



CITY OF TITUSVILLE

HISTORIC PRESERVATION BOARD

AGENDA

Regular Meeting

May 5, 2025 - 1:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution #24-1997.

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

1. CALL TO ORDER

2. ROLL CALL

3. DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes April 7, 2025

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. CONSENT AGENDA

7. OLD BUSINESS

A. Recognition of Historic Structures Without Designation

As the Board Desires.

B. HPB Annual Workshop May 22, 2025 5:30 PM

As the Board Desires.

8. NEW BUSINESS

A. COA 2-2025 - 329 and 335 S. Washington Avenue

Conduct a public hearing and consider the proposed Certificate of Appropriateness request per the recommendation of the Historic Preservation Officer.

B. Florida Trust Historic Preservation Workshop at Elliott Museum May 17, 2025

AS the Board Desires.

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

11. ADJOURNMENT

Any person who decides to appeal any decision of the Historic Preservation Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the meeting, submit a written request to the chairperson that the physically handicapped person desires to attend the meeting.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Brad Parrish, Community Development Director
Subject: **Minutes April 7, 2025**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes April 7, 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 04.07.25 Minutes Draft

The Historic Preservation Board (HPB) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber, located at 555 South Washington Avenue on Monday April 7, 2025 at 1:00 p.m.

XXX

Chairman Kiesel called the meeting to order at 1:10 p.m. (due to technical issues). Present were, Vice Chairman Petyk, Secretary Adams, Member Shifalo, Member Gaetjens. Member Jonas, Member Foster, Alternate Member Davis and Alternate Member Crofton were absent. Also attending were Redevelopment Planner Sue Williams, Planner Tabitha Armstrong and Recording Secretary Laurie Dargie.

XXX

Vice Chairman Petyk motioned to approve the regular minutes from the March 3, 2025 meeting as presented. Secretary Adams seconded. There was a unanimous voice vote in favor.

Vice Chairman Petyk motioned to approve the workshop minutes from the March 3, 2025 meeting as presented. Secretary Adams seconded. There was a unanimous voice vote in favor.

XXX

Old Business

Recognition of Historic Structures Discussion

Member Shifalo requests that the address being recognized be included in the letter.

XXX

Historic Preservation Board Annual Workshop 2025 Discussion

The Historic Preservation Board members did not have any additions or changes to the agenda.

Member Shifalo asked the Historic Preservation Board Members and City staff to spread the word about the workshop.

XXX

New Business

None

XXX

Petitions & Request

None

XXX

Reports

Member Shifalo said she would like the Historic Preservation Board to explore the mid-century modern structures in the City of Titusville since there was such a large growth of this as part of Titusville's history.

Redevelopment Planner Sue Williams stated that there is some legislation coming down from the State of Florida House Bill 717 and Senate Bill 582 regarding enhanced fines for unauthorized demolition of structures listed on the National Register of Historic Places.

Redevelopment Planner Sue Williams also stated that seventy-five (75) more of the Joynerville & Beyond booklets have been ordered to have on hand during the workshop.

Vice Chairman Petyk asked if Panera Bread withdrew their application and if Chick-fil-a is talking to the City of Titusville. Planner Tabitha Armstrong said that is correct.

XXX

Adjournment 1:22pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **Recognition of Historic Structures Without Designation**
Department/Office: Community Development

Recommended Action:

As the Board Desires.

Summary Explanation & Background:

During the June 3, 2024, Historic Preservation Board (HPB) meeting, it was the consensus of the Board that the members would research ways to recognize historic structures without being locally or nationally designated and bring those ideas back to the HPB at the July 1, 2024 meeting for discussion.

During the July 1, 2024 HPB meeting, it was the consensus for staff to provide a draft sample certificate of recognition and the Historic Preservation Board will discuss the certificate, procedures and criteria for the recognition at the August 5, 2024, meeting.

The staff researched the process the Brevard Heritage Council Board members utilized during their recognition process. Each Board member researched one property to nominate, spoke with the owner and verified the property information utilizing public records. The Brevard Heritage Council hosted a recognition/celebration ceremony for recipients during their annual meeting in the evening with refreshments. The number of recipients would vary, normally between 2-4 at each recognition ceremony. Each recipient was able to speak about the renovation or rehabilitation of their property, providing valuable information to the Brevard Heritage Council Board members.

During the August 5, 2024, HPB meeting, there was consensus to pursue the recognition of the historic structures. There was also a consensus that the Board members need to come up with a process so that it is done correctly. After discussion at the October 7, 2024, meeting regarding the process and criteria. During the November 4, 2024 HPB Meeting, the Board decided they would like a form for the criteria. Member Foster stated she had a form the Brevard heritage Council utilized and would submit it to the staff. The Historic Preservation board reviewed the forms at the December 2, 2024, meeting and provided direction to staff. The staff created a form for the HPB.

The Historic Preservation Board discussed having a round-table meeting to choose

possible structures for recognition and presenting the certificates at the HPB Annual Workshop in May. During the January 6, 2025 HPB meeting, there was a consensus to hold the round table meeting directly after the February 3, 2025, Historic Preservation Board meeting is adjourned. There was also a consensus during the January 6, 2025 HPB meeting that each Board Member would bring forward 2 recommendations each for historic structures for recognition without designation for discussion at the roundtable, to narrow the nominations to 4 total to be recognized at the HPB Annual Workshop on May 22, 2025 at 5:30 at the Harry T. Moore Center.

During the February 3, 2025, Historic Preservation Board workshop, the HPB members each gave two recommendations each for historic structures for recognition without designation. There was consensus at the February 3, 2025, workshop to review the recommendations, host another workshop on March 3, 2025, and collectively decide on four (4) total subject properties at the March workshop utilizing the completed applications submitted by the board members. At the March 3, 2025, HPB Workshop, the following four (4) properties were selected: Launch Now, Moonlight Drive In, 806 Olive Avenue, and 1200 Riverside Drive. The board members who recommended the four (4) properties will contact the nominees to invite them to the May 22, 2025, Annual Workshop and submit the applications for recommendation to staff for the April 2025 meeting discussion. During the April 7, 2025 HPB meeting, the draft award certificates and invitations were approved. Staff mailed the invitations on April 23, 2025.

The final award certificates and invitations to property owners are attached.

Alternatives:

Item Budgeted:

Historic Preservation Board budget.

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

This action addresses City of Titusville Goal 5.b to continue the effectiveness of the Historic Preservation Board.

Strategic Plan Impact:

This action promotes Historic Preservation within the City of Titusville.

ATTACHMENTS:

- 1. Letters to owners
- 2. 1200 Riverside Drive Award
- 3. 1515 S. Washington Ave Award
- 4. 300-310 S Washington Ave Award

5. 806 Olive Ave Award

City of Titusville

"Gateway to Nature and Space"



555 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796-3584
POST OFFICE BOX 2806 (32781-2806)

PLANNING & GROWTH
MANAGEMENT DEPARTMENT
Tel: (321) 567-3782
Fax: (321) 383-5700
www.titusville.com

Launch Now LLC
Kristen Thomas
Ciarra Taylor
1200 N Pennsylvania Street Unit 100
Denver, CO 80203

Dear Ms. Thomas and Ms. Taylor,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining 2 notable historic buildings in Titusville, the Launch Now LLC project, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

Historic Preservation Annual Workshop

Date: Thursday, May 22, 2025

Time: 5:30 PM – 8 PM

Location: Harry T. Moore Social Services Center 725 DeLeon Ave., Titusville, FL 32780.

Attire: Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or Tabitha.armstrong@titusville.com.

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel
Chairman
City of Titusville Historic Preservation Board

City of Titusville

"Gateway to Nature and Space"



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www.titusville.com

Mr. Clyde R. Dandridge
Dominion Realm LLC
P O Box 1647
Titusville, FL 32781

Dear Mw. Dandridge,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining a notable historic building in Titusville, 806 Olive Avenue, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

Historic Preservation Annual Workshop

Date: Thursday, May 22, 2025

Time: 5:30 PM – 8 PM

Location: Harry T. Moore Social Services Center 725 Deleon Ave., Titusville, FL 32780.

Attire: Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or Tabitha.armstrong@titusville.com.

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel
Chairman
City of Titusville Historic Preservation Board

City of Titusville

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Tel: (321) 567-3782
Fax: (321) 383-5700
www.titusville.com

Rena M. Singleton
P O Box 279
Brandenburg, KY 40108

Dear Ms. Singleton,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining a notable historic building in Titusville, 1200 Riverside Drive, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

Historic Preservation Annual Workshop

Date: Thursday, May 22, 2025

Time: 5:30 PM – 8 PM

Location: Harry T. Moore Social Services Center 725 DeLeon Ave., Titusville, FL 32780.

Attire: Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or Tabitha.armstrong@titusville.com.

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel
Chairman
City of Titusville Historic Preservation Board

City of Titusville

"Gateway to Nature and Space"



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Fax: (321) 383-5700
www.titusville.com

Moonlight Drive-In LLC.
Shawn and Jessica Landry
564 L M Davey Lane
Titusville, FL 32780

Dear Shawn and Jessica Landry,

On behalf of the City of Titusville Historic Preservation Board, it is my pleasure to inform you that in recognition of your outstanding commitment to preserving and maintaining a notable historic building in Titusville, the Moon Light Drive-In LLC, you have been selected to receive a **Certificate of Recognition** during our upcoming Annual Historic Preservation Workshop.

This award reflects the Board's deep appreciation for individuals and organizations who contribute to safeguarding our community's rich cultural and architectural heritage.

We cordially invite you to join us at the workshop to accept this recognition:

Historic Preservation Annual Workshop

Date: Thursday, May 22, 2025

Time: 5:30 PM – 8 PM

Location: Harry T. Moore Social Services Center 725 Deleon Ave., Titusville, FL 32780.

Attire: Business Casual

Your commitment to historic preservation contributes meaningfully to the character and history of our community, and we look forward to recognizing your work in the presence of fellow preservationists, community leaders, and local residents.

We kindly request that you RSVP by May 16, 2025, at 321-567-3782 or Tabitha.armstrong@titusville.com.

We hope you will be able to join us for this special occasion. Your dedication makes a lasting impact on our community, and we look forward to honoring your contributions.

Warm regards,

Allen Kiesel
Chairman
City of Titusville Historic Preservation Board

2025

City of Titusville

Historic Preservation Board Award



Presented to

Rena M. Singleton

for the property located at 1200 Riverside Drive in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

2025

City of Titusville

Historic Preservation Board Award



Presented to

Moonlight Drive-In LLC

for the property located at 1515 S. Washington Ave in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

2025

City of Titusville

Historic Preservation Board Award



Presented to

Launch Now LLC

for the property located at 300-310 S. Washington Ave in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

2025

City of Titusville

Historic Preservation Board Award



Presented to

Clyde R. Dandridge

for the property located at 806 Olive Ave in recognition of the dedicated efforts in preserving and maintaining a notable historical building in Titusville, Florida and Brevard County.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **HPB Annual Workshop May 22, 2025 5:30 PM**
Department/Office: Community Development

Recommended Action:

As the Board Desires.

Summary Explanation & Background:

At the January 6, 2025 Historic Preservation Board (HPB) meeting there was a consensus to hold the HPB Annual Workshop on May 22, 2025 at the Harry T. Moore Center at 5:30PM if this date did not conflict with NAACP May 2025 meeting. Staff confirmed the NAACP meeting in May is May 15, 2025. Staff confirmed the Harry T. Moore Center is available on May 22, 2025, and reserved the location. There was also a consensus to have possibly three speakers from the Joynerville community to share their stories at the Annual Workshop. Member Davis stated he would contact a few different individuals discussed at the January 6, 2025 meeting regarding speaking at the Annual Meeting regarding the Joynerville Community. This item was discussed at the February 3, 2025, meeting, and it was the consensus to have a panel of 3 speak if possible at the Annual Workshop.

The HPB Board members expressed interest in the Line Street Grant presentation in Melbourne in December 2024. Staff researched the Line Street Grant presentation and cost. The HPB Board approved the Line Street Cemetery presentation for the Annual Workshop. Staff confirmed Patricia A. Tyjeski, AICP, will present on May 22, 2025. The cost is approximately \$1,300.00.

At the January 6, 2025 Historic Preservation Board meeting there was consensus the HPB Board would present four (4) recognitions without designation at the Annual Workshop. On March 3, 2025, the HPB Board voted to allocate a maximum of \$1,200 for the marketing of the Annual Workshop.

The theme of the Annual meeting is Joynerville, past, present and future. On March 3, 2025, the HPB Board voted to allocate a maximum of \$1,200 for the marketing of the Annual Workshop. Social media was boosted on April 21, 2025, for 30 days. Light refreshments will be served at the workshop.

Attached are copies of the mailed invitations, the awards, and the agenda timeline.

Alternatives:

Item Budgeted:

Historic Preservation Board budget.

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

This action addresses City of Titusville Strategic Plan 5.b to continue the effectiveness of the Historic Advisory Board.

Strategic Plan Impact:

This action continues the involvement of the community of our Historic Resources and Recognizes Historic Structures in the City of Titusville.

ATTACHMENTS:

- 1. HPB_2025_workshop_AGENDA May DRAFT



AGENDA DRAFT
HISTORIC PRESERVATION BOARD ANNUAL WORKSHOP
Discovering Joynerville: Past, Present, & Future
May 22, 2023
Harry T. Moore Social Services Center
725 S Deleon Ave, Titusville, Florida 32780
5:30 PM

- (1) WELCOME, INTRODUCTIONS, & WORKSHOP BACKGROUND (5:30 – 5:40PM)**
- (2) JOYNERVILLE & BEYOND: MEMORIALIZING AND CELEBRATING TITUSVILLE’S AFRICAN AMERICAN HISTORY – VIDEO - NEXT STEPS MOVING FORWARD - Grant Abstract – Brad Parrish (5:40 – 5:55PM)**
- (3) ‘UNRAVELING HISTORY – LINE STREET CEMETERY’ – Presentation by Patricia A. Tyjeski, AICP (6:00 – 6:45PM) 30-minute presentation and a 15-minute Q &A**
- (4) AFRICAN AMERICAN BUSINESSES IN TITUSVILLE – (6:45 – 7:15PM)**
- (5) HISTORIC RECOGNITION WITHOUT DESIGNATION – (7:15 – 8:00PM)**
- (6) CLOSING REMARKS (8:00-8:05PM)**
- (7) ADJOURN (8:05 PM)**

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **COA 2-2025 - 329 and 335 S. Washington Avenue**
Department/Office: Community Development

Recommended Action:

Conduct a public hearing and consider the proposed Certificate of Appropriateness request per the recommendation of the Historic Preservation Officer.

Summary Explanation & Background:

Aaron M. Lew, applicant and agent for KAYDENLEW, LLC., has applied for a Certificate of Appropriateness (COA) to paint the exterior of 329 and 335 S. Washington Avenue in Titusville. The building is a contributing structure within the Downtown Titusville Historic District. Section 29-119 of the City's Land Development Code states that no building, structure, object, or landscape feature which has been designated as a historic resource will be erected, altered, restored, rehabilitated, renovated, excavated, relocated, or demolished until a Certificate of Appropriateness (COA) has been approved. A Special COA is required when the proposed action involves a material alteration, relocation, addition, new construction, or demolition of a designated historic resource. The proposed modification (introducing a new color scheme) was determined to require a Special COA and the proposed changes must be reviewed by the Historic Preservation Board.

A copy of the Historic Preservation Officer's Report and analysis is attached for the Board's review. The Historic Preservation Officer recommends approval of the request with the condition that the brick columns and bulkheads remain the same color they are now.

The Historic Preservation Officer will have a presentation at the May 5, 2025 Historic Preservation Board meeting.

