



CITY OF TITUSVILLE

HISTORIC PRESERVATION BOARD

AGENDA

Regular Meeting

June 2, 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 May 5, 2025**

Approve minutes

**5. QUASI-JUDICIAL CONFIRMATION PROCEDURES**

**6. CONSENT AGENDA**

**7. OLD 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. 2025 Annual Workshop Recap**

As the Board desires.

**8. NEW BUSINESS**

**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 May 5, 2025**  
**Department/Office:** Planning

**Recommended Action:**

Approve minutes

**Summary Explanation & Background:**

Minutes May 5, 2025

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. 05.05.25 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 May 5, 2025 at 1:00 p.m.

XXX

Chairman Kiesel called the meeting to order at 1:00 p.m. Present were, Secretary Adams, Member Shifalo, Member Gaetjens, Member Jonas, Member Foster and Alternate Member Davis. Vice Chairman Petyk and Alternate Member Crofton were absent. Also attending were Redevelopment Planner Sue Williams, Planner Tabitha Armstrong and Recording Secretary Laurie Dargie.

XXX

Member Foster motioned to approve the regular minutes from the April 7, 2025 meeting as presented. Member Jonas seconded. There was a unanimous voice vote in favor.

XXX

Chairman Kiesel requested that the Certificate of Appropriateness COA#2-2025 be heard first since the Historic Preservation Board Officer, Pat Tyjeski was present.

XXX

***New Business***

**Certificate of Appropriateness (COA) COA#2-2025 – 329 and 335 S. Washington Avenue**

Community Redevelopment Planner, Sue Williams advised the Historic Preservation Board Members that the applicant, Aaron Lew, had intended to be present, however due to unforeseen circumstances he is unable to attend today's meeting and requested it to be considered for tabling until the June 2, 2025 Historic Preservation Board meeting.

Patricia Tyjeski the Historic Preservation Officer for the City of Titusville with Inspire Placemaking Collective came to give a PowerPoint presentation on the Certificate of Appropriateness COA#2-2025 for 329 and 335 S. Washington Avenue. The presentation is available in print form and available upon request.

The Historic Preservation Board members had questions for Ms. Tyjeski regarding potential alternatives to painting the brick, even potentially removal of the brick. Ms. Tyjeski said removal of the bricks would be approved but she would have to have specifics on other alternatives to advise whether it would be an acceptable alternative to the bricks.

XXX

Member Shifalo made a motion to table the Certificate of Appropriateness (COA) COA#2-2025 – 329 and 335 S. Washington Avenue until the June 2, 2025 Historic Preservation Board meeting per the applicant's request to be present. Member Foster seconded.

Roll call was as follows:

Secretary Adams	Yes
Member Gaetjens	Yes
Member Jonas	Yes
Member Shifalo	Yes
Member Davis	Yes
Member Foster	Yes
Chairman Kiesel	Yes

Motion passed.

XXX

***Old Business***

**Recognition of Historic Structures Discussion**

The Historic Preservation Board members were pleased with the certificates and had no changes.

Chairman Kiesel said he will present the certificates at the workshop.

XXX

**Historic Preservation Board Annual Workshop 2025 Discussion**

Chairman Kiesel asked Member Davis if he was able to secure speakers for the black business history discussion of the workshop.

Member Davis said he did speak to Dr. George Fayson, Ms. Ascott, Sammy Lincoln and Jesse Richardson who all plan to attend the workshop. Member Davis said he will provide information in case the speakers are unable to attend.

XXX

***New Business***

**Florida Trust of Historic Preservation Workshop at Elliott Museum May 17, 2025**

Redevelopment Planner Sue Williams said it was requested by Member Foster to attend the Florida Trust of Historic Preservation Workshop at Elliott Museum on May 17, 2025 and Member Foster is requesting that the Historic Preservation Board budget be used to pay for her hotel accommodations for the event for up to \$200.00.

Member Foster said she was able to book a room for much less than \$200.00 for the event. Member Foster said she will be there to pass out information from the City of Titusville relating to Titusville's history and she is doing a presentation on the City of Titusville's Architectural Design Guidelines. The event is on Saturday May 17, 2025 and she encouraged all the Historic Preservation Board members to attend if they were able to.

XXX

**Draft**

Member Shifalo made a motion to approve the allowance of up to \$200.00 of the Historic Preservation Board budget to be used to reimburse Member Foster for her hotel accommodations for the May 17, 2025 Florida Trust of Historic Preservation Workshop. Secretary Adams seconded. There was a unanimous voice vote in favor.

XXX

***Petitions & Request***

None

XXX

***Reports***

Ms. Williams said that all the invitation letters were mailed out for the workshop. Ms. Williams said that the workshop has been booster on social media and on the City of Titusville's sign.

Member Shifalo brought up her interest in the Mid-Century Modern history of Titusville and wanted to get the support of the Historic Preservation Board to investigate how to showcase this part of Titusville's history with Mid-Century Modern structures and the space boom that took place during this era.

Chairman Kiesel advised Member Shifalo to research the reports and even compare them to see what she can find regarding the Mid-Century Modern structures.

The Historic Preservation Board members had some discussion regarding the timeframe of this era being 1960's to 1970's.

Secretary Adams thought it would be good to reach out to the American Space Museum to see what kind of information they could provide.

XXX

**Adjournment 1:41pm**

**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 had a presentation at the May 5, 2025 Historic Preservation Board meeting. This item was tabled as the applicant was unable to attend the meeting in May 2025.

The Historic Preservation officer will attend the June 2, 2025, meeting virtually.

