

Three Chimneys

Volusia County

Purpose for State Acquisition

An old live-oak hammock in the City of Ormond Beach protects the remains of a British sugar and rum factory from the 1700's. The Three Chimneys project will protect the hammock and these remains—some of the few from the British period in Florida—and will give the public an opportunity to see and learn about this site.

Manager

Ormond Beach Historical Trust (OBHT).

General Description

High-quality, old-growth hydric hammock, dominated by live oak, laurel oak, sweetgum, hackberry, elm, cabbage palm, and other trees, occupies nearly all the site. No FNAI-listed plants or animals are known from the site, but migrating songbirds may use the hammock as a stopover. The site includes the ruins of a sugar and rum factory from the 1700's British period, with two of the original three chimneys remaining. Few sites from Florida's British period are now publicly owned. There are also early 20th-century remains on the site. The site is vulnerable to further neglect, is surrounded by development, and it is in danger of development.

Public Use

This project is designated as a state historic site, with uses such as historic interpretation and possibly picnicking or walking.

Acquisition Planning

The project includes eight parcels and five owners. The Segev parcel is essential.

On December 5, 2003 the Acquisition and Restoration Council (ARC) moved this project to the Group B list.

On December 10, 2010, ARC voted to move this project from the Critical Natural Lands category to a new category of Critical Historical Resources.

