

Kit Homes and Waterfront Gems in Downtown Melbourne
2017-2018 Cultural Resource Survey

City of
Melbourne
The Harbor City





Cultural Resource Survey
Kit Homes and Waterfront Gems
in Downtown Melbourne

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CONTENTS

Grant Checklist	1
Acknowledgements.....	2
Funding Assistance.....	2
Other Contributions.....	2
Introduction	3
1. Survey Area	5
2. Previous Surveys	6
3. 2017-2018 Historic Properties Survey	8
Boundaries	8
Methodology/Field Survey.....	8
Public Workshop.....	11
Interactive Map.....	12
4. Historical Overview	13
European Contact through the Colonial Periods (1513-1820)	13
Antebellum Era through the Civil War (1821-1868)	13
Early Development of the Melbourne Area (1869-1895).....	14
Consolidation and Pre-Boom Development (1896-1920).....	15
The Great Florida Land Boom (1921-1926).....	16
The Great Depression (1927-1942).....	19
Melbourne and Eau Gallie since World War II.....	19
5. Waterfront Gems	23
Riverview Village	23
Green Gables, 1501 S Harbor City Boulevard/BR01454	26
Elizabeth Eaton Residence, 1809 Riverview Drive/BR01195	33
6. Kit Homes	35
Aladdin Homes	35
Gordon-Van Tine Homes	35
Melbourne’s Kit Homes	36
Kit Home Search.....	40
7. Architectural Styles	44
Masonry Vernacular.....	46

Minimal Traditional.....	47
Frame Vernacular.....	48
Commercial Style	49
Ranch	50
Bungalow	51
Mediterranean Revival.....	52
Craftsman Bungalow.....	53
Colonial Revival.....	54
Mid-Century Modern	55
Split-Level.....	56
Art Moderne	57
Mission.....	58
International	59
Monterey	59
8. Resource Significance.....	60
National Register of Historic Places	60
National Register - Individual Listings.....	60
National Register - Districts	62
Melbourne Local Register	63
Local Register – Individual Listings.....	63
Local Register – Historic Districts.....	63
9. Conclusions and Recommendations	68
Bibliography	69
Appendix 1. List of Surveyed Structures.....	70
Appendix 2. Sanborn Maps	142

LIST OF FIGURES

Figure 1: William H. Gleason House.....	7
Figure 2: James Wadsworth Rossetter House	7
Figure 3: Florida Power & Light Company/Ice Plant	7
Figure 4: Green Gables House.....	7
Figure 5: The Sea Lounge	7
Figure 6: Susan Miller Residence	7
Figure 7: Andrew Jackson, First Governor of Florida.....	13
Figure 8: Eau Gallie Plat (1877).....	14
Figure 9: Green Gables Built in 1896	15
Figure 10: Union Cypress Company Lumber Mill (1916)	16
Figure 11: Dixie Highway in Florida (c. 1925).....	17
Figure 12: Dixie Highway in Melbourne (c. 1937).....	17
Figure 13: Midway Camp (1928).....	18
Figure 14: Postcard of Commercial Development in Downtown Melbourne (c. 1930)	19
Figure 15: Apollo 6 Launch at Cape Canaveral (1968)	20
Figure 16: Melbourne Flat Iron Building (BR01410)	20
Figure 17: Lost Riverfront Gems (BR01195 and BR01201)	21
Figure 18: Florida Today Press Coverage of Demolition Request for Green Gables	21
Figure 19: Melbourne High School Built 1926 (Now Demolished)	22
Figure 20: Trysting Steps.....	23
Figure 21: Bluff Walk.....	24
Figure 22: Carleton Hotel.....	24
Figure 23: The Rebuilt Carleton Hotel.....	25
Figure 24: Views from the Carleton Hotel	25
Figure 25: Green Gables and Surrounding Landscape, c. 1898	27
Figure 26: W. T. Wells and Nora Stanford Wells.....	28
Figure 27: Historic Interior Photos - Foyer.....	28
Figure 28: Historic Interior Photos – Living Room	29
Figure 29: Chautauqua Pamphlet Promoting Melbourne's Natural Charms.....	30
Figure 30: Bluff Walk.....	31
Figure 31: West Garden	32
Figure 32: Green Gables Demolition Permit Burning	33
Figure 33: Eaton House (1809 Riverview Drive/BR01195)	34
Figure 34: Gordon-Van Tine Homes in Melbourne.....	37
Figure 35: Aladdin Kit Home at 1114 Palmetto Ave.	38
Figure 36: 529 East New Haven	39
Figure 37: Certificate of Deposit	40
Figure 38: Numbered Lumber.....	40
Figure 39: Square Block in Sears Kit Home	41
Figure 40: Bathtub Sears Roebuck Stamp.....	41
Figure 41: Porch Columns	42
Figure 42: Five Piece Eave Brackets	43

LIST OF MAPS

Map 1. Survey Area..... 4
Map 2: Surveyed Properties 10
Map 3: Architectural Styles..... 45
Map 4. Potentially Eligible for Listing in the National Register Individually 64
Map 5. Potential National Register Districts..... 65
Map 6. Potentially Eligible for Listing in the Local Register Individually..... 66
Map 7. Recommended Local Historic Districts 67

GRANT CHECKLIST

The Florida Department of State requires that the following items be included in each grant survey report:

- a title page indicating the name of the project, the name of the author, and the date of the report;
- an acknowledgements page citing the sources of funding and other significant assistance; disclaimer, and civil rights statement (civil rights statement applies to Federally funded projects only);
- an introduction describing the origin and objectives of the project;
- a description of the survey area or theme, accompanied by a Florida Department of Transportation county highway map or USGS topographic map outlining or highlighting the survey area with identified sites plotted on a legible map of appropriate scale;
- a summary of all past field surveys in the survey area of the current project and their major findings relevant to the current survey;
- a description of the field survey, including the specific methodology employed to identify sites, to locate their boundaries, and to evaluate them;
- a summary and chronological narrative of the significant historical events or developments related to the project area or theme;
- identification of individuals and organizations that played significant parts in those events and/or developments;
- a final list of all previously identified sites located within the survey area, including the Florida Site File Number and Survey Record Number;
- a final list of all newly identified sites within the survey area, including the Florida Site File Number and Survey Record Number;
- conclusions and recommendations as to the significance or resources identified according to National Register of Historic Places criteria, local designation criteria (where applicable); and future survey, planning, and preservation action; and
- a list of bibliographic sources and other appropriate supplemental material.

ACKNOWLEDGEMENTS

Funding Assistance

This project was made possible by a Small Matching Grant the City of Melbourne received from the Division of Historical Resources, Florida Department of State. However, the contents and opinions herein do not necessarily reflect the views and opinions of the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Florida Department of State.

This project was completed with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior Prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, DC 20240.

Other Contributions

Special thanks are extended to all the community residents who contributed valuable information, and shared facts about their properties. Special thanks to elected and appointed officials and city staff for their contribution of time, resources much valued information about the community.

We would also like to thank Rosemary Thornton and Rachael Shoemaker for contributing their vast knowledge and vintage catalogue scans to the Kit Home section of this report. They are the two kit home experts that discovered in 2013 that there were three Gordon Van Tine structures in a row in along Palmetto Avenue. Links to their respective kit home blogs are included in the Bibliography.

INTRODUCTION

The City of Melbourne received a grant from the Florida Department of State, Division of Historical Resources to prepare Florida Master Site File surveys for a minimum of 300 structures. This number includes the update of previously surveyed properties, and new surveys of historic structures located within the City of Melbourne's downtown area. These historic resource surveys are key components of a broader community effort to recognize and preserve the historic structures and character of downtown Melbourne. **Map 1** shows the location of the survey area.

The City of Melbourne retained S&ME, Inc. (S&ME) to conduct the following tasks:

- Conduct a survey of historic structures and establish an inventory of 300 historic structures located within downtown Melbourne;
- Create an interactive digital map of the surveyed properties;
- Prepare a survey report outlining the history of the area; explaining the methodology of the survey project; describing the development patterns observed during the surveys; addressing the presence of kit homes in the downtown; and outlining conclusions and recommendations related to the significance of the resources identified.

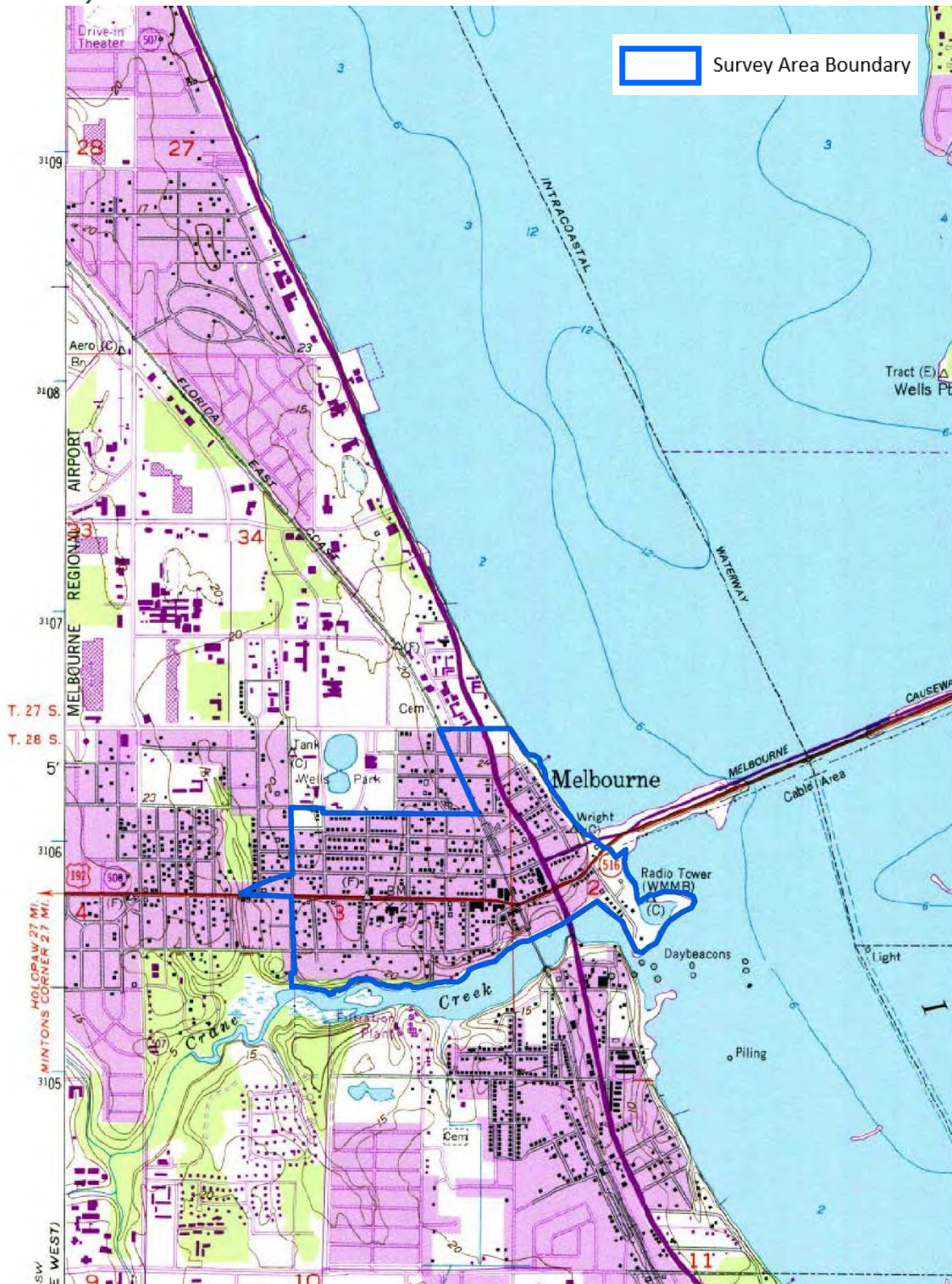
S&ME conducted historic structure surveys of 309 buildings between November 2017 and July 2018. Table 1, at the end of this report, contains a list of the Florida Master Site Files (FMSF) completed by S&ME.

This survey report includes six (6) sections.

- Section 1 describes the survey area;
- Section 2 outlines previous surveys conducted in and around this area;
- Section 3 contains the methodology used for the 2017-2018 surveys;
- Section 4 shows a historical overview of the City and Melbourne and its downtown;
- Sections 5 and 6 provide an overview of Waterfront Gems and Kit Homes, respectively;
- Section 7 contains a description and analysis of the architectural styles in the City;
- Section 8 presents an analysis of eligibility for National and local designation; and
- Section 9 contains a summary of the survey results and recommendations related to protection of historic properties.



