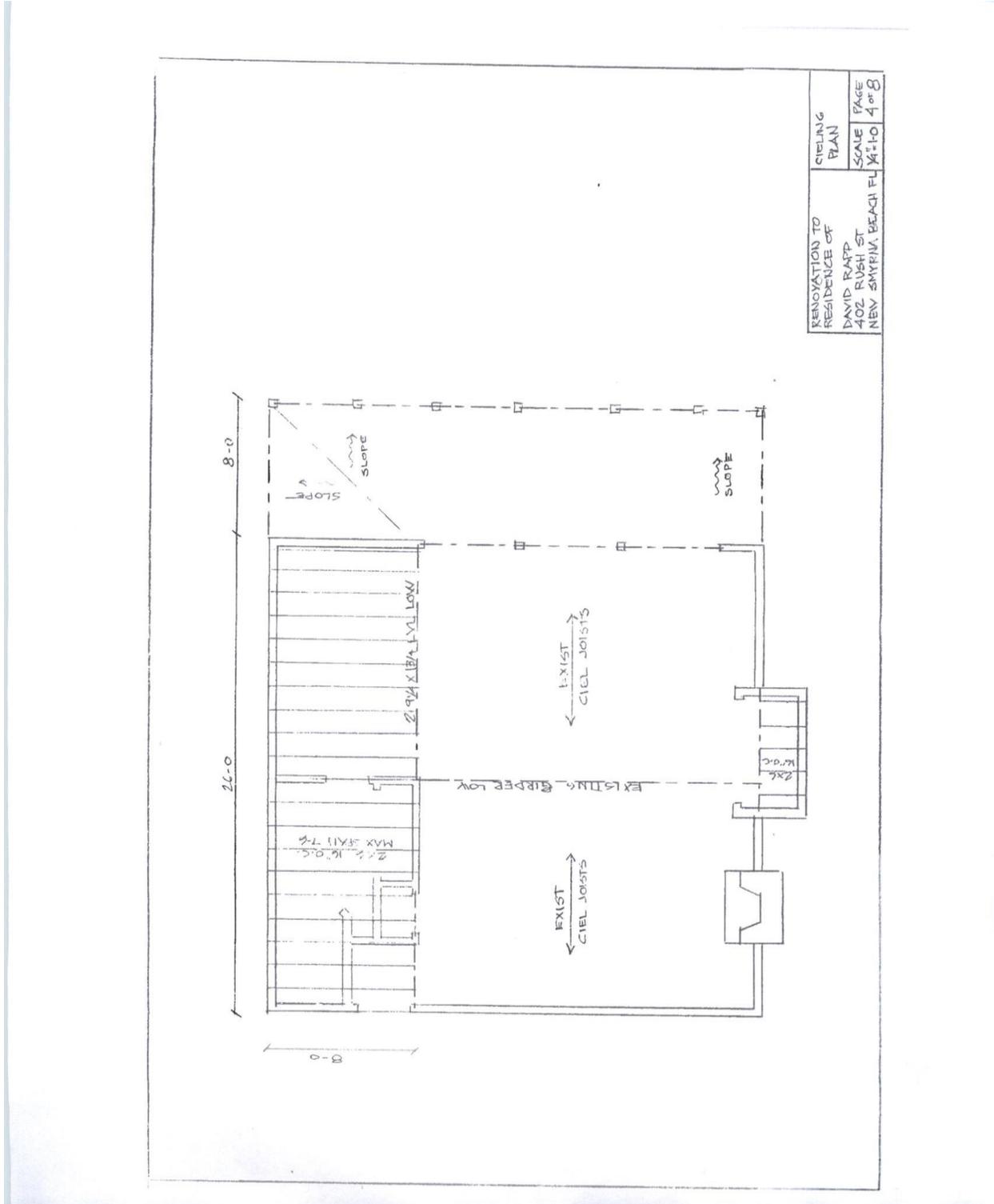
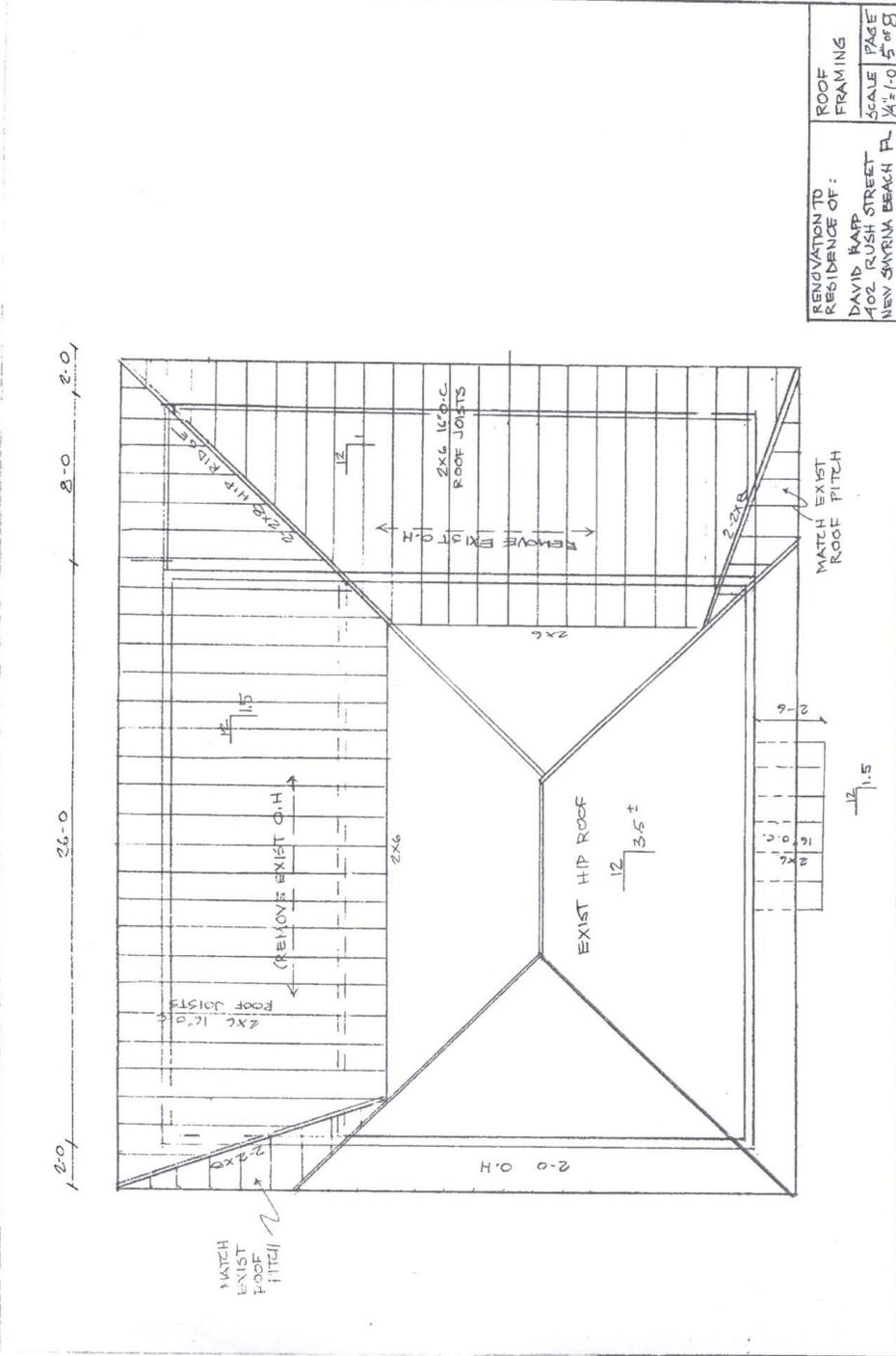


Exhibit D (cont'd)



