



## **Request for Vote to Establish a Local Historic District Designation**

Your property is currently located in the New Smyrna Beach National Historic District. This district is listed on the National Register of Historic Places with the Department of the Interior. The National Historic District helps bring awareness to the history of structures that are in the City of New Smyrna Beach mainland area.

**The City is now seeking your vote to also establish a Local Historic District**, covering the same area as the existing National Historic District. In order to establish a Local Historic District, it must have support from two-thirds of the property owners, therefore it is important that all property owners complete and return this ballot. Local Historic Districts provide benefits to property owners that are not available through the National Historic District designation, including:

- Long-term preservation of neighborhood character and charm
- Maintaining consistency of building form and aesthetics
- Encouraging a sense of neighborhood pride and identity
- Better protection of owner investment
- Potential for greater property value appreciation
- Neighborhood stabilization
- Enhancement of business recruitment

Please check one of the following:

**I am in favor of creating a Local Historic District**

**I am NOT in favor of creating a Local Historic District**

Property Address: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Please return your signed ballot in the enclosed pre-stamped envelope, or you can e-mail it to our office at [planning@cityofnsb.com](mailto:planning@cityofnsb.com). You may also drop it off at 214 Sams Avenue, Attn: Planning Department.

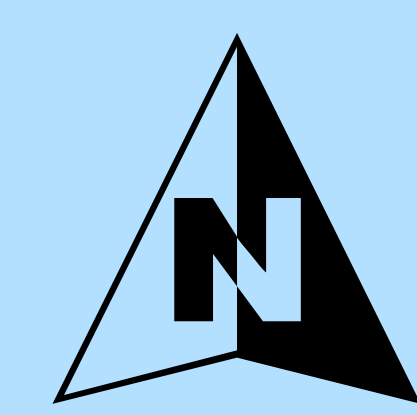
Should you have further questions or if you require additional information, please feel free to contact me at 386-410-2833 or via email ([Rmathen@cityofnsb.com](mailto:Rmathen@cityofnsb.com)).

