

XIII. HISTORICAL AND ARCHAEOLOGICAL PRESERVATION ELEMENT

HISTORICAL DEVELOPMENT

New Smyrna Beach has a rich historical heritage dating back to prehistoric times when nomadic hunters roamed the area, roughly 4,000 years ago. The permanent colonization effort began in 1766, shortly after the first Spanish occupation of Florida, when Dr. Andrew Turnbull arrived at Mosquito Inlet with his first contingent of Greek, Italian, Corsican, and Minorcan settlers and named the 20,000-acre land grant New Smyrna after his wife's birthplace in Greece. The primary intent of the colony was to develop a plantation for the production of indigo, rice, hemp, and cotton. Although Turnbull's colonizing attempt lasted only nine years, many others followed and eventually flourished, especially in connection with development of the sugar and timber industries in this area during the second period of Spanish occupation (1783-1821) and into the early years of Florida's territorial period (1821-1845).

During the territorial period, the United States government fought two wars in Florida. Known as "The Seminole Wars," the goal was to eradicate the Seminole Indians from Florida. New Smyrna was a base of operation for the U.S. during these wars, with a military fort along the Indian River, between what is now Lytle Avenue to the north, Clinch Street to the south, and Live Oak Street to the west.

The oldest historical sites in the City and surrounding area are associated with these early historical periods, and include:

Turtle Mound, a shell midden and aboriginal burial mound on the peninsula about eight miles south of New Smyrna Beach, which is thought to have been built between the years 800-1400 CE.

The canals constructed by Turnbull's colonists to assist cultivation on the plantation. These canals run east and west parallel with Canal Street, and connect with the Indian River. There are also canals running north and south which connect with the east/west canals, allowing for easy transport of crops and other materials. A portion of the northernmost canal lies underneath Canal Street, but is still visible from the 800 block west. The southernmost canal, the Gabordy Canal, remains intact, and is near the boundary line between the cities of New Smyrna Beach and Edgewater.

The remains of a coquina stone wharf on the Indian River in the 700 block of South Riverside Drive. This wharf was constructed during the early British colonial period (1763-1783).

The "Old Fort" is now known to be a residence for Andrew Turnbull's business partner, Sir William Duncan. The ruins are located on the west side of the Indian River between Julia and Washington Streets. Construction of the residence occurred during the early British colonial period (1763-1783).

The Cruger and Depyster Sugar Mill Ruins, located south of State Road 44. The Sugar Mill was built in roughly 1830, during the territorial period, between the Second Spanish Period and Statehood.

There are approximately 1,290 structures within the City that were constructed before 1950 and documented on the Florida Master Site File by the Division of Historical Resources, Bureau of Historic Preservation. Most of them are residential in usage. About two-thirds of these structures are located on the mainland, mostly in a four- to five-block-wide strip on both the east and west sides of US 1. Another pocket of older structures is congregated along a thin strip straddling South Atlantic Avenue from 10th Street north to Flagler Avenue, and along Flagler Avenue westward to the river.

The oldest structures in New Smyrna Beach were constructed about 1895. Most are of frame, brick or concrete block construction, with a scattered few constructed of native coquina rock. There are a few structures exhibiting the Colonial Revival, Dutch Colonial Revival, Spanish Revival, and mission styles

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of architecture, as well as the Mediterranean Revival style which typified construction in Florida during the "boom" era of the 1920s.

Another significant part of the City's history is the Florida East Coast (FEC) Railroad, which greatly contributed to employment, growth and development in the area --particularly after the Civil War. However, the railroad was plagued with a 30-year strike which greatly impacted the community's economy, and all but eliminated the railroad as an economic factor in the New Smyrna Beach area.

HISTORIC PRESERVATION

For years, the City of New Smyrna Beach left the management of historic resources to private whim, resulting in an erosion of these resources. However, due to the enactment of stronger, more comprehensive national legislation for historic preservation; implementation of the state's comprehensive planning program; and an increasing awareness by concerned citizens and public officials that historic treasures were rapidly becoming an "endangered species"; the City began to take a more realistic approach to the identification and preservation of structures and sites having historic importance. In addition, federal tax legislation in 1976 and 1981 helped to create a more favorable investment climate for preserving these structures and sites.

