



CITY OF TITUSVILLE

HISTORIC PRESERVATION BOARD

AGENDA

Regular Meeting

November 3, 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 October 6, 2025

Approve the Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. CONSENT AGENDA

7. OLD BUSINESS

A. Mid-Century Modern Structures

As the Board Desires.

B. Historic Preservation Ordinance

As the Board Desires

8. NEW BUSINESS

A. FEC Railroad

Support the staff's request to nominate the FEC Railroad station on the Florida Trust's 11 to Save Program.

B. Election of Officers

Election of Officers for Chairman, Vice Chairman, and Secretary

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: Bradley Parrish, Community Development Director
Subject: **Minutes October 6, 2025**
Department/Office: Planning

Recommended Action:

Approve the Minutes

Summary Explanation & Background:

Minutes October 6, 2025

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 10.06.25 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 October 6, 2025 at 1:00 p.m.

XXX

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

XXX

Member Foster motioned to approve the regular minutes from the September 2, 2025 meeting as presented. Vice Chairman Petyk seconded. There was a unanimous voice vote in favor.

XXX

Old Business

Mid-Century Modern Structures

Member Shifalo gave an overview of the information that she provided in the agenda packet and the extra information provided during the meeting. Member Shifalo said she is looking for classic mid-century modern architecture and potential stories of the owners that might have lived there that worked during the space era that had significant importance. Member Shifalo said she would also like to get the community involved with nominations, awareness and recognition.

Chairman Kiesel said he made the following bullet points.

- The Historic Preservation Board can research to see what the housing stock of Titusville is for mid-century modern structures, and then look at potential districts, or overlay districts for clusters of mid-century modern homes
- Potentially implement recognition without designation for mid-century modern structures
- Consider finding someone who is highly knowledgeable on mid-century modern architecture
- Keep a lookout for grant opportunities to do in-depth research on mid-century modern
- The Historic Preservation Board can find a pristine structure and initiate the designation process and see if the owner would be interested in proceeding with a designation.

Member Foster suggested flushing out the criteria for what the Historic Preservation Board is looking for first because there are levels of mid-century modern structures.

Member Foster asked if there would be consideration for both residential and commercial structures.

The Historic Preservation Board members had discussion regarding how to find the best examples of mid-century modern structures and how pristine of a structure will be found because so many structures have been modified already.

Chairman Kiesel said the next step is for the Historic Preservation Board members to research and review the surveys and research properties to see what is in Titusville.

Member Shifalo volunteered to review the surveys and bring back specific structures to the November 3, 2025 Historic Preservation Board meeting and she will also speak to the contacts at the Space Museum to see if they have any stories that go along with structures.

Chairman Kiesel asked that the members come prepared with their findings to the November 3, 2025 Historic Preservation Board meeting.

XXX

New Business

Pritchard House Special Category Grant

Redevelopment Planner Sue Williams said that they requested to know what the estimated cost would be for a detailed inspection of the Pritchard House to know what needs to be taken care of in the house. Ms. Williams said that the estimated amount for this type of inspection was quoted at \$40,000.00. Ms. Williams said that she and Community Development Director Brad Parrish have a phone meeting to ask questions about this quote later today. Ms. Williams said she will provide another update to the Historic Preservation Board at the November 3, 2025 meeting.

XXX

Historic Preservation Ordinance

Community Development Director Brad Parrish gave an overview of this item. Mr. Parrish said that currently the nomination process is voluntary and if the Historic Preservation Board desires that it be mandatory, their request would need to be made to City Council for their approval.

Member Foster said she would like to have it changed to make it mandatory to save historic structures.

The Historic Preservation Board members had some discussion.

Chairman Kiesel said he would like the opportunity to sit down and speak to City Council and provide the Historic Preservation Board's intent and desire to save historic structures and receive feedback from Council as to their support of making potential changes to the Historic Preservation Ordinance.

Member Foster said she would like to see the downtown district expanded to include St. Gabriel's, the Court House and the Pritchard House. Mr. Parrish said each of these are on the National Register and are protected.

XXX

Vice Chairman Petyk made a motion to approve Chairman Kiesel to speak on behalf of the Historic Preservation Board to City Council regarding saving historic structures and potential changes to the Historic Preservation Ordinance that help strengthen the ordinance. Member Shifalo seconded. There was a unanimous voice vote in favor.

XXX

Petitions & Request

None

XXX

Reports

Member Shifalo said she invited the Titusville Ghost Tours to come and present to the Historic Preservation Board but they did not show up today.

Member Foster stated that Historic Preservationist don't particularly want their historic structures to be labeled as haunted. Member Foster stated that the Historic Preservation Board is not interested.

XXX

Adjournment 2:08pm

DRAFT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **Mid-Century Modern Structures**
Department/Office: Community Development

Recommended Action:

As the Board Desires.

Summary Explanation & Background:

At the April 7, 2025, Historic Preservation Board (HPB) meeting, 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. The Historic Preservation Board members decided that the research should be focused on the 1950s, 1960s and 1970s, the typical contemporary modern structures.

At the September 2, 2025, HPB meeting, Member Shifalo provided an oral presentation on Mid-Century Modern structures and the space industry in Titusville for discussion at the October 6, 2025 HPB meeting. At the October 6, 2025, Historic Preservation Board (HPB) meeting, Member Shifalo presented information and materials related to Titusville's mid-century modern architectural resources. Chairman Kiesel outlined several key action points for the board's consideration:

- The HPB could begin by researching Titusville's housing stock to identify mid-century modern structures and explore the possibility of creating potential districts or overlay areas where such homes are clustered.
- Recognition could be pursued for notable mid-century modern structures without formal historic designation, as a way to build awareness.
- The Board could seek input or consultation from an individual with specialized expertise in mid-century modern architecture.
- Opportunities should be monitored for grant funding to support detailed research and documentation of mid-century modern resources.
- The HPB may consider identifying a well-preserved example of mid-century

modern architecture and initiating the local designation process, contingent upon owner interest.

Chairman Kiesel said the next step is for the Historic Preservation Board members to research and review the surveys and research properties to see what is in Titusville. Chairman Kiesel asked that the members come prepared with their findings to the November 3, 2025 Historic Preservation Board meeting.

Alternatives:

N/A

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

This action addresses the City of Titusville's Goal 5.b to continue the effectiveness of current advisory boards.

Strategic Plan Impact:

This action ensures the continuing efforts of the Historic Preservation Board to recognize historic structures.

ATTACHMENTS:

1. candidates
2. Candidates Word Doc
3. Key Features
4. Types
5. ExtractPage1 brad
6. Article VI Section 29
7. 4265 Vanguard Ave.
8. 4185 Vanguard Ave.
9. 3502 Nelson Place
10. 1806 Diane Dr.
11. 1760 Diane Dr
12. 1450 Thornton Ave.
13. 1450 Thornton Ave.
14. 1420 Dozier Ave.

15. 1400 Barna Ave.
16. 1380 Barna Ave.
17. 920 S Park Ave.
18. 624 Wager Ave
19. 56 Fairglen Dr.
20. 38 Fairglen Dr.
21. 10 Fairglen Dr.

#	Street	style	Yr Built	Notes	Survey	candidate
	125 Alhambra St	Ranch	1949	contributing	Env 2018	contributing
	1300 Barna	Mid Century Mod	1957		TS	
	1320 Barna	Mid Century Mod	1957		TS	
	1360 Barna	Mid Century Mod	1956		TS	
	1380 Barna	Mid Century Mod	1956	excellemt	TS	
	1400 Barna	Mid Century Mod	1957		TS	
	1420 Barna	Ranch	1960		TS	
	1440 Barna	Ranch	1960		TS	
	514 Delespine Ave	Mid Century Mod	1963		TS	
	1420 Dozier	Mid Century Mod	1957		TS	
	306 Garden St	Masonry Vernacular	1955		Janus 2012	ineligible
	1308 Indian River Ave	Mid Century Mod	1954	contributing	Env 2018	contributing
	1420 Indian River Ave	Mid Century Mod	1958	not good ex	Env 2018	
	Indian River Lodge	Masonry Vernacular	1950		Janus 2012	ineligible
	22 N Palm Ave	Masonry Vernacular	1945		Janus 2012	ineligible
	3502 Nelson Pl	Mid Century Mod	1966	excellemt	TS	
	605 Oleander Pl	Mid Century Mod	1959		TS	
	2779 Pine Ridge Dr	Mid Century Mod	1964		TS	
	1136 Riverside Dr	Ranch	1957	some MCM	Janus 2012	contributing
	1600 Riverside Dr	Contemporary	1963		Design GL	
	1012 Roselle Ln	Mid Century Mod	1958		TS	
	100 S Hopkins Ave	Masonry Vernacular	1960		Janus 2012	ineligible
	1210 S Hopkins Ave	Contemporary	1962	commercial	Design GL	
	1231 S Hopkins Ave	Contemporary	1965	c	Design GL	
	920 S Park	Mid Century Mod	1958		TS	
	1501 S Park	Mid Century Mod	1955	Meyers home	TS	
	550 S Washington	Masonry Vernacular	1959	Fire Station	Janus 2012	ineligible
	701 S Washington	Masonry Vernacular	1946	commercial	Janus 2012	ineligible
	1616 Smith Dr	Mid Century Mod	1958		TS	
	1450 Thornton	Mid Century Mod	1955		TS	
	1012 Tudor Ln	Mid Century Mod	1958		TS	
	4185 Vanguard Ave	Mid Century Mod	1958		TS	
	4265 Vanguard Ave	Mid Century Mod	1964	duplex	TS	
	624 Wager	Mid Century Mod	1957		TS	
	313 Wilson	Masonry Vernacular	1955	commercial	Janus 2012	ineligible

Neighborhoods built with Mid Century Modern & Ranch styles: Sherwood Area; Carriage; Lantern Park; Whispering Hills Golf Estates; Country Club Hills; Whispering Oaks, Sections 1 & 2

3

3

3

#	Street	style	Yr Built	Notes	Survey	candidate
	125 Alhambra St	Ranch	1949	contributing	Env 2018	contributing
	1300 Barna	Mid Century Mod	1957		TS	
	1320 Barna	Mid Century Mod	1957		TS	
	1360 Barna	Mid Century Mod	1956		TS	
	1380 Barna	Mid Century Mod	1956	excellemt	TS	
	1400 Barna	Mid Century Mod	1957		TS	
	1420 Barna	Ranch	1960		TS	
	1440 Barna	Ranch	1960		TS	
	514 Delespine Ave	Mid Century Mod	1963		TS	
	1420 Dozier	Mid Century Mod	1957		TS	
	306 Garden St	Masonry Vernacular	1955		Janus 2012	ineligible
	1308 Indian River Ave	Mid Century Mod	1954	contributing	Env 2018	contributing
	1420 Indian River Ave	Mid Century Mod	1958	not good ex	Env 2018	
	Indian River Lodge	Masonry Vernacular	1950		Janus 2012	ineligible
	22 N Palm Ave	Masonry Vernacular	1945		Janus 2012	ineligible
	3502 Nelson Pl	Mid Century Mod	1966	excellemt	TS	
	605 Oleander Pl	Mid Century Mod	1959		TS	
	2779 Pine Ridge Dr	Mid Century Mod	1964		TS	
	1136 Riverside Dr	Ranch	1957	some MCM	Janus 2012	contributing
	1600 Riverside Dr	Contemporary	1963		Design GL	
	1012 Roselle Ln	Mid Century Mod	1958		TS	
	100 S Hopkins Ave	Masonry Vernacular	1960		Janus 2012	ineligible
	1210 S Hopkins Ave	Contemporary	1962	commercial	Design GL	
	1231 S Hopkins Ave	Contemporary	1965	c	Design GL	
	920 S Park	Mid Century Mod	1958		TS	
	1501 S Park	Mid Century Mod	1955	Meyers home	TS	
	550 S Washington	Masonry Vernacular	1959	Fire Station	Janus 2012	ineligible
	701 S Washington	Masonry Vernacular	1946	commercial	Janus 2012	ineligible
	1616 Smith Dr	Mid Century Mod	1958		TS	
	1450 Thornton	Mid Century Mod	1955		TS	
	1012 Tudor Ln	Mid Century Mod	1958		TS	
	4185 Vanguard Ave	Mid Century Mod	1958		TS	
	4265 Vanguard Ave	Mid Century Mod	1964	duplex	TS	
	624 Wager	Mid Century Mod	1957		TS	
	313 Wilson	Masonry Vernacular	1955	commercial	Janus 2012	ineligible

Neighborhoods built with Mid Century Modern & Ranch styles: Sherwood Area; Carriage; Lantern Park; Whispering Hills Golf Estates; Country Club Hills; Whispering Oaks, Sections 1 & 2

#	Street	style	Yr Built	Notes	Survey	candidate
125	Alhambra St	Ranch	1949	contributing	Env 2018	contributing
1300	Barna	Mid Century Mod	1957		TS	
1320	Barna	Mid Century Mod	1957		TS	
1360	Barna	Mid Century Mod	1956		TS	
1380	Barna	Mid Century Mod	1956	excellent	TS	
1400	Barna	Mid Century Mod	1957		TS	
1420	Barna	Ranch	1960		TS	
1440	Barna	Ranch	1960		TS	
514	Delespine Ave	Mid Century Mod	1963		TS	
1420	Dozier	Mid Century Mod	1957		TS	
					Janus	
306	Garden St	Masonry Vernacular	1955		2012	ineligible
1308	Indian River Ave	Mid Century Mod	1954	contributing	Env 2018	contributing
1420	Indian River Ave	Mid Century Mod	1958	not good ex	Env 2018	
					Janus	
	Indian River Lodge	Masonry Vernacular	1950		2012	ineligible
					Janus	
22	N Palm Ave	Masonry Vernacular	1945		2012	ineligible
3502	Nelson Pl	Mid Century Mod	1966	excellent	TS	
605	Oleander Pl	Mid Century Mod	1959		TS	
2779	Pine Ridge Dr	Mid Century Mod	1964		TS	
					Janus	
1136	Riverside Dr	Ranch	1957	some MCM	2012	contributing
1600	Riverside Dr	Contemporary	1963		Design GL	
1012	Roselle Ln	Mid Century Mod	1958		TS	
					Janus	
100	S Hopkins Ave	Masonry Vernacular	1960		2012	ineligible
1210	S Hopkins Ave	Contemporary	1962	commercial	Design GL	
1231	S Hopkins Ave	Contemporary	1965	c	Design GL	
920	S Park	Mid Century Mod	1958		TS	
1501	S Park	Mid Century Mod	1955	Meyers home	TS	
					Janus	
550	S Washington	Masonry Vernacular	1959	Fire Station	2012	ineligible
					Janus	
701	S Washington	Masonry Vernacular	1946	commercial	2012	ineligible
1616	Smith Dr	Mid Century Mod	1958		TS	
1450	Thornton	Mid Century Mod	1955		TS	
1012	Tudor Ln	Mid Century Mod	1958		TS	
4185	Vanguard Ave	Mid Century Mod	1958		TS	
4265	Vanguard Ave	Mid Century Mod	1964	duplex	TS	
624	Wager	Mid Century Mod	1957		TS	
					Janus	
313	Wilson	Masonry Vernacular	1955	commercial	2012	ineligible

Neighborhoods built with Mid Century Modern & Ranch styles: Sherwood Area; Carriage; Lantern Park;
Whispering Hills Golf Estates; Country Club Hills; Whispering Oaks, Sections 1 & 2

Mid-century modern architecture, popular from the 1940s to the 1960s, is characterized by clean lines, flat planes, large windows, open floor plans, and a strong connection to the outdoors. It emphasizes functionality and a seamless integration of indoor and outdoor spaces.

Key Features:

- **Clean Lines and Geometric Shapes:**

Mid-century modern embraces clean, straight lines and simple geometric shapes, creating a sense of order and simplicity.

- **Flat Planes:**

Horizontal and vertical planes are prominent, often with flat roofs and minimal ornamentation.

- **Large Windows and Glass:**

Expansive windows and sliding glass doors allow natural light to flood the interior and blur the lines between indoor and outdoor living.

- **Open Floor Plans:**

Mid-century modern homes often feature open floor plans, allowing for easy flow between spaces and a sense of spaciousness.

- **Integration with Nature:**

A strong connection to the outdoors is a hallmark of this style, with homes designed to blend seamlessly with their surroundings.

- **Natural Materials:**

Wood, stone, and glass are frequently used, often left in their natural state or minimally treated to showcase their beauty.

- **Emphasis on Functionality:**

Mid-century modern design prioritizes functionality, with every element serving a purpose and contributing to an efficient and practical living space.

- **Changes in Elevation:**

Split-level designs, partial walls, or cabinets of varying heights can create distinct spaces within the home.

- **Minimal Ornamentation:** Mid-century modern favors a minimalist approach, with a focus on simplicity and a lack of excessive decoration.

Types

1. **International:** Inspired by international architects, the Bauhaus movement heavily influenced this version of midcentury modern architecture. Homes were simple, with little or no decoration, and typically finished with stucco.
2. **Contemporary:** The most popular midcentury modern style, contemporary homes featured clean lines, floor-to-ceiling windows, and more natural, organic-feeling materials, like wood, stone, and brick. Many of these homes have asymmetrical exteriors with windows extending to the roofline and exposed ceilings and beams in the interior.
3. **Organic:** A smaller subset of midcentury modern architects emphasized blending homes into natural surroundings. Rather than building structures with sharp lines and right angles, they embraced homes with more natural shapes that were heavily influenced by their natural surroundings. An organic midcentury modern house in a forest would look entirely different than an organic midcentury modern house in the desert.

What is the difference between midcentury and midcentury modern homes?

Though the terms are used interchangeably, technically there is a subtle difference between a home decorated with midcentury and midcentury modern decor. Some people also refer to midcentury modern as a subset of midcentury decor. Midcentury decor refers to a more ornate style, such as [Art Deco](#), and some might argue this includes [Art Nouveau](#). Midcentury modern decor refers to a style with a utilitarian aesthetic incorporating clean lines and basic shapes.

Ranch-style homes are single-story houses. A ranch-style home often has an open-concept or L-shaped floor plan, large windows, a low-pitched roof, sliding glass doors to an outdoor eating space, and sometimes a front porch.

[Mid-Century Modern architecture](#) embodies a distinct design revolution that emerged from the cultural rebirth post-Second World War, championing simplicity, connection with nature, and a futuristic outlook.

This architectural style reflects an era of optimism and new-found functionality, characterized by its unique approach to blending indoor spaces with the surrounding environment.

mid-century modern design had its heyday in the post-war period of the 1950s and '60s and enjoyed a recent resurgence of popularity

Mid-century modern design emerged in full force after World War II in response to the need for suburban modern homes for sale. During the 1930s and '40s, Ludwig Mies van der Rohe and Walter Gropius—German devotees of the [Bauhaus school of](#)

[modern design](#)—had fled the advent of Nazism to teach at schools in the United States, like the Illinois Institute of Technology and Harvard Graduate School of Design. Their work pioneered the international style of modernism, alongside other luminaries like Frank Lloyd Wright, Le Corbusier, and Alvar Aalto.

Minimalist exterior design: A house built in the mid-century period shirks an ornate outer structure for the sake of [minimalism](#). Mid-century modern houses feature exteriors that are boxy and utilitarian. The ranch-style house of the era—only a single-story tall and featuring an attached garage, small patio, and plenty of access to open, outdoor spaces—is a typical example of this emphasis on minimalism as opposed to ostentation.

Complementary to nature: The house plans for mid-century modern homes are drawn up to exist as parts of the environment surrounding them, rather than as impositions on the natural order of things. For instance, your home's dining room could feature an entirely glass wall or door looking out on your backyard. Access to the outdoors is considered to be paramount.

Angular shapes: Although some mid-century homes and buildings are flat all around, many are known for their [angled roofing](#) and outcroppings. These sharp, contrasting lines make for some of the most identifiable characteristics associated with the movement.

A real estate developer working in [California](#) in the 1950s and '60s, **Joseph Eichler** was one of the primary builders responsible for bringing modern homes to the masses. He built over 11,000 houses around the San Francisco Bay Area and Los Angeles, and changed the reigning ideology about what was possible for middle-class suburban homes. Inspired by his time living in a home designed by **Frank Lloyd Wright**, Eichler wanted to take Wright's design ideas and make them accessible to middle-class home buyers. A true Eichler will have these features: small windows facing the street and huge windows facing an outdoor space in the back; post and beam construction; center courtyard and roofed atrium; an abbreviated entry court; carport; and "front-to-back" planning that puts the living spaces in the rear of the home.

Eichler homes also have distinctive roofs.

"These homes have thin roofs that feel like pure geometric sheets laid on top of an open plan," says Mikhael. "If you see a house with a thin, gently sloping roof and you can see through the upper part of the house to 'read' the thickness and length of the roof, that is one telltale sign that you are looking at an Eichler home."



Minimal Traditional ca. 1935-1950

The term “Minimal Traditional” describes small, affordable, cottage-like dwellings constructed between the 1930s and 1950s. This style originally emerged at the height of the Great Depression and could be built with FHA-insured loans. After World War II, this style of house was built rapidly to provide the housing that was guaranteed to returning servicemen. The style was well-suited to suburban tract-house developments, which appeared in the late 1930s and 1940s. The style remained a fashionable throughout the United States into the 1950s when the Ranch style gained popularity. The style spread throughout the country due to architectural journals and popular magazines.

In Florida, the Minimal Traditional style gained popularity in the mid-1930s. The style was most popular in cities, such as Jacksonville, Miami, Orlando, and Tampa. The style was widely adopted by architects to help address housing needs in a struggling economy. The style acted as an alternative to the extravagance associated with house designs of the 1920s.