Three Chimneys FNAI Elements
no rare species are associated with the project

Critical Historical Resources

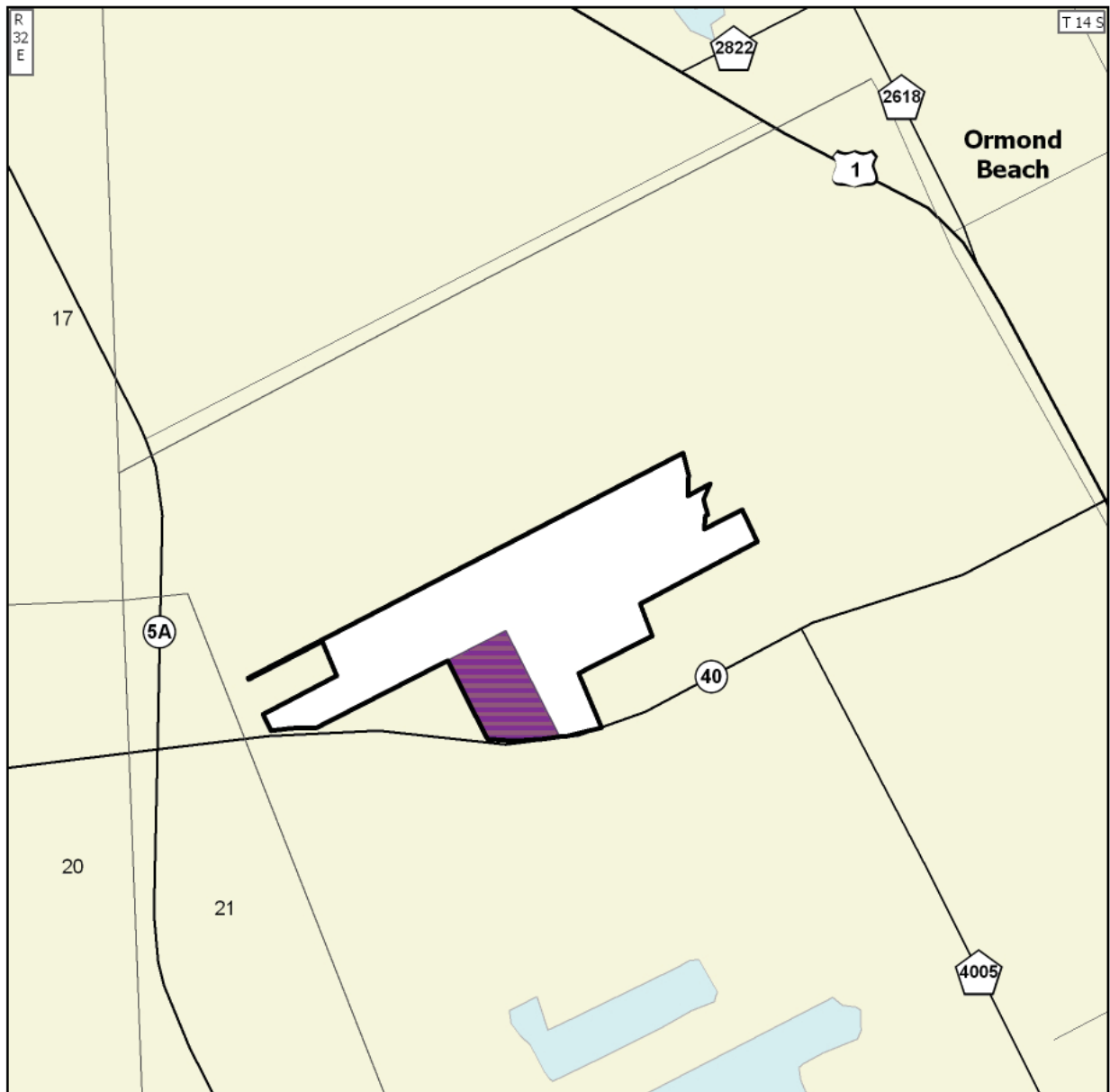
Coordination

City of Ormond Beach and the Ormond Beach Historical Trust are acquisition partners for this project.

Management Prospectus

Qualifications for State-designation The Three Chimneys project, designated 8 Vo196, is 54.5 acres of land held by four private owners. Prehistoric Indian middens have been unearthed on the property as well as an historic coquina repository. Ruins of America's first rum distillery (circa 1764) have been excavated and over 50 large trees and rare plants identified that will enhance the quality of the project. The tract is a mature mesic hardwood hammock of massive live oaks (some up to 22 feet around and over 200 years old) elms, hickories and magnolias on the north side of State Road 40, or West Grenada Boulevard, in urban Ormond Beach, Volusia County, Florida. The proposed park is one mile west of US 1 and is jurisdictional wetlands with an elevation of 4 to 7 feet. The site was originally included in King George III's 20,000 acre land grant to Richard Oswald of Wednesday, July 23, 1763, and was the first settlement in what became Ormond Beach. The subject area is the only large green space remaining in the six miles between I-95 and the Atlantic Ocean, a rapidly developing commercial and residential district. This Management Prospectus is based on a 1995 archaeological study paid for by the Ormond Beach Historical Trust (OBHT) and city of Ormond Beach, aerial photographs, a site visit by Florida Natural Areas Inventory (FNAI) ecologist Dr. A. Johnson (June 19, 1999), and a Preservation Plan (July 7, 1999) prepared by Dr. L. Wayne of SouthArc Inc. in Gainesville. In addition to the historic ruins and large trees, it has exotics including air potato, bamboo, camphor, Chinese tallow, grapefruit and Cherokee rose. The invasive exotics will be removed.

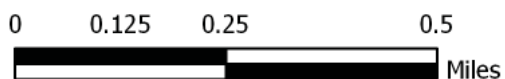
Placed on List	2000
Project Area (GIS Acres)	64
Acres Acquired (GIS)	8
at a Cost of	\$889,900
Acres Remaining (GIS)	56
Estimated (Tax Assessed) Value of	\$975,700



THREE CHIMNEYS

VOLUSIA COUNTY

-  Florida Forever BOT Project Boundary
-  Acquired



JULY 2006

The size and diverse resources of the Three Chimneys site will provide a much-needed green-space buffer of state-owned lands in a busy commercial corridor which conforms with the Statewide Comprehensive Outdoor Recreation Plan developed pursuant to §375.021, the state management plan §253.03(7), state land acquisition plan §259.04(1)(a), and, lastly, the site qualifies under Rule 18-8.009(6)(c). Once the state obtains title to the property, the OBHT is recommended as lead manager. The Division of Recreation and Parks (DRP) of Department of Environmental Protection (DEP) is recommended as the cooperating manager.