Alternatives:

The Board shall approve, deny, or approve with conditions, subject to the acceptance of those

conditions by the applicant.

Item Budgeted:

Historic Preservation Board budget.

Source/Use of Funds/Budget Book Page:

Historic Preservation Board budget.

Strategic Plan:

This action addresses the City of Titusville's Goal 4.c to continue redevelopment efforts to eliminate blight and revitalize empty buildings.

Strategic Plan Impact:

This action ensures the changes to contributing buildings within the National Register historic district are reviewed considering potential impacts to the district.

ATTACHMENTS:

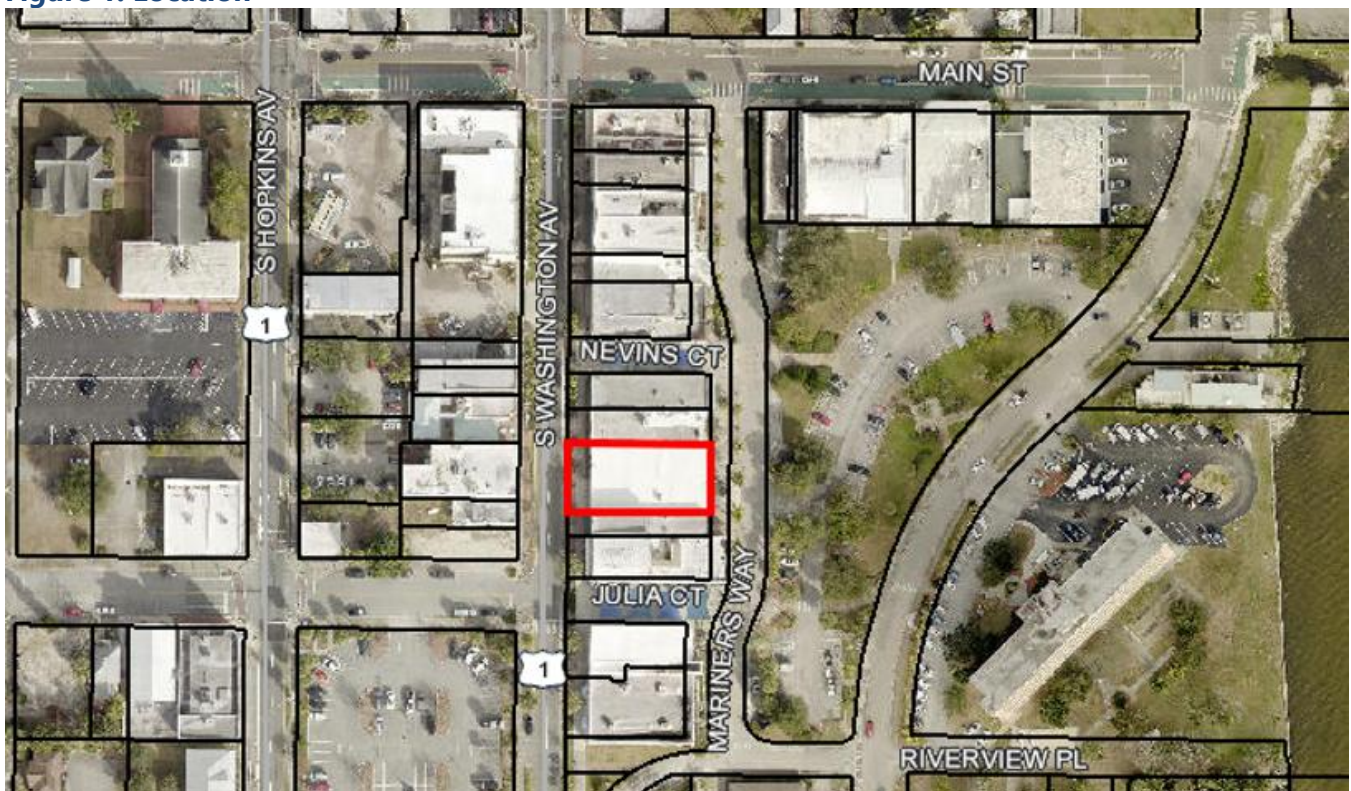
1. 329 and 335 S Washington Paint COA_v4

TO: City of Titusville Historic Preservation Board
FROM: Patricia A. Tyjeski, AICP, Project Manager/Historic Preservation Officer
CC: Brad Parrish, AICP, Community Development Director
DATE: April 25, 2025
SUBJECT: 329 and 335 S. Washington Ave. – Certificate of Appropriateness for Exterior Color

Kayden and Aaron M. Lew, the property owners, are proposing to repaint the exterior of the building located at 329 / 335 South Washington Avenue. The structure occupies a lot with frontage along Washington Avenue to the west and Mariners Way to the east and the proposed work includes repainting both the west and east facades.

The building is located within the Downtown National Historic District and is designated as a contributing structure in the Downtown Titusville Historic District. In accordance with **Section 29-119(h)(3)** of the Land Development Code, a Special Certificate of Appropriateness (COA) is required for work that constitutes a material alteration. Since the applicants are proposing a new color scheme that differs from the building's original or existing colors, the repainting is considered a material alteration and must be reviewed by the Historic Preservation Board.

Figure 1: Location



PROPOSED MODIFICATION

The applicant is requesting to paint the building using a three-color scheme consisting of Sherwin-Williams paint colors: "Interesting Aqua" (SW 6220), "Mint Condition" (SW 6743), and "Whitetail" (SW 7103). The primary wall would be painted "Interesting Aqua," while "Mint Condition" would be used as an accent color for the signage panels above the storefronts, the bulkheads of the two north storefronts, and the parapet niches. "Whitetail" would be applied to the brick columns and bulkheads of the two south storefronts. The window frames and parapet coping are proposed to remain white. The applicant has stated that the rear facade will feature two colors: "Interesting Aqua" on one side and "Mint Condition" on the other.

Figure 2: Proposed Colors

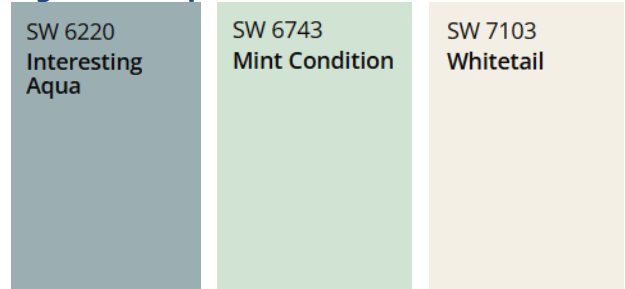
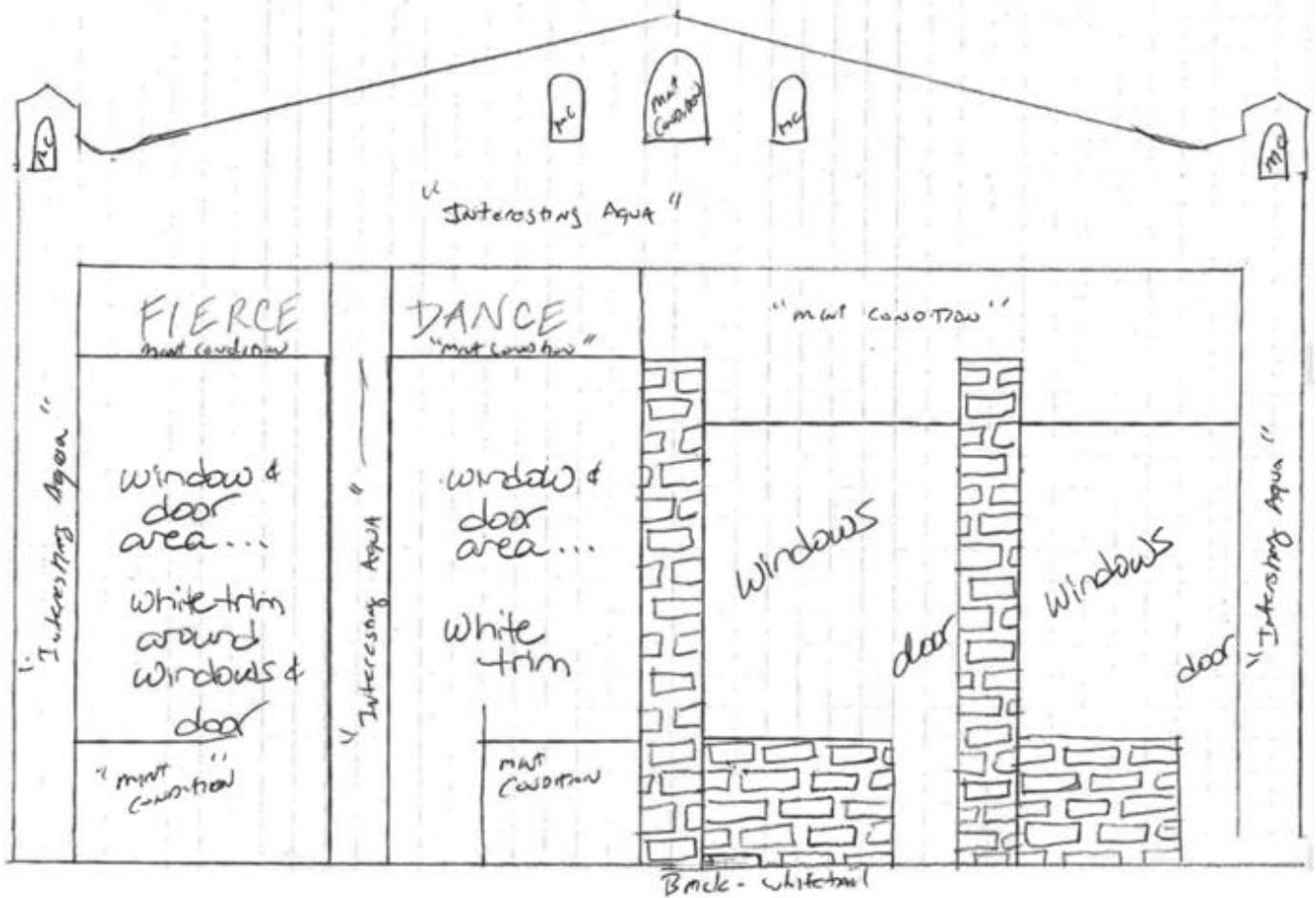


Figure 3: Current Building Color – Front and Rear Facades



Figure 4: Proposed color scheme



BACKGROUND

The subject building was constructed circa 1890. Although it has not been included on the Titusville Register of Historic Places, it is located within the Downtown National Historic District and is designated as a contributing structure. The property was originally surveyed in 1987 (FMSF 8BR0517 - The Downtown Gallery/333-329 S Washington Avenue) and the master site file was updated in 2012 (see attached).

According to the Downtown National Register nomination form, the building was remodeled in 1925. The North Brevard Business Directory indicates that the building has been home to a variety of stores including O'Flanagan Furniture and Electric, and Wattwood Dress Shop¹.

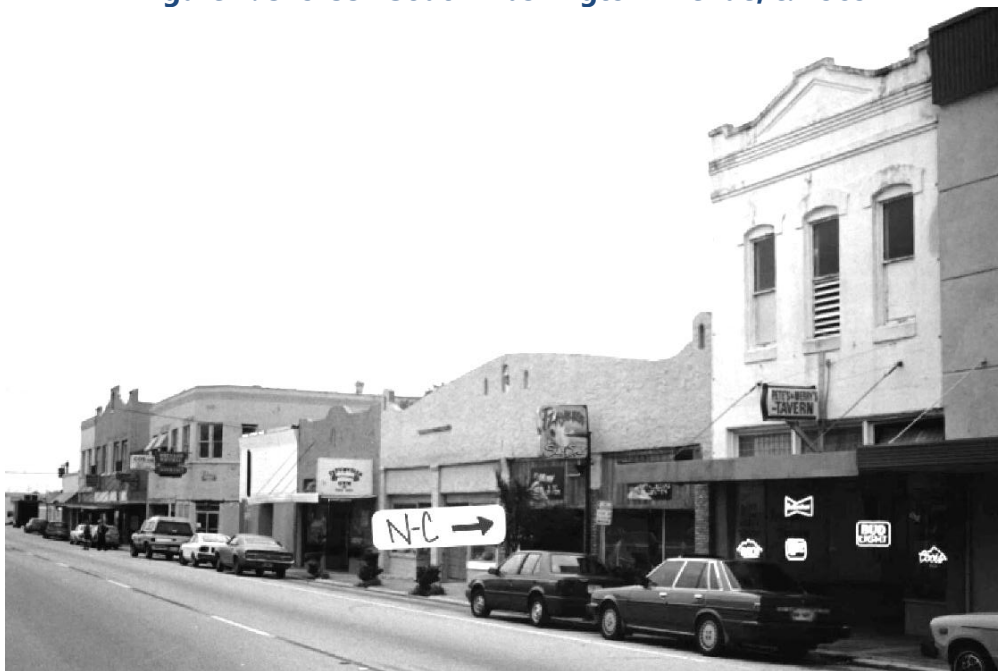
The building is a one-story commercial structure featuring a symmetrical façade and a flat roof behind a low-pitched gabled parapet. It contains four storefront bays (two storefront bays per tenant) with recessed entryways, large storefront display windows, and brick columns and bulkheads on two of the four storefronts. The parapet features simple white coping and three arched niches. The façade on Mariners Way currently appears as two separate buildings, with two different colors. The north half has a coral color

¹ North Brevard Business Directory (<https://www.nbbd.com/godo/history/walk/walkingtour.html>)

facade, with a solid door and a window with security bars. The south part of the facade features a taupe color, a single French door and another window, also with security bars.

The Titusville Commercial District contains a collection of late nineteenth and early twentieth century buildings. When the district was surveyed in 1989, it was noted that the majority of the structures were constructed of brick or hollow clay tile with stucco finish and, when surveyed, they reflected the Spanish Colonial Revival style of the 1920s, even though some of the structures dated from the mid-1890s. The predominant roof lines are flat with Mission style or stepped parapets. Considering that the buildings were constructed for commercial use, the ground floor fenestration typically consists of storefronts.

Figure 4: 329-331 South Washington Avenue, c. 1989



Source: National Register of Historic Places nomination packet, City of Titusville.

The alterations that occurred during the Florida Land Boom period (1920s) changed a number of the original features in many of the buildings downtown, not just the subject building. Owners remodeled their buildings to reflect the Spanish Colonial Revival and Mission styles popular in Florida at the time. Many of the buildings that were brick were covered with stucco and some of the original window and door surrounds were obscured. While this was a transformation of the buildings' original style, the remodels established a new period of significance for these buildings. Later alterations have continued to modify the original designs. Window and door surrounds have changed from wood to aluminum, and paneling and permastone have been introduced.

The subject building's storefronts have been replaced with metal frames. It is not clear when the brick was introduced to the south half of the building.

REVIEW CRITERIA/ANALYSIS:

Changes to contributing buildings within the National Register historic district are reviewed considering potential impacts to the district. The *U.S. Secretary of the Interior's Standards for Rehabilitation*, as adopted by reference in Section 29-119(i) of the City of Titusville Land Development Code, is the most appropriate document to use in reviewing the proposed color change. The Rehabilitation Standards most relevant to this application state:

- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - While the building has lost its original appearance through renovations, it has evolved consistent with the changes seen in commercial buildings in Florida – the addition of aluminum storefronts and changes in façade elements and materials to adopt a Mission style.
- (9) New additions, **exterior alterations**, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - The proposed change in color across the front façade constitutes a material alteration. It is important to ensure the new color scheme is consistent with the architectural style of the building and will not have a detrimental effect on any of the architectural features. During the Florida Land Boom period, many of the buildings in downtown Titusville, including this one, were modified to reflect the Spanish Colonial Revival and Mission styles popular in Florida at the time. Typical colors of the Mission style include earth tones, similar to the current color scheme of the building. However, as seen on many buildings in this area and other parts of Florida, brighter and pastel colors have been introduced. The proposed three-color color scheme represents a vibrant palette highlighting the signage areas, bulkheads, and niches in a manner that retains the rhythm and articulation of the original storefront bays. Painting the brick columns and bulkheads, however, compromises the historic integrity of the building. Brick is a natural, historically unpainted material and even though, according to the applicant, it has been faux painted, the color of the brick surfaces should remain as close to the natural color as possible.