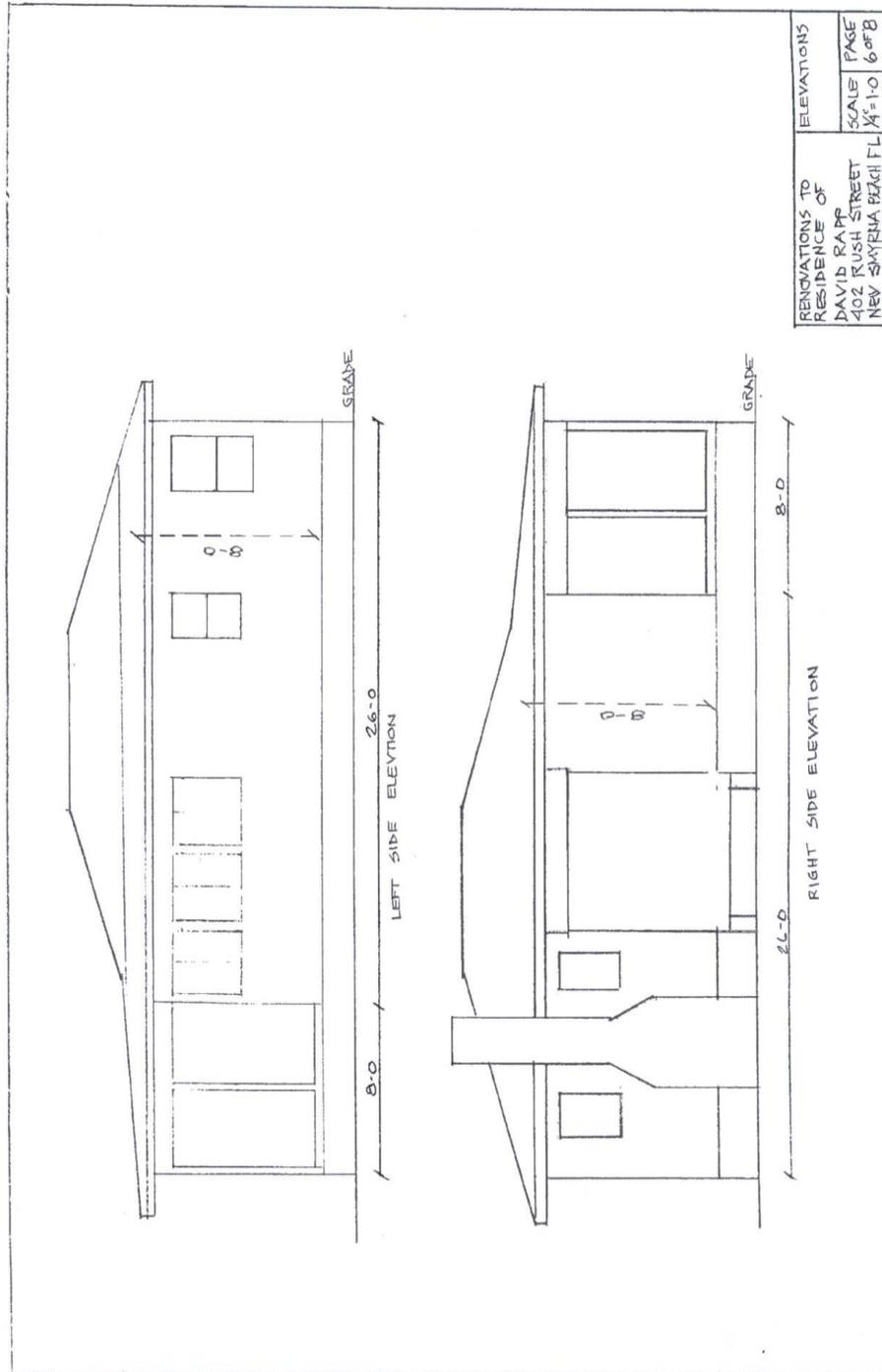
1

Exhibit D (cont'd)



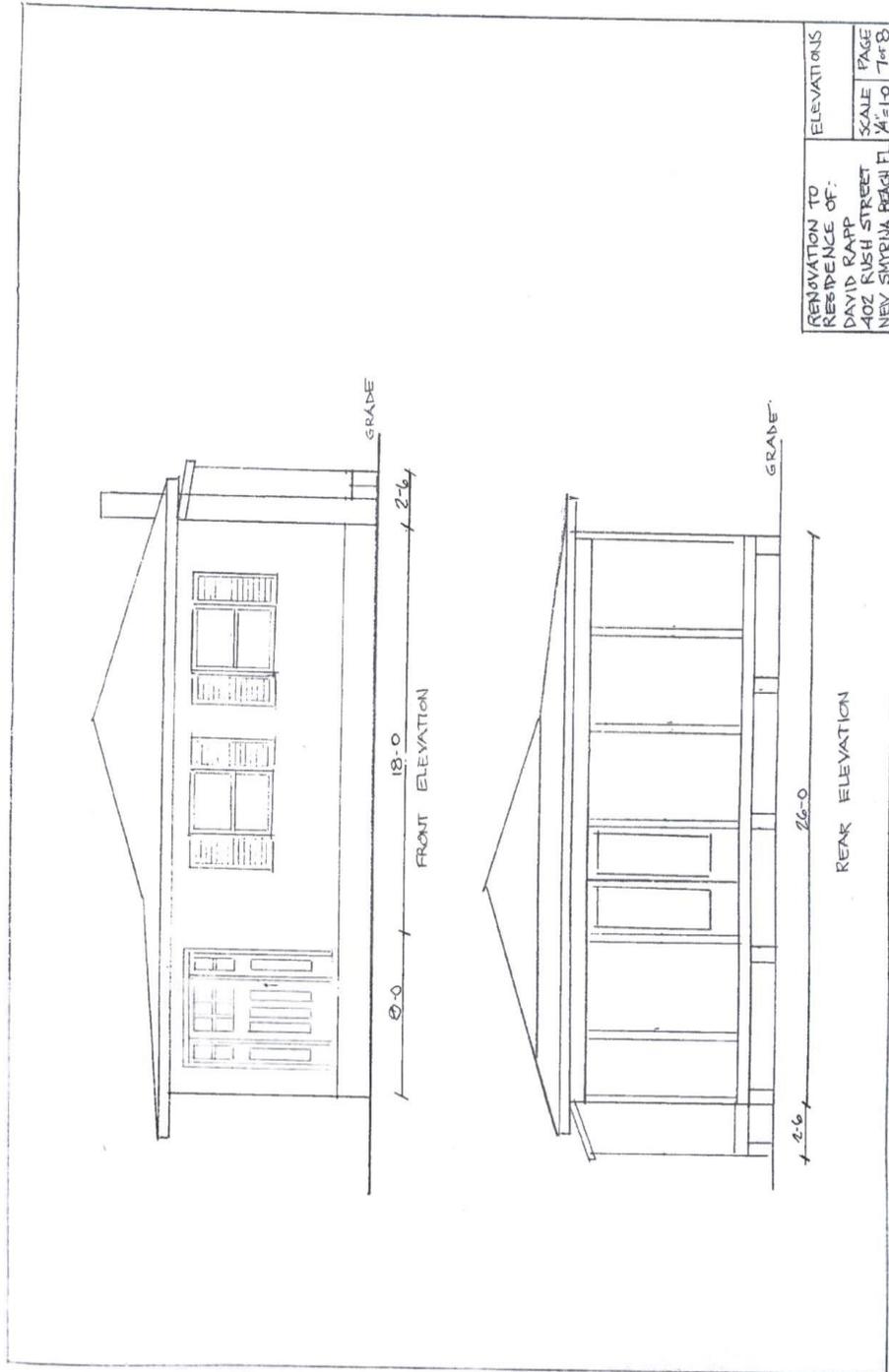
2

Exhibit D (cont'd)



1

Exhibit D (cont'd)



2

Exhibit E

1



2

217 Murray Street – Corner of Murray Street and Rush Street

3



4

400 Rush Street

5

1

Exhibit E (cont'd)



2

402 Rush Street

3



4

300 Mary Avenue – Corner of Mary Avenue and Rush Street

5

**Donnadine Miller Memorial Historic Preservation Award
Nomination Form**

Residential

Non-Residential

Building Address:

916 S. RIVERBEND DR, NEW SMYRNA BEACH, FL 32168

Year Built:

1947

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

SPANISH ISLE - MEDITERRANEAN

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

ADDITIONAL ATTACHES

Nominator:

SCOTT L. SMITH

Address:

1010 S. RIVERBEND DR

City/State/Zip:

NEW SMYRNA BEACH, FL 32168

Telephone:

732-844-5007

E-mail Address:

INFO@SHAREDOWNSTATENW.COM

(OVER)

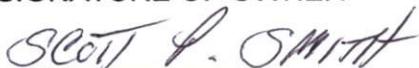
Release Authority

The undersigned gives to the City of New Smyrna Beach the absolute and unqualified right to use in whole or in part, in whatever manner the City may desire, all submitted material.