Map 1. Survey Area



Source: USGS (Melbourne East Quadrangle, Florida-Brevard Co., 7.5 Minute Series); S&ME, Inc. April 2018.

1. SURVEY AREA

The City of Melbourne is located on the banks of the Indian River Lagoon in Brevard County, just 60 miles southeast of Orlando. Melbourne includes just under 34 square miles of land, with over 76,000 residents reported in the 2010 Census. In 1969, the City of Melbourne consolidated with the Town of Eau Gallie to become the modern day City of Melbourne. Due to these circumstances, Melbourne has the unique characteristic of having two historic downtowns. The City has put a lot of effort on ensuring the historic character of these two areas is maintained, including designating a residential historic district in Eau Gallie and continuing to designate local landmarks in both downtowns.

As noted in the History section, the City of Melbourne is rich in history that dates back to European contact in 1513. Melbourne developed steadily during the 1880s and first half of the 1890s. The financial profit in the citrus grove industry attracted a number of settlers to Melbourne. During the 1890s, a large number of residential buildings and hotels were built along Riverview Drive and Melbourne Avenue. Riverview Village is a neighborhood of historic homes located between the Indian River Lagoon bluff and South Harbor City Boulevard (US-1) that stretches north of the Melbourne Causeway for four blocks. Riverboat crews, laying over in Melbourne, often worked as carpenters on these homes. These historic homes mark the transition of Melbourne from a settlement of pioneers into a “modern” city. Many of the early settlers and the community’s leaders, like W.T. Wells and family, made their homes along Riverview Drive. Despite the ravages of time, weather and development pressures many of these waterfront gems remain today and form the oldest residential area in Melbourne.

As development activity increases in Melbourne, especially Downtown and along the waterfront, historic structures are at risk of being demolished or remodeled without preserving historic elements. The City's growth policies put an emphasis on infill and redevelopment in the downtowns, with the idea that historic resources can be preserved. However, the demolition of non-designated historic structures to make room for new, modern buildings is still easily accomplished within the current historic preservation framework.

In the process of designating a local historic resource recently, the City became aware that three residential structures in a row along Palmetto Avenue were kit homes manufactured by the Gordon Van-Tine company. Another residential structure was identified as an Aladdin Company kit home. The phenomena of buying your home from a catalogue and having everything needed to construct it (including the kitchen sink) shipped to your town by a rail car caught on in the 1930s and Melbourne has some fine examples surviving today.

Based on the numerous historic buildings in the downtown, the waterfront gems still standing, and the kit homes recently discovered, S&ME drafted the survey area boundaries which include a total of 300 structures eligible for surveying. It is the City's goal to identify significant structures which need the extra level of protection so that future infill and redevelopment will be sensitive to the historic fabric.

The survey area covers approximately 277 acres, and 771 parcels/lots. **Map 1** shows the boundaries of the survey area.

2. PREVIOUS SURVEYS

Two surveys have been conducted in the City of Melbourne which included comprehensive reports:

Survey Number	Title	Date
2978	Cultural Resource Survey of Melbourne	1991
14514	Melbourne and the Union Cypress Railway	1999

In 1991, Stephen Olausen of Historic Property Associates, Inc. surveyed 429 properties built between 1881 and 1942. Residential properties accounted for over 85 percent of the 429 surveyed. Many were examples of a significant style reflecting the historical development patterns of the community. The report recommended creating separate historic districts for the old City of Melbourne and Eau Gallie. In addition to creating these districts, the report identified seven (7) properties eligible for individual listing in the National Register:

1. The Henegar School Complex
2. Eau Gallie School Buildings
3. William H. Gleason House
4. The Little Red School House
5. Eau Gallie Yacht Basin
6. Eau Gallie Yacht Club
7. The Brevard Hospital

The City of Melbourne currently has four structures listed in the National Register:

1. The William H. Gleason House
2. The Ice Plant (Florida Power and Light Company)
3. The James Rossetter House
4. Green Gables

Additionally, 6 structures (3 in the Eau Gallie area and 3 in Downtown) have been listed in the Local Register:

1. The James Rossetter House (1328 Houston Street & 1365 Highland Avenue)
2. The Eau Gallie Yacht Club (1149 Houston Street)
3. The Sea Lounge (105 East Avenue B)
4. The Singer Residence (1393 Pineapple Avenue)
5. Susan Miller Residence (509 Palmetto Avenue)
6. Addington Dental Office (418 East New Haven Avenue)

The Eaton House (1809 Riverview Drive), locally designated in 2007, was destroyed by a fire in 2016. In 2013, the City designated its first historic district, the Eau Gallie Historic District.

Figure 1: William H. Gleason House



Figure 4: Green Gables House



Figure 2: James Wadsworth Rossetter House



Figure 5: The Sea Lounge



Figure 3: Florida Power & Light Company/Ice Plant



Figure 6: Susan Miller Residence



3. 2017-2018 HISTORIC PROPERTIES SURVEY

Boundaries

The City of Melbourne worked with S&ME, Inc. to establish the preliminary boundaries of the survey area based on the age of the structures in the area, the location of a few previously identified kit homes, and the historic waterfront neighborhood where some of the oldest homes, including the Green Gables house, are located. The structures in this area have been under the threat of demolition as properties redevelop to make way for newer and more intense development.

Methodology/Field Survey

Once the area boundary was established, S&ME obtained from the State a list of those properties that had already been surveyed in the past. Then, using Brevard County's Property Appraiser records, S&ME was able to identify all the structures that were 50 years old or older but were not previously surveyed, and those that have become 50 years old since the last survey (built prior to 1968). There are 359 sites containing structures built prior to 1968; some of those sites have multiple structures on them. S&ME identified 309 structures to be surveyed (185 new surveys and 124 updates, see **Map 2**) and requested Florida Master Site File numbers from the State.

S&ME used Geographic Information Systems software to create maps that depict the location of the structures that had been surveyed in 1991, and those properties that still needed to be surveyed. S&ME obtained complete tax records and Sanborn maps for those structures to be surveyed, and entered the basic location information on the form provided by the State (Historical Structure Form, version 4.0). Once that section was completed, we proceeded to do the field surveys, completing the description section of the forms, and taking photographs on the field. Once the field surveys were completed, the research methods, opinion of resource significance and attachments were completed in our office.

The construction dates listed on previous surveys and the Brevard County Property Appraiser records often differ. To determine a more accurate date of construction for the updated and new surveys, the available Sanborn maps were consulted. These are specialized maps that were prepared by the Sanborn Fire Insurance Company to depict a structure, use of the building, the number of stories, construction materials, water towers, fire hydrants, etc. This would help the insurance company and their underwriters determine insurance rates. The City of Melbourne purchased these copyrighted maps in 2012 and their use is to be limited to research. The historic maps that cover the study boundary are included in Appendix 2. Each set of maps is preceded by a map key sheet based on the year that the maps were prepared. There are 3 maps in the 1920 series and 7 maps in the 1926, 1944 and 1959 series.

The criteria for recording a structure on the Florida Master Site File are that it be adequately documented with a State Site Form and that it be at least 50 years old. Therefore, entry of a property on the Site File does not necessarily imply that it is historically significant.

The Florida Master Site File form has a section where the significance of the resource and its eligibility for listing on the National Register of Historic Places is determined. That eligibility was evaluated based on the National Register criteria, which in addition to age (50 years old) include:

Criterion A. The property or structure is associated with events that have made a significant contribution to the broad patterns of our history.

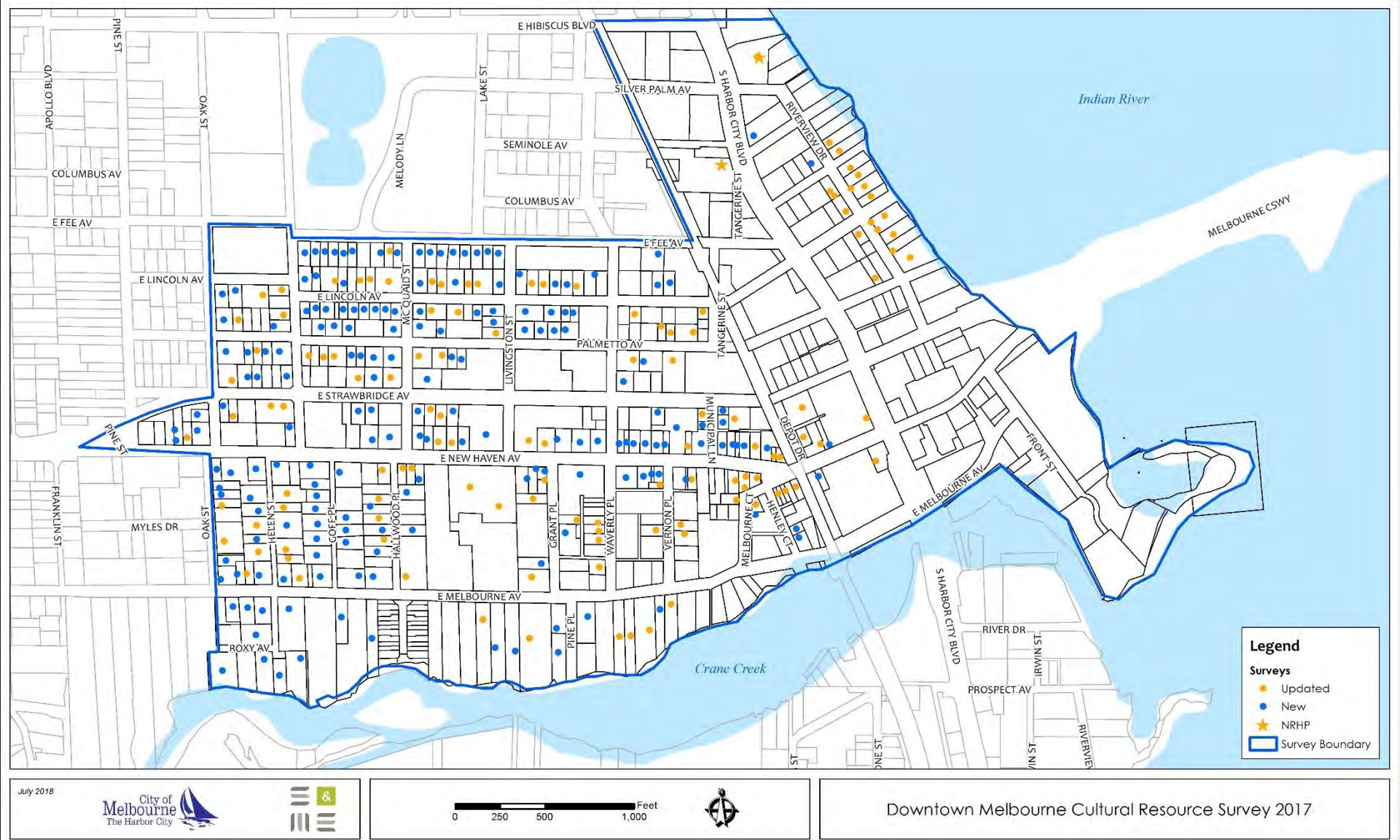
Criterion B. The property is associated with the lives and persons significant in our past.

Criterion C. The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Criterion D. The property has yielded, or is likely to yield, information important in prehistory or history.

It should be noted that specifying on the form that a site is eligible for listing (individually or as part of a district), does NOT start the process of nominating the resource for the National Register of Historic Places. It only helps future efforts to designate individual historic sites or districts.

Map 2: Surveyed Properties



Public Workshop

In addition to the background preparation, field surveys and off-site research, the City hosted a public workshop and invited the survey area residents and business owners to learn about the project and provide input on the individual surveys. It was held at City Hall on June 5, 2018. A total of 27 citizens attended the workshop and provided valuable information regarding their properties.



Historic Properties Survey
Public Workshop

Come Make History with Us!

You are invited...

... to a public workshop to review the progress we have made surveying historic properties in Downtown Melbourne. It has been 27 years since the last comprehensive historic survey of downtown was completed, and this time, we are going to make the surveys available to the public through an interactive map, which we will be demonstrating at the workshop.