The National Parks Service published **guidelines** in conjunction with the Standards to offer general design and technical recommendations for applying the Standards. The following are recommendations from the Department of Interior regarding masonry structures:²

² <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	NOT RECOMMENDED
<p>Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.</p>	<p>Altering masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Replacing historic masonry features instead of repairing or replacing only the deteriorated masonry.</p> <p>Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated.</p> <p>Removing paint from historically-painted masonry.</p>
<p>Applying compatible paint coating systems to historically-painted masonry following proper surface preparation.</p>	<p>Failing to follow manufacturers' product and application instructions when repainting masonry features.</p>
<p>Repainting historically-painted masonry features with colors that are appropriate to the building and district.</p>	<p>Using paint colors on historically-painted masonry features that are not appropriate to the building or district.</p>

Buildings along South Washington Avenue feature a variety of colors, ranging from white and pale green to warm tans and yellows. Several buildings feature unpainted brick accents. There are two buildings on both sides of the pedestrian plaza north of the subject building that feature painted brick. It is not clear when they were painted or if they obtained approval to do it.

RECOMMENDATION

Based on the above analysis, the application of "Interesting Aqua" and "Mint Condition" on the primary façade and architectural features and "Mint Condition" to the rear façade is consistent with the U.S. Secretary of Interior's Standards for Rehabilitation and the Land Development Code. However, the application of "Whitetail" to the brick columns and bulkheads is not consistent. Brick is a natural material that has historically remained unpainted to preserve its texture and character, which contribute to the building's historic integrity. The Historic Preservation Officer recommends approval of the request with the condition that the brick columns and bulkheads remain the same color they are now.

ATTACHMENTS:

- Additional Photographs
- Application Packet
- Florida Master Site File
- National District Nomination

329 and 335 S. Washington Ave. – Certificate of Appropriateness for Exterior Color

Additional Photographs





APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
FOR HISTORIC RESOURCES

Purpose

The Historic Preservation Code, Section 29-119 requires the issuance of a Certificate of Appropriateness for any material alteration, restoration, addition, rehabilitation, renovation, excavation, relocation, or demolition of any architectural building, structure, object or landscape features that have been designated as a historic resource in the City of Titusville.

General Historic Property Information

Address: 329 and 335 S. Washington
Tax Account Number(s): 2200581
Name of Historic Resource/District (if applicable): Titusville Historic District

Property Owner Information

Name(s): Kaydenlew LLC
Address: 6780 Still Point Dr. Melbourne, FL 32940
Telephone/E-mail: 321-427-4935 kaydenlew3@gmail.com

Applicant Information

Name: Aaron M. Lew
Relationship to Owner: owner
Address: 6780 Still Point Dr. Melbourne, FL 32940
Telephone/E-mail: same as above

Submittal Requirements

Each applicant is encouraged to meet with staff and/or the Historic Preservation Officer prior to submitting an application so the process and requirements in Chapter 29 of the Titusville City Code can be discussed. The following list is an example of items that may be required to be submitted with the application depending on the type and scope of the alteration or new construction. The list is not all inclusive and additional items may be required for submittal to be determined on a case-by-case basis depending on the request.

Alterations:

- Completed application including notarized signatures from all property owners (required).
- A written description of the proposed alteration/additions to the designated historic resource and how the alteration/additions comply with Section 29-119, (I), Guidelines for Review and Issuance, (1) – (10) of the Historic Preservation Code.
- A site plan or survey showing dimensions, property lines, structures and parking spaces.
- Plans of the proposed project including all affected elevations.
- Photographs of the property including all exterior elevations.
- Material samples.

Demolition:

- Completed application including notarized signatures from all property owners (required).
- A written narrative of the proposed demolition of the designated historic resource explaining why there is no feasible alternative to the demolition and how the request meets the criteria of Section 29-119, (m), Demolition, Item (1)-(6) of the Historic Preservation Code which shall include a letter or written report indicating a structural deficiency from a licensed structural engineer, a licensed architect, or a licensed building inspector with a specialty in building discipline.
- A site plan or survey showing dimensions, property lines, structures and parking spaces.
- Photographs of the property including all exterior elevations and interior conditions depicting the structural conditions justifying the request for demolition.

New Construction:

- Completed application including notarized signatures from all property owners (required).
- A written description explaining how the proposed new construction of complies with the criteria of Section 29-119, (l) Guidelines for Review and Issuance, (1) – (10) of the Historic Preservation Code.
- A site plan or survey showing dimensions, property lines, structures, parking spaces and required landscaping, if applicable.
- Plans of the proposed project including all elevations.
- Photographs of the property and adjacent properties.
- Material samples.

STAFF USE ONLY	
Application No. _____	Date Received: ____/____/____
Type of Certificate	<input type="checkbox"/> Standard COA <input type="checkbox"/> Special COA
Decision (see attached report)	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Signature/Date of Final Action	_____
Comments:	

*Bricks have been faux painted
Applicant wants to paint the brick.*

Property Owner(s) Signatures

Each property owner shall obtain a notarized signature to complete this application. Attach additional pages as necessary.

Signed and sealed in the presence of:

Ryan Osborne

Signature of Witness #1

Ryan Osborne

Name Printed/Typed

Connor Ryan

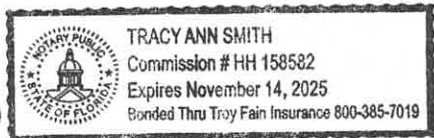
Signature of Witness #2

Connor Ryan

Name Printed/Typed

STATE OF Florida
COUNTY OF Brevard

The foregoing Owner Consent was acknowledged before me this 2nd day of April 2025, by Aaron M. Lew, who is personally known to me OR who has produced _____ as identification.



(SEAL)

OWNER 1:

Aaron Lew

Owner 1 Printed Name

Aaron Lew

Owner 1 Signature

Signed and sealed in the presence of:

Signature of Witness #1

Name Printed/Typed

Signature of Witness #2

Name Printed/Typed

STATE OF _____
COUNTY OF _____

The foregoing Owner Consent was acknowledged before me this _____ day of _____ 20____, by _____, who is personally known to me OR who has produced _____ as identification.

(SEAL)

OWNER 2:

Owner 2 Printed Name

Owner 2 Signature

Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 KAYDENLEW, LLC

Filing Information

Document Number L15000058844
FEI/EIN Number 47-3944333
Date Filed 04/02/2015
State FL
Status ACTIVE

Principal Address

6780 STILL POINT DR.
 MELBOURNE, FL 32940

Changed: 04/09/2015

Mailing Address

6780 STILL POINT DR.
 MELBOURNE, FL 32940

Registered Agent Name & Address

LEW, AARON M
 6780 STILL POINT DR.
 MELBOURNE, FL 32940

Address Changed: 03/06/2016

Authorized Person(s) Detail

Name & Address

Title MGR

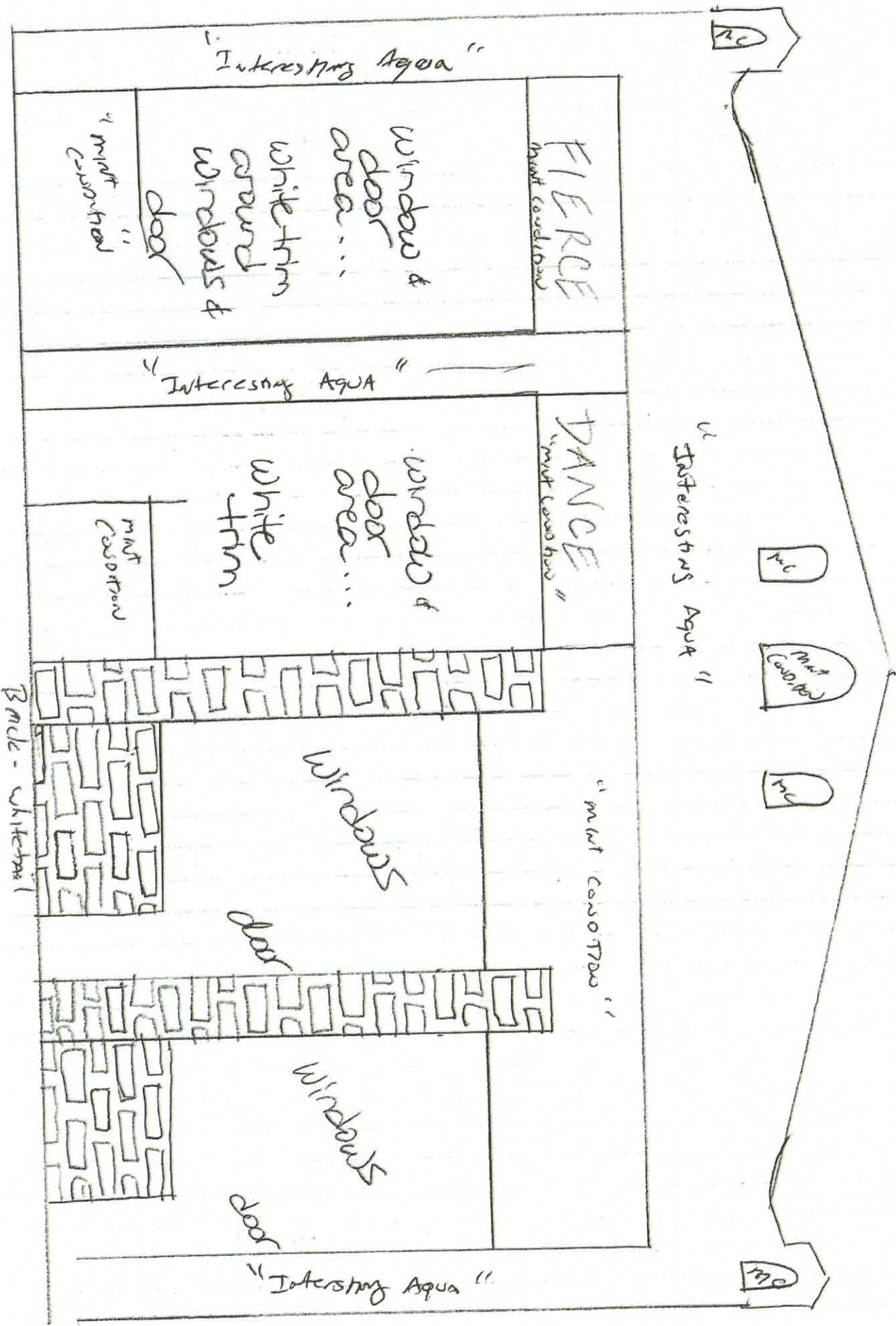
LEW, AARON M
 6780 STILL POINT DR.
 MELBOURNE, FL 32940

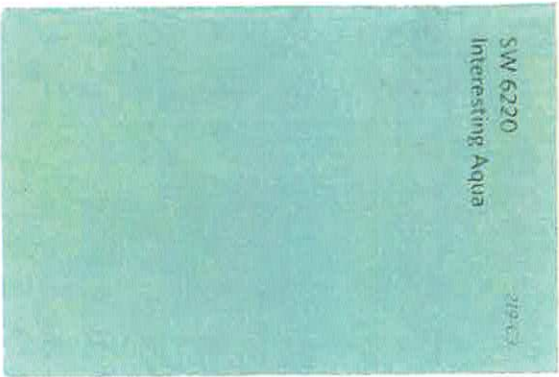
Annual Reports

Report Year	Filed Date
2023	01/04/2023
2024	01/14/2024
2025	01/17/2025

329 S. Washington

335 S. Washington





SW 6743
Mint Condition

153-C1

SW 7103
Whitetail

261-C1

FLORIDA MASTER SITE FILE
Site Inventory Form

SITE NO. **PBR 517**

RECORD NUMBER: 31
SITE NAME:
ADDRESS: 329 Washington Ave. S.
INSTRUCTIONS TO LOCATE:

SURVEY DATE: / /

LOCATION: #03 Plat of Titusville
Subdivision Name

D .25
Block No. Lot No.

COUNTY: Brevard
DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME: Richards, Gregory H.
ADDRESS: 2542 Riveria Drive
Titusville, FL

TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates
ADDRESS: P.O. Box 1002
St. Augustine

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT x ALTERED
x GOOD UNALTERED
FAIR ORIGINAL SITE
DETERIORATED RESTORED: / /
MOVED: / /

ORIGINAL USE: commercial
PRESENT USE: commercial
DATES: c. 1890
CULTURE/PHASE: American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more
ZONING TRANSPORTATION
DEVELOPMENT FILL
DETERIORATION DREDGE
BORROWING

OTHER (See Remarks Below)
AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

RECORD NUMBER: 31

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Masonry Vernacular

PLAN TYPE: Rectangular

EXTERIOR FABRIC(S): Stucco:rough cast

STRUCTURAL SYSTEM(S): Masonry:brick

PORCHES:

ORIENTATION: W

FOUNDATION: Continuous:brick

ROOF TYPE: Flat,built-up/parapet

SECONDARY ROOF STRUCTURE(S):

WINDOW TYPE: Fixed,plate glass,store front

ROOF SURFACING:

ORNAMENT EXTERIOR:

CHIMNEY:

CHIMNEY LOCATION:

NO. OF CHIMNEYS: 0 NO. OF STORIES: 1

NO. OF DORMERS: 0 OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage):

TOWNSHIP RANGE SECTION
22S 35E 3

UTM ZONE UTM EASTING UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET

Statement of Significance

This one-story masonry vernacular commercial building is located at 329 South Washington Avenue. It is a one part commercial block characterized by its single story without the upper offices of the more common two part commercial block. This type developed during the mid-19th century and has continued to be built in various styles until the present day.¹ Notable architectural features of this building include its Spanish influenced flat roof with curved parapet and textured stucco siding. The four bay facade contains fixed plate glass store fronts with recessed entrance ways divided by brick columns. It has been altered by the change of the original brick facade to the popular Spanish style of the 1920's and the use of wood panelling in the two southern bays.

This building is located in the Town of Titusville subdivision platted for Henry T. Titus in 1880. It appears on the first Sanborn Fire Insurance Map for Titusville and was probably built c. 1890. The original brick exterior was stuccoed and the store front changed to reflect the popular Spanish style of the 1920's by owners F.F. and B. Company in 1924. In that year, E.L. Brady, a Miami resident who has extensive property holdings in Titusville, purchased the building for \$30,000. In 1924 the building was occupied by the Nelson, Bullock, and Klingensmith Real Estate office, The Gift Shop, G.K. Rogers ladies clothing store, and the Mandaville Jewelry Company.²

Titusville, the Brevard County seat, is named for Colonel Henry T. In 1867 Titus founded the early settlement which developed into the city. Titusville's early economy was based on the citrus and commercial fishing industries. Once accessible only by boat and roads that were little more than sand trails, the relative isolation of Titusville was ended with the introduction of rail service on the Atlantic Coast, St. John's, and Indian River Railroad line in 1885. Growth of the community was insured when Henry Flagler extended his Jacksonville, Tampa, and Key West Railway from New Smyrna to Titusville in 1893. The historic buildings in Titusville date from circa 1880 until the collapse of the Florida Land Boom in 1926. They are associated with events and individuals who shaped the development of the community and embody a number of significant architectural styles, including the Queen Anne, Spanish Revival, Bungalow, and Beaux-Arts. Most are, however, simple masonry or frame vernacular designs.