Release authorized by:



SIGNATURE OF OWNER



PRINT OR TYPE NAME

I am interested in having my building designated as a local landmark (**not** required for historic preservation award consideration)

Evaluation Criteria

Historic Significance **30** _____

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance **20** _____

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm **10** _____

- Aesthetic Value
- Use of native landscape material

Evaluation Criteria

Building Address: 916 South Riverside Drive / Black Dolphin Inn

Historic Significance **30** _____

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

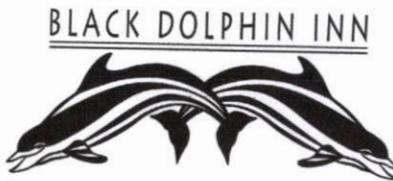
Community Significance **20** _____

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm **10** _____

- Aesthetic Value
- Use of native landscape material

(This page to be filled out by the Historic Preservation Commission)



Donnadine Miller Memorial Historic Preservation Award

Non – Residential Nomination Form Addendum

Eligibility Requirements:

The Black Dolphin Inn is located at 916 S Riverside Drive in New Smyrna Beach and resides within the Bed and Breakfast Homes District. This is an overlay zone in which Bed and Breakfast homes are allowed as a permitted use.

- Property was built in 1947 and is over 50 years old
- Renovation paid meticulous attention to the historic character and ambiance of the premises
- Over 50% of the “unimproved” area was retained in order to meet the strict building codes of a Bed and Breakfast
- Design plans included provision for a fire suppression system and adherence to ADA specifications
- A Certificate of occupancy was issued by the New Smyrna Beach Building Department on 1/23/2012
- A Business Receipt license was issued on 2/12/2012 confirming our accessory use as a B&B within the overlay district

Introduction:

From the earliest European settlements in North America and the establishment of the forts and missions of the Spanish empire, to the growth of Florida’s tourism industry and the latter day efforts to preserve historic structures – the evidence of 500 years of Spanish heritage is abundantly clear in the Black Dolphin Inn’s past and present architecture.

The award-winning Black Dolphin Inn has been recognized for its unique excellence among luxury historic estates and inns and has demonstrated the capacity to transport its guests into a novel world through the history of its location, its culture and its own stylistic flair.

This historic Spanish Isle estate which was constructed in 1947, was designed by Harry M. Griffin – a renowned Daytona Beach architect whose other projects include the Smyrna Yacht Club at 1201 S Riverside Drive in New Smyrna Beach and the Ray Rice Seaside Home in Ormond Beach – the Founder/Owner of Hawaiian Tropic.

The Black Dolphin Inn enlisted the services of Glenn Herbert – landscape architect- to develop an extensive beautification plan, which included the use of drought-resistant indigenous plants and native landscape materials. This project was completed in February 2013 (drawings attached).

The Black Dolphin Inn has been the recipient of many travel awards since its opening in 2013 for its architectural design, impeccable service, and green lodging initiatives (see attached)

Architectural Style:

The architectural style of the building can best be described as a confluence of Spanish Isle, Mediterranean Revival, and California Mission as evidenced by the following design elements:

- Stucco adobe white clad exterior finish
- Mediterranean style concrete roof tiles
- Interior arched hallways and columns
- Arcade entry porch with columns and piers
- Roof parapets
- Mediterranean and Mexican tile used extensively through-out the premise
- Old world brick circular driveways and parking areas
- Refinished original interior lobby staircase with decorative period bannisters and railing
- Fire pit feature – which features a cauldron that was used in the late 1900's for boiling indigo and sugar cane
- Original Spanish Isle style decorative iron work in the lobby and deck area
- Extensive use of cypress wood finishes throughout the premises
- Reconditioned massive Dade County Pine ceiling beams in the Lobby area
- Revitalized white stucco clad privacy wall which encapsulates the courtyard area
- aluminum clad wood frame Hurd windows and doors to retain the ambiance of this historic estate
- Decorative corbels and bracket architectural elements on the building exterior
- Mediterranean style railings on individual porches and common areas
- Extensive collection of antiques that complement the interior design of the building
- Refurbished Mediterranean gates at each of the entrances to the courtyard and dock area

Native Landscape Specifications:

- Trees and palms – 1 Crape Myrtle, 1 Live Oak, and 2 Ligustrum Trees.
- Shrubs and Groundcovers – 36 Annuals, 18 Bamboo, 2 Bougainvillea, 1 European Fan Palm, 114 Dune Sunflowers, 27 Impatiens, 15 Pink Muhley Grass, 78 Macho Ferns, 1315 Mondo Grass, 111 White Fountain Grass, 56 Yew Podocarpus, 2 Lady Palms, 27 Snake Plants, and 2 Bird-of-Paradise.

Green Lodging Initiatives:

The Black Dolphin Inn fully embraces its responsibility as an environmental steward. We are thoroughly committed to reducing our environmental footprint by actively participating in standards that are in harmony with the earth's resources.

Our Green Hotel Standards and Practices include:

Energy & Water Conservation

- Extensive use of Icynene spray foam insulation throughout the premises
- Installation of Rinnai tank less water heater systems
- Hurd impact glass windows and doors – with tinted laminated glass
- Water conserving toilets that only consume 1.28 GPF
- High efficiency lighting in guest rooms and public areas
- Use of dimmable lights, motion sensors and timers in low traffic areas
- Application of window film to reduce energy loss and solar heat emissions
- Smart irrigation practices – deep-water well/recyclable water
- Use of energy efficient commercial kitchen equipment
- Regular maintenance performed on HVAC systems
- Use of LED exit signs throughout the premises

Green in Your Guest room

- Daikin Smart energy HVAC systems – with remote occupancy sensors
- Organic cotton sheets and towels
- Vessel sink faucets are low flow at 1.5 GPM
- Eco-friendly botanical amenities (never tested on animals)
- Recycled toilet paper and facial tissue
- Facility smoke-free environment
- Extensive use of ceiling fans to promote air circulation and reduce the need for air-conditioning

The Black Dolphin Inn has been recognized for its environmental efforts and is the recipient of the Florida Green Lodging- 3 Palm designation and the TripAdvisor Green Leaders- Silver Level designation.

