

HISTORIC PROPERTIES SURVEY

OF THE

CITY OF VERO BEACH, FLORIDA



HISTORIC PROPERTY ASSOCIATES, INC.
ST. AUGUSTINE, FLORIDA 32085
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HISTORIC PROPERTIES SURVEY
OF THE
CITY OF VERO BEACH, FLORIDA

**A STUDY OF THE HISTORIC ARCHITECTURAL RESOURCES OF VERO BEACH
AND RECOMMENDATIONS FOR THEIR PRESERVATION**

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A successful survey of historic properties requires community assistance and cooperation. Among other responsibilities, help is needed to assemble maps, locate sources for local history, and identify old buildings. Inevitably, the survey team accumulates debts that it can only acknowledge.

The mayor and the Vero Beach City Council approved the expenditure of funds necessary to perform the study. John Little, city manager, and Dennis Ragsdale, planning director, provided administrative support and helped the survey team in processing maps and other materials for survey purposes.

We are also indebted to the Indian River County Historical Society, which is headquartered in Vero Beach, for its assistance in coordinating volunteer efforts and in establishing accurate information for the surveyed properties. One of the Society's members, Millie Bunnell, contributed immensely to the quality of the individual site forms.

We performed research at the Vero Beach City Hall, the Indian River County Courthouse, and the Indian River County Historical Society museum. We wish to thank the administrators and staff assistants at those institutions and repositories for allowing us access to their collections. Research was also conducted at the Library of Florida History, University of Florida. As always, Director Elizabeth Alexander and her staff were generous in permitting us access to the collections of the Library.

Finally, we must thank the many residents and property owners of Vero Beach, who patiently answered our questions and permitted the site inspections that we made and the photographs which we took. We hope the survey will serve its intended role in the preservation of the cultural legacy of Vero Beach.

SURVEY CRITERIA

All surveys conducted in association with the Division of Historic Resources, Florida Department of State, utilize the criteria for placement of historic properties on the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

A) that are associated with events that have made a significant contribution to broad patterns of our history; or

B) that are associated with the lives of persons significant in the past; or

C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Division of Historical Resources utilizes the same criteria in a less restrictive manner for selecting properties to be placed in the Florida Master Site File (FMSF). This allows the office to record more properties of purely state and local significance than normally would be included in the National Register. It should be pointed out that the FMSF is not a state historic register, but an inventory intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history. Each individual file in the FMSF represents a permanent record upon the loss of, or irreversible damage to, that particular property.

The survey team examined all buildings in Vero Beach that appeared to be at least fifty years old. Documents used in estimating the age of buildings included historic subdivision plat maps and Sanborn Company maps of Vero Beach, which were published in 1923, 1929, and 1937. Also used in estimating building age was architectural evidence, which is based on comparisons of size and design of known models and examples of historic buildings.

Having received professional training in history, architecture, or preservation and having surveyed hundreds of historic buildings, the survey team's combined experience extends across the Florida peninsula and panhandle, and throughout many parts of the South. Historic Property Associates, Inc. had previously conducted historic resource surveys of Indian River and St. Lucie counties, and consequently was well-acquainted with the typical historic resources of the region and the available source materials held by various public and private repositories in the area.

Buildings in Vero Beach that had lost the integrity of their original design and architectural features were eliminated from the inventory. Building integrity was evaluated on the basis of criteria established by the National Register and the FMSF. Deterioration, extensive modifications, the use of an incompatible exterior siding or windows, and porch enclosures are typical alterations causing a building to lose its integrity. The condition of the buildings surveyed was evaluated using standards established by the National Register and the FMSF. The year 1940 was chosen as the cut-off date for the survey because it satisfies the fifty year criteria used by the National Register, and more importantly, it allowed for the inclusion of nearly all significant historic properties located within the survey area.

SURVEY METHOD

Cultural resource management involves a series of activities carried out in succession. The first activity is survey, which lays the foundation for all subsequent preservation activity. A survey is a systematic, detailed examination of historic properties within either thematic or geographic limits. It is undertaken to determine the exact nature, extent, and character of historic properties. Using the definition of the National Park Service, historic properties are buildings, structures, objects, sites, or districts significant in national, state, or local history or pre-history.

There are several methodologies for survey. One approach is to define a particular theme for examination. Thematic surveys are intended to identify all historic properties of a given type within a given area and/or period. A survey of county courthouses or Spanish mission sites in Florida are examples of thematic types. The second and more common survey is the geographic or area type. Area surveys, when properly designed and executed, result in a comprehensive recording of all significant themes and types of properties associated with them that are located within established geographic boundaries. The geographic boundaries for a survey might be a subdivision, a downtown area, a residential neighborhood, or a political subdivision such as a town, city, or county limit.

The goal of this survey was to locate, identify, and evaluate the significance of the standing structures within Vero Beach (Map 2). Research revealed that only one building, the former Florida East Coast Railway depot, had previously been surveyed for the Florida Master Site File (FMSF) in Tallahassee, and in fact was listed in the National Register of Historic Places in 1987. The FMSF form for the depot was simply updated. Using survey professionals trained in the disciplines of history and architecture, a total of 370 properties were recorded in the Vero Beach survey.

The methodology used in conducting historic property surveys consists of a series of progressive steps. In the case of the Vero Beach survey, the initial level consisted of research of existing historical literature to determine the periods of development, activities, and personalities significant to the development of the community, and to identify any previously recorded historic buildings and standing structures. The consultants had previously conducted surveys of Indian River and St. Lucie counties and consequently were well-acquainted with the historic resources of the region and their periods of development.

The intermediate level included field survey to confirm the location of extant properties, evaluation of preliminary research and field survey, recording site data, and compilation of an inventory. The condition of each building was evaluated on the basis of guidelines established by the National Register, which is supervised by the U.S. Department of the Interior, and the FMSF. Each building was assigned a condition of excellent, good, fair, deteriorated, or ruinous. A subjective evaluation, condition was assessed based upon visual inspection of structural integrity, roof condition, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building.

The third level consisted of an analysis of properties and the community by theme and period of significance, evaluation of the significance and concentration of the historic buildings, and recommendations for National Register nominations and locally recognized landmarks. The consultants found no potential for a National Register historic district in Vero Beach. There are, however, a handful of individual buildings that have potential for listing. Additionally, some potential exists for creating local historic districts with accompanying ordinances. The address of those buildings with potential for listing in the

National Register, details for listing individual sites, and guidelines for establishing local historic districts and ordinances are outlined in the Recommendations section of this report.

Survey needs to be distinguished from the registration, protection, and enhancement phases of the preservation process. Survey is the fundamental first step in what is the ultimate goal of historic preservation: the protection and enhancement of significant properties. Before significant properties can be protected and enhanced, they must be located, identified, and evaluated. These are the tasks that should be accomplished during the course of a survey. As a logical consequence of survey, significant properties should be registered or recognized for their significance. One of the most common errors associated with historic preservation is the designation of historic properties before they and their historical context are identified and documented through the survey process.

Registration is the formal evaluation and recognition of significant properties by local, state, or federal governing bodies or agencies. It should be made clear that survey and registration are separate but related activities, the former concerned with the activities described above and the latter with the full documentation, formal evaluation, and official recognition of those deemed at least locally significant. Survey and registration are most efficiently carried out independently, as attempts to combine them can result in undesirable distortion or diffusion of effort. Survey and registration achieve the most efficient results when they are coordinated, that is, when the location and identification of historic properties leads to full documentation, evaluation, and registration, and when registration applications are prepared with benefit of survey information.

Once a historic property has been registered through a formal review process that employs qualified professionals and established criteria, it can then be protected or enhanced through legal and financial means. Because no state register exists for Florida, the best formal recognition of historic properties in Vero Beach is the National Register of Historic Places. Since the National Register recognizes properties that are at least locally significant, those that are significant to Vero Beach's history have potential for listing.

The format for recording survey data was the FMSF form for standing structures. Forms were set up on a data processing program specifically designed to conform to computerization codes established for the FMSF by the Bureau of Historic Preservation. The forms were updated as additional information was generated and then were printed in hard copy. Analysis of the data, particularly the results of the field survey, was facilitated by the D-Base program. Information about historic properties was recorded on a computer disk filing system and an inventory of those evaluated as significant to the history of Vero Beach is provided in this report.

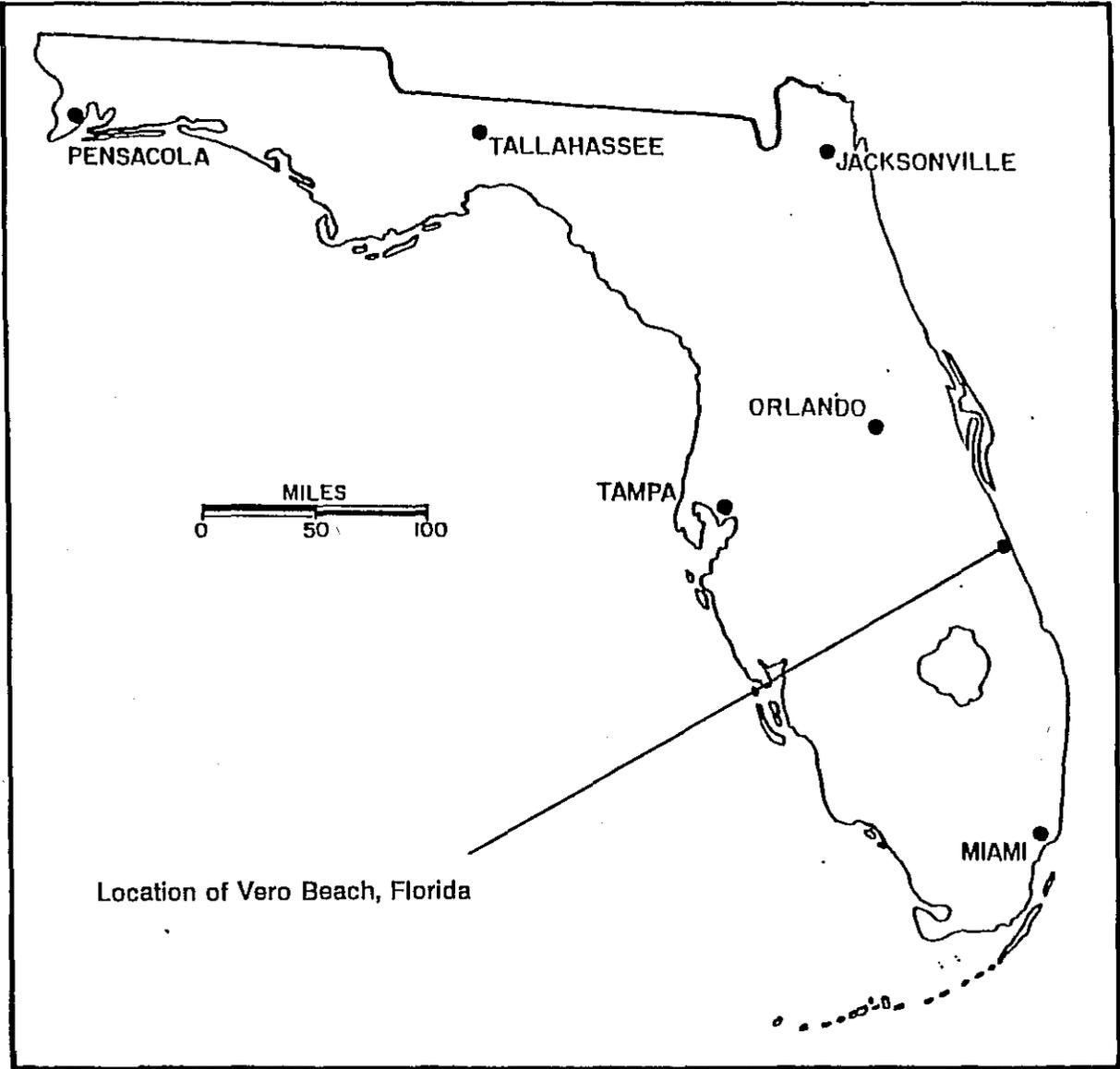
In accordance with the survey criteria 370 properties, all of them buildings, were recorded during the course of the project. The survey team field inspected, photographed, and recorded the location of each property on a base map or U.S. Geological Survey map. The team noted its condition, integrity, and surroundings. After the completion of field work, the team recorded the aforementioned information along with the legal description of each property and its address.

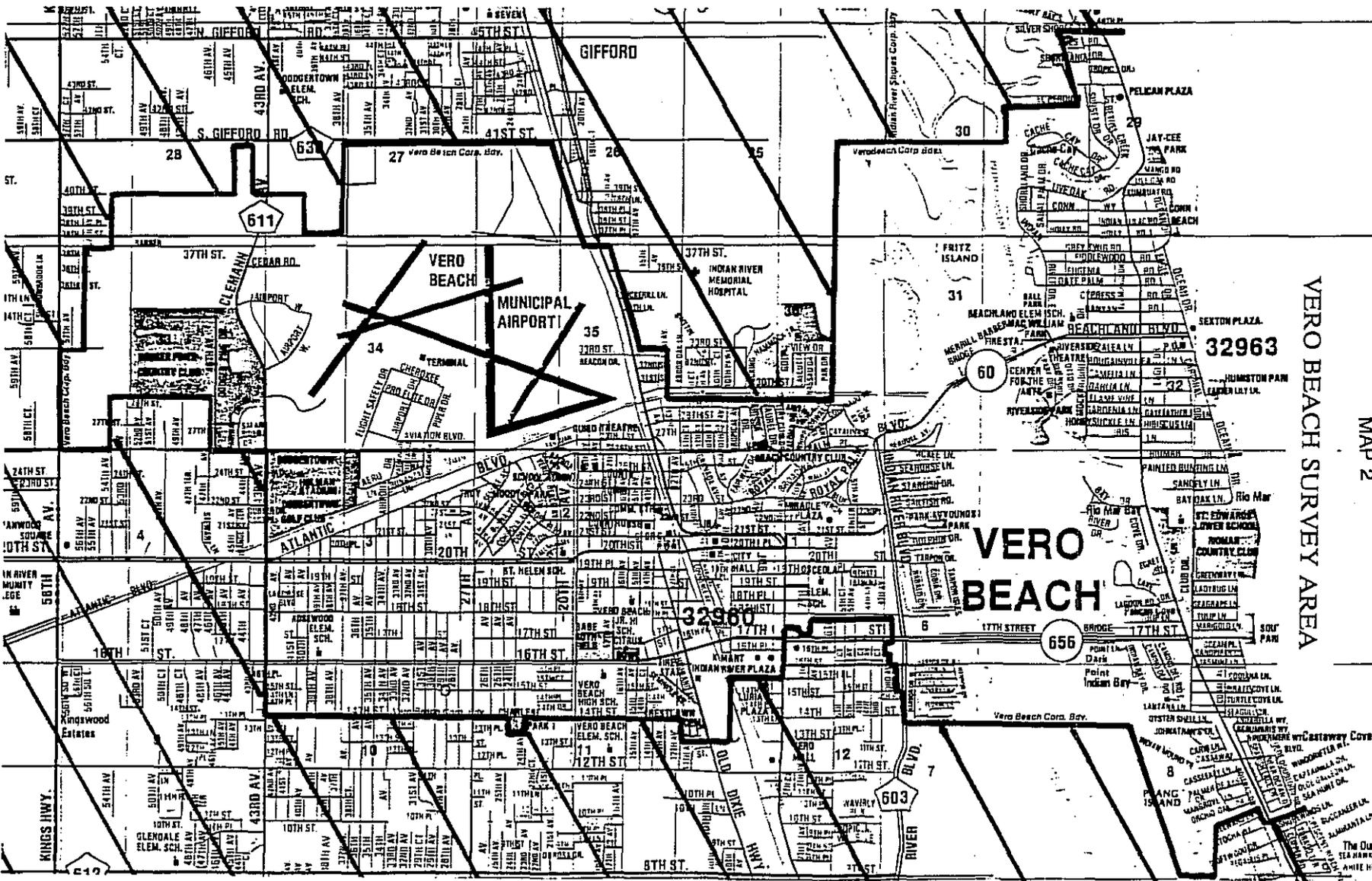
The development of a historical context for evaluating properties in Vero Beach constituted a major portion of the survey. The consultant's team of historians conducted a preliminary literature search, focusing generally on the chronological development of the city, emphasizing important events, individuals, and significant themes associated with that development. They conducted research at the Indian River County Courthouse, Vero

Beach City Hall, and the museum maintained by the Indian River County Historical Society. In addition to those primary source areas, background research was performed at the St. Augustine Historical Society Library, St. Augustine; the Florida State Library and the Library of the Bureau of Historic Preservation, both in Tallahassee; the P.K. Yonge Library of Florida History, University of Florida, Gainesville; and the DuPont-Ball Library at Stetson University, DeLand. The research information formed the basis for the preliminary and final historical reports.

Based on the visual reconnaissance, information gleaned from cartographic sources, newspapers, and other primary and secondary source materials, and discussions with informants, the survey team established a range date of construction for all standing structures, and determined an exact year for some. In most cases it proved impossible to establish a firm date of construction. As a consequence, the survey team entered an approximate date with a "c." for circa before it. The results of the architectural and historical research have been incorporated into the final report and on the FMSF forms.

MAP 1





VERO BEACH SURVEY AREA

SIGNIFICANT EVENTS AND CONTEXTUAL TIME LINE OF THE DEVELOPMENTAL HISTORY OF VERO BEACH

Colonial Periods (1565-1820)

- 1565 - Founding of St. Augustine
- 1763 - Creation of East & West Florida provinces by England
- 1783 - Panton, Leslie and Company established/dominates Indian trade throughout the Floridas and the Southeast into the 1820s
- 1816 - 20,000-acre grant awarded to George Fleming along the Sebastian River
- 1821 - Florida becomes a U.S. territory

Territorial Period Through Reconstruction (1821-1886)

- 1824 - Mosquito County formed; King's Road reestablished
- 1835 - Second Seminole Indian War begins
- 1842 - End of Second Seminole War brings limited development along the Indian River
- 1844 - St. Lucia County formed
- 1845 - State of Florida accepted into the Union
- 1855 - Brevard County formed
- 1861 - Blockade runners operate along the Indian River during the Civil War

Early Period of Development of Vero Beach (1887-1919)

- 1887 - Henry Gifford House constructed at Vero settlement
- 1891 - Post office established at Vero
- 1893 - Florida East Coast Railway tracks reach Vero
- 1894-95 - Freezes devastate citrus groves throughout Florida
- 1900 - Population of Vero reaches 100
- 1903 - FEC depot established at Vero settlement
- 1905 - St. Lucie County formed
- 1910 - Population of Vero reaches 200
- 1913 - Town plan of Vero established; land reclamation drainage begins sparking significant agricultural, commercial, and residential development
- 1919 - Vero incorporated; fire destroys much of emerging commercial district

Florida Land Boom Through the Great Depression (1920-1940)

- 1920 - Population of Vero reaches 700; significant development in Vero begins; nearly 80 subdivisions platted in Vero between 1920 and 1925
- 1923 - Sanborn Map Company publishes its first maps of Vero
- 1925 - Vero reincorporated as Vero Beach; Indian River County formed with Vero Beach as the seat of government; land boom reaches its height and then busts
- 1929 - Great Depression begins; Sanborn Company updates maps of Vero Beach
- 1930 - Population of Vero Beach reaches 2,268; development in Vero Beach resumes late in the Depression decade
- 1937 - Indian River County Courthouse constructed; Sanborn Company updates maps of Vero Beach
- 1940 - Historic development of Vero Beach complete

HISTORICAL DEVELOPMENT OF VERO BEACH

Introduction

Located near the midway point of Florida's east coast, the City of Vero Beach lies in a region with a history of settlement that dates to the state's earliest period of human occupation. Prehistoric Indians were drawn to the area by the abundance of fish and game in and along the banks of the scenic Indian River. Although there was some limited European contact with that area during Florida's colonial period, permanent settlement of what became Vero Beach did not occur until the late nineteenth century. The event that sparked the first intensive period of development in Vero was the construction of the Florida East Coast Railway (FEC) through the settlement in 1893. Ultimately extending from Jacksonville, where it connected with lines originating in the states of the Northeast, to Key West, the FEC brought thousands of settlers to the area during the ensuing four decades. Citrus production and other agricultural pursuits formed the backbone of the economy in the nascent settlement. Vero quickly grew into the largest population center in what was later to become Indian River County. During the 1910s, reclamation projects on lands surrounding Vero attracted further settlement. With its rail connection, Vero became the chief shipping and processing center for the agricultural products of the interior sections of the county.

Like many other Florida communities, Vero experienced its most exuberant period of growth during the 1920s. Launched by a nationwide thirst for cheap Florida land, the so-called Great Florida Land Boom of the 1920s brought millions of speculators and settlers to the state and sparked an unprecedented period of development. The fact that the majority of buildings recorded during this survey date from the 1920s is evidence that the land boom was the most significant period of historical development in Vero Beach. The speculative bubble, which some predicted would continue indefinitely, burst near the end of 1926, throwing the Florida economy into a depression three years in advance of the rest of the nation. Building in Vero Beach slowed dramatically. Federally assisted projects, most notably the construction of the Indian River County Courthouse, and a limited resumption of tourism prompted renewed development after 1935. It was not until after World War II, however, that Vero Beach recovered from the effects of the Depression.

The following narrative is designed to provide a context for the periods in which the historic buildings of Vero Beach were constructed. Emphasis is given to the important themes and events that fostered the development in the city during the historic period. This report may serve as a basis for determining the significance of historic buildings and in preparing nominations to the National Register of Historic Places.

Prehistory

Human settlement of the Florida peninsula began about 15,000 B.C. During the Paleo-Indian Era (15,000-6,500 B.C.), the earliest identified period of human occupation of the state, the aboriginals practiced a nomadic lifestyle as hunters and gatherers. Beginning about 5,000 B.C., those original inhabitants were displaced by more sedentary tribes from the central highlands region of the peninsula. Evidence of early man was unearthed near Vero Beach prior to World War I. Excavation of a drainage development near the city uncovered a human skeleton in presumed association with the remains of mammoth and

other Pleistocene animals. Professional anthropologists disagreed about whether the so-called Vero Man and a similar find to the north called the Melbourne Man served as evidence that humans were present in North America during glacial times. Early speculation raised by the discoveries were later extended by additional survey and excavation. Recent examinations of those skulls indicate that they may belong to the Paleo-Indian period.¹

The Vero Beach area served as a crossroads of sorts where several different aboriginal cultural regions intersected. The Ais Indians are believed to have been the primary group associated with the region, though Jobeses, Jeaga, and Santa Lucia Indians also may have inhabited the area. Archeological evidence suggests that the Ais were influenced by the cultures of the Timucuan of the St. Johns region to the north and the Tequesta tribe of the Glades region to the south. A complete archeological profile of the Vero Beach area may be impossible to obtain, however, for shell middens and other archaeological resources once located in the city have largely been destroyed by highway and housing development in Indian River County that began in the 1920s.²

Colonial Period (1513-1819)

Between 1513 and 1763, Spain failed to settle permanently any area of Indian River County, or for that matter any part of Florida, save the immediate environs of St. Augustine. On the fringes of Spanish activity, the Vero Beach area was too far south on the peninsula for missionary activity or political control. Development in the Indian River Region was limited to the Establishment of the Santa Lucia Mission south of present-day Vero Beach in 1567. Isolated from contact with other Spaniards, the Mission was abandoned in two years.³

For its part in supporting the defeated French in the Seven Year's War, the Spanish Crown was required in 1763 to surrender Florida to England. More than 3,000 people abandoned Florida when the Spanish relinquished Florida. The sparse population presented problems for the Crown in developing its new colony. Efforts to encourage settlement were initiated. The Proclamation of 1763 had offered easy terms by which prospective settlers could obtain land grants. Articles in journals such as the *London Gazette* told of extensive and rich agricultural lands and proclaimed the ease with which they could be obtained. The colonial governor, James Grant, promoted Florida's allegedly healthy climate and economic potential.⁴

A few plantations were established in the Indian River region between 1763 and 1775. They did not persevere long. The outbreak of the Revolutionary War in the north

¹Jerald Milanich and Charles Fairbanks, *Florida Archaeology* (New York, 1980), 4, 13, 21-30, 146-47.

²Irving Rouse, *A Survey of Indian River Archaeology* (New Haven, 1951), 170-72, 210-220; Milanich and Fairbanks, *Florida Archaeology*, 22, 181, 212, 238-41.

³Kyle Van Landingham, *Pictorial History of St. Lucie County, 1565-1910* (Ft. Pierce, Florida, 1976) 4; Rouse, *Indian River Archaeology*, 50-59.