NOTES

¹Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: The Preservation Press, 1987) p. 54.

²Plan of the Town of Titusville, platted by J. Francis LeBaron, Civil and Railroad Engineer, for H.T. Titus, July, 1880, Brevard County Plat Book 1, pp. 8-10; Sanborn Map Company, Insurance Map of Titusville, Brevard County, Florida, (New York: 1893, 1899, 1903, 1908, 1915, 1920, 1926); Star Advocate, November 21, 1924.



329 WASHINGTON AVE.

4



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 4.0 1/07

Site #8 BR00517
Field Date 2-1-2012
Form Date 2-1-2012
Recorder # 158

Original
 Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) The Downtown Gallery Multiple Listing (DHR only) _____
Survey Project Name Titusville CRA Historic Property Survey Survey # (DHR only) 21579
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Street Number 333-329 Direction S Street Name Washington Street Type Avenue Suffix Direction _____
Address: _____
Cross Streets (nearest / between) East side of S Washington Ave, north of Julia St
USGS 7.5 Map Name TITUSVILLE USGS Date 1980 Plat or Other Map _____
City / Town (within 3 miles) Titusville In City Limits? yes no unknown County Brevard
Township 22S Range 35E Section 3 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 22-35-03-05-D-6 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone 16 17 Easting 518837 Northing 3164965
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1890 approximately year listed or earlier year listed or later
Original Use Commercial From (year): 1890 To (year): _____
Current Use Commercial From (year): _____ To (year): 2012
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: c. 1980s Nature Wood paneling added to south side facade
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe City of Titusville

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Metal, fixed storefront, 1-light

Distinguishing Architectural Features (exterior or interior ornaments) Parapet, brick facing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date		Init.	
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) W/ two separate storefronts. S is metal and glass door siding, N is double wood and glass doors
 Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): excellent good fair deteriorated ruinous
 Narrative Description of Resource This Masonry Vernacular commercial building was altered in the 1920s with the application of stucco and the parapet to reflect the style of the day. The south bay has had the addition of wood paneling. The windows and doors appear to have been replaced.
 Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

FMSF record search (sites/surveys) library research building permits Sanborn maps
 FL State Archives/photo collection city directory occupant/owner interview plat maps
 property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
 cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
 other methods (describe) Historical aerial photography.
 Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building retains its historic form and some historic details, and is a contributing resource to the Downtown Titusville Commercial District. Please see the FMSF form for 8BR560 for additional information.
 Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. Architecture 3. _____ 5. _____
 2. Commerce 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
 1) Document type Field notes Maintaining organization Janus Research
 Document description _____ File or accession #s _____
 2) Document type Field maps Maintaining organization Janus Research
 Document description _____ File or accession #s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
 Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

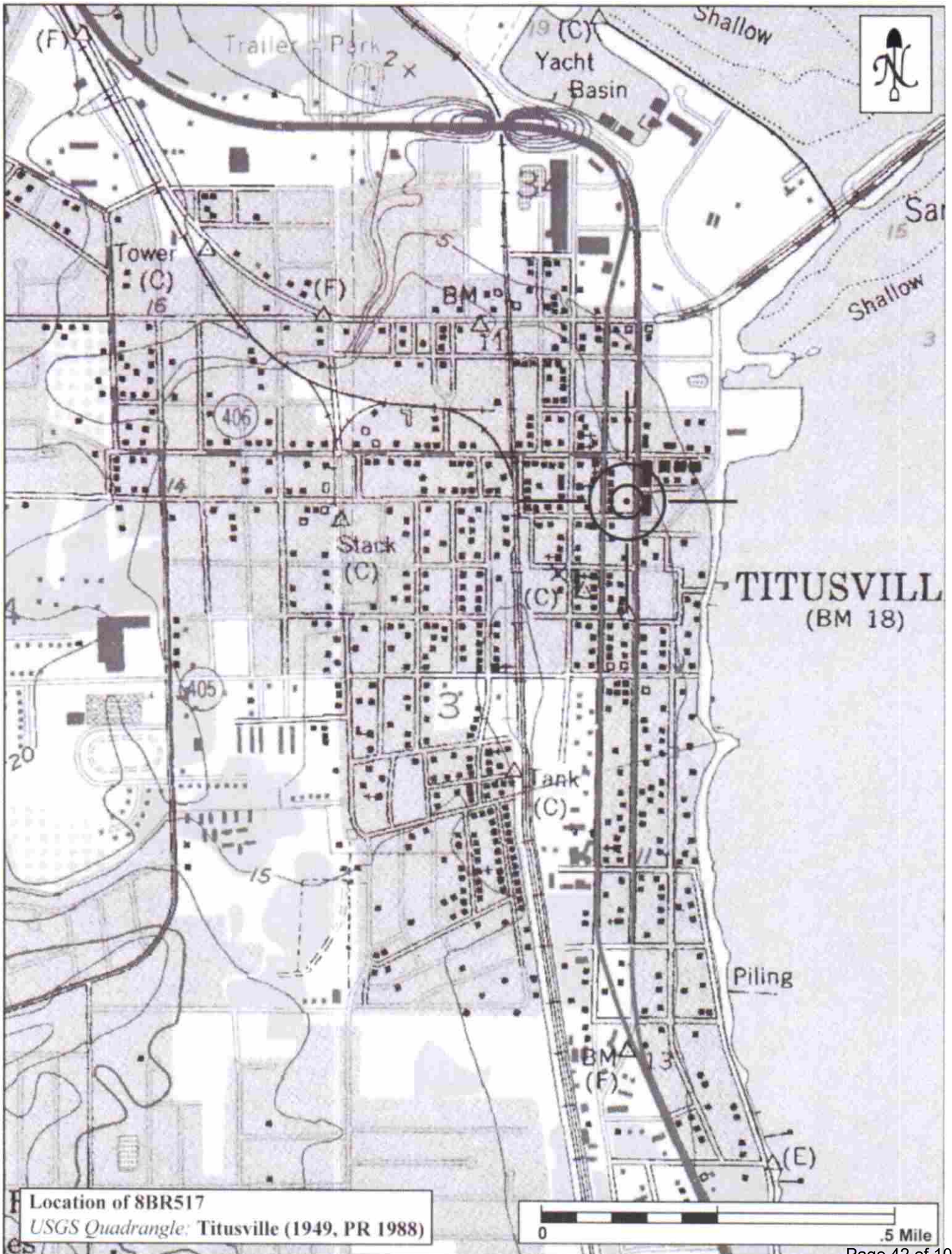
PHOTOGRAPH



SKETCH MAP



USGS QUADRANGLE MAP



Location of 8BR517
USGS Quadrangle: Titusville (1949, PR 1988)



#31
RN -

5

8 BR 517

USGS map attached

NR listed 12-90

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

MPS cover nomination:

1. Name of Property

historic name Titusville Commercial District
other names/site number Downtown Titusville Historic District
8 BR 560

2. Location

street & number 219-349 S. Washington Ave., 102-214 Julie & 13-106 Main
city, town Titusville
state Florida code FL county Brevard code FL 09 zip code 32796

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories.

Name of related multiple property listing: Titusville Multiple Property Group
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
Signature of certifying official: [Signature]
Date: 11/21/89
Florida Department of State-Bureau of Historic Preservation

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[] entered in the National Register.
[] determined eligible for the National Register.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)
Signature of the Keeper
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE/business
COMMERCE/TRADE/professional
COMMERCE/TRADE/financial institution
RECREATION AND CULTURE/theater

Current Functions (enter categories from instructions)

COMMERCE/TRADE/business
COMMERCE/TRADE/professional
COMMERCE/TRADE/financial institution

7. Description

Architectural Classification
(enter categories from instructions)

OTHER/MASONRY VERNACULAR
CLASSICAL REVIVAL
MISSION/SPANISH COLONIAL REVIVAL

Materials (enter categories from instructions)

foundation CONCRETE
walls BRICK
STUCCO
roof ASPHALT
other _____

Describe present and historic physical appearance.

See continuation sheet

2

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1 Titusville Commercial District

SUMMARY

The Titusville Commercial District is located in the historic downtown section of Titusville, Florida. The district centers on the 300 block of South Washington Avenue and contains a small number of structures on Main Street, Julia Street and the 200 block of South Washington Avenue. The majority of structures reflect the 1920s Florida Land Boom and its significant architectural styles, with a small number of structures reflecting turn of the century architecture. The buildings have a period of significance from 1890 to 1930. The district contains twenty-four structures of which twenty-one contribute to the district.

SETTING

The Titusville Commercial District is located along the northern artery of U. S. Highway 1, known as South Washington Avenue. The one way street corresponds to the street to the east, Hopkins Avenue, which provides the southern artery of U. S. 1. The streets surrounding the district contain detached commercial structures that date from the 1910s through the 1980s with numerous vacant lots. Vegetation is limited to mature pine, oak and palm trees.

DESCRIPTION

The Titusville Commercial District contains the last remaining concentration of late-nineteenth and early twentieth century buildings in Titusville, Florida. All buildings are one and two story masonry structures, with the exception of the three story Walker Apartment Building. The majority of structures are designed in the Spanish Colonial Revival style of the 1920s; however, the structures often date from the mid-1890s.

The majority of structures are constructed of brick or hollow clay tile with stucco finishing. The roof lines are most often flat with mission styled or stepped parapets. Second story fenestration is generally single and paired, 1/1 double hung wood sash windows. As the buildings were constructed for commercial use, the first story fenestration generally contains the standard storefront configuration of large plate glass windows flanking a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Titusville Commercial District

central recessed main entrance. Wood kick panels are located below the storefront windows.

The brick structures are vernacular in style with brick corbelling, dog tooth designs and decorative brick work at the cornice line. The buildings which contain Spanish Colonial Revival detailing display stuccoed finishing, decorative parapets and little other ornamentation.

Among the more striking buildings in the downtown commercial area is the Bank of Titusville and Trust Company Building at 300 South Washington Avenue, completed in 1925. The design breaks with the masonry vernacular architecture of the district and embodies the Neo-Classical Revival style. The styling of the bank is expressed through the classical features such as pilasters with Ionic capitals, simple entablature, and decorative elements. The building forms a significant component of the architectural legacy of downtown Titusville.

Another striking building, at 322 Washington Avenue, is the Walker Apartment Building. Completed in 1925, the building is a good example of the Spanish Colonial Revival style. The building, designed by Martin L. Hampton of the Miami based firm of Hampton-Ehman, is three stories with a one story arcade running the length of the facade. The central main entrance is flanked by arched fenestration and secondary entrances.

Sited diagonally across the street from the Titusville Bank and Trust is the Garage/Grocery building at 219 South Washington Avenue. Constructed in 1926, the one story stuccoed structure contains elements of the Mission Revival style in the arched service bays and the curvilinear parapets at the main facade. The plan of the building incorporates several different areas along a single axis in a utilitarian plan often used in service stations constructed during that decade. Two exterior doors provide entrances to rest rooms to the left (north) of the canopy. The building is in good shape with only minor alterations made at one service bay at the northern end of the main facade. The majority of the 1/1 double hung wood sash windows are intact.

4

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3 Titusville Commercial District

HISTORIC ALTERATIONS

During the 1890s, the historic commercial buildings of Titusville were well integrated to the period and each other through their design, size, setting, materials, workmanship, proportions and architectural features. Alterations during the Florida Land Boom period changed a number of these features. Many buildings which were originally brick were stuccoed during the 1920s. Original window and door surrounds and ornamental brick work of the original style were obscured.

RECENT ALTERATIONS AND NON-CONTRIBUTING STRUCTURES

During the past fifteen years, efforts to upgrade the district have altered the storefronts of several buildings. Original double hung wood sash windows have been replaced with aluminum awning or jalousie windows. Panelling and Permastone have been added to the storefronts of several buildings. While panelling is a reversible alteration and does not permanently affect the integrity of the building, Permastone on such buildings as 330-332 South Washington Avenue has substantially altered the integrity of the building. The storefront at 313-315 South Washington Avenue has been completely remodeled and no longer retains site integrity. 324 South Washington Avenue is the only post-historic period building in the district, and dates from the mid-1940s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4 Titusville Commercial District

RESOURCES OF THE TITUSVILLE COMMERCIAL DISTRICT

NAME	ADDRESS	DATE	CONTR
	102-112 JULIA STREET	C. 1925	C
DUREN BUILDING	214 JULIA STREET	1925	C
OLD TITUSVILLE POST OFFICE	13 MAIN STREET	1926	C
VAN CROIX THEATER	21 MAIN STREET	1926	C
	106 MAIN STREET	1913	C
GARAGE/GROCERY STORE	219 S. WASHINGTON AVE	1926	C
BANK OF TITUSVILLE AND TRUST	300 S. WASHINGTON AVE	1924	C
	301-303 S. WASHINGTON AVE	C. 1910	C
TITUSVILLE HARDWARE STORE	305 S. WASHINGTON AVE	C. 1910	C
	307-311 S. WASHINGTON AVE	C. 1910	C
	313-315 S. WASHINGTON AVE	C. 1910	NC
SPELL BUILDING	317-319 S. WASHINGTON AVE	1912	C
WALKER APARTMENT BUILDING	322 S. WASHINGTON AVE	1924	C
	324 S. WASHINGTON AVE	C. 1945	NC
FLORIDA POWER AND LIGHT CO	326 S. WASHINGTON AVE	C. 1910	C
PRITCHARD BUILDING	327 S. WASHINGTON AVE	1926*	C
	329-331 S. WASHINGTON AVE	1925*	C
	330-332 S. WASHINGTON AVE	C. 1910	NC
	336 S. WASHINGTON AVE	1925	C
	337 S. WASHINGTON AVE	1925*	C
	338-340 S. WASHINGTON AVE	C. 1895	C
	342 S. WASHINGTON AVE	C. 1910	C
	345-349 S. WASHINGTON AVE	C. 1926	C
	346 S. WASHINGTON AVE	C. 1895	C
TOTAL			
CONTRIBUTING RESOURCES			21
NON-CONTRIBUTING RESOURCES			3
TOTAL RESOURCES			24
PERCENTAGE OF CONTRIBUTING RESOURCES			87.5%

* BUILDING WAS CONSTRUCTED IN 1890 AND REMODELED IN 1925, 1926

6

Statement of Significance

Certification official has considered the significance of this property in relation to other properties:
 nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance
1890-1930

Significant Dates
1895, 1925
1926

Cultural Affiliation
N/A

Significant Person

Architect/Builder
Hampton, Martin L.
Ewing, C. S.
Guinnane, J. J.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

7

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Titusville Commercial District

The Downtown Titusville Historic District is significant at the local level under Criteria A and C for its association with the commercial development of Titusville during the years 1890-1930. It has further significance in the area of commerce for its association with a number of leading businessmen. The district has architectural significance for its examples of Neo-Classical Revival, masonry vernacular and Spanish Colonial Revival styles. The district contributes to the Titusville Multiple Property Group under Associated Historic Context: Exploration and Settlement of Titusville, Florida 1867-1930 and Associated Property Type: Buildings of Titusville 1867-1930.

Among the significant buildings in the proposed district is the Pritchard Building located at 327 South Washington Avenue. Built c. 1890 for Captain James Pritchard, one of Titusville's early settlers, it is one of the oldest buildings in the district. Pritchard used the building to house his hardware store. In 1926 the original brick exterior was stuccoed and the curvilinear parapet was added to give the building its Spanish design.