Robert Mathen  
Senior Planner, Historic Preservation Officer



ADDRESSES WITHIN THE NEW SMYRNA BEACH LOCAL HISTORIC DISTRICT

213 ALMA CT	427 CANAL ST	532 FAULKNER ST	516 MAGNOLIA ST	307 N ORANGE ST	426 S RIVERSIDE DR
214 ALMA CT	431 CANAL ST	536 FAULKNER ST	600 MAGNOLIA ST	311 N ORANGE ST	500 S RIVERSIDE DR
219 ALMA CT	500 CANAL ST	538 FAULKNER ST	608 MAGNOLIA ST	312 N ORANGE ST	502 S RIVERSIDE DR
204 ANDERSON ST	501 CANAL ST	542 FAULKNER ST	610 MAGNOLIA ST	316 N ORANGE ST	506 S RIVERSIDE DR
207 ANDERSON ST	505 CANAL ST	546 FAULKNER ST	611 MAGNOLIA ST	317 N ORANGE ST	510 S RIVERSIDE DR
209 ANDERSON ST	506 CANAL ST	548 FAULKNER ST	616 MAGNOLIA ST	320 N ORANGE ST	512 S RIVERSIDE DR
406 ANDERSON ST	508 CANAL ST	549 FAULKNER ST	606 ANDERSON ST	323 N ORANGE ST	600 S RIVERSIDE DR
204 ANDREWS ST	509 CANAL ST	318 HILLMAN ST	703 MAGNOLIA ST	400 N ORANGE ST	608 S RIVERSIDE DR
211 ANDREWS ST	512 CANAL ST	322 HILLMAN ST	705 MAGNOLIA ST	402 N ORANGE ST	616 S RIVERSIDE DR
506 BALL ST	515 CANAL ST	115 JULIA ST	206 MARSHALL ST	404 N ORANGE ST	620 S RIVERSIDE DR
507 BALL ST	519 CANAL ST	202 JULIA ST	207 MARSHALL ST	406 N ORANGE ST	700 S RIVERSIDE DR
508 BALL ST	524 CANAL ST	206 JULIA ST	208 MARSHALL ST	408 N ORANGE ST	704 S RIVERSIDE DR
510 BALL ST	311 N DIXIE FRWY	214 JULIA ST	209 MARSHALL ST	201 S ORANGE ST	704 S RIVERSIDE DR
511 BALL ST	321 N DIXIE FRWY	301 JULIA ST	210 MARSHALL ST	208 S ORANGE ST	208 RONNOC LN
512 BALL ST	323 N DIXIE FRWY	302 JULIA ST	211 MARSHALL ST	210 S ORANGE ST	212 RONNOC LN
513 BALL ST	123 JULIA ST	305 JULIA ST	212 MARSHALL ST	211 S ORANGE ST	306 RONNOC LN
515 BALL ST	207 DOUGLAS ST	307 JULIA ST	213 MARSHALL ST	215 S ORANGE ST	110 RUSH ST
516 BALL ST	208 DOUGLAS ST	310 JULIA ST	102 MARY AV	216 S ORANGE ST	204 RUSH ST
518 BALL ST	310 DOUGLAS ST	313 JULIA ST	110 MARY AV	300 S ORANGE ST	206 RUSH ST
519 BALL ST	407 DOUGLAS ST	101 LIVE OAK ST	118 MARY AV	301 S ORANGE ST	208 RUSH ST
520 BALL ST	505 DOUGLAS ST	106 LIVE OAK ST	119 MARY AV	304 S ORANGE ST	209 RUSH ST
522 BALL ST	506 DOUGLAS ST	114 LIVE OAK ST	119 MARY AV	305 S ORANGE ST	210 RUSH ST
523 BALL ST	206 DOWNING ST	118 LIVE OAK ST	204 MARY AV	306 S ORANGE ST	211 RUSH ST
524 BALL ST	207 DOWNING ST	200 LIVE OAK ST	205 MARY AV	307 S ORANGE ST	304 RUSH ST
525 BALL ST	209 DOWNING ST	204 LIVE OAK ST	206 MARY AV	308 S ORANGE ST	305 RUSH ST
528 BALL ST	210 DOWNING ST	207 LIVE OAK ST	207 MARY AV	314 S ORANGE ST	306 RUSH ST
528 BALL ST	307 DOWNING ST	211 LIVE OAK ST	208 MARY AV	403 S ORANGE ST	307 RUSH ST
530 BALL ST	309 DOWNING ST	219 LIVE OAK ST	209 MARY AV	502 S ORANGE ST	308 RUSH ST
531 BALL ST	103 FAULKNER ST	301 LIVE OAK ST	211 MARY AV	504 S ORANGE ST	309 RUSH ST
532 BALL ST	108 FAULKNER ST	302 LIVE OAK ST	212 MARY AV	603 S ORANGE ST	310 RUSH ST
533 BALL ST	116 FAULKNER ST	306 LIVE OAK ST	213 MARY AV	605 S ORANGE ST	311 RUSH ST
534 BALL ST	118 FAULKNER ST	312 LIVE OAK ST	214 MARY AV	201 PALMETTO ST	312 RUSH ST
536 BALL ST	120 FAULKNER ST	315 LIVE OAK ST	217 MARY AV	204 PALMETTO ST	314 RUSH ST
537 BALL ST	124 FAULKNER ST	315 LIVE OAK ST	218 MARY AV	205 PALMETTO ST	315 RUSH ST
147 CANAL ST	200 FAULKNER ST	519 LIVE OAK ST	300 MARY AV	207 PALMETTO ST	400 RUSH ST
145 CANAL ST	301 FAULKNER ST	601 LIVE OAK ST	301 MARY AV	208 PALMETTO ST	402 RUSH ST
149 CANAL ST	303 FAULKNER ST	603 LIVE OAK ST	304 MARY AV	210 PALMETTO ST	404 RUSH ST
151 CANAL ST	311 FAULKNER ST	605 LIVE OAK ST	305 MARY AV	212 PALMETTO ST	112 SAMS AV
200 CANAL ST	312 FAULKNER ST	607 LIVE OAK ST	308 MARY AV	214 PALMETTO ST	120 SAMS AV
223 CANAL ST	313 FAULKNER ST	617 LIVE OAK ST	312 MARY AV	308 PALMETTO ST	137 SAMS AV
229 CANAL ST	315 FAULKNER ST	111 S LIVE OAK ST	111 MURRAY ST	309 PALMETTO ST	139 SAMS AV
300 CANAL ST	316 FAULKNER ST	115 S LIVE OAK ST	115 MURRAY ST	314 PALMETTO ST	210 SAMS AV
312 CANAL ST	317 FAULKNER ST	207 LYTLE AV	205 MURRAY ST	318 PALMETTO ST	214 SAMS AV
314 CANAL ST	320 FAULKNER ST	305 LYTLE AV	207 MURRAY ST	420 PALMETTO ST	107 WASHINGTON ST
316 CANAL ST	321 FAULKNER ST	307 LYTLE AV	210 MURRAY ST	600 PALMETTO ST	109 WASHINGTON ST
320 CANAL ST	401 FAULKNER ST	311 LYTLE AV	211 MURRAY ST	612 PALMETTO ST	203 WASHINGTON ST
323 CANAL ST	402 FAULKNER ST	407 LYTLE AV	212 MURRAY ST	300 N RIVERSIDE DR	210 WASHINGTON ST
328 CANAL ST	403 FAULKNER ST	105 MAGNOLIA ST	214 MURRAY ST	306 N RIVERSIDE DR	212 WASHINGTON ST
330 CANAL ST	405 FAULKNER ST	201 MAGNOLIA ST	215 MURRAY ST	312 N RIVERSIDE DR	213 WASHINGTON ST
331 CANAL ST	500 FAULKNER ST	205 MAGNOLIA ST	216 MURRAY ST	318 N RIVERSIDE DR	219 WASHINGTON ST
334 CANAL ST	501 FAULKNER ST	305 MAGNOLIA ST	217 MURRAY ST	400 N RIVERSIDE DR	221 WASHINGTON ST
399 CANAL ST	505 FAULKNER ST	315 MAGNOLIA ST	218 MURRAY ST	500 N RIVERSIDE DR	219 WASHINGTON ST
400 CANAL ST	508 FAULKNER ST	317 MAGNOLIA ST	300 MURRAY ST	504 N RIVERSIDE DR	300 WASHINGTON ST
401 CANAL ST	509 FAULKNER ST	403 MAGNOLIA ST	302 MURRAY ST	508 N RIVERSIDE DR	301 WASHINGTON ST
402 CANAL ST	511 FAULKNER ST	405 MAGNOLIA ST	303 MURRAY ST	512 N RIVERSIDE DR	302 WASHINGTON ST
405 CANAL ST	512 FAULKNER ST	407 MAGNOLIA ST	304 MURRAY ST	516 N RIVERSIDE DR	303 WASHINGTON ST
412 CANAL ST	513 FAULKNER ST	409 MAGNOLIA ST	305 MURRAY ST	518 N RIVERSIDE DR	304 WASHINGTON ST
413 CANAL ST	514 FAULKNER ST	411 MAGNOLIA ST	306 MURRAY ST	520 N RIVERSIDE DR	305 WASHINGTON ST
417 CANAL ST	519 FAULKNER ST	415 MAGNOLIA ST	309 MURRAY ST	524 N RIVERSIDE DR	306 WASHINGTON ST
418 CANAL ST	522 FAULKNER ST	501 MAGNOLIA ST	105 N ORANGE ST	526 N RIVERSIDE DR	310 WASHINGTON ST
419 CANAL ST	523 FAULKNER ST	504 MAGNOLIA ST	115 N ORANGE ST	532 N RIVERSIDE DR	312 WASHINGTON ST
421 CANAL ST	524 FAULKNER ST	509 MAGNOLIA ST	121 N ORANGE ST	408 S RIVERSIDE DR	
424 CANAL ST	525 FAULKNER ST	509 MAGNOLIA ST	201 N ORANGE ST	416 S RIVERSIDE DR	
426 CANAL ST	528 FAULKNER ST	512 MAGNOLIA ST	219 N ORANGE ST	420 S RIVERSIDE DR	