⁴E.P. Panagopoulos, *New Smyrna: An Eighteenth Century Greek Odyssey* (Brookline, 1966), 10-11.

undermined the security of British East Florida. Marauding French and Spanish regarded Florida preyed upon coastal settlements. Even Indians loyal to the British looked upon the settlements as fair game for plunder.⁵

The American Revolution altered development of the Florida peninsula. Large numbers of loyalists, mainly from Georgia and South Carolina, fled to Florida in pursuit of economic stability and political asylum. The population of the colony consequently swelled from approximately 3,000 in 1776 to 17,000 by 1784. A large community of immigrants from Europe was planted in the New Smyrna area. Settlement during that tumultuous era was an uneven process. New homesteads and plantations were established and others abandoned, depending on the political inclinations of landowners, Indian attacks, and raids by privateers.⁶

The return of Florida to Spain in 1784 retarded further development of East Florida. With the departure of the British, the population of East Florida fell to under 2,000. Numerous plantations were abandoned. The Spanish attempted to encourage settlement as the British had by attracting new settlers. Contrary to official policy elsewhere in the Spanish empire, the Crown permitted non-Catholics to settle in Florida. An oath of allegiance to the Spanish Crown was a prerequisite for land ownership along with sufficient financial resources to establish a farm or a plantation.⁷

The Fleming Grant was the only significant title issued by Spain near Vero Beach. Measuring approximately six square miles and located in the northeast corner of Indian River County, the grant encompassed much of the Sebastian River. George Fleming was awarded the grant in 1816 as a reward for his personal and financial services to the Spanish Crown during the Patriot Rebellion of 1812. Fleming had remained loyal to Spain during the 1812 uprising and attained a commission as captain. Later, he served as an alderman in St. Augustine. Fleming married into the family of Francisco Philip Fatio, who developed a thriving naval stores industry in Florida during the 1780s. To what extent Fleming developed his grant remains undocumented.⁸

The Spanish Crown, racked by European war and domestic turmoil, was ill-prepared to contend with the border chaos that gripped post-revolutionary Florida. Angry, homeless Indians, escaped slaves, British arms merchants and slave traders, irrepressible frontiersmen, and adventurers alike created foment and unrest. Spanish efforts to suppress violence and dissent were weak. Established planters in the areas of the Halifax, Tomoka, and Indian rivers became increasingly alarmed by spreading violence. One planter in the Halifax area claimed that all of his neighbors had by 1811 abandoned their plantations and homes.⁹

⁵Wilbur Siebert, *Loyalists in East Florida*, 2 vols. (DeLand, 1929) II: 253, 309.

⁶Michael Schene, *Hopes, Dreams, and Promises: A History of Volusia County Florida* (Daytona Beach, 1976), 9; Siebert, *Loyalists*, I:325ff.

⁷Helen Tanner, *Zepedes in East Florida, 1784-1790* (Coral Gables, 1963), 130-36.

⁸Works Progress Administration, *Spanish Land Grants in Florida*, 5 vols. (Tallahassee, 1940), 2: 121-22, 164-65; Siebert, *Loyalists*, 2: 161-71; Charlton Tebeau, *History of Florida* (Coral Gables, 1980), 101-02.

⁹Schene, *Hopes*, 17.

Territorial and Statehood Periods (1819-1860)

The United States was anxious to acquire both East and West Florida. The vast, largely undeveloped area tempted the expansionist government, and private land speculators lobbied in Washington for its acquisition. Over the years, the Floridas had presented the United States with several problems. First, the area provided a haven for runaway slaves and Seminole Indians, who were involved in the conflict with settlers along the southern borders of Georgia and Alabama. Secondly, East Florida provided opportunity for contraband trade and slave smuggling, which contravened the policies and laws of the United States. Finally, due to its strategic geographic location, Florida in Spanish hands threatened national security. The area could serve as a base for attack against the United States by a foreign power. The English were particularly feared. When Andrew Jackson invaded Florida in 1818 in pursuit of Indians during the First Seminole Indian War, it became clear that Spain could no longer hold or control Florida. Mounting pressure from the United States forced the signing of the Adams-Onís Treaty in 1819, which gave the United States control of the peninsula.¹⁰

After some diplomatic delays in the transfer of authority, the United States Territory of Florida was established in 1821. Andrew Jackson was named provisional governor. In July, Jackson created St. Johns and Escambia counties, the first two political subdivisions in the territory. St. Johns County initially encompassed all territory east of the Suwannee River, including the Indian River country. New settlers began to pour into the Florida. A change of attitude towards settlement of the peninsular interior, including the area which became Indian River County, accompanied the change of flags. Land speculators and settlers envisioned potential fortunes in the underpopulated territory. Real estate speculation intensified during the 1820s, though poor transportation and an outbreak of yellow fever limited activity. In 1824, Mosquito County was carved out of St. Johns County. Including the Indian River Country, Mosquito County produced sugar, citrus, and other crops on farms located along its coastal lagoons and river channels. By 1825, the year of the first territorial census, there were 5,077 people in all of East Florida. Approximately twenty plantations and a number of scattered farms were counted along the coast of Mosquito County. The area of Vero Beach, however, remained unsettled during the period.¹¹

Agricultural development along coastal Mosquito County between 1820 and 1830 was cut short by increasing conflicts with Seminole Indians. Bloody conflicts between settlers and native Indians culminated in the Second Seminole Indian War. Thriving sugarcane plantations and other smaller farms fell victim to Indian attacks and were burned to the ground. The War, which lasted from 1835 to 1842, covered a broad area of Florida. Engagements ranged from the Jacksonville area to the Suwannee River and south to Lake Okeechobee. Several forts were established along the Indian River. Fort Vinton, a

¹⁰Junious Dovell, *Florida: Historic, Dramatic, Contemporary* (New York, 1952), 169-170.

¹¹Works Progress Administration, "Creation of Florida Counties, 1820 to 1936," (Tallahassee, 1940); Tebeau, *Florida*, 134; Thomas Graham, *The Awakening of St. Augustine* (St. Augustine, 1978), 36-39; Schene, *Hopes*, 30-31; William Thorndale and William Dollarhide, *Map Guide to the U.S. Federal Census, 1790-1920* (Baltimore, 1987), 69.

secondary fort in the supply and defense system established throughout Florida, was constructed about ten miles west of Vero Beach. Although the sparsely inhabited area near present-day Vero Beach was relatively unaffected by the war, that conflict, which cost the federal government nearly \$35 million, sent the state economy into decline.¹²

The Second Seminole Indian War ended in 1842 and settlers returned to their homes. Congress passed the Armed Occupation Act in 1842 to encourage settlement of the war zone, granting 160-acre tracts to heads of family who met a number of criteria, including establishing a residence, clearing land, and occupying the premises for five years. Roads that had been constructed by the military during the war provided access to the interior of the peninsula. The Act had a positive impact on the Indian River area. By 1844, nearly 1,200 settlers were estimated to be living in the

region. Although small settlements emerged at Fort Pierce and St. Lucie Village, passage into Indian River country remained difficult. Lieutenant Jacob Blake reported in 1843 that "the bar at the mouth of Indian River does not admit. . .the passage of vessels drawing more than eight feet," and that the general route for all settlers to the Indian River was by intracoastal waterway. The haulover at Mosquito Inlet brought delays and was costly, backbreaking work. Portions of the Indian River were considered too hazardous for all but narrow, shallow draft schooners. Navigation around Cape Canaveral was dangerous and in some cases more expensive than traveling by inland waterways or by land. Petitions and recommendations were made for opening channels along the Halifax and Indian rivers and for establishing a road from New Smyrna to St. Lucie.¹³

Florida was admitted to the union in 1845 as a slave state. Tallahassee became the state capital, and sent to Congress its first senators, David Levy Yulee and James Westcott. The slave issue dominated national politics during the 1850s. In Florida, slaves comprised nearly seventy per cent of the population of the Mosquito County coastal region during the

Contraband on the Indian River - 1843

During the mid nineteenth century, much of Florida remained an undeveloped wilderness. Although the federal government attempted to develop some harbors along the east coast, most of those efforts failed to bring real benefits to the region. The government also spent resources on capturing elusive smugglers, some of which operated extensive operations along the coast. Numerous, uncharted channels and shifting inlets made smugglers difficult to apprehend. Among the items smuggled in and out of Florida during that period were live oak trees for shipbuilding; salt for curing meats; and sugar and coffee. Numerous accounts of contraband activity along the Florida coast were reported by customs agents and the U.S. Navy. In 1843, Chandler S. Emery, a deputy collector for U.S. Customs in Jacksonville, reported that,

"Revenue has been defrauded...and it is more than probable it will occur again, there being many steam-saw-mills in this section on the river and numerous cargoes of Lumber shipped to the West Indies, which are exchanged there for articles paying duty in the U.S. I would wish to draw the attention of the Department to the fact, that on account of the facilities afforded to the smuggling of contraband articles, and particularly Cigars of Spanish Manufacture, at Indian River Inlet and Gilberts Bar from their contiguity to the West India Islands, some other protection, than the occasional cruising of Cutters along the coast should be afforded. A large portion of this interesting country having been recently settled under the "Armed Occupation Act," it is believed that extensive operations are in contemplation to avoid Revenue Law at these places."

From Clarence Carter, ed., *The Territorial Papers of the United States* (Washington, 1962), 26: 809.

¹²John Mahon, *History of the Second Seminole Indian War, 1835-1842* (Gainesville, 1967), 28, 47, 59; Charlotte Lockwood, *Florida's Historic Indian River County* (Vero Beach, 1975), 3.

¹³Mahon, *Second Seminole Indian War*, 313-14; Van Landingham, *Pictorial History of St. Lucie County*, 8-9; Clarence Carter, ed., *Territorial Papers of the United States* (Washington, 1956-1962), 26: 804-05, 975-77.

1830s. The Seminole Indian War virtually destroyed the slave economy, for many slaves escaped to live and fight with the Seminoles. By 1850, slaves formed less than thirty percent of the population. A few small farms and homesteads dotted the Indian River. As an indication of the extent of development throughout the state, twenty-six counties had been carved from the territory's original two counties by 1845. By 1860, that number had climbed to thirty-seven. Although much of that development occurred in the panhandle, portions of the peninsula also experienced significant growth. In 1844, St. Lucia County was carved out of Mosquito County. In the mid 1850s, St. Lucia County was replaced by parts of Orange, Volusia, and Brevard counties, the latter including the area that became Vero Beach. By 1860, the sparsely settled Indian River region had a population that consisted primarily of farmers and their slaves. The average value of Florida real estate in 1860 equalled \$1,000 per square mile and most farms consisted of about 200 acres, less than seventy-five acres of which were improved. Few farms were worth more than \$2,500 and few plantations remained in the area.¹⁴

Civil War, Reconstruction, and Founding/Early Development of Vero Beach (1861-1908)

The Civil War did little to improve the economy of the Indian River country. After seceding from the Union in January 1861, Florida was asked to supply the Confederacy with 5,000 troops. Many male residents abandoned their farms to join the Confederate Army, leaving the economy almost immediately bankrupt. Union steamships patrolled the coastline. St. Lucie and Sebastian inlets fell under the purview of the South Atlantic Blockading Squadron, whose ships patrolled the coast to prevent export of goods to the Confederacy or abroad. Confederate suppliers of goods such as timber and salt constantly attempted to smuggle materials through the blockade. Reconnaissance conducted by the schooner *Wanderer* in 1862 of the Indian River Inlet failed to reveal significant Confederate activity in the area. Farther south, at Jupiter Inlet, federal schooners captured a number of sloops carrying coffee, gin, cotton, salt, or baled goods. Regular patrolling of the Jupiter Inlet was instituted.¹⁵

Most Florida citizens welcomed the end of the Civil War and the opportunity to renew settlement of the peninsula. The war, however, had wreaked havoc upon the state's economy. Statewide property values dropped nearly one-half, from \$47 million in 1860 to about \$25 million by 1865. The cost of emancipation in terms of the value of slaves was estimated at \$22 million. During that unsettled period the first permanent settlement along the Indian River, in the vicinity of Vero Beach, was established. In 1865, August Park, a native of Germany, settled his family in the area of what is now Sebastian. Park built a house on Barker's Bluff and operated a trading boat along the Indian River. By 1884, he had obtained nearly fifty acres in the vicinity of Sebastian.¹⁶

¹⁴Sam Hilliard, *Atlas of Antebellum Southern Agriculture* (Baton Rouge, 1984), 31-44, 76-77; Works Progress Administration, "Creation of Counties in Florida, 1820 to 1936"; Tebeau, *Florida*, 171-74.

¹⁵John Johns, *Florida During the Civil War* (Gainesville, 1963); Tebeau, *Florida*, 220-238; Schene, *Hopes*, 69.

¹⁶Jerrell Shofner, *Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1877* (Gainesville, 1974), 136; Lockwood, *Indian River County*, 5; James Henshall, *Camping and Cruising in Florida* (Cincinnati, 1884), 56-60.

Along with numerous other communities astride the Indian River, Vero was founded during the late nineteenth century. A small settlement emerged there in the late 1880s. Among the early settlers was Henry Gifford, who in 1886 established the first store in the area and accumulated nearly 150 acres on which he later developed citrus groves. Few historic resources remain in Vero from this early period of development. Perhaps the most significant of the period is the Henry Gifford House, which was constructed in 1887 at 859 Twentieth Street. Gifford's wife, Sarah, named the settlement "Vero," which translated from Latin means "to speak the truth." In 1891, the postal service established a branch office at Vero. At about the same time, the Town of Gifford, located immediately north of Vero, was established as a settlement for blacks who worked in the railroad and citrus industries.¹⁷

Transportation by water played a vital role in the early settlement of Florida, especially along its coasts and rivers. Before 1885, the average journey for settlers and travelers to the Indian River included a twenty-four hour steamboat ride up the St. Johns River to Enterprise, followed by a one day's journey by stage or wagon to the coast, and finally by boat to locations along the Indian River. A number of steamers operated on the Indian River, including the *Georgiana*, the *Swan*, and the two-stack, rear paddlewheeler *St. Lucie*. The railroad, however, ultimately dominated travel in the region. By 1886 the Jacksonville, Tampa, and Key West Railway had completed its Jacksonville to Enterprise line, as well as its Enterprise to Titusville extension, allowing visitors to the area to make the trip from Jacksonville to Titusville in six hours. By 1894, the Jacksonville, St. Augustine, and Indian River Railroad had laid tracks down the east coast to Lake Worth, making travel to points in between even more convenient.¹⁸

Initially incorporated as the Jacksonville, St. Augustine, and Indian River Railroad, Henry Flagler's Florida East Coast Railway played an important role in the development of Vero Beach. In 1891, Flagler began to examine the possibility of extending his railroad south of Daytona. Small steamers on the Indian River secured many agricultural products from the lower east coast, and had a virtual monopoly transporting those commodities to markets. Flagler believed he could compete with the river boats and with the Jacksonville, Tampa, and Key West Railway, which terminated at Titusville. Flagler intended to use his line to transport tourists to the resort hotels he planned to construct in South Florida. Freight traffic from agricultural production was to supplement income from passenger service. Many residents along the proposed road bed agreed to provide Flagler right-of-ways free of charge. Construction began in 1892.¹⁹

Flagler's tracks reached Vero in late 1893. In September 1895, Flagler changed the corporate name of the railroad to the Florida East Coast Railway. Flagler developed hotels

¹⁷Newman, *Indian River*, 54; Lockwood, *Indian River County*, 38; Vero Board of Trade, "Vero: The Translation of the Word from the Latin is To Speak the Truth," (Vero, 1915), 1-3; Brevard County Plat Book 1, p. 89; St. Lucie County Plat Book 2, pp. 2, 32, Indian River County Courthouse, Vero Beach, Florida; Mrs. Horace Gifford, interview by Millie Bunnell, November 1990.

¹⁸Edward Mueller and Barbara Purdy, eds., *Proceedings on a Conference on the Steamboat Era in Florida* (Gainesville, 1984), 27-29; Seth Bramson, *Speedway to Sunshine: The Story of the Florida East Coast Railway* (Ontario, 1984), 18-26; George Pettengill, "The Story of the Florida Railroads," *Railway and Locomotive Historical Society* 86 (July 1952), 80-83; Schene, *Hopes*, 61; Anna Newman, *Stories of Early Life Along the Beautiful Indian River* (Stuart, 1953), 5-7, 23, 41, 65-80.

¹⁹Dudley Johnson, "The Railroads of Florida, 1865-1900," Ph.D. diss., Florida State University, 1965, 197-200.

along his railroad, providing tourists with both transportation and hotel accommodations in various cities, including St. Augustine, West Palm Beach, and Miami. Flagler's influence on the development of the east coast of Florida cannot be overstated. Although he did not construct a hotel in Vero or within the present boundaries of Indian River County, the railroad in many practical ways created an easier way of life and stimulated the economy. Previous access to the area had been restricted to the riverboat. The railroad provided a transportation network on which farmers could transport crops more quickly to market and on which travel was less tedious. Settlement and development at Vero followed at a moderate pace. The nearby communities of Roseland and Sebastian, which had emerged during the late nineteenth century, were also station stops. Few resources remain from this early period of development. In 1903, the FEC constructed a station at Vero. Remodeled in 1916 and 1936, and then relocated in 1984 to 2336 Fourteenth Avenue, that station was listed in the National Register of Historic Places in 1987.²⁰

In 1905, St. Lucie County was carved out of Brevard County. The new county contained the area of Vero. The population of the region from Sebastian south to Oslo was less than 1,000 people, and fewer than 100 people lived in the Vero area. Settlement continued at a slow pace. David Rose, a medical doctor from Canada, moved to Sebastian in 1908. There he planted citrus, but found his scant holdings would not provide him with a living. Later, he passed the state medical examination in Jacksonville and began to practice medicine, traveling the Indian River between Melbourne and Ft. Pierce. W.R. Duncan, a native Floridian, moved from Marianna to Vero in 1901. The following year he began work for Henry Gifford, cutting and hauling cordwood, transporting fish from the river to the depot for shipment, and cultivating Gifford's orange grove. Duncan later became involved in politics, serving as tax assessor and sitting on the Vero city council.²¹

By 1910, present-day Indian River County had a population of 1,039. Most of those settlements were supported by the FEC, which hauled agricultural products to markets and brought in dry goods to general stores. The population of Vero had increased slightly to 200. Other nearby communities included Sebastian, the largest settlement with 323, followed by Quay (250) and Wabasso (138). Although Oslo totaled only forty people, fruit growers and truck farmers were in higher concentration there than anywhere else in the region.²²

Land Reclamation Era (1909-1919)

Implemented as a Progressive Era reform during the term of Governor Broward (1905-1909), land reclamation played a significant role in the development of Vero and indeed throughout most coastal areas of Florida. Land reclamation consisted of intensive

²⁰Johnson, "The Railroads of Florida," 200; Bramson, *Florida East Coast Railway*, 27-28; Morton Winsberg, comp., *Florida's History Through Its Places* (Tallahassee, 1988), 40.

²¹Newman, *Indian River*, 49-56; Bureau of the Census, Thirteenth Census, 1910, *Population*, (Washington, 1913), 309.

²²Bureau of the Census, Thirteenth Census, 1910, *Population*, 309; R.L. Polk, *Florida State Gazetteer and Business Directory, 1907-08*, 318.

drainage projects that created new area for agricultural development. Citrus was the predominate agricultural product that benefited from land reclamation. An improved road system and an increasing population were additional significant features of the era. Two large companies were responsible for draining much of the wetlands in the Vero area. Located northwest of Vero, Fellsmere Farms was conceived as an isolated self-sufficient farm community that became one of the largest privately-funded reclamation projects in Florida. The Indian River Farms Company incorporated much of the wetlands close to Vero. The lands it drained were primarily for sale to developers.²³

Organized in 1912, the Indian River Farms Company was incorporated with a capital stock of \$1,000,000. Many of the organizers and investors were from out of state and believed the wetlands held great financial potential if drained and marketed properly. Among other places, company investors and officers were located at Davenport, Iowa, and Colorado Springs, Colorado. The primary focus of the company was to develop the area around Vero for settlement and make available the surrounding lands for citrus production. In 1913, surveys were conducted of a large company-owned tract of wetlands west of the Florida East Coast Railway. Plans were designed for canals, dikes, laterals, and spillways. Dredging and excavation was begun by R.D. Carter, a local engineer. In 1913, the Indian River Farms Company platted its drainage plan, which included a nine by twelve mile area from north of Quay south to the county line and west to Fellsmere. The main outlet canal, measuring 300 feet in width, dumped into the Indian River immediately north of Vero Beach. Smaller lateral canals joined the main channel in numerous locations. Later, the drainage system was expanded to include relief canals near Oslo and Winter Beach, connecting with the Indian River to help with drainage during the wet seasons. Excavation began in 1913 and the primary design features were substantially complete by 1917. Further excavation slowed during World War I. In 1919, the Indian River Farms Company was reorganized, and excavation accelerated in the early 1920s. Much of the property that was drained in the reclamation process was purchased by citrus developers and other agricultural interests. The Indian River Farms Company also played a vital role in opening of the county to an improved road system.²⁴

Development in Vero followed on the heels of the organization of the Indian River Farms Company. In 1913, a town plan was laid out. Comprised of a seven-block square area, the town was located west of the FEC tracks and the Dixie Highway, and was bordered on the south by Twentieth Street. Street names, which were changed in the 1920s, were associated with native American Indians and included Osceola Boulevard, Seminole, Cherokee, and Mohawk avenues, and Kickapoo Lane. Between 1914 and 1917, a number of subdivisions were established providing construction lots for residential housing. A number of buildings embodying Bungalow and Colonial Revival styling were constructed

²³Fred Kettle, *Fellsmere Farms of Florida* (Fellsmere, 1912), 1-12, 42-54; Lockwood, *Indian River County*, 50-63.

²⁴Indian River Farms Drainage District, *First Bulletin of the Board of Supervisors and Engineer's Report*, Vero, 1920; William Kimball, "Report to Accompany the Plan of Reclamation, Indian River Farms Drainage District, St. Lucie County, Florida," Davenport, 1920; St. Lucie Plat Book 2, p. 25, Indian River Courthouse; Samuel Proctor, *Napoleon Bonaparte Broward: Florida's Fighting Democrat* (Gainesville, 1950), 240-260; Lockwood, *Indian River County*, 69-71; 206-207.

FIGURE 1

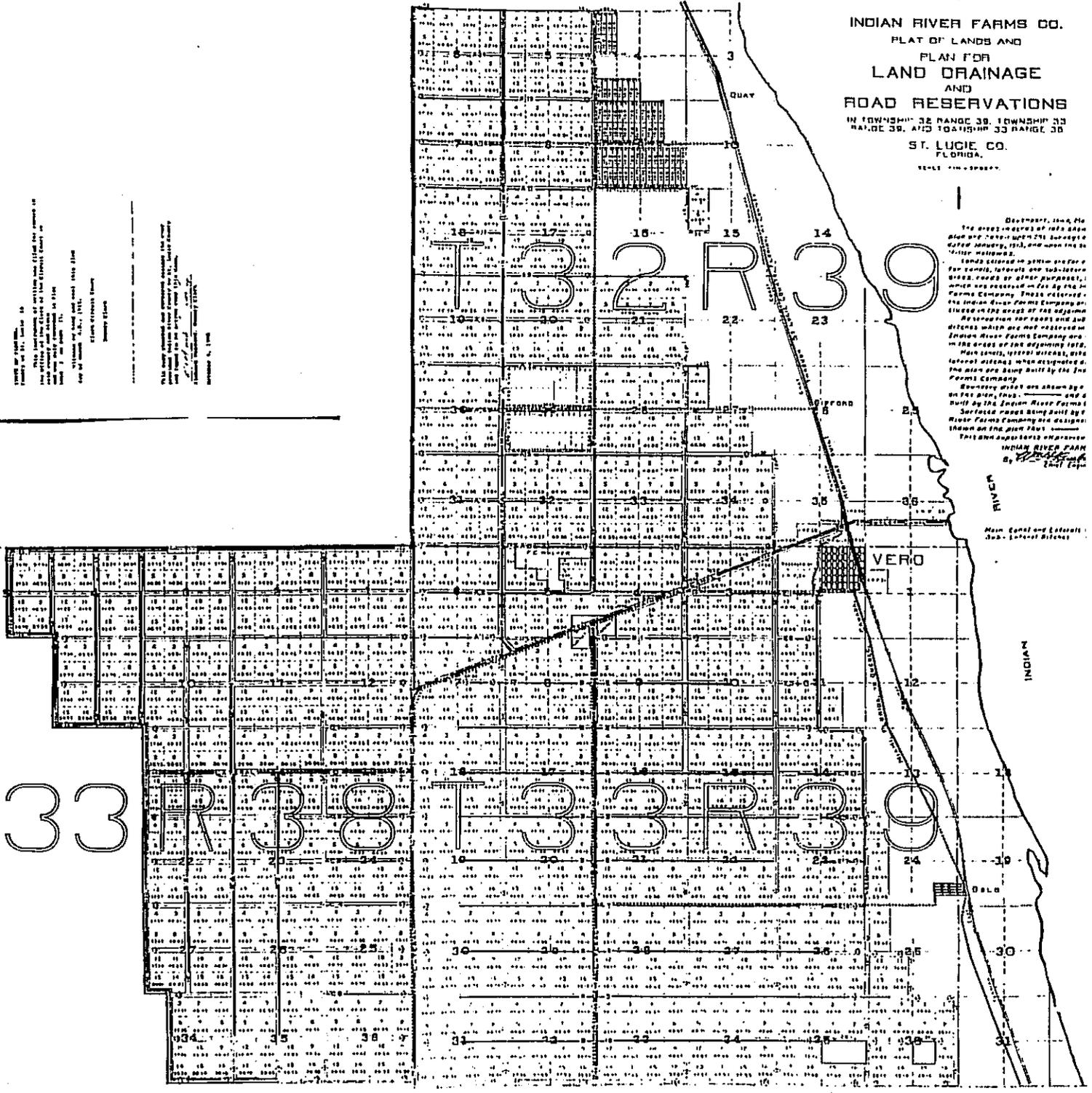
Plat of the Indian River Farms Company
Land Drainage Plan (1914)

INDIAN RIVER FARMS CO.
PLAT OF LANDS AND
PLAN FOR
LAND DRAINAGE
AND
ROAD RESERVATIONS
IN TOWNSHIP 32 RANGE 38, TOWNSHIP 33
RANGE 38, AND TOWNSHIP 33 RANGE 39
ST. LUCIE CO.
FLORIDA.