Attachments:

Property Photographs – 4 exterior building photos

Native Landscape Specifications – Architectural Landscape plan

Awards and Accolades

Black Dolphin Inn

Accolades & Awards

Our award-winning boutique inn presents the following industry standards that have recognized the Black Dolphin Inn:

2015 - Property Specific Accolade

- AAA – Four Diamond Award
- Diamond Collection Member – BedandBreakfast.com
- Select Registry – Distinguished Inns of North America Member
- TripAdvisor – Certificate of Excellence
- TripAdvisor Green Leaders - Silver Level Designation
- Florida Green Lodging Membership Program - 3 Palm Designation
- Superior Small Lodging Association – White Glove Award
- Daytona News Journal – Best B&B in SW Volusia County

2014 - Property Specific Awards

- AAA – Four Diamond Award
- TripAdvisor's Travelers Choice Award (Ranked #9 in the U.S.)
- BedandBreakfast.com – Top 10 B&B's worldwide
- Iloveinns – Top 10 Romantic B&B's in the U.S.
- Diamond Collection Member – BedandBreakfast.com
- Select Registry – Distinguished Inns of North America Member
- Fodor's Choice Award – Florida North East Coast
- Superior Small Lodging Association - White Gloves Award

2013 – Property Specific Awards

- Bed&Breakfast.com. – Top 10 Beach B&B worldwide
- Superior Small Lodging Association - White Gloves Award

Recent Articles – Featuring the Black Dolphin Inn

- Huffington Post: If You've Never Stay at a B&B – Here's What You're Missing Out On
- The Guardian: Top 10 B&B's and Guest Houses in Florida
- ABC News: Top 10 Beach Bed and Breakfasts
- Culture Trip Magazine: 12 Florida Resorts to Visit Before You Die
- Florida Rambler: Black Dolphin Inn – Not Just A Fishing Lodge
- East Coast Journal : Featured interview on Black Dolphin Inn Executive Chef – MacKenzie Smith
- The New Barker Magazine: Sonny's Summer Vacation at the Black Dolphin Inn
- The Daytona News Journal: Brothers turn Historic Home into a Bed and Breakfast Inn
- IMAGES Tour of Homes: Featured the Black Dolphin Inn as “new business” of the year
- Volusia Magazine: To B&B or Not to B&B?
- Wicked Good Travel: Bed and Breakfast Getaway Inns with Scenic Views
- Orlando Date Night Guide: Escape to the Black Dolphin Inn, New Smyrna Beach
- Inns Magazine: Places with Southern Graces
- Mangrove Report – Sophisticated Black Dolphin Inn is the Perfect Getaway
- EnLIGHTenment Magazine – Lighting design article on the Black Dolphin Inn

Film & Video Production – Featuring the Black Dolphin Inn

- Grace: Black Dolphin Inn was selected as the host property for first full length feature movie ever shot in New Smyrna Beach. Film production team and supporting actors and actresses resided at the Black Dolphin Inn – for an entire month.
- Good Morning America: Cast and crew, representing the ABC's Weather Division featuring Sam Champion - stayed at the Black Dolphin Inn to shoot a segment for the Discovery Channels Sea Rescue series with Jack Hannah
- Pit Bull And Paroles: Cast & crew stayed at the Black Dolphin Inn to shoot an episode for the Animal Planet as part of the grand opening of the Power Sports Store in NSB
- Taste of New York: 2.5 minute video production featured the Black Dolphin Inn on Time Warner's travel channel
- Southeast Volusia Ad Authority: Produced a 2 minute video on the Black Dolphin Inn – which is used to promote Volusia County tourism
- CBS Orlando affiliate – (Local 6 WPMG) George Clooney & Tim McGraw story at the Black Dolphin Inn
- Real Food Real Kitchens: Season 2 (Episode 1) – 30 minute segment featuring Chef MacKenzie on Hulu

Destination Accolades

- National Geographic named New Smyrna Beach as of the world's Top 20 Surf Towns for 2012
- Travel & Leisure Magazine, a national travel publication with a circulation of nearly 1 million people – included New Smyrna Beach in its top 15 list of the “Worlds Coolest Surf Towns” The magazine published its rankings in its November 2013 issue
- Dr. Stephen Leatherman (AKA “Dr. Beach) ranked New Smyrna Beach as one of the Top 10 Favorite Florida Beach Towns for those towns that best combine sand, surf, and a welcoming sense of community
- Orlando Sun Sentinel readers have voted New Smyrna Beach as the “Best Beach” – in 2007, 2008, 2009, 2010, and 2012, 2013, and 2014 in its Best Bets” competition
- Redfish Capital of the World – New Smyrna Beach has gained worldwide recognition for its unbeatable backwater fishing in the Indian River Lagoon along the East Central Florida Coast
- New Smyrna Beach has the distinction of being included in the book: America's Top 100 Small Art Towns – authored by John Villani
- USA Today has ranked New Smyrna Beach as one of the Top 10 Beach Destinations in the United States in 2013
- “Art Capital of the South” – New Smyrna Beach is home to the Atlantic Center for the Arts and is nationally recognized for its eclectic art scene
- SmarterTravel has included New Smyrna Beach in its list of Florida Top 10 Beach Towns (as of 02/14/2014)

For media inquiries for our New Smyrna Beach boutique inn, please contact:

Brett P. Smith

Owner/General Manager

386-410-4868

info@blackdolphininn.com









Donnadine Miller Memorial Historic Preservation Award Nomination Form

Residential

Non-Residential

Building Address:

~~4~~ 405 Canal

Year Built:

1903

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

Beautiful restored ca. 1903
building inside of and
maintaining the beauty of NSB.

Nominator:

Dawn Aberle

Address:

294 Club House Blvd

City/State/Zip:

NSB, FL 32168

Telephone:

386-212-1812

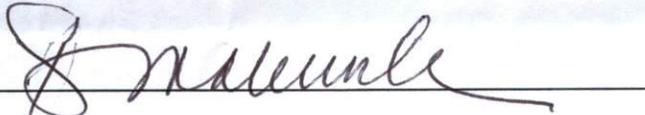
E-mail Address:

dawnaberle@att.net

Release Authority

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Release authorized by:



SIGNATURE OF OWNER

Samuel M. Aberte

PRINT OR TYPE NAME



I am interested in having my building designated as a local landmark (not required for historic preservation award consideration)

405 is one of the most beautifully restored buildings inside & out in NSB.

Evaluation Criteria

Building Address: 405 Canal Street

Historic Significance **30** _____

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance **20** _____

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm **10** _____

- Aesthetic Value
- Use of native landscape material

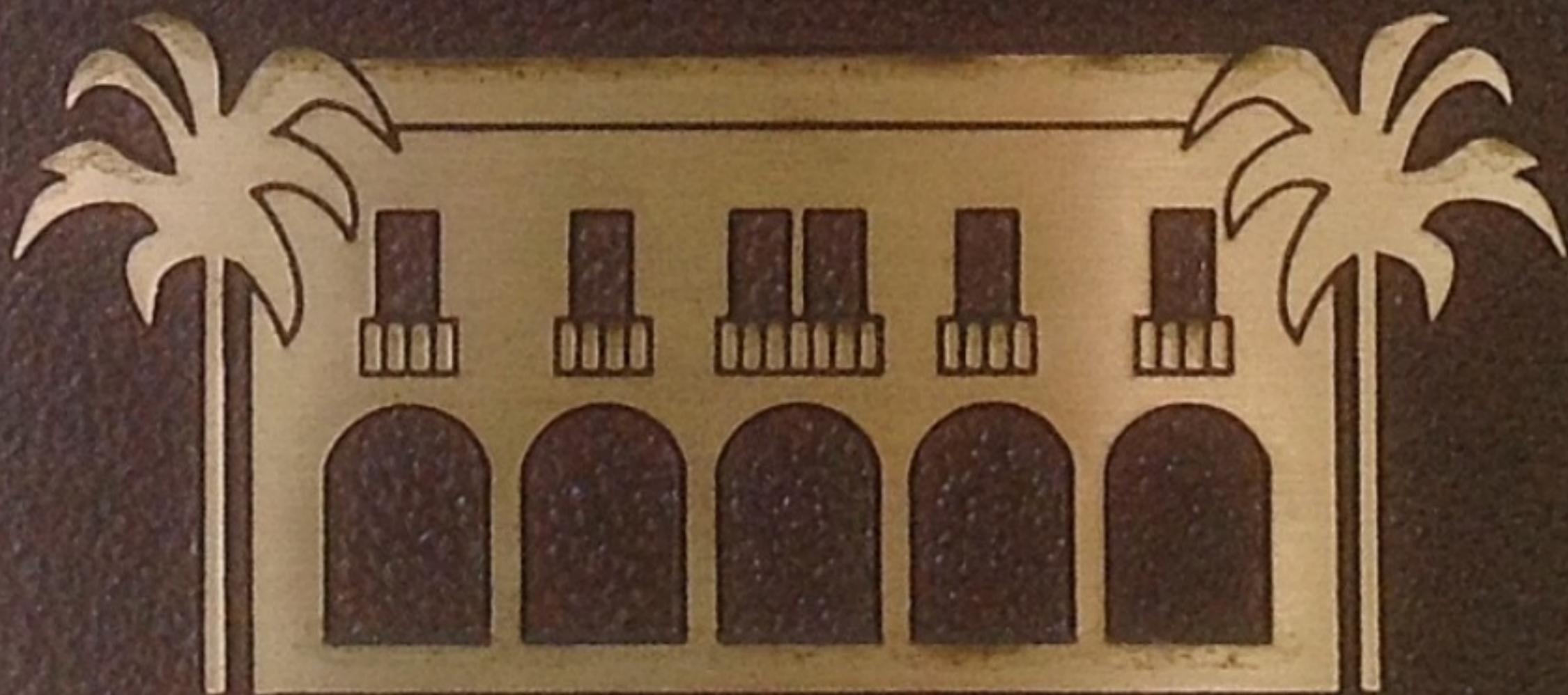
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Closed