Minimal Traditional style houses were frequently constructed by local builders using architectural plan books. The house plans are usually simple; however, the design of these houses varies widely. They are often one-story tall with a front or side gabled or cross-gable roof. Notably the roof eaves tend to be very shallow with almost no overhang. Minimal Traditional houses have little ornamentation, and many houses do not reflect any particular historic architectural style. However, subtle details from Colonial Revival or Tudor Revival styles can often be identified. These houses can feature small porches at their entries. These porches are integral to the house under the main roof or are a small extension of the main roof. Porch ornamentation is subtle with simple wood columns with bases and capitals.

Below are examples of Minimal Traditional buildings in Titusville



4040 Coquina Avenue



1216 Indian River Avenue



1214 South Hopkins Avenue

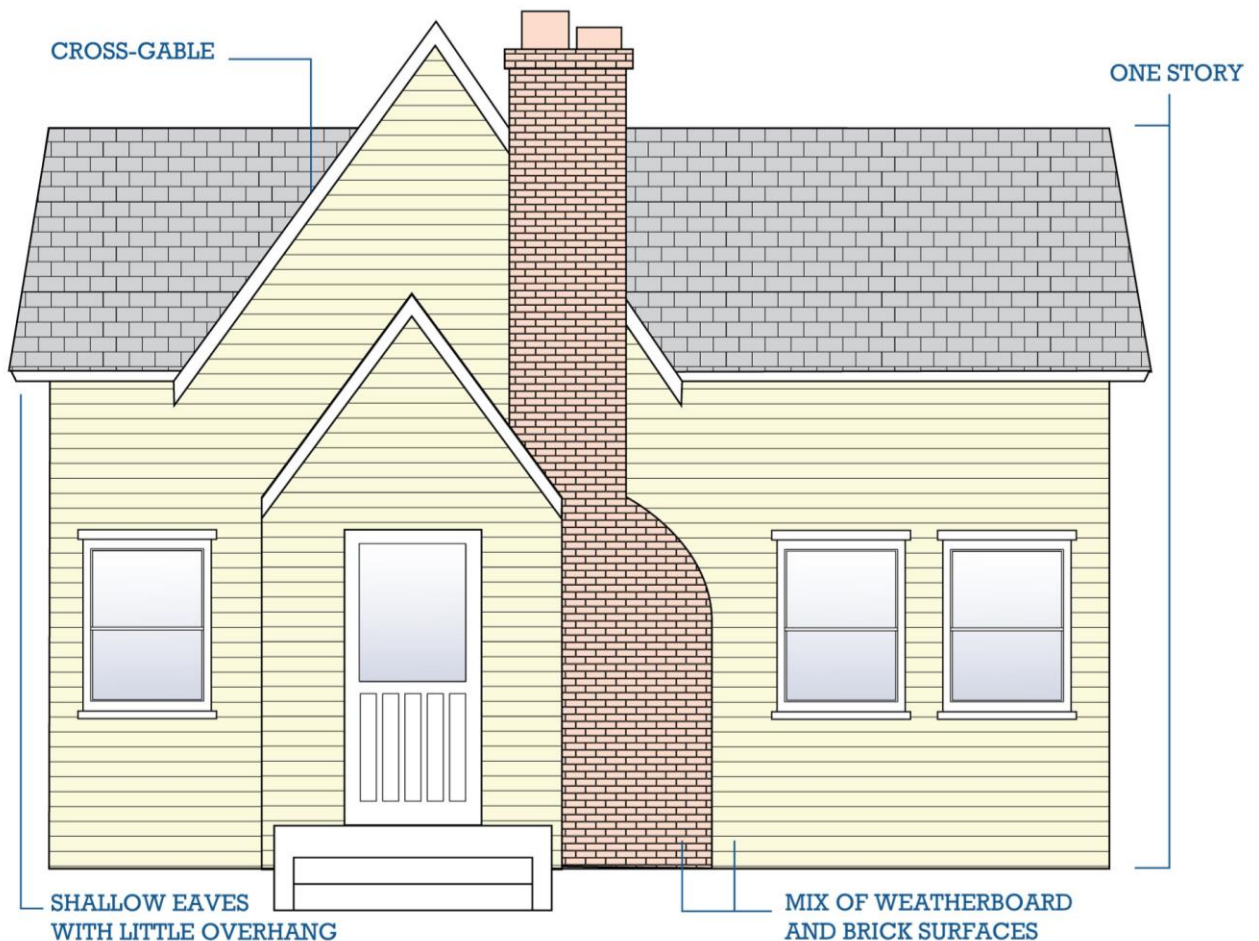


800 Tropic Street



Common Characteristics of Minimal Traditional

- Usually one-story in height
- Simple in type
- Layout and design elements vary
- Roofs are commonly side- or cross-gable; roof eaves are shallow with little overhang
- Some feature subtle style elements derived from the Colonial Revival or Tudor Revival styles
- Tudor Revival style might be referenced through the presence of a large chimney
- Exterior material can be weatherboard, brick, stone, stucco, or a combination
- Can feature small front porch
- Variety of porch supports including battered and square posts, that can be either full height or set on brick piers or framed bases
- Windows are usually one-over-one or four-over-one double-hung wood sash windows





Ranch ca. 1935-1975

Created in California in the mid-1930s, the Ranch style is one of the nation’s leading housing types. It gained popularity in the early 1940s and dominated American single-family housing throughout the 1950s and 1960s.

Ranch style houses have a characteristic “rambling” plan. They are one story tall and have asymmetric facades. Ranch style house incorporate garages at one end of the house and emphasize width over depth in their floorplans. They often feature low-pitched gable or hipped roofs. Contrasting other earlier styles, porches are at the rear of the house rather than the front. This creates a more private porch setting. Ranch houses have several characteristic details including shutters and porch supports inspired by the Colonial Revival style.

There are several sub-styles of Ranch style houses which draw detailing or forms from various other styles, such as Contemporary Ranch houses. One of the most common Ranch sub-styles found in Florida is the Ranchette or Minimal Traditional Ranch. This sub-style has less details than a typical ranch usually using fewer exterior materials. They also, typically, have a narrower plan than a traditional Ranch.

Below are examples of Ranch buildings in Titusville.



4035 Coquina Avenue



1322 Riverside Drive

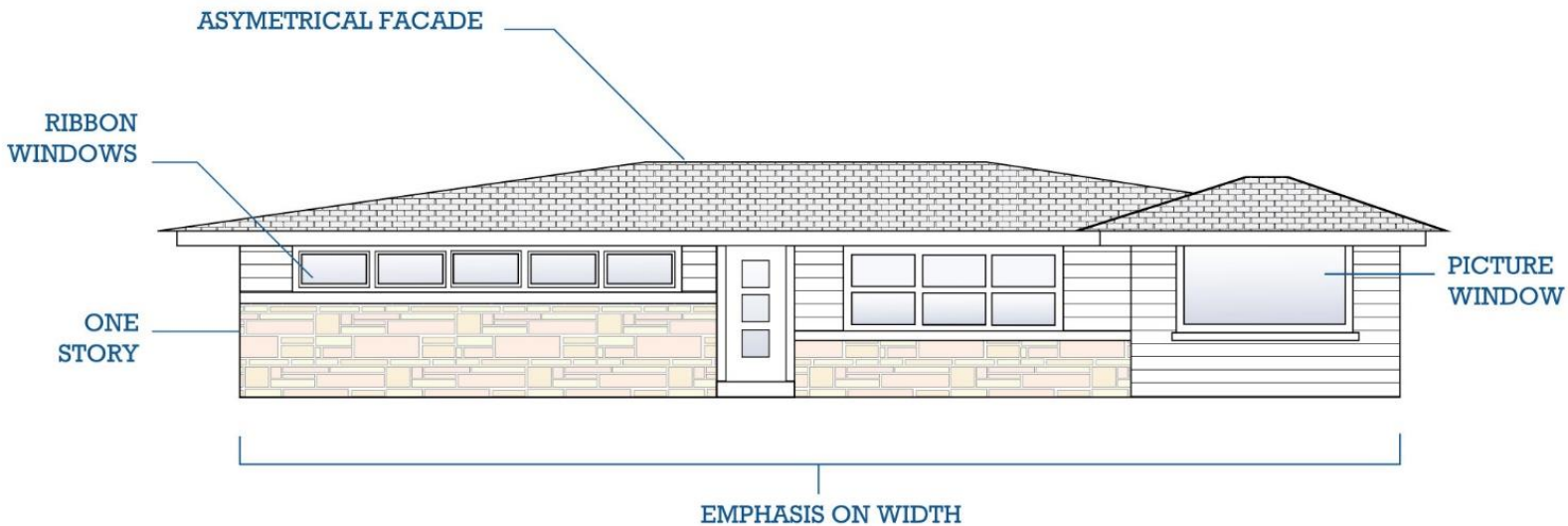


4380 Alpine Lane



Common Characteristics of Ranch

- One-story in height
- Asymmetrical façade
- Emphasis on the width instead of depth
- Built-in garage
- Low-pitched hipped, cross-gable or side-gable roofs; wide eave overhangs are common, and eaves can be open or boxed with exposed rafter ends
- Rear porches are more prevalent than front or side porches
- Ribbon windows and large picture windows are common
- Wood or decorative iron porch-supports and decorative shutters are common





Bungalow

The term “Bungalow” typically describes an architectural form, however, in Florida Bungalow is used to describe a style of house commonly found in the state. A bungalow typically dates from the 1900s through the 1940s.

Bungalow style houses are one- to one-and-a-half-story dwellings that were both economical and practical - they were both easy to build and fully customizable. Craftsman elements are common in Bungalow houses, particularly exposed rafter tails and porch supports. Common characteristics include compact size, projecting eaves, multiple gables, asymmetrical facades, and low-pitched roofs with large dormers as well as full-width front porches integrated into the building’s main roof.

Below are examples of Bungalow buildings in Titusville



916 Indian River Avenue



1130 Indian River Avenue



411 Dummitt Avenue

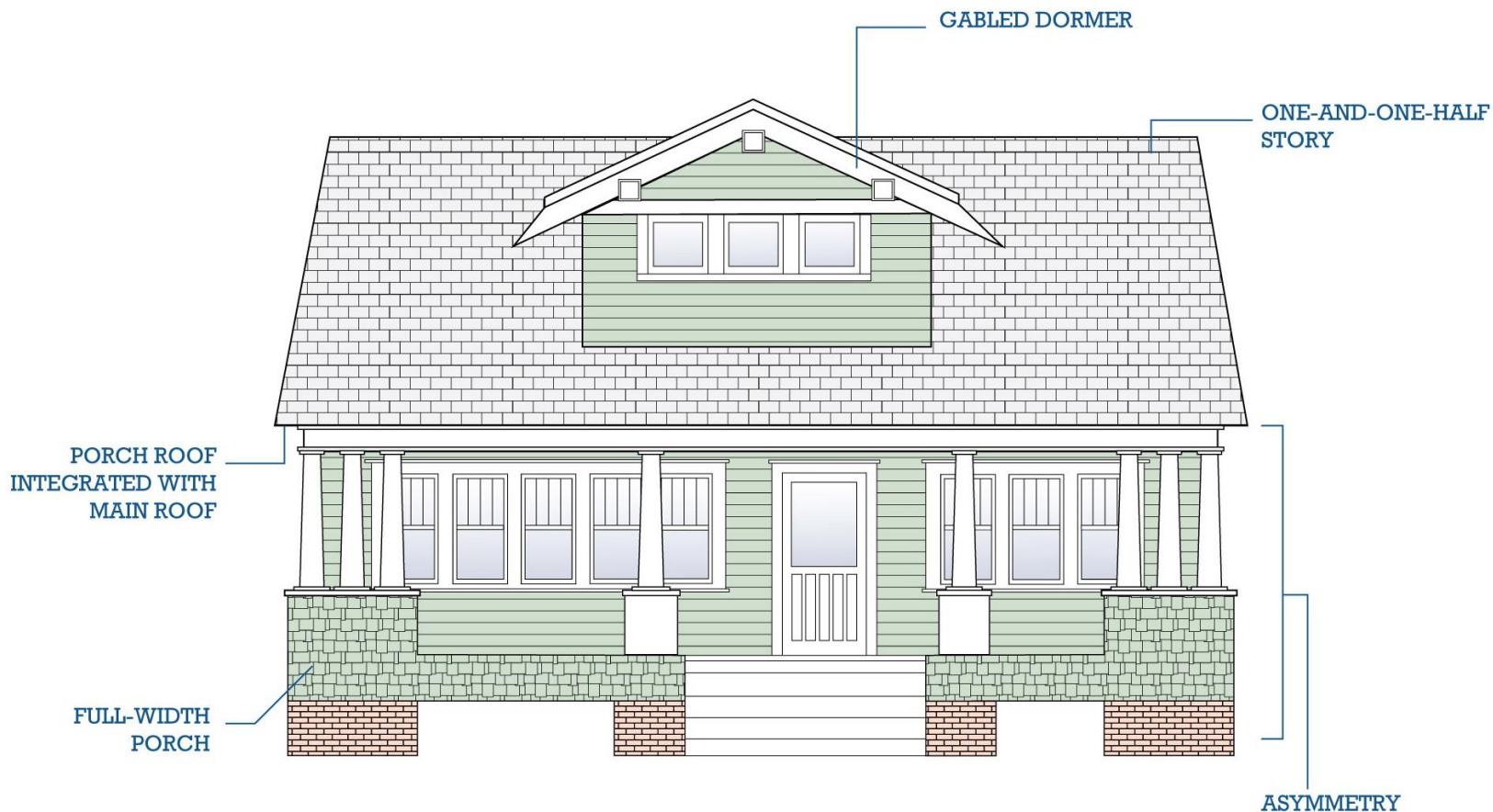


427 Olive Avenue



Common Characteristics of Bungalow

- One to one- and one-half-stories in height
- Wood frame with pier or continuous block foundations
- Roofs can be front-gable, cross-gable, side-gable, or hipped and have overhanging, typically, open eaves
- Roofs usually feature exposed wood rafter ends
- Exterior walls are typically weatherboard, wood drop siding, or stucco
- Porches are featured on most examples and are usually full-width
- Windows are usually one-over-one or four-over-one double-hung wood sash windows
- Reminiscent of a Craftsman style house with less detailing and smaller
- Paint colors typically included muted, earthy tones





Contemporary ca. 1945-1980

The Contemporary style was popular for architect-designed buildings from about 1955 to 1970. This modern era style rejected preceding styles' approach to decorative detail which focused on applied elements. These decorative details focused on apertures-windows and doors, porch supports, dormers, and wall junctions. Contemporary style buildings focus on the interior space and how it connects to the outside of the building. Architects therefore designed these buildings from the inside out.

These houses were commonly designed around outdoor spaces including courtyards or a variety of small garden like spaces which surround the structure. Contemporary style houses typically have reserved facades and use screening walls to diminish the deeply recessed entry.

In Titusville the Contemporary style manifested as Contemporary Ranch type houses with low pitched roof, mixed exterior materials, ribbon windows, and large groupings of windows. Other Contemporary style buildings include commercial properties used historically as autobody or repair shops or gas stations.

Below are examples of Contemporary buildings in Titusville.



514 Delespine Avenue



1600 Riverside Drive



1210 South Hopkins Avenue

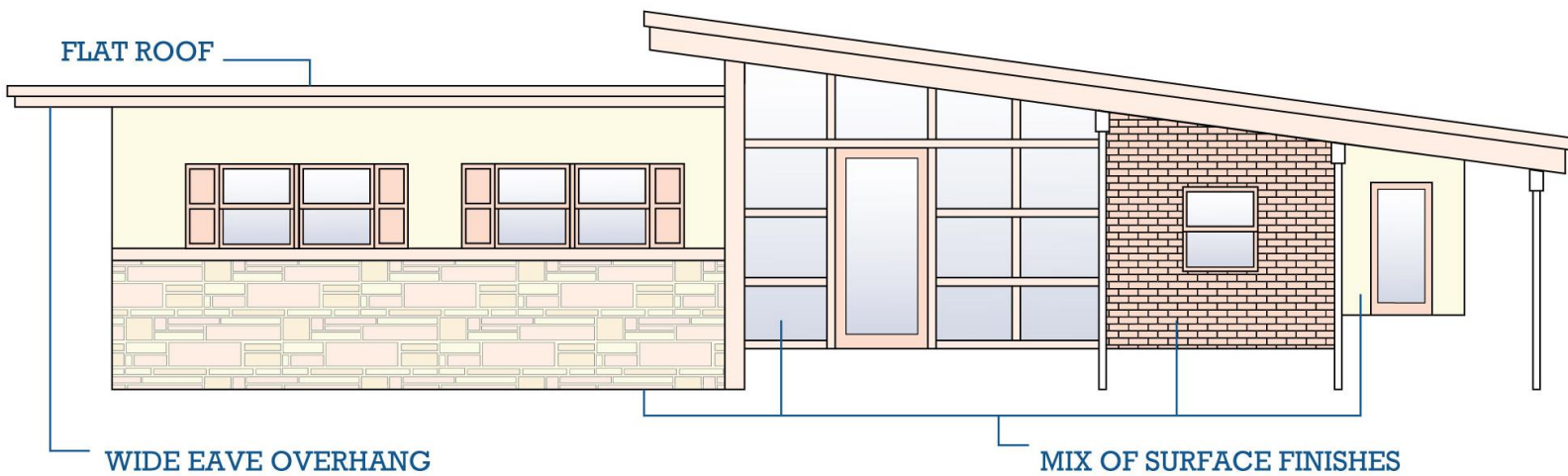


1231 South Hopkins Avenue



Common Characteristics of Contemporary

- One or two-stories
- Asymmetrical form
- Roofs are typically flat or gabled
- Gable roofs have widely overhangs, open eaves with exposed rafter ends; heavy piers may support gables
- Examples with flat roofs lack traditional detailing
- Exterior materials can be a combination of wood, brick, and stone



How Mid Century Modern & the Space Industry Come to Titusville fits our ordinance (all verbiage pulled from ordinance Article VI Section 29- Historic Preservation Code):

Purpose and intent.

education, cultural and economic welfare of the public by preserving and protecting properties of historic, cultural, aesthetic and architectural merit which serve as visual reminders of the City's cultural, social, economic, scientific, and architectural history.

to strengthen the economy of the City by stabilizing and improving property values in historic areas, by combating urban decay through rehabilitation and revitalization, and by encouraging new construction and developments that are harmonious with neighboring historic structures.

Historic designation criteria.

HPB shall recommend for designation places, buildings, structures, as historic sites or zones.

These sites or zones must be significant in Titusville's history, and possess integrity of location, design, setting, materials, workmanship or association; must meet one (1) or more of the following criteria:

- a) Events. Is associated with events that have made significant contributions to the pattern of history in the community, Brevard County, the State or the Nation.
- b) Persons. Is associated with the lives of persons significant in the past of the community, Brevard County, the State or Nation. The property is usually associated with the person's productive life, reflecting the time period when he or she achieved significance. May be the person's home; a person's business, office, laboratory, or studio.
- c) Design and construction. Recognizes quality of design and construction and embodies the distinctive characteristics or that represents a significant innovation or adaptation to the local Florida environment;

resource designation process and procedure. * workshop topic.

b) Directive of Historic Preservation Board. The Historic Preservation Board is empowered to initiate the designation process pursuant to this section. If the Historic Preservation Board is initiating designation, the preliminary application will be waived and the full application presented at the public hearing.

1) No individual historic resource or site will be designated without consent of the property owner. For those individual designations initiated by the Historic Preservation Board, the Historic Preservation Officer will notify the legal owner of record of the proposed designation, (as determined by the most current Brevard County/Tax Rolls),

overlay
direct

* research MCM houses stock/possible districts
* recognition w/o designation MCM homes
* possible grant to research

by registered or certified U.S. mail, return receipt requested, at least thirty (30) days before the Historic Preservation Board meeting at which the matter is scheduled.

2) The notice will explain the designation process and its implications, and inform the owner that they may object to the designation of their property. The notice from the City will also include the required form, which must be completed by the owner of record indicating their support or objection. Evidence of their objection will be documented by a copy of the required form, which must be received by the Historic Preservation Officer within twenty- one (21) days after the owner' s receipt of the notification. If the owner objects to the designation within sixty (60) days of notification, then the designation process will be withdrawn.

Designation reports. After establishing the owner' s consent for the designation of a historic resource or site, and prior to the designation of an zone, an investigation and designation report must be prepared by the Historic Preservation Officer and filed with the Historic Preservation Board.