Manager Ormond Beach Historical Trust

Management Goals The management goals of the Three Chimneys project are threefold: (1) Stabilize, preserve, restore, protect, maintain, interpret and manage in perpetuity the prehistoric middens and archaeological resources of the site, dating from the British Period, and from the time of the first settlement of slaves in Volusia County. The OBHT aims to enhance public education, visitor appreciation and simultaneously allow compatible passive guest access. Sun-driven salt intrusion and tree root-caused damage has caused significant decay at Three Chimneys and must be stopped immediately; (2) Enhance conservation and protection and perpetuate an irreplaceable old-growth hardwood forests, a natural hammock growing ever more scarce in Florida today. This action will include the development of a plan to protect and restore surface water resources and encourage wild life; and (3) Provide recreational areas and walking trails to be connected to the state/county/city and East Coast Greenway Association's (ECGA) network of hiking/biking trails.

Conditions Affecting Intensity of Management

Although most of the Three Chimneys Project includes a hardwood hammock that is a low-need tract requiring only basic resource management and protection, there is a more costly aspect to this proposal. The archaeological areas containing extant ruins, has a subsurface nail scatter, glass and metal objects to be studied. In addition, areas around the prehistoric Indian middens and coquina pits will require prudence to preserve their intrinsic value and shelter them, intact, for future generations to experience. These factors will result in higher than typical costs compared to management of a state forest.

Timetable for Implementing Management Within a year after the remaining acres are acquired and assigned to the OBHT to manage, initial activities will concentrate on site security from vandals and looters by

installing a security fence around the boiling house, two-kettle distillery and large upright chimney and Indian midden. The site will immediately be nominated to the National Register of Historic Places. Removing tree roots, stumps and encroaching vegetation from the masonry ruins will begin at once. Deteriorated masonry joints will be re-pointed with tabby or mortar of matching composition and colors. Root-damaged sections of the distillery will be reconstructed by a trained mason. A temporary protective roof will be installed over all ruins once they have been stabilized. A dilapidated 20th-century farm house and outbuildings will be removed along with all other trash, and an open cesspool will be filled. A resource inventory will be completed using the OBHT's Preservation Plan, completed by SouthArc, Inc. This Plan also identified many biologic species on the site. Invasive exotic plants will be removed. Public and fire management access will be addressed. As soon as possible, the OBHT will provide appropriate, albeit limited, access to the public while protecting sensitive resources and site work continues. Future goals include firmly establishing and promoting Three Chimneys as a heritage resource similar to those found in St. Augustine and at Bulow State Park.

This work will begin with cataloging recovered material and documenting the completed professional archaeologist's excavations since 1995 along the south side of the boiling house; excavating north of the boiling house to identify pier locations of other structures such as the grinding mill and fermentory; investigating the existing well to identify any old well beneath it and placing on-site signage with pictures, schematic drawings and interpretive displays, to be installed along with a demonstration cane field and miniature sugar works, a living history display, in an area used as cattle pasture 30 years ago. Other on-site usages will include building a vandal-proof Interpretive Center, parking lot, picnic area/playground, nature trails and an earthen berm along SR 40 to buffer the site from traffic noise. Finally, Three Chimneys will be tied into the East Coast Greenway Alliance network of hiking and biking trails.

Revenue Generating Potential The approximate tax value of the 54.5-acre parcel in the project is \$1.3 million, indicative of its choice location in the busy commercial corridor of Ormond Beach. This high value also has a positive advantage. The Three Chimneys Park will be the eighth state-owned Florida British Period site and a valued addition to this inventory of

cultural resources as it is located in an urban location. A similar-sized historic park in Barberville, 25 miles to the west on SR 40, attracts over 31,000 visitors a year. Given Three Chimneys locale and tremendous educational opportunities for central Florida-area school children and tourists, substantial visitors' revenues are anticipated.

There will be a small amount of revenue obtained from stumpage sold in areas designated for public parking and picnic grounds.

Management Costs and Sources of Revenue The mayor and commissioners of Ormond Beach have indicated a positive attitude toward assisting the OBHT with the development and management of Three Chimneys.

Management Cost Summary

Salary (2 FTE)	\$62,000
OCO - Park design	\$100,000
Expenses stabilizing ruins	\$10,000
Fixed capital - Parking lots, trails	\$500,000
Total	\$672,000

Edited April 1, 2015



Early 20th-Century view of the ruins at the Three Chimneys site, from the Florida Photographic Archives, Florida Department of State