The Spell Building, located at 317-319 South Washington Avenue, was erected for Dr. J. C. Spell, the first licensed pharmacist to operate in Titusville, in 1912. Spell, who lived at 1200 Riverside Drive, operated the Banner Drug Store out of the corner store room of the building. Other rooms and second floor offices were leased. In 1926, businesses occupying the other spaces included Brevard Realty; dentist, E.P. Lichtenberger, physician, R.F. McCleod; and the office of one of Titusville's most prominent businessmen, Jesse J. Parrish. Parrish was at that time, president of Titusville Securities Company, Incorporated, Vice President of the Indian River State Bank and Secretary-Treasurer of the Nevins Fruit Company, one of the largest citrus producing firms in Brevard County.

Many significant buildings in the proposed district were constructed during the Florida Land Boom of the 1920. One is the Walker Apartment Building. Construction of the building began in June, 1924, for the owner, George Walker. Walker was a prominent figure in commercial activities in Miami. He was a senior partner in the Walker-Skagsetch Grocery Company, Miami's largest retail grocery in the 1920s. Walker became interested in

8

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Titusville Commercial District

Titusville through his brother, John Randall Walker, who served as mayor of Titusville.

George Walker's architect was Martin L. Hampton of the Miami-based firm of Hampton and Ehman. That firm was responsible for a number of impressive buildings in the 1920s including the Pan Coast Hotel, the Granada Apartments, and the Security Building, all located in Miami. Contractor C.S. Ewing was responsible for executing the plans for the three-story building. It contained thirteen apartments and twelve hotel rooms on the second and third floors with the first story devoted to retail stores and office space. The building was completed in 1925. In 1926 the first floor spaces were occupied by the Ford Office Equipment Company, the Postal Telegraph Cable Company, the Clermont Cafeteria, the real estate office of J.D. Fulton, and W.H. Servant's Dry Goods Store.

Another significant building constructed during the 1920s is the Bank of Titusville and Trust Company building. Construction of the bank began in April, 1924, on a lot owned by Hester E. Walker, wife of former Mayor and Chairman of the Board of County Commissioners, John Randall Walker. The bank was completed and in operation in February, 1925.

A third significant buildings dating from the 1920s is the Van Croix Theater at 21 Main Street. The Van Croix Theater was built in 1926 by contractor J.J. Guinnane for Arthur Van Croix. Van Croix, who had previously built a theater in Melbourne, Florida, together with E.A. Donelson and J.J. Guinnane, formed Indian River City Enterprises, Inc. in 1925 to bring the theater to Titusville. Complications resulting from an embargo on the transportation of building materials by the Florida East Coast Railroad late in 1925 delayed completion of the building until March, 1926. In addition to the 1,000 seat theater, the building contained three retail stores on the first floor and seven offices and 18 hotel rooms on the second floor. Cost of the construction was \$200,000.

Another building making a singular impression in the district is the c. 1926 Garage/Grocery building at 219 South Washington Avenue. Constructed during the height of the Florida Land Boom, the masonry structure contains elements of the Mission Revival style of architecture. The building takes on added

9

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Titusville Commercial District

significance as an example of a new type of building commonly referred to as a service station. The building reflects the growth and change of Titusville in the incorporation of this building type in the downtown area. In addition, its close proximity to the commercial and governmental cores reflects the growing importance the automobile had on the county seat.

The Titusville Commercial District is significant for its collection of late nineteenth and early twentieth century structures that reflect the continuous growth of Titusville from 1890 to the faltering of the Florida economy in late 1929 and early 1930. No known commercial structures pre-date the district.

The original wood framed structures of the Titusville Downtown were destroyed by fire in December, 1895. The fire destroyed the entire collection of wood framed buildings located within the three block district. Some masonry structures, such as the Pritchard Building (1890) survived without substantial damage and were rebuilt. Other masonry buildings soon replaced the lost wood ones, and the commercial area of Titusville quickly rebounded.

The date of the fire coincidentally corresponds to the freeze of 1895 which devastated the citrus crop. The reconstruction of the downtown took on an added significance as it reflects the determination of the residents of Titusville to remain in the area and rebuild.

The town experienced slow and steady growth until the early and mid-1920s. At that time, the Florida Land Boom began to affect the real estate and property values of almost every town in Florida, including Titusville. As the town was the county seat, it began to upgrade the downtown area in the image of a prosperous and thriving community. Owners remodeled their buildings to reflect the Spanish Colonial Revival and Mission styles popular in Florida at that time. In doing so, they provided an architectural record of the next phase of growth of the town.

10

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4 Titusville Commercial District

When the Florida Land Boom ended, in conjunction with the fall of the stock market and the U. S. economy, construction and remodeling in the town of Titusville slowed, and finally stopped completely, ending a continuous period of settlement and growth that lasted over sixty years.

11

9. Major Bibliographical References

Please See Cover Nomination

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Bureau of Historic Preservation

10. Geographical Data

Acreage of property approximately 6 acres

UTM References

A 1 7 | 5 1 8 | 7 1 0 | 3 1 6 4 | 9 4 0
 Zone Easting Northing

C 1 7 | 5 1 8 | 7 1 0 | 3 1 6 4 | 7 3 0

B 1 7 | 5 1 8 | 9 6 0 | 3 1 6 4 | 9 4 0
 Zone Easting Northing

D 1 7 | 5 1 8 | 9 6 0 | 3 1 6 4 | 7 3 0

See continuation sheet

Verbal Boundary Description

The boundary of the Titusville Commercial District is shown as the dotted line on the accompanying map entitled "Titusville Multiple Property Group."

See continuation sheet

Boundary Justification

The boundary includes the buildings historically associated with the commercial development of downtown Titusville. The eastern boundary line is drawn to include only the lots historically associated with the historic buildings. All boundary lines conform as closely as possible to the legal description for the included properties.

See continuation sheet

11. Form Prepared By

name/title Vicki L. Welcher - Historic Sites Specialist
 organization Bureau of Historic Preservation date November 7, 1989
 street & number 500 South Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

12

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places. For further information call 202/343-9542.

WEEKLY LIST OF LISTED PROPERTIES
1/08/90 THROUGH 1/12/90

JAN 19 1990

KEY: Property Name, Multiple Name, Address/Boundary, City,
Vicinity, Certification Date, Reference Number, NHL status

~~FLORIDA~~

~~Alachua County~~

~~Melrose Historic District~~

Roughly bounded by Seminole Ridge Rd., Grove St., South St.,
Quail St., and Melrose Bay
Melrose 1/12/90 89002305

Brevard County

~~Pritchard Houses~~

Titusville MPS
424 S. Washington Ave.
Titusville 1/12/90 89002167

BR 524

~~Robbins-Judge-George Houses~~

Titusville MPS
703 Indian River Ave.
Titusville 1/12/90 89002168

BR 399

~~Spell Houses~~

Titusville MPS
1200 Riverside Dr.
Titusville 1/12/90 89002166

BR 480

~~Titusville Commercial District~~

Titusville MPS
Roughly bounded by Julia St., Hopkins Ave., Main St., and In-
dian River Ave.
Titusville 1/10/90 89002164

~~Wager Houses~~

Titusville MPS
621 Indian River Ave.
Titusville 1/10/90 89002165

BR 397

Hillsborough County

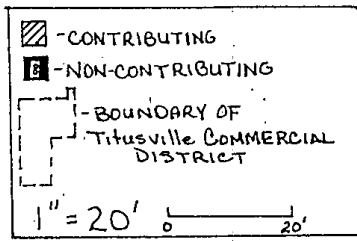
~~Houses at 171 West Davis Boulevard~~

Mediterranean Revival Style Buildings of Davis Islands MPS

TITUSVILLE MULTIPLE PROPERTY GROUP

- E = PRITCHARD HOUSE
- F = WAGER HOUSE
- G = Judge George Robbins House
- H = SPELL HOUSE
- A, C, D = Titusville Commercial District

563,000

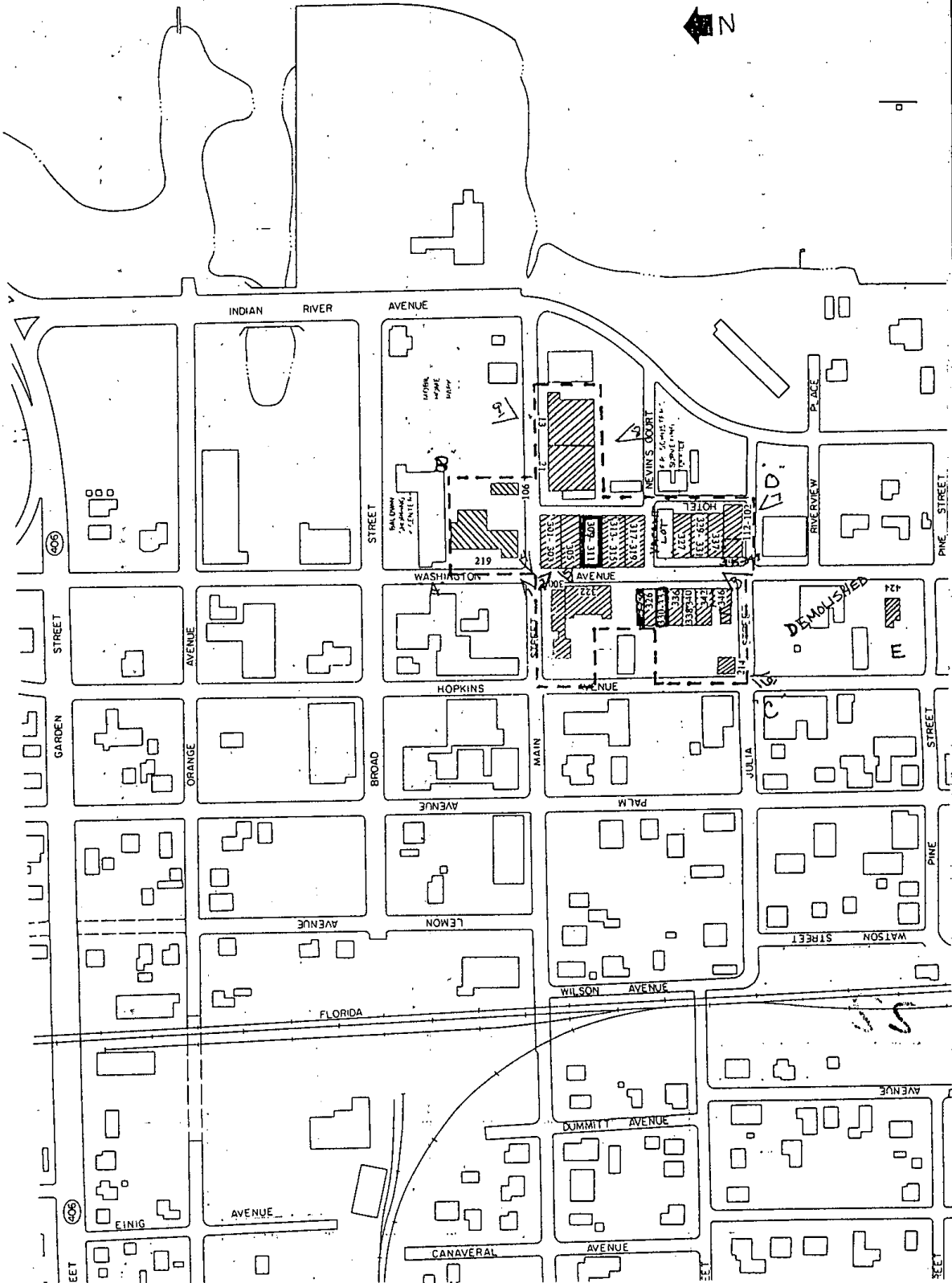


Titusville Commercial District
Titusville, Florida - Brevard County



562,000

561,000

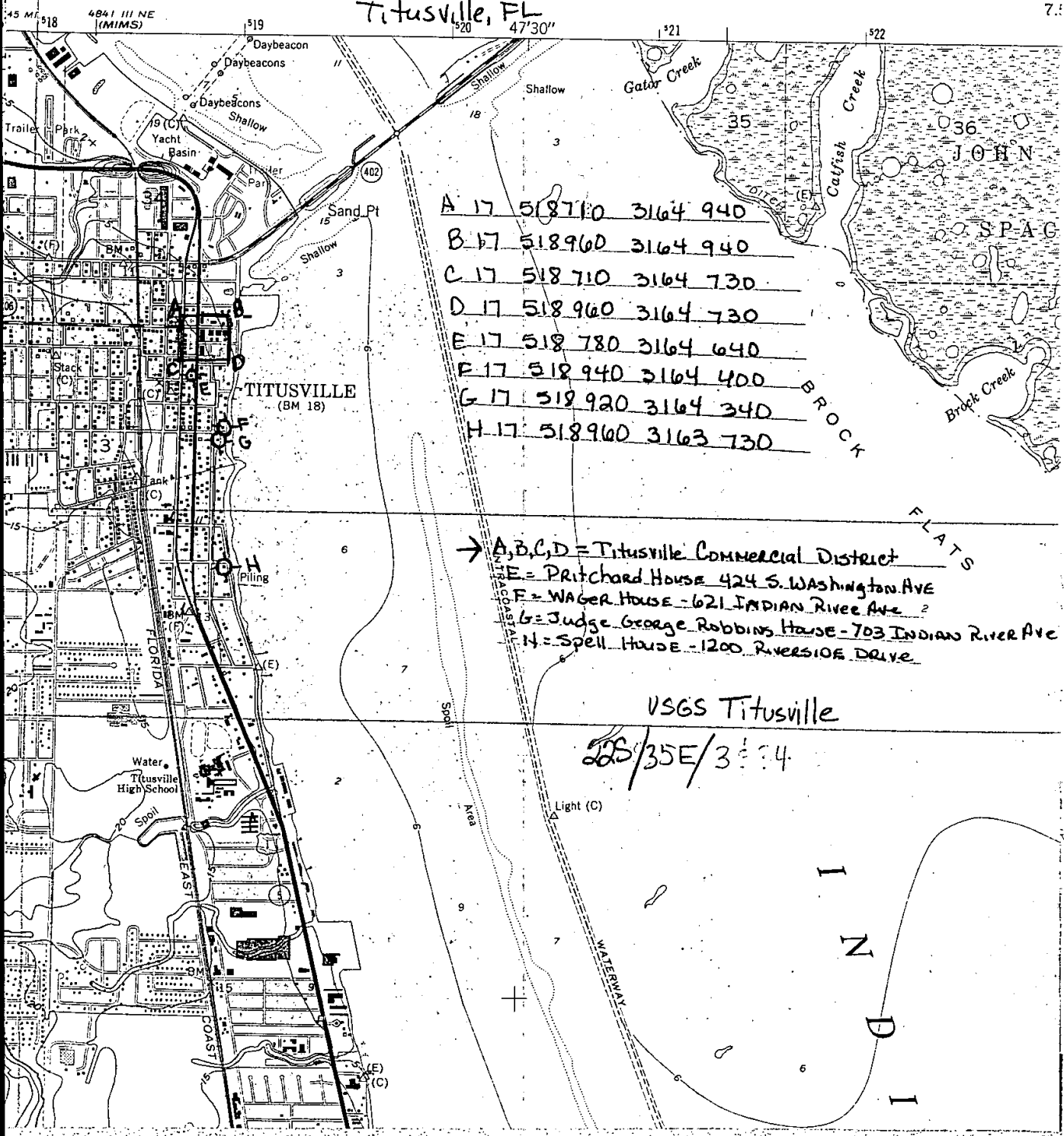


Titusville Quad

8 NR 560

Titusville Multiple Property Group

Titusville, FL



A	17	518710	3164	940
B	17	518960	3164	940
C	17	518710	3164	730
D	17	518960	3164	730
E	17	518780	3164	640
F	17	518940	3164	400
G	17	518920	3164	340
H	17	518960	3163	730

- A, B, C, D = Titusville Commercial District
- E = Pritchard House - 424 S. Washington Ave
- F = Wager House - 621 Indian River Ave
- G = Judge George Robbins House - 703 Indian River Ave
- H = Spell House - 1200 Riverside Drive

USGS Titusville

22S/35E/3

23

RESOURCE GROUP FORM

Site #: BR00560

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 198911

Cultural resource type: Resource group (hist. district or bldg complex)

Resource Group Type Buildings and NR structures, non-archaeolog. only

FORM TYPE CODE NORMAl form (new System 3 forms)

form status code Active Form code

FORM QUALITY RANKING Newly scattered form of standard quality

Field Date: 11/07/1989

Form Date: 11/07/1989

Staffer: Heather Percy - FMSF Staff

Date of FMSF computer entry: 05/15/2001

National register category: District, a coherent group of bldgs, strux, sites

Site number of FMSF building complex included within district ** blank **

Manuscript # for the survey report on the district or complex ** blank **

Resource Group Name TITUSVILLE COMMERCIAL DISTRICT

[Other name(s)]: ** blank **

Project name: ** blank **

LOCATION & IDENTIFICATION

City/town: TITUSVILLE

In current city limits? Definitely within the limits of city

County or Counties: BREVARD

Ownership Categories: Private-individual

Describe Boundary of RG: DISTRICT CENTERS ON THE 300 BLOCK OF S.WASHINGTON AVE. AND CONTAINS STRUCTURES ON MAIN ST., JULIA ST., AND 200 BLOCK OF S.WASHINGTON AVE.