**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:**

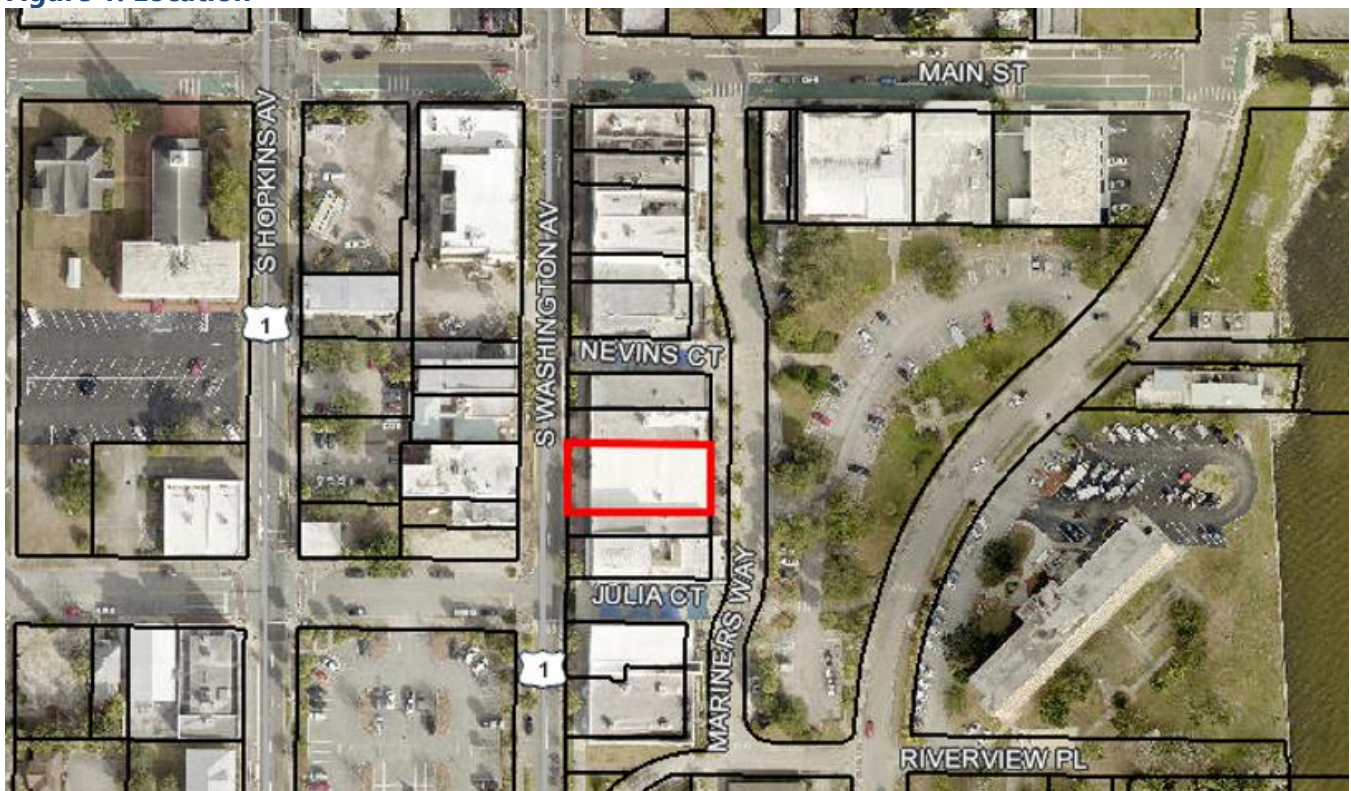
1. 329 and 335 S Washington Paint COA\_v4