Donnadine Miller Memorial
Historic Preservation Award
2011



Historic New Smyrna Beach



Donnadine Miller Memorial Historic Preservation Award Nomination Form

Residential

Non-Residential

Building Address:

519 Washington, 32168

Year Built:

1892

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

Wood Church

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

Oldest known staidy church in NSB.
- Difficult to find much history on it.

Nominator:

John Chew

Address:

302 N. Peninsula

City/State/Zip:

NSB FL 32169

Telephone:

312 - 597 8645

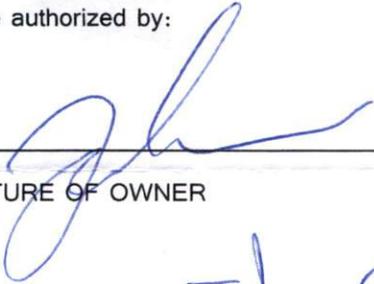
E-mail Address:

Jgchew@gmail.com

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Release authorized by:



SIGNATURE OF OWNER

John Chew

PRINT OR TYPE NAME

I am interested in having my building designated as a local landmark (**not** required for historic preservation award consideration)



Evaluation Criteria

Building Address: _____

519 Washington st

02'
(church)

Historic Significance

30

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance

20

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm

10

- Aesthetic Value
- Use of native landscape material

(This page to be filled out by the Historic Preservation Commission)

2/8/2016

39F7D61E-0F0E-4B1C-B32A-EDB1B175D06B.full.JPG



Donnadine Miller Memorial Historic Preservation Award Nomination Form

Residential

Non-Residential

Building Address:

213 WASHINGTON ST, NSB

Year Built:

1896

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

VICTORIAN

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

See att. sheet.

Nominator:

DEBORAH W. BELL

Address:

221 WASHINGTON ST.

City/State/Zip:

NEW SMYRNA BCH, FL 32168

Telephone:

386. 957. 3833

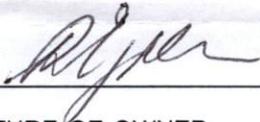
E-mail Address:

dwbell56@hotmail.com

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Release authorized by:



SIGNATURE OF OWNER

JOHN + DEANNE GREEN

PRINT OR TYPE NAME



I am interested in having my building designated as a local landmark (**not** required for historic preservation award consideration)

Evaluation Criteria

Building Address:

213 Washington Street

Historic Significance

30

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance

20

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm

10

- Aesthetic Value
- Use of native landscape material

(This page to be filled out by the Historic Preservation Commission)





History of 'Rose Villa'

Moeller home evokes memories

BY GERRI BAUER

The old picture of the house located at 213 Washington Street that ran in the April 27 edition of the News & Observer elicited more response from the community than did any other old-time picture we've run.

At first, many folks called to say the building had served as a convent, so that information was printed in the April 29 issue. And then the phone was ringing off the hook, with most callers asking, "Why didn't you mention anything about the Moellers? Henry Moeller built that house, you know?"

It was the beginning of a long trek to unearth the roots of "Rose Villa," a building that seems to capture fond memories for many native New Smyrnans. And as one thing led to another, interesting bits of history, indirectly related, crept in.

According to Corrinne Katzmeier, granddaughter of the building's original owners, the story goes like this: Henry and Anna Moeller, he a cabinet-maker by trade, emigrated to the United States from Germany. They left Cologne with eldest daughter Mary in 1872, New York bound. Another daughter, Amelia, was born en route. The family worked its way down the coast, with son Albert (Corrinne's father) born in Jacksonville in 1879, and then they homesteaded south of Eldora, sailing north to New Smyrna or west to Oak Hill once a month for supplies.

"I don't know why they finally decided to move to New Smyrna Beach, maybe to send the children to school," commented Mrs. A.W.

had used the three story building as a boarding house. "Oh, yes, there are a lot of memories there for me," she said. Corrinne's husband, William, also has roots in town. He lived with his uncle and aunt, A.B. and Lucy Farnworth, who leased and ran the large Ocean House hotel that was located on the riverfront, just north of Canal Street. Prior to that they were part owners and managers of the Alba

Court Inn. "It's (the Ocean House) not there anymore," said Corrinne. "It was torn down when they got ready to build City Hall. I do hope they'll preserve the old buildings that are left in town."

A call from Al Smith, who grew up around the corner from the Moeller home, revealed that his mother and aunt, Amy Lucille Roper Smith and Jessie Roper, worked there when it

was a rooming house. He believed the time was in the late 1920s.

"Yes, I used to roller skate on the sidewalk out in front of the church that was next door," he said. "It was the only sidewalk in the neighborhood."

His grandfather, Robert B.F. Roper, had helped survey the town many years ago, he added.

The memories of Rose Villa are very strong for Mrs. A.W. (Mary) Moeller, who married Henry's grandson in 1935 in this city. They lived at the 213 Washington St. address for about three years after their marriage. By that time, the home was in the possession of Henry's daughter Mary Moeller McCarthy, and the interior had been renovated so that there were two apartments downstairs and two on the second floor. The third floor had bedrooms and a large room that served as an attic.

Mary and A.W. Moeller's son Albert Milford Moeller was born in the front room at 213 Washington in 1936.

"There's so many memories. Everytime I go by I look at the front bedroom window and remember when my son was born," she said. She and her husband recently celebrated their 50th wedding anniversary.

The home remained in McCarthy's possession until the troubling times of the Great Depression. It was only then that it was bought by a Catholic organization and used as a convent. The only Moellers who remain in town today are Corrinne and her brother and sister-in-law, A.W. and Mary Moeller.

At press time, we still had not filled the gap in time between the home's use as a convent and its restoration to single-family style a few years ago. It is owned today by Kris Ross, who was out of town at press time. The home is once again up for sale, listed with Prestige Properties, and whoever buys it will be purchasing much more than a building. They will be owners of a proud bit of New Smyrna's history.