MCM examples and locations:

7 homes on 2012 Survey listed as MCM
3 on 2018 Survey

} *Shitalu*

Neighborhoods at **Barna & Palm**: Country Club Hills: Barna between Queen St & Diane Dr. Includes Thornton & Dosier Avenues, Whispering Oaks, Sections 1 & 2. (Smith Dr)

- X 1380 Barna, great example. Built 1956, flat roof, long lines
 - X 1400 Barna
 - X 1450 Thornton; 1420 Dozier X
 - X 920 Park Ave
 - X 624 Wager
 - X 4265 & 4185 Vanguard Avenue X
 - X 3502 Nelson Place
- 1760 Diane X
1806 Diane X
- me*

Fairglen Dr built up in 60's—upscale but some MCM

- X 10 Fairglen
- x 38 Fairglen
- x 56 Fairglen

RVIS

4265 Vanguard Ave
4275

Directions

Save Home

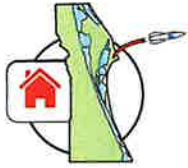
Share

Back to Map



Google

© 2025 Google



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS
Account 2212347 - Roll Year 2025



Owners	EXLINE, CARL E JR
Mailing Address	PO BOX 236051 COCOA FL 32923
Site Address	4265 VANGUARD AVE TITUSVILLE FL 32780 4275 VANGUARD AVE TITUSVILLE FL 32780
Parcel ID	22-35-22-27-13-2
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0820 - DUPLEX
Total Acres	0.28
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0036
Subdivision	INDIAN RIVER HIGHLANDS
Land Description	INDIAN RIVER HIGHLANDS LOTS 2 TO 5, EX S 35 FT OF LOT 2 & N 36 FT OF LOT 5 BLK 13

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$168,000	\$168,000	\$134,400
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$120,650	\$109,690	\$99,720
Assessed Value School	\$168,000	\$168,000	\$134,400
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$120,650	\$109,690	\$99,720
Taxable Value School	\$168,000	\$168,000	\$134,400

SALES / TRANSFERS

Date	Price	Type	Instrument
12/23/2003	\$76,500	AG	5173/3931
12/23/2003	--	WD	5206/0722
12/03/2003	--	QC	5136/1738

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0820 - DUPLEX

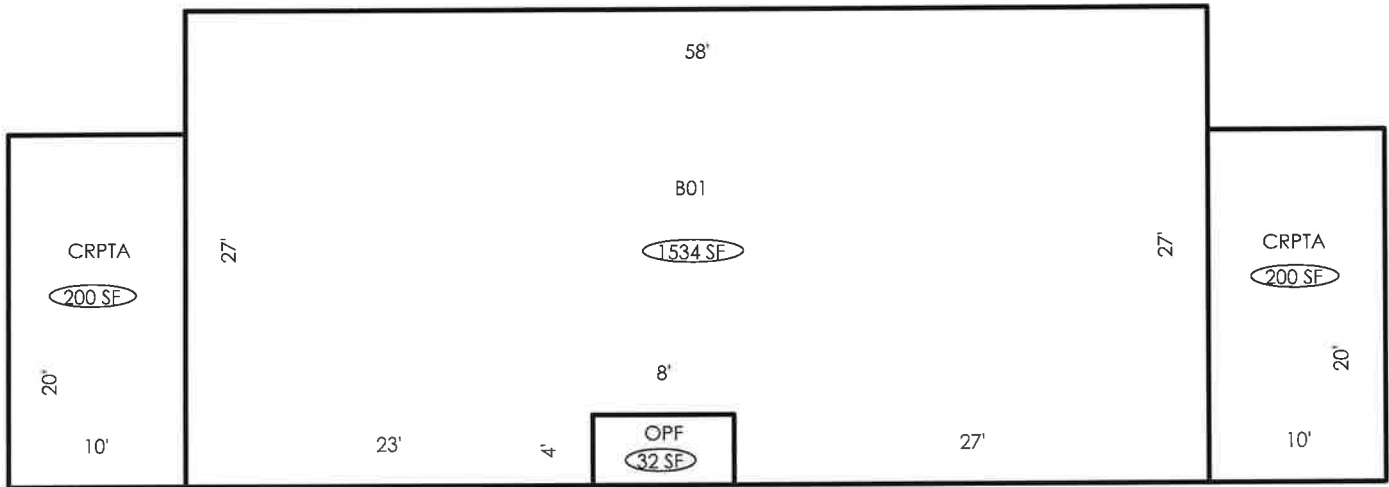
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	2
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,534	Carport	400
Open Porch	32		
Total Base Area	1,534		
Total Sub Area	1,566		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	1534.0	178.0	1534.0
CRPTA	Carport	1.0	200.0	60.0	
	Carport	1.0	200.0	60.0	400.0
OPF	Open Porch	1.0	32.0	24.0	32.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Titusville, FL 32911
 Titusville, Florida
 Google Street View
 Mar 2022

Image capture Mar 2022 © 2025 Google

4185 Vanguard Ave



REAL PROPERTY DETAILS
Account 2212353 - Roll Year 2025

Owners	DELGADO, BRANDON
Mailing Address	4185 VANGUARD AVE TITUSVILLE FL 32780
Site Address	4185 VANGUARD AVE TITUSVILLE FL 32780
Parcel ID	22-35-22-27-14-3
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.24
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0036
Subdivision	INDIAN RIVER HIGHLANDS
Land Description	INDIAN RIVER HIGHLANDS LOTS 3,4 BLK 14



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$143,260	\$145,610	\$164,720
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$138,580	\$125,990	\$114,540
Assessed Value School	\$143,260	\$145,610	\$164,720
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$138,580	\$125,990	\$114,540
Taxable Value School	\$143,260	\$145,610	\$164,720

SALES / TRANSFERS

Date	Price	Type	Instrument
08/18/2020	\$139,900	WD	8830/2555

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

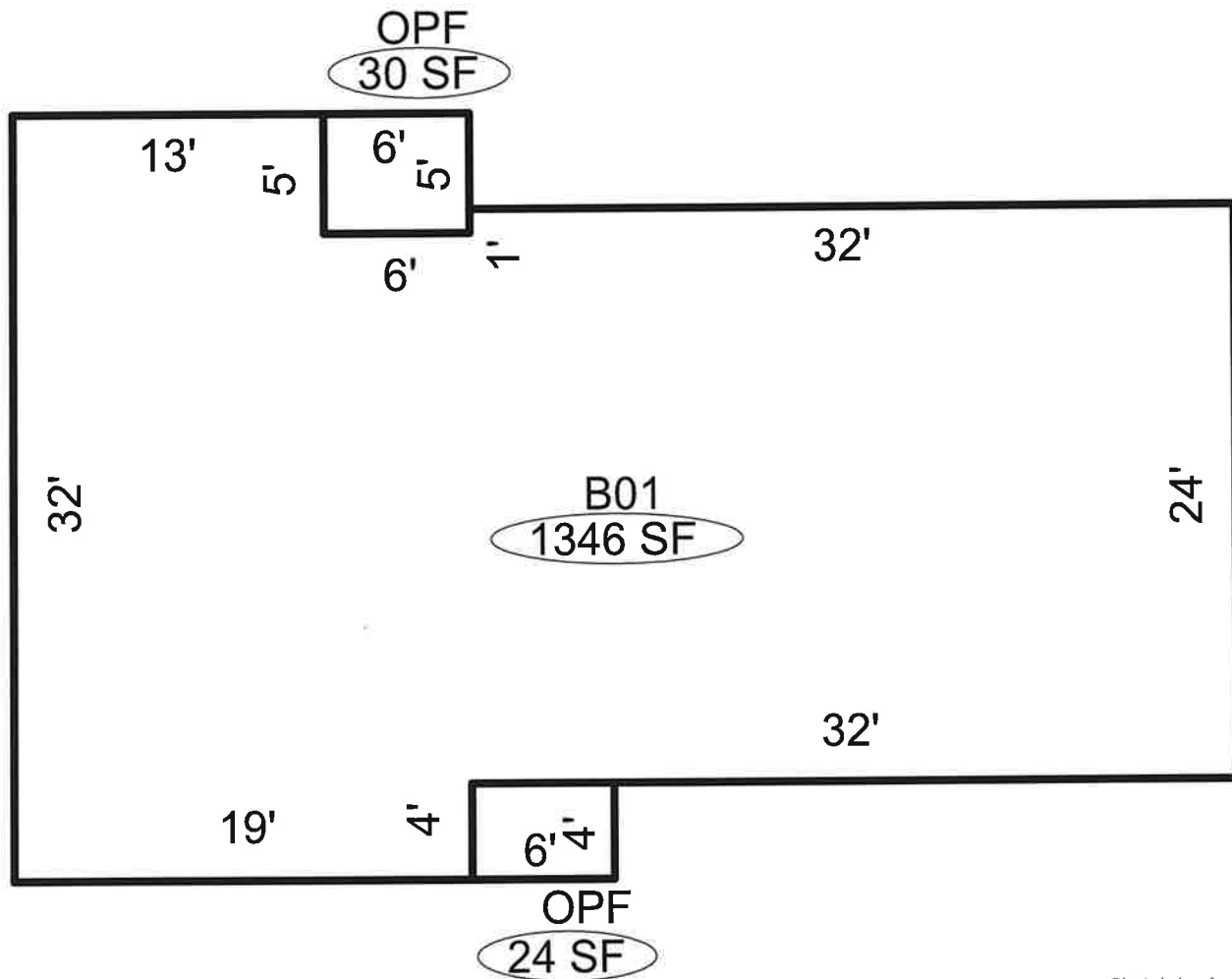
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1958
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,370	No Data Found	
Open Porch	24		
Open Porch	34		
Total Base Area	1,370		
Total Sub Area	1,428		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	1346.0	168.0	1346.0
OPF	Open Porch	1.0	30.0	22.0	
	Open Porch	1.0	24.0	20.0	54.0

COMMENT TABLE 1

COMMENT TABLE 2

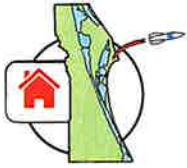
COMMENT TABLE 3



3502 Nelson Place

Thalassia, Florida
 Google Street View
 Mar 2022

3700
 Dale Ave
 Spark Ave
 Alan Dr
 Royal Oak Dr
 3700 Nimes



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS

Account 2207631 - Roll Year 2025

Owners	TURCOTTE, MICHAEL D
Mailing Address	3502 NELSON PL TITUSVILLE FL 32780
Site Address	3502 NELSON PL TITUSVILLE FL 32780
Parcel ID	22-35-16-IC-8-13
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.27
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0017/0144
Subdivision	ROYAL OAK GOLF & COUNTRY CLUB SEC 1
Land Description	ROYAL OAK GOLF & COUNTRY CLUB SEC 1 LOT 13 BLK 8



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$273,780	\$274,290	\$269,400
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$273,780	\$274,290	\$269,400
Assessed Value School	\$273,780	\$274,290	\$269,400
Homestead Exemption	\$25,000	\$25,000	\$0
Additional Homestead	\$25,722	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$223,058	\$224,290	\$269,400
Taxable Value School	\$248,780	\$249,290	\$269,400

SALES / TRANSFERS

Date	Price	Type	Instrument
07/21/2023	\$425,000	WD	9844/1094
08/27/2022	--	DC	9624/0500
11/30/1992	--	WD	3247/2037
12/13/1965	\$5,700	WD	0833/1042

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1966
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,678	Fireplace	1
Garage	506		
Open Porch	144		
Total Base Area	2,678		
Total Sub Area	3,328		

SKETCH/AREA TABLE ADDENDUM

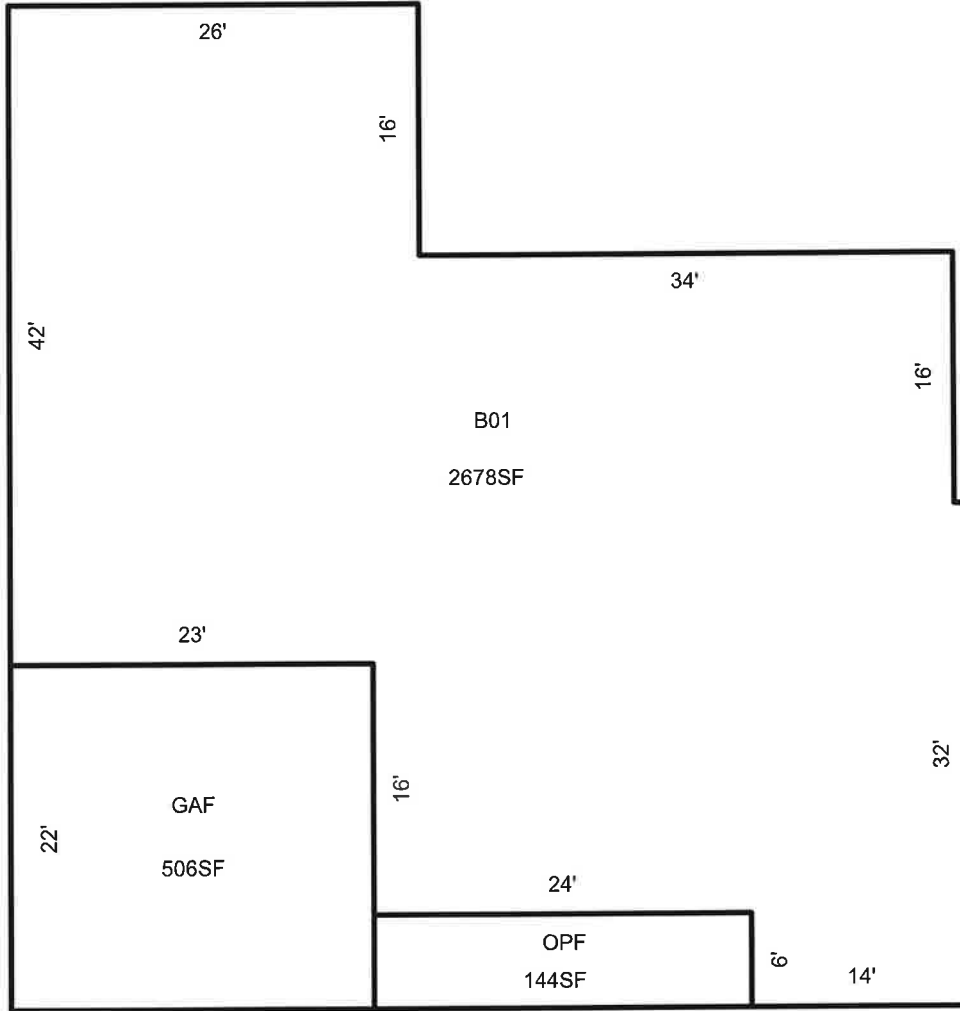
SUBJECT INFO

RE#: 2207631

DRAWN BY: SWM

DATE: 09/02/2025

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1	2678	250	2678
GAF	Garage	1	506	90	506
OPF	Open Porch	1	144	60	144

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Titusville, Florida
 Google Street View
 Mar 2022 [See history](#)

Google Maps

Image capture Mar 2022 © 2025 Google


1806 Diane Dr.



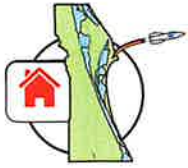
1760 Diane Dr

Building

-  Directions
-  Save
-  Nearby
-  Share
-  Send to phone

 1760 Diane Dr, Titusville, FL 32780

Photos



REAL PROPERTY DETAILS
Account 2204722 - Roll Year 2025

Owners	SIGMORE, LEIGH H
Mailing Address	1806 DIANE DR TITUSVILLE FL 32780
Site Address	1806 DIANE DR TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-7
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.34
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 7 & W 35 FT OF LOT 8



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$240,940	\$247,820	\$265,690
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$230,720	\$209,750	\$190,690
Assessed Value School	\$240,940	\$247,820	\$265,690
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$230,720	\$209,750	\$190,690
Taxable Value School	\$240,940	\$247,820	\$265,690

SALES / TRANSFERS

Date	Price	Type	Instrument
08/10/2016	--	PR	7768/2404
09/01/1970	\$23,500	--	1141/0590

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

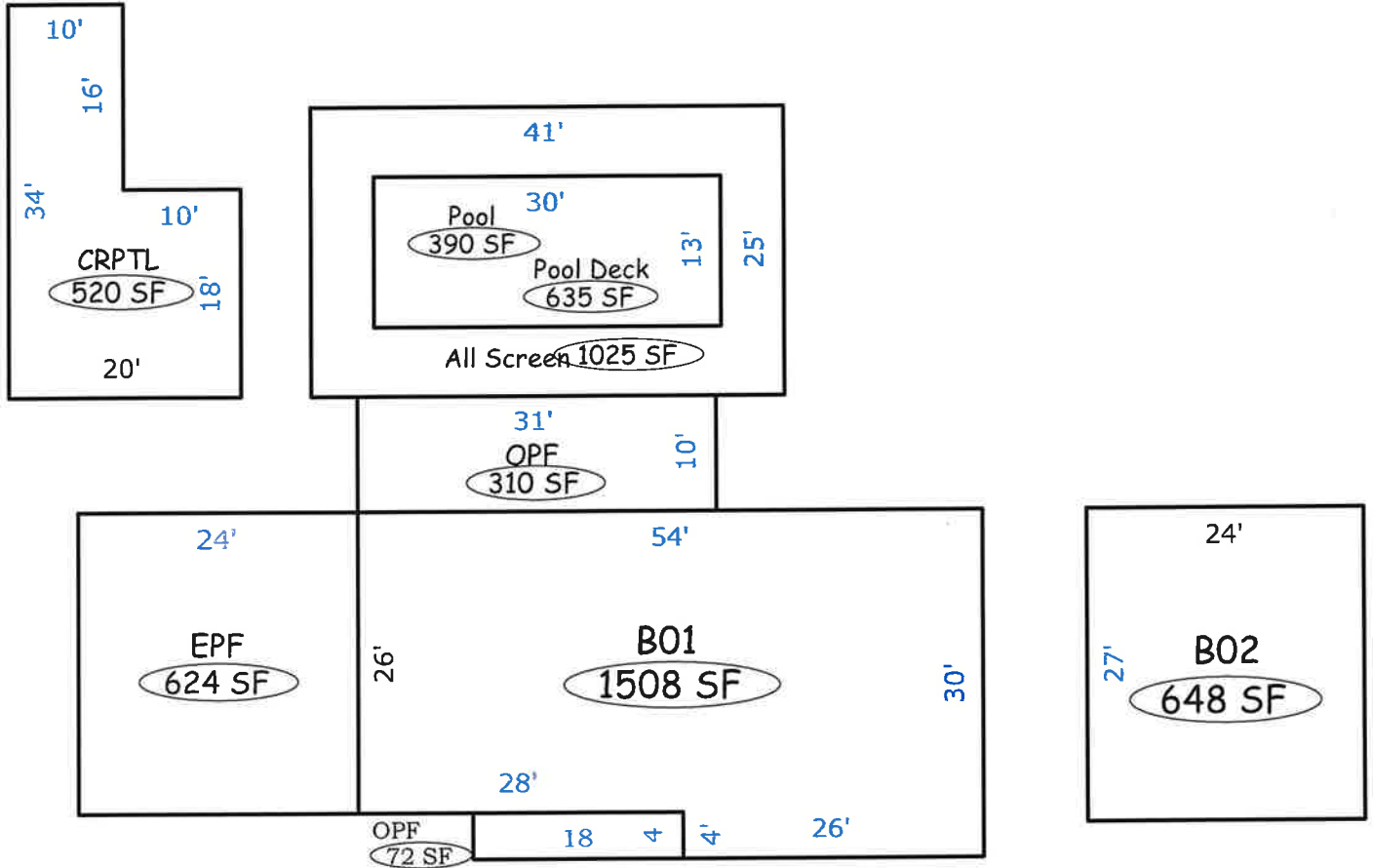
Materials		Details	
Exterior Wall:	STUCCO	Year Built	1958
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	2
Roof Structure:	FLAT/SHED	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,508	Carport	520
Base Area (2nd)	648	Pool Deck	635
Enclosed Por	624	Pool - Residential	1
Open Porch	310	All Screen - 1 Story	1,025
Open Porch	72		
Total Base Area	2,156		
Total Sub Area	3,162		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
ALSCN	All Screen	1.0	1025.0	132.0	1025.0
B01	B1	1.0	1508.0	168.0	1508.0
B02	B2	1.0	648.0	102.0	648.0
CRPRT	CRPTL	1.0	520.0	108.0	520.0
EPF	Enclosed Porch	1.0	624.0	100.0	624.0
OPF	Open Porch	1.0	310.0	82.0	382.0
	Open Porch	1.0	72.0	44.0	382.0
PDECK	Pool Deck	1.0	635.0	132.0	635.0
POOL	Pool	1.0	390.0	86.0	390.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Titusville, Florida
 Google Street View
 Mar 2022 See more dates

Google Maps

Image capture: Mar 2022 © 2023 Google



1760 Diane Dr
 Building

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 1760 Diane Dr, Titusville, FL 32780

Photos

1760 Diane Dr



REAL PROPERTY DETAILS
Account 2204793 - Roll Year 2025

Owners	DAVIS, JOHN FREDERICK
Mailing Address	1760 DIANE DR TITUSVILLE FL 32780
Site Address	1760 DIANE DR TITUSVILLE FL 32780
Parcel ID	22-35-09-07-* -11
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.43
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0139
Subdivision	COUNTRY CLUB HILLS RESUBD
Land Description	COUNTRY CLUB HILLS RESUBD LOT 11 & W 60 FT OF LOT 12 EXC N 15 FT OF E 10 FT OF W 60 FT LOT 12



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$270,590	\$268,870	\$262,250
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$270,590	\$268,870	\$262,250
Assessed Value School	\$270,590	\$268,870	\$262,250
Homestead Exemption	\$25,000	\$25,000	\$0
Additional Homestead	\$25,722	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$219,868	\$218,870	\$262,250
Taxable Value School	\$245,590	\$243,870	\$262,250

SALES / TRANSFERS

Date	Price	Type	Instrument
02/03/2022	\$309,000	WD	9417/0851
07/31/2002	\$131,500	WD	4655/1976
03/07/1988	\$95,500	WD	2887/0646
11/09/1984	\$85,000	WD	2555/0468
02/01/1973	\$42,000	--	1320/0568

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1959
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,913	Pool Deck	1,403
Basement	664	Outbuilding	300
Carport	400	Pool - Residential	1
Open Porch	35		
Total Base Area	1,913		
Total Sub Area	3,012		

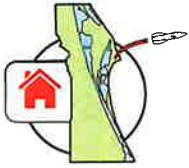


Titusville, Florida
 Google Street View
 May 2011

Image capture May 2011 © 2015 Google

HISPERING PLUS GOLF ESTATES
 Panama Dr
 Quate Dr
 A
 B
 C
 D
 E
 F
 G
 H
 I
 J
 K
 L
 M
 N
 O
 P
 Q
 R
 S
 T
 U
 V
 W
 X
 Y
 Z

1450 Thornton Ave



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS

Account 2204772 - Roll Year 2025

Owners	CELORIO, OMAR MARTINEZ; CAJIGA, IRAIDA RUISANCHEZ
Mailing Address	1450 THORNTON AVE TITUSVILLE FL 32780
Site Address	1450 THORNTON AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*66
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 66