September 2021

**NEW SMYRNA BEACH LOCAL HISTORIC DISTRICT**

- MAJOR ROAD
- LOCAL ROAD
- RAILROAD
- NEW SMYRNA BEACH LOCAL HISTORIC DISTRICT (ACCEPTED)
- NEW SMYRNA BEACH LOCAL HISTORIC DISTRICT (NO RESPONSE)
- CONTRIBUTING STRUCTURE
- PARCEL
- 200** ADDRESS NUMBER
- WATER



## Frequently Asked Questions

### How will I know if my property is being considered for listing in a Local Historic District?

When local historic districts are being considered, the submitting of a nomination is discussed at a series of public meetings. This keeps property owners informed and gives them a chance to find out what the listing will and will not mean to them. The Historic New Smyrna Beach Preservation Commission, at a public hearing, will review an application to create a local historic district and give a recommendation to the City Commission. The general public will have an opportunity to ask questions and give any input during this public hearing. Then the City Commission will review the application for a local historic district at a public hearing. The general public will also have an opportunity to speak, give input, and ask questions during this public hearing.

### Can my property be listed in a local historic district against my will?

When districts are nominated, 2/3 of the affected property owners must give their support before Staff will submit an application for review.

## Procedures

### Steps

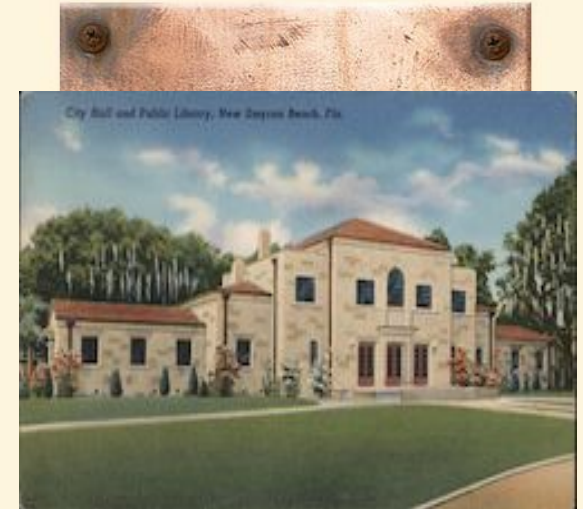
- City to hold public meetings to determine the level of interest from residents in creating the New Smyrna Beach Local Historic District.
- If the residents' consensus is to move forward with the proposed local district, City staff will prepare the final map to be reviewed by the Historic New Smyrna Beach Preservation Commission.
- If the Historic New Smyrna Beach Preservation Commission gives a positive recommendation of approval, then Staff will prepare and ordinance to be reviewed by the City Commission.
- At a time in the future, Staff will review possible new grant programs for properties located in this proposed local historic district. The City Commission would have to approve any funding for a future grant program and Staff cannot guarantee any possibility of a future grant program.