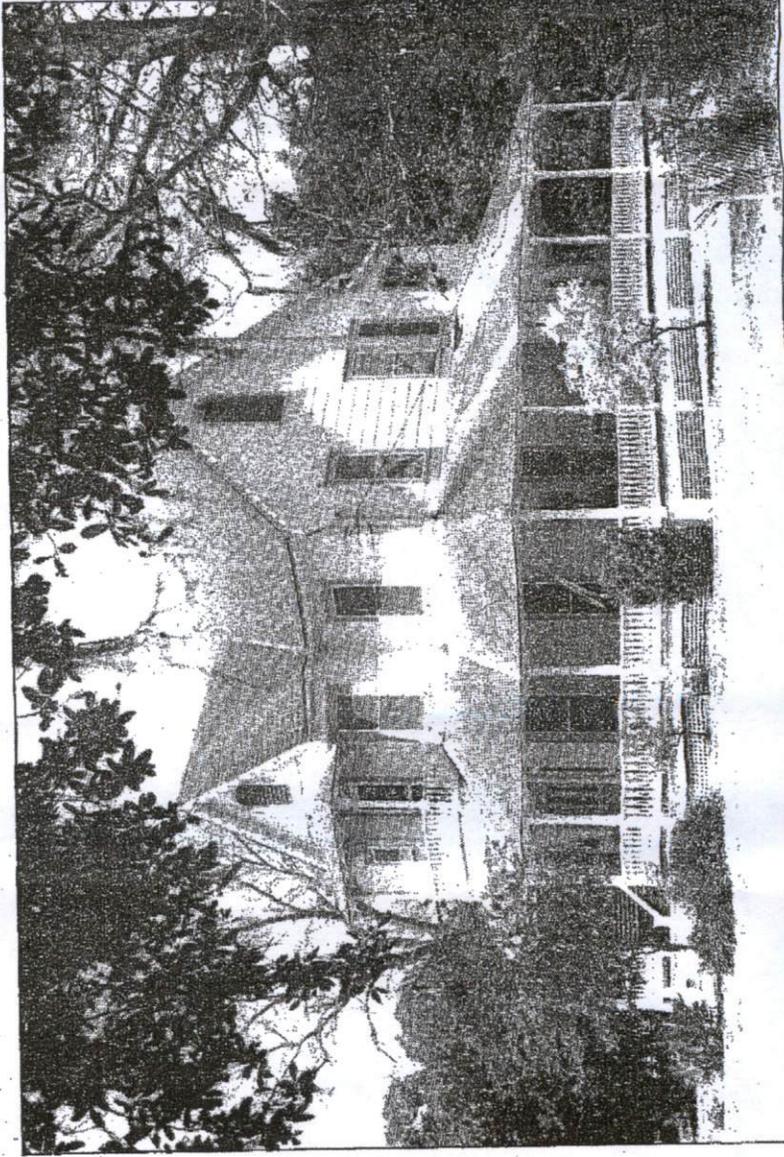


PHOTO BY PETER BAUER

A MODERN DAY view of the home at 213 Washington St., New Smyrna Beach. Owned today by Kris Ross, the building often referred to as "Rose Villa" has a long and interesting history.

Donnadine Miller Memorial Historic Preservation Award Nomination Form



Residential



Non-Residential

Building Address:

313 Julia Street, New Smyrna Beach

Year Built: 1948

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

Spanish Mediterranean

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

We would be honored to have our building considered for the Donnadine Miller Memorial Historic Preservation Award. We purchased the property in 2004. Over the years, it has housed many businesses such as a gun shop, electrician business, Photo Developer, land developer and our Advertising Agency, Image Today Advertising.

We converted the building from a wooden structure to a professional office building with a stucco finish. To our knowledge and research, the building was built in 1948, so we added the Circa 1948 to the facade of the building. We have continued throughout to improve the property and add elements of design such as the fountain and plan to landscape the rear lawn area. We LOVE our town and wanted the renovation to reflect the Retro Charm of New Smyrna Beach.

Nominator: Herb and Susie Rittger

Address: 508 N. Riverside Dr

City/State/Zip: New Smyrna Beach, FL 32168

Telephone: 386-426-8295 / 407-491-9881

E-mail Address: Susie.rittger@cfhpr.com

We thank you for your review and consideration.

kindest Regards, Susie Rittger

Susie Rittger

Release Authority

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Release authorized by:

Susan C. Ritterger

Herb Ritterger

SIGNATURE OF OWNER

Susan C. Ritterger

Herb Ritterger

PRINT OR TYPE NAME



I am interested in having my building designated as a local landmark (**not** required for historic preservation award consideration)

Evaluation Criteria

Building Address: 313 Julia Street

Historic Significance

30

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance

20

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm

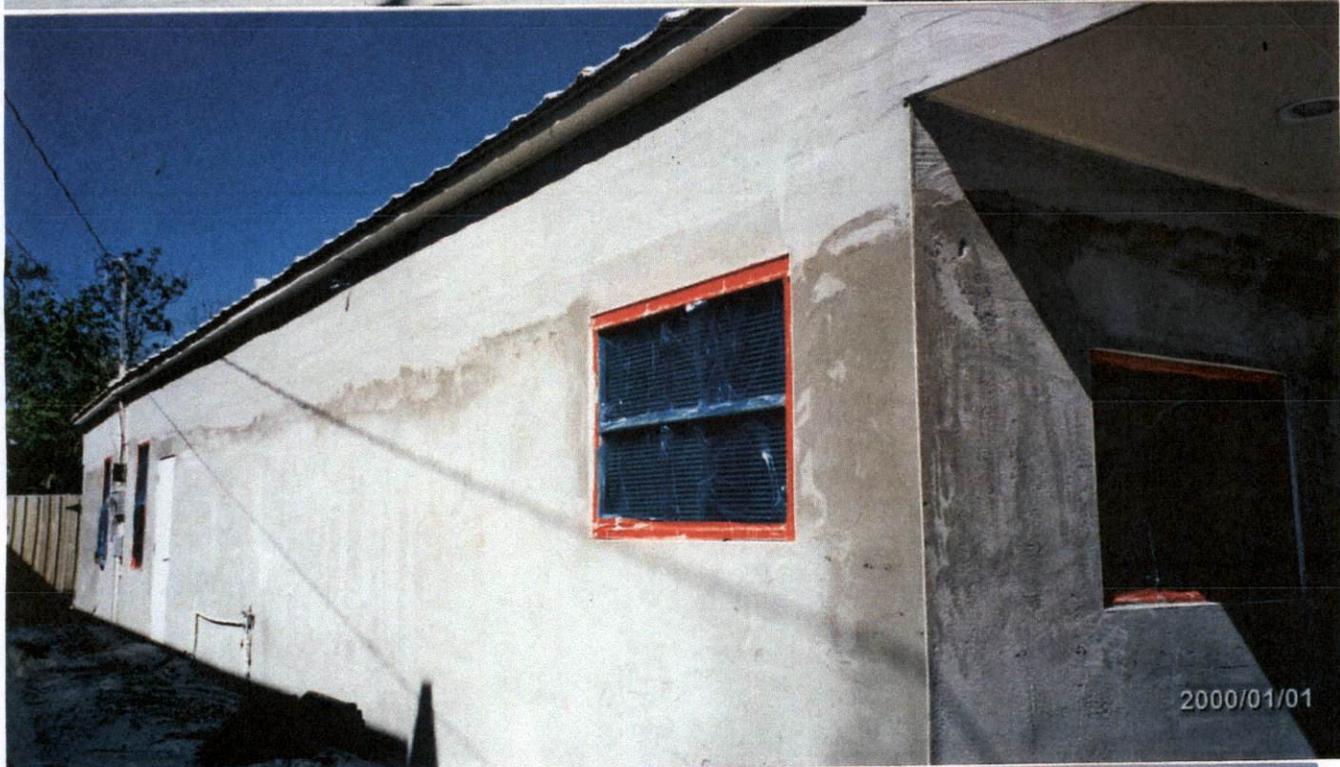
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- Aesthetic Value
- Use of native landscape material