The City's progress in dealing with historic preservation can be physically measured by the fact that it has:

- (1) surveyed historic resources on both the Mainland and Beachside, with the most recent survey being completed in 2010;
- (2) prepared a historic preservation element to the Comprehensive Plan to evaluate these resources, and to determine which of them should be preserved;
- (3) designated two National Register Historic Districts encompassing the traditional mainland downtown and surrounding residential neighborhoods and the Old Coronado Beach section of the beachside;
- (4) Adopted an ad valorem tax exemption program for historic residences that are restored according to the Secretary of the Interior's guidelines; and
- (5) adopted a historic preservation ordinance (1986) outlining sound policies for preservation and restoration of the structures and sites selected for such action. The two steps remaining are:
 - (a.) to outline locally designated historical districts and landmarks, where appropriate;
 - (b.) to develop a definitive procedure for nominating potential structures and sites for National Register of Historic Places and local landmarks review and final selection;
- (6) adopted an Archaeological Ordinance, requiring archaeological monitoring in places thought to contain artifacts from the Turnbull era; and
- (7) adopted a Demolition by Neglect Ordinance.

HISTORICALLY SIGNIFICANT HOUSING

At the present time, New Smyrna Beach has approximately 1,290 historic structures documented on the Florida Master Site File by the Division of Historical Resources, Bureau of Historic Preservation. These files include all buildings constructed within the City limits before 1950. Buildings included in the inventory contribute to a sense of time, place and historical development of the City through their location, design, setting, materials, workmanship and association, all of which define neighborhood character.

The majority of the buildings are found immediately east and west of U. S. 1 in a four- to five-block-wide area on each side of the highway in the central sector of the City. On the peninsula, they are congregated in approximately a 2-5 block area that is bisected near its northern end by Flagler Avenue.

In 1990, a National Register Historic District was designated in the City encompassing the traditional downtown and surrounding residential neighborhoods. The City has developed voluntary guidelines for rehabilitating old homes that are located in the District. People are encouraged to follow these guidelines, but they are not mandatory.

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In the area extending south from Canal Street to Clinch Street (between US 1 and the Indian River), 139 buildings were surveyed. The buildings are in relatively good condition. The area was developed between 1910 and 1924, and features the best architectural examples of residential construction in New Smyrna Beach, according to an analysis conducted by Historic Property Associates, Inc. in 1987-1988. Buildings sit on 50- to 100-foot lots with consistent setbacks. Many lots are lined with live-oak trees that in places form a canopy over the street.

Phase 2 of the survey conducted by Historic Property Associates, Inc. concentrated on areas beyond the New Smyrna Beach redevelopment area. Most of the 185 buildings surveyed were located north of Ronnoc Lane or south of Clinch Street. These buildings generally date from the 1920s and are not as intensely concentrated as those located closer to the core area center.

In 1997, the Coronado National Register Historic District was designated on the City's beachside. A total of 125 buildings were surveyed, with 83 considered contributing structures, and an additional 42 considered non-contributing structures. 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. Most buildings display Frame Vernacular styling, and the Craftsman style is the most common formal design.

Beginning in 2007 and ending in 2010, the City engaged Environmental Services, Inc., of Jacksonville, Florida, to conduct a survey of areas surrounding the two existing National Register Historic Districts. During the course of this survey, an additional 686 structures were surveyed; eight resource groups were identified; and expansions to the boundaries of the existing historic districts were recommended, along with the possible creation of a Westside Historic District.