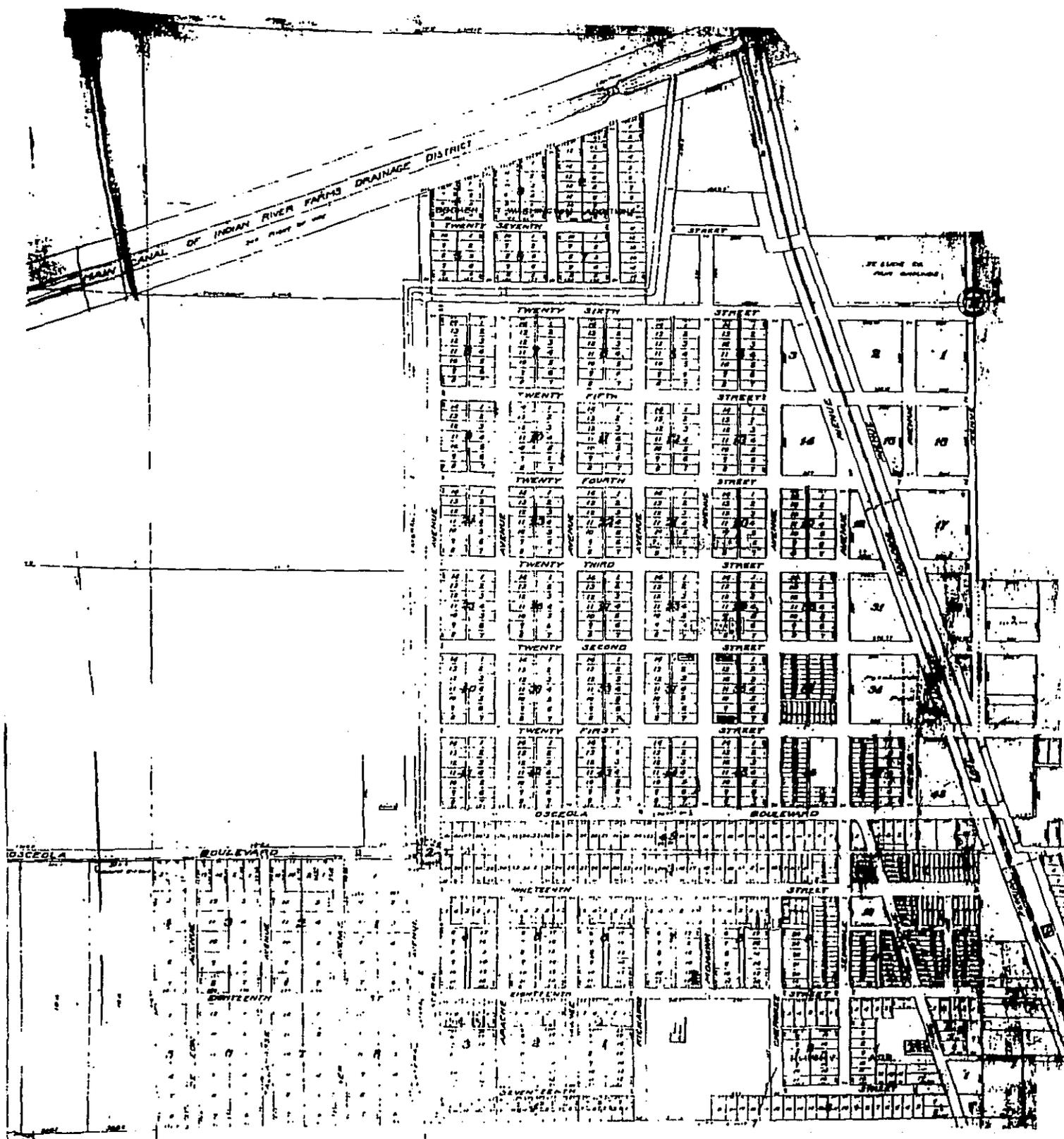
SCALE 1" = 4000'

DECEMBER, 1904, THE
INDIAN RIVER FARMS COMPANY
WAS INCORPORATED IN THE STATE OF
FLORIDA, AND HAS AS ONE OF ITS
OBJECTS TO DRAIN THE LANDS
HEREIN SHOWN. THE COMPANY HAS
ACQUIRED THE LANDS HEREIN
SHOWN BY PURCHASE AND BY
DONATION. THE COMPANY HAS
ALSO ACQUIRED THE RIGHTS OF
WAY AND EASEMENTS NECESSARY
FOR THE DRAINAGE OF THE
LANDS HEREIN SHOWN. THE
COMPANY HAS CAUSED TO BE
LAIN THE DRAINAGE PLAN
HEREIN SHOWN, AND HAS
CAUSED TO BE CONSTRUCTED
THEREON THE DRAINAGE
WORKS HEREIN SHOWN. THE
COMPANY HAS ALSO CAUSED
TO BE CONSTRUCTED THE
ROADS HEREIN SHOWN. THE
COMPANY HAS ALSO CAUSED
TO BE CONSTRUCTED THE
DRAINAGE CANALS AND
LATERALS HEREIN SHOWN.
THE PLAN IS HEREBY
FILED FOR RECORD IN THE
OFFICE OF THE PUBLIC
DEPARTMENT, ST. LUCIE
COUNTY, FLORIDA, THIS
15TH DAY OF DECEMBER,
1914.

THIS PLAT OF LANDS AND PLAN FOR
LAND DRAINAGE AND ROAD
RESERVATIONS WAS PREPARED
BY THE INDIAN RIVER FARMS
COMPANY AND WAS FILED FOR
RECORD IN THE OFFICE OF THE
PUBLIC DEPARTMENT, ST. LUCIE
COUNTY, FLORIDA, THIS 15TH
DAY OF DECEMBER, 1914.
WITNESSED MY HAND AND
THE SEAL OF SAID COUNTY
THIS 15TH DAY OF DECEMBER,
1914.
J. M. HARRIS, COUNTY CLERK.



Original Town Plan of Vero (1920 Edition)



FILED FOR RECORD IN THE OFFICE OF THE CLERK IN THE
 COUNTY COURT AT FT. PIERCE, FLA. THIS 20th DAY OF JANUARY 1920
 [Signature]
 (Seal)

along Nineteenth Place and Twentieth Street. One of few buildings of log construction in South Florida, the log house at 2045 Nineteenth Avenue was built about 1915. That building, along with several others, was featured in literature published by the Vero Board of Trade in 1915 to promote development in the region.²⁵

A business district emerged along Twentieth Street and Fourteenth and Fifteenth avenues. Few commercial buildings from that era of development are left standing in Vero Beach. Near the FEC tracks a light industry and agricultural-related district emerged. In 1915, a large citrus packing house was built at 1140 Nineteenth Street. One of the oldest resources in Vero Beach associated with the citrus industry, that building later served as the Florida Citrus Exchange packing house. Although development slowed during World War I, construction continued at a moderate pace. In 1918, a new school building, later demolished, was constructed. The following year, a fire that raged through the business district destroyed the buildings on the south side of Twentieth Street between Fourteenth and Fifteenth avenues. After experiencing significant growth during the Progressive Era, Vero was incorporated in 1919. A.W. Young, an official in the Indian River Farms Company, served as the first mayor. Later, he served in the Florida legislature and was instrumental in the creation of Indian River County.²⁶

Citrus became an important industry in Vero during the second decade of the twentieth century. In 1900, less than 100 acres of citrus were under cultivation. By 1910, approximately 40,000 boxes of oranges were produced from 36,000 trees in the St. Lucie County area. While much of that fruit was produced near Ft. Pierce, a substantial percentage was grown and shipped from Vero. By 1920, the orange industry was thriving. In St. Lucie County, the number of trees had increased nearly five-fold to 190,000. In 1920, 148,000 boxes of fruit were shipped. In one specific case, Charles Harris invested \$300 in a grove in 1904; ten years later, his citrus holdings brought him an annual net profit of \$1,340. Large investments in citrus were not made in the Vero area until the Indian River

Politics and Land Reclamation, 1905-1919

One of the most significant Progressive Era activities in Florida, land reclamation sparked considerable controversy during the first years of its existence. Opening large areas of wetlands to agricultural development, the land drainage issue brought together political factions and fragmented old alliances. On the eve of passage of the first drainage district law, passed in 1905, land sales surged along the east coast, and especially near the Everglades. Lawsuits brought by the railroads against the state, alleging that they held patent to all internal improvements, dampened that enthusiasm. After a successful battle in the courts, the state encouraged investors to purchase lands yet undrained. Thrashing about for a method with which to pay for reclamation costs, the state levied reclamation taxes on only those lands reclaimed, after first trying to impose the tax statewide. At the gubernatorial level, Albert Gilchrist, successor to Governor Broward, opposed the Broward Democrats, but supported reclamation projects his predecessor had implemented. Gilchrist's business-like attitude toward reclamation platform reassured nervous investors, and land sales once again surged about 1910. An important measure in the development of Florida's east coast, land reclamation projects had reclaimed fewer than 2,000 acres by 1909. The most important era of development, between 1910 and 1919 nearly 1.5 million acres were reclaimed from nature, of which 500,000 acres had been developed by 1920. Drainage efforts during the Progressive Era helped set the stage for Florida's most significant era of development during the land boom of the 1920s.

From W.T. Cash, *The Story of Florida*, 4 vols. (Tallahassee, 1938), 2: 540-42; Bureau of the Census, *Sixteenth Census, 1940, Drainage of Lands* (Washington, 1942), 107.

²⁵"Vero Beach and Indian River County," Unpub. mss., University of Florida, 1928, 2; Vero Board of Trade, "Vero," 7-13.

²⁶*Vero Press*, September 27, 1919; "Vero Beach and Indian River County," Unpub. mss., University of Florida, 1928, 2; Lockwood, *Indian River County*, 71-80, 87; Vero Board of Trade, "Vero," 7-13.

Farms Drainage Company had begun its massive land drainage and reclamation project in 1913. Among the larger citrus producers were Riverfront Groves, Deerfield Groves, and Graves Brothers Company, all established about 1915.²⁷

There were risks involved with cultivating citrus and other fruits along the Indian River. Located near the coast and along wetlands, many groves were flooded by torrential rains and occasional freshets, which rotted roots and killed trees. In the 1890s, the few settlers who lived in the area had only small investments in citrus trees. Larger citrus groves were under cultivation farther north in Brevard County, in the areas of Merritt Island and Titusville. Damage to Indian River fruit there during the devastating 1894-1895 freezes was severe. The effect was statewide, and by 1900, no fruit trees were located west of the Suwannee River. In 1893, orange trees capable of bearing fruit numbered 2,687,289 statewide; in late 1895, that figure had fallen to 88,355. The 1893-1894 season generated 2,500,000 boxes in fruit; the following year, the yield fell to 150,000. Citrus in the area that became Indian River County was in its infancy in the late-nineteenth century. Land reclamation permitted the industry to become a mature, large-scale business.²⁸

The Indian River soil, rich in nutrients, also yielded large quantities of pineapples and truck crops. The pineapple crop brought significant revenues to planters. By 1910, twelve million plants were under cultivation in St. Lucie County, with 440,000 crates of the fruit shipped annually. By 1920, competition and insect infestation had reduced production levels. In that year, pineapple plants in cultivation had declined to 1.8 million and fewer than 9,000 crates were harvested. Pineapples, though a profitable crop, were especially difficult to cultivate. Red spiders attacked the plants, and competition from large Cuban plantations reduced demand and prices for pineapples. Other crops cultivated in the county included strawberries, corn, and potatoes. Truck crops in the area included tomatoes. The "Quay Brand," developed by J.D. Edwards, had its start around the turn of the century. Later, Edwards constructed a large tomato packing house in Vero along the FEC tracks, and the "Quay Brand" became a local favorite.²⁹

Florida Land Boom Through the Great Depression (1920-1940)

The Florida Land Boom Era of the 1920s brought unprecedented development and economic expansion to the state. It is difficult to exaggerate the speculative proportions of the boom. Between 1920 and 1930, the state's population rose from 968,470 to 1,468,211. Transportation networks were expanded, making travel easier both to and within the state. By 1927, approximately 6,000 miles of railroad track had been constructed. The State Road Department had paved 1,600 miles of roadway by 1928. Although the land boom had its

²⁷James Hopkins, *Fifty Years of Citrus, The Florida Citrus Exchange: 1909-1959* (Gainesville, 1960), 175-212; Lockwood, *Indian River County*, 24, 295-211, 227.

²⁸Ida Keeling, "The History of Florida Agriculture," Unpub. mss., University of Florida, 1982; Rowland Rerick, *Memoirs of Florida*, 2 vols. (Atlanta, 1902), 265-69.

²⁹Bureau of the Census, Thirteenth Census, 1910, *Agriculture*, 10 vols. (Washington, 1913), 6: 306-09; Fourteenth Census, 1920, *Agriculture*, 10 vols. (Washington, 1922), 6: 376-79; Fifteenth Census, 1930, *Population* (Washington, 1931), 206; Newman, *Indian River*, 51, 61-62; Sanborn Map Company, *Fire Insurance Map of Vero, St. Lucie County, Florida* (New York, 1923).

genesis in South Florida, particularly Miami, no part of the state escaped its effects. In virtually every city and town, new subdivisions were platted and lots sold and resold for quick profits.³⁰

Vero experienced its most intensive period of development during the 1920s. In May 1925, both Indian River and Martin counties were carved out of St. Lucie County. The creation of those counties indicates the magnitude of growth that occurred in the region during that interval. By 1925, population increases demanded services closer to the larger commercial centers. Ft. Pierce, the seat of government for St. Lucie County, had exercised jurisdiction over an area measuring approximately fifty miles square. Serving as the home of prominent local legislators and businessmen and containing the largest population in the new county, Vero became the seat of government for Indian River County, with jurisdiction over an area measuring approximately twenty square miles. Courthouse offices were temporarily established on Fourteenth Avenue. Incorporated in 1919 as Vero, the community was reincorporated as Vero Beach in 1925. During the boom, many cities on the east coast added the word "beach" to their legal names, hoping to attract tourists by associating the commercial center with a recreational location.³¹

To accommodate increasing numbers of visitors and settlers during the 1920s, the State of Florida and many communities sponsored road construction programs. In 1920, a wood bridge spanning the Indian River was constructed from Vero to the peninsula, permitting for the first time easy access to the beaches. More than \$500,000 was expended by Indian River County between 1925 and 1928 to improve its road system. During the 1920s, the automobile began to exert social changes. Previously, vacationers had come by rail, and they generally consisted of affluent people from the northeast. Vehicular access to Florida was made available in the 1920s to middle-class tourists, for whom vacations to the state previously had not been financially possible. Once a winter resort for the wealthy, Florida became a haven for middle class families, who arrived in the summertime packed in automobiles. Construction of U.S. Highway 1 in Florida began in 1920. Largely completed by 1925, U.S. 1 incorporated much of the earlier Dixie Highway into its design. By 1923, the stretch from Sebastian to Vero Beach had been surfaced with macadam or shell. From Vero Beach to Miami the highway was surfaced with asphalt. A concrete bridge spanning the Sebastian River was constructed in 1923. Graded dirt roads ran west from Vero Beach and then turned north to connect with the communities of Wabasso, Winter Beach, and Fellsmere. The primary east/west artery, present day State Road 60 connecting Vero Beach with Tampa, was begun in the early 1920s and completed in 1928.³²

Vero Beach experienced significant development during the land boom. Between 1920 and 1923, the population nearly doubled, rising to 1,500. Comprised of an area

³⁰Tebeau, *Florida*, 378-92; Florida Department of State, *Florida, An Advancing State, 1907-1927* (Tallahassee, 1928), 104, 266, 317; "Vero Beach and Indian River County, 1928," 2.

³¹Chamber of Commerce of Vero Beach, *Indian River County Tourist Guide* (Vero Beach, 1951), 60; "Vero Beach and Indian River County, 1928," 3.

³²Gary Mormino, "Roadsides and Broadsides: A History of Florida Tourism," Unpub. mss., University of South Florida, 1987, 7-12; Florida Department of State, "Sectional Map of Florida," (Tallahassee, 1925); Kendrick, *Trails to Turnpikes*, end pages, 42, 66; Lockwood, *Indian River County*, 88-89.

measuring approximately one square mile, the town had four miles of paved roads. When Vero was reincorporated in 1925 as Vero Beach, the city limit was extended to measure nearly four square miles. The commercial district expanded along Twentieth Street, Fourteenth Avenue, and Dixie Highway. Several large hotels, including the expansive Vero Del Mar, were constructed near the commercial area. Evidence of the need for additional housing was the construction of a number of Mediterranean Revival style apartment buildings. Built in 1925, the Orange Apartments, located at 1805-1815 Nineteenth Place, is an impressive building that serves as a reminder of the boom in Vero Beach.³³

In the commercial district, another cluster of elaborate Mediterranean Revival buildings were constructed. Serving both commercial and apartment functions, those buildings were typically built in 1925 and 1926. The Vero Furniture Building (1004 Fourteenth Avenue), the Royal Park Arcade (1041-1059 Twenty-first Street), and Pocahontas Apartments (1402 Twenty-first Street) are significant resources that remain from Vero Beach's boom time development. East of the commercial district, a light industrial area was built up along the FEC tracks. The Vero Municipal Power Plant, located at 1139 Nineteenth Place, was built in 1926. Designed by Francis Kennard, an architect from Tampa, and constructed by the Erler Corporation also of Tampa, the building retains much of its original integrity and is one of few boom-time power plants left standing in Florida.³⁴

Nearly seventy residential subdivisions were platted in Vero Beach during the land boom. Most were at least partially developed. A few earlier subdivisions underwent redevelopment. Platted in 1916, the Edgewood Addition, was enhanced with brick paved streets, sidewalks, curbs and gutters, and street lights and by 1925, a number of large, two-story Mediterranean Revival style residences had been constructed there. Some residential subdivisions, typically platted near the end of the boom, experienced little development. Employing curvilinear streets, the Osceola Park Addition and the Royal Park subdivision contain relatively few buildings from the 1920s. Designed as a landscape feature of the Royal Park subdivision, the Royal Park Golf Course and Royal Park Inn (demolished) were constructed in 1925, and residential housing was to be constructed along the golf links. Two good examples of Mediterranean Revival residences built in 1926 as speculation housing in the Royal Park subdivision are the buildings at 2350 and 2366 Fairway Drive. Across the Indian River, the barrier island experienced a relatively intensive period of development. The Veromar and Vero Beach Estates subdivisions were platted there, but because their development began late in the boom, few historic buildings are located in those subdivisions.³⁵

³³ *Vero Press*, April 16, 1926; the cartouche along the parapets of the Orange Apartments indicates that the building was constructed in 1925. Sanborn Map Company, *Fire Insurance Map of Vero Beach, Indian River County, Florida*, 1923, 1929; Lockwood, *Indian River County*, 112; Charles Reynolds, ed., *Florida Standard Guide* (New York, 1926), 40.

³⁴ *Vero Press*, May 18, 1926; the parapet cartouche on the Pocahontas Apartments Building indicates that it was constructed in 1926; the dedication plate on the Vero Municipal Power Plant indicates its date of construction, architect and builder.

³⁵ *Vero Press*, February 19, 1926; Plat Maps, Indian River County Courthouse; Sanborn Map Company, *Fire Insurance Map of Vero Beach, Indian River County, Florida*, 1923, 1929, 1937.

Florida's speculative land bubble began to deflate in 1925. Florida bank deposits had risen from \$180 million to \$875 million between 1922 and 1925, but began to decline in late 1925. In August, the FEC announced an embargo on freight shipments to South Florida, where ports and rail terminals were clogged with unused building supplies. Bankers and businessmen throughout the nation complained about transfers of money to Florida. In 1926, forty Florida banks collapsed and investors began to lose faith in the state's economic future. Newspapers suggested fraud in land sales. Real estate assessments declined by \$182 million between 1926 and 1928. Two devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands of people and provided a sad closing chapter to the land speculation fever gone bust.³⁶

The effects of the bust were moderated in Vero Beach by the community's diversified economy, based on agriculture, citrus, commerce, fishing, and tourism. The population continued to climb, reaching 2,500 by 1929. Although construction slowed after 1926, several larger commercial buildings were constructed, including the Gilman Hotel. Floridians had hardly recovered from the land bust when, in October 1929, the stock market began to collapse, leading into the Great Depression. The full brunt of the Great Depression made its impact in the early 1930s. By 1933, 148 Florida state and national banks failed, including the Farmer's Bank in Vero Beach. Deposits and investments fell and annual income per capita declined from \$510 to \$289. Approximately one out of four Floridians was receiving some type of public relief and assistance by 1933.³⁷

Although the experience of Vero Beach during the Depression decade differed little from that of the rest of the state and country, the tourist industry along the coastline provided revenues to hotels and restaurants, and the other support facilities of the industry, which were not part of the economy of most other parts of the country. The changing patterns of Florida tourism played a significant role. More tourists were traveling highways as America's love affair with the automobile continued to blossom. Consequently, some parts of Florida continued to grow. In Indian River County the population expanded from 6,724 in 1930 to 8,957 by 1940. The largest community in the county, Vero Beach experienced a significant growth, with its population increasing from 2,268 to 3,060 during that interval. Indicative of that growth and the need for improved government facilities, Indian River County constructed its present courthouse in Vero Beach with loans and grants supplied by the Public Works Administration, one of Franklin Roosevelt's New Deal "Alphabet agencies." Completed in March 1937, the two-story building was erected at a cost of \$137,000. Originally containing 16,240 square feet, the courthouse was later enlarged with symmetrical extensions added to both ends.³⁸

³⁶Tebeau, *Florida*, 385-87.

³⁷Tebeau, *Florida*, 394-401.

³⁸Sanborn Map Company, *Fire Insurance Map of Vero Beach, Florida*, 1923, 1929; Lockwood, *Indian River County*, 113, 117; Tebeau, *Florida*, 394-401; Bureau of the Census, Sixteenth Census, 1940, *Population* (Washington, 1942), 218; C.W. Short and R. Stanley-Brown, *Public Buildings: Architecture Under the Public Works Administration, 1933-1939* (New York, 1939), 49; "Vero Beach and Indian River County, 1928," 4.

World War II to the Present (1941-1990)

Vero Beach, with the rest of the nation, emerged from the Depression on the coattails of a growing defense industry. In Florida, military and war-related manufacturing amounted to nearly \$1.5 billion. Annual personal income in Florida increased from \$513 in 1940 to \$1,090 in 1945. One of few states to show a population increase during the war, Florida became an important location for military installations. The flat terrain along the coast was well-suited to the construction of air fields. In 1942, a small naval air station was activated at Vero Beach. The first squadrons arrived there in January 1943. Training planes were scarce until late in the war, and on several occasions crew members were required to drive to Jacksonville to fly training missions. Later, crew members received training in Vero Beach for duty in divebombers, sea rescue planes, and tactical fighters. The military also made use of hotels to quarter personnel in coastal Florida communities during the war. A contingent of the Navy's WAVES was stationed in the Beachland Hotel at Vero Beach during the war.³⁹

The population of Vero Beach continued to rise throughout the 1940s, reaching 4,746 in 1950. Income was derived from agriculture and citrus production, commerce, tourism, commercial fishing, and the railroad. Many servicemen stationed in Florida during the war returned with their families at its close to take up residence. The state also began to attract a growing number of retirees from northern states. This trend began in Vero Beach in the early 1950s. Inexpensive housing and low taxes appealed to a growing cohort of retired Americans who relied on a fixed income. The state's population growth accelerated as energy costs increased in the 1970s. The population of the city kept pace, resulting in urban sprawl and commercial growth. Florida's mild climate also gave rise to the establishment of a number of spring training sites for major league baseball teams. The Brooklyn Dodgers first made Vero their pre-season home in 1947. In 1953, "Dodgertown," the team's present training facility, was erected in the northwest portion of the city. By 1960, the population had nearly doubled to 8,849. By 1980 that figure had nearly doubled again, to 16,176.⁴⁰

The post-World War II experience of Vero Beach is similar to that of virtually every Florida city: increasing numbers of automobiles and asphalt, an interstate highway system, suburban sprawl, the gradual erosion of the central commercial districts, and strip development along major state highways. The condominium and high-rise hotel and apartment buildings emerged as significant elements in the state's housing patterns in the 1960s. In Vero Beach, the commercial areas along Twentieth Street and Fourteenth Avenue have suffered seriously from demolition and neglect. The most significant threat to historic structures in the city continues to be unbridled development.

Communities throughout the state have taken note of their cultural heritage, and are taking certain steps to preserve what remains of their architectural heritage. In 1985, the

³⁹Lockwood, *Indian River County*, 112, 126-136; Tebeau, *Florida*, 394-416; Wylie Kilpatrick, "Personal Income in Florida," *Business Research Report* 112 (Tallahassee, 1958), 40, 53.

⁴⁰Allen Morris, *Florida Handbook* (Tallahassee, 1949), 249; Morris, *Florida Handbook, 1975-1976*, 562; Morris, *Florida Handbook, 1985-1986*, 559; Bureau of the Census, *Seventeenth Census, 1950, Population*, 2 vols. (Washington, 1952), 2: 10-12; Lockwood, *Indian River County*, 148, 150, 247-250.

Growth Management Act was passed by the Florida legislature. The Act was designed to throttle irresponsible development and limit urban sprawl. A part of the Act required that each local government take stock of its historic resources and devise a coherent plan for their preservation. In 1989, recognizing the value of its historic buildings and cultural resources and the loss of many, Indian River County commissioned a study to identify historic properties in preparation for the continued growth and expansion of its unincorporated communities. The City of Vero Beach survey represents an important continuum in the documentation of coastal Florida's historic buildings, and a vital step in preparing the cultural history of the State of Florida.