CITY OF NEW SMYRNA BEACH

210 Sams Avenue  
New Smyrna Beach, FL 32168

ph 386.410.2835 | fax 386.410.2804 | cityofnsb.com

## Proposed New Smyrna Beach Local Historic District



## Homeowner Benefits



## Existing New Smyrna Beach National Historic District

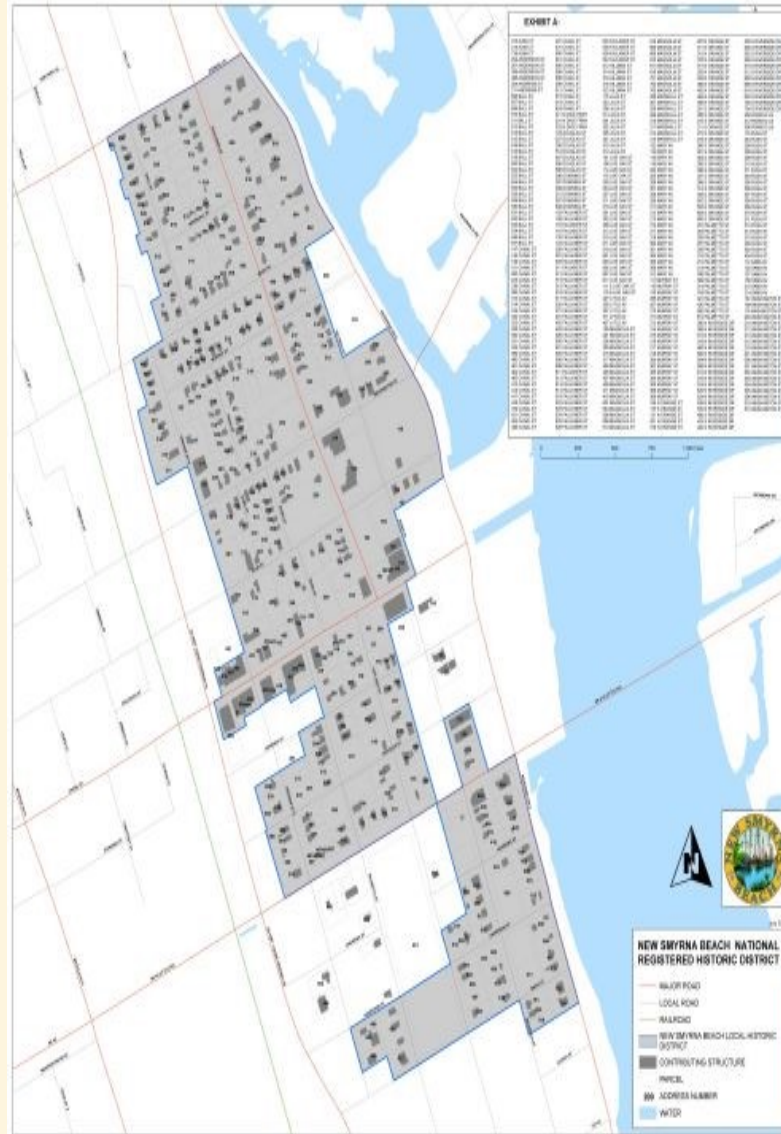
The existing New Smyrna Beach National Registered Historic District was created in 1990.

## Proposed New Smyrna Beach Local Historic District

The proposed New Smyrna Beach Local Historic District would include the same area that is currently in the National Registered New Smyrna Beach Historic District.

Local Historic Districts provide benefits to property owners that are not available through the National Historic District designation, including:

- Long-term preservation of neighborhood character and charm
- Maintaining consistency of building form and aesthetics
- Encouraging a sense of neighborhood pride and identity
- Better protection of owner investment
- Potential for greater property value appreciation
- Neighborhood stabilization
- Enhancement of business recruitment
- Save the Charm



## Frequently Asked Questions

### What is the National Register of Historic Places?

The National Park Service administers the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures and objects significant in American history, architectural, archaeology, engineering, and culture. National Register properties have significance to the history of their community, state or the nation.

### What are the restrictions, rules, regulations for Historic District property owners?

From the Federal perspective, property owners can do whatever they want with their property, other than a demolition of a Contributing structure, as long as there are no Federal dollars attached to the property.

From the local perspective, the only regulation would be with regard to exterior remodeling or demolishing to a contributing structure in the Local Historic District. Exterior remodeling or demolition requests are reviewed by Staff or the Historic New Smyrna Beach Preservation Commission (HPC). The application fees for Staff review or HPC review of an exterior remodel is at no cost and a proposed demolition application fee is \$750.00.

### For Additional Information Contact:

**Robert Mathen**  
 Historic Preservation Officer  
 City of New Smyrna Beach  
 214 Sams Avenue  
 New Smyrna Beach, FL 32168  
 Rmathen@cityofnsb.com  
 386-410-2835

### Resources:

- National Park Service:  
<http://www.nps.gov/nr/>
- Florida Department of State – Division of Historic Resources:  
<http://www.flheritage.com/news/faq>

The Historic New Smyrna Beach Preservation Commission and the City of New Smyrna Beach are making this information available to you, in order to inform you about a valuable opportunity to provide lasting protection for the character and quality of your neighborhood.

One of the major complaints of homeowners in historic neighborhoods is that the character and quality of their neighborhoods, and their property values, are being negatively affected by the demolition of nearby historic homes, and the construction of buildings that are out of character with the rest of the neighborhood. A solution to this problem is to have your neighborhood designated as a local New Smyrna Beach Historic District. This designation will prevent the indiscriminate demolition of historic homes in your neighborhood, and will insure that new development is compatible with the existing character of the neighborhood.

According to the City of New Smyrna Beach Historic Preservation Ordinance (50-7), a Historic District is a geographically definable area possessing a significant concentration or continuity of sites, buildings, objects, or structures united in past events, or aesthetically, by plan or physical development; or its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

Having your neighborhood designated as a Local Historic District has many important benefits for you as a homeowner, your neighborhood, and your community as a whole:

### **Benefits of Historic District Designation**

- Preserves and enhances neighborhood character.
- Protects property investments and values.
- Promotes restoration and revitalization.
- Encourages pride of ownership.
- Attracts homeowners who appreciate historic neighborhoods.
- Ad Valorem property tax exemptions are available restoration projects that meet certain conditions.
- Discourages the demolition of contributing structures.
- Increases neighborhood visibility with City officials.