Name of pubtract (e.g., park): ** blank **

MAPPING

USGS map name/year of publication or revision: TITUSVILLE/**

Township/Range/Section/Qtr: 22 South/35 East/3/**

Landgrant: ** blank **

Plat or other map (map's name, location): ** blank **

DESCRIPTION & HISTORY

Total number of individual resources in this RG 24

Total # individual resources contributing to RG 21

Primary time period(s) of significance 1890-1930

Narrative description: THE DOWNTOWN TITUSVILLE HISTORIC DISTRICT IS SIGNIFICANT FOR ITS ASSOCIATION WITH THE COMMERCIAL DEVELOPMENT OF TITUSVILLE AND IN THE AREA OF COMMERCE FOR ITS ASSOCIATION WITH A NUMBER OF LEADING BUSINESSMEN. IT ALSO HAS ARCHITECTURAL SIGNIFICANCE.

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: ** blank **

Potential contributor to NR district? No evaluation of NR district contrib given on form

Area(s) of historical significance: Commerce; Architecture

[Other historical associations]: ** blank **

Summary of Significance THE TITUSVILLE COMMERCIAL DISTRICT IS SIGNIFICANT FOR ITS COLLECTION OF LATE 19TH & EARLY 20TH CENTURY STRUCTURES THAT REFLECT THE CONTINUOUS GROWTH OF TITUSVILLE FROM 1890 TO THE FALTERING OF THE FLORIDA ECONOMY IN LATE 1929 & EARLY 1930.

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe All documents and collections at same repository/Florida Division of

Historical Resources, ex-DAHRM/**/**

RECORDER

Recorder name (last name first): WELCHER, VICKI L.

Recorder address and phone: R.A.GRAY BLDG., 500 S.BRONOUGH ST., TALLAHASSEE, FL 32399-0250 (850)487-2333

Recorder affiliation: Florida Division of Historical Resources, ex-DAHRM

[Other affiliation]: ** blank **

TEXT ONLY SUPPLEMENT FILE STATUS NO SUPPLEMENTARY INFORMATION EXISTS or is required

Memo information status: NO supplementary INFO BY SURVEYOR for this form

Form comments by FSF staff: ** blank **

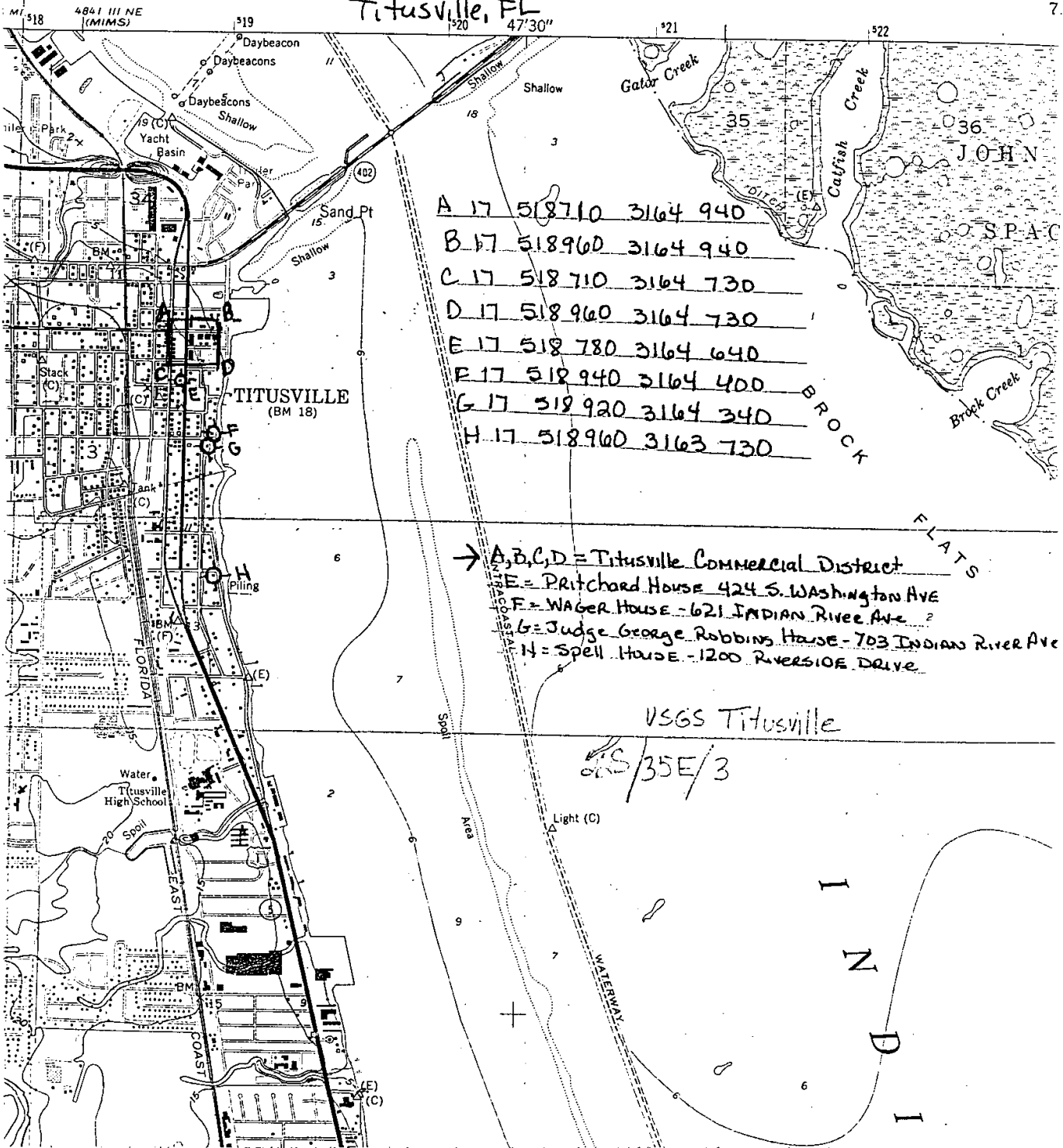
Titusville Quad

8 BR 560

Titusville Multiple Property Group

Titusville, FL

7



A	17	518710	3164	940
B	17	518960	3164	940
C	17	518710	3164	730
D	17	518960	3164	730
E	17	518780	3164	640
F	17	518940	3164	400
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- A, B, C, D = Titusville Commercial District
 E = Pritchard House - 424 S. WASHINGTON AVE
 F = WAGER HOUSE - 621 INDIAN RIVER AVE
 G = Judge George Robbins House - 703 INDIAN RIVER AVE
 H = Spell House - 1200 RIVERSIDE DRIVE

USGS Titusville

35E/3

23

BR 560



214 Julia St
 w/in Titusville Commercial District

BA 560



2004

Awnings have been
changed since damaged
in Hurricane.

BRO560





FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office
(904) 488-1480

Telecopier Number (FAX)
(904) 488-3353

April 8, 1994

Dr. H.T. Walker
312 South Palm Avenue
Titusville, Florida 32796-3534

Re: 323 South Washington Avenue, Titusville

Dear Dr. Walker:

Thank you for the preliminary site information on the above referenced property which you recently submitted.

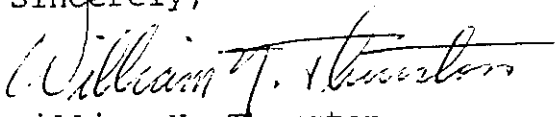
We have reviewed this information, as well as the National Register nomination documentation on the Titusville Commercial District and the original historic resource survey report and site data on which the nomination was based. Frankly, we are at a loss to understand how the survey team managed to miss this building, which was consequently omitted from the National Register documentation.

Despite its age, however, the building does not retain the integrity of its historic design, materials and workmanship required to meet the National Register criteria for designation as a property that contributes to the significance of the historic district. The extensive exterior alterations have reversed the original orientation of the building, eliminated the historic Washington Avenue storefront character, and created a non-historic main facade on what was originally the rear of the building.

This property should have been recorded in the 1989 historic resource survey, and in the National Register nomination, as a non-contributing building. We will submit the information required to amend the National Register documentation accordingly.

Dr. H.T. Walker
April 8, 1994
Page Two

We appreciate your interest in this matter. I hope that the information above will help to clear up any confusion. Please feel free to write or call me at (904) 487-2333 if you have any questions or if we can be of further assistance.

Sincerely,

William N. Thurston
Historic Preservation
Supervisor

WNT:bm

1. [unclear] [unclear]

[unclear] 2017-2018 [unclear]
 [unclear] 2013-2014 [unclear]
 [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear]



BR5600

PROPERTY MANAGEMENT INFORMATION SYSTEM

PMZ342M2

/ =MENU S=SUMMARY ' '=INQ. PANEL
PARCEL ID: 22 350303 D 24 ROLL YEAR: 1989 PDC-NUMBER : 1 OF 1
INIT : JDT DATE CHANGED: 921110

***** COMMERCIAL *****

LINEAR WALL FEET-----	260	BUILDING HEIGHT-----	20
* YEAR BUILT-----	1909	LAST FIELD CHECKER-----	LPH
DEPRECIATION YEAR-----	1950	LAST FIELD DATE-----	920715
		LAST REVIEWER-----	LPH
OFFICE-----	T	LAST REVIEW DATE-----	920715
USE-CODE-----	1100	UNIT SQUARE FOOT VALUE---	
RESIDENTIAL/COMMERCIAL---	C	ADDITIONAL DEPRECIATION---	

PLUS	FEET	FEET	STORY	FACTOR	PLUS	FEET	FEET	STORY	FACTOR
+	30	100	1.00	1.00					
+	10	30	1.00	0.33					

* The records are not correct but at least it shows there is a building there!

TITUSVILLE MULTIPLE PROPERTY GROUP

BRSG0

INDIA

- CHARD HOUSE
- ER HOUSE
- George Robbins House
- BALL HOUSE
- Titusville Commercial District

- CONTRIBUTING

 - NON-CONTRIBUTING

 - BOUNDARY OF Titusville COMMERCIAL DISTRICT

 1" = 20'

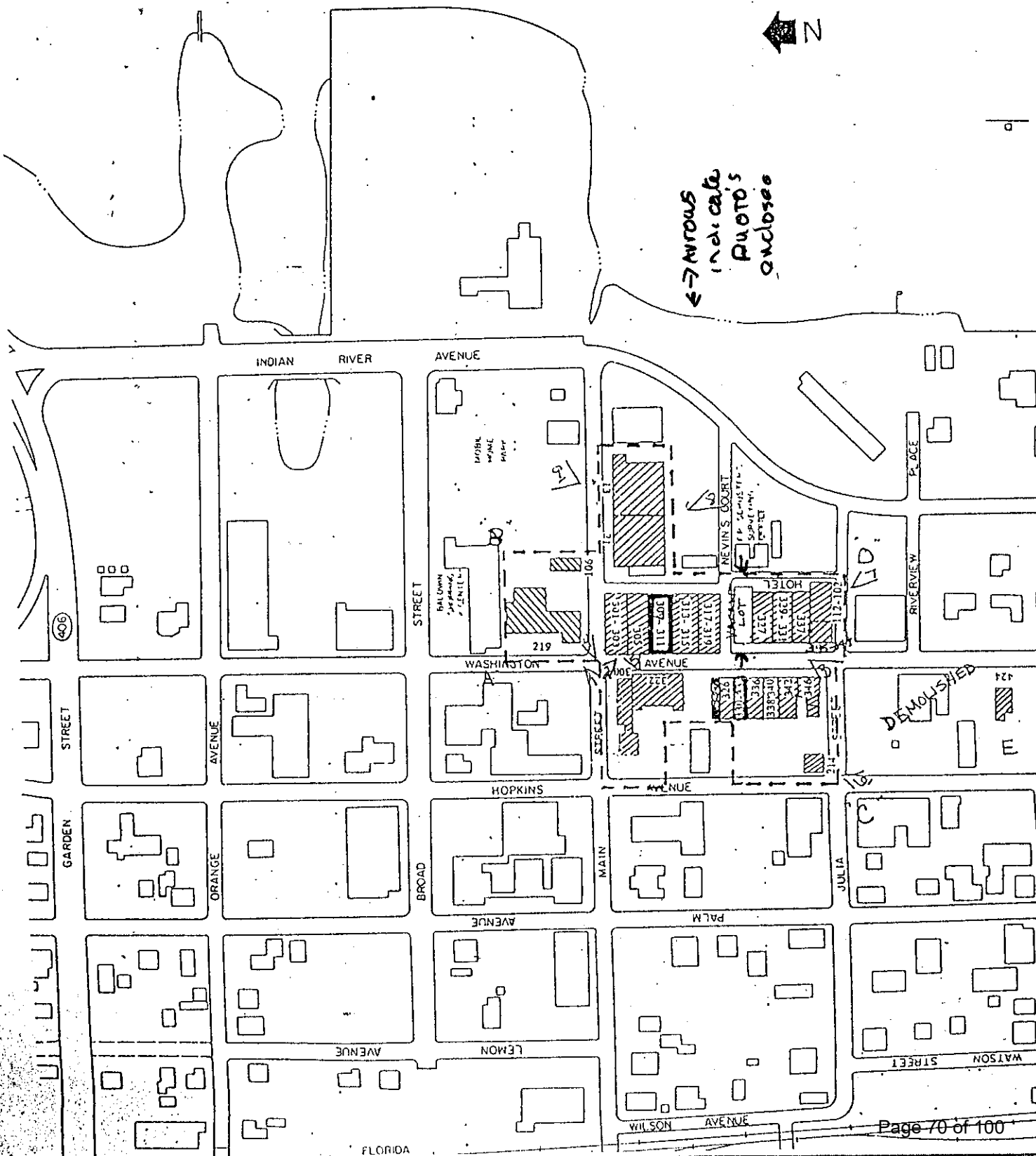
Titusville Commercial District
Titusville, Florida - Brevard County