ARCHITECTURAL RESOURCES OF VERO BEACH

Physical Setting and Architectural Description

Vero Beach, located midway down Florida's east coast, serves as the seat of government for Indian River County. Situated astride the scenic Indian River, Vero Beach is 125 miles south of Daytona Beach and 150 miles north of Miami (Maps 1, 2). The primary thoroughfares that serve the community include U.S. Highway 1, which runs north to south on the east coast of the peninsula, and State Road 60, which runs east to west, connecting Vero Beach with Tampa. Several miles west of town lies Interstate 95. The Florida East Coast Railway runs north-south through the city, parallel to U.S. 1 and separating the town east and west.

Vero Beach's founding was related to the citrus and railroad industries, both of which began to develop in Florida in the late nineteenth century. Land reclamation efforts, which began in the Progressive Era (1900-1919), also had a significant effect on the development of Vero Beach. Other important historic components of the local economy include commerce, education, government, and light industry. The development of Vero Beach has been closely tied to the broader patterns of Florida and U.S. history.

The historic architectural resources of Vero Beach comprise a small, but important component of the total building stock within the city limits. Based on survey criteria, a total of 370 buildings were identified as contributing to the historic fabric of the city. Those buildings are largely the product of the early-twentieth century and are closely associated with the development of the commercial and residential districts. The design of buildings and the materials used in their construction are consistent with contemporary national and statewide architectural trends. Although the majority of buildings exhibit vernacular designs, a significant percentage (45%) was classified as representing various identifiable architectural styles. Although most were built as single family residences, other important historic functions evident in the city included agriculture, commerce, depot, government, power plant, recreation, and religion.

The following description focuses on the significant historic architectural resources of Vero Beach. Included is a general overview of the present and original appearance of the survey area and a statistical analysis of the survey findings. In addition, a statement outlining the historical evolution of architectural styles in evidence has been supplied to provide context for determining the significance of the architecture in the community. Artistic renditions of local buildings that best represent styles found in large concentration, or styles that are particularly uncommon, are included in the narrative. A complete list of building addresses, styles, dates of construction, original and present uses, and condition is located in the comprehensive inventory in the Appendix to this report.

Present and Original Physical Appearance of Vero Beach

This survey, designed as a comprehensive architectural study of Vero Beach, included a review of all buildings within the present city limits, an area that encompasses roughly eleven square miles (Map 2). The Indian River divides corporate Vero Beach between the mainland, which measures nearly eight square miles, and the barrier island. With the exception of a small ridge of land that runs north/south and on which the railroad is located, the landscape is relatively flat. Vegetation in the form of pine and palm trees

offers shade and adds to the natural attractiveness of the city and to surrounding residential neighborhoods.

Within the survey area, residential buildings are the primary structures. Other than its buildings, the most significant man-made features of Vero Beach are its highways, railroad, and canals. Several major arteries, U.S. Highway 1, Interstate 95, and State Road 60, cross in Vero Beach. The Florida East Coast Railway services the community with tracks that extend along U.S. 1. Running parallel with Atlantic Boulevard, the Main Canal empties into the Indian River north of the Merrill Barber bridge.

The corporate limits of Vero Beach are a large gerrymander that take in parts of the mainland, barrier island, and several islands in the Indian River. On the mainland, several large "finger islands" have been carved out east of Indian River Boulevard to provide housing and docking facilities along the Indian River. Located north of the Merrill Barber bridge are Vossinbury Creek and a large wetland area, both virtually untouched by development. In northwest Vero Beach, the municipal airport accounts for over one square mile of real estate. Both Dodgertown, the spring training facility of the Brooklyn Dodgers baseball team, and the Dodger Pine County Club are located on the west fringe of corporate Vero Beach. Several small landscape designs, which include parks, sporting facilities, and cemeteries, also dot the mainland landscape.

Across the Indian River, the corporate limits of Vero Beach extend for nearly four miles along the barrier island. State Road 60 and County Road 656 provide access from the mainland. Numerous natural coves and creeks form small bodies of water around which significant recent development has occurred. Several parks and public beaches provide recreation along the Indian River and Atlantic Ocean. The Riomar Country Club and St. Edward's Lower School are large private landscape features on the island. Located in the middle of the Indian River are several islands, which are apparently undeveloped and uninhabited, and on which no historic resources were recorded.

The Florida East Coast Railway opened Vero Beach to development in the 1890s. Later, during the Progressive Era, land reclamation efforts drained hundreds of acres, which resulted in substantial development close to the commercial district. Combining those four decades into one era, the first period of significant development in Vero Beach extends between 1887 and 1919. Construction during that period occurred near Twentieth Street and the old Dixie Highway, along the FEC tracks, and near the Indian River. During the 1920s, the most significant period of growth in the community, construction occurred throughout Vero Beach. New buildings were erected in the commercial district and residential subdivisions were platted and developed on the mainland and barrier island. Although development slowed in the 1930s, a significant number of residential buildings were constructed during the Great Depression.

Demolition has caused considerable loss of architectural integrity in Vero Beach. Since 1937, 320 buildings have disappeared from Vero Beach. Although some have been lost to fire, most were demolished. Unfortunately, many of those buildings date to Vero Beach's earliest period of development. Other buildings have been radically altered to the degree that they contain little or none of their original integrity. The loss of building stock has been heaviest in the commercial district and in the residential areas in the immediate vicinity of that district. Much of that demolition can be attributed to commercial growth and new residential development. The roster of lost buildings includes some of Vero Beach's finest examples of historic architecture, such as the original Vero City Hall, the

Royal Park Inn and Hotel Del Prado, several churches, the 1918 and 1925 schools, and many commercial buildings.

Although time has devastated much of Vero Beach's historic architecture, the worst may not be over. As the City of Vero Beach continues to experience population expansion, zoning and planning decisions will effect the city's historic character. Explosive growth has cost many communities in Central and South Florida their historic identity, the result of indiscriminate destruction of old buildings. Historic buildings are often demolished because of the establishment of new businesses in a community, the expansion of highways, the deterioration of older buildings, and "progress," which is often translated as replacing something old with something new. Vero Beach's city planners, developers, and residents should be urged to protect remaining historic buildings against indiscriminate destruction.

Another important threat to Florida's historic building fabric is the construction of new buildings in close proximity to older structures. The introduction of new buildings in areas that contain old structures detracts from the historical associations that neighborhoods and commercial districts acquire over the course of many decades. Relatively few areas of Vero Beach remain undisturbed by new construction. The City must take active measures, many of which are outlined in detail in the recommendations section of this report, to prohibit continuing erosion of Vero Beach's architectural and historic legacy. The gradual process of allowing new construction over time in older neighborhoods may erode the remaining appeal and character of Vero Beach's architectural heritage. The greatest threats to the historic fabric of Vero Beach remain the (1) expansion of businesses and county and city governments, which result in demolition and new construction; and (2) introduction of inappropriate forms of architecture in established neighborhoods and commercial districts, which diminishes the historic value of existing buildings.

Analysis of Survey Findings

The extant historic properties included in this survey contribute to the sense of time, place, and historical development of the city through their location, design, setting, materials, workmanship, feeling, and association. Buildings not included in the survey fall into two categories: those constructed within the period of historic significance that have lost the integrity of their original design or architectural detailing; and those that post-date the period of historic significance but have no exceptional significance as defined by state and federal preservation guidelines. The buildings included in the survey retain their architectural integrity to a large degree.

The period of historic significance for the Vero Beach survey has been established to encompass all historic properties constructed between the years 1887, when the first building was constructed, and 1941. The latter year was chosen as a cut-off date for two reasons: First, it satisfies the fifty year criteria established by the National Park Service as a basis for listing in the National Register of Historic Places; second, the beginning of World War II marks a significant break in terms of architectural styles, building materials, and construction techniques. The use of concrete block, metal-frame windows, aluminum and vinyl sidings, and other building materials not generally associated with historic architecture became pervasive during the post-war period in residential and commercial construction. Due in large part to the increasing expense of building materials in general, post-war buildings were constructed in simpler forms and lacked the elaborate architectural detailing that was often applied to historic structures.

Historic Subdivision Development and Periods of Building Construction

Historic subdivision development in Vero Beach extends from 1907 to 1940 (Table 1). Research indicates that seventy-eight plats were recorded during that period. The initial period of activity, 1907-1919, resulted in twelve recorded subdivisions, the most significant being the Town Plan of Vero, which was revised several times between 1913 and 1920. That era coincided with the introduction of land reclamation efforts and the development of a citrus and agricultural base in Vero. A number of the buildings constructed during that period were placed on large tracts of undivided land rather than within subdivisions. Subdivision growth and building construction slowed after 1915 because of World War I.

TABLE 1

Historic Subdivision Development by Period

<u>Period</u>	<u>Subdivisions</u>	<u>Percentage</u>
1907-1919	12	15
1920-1929	59	76
1930-1940	7	9
Total	78	100

A second period of subdivision development, 1920-1929, is associated with the Florida land boom. In the course of those nine years, fifty-nine subdivisions were platted, many of those during 1924 and 1925. The accompanying construction was typically residential in nature, although a number of commercial buildings were erected. The survey revealed several subdivisions, including Royal Park and Osceola Park, that featured curvilinear streets in their designs. Across the Indian River on the barrier island, several plats were recorded from the 1920s, including Vero Beach Estates and Veromar. None of those subdivisions, however, experienced significant development during the 1920s, and consequently relatively few buildings from the historic period are located there.

The collapse of the Florida land boom in 1926 and the ensuing Great Depression of the 1930s resulted in a decrease of subdivision development in communities throughout the state. In Vero Beach, subdivision activity fell flat during the 1930s, and only seven plats were recorded from that era.

The development of historic buildings in Vero Beach, as depicted in Table 2, is grouped into three periods that mirror the physical development of the town. Divided into three eras, the period of historical significance in Vero Beach, 1887-1940, provides a context for assessing the city's historic architectural resources. That system more accurately reflects building trends than employing arbitrary decennial benchmarks, which obscure construction persistence especially with regard to the developmental period of 1887 to 1919. The first era, defined by the years 1887 to 1919, was initiated by the founding of the community and the introduction of the railroad. The era, which included the beginning of land reclamation,

TABLE 2

Date of Construction by Period

<u>Period</u>	<u>No. of Buildings</u>	<u>Percentage</u>
1887-1919	37	10
1920-1929	222	60
1930-1940	111	30
Total	370	100

ended with World War I and the incorporation of Vero. During those four decades, an important cluster of buildings was constructed. As Table 2 indicates, 37 buildings, or 10 percent of the total, date from that initial period. Those buildings were typically erected near the commercial center. Extant historic resources from that period include the Henry Gifford House and the Florida East Coast Railway depot.

The second era of historic development extends from 1920 to 1929, coinciding with the Florida land boom. During the 1920s, Vero Beach reflected the patterns of explosive growth that were evident in many parts of the state. During that period, 222 buildings were constructed, representing 60 percent of the total number of buildings recorded. Although limited in its scope, development in the 1920s came to the barrier island, where approximately twenty-five buildings were constructed in the Veromar and Vero Beach Estates subdivisions. Among the notable buildings constructed during that decade are the Pocahontas and Orange apartments and a number of private residences.

Although subdivision activity fell flat during the Great Depression of the 1930s, building construction remained moderate. During that era, 111 buildings were constructed, representing 30 percent of the total. With few exceptions, those buildings date from the latter half of that decade. The Indian River County Courthouse is an important Depression-era resource in Vero Beach.

Functions, Uses, and Condition of Buildings Surveyed

As depicted in Table 3, 92 percent of the buildings included in the survey were originally constructed for residential purposes. Buildings that originally served a commercially related function total 19, or 5 percent of the total. Agriculture, depot, government, office, power plant, private club, public, recreation, and religion functions account for only 12 buildings, or approximately 3 percent of the total. Nevertheless, some of those buildings represent the finest in historic architecture in Vero Beach.

Integrity of function is an important consideration for determining the significance of a historic property. A building that retains its original function is more likely to meet the requirements for listing in the National Register of Historic Places than one that has been altered for a use that differs from its original function. A comparison of Table 3 with

TABLE 3

Original Use of Buildings

<u>Original Use</u>	<u>No. of Buildings</u>	<u>Percentage</u>
Private Residence	316	85.50
Apartment	23	6.50
Commercial	19	5.00
Agriculture	4	1.00
Depot	1	0.25
Government	1	0.25
Office	1	0.25
Power Plant	1	0.25
Private Club	1	0.25
Public	1	0.25
Recreation	1	0.25
Religious	1	0.25
Total	370	100.00

TABLE 4

Present Use of Buildings

<u>Present Use</u>	<u>No. of Buildings</u>	<u>Percentage</u>
Private Residence	300	81.50
Apartment	29	8.00
Commercial	27	7.00
Agriculture	4	1.00
Abandoned	2	0.50
Religious	2	0.50
Depot	1	0.25
Education	1	0.25
Government	1	0.25
Library	1	0.25
Museum	1	0.25
Recreation	1	0.25
Total	370	100.00

Table 4 indicates that there has been some change over time to the original historic functions of the buildings surveyed. Alterations to historic building uses include the conversion of the FEC depot to a museum presently maintained by the Indian River County Historical Society. Among the abandoned buildings is the former Vero Municipal Power Plant. Further rehabilitation and adaptive use conversions includes a handful of historic residential buildings that presently serve commercial purposes.

A building that is in either good or excellent condition is more apt to be given consideration for listing in the National Register of Historic Places than a building in fair or deteriorated condition. Vero Beach's historic building stock was found to possess a high degree of integrity. Of the sites surveyed, 331 buildings, or 89 percent of the total, were recorded as being in either excellent or good condition (Table 5). An additional thirty-nine were listed as fair, many of which were small residential buildings.

TABLE 5

Condition of Buildings

<u>Condition</u>	<u>No. of Buildings</u>	<u>Percentage</u>
Excellent	156	42
Good	175	47
Fair	39	11
<hr/>		
Total	370	100

Historic Architecture in Vero Beach

The historic buildings of Vero Beach represent an important cluster of cultural resources. Exhibiting a wide range of forms and architectural styles, those buildings, with few exceptions, were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. Primary consideration was given to providing functional spaces for the owners. Decorative features, although of secondary importance, were often applied liberally. Numerous buildings, especially those constructed during the era of economic expansion in the early-twentieth century, exhibit elaborate woodwork and intricate architectural detailing and were designed by professionally trained architects.

The styles on which the builders of the district based their designs were popular throughout the United States. After the Civil War architectural pattern books promoting various residential designs were made available to a wide audience. That trend, combined with the mass production of architectural building components and improved means for their transportation, made it possible for a builder in Maine to construct nearly the same house as a builder in California.

Stylistically, a majority of the historic buildings in the district exhibit vernacular designs; that is, a building which does not exhibit a definitive "high-style." As illustrated

TABLE 6

Architectural Styles of Buildings

<u>Style</u>	<u>No. of Buildings</u>	<u>Percentage</u>
Frame Vernacular	192	52.00
Mediterranean Revival	87	23.50
Bungalow	32	9.00
Minimal Traditional	25	7.25
Colonial Revival	8	2.00
Masonry Vernacular	8	2.00
Monterey	7	1.50
Industrial Vernacular	5	1.25
Art Moderne	2	0.50
Shotgun	2	0.50
Log House	1	0.25
Neoclassical	1	0.25
Total	370	100.0

in Table 6, 205 buildings, or 55 percent of the total, fall into that stylistic category. Of those buildings, 52 percent were categorized as Frame Vernacular, 2 percent as Masonry Vernacular, and 1.25 percent as Industrial Vernacular. Accounting for eighty-seven buildings, or nearly 24 percent of the total, the Mediterranean Revival style was the most common high-style design employed on buildings in Vero Beach. The Bungalow, Colonial Revival, and Minimal Traditional styles each accounted for just over 5 percent of the buildings surveyed. Other architectural styles with fewer than five examples each include Art Moderne, Log House, Neoclassical, and Shotgun designs.

Frame Vernacular

Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. The Industrial Revolution permitted standardization of building materials and parts, which exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finish architectural products from which to create their own designs.

In Vero Beach, like elsewhere in Florida, Frame Vernacular buildings are typically one or two stories in height, with a balloon frame structural system constructed of pine. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of bricks. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Early versions of the style have gable or hip roofs steeply-pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, and

shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood shingles or pressed metal have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, includes a variety of patterned shingles, turned porch columns and balustrades, and knee braces and exposed rafter ends under the eaves.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of the city. Its design reflected a trend toward simplicity. Residences are smaller with more shallow-pitched roof lines than those of the previous decades, and usually rise only one story in height. The decrease in size of the private residence is largely a reflection of the diminishing size of the American family. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages carports, and even porte cocheres.

One good example of a Frame Vernacular building in Vero Beach is the residence located at 1016 Twenty-sixth Avenue (Figure 3). The building's features include a hip roof with a large hip dormer and a porte cochere with a connecting veranda that has been partially enclosed. Wood shingles and drop siding serve as the exterior wall fabrics. Built about 1915, the building has a symmetrical facade and double hung sash windows with 1/1 lights provide natural interior lighting. The building retains much of its architectural integrity.

Originally constructed as the Florida East Coast Railway Depot in Vero, the museum of the Indian River County Historical Society is another good example of wood Frame Vernacular construction (Figure 4). The depot, located at 2336 Fourteenth Avenue, features a gable roof with large carved knee braces that support wide roof eaves. King-post trusses and knee braces embellish the gable ends. Several offset entrances provide access to the interior, and fenestration consists of double hung sash and casement windows. Constructed in 1903, the building was remodeled in 1916 and 1936. One of few good examples of an early-twentieth century depot in Florida, the station was moved from its original location to its present site in 1984, and listed in the National Register of Historic Places in 1987.

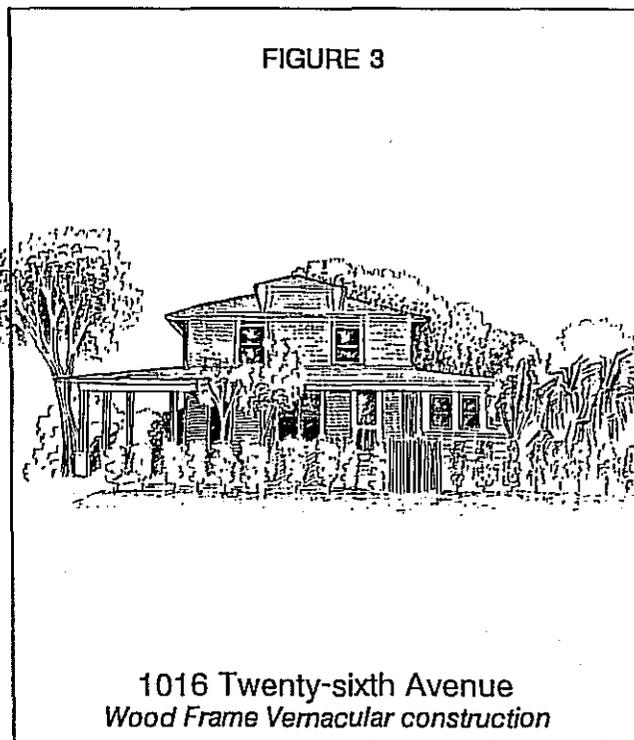
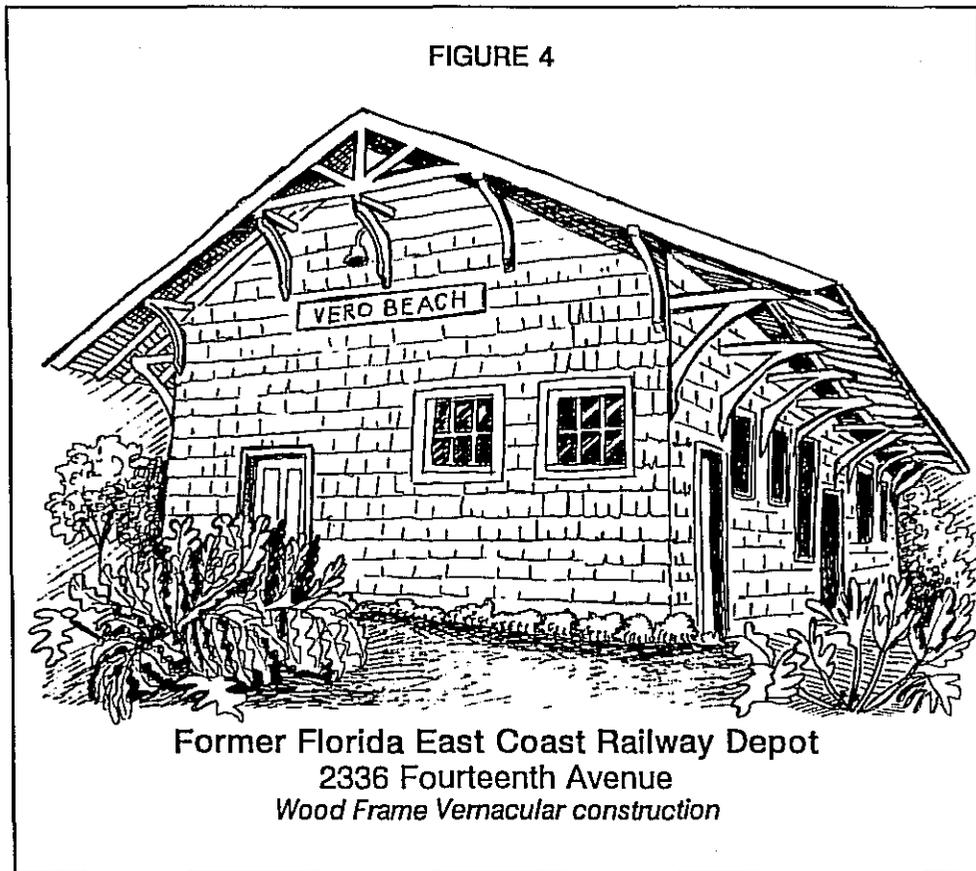


FIGURE 4



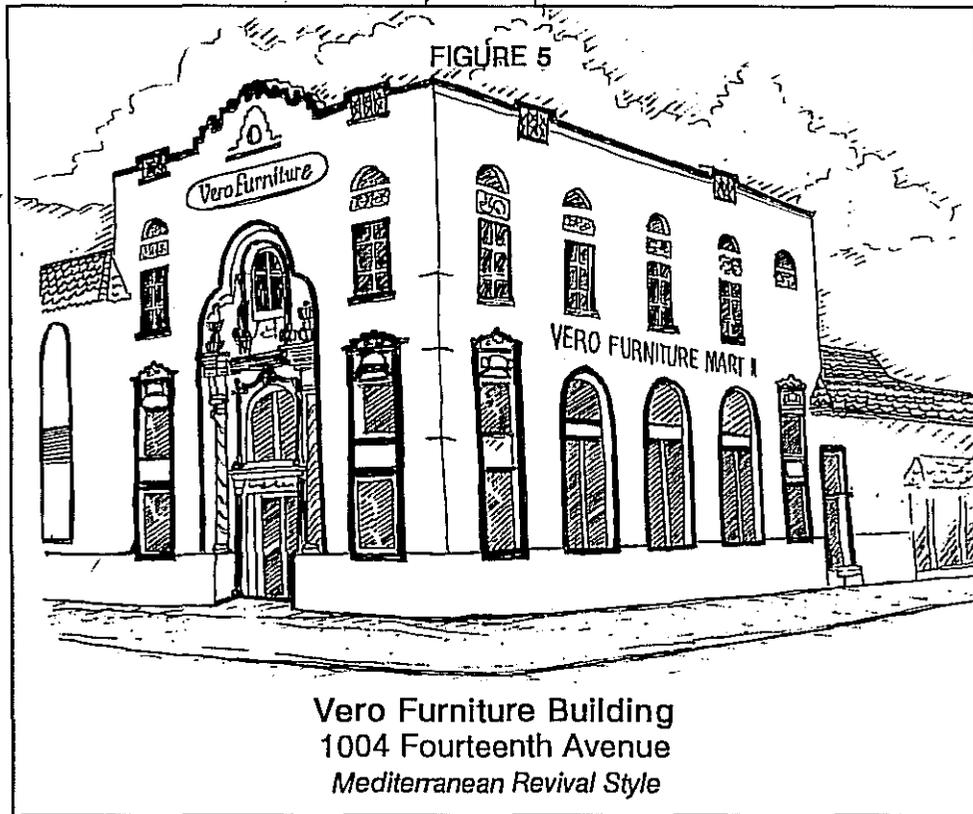
Mediterranean Revival Style

Found throughout much of Vero Beach, the Mediterranean Revival style accounts for eighty-seven buildings, or nearly 24 percent of those included in the survey. Typically, Mediterranean Revival style buildings represent a significant percentage of the historic building stock in surveys of Florida communities, often ranging between 15 and 40 percent, depending on the geographic locale of the community in the state. South Florida communities typically will have a higher percentage of Mediterranean Revival buildings than communities in Central, North, or West Florida. The number of buildings constructed in Mediterranean Revival styling is often a function of the amount of subdivision development in a community during the 1920s Florida land boom. Vero Beach experienced a significant amount of subdivision development during the land boom. Consequently, it is not surprising to find a significant number of buildings that embody Mediterranean Revival styling.

