

**CERTIFICATE OF APPROPRIATENESS**  
DEV2014-119  
**Streamline Hotel Restoration**

**STAFF REPORT**

**TO:** Historic Preservation Board Members  
**FROM:** Reed Berger, Redevelopment Director  
**DATE:** October 13, 2014

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**PROJECT REQUEST**

A request by Jeffrey Sweet, Esquire, of Korey, Sweet, McKinnon and Simpson, on behalf of Eddie Hennessy, Streamline Hotel of Daytona Beach, LLC., for a Certificate of Appropriateness for the Streamline Hotel located at 140 S. Atlantic Avenue, a locally designated historic site in the Main Street Redevelopment Area, to allow replacement of windows and other exterior modifications in order to obtain a grant from the Community Redevelopment Agency's Historic Building Preservation Grant Program. A letter from Mr. Sweet is attached for your review.

**PROJECT DESCRIPTION**

The applicant recently purchased the Streamline Hotel earlier this year and is currently working on restoration of the interior with the intent of creating a boutique hotel that capitalizes on its architecture and history. The building's condition has deteriorated over many years of neglect and requires substantial renovation to make the hotel acceptable to the type of customers Mr. Hennessy hopes to attract.



To that end the owner solicited the television show "Hotel Impossible" which provides advice on how to improve and manage hotel properties that have seen their better days. The television crew visited the property this summer and the show aired on the Travel Channel on October 7<sup>th</sup> to open their new season. The show will air again at 11:00 am Wednesday, October 15<sup>th</sup> on HGTV (Brighthouse Channel 61) for anyone interested in taping or viewing the one-hour episode.

Mr. Hennessy proposes to replace the windows and restore the exterior façade as a part of his application for a Historic Commercial Façade Grant, which requires a Certificate of Appropriateness prior to approval from the CRA.

## PROJECT ANALYSIS

The Streamline Hotel was listed individually on the Local Register of Historic Places by the City Commission on March 17, 1999 (Ordinance 99-110). The building has not been listed on the National Register of Historic Places.

The Streamline Hotel is a four-story commercial building built in 1940 with a Streamline Moderne style of architecture. The Streamline Hotel is considered to be one of the best examples of the Streamline Moderne architectural style in the greater Daytona area. Streamline Moderne, was a late type of the Art Deco architecture and design that emerged in the 1930s. Its architectural style emphasized curving forms, long horizontal lines, and sometimes nautical elements. Buildings with Streamline Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs and rounded corners to emphasize a streamline effect. The Streamline Hotel contains many of these features.

The Streamline Hotel was designed by Alan J. MacDonough, a prominent architect from Eustis, Florida, who designed a number of architecturally important public buildings on behalf of the Works Progress Administration (WPA) including the Daytona Beach Bandshell, the Ormond Fire Station, the Holly Hill City Hall, the Daytona Beach Armory, and the Peabody Auditorium.

The hotel was the birthplace of the National Association for Stock Car Auto Racing (NASCAR). Bill France, Sr. met with several drivers, officials, and promoters of racing at the Ebony Club on the roof of the hotel on December 14, 1947 to discuss various issues such as drivers failing to get paid due to promoters leaving races with the gate receipts before they ended, along with the lack of consistent rules. The meetings were concluded on February 21, 1948 with the formation of NASCAR completed. Initially, NASCAR's first offices were located three blocks away from the hotel before moving six miles west to the present location of the International Speedway.



### Criteria for Certificate of Appropriateness

In the Land Development Code (LDC), Article 4 (Land Development Orders and Procedures), Section 11.3(a) (Certificate of Appropriateness-Criteria), projects are required to meet the following criteria. Staff has provided comments under each criterion that is relevant to this application.

- 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**

*Response: The applicant is proposing to retain and upgrade the historic use and name of the property as the Streamline Hotel. The double hung windows and individual air conditioning units that protruded from the window openings will be replaced by hurricane glass to meet current building codes. The window openings will remain the same. The building will retain all of the distinctive architectural features of the structure's exterior, which are characteristic of the Streamline Moderne style.*



*The applicant intends to bring back the historic blade and roof signs and is currently evaluating the feasibility of adding this feature as it was originally designed. As part of the approval of the COA the applicant would like to have the Board's approval to add the signs provided they are designed with the same design features, form, and to the extent practical, materials, so that they have the original shape, lettering, and size.*

- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

*Response: The features of the Streamline Moderne architecture style will be preserved and repaired to preserve the character of the structure.*



- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**

*Response: The applicant is preserving an important example of Streamline Moderne architecture style in Daytona Beach.*

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

*Response: Since the construction of the building in 1940, there have been no material changes to the structure that have acquired historic significance.*