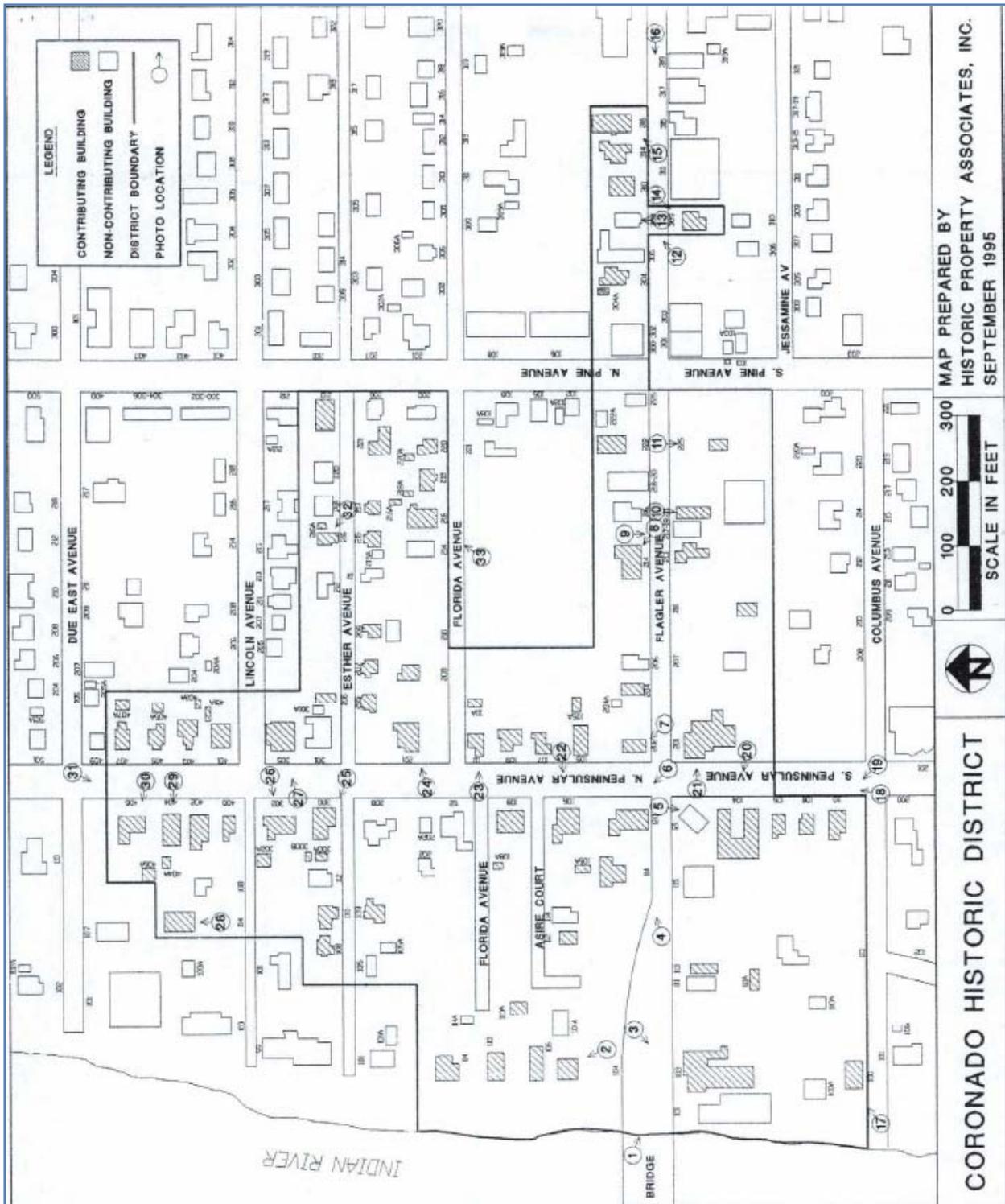
Generally, historic residential architecture in New Smyrna Beach is modest, reflecting the limited economic development of the community during the latter 19th and early 20th centuries. It was largely dominated by frame vernacular design during the first several decades of development and the bungalow style popular in Florida and other areas of the US during the 1910s and 1920s. Scattered examples of the Queen Anne, Carpenter Gothic and Colonial Revival styles can also be found. New Smyrna Beach is a participant in the Certified Local Government program, which can provide a vehicle for neighborhood conservation activities, in accordance with the historic preservation aspects of this Comprehensive Plan.

PRESERVATION, MAINTENANCE OR REHABILITATION OF HISTORICALLY SIGNIFICANT HOUSING STRUCTURES OR NEIGHBORHOODS

The City will make every effort to preserve, maintain, or rehabilitate housing structures or neighborhoods of historical significance. The City will also encourage efforts by commercial, private, or non-profit civic groups and organizations to maintain and rehabilitate historic structures. The Historic New Smyrna Beach Preservation Commission (HPC) is required to review any request to demolish contributing structures in the City's two National Register of Historic Places districts, which are located on the beachside, in the Coronado Historic District, and on the mainland, in the Mainland Historic District.