- Promotes and preserves our cultural and architectural heritage.
- Preserves and protects an important piece of New Smyrna Beaches' history.
- Provides a unique sense of community pride.
- Promotes awareness of neighborhood values.
- Provides guidelines for compatible new construction.
- Improves the overall quality of life in the neighborhood.

Sometimes people living in historic neighborhoods disagree with the idea of Historic District designation. This disagreement usually occurs because they do not understand what it means to have their neighborhood designated as a Historic District, or they believe that the use of their property will be restricted. The following is a list of myths associated with Historic District designation, and the actual realities:

### **The Myths and Realities about Historic District Designation**

- **“It will increase my taxes. . .”**

Historic District designation is not a factor in property appraisals or tax rates. In fact, there is an Ad Valorem property tax exemption available for restoration projects meeting certain conditions.

- **“They will tell me how to use my land and property. . .”**

Historic District designation does not restrict land use.

- **“It will adversely affect the value of my property when I decide to sell it. . .”**

Experience has shown that many buyers are attracted to properties in recognized Historic Districts, and are often willing to pay more for the property.

- **They won't let me repair, change, or add on to my house. . .”**

Homeowners wishing to undertake exterior alterations, new construction, demolitions, or relocations of buildings in the Historic District are required to obtain a certificate of appropriateness. The goal of Staff and the Historic New Smyrna Beach Historic Commission, (HPC), is not to prevent homeowners from making changes to their home, but to insure that

those changes are compatible with the character of the surrounding neighborhood. This review process will ultimately preserve and protect the quality of your neighborhood.

- **“They will tell me what color to paint the inside of my house, or how to remodel my bathroom, kitchen, etc. . . .”**

Interior alterations to a home are not regulated by the HPC.

- **“I will have to open my home for tours. . .”**

No. There are no requirements for home tours or public access to your home or property.

- **“They will make me put a historical plaque on my porch. . .”**

No. This is entirely at homeowner option and expense.

- **“It will violate my personal property rights. . .”**

This is not a case of the government telling you what to do with your property, but a way to maintain and enhance your neighborhood and community. It will actually preserve and maintain your property rights by preserving the quality and character of the neighborhood around your property.

## Home Insurance and the National Register of Historic Places

The topic of insurance agencies being reluctant or unwilling to underwrite policies for historic properties is one of growing concern within the preservation field. Largely this is due to the misconceptions that continue with regard to historic properties and federal landmark designation programs.

Under federal law listing in the National Register of Historic Places results in no restrictions on the use, management, maintenance, or disposal of a historic property. Owners of private property are free to manage their property as they see fit. Damaged or destroyed properties are under no requirement to rebuild or repair as originally designed. National Register designation is largely honorary in nature and provides certain economic benefits to owners, but places no requirements on the use of the property. Insurance claims should follow the normal course as with any other property, unless the owner specifically purchases a replacement policy for exact replication (e.g. historic house museums).

Even if listed in the National Register, a historic property could still be demolished by the owners as long as no Federal funds, permits, or licenses were involved in the process, and no state or local ordinances were in effect that might restrict the property. Local ordinances may place certain restrictions on the owner that are separate from the National Register program.

An owner does not have to rebuild their National Register listed property according to any specific federal standards or guidelines, so insurance coverage should be similar to that for a non-historic building. We have found, however, that some insurance companies and their underwriters are hesitant to insure designated buildings, usually because they fail to understand the facts about listing. In most cases there are usually other firms available more than willing to provide insurance.

One approach to take with the reluctant insurance companies is to request where in the company's policy it specifically says "we do not insure National Register listed properties." We have yet to see anything actually in print that says this. You might also call your state's insurance commissioner's office and speak with the homeowner's analyst about whether insurance companies can refuse to underwrite houses that are listed in the National Register. Referring insurance companies to a regulatory agency sometimes works. It is helpful to ask if there is a policy or position paper regarding insuring listed properties in your state.

To be clear:

The National Register does not require that exact replicas of listed properties be constructed if the original is destroyed.

The National Register does not require that the same or very similar materials be used for repairs or replacement of all or part of a damaged building and,

The National Register does not require that any specific guidelines be followed in the rehabilitation of properties whose owners do not participate in federal programs.

The National Conference of State Historic Preservation Officers addresses this issue on their website at <http://www.ncshpo.org/current/bestpractices/insurance.htm>



# Proposed New Smyrna Beach Local Historic District



Neighborhood Meeting: Saturday, November 6 at 9:00AM Live Oak Cultural Center  
(1000 Live Oak Street)

**CITY OF NEW SMYRNA BEACH**



November 6, 2021

[www.cityofnsb.com](http://www.cityofnsb.com)

## Procedures

- Hold neighborhood meeting
- Obtain resident consensus
- Get recommendation from HPC
- Draft ordinance for City Commission

## Frequently Asked Questions

- Can my property be listed against my will
- How does this affect my property
- What benefits do I get with association of a Local Historic District



## Turnbull Settlement

- 1768 - 1777

## State of Florida Grants

- Apply for Grant funding for State Master Site File

## New Smyrna Beach Historic District

- The New Smyrna Beach Historic District was registered on April 26, 1990

## Coronado Historic District

- The Coronado Historic District was registered on February 21, 1997

## Turnbull Canal System

- The Turnbull Canal System was registered on August 24, 2007 <sup>2</sup>



- Hold neighborhood meeting
- Obtain resident consensus
- Submit application to the Historic New Smyrna Beach Preservation Commission for a Recommendation
- Draft ordinance for City Commission



# Frequently Asked Questions

- Can my property be listed against my will?