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$197,100	\$196,930	\$196,960
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$145,690	\$141,590	\$137,470
Assessed Value School	\$145,690	\$141,590	\$137,470
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$94,968	\$91,590	\$87,470
Taxable Value School	\$120,690	\$116,590	\$112,470

SALES / TRANSFERS

Date	Price	Type	Instrument
06/14/2018	\$159,900	WD	8190/0543
01/30/1996	--	WD	3536/1372
01/02/1972	\$16,500	--	1219/0342

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR , BRICK	Year Built	1958
Frame:	MASNRYCONC	Story Height	8
Roof:	ROLL COMPOSITION	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	

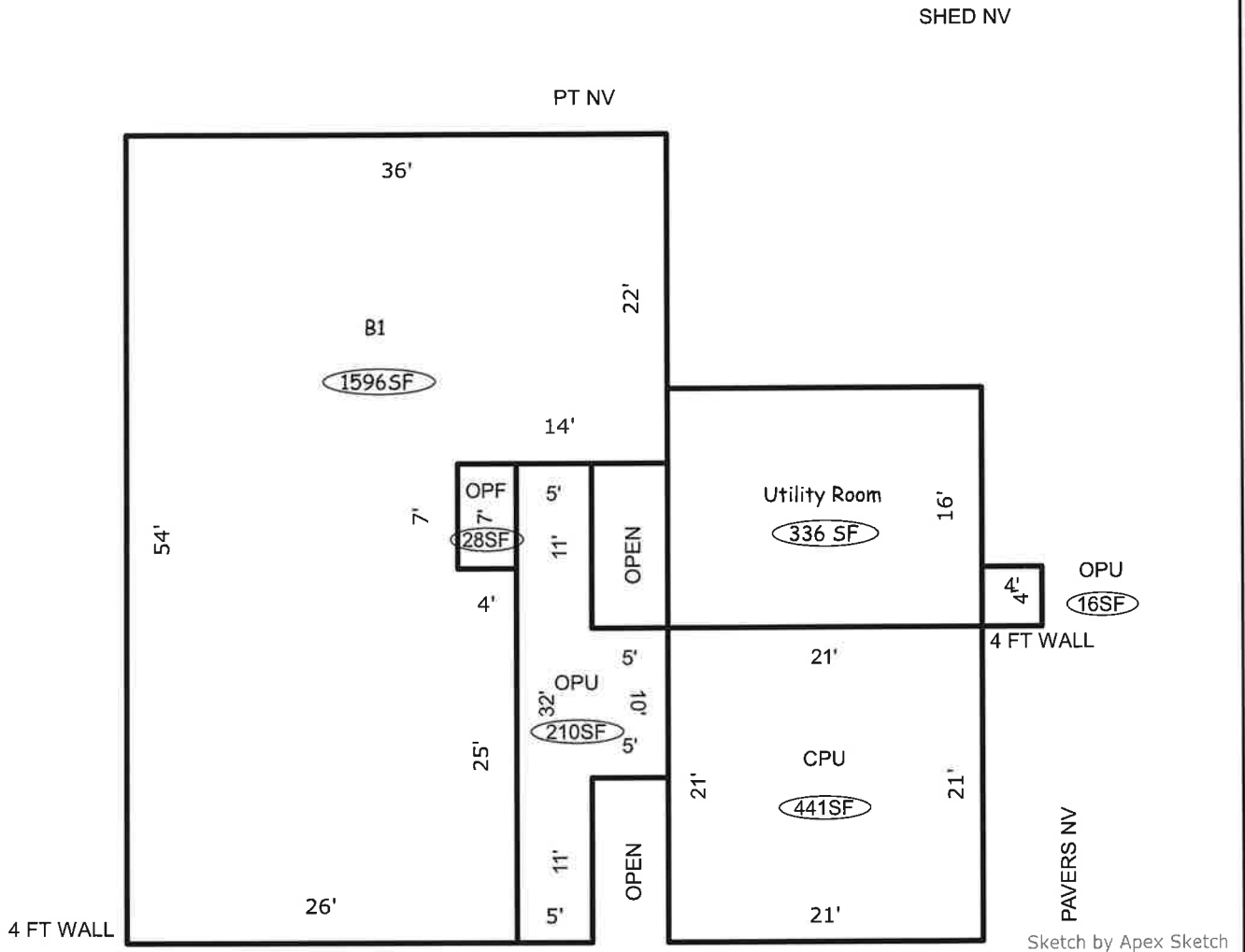
Sub-Areas		Extra Features
Base Area (1st)	1,596	No Data Found
Carport	441	
Open Porch	28	
Open Porch	210	
Open Porch	16	
Utility Room	336	
Total Base Area	1,596	
Total Sub Area	2,627	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.:
 Property Address: 2204772
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: JTC Inspection Date: 11/27/2018

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B1	B1	1.0	1596.0	188.0	1596.0
CPU	Carpport Unfinishe	1.0	441.0	84.0	441.0
OPF	Open Porch Finish	1.0	28.0	22.0	28.0
OPU	Open Porch Unfini	1.0	210.0	84.0	
	Open Porch Unfini	1.0	16.0	16.0	226.0
UT	Utility Room	1.0	336.0	74.0	336.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Titusville, Florida
 Google Street View
 May 2011

Image capture May 2011 © 2015 Google

HISPERING PLUS GOLF ESTATES
 Panama Dr
 Quate Dr
 A
 GoView: D
 Qu

1450 Thornton Ave



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS

Account 2204772 - Roll Year 2025

Owners	CELORIO, OMAR MARTINEZ; CAJIGA, IRAIDA RUISANCHEZ
Mailing Address	1450 THORNTON AVE TITUSVILLE FL 32780
Site Address	1450 THORNTON AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*66
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 66



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$197,100	\$196,930	\$196,960
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$145,690	\$141,590	\$137,470
Assessed Value School	\$145,690	\$141,590	\$137,470
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$94,968	\$91,590	\$87,470
Taxable Value School	\$120,690	\$116,590	\$112,470

SALES / TRANSFERS

Date	Price	Type	Instrument
06/14/2018	\$159,900	WD	8190/0543
01/30/1996	--	WD	3536/1372
01/02/1972	\$16,500	--	1219/0342

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

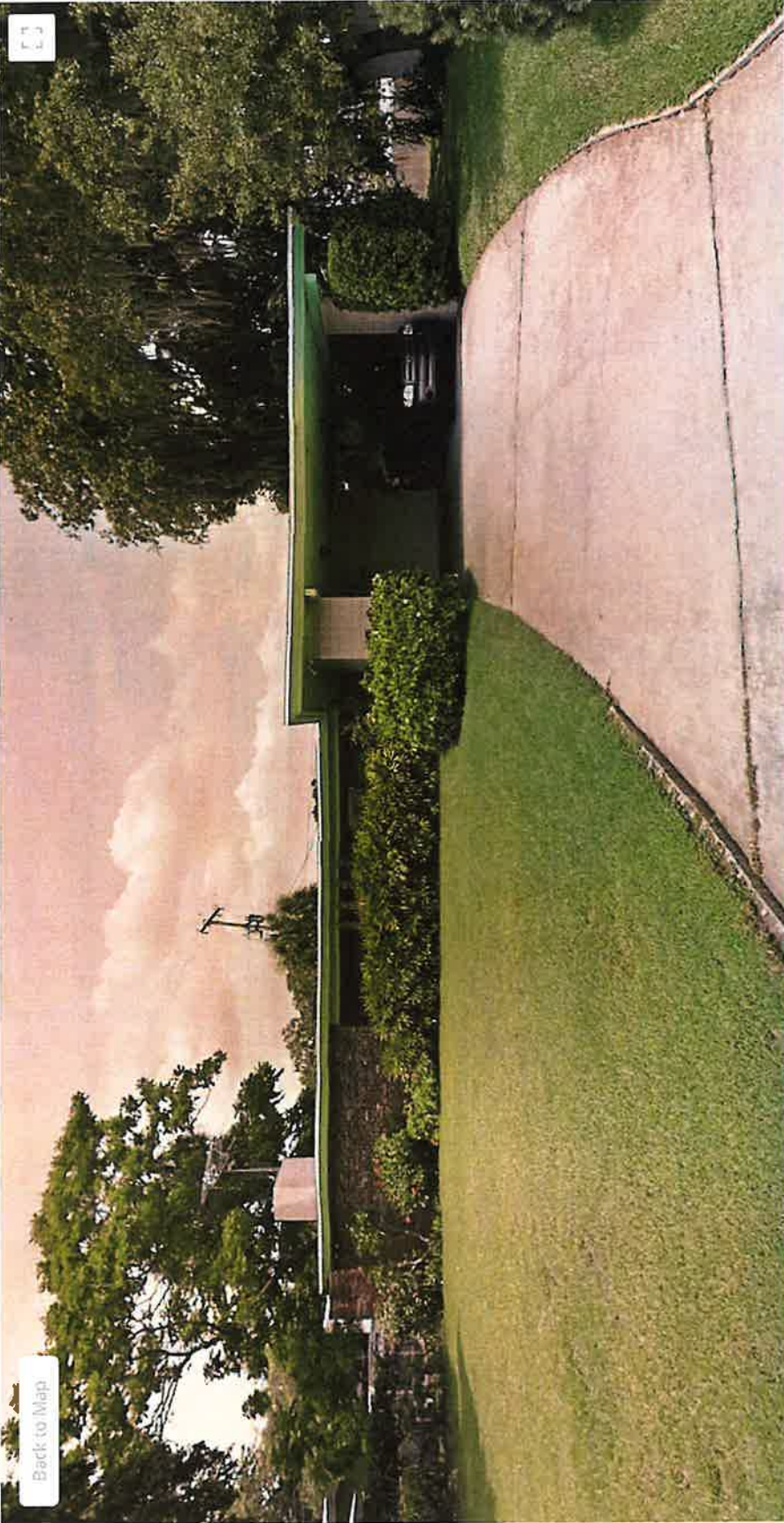
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR , BRICK	Year Built	1958
Frame:	MASNRYCONC	Story Height	8
Roof:	ROLL COMPOSITION	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	

Sub-Areas		Extra Features
Base Area (1st)	1,596	No Data Found
Carport	441	
Open Porch	28	
Open Porch	210	
Open Porch	16	
Utility Room	336	
Total Base Area	1,596	
Total Sub Area	2,627	

Share

Save Home

Directions



Back to Map



© 2025 Google. Rights reserved.



REAL PROPERTY DETAILS
Account 2204765 - Roll Year 2025

Owners	ARNOLD, JAMES ALAN
Mailing Address	1420 DOZIER AVE TITUSVILLE FL 32780
Site Address	1420 DOZIER AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-59
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL WDWH - WIDOWER'S EXEMPTION FOR HUSBAND
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 59 & N 25 FT OF LOT 68



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$152,170	\$154,070	\$173,370
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$47,400	\$46,070	\$44,730
Assessed Value School	\$47,400	\$46,070	\$44,730
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$5,000	\$5,000	\$5,000
Taxable Value Non-School	\$17,400	\$16,070	\$14,730
Taxable Value School	\$17,400	\$16,070	\$14,730

SALES / TRANSFERS

Date	Price	Type	Instrument
04/05/2017	--	DC	9870/2254
08/31/1989	\$59,000	WD	3015/2616
12/01/1968	\$24,400	--	1057/0017

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

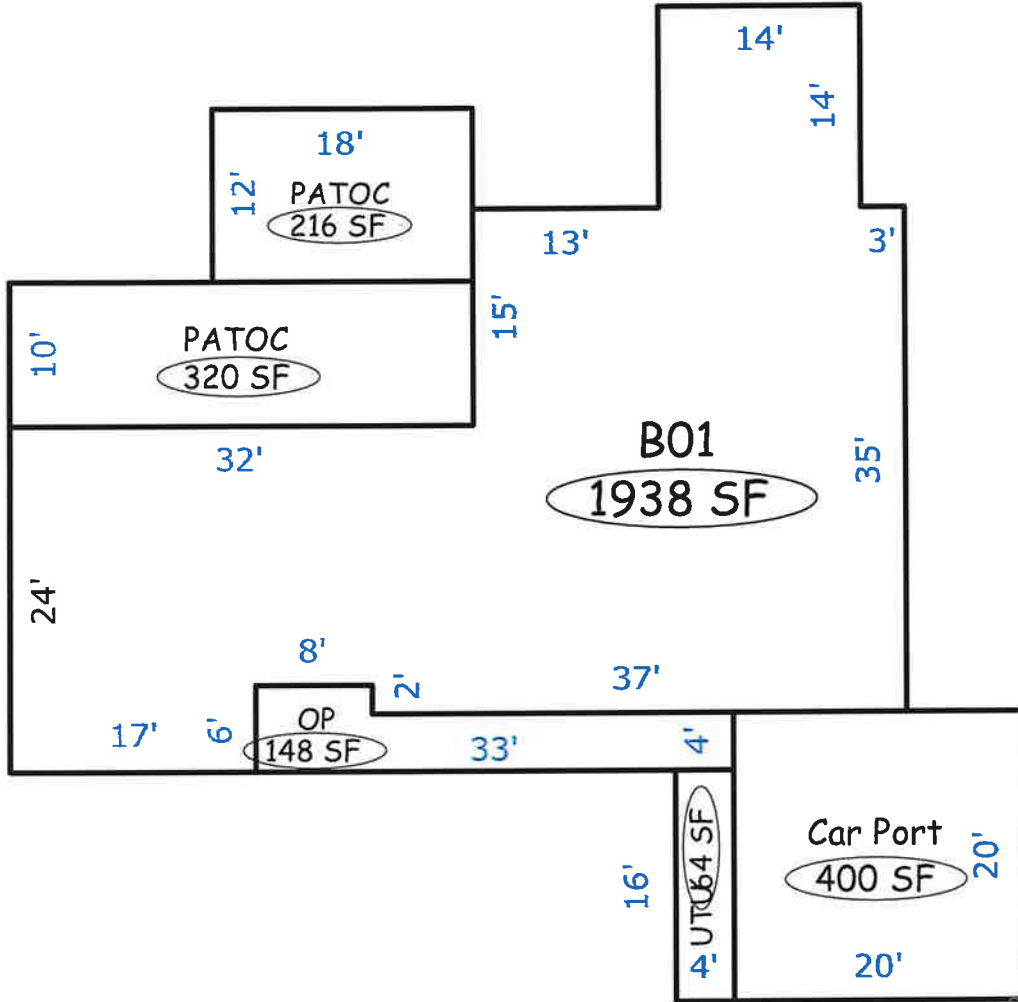
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1957
Frame:	MASNRYCONC	Story Height	8
Roof:	ROLL COMPOSITION	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,938	Patio - Concrete	320
Carport	548	Fireplace	1
Screen Porch	320		
Utility Room	64		
Total Base Area	1,938		
Total Sub Area	2,870		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	1938.0	234.0	1938.0
CP	Car Port	1.0	400.0	80.0	400.0
OP	OP	1.0	148.0	78.0	148.0
PATOC	Screen Porch	1.0	320.0	84.0	320.0
PT	PATOC	1.0	216.0	60.0	216.0
UTU	UT	1.0	64.0	40.0	64.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

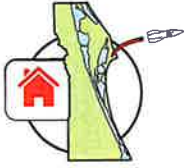
Share

Save Home

Directions



© 2025 Google



REAL PROPERTY DETAILS
Account 2204758 - Roll Year 2025

Owners	JACKSON, CARLOS; ROSE, DIANE
Mailing Address	1400 BARNA AVE TITUSVILLE FL 32780
Site Address	1400 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-52
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 52



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$288,220	\$286,940	\$252,590
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$288,220	\$277,840	\$252,590
Assessed Value School	\$288,220	\$286,940	\$252,590
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$288,220	\$277,840	\$252,590
Taxable Value School	\$288,220	\$286,940	\$252,590

SALES / TRANSFERS

Date	Price	Type	Instrument
05/26/2022	\$310,000	WD	9524/2477
08/20/2021	\$95,000	WD	9243/2232
08/21/2020	\$61,000	XD	8839/0251
06/24/2002	--	QC	4671/1592
07/30/1992	\$64,900	WD	3219/1425
03/30/1987	\$32,000	WD	2793/2715

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO , BRICK	Year Built	1957
Frame:	MASNRYCONC	Story Height	8
Roof:	ROLL COMPOSITION	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features
Base Area (1st)	1,909	No Data Found
Garage	348	
Open Porch	191	
Open Porch	195	
Total Base Area	1,909	
Total Sub Area	2,643	

SKETCH/AREA TABLE ADDENDUM

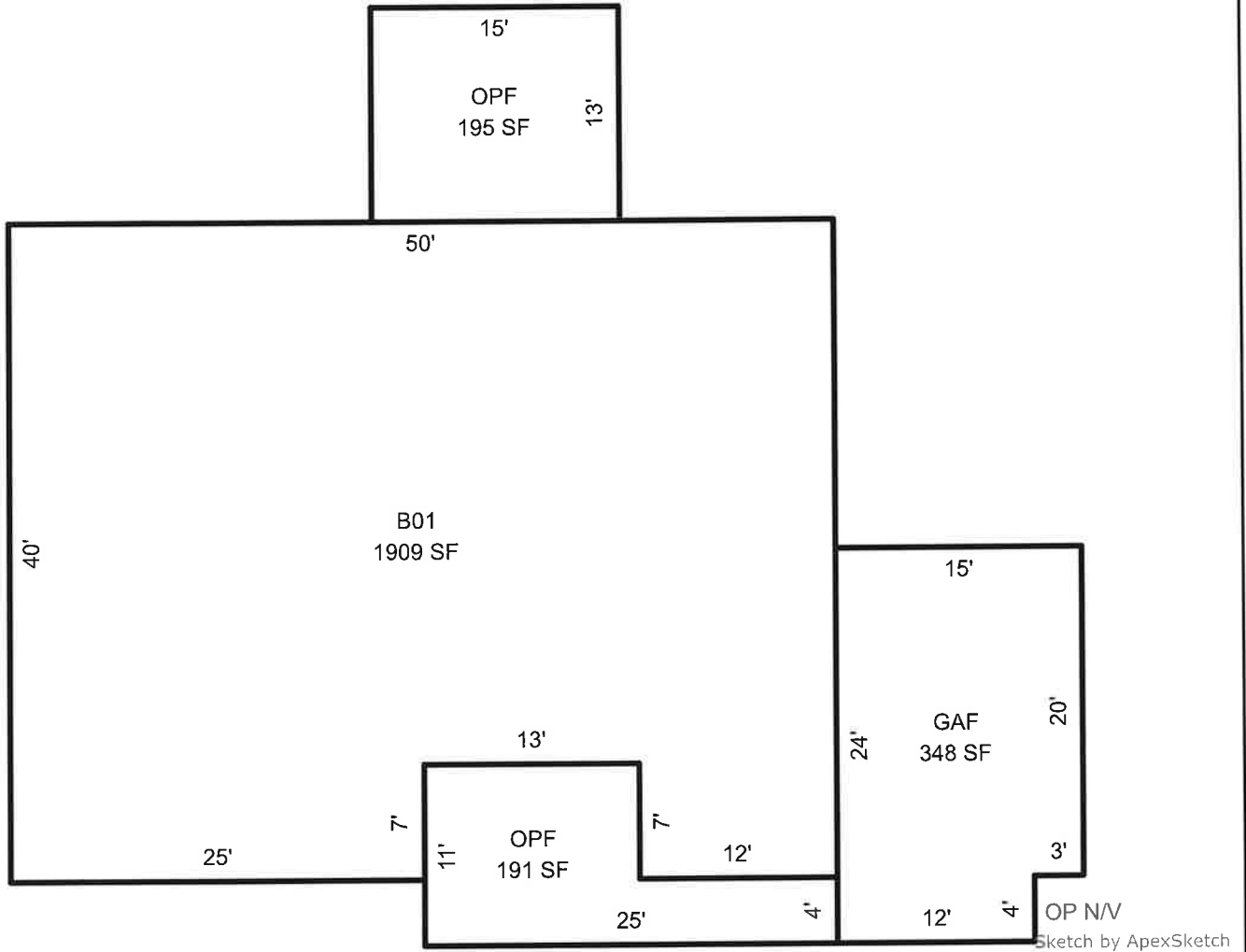
SUBJECT INFO

RE#: 2204758

DRAWN BY: RRM

DATE: 02/01/2023

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1	1909	194	1909
GAF	Garage Finished	1	348	78	348
OPF	Open Porch Finish	1	191	72	
	Open Porch Finish	1	195	56	386

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

1380 Barna Ave.

Directions Save Home Share



Back to Map



© 2025 Google



REAL PROPERTY DETAILS
Account 2204749 - Roll Year 2025

Owners	WILLIAMS, HELEN
Mailing Address	1380 BARNA AVE TITUSVILLE FL 32780
Site Address	1380 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-09-06-*-41
Taxing District	14A0 - TITUSVILLE
Exemptions	DIML - DISABILITY - MILITARY HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0062
Subdivision	COUNTRY CLUB HILLS
Land Description	COUNTRY CLUB HILLS LOT 41



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$129,290	\$131,450	\$149,550
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$37,630	\$36,570	\$35,510
Assessed Value School	\$37,630	\$36,570	\$35,510
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$5,000	\$5,000	\$5,000
Taxable Value Non-School	\$7,630	\$6,570	\$5,510
Taxable Value School	\$7,630	\$6,570	\$5,510

SALES / TRANSFERS

Date	Price	Type	Instrument
08/01/1991	\$4,000	QC	3148/0302
10/10/1984	--	QC	2547/2878
01/01/1974	\$19,300	--	1414/0928