**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.

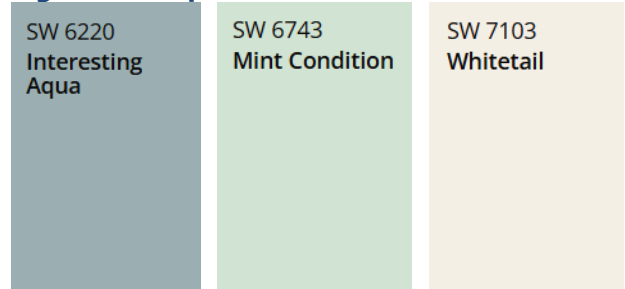
**Figure 1: Location**



### 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.

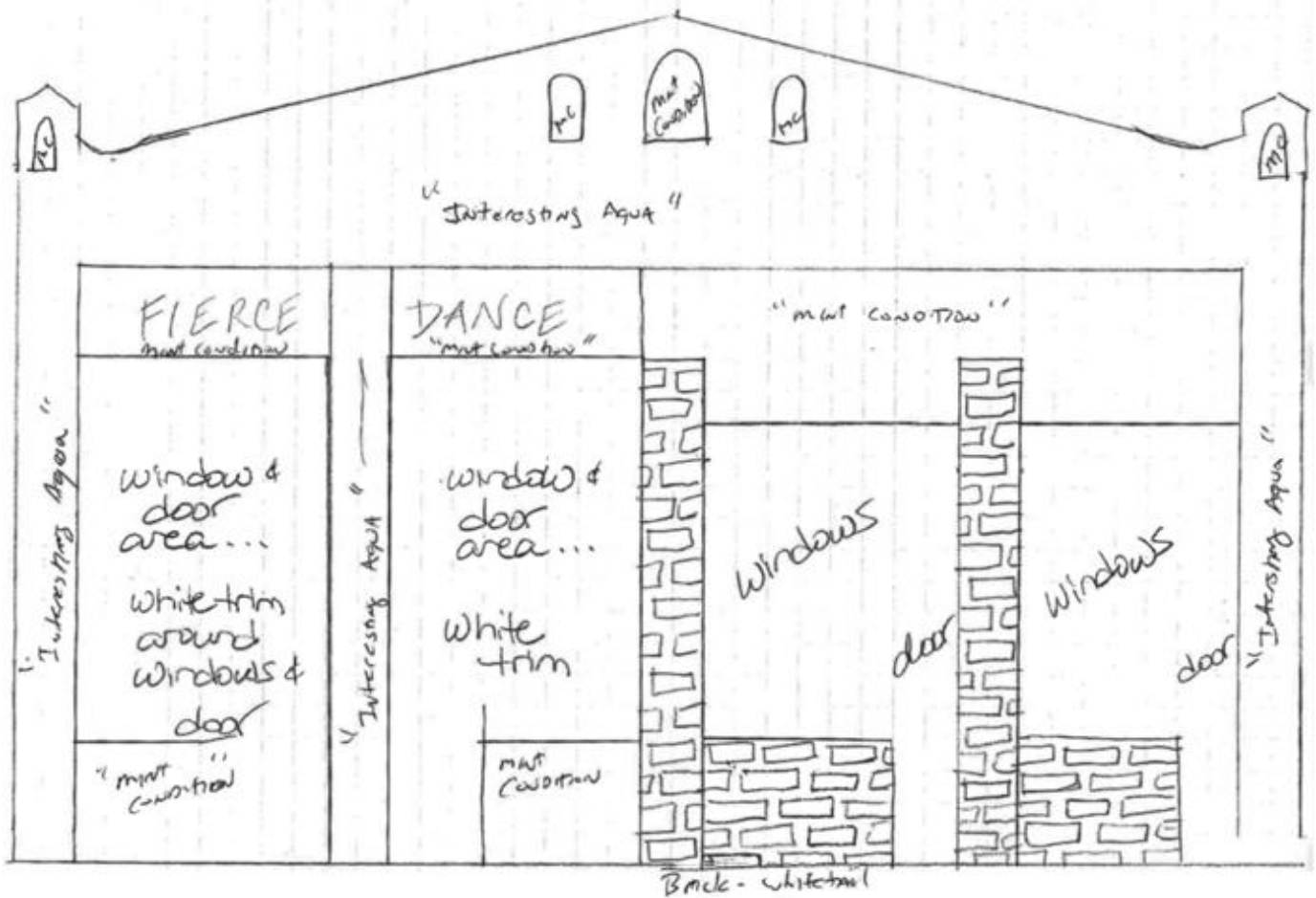
**Figure 2: Proposed Colors**



**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 Shop<sup>1</sup>.

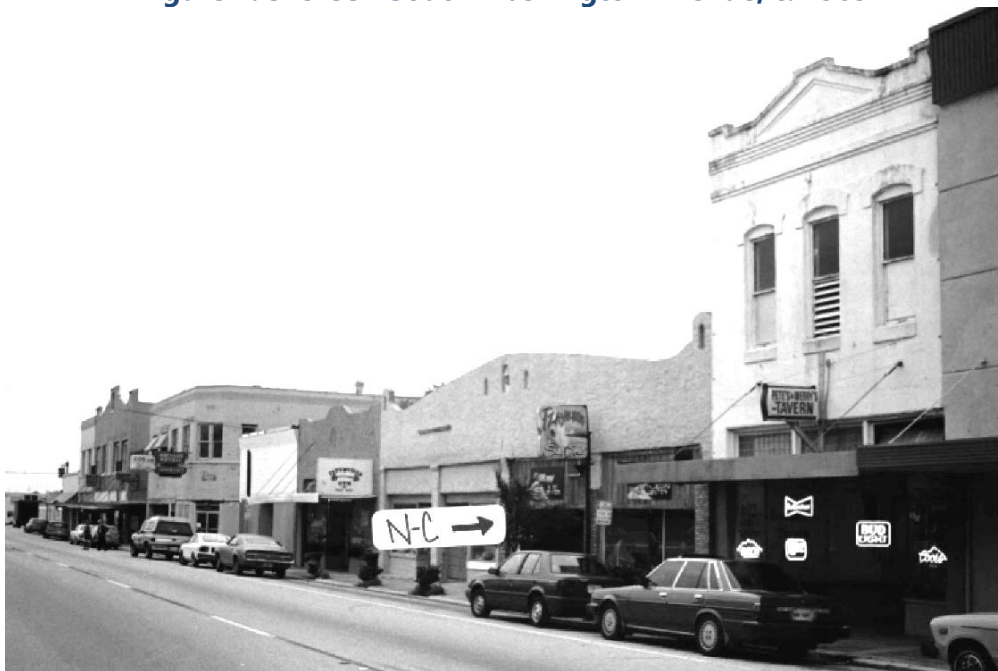
The building is a one-story commercial structure featuring a symmetrical façade and a flat roof behind a low-pitched gabled parapet. It contains four storefront bays (two storefront bays per tenant) with recessed entryways, large storefront display windows, and brick columns and bulkheads on two of the 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

<sup>1</sup> 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:<sup>2</sup>

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

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

RECOMMENDED	NOT RECOMMENDED
<p><b>Identifying, retaining, and preserving</b> 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.

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

*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

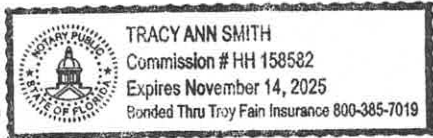
Signature of Witness #2

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)

\_\_\_\_\_  
Notary Public

OWNER 2:

\_\_\_\_\_  
Owner 2 Printed Name

\_\_\_\_\_  
Owner 2 Signature



[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

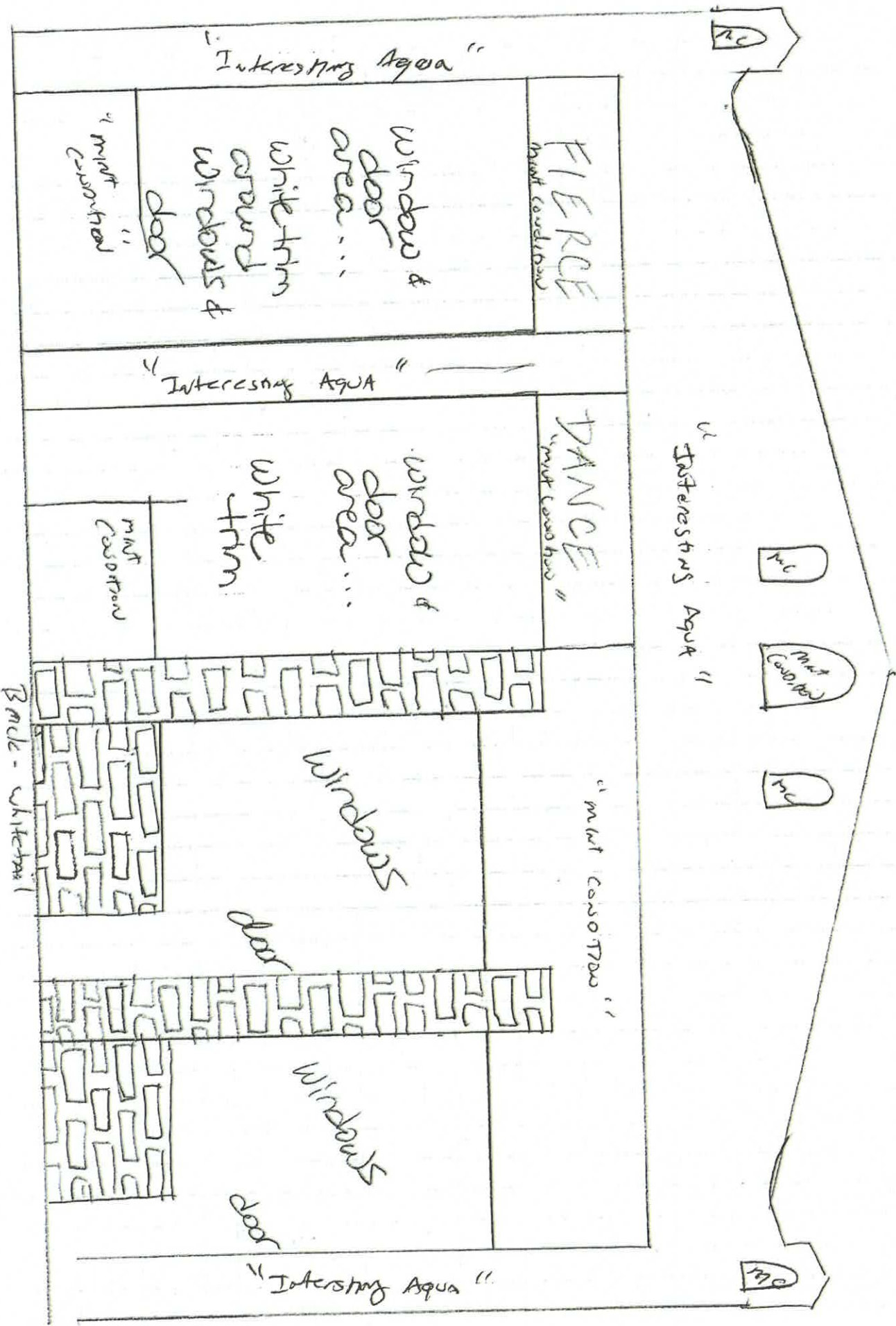
LEW, AARON M  
 6780 STILL POINT DR.  
 MELBOURNE, FL 32940