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

*Response: Elements of the Streamline Moderne Architecture style will be preserved.*

- 6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.**

*Response: The building's windows are in need of replacement and by code must meet the new hurricane standards. The applicant is proposing to repair the windows frames and replace all of the window glazing, but prefers to use a single sheet of glass that does not open rather than replicate the look of the double-hung windows. Because a new air conditioning system will be installed that does not require individual units or exterior penetration, and for safety reasons, the applicant is requesting that the single pane of glass be permitted. It should be noted that double-hung windows are not a significant characteristic of the Streamline Moderne style.*

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

*Response: The applicant is not proposing chemical treatments.*

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

*Response: There are no archeological resources on the site.*

- 9. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

*Response: There are minimal changes to the hotel's distinctive materials, features, spaces, and spatial relationships. Memorabilia related to the history of NASCAR and racing will be provided inside the building for hotel guests and visitors to view.*

**10. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

*Response: The historic character of the building will be retained and preserved. The paint colors have changed over the years and are proposed to be changed from the aqua and sky blue colors to provide a dominant white color with a pastel mint green to emphasize the horizontal and vertical features in a manner that is consistent with the Streamline Moderne style. The applicant intends to provide a color rendering at the Historic Preservation Board's meeting to show the details and colors of the proposed restoration.*

During a recent visit to Miami Beach and the Art Deco Museum in South Beach, staff had the opportunity to tour the historic district which includes a large number of buildings in the Art Deco style and some in the Streamline Moderne style, many that are a hybrid of the two styles. Some of the pictures of these buildings and a few of the relevant museum displays are attached for your review.

A map series showing the location, zoning, and aerial photo of the site is provided for reference.

**RECOMMENDATION**

Staff recommends approval of the request for a Certificate of Appropriateness to permit the exterior restoration of the Streamline Hotel located at 150 W. International Speedway Boulevard and for the purpose of establishing eligibility for the applicant to pursue the maximum grant allowance provided by the CRA's Historic Building Preservation Grant Program.

Attachment A: Letter from Mr. Sweet

Attachment B: Art Deco / Streamline Moderne examples

Attachment C: Map Series

**Attachment A**  
Letter from Mr. Sweet

CERTIFICATE OF APPROPRIATENESS / DEV2014-119  
Streamline Hotel Restoration

*Jeffrey C. Sweet, Esquire*  
*Korey, Sweet, McKinnon & Simpson*  
*Attorneys and Counselors at Law*

*Jeffrey C. Sweet*

*Robert K. Korey*  
*Noah C. McKinnon, Jr., P.A.*  
*Scott E. Simpson, P.A.*  
*Abraham C. McKinnon, P.A.*  
*R. Kevin Korey*  
*Adam K. Dunn*

September 15, 2014

*Suite A, Granada Oaks*  
*Professional Building*  
*595 West Granada Boulevard*  
*Ormond Beach, FL 32174*  
*Telephone (386) 677-3431*  
*Telefax (386) 677-8436*  
*Email: [carol.dillon@jsweetlaw.com](mailto:carol.dillon@jsweetlaw.com)*

Elizabeth Matej, AICP  
Senior Planner  
The City of Daytona Beach  
301 S. Ridgewood Ave.  
Daytona Beach, FL 32114  
[mateje@codb.us](mailto:mateje@codb.us)

Jason Jeffries  
Redevelopment Project Manager  
The City of Daytona Beach  
301 S. Ridgewood Ave.  
Daytona Beach, FL 32114  
[jeffriesj@codb.us](mailto:jeffriesj@codb.us)

Reed Berger, AICP  
Redevelopment Director  
[BergerR@codb.us](mailto:BergerR@codb.us)

Charles J. Bryant  
Redevelopment Project Manager  
[bryantc@codb.us](mailto:bryantc@codb.us)

Re: Streamline Hotel – Certificate of Appropriateness

Ladies and Gentlemen:

My firm is pleased to represent Streamline Hotel of Daytona Beach, LLC. My client owns the Streamline Hotel located at 140 S. Atlantic Avenue, Daytona Beach, FL 32118 (“Streamline”). The hotel has a historic classification and a Certificate of Appropriateness (“Certificate”) pursuant to Section 11 of the Land Development Code is required before we begin exterior improvements.