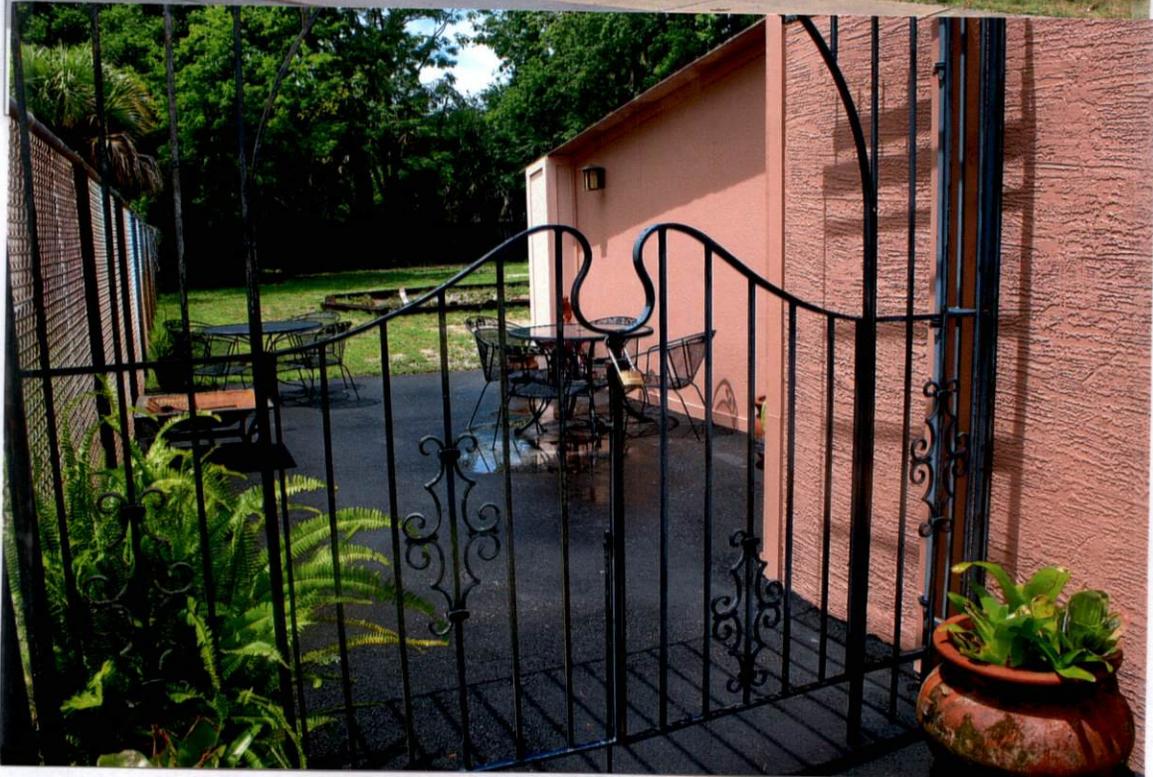
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These Photos Show The building as it was
in 2004.



These Photos show the building as we began renovation.



Donnadine Miller Memorial Historic Preservation Award Nomination Form

Residential

Non-Residential

Building Address:

300 N. Riverside DR USB

Year Built: 1927

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

Masonic Lodge (Temple w/ Columns)

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

The organization of Freemasons was established in New Smyrna in 1896. For years they met in Dahn's feed store at the corner of Canal + Faulkner St. In 1927 they built this "Blue Lodge". It has been continuously used by the Masons for 89 years.

Nominator: Richard Zani

Address: 12 OAK TREE DR.

City/State/Zip: USB 32169

Telephone: 386-409-0600

E-mail Address: RZANI@ATT.NET

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Release authorized by:

Richard Zani Senior Decor Knowledge 149 New Smyrna, FL

SIGNATURE OF OWNER

Richard Zani

PRINT OR TYPE NAME



I am interested in having my building designated as a local landmark (not required for historic preservation award consideration)

Evaluation Criteria

Building Address: 300 North Riverside Drive / Masonic Lodge

Historic Significance **30** _____

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance **20** _____

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm **10** _____

- Aesthetic Value
- Use of native landscape material

(This page to be filled out by the Historic Preservation Commission)





Donnadine Miller Memorial Historic Preservation Award Nomination Form



Residential



Non-Residential

Building Address:

212 Murray St New Smyrna Bch
FL 32168

Year Built:

1926

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): (Please include a photograph of the front of the building.)

HISTORICAL RESIDENCE

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

We are, on Murray St, representing NSB's
history & charm. Being so close to Canal Street
people pass through & we get overwhelming feedback
about the charm & nostalgia the home brings. VISITORS
WANT THAT
RESIDENTS
LOVE
IT.

Nominator:

SANDRA CONSTANTINE

Address:

1301 N PENINSULA AVE

City/State/Zip:

NEW SMYRNA BCH FL 32169

Telephone:

(407) 492-6980

E-mail Address:

Puranda2004@yahoo.com

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Release authorized by:

SIGNATURE OF OWNER

Candra Constanine

PRINT OR TYPE NAME

I am interested in having my building designated as a local landmark (**not** required for historic preservation award consideration)



Evaluation Criteria

Building Address: 212 Murray St

Historic Significance **30** _____

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance **20** _____

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City *Keep the charm*
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm **10** _____

- Aesthetic Value
- Use of native landscape material

(This page to be filled out by the Historic Preservation Commission)



Donnadine Miller Memorial Historic Preservation Award Nomination Form



Residential



Non-Residential

Building Address:

317 MAGNOLIA STREET

Year Built:

1912

Architectural Style (e.g. Vernacular/Spanish Eclectic/Craftsman): **(Please include a photograph of the front of the building.)**

VERNACULAR

Description of the history of the building or site and why it is significant (attach additional sheets, if necessary):

SEE ATTACHED HISTORY AND PICTURES

Nominator:

LEAH BOYD

Address:

400 SYMPHONY CIRCLE #225

City/State/Zip:

HUNT VALLEY, MARYLAND 21030

Telephone:

443-621-1249

E-mail Address:

Leah732@gmail.com

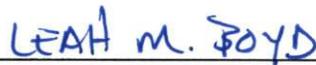
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Release authorized by:



SIGNATURE OF OWNER



PRINT OR TYPE NAME

I am interested in having my building designated as a local landmark (**not** required for historic preservation award consideration)



Evaluation Criteria

Building Address: 317 magnolia st

Historic Significance **30** _____

- Promotes and reflects the historic nature of New Smyrna Beach
- Reflects the original architecture
- Use of appropriate materials/colors

Community Significance **20** _____

- Maintains and/or enhances aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the City
- Promotes sustainability and "green" design while preserving the historic character of the resource

Charm **10** _____

- Aesthetic Value
- Use of native landscape material

(This page to be filled out by the Historic Preservation Commission)

317 MAGNOLIA STREET

OWNERS: LEAH & MATT BOYD, 443-621-1249

Built in 1912, 317 Magnolia Street is located within the Mainland Historic District of New Smyrna Beach. Situated one block from Riverside Park and the Intracoastal Waterway, between the North and South Causeways, its well shaded lot boasts native plantings – some likely as old as the house itself. The traditional 2 story vernacular architecture is accented by a partially enclosed wrap around porch, gabled roofline, wood shingles, original porch columns and balustrades. Windows are 2-over-1 single hung rope and pulley with original hardware.

The 2500 sq ft 3 bedroom, 2 bath home sits on a large lot with an additional private guest cottage on the property. It is estimated that the cottage was added to the lot in the late 1940s or early 1950s and was relocated from along the railroad. The yard is partially enclosed by a wood picket fence and is otherwise bordered by many bromeliads and three large live oak trees.