The City received a grant from the State to survey buildings in the downtown area for inclusion in the State's inventory of historic resources (Florida Master Site File). Please join us to learn more about this effort and to see if your property was one of those surveyed. If it was, we would like to learn more about the history of your site — previous ownership, prior exterior modifications, and any other information that you feel would contribute to creating a robust inventory of the historic properties in Downtown Melbourne.

RSVP is not required, but please let us know if you are planning to attend so we can have adequate seating.

When: June 5, 2018 from 6:00 to 7:30 p.m.
Where: Front Street Civic Center; 2205 Front Street, Melbourne FL 32901
City Contact: Sandy Ramseth at sandy.ramseth@mlbfl.org or 321-608-7500

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Community Development Department at (321/608-7500), no later than 5:00 p.m., at least 48 hours prior to the meeting.

City of Melbourne
The Harbor City

Melbourne reviews historical properties

By Austin Rushnell
ARushnell@hometownnewsol.com

BREVARD COUNTY — Taking account of local history is an important part of a well-rounded society, and the city of Melbourne recently did just that in an open workshop.

On June 5, the city of Melbourne hosted an open workshop to review Downtown Melbourne's historic properties. The Historic Properties Survey for Downtown Melbourne has not been observed in 27 years.

Melbourne officials also called for any residents that may have more information regarding their own historical sites.

"City staff [discussed] the state-funded project to survey buildings in the downtown area for inclusion in the State of Florida's inventory of historic resources and [debuted] an interactive map of downtown's historic survey information," Melbourne officials stated in a recent press release. "If [your property was mentioned], we would like to learn more about the history of your site — previous ownership, prior exterior modifications, property photos, and any other information that you feel would contribute to creating a robust inventory of the historic properties in Downtown Melbourne."

See HISTORICAL, page 3



Interactive Map

S&ME used GIS and the survey information gathered to prepare an interactive digital map for people to locate historic structures, review the characteristics of each structure (e.g. date of construction, architectural, style, historical facts, etc.), view photographs of the structure, and any other information that can be gathered during the survey process. The map (see screenshots below) includes the new and updated surveys conducted as part of this project, but can be expanded in the future to include past surveys of other areas within the City limits.

The web address to access the map is: <http://arcg.is/0zvmWe>



4. HISTORICAL OVERVIEW

The 1991 survey contained an extensive narrative on the history of the City of Melbourne. The history section in this report concentrates on a chronological account of major historical events that influenced the development of the City over the years. The Bibliography section lists all the resources used for the preparation of this project.

European Contact through the Colonial Periods (1513-1820)¹

During the 16th century, Melbourne and Cape Canaveral were landmarks to early explorers and sailors in the Gulf Stream. The area was already settled by the Ais Indians. The Spanish explored the Indian River for the next 200 years but the area remained unsettled except for the native Indian population.

Antebellum Era through the Civil War (1821-1868)²

Andrew Jackson served as the first governor of the newly established United States Territory of Florida in 1821. Settlers were concentrated in St. Augustine to seek shelter from Indian raids along the east coast. At the end of the Civil War in 1842, the United States government established a land grant system to encourage further settlement in the State. Thirty families took advantage of the land grants to settle along the Indian River. By 1859 Douglas Dummett, a prominent early settler, was able to develop a hybrid orange that survived a serious freeze in 1835 and grow his crop to an estimated 60,000 oranges on Merritt Island. He sold budwood to other growers in the region, contributing to the development of the Indian River citrus region.

Figure 7: Andrew Jackson, First Governor of Florida



Source: Florida Memory

¹ 1991 Cultural Resource Survey, Historic Development of Melbourne

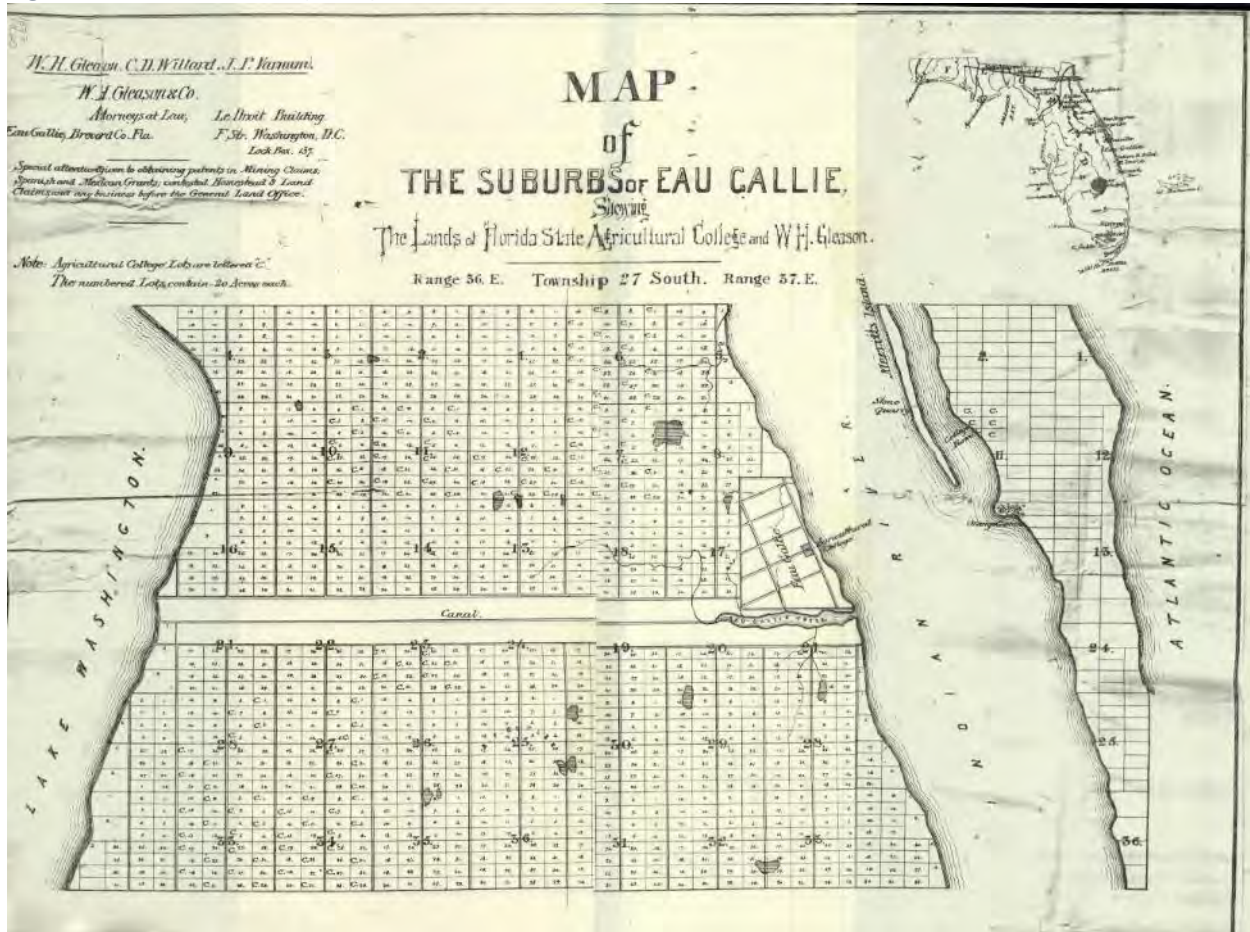
² IBID

Melbourne became the first settlement of the area in 1859 when John C. Houston established his homestead on the north shore of the Eau Gallie River. However, settlement remained limited as transportation infrastructure and facilities were undeveloped.

Early Development of the Melbourne Area (1869-1895)

Melbourne is located on a natural harbor on the Indian River Lagoon, which was originally named “Crane Creek.” The initial settlers of “Crane Creek” were Capt. Peter Wright, Balaam Allan, and Wright Brothers, all freedmen who came in 1867. In the 1880s, the first official subdivisions were recorded in the Village of Eau Gallie and the Town of Melbourne. In 1884, William Gleason filed the Eau Gallie Village Plat, and in 1886 William Camp filed the first plat of Melbourne.³

Figure 8: Eau Gallie Plat (1877)



The Town of Melbourne was incorporated on December 22, 1888, adopting a corporate seal that included a pineapple plant, a crane and a palmetto tree.⁴ The town was named for its first postmaster, Cornthwaite John Hector, an Englishman who was said to have come from Melbourne, Australia.⁵

As in many other Florida cities, the growth of Melbourne and neighboring Eau Gallie would not begin in earnest until the arrival of the railroad. Henry Flagler’s Florida East Coast Railway arrived in Eau Gallie in

³Olausen, Stephen. Page 9

⁴www.melbourneflorida.org/info/history

⁵Other sources say that Hector was actually from New Zealand

1893 and just months later was extended to Melbourne. Flagler's tracks would continue their march down the east coast, arriving in Miami in 1896, and to Key West in 1912. The railroad brought tourists, settlers and an inestimable boost to the region's economy, as produce and timber could now be shipped to out-of-state markets.

Melbourne developed steadily during the 1880s and first half of the 1890s. The financial profit in the citrus grove industry attracted a number of settlers to Melbourne. During the 1890s, a large number of residential buildings were built along Riverview Drive and Melbourne Avenue. To service the community's needs, Melbourne's commercial area started growing north of Crane Creek along Front Street. Some of the businesses included merchandise stores, a meat market, a newspaper, lumber yards, hotels, a telegraph office and a post office. The local economy, however, suffered serious devastating freezes during the winter of 1894-1895, which killed citrus groves and other crops in the area.

Figure 9: Green Gables Built in 1896



In the early 1900's Melbourne was a popular winter destination for The Chautauqua of the Tropics. The natural beauty of Melbourne and the surrounding area was promoted to visitors. Their annual events in Melbourne would last from one to two weeks at a time.

Consolidation and Pre-Boom Development (1896-1920)

Between 1896 and 1920, the area recovered from the devastating effects of freezes on citrus. The replanting of orange groves along with the development of other industries, such as commercial fishing, lumbering and ranching helped the local economy recover. The Union Cypress Lumber Company at Hopkins was the most important industrial complex constructed near Melbourne. George Hopkins established it in 1912, south of Crane Creek. The Union Cypress Mill not only propelled Melbourne into the Industrial Revolution but it also provided Melbourne's first electricity, out-patient hospital and moving picture house.

In 1919, a devastating fire destroyed the commercial district along Front Street in downtown Melbourne. On August 31st of the same year, another fire partially destroyed the Union Cypress Sawmill in Hopkins, leaving hundreds of workers out of jobs. The fires, along with the national economic depression during World War I, ended a prosperous period of development.

Figure 10: Union Cypress Company Lumber Mill (1916)



Source: Florida Memory

The Great Florida Land Boom (1921-1926)

The end of World War I, however, brought a wave of new settlers to Florida, and by the 1920s, the State was poised for the phenomenon dubbed as the “Florida Real Estate Boom.” In a 1925 book, “The Truth about Florida,” author Charles Donald Fox explains that the Boom in Florida eclipsed all other mass migrations, including the California Gold Rush in 1849:

There is reflected in the great migration to Florida the natural result of the knowledge, that here, within thirty-six to forty hours’ train travel of sixty million of our population lies a land of upwards of thirty million acres. Two-thirds of this immense area is capable of agricultural development, and because Nature has cast her favoring smile upon it above practically all other sections of our country, it is capable of producing scores of varieties to satisfy the demands and needs of half the population of the United States.⁶

By 1923, Melbourne had made significant strides toward civic improvement, including the construction of paved roads, concrete sidewalks, electric street lamps and improved water and sewer systems. A new commercial area was developed along Melbourne and New Haven Avenues to replace the old commercial area along First Street that was destroyed by the 1919 fire. After the completion of Dixie Highway from Montreal to Miami in 1915, the number of automobile tourists increased dramatically every year. Newly mobile northerners and adventurous men and women from around the nation came to see Florida’s unique sites and communities. Melbourne’s landscape began to change as a plethora of auto related businesses appeared along Dixie Highway between Crane Creek and the current location of Line Street. According to a 1959 Sanborn map, there were still 7 automobile related developments along this same short stretch of Dixie Highway.