Accordingly, this correspondence is submitted as our request for a Certificate regarding certain proposed improvements to the Streamline. To facilitate your review, I will respond, in order, to the paragraphs listed under Section 11.3, Criteria, of the Land Development Code. The following is presented:

1. We plan to utilize the facility consistent with its history. The Streamline was initially constructed and operated as a hotel with lodging available to the general public and we plan to restore that use. Our property will be featured on the television series –

Travel Channel. The program, Hotel Impossible, selected our property and filming has been completed. All interior rooms will remain in the same configuration, but, obviously, will be substantially upgraded. Two recent newspaper articles appearing in the Daytona Beach News Journal are attached for your review. The exterior improvements will include repairing and replacing the original exterior stucco finish. The entire building will be painted and the paint color is depicted on the attached architectural drawings and paint sample. The exterior windows and doors will be replaced, upgrading to impact glass as required by code. The new windows and exterior doors are consistent with the original structure. Information on the windows and doors is likewise attached. Included within our material previously submitted, is a zip drive, containing photographs of the hotel. The structure is solid concrete and no significant structural stabilization is necessary.

2. We are maintaining the historic character of the property. Exterior stucco is the original finish. The present windows and doors cannot be repaired and cannot be upgraded to meet present wind field requirements without replacement.
3. We plan to maintain the Streamline as a physical record of its, time, place and use. The birth place of NASCAR on the roof of our hotel is a significant event in the history of Daytona Beach. Racing on the beach and the ultimate move to the present race track has had a major social, cultural and economic impact on our community. The Travel Channel was intrigued by the hotel's connection with NASCAR and the growth of the sport culminating in the \$450,000,000.00 renovation to the Speedway presently underway.
4. We are unaware of any changes to the property that have acquired historic significance in their own rights. The entire facility is solid concrete and it is doubtful that any significant internal or external changes have occurred. The existing facility, as it presently looks, will be preserved and upgraded.
5. As previously stated, the exterior of the building is stucco on a solid concrete wall and that finish will be maintained. The proposed paint color is attached. The only other significant exterior change is replacing the windows and exterior doors discussed above. We also plan to add a minimal amount of plantings, but landscaping is limited, due to the present existing parking areas.
6. As discussed above, the windows and exterior doors will be replaced. The new windows and doors match the present (as closely as possible) as to design, color and



texture. The windows and doors must be replaced with impact glass and the specifications regarding the windows and doors are attached hereto.

7. There is no chemical treatment contemplated to the exterior of the building.
8. After closing on the property, my client conducted an exhaustive search of the storerooms, basement and all other storage areas. We purchased all real and personal property, including all stored materials. We discovered a substantial amount of NASCAR memorabilia; including, pictures, sketches, photographs and drawings that have all been preserved. The television producer was fascinated by this "trove" of historical information. Where appropriate, all such items will be preserved and displayed in the lobby and other common areas.
9. We will not be removing any distinctive materials or altering features, spaces or spacial relationships incident to the project.
10. Our project is not new construction and we do not seek either relocation or demolition of the facility. Accordingly, subparagraphs (b), (c) and (d) of Code Section 11.3, do not apply. Further, we are not seeking to subdivide the tract or claiming an undue economic hardship and subparagraph (e) and (f) also do not apply.

We are attaching (a) the as-built drawings for the facility, (b) information regarding the windows and exterior doors; and (c) a color sample for the exterior paint.

Please advise if you require anything further.

Also, please advise of the date and time of the next Board meeting. We plan to attend and answer any questions you may have. We will have a full color rendering available for presentation at the Board meeting.

With kind regards, I remain

Very truly yours,



Jeffrey C. Sweet

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## STREAMLINE HOTEL

# NASCAR birthplace Streamline hotel sold, to be reborn as boutique inn

New owner plans to renovate hotel where NASCAR began

By Jeffrey Cassady

[jeffrey.cassady@news-jrn.com](mailto:jeffrey.cassady@news-jrn.com)

Published: Thursday, April 17, 2014 at 5:30 a.m.

DAYTONA BEACH — The Streamline Hotel, the 1940s-era beachside inn known as the birthplace of NASCAR, has sold, and the new owner plans to renovate the property.

Eddie Hennessy, son of cosmetic company Pevonia International founders Phillippe and Sylvie Hennessy, bought the property at 140 S. Atlantic Ave. late last month for \$950,000. He intends to restore the art deco building and turn the hotel into an upscale South Beach-style boutique inn.

"My goal is to clean up the hotel, the block, the drug stuff going around," Hennessy said. "We're bringing the hotel back to its original state, only more modern."

Since buying the hotel, Hennessy has installed new management and has started some work on the facelift. He said he doesn't yet know when the major renovation work will begin, but added he looks to get started "as soon as possible."

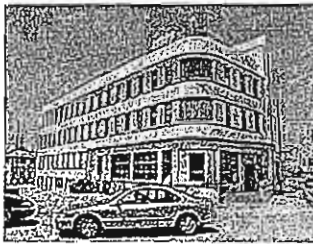
Hennessy said he plans to start the restoration with the hotel's rooftop bar, which is where in 1947 Bill France Sr. met with race drivers and track owners to form NASCAR. The hotel has a second bar on the ground floor that Hennessy said he intends to turn into a NASCAR-themed lounge.