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Mid-eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine, and Spanish Eclectic revival styles which became popular in the Southwest and Florida. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego. That exhibit prominently featured the rich Spanish architectural

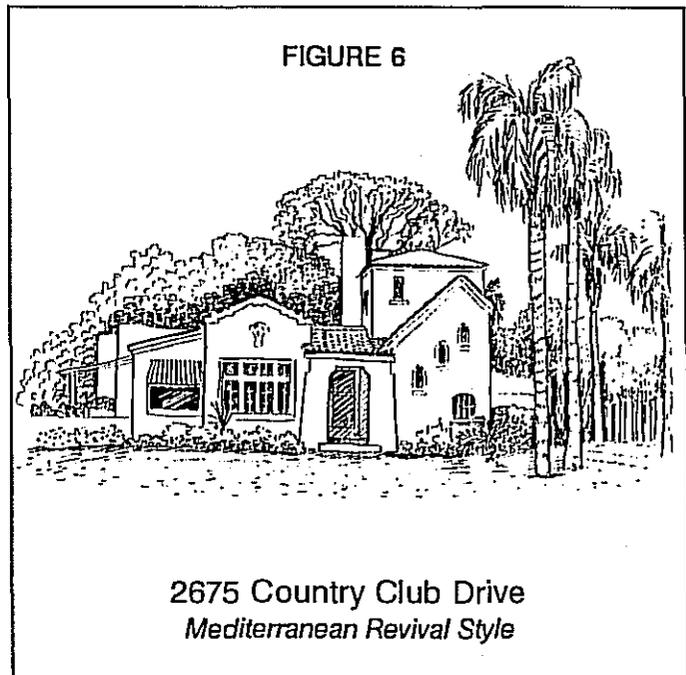
variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean basin, where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. The style was popular during the 1920s, and its use continued after the collapse of the boom and in the 1930s. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.



Perhaps the best example of the Mediterranean Revival style applied to a commercial building in Vero Beach is the Vero Furniture Building, located at 1004 Fourteenth Avenue (Figure 5). The building's features embody distinctive detailing and include a flat roof with a curvilinear parapet, ridge coping, and decorative scuppers. A recessed entrance contains Ionic pilasters, urns, door and window surrounds, and an entablature, all detailed in terra cotta and cast crete. A narrow belt course connects the window sills around the building perimeter. Stucco serves as the exterior wall fabric and casement and fixed windows provide natural interior lighting. Somewhat modified from its original configuration, the building nevertheless retains much of its original Mediterranean Revival styling.

Although a number of commercially-related buildings were found to possess Mediterranean Revival styling, the largest concentration of the style was found on residential buildings. A good residential example of the style is located at 2675 Country Club Drive (Figure 6). Features of the building include a complex roof system, a large monitor, and stucco exterior wall fabric. A hip roof covers the monitor; a parapet-gable roof with a curvilinear parapet, coping, and cartouche, embody the primary building; and a shed roof with barrel tile surfacing covers a small entrance porch with flared foundation walls. A truncated gable element, which apparently contains an internal stairway to the monitor, is embellished with small lancet windows. Natural interior lighting is provided by casement windows, which are detailed with lighted transoms.



Bungalow Style

Accounting for thirty-two buildings, or 9 percent of the total, the Bungalow style is another relatively common historic residential "high-style" architectural designs in Vero Beach. The term "Bungalow" is derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the nineteenth century. One such traveler remarked that the building was, "a purely utilitarian contrivance developed under hard and limited conditions." The identifying architectural features of the style were developed for primarily utilitarian purposes. Low-pitched roof lines with wide overhanging eaves, encircling porches, bands of windows, and axially placed doorways were items upon which considerable attention was spent because of the need for good air circulation in the hot Indian climate. When similar locales were chosen as building sites in the United States, notably California and Florida, these features became important characteristics of the style.

While the origin of the word "Bungalow" and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques were exhibited at the California Mid-Winter Exposition of 1894. Several of those techniques, particularly the extensive display of structural members and the interplay of angles and planes, became integral parts of Bungalow design. The earliest American residences that were consciously designed as Bungalows appeared in the 1890s. Usually large residences designed by trained architects, early American designs were either seasonal homes on the New England coast or year-round homes in California. By the turn of the century, however, the building market was flooded by catalogs of plans for inexpensive Bungalows. At about the same time the *Bungalow Magazine* and *The Craftsman* appeared. Both featured a series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in those

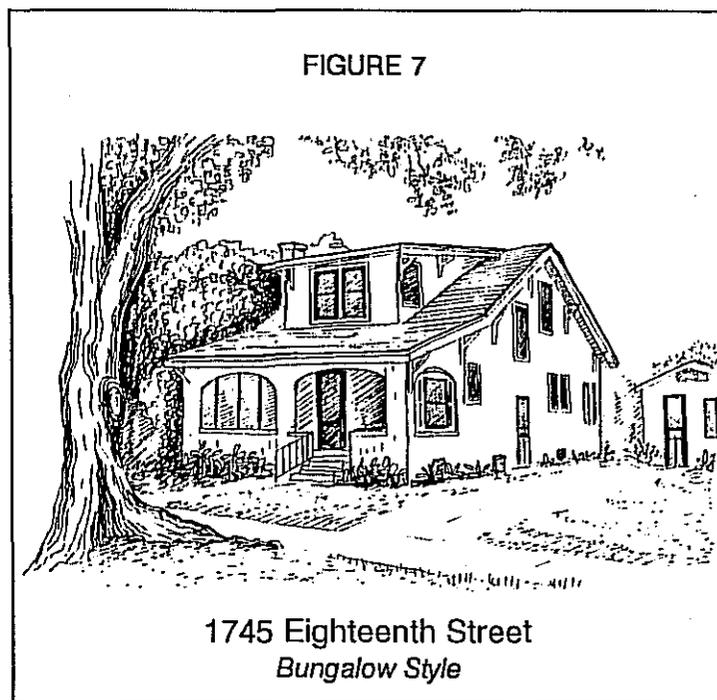
magazines were duplicated throughout the United States and reinforced the humbler aspects of the Bungalow, which eclipsed the earlier grand versions. Between 1910 and 1930, the Bungalow was one of the most popular residential designs in Florida.

The most prominent characteristic of the Bungalow is its lack of height. With rare exceptions the Bungalow is a one or one-and-one-half-story building with a shallow-pitch roof. On larger examples, monitors were employed to create more space and provide additional interior lighting. The typical Bungalow has at least two rooms across the main facade, again emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Often the massive masonry piers on which the porch rested were continued above the sill line and served as part of the porch balustrade. The piers were surmounted by short wood columns upon which the porch roofing members rested.

The vast majority of Bungalows were of wood frame construction. This was due to the availability of wood and the desire for cheap housing. The choice of exterior sheathing materials varied. In New England and the mid-Atlantic areas, log and wood shingles were used frequently, while in the South wood shingle, weatherboard, drop siding, and stucco were popular. Fenestration was consciously asymmetrical, with the exception of two small windows flanking the exterior chimney. Double-hung sash windows were frequently hung in groups of two or three, with the upper sash commonly divided into several vertical panes. Reflecting fenestration in Queen Anne houses, Bungalows often featured other glass materials. The main entrance, invariably off-center in the facade, opened directly into the living room, which itself was a new feature. The formal parlor of the nineteenth century largely disappeared with the twentieth century introduction of a less formal lifestyle. A consistent

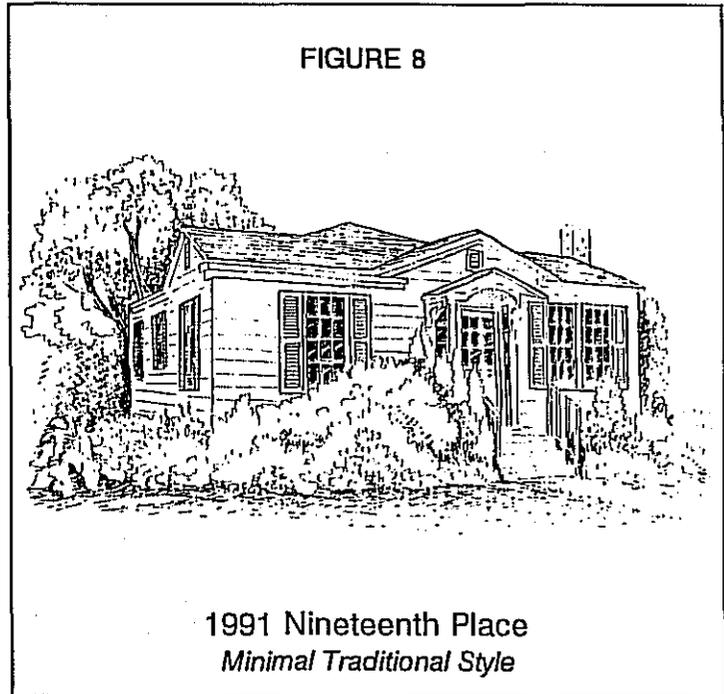
feature of the living room was the fireplace, usually of brick or cobble with a rustic mantel shelf and flanking bookcases. Associated with the fireplace was the inglenook, with beamed ceilings, built-in furnishings, and wainscoting decorating the interiors.

One of Vero Beach's best examples of a Bungalow is a one-and-one-half-story residential building at 1745 Eighteenth Street (Figure 7). Its Bungalow styling is expressed by a side-facing gable roof and a large shed dormer, each embellished with knee braces. Featuring arched openings, a large end porch is integrated under the primary roof. An end, exterior brick chimney pierces the roof along the front slope of the roof. Stucco serves as the exterior wall fabric and the fenestration consists of double hung sash windows with 1/1 lights.



Minimal Traditional Style

The Minimal Traditional building form was introduced in the mid-1930s, at the height of the Great Depression, as a relatively low-cost alternative to its high-style predecessors. During the late-1930s and 1940s the style was widely used in large suburban tract-house developments. Minimal Traditional building plans were adapted from the Tudor Revival cottage that was popular during the 1920s. Architectural detailing is sparse and limited to vague references to the Colonial Revival or Monterey styles. Unlike the preceding Tudor Revival style, roof slopes are moderate to low, and the eaves and rake are held close to the building's exterior walls. A common trait of the Minimal Traditional style is to have at least one front-facing gable extension and a large end, exterior chimney stack. Construction materials were varied, ranging from cinder block to balloon wood framing for the walls and poured concrete to brick piers for the foundation. Although some models featured wood weatherboard siding, asbestos shingles served as the typical exterior wall fabric. The



The Minimal Traditional style was introduced in Florida, especially in larger communities such as Jacksonville, Orlando, and Tampa, in its earliest stages. It remained a popular building form throughout the United States well into the 1950s. Accounting for twenty-five buildings, or nearly 8 percent of the total, the Minimal Traditional style made only limited inroads in Vero Beach during the Great Depression. All of those buildings served residential functions, and were constructed between 1935 and 1940. One of the best examples of the style is located at 1991 Nineteenth Place (Figure 8). Features of the building include a cross-gable roof, an entrance pediment supported by large carved braces, asbestos shingle exterior wall fabric, and 6/6-light double hung sash windows.

Colonial Revival Style

Colonial Revival was the dominant style for American residential architecture during the first half of the twentieth century. In Florida, however, the popularity of the style was eclipsed by the Bungalow and Mediterranean Revival styles. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the

architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. Later, a series of articles focusing on eighteenth-century American architecture appeared in the *American Architect* and *Harpers*, helping to make the Colonial Revival style popular across the country.

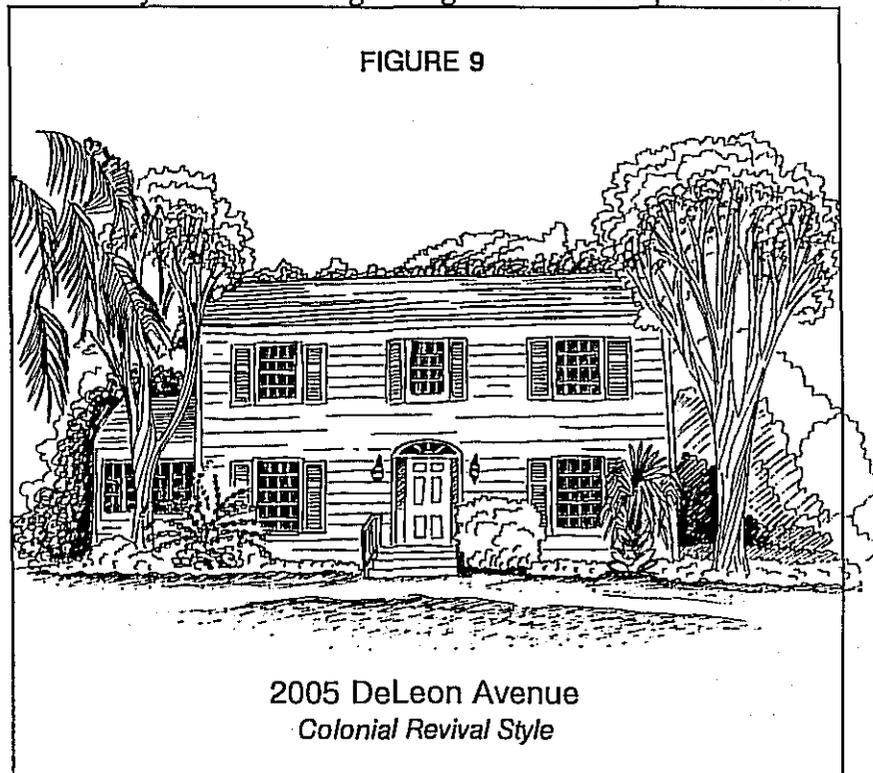
The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. The style

began to appear in the state in the late 1880s and continues to be built in modified forms today. Some of the identifying characteristics of Colonial Revival architecture include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; simple entry porches supported by columns; and double-hung sash windows set in pairs, usually with multi-pane glazing in each sash.

Typically, Colonial Revival buildings comprise a small percentage of historic neighborhoods in Florida, generally representing less than 5 percent of the total building count. In Vero Beach, the Colonial Revival style was applied to eight buildings, or 2 percent of the total. An good example of the Colonial Revival style is located at 2005 DeLeon Avenue (Figure 9). Prominent features of the building include a two-story symmetrical facade with a gable roof, a one-story gable extension, and a central entrance with a fanlight, sidelights, and coach lamps. Fenestration consists of 8/8- and 6/6-light double hung sash windows. Although aluminum siding has been installed over the original wood exterior, the residence retains much of its architectural merit and Colonial Revival character.

Masonry Vernacular

Buildings of Masonry Vernacular construction represent only 2 percent of Vero Beach's historic building stock. Masonry Vernacular is defined as the common masonry construction technique of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration and relying heavily upon native building materials. With the coming of the American Industrial



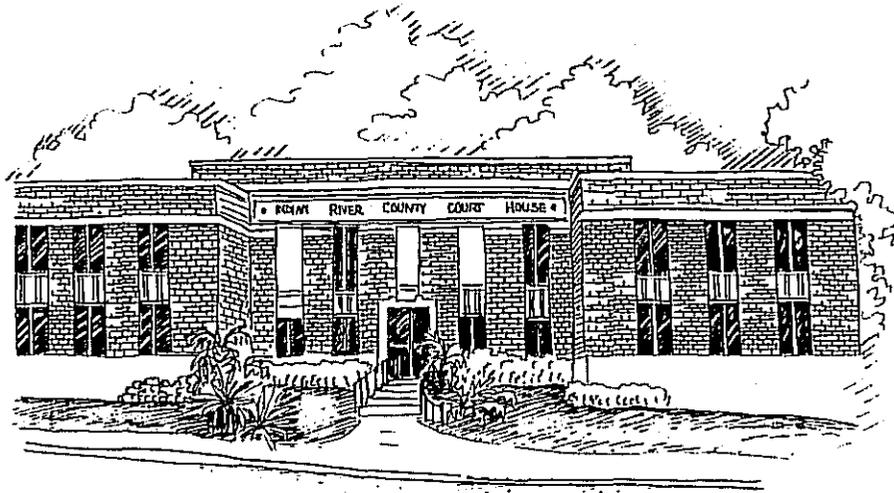
Revolution mass production of building components exerted a profound influence on the appearance completed buildings assumed. Popular magazines featuring standardized manufactured building components, plans, and decorating tips flooded consumer markets and helped to make building trends universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

Masonry Vernacular is more commonly associated with commercial building types than with residential architecture, where wood frame houses dominate. In Florida, most examples predating 1920 were brick, but a number of older examples feature the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late-nineteenth century. The Masonry Vernacular designs of the 1920s were most often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and brick. The exterior design of masonry buildings is usually homogeneous, but in some cases different building materials and exterior fabrics are used to divide visually the two zones. Decorative elements in vernacular designs were commonly limited to brick, cast iron, and stonework incorporated into the primary facade. During the 1930s, Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. Since World War II concrete block has been the leading masonry building material used in Florida.

In commercial districts, Masonry Vernacular buildings were generally constructed either as one- or two-part blocks, depending on the space of the building lots, the design employed by the builder, and the function or use of the building. The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late nineteenth and early twentieth centuries. It was adapted from the lower part of the more numerous two-part commercial block during the Victorian period. The one-part block is a simple rectangular building, often exhibiting an ornate facade. It is most often utilized for retail or office space. The two-part block was the most common commercial design used in small cities and towns in the United States between 1850 and 1950. Generally limited to between two and four story buildings, the two-part block is characterized by a horizontal division into two distinct zones, separated by the use of the interior space of the building. The lower zone is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains space for offices or apartments. The exterior design of the building is usually homogeneous, but in some cases different building materials and exterior fabrics are employed to divide visually the two zones.

The Indian River County Courthouse, located at 2145 Fourteenth Avenue, is a good example of Masonry Vernacular construction with Modernistic influences (Figure 10). The building's features include a symmetrical facade that consists of a primary block with two offset secondary units, a flat roof, brick construction, fixed windows, and an articulated foundation wall. Modernistic influences include a flat parapet with thin ridge coping, narrow bands of full-height windows, belt courses beneath the parapet, and a stylized castcrete surround at the entrance. A large belt course across the primary unit of the complex identifies the building as the county courthouse. Constructed in 1937 with funds from by the Public Works Administration, the courthouse, though altered from its original configuration, retains much of its original integrity.

FIGURE 10



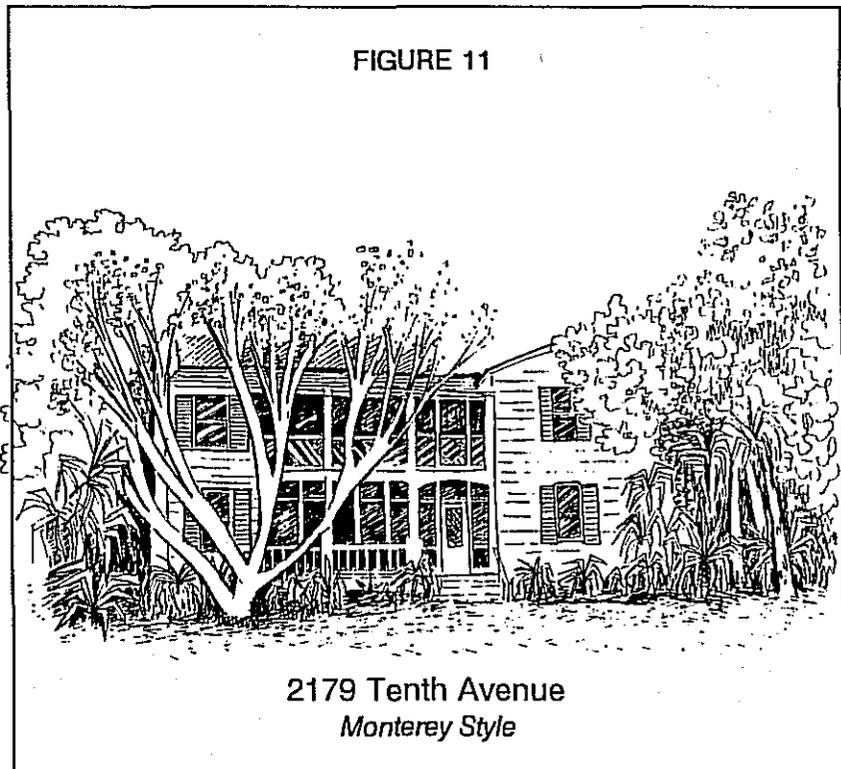
Indian River County Courthouse
2145 Fourteenth Avenue
Masonry Vernacular construction

Monterey Style

The Monterey style, a fusion of revival styles taken from New England, the South, and the Southwest, was a twentieth century development. The resulting designs were two-story buildings of Spanish Eclectic and Colonial Revival detailing. Early examples of Monterey, built between 1925 to 1935, tended to portray Spanish detailing; those buildings from the 1940s and 1950s typically emphasized English Colonial details. Typically applied to large residential buildings, the style is generally found only in upscale subdivisions. Scattered examples of the style were constructed across America's suburbs during the second quarter of the twentieth century.

In Florida, the Monterey style never gained wide popularity. The style principally became applied to residential housing, never making a significant contribution to hotel or commercial building trends. The distinctive features included a low-pitched gable roof, a cross gable, and a second story balcony, usually cantilevered and integrated under the principal roof. Construction materials utilized included wood shingles, tile, stucco, and wood weatherboard. The first and second stories generally had different materials, wood over brick the most common application. Door and window surrounds often reflected Territorial examples of Spanish Colonial antecedents. Cast iron applications for balcony columns led to a further variant, called Creole French Monterey.

One of the best examples of the Monterey style in Vero Beach is the residence at 2179 Tenth Avenue (Figure 11). Features of the building include a cross-gable roof and a tiered porch with arched openings and enclosed with screen. Stucco serves as the exterior wall fabric and a corbeled brick chimney pierces the crown of the roof. Double hung sash windows provide natural interior lighting. Constructed about 1935, the building retains much of its original integrity.



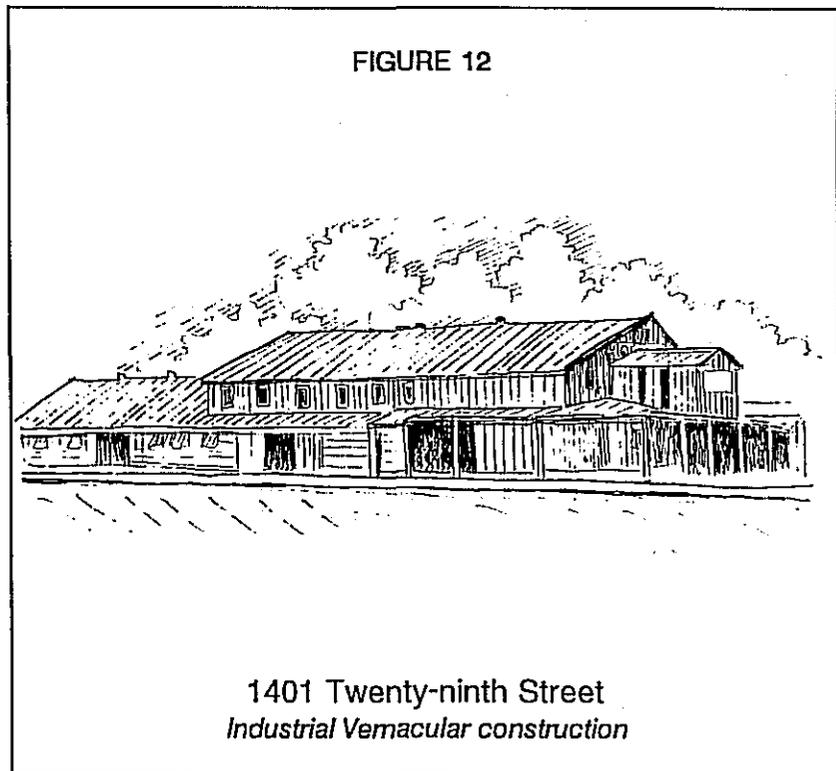
Industrial Vernacular

The Industrial Vernacular style characterizes buildings constructed for explicit commercial and industrial applications. No single building type exists in a greater profusion of scales, styles, shapes, and materials than industrial structures. The most prevalent type of industrial building is the nonspecific factory of one or more stories. Both steel and wood framing were utilized, depending on resources and desired strength. Developed in the 1850s with the introduction of the Bessemer process, steel I-beams supported far more weight than traditional wood beams or brick walls, and also required minimum foundation support when compared with either brick or wood-framed buildings. Steel framing is commonly used, especially in urban areas, in industrial buildings higher than one story. Steel-framed building construction, however, came relatively late to the South. Little of the nation's steel was produced there, and consequently, high transportation costs and prices limited its use. Steel construction in buildings was relatively scarce in Florida until after 1900.

Historic industrial buildings served several purposes in Florida. Varied industries ranging from citrus, fertilizer, lumber, and the railroad regularly either produced, processed, and stored products or repaired equipment within Industrial Vernacular buildings. In Florida, wood and brick buildings were constructed with less frequency as steel framing and sheeting became more available and less costly early in the twentieth century. Industrial steel gradually replaced counterpart brick and wood framed buildings. That trend was especially prevalent in the citrus and fertilizer industries where large buildings, often three-stories high, were required to house packing and sorting facilities for the citrus industry, and mixing stations and storage rooms in the fertilizer industry. Although Industrial Vernacular

buildings typically featured a rectangular plan, they took on many shapes and forms, often including large roof-ridge monitors to provide additional ventilation and natural interior lighting. Windows typically consisted of large fixed units with hopper inserts. Construction materials often included metal 3-V or 5-V crimp panels for roof and exterior wall surfaces, but wood drop siding and brick were not uncommon wall fabrics.