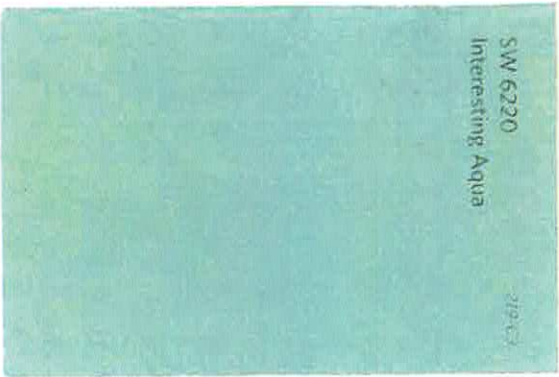
### Annual Reports

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.<sup>1</sup> 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.<sup>2</sup>

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

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

<sup>2</sup>Plan 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.

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# 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.

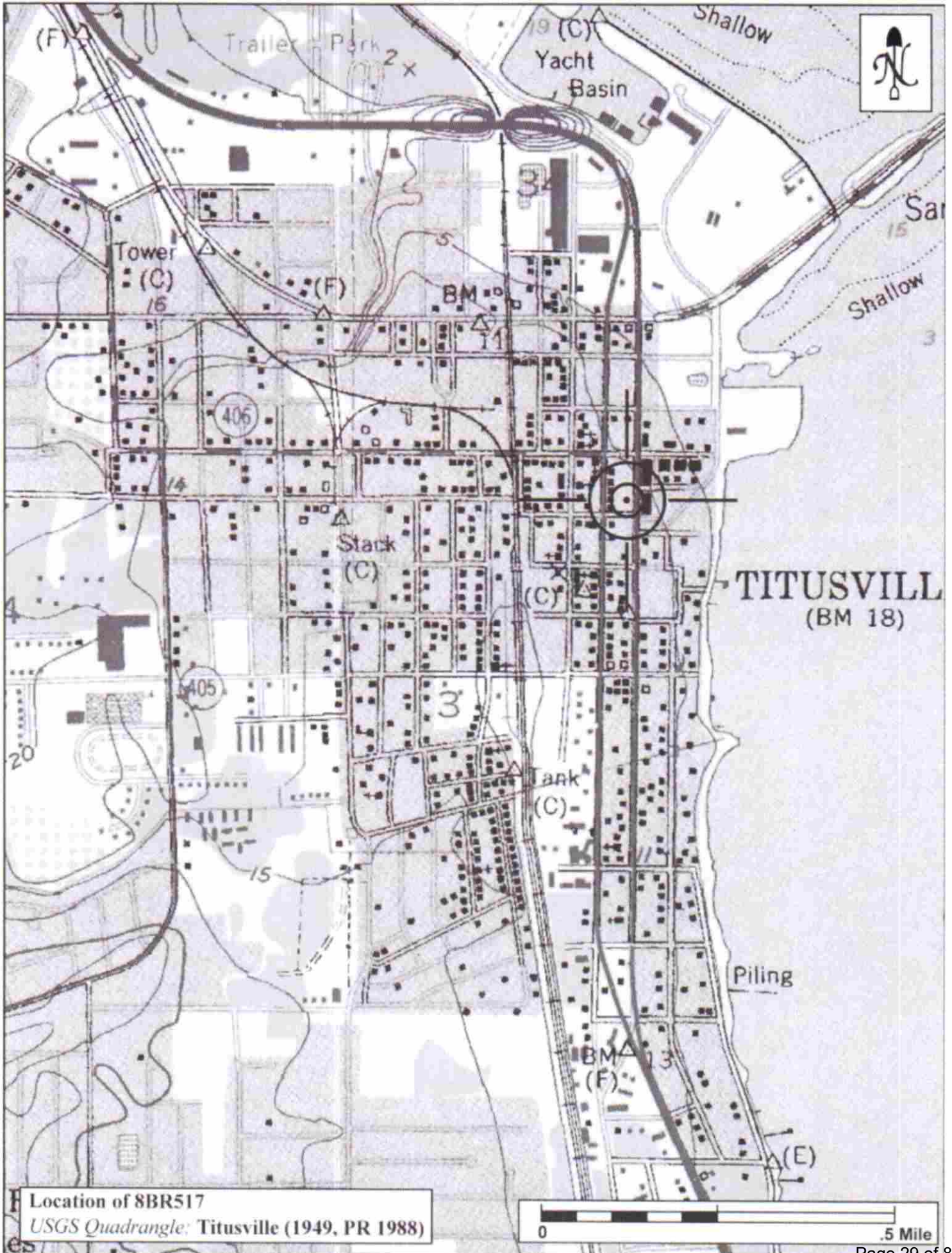
PHOTOGRAPH



SKETCH MAP



USGS QUADRANGLE MAP



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



IS #  
RN -

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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. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature] State Historic Preservation Officer, Florida Department of State-Bureau of Historic Preservation
Date: 11/21/89

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

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1 Titusville Commercial District

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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

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United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Titusville Commercial District

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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.

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**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 3 Titusville Commercial District

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**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.

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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

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**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

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United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Titusville Commercial District

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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

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**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 2 Titusville Commercial District

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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

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Titusville Commercial District

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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.

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 4 Titusville Commercial District

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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.

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**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

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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 Districts~~