"We're excited about the project," said Reed Berger, redevelopment director for the City of Daytona Beach, who added that city officials have met with Hennessy about his plans for the hotel. "It is an attempt to keep the Streamline's historic look and also to upgrade the entire property."

Hennessy bought the hotel from former owner Richard Postlewait. Hennessy has been involved with the development of single-family homes and apartments, but the Streamline is his first venture into the hotel business.

"I hope that the new owners come in and bring the hotel up to the standards we have on the east side and west side (of Volusia County)," said Bob Davis, president and CEO of the Hotel & Lodging Association of Volusia County. "We seem to be on the right track now."

The 47-room hotel has changed, sometimes dramatically, several times since it was built in 1941. It has been a religious retirement home, a youth hostel and, most recently, a gay-friendly bar and hotel.



News-Journal/PETER BAUER

The historic Streamline Hotel on Atlantic Avenue has known many lives since it opened in 1941, including the birthplace of NASCAR, a religious retreat, a youth hostel and a gay-friendly hotel and bar. The new owner wants to transform the art deco building into a South Beach-style boutique inn.

However, the Streamline has also over the years developed a reputation among Daytona Beach police.

"A lot of issues in the (beachside tourist area) we're looking to clean up come from that hotel," said Daytona Police Chief Michael Chitwood. "It has calmed down over the years, but it's still a hive of nefarious activity."

Chitwood said police officers still get called to the hotel regularly for everything from prostitution to automobile break-ins and fights. He added that Hennessy called the police department before he bought the hotel to ask what needs to be done to clean the property up.

"I'm removing all the cockroaches and crackheads," Hennessy said. "My goal right now is to clean everything up, make everything nice."

The Streamline is the latest under-performing hotel to be bought with the intent of renovating the property.

Daytona Beach-based Summit Hospitality Group bought the former Ocean Sands hotel at 1024 N. Atlantic Ave. — which Chitwood said was once a hotbed of criminal activity — about two years ago and reopened it last summer as a Hampton Inn.

Last year, the hotel group bought the Desert Inn, once named one of the dirtiest hotels in the nation by travel website TripAdvisor, at 900 N. Atlantic Ave. Summit plans to close the hotel in May for renovations and reopen it next year under a national brand.

"As soon as the Hampton Inn opened, the burglaries, the car break-ins (in the area) got mitigated a little bit," Chitwood said.

The Streamline will stay open while renovation work is done, Hennessy said.

After renovating the rooftop bar, Hennessy will start work on the lobby, the hotel's ground-level bar, then the guest rooms. He said he isn't yet sure how much he will invest in the hotel's renovation.

Weekend drag queen shows for which the hotel is known will likely be discontinued as renovation work gets underway, Hennessy said.

The hotel's sale and planned renovation is good news for the neighborhood, particularly the west side of Atlantic Avenue, which is lined with run-down buildings and low-rent hotels, said local industry observer Tim Davis, vice president of investment sales for Charles Wayne Properties.

"It's a clean-up," he said of the sale. "A \$40-a-night hotel with an attached bar is not the type of thing that fosters a good element on the beachside."

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## Daytona's Streamline Hotel, birthplace of NASCAR, to get revamp by Travel Channel

By [Lucy McLaughlin](#)

[lucymclaughlin@news-journal.com](mailto:lucymclaughlin@news-journal.com)

Published: Sunday, June 22, 2014 at 5:30 a.m.

### DAYTONA BEACH

The rust stains imprinted on this iconic hotel's façade don't faze television host Anthony Melchiorri. Nor do the stale smelling hallways or the outdated bar best known for its long-running drag queen show.



News-Journal/NIGEL COOK

Streamline Hotel owner Eddie Hennessy stands outside the hotel while a Travel Channel crew films inside on Saturday, June 21, 2014, in Daytona Beach. The show "Hotel Impossible" will help transform the birthplace of NASCAR for an episode airing this fall on the Travel Channel.

On Saturday Melchiorri, creator of the Travel Channel's "Hotel Impossible," brought his film crews and a small army of construction workers to the 1940s art deco hotel where NASCAR was founded.

"When you think of the Streamline Hotel, you think of a crappy hotel. When you think of NASCAR you think of an iconic brand," Melchiorri said. "There is a rich history here but the Streamline Hotel has been crashing into a wall. To give the owner a blueprint to move forward is one of the most exciting things I've done on this show."

Shortly after 35-year-old Eddie Hennessy bought the Streamline in March, he and his staff pitched the hotel to the show that transforms struggling hotels into gems. Within an hour, the show's producers responded with interest. Hennessy has already moved forward with renovating The Ebony Lounge, a rooftop bar where Bill France and other stakeholders hammered out details to form what would become the stock car racing empire in 1947.