One of the best examples of Industrial Vernacular construction in Vero Beach is the agricultural-related building at 1401 Twenty-ninth Street



(Figure 12). Architectural features of the building include a gable roof with metal 3-V crimp surfacing and skylight panels, wood drop siding and metal 3-V crimp exterior wall fabrics, a large veranda, large delivery doors, and metal sash and hopper windows.

Styles Represented By Fewer Than Three Buildings in Vero Beach

Art Moderne Style

The Art Moderne style, like the Art Deco and International styles, represents a complete break with traditional designs, emphasizing futuristic concepts rather than invoking architectural antecedents. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products where its function was less important than the desirable shape. Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize the streamline effect.

In Florida, Art Moderne buildings are most often found in communities that continued to grow despite the collapse of the speculative land boom in 1926. There are numerous examples in the coastal communities where tourism remained popular during the Great Depression. It was usually applied to commercial and apartment buildings. Private residences exhibiting the Art Moderne style are less common. Both examples of the Art Moderne style in Vero Beach are commercially-related buildings, one located at 2162 Commerce Avenue, the other at 1135 Eighteenth Place.

Log House Style

Log construction was a principal folk building technique used throughout the colonial and early national periods by English and German settlers in the Midland region that stretched from Pennsylvania, Virginia, and through the Carolinas. Later examples of the style that date from the late-nineteenth and early twentieth centuries vary only little in scale and design from those early models. Log buildings fall into two categories; the cabin, constructed with round logs that are connected at the corners with overlapping saddle notches, and the house, constructed with square-hewn logs that are flattened with an adze and joined at the corners with specialized notching. While log houses generally have tight walls, log cabins have gaps between each log that typically are chinked with clay. In the South, sawn lumber was often nailed to the logs to fill in the open spaces between each log.

Pioneers constructed log buildings in for use as dwellings, churches, and general stores, as well as outbuildings. Rarely seen with a cross-gable or hip roof, log dwellings were typically simple in design, forming a square or rectangle with either a one-room floor plan, or a plan that consisted of two living spaces with a center breezeway, or dog trot, under a common roof. The dog trot form was an adaptation for warm climates and is prevalent in the Gulf Coast region of Florida. Log buildings in Florida commonly had gable roofs surfaced with wood shingles, end chimneys, integrated porches that spanned the facade, and were often expanded with shed additions to the rear.

Although log buildings were constructed throughout Florida during the nineteenth century, most of those in the peninsula have been demolished. The majority of the state's log cabins and houses are located in West Florida, where examples dating to the early nineteenth century remain. Square-hewn log houses were the earliest form of log dwellings, with log cabins emerging later during the mid-nineteenth century and persisting as a folk tradition. In recent years, prefabricated log houses have become a popular style in rural areas of Florida. One of few remaining examples of log construction in South Florida, the residence at 2045 Nineteenth Avenue is a good example of an early twentieth century log house. The building was featured in a brochure published by the Vero Board of Trade in 1915, and still retains much of its original architectural integrity.

Neoclassical Style

The Neoclassical style evolved from a renewed interest in the architectural forms of the ancient Greeks and Romans. Interest in classical models in the United States began in the 1820s and lasted until the Civil War, as part of the national period of development. Buildings constructed during that period were closely based on prototypes found in Italy and Greece. A second period of interest in classical models, termed the Neoclassical Revival, emerged in the 1890s, and resulted in buildings that closely resembled the earlier Classical and Greek revival subtypes developed during the antebellum period.

The Neoclassical style received an impetus at the 1893 World's Columbian Exposition, held in Chicago. Many of the best architects of the day designed buildings based on classical precedents for the Exposition. Examples were varied and ranged from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam and Georgian residences erected in the United States between the late-eighteenth and mid-nineteenth centuries. The exposition was highly publicized and soon the Neoclassical style became fashionable.

In Florida, the Neoclassical style became the most popular style for commercial and government buildings, particularly banks and courthouses. The application of the style to residential buildings was less common. Some of the characteristics of the style include a symmetrical facade dominated by a full-height portico with classical columns; modillions beneath the roof and a wide frieze band surrounding the building; brick or stucco exterior wall fabrics; doorways featuring decorative pediments or transoms and sidelights; double-hung sash windows; and roof line balustrades. The only example of the Neoclassical style in Vero Beach is located at 1549 Twenty-second Street.

Shotgun Style

The Shotgun house is a narrow balloon frame dwelling with a front-facing, steeply-pitched gable roof. From 1880 through 1930, this one-room architectural form dominated many low-income Florida neighborhoods because it accommodated narrow urban lots. Associated mostly with African Americans, the Shotgun design has been traced by historians to Haiti, the West Indies, and finally to Africa. The Shotgun came to New Orleans by way of those origins, and through its popularity with black freedmen became a popular building style in the South. Although most Shotgun residences are simple folk houses, some have elaborate detailing. Predominantly clad in wood weatherboard or drop siding, the facade typically consists of an small porch with a shed overhang protecting a simple entrance and a single window. When embellished, Shotgun buildings often displayed a classical portico entrance and decorative wood shingles in the gable end. Both examples of the Shotgun style in Vero Beach are located in the 2600 block of Twentieth Avenue.

Summary

The historic fabric of Vero Beach remains only partly intact. Demolition and new development has destroyed nearly half of the community's historic buildings. Although the majority of the remaining historic buildings reflect vernacular construction, the percentage of buildings with distinctive architectural styling (45%) indicates a fairly wealthy community. The presence of buildings constructed in the traditions of Art Moderne, Bungalow, Colonial Revival, Log House, Mediterranean Revival, Minimal Traditional, Neoclassical, and Shotgun indicates an awareness over time by residents and builders of the significance of erecting buildings that reflect specific historical and architectural associations. Those historic buildings that remain provide an important architectural and cultural link to the heritage of Vero Beach. Those buildings are well worth preserving, for they are one of few links between the old and new as the city enters the twenty-first century.

RECOMMENDATIONS

The Importance of Historic Preservation to Vero Beach

A historic properties survey constitutes the indispensable preliminary step in a community preservation program. The survey provides the historical and architectural data base upon which rational decisions about preservation can be made. Further progress in preserving culturally significant resources in Vero Beach will depend on the decisions of city officials and residents. To assist them in deciding what steps they can take, the consultants present the following recommendations, which are based on their assessment of the survey area and its resources and their familiarity with the current status of historic preservation in Florida and the nation.

Before listing the recommendations, it would be useful to define for those who may have responsibility for their implementation precisely what the term "historic preservation" implies. It would be equally useful to set forth a persuasive case for preservation, for if a program is undertaken in Vero Beach it will succeed only if residents are persuaded of its wisdom and benefit.

Since its earliest manifestations in the mid-nineteenth century, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving buildings and sites where great events occurred or buildings whose architectural characteristics were obviously significant. In recent decades historic preservation has become integrated into community redevelopment programs. The recommendations below are framed in the sense of that latter objective.

Arguments on behalf of a community program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the traditional purpose of historic preservation, that is, preserving sites of exceptional merit. The National Historic Preservation Act of 1966 extended that definition to include sites or districts of local as well as national distinction for the purpose of National Register listing. There has been, concomitantly, a growing appreciation of the importance of districts that express architectural or historic value. Although no single building in a district may be significant, together those buildings create a harmonious scene. It is often necessary to preserve the individual elements to maintain the harmony of all.

One reason to preserve historic buildings is the "sense of place" they convey. Older buildings lend distinction to a community, setting it apart from other neighborhoods, cities, or rural areas. The ritual destruction of older buildings that has normally accompanied twentieth century "urban renewal" programs often resulted in a tragic loss of community identity. In a modern era of franchised architecture, many areas of Florida have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The historic buildings associated with Vero Beach developed a distinctive and familiar character over a long period of time, and that is sufficient reason for their preservation.

A second argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings can often be shown to be financially feasible and economically advantageous. Current federal tax law contains specific features that relate to the rehabilitation of eligible commercial and income-

producing buildings located in a local certified historic district, a historic district listed in the National Register, or individual buildings listed in the National Register.

Beyond pure aesthetic and commercial value, there are additional benefits to reusing extant historic buildings. Historic buildings frequently contain materials that cannot be obtained in the present market. The craftsmanship that typically went into the construction of historic buildings cannot be duplicated. Historic buildings have thicker walls, windows that open, higher ceilings, and other amenities not found in modern buildings. They are natural energy savers, having been designed in the pre-air conditioning era. From an economic standpoint, the rehabilitation of older buildings is a labor-intensive activity that contributes to a community's employment base. Preservation tends to feed upon itself. Typically, once a few owners rehabilitate their buildings others follow suit.

Historic buildings and districts attract tourists. Recent studies by the National Trust for Historic Preservation and *Southern Living* have confirmed that historic buildings rank very high in tourist appeal among Americans. In Florida, where tourism is the state's largest industry and cities must compete vigorously for their share of the market, the preservation of historic resources that give a city distinction cannot be ignored. Historic resources that lend the City of Vero Beach its claim to individuality and a unique "sense of place," ought therefore to have a high civic priority. Tourists seek out destinations that are often off the beaten track and impart special memories. Looking for places that possess originality, tourists are often lured to a city's historic district, which typically conveys a sense of place. The continuing destruction throughout Florida of buildings and other historic and cultural resources that give the cities in which they are found individuality goes largely ignored. In the process, Florida has begun to acquire a dull sameness.

That kind of development has begun to threaten the historic environment of Vero Beach. Many historic buildings along the Indian River have been demolished. In the commercial district numerous commercial and public related buildings have been destroyed. Since 1937, over 300 buildings have been demolished or lost to fire. While many of those demolished buildings contributed little of significance to the historic building fabric of Vero Beach, several were important cultural resources. According the Sanborn Company maps, both of the historic schools on Nineteenth Street have been lost, along with the historic Lutheran, Methodist, and Trinity Episcopal church buildings. Large hotels such as the Sleepy Eye Lodge, Royal Park Inn, and Hotel Del Prado have also fallen. In their places new buildings have been constructed. Given the amount of recent development in Vero Beach, the community is fortunate to have even one-half of its historic resources standing. The former Florida East Coast Railway depot and a number of citrus and agricultural related buildings, all important resources of the Progressive Era and 1920s, remain intact. They are visual reminders of the past when the railroad and citrus industry ruled the Vero economy. Buildings that remain afford the City of Vero Beach an opportunity to preserve an important part of its past.

Any effort at preserving the overall historic character of the city will fail if city officials, the business community, the Indian River County Historical Society, property owners, and local residents do not join in taking active measures to prevent the destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties or to projects requiring federal licenses or using federal funding. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most

zoning and code regulations of private property are vested in county or municipal government, specific restrictions or controls designed to preserve significant resources are their responsibility.

It also must be noted that historic preservation does not seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct that change in a way that will enhance the traditional and historic character of an area. The recommendations presented below should neither be construed as definitive nor as a substitute for a rational plan of community development that is sympathetic to Vero Beach's past. Below are the consultant's specific recommendations for preservation action and public policy development.

National Register Nominations

A logical consequence of the survey of Vero Beach's historic buildings should be formal recognition of their individual and collective significance. Formal recognition should proceed at two levels of government: local and federal. A distinction needs to be made between a locally registered and a federally registered historic property.

National Register of Historic Places: The National Register of Historic Places is the official federal list of culturally significant properties in the United States. The list is maintained by the U.S. Department of the Interior. The buildings, sites, structures, objects, and districts listed in it are selected under criteria established by the department. Listing is essentially honorary, and does not imply federal protection or control over private properties listed unless federal funds or activities are directed toward them. Under current law commercial and other income-producing properties within a National Register historic district are eligible for federal tax credits and other benefits if they are first certified as contributing to the characteristics of the district. Buildings individually listed in the National Register are automatically considered certified historic structures, and if income-producing also qualify for federal tax credits and other benefits.

There are various formats for nominating properties to the National Register. One is the individual nomination. Another is the historic district, which designates a historic area within defined and contiguous boundaries. Another, the multiple property group, combines scattered resources that have common links to history, pre-history, or architecture.

Local district and landmarks: A local historic district and individual historic landmarks are established under local ordinance. Those local historic districts may be synonymous with National Register properties and districts, or geographically distinct. The properties within a local historic district are eligible for federal tax advantages and other benefits only if the district is either simultaneously listed in the National Register or if it is certified by the U. S. Department of the Interior.

Cities create historic districts for various purposes. Among them are economic considerations. Qualified historic buildings may be eligible for incentives of various kinds that encourage rehabilitation of buildings and, accordingly, improvement of the appearance and character of the district. That is particularly true of districts that include income-producing buildings, to which the incentives primarily apply.

As historians, we believe that any approach to improving the economic and physical potential of a community must include a historical perspective. Although intervening years and events may have dimmed their significance, the reasons for the founding of a community are rooted in circumstances that generally remain valid today.

National Register Alternatives

The paucity of historic resources in Vero Beach limits the options for National Register activity. Because no significant concentration of resources exists in the community, there is no potential for a historic district. Factors that must be considered in proposing historic districts include the ratio of historic buildings to non-historic buildings within the district boundary; the architectural integrity of the buildings; and their overall significance to the development of the community. Although the National Register has not established a minimum ratio requirement for districts, the rule of thumb is that contributing resources should constitute at least 60 percent of the total number of elements in a defined area. Buildings identified as contributing must have been erected during the period of historic significance established for the district and maintain their original physical appearance to a large degree. The existing historic fabric of Vero Beach simply does not meet any of those requirements.

One building in Vero Beach, the former Florida East Coast Railway depot, was listed in the National Register in 1987. A number of other buildings in Vero Beach possess architectural merit or historical association and have potential for listing as individual nominations, including those buildings located at:

2004 14th Avenue	2145 14th Avenue	2336 14th Avenue
2045 19th Avenue	1139 19th Place	1519 19th Place
1805-1815 19th Place	1140 19th Street	2525 20th Street
1041-1059 21st Street	1402 21st Street	1301 29th Street
1401 29th Street	1895 34th Avenue	959 Bay Oak Lane
2675 Country Club Drive	546 Grey Twig Road	945 Painted Bunting Lane
946 Painted Bunting Lane	971 Painted Bunting Lane	955 Riomar Drive
1110 Royal Palm Blvd	1151 A Royal Palm Blvd	1151 B Royal Palm Blvd
1160 Royal Palm Blvd	625 Royal Palm Place	850 Royal Palm Place
900 Royal Palm Place	2731 Whippoorwill	

It must be emphasized that additional research must be conducted on each of those buildings before any National Register activity can begin, and an official from the Bureau of Historic Preservation should be consulted before the nomination is initiated. Special requirements are mandated for listing individual properties that are not necessary for contributing buildings in districts. Those requirements include property owner consent, interior photographs, and floor and site plans. In our opinion, the strongest National Register option in Vero Beach includes nominations of the buildings listed above.

The Historic Preservation Ordinance

Historic preservation in the United States is a function of government whose legal application is essentially left to the municipality. The federal government's role in the process is mainly one of encouraging and stimulating preservation through financial and educational assistance. The 1980 amendments to the National Historic Preservation Act of 1966 encouraged local governments to strengthen municipal legislation for the designation and protection of historic properties. Through its home-rule law, the State of Florida permits municipalities to exercise the powers of self-government, subject to the constitution and general laws of the state. In the exercise of government to protect historic resources, this authority is generally employed in the enactment and implementation of a historic preservation ordinance.

The use of the so-called "police power" of government by municipalities for historic preservation purposes has grown steadily in the past half-century. The first such ordinance was enacted by Charleston, South Carolina, in 1931. While the number of cities in the United States that had adopted similar legal measures stood only at 51 in 1965, interest during the 1970s in environmental protection, including preservation of the urban environment, spurred increasing use of the instruments. Preservationists began to identify with community development actions and expanded their concerns from saving individual buildings to conserving whole neighborhoods and commercial districts. In that climate, use of local ordinance to protect historic buildings blossomed.

The concept of architectural control, or use of the police power for aesthetic purposes, has developed rapidly. In recent years, the legal standing of the historic preservation ordinance has been strengthened by a key 1978 Supreme Court case, *Penn Central Transportation Company v. New York City* (438 US 104), wherein the court upheld the constitutionality of local regulation and protection of landmarks.

The preservation ordinance provides for designation of districts or individual buildings as "historic," which thereupon subjects them to architectural controls. Ordinances vary widely in the kinds of controls that are applied to architectural modifications permitted designated buildings or districts. This is appropriate, since communities themselves vary in the kinds of historic resources they possess. Some communities have many buildings to preserve; others a relative few. The ordinance should be tailored to the community and to the purposes for which architectural controls are desired. One community may seek to revitalize a blighted urban area possessing historic infrastructure, while another wishes to preserve the architectural harmony of a stable neighborhood. A community may seek to preserve a historic quality that contributes directly to an aspect of its economy, such as tourism.

The widespread application of the historic preservation ordinance in the past fifteen years has resulted in a respectable body of case law regarding the subject. Few ordinances are alike. Recognition has grown, however, on the basis of case law, that any one of them must contain certain essential components to maintain legal standing. These components include the following:

- * A purpose clause, stating the reason for the ordinance and providing it legal basis for enactment.

- * A statement of the powers and authority the ordinance conveys. This normally results in a specific list of authorized powers given the local government and historic preservation board.

- * Creation of a review body, generally called a historic preservation board, which in general exercises the authority provided in the historic preservation ordinance. The board is subordinate, of course, to the governing municipal body that created it.

- * Criteria for designation of districts or individual sites meriting protection under the ordinance. Municipalities generally employ the criteria used by the U.S. Department of Interior for designation of properties to the National Register of Historic Places.

- * Procedures for nominating and designating properties. Invariably, historic preservation boards recommend the designation of properties to the governing

municipal authority, which makes the designation. Procedures for employing the criteria in the designation process should be spelled out in the ordinance.

* Statement of reviewable actions. The ordinance should describe the kinds of activities or actions that are subject to review by the historic preservation board. These vary greatly. Some communities govern closely the changes made to buildings under the ordinance; others concern themselves with only major changes, such as structural modification or demolition.

* Criteria applied to review. The ordinance must describe the kinds of activities that are subject to review. The criteria applied to review activities may be divided into general and specific guidelines. The general criteria consist of broad principles that may be universally applied; the specific criteria address the unique characteristics of the community's architecture. Many ordinances simply adopt the Secretary of the Interior's guidelines for the rehabilitation of historic buildings as establishing the criteria applied to reviewable activities.

* Consideration of the economic effect of designation or review of an action. The issue of "economic hardship" arises frequently in the process of architectural review. It derives from the idea that a property owner should be allowed "reasonable use" of his or her property. Such arguments have often been used to replace historic buildings with parking lots that yield greater revenue, despite the injury to property values in the neighborhood that such an action might entail. The resort to compensations such as favorable tax treatment or Transfer of Development Rights, devices that in some communities can be employed to offset economic hardship, is something that should be considered.

* Appeals procedure. The first step in the appeals procedure generally involves an appeal of a decision by the historic preservation board to the municipal governing body.

* Fines and penalties for noncompliance.

There are a number of legal pitfalls to avoid in creating a historic preservation ordinance:

(1) There must be specified procedures and evaluation criteria for determining what properties to designate and how to draw the boundaries of historic districts. Without such criteria and the elements of due process such as notice to the owner of the property and the right of the owner to a hearing regarding designation, courts may not uphold the designation.

(2) The purpose of the ordinance must reside in the local police power of the city to designate properties. The purpose section must set forth legally acceptable reasons for this use of municipal authority.

(3) Designation of a property or district should be based on historical documentation compiled through a systematic and professional survey. The City Council, in designating property for protection under the ordinance, should be bound by evidence presented in the petition for designation in order to avoid politics, subjective judgments about history, or arbitrary or capricious behavior.

The designation of properties within a municipality for protection under an ordinance must be preceded by a comprehensive survey of historic properties which

produces information from which sound judgments about the value and significance of individual properties can be made. In the absence of a professional study of properties that closely defines the architectural and historic characteristics of individual buildings, appropriate designation decisions cannot be made or, if they are, they become suspect. The City of Vero Beach has conducted such a survey.

Furthermore, in the designation process, the organization or individual submitting a property or properties to the City Council for designation approval should employ the evidence and information compiled in the survey process to justify the case for designation. This procedure generally calls for the formulation of a designation report for use in the procedure. The designation report should require a statement of architectural and historical significance based on professional research and documentation.

(4) There must be procedures to allow owners of designated properties to appeal designations. Like the designation process itself, the appeals must be based on architectural and historical documentation, not other factors.

(5) There must be standards, procedures, and an appeals process for the granting of certificates permitting changes to the designated properties. Such standards and procedures may be issued by the historic preservation board in the form of rules or regulations attending the certification process.

(6) The actions of the historic preservation board must be tied to other agencies of local government so that, for example, the zoning board or building department does not unwittingly allow the destruction of a designated property.

Local preservation ordinances are the most effective method of regulating what happens to cultural and historic resources. In an urban context such as Vero Beach's, where the historic infrastructure is essentially residential and privately owned, the historic preservation ordinance, combined with careful zoning, becomes virtually the only instrument available to government for protecting significant architectural resources and stabilizing neighborhoods.

Municipal officers and the City Council must take careful steps to insure that, if an ordinance is adopted, appropriate procedures for designation and certification are followed. It is also incumbent upon such authorities to inform the public about the ultimate purpose and value of the historic preservation ordinance. It is not an arbitrary and capricious exercise of municipal authority, but an intelligent approach to preserve the community's cultural and architectural heritage and maintain its economic and social values.

Actions the City Can Undertake

Physical changes made under the auspices of public agencies and departments should not compromise the historical integrity of historic districts or buildings. A review of physical features such as street lights, utility poles, street signs, and other appurtenances should be conducted to insure their compatibility with Vero Beach's historic resources. The general rule for evaluating these types of features is that they should be as unobtrusive as possible.

Signs: Signs, commercial and public, constitute the most disruptive visual element in the modern urban landscape. A commercial necessity and an aid to shoppers and visitors, signs should not be permitted to disrupt the landscape or diminish the integrity of

surrounding architectural elements. Signs can be visually pleasing and architecturally harmonious with surrounding elements.

Historic markers, signage, advertising, and other promotional devices can draw attention to historic buildings or districts. If the City proceeds with the creation of a local historic district, it should consider placing signs at important access points, particularly along U.S. Highway 1, and near the interchange of Interstate 95 and State Road 60, which would direct visitors to the historic area. This will require the approval of the State Department of Transportation. Moreover, the City can then issue literature promoting Vero Beach's historic heritage.

Historic Preservation Element: Current state law requires all units of local government to adopt a comprehensive plan that provides guidelines for land use decisions. Under the present law, a historic preservation and scenic element is permitted as an optional element in the comprehensive plan. The element should identify historic and cultural resources and prescribe policies for managing them. As a part of a comprehensive plan, an effective preservation element integrates plans to preserve and enhance historic resources with plans designed to improve and manage other community elements, such as housing, transportation, and utilities.

Few community decisions or actions that affect a city's physical character fail to have an effect upon historic resources. If the historic fabric of a community is to be guarded, those resources must be taken into consideration in the community planning process. That plan should encourage public agencies that make decisions or take actions affecting buildings, streets, and physical appurtenances such as lighting and signs to consider preservation goals and policies. A city that uses its comprehensive plan wisely can make optimal use of its land use regulation authority to protect and enhance its historic and cultural resources.

The completion of this survey facilitates the preparation of a historic preservation element and significantly reduces its cost to the City of Vero Beach. Furthermore, grants are available for this purpose from both state and federal sources through the Historic Preservation Advisory Council. The Florida Department of Community Affairs also issues grant funds for that purpose.

Building Code: By ordinance the City of Vero Beach has adopted the Southern Standard Building Code to govern the physical specifications for new or rehabilitated structures. Modern code requirements relating to such elements as plumbing, electrical, air conditioning, access, insulation, and material type (particularly roofing material) may jeopardize the architectural integrity of a qualified historic building that is undergoing rehabilitation. Section 101.5 of the code therefore specifies the following:

SPECIAL HISTORIC BUILDINGS AND DISTRICTS: The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as Historic Buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts. The applicant must submit complete architectural and engineering

plans and specifications bearing the seal of a registered professional engineer or architect.

It is important to note that such exceptions are granted only to those buildings or structures designated under state or local jurisdiction as "historic." Although the City of Vero Beach has, by its adoption of the code containing the above provision, subscribed to such exception for "historic" buildings, it has not established by ordinance any procedure for conferring such a designation. Through its building code or future historic preservation ordinance, the City should encourage the occupancy and use of historic buildings and discourage their replacement, demolition, neglect, or radical alteration.

Zoning Code: The introduction of unharmonious elements within a historic setting may destroy the integrity of a historic resource. Historic architectural controls are merely a special kind of zoning and should be considered a reasonable regulation of property applied in the interest of the community. Zoning is the most common historic preservation tool and one that at the same time presents significant dangers to historic resources if it is wrongfully applied. The introduction of commercial buildings into a residential neighborhood, for example, often leads to the neighborhood's eventual demise, and typically compromises the historic character of that neighborhood. The term zoning applies to a number of land use controls. The adoption of a historic preservation ordinance and instituting changes favorable to historic buildings in the zoning code can help preserve a community's architectural heritage.

Archaeological Survey: Archaeological resources are a potentially important part of the cultural heritage of Vero Beach and deserve protection together with architectural and historical resources. The City should look toward sponsoring a definitive archaeological survey to gain some knowledge regarding the potential for the existence and location of archaeological resources. It should also establish protective zones within which investigation efforts must be undertaken prior to excavation for new construction projects. Such a step is admittedly difficult and would probably generate opposition. In the absence of such a measure, however, the prehistoric record of Vero Beach will eventually be destroyed.