The City of New Smyrna Beach requires 2/3 or more of non objections from property owners before the City Commission will review a proposed local historic district.

- How will I know if my property is being listed on The National Register?

Currently shaded structures on the district map, in the existing National Registered New Smyrna Beach Historic District, are already listed as a contributing structure with the National Register. That would not change.

- How does this affect my property?

A historic district helps protect the architecture feature of the neighborhood.

- What benefits do I get as part of a local historic district?

- Long-term preservation of neighborhood character and charm
- Maintaining consistency of building form and aesthetics
- Encouraging a sense of neighborhood pride and identity
- Better protection of owner investment
- Potential for greater property value appreciation
- Neighborhood stabilization





# City Grant Programs

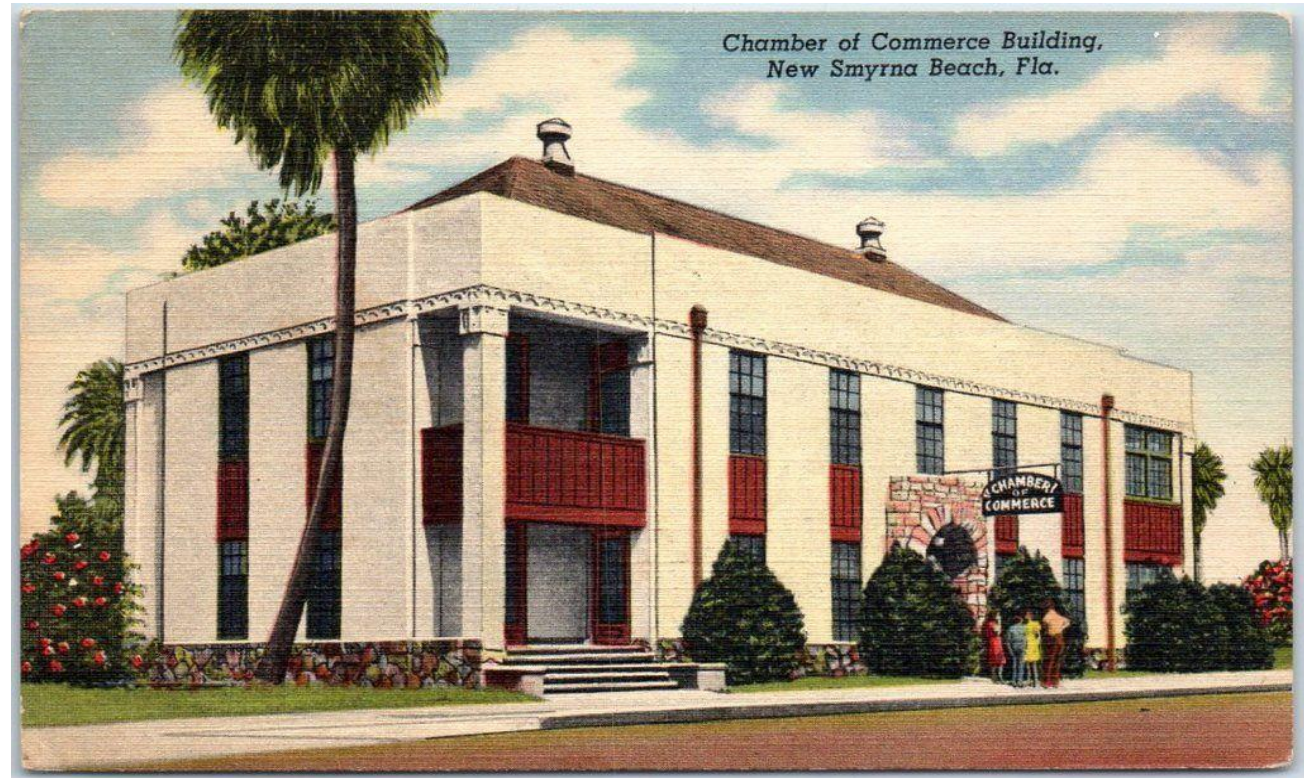
- Currently the City does have a grant program for contributing structures in the Existing National Registered Coronado Historic District.

The grant program currently is a last effort to keep condemned buildings from demolition. The current qualifications include an income requirement and a maximum grant amount that equals the cost of demolition.

- The City also offers a property tax exemption for proposed properties that are contributing structures in one of the two national registered historic districts. The owners of qualifying properties who have met all requirements outlined in this chapter shall receive an exemption of 100 percent of the increase in assessed value of ad valorem taxes levied by the City of New Smyrna Beach which result from the restoration, renovation or rehabilitation of such buildings or structure for the duration of the exemption period. The amount of exemption shall be determined by the property appraiser for the County of Volusia based on the typical post-construction inspection and appraisal. The historic preservation property tax exemption for a specific property shall be granted, upon review and consideration, by resolution of the city commission.

# National Register of Historic Places

- The New Smyrna Beach Historic District was registered On April 19, 1990
- The Coronado Historic District was registered on February 21, 1997
- The Turnbull Canal System was registered on August 24, 2007





# Turnbull Settlement

- Colonists brought to this area by Dr. Andrew Turnbull, a Scottish physician, in 1768 as part of the largest single attempt at British colonization in Florida. With approximately 1500 Minorcans, Greeks, French, Corsican, Turkish, and Italians, sought new opportunities as indentured servants. After four months at sea, scurvy and infections took the lives of some of the colonist and when the ships reached New Smyrna the number of colonist was reduced to 1255. After nine years of harsh treatment, drought, and crop failures, the population was reduced to 600 people, most of who were struggling and unhappy. In 1777, a group of colonists petitioned the English Governor of St. Augustine for release from their indentured status. The Governor granted land north of St. Augustine to these colonists; many Smyrna descendants still live in that city.