By getting the Travel Channel on board, he'll be able to transform the entire hotel into a modern establishment that pays homage to its historic racing roots, he said. On Monday, Hennessy will close the Streamline Hotel for six months while he completes the remainder of the work.

"If I hadn't gotten on the show it would have taken a lot longer to do these renovations," Hennessy said. "Now I can do it in one shot. This is going to be a huge boost for the city."

The Streamline Hotel has had many lives since it opened in 1941. In addition to NASCAR's birthplace, it has been a religious retreat, youth hostel and gay-friendly hotel and bar. When Hennessy purchased the property from former owner Richard Postlewait this spring, he hired full-time security guards to crack down on the drug abuse and prostitution that had become prevalent at the hotel, he said.

The details of Hotel Impossible's renovations will be kept a secret until the episode airs in the fall. The show's designer, Leslie Segrete, said Hotel Impossible has a \$10,000 budget for renovations but the majority of the project's cost is picked up by

local crews who donate their time and some supplies. Viscomi Construction, an Ormond Beach-based construction company, is donating labor for the project.

Known for his no nonsense approach for coaching struggling hoteliers, Melchiorri is likely to reveal some of the hotel's most troubling eyesores. Hennessy said that's just part of the show and he's just happy to have a team of experts who want to see the hotel succeed.

This isn't the first time "Hotel Impossible" has filmed an episode in Daytona Beach. In 2012 the show gave the beachside hotel Dream Inn a makeover after health and financial issues had taken a toll on its owners. The makeover included a redesigned pool area, repainted façade and new bedding in the hotel rooms. After the show aired, Co-owner Jody Kinberger said the exposure his hotel got from the show boosted occupancy rates and business has remained strong.

About 20 residents still live at the Streamline, and Hennessy said he is working with nearby affordable motels to relocate them. The drag show that had taken place on Friday and Saturday nights won't return when the hotel re-opens in the fall. "When people walk in, we want them to feel like this is a new place," Hennessy said.

Melchiorri said his team has provided Hennessy with a blueprint that if followed will create a new, successful era for the Streamline for years to come.

"This will be the touchstone for Daytona if he does it right," Melchiorri said. "There isn't a stronger brand in Daytona than the Streamline Hotel."

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# > YHS 50 FS

Impact Resistant and  
Blast Mitigation Storefront System

## **ProTek**

YKK AP Hurricane & Blast Solutions

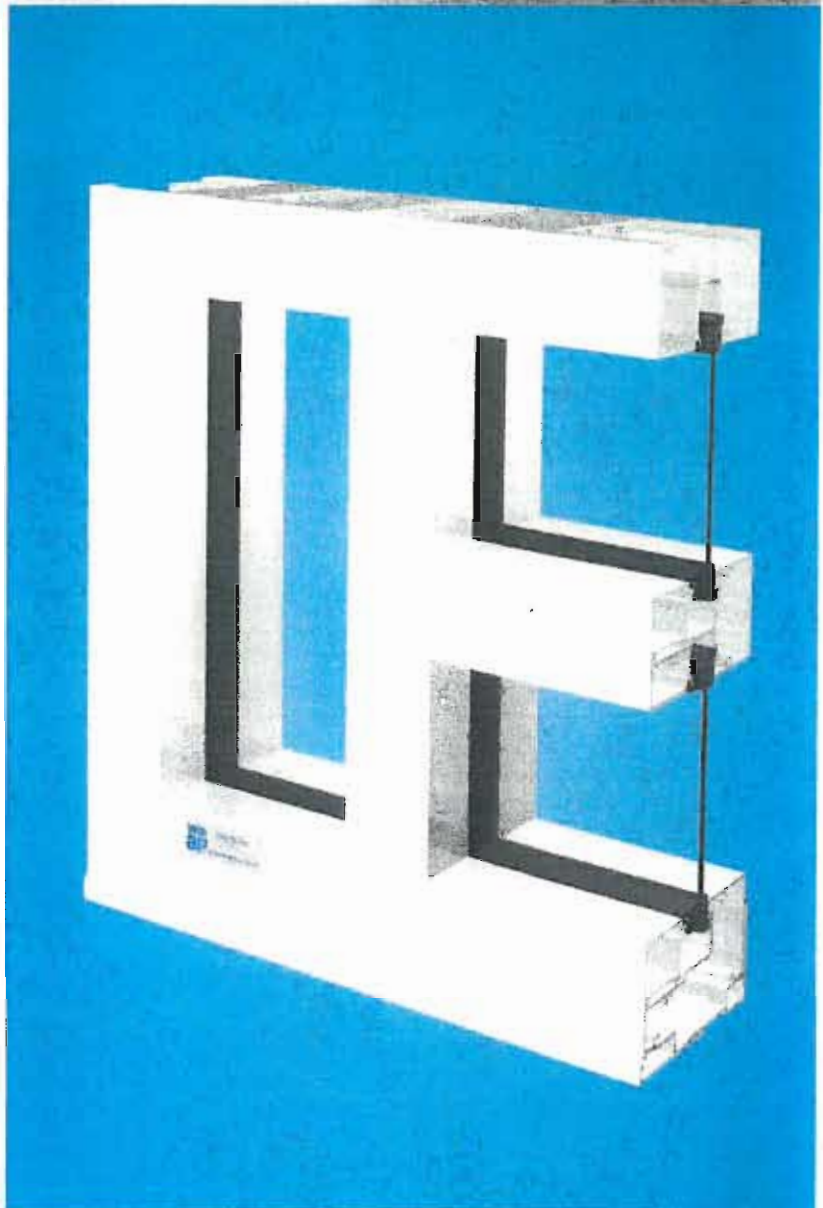
### SYSTEM DESCRIPTION:

YHS 50 FS is a high performance monolithic storefront system designed and tested to meet the most demanding conditions. With varied infill and components, YHS 50 FS can meet the requirements for Impact Resistance, Blast Mitigation or both. The system features the Model 35H entrance door with maximum-security dead bolts or optional exit devices for egress requirements.

### OPTIONS & FEATURES:

- Large & Small Missile
  - Small Missile is Dry Glazed
  - Large Missile is Wet or Dry Glazed
- ASTM E 1886 / 1996, TAS 201 – 203
  - Tested to + 70, - 90 psf \*
  - Florida State-Wide Product Approval
  - Approved for High Velocity Hurricane Zone
- Blast Mitigation
  - YHS 50 FS meets UFC 4-010-01 prescriptive standard in accordance with 2007 revisions.
  - Model 35H - "Low Hazard" per ASTM F 1642 Test @ 6 psi / 41psi-ms

\*Contact YKK AP Engineering for Job Specific Wind Load analysis at higher levels.



Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

**YKK  
ap** Quality  
inspires<sup>®</sup>

Reclining Green

YG/G/145

SW 6744

SHERWIN-WILLIAMS 2137 10/07/14  
386-672-6370 Order# 0099856

INTERIOR ARCHITECTURAL  
COLOR TO GO LATEX  
SATIN STANDALONE

6744 RECLINING GREEN

SHER-COLOR FORMULA

CCE#	COLORANT	02	32	64	128
B1	Black	-	-	1	-
Li	Blue	-	3	1	-
Y1	Yellow	-	4	-	1

QUART EXTRA WHITE  
A91W00351 650462302

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0099856-005

z/c

SLOW LETTERS

Lighter Mint

6/29/81  
12/15/81

SHERWIN-WILLIAMS 2137 18/07/14  
306-672-6370 Order # 0099856  
INTERIOR ARCHITECTURAL  
COLOR TO GO LATES  
SRTN STANDALONE

6742 LIGHTER MINT  
SHER-COLOR FORMULA

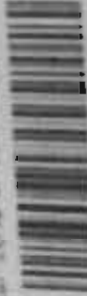
CC#XCOLORNT 02 32 64 128  
L1-Blue - - -  
Y1-Yellow - - -  
+3-Deep Gold - - -

EXTRA WHITE  
65046300

QUART  
RS1400351

Non-Returnable Tinted Color

CAUTION: To assure consistent color, always apply same amount to substrate. This tint and colorant are not intended for use with other Sherwin-Williams products. Always refer to product literature for application instructions.



0099856-003

TRIM



639

3W 702B

Incredible White

SHERWIN-WILLIAMS 2137  
386-672-6370  
10/07/14  
Order# 8099856  
INTERIOR ARCHITECTURAL  
COLOR TO GO LATEX  
SATIN STRANDOLONE

7028 INCREDIBLE WHITE  
SHER-COLOR FORMULA  
CEC\*COLORANT 0Z 32 64 128  
G2-New Green - - -  
M1-Rak Usher - 1 1 1  
R2-Maroon - 1 1 1

QUANT  
99140035:

EXTRA WHITE  
55046230E

Not Returnable Tinted Color

CAUTION: To insure consistency color  
always use the same pigment to color  
the job and never mix all colorants.  
If the same color is used in different  
places color may vary slightly from  
other area of color chip.