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

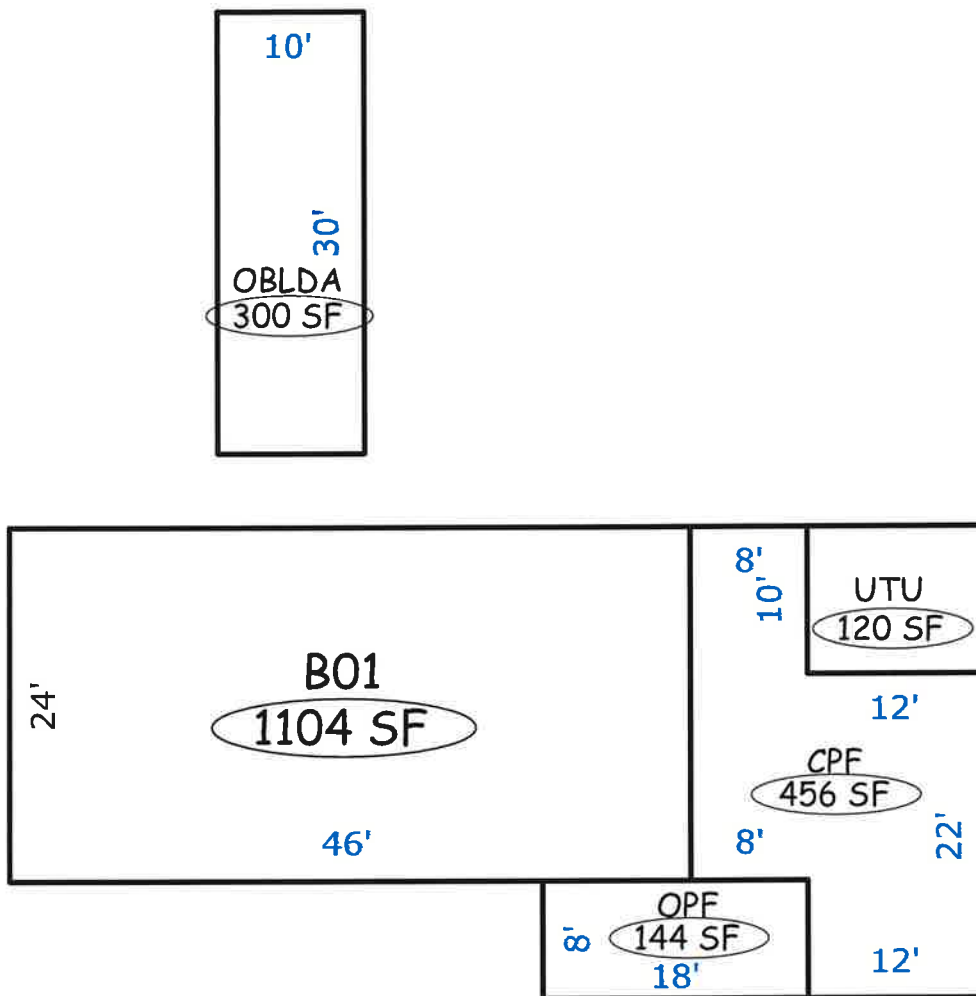
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1956
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	FLAT/SHED	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,104	Outbuilding	300
Carport	456		
Open Porch	144		
Utility Room	120		
Total Base Area	1,104		
Total Sub Area	1,824		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	1104.0	140.0	1104.0
CPF	Car Port	1.0	456.0	104.0	456.0
OBLDA	OBLDA	1.0	300.0	80.0	300.0
OPF	Open Porch	1.0	144.0	52.0	144.0
UTU	UT	1.0	120.0	44.0	120.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Share

Save Home

Directions

Back to Map

© 2025 Google





REAL PROPERTY DETAILS
Account 2202043 - Roll Year 2025

Owners	WILLIAM S WILKENS REVOCABLE TRUST
Mailing Address	920 S PARK AVE TITUSVILLE FL 32780
Site Address	920 S PARK AVE TITUSVILLE FL 32780
Parcel ID	22-35-04-77-A-1
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL WDWH - WIDOWER'S EXEMPTION FOR HUSBAND
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.35
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0104
Subdivision	WHISPERING OAKS 2ND SEC
Land Description	WHISPERING OAKS 2ND SEC LOT 1 BLK A



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$136,620	\$138,360	\$141,910
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$45,790	\$44,500	\$43,210
Assessed Value School	\$45,790	\$44,500	\$43,210
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$5,000	\$5,000	\$5,000
Taxable Value Non-School	\$15,790	\$14,500	\$13,210
Taxable Value School	\$15,790	\$14,500	\$13,210

SALES / TRANSFERS

Date	Price	Type	Instrument
05/15/2019	--	WD	8440/1892
10/23/2018	--	DC	8308/0424
04/20/2005	\$94,500	WD	5459/3358
07/18/2000	--	QC	4193/2213
09/30/1997	\$40,000	WD	3710/4485
09/30/1988	\$46,500	WD	2947/0958
02/01/1980	\$23,300	--	2221/2324

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

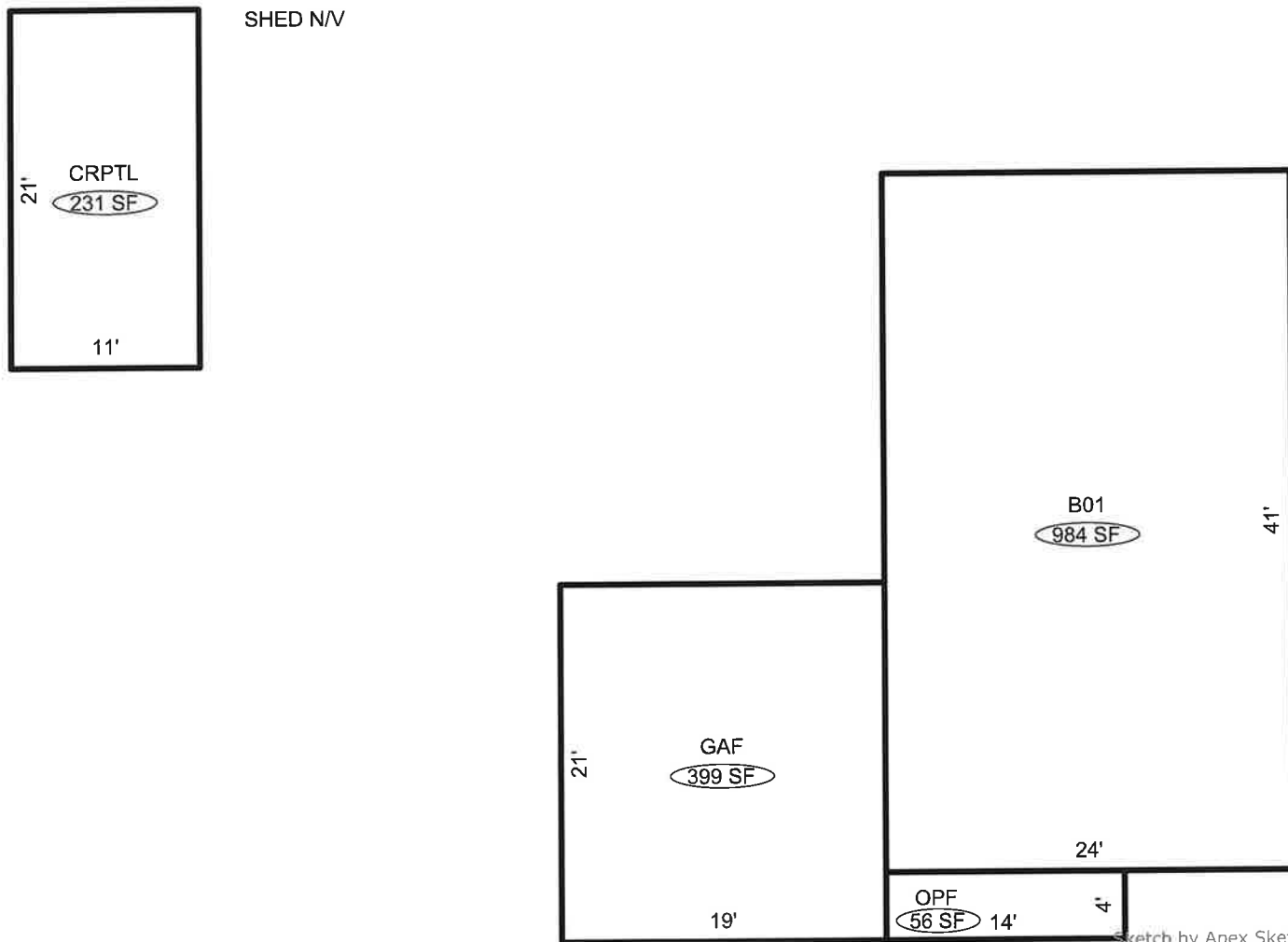
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1958
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	FLAT/SHED	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	984	Carport	231
Garage	399		
Open Porch	56		
Total Base Area	984		
Total Sub Area	1,439		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.:
 Property Address: 2202043
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Danny Ramos Inspection Date: 8-21-18

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1.0	984.0	130.0	984.0
CRPTL	Carport: Low	1.0	231.0	64.0	231.0
GAF	Garage Finished	1.0	399.0	80.0	399.0
OPF	Open Porch Finish	1.0	56.0	36.0	56.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Image capture Mar 2022 © 2023 Google

624 Wager Ave.





REAL PROPERTY DETAILS
Account 2200544 - Roll Year 2025

Owners	G & B MANAGEMENT SERVICES INC
Mailing Address	402 BAY RIDGE PKWY, #24 BROOKLYN NY 11209
Site Address	624 WAGER AVE TITUSVILLE FL 32796
Parcel ID	22-35-03-03-31-9
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.33
Site Code	0330 - SR405-COLUMBIA/SOUTH
Plat Book/Page	0001/0008
Subdivision	TITUSVILLE
Land Description	TITUSVILLE LOTS 9,12 BLK 31



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$93,280	\$95,950	\$117,740
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$93,280	\$86,470	\$78,610
Assessed Value School	\$93,280	\$95,950	\$117,740
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$93,280	\$86,470	\$78,610
Taxable Value School	\$93,280	\$95,950	\$117,740

SALES / TRANSFERS

Date	Price	Type	Instrument
04/13/2017	\$39,000	WD	7868/2277
02/05/2007	--	QC	5874/4049
01/31/2007	--	QC	5745/1055
12/03/2004	\$44,300	QC	5410/0369
08/31/2004	\$25,000	CT	5356/0880
05/01/1998	--	TD	3851/3198
05/06/1960	--	WD	0679/0075

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

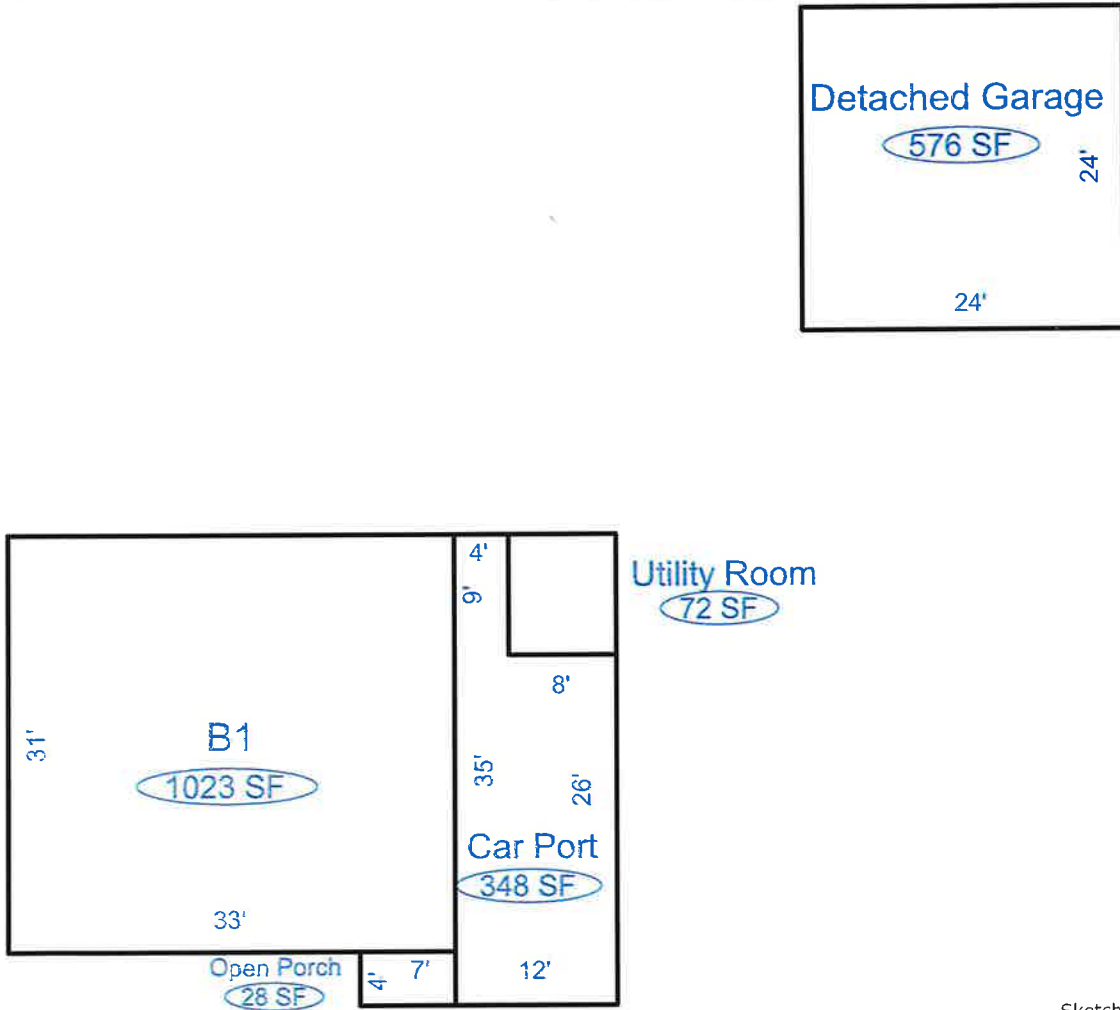
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1957
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,085	Fireplace	1
Carport	286	Garage Detached	576
Open Porch	28		
Open Porch	27		
Utility Room	72		
Total Base Area	1,085		
Total Sub Area	1,498		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: 2200544 Parcel No.:
 Property Address: 2200544
 City: TITUSVILLE County: BREVARD State: FL ZipCode: 32796
 Owner: 10-26-11
 Client: 03 Client Address: 624 WAGER AVE.
 Appraiser Name: JDS Inspection Date: JDS

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B1	B1	1.0	1023.0	128.0	1023.0
CP	Car Port	1.0	348.0	94.0	348.0
GRGD	Detached Garage	1.0	576.0	96.0	576.0
OP	Open Porch	1.0	28.0	22.0	28.0
UT	Utility Room	1.0	72.0	34.0	72.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

How Mid Century Modern & the Space Industry Come to Titusville fits our ordinance (all verbiage pulled from ordinance Article VI Section 29- Historic Preservation Code):

Purpose and intent.

education, cultural and economic welfare of the public by preserving and protecting properties of historic, cultural, aesthetic and architectural merit which serve as visual reminders of the City's cultural, social, economic, scientific, and architectural history.

to strengthen the economy of the City by stabilizing and improving property values in historic areas, by combating urban decay through rehabilitation and revitalization, and by encouraging new construction and developments that are harmonious with neighboring historic structures.

Historic designation criteria.

HPB shall recommend for designation places, buildings, structures, as historic sites or zones.

These sites or zones must be significant in Titusville's history, and possess integrity of location, design, setting, materials, workmanship or association; must meet one (1) or more of the following criteria:

- a) Events. Is associated with events that have made significant contributions to the pattern of history in the community, Brevard County, the State or the Nation.
- b) Persons. Is associated with the lives of persons significant in the past of the community, Brevard County, the State or Nation. The property is usually associated with the person's productive life, reflecting the time period when he or she achieved significance. May be the person's home; a person's business, office, laboratory, or studio.
- c) Design and construction. Recognizes quality of design and construction and embodies the distinctive characteristics or that represents a significant innovation or adaptation to the local Florida environment;

resource designation process and procedure. * workshop topic.

b) Directive of Historic Preservation Board. The Historic Preservation Board is empowered to initiate the designation process pursuant to this section. If the Historic Preservation Board is initiating designation, the preliminary application will be waived and the full application presented at the public hearing.

1) No individual historic resource or site will be designated without consent of the property owner. For those individual designations initiated by the Historic Preservation Board, the Historic Preservation Officer will notify the legal owner of record of the proposed designation, (as determined by the most current Brevard County/Tax Rolls),

overlay
 & districts
 * research MCM houses stock/possible districts
 * recognition w/o designation MCM homes
 * possible grant to research



Titusville, Florida
 Google Street View
 Mar 2022

Google Maps

Image capture Mar 2022 © 2025 Google

56 Fairglen Dr.





REAL PROPERTY DETAILS
Account 2108804 - Roll Year 2025

Owners	RUNYAN, DEIDRE S; LOESEL, HOLLY D
Mailing Address	56 FAIRGLEN DR TITUSVILLE FL 32796
Site Address	56 FAIRGLEN DR TITUSVILLE FL 32796
Parcel ID	21-35-32-55-*-14
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.45
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0016/0140
Subdivision	FAIRGLEN SUBD
Land Description	FAIRGLEN SUBD LOT 14



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$265,110	\$268,320	\$258,490
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$265,110	\$251,080	\$228,260
Assessed Value School	\$265,110	\$268,320	\$258,490
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$265,110	\$251,080	\$228,260
Taxable Value School	\$265,110	\$268,320	\$258,490

SALES / TRANSFERS

Date	Price	Type	Instrument
08/21/2020	\$200,000	WD	8837/2024
06/09/2004	\$165,000	WD	5320/8113
09/30/1997	\$106,000	WD	3709/4887
09/30/1997	\$68,000	WD	3709/2869
08/01/1989	--	QC	3011/0373
02/01/1989	--	QC	2982/0724
01/01/1988	\$121,000	WD	2877/0965

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

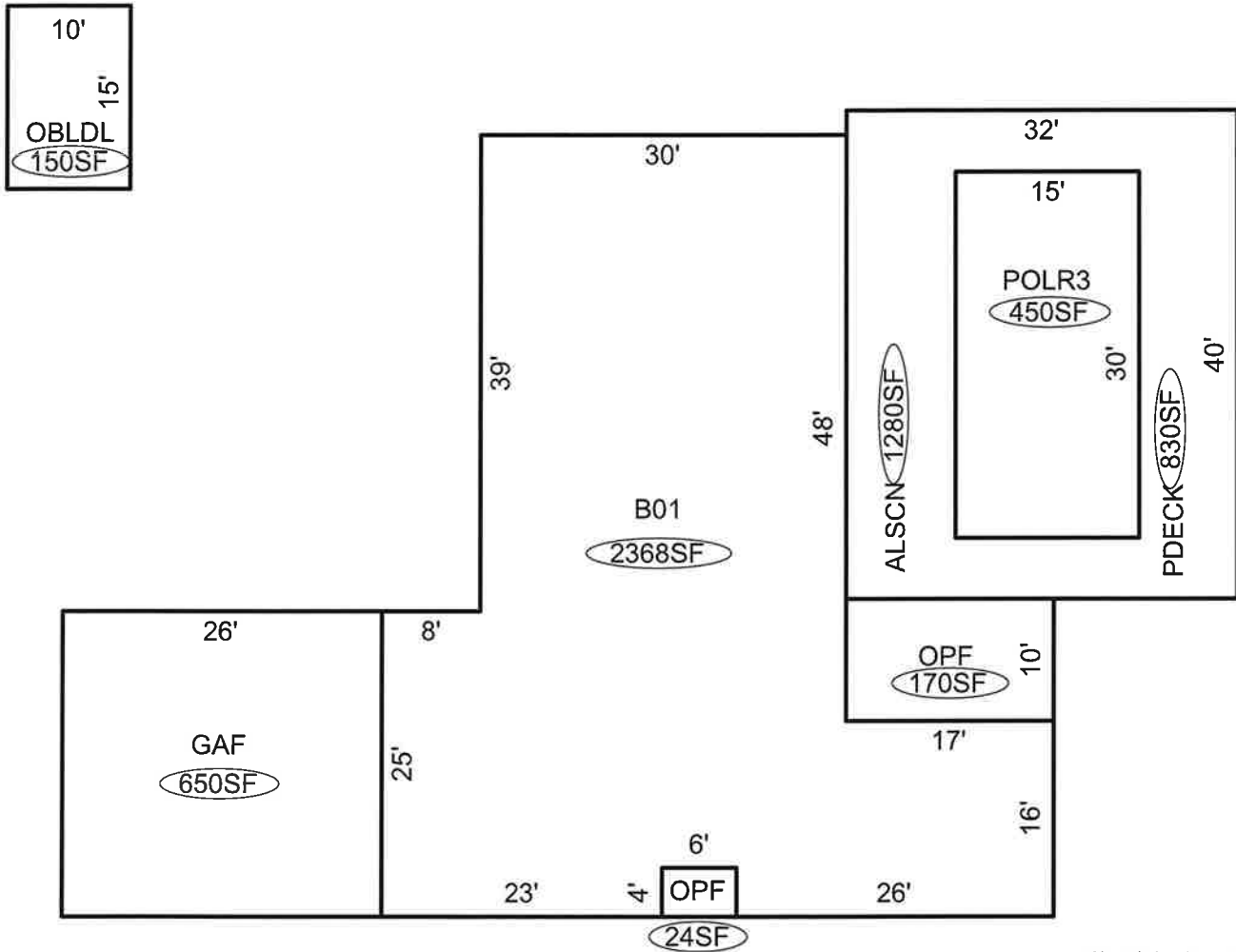
Materials		Details	
Exterior Wall:	STUCCO	Year Built	1967
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,368	Pool Deck	830
Garage	650	All Screen - 1 Story	1,280
Open Porch	24	Pool - Residential	1
Open Porch	170		
Open Porch	16		
Total Base Area	2,368		
Total Sub Area	3,228		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.:
 Property Address: 2108804
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date: 06/27/2019