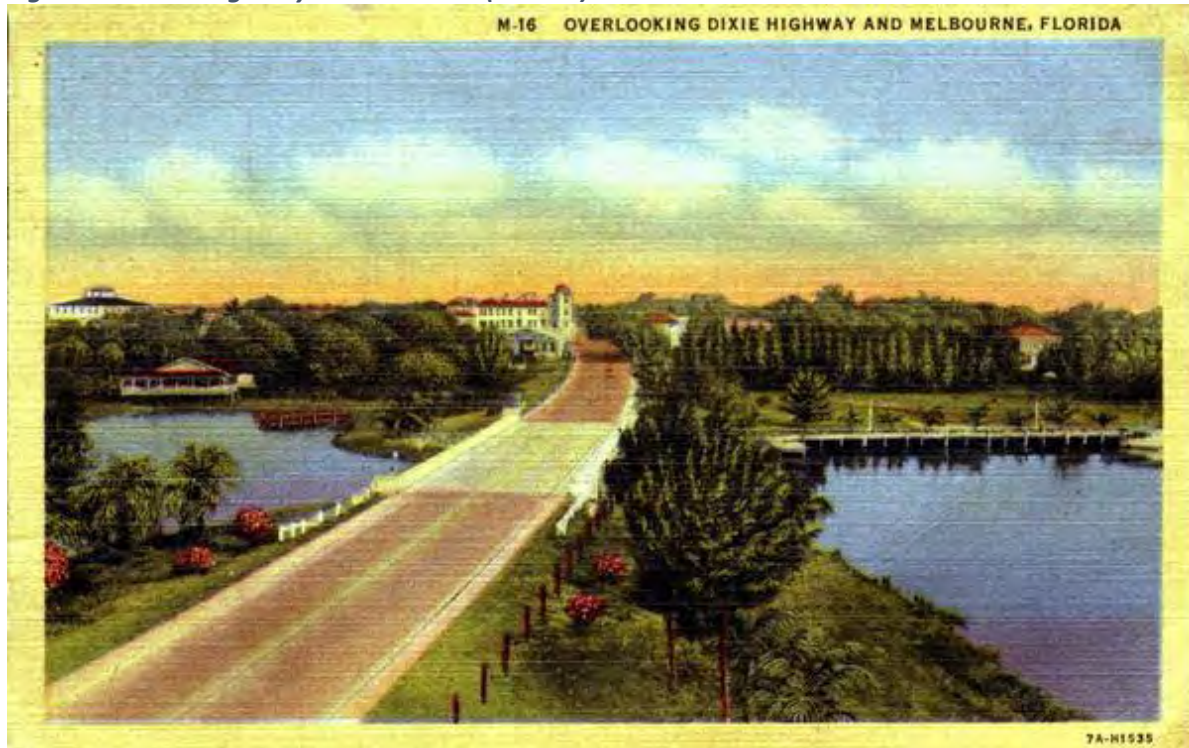
⁶Fox, Charles Donald. The Truth about Florida, pages 10-11

Figure 11: Dixie Highway in Florida (c. 1925)



Source: Florida Memory

Figure 12: Dixie Highway in Melbourne (c. 1937)



Source: Florida Memory

From early automobiles, modified to carry sleeping quarters, kitchen equipment, and barrels of water, to the sophisticated campers as luxurious as nice homes, Florida's vacationer-explorers used their vehicles to find out-of-way locations of interest and comfortable places to live for a few days or weeks. Adventure bound tourists came to the Melbourne area and slept in tents beside the road or in their cars. Tent Cities and Tourist Camps evolved in both Eau Gallie and greater Melbourne. In 1919 a group of these tourists met in Tampa and formed an organization known as the Tin Can Tourists. They pioneered camper travel and although this organization died out between 1980 and 1989, there was a comeback and it is still in existence to this day. The Tin Can Tourist and other visitors would often vacation at Midway Colony on the grounds of the current Riverview Park. What started as Midway Camp, a Tent City in 1922, gradually became Midway Colony which grew to include 140 cottages, a swimming pool, and a 1,200 foot fishing pier, as well as a recreation hall. The tourist related growth along Dixie Highway continued until the area was filled with cottages, motels and trailer parks.

Figure 13: Midway Camp (1928)



Source: Florida Memory

The tremendous increase in tourism and record breaking citrus crops attracted many people to the Melbourne area. Due to the increase in the population along with the increasing demands for expansion, the Town of Melbourne and Eau Gallie reincorporated as cities in 1923 and 1925, respectively.

Between 1921 and 1926, Melbourne experienced tremendous development in the commercial and residential areas. Mediterranean and Florida Vernacular were the dominant building styles. Several new subdivisions were platted in areas north and west of Melbourne's commercial district based on the tenets of the National City Beautiful Movement. Indian River Bluff and Country Club Colony were some of the subdivisions that were designed by incorporating curvilinear streets and irregular building lots to produce "more interesting building sites".⁷

⁷Olausen, Stephen, page 19

Figure 14: Postcard of Commercial Development in Downtown Melbourne (c. 1930)



Source: Florida Memory

The Great Depression (1927-1942)⁸

New subdivision applications came to a near halt in 1926, foreshadowing the arrival of the Great Depression. Foreclosures and tax sales reached alarming frequencies. Melbourne's population shrank from 7,000 at its peak to 2,677 in 1930; Eau Gallie saw similar levels of population decline from 1,200 residents at the height of the boom to 871. By the mid-1930s Melbourne was beginning to recover from the economic depression. Federal housing programs and the tourism industry spurred some new construction in the area. A naval air station (that is now the Melbourne Regional Airport) was commissioned in 1942, during World War II (WWII), to train "Hellcat" fighter pilots.

Melbourne and Eau Gallie since World War II

After WWII, Melbourne experienced dramatic growth with the development of the National Aeronautics and Space Administration (NASA) facilities in Cape Canaveral. In 1961 President Kennedy announced that the US would place a man on the moon before the end of the decade. This increased the importance of the NASA program and the surrounding areas grew rapidly. In 1969, the City of Eau Gallie merged with the City of Melbourne and formed the largest city in Brevard County, at the time.

⁸ 1991 Cultural Resource Survey, Historic Development of Melbourne

Figure 15: Apollo 6 Launch at Cape Canaveral (1968)



Source: Florida Memory

Over the years, many of the historic homes in Melbourne have been threatened; some were purposely razed due to development pressure, damage from hurricanes and/or demolition by neglect, others have been preserved. Examples include:

- (1) *Flatiron Building*: This 3-story property is for sale and phone calls to staff have revealed that potential buyers are concerned with vertical accessibility. Retrofitting the structure with an elevator to meet building code is very expensive. Potential buyers have asked if it would be possible to demolish the building if they wanted to do so, because of cost.

Figure 16: Melbourne Flat Iron Building (BR01410)



- (2) *Riverview Village*: Significant development pressure threatens the City's oldest residential neighborhood and has caused many of the residential structures to be converted to commercial uses. There are large multi-story commercial buildings on the north and south edge of the neighborhood. Three historic homes were demolished after the 2004 hurricanes.

Figure 17: Lost Riverfront Gems (BR01195 and BR01201)



Source: S&ME, Inc. and Historic Property Associates, Inc.

- (3) *Green Gables (BR01454)*: This gem in Riverview Village is one of the very few Queen Anne style structures left in the City. It is strangely juxtaposed immediately next to a high-rise commercial building. If the building is demolished, it would make way for more commercial development. Green Gables was abandoned after the 2004 hurricanes and has been deteriorating ever since.

Figure 18: Florida Today Press Coverage of Demolition Request for Green Gables



Source: Florida Today

- (4) *716 East New Haven Avenue*: Purchased for commercial development, this 2-story residential structure was to be moved north 30 feet and renovated to become commercial. After moving the structure, the owner decided to tear it down and construct a new commercial building because it was cheaper.
- (5) *Melbourne High (BR01239)*: Built in 1926 as the first High School in the City. Reuse studies were done, none of which proved viable enough to overcome the huge expense to renovate it. It was recently demolished in October 2015, and now a mixed-use project is proposed for the site.

Figure 19: Melbourne High School Built 1926 (Now Demolished)



5. WATERFRONT GEMS

Riverview Village

Riverview Village is a neighborhood of old historic homes located between the Indian River Lagoon bluff and South Harbor City Boulevard (US-1) that stretches north of the Melbourne Causeway for four blocks. The older homes on the river side of Riverside Drive were mostly built in the period from 1890 to 1905. Riverboat crews, laying over in Melbourne, often worked as carpenters on these homes. These historic homes mark the transition of Melbourne from a settlement of pioneers into a “modern” city. Many of the early settlers and the community’s leaders, like W. T. Wells and family, made their homes along this street. The Carleton Hotel (1887), which was known as the town’s finest hotel was once located at the southern end of Riverview Village near the present day Melbourne Causeway (1921). The predecessor of the Melbourne Causeway was a public pier, which stretched over 1,000 feet into the Indian River Lagoon. According to the Indian River Advocate newspaper the Wells would pick up tourists staying at the Carleton and take them to Melbourne Beach for the day.

South of the Carleton Hotel was a set of steps known as the Trysting Steps (**Figure 20**). These originally wooden steps mounted the 25-foot high river bluff, providing a means for pedestrians to go from the Front Street business section to the hotels and residences in Riverview Village. The steps traversed an Indian mound or shell midden which continued along the bluff. They were later replaced with concrete steps. The Bluff Walk (**Figure 21**), an unpaved riverside promenade, stretched from the top

Figure 20: Trysting Steps



Source: Green Gables at Historic Riverview Village, Inc.

of the Trysting Steps to Green Gables. The steps were a popular place for the young people of Melbourne to meet during their courtships and the Bluff Walk was the local "Lover’s Lane" on cool evenings, if the mosquitoes weren’t too bad. The Bluff Walk ended at the Well’s property. Both the Trysting Steps and the Bluff walk have been lost now. The steps and Indian mound were cleared for development on the site and the public lost access to the water front.

Figure 21: Bluff Walk



Source: Florida Historical Society

In 1903 a fire destroyed both The Carleton Hotel and the neighboring Idylewild Hotel. The rebuilt New Carleton Hotel reopened a year later only to burn again in 1925. The original Carleton Hotel and the New Carleton Hotel can be seen in **Figure 22** and **Figure 23**.

Figure 22: Carleton Hotel



Source: Sterling Photography

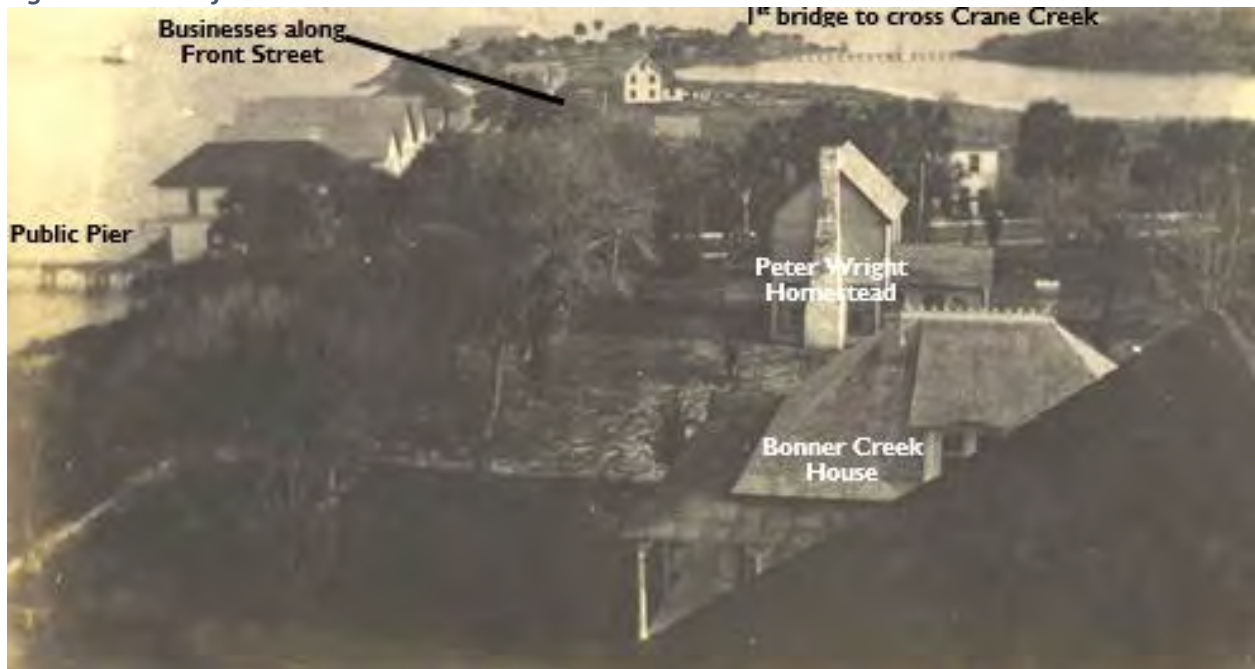
Figure 23: The Rebuilt Carleton Hotel



Source: Sterling Photography

Early views of Melbourne, taken from the Carleton Hotel, can be seen in **Figure 24**. The view to the south is shown in the top photo with the view to the north in the bottom photo (prior to the construction of Green Gables, which is to be located north of the last home seen here). Key landmarks are identified within each image.