Map of Coronado Historic District

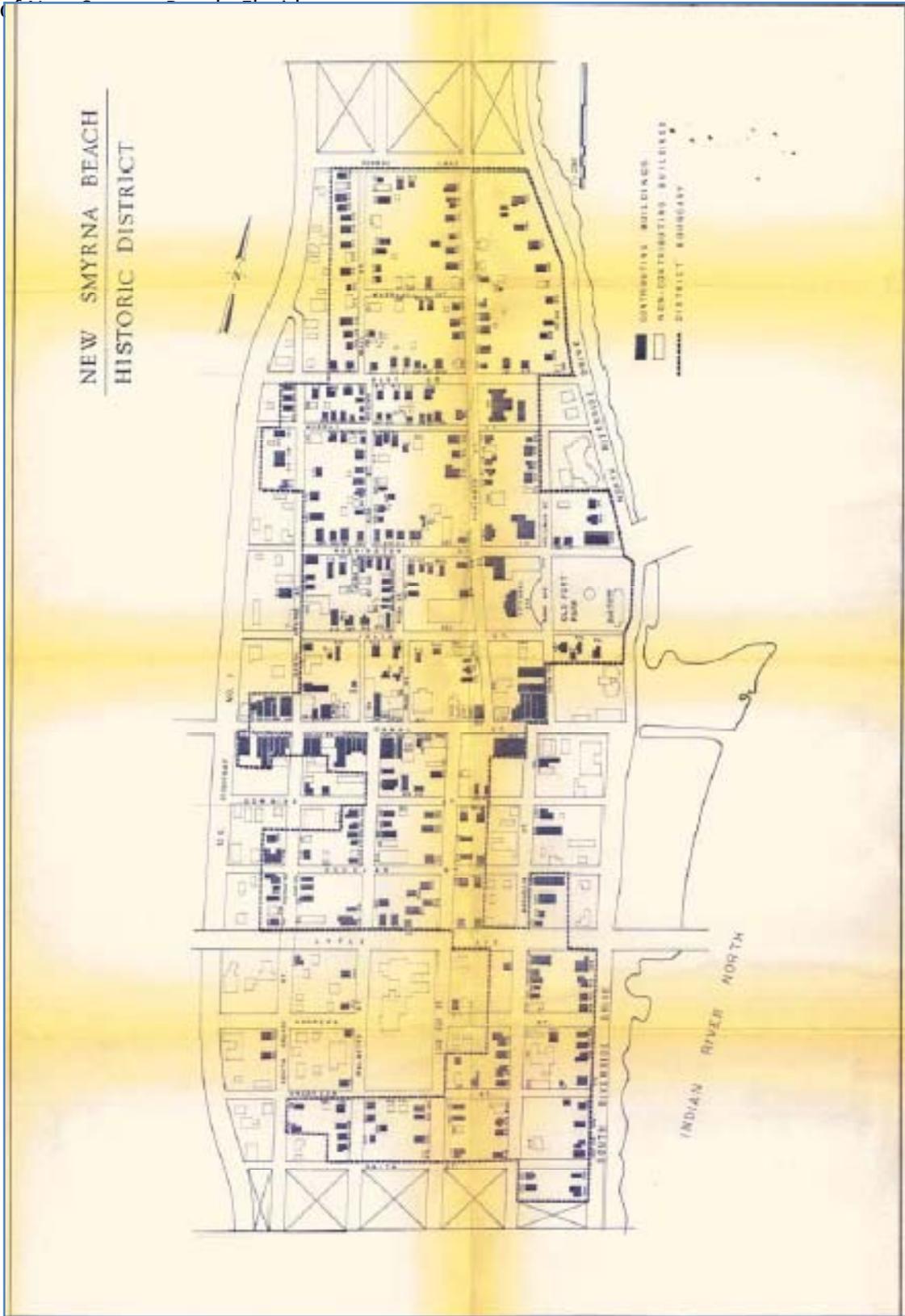
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Map of Mainland Historic District

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GOALS, OBJECTIVES, AND POLICIES

GOAL:

It shall be the goal of the City of New Smyrna Beach to maintain a historical and archaeological preservation program to promote the educational, cultural, moral, and economical welfare of the City and its residents. This program shall identify, document, protect and preserve its archaeological, historic, architectural and cultural resources. Instilling public awareness of those resources and the value of preserving those resources shall be a part of that effort.

OBJECTIVE

1. To provide an administrative framework for historical and archaeological preservation within the City.

POLICIES:

- a. The Historic New Smyrna Beach Preservation Commission (HPC) shall be maintained to provide recommendations to the City Commission on all archaeological and historical issues, to approve Certificates of Appropriateness', educate the community on the value of historical and archaeological preservation, and to perform other duties as required by City codes and the City Commission.
- b. The City shall retain personnel to coordinate municipal historic preservation activities, act as City liaison for providing assistance and information regarding historic preservation, assemble and manage the base of information required to support that responsibility, provide administrative support for the Historic New Smyrna Beach Preservation Commission (HPC) and seek funding for preservation projects.
- c. The City Manager or his/her designee shall designate a staff person to act as the City Historic Preservation Officer.
- d. The City shall ensure professional archaeological services are available to identify and preserve archaeological resources and to provide advice on archaeological issues.
- e. A historic preservation ordinance, structured to implement the historical and archaeological preservation goal, shall be maintained and implemented by the City.
- f. A site shall be maintained to house and display historical and archaeological artifacts.
- g. Pursue grants to fund historical and archaeological preservation including restoration and conservation, research and educational programs.