Certified Local Government (CLG) Program: Since its establishment by Congress in 1966, the National Historic Preservation Program has operated as a decentralized partnership, which includes the federal government and the states. The program was charged with the identification, evaluation, and protection of historic properties based criteria used by the National Register of Historic Places. Carried out by the states under the direction of the National Park Service, the program has been carried to most states, including Florida. Participating states receive funding assistance in the form of annual grants from the Federal Historic Preservation Trust Fund to support their efforts. Those funds are normally used to support the staff of the State Historic Preservation Office. A portion of the funds are often regranted for survey and planning activities.

The success of that working relationship prompted Congress to extend the partnership to provide for direct participation by qualified local governments. The National Historic Preservation Act Amendments of 1980 (P.L. 96.515) provide the legal basis for the new federal-state-local preservation partnership, commonly referred to as the Certified Local Government Program. The amendments direct the State Historic Preservation Officer and the Secretary of the Interior to establish procedures for the certification of local governments to participate in this partnership. The Certified Local Government Program permits the states to delegate limited responsibilities to local governments, which meet

specific qualifications for certification and provide limited grant-in-aid funding to assist them in that process.

To become a CLG participant, the City of Vero Beach must adopt a historic preservation ordinance that includes establishing a qualified review authority, maintaining a system of survey and inventory of historic resources, and encouraging public participation in the historic preservation program. The present direction of federal funding for historic preservation suggests the wisdom of enlisting in the CLG program.

Main Street Program: The National Main Street Center, a special demonstration program of the National Trust, is an expansion of the Trust's nationally recognized Main Street Project, whose goal was to encourage economic revitalization within the context of historic preservation in downtowns of small cities.

Can small-town Main Streets compete with malls? Should towns attempt to halt the flight of larger stores to the Malls? How can downtowns be marketed as "historic" without resorting to fake history and period pieces? These and other questions are being tested in dozens of communities across Florida.

Model strategies are created to support local downtown efforts. The Main Street Center brings together existing private and public resources in towns whose older business districts retains some vestige of their visual historic character yet whose economic position is slipping. Its goal is a return to community self-reliance and vigorous downtown commercial districts.

The Main Street Program has a membership network, provides technical assistance and training programs, and issues publications and audiovisual materials. A videotape series was supported by the National Endowment for the Arts and the U.S. Department of Agriculture. The center also works with numerous other public and private agencies to coordinate the use of financial and technical aid for Main Street activities. The Florida Main street Program is coordinated by the Department of State.

Private and Voluntary Financial and Legal Techniques

A variety of legal and financial incentives and instruments is available for use by government and its citizens to assist in the preservation effort. Some are already provided through federal or state law or regulations; others must be adopted by the local government. In most cases, the instruments that local government and residents can employ in the preservation process are familiar devices in real estate and tax law.

Voluntary preservation and conservation agreements represent the middle ground between the maximal protection afforded by outright public ownership of environmentally significant lands and the sometimes minimal protection gained by government land use regulation. For properties that are unprotected by government land use regulation, a voluntary preservation agreement may be the only preservation technique available. For other properties, government regulation provides a foundation of protection. The private preservation agreement reinforces the protection provided under a local ordinance or other land use regulation.

Voluntary preservation agreements have been used for years to protect property for private, public and quasi-public purposes. Before the advent of zoning, many of the covenants and development restrictions used in modern condominium or subdivision declarations were used to address such fundamental zoning concerns as commercial and industrial uses of property, the sale of alcoholic beverages and other illicit purposes. With

the advent of the "Scenic Highway" in the 1930s, scenic easements were used to protect the views from such highways as the Blue Ridge Parkway, the George Washington Memorial Parkway, and the Great River Road along the Mississippi River.

Easements: Because of federal tax considerations, the charitable gift of a preservation easement is by far the most commonly used voluntary preservation technique. A preservation easement is a voluntary legal agreement between a property owner ("grantor") and a preservation organization or unit of government ("holding organization" or "grantee"). The easement results in a restriction placed against the future development of a property. In use as a historic preservation instrument, the easement is usually placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for some easements. Federal law permits, for example, the donation of a facade easement for the purpose of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites.

Mutual covenants: Mutual covenants are agreements among adjacent property owners to subject each participating property owner's land to a common system of property maintenance and regulation. Typically such covenants regulate broad categories of activity, such as new construction with viewsheds, clear cutting of trees or other major topographical changes, subdivision of open spaces, and major land use changes. Such control is critical in historic areas that involve substantial amounts of open space, where development of the land would irreversibly damage the historic character of an area.

Purchase of development rights: This device, equivalent to an easement, involves the acquisition of certain rights to a property. The value of the development right is defined as the difference between the property's market value and its useful value.

Transfer of development rights: This legal instrument is employed to protect historic resources, such as archaeological sites, by permitting the right to develop a property to be transferred to another location, sparing the original property from destruction or alteration.

Charitable gifts: Charitable gifts have traditionally played an important role in preserving historic properties. Broadly stated, a taxpayer is entitled to a charitable contribution deduction for income, estate and gift tax purposes for the amount of cash or the fair market value of property donated to charity during the taxable year. Familiarity with the income, estate and gift tax treatment of charitable gifts is essential to understanding the opportunities that are available through use of this device for historic preservation purposes.

Revolving fund: A revolving fund, normally administered by a non-profit or governmental unit, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are subsequently returned and reused. The funds act to create a new economic and social force in the community. The Indian River County Historical Society, as a chartered non-profit corporation, could legally undertake to administer such a fund, though it is not staffed to do so at present.

Federal Financial Incentives and Programs

Rehabilitation tax credits: Federal tax credits upon the expenses incurred in the rehabilitation of an income-producing qualified historic structure have been available for a decade. The 1986 Tax Reform Act provides for a 20 percent credit for certified historic structures and a 10 percent credit for structures more than fifty years old.

Despite the severe restrictions placed upon the use of real estate and other forms of tax shelter in the 1986 law, the tax credit increases the attractiveness of old and historic building rehabilitation by virtually eliminating all forms of competing real estate investment, with the exception of the low-income housing tax credit.

The 1986 Act opens new opportunities for the nonprofit organization to become involved in real estate. The Act's extension of the depreciation period for real estate considerably reduces the penalties enacted in the Tax Reform Act of 1984 to discourage taxpayers from entering into long-term leases or partnerships with tax-exempt entities. Those penalties had the effect of hampering partnerships between nonprofit and government agencies and private developers.

In addition, an increasing emphasis on "economic" incentives, rather than tax-driven benefits, that is a result of the 1986 Act's limitations on the use of tax shelter and the 10 percent set-aside for nonprofit sponsors under the new low-income housing tax credit, ensure that tax-exempt organizations will participate increasingly in rehabilitation projects. That legal change has opened new and innovative ownership, tax structuring, and financing opportunities for the development community and nonprofit preservation organizations.

Low-income housing credits: The 1986 Act provides for special relief for investors in certain low-income housing projects of historic buildings.

Community Development Block Grant funds: The federal Community Development Block Grant program permits the use of funds distributed as community block grants for historic preservation purposes, such as survey of historic resources.

Other federally-assisted measures: In addition to tax credits, the federal codes are replete with incentives to assist historic preservation activity. Such assistance often comes in the form of relief from rules and requirements that normally apply to non-historic buildings or property. In coastal zone areas where specific building elevations are required for federal insurance purposes, for example, exemptions are provided to qualified historic structures. Other examples of such measures abound.

State incentives and programs

The Florida Legislature has enacted a number of statutes to stimulate redevelopment of areas defined variously as blighted, slums, or enterprise zones. Since such areas are often rich in older or historic building stock, the statutes provide a major tool for preservation and rehabilitation. State incentives and programs encouraging revitalization of areas defined as enterprise zones are:

* The Community Contribution Tax Credit, which is intended to encourage private corporations and insurance companies to participate in revitalization projects undertaken by public redevelopment organizations in enterprise zones. This credit explicitly includes historic preservation districts as both eligible sponsors and eligible locations for such projects. The credit allows a corporation or insurance company a 55 cents refund on Florida Taxes for each dollar contributed up to a total contribution of \$400,000, assuming the credit does not exceed the state tax liability.

* Tax increment financing provides for use of the tax upon an increased valuation of an improved property to amortize the cost of the bond

issue floated to finance the improvement. Tax increment financing can effectively pay for redevelopment by requiring that the additional ad valorem taxes generated by the redeveloped area be placed in a special redevelopment trust fund and used to repay bondholders who provided funding at the beginning of the project. This device is often used in commercial or income-producing neighborhoods.

* The State of Florida permits counties to offer property tax abatement to property owners in historic districts. The program has not been administratively implemented, however.

* Job creation incentive credits.

* Economic revitalization tax credits.

* Community development corporation support programs.

* Sales tax exemption for building materials used in rehabilitation of real property in enterprise zones.

* Sales tax exemption for electrical energy used in enterprise zones.

* Credit against sales tax for job creation in enterprise zones.

* State and local incentives and programs encouraging revitalization not only of enterprise zones, slums, or blighted areas, but of historic properties in general include the reduced assessment and transfer of development rights provisions listed above and, most notably, Industrial Revenue Bonds.

While many of the incentives and programs listed above appear directed toward areas defined as slums or blighted, preservationists cannot overlook the economic encouragement they offer for the rehabilitation of historic structures and districts falling within these definitions. Moreover, there are significant incentives among them which are available to historic properties and districts without regard to blight or urban decay. These prominently include the Community Contribution Tax Credit and Tax Increment Financing.

Other programs

Marker program: Markers usually appear in the form of bronze or wood signs that describe a historical event that occurred in the vicinity or that call attention to a building or other object of historical or architectural interest. The State of Florida has a marker program, as do several counties and cities throughout the state. A marker program must be carefully implemented and administered and the sites for placement of markers chosen with caution. Such a program should be implemented in cooperation with the Indian River County Historical Society and the City of Vero Beach.

Plaque program: Related programs include the award of plaques or certificates of historical significance to the owners of buildings that meet specific criteria established for the program. Awards of this kind encourage preservation by recognizing outstanding efforts by property owners as well as to identify important sites and buildings.

A program to award plaques under some kind of official sponsorship may be accomplished in concert between the City of Vero Beach and the Indian River County Historical Society. In undertaking such a program, however, its directors must understand the absolute necessity for establishing written and well defined criteria to govern the awards. The awards should, moreover, be made by a qualified jury or awards committee acting upon the established criteria. In the absence of such steps, the awards will become meaningless or, worse, controversial and possibly injure the preservation effort in the city.

Information materials: Through its various offices and departments, the city should promote historic resources. The production of maps, brochures, and other informational material designed to acquaint visitors and residents with the City and its resources should include material on historic resources.

Private Actions

Financial incentives provide perhaps the most persuasive argument for historic preservation. Federal tax incentives for historic preservation, which have provided the major impetus for rehabilitation of historic buildings in the past decade, have recently experienced changes in the Tax Reform Act of 1986. Although the credits for rehabilitation were lowered in the new law, they still appear to be an attractive investment incentive, particularly for owners who have depreciated their property over a number of years.

The State of Florida has become increasingly active in historic preservation during the 1980s. It currently spends more dollars on historic preservation than any other state in the nation. The Florida Department of State is responsible for dispersing state preservation dollars. It provides funding in the areas of acquisition and development, survey and registration, and preservation education. The City of Vero Beach should make certain that it is on the current mailing list of the Bureau of Historic Preservation and should consider applying for grants for appropriate projects in the future. Any public or private agency or group within the community that requires current information on available loans, grants, and funding sources or programs for historic preservation is advised to inquire with:

George W. Percy, State Historic Preservation Officer
Department of State, Division of Historic Resources
R.A. Gray Building
Tallahassee, Florida 32302

Florida Trust for Historic Preservation
P.O. Box 11206
Tallahassee, Florida 32302

Cultural Resources
National Park Service
U.S. Department of the Interior
Washington, DC 20240

National Trust for Historic Preservation
1785 Massachusetts Avenue N.W.
Washington, DC 20036

Among the projects for which funding may be sought are survey of architectural and archaeological resources, preparation of National Register nominations, development of a historic preservation ordinance and accompanying guidelines, completion of a Historic Preservation Element to the Comprehensive Plan, acquisition of culturally significant properties, and rehabilitation of historic structures. There are also a variety of programs available for community development under the auspices of the Department of Housing and Urban Development. Information on the status of the various programs and their relation to historic preservation programs should be obtained through the Florida Department of Community Affairs.

Summary of Recommendations

1. A copy of this report and the Florida Master Site File forms generated from the survey should be carefully maintained. The best location for the report and those files is in the planning and zoning office of the City of Vero Beach. A copy of the report should be submitted to the Indian River County Historical Society.
2. The City of Vero Beach should utilize the information contained in the survey files and this report as a basis for decisions about preserving the historic building fabric in the commercial district and surrounding residential neighborhoods. The further loss of historic buildings will continue to compromise the historic architectural legacy of the community itself. One of the best ways to protect historic buildings is through a Historic Preservation Ordinance. That legal device can protect historic buildings from needless demolition or radical alteration. A Historic Preservation Ordinance should be enacted by the City of Vero Beach to protect the architectural heritage of the community.
3. The consultants believe that a number of buildings in Vero Beach have potential for listing in the National Register of Historic Places. It should be emphasized that before any National Register activity is undertaken with individual buildings that (1) a Preliminary Site Information Questionnaire be submitted to the proper State Historic Preservation Officer at the Division of Historic Resources; and (2) building owners are contacted for consent to have their buildings listed.
4. The City of Vero Beach and Indian River County Historical Society may consider a marker program describing events at specific historic sites. A program of that kind should be undertaken with the cooperation of both parties.
5. The City, in concert with the Indian River County Historical Society, chamber of commerce, and other municipal organizations should publicize the city's resources as well as take steps to inform residents about the value and wisdom of historic preservation.

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APPENDIX A

Inventory of Buildings Surveyed

INVENTORY OF BUILDINGS SURVEYED IN VERO BEACH

RN	ADDRESS	STYLE	DATE	ORIGINAL USE	PRESENT USE	CONDITION
338.	2142 8th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
337.	2144 8th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
148.	1910 9th Avenue	Frame Vernacular	c. 1915	Private Residence	Private Residence	Excellent
147.	1911 9th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
146.	1923 9th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
141.	1925 10th Avenue	Frame Vernacular	c. 1921	Private Residence	Private Residence	Excellent
244.	2179 10th Avenue	Monterey	c. 1940	Private Residence	Private Residence	Excellent
246.	2223 10th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Excellent
245.	2237 10th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
136.	1943 10th Court	Frame Vernacular	c. 1915	Private Residence	Private Residence	Fair
124.	1904-06 12th Court	Bungalow	c. 1920	Private Residence	Apartment	Good
299.	3106 13th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
300.	3200 13th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
310.	3236 13th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
128.	1846 14th Avenue	Frame Vernacular	c. 1917	Private Residence	Apartment	Good
116.	1943 14th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Fair
158.	1979 14th Avenue	Masonry Vernacular	c. 1920	Commercial	Commercial	Excellent
175.	2004 14th Avenue	Mediterranean Revival	1914	Commercial	Commercial	Excellent
176.	2022-38 14th Avenue	Mediterranean Revival	1924	Commercial	Commercial	Excellent
177.	2042 14th Avenue	Mediterranean Revival	c. 1920	Commercial	Commercial	Good
170.	2145 14th Avenue	Masonry Vernacular	1937	Government	Government	Good
179.	2146 14th Avenue	Frame Vernacular	1924	Recreation	Recreation	Excellent
229.	2336 14th Avenue	Frame Vernacular	1903	Depot	Museum	Excellent
118.	1901 15th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
119.	1921-23 15th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
120.	1945 15th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
121.	1955 15th Avenue	Bungalow	c. 1923	Private Residence	Private Residence	Good
171.	2125 15th Avenue	Frame Vernacular	c. 1915	Private Residence	Private Residence	Excellent
228.	2236 15th Avenue	Bungalow	c. 1915	Private Residence	Private Residence	Excellent
227.	2256 15th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
226.	2306 15th Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent

225.	2326	15th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Excellent
224.	2346	15th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Excellent
106.	1955	16th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
162.	2005	16th Avenue	Bungalow	1914	Private Residence	Private Residence	Excellent
163.	2025	16th Avenue	Bungalow	c. 1920	Private Residence	Private Residence	Excellent
164.	2045	16th Avenue	Mediterranean Revival	1923	Apartment	Apartment	Excellent
173.	2136	16th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
217.	2255	16th Avenue	Bungalow	c. 1920	Private Residence	Private Residence	Excellent
218.	2315	16th Avenue	Mediterranean Revival	1922	Religious	Religious	Excellent
220.	2343	16th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
219.	2345	16th Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent
221.	2353	16th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
222.	2355	16th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
223.	2365	16th Avenue	Mediterranean Revival	c. 1920	Apartment	Apartment	Excellent
107.	1926	16th Place	Mediterranean Revival	c. 1923	Apartment	Apartment	Good
100.	1805	17th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Excellent
101.	1815	17th Avenue	Masonry Vernacular	c. 1940	Private Residence	Private Residence	Excellent
86.	1905	17th Avenue	Bungalow	c. 1923	Private Residence	Private Residence	Excellent
85.	1915	17th Avenue	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent
109.	1920	17th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
84.	1925	17th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
110.	1946	17th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
83.	1955	17th Avenue	Frame Vernacular	c. 1916	Private Residence	Private Residence	Excellent
111.	1956	17th Avenue	Frame Vernacular	c. 1916	Private Residence	Private Residence	Good
185.	2135	17th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
186.	2155	17th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Good
213.	2216	17th Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent
212.	2219	17th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Excellent
214.	2226	17th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
211.	2233	17th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Excellent
215.	2236	17th Avenue	Minimal Traditional	c. 1925	Private Residence	Private Residence	Excellent
216.	2246	17th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
210.	2247	17th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Excellent
209.	2261	17th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
206.	2425	17th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
205.	2445	17th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
230.	2645	17th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
40.	2145	17th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
39.	2438	17th Street	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good

103.	1826 18th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
104.	1828 18th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
102.	1855-57 18th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Excellent
74.	1915 18th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
76.	1926 18th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Excellent
75.	1935 18th Avenue	Bungalow	c. 1923	Private Residence	Private Residence	Excellent
77.	1936 18th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Excellent
78.	1945 18th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
184.	2025 18th Avenue	Bungalow	c. 1915	Private Residence	Private Residence	Good
189.	2206 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Excellent
190.	2220 18th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
191.	2234 18th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
192.	2248 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
193.	2315 18th Avenue	Bungalow	c. 1935	Private Residence	Private Residence	Good
194.	2346 18th Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent
195.	2405 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
201.	2419 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
202.	2433 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
203.	2447 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
204.	2461 18th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
153.	857 18th Place	Frame Vernacular	c. 1935	Private Residence	Private Residence	Excellent
152.	919 18th Place	Frame Vernacular	c. 1940	Private Residence	Private Residence	Excellent
133.	1135 18th Place	Art Moderne	c. 1925	Commercial	Commercial	Good
134.	1137 18th Place	Industrial Vernacular	c. 1925	Agriculture	Agriculture	Good
132.	1174-76 18th Place	Bungalow	c. 1923	Private Residence	Private Residence	Good
131.	1335 18th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
129.	1365 18th Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
130.	1395 18th Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
99.	1713-15 18th Street	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent
98.	1745 18th Street	Bungalow	1925	Private Residence	Private Residence	Excellent
97.	1835 18th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
96.	1925 18th Street	Minimal Traditional	c. 1940	Private Residence	Private Residence	Excellent
35.	2105 18th Street	Frame Vernacular	c. 1920	Private Residence	Private Residence	Good
36.	2115 18th Street	Frame Vernacular	c. 1920	Private Residence	Private Residence	Good
37.	2125 18th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
38.	2135 18th Street	Mediterranean Revival	c. 1925	Apartment	Apartment	Fair
6.	2301 18th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
5.	2429 18th Street	Frame Vernacular	c. 1929	Private Residence	Private Residence	Good
4.	2445 18th Street	Frame Vernacular	c. 1929	Private Residence	Private Residence	Good
93.	1806 19th Avenue	Bungalow	c. 1930	Private Residence	Private Residence	Excellent
94.	1825 19th Avenue	Frame Vernacular	c. 1937	Private Residence	Private Residence	Excellent
92.	1826 19th Avenue	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent

91. 1834-36 19th Avenue	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent
90. 1844-46 19th Avenue	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent
89. 1852 19th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Excellent
88. 1854 19th Avenue	Frame Vernacular	c. 1925	Private Residence	Apartment	Excellent
95. 1855 19th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Excellent
73. 1905 19th Avenue	Bungalow	c. 1920	Private Residence	Private Residence	Excellent
72. 1915 19th Avenue	Bungalow	1926	Private Residence	Private Residence	Good
71. 1916 19th Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Good
69. 1925 19th Avenue	Frame Vernacular	c. 1915	Apartment	Apartment	Good
70. 1926 19th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
68. 1935 19th Avenue	Frame Vernacular	c. 1916	Private Residence	Private Residence	Good
66. 1936 19th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
67. 1945 19th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
65. 1946 19th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
64. 1956 19th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
187. 2035 19th Avenue	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
188. 2045 19th Avenue	Log House	c. 1920	Private Residence	Private Residence	Good
196. 2406 19th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
200. 2419 19th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
197. 2420 19th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
199. 2433 19th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
198. 2434 19th Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
145. 1031 19th Place	Frame Vernacular	c. 1916	Private Residence	Private Residence	Excellent
144. 1037 19th Place	Frame Vernacular	c. 1916	Private Residence	Private Residence	Excellent
122. 1139 19th Place	Masonry Vernacular	1926	Power Plant	Abandoned	Fair
115. 1429 19th Place	Mediterranean Revival	c. 1923	Apartment	Apartment	Fair
114. 1443 19th Place	Colonial Revival	c. 1916	Private Residence	Commercial	Good
113. 1505 19th Place	Colonial Revival	c. 1916	Private Residence	Private Residence	Good
112. 1519 19th Place	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
105. 1605 19th Place	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
165. 1626 19th Place	Frame Vernacular	c. 1916	Private Residence	Private Residence	Excellent
166. 1634-38 19th Place	Frame Vernacular	c. 1925	Apartment	Apartment	Excellent
81. 1705 19th Place	Frame Vernacular	c. 1916	Private Residence	Private Residence	Excellent
82. 1715 19th Place	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
80. 1723-27 19th Place	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent
79. 1805-15 19th Place	Mediterranean Revival	1925	Apartment	Apartment	Excellent
63. 1835 19th Place	Bungalow	c. 1923	Private Residence	Commercial	Good
182. 1836 19th Place	Frame Vernacular	c. 1915	Private Residence	Private Residence	Good
181. 1846 19th Place	Frame Vernacular	c. 1920	Private Residence	Private Residence	Fair
180. 1856 19th Place	Frame Vernacular	c. 1920	Private Residence	Private Residence	Good
62. 1915 19th Place	Bungalow	c. 1923	Private Residence	Private Residence	Good
61. 1991 19th Place	Minimal Traditional	c. 1940	Private Residence	Commercial	Good

284. 738 19th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
339. 740 19th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
154. 843 19th Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Excellent
150. 857 19th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
149. 903 19th Street	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
151. 924-26 19th Street	Mediterranean Revival	1924	Private Residence	Private Residence	Excellent
142. 953 19th Street	Frame Vernacular	1920	Private Residence	Private Residence	Excellent
123. 1140 19th Street	Industrial Vernacular	1918	Agriculture	Agriculture	Fair
117. 1522 19th Street	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
108. 1646 19th Street	Frame Vernacular	c. 1923	Private Residence	Private Residence	Good
87. 1905 19th Street	Colonial Revival	c. 1923	Private Residence	Private Residence	Excellent
52. 2026 19th Street	Frame Vernacular	c. 1937	Private Residence	Private Residence	Good
34. 2027 19th Street	Bungalow	c. 1925	Private Residence	Private Residence	Good
33. 2035 19th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
32. 2051 19th Street	Frame Vernacular	c. 1940	Private Residence	Private Residence	Excellent
261. 2664 19th Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
260. 2666 19th Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
259. 2672 19th Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
60. 1904 20th Avenue	Mediterranean Revival	c. 1937	Apartment	Apartment	Excellent
53. 1905 20th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
234. 2636 20th Avenue	Shotgun	c. 1925	Private Residence	Private Residence	Fair
233. 2645 20th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
232. 2646 20th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
235. 7626 20th Avenue	Shotgun	c. 1925	Private Residence	Private Residence	Fair
155. 823 20th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
156. 833 20th Street	Frame Vernacular	1926	Private Residence	Private Residence	Excellent
157. 859 20th Street	Frame Vernacular	1887	Private Residence	Private Residence	Excellent
159. 1423 20th Street	Mediterranean Revival	1920	Commercial	Commercial	Excellent
160. 1453 20th Street	Masonry Vernacular	c. 1921	Commercial	Commercial	Excellent
161. 1507 20th Street	Mediterranean Revival	c. 1920	Private Residence	Commercial	Excellent
183. 1745 20th Street	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
374. 1965 20th Street	Mediterranean Revival	1936	Private Residence	Private Residence	Excellent
44. 2432 20th Street	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Fair
43. 2525 20th Street	Mediterranean Revival	c. 1925	Private Residence	Commercial	Excellent
280. 3006 20th Street	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
254. 3731 20th Street	Bungalow	1915	Private Residence	Private Residence	Excellent
30. 1804 21st Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
31. 1808 21st Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent
29. 1817 21st Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
28. 1825 21st Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
27. 1831 21st Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
26. 1837 21st Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good