Figure 24: Views from the Carleton Hotel





Source: Wells family album in the possession of Francis McClung Allen

Over the years, many of the historic homes in the Historic Riverview Village have been purposely razed due to development pressure, damage from the 2004 hurricanes, and/or demolition by neglect. Green Gables is one of fewer than 25 pre-1900 structures remaining in Melbourne. However there is still a critical mass of character in Riverview Village with 14 historic buildings remaining. The craftsmanship of the varied style vernaculars built over the last 100+ years is evidenced in the multiple architectural styles. Portions of the homes range from low and wide to tall and narrow. Some of them are finished in clapboard siding and some in stucco. The pitch of the roofs also vary but a common denominator is the inclusion of dormer windows and porches to capture breezes and cool the structures naturally.

There are several vacant waterfront lots, opening the neighborhood up to the risk of new construction that could potentially alter the character and context of Riverview Village. While several modern structures are out-of-character and scale in comparison to the historic homes, Riverview Village is still an excellent example of how homes and small business can coexist in the same neighborhood.⁹

Green Gables, 1501 S Harbor City Boulevard/BR01454

Green Gables is a classic American Four-Square house which was modified over the years to create its existing Queen Anne style. American Four-Square was a popular residential building style popular from the mid-1890s to the late 1930s, and was characterized by a simple square or rectangular floor plan, pitched hipped roof, and symmetrical façade. The house is approximately 2,000 square feet. Green Gables is one of the earliest Queen Anne style residences in Melbourne, although it is not as exuberant as some of the Queen Anne styling seen in communities that were developed at the turn of the century. Green Gables is one of the last remaining structures from pre-1900 Melbourne. The Queen Anne style is rare in Melbourne and the surrounding communities.

When built in 1896, Green Gables sat alone about a mile north of downtown Melbourne. The estate faces the Indian River, and travel would have originally primarily occurred via boat. The structure was built by Baker and Bell, a local builder, under the direction of W. T. Wells. Wells asked for elements of

⁹ <http://preservation.myfloridahistory.org/>Melbourne's Lost Treasures

the Queen Anne style be added to the building, and thus the structure exhibits the technology and building capability of Melbourne at the end of the 1890s. It is rumored that the house was originally wired for electricity at construction, prior to the availability of electric service in Melbourne, and powered by a generator and an artesian well (Couch Pump in Grant, Florida is known to have made private generators that were designed to be driven from an artesian well). However, the current wiring/fuse box is most likely from the early 1900s.

Figure 25: Green Gables and Surrounding Landscape, c. 1898



Source: Green Gables at Historic Riverview Village, Inc.

Green Gables retains a clear tie to its builder/owner and to the community. The original structure has been largely unchanged since the 1920s, other than the addition of the mother-in-law suite on the northeast corner of the house in the 1950s.

W. T. Wells was a college trained metallurgical engineer. Most of his fortune came from his patent on an improvement on the method for producing “Rustless Iron” in 1888. W. The patent for rustless iron and his subsequent production of rustless iron is where the Well’s wealth was acquired.

According to the East Coast Advocate, W. T. Wells and his family generally spent November-May at Green Gables between 1896 and his death in 1930. Wells maintained a 10-12 acre pineapple plantation on the east side of the Indian River, and had an orange grove on his home site. When they were not in Florida, they often traveled to a family home in New York, but were also known to go on trips around the world. Elements within the home reflect materials that may have been brought back from their travels, such as the fret work between the foyer and the living room which is rumored to be from India. The son of W. T. Wells, Stanford, lived at Green Gables until his death.

Figure 26: W. T. Wells and Nora Stanford Wells



Source: Chautauqua Program (Personal research of John Daly); Wells family album in the possession of Francis McClung Allen

Figure 27: Historic Interior Photos - Foyer



Source: Wells family album in the possession of Francis McClung Allen

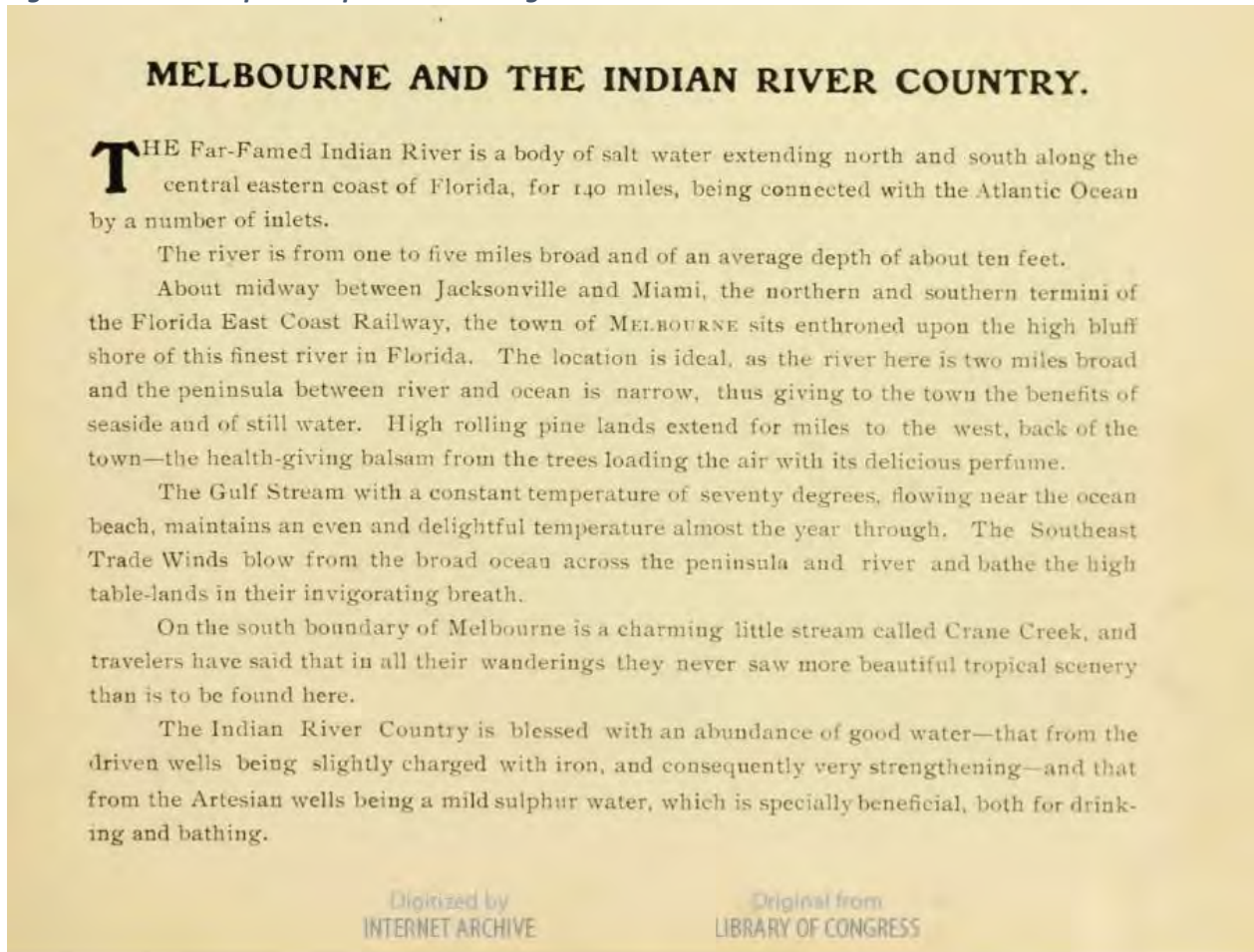
Figure 28: Historic Interior Photos – Living Room



Source: Wells family album in the possession of Francis McClung Allen

W. T. Wells was one of the most prominent men in Melbourne during his lifetime. His generous contributions to society and the city endure today in Wells Park and numerous roadways. During his time in Melbourne, W. T. Wells built an auditorium and library within Melbourne and also provided land to the city for a public park (Wells Park). Newspapers during this period also indicate that W. T. Wells surveyed and graded roads, planted shade trees along local roadways, established the high school, hired teachers, and organized a Chautauqua group for the community. The Chautauqua Institute was founded in 1874 near Chautauqua Lake in southwestern New York State and provided adult education events with speakers, teachers, musicians, entertainers, preachers, and specialists. Mr. Wells was once the Vice-President of Chautauqua. By 1907, Wells was the President of the Chautauqua. He also assisted in bringing the railroad to Melbourne. It is rumored that W. T. Wells built Riverside Drive as a driveway from downtown Melbourne to his house, as the orientation of the house aligns with the roadway. Mrs. Wells often accompanied him in their many activities, and was given much of the credit for 'working with the books' for the new library as Mr. Wells oversaw the construction.

Figure 29: Chautauqua Pamphlet Promoting Melbourne's Natural Charms

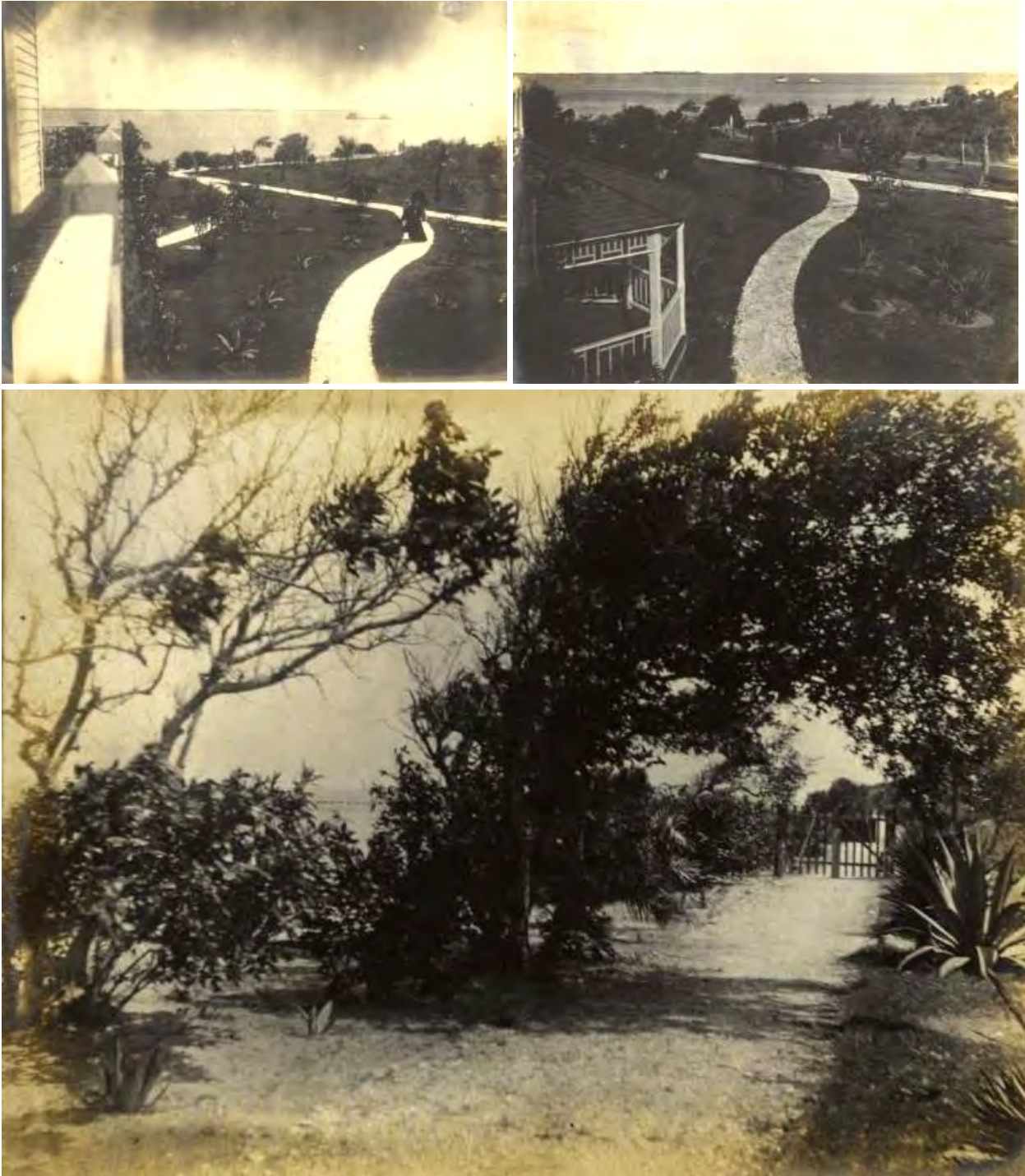


Source: Personal research of John Daly

Judging from the volume of photos taken of the Well's garden, they must have placed a lot of significance and pride on their landscaping. Their landscape palette gives us insight into the types of plants that were popular in the late 1800s and early 1900s, both ornamental and food crops.