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
ALSCN	All Screen: 1 Stor	1.0	1280.0	144.0	1280.0
B01	Base Area 1ST FL	1.0	2368.0	246.0	2368.0
GAF	Garage Finished	1.0	650.0	102.0	650.0
OBLDL	Out Building: Low	1.0	150.0	50.0	150.0
OPF	Open Porch Finish	1.0	24.0	20.0	
	Open Porch Finish	1.0	170.0	54.0	194.0
PDECK	Pool Deck	1.0	830.0	144.0	830.0
POLR3	Pool: Residential	1.0	450.0	90.0	450.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

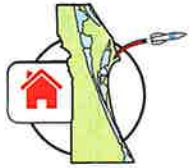


Google Maps

Image capture: Mar 2022 © 2025 Google



38 Fairglen Dr.



REAL PROPERTY DETAILS
Account 2108800 - Roll Year 2025



Owners	BADER, ROBERT R; BADER, STEPHANIE M
Mailing Address	38 FAIRGLEN DR TITUSVILLE FL 32796
Site Address	38 FAIRGLEN DR TITUSVILLE FL 32796
Parcel ID	21-35-32-55-*10
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	1.10
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0016/0140
Subdivision	FAIRGLEN SUBD
Land Description	FAIRGLEN SUBD LOT 10 & PART OF SW 1/4 AS DESC IN ORB 952 PG 1047 PAR 513

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$546,920	\$547,900	\$510,100
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$546,920	\$547,900	\$510,100
Assessed Value School	\$546,920	\$547,900	\$510,100
Homestead Exemption	\$25,000	\$25,000	\$0
Additional Homestead	\$25,722	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$496,198	\$497,900	\$510,100
Taxable Value School	\$521,920	\$522,900	\$510,100

SALES / TRANSFERS

Date	Price	Type	Instrument
06/10/2022	\$600,000	WD	9530/2539
10/30/2009	\$146,000	WD	6074/2024
10/06/2009	--	CT	6038/2476
11/23/2004	\$320,000	WD	5391/2058
06/15/2004	\$300,000	WD	5321/5292
01/16/2004	--	QC	5201/0957
12/01/1997	\$159,900	02	3760/1198
10/01/1996	\$212,600	CT	3609/0492
10/01/1993	\$182,500	NN	3330/0017
07/01/1993	--	PT	3330/0015
12/01/1992	--	PT	3255/4619
04/01/1988	\$230,000	PT	2894/1852
02/28/1983	\$180,000	PT	2414/0344
04/10/1980	--	WD	2229/2630
11/28/1962	\$4,200	WD	0575/0540

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

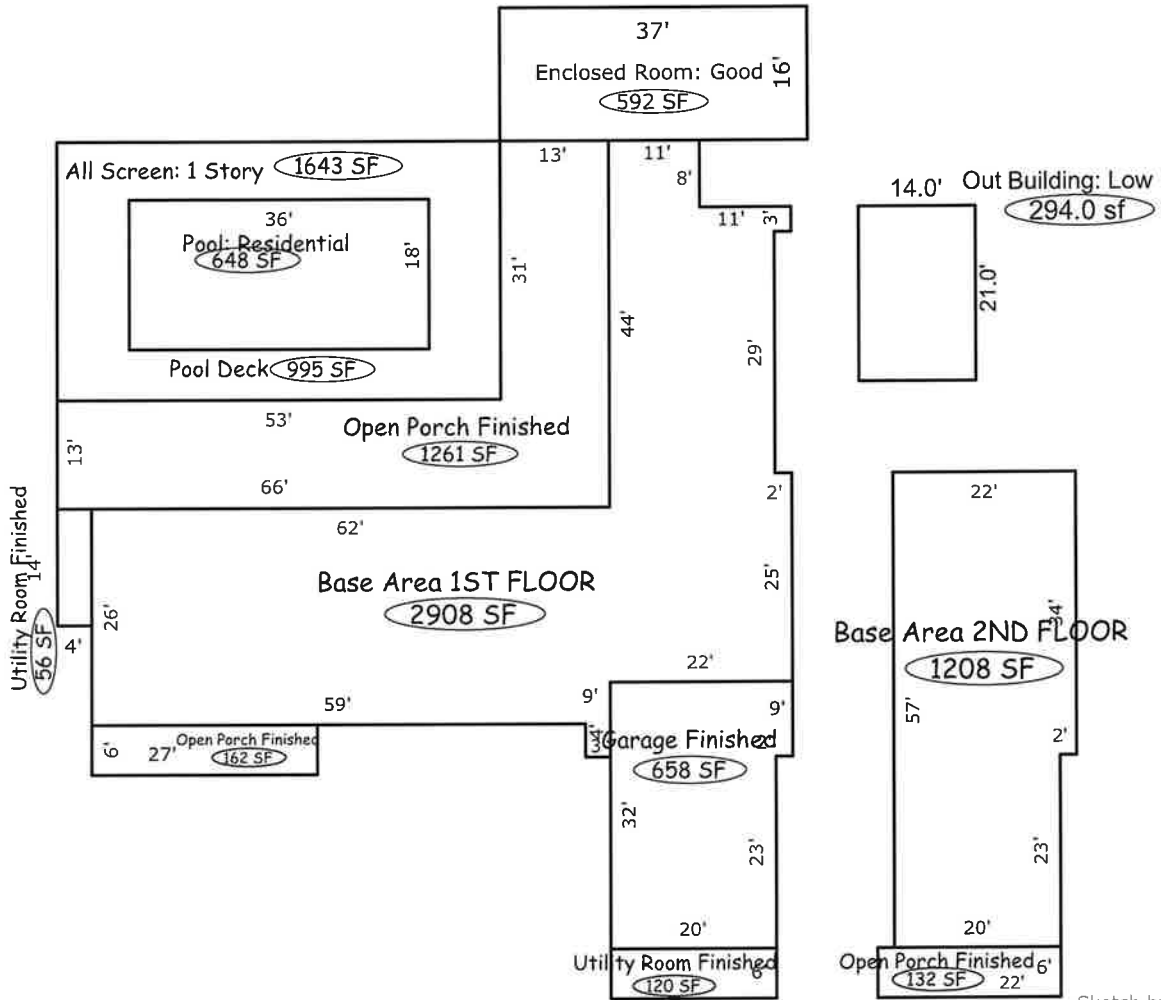
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR , WALLCOVL	Year Built	1964
Frame:	MASNRYCONC , WOOD FRAME	Story Height	8
Roof:	ROLL COMPOSITION	Floors	2
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,908	Outbuilding	294
Base Area (2nd)	1,208	Pool - Residential	1
Garage	658	Fireplace	1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: 2108800 Parcel No.:
 Property Address: 2108800
 City: TITUSVILLE County: BREVARD State: FL ZipCode: 32796
 Owner: 08-18-11
 Client: 03 Client Address: 38 FAIRGLEN DR
 Appraiser Name: JDS Inspection Date: JDS

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
ALSCN	All Screen: 1 Stor	1.0	1643.0	168.0	1643.0
B01	Base Area 1ST FL	1.0	2908.0	320.0	2908.0
B02	Base Area 2ND FL	1.0	1208.0	158.0	1208.0
ENRMG	Enclosed Room: G	1.0	592.0	106.0	592.0
GAF	Garage Finished	1.0	658.0	108.0	658.0
OBLDL	Out Building: Low	1.0	294.0	70.0	294.0
OPF	Open Porch Finish	1.0	1261.0	220.0	1555.0
	Open Porch Finish	1.0	132.0	56.0	
	Open Porch Finish	1.0	162.0	66.0	1555.0
PDECK	Pool Deck	1.0	995.0	168.0	995.0
POLR5	Pool: Residential	1.0	648.0	108.0	648.0
UTF	Utility Room Finis	1.0	56.0	36.0	
	Utility Room Finis	1.0	120.0	52.0	176.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



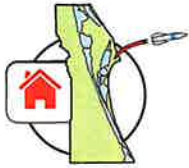
Titusville, Florida
Google Street View
Mar 2022 56.0 m/sec 1.1 km/h



Google Maps

Image capture Mar 2022 © 2025 Google

10 Fairglen Dr.



REAL PROPERTY DETAILS
Account 2108793 - Roll Year 2025



Owners	FEEZOR, QUENTIN HAY; FEEZOR, ELDON AUSTIN COOPER
Mailing Address	10 FAIRGLEN DR TITUSVILLE FL 32796
Site Address	10 FAIRGLEN DR TITUSVILLE FL 32796
Parcel ID	21-35-32-55-*3
Taxing District	14A0 - TITUSVILLE
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.32
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0016/0140
Subdivision	FAIRGLEN SUBD
Land Description	FAIRGLEN SUBD LOT 3 EX RD R/W

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$276,340	\$275,940	\$269,470
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$220,150	\$213,950	\$207,720
Assessed Value School	\$220,150	\$213,950	\$207,720
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$169,428	\$163,950	\$157,720
Taxable Value School	\$195,150	\$188,950	\$182,720

SALES / TRANSFERS

Date	Price	Type	Instrument
07/29/2020	\$200,000	WD	8815/2097
04/05/2019	--	CT	8407/1016
02/27/2003	\$133,500	WD	4832/2391
11/30/1994	\$99,900	WD	3437/0981
01/01/1981	\$15,000	WD	2276/0737
01/26/1979	--	QC	2091/1039
05/29/1969	\$44,000	WD	1084/0138

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

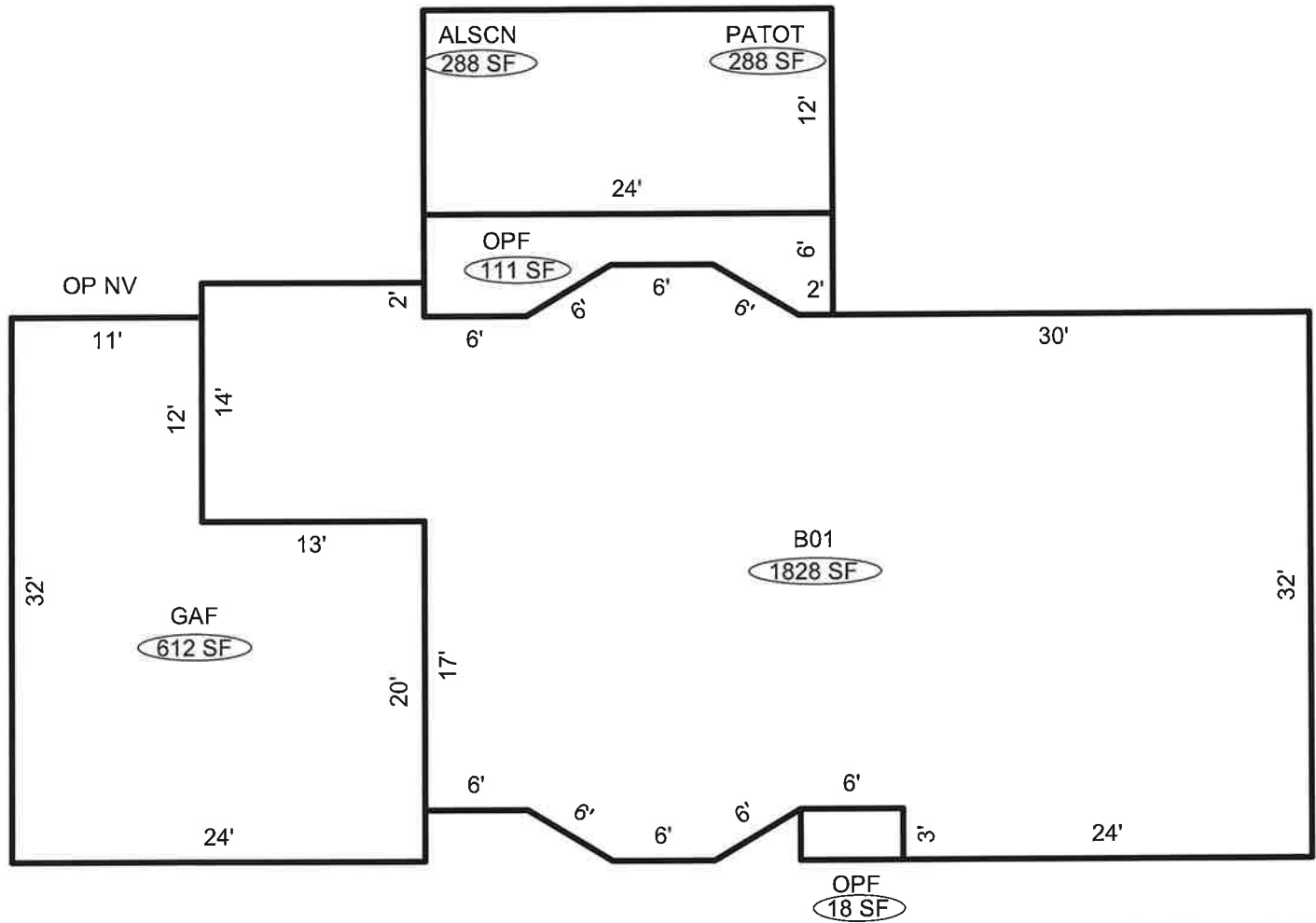
Materials		Details	
Exterior Wall:	HRDYBRD SIDING , STONE	Year Built	1983
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,828	Fireplace	1
Garage	612	Patio - Tile	288
Open Porch	111	All Screen - 1 Story	288
Open Porch	18		
Total Base Area	1,828		
Total Sub Area	2,569		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: CR 9-21-20 AEK
 Property Address: 2108793
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: AEK Inspection Date: 09/21/2020

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
ALSCN	All Screen: 1 Stor	1.0	288.0	72.0	288.0
B01	Base Area 1ST FL	1.0	1828.0	201.3	1828.0
GAF	Garage Finished	1.0	612.0	112.0	612.0
OPF	Open Porch Finish	1.0	111.0	61.7	
	Open Porch Finish	1.0	18.0	18.0	129.0
PATOT	Patio: Tile	1.0	288.0	72.0	288.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Sue Williams, Redevelopment Planner
Subject: **Historic Preservation Ordinance**
Department/Office: Community Development

Recommended Action:

As the Board Desires

Summary Explanation & Background:

At the September 2, 2025, Historic Preservation Board (HPB) meeting, the Board held an in-depth discussion on preservation priorities, potential ordinance updates, and expanded local recognition of historic structures. Chairman Kiesel emphasized the importance of the City of Titusville supporting historic preservation initiatives. Chairman Kiesel recommended updating or amending the City's ordinance to align with Senate Bill 582, which strengthens local historic preservation authority. Chairman Kiesel asked whether the HPB could play a larger role in reviewing demolitions of historic structures. Mr. Parrish responded that this would require a change to the ordinance. Chairman Kiesel requested further discussion on this issue at future meetings.

At the October 6, 2025 HPB meeting Community Development Director Brad Parrish gave an overview of this item. Mr. Parrish said that currently the nomination process is voluntary and if the Historic Preservation Board desires that it be mandatory, their request would need to be made to City Council for their approval. After Board discussion Chairman Kiesel said he would like the opportunity to sit down and speak to City Council and provide the Historic Preservation Board's intent and desire to save historic structures and receive feedback from Council as to their support of making potential changes to the Historic Preservation Ordinance.

This is on this agenda for further discussion. The Historic Preservation Officer will be in attendance.

Alternatives:

N/A

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 1. to Encourage a vibrant downtown

Goal 2.b to continue partnerships and coordination with public and nonprofit entities

Goal 4.b to continue to market amenities

Strategic Plan Impact:

Expanded HPB review of demolitions ensures significant historic structures are preserved or properly documented.

Builds trust with residents and historic property owners by demonstrating the City's commitment to safeguarding cultural heritage and neighborhoods such as Joynerville. . Protecting historic assets supports tourism, encourages reinvestment in older buildings, and sustains the appeal of the downtown district as a destination for visitors and residents.

Aligning City ordinances with Senate Bill 582 and enhancing HPB's role in demolition review modernizes the City's preservation framework, ensuring stronger local control and more proactive preservation planning.

ATTACHMENTS:

1. ARTICLE_VI.___HISTORIC_PRESERVATION__HPA_(1)
2. Demolitions for the past 10 years of structures over 50 years old

ARTICLE VI. HISTORIC PRESERVATION (HPA)

Sec. 29-111. Short title.

This article shall be known and may be cited as the "Historic Preservation Code."

Sec. 29-112. Scope of regulations.

- (a) This article is intended to and shall govern and be applicable to all property located in the incorporated City Limits of Titusville, Florida.
- (b) The Historic Preservation Ordinance shall be filed, and it shall address the following sections: The establishment of a Historic Preservation Officer and duties, the creation of a process to designate individual historic resources, archaeological sites and zones, a process of issuing certificate of appropriateness, and an appeal process. The City shall also submit the Ordinance to the U.S. Department of Interior, National Park Service, for its certification in order to be eligible for the federal income tax credits under the Economic Recovery Tax Act of 1981, as amended, Public Law 97-34.

Sec. 29-113. Purpose and intent.

- (a) The purpose of this article is to promote the health, safety, education, and cultural and economic welfare of the public by preserving and protecting properties of historic, cultural, archaeological, aesthetic and architectural merit which serve as visual reminders of the City's cultural, social, economic, political, scientific, religious, and architectural history. Furthermore, it is the purpose of this article to strengthen the economy of the City by stabilizing and improving property values in historic areas, by combating urban decay through rehabilitation and revitalization, and by encouraging new construction and developments that are harmonious with neighboring historic structures.
- (b) In addition, the provisions of this article will assist the City and property owners to be eligible for federal tax incentives, federal and state grant funds, and other potential property tax abatement programs for the purpose of furthering historic preservation activities, including, but not limited to, Section 193.502, Florida Statutes or subsequent statutes and the National Register of Historic Places Program.
- (c) It is also the purpose of this article to foster civic pride in the accomplishments of the past, to protect and to enhance the City's attraction to visitors, and to promote the use of individual sites and districts for the education, pleasure, and welfare of the people of the City.

Sec. 29-114. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adaptive use. The process of converting a building to a use other than that for which it was designed.

Addition. A construction project physically connected to the exterior of a historic building.

Allée. A broad walk, planted on either side with trees, usually at least twice as high as the width of the walk.

Alteration. Any change affecting the exterior or appearance of an existing improvement by additions, reconstruction, remodeling, or maintenance involving change of form, texture of materials, or any such changes in appearance of specially designated interiors.

Archaeological site. A single specific location that has yielded or is likely to yield information on local history or pre-history. Archaeological sites may be found within historic districts or places.

Artifact. Any object, which is a product of human modification, or objects that have been transported to a site by a people.

Board. The City Historic Preservation Board created by Chapter 31, Article VI, of the Land Development Regulations.

Certificate of appropriateness. The permit, which is required by the Historic Preservation Board prior to any action.

Certificate to dig. A type of certificate of appropriateness issued by the Historic Preservation Board that gives the Board's permission for certain ground disturbing activities, such as filling, grading, swimming pool excavation and the removal of vegetation or trees that may involve the discovery of as yet unknown or known archaeological resources within a designated archaeological zone.

Certificate of recognition. A certificate issued by the Historic Preservation Board recognizing properties designated pursuant to this article.

Certified local government. A government satisfying the requirements of the United States National Historic Preservation Act amendments of 1980 (Public Law 96-515) and the implementing of regulations of the U.S. Department of the Interior and the State of Florida.

Contributing resource. A building, landscape feature, object, structure or archaeological site or zone that adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because (a) it was present during the period of significance, it relates to the documented significance of the property and it possesses historic integrity reflecting character at that time or is capable of yielding important information about the period, or (b) it independently meets the National Register Program criteria.

Demolition. The act or process of wrecking, destroying or removing any building or structure, or any portion thereof.

Department. The City's Planning and Growth Management Department.

Designated exterior. All outside surfaces of any improvement listed in the designation report as having significant value to the historic character of the building or district.

Designation report. A document prepared by the Historic Preservation Officer for all properties and districts that are proposed for local historic designation. The designation report at a minimum must include a boundary description of the proposed historic property or district, an evaluation of its historic significance as it relates to the criteria for significance, location map, representative photographs, and physical description of the historic resource.

Documentation. Photographs, slides, drawings, plans and/or written descriptions submitted to support a decision by the Historic Preservation Board or City Council.

Historic district. A geographically defined area, which includes or encompasses such historic sites, landmarks, buildings, signs, appurtenances, structures or objects as the City Council may determine to be appropriate for historical preservation.

Historic site. A site, structure, building or object meeting one (1) or more of the criteria specified herein and designated as such by the City Council.

Historic survey. The results of the systematic process of identifying significant buildings, sites and structures through visual inspection and research, with the results archived in the Florida Master Site File maintained by the Florida Department of State, Division of Historic Resources.

Infill. Descriptive of buildings that have been designed and built to replace missing structures or otherwise fill the gaps in the streetscape.

Integrity. Any resource proposed for historic designation must retain its historic integrity. Integrity is measured by the retention of location, design, feeling and association. For example, if a building has been subject to unsympathetic alterations that have compromised the quality of its design, it may not be designated. With regard to association, if the property proposed for designation has been moved, or the context of its original use or setting has been compromised, it may not be designated.

Material alteration. Any construction, or change in appearance of the exterior. For buildings, structures or objects, material alteration shall include, but it is not limited [to], the changing of roofing or siding substances; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies or other trim or ornamentation. For buildings, structures, or objects, material alteration shall not include ordinary maintenance, repair or repainting consistent with the criteria of the Uniform Design Manual.