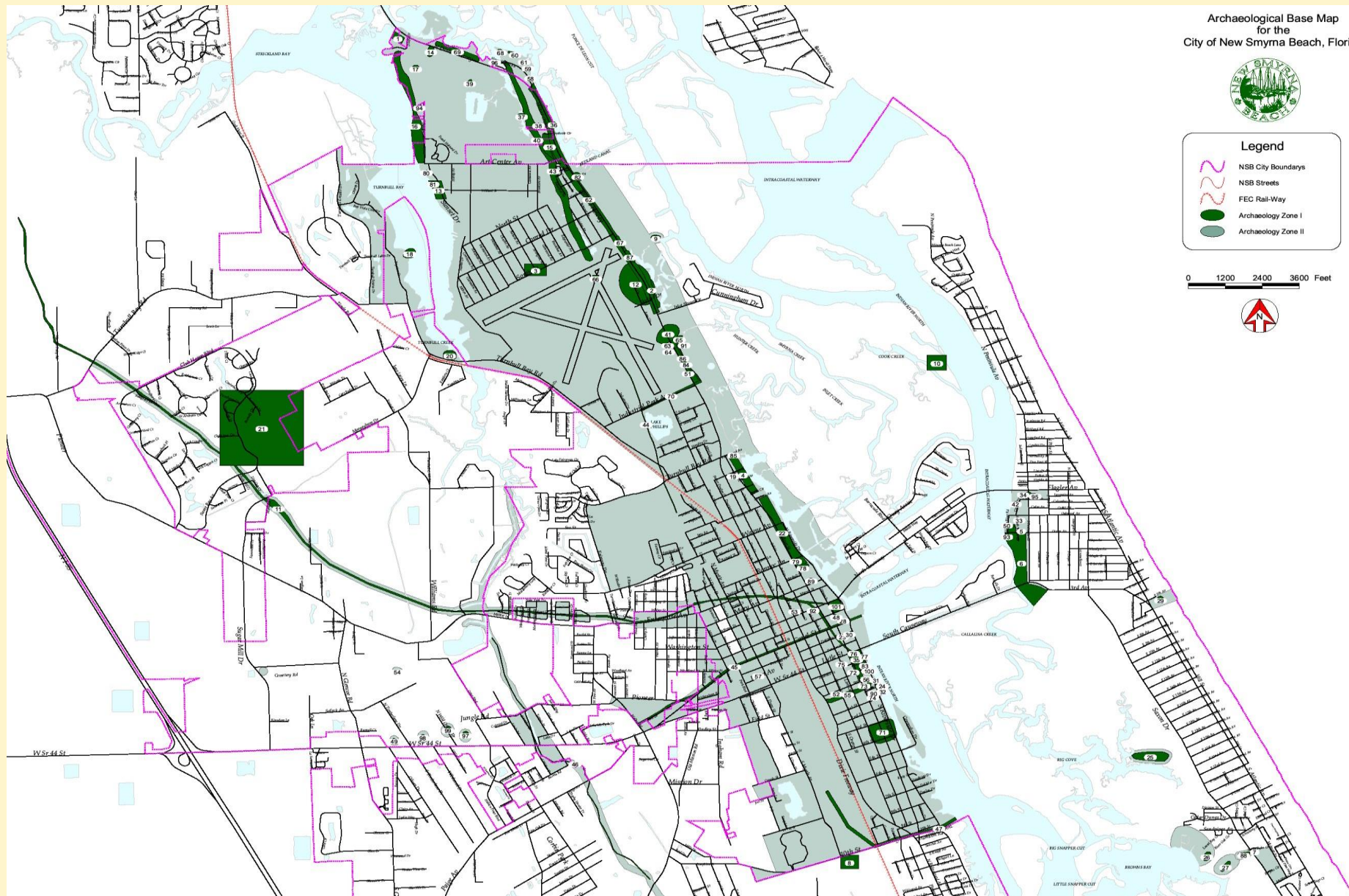




**Legend**

- NSB City Boundaries
- NSB Streets
- FEC Rail-Way
- Archaeology Zone I
- Archaeology Zone II