The pathways on the Wells property led to the Bluff Walk, which is seen in **Figure 30**. The first two images show the Bluff Walk along the Indian River Lagoon and the pathways leading to it from Green Gables, before (c.1898) and after (c.1899) the addition of the octagonal porch. The bottom photograph shows a gate at the end of the Bluff Walk and plantings of Century Plants and Oleander.

Figure 30: Bluff Walk



Source: Wells family album in the possession of Francis McClung Allen

The landscape on the west side of the home was dominated by pineapple plants and Citrus trees. **Figure 31**, which shows the gardens on the west side of the home, was taken in the same approximate location of the current S Harbor City Boulevard/US 1.

Figure 31: West Garden



Source: Susan Craft

The mark made by the Wells family on Melbourne exists to this day. Every event at the Melbourne Auditorium, every drive on US 1 — every day in the library, and every afternoon with the swans at Wells Park is in some way due to the investment the Wells family made in Melbourne. Unfortunately the home fell into disrepair after the 2004 hurricanes when the home was vacated. Understanding the importance of the house and the clear link of the Wells to Melbourne, John Daly with savegreengables.org, approached the Melbourne Historic Preservation Board about saving the structure. The Board agreed to have a Preliminary Designation Report prepared to document the structure. Before the public meeting on June 17, 2014 to present the Designation Report, the owners of the home filed for a demolition permit. The home was later listed as one of the most endangered historic sites on The Florida Trust for Historic Preservation list. A media frenzy developed as the public cried out to save Green Gables. It is now listed on the National Register of Historic Places and the owners gave savegreengables.org the demolition permit to burn (**Figure 32**). The structure is not protected from demolition though unless the non-profit group can raise the funds needed to purchase the property.

Figure 32: Green Gables Demolition Permit Burning



Elizabeth Eaton Residence, 1809 Riverview Drive/BR01195

The Eaton House, which was built in 1893, was added to the Melbourne register of historic places in 2007. Unfortunately the building suffered substantial damage from a fire on July 21, 2016 and was declared “unsafe” by the Melbourne’s Code Compliance Director. A demolition permit was subsequently issued to reduce the threat of danger to life, health and property.¹⁰

Before the fire, the Eaton House was one of the few homes surviving from Melbourne’s pioneering period in which the City was accessible primarily by boat. It expressed the Victorian architectural style

¹⁰ A local historic designation report was completed for the Eaton Residence in 2014.

that was in vogue in American cities during the 19th century. The earliest owners, Aunt Claire and niece Elizabeth Eaton, lived in the home during some of the most transcending evenest of Melbourne's history including the arrival of the rail road, the great fire on Front Street in 1919, the building of Dixie Highway (now S Harbor City Blvd/US-1), and the Real Estate Boom of the 1920s that transformed the entire state of Florida. Subsequent owners made additions to the residence for rental rooms and apartments. During World War II, military personnel, many trainees at the Melbourne Naval Air Station, rented apartments in the home.

Figure 33: Eaton House (1809 Riverview Drive/BR01195)



Source: City of Melbourne

6. KIT HOMES

Kit Homes were common in parts of America in the first half of the 20th Century. One could order their home from catalogues published by companies like Sears, Gordon Van Tine, Aladdin, McClure Company, The Hodgson Company, and others. Montgomery Ward even offered Kit Homes known as Wardway Homes. The 12,000-plus pieces of lumber and accessories were cut to size and numbered at the manufacturing site and shipped by rail to the purchaser's closest rail road depo.

Approximately 75,000 catalog homes were sold between 1908 and 1940 in 48 states. Homeowners would save about a third of the building costs by purchasing a Kit Home and hiring a contractor to erect it. Of course, they could save even more if they had the skills to assemble it themselves. Today, savvy buyers are still snapping up vintage, well-built Kit Homes as eagerly as 80 years ago

Large companies also utilized the convenience and reliability of ordering Kit Homes to house their employees. Crescent Hills, in Hopewell, Virginia, boast a large group of Aladdin houses built during World War I for workers at the DuPont Corporation's gun-cotton factory there. In 1918 Standard Oil built a million dollar development of 192 Sears Honor Built houses for employees of their Schoper Coal Mine in Carlinville, Illinois. However the largest collection of Sears Kit homes is in Elgin, Il with over 200 structures in this company town. On the opposite end of the socioeconomic scale, affluent neighborhoods were built by private developers in the 1920s with Kit Homes. In particular, numerous notable Sears and McClure Company homes were built in wealthy areas of Cheverly, Maryland.¹¹

Aladdin Homes ¹²

Aladdin was the first company to offer a true "kit" house with pre-cut, numbered pieces. Starting from a small flyer for a "knock-down" boat house in 1906, they grew to publish a hundred page, hard cover, full color catalogue by 1916. Aladdin offered kits for simple vacation homes, barns, and garages. Their biggest business was in the housing trade, where they offered numerous Bungalow types as well as larger Craftsman and Georgian Colonial Revival homes. Throughout the period of 1910 to 1940, Aladdin produced new catalogues each year to reflect changing consumer preferences and offered over 450 different models. These catalogues are highly prized for their creative graphics and artwork.

Gordon-Van Tine Homes ¹³

The Gordon-Van Tine Company was established in 1907 as a subsidiary of U.N. Roberts Company, a millwork manufacturer in Davenport, Iowa. In 1912, the first house catalog illustrated forty houses with a list of materials for each. This first small booklet showed a number of small houses—bungalows—as well as Colonial Revival style homes.

The manufactured housing business grew by leaps and bounds from 1910 to 1920. To remain competitive in the market, Gordon-Van Tine refined its catalogs and shifted its considerable experience and resources into pre-cut housing in order to compete head-to-head with companies like Aladdin. In 1916, it produced its first entry into the pre-cut housing market with its Ready Cut Homes catalog. By encouraging home buyers to personalize their orders with the variety of upgrades offered, Gordon-Van

¹¹ <https://www.oldhouseonline.com/articles/story-sears-houses>

¹² <http://www.arts-crafts.com/archive/aladdin.shtml>

¹³ <http://www.arts-crafts.com/archive/kithome/gordonvantinehomes.shtml>

Tine carved out its niche as a respected manufacturer of pre-cut homes. Gordon Van Tine continued in business until after World War II when its owners sold the company. It ceased operations in 1947.

Melbourne's Kit Homes

With the Florida Land Boom was in full swing and the rail road so convenient to downtown Melbourne it is surprising that there are not more Kit Homes in the area. The three kit homes found are located on Palmetto Ave and within a few blocks of the railroad depot. The two that have survived are well built and form a special part of Melbourne's history which should be preserved.

The owner of 509 Palmetto Avenue (BR01318) approached the City because she thought that she may be living in a Kit Home. S&ME, Inc. (Littlejohn Engineering Inc. at the time) researched the home and prepared a presentation on Kit Homes and potential Kit Homes in downtown Melbourne (Sears Modern Homes in Historic Melbourne, April 17, 2012). At that time the only indication of any Kit Homes in Melbourne was in the Florida Master Site File for 1114 Palmetto Avenue (BR01193) which listed "Sears" as the architect. In 2013, 509 Palmetto Avenue was designated and listed in the Melbourne Register of Historic Places. The home was thought to be a Sears Kit Home, The Gordon model, with modified dormers and a front porch added. Intrigued by this cute cottage, Lisa Lorusso with Eastern Florida State College, blogged about 509 Palmetto Avenue for the Florida Historical Society. Thanks to the open and collaborative nature of blogging, experts soon contacted Lorusso to share information about this rare example of a Kit Home and offer a correction. Kit Home experts / Bloggers Rosemary Thornton and Rachel Shoemaker revealed that the home is actually a Gordon Van Tine, model #620.

Rosemary Thornton, who is based in Virginia, emailed, "For 12 years, I've devoted my life to researching these little pretties, and this is a common mistake! Eighty percent of the people who think they have a Sears Home are wrong. Typically, it turns out to be a kit home, but from a different company. Sears was the most well-known, but they were not the largest company selling kit homes through mail order."

Rachel Shoemaker, who is based in Oklahoma, discovered that the homes on either side of 509 Palmetto Avenue (BR01318) were also manufactured by the Gordon Van Tine Company. That made three Kit Homes in a row from the same company. It would have actually been 4 structures in a row considering the garage building at 501 Palmetto was sold as a separate structure from the house. Ironically in the 1926 Gordon Van Tine catalogue, the #620 and the #613 models sit side by side on adjacent pages. Even though there is a vacant lot between them, these same models were built in the same order at 509 Palmetto (model #610) and 501 Palmetto (model #613).

Rosemary also contacted Bob Stover, then Editor of Florida Today and wrote: "I've written six books on kit homes and traveled to 25 states doing research, and it was long believed that there just were not that many kit homes in Florida. And yet, in Melbourne, you've got three in a ROW!" To people interested in this subject, "this is quite a story," she said.¹⁴

¹⁴ www.preservation.myfloridahistory.org/ Brevard Kit Home Receives Special Interest

Figure 34: Gordon-Van Tine Homes in Melbourne



Source: www.oklahomahousesbymail.wordpress.com

Ms. Shoemaker also identified the structure at 1114 Palmetto Avenue (BR01193) as an Aladdin Albany model, not a Sears home as identified in the Florida Master Site File. The distinctive dormer with a hip roof was her first clue. The exterior measurements that she found on the Brevard County Property Appraiser website matched those in the Aladdin catalogue and confirmed her theory.

Figure 35: Aladdin Kit Home at 1114 Palmetto Ave.

ALADDIN DWELLINGS



THE ALBANY

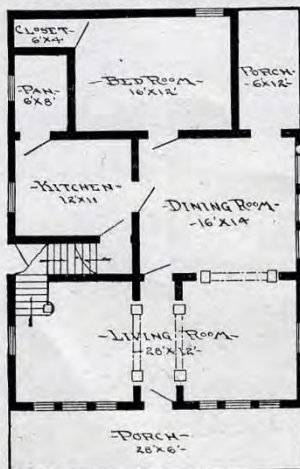
SEVERAL strikingly distinctive features will be noticed in the design of this handsome bungalow, The Albany. It is of a similar type to our Denver. Notice the construction of the porch railing — different. The exterior window and door trim tapers toward the top, the porch pillars are square and paneled, the dormer windows in roof give light and room to up stairs bed rooms. All side walls and roof are shingled.



SPECIFICATIONS

Size, 28 x 44 ft. Price. Cash Discount, 5%.
 Net Price, See Terms.

All lumber selected Yellow Pine, Red Cedar, and



First Floor Plan,
 The Albany

Huron Pine. Height of ceilings, 9 ft. first floor; 8 ft. second floor. Sill, 6 x 8 in. Joists, first floor, 2 x 8 in. and second floor, 2 x 8 in. Studding and rafters, 2 x 4 in. Joists, studding and ceiling joist placed on 16-in. centers. Sheathing lumber. Flooring, 1-inch matched, 3 inches wide. Side walls, shingles. Roof, inch lumber, overlaid with best shingles. Patent plaster board or lath and plaster. Base board and all interior trim and finish clear Yellow Pine. Windows, 30 x 32 in., two sliding sash, double-strength glass. Two special triple frames and four special mullion frames. Doors, 2 ft. 8 in. x 6 ft. 8 in.; front door, 2 ft. 10 in. x 7 ft. 8 in., upper half glass. Porch columns, 10 in. square. Front and rear steps. Hardware, locks, hinges, knobs, nails, and paint for two coats inside and outside.