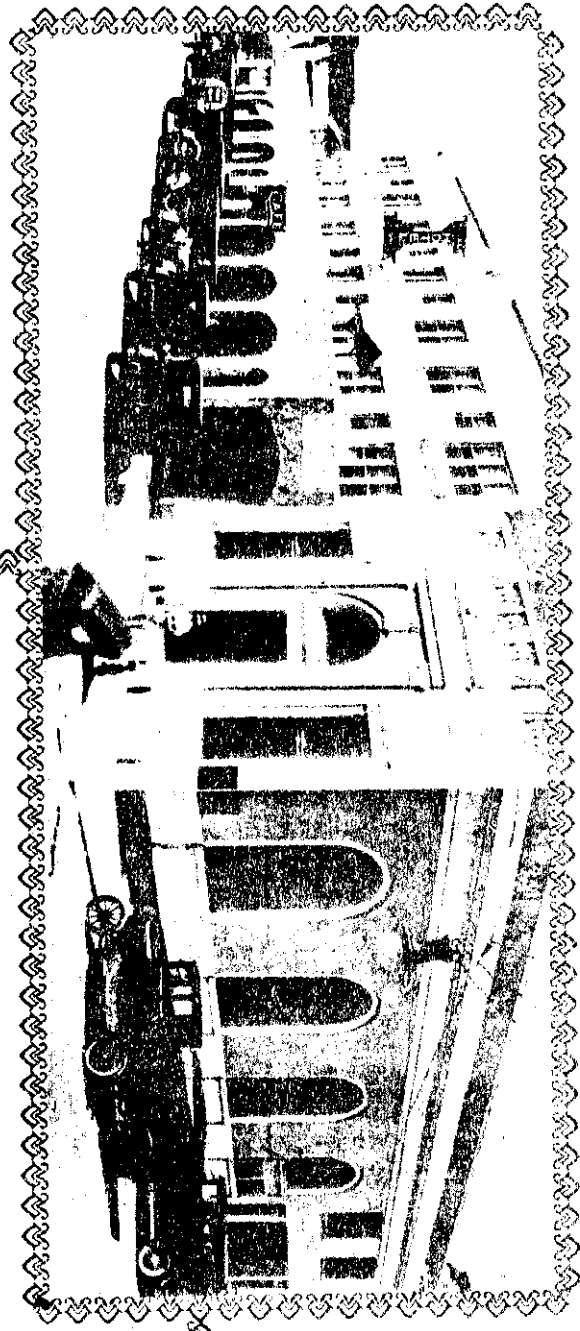
← AIRPHOTOS
indicate
PHOTOS
enclosed

2,000

6,000



BR 560

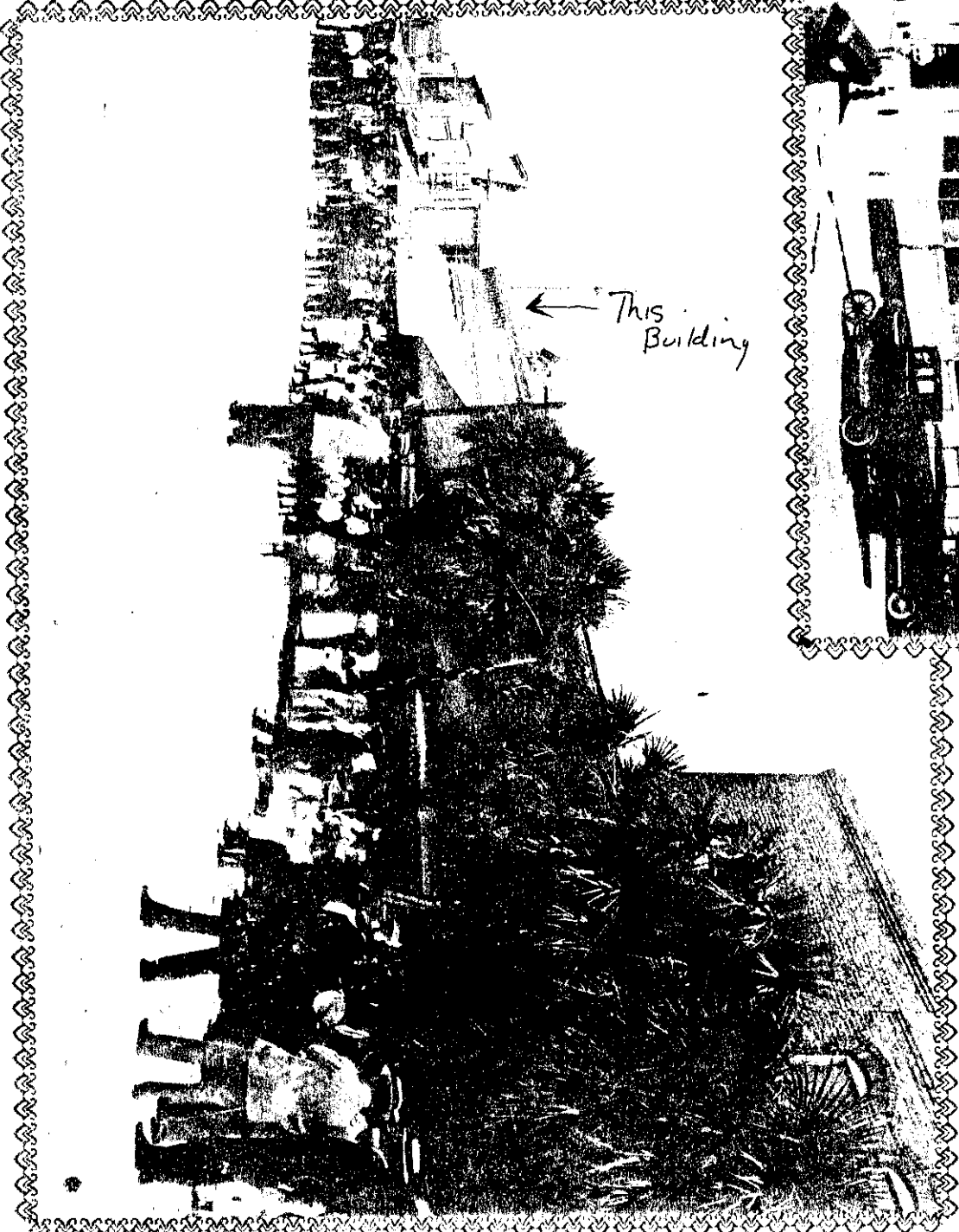


BANK OF TITUSVILLE located at intersection of Washington Avenue and Main Street, in September 1925. In background stands the Walker Hotel (then called Washington Hotel). Businesses occupied the first floor, with the second and third floors forming part of the hotel. The buildings essentially remain standing today.



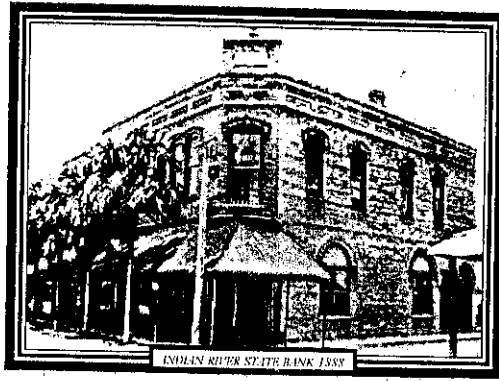
DOWNTOWN TITUSVILLE in 1894. The flag pole in the background marks Neum's Court Park; the wooden buildings to the left burned to the ground in the "Great Fire of 1895" which was set by two arsonists. The culprits were arrested and jailed by the local sheriff; however, acting upon rumors of a "lynch mob" forming, the sheriff spirited the suspects away in the middle of the night to the safety of the Orlando jail. They were later found guilty of the arson crime and sentenced to prison.

This Building



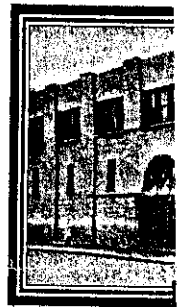
BR560

2. ***21 Main Street**
The Van Croix Theatre opened in 1926 and featured silent movies. Later abandoned, it was reconstructed by WPA workers in 1939 and used as a high school basketball gym and community center. Today it is home to Badcock Home Furnishings Center. Adjacent is RDM Tile & Flooring which was the old Star Advocate newspaper office.
3. ***13 Main Street**
Titusville Post Office and Scobie Supply Company built in 1926 is now the Gaslight Mall, home to several different businesses including the SPCA Thrift Shop, Floral Designs by Chandra, R. Merrill Gordon, artist and Suit Realty.
4. ***106 Main Street**
Stewart's Cash Store, 1913, is now home to Banana Alley - 1913 Antique Shop.
5. ***219 South Washington Avenue**
This 1926 Spanish building was constructed as a service station and is now Custom Bedding.
6. ***303 South Washington Avenue**
In 1910 Western Union had an early telegraph relay station here between Jacksonville and Miami. Shield A Child Mission is now here.
7. ***305 South Washington Avenue**
Built in 1910 for the Titusville Hardware store, it still has the original tin ceiling, heart pine floor and display shelves. Today, a children's resale shop enjoys this building.
8. ***307-311 South Washington Avenue**
Over the years the 1910 Spanish building has been occupied by O'Flanagan Furniture, Knox Clothing Store and a grocery store. It had Titusville's first elevator. First floor is now occupied by Titusville Florist & Plantery and Kelley Photography.
9. ***315 South Washington Avenue**
This one story masonry vernacular is still a real estate office today as it was in 1910, housing Estrada Realty.
10. ***317 South Washington Avenue**
The Banner Drug Store and adjacent Bank of Titusville were constructed in 1912 by J. C. Spell, M.D. Titusville's first licensed pharmacist, who also operated the drug store. Space Coast Pawn Shop now operates a business there.
11. ***319 South Washington Avenue**
Home of the Bank of Titusville from 1912 until 1924. The building later was headquarters for Nevins Fruit Co. (one of the oldest independent citrus packers in Florida) owned by the Parrish family. Now Mays & Associates and gift items can be found there.
12. ***323 South Washington Avenue**
This masonry vernacular was built in 1890 and occupied over the years by Nelson Feed Store, F&S Department Store and now by Sand Drift Aikikai.
13. ***327 South Washington Avenue**
Capt. James Pritchard built Pritchard and Son Hardware in 1890. The original floors, walls and tin ceiling and an interesting tiled entry are still intact.
14. ***329-331 South Washington Avenue**
Built in 1890 with a Spanish influence and remodeled in 1925 this building has been home to a variety of stores including O'Flanagan Furniture and Electric, and Wattwood Dress Shop. Today's shops are Baskets of Abundance, Creative Touch Ceramics, Bookworm and Southern Lights.
15. ***337 South Washington Avenue**
In 1890 the Denham Department Store was built in the masonry vernacular style. The building underwent major remodeling in 1990 when Kloiber's Cobbler & Eatery opened. A Coca Cola sign may still be seen on the north side of the building.

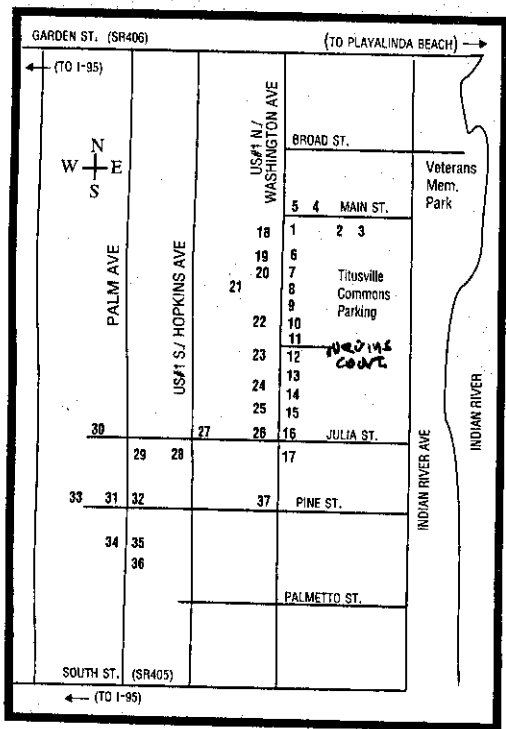


16. ***345-349 South Washington Avenue and *102-112 Julia Street**
Titusville's first bank, the Indian River State Bank, was built in 1888 by Capt. James Pritchard. The second floor which served as a community meeting room is now the Downtown Dance Studio. Currently a variety of businesses and offices including Indian River Bazaar, Indian River Creations, 345 Gallery, Flagg and Howard P.A., Lightspeed Space Art Gallery and C&C Construction can be found here.
17. ***407 South Washington Avenue**
Titusville's first grocery store, L.A. Brady Grocery Store, was built in 1880. This and other buildings immediately south were occupied by Jackson Garage, Coca Cola, Bryan-Conway Realtors, Grower's Supply and Sears. The building was renovated and reopened in 1988 as the Granada Building, housing several government agencies and businesses including Gulf Atlantic Title, Cathedral Holdings and Loys Ward Surveying and Engineering.
18. ***300 South Washington Avenue**
This 1924 Beaux Arts Classical style bank building has a lovely curved staircase and beautiful chandelier in the lobby.

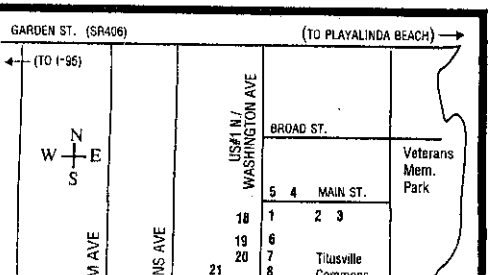
Playhouse, Inc.
Emma Parrish
Jesse Parrish, S.
1991.



29. **314 Julia Street**
Built in 1925 by Title and Abstra
30. **422 Julia Street**
Still an aptarmne Palm Hotel and
31. ***414 Pine Street**
St. Gabriel's Epis Gothic style on widow of Col. H among the finest was made in Engl steeple houses a County, donatee in 1892.
32. **308 Pine Street**
Brevard County house permanent City Hall and sup Commonwealth I



Pine Street (west The Spanish styled constructed in 192 after Henry Flagler
506 South Palm A In 1879 Titusville County Courthouse styling with a facad on land donated by
503-507 South Pa The Brevard Title occupied by the l Erlenbach.



- The Florida Power and Light Co. building, c.1910, Spanish style with apartments upstairs, is now occupied by Sease Electric, Inc.
23. ***330 South Washington Avenue**
Constructed in 1910 and formerly occupied by a grocery store, a children's store and dress shop, this is now the home of Griffo Graphics and Printing.
24. ***338-340 South Washington Avenue**
Alpine Hotel and Saloon, circa 1888, was later occupied by Losley Electric, Frank's Bar and Wisby Jewelers. It was renovated in 1992 by Pardue, Heid, Church, Smith & Waller of Brevard, Inc.



BR 560

SCAN



OFFICE OF THE
BREVARD COUNTY PROPERTY APPRAISER



P. O. DRAWER 'O'
3550 S. WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32781-0449
TELEPHONE (305) 269-8190

JIM FORD
PROPERTY APPRAISER

June 27, 1988

Florida Department of State
Division of Historical Resources
R.A. Gray Building
Tallahassee, FL 32399-0250

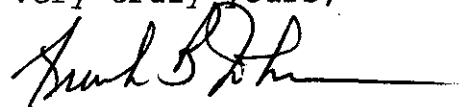
ATTENTION: Vicki L. Welcher

Dear Ms. Welcher:

This will respond to the request of George W. Percy of June 14, 1988 which requests names and addresses of several property owners.

I have taken the liberty to number the items on the list which was sent together with the letter and prepared a listing of the names and addresses for corresponding items numbered.

I trust that this information will be of help to you and please notify this office if we can render further assistance.