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

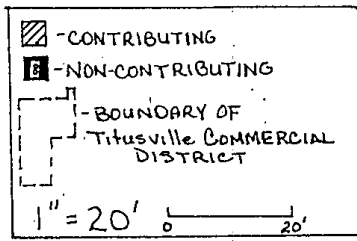
~~Houses at 121 West Davis Boulevard~~

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

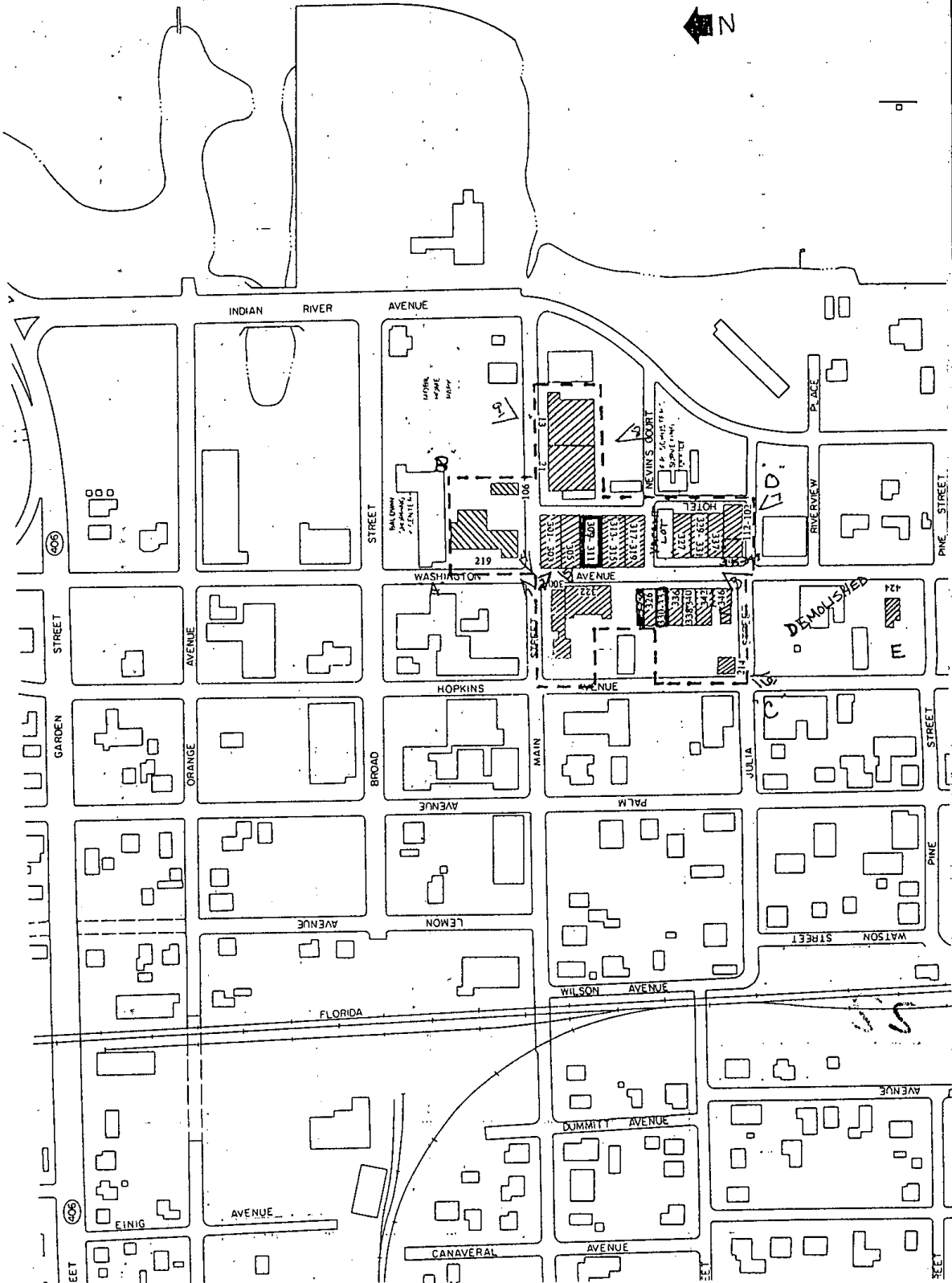


Titusville Commercial District  
Titusville, Florida - Brevard County



562,000

561,000

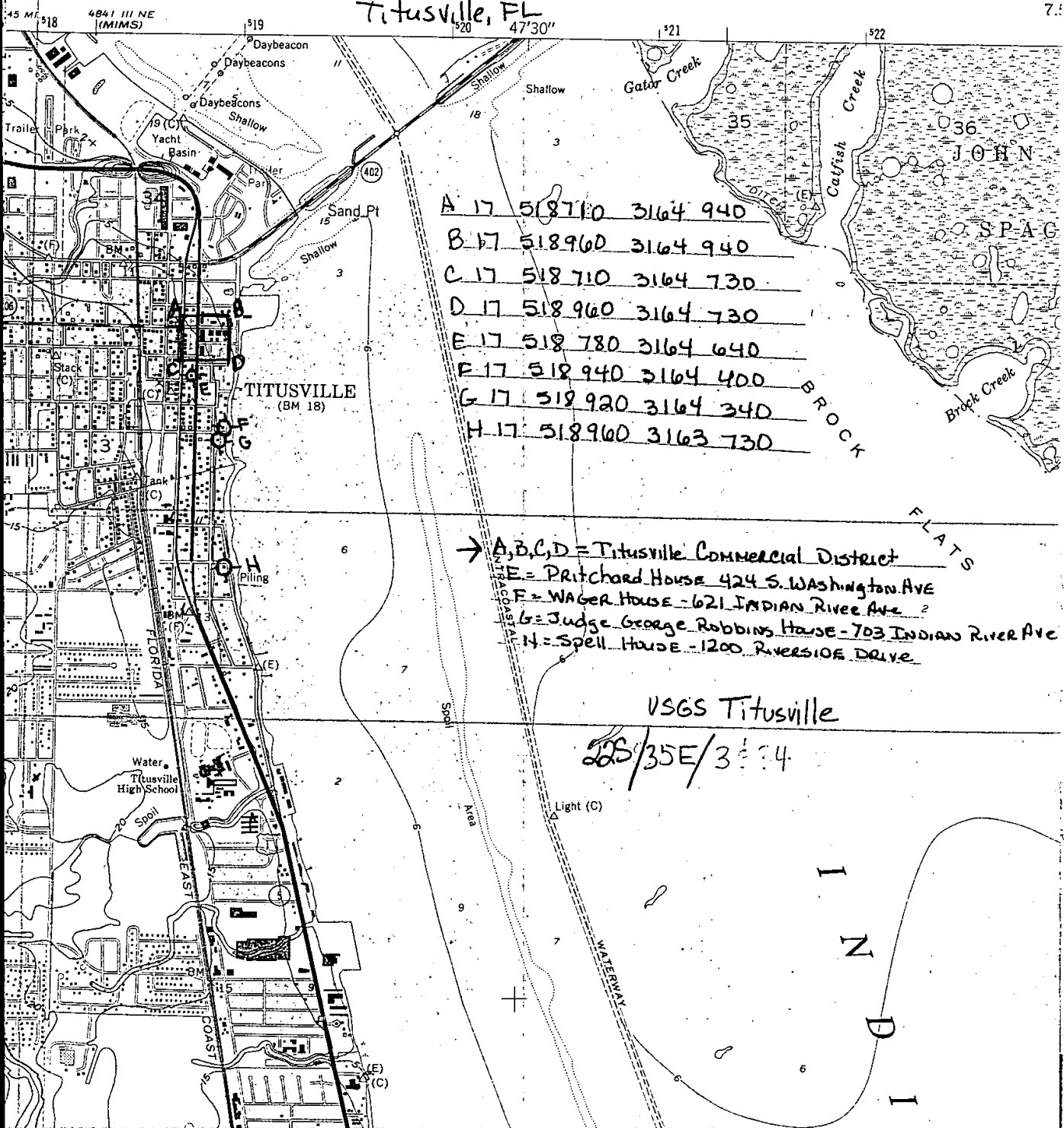


Titusville Quad

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

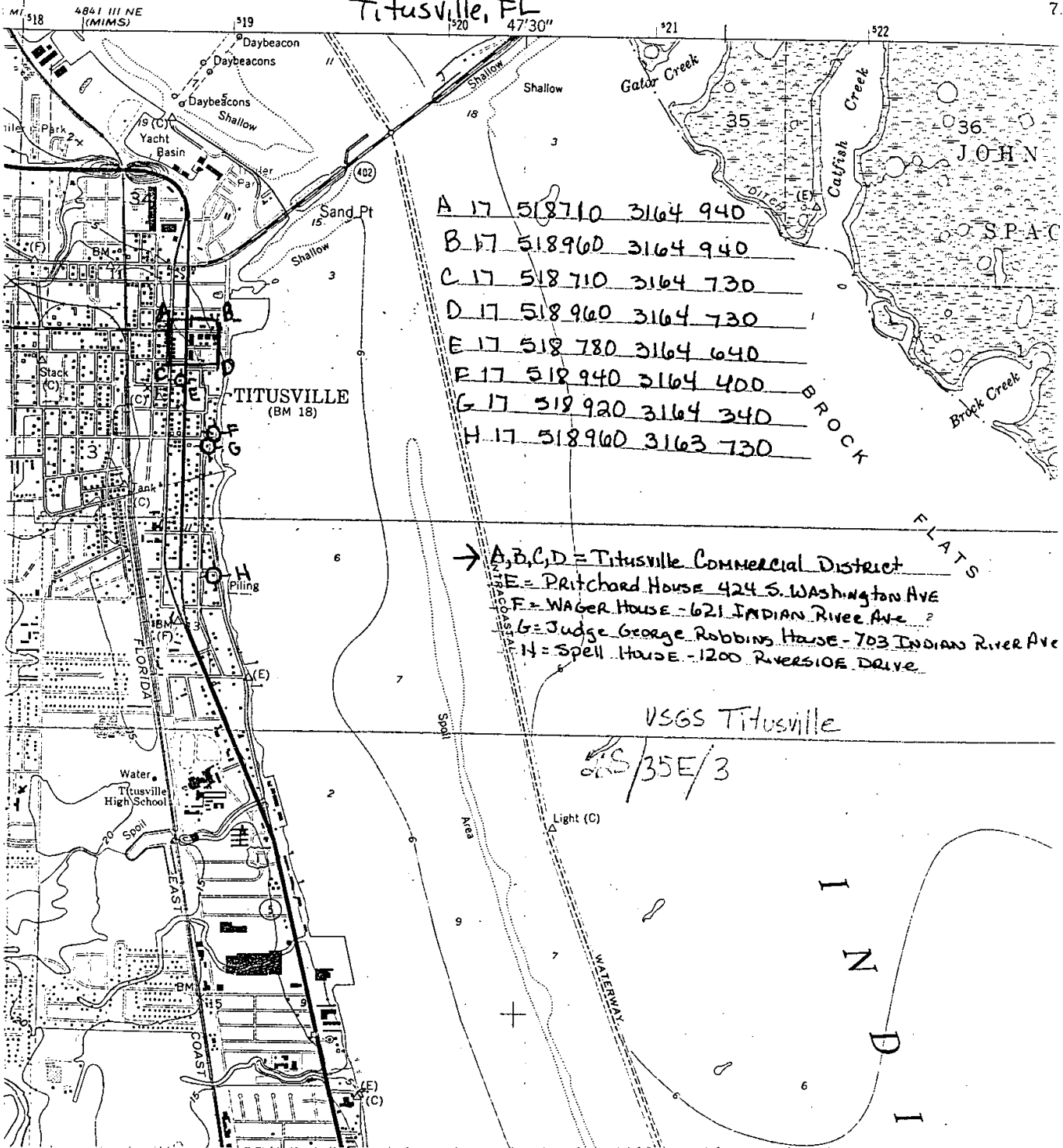
**Form comments by FSF staff:** \*\* blank \*\*

Titusville Quad

8 BR 560

# Titusville Multiple Property Group

## Titusville, FL



A	17	518710	3164	940
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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



BA 560



2004

Awnings have been  
changed since damaged  
in Hurricane.

BRO 560





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      Telecopier Number (FAX)  
(904) 488-1480      (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.

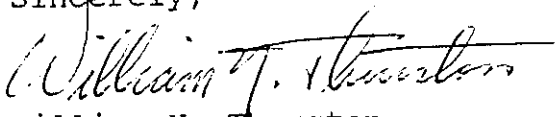
We have reviewed this information, as well as the National Register nomination documentation on the Titusville Commercial District and the original historic resource survey report and site data on which the nomination was based. Frankly, we are at a loss to understand how the survey team managed to miss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