0099856-002

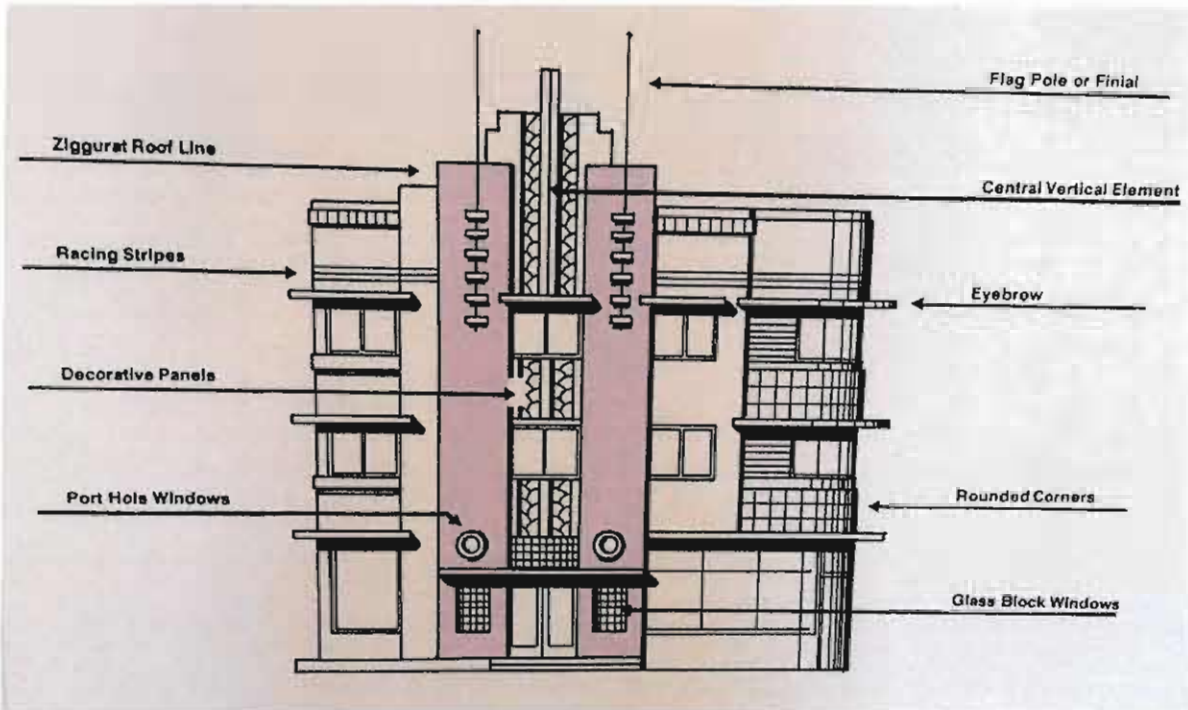
BASE

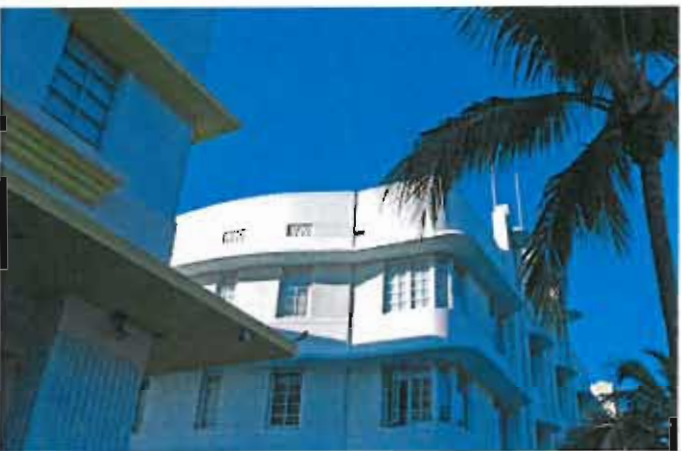
## **Attachment B**

Art Deco / Streamline Moderne Examples

CERTIFICATE OF APPROPRIATENESS / DEV2014-119  
Streamline Hotel Restoration

# Art Deco / Streamline Moderne Examples





**Attachment C**  
Map Series

CERTIFICATE OF APPROPRIATENESS / DEV2014-119  
Streamline Hotel Restoration



1 Inch = 200 feet

ATLANTIC OCEAN

ATLANTIC SHORELINE

ATLANTIC AV-S

INLET SPEEDWAY BLVD-E

COATES ST-S

**Subject Parcel**

5TH AV

OCEAN AV-S

KEMP ST

GRANDVIEW AV-S

NOBLE ST-S

FERN LN-S

HARVEY AV

NOBLE ST-S