Minor alteration. Any work proposed that is deemed to have a minimal impact on historic resources or when the work is deemed to be a replacement in kind. Examples of work that may be considered to have a minimal impact could include: minor alterations to the rear of the historic building that is not visible from the public right-of-way or the construction of a deck to the rear of a historic building that does not obscure architectural features, and that is easily removable.

Ordinary maintenance or repair. Work done to repair damage or to prevent deterioration or decay of a building or structure or part thereof by restoring the building or structure or part thereof as nearly as practicable to its condition prior to such damage, deterioration or decay.

Resource(s). Sites, buildings, structures, objects and areas, whether public or private, either singly or in combination, as defined in this section of the chapter.

Significant properties. Individual properties that meet the criteria for listing in the Register of Historic Places set forth in Section 29-116 of this chapter, and if located in a district listed in the Register of Historic Places that meet the criteria for structures that contribute to a district.

Titusville Register of Historic Places. A list of various sites, buildings, structures, objects, areas, and districts as historically and/or architecturally significant to the City of Titusville.

Sec. 29-115. Appointment and duties of the Historic Preservation Officer.

The Historic Preservation Program provided for in this article shall be assigned to the Planning and Growth Management Department of the City, but such assignment may be altered from time to time as determined by the City Manager. The City Manager shall appoint a person to serve as Historic Preservation Officer to assist the Historic Preservation Board. The appointee shall be experienced with, and knowledgeable in, architectural history, urban design, local history, landscape materials, site planning and land use regulations. The Historic Preservation Officer shall:

- (a) Schedule meetings of the Historic Preservation Board, prepare agendas for the Historic Preservation Board meetings, and ensure that proper notice is given to the public for all regular and special Historic Preservation Board meetings and hearings.
- (b) Prepare local historic designation reports and make recommendations to the Historic Preservation Board as to whether or not the subject property, resource or district meets the designation criteria established in Section 29-116.

-
- (c) Prepare and review National Register of Historic Places Nominations.
 - (d) Provide advice to applicants for certificates of appropriateness regarding the standards and guidelines incorporated within the Secretary of the Interior's Standards.
 - (e) Serve as a resource to applicants concerning the criteria as well as the process and procedures for the designation of historic resources, historic districts, archaeological sites and zones.
 - (f) Review completed applications for a certificate of appropriateness for a designated historic property or for contributing properties within a historic district; provide any necessary field checks of the site, and make approval/denial recommendations to the Historic Preservation Board.
 - (g) Maintain and update an official inventory that includes photographs and maps for all officially designated historic resources, districts, archaeological sites and zones listed in the Titusville Register of Historic Places.
 - (h) Prior to issuance of any building permits, review all final development plans for designated historic resources and historic districts for their compliance with terms and conditions of the approved certificate of appropriateness.
 - (i) Issue all certificates of recognition for designated historic resources.
 - (j) Issue all approved certificates of appropriateness for designated historic resources and for properties within historic districts.
 - (k) Coordinate with other city departments, public agencies and private groups, and the general public, as required, to provide a continuing effort to protect and preserve significant elements of the manmade and the natural environment through public education and encouragement of preservation policies.
 - (l) Serve as the certified local government coordinator between the Historic Preservation Board and the Division of Historical Resources, Florida Department of State.
 - (m) Promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.
 - (n) Apply for preservation awards and grants.
 - (o) Participate in other preservation programs, as appropriate.
 - (p) Prepare and submit a Board-approved annual report to the State Historic Preservation Office by November 1 covering activities of the previous October 1 through September 30. Information to be included in the annual report (at a minimum):
 - (1) A copy of the Rules and Procedures.
 - (2) A copy of the Historic Preservation Ordinance.
 - (3) Resumé of Board members.
 - (4) Changes to the Board.
 - (5) New local designations.
 - (6) New National Register listings.
 - (7) Review of survey and inventory activity with a description of the system used.
 - (8) Grant-assisted activity.
 - (9) Number of projects reviewed.

Sec. 29-116. Historic designation criteria.

Consistent with the criteria established by the National Register of Historic Places, the Historic Preservation Board shall recommend for designation places, buildings, structures, objects, landscape features, archaeological sites, archaeological zones, and other improvements as historic sites, archaeological sites or zones.

These sites or zones must be significant in Titusville's history, architecture, archaeology and culture, and possess integrity of location, design, setting, materials, workmanship or association; and must meet one (1) or more of the following criteria:

- (a) *Events.* Is associated with events that have made significant contributions to the pattern of history in the community, Brevard County, the State or the Nation. In order to justify eligibility for a property under the "events" criterion, the property must have an important association with the event or historic trend, and retain its historic integrity. Examples of properties associated with events could be the site of a battle; the building in which an important invention was developed; or an archaeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous. Properties associated with a pattern of events could include the following: A trail associated with migration; a railroad station that served as the focus of a community's transportation system and commerce; a building used by an important social organization; or a downtown district representing a town's growth as the commercial focus of the surrounding area.
- (b) *Persons.* Is associated with the lives of persons significant in the past of the community, Brevard County, the State or Nation. In order to justify eligibility for a property under the "person" criterion, the property is usually associated with the person's productive life, reflecting the time period when he or she achieved significance. In some instances that may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties associated with a person significant in the past could include the following: The home of an important merchant; the studio of a significant artist; or the business headquarters of an important businessman or woman.
- (c) *Design and construction.* Recognizes the quality of design and construction and embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the local Florida environment; or represents a distinguishable entity whose components may lack individual distinction. In order to justify eligibility for a property under the "design and construction" criterion, the property must physically convey the qualities for which it is nominated. Distinctive characteristics refer to the physical features or traits that commonly recur in individual types, periods or methods of construction. Characteristics may be expressed in terms such as form, proportion, structure, plan, style or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials. Properties associated with design and construction could include a residence or commercial building representing a significant style of architecture; a movie theater embodying high artistic value in its decorative features or a bridge representing technological advances.
- (d) *Information potential.* Has yielded, or is likely to yield, historical or pre-historical information. In order to justify eligibility under the "information potential" criterion, the property must have, or have had, information to contribute to our understanding of human history or prehistory, and the information must be considered important. The site must retain the ability to convey its association as the repository of important information, the location of historic events, or the representation of important trends.

-
- (e) *National Register Listing.* Is listed in the National Register of Historic Places as established by the National Historic Preservation Act of 1966 (as amended).
 - (f) *Distinctive feature.* Is a part of, or related to, a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historical, cultural, or architectural motif; or because of its prominent or spatial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the City and contributes to the distinctive quality of such neighborhood or the City.
 - (g) *Other criteria considerations.* Ordinarily cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for the Titusville Register of Historic Places. However, such properties will qualify for designation if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:
 - (1) A building or structure that has been removed from its original location but is significant primarily for architectural value, or is the surviving structure most importantly associated with a historic person or event; or
 - (2) A birthplace or grave of a local historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
 - (3) A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or
 - (4) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and no other building or structure with the same association has survived; or
 - (5) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - (6) A property achieving significance within the past fifty (50) years if it is of exceptional importance; or
 - (7) A religious property deriving primary significance from architectural or artistic distinction or historical importance.

The Historic Preservation Board or the Planning and Growth Management Department may adopt specific operating guidelines for historic structure, site, and district designation providing such are in conformance with the provisions of this ordinance [chapter].

Sec. 29-117. Historic site and resource designation process and procedure.

Properties that meet the criteria for local historic resources and sites, archaeological sites and zones, shall be designated according to the following procedures:

- (a) *Petition of the owner.* The owner of any property in the City may petition the Historic Preservation Board for designation of the property as an individual resource, site or archaeological site or zone by submitting a preliminary application for historic designation to the Historic Preservation Officer. The Historic Preservation Board shall either accept or deny the application only after written verification that the applicant is the owner of record or their authorized agent. By accepting the application, the

Historic Preservation Board must set a date for a public hearing and shall direct staff to complete the designation report and notify the proper parties of the public hearing as provided below.

- (b) *Directive of Historic Preservation Board.* The Historic Preservation Board is empowered to initiate the designation process pursuant to this section. If the Historic Preservation Board is initiating designation, the preliminary application will be waived and the full application presented at the public hearing.
- (1) No individual historic resource or site will be designated without consent of the property owner. For those individual designations initiated by the Historic Preservation Board, the Historic Preservation Officer will notify the legal owner of record of the proposed designation (as determined by the most current Brevard County Tax Rolls), by registered or certified U.S. mail, return receipt requested, at least thirty (30) days before the Historic Preservation Board meeting at which the matter is scheduled.
 - (2) The notice will explain the designation process and its implications, and inform the owner that they may object to the designation of their property. The notice from the City will also include the required form, which must be completed by the owner of record indicating their support or objection. Evidence of their objection will be documented by a copy of the required form, which must be received by the Historic Preservation Officer within twenty-one (21) days after the owner's receipt of the notification. If the owner objects to the designation within sixty (60) days of notification, then the designation process will be withdrawn.
- (c) *Designation reports.* After establishing the owner's consent for the designation of a historic resource or site, and prior to the designation of an individual resource, a site, or an archaeological site or zone, an investigation and designation report must be prepared by the Historic Preservation Officer and filed with the Historic Preservation Board. All reports must address the following:
- (1) Legal description of the property;
 - (2) Historical, cultural, architectural or archaeological significance of the property and how the property fulfills the criteria for designation;
 - (3) Boundaries for individual historic sites and a recommendation of boundaries for archaeological zones. Boundaries shall be drawn to encompass, but not exceed the extent of the significant resources and land areas comprising the property. For example, in defining the boundaries for a residence, the boundary should be drawn so that it incorporates the footprint of the building as well as the yard, as the green space acknowledges the setting and context of the property. Buffer zones, or acreage not directly contributing to the significance of the property shall not be included;
 - (4) Every historic site and historic district designation report may include detailed zoning regulations compatible with its designation. Such regulations may be designed to supplant or modify elements of existing zoning regulations, including, but not limited to, use, floor/area ratio, density, height, setbacks, parking, minimum lot size and transfer of development rights, or create any additional regulations provided for in this section. The zoning amendment may identify individual properties, improvements, landscape features, or sites; or categories of properties, improvements, landscape features or sites for which different regulations, standards and procedures may be required;
 - (5) All reports shall be based on the existing conditions of the property, and shall address whether or not the historic integrity of the property has been maintained;
 - (6) The report shall also contain a location map and photographs of all exterior surfaces and interior if applicable;

-
- (7) Optional designation of interiors. Normally interior spaces shall not be subject to regulation under this section. However, in cases of existing structures having exceptional architectural, artistic or historical importance, interior spaces that are normally open to the public may be specifically designated. The designation report shall describe precisely those features subject to review;
 - (8) Designation reports shall also include the parcel identification number and tax account number related to such property, the property appraiser's records of such property, and a copy of the public hearing newspaper advertisement.
- (d) *Procedures for notifications and hearings.* Notification to property owners and surrounding properties of the proposed public hearings shall be in accordance with the following procedures:
- (1) *Notification of owners.* For each proposed designation of a historic resource, site, or archaeological site or zone, the Historic Preservation Board shall, at least fifteen (15) days prior to a public hearing held pursuant to this section, mail a copy of the designation report and a notice of the public hearing to all property owners of record, as determined by the latest ad valorem tax records as published by the Brevard County Property Appraiser, whose properties are located within the boundaries of the designation. A courtesy notice shall also be mailed to property owners of record within a radius of five hundred (500) feet of the affected property to the last known address of the party being served. Failure to receive such notice shall not invalidate the same as such notice shall also be published in a newspaper of general circulation in the City and County. This notice shall serve as notification of the intent of the Historic Preservation Board to consider designation of the property.
 - (2) *Public hearing.* For each historic resource, historic site, archaeological site or archaeological zone proposed for designation, a public hearing shall be held at least thirty (30) days after the date a preliminary designation report has been presented to the Historic Preservation Board. Such notice shall be given by publishing notice of the time and place of the public hearing in a newspaper of general circulation in the City and the County at least ten (10) days prior to the date of the hearing. All interested persons will be provided an opportunity to be heard at the public hearing on the proposed designation.
 - (3) *Notification to the community redevelopment agencies.* Upon the proposal for designation, notification of such proposal shall be furnished to any City or County Community Redevelopment Agency within which the site, resource or archaeological zone is located. The Community Redevelopment Agency may submit comments or make recommendations to the Historic Preservation Board concerning the designation of such property prior to the date of the public hearing.
- (e) *Moratorium.* In addition to the provisions provided herein, upon the filing of a designation report, the owner of the real property, which is the subject matter of the designation report or any individual or private or public entity shall not:
- (1) Erect any structure on the subject property, or
 - (2) Alter, restore, rehabilitate, renovate, move or demolish any structure on the subject property, until such time as a final administrative action as provided for in this article is completed, or one hundred twenty (120) days from the date of filing the designation report, whichever event first occurs; or an appeal to the City Council for the designation of the property is upheld.
- (f) *Permitting.* No permits shall be issued by the City for any new construction, alteration, rehabilitation, renovation, restoration or demolition, of the real property that is the subject of the designation report, until such time as a final administrative action as provided for in this article is completed, or one

hundred twenty (120) days from the filing of the designation report, whichever event first occurs; or an appeal to the City Council for the designation of the property is upheld.

- (g) *Decision of the Historic Preservation Board.* The Historic Preservation Board shall make its decision to approve, deny or amend the proposed designation at the public hearing. It may also continue the matter for additional information or cause. Should the Historic Preservation Board find that the historic resource is eligible for designation pursuant to the criteria set forth in Section 29-116 that recommendation will be forwarded to the City Council for final consideration within sixty (60) days after approval of the eligibility for designation.
- (h) *Modification of zoning.* For the designation of individual resources, archaeological sites and archaeological zones that require a modification or variance in the zoning, the Historic Preservation Board must first send its recommendations to the Planning and Zoning Board for its review. The Planning and Zoning Commission shall then send its recommendations along with the Historic Preservation Board's recommendation to the City Council for final approval.
- (i) *City Council actions.* The City Council shall approve, deny or approve with conditions the designation, and shall designate pursuant to the criteria set forth in Section 29-116 for the property by resolution. The following parties shall be notified of its actions with a copy of the resolution:
 - (1) All affected City departments;
 - (2) The City Clerk, so that the resolution is recorded in the Brevard County public record;
 - (3) Owner of the affected property and other parties having an interest in the property, if known; and
 - (4) Appropriate county and state officials as per the requirements for the Certified Local Governments Program. Notify the State Historic Preservation Officer immediately of all new historic designations or alterations to existing designations.
- (j) *Amendment or rescission.* The City Council may amend or rescind any designation provided the amendment or rescission request complies with the criteria set forth in Section 29-116 and the same procedures used in the original designation.

Sec. 29-118. Nomination to the National Register of Historic Places.

As part of the duties under the Certified Local Government Program, the Historic Preservation Board shall receive all nominations of local property to the National Register of Historic Places following the regulations of the Florida Bureau of Historic Preservation.

- (a) *Notice requirements.* The Historic Preservation Board shall give notice to the owner of the property at least thirty (30) days but not more than seventy-five (75) days prior to the Historic Preservation Board meeting at which the nomination will be considered. The Historic Preservation Board shall also obtain a written recommendation from the City Council and the Board of County Commissioners regarding the nomination to the National Register.
- (b) *Owner notification and requirements for comment.* The Historic Preservation Board shall obtain comments from the public that shall be included in the report making a recommendation. Objections to the National Register listing by surrounding property owners must be notarized and filed with the Historic Preservation Officer. Within thirty (30) days after its meeting, the Historic Preservation Board shall forward the nomination and Board recommendations to the State Historic Preservation Officer.
- (c) *Referral to the Florida State Historic Preservation Officer.* The State Historic Preservation Officer will take further steps on the nomination in accordance with federal and state regulations. If the Historic Preservation Board and/or local officials support the nomination, the State Historic Preservation

Officer will schedule the nomination for consideration by the State Review Board for the National Register at its next regular meeting. If both the Historic Preservation Board and the local officials recommend against the nomination to the National Register, the State Historic Preservation Officer will take no further action on the nomination unless an appeal is filed with the State Historic Preservation Officer.

Sec. 29-119. Certificate of appropriateness procedures and review criteria.

No building, structure, object, or landscape feature within the City of Titusville which has been designated as a historic resource will be erected, altered, restored, rehabilitated, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any architectural features, landscape features, or site improvements has been approved under the procedures in this article. Architectural features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and material and color of roofs, windows, doors, siding, masonry, porches, storefronts and other architectural features. Architectural features shall include, when applicable, interior spaces where interior designation has been given pursuant to Section 29-117(c).

- (a) A certificate of appropriateness shall be a prerequisite to the application of any other permits required by law or this Code. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits or approvals required by the City, or other regulatory agency. A certificate of appropriateness must be obtained for the proposed work prior to the application for a building permit or other City permit.
- (b) The construction of new buildings or structures within a historic district (infill) will require the same review procedure as described in this section.
- (c) Landscape features and site improvements that are associated with the historic context of the property will include, but are not limited to, individual plants, such as a specimen tree, or groups of plants, such as a hedge, alley, agricultural field, planting bed, or naturally occurring plant community or habitat, walls, fences, signs, sidewalks, planters, driveways, paving and exterior lighting.
- (d) No certificate of appropriateness will be approved unless the architectural plan for said construction, reconstruction, relocation, alteration, excavation, restoration, rehabilitation, renovation, or demolition is approved by the Historic Preservation Board or the Historic Preservation Officer, as provided in this section.
- (e) Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City or any historic district, and will require the same review procedures as described in this section. Relocation of historic buildings and structures to other sites will not take place unless it is shown that their preservation on their existing or original sites is not consistent with the purposes of this ordinance [chapter] or would cause undue hardship to the property owner.
- (f) A certificate of appropriateness will not be required for ordinary maintenance of any historic building, structure or object, or any building, structure or object within a historic district.
- (g) The Historic Preservation Board may delegate to the Historic Preservation Officer the authority to review and grant standard certificates of appropriateness without their referral to the Historic Preservation Board. A standard certificate of appropriateness is authorized when the work proposed is deemed to have a minimal impact to the historic resource, or when the work proposed is deemed a replacement in-kind. Examples of work that may be considered to have a minimal impact could include: minor alterations to the rear of a historic building that is not visible from the public right-of-way or the construction of a deck to the rear of a historic building that does not obscure architectural features, and that is easily removable.

-
- (h) General procedures for the certificate of appropriate application and hearings shall be as follows:
- (1) *Pre-application conference.* Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the Historic Preservation Officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys, and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the City.
 - (2) *Standard certificate of appropriateness.* Where the action proposed in an application is a minor alteration to a designated historic resource or a resource within a historic district, the Historic Preservation Officer shall, within twenty (20) business days from the receipt of a complete application, approve or deny the application. The findings of the Historic Preservation Officer shall be mailed to the applicant, accompanied by a statement that explains the officer's decisions. The applicant shall have the opportunity to challenge the officer's decision by applying for a special certificate of appropriateness within thirty (30) days of the officer's findings. Further, the applicant may initially request that his/her application be classified as a special certificate of appropriateness so that the Historic Preservation Board will consider it.
 - (3) *Special certificate of appropriateness.* When the action proposed involves a material alteration, relocation, addition, new construction or demolition of a designated historic resource, or where the Historic Preservation Officer finds that the application is more appropriately considered by the Historic Preservation Board, the application shall be classified as a "special certificate of appropriateness" and the following procedures shall govern:
 - a. Time limit and public hearing. The Historic Preservation Board shall be presented the application within thirty (30) days of receipt of a completed application. The Historic Preservation Board shall hold a public hearing with notice provided to the applicant at least ten (10) calendar days prior to the meeting.
 - b. A courtesy notice shall be mailed to the owner of record for properties within a five-hundred-foot radius of the affected property using addresses as determined by the latest ad valorem tax records as published by the Brevard County Property Appraiser. Failure to receive such notice shall not invalidate the same as such notice shall also be published in a newspaper of general circulation in the City and county.
 - c. An advertisement shall be placed in a newspaper at least ten (10) calendar days prior to the hearing.
 - d. At the public hearing, the Historic Preservation Board shall approve, deny, or approve with conditions, subject to the acceptance of those conditions by the applicant. The Historic Preservation Board may suspend action on the application in order to seek technical advice from outside its members or to further meet with the applicant to revise or modify the application.
 - e. In the event the Historic Preservation Board denies any completed application, the applicant may appeal the Historic Preservation Board's decision to the City Council in the manner provided for in this article (refer to Section 29-120).
- (i) Guidelines for review and issuance. The U.S. Secretary of the Interior's Standards for Rehabilitation are hereby adopted as the standards as adopted on the effective date of this ordinance [Ord. No. 29-2012] and as may be amended from time to time. In adopting these guidelines, it is the intent of this article to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs, that are harmonious with the

exterior architectural and landscape features of neighboring buildings, and streetscapes. The salient points of these standards are as follows:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be retained and preserved.
 - (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (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.
 - (10) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (j) From time to time, the Historic Preservation Board may adopt additional standards to preserve and protect special features unique to the City. Based on the Secretary of the Interior's Standards for Rehabilitation, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the Historic Preservation Board may approve, with or without conditions, or deny the application for a certificate of appropriateness.
- (k) Scope of review and general design considerations. The review of the exterior architectural features will include the architectural style, scale, massing, siting and the general arrangement of the structure's exterior including:
- (1) The type and texture of building material;
 - (2) The type, style and materials of roofs, windows, doors, siding, and signs;
 - (3) Prominent architectural features such as porches, balconies, dormers, storefronts, and other important elements that comprise the overall design; and
 - (4) The collective composition of these elements.