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---	

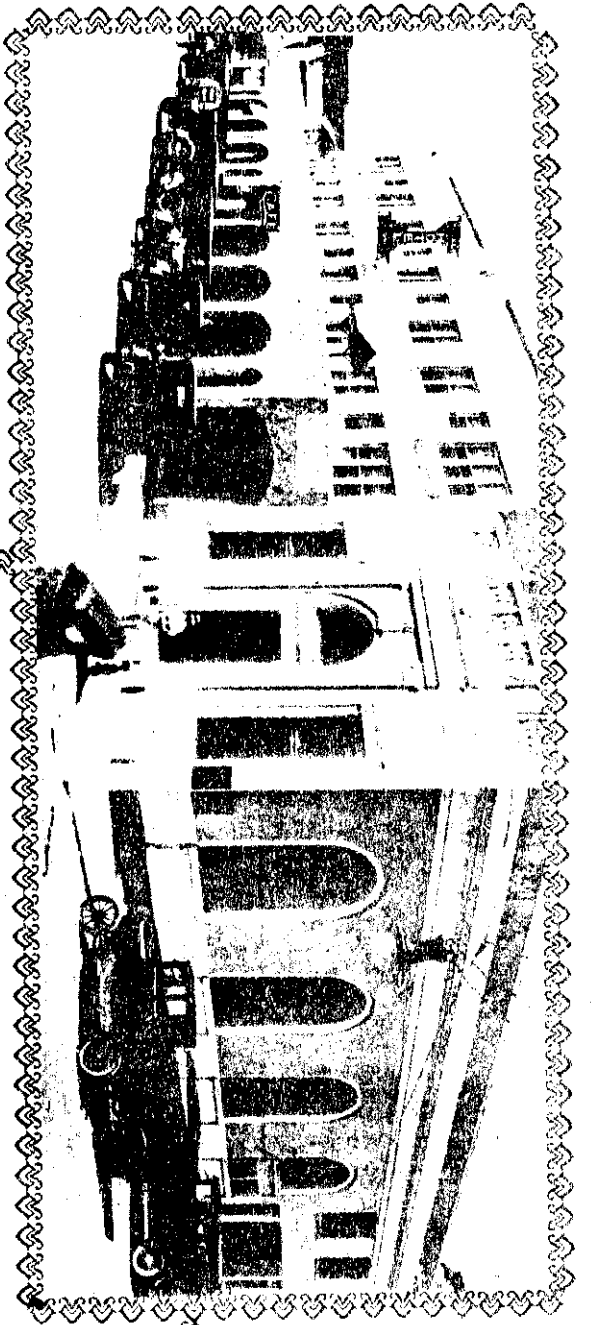
  

PLUS	FEET	FEET	STORY	FACTOR	PLUS	FEET	FEET	STORY	FACTOR
+	30	100	1.00	1.00					
+	10	30	1.00	0.33					

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



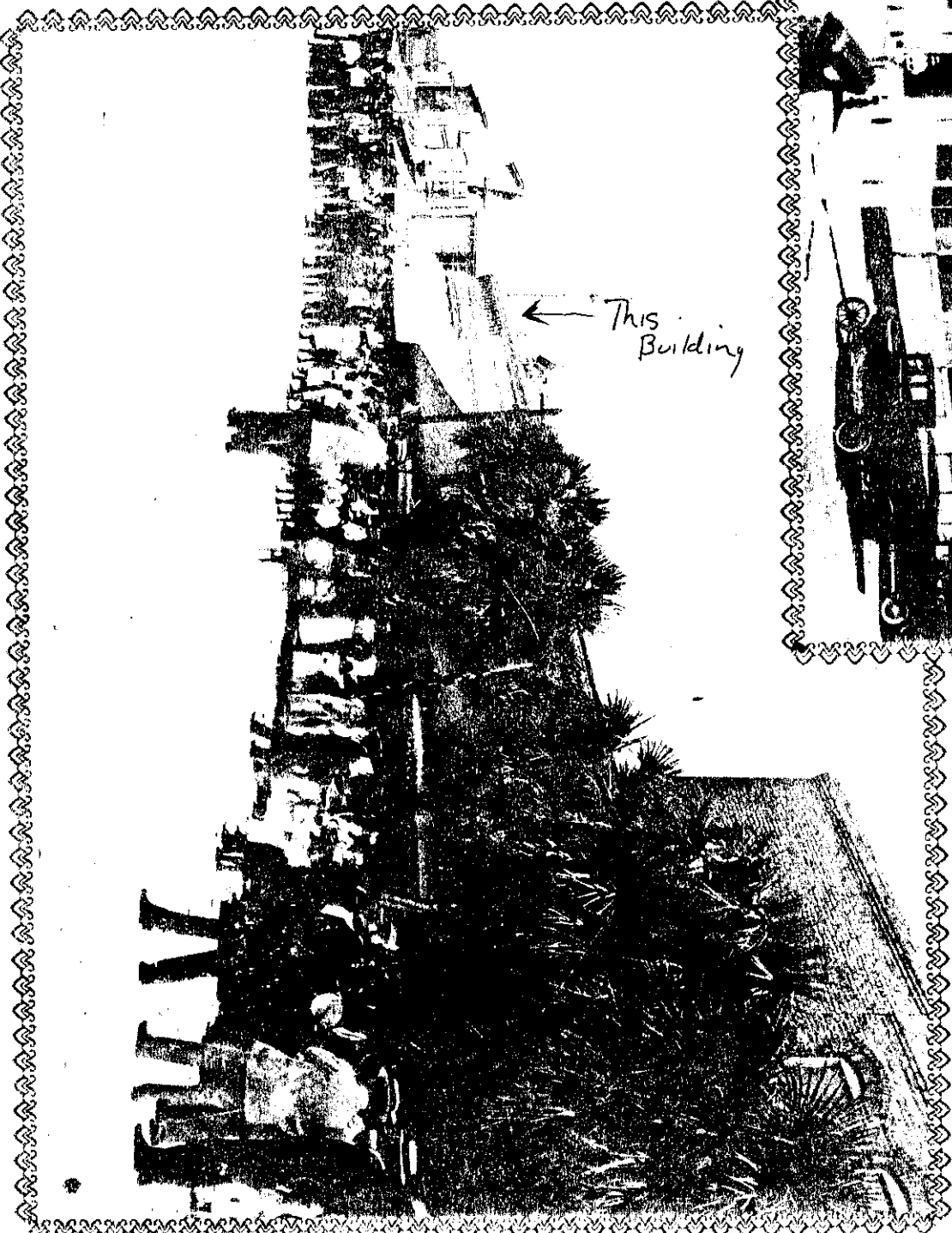
BR 560



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.

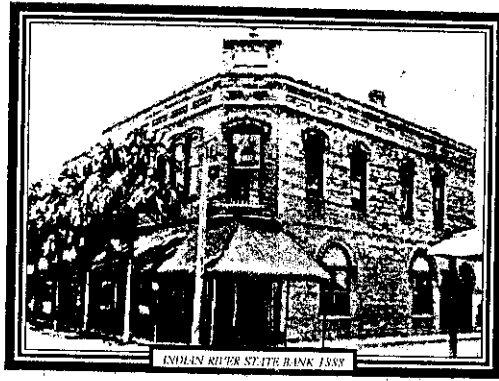


DOWNTOWN TITUSVILLE in 1894. The flag pole in the background marks Neum's Court Park; the wooden buildings to the left burned to the ground in the "Great Fire of 1895" which was set by two arsonists. The culprits were arrested and jailed by the local sheriff; however, acting upon rumors of a "lynch mob" 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.



BR560

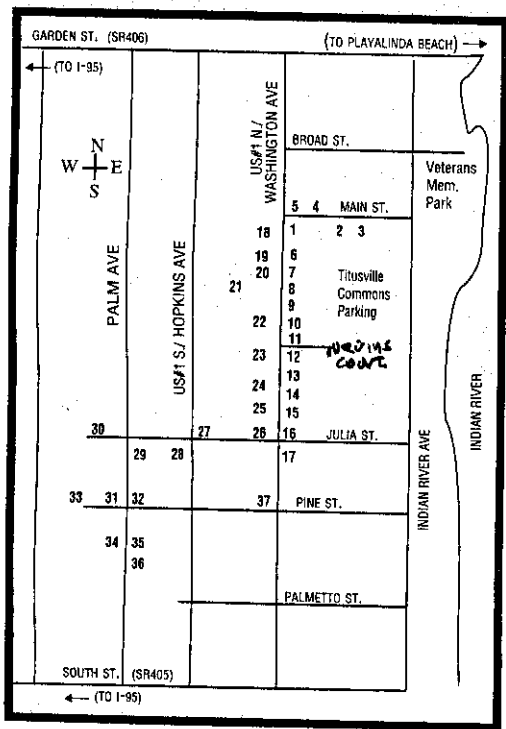
2. **\*21 Main Street**  
The Van Croix Theatre opened in 1926 and featured silent movies. Later abandoned, it was reconstructed by WPA workers in 1939 and used as a high school basketball gym and community center. Today it is home to Badcock Home Furnishings Center. Adjacent is RDM Tile & Flooring which 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.