Second Floor



Unfortunately, three months after the phenomena of three Gordon Van Tine homes was revealed, the owners of 501 Palmetto Ave demolished the home and garage. It had been abandoned after the owner, a former Florida Congressman, moved to a Senior Center and the home was vandalized over time. In this area of Melbourne, there is a history of homeless people breaking into vacant homes and using them for shelter. Since the home was not protected by a historic designation of any type, the demolition permit was granted. The owners did grant the City the opportunity to photograph the interior before the Kit Home was razed. It would have been great if this house had been given a chance to attract someone willing to restore it, even if that meant moving it off of the valuable, commercial-zoned lot.

Thanks to the convenience of Google Street view, Ms. Shoemaker was able to take a virtual tour of Melbourne and beyond to identify several Kit Homes.¹⁵ The structure at 529 East New Haven was identified as potentially being the Plaza model from the Aladdin Company. Interior measurements were taken as part of this survey project, and were compare with the floor plans printed in the Aladdin catalogue but no exact match was found. The house was most likely built from a pattern book, which were readily available. Additional research will be needed to determine the source of the pattern.

Figure 36: 529 East New Haven



Source: S&ME, Inc.

A citizen also raised the question of whether the house at 520 East Lincoln Avenue (BR01286; pictured to the right) was a Kit Home. Ms. Shoemaker researched available catalogs and no matches were found.



¹⁵ My Google Trip to Florida, posted June 4, 2013 on www.oklahomahousesbymail.wordpress.com

Kit Home Search

It can be very difficult to tell if a structure is a Kit Home and even more challenging to identify the correct manufacturer. The popular Kit Home companies sold models that were similar to their competitor's popular models. Local manufactures also tried to replicate the models with knock off versions. Adding to the complexity, all corporate records of Sears Modern Homes were destroyed in a fire around 1942.

In addition to comparing the interior and exterior measurements to the catalogue scans as previously mentioned, the following are some other clues to look for:

- Floor Plans - there may have been options available including "reversed floor plans" for some models
- Millwork labels on the wood – an indicator of a Sears homes would be "925 Homan Avenue, Chicago, Illinois" or "Sears Roebuck, Chicago, Illinois" or Norwood Sash and Door (Ohio), which was a supplier of Sears millwork.
- Certificate of Deposit
- Numbered Lumber – letters and numbers written with a grease pencil or stenciled on with ink. Most often will include a letter followed by 1 to 3 digits.

Figure 37: Certificate of Deposit



Figure 38: Numbered Lumber



Source: www.searshomes.org

- Mortgage Agreement (Sears offered financing to purchasers between 1911-1934)
- Building Permit (Sears, Aladdin, etc. listed as the Architect).

The numbered lumber may be easiest to find on floor joist and rafters. They might also be found by opening up the bathtub's plumbing access door. Another excellent place to find numbered lumber is window and door casings. Not all kit homes have numbered lumber so a lack of it does not rule out the possibility of a Kit Home. One just needs to look for other clues as well.

Some signs of a Sears Kit Home include the following:

- Square block - While framing members were pre-cut, some of the moldings and baseboard trim were not pre-cut (due to variances in plaster thickness). To simplify construction, Sears homes

often have a block at the point where complex joints meet. This probably made construction much easier for the novice homebuilder.

Figure 39: Square Block in Sears Kit Home



- Sink/Bathtub - On pedestal sinks (bathroom) and kitchen sinks, the mark is on the underside, near the front. On bathtubs, it can often be found in the lower corner, on the side furthest from the tub spout.

Figure 40: Bathtub Sears Roebuck Stamp



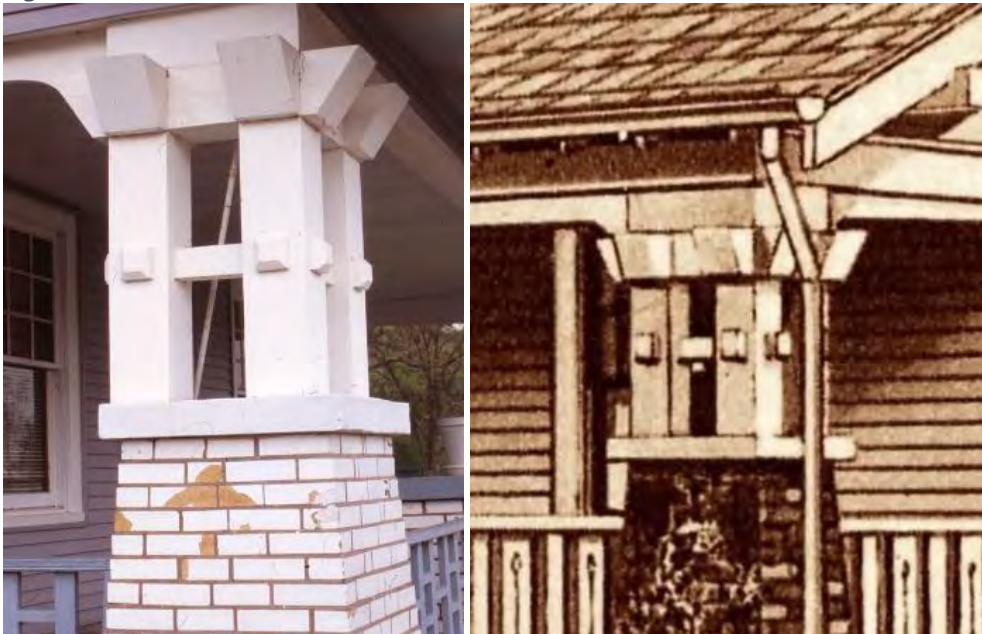
Source: www.searshome.org

- Cabinet Hardware, Plumbing Fixtures – "R" or "SR". Since Sears also sold these parts separately, it is possible to have these items in a non-Sears Modern Home.



- Porch Columns - About two dozen of Sears' most popular house designs had a unique column arrangement on the front porch (see photo).

Figure 41: Porch Columns



Source: www.searshome.org

- Five-piece eave brackets - the diagonal support brace between the roof line and the exterior wall

Figure 42: Five Piece Eave Brackets



Source: <https://dhousecat.com/2012/04/03/a-sears-winona-kit-house-and-a-gallon-of-blood/>

7. ARCHITECTURAL STYLES

Out of the 309 structures surveyed, there were 228 structures that were originally used for residential (single-family, duplexes/multi-family), 62 commercial and office uses, 1 industrial uses, 10 institutional uses (churches, community center, school, municipal), and 1 garage. Also 7 mixed use buildings (commercial/residential). Several single family homes have been converted to commercial use, especially along Strawbridge Avenue and New Haven Avenue. While some uses changed over time, most are still used for their intended general purpose.

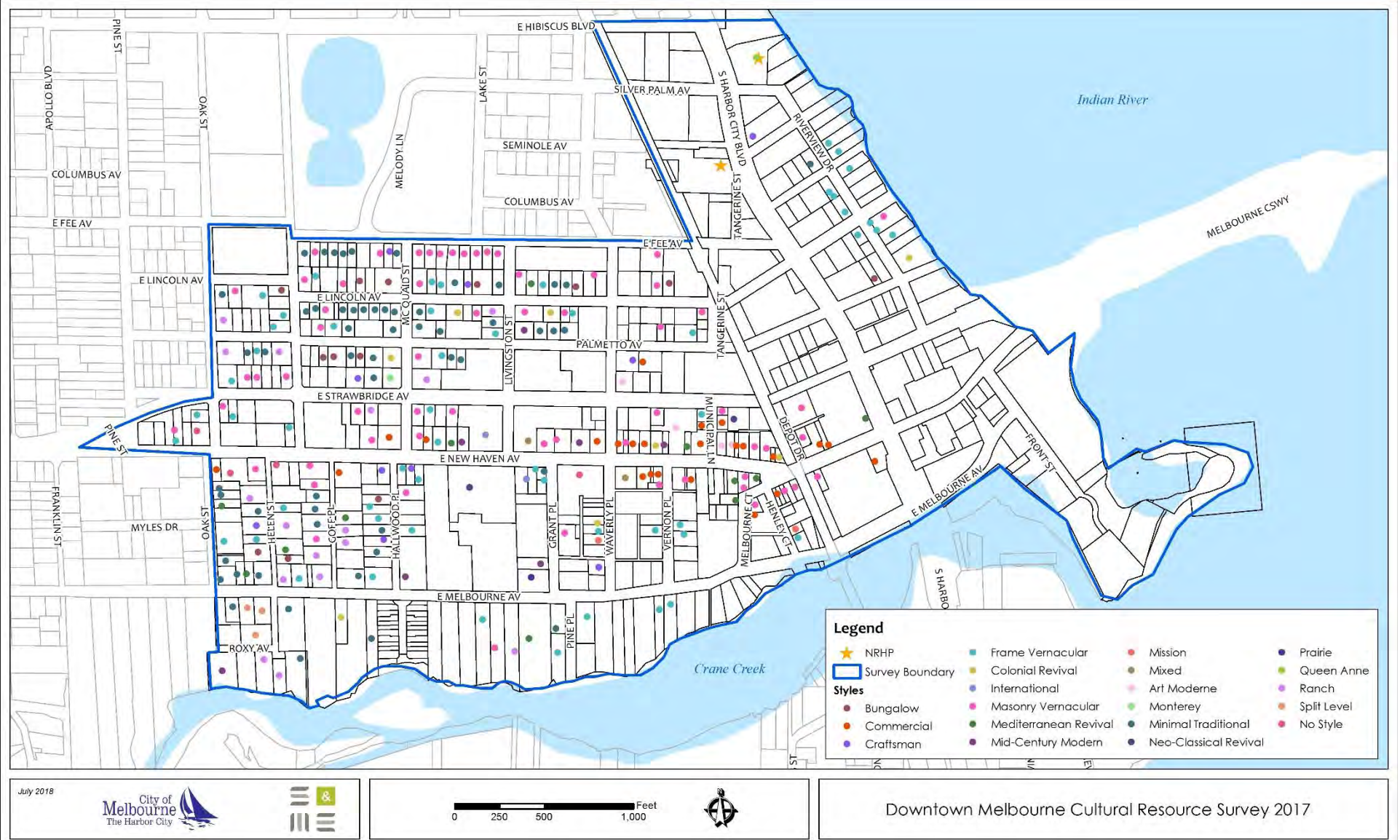
The period of historical and architectural significance for the survey area covered properties built between 1892 and 1967. Although there were a few buildings showing the influence of national styles, most of them fall under the Frame or Masonry Vernacular styles. And, given the fact that most of the buildings surveyed for the first time were constructed in the late forties and early fifties, a few buildings were identified as falling under more recent architectural styles such as Minimal Traditional, Ranch, and even Art Modern and Mid-Century Modern.

Of the 309 properties surveyed, the following styles were found (see **Map 3**).

Masonry Vernacular style	63
Minimal Traditional.....	56
Frame Vernacular.....	54
Commercial	24
Ranch	16
Bungalow	13
Mediterranean Revival.....	12
Craftsman.....	10
Colonial Revival	9
Mid-Century Modern	7
Art Moderne	4
Split Level	3
Mission.....	2
Neo-Classical Revival.....	2
International	2
Prairie.....	1
Monterey	1
Queen Ann	1
Mixed	2
No style	4

There were also one or two examples of International, Mission, Neo-classical Revival, International, Monterey, Prairie, Queen Ann and mixed. There were 4 structures that did not have a defined style. The following pages contain a series of pictures showing representative examples of each of the architectural styles found in the downtown Melbourne survey area.

Map 3: Architectural Styles



Masonry Vernacular



1029 E Lincoln Ave



708 E New Haven Ave



702 E New Haven Ave



2005-2009 Melbourne Ct.

Approximately 22% of the structures surveyed were identified as Masonry Vernacular. The Masonry Vernacular building, like the Frame Vernacular does not follow a particular style. But, unlike the Frame Vernacular, this type was built using concrete block or brick as the main structural support, and stucco for the exterior fabric.

Before the Civil War, masonry construction was far less popular in Florida than wood framing. Brick was not readily available because of a scarcity of clay in the state and poor transportation facilities. Following the Civil War, brick became more readily available, as rail networks were extended to Florida. After 1900, brick was increasingly used on a variety of buildings, including private residences, apartments, schools and government buildings. In the 1920s, two new masonry materials, hollow tile and concrete block, became widely used. These new materials were as strong as fired brick, but were lighter and cheaper. In later years, concrete block replaced brick as a structural material.

In the early decades of the century, wood frame houses were sometimes disguised as masonry by applying stucco cladding over the wooden studs. Also, some masonry vernacular homes have recently been covered with wood or vinyl siding. The location of Masonry Vernacular buildings vary, with no particular areas of concentration.