-
- (5) In considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.
- (l) Changes in approved work. Any change in work proposed subsequent to the issuance of a certificate of appropriateness shall be reviewed by the Historic Preservation Officer.
- (1) If the Historic Preservation Officer finds that the proposed change does not materially affect the historic character, or the proposed change is in accord with approved guidelines, standards, and the certificate that was previously approved, the Historic Preservation Officer may approve the change and amend the current certificate of appropriateness.
- (2) If the Historic Preservation Officer finds that the proposed change materially affects the historic character, or the change is not in accordance with guidelines, standards, or the certificate of appropriateness previously approved by the Historic Preservation Board, a new certificate of appropriateness shall be required. The same time limits, notification procedures and all other procedural requirements shall be met, as the application is considered a new application.
- (m) Demolition. Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section.
- (1) In connection with any certificate of appropriateness for demolition of buildings or improvements, the Historic Preservation Board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties.
- (2) The Historic Preservation Board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- (3) The Historic Preservation Board's refusal to grant a certificate of appropriateness for the purpose of demolition will be supported within fifteen (15) calendar days by a written statement describing the public interest that the Historic Preservation Board seeks to preserve.
- (4) In addition to all other provisions of this article, the Historic Preservation Board shall consider the following standards in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings:
- a. Is the structure of such interest or quality that it would reasonably meet national, state, regional or local criteria for designation as a significant historic or architectural site or structure?
- b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
- c. Is the structure one (1) of the last remaining examples of its kind in the City, county or region?
- d. Does the structure contribute significantly to the historic character of a designated district?
- e. Would retention of the structure promote the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
- f. Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?
- (5) A property owner shall not permit a structure with a Historic Designation to fall into a state of disrepair that may result in the deterioration of exterior appearance or architectural features so

as to produce, in the judgment of the Historic Preservation Board, a detrimental effect upon the life and character of the structure in question. If the Historic Preservation Board finds a designated historic structure has been deliberately neglected, the Historic Preservation Board may refer the property to the Department of Building and Code Enforcement for immediate attention and may be subject to code violation fines in addition to the penalties in accordance with this article.

- (6) Special notice requirements. Notice of application for a certificate of appropriateness for demolition shall be posted on the premises of the building, structure or appurtenance proposed for demolition in a location and manner clearly visible from the street. Such notice will be posted within three (3) working days of receipt of the application for demolition by the Historic Preservation Board and must remain for the duration of the permitting process.
- (n) Moving existing structures. An individually designated historic resource may not be relocated except through the certificate of appropriateness process. In considering such Certificate, the Historic Preservation Board shall determine whether or not any reasonable alternative is available for preserving the improvement or structure on its original site and whether or not the proposed relocation site is compatible with the historic setting and architectural integrity of the improvement or structure.
- (o) Certificate to dig. For the purposes of this article, an archaeological zone shall be defined as an area in which the likelihood of evidences of past cultures remaining in situ, i.e., undisturbed under or partially under the surface, is high. Within an archaeological zone, any construction, placement of utilities, stormwater retention, filling, digging, removal of trees, or any other activity that may alter or reveal an interred archaeological site shall be prohibited without a type of certificate of appropriateness called a certificate to dig.
 - (1) All applications to the City, and any work done by the City or utility companies, involving construction, large-scale digging, the removal of trees or any other activity that may reveal or disturb an interred archaeological site, in an archaeological zone shall require a certificate to dig before approval.
 - (2) The certificate to dig may be subject to specified conditions, including, but not limited to, conditions regarding site excavation. In order to comply with this requirement, the City may require the applicant to conduct an archaeological survey.
 - (3) All construction requiring surface intrusion of known archaeological sites require a phase I archaeological survey, as defined by the Florida Bureau of Historical Resources, to determine the extent of the archaeological site relative to the proposed construction and to recommend plans for mitigating damage to the site. Completed surveys shall be submitted by the City to the Florida Bureau of Historical Resources, archaeological compliance review for concurrence or further recommendation. The State, based on the results of the phase I archaeological survey, may recommend any of the following:
 - a. If the important historical record cannot be preserved, encapsulating the affected portion of the site with fill and constructing above the fill may be an option.
 - b. If the owner proposes destroying a portion of or the entire site, a recommendation for complete salvage excavation may be made.
 - c. An excavation sampling of the affected portions of the site may be another option.
 - (4) The City Council may elect to approve the recommendations, alter the recommendations, or even disregard the recommendations, except, in sites containing human remains, marked or unmarked.

-
- (5) The archaeological survey/review shall take place during the time specified by the City after preliminary development plans have been submitted by the owner for review. The review and notification time limits for these certifications shall be the same as for a regular certificate of appropriateness.
 - (6) Approved certificates to dig shall contain an effective date not to exceed one hundred eighty (180) days at which time the proposed activity may begin, unless the Historic Preservation Board designates the site in question as an individual historic site or historic district pursuant to this article in which all the rules and regulations pertaining to the designation process shall apply from the date the designation report has been filed.
 - (p) Compliance with certificate of appropriateness. All work performed pursuant to the issuance of any certificate of appropriateness shall conform to the requirements of the certificate. The City shall make necessary inspections and the inspector shall be empowered to issue a stop work order if performance is not in accordance with the issued certificate.

Sec. 29-120. Administration and enforcement.

- (a) *Variances.* The Historic Preservation Board shall have the power to recommend, with or without conditions, the setback, off-street parking, height, signage, density and floor area ratio requirements of the underlying zoning district of those properties designated by the City Council as historic sites where it is deemed appropriate for the continued preservation of the historic site or historic district. The Historic Preservation Board shall recommend such variances only in conjunction with an application for a certificate of appropriateness. The recommendation of the Historic Preservation Board will be forwarded to the City Board of Adjustment and Appeals.
- (b) *Ordinary maintenance and repair.* Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any improvement that does not involve change of design, material, appearance, color, or to prevent ordinary maintenance of landscape features.
- (c) *Modification of Florida Building Code requirements.* Structures and buildings listed individually on the Local Register or judged as contributing or significant to the character of a district listed on the Local Register shall be deemed historic and entitled to modified enforcement of the Florida Building Code, Existing Building current edition.
- (d) *Unsafe structures.* In the event the City's Building Official determines that any structure within a designated historic site or historic district is unsafe pursuant to the Florida Building Code, as adopted by the City, such official shall immediately notify the Historic Preservation Officer with a copy of any findings. Where reasonably feasible, within applicable laws and regulations, the City shall endeavor to encourage repair of the structure rather than its demolition and shall take into consideration any comments and recommendations by the Historic Preservation Board. The Historic Preservation Board may take appropriate action to encourage preservation of any such structure.
- (e) *Emergency demolitions.* In the event the Building Official declares a building in need of emergency demolition to protect the health, safety, and welfare of the public, the Building Official shall order such demolition and proceed with such demolition. The Building Official shall then notify the Historic Preservation Board of the final action.
- (f) *Undue economic hardship.* Undue economic hardship may be considered after an application for approval to alter or demolish a structure has been denied by the Historic Preservation Board. In any instance in which there is a claim of undue economic hardship, the owner shall submit, by affidavit, to the Historic Preservation Board within ten (10) days after the public hearing at which an application was denied, the following information:

-
- (1) The amount paid for the property, the date of purchase and the party from whom purchased;
 - (2) The assessed value of the land and improvements thereon, according to the two (2) most recent assessments;
 - (3) Real estate taxes for the previous two (2) years;
 - (4) Annual debt service, if any, for the previous two (2) years;
 - (5) All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property;
 - (6) Any listing of the property for sale or rent, price asked and offers received, if any;
 - (7) Any consideration by the owner as to profitable adaptive uses for the property;
 - (8) Estimates for repair using modern materials and, for comparison, estimates for historical reproduction;
 - (9) For income-producing property: Annual gross income from the property for the previous two (2) years; the assessed value of the land and improvements thereon, according to the two (2) most recent assessments; the annual cash flow, if any, for the previous two (2) years; and the itemized operating and maintenance expenses for the previous two (2) years;
 - (10) The Historic Preservation Board may require that an applicant furnish such additional information believed to be relevant in the determination of undue economic hardship and may provide, in appropriate instances, that such additional information be furnished under oath or seal;
 - (11) In the event that any of the required information is not reasonably available to the property owner and cannot be obtained by the property owner, the property owner shall file with the required affidavit a statement of the information that cannot be obtained and the reasons why such information cannot be reasonably obtained. When such unobtainable information concerns required financial information, the property owner will submit a statement describing estimates that will be as accurate as are feasible.
- (g) *Appeals.* Within twenty (20) days of the rendition of the written decision of the Historic Preservation Board, an aggrieved party may appeal the decision on a certificate of appropriateness by filing a written notice of appeal, and an appeal fee, if any, as set by the City Council from time to time by resolution, payable to the City. The notice of appeal shall state the decision that is being appealed, the grounds for the appeal, and a brief summary of the relief that is sought and shall be filed with the secretary to the Historic Preservation Board. The City Council shall conduct a public hearing at which time Council may affirm, modify, or reverse the Historic Preservation Board's decision. The decision of the City Council shall constitute final administrative review, and no petition for rehearing or reconsideration shall be considered by the City. Nothing contained herein shall preclude the City Council from seeking additional information prior to rendering a final decision. The decision of the City Council shall be in writing and a copy of the decision shall be forwarded to the Historic Preservation Board and the appealing party.
- (h) *Violations.* Failure by an owner of record or any other individual or private or public entity to comply with any provisions of this article shall constitute a violation hereof and shall be punishable by penalties for each day the violation continues. Any person who carries out or causes to be carried out any work in violation of this article shall also be required to restore the subject improvement, landscape feature or site, either to its appearance prior to the violation or in accordance with a certificate of appropriateness approved by the Historic Preservation Board.
- (i) *Notification to division of pending amendments.* The Florida Department of State, Division of Historical Resources shall be provided with any proposed amendment of this article for review and comment prior to final adoption.

Secs. 29-121—29-130. Reserved.

Demolitions for the past 10 years of structures over 50 years old.

1. 10 N HOPKINS AVE TITUSVILLE FL 32796
2. 101 N WASHINGTON AVE UNIT PARK
TITUSVILLE FL 32796
3. 1025 INDIAN RIVER AVE TITUSVILLE FL 32780
4. 2035 CHENEY HWY TITUSVILLE FL 32780
5. 2265 BEECHWOOD CT TITUSVILLE FL 32780
6. 346 S WASHINGTON AVE TITUSVILLE FL 32796
7. 3550 S WASHINGTON AVE UNIT MALL
TITUSVILLE FL 32780
8. 358 CHENEY HWY TITUSVILLE FL 32780
9. 3800 S WASHINGTON AVE UNIT REST
TITUSVILLE FL 32780
10. 4710 S WASHINGTON AVE TITUSVILLE FL
32780
11. 511 GARDEN ST TITUSVILLE FL 32796
12. 723 S PALM AVE TITUSVILLE FL 32780
13. 909 PINE ST UNIT A TITUSVILLE FL 32796
14. 925 INDIAN RIVER AVE TITUSVILLE FL 32780
15. 615 INDIAN RIVER TITUSVILLE FL 32780
16. 1318 RIVERSIDE DR. TITUSVILLE FL 32780
17. 715 INDIAN RIVER TITUSVILLE FL 32780

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Bradley Parrish, Community Development Director
Subject: **FEC Railroad**
Department/Office: Community Development

Recommended Action:

Support the staff's request to nominate the FEC Railroad station on the Florida Trust's 11 to Save Program.

Summary Explanation & Background:

Each year, the Florida Trust for Historic Preservation announces its 11 to Save program as part of its annual conference. The program is designed to increase the public's awareness of the urgent need to save Florida's historic resources, and to empower local preservationists and preservation groups in their efforts to preserve Florida's rich history.

11 to Save locations are nominated by the public, reflecting historic places that matter to Florida's communities. Inclusion on the Florida's 11 to Save is a starting point for advocacy and education, and part of a collaborative effort to identify custom solutions for each property.

<https://floridatrust.org/11-to-save/>

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Historic Preservation Board
From: Bradley Parrish, Community Development Director
Subject: **Election of Officers**
Department/Office: Planning

Recommended Action:

Election of Officers for Chairman, Vice Chairman, and Secretary

Summary Explanation & Background:

Election of Officers - Article IV of the Historic Preservation Board By-Laws

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Historic Board By-Laws

City of Titusville, Florida

HISTORIC PRESERVATION BOARD BYLAWS

ARTICLE I. OBJECTIVES AND PURPOSES

Section 1. The objective and purpose of the City Historic Preservation Board shall be those set forth in the City Charter and Code of Ordinances of the City of Titusville.

ARTICLE II. MEMBERSHIP

Section 1. Membership shall be in accordance with the provisions of the City Charter and Code of Ordinances of the City of Titusville.

Section 2. The City Council may in its discretion remove any member appointed to the Historic Preservation Board by a majority vote upon first giving two (2) weeks written notice by first class mail to the address on file with the City Clerk. The affected Board Member may request a hearing before City Council provided that written notice is filed with the City Clerk at least twenty-four (24) prior to the meeting at which the matter is to be acted upon. If any member of the Board is convicted of a felony, that position on the Commission shall be forfeited immediately and the seat vacated. Any member of the commission who fails to attend three (3) or more consecutive regular meetings (not including special or workshop meetings) shall automatically forfeit membership on the Board and the Chairman shall so inform the City Council. Any member of the Board who fails to attend more than fifty percent (50%) of the regular, special or workshop meetings during a six (6) month period shall automatically forfeit membership on the Board and the Chairman shall so inform the City Council. Upon the approval of the City Council, the Council may authorize a member to miss more than three (3) consecutive meetings or more than fifty percent (50%) of the regular, special or workshop meetings during a six (6) month period. All members shall abide by the Standards of Conduct set forth in City of Titusville Code of Ordinances, Chapter 2, Article IV., Division 4.

ARTICLE III. OFFICERS AND DUTIES

Section 1. The Officers of the Historic Preservation Board shall be:

- a) A Chairman, who shall preside at all meetings and shall have special duties as further, prescribed in these bylaws.

- b) A Vice-Chairman, who shall, in the absence of the Chairman or in the event of the Chairman's inability to act, preside at all meetings and shall have the power to function in the same capacity as the Chairman.
- c) A Secretary who shall, in the absence of the Chairman and the Vice-Chairman, or in the event of their inability to act, preside at all meetings and shall have the power to function in the same capacity as the Chairman.

ARTICLE IV. ELECTION OF OFFICERS

Section 1. The Chairman of the Historic Preservation Board shall be elected by said Board from its number, for a term of one (1) year, or until a successor is qualified and elected. The Board shall, from its number, fill any vacancy of the office of the Chairman. The election of Historic Preservation Board Officers shall be held the first regular meeting in the month of November each year.

Section 2. The Vice-Chairman and Secretary shall be elected by the Historic Preservation Board from its number, and the terms of office shall be concurrent with that of the Chairman. The Board shall, from its number, fill any vacancy in the office of the Vice-Chairman or Secretary.

ARTICLE V. MEETINGS

Section 1. Regular Historic Preservation Board Meetings shall be held on Monday of each month at 1 p.m. at the City Administration Building of the City of Titusville.

Any Regular Meeting may be adjourned to a definite date and time, as established by four (4) affirmative votes of the Historic Preservation Board members.

Section 2. Adjourned, called or special meetings may be held at any time or place by the Board, provided that such meetings shall be held as required, subject to the call of the Chairman, or in the absence of the Chairman, by the Vice-Chairman, or in the absence of the Chairman and the Vice-Chairman, by the Secretary. Upon written request of four (4) members of the Board, a special or called meeting shall be held by the Chairman, or in the absence of the Chairman, by the Vice-Chairman, or in the absence of the Chairman and Vice-Chairman, by the Secretary.

Section 3. Each member shall be notified of the place and date of each meeting by a written notice or by telephone at least 24 hours prior to any adjourned, called, or special meeting.

Section 4. All meetings of the Historic Preservation Board and its committees and sub-committees shall be open to the general public.

ARTICLE VI. ORDER OF BUSINESS

Section 1. At all Regular Historic Preservation Board meetings the general order of business before the Board shall be as follows:

1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Approval of the Minutes
5. Quasi-Judicial Confirmation Procedures
6. Consent Agenda
7. Old Business
8. New Business
9. Petitions and Request from Public Present
10. Reports
 - a) City Staff
 - b) City Attorney
 - c) Chairman
 - d) Members
11. Adjournment

Section 2. Citizens present having business before the Board shall be invited to speak only prior to the matter with which they are concerned. If, in the opinion of the Chairman, time limitations are necessary in order to carry out the agenda, the Chairman may place time limits for each speaker appearing before the Board.

Section 3. The order of business for called or special meetings shall be as follows:

1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Business which is the Subject of the Special or Called Meeting
5. Adjournment

Section 4. In order to provide an opportunity for discussion of problems and business before the Board prior to the making of a motion, it shall be the duty of the Chairman or Acting Chairman to state the matter of business to the Board and to provide a period of discussion of the facts relevant to the problem prior to entertaining a motion relative to the item of business. However, after a motion is made and seconded, the Chairman may ask for additional discussion if deemed necessary.

ARTICLE VII. QUORUM & ASSIGNMENT OF ALTERNATE MEMBERS

- Section 1. For the purpose of transacting business at any regular meeting, adjourned, special or called meeting, four (4) members shall constitute a quorum and an affirmative vote of four (4) members shall be required to pass on any matter.
- Section 2. If a regular member(s) is not present at the start of the meeting or absent from the meeting, the chairman shall designate which alternate member(s) to serve in that absent regular member(s) place. After the Roll Call but prior to the determination of a quorum, the chairman shall appoint an alternate member to serve in the place of any absent regular member.
- Section 3. In the event a member shows up late and an alternate member has been assigned to that member's position, the alternate member shall complete their service in that member's position until that agenda item has been acted upon at that specific meeting. This does not prevent the late arriving regular member from voting on any actions regarding said agenda item(s) which they have fully and/or partially missed due to their late arrival at any other meetings when that specific item is being discussed. Examples of such situations are:
- a) Approval of minutes at future meeting regarding that agenda item(s),
 - b) A tabled agenda item that is being removed from the table for action.
 - c) Re-voting on an agenda item that is being reconsidered in accordance with Robert's Rules of Order.
- Section 4. Prior to commencing with agenda item, after a quorum has been established, the chairman shall ask the Board members to review the agenda items to insure they have no conflict of interest that would prevent them for participating and voting on any particular items on the agenda. If a member (regular or alternate members) has a conflict of interest regarding an agenda item, the chairman shall pick an alternate member to sever in that member's place regarding that individual agenda item.
- Section 5. In the event a member is unable to be present at the meeting until its completion, for whatever reason, after arriving at the meeting, said member shall so advise the Chairman in advance so that an alternate may be designated for maximum participation on the pertinent agenda item(s) of the agenda. The Chairman shall inform the recording secretary to note such instillation of alternate members for the record.

ARTICLE VIII. MINUTES

- Section 1. The Board shall keep a record of minutes of all meetings, and these minutes shall become a public record after approval by the Board.

Section 2. It shall be the responsibility of the Planning and Growth Management Department to prepare minutes of all regular, adjourned, special and called meetings of the Board.

Section 3. All minutes, after preparation shall be presented to the Board for official acceptance certifying that the minutes are an accurate and correct record of the proceedings of the Meeting. Minutes shall be accepted by official roll call vote of the Board.

ARTICLE IX. COMMITTEES

Section 1. The Chairman may appoint such Committees as deemed necessary.

ARTICLE X. HEARINGS

Section 1. The Board may hold public hearings when deemed expedient and necessary on all matters, which may come before it. Notice of such hearings shall be in accordance with the provisions of the City Charter and Code of Ordinances of the City of Titusville.

Section 2. Committees or sub-committees, either standing or special, may hold hearings opens to the public on any matter before such committee as deemed appropriate by the committee concerned with the subject matter.

ARTICLE XI. VOTING

Section 1. Voting on all matters of business before the Board shall be made by roll call. The Community Development Department assigned secretary shall record the vote of each member in rotating order. In no case shall a member request that a vote be deferred to a position on the roll call other than in rotating order.

Section 2. No member present shall abstain from voting on roll call vote unless it is established that such member has a conflict of interest in the matter being voted upon.

Section 3. The Chairman shall be an ex-officio member on all committees, both standing and special, but shall have no vote in the committee.

Section 4. Alternate members shall not be permitted to participate in discussion of agenda items as a member of the Board when not official appointed by the chairman to fill in for an absent regular member.

ARTICLE XII. PARLIAMENTARY AUTHORITY & ORGANIZATION PROCEDURE

Section 1. The rules contained in the most recent revised edition of Roberts Rules of Order as published by the Scott Publishing Company shall apply in all meetings of the Board and Committees to the extent that such rules are not in conflict with these bylaws. The Board and committees thereof shall comply with the organizational procedure set forth in these bylaws.

ARTICLE XIII. CORRESPONDENCE & COMMUNICATIONS

Section 1. Official communications of the Board to the City Council of the City of Titusville shall be in writing, and all original records, recommendations and reports shall be kept in the file of the City Clerks Office.

Section 2. It shall be the duty of the Secretary to draft and sign all correspondence necessary for the execution of the duties and the functions of the Board. Any correspondence, notices, (other than administrative procedures) and communications originating from the Board shall be approved by an affirmative vote of four (4) members of the Board.

Section 3. All official minutes, papers, reports, studies, and plans involving the authority of the Board, after acceptance by an affirmative vote of at least four (4) members of the Board, shall bear the signature of the Chairman, or Vice-Chairman in the absence of the Chairman.

ARTICLE XIV. AMENDMENT

Section 1. Amendments to these bylaws must be presented for discussion at one meeting and voted upon at the following meeting. All proposed amendments must be presented in writing and must be approved by the affirmative vote of at least four (4) members said Board.