NOBLE ST-S

WILD OLIVE AV-S

OLEANDER AV-S

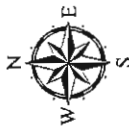
HOLLYWOOD AV-S

City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

# DEV2014-119 CERTIFICATE OF APPROPRIATENESS LOCATION MAP





1 Inch = 200 feet



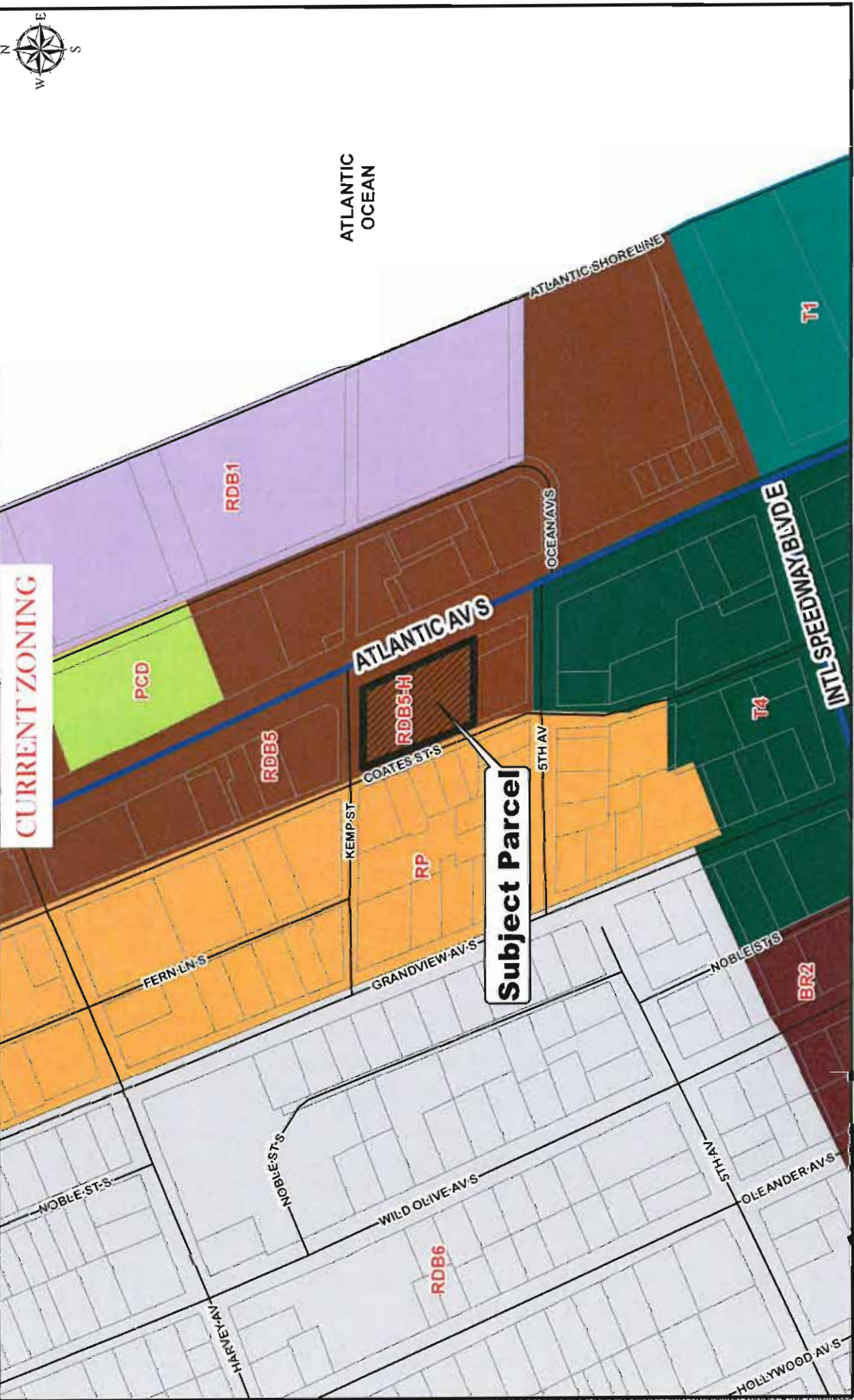
**Subject Parcel**



# DEV2014-119 CERTIFICATE OF APPROPRIATENESS AERIAL MAP

City of Daytona Beach Map disclaimer:

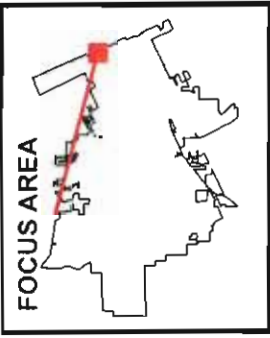
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.



CURRENT ZONING

Subject Parcel

1 inch = 200 feet



# DEV2014-119 CERTIFICATE OF APPROPRIATENESS ZONING MAP