OBJECTIVE

- 2: Identify and inventory archaeological and historical resources that are publicly or privately owned.

POLICIES:

- a. Document all contributing structures in the National Register of Historic Places districts to be demolished prior to their demolition.
- b. Maintain a file of architectural and archaeological surveys, historical sites and districts, and other appropriate maps, site files and historical and archaeological records.

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- c. Encourage an archaeological survey on private property within a high probability area for containing archaeological resources prior to demolition, development and/or redevelopment.
- d. Assemble and maintain a comprehensive document that identifies and inventories all known historical and archaeological resources within the City and identify sites with a high probability for containing archaeological and historical resources.
- e. Nominate eligible historic and archaeological resources to the National Register of Historic Places.

OBJECTIVE

- 3: Educate the public about the need to preserve and appreciate historical and archaeological resources.

POLICIES:

- a. Coordinate public seminars and provide speakers on historic and archaeological preservation topics to community groups.
- b. Publicize historic and archaeological preservation through educational publications.
- c. Utilize mass media to promote the value of preservation.
- d. Interest the public by using plaques, markers, and interpretive signs at historical and archaeological sites.
- e. Coordinate education efforts with community groups such as the Southeast Volusia Historical Society, Board of Realtors, schools, and others.
- f. Inform owners of historical and archaeological properties of proper preservation and maintenance practices for the resources.

OBJECTIVE

- 4: Properly manage publicly owned historical and archaeological resources.

POLICIES:

- a. Designate historical and archaeological buildings, sites and districts as local landmarks. Require a local landmark building, site or district to meet established standards to ensure historically and architecturally appropriate changes.
- b. Encourage the acquisition of additional historic buildings and archaeological sites for City purposes such as open space, recreation, preservation and conservation.
- c. Encourage the preservation, maintenance, protection against vandalism, and continued use of publicly owned historical buildings for public uses.
- d. Properly maintain and interpret publicly owned archaeological sites.
- e. Include archaeological and historical resources in land acquisition programs for open space, recreation, preservation, and conservation.
- f. Properly safeguard historical and archaeological resources to protect against theft, vandalism, over use, and weather damage.

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OBJECTIVE

- 5: Encourage the preservation of privately owned historical and archaeological resources through use and reuse as an alternative to demolition and redevelopment.

POLICIES:

- a. Suggest voluntary designation of historical and archaeological buildings, sites and districts as local landmarks. Require a local landmark building, site or district to meet established standards to ensure historically and architecturally appropriate changes. Strive to designate a minimum of one local landmark per year.
- b. Remove obstacles to the rehabilitation, use or reuse of historic properties. Included, but not limited to this, are granting variances, liberal interpretation of codes, and providing code exemptions for historical buildings.
- c. Provide incentives to assist in preserving, using and reusing historical properties. Included, but not limited to this, are tax relief and exemptions, technical assistance, transfer of development rights, and grant acquisition.
- d. Provide flexibility in zoning regulations and applications to preserve use and reuse historical properties.
- e. Require Historic New Smyrna Beach Preservation Commission review of proposed historic building demolitions.
- f. Encourage relocation or reuse of historic buildings.

OBJECTIVE

- 6: Maintain and improve historic neighborhoods and properties.

POLICIES:

- a. Install street and other infrastructure improvements such as lighting, signage, sidewalks and fencing so that they are consistent and compatible with the historic character of the neighborhoods.
- b. Encourage local landmark designation of individual properties and districts so that new construction and exterior alterations will be compatible with the existing historic structures and the surrounding historic neighborhood.
- c. Develop and maintain vehicular and pedestrian traffic patterns that preserve the character of historic neighborhoods while providing safe traffic circulation.
- d. Preserve housing density and commercial and residential mix in historic neighborhoods to keep the existing character.

OBJECTIVE

- 7: To employ historical and archaeological preservation as a means to strengthen the local economy through increased tourism and local visitation at historical and archaeological sites.

POLICIES:

- a. Place plaques, markers, and interpretive signs at historical and archaeological sites to inform residents and visitors of their significance.
- b. Establish a program with local tourism groups to disseminate information about historical and archaeological resources.

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- c. Promote the development of historical and archaeological resources for public visitation and involvement.
- d. Designate the local historical museum and the Visitor's Center as places to promote archaeological and historical tourism.
- e. Develop a working relationship with the Visitor's Center to promote the City's rich heritage.
- f. Utilize the State Tourism marketing tools to promote historic and archaeological aspects of New Smyrna Beach
- g. Develop a cultural heritage economic impact measuring tool to determine the number of visitors to the City interested in the City's heritage.