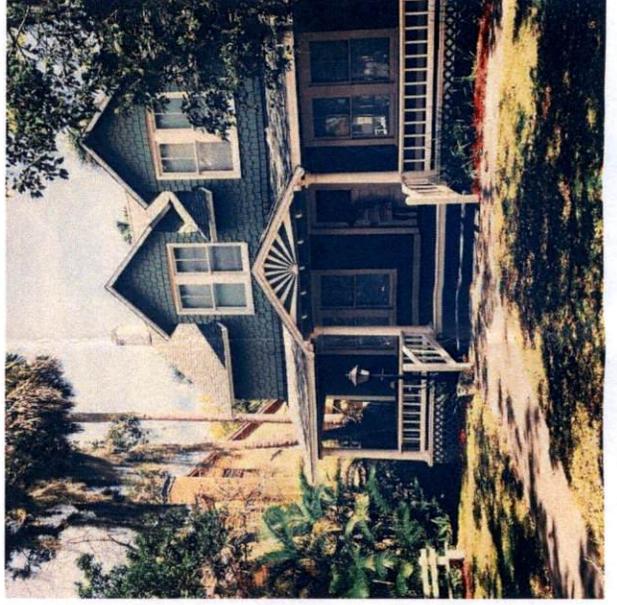
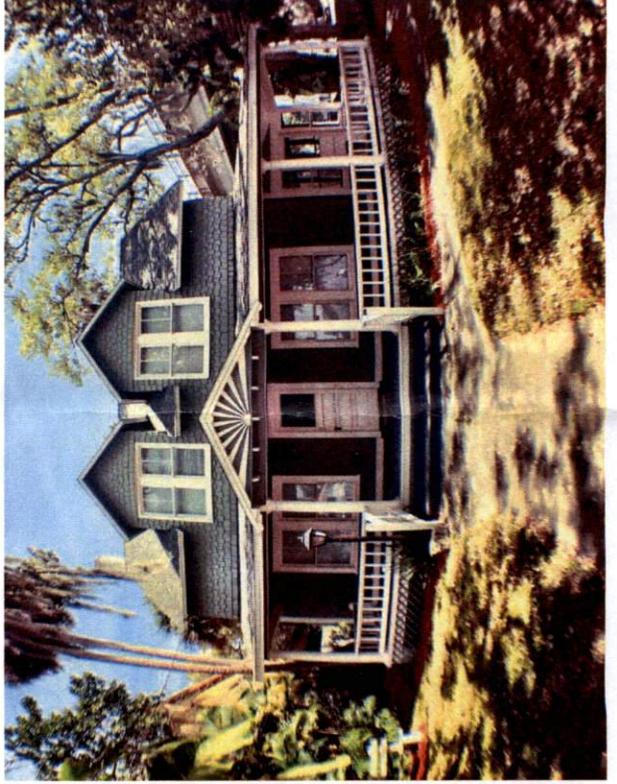
The interior of the home also reflects the historic nature of the area with the original wood burning fireplace, hardwood floors, architectural ceiling beams, vaulted and dormered second floor ceilings, traditional tile and fixtures. The home was upgraded prior to our purchase to include solid wood kitchen cabinetry, period black and white bathroom tiles, forced heat and air conditioning and energy efficient appliances. A screened in and partially enclosed laundry porch/mudroom is located off of the kitchen. Modern amenities blend in well with the original structure, yet keep the home functional and sustainable to save energy and preserve the home.

Our personal history with this home is significant to New Smyrna Beach as well. While we are currently residents of Maryland, Matt's father, grandfather and great-grandfather were all residents of Magnolia Street in a home that has since been rebuilt on the corner of Magnolia and 3rd Street. Unlike their family home, we would like to continue to keep the integrity of 317 Magnolia Street and its traditional historic details. It's not only important to the City of New Smyrna Beach, but it is important to us. Matt's grandfather, Garvis Boyd, owned Coronado Beach Shop on Flagler Avenue. His father, Carl O. Boyd, took pride in restoring antique cars and the culture of New Smyrna Beach today keeps their spirits around us as we see history in the area so well preserved and attended to. We found 317 Magnolia Street accidentally on an online real estate site. We had no plans to buy at the time but we felt like we needed to see the house in person. I did not know that it was on the same street that Matt's great grandfather had built a house over a century ago. When we walked in, it felt like home. We made an offer that day and it was accepted. The logical next step was to be sure that this home was not left vacant while we continue to work and live in Maryland. Matt's mother, also a native of New Smyrna Beach and graduate of NSBHS, lives in the home while we visit every three months throughout the year. Others might think that we miss the warm weather the most when we aren't there but what we really miss is the small town community. We plan to be more involved with the City of New Smyrna Beach when we live there full time and we do stay on top of current events from afar. In the meantime, the best contribution we can give is to be sure that our home reflects the historic nature of New Smyrna Beach by maintaining the original architecture, materials, colors and landscaping. Matt is a carpenter by trade and has the knowledge and talent to continue to make historically appropriate improvements to maintain the property. We are proud of our home and of the City and hope that our ownership will facilitate others to feel the same.

Please don't hesitate to call us to ask questions or provide other information that you may know about the house. We plan to do more research about the house and original owners – descendants of which have passed by and even told us that the cat that frequents our porch used to live there and doesn't want to leave it. We feel the same way!

317 MAGNOLIA STREET

FAÇADE: SHINGLE AND STUCCO SIDING, ALL ORIGINAL WINDOWS AND WOODWORK, ENCLOSED SIDE PORCH



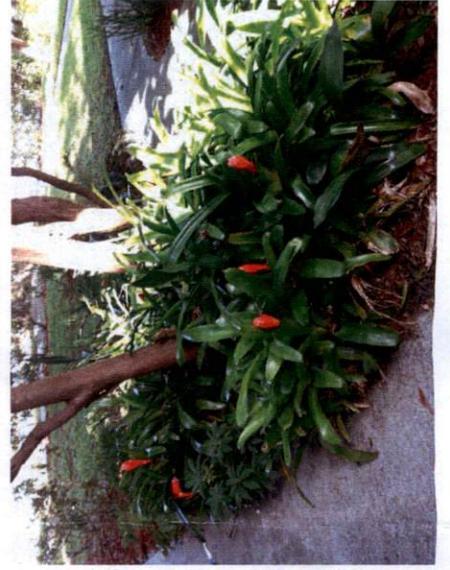
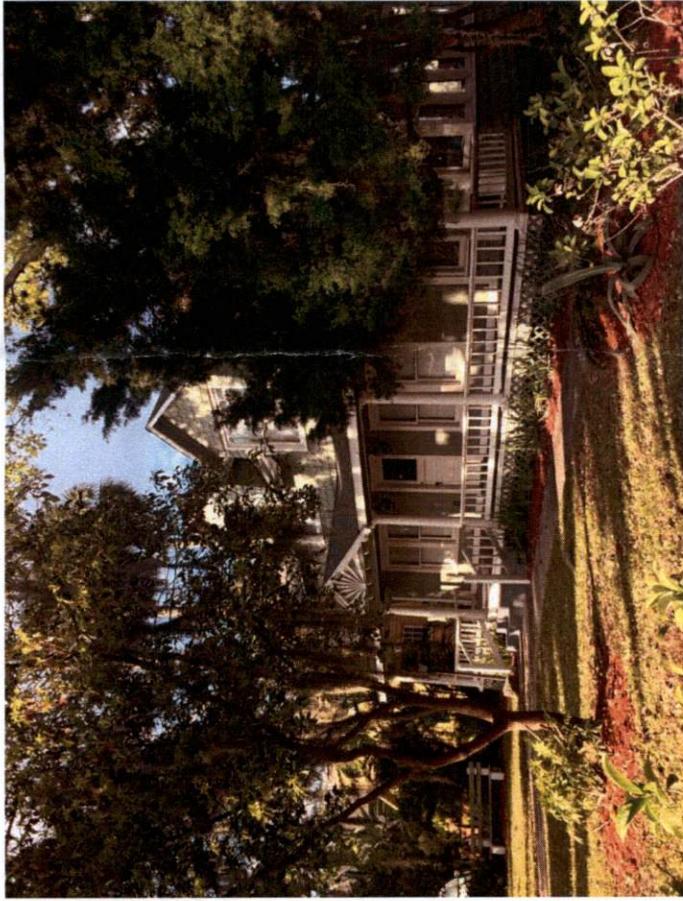
317 MAGNOLIA STREET

PORCH: WRAP AROUND PORCH WITH ENCLOSED SIDE PORCH, HAND CRAFTED RAILS, ORIGINAL COLUMNS BANISTER



317 MAGNOLIA STREET

YARD: MATURE LIVE OAKS, VARIETY OF PALMS, BROMELIADS, COONTIE FERNS, BLEEDING HEART, HIBISCUS, CACTI



317 MAGNOLIA STREET

INTERIOR: HARD WOOD FLOORS, CEILING BEAMS, DORMERED AND CATHEDRAL CEILINGS, TRADITIONAL TILES AND FIXTURES