0 1200 2400 3600 Feet



# Archaeological Base Map



# Success stories in the Historic Districts

# Single Family House





# Single Family House



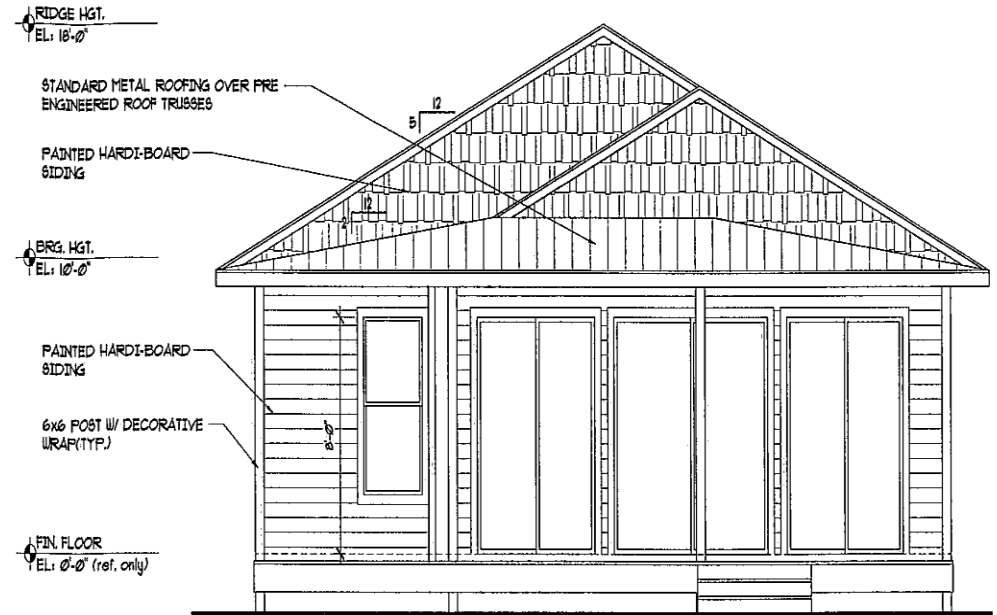


# Single Family House





# Single Family House



REAR ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

- CONTRACTOR TO PROVIDE INSECT AND RODENT SCREENING ALONG PERIMETER OF RESIDENCE.
- SOFFIT NOT TO BE VENTED DUE TO PROPOSED INSULATION TYPE.



# Multi-Family Structure



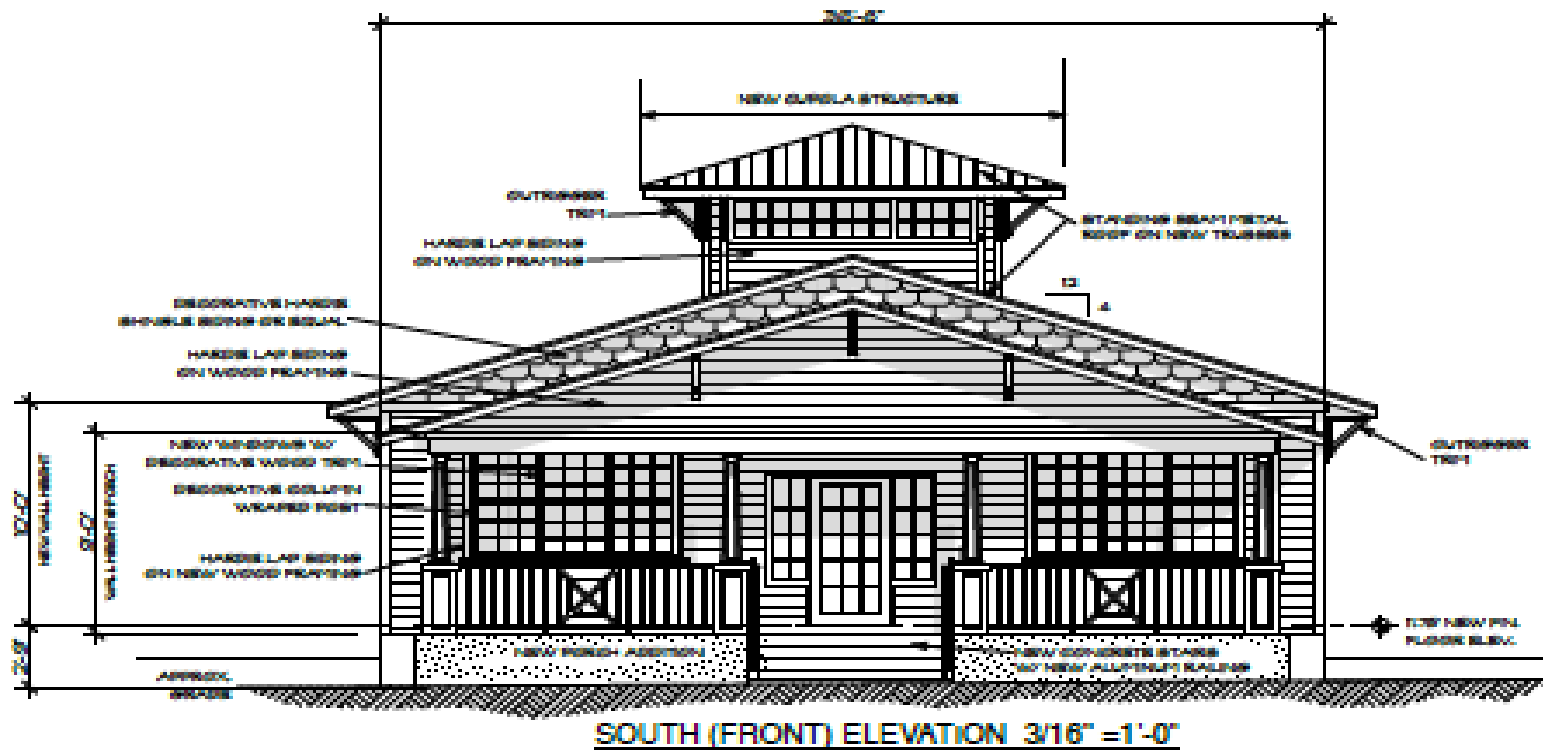


# Commercial Structure



# Commercial Structure

Flagler Avenue





# Proposed New Smyrna Beach Local Historic District

Questions?



**CITY OF NEW SMYRNA BEACH**



November 6, 2021