Very truly yours,

FRANK B. JOHNS, CFE
Chief Deputy

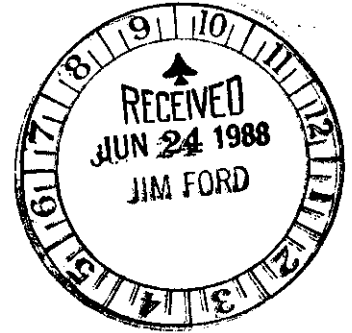
Enclosure

FBJ:jp

1. ✓ Clyde R. Pirtle Et Ux
703 Indian River Ave.
Titusville, FL 32780
2. ✓ Flagship First Nat
Bank of Titusville
P O Drawer N
Titusville, FL 32780
3. ✓ Geo Foy Duren
112 Orange St. *448*
Titusville, FL 32780
4. ✓ Helen M. Suit
Et Al-V N Suit Sr Etc.
4480 Dickens Ave.
Titusville, FL 32780
5. ✓ Kerry B. Kennedy *428*
21 E Main St.
Titusville, FL 32796
6. ✓ William Birnbaum *BR 429*
Et Ux-Marilyn A.
106 Main Street
P O Box 6250E
Titusville, FL 32782-6250
7. ✓ Brevard County
P O Box 1496
Titusville, FL 32781-1496
8. ✓ Betty S. Morford *480*
Life Estate
1200 Riverside Dr.
Titusville, FL 32780
9. ✓ Jimmie R. White
Et Ux-Patricia A.
210 S Washington Ave.
Titusville, FL 32796
10. ✓ Meritor Savings F.A.
P O Drawer E
Titusville, FL 32781-0149
11. ✓ Glenn E. Patch Et Ux-Patricia A
5211 S Washington Ave.
Titusville, FL 32780
12. ✓ Joe Fugina
1121 Indian River Ave.
Titusville, FL 32780
13. ✓ Glenn E. Patch
Et Al-Patricia A Patch
5211 S Washington Ave.
Titusville, FL 32780
14. ✓ Louis V. Cianfrogna
Et Al-G B Ostoski Etc.
308 Julia St.
Titusville, FL 32796
15. ✓ W N Davis Et Ux-Mary
Life Estate
718 Indian River Ave
Titusville, FL 32780
16. ✓ Gary Ostoski
2405 Garden St. #1
Titusville, FL 32796
17. ✓ Gregory H Richards
2542 Riveria Dr.
Titusville, FL 32780
18. ✓ Gregory H Richards
2542 Riveria Dr.
Titusville, FL 32780
19. ✓ Gary Ostoski
2405 Garden St #1
Titusville, FL 32796
20. ✓ Meritor Savings F.A.
P O Drawer E
Titusville, FL 32781-0149
21. ✓ James S. Murnane
4354 Longbow
Titusville, FL 32796
22. ✓ Meritor Savings F.A.
P O Drawer E
Titusville, FL
32781-0149
23. ✓ Meritor Savings F.A.
P O Drawer E
Titusville, FL 32781-0149
24. ✓ Frank P Schuster Et Ux-Mary P
424 S Washington Ave.
Titusville, FL 32796



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
Tallahassee, Florida 32399-0250
(904) 488-1480



June 14, 1988

Address Reply to:

Vicki L. Welcher
(904) 487-2333

Clark Maxwell, Sr.
Property Appraiser
Brevard County Courthouse
400 South Street
Titusville, Florida 33301

Dear Mr. Maxwell:

The properties identified below are being proposed for nomination for listing in the National Register of Historic Places.

Federal regulations pertaining to the National Register program, contained in 36 CFR Part 60, require that we provide written notification of this proposal to the owners. We are further required to obtain verification of ownership from the local land recordation or tax office within 90 days prior to our notice to the owners.

Please provide us with the names and addresses of the owners of the following properties. We need to have this information by July 1, 1988.

Property to be nominated: Please See Attached List

Thank you for your cooperation in this matter.

Sincerely,

George W. Percy
State Historic
Preservation Officer

GWP:vlw



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
Tallahassee, Florida 32399-0250
(904) 488-1480

June 14, 1988

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Sincerely,

George W. Percy
State Historic
Preservation Officer

GWP:vlw

	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
1.	703 Ind. River Ave.	S3, T22, R35, Sub.#50 Joynervilles Addn, Lot 2
2.	102-112 Julia St.	S3, T22, R35, Sub. #03 Plat of Titusville, Blk 12, Lot 1
3.	214 Julia St.	S3, T22, R35, Sub. #03 Plat of Titusville, Blk 7, Lot 5
4.	13 Main St.	S3, T22, R35, Sub. #03 Plat of Titusville, Blk D, Lot .03
5.	21 Main St.	S3, T22, R35, Sub. #03 Plat of Titusville Blk D, Lot .04
6.	106 Main St.	S3, T22, R35, Sub. #03 Plat of Titusville Blk E, Lot 7.01
7.	506 S. Palm Ave.	S3, T22, R35, Sub. #03 Plat of Titusville Blk 15
8.	1200 Riverside Dr.	S3, T22, R35, Sub. #55 Gleasons Addn. Blk 8, Lot 9
9.	219 S. Washington	S3, T22, R35, Sub. #03 Plat of Titusville Blk E, Lot 5.01
10.	✓ 300 S. Washington	S3, T22, R35, Sub. #03 Plat of Titusville Blk 7, Lot 1.01, 1.02, 1.03
11.	✓ 301 S. Washington	S3, T22, R35, Sub. #03 Plat of Titusville Blk D, Lot .09
12.	305 S. Washington	S3, T22, R35, Sub. #03 Plat of Titusville Blk D, Lot .10

13. ✓ 315 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk D, Lot .13
14. ✓ 317 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk D, Lot .14
15. ✓ 322 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 7, Lot 1.09
16. ✓ 326 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 7, Lot 3.02
17. ✓ 327 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk D, Lot .25
18. ✓ 329 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk D, Lot .25
19. ✓ 330-332 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 7, Lot 3.02
20. ✓ 336 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 7, Lot 4
21. ✓ 337 S. Washington S3, T22, R35, Sub. #05
Hutchinsons Subdivision
Blk D, Lot 5
22. ✓ 338-340 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 7, Lot 4
23. ✓ 342 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 7, Lot 4
24. ✓ 346 S. Washington S3, T22, R35, Sub. #03
Plat of Titusville
Blk 12, Lot 8



219 S. Washington Ave



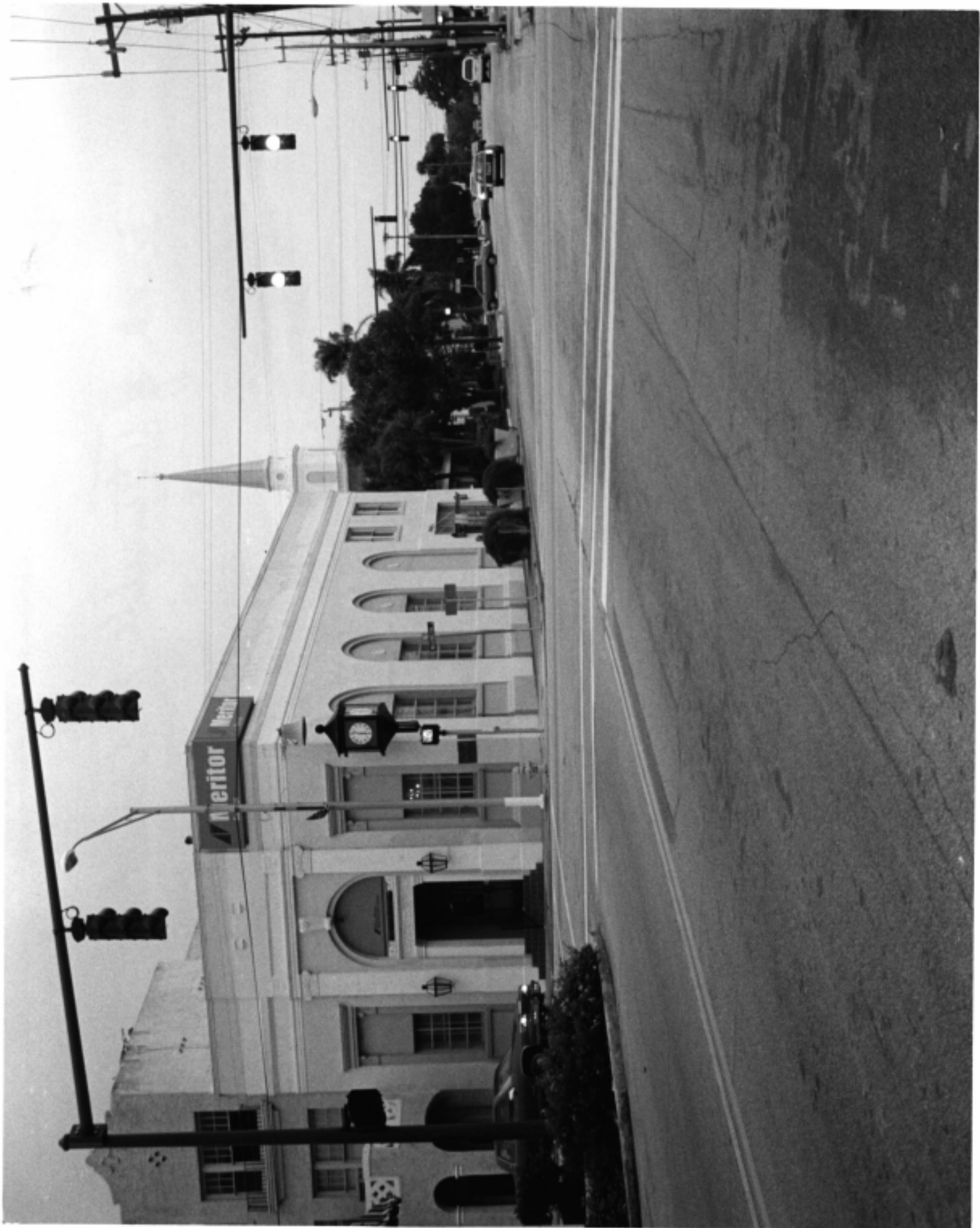
Block
380 N.S. Washington looking SE





300 Block S. Washington facing NE

4



~~Back of 213 MAIN Street - Acme, NW~~

Bank of Titusville & Trust

looking west

2



Walker Apartment Building





214 Julia Street facing NE





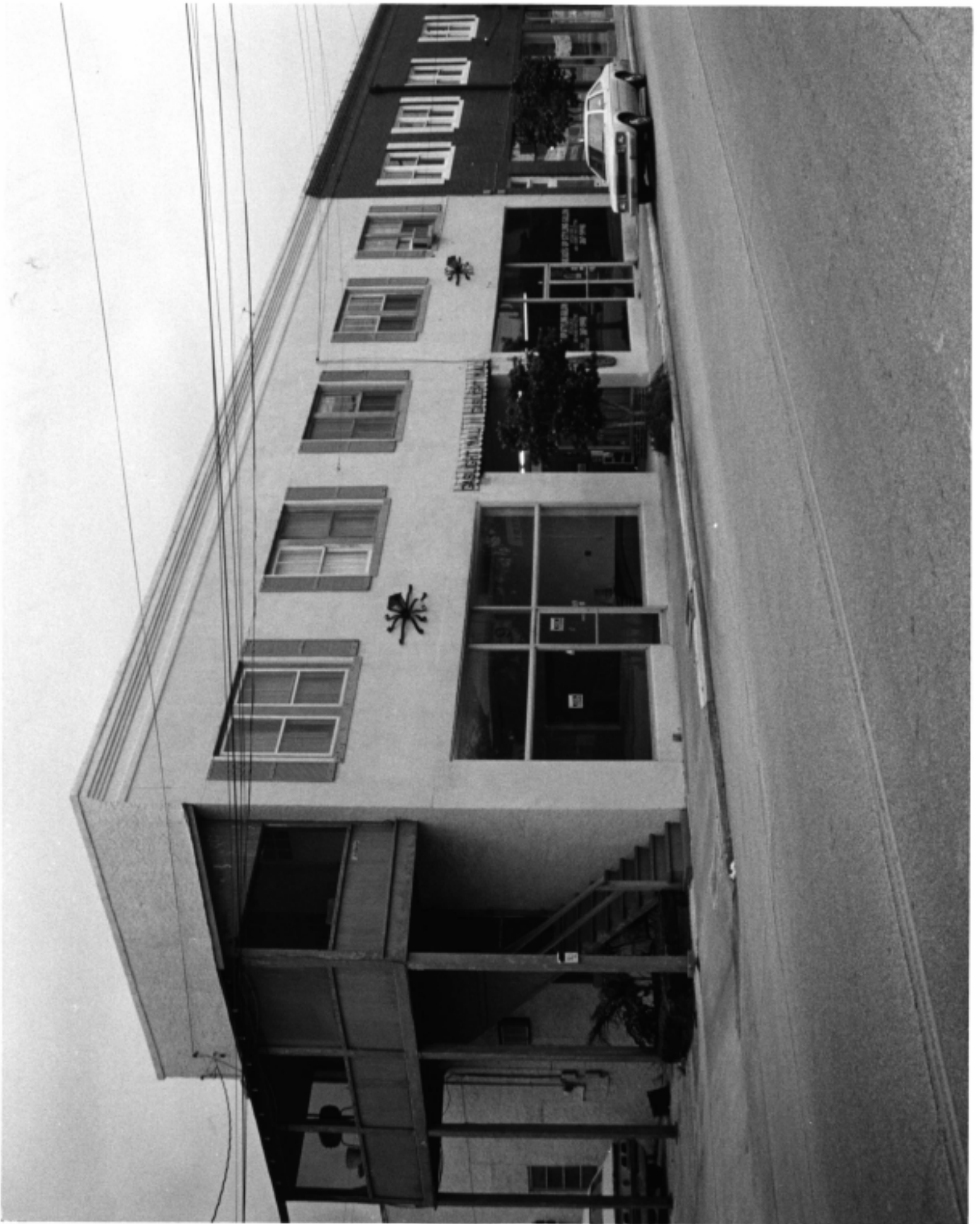
102-~~102~~ Julia Street looking WNW





back of 21 Main Street





MAin Street 13-21



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **Florida Trust Historic Preservation Workshop at Elliott Museum May 17, 2025**
Department/Office: Community Development

Recommended Action:

AS the Board Desires.

Summary Explanation & Background:

The Florida Trust for Historic Preservation will be hosting a Workshop on May 17, 2025, from 10AM - 4:30PM. Member Roz Foster will be representing the Titusville Historic Preservation Board with a table of information and presenting "Design Guidelines & Best Practices" at the workshop. This workshop will be held at the Elliott Museum in Stuart and setup will not begin until the morning of May 17, 2025. Member Foster is requesting the Historic Preservation Board to pay for a hotel room for the night of May 16, 2025. Cost will not exceed \$200.00.

Alternatives:

As the Board Desires.

Item Budgeted:

Historic Preservation Board budget.

Source/Use of Funds/Budget Book Page:

Historic Preservation Board budget.

Strategic Plan:

This action addresses Goal 5.b to continue the effectiveness of current advisory boards and Goal 2.b to continue partnerships and coordination with public, private, and nonprofit entities.

Strategic Plan Impact:

This action continues the effectiveness of the Titusville Historic Preservation Board.

ATTACHMENTS:

1. Final Workshop Flyer (2)
2. Final Workshop Sponsorship Guide

Historic Preservation Workshop

SATURDAY, MAY 17, 2025

at The Elliott Museum | 10 a.m. to 4:30 p.m.



- Florida's Preservation Toolkit
- Restoration Panel Discussion
- Local Design Guidelines
- \$25 - Includes Lunch
- Tickets at <https://bit.ly/3FDRhB1>

Sponsored by:



The Florida Trust for Historic Preservation

floridatrust.org

Historic Preservation Workshop

MAY 17, 2025



2025
Sponsorship
Opportunities

Sponsored by:



The Florida Trust for Historic Preservation

floridatrust.org