Inventory continued

25. 1841 21st Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
24. 1853 21st Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
51. 1933 21st Avenue	Mediterranean Revival	c. 1937	Private Residence	Private Residence	Excellent
50. 1939-41 21st Avenue	Mediterranean Revival	c. 1937	Private Residence	Apartment	Excellent
236. 1041-59 21st Street	Mediterranean Revival	1926	Commercial	Commercial	Good
237. 1060 21st Street	Mediterranean Revival	c. 1935	Commercial	Commercial	Fair
169. 1402 21st Street	Mediterranean Revival	1926	Apartment	Apartment	Excellent
168. 1428-36 21st Street	Masonry Vernacular	c. 1925	Commercial	Commercial	Excellent
167. 1450 21st Street	Masonry Vernacular	c. 1935	Commercial	Commercial	Excellent
172. 1534 21st Street	Frame Vernacular	1916	Private Residence	Library	Excellent
16. 1813 22nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
15. 1817 22nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
17. 1828 22nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
14. 1833 22nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
13. 1837 22nd Avenue	Minimal Traditional	c. 1940	Private Residence	Private Residence	Good
18. 1838 22nd Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Good
19. 1842 22nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
12. 1843 22nd Avenue	Frame Vernacular	c. 1937	Private Residence	Private Residence	Fair
20. 1844 22nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
21. 1846 22nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
22. 1848 22nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
23. 1850 22nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
47. 1935 22nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Apartment	Good
49. 1948 22nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
48. 1955 22nd Avenue	Minimal Traditional	c. 1937	Private Residence	Private Residence	Good
174. 1549 22nd Street	Neoclassical	c. 1937	Public	Church	Excellent
7. 1833 23rd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
8. 1837 23rd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
10. 1845 23rd Avenue	Frame Vernacular	c. 1937	Private Residence	Private Residence	Good
9. 1846 23rd Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Good
11. 1856 23rd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
46. 1901 23rd Avenue	Colonial Revival	c. 1925	Private Residence	Private Residence	Good
45. 1915 23rd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
282. 1582 24th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
207. 1728 24th Street	Mediterranean Revival	c. 1920	Private Residence	Private Residence	Good
208. 1730-38 24th Street	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
3. 1748 25th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
2. 1756 25th Avenue	Frame Vernacular	c. 1929	Private Residence	Private Residence	Good

1.	1843 25th Avenue	Frame Vernacular	c. 1930	Private Residence	Private Residence	Good
41.	1906 25th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
42.	1912-14 25th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
325.	1016 26th Street	Frame Vernacular	c. 1915	Private Residence	Private Residence	Good
263.	1740 26th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
264.	1841 26th Avenue	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
262.	1854 26th Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent
265.	1907 26th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
266.	1911 26th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
270.	1912 26th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Fair
267.	1915 26th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
268.	1941 26th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
269.	1948 26th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
258.	1910 27th Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
257.	1920 27th Avenue	Frame Vernacular	c. 1920	Private Residence	Private Residence	Good
231.	1933 27th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
324.	1145 28th Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
323.	1240 29th Street	Frame Vernacular	c. 1926	Private Residence	Private Residence	Good
285.	1301 29th Street	Industrial Vernacular	c. 1910	Agriculture	Agriculture	Fair
286.	1401 29th Street	Industrial Vernacular	c. 1920	Agriculture	Agriculture	Good
281.	2005 30th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
279.	2025 30th Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
289.	1316 31st #1	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
290.	1316 31st #2	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
291.	1316 31st #3	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
292.	1316 31st #5	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
293.	1316 31st #6	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
294.	1316 31st #7	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
295.	1316 31st #8	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
296.	1316 31st #9	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
297.	1316 31st #10	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
298.	1316 31st #11	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
302.	1315 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
303.	1316 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
309.	1325 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
304.	1326 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair

Inventory continued

306.	1335 32nd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
305.	1336 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
307.	1337 32nd Street	Masonry Vernacular	c. 1925	Private Residence	Private Residence	Fair
308.	1345 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
276.	2026 32nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
277.	2035 32nd Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
278.	2045 32nd Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
301.	1305 32nd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
311.	1304-06 33rd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
312.	1316 33rd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
313.	1326 33rd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
314.	1335 33rd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
315.	1345 33rd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
316.	1355 33rd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
318.	1366 33rd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
317.	1368 33rd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Good
320.	1375 33rd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
319.	1376 33rd Street	Frame Vernacular	c. 1935	Private Residence	Private Residence	Fair
321.	1394 33rd Street	Masonry Vernacular	c. 1935	Private Residence	Private Residence	Fair
322.	3006 33rd Street	Frame Vernacular	c. 1925	Private Residence	Private Residence	Fair
256.	1895 34th Avenue	Mediterranean Revival	1926	Private Residence	Private Residence	Good
255.	1955 37th Avenue	Mediterranean Revival	1926	Private Residence	Private Residence	Excellent
253.	1936 40th Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
252.	1809 41st Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Good
354.	959 Bay Oak Lane	Monterey	c. 1935	Private Residence	Private Residence	Excellent
362.	666 Bougainvillea	Masonry Vernacular	c. 1935	Private Residence	Private Residence	Good
274.	2321 Buena Vista Blvd	Monterey	c. 1940	Private Residence	Private Residence	Excellent
361.	2701 Cardinal Drive	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
355.	2020 Club Drive	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Good
368.	2225 Club Drive	Mediterranean Revival	1929	Private Club	Education	Excellent
358.	2415 Club Drive	Masonry Vernacular	c. 1925	Private Residence	Private Residence	Good

Inventory continued

139. 1636 Commerce Avenue	Industrial Vernacular	c. 1915	Commercial	Commercial	Good
140. 1978 Commerce Avenue	Masonry Vernacular	c. 1915	Commercial	Commercial	Good
178. 2162 Commerce Avenue	Art Moderne	c. 1935	Commercial	Commercial	Good
275. 2021 Cordova Avenue	Monterey	c. 1940	Private Residence	Private Residence	Excellent
59. 2005 Cortez Avenue	Monterey	c. 1940	Private Residence	Private Residence	Excellent
58. 2020 Cortez Avenue	Colonial Revival	c. 1937	Private Residence	Private Residence	Good
327. 2675 Country Club Drive	Mediterranean Revival	c. 1920	Private Residence	Private Residence	Good
56. 2005 DeLeon Avenue	Colonial Revival	1938	Private Residence	Private Residence	Good
57. 2035 DeLeon Avenue	Monterey	1937	Private Residence	Private Residence	Excellent
271. 2055 DeLeon Avenue	Mediterranean Revival	c. 1920	Private Residence	Private Residence	Excellent
272. 7075 DeLeon Avenue	Monterey	c. 1940	Private Residence	Private Residence	Excellent
373. 1749 Old Dixie Hwy	Masonry Vernacular	c. 1925	Commercial	Commercial	Fair
127. 1889 Old Dixie Hwy	Frame Vernacular	1924	Apartment	Apartment	Good
126. 1929-33 Old Dixie Hwy	Masonry Vernacular	c. 1925	Commercial	Commercial	Good
125. 1937 Old Dixie Hwy	Masonry Vernacular	c. 1925	Commercial	Commercial	Good
247. 2350 Fairway Drive	Mediterranean Revival	1926	Apartment	Apartment	Excellent
248. 2366 Fairway Drive	Mediterranean Revival	1926	Private Residence	Private Residence	Excellent
249. 2379 Granada Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
250. 2381 Granada Avenue	Mediterranean Revival	c. 1920	Private Residence	Private Residence	Excellent
371. 2521 Granada Avenue	Mediterranean Revival	c. 1925	Apartment	Apartment	Good
341. 367 Grey Twig	Frame Vernacular	c. 1926	Private Residence	Private Residence	Good
340. 546 Grey Twig	Mediterranean Revival	c. 1926	Private Residence	Private Residence	Good
283. 1638 Highland Avenue	Frame Vernacular	c. 1940	Private Residence	Private Residence	Good
326. 2716 Laurel Drive	Mediterranean Revival	c. 1920	Private Residence	Private Residence	Good
143. 1820 Lemon Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Excellent
336. 2300 Leon Avenue	Mediterranean Revival	c. 1925	Private Residence	Commercial	Excellent
369. 2506 Ocean Drive	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
343. 3150 Ocean Drive	Frame Vernacular	1937	Commercial	Commercial	Good
348. 901 Painted Bunting	Frame Vernacular	c. 1920	Private Residence	Private Residence	Good
349. 945 Painted Bunting	Frame Vernacular	c. 1920	Private Residence	Private Residence	Excellent
350. 946 Painted Bunting	Colonial Revival	c. 1935	Private Residence	Private Residence	Excellent

Inventory continued

351. 971 Painted Bunting	Frame Vernacular	c. 1929	Private Residence	Private Residence	Excellent
353. 990 Painted Bunting	Masonry Vernacular	c. 1940	Private Residence	Private Residence	Good
352. 995 Painted Bunting	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
334. 2500 Pine Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
335. 2515 Pine Avenue	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
238. 2130 Ponce DeLeon Circle	Mediterranean Revival	c. 1935	Private Residence	Abandoned	Good
239. 2208 Ponce DeLeon Circle	Mediterranean Revival	c. 1935	Apartment	Apartment	Good
356. 845 Riomar Drive	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
357. 855 Riomar Drive	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good
360. 865 Riomar Drive	Frame Vernacular	1919	Private Residence	Private Residence	Excellent
359. 905 Riomar Drive	Frame Vernacular	1919	Private Residence	Private Residence	Good
347. 935 Riomar Drive	Frame Vernacular	c. 1923	Private Residence	Private Residence	Excellent
346. 945 Riomar Drive	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
345. 955 Riomar Drive	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
344. 976 Riomar Drive	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
363. 701 Royal Palm Blvd	Frame Vernacular	c. 1930	Private Residence	Private Residence	Good
370. 957 Royal Palm Blvd	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
251. 1031 Royal Palm Blvd	Mediterranean Revival	1926	Private Residence	Commercial	Excellent
242. 1110 Royal Palm Blvd	Mediterranean Revival	c. 1925	Apartment	Apartment	Good
240. 1151 A Royal Palm Blvd	Mediterranean Revival	c. 1925	Apartment	Apartment	Good
241. 1151 B Royal Palm Blvd	Mediterranean Revival	c. 1925	Apartment	Apartment	Good
243. 1160 Royal Palm Blvd	Mediterranean Revival	c. 1925	Apartment	Apartment	Excellent
364. 625 Royal Palm Place	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
333. 715 Royal Palm Place	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
332. 814 Royal Palm Place	Monterey	c. 1940	Private Residence	Private Residence	Excellent
331. 850 Royal Palm Place	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
330. 900 Royal Palm Place	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
372. 2131 Seville Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Excellent
342. 1050 Sexton Plaza	Frame Vernacular	1940	Commercial	Commercial	Good
368. 6782 State Road 510	Mediterranean Revival	1929	Private Club	Education	Excellent
55. 2025 Tallahassee Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Good
54. 2045 Tallahassee Avenue	Masonry Vernacular	c. 1925	Private Residence	Private Residence	Excellent
287. 3030 US Highway 1 A	Frame Vernacular	1926	Commercial	Commercial	Good
288. 3030 US Highway 1 B	Frame Vernacular	c. 1925	Commercial	Commercial	Good
273. 2222 Victory Blvd	Colonial Revival	c. 1940	Private Residence	Private Residence	Excellent

Inventory continued

328. 2731 Whipoorwill Lane	Mediterranean Revival	c. 1925	Private Residence	Private Residence	Excellent
135. 1820 Wilbur Avenue	Bungalow	c. 1925	Private Residence	Private Residence	Good
138. 1936 Wilbur Avenue	Frame Vernacular	c. 1915	Private Residence	Private Residence	Good
137. 1951 Wilbur Avenue	Frame Vernacular	c. 1925	Private Residence	Private Residence	Good

APPENDIX B

The National Register

NATIONAL REGISTER PROGRAM

The National Register of Historic Places is an official listing of historically significant sites and properties throughout the country. Maintained by the National Park Service, U.S. Department of Interior, it includes districts, sites buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering, or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities.

Listing in the National Register does not, in itself, impose any obligation on the property owner, or restrict the owner's basic right to use or dispose of the property as he or she sees fit. It does, however, encourage the preservation of significant historic resources in three ways:

- 1) by providing official recognition of the historic significance of the property and encouraging consideration of its historic value in future development planning;
- 2) by imposing limited protection from activities involving funding, licensing, or assistance by Federal agencies that could result in damage or loss of its historic values;
- 3) by making the property eligible for federal financial incentives for historic preservation.

Redevelopment of a listed property which involves federal funding, licensing, or assistance will be subject to review by the State Historic Preservation Officer and the Advisory Council on Historic Preservation to insure that adequate and appropriate consideration is given to the preservation of the historic qualities for which it was originally listed. This review requirement will also apply to any federally funded, licensed, or assisted activities undertaken by others that could have an adverse effect on the property.

Federal financial incentives for historic preservation include eligibility for direct matching grants and investment tax credits for the rehabilitation of income-producing properties.

APPENDIX C

Federal and State Preservation Laws

FEDERAL PRESERVATION LAWS

Antiquities Act of 1906

Public Law 59-209 16 U.S.C. 431-33

This act authorizes the President to designate historic and natural resources of national significance located on federally owned or controlled lands as national monuments. It provides for the protection of all historic and prehistoric ruins and objects of antiquity located on Federal lands by providing criminal sanctions against excavation, injury, or destruction of such antiquities without the permission of the Secretary of the department having jurisdiction over such resources. The Secretaries of the Interior, Agriculture, and Defense are authorized to issue permits for archaeological investigations on lands under their control to recognized educational and scientific institutions for the purpose of systematically and professionally gathering data of scientific value. For further information consult the Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

Historic Sites Act of 1935

Public Law 74-292

This act establishes as national policy the preservation for public use of historic resources by giving the Secretary of the Interior the power to make historic surveys to document, evaluate, acquire, and preserve archaeological and historic sites across the country. It led to the eventual establishment within the National Park Service of the Historic Sites Survey, the Historic American Buildings Survey, and the Historic American Engineering Record. For further information consult the Associate Director for Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

National Historic Preservation Act of 1966

Public Law 89-665 16 U.S.C. 470-470m.

This act authorizes the Secretary of the Interior to expand and maintain a National Register of districts, sites, buildings, structures, and objects of local, State, and national significance and to grant funds to States for the purpose of undertaking comprehensive statewide historic surveys and preparing matching grants-in-aid to the States for the preservation, acquisition, and development of National Register properties and provides funding to the National Trust for Historic Preservation to implement its programs. The Advisory Council on Historic Preservation was established through this act to advise the President and Congress on matters relating to historic preservation and to comment on federally licensed, funded, or executed undertakings affecting National Register properties. Under section 106, Federal agencies are required to take into account the effect of their proposed undertakings on properties listed in or eligible for inclusion in the National Register before the expenditure of Federal funds or the issuance of any licenses, and to allow the Advisory Council a reasonable opportunity to comment. For further information about grants or nominations, consult the Associate Director for Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. For further information on the council's procedures, consult the Advisory Council on Historic

Preservation, Old Post Office Building, 1100 Pennsylvania Avenue, NW, Room 809, Washington, D.C. 20004. This act was amended significantly by the National Historic Preservation Act Amendments of 1980.

The Department of Transportation Act of 1966
Public Law 89-670 23 U.S.C. 138 - "4(f)"

This act directs the Secretary of Transportation not to approve any program or project that requires the use of land from a historic site of national, State, or local significance as determined by Federal, State, or local officials having jurisdiction thereof unless (1) there is no feasible and prudent alternative to the use of such land, and (2) such program includes all possible planning to minimize harm to such historic property. This means that the Federal Highway Administration, the Federal Aviation Administration, the Urban Mass Transportation Administration, and the U.S. Coast Guard must consider the potential effect of their projects on historic resources whether or not the historic resource affected is listed in or determined to be eligible for the National Register. For further information consult the Office of Environmental Affairs, U.S. Department of Transportation, Washington, D.C. 20590.

National Environmental Policy Act of 1969
Public Law 91-190 42 U.S.C. 4321 et. seq. (1970)

Under this act Federal agencies are obligated to consider the environmental costs of their projects as part of the Federal planning process. For major Federal actions significantly affecting the quality of the human environment, Federal agencies are to prepare an environmental impact statement. The Department of the Interior and the Advisory Council on Historic Preservation comment on environmental impact statements to evaluate impact on historic resources. For further information consult the Office of Review and Compliance, Advisory Council on Historic Preservation, Old Post Office Building, 1100 Pennsylvania Avenue, NW, Room 809, Washington, D.C. 20004.

Executive Order 11593, Protection and Enhancement of the Cultural Environment
16 U.S.C., 470 (Supp. 1, 1971)

With this order, the President directs Federal agencies to take a leadership role in preserving, restoring, and maintaining the historic environment of the Nation. Federal agencies must survey, inventory, and nominate all historic resources under their jurisdiction or control (to the extent that the agency substantially exercises the attributes of ownership) to the National Register. Until these processes are completed, agency heads must exercise caution to assure that potentially qualified Federal property is not inadvertently transferred, sold, demolished, or substantially altered. When planning projects, agencies are urged to request the opinion of the Secretary of the Interior as to the eligibility for National Register listing of properties whose resource value is questionable or has not been inventoried. Agencies are directed to institute procedures, in consultation with the Advisory Council on Historic Preservation, to ensure that Federal plans and programs contribute to the preservation and enhancement of nonfederally owned historic resources. The procedures of the Advisory Council on Historic Preservation recommend that Federal agencies comply

by identifying all potential historic resources in the environmental impact area of projects which they fund, license, or execute. Properties that have been determined eligible under this process receive the same protection as National Register listed properties under section 106 of the National Historic Preservation Act, as amended, but they are not eligible to be considered for National Park Service matching grants-in-aid. For information and procedures on requesting determinations of eligibility, consult the National Register of Historic Places, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Substantial portions of the order were incorporated into and modified by the National Historic Preservation Act Amendments of 1980.

The Archaeological and Historic Preservation Act of 1974 Public Law 93-291 16 U.S.C. 469a

This act calls for the preservation of historic and archaeological data that would otherwise be lost as a result of Federal construction or other federally licensed or assisted activities. It authorizes the Secretary of the Interior, or the agency itself, to undertake recovery, protection, and preservation of such data. When Federal agencies find that their undertakings may cause irreparable damage to archaeological resources, the agencies shall notify the Secretary of the Interior, in writing, of the situation. The agencies involved may undertake recovery and preservation with their own project funds, or they may request the Secretary of the Interior to undertake preservation measures.

Archaeological salvage or recording by the Historic American Buildings Survey or the Historic American Engineering Record are among the alternatives available to the Secretary. This act presents two innovations over previous law: (1) previously, only dams were covered, now all Federal projects are; and (2) up to 1 percent of project funds may be used for this purpose. For further information consult the Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. This act was amended by the National Historic Preservation Act Amendments of 1980.

Housing and Community Development Act of 1974 Public Law 93-333

This act replaces the Department of Housing and Urban Development (HUD) categorical grant programs that previously funded urban renewal, planning, and other federally assisted community development activities with a comprehensive block grant program. Funds may be used for a broad range of community development activities. The acquisition, rehabilitation, preservation, and restoration of historic properties, historic preservation planning and surveys, and adaptive use of historic resources may be funded with block grants. Funds may be used as the match for grant money from NPS. Communities receiving funds must comply with Federal laws and regulations protecting historic resources; HUD has delegated these responsibilities directly to the recipients who now function as Federal officials. For further information consult the Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development, Washington, D.C. 20410.

Emergency Home Purchase Assistance Act of 1974
Public Law 93-449 12 U.S.C. 1723e

This act authorizes Federal insurance for loans to finance the restoration or rehabilitation of residential structures listed in or eligible for the National Register. Address inquiries to Director, Title I Insured Loan Division, Department of Housing and Urban Development, 451 7th Street, SW, Room 6133, Washington, D.C. 20410.

Amendment to the Land and Water Conservation Fund Act of 1965
Public Law 94-422 16 U.S.C. 4601-4 1976

This act allows the Secretary of the Interior, at his discretion, to increase the maximum percentage of Federal funding from 50 percent to 70 percent for statewide historic preservation plans, surveys, and project plans as allowed under the National Historic Preservation Act of 1966. It establishes a Historic Preservation Fund to carry out the provisions of this act and establishes the Advisory Council on Historic Preservation as an independent agency. Section 106 of the National Historic Preservation Act is amended to direct Federal agencies to take into account in the planning process properties eligible for inclusion in the National Register, as well as those already listed. For further information consult the Associate Director for Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

Public Buildings Cooperative Use Act of 1976
Public Law 94-541 90 STAT. 2505, 40 U.S.C. 175

This act requires the General Service Administration (GSA) to acquire structures of historic or architectural significance for Federal office buildings. Unless the choice is infeasible and imprudent, GSA will give preference in its purchase and utilization of space to historic structures over other existing structures and over the alternative of new construction. GSA is also required to encourage the public use of such buildings by accommodating commercial, cultural, educational, and recreational uses of them both during and outside regular Federal working hours and to provide the handicapped access to them. Address inquiries to Historic Preservation Officer, General Services Administration, Washington, D.C. 20405.

Archaeological Resources Protection Act of 1979
Public Law 96-95

This act establishes terms and conditions for the granting of permits to excavate or remove archaeological resources on public or Indian land. It provides for the custody and disposition of resources removed and imposes criminal penalties for excavating, removing, or damaging archaeological resources on these lands without a permit, and civil penalties for violating regulations or permits issued under this act. It directs the Secretary of the Interior to improve cooperation and exchange of information between (1) private individuals with collections of archaeological resources and data, and (2) Federal authorities responsible for the protection of archaeological resources on public and Indian land and

professional archaeologists. For further information, consult the Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

National Historic Preservation Act Amendments of 1980
Public Law 96-515

These amendments continue existing National Register programs, require public and local government participation in the nomination process, and prohibit listing of properties if the owner objects. The amendments specifically authorize the National Historic Landmarks program, strengthen the role of State programs, establish statutory authority for existing elements of programs (such as SHPOs, review boards, and public participation), and establish statutory standards for State programs. The amendments require the States and the Department of the Interior to establish mechanisms to certify qualified local governments to participate in nomination and funding programs. Ten percent of historic preservation fund (HPF) money is authorized for preserving threatened National Historic Landmarks, demonstration projects, and training in preservation skills. The amendments authorize \$150 million annually for the HPF program for fiscal years 1982-87 and federally guaranteed market-rate loans for preserving National Register properties. They establish statutory responsibilities for Federal agencies to manage federally-owned historic properties, surveys and nominations, recording of buildings to be lost, appointment of agency preservation officers, leasing of historic Federal buildings, and increased sensitivity of Federal programs to meeting preservation objectives.

STATE OF FLORIDA PRESERVATION LAWS

The Historical Resources Act (Chapter 267, F.S. 1986)

This act, initially signed into law by the Governor in 1967, contains Florida's primary historic preservation legislation. Citing the necessity to preserve the state's cultural heritage, the law promulgates a series of goals and objectives for state action. It lists the historic preservation responsibilities for each state agency in the Executive Branch, paralleling those in the 1966 National Historic Preservation Act, which apply to federal agencies. The Florida law creates the Division of Historical Resources within the Department of State as the agency responsible for coordinating and overseeing the state's historic preservation activities. The division is charged under the law with carrying out on behalf of the state the programs established by the National Historic Preservation Act of 1966.

Florida Environmental Land and Water Management Act of 1972 (Chapter 280, F.S. 1986)

This act established "Areas of Critical State Concern" and requires within such areas a review of the impact of projects upon historic and archaeological sites.

The Florida Coastal Management Act of 1978 (Chapter 380, F.S. 1985)

Environmental impact statements, required under this act, must address historic resources.

The Florida State Comprehensive Planning Act of 1972 (Chapter 186, F.S.)

and

The State Comprehensive Plan (Chapter 187, F.S.)

These acts direct the development of a state comprehensive plan, create regional planning councils, and set forth requirements for protecting historic resources in state, local, and regional planning efforts.

The Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, F.S. 1986)

This act requires historic resources to be addressed in each of the mandatory elements prepared in conformance with state planning requirements.

Assessments: Part II Special Classes of Property (Chapter 193.441-193.623 F.S.)

This act provides for a reduction in property taxes through a deferred tax liability for the protection of archaeological and historic sites through development rights transfers.

Conservation Easements
(Chapter 704.06 (3) F.S.)

This act provides economic incentives for protecting historic resources through less than fee acquisitions.

Offenses Concerning Dead Bodies and Graves
(Chapter 872, F.S. 1985)

Although not a historic preservation law, the provisions of this act may apply to prehistoric and historic grave sites.

Preservation of Cemeteries and Burials
(Chapter 872.05, F.S. 1987)

Although not originally intended as a preservation law, 872.05, F.S. 1987, provides penalties for willfully destroying, mutilating, defacing, injuring or removing any tomb, monument, gravestone, burial mound, earthen or shell monument containing human skeletal remains or associated burial artifacts. Such action is a misdemeanor of the first degree. However, if the damage to such property is greater than \$100 or if any property removed is greater than \$100 in value, then the perpetrator is guilty of a felony of the third degree.

Further, Section 872.05, Florida Statutes provides that any person who knows or has reason to know that an unmarked human burial is being disturbed, destroyed, defaced, mutilated, removed, excavated, or exposed shall immediately notify the local law enforcement agency with jurisdiction in the area where the unmarked human burial is located. When an unmarked human burial is discovered other than during an archaeological excavation authorized by the state or an educational institution, all activity that may disturb the unmarked human burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.