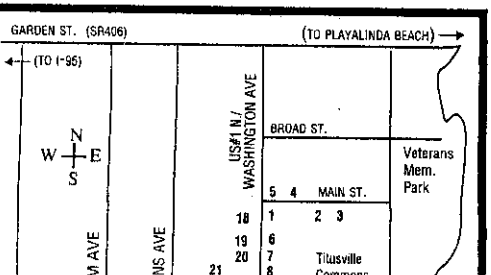
16. **\*345-349 South Washington Avenue and \*102-112 Julia Street**  
Titusville's first bank, the Indian River State Bank, was built in 1888 by Capt. James Pritchard. The second floor which served as a community meeting room is now the Downtown Dance Studio. Currently a variety of businesses and offices 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.



29. **314 Julia Street**  
Built in 1925 by Title and Abstra
30. **422 Julia Street**  
Still an aptarme 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 I 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

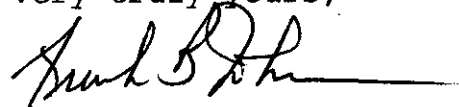
ATTENTION: Vicki L. Welcher

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

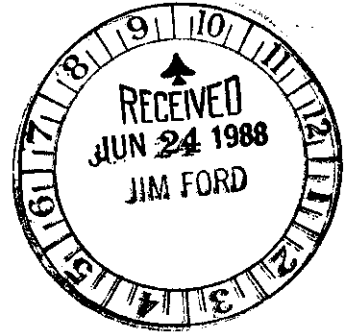
Enclosure

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

Address Reply to:

Vicki L. Welcher  
(904) 487-2333

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

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Thank you for your cooperation in this matter.

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
<del>7.</del>	<del>506 S. Palm Ave.</del>	<del>S3, T22, R35, Sub. #03 Plat of Titusville Blk 15</del>
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





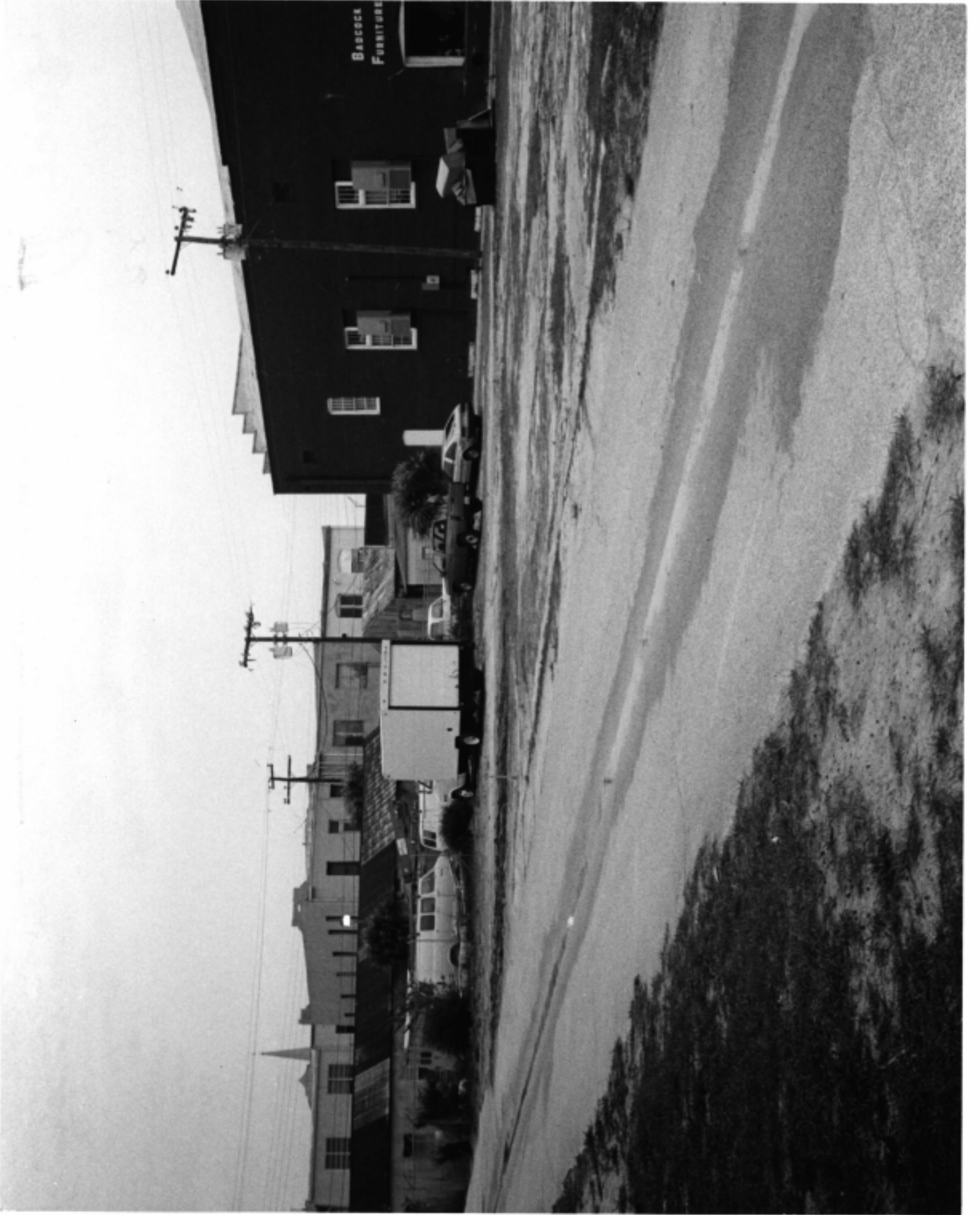
214 Julia Street facing NE





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:** **2025 Annual Workshop Recap**  
**Department/Office:** Community Development

**Recommended Action:**

As the Board desires.

**Summary Explanation & Background:**

The Historic Preservation Board 2025 Annual Workshop was held on May 22, 2025, at the Harry T. Moore Social Services Center. This agenda item is a recap for Board discussion.

**Alternatives:**

N/A

**Item Budgeted:**

N/A

**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:**

None