The Frame and Masonry Vernacular are very similar in terms of massing and proportions. The main difference between the two is the use of materials, and the foundation treatment (the Masonry Vernacular lacks the crawlspace commonly found in Frame Vernacular homes).

Several commercial buildings were classified as Masonry Vernacular, instead of Commercial, because the buildings varied from the typical storefront form of the Commercial style.

Minimal Traditional



506 E Melbourne Ave



2007 Oak St



2004 Helen St



537 Lincoln Ave

Approximately 20% of the structures surveyed were classified as Minimal Traditional. This is an early Modern style that was influenced by the Tudor style of the 1920s and 1930s. Minimal Traditional homes were in a large part a response to the challenging conditions of home construction during the Depression. Architects began studying the most efficient and affordable way to build single-family homes, and the Minimal Traditional style became the answer and predominant subdivision home from 1935-1950. However, this style was not as popular in Florida as it was in the northeast.

Minimal Traditional homes typically include the following characteristics:

- Low-intermediate-pitched or gabled roof
- Small, one-story home
- Roof eaves with little to no overhang
- Double-hung or awning windows with multiple panes
- Minimal amounts of added architectural detail

Since all the Minimal Traditional structures are residential, the style is typically found in residential neighborhoods around the downtown.

Frame Vernacular



541 E New Haven Ave



2101 Hallwood Pl



1708 Riverview Dr



2011 Helen St

Approximately 19% of the structures surveyed are Frame Vernacular. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style.

There are several types of Frame Vernacular homes in Downtown Melbourne. Some have one story, others have two; some have front gable roof, others have side-gable or cross gable. Over the years, modifications have been made resulting in a variety of decorative features that make each home unique. Two of the homes surveyed presented characteristics of the Folk Victorian style. However, the master site file form does not offer this as a style option. Therefore, they were classified as Frame Vernacular (BR01601 and BR01210).

Most Vernacular homes in Florida are narrow, one-story houses with relatively steep roof pitches. A variation of this form is the “**Shotgun**” house, a narrow gable-front dwelling, one room wide, built approximately from 1880 to 1930. This style was easily accommodated into narrow urban lots (see figure to the right).

Frame Vernacular may be used on residential as well as non-residential buildings. However, it is most popular in conjunction with residential buildings. There is not a particular area where this style is concentrated.



1704 Riverview Dr.

Commercial Style



1010 E New Haven Ave



1002 E New Haven Ave



604 E New Haven Ave



837-841 E New Haven Ave

Approximately 8% of the structures surveyed featured the Commercial style. The design of commercial buildings in Florida mirrored national trends. The distinctive style developed during the mid-nineteenth century. These buildings housed a variety of uses, including offices, banks, hotels, and theaters, but the most common use was retail stores, and in many cases, apartments above. Commercial buildings built between the mid-1850s and the 1940 were constructed close to the street, in close proximity to one another, and covered most of the lot. Commercial buildings were normally organized into distinct sections or zones, commonly containing one or two stories. The ground floor would most likely include one or more storefronts.

Most of the Commercial style buildings in downtown are found along East New Haven Avenue, Melbourne Court and, in a few instances, along Strawbridge Avenue.

Ranch



2103 Helen St



424 E Melbourne Ave



2101 Goff Pl

Approximately 6% of the surveyed structures have the characteristics of a Ranch style home. The Ranch style was the dominant single-family style throughout the 1950s and 1960s and is still very popular. Its design stressed livability, flexibility, and humble character, and was able to be financed through the FHA post-WWII, which aided its expansion and popularity. It is known as a very wide-set, one-story home with a built-in garage, typically on the main façade.

Ranch homes are typically built very low to the ground with a rectangular layout. The roof is very low-pitched with moderate overhangs. The front entry is typically set asymmetric and sheltered by the main roof. Large picture windows are common along the front façade.

Bungalow



525 Palmetto Ave



624 E Lincoln Ave



520 E Lincoln Ave



720 E Lincoln Ave

Approximately 5% of the structures surveyed were identified as Bungalow homes. The Bungalow style was the most popular style in Florida during the period from 1900-1930. The style's name comes from the *bangla*, a low house with porches, which was used as a shelter by travelers in India during the 18th and 19th centuries. However, Japanese construction techniques have had the most influence on the style, which utilize an extensive display of structural elements that have now become integral components. At the turn of the century, the Bungalow was popularized by national publications that expressed its economical use of space and landscaping, which led it to become so popular in Florida.

The Bungalow is typically one or one and a half-stories with a low-pitched gable roof. Typically, roof rafters are exposed or beams are added beneath the gables. Other elements include knee braces, offset entrances, and an entrance porch (full or partial width). The porch is the quintessential feature of the Bungalow, with its roof supported by tapered square columns. Many of the porches in the area have been enclosed and the windows replaced.

Three Bungalow style homes in the study area have been identified as Kit Homes.

Mediterranean Revival



2009 Oak St



1900 S Harbor City Blvd



616 E New Haven Ave



408 E Melbourne Ave

Approximately 4% of the structures surveyed featured the Mediterranean Revival style, which includes a mix of elements from several styles of Spanish colonial states, including the Moorish, Turkish, Byzantine and Spanish Eclectic revival styles. These styles, as well as their mix in the Mediterranean Revival style, rose to popularity in southwest America and Florida throughout the 1900s, especially after the Panama-California Exposition of 1915.

In Florida, the Mediterranean Revival style relies most heavily on Spanish influence. The style can be adapted for single-family homes, hotels, and commercial buildings, many of which were renovated to reflect this style in the 1920s. Mediterranean Revival structures typically have the following features: flat roofs with some form of parapet, ceramic tile roofing, stucco facades, flat roof front porches, casement or double-hung sash windows, and ceramic tile décor.

Mediterranean style buildings are found in the residential as well as commercial areas in the downtown.

Craftsman Bungalow



2108 Waverly Place



520 E Strawbridge Ave



601 E New Haven Ave



529 E New Haven Ave

Approximately 4% of the structures surveyed were identified as Craftsman homes. The Craftsman style was the popular style for smaller houses being built throughout the Country during the period from 1905 to 1920. The style originated in California but quickly spread throughout the Country by pattern books and popular magazines. The style faded from favor after the mid-1920s, and few were built in the 1930s. The one-story vernacular examples are often called simply bungalows.

Craftsman buildings have broad, low gabled roofs, usually with one or two large front dormers, and wide eaves with exposed rafters under the eaves. The following characteristics are typically found in some combination on most craftsman bungalows:

- Low-pitched roof which may be gabled or hipped
- 1–1½ stories, sometimes two
- Large porches covered by the overhanging roof and supported by substantial columns
- Broad eaves with exposed rafters
- Decorative knee braces and elaborated rafter ends
- Open floor plan with front entry opening directly into the living room
- Lots of windows and doors to exterior porches or verandas
- Large fireplace often with built-in cabinetry, shelves, or benches on either side
- Built-in cabinetry such as buffets, china cabinets, and bookcases; beamed ceilings; simple wainscot sometimes with a plate rail most commonly seen in dining and living room.
- Dormers, shed, hipped or gabled.
- Double-hung or casement windows with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks. Simple, wide casings.

Colonial Revival



1808 McQuaid St



2012 Waverly Pl



1811 Riverview Dr



724 E Lincoln Av

Approximately 3% of the structures surveyed were identified as Colonial Revival. Colonial Revival was the dominant residential architectural style in America from about 1900 to 1950. However, the style did not take as much of a hold in Florida, as the Bungalow and Spanish Revival styles rose in popularity. “Colonial Revival” references the rebirth of interest in early English and Dutch houses that existed during colonial America, specifically along the coast. The style was formally introduced at the Philadelphia Exposition of 1876, the centennial year of the Declaration, which aided the renewed interest in the colonial era.

In Florida, the typical Colonial Revival house is a mix of several colonial design elements, rather than one cohesive design. Some identifying features include:

- Gable, hip, or gambrel roofs
- An emphasized entrance, typically with a pediment or crown
- Front porches supported by thin columns
- Symmetrical façade (but the door may be off-center)
- Double-hung sash windows
- Windows set in pairs

Mid-Century Modern



401 Roxy Ave



2112 Grant Pl



600 E Melbourne Ave



1805 Livingston St

Approximately 2% of the structures surveyed were identified as the Mid-Century Modern style. This style emerged in the mid-1940s and is influenced by Oriental architecture of Japan. Mid-Century Modern embraces spaces within the structure rather than adorning the building with exterior features, so the design is approached from the inside out and based on functionality. It was highly popular from 1945 to 1965, mostly due to its affordability and logical layout.

Mid-Century Modern homes typically include: low pitched gabled roofs (sometimes flat) with overhanging eaves, exposed beams, natural construction materials, broad facades, a recessed or obscured entryway, courtyards, broad surfaces with integral patterns (concrete screen blocks), and an asymmetrical layout.

Split-Level



409 E Melbourne Ave



408 Roxy Ave

Three structures surveyed were classified as Split-Level homes. It is more a distinct *form* of home rather than architectural style, and became most popular in the 1950s. Split-Level homes are typically seen as an expression of the Ranch and Mid-Century Modern styles, and are built asymmetrically both because of practical topographic land development and aesthetics. They typically have three or more levels stacked or staggered separately from one another and joined by half flights of stairs. They are affordable as they take up less space on a single lot, and they allow a lot of internal circulation for separate uses. Split level homes are not very popular in Florida as the terrain does not vary enough to justify the levels.

Split-Level homes typically have the same architectural features as the Ranch and Mid-Century Modern styles such as a low to moderate-pitched roof with little to no overhang and few architectural details.

Art Moderne



800 E Strawbridge Ave



817 E Strawbridge Ave



900 E New Haven Ave



902 E New Haven Ave

Four structures surveyed were classified under the Art Moderne style, a style within the Modernist movement. This style was constructed predominantly from 1920 to 1940 and is more common for commercial buildings than residential structures. It features streamlined designs, with minimalist decorative motifs and smooth surfaces.

The Art Moderne style features smooth wall surfaces, curved corners and windows, flat roofs with small ledging at the roof line, asymmetrical facades, and horizontal or geometric decorative elements.

Mission



2104 Waverly Pl



2101 Henley Ct

Two of the structures surveyed were classified under the Mission style, known as an eclectic mix. It was created as a response to the east's Colonial Revival style, in order to reflect the Hispanic heritage styles of the western states. The Mission style began in California during the 1890's and quickly rose to popularity nationally, featuring a freedom of design through combinations of characteristic features. They spread eastward to Florida during the period from 1905 to 1920, but are uncommon outside of the southwestern states.

The Mission style typically includes the following architectural features:

- Mission-shaped dormer or roof parapet
- Red tile roof
- Widely overhanging eaves
- Porch roofs supported by square piers
- Smooth stucco facades
- Quatrefoil windows and decorative features
- Bell towers or elaborate arcades

International



630 E New Haven Ave



701 E New Haven Ave

Only two surveyed structures were identified as the International style. International buildings are focused on volume, regularity, and avoiding adornment. This style began around 1925 for both homes and commercial uses, and continues to be used today. They are constructed using lightweight structural skeletons, typically made of metal, in contrast to solid masonry construction. By using a structural skeleton rather than walls for support, the International style allows much more flexibility for façade treatments, window placement, and interior wall layout.

International buildings typically have a flat roof with no ledge. Windows are set flush with outer walls. Facades are smooth and undecorated, typically including large window groupings. There are some facades that are long, linear expanses without windows. Commonly designed asymmetrically.

Monterey



550 E Strawbridge Ave

Only one surveyed structure was designated as the Monterey style. This style is a fusion of revival styles from New England, the South, and Mediterranean architecture and was most popular during the late 1920s and 1930s. It is most influenced by Spanish Colonial homes, with Anglo-Saxon elements. This style is rare to Florida because it was popular during the Depression and the construction market was slow during that time.

Monterey buildings are most well-known for having full-width cantilevered balconies covered by the principal roof. They typically are two-stories with a low-pitched gable roof and are broad in width. The first and second stories are usually constructed from different materials including wood shingles, brick, or stucco.

8. RESOURCE SIGNIFICANCE

Of the 309 structures surveyed, 1 is already listed in the National Register and 5 were determined to be potentially eligible for listing. A total of 55 structures were deemed contributing to a potential National Register historic district(s), if one or more are created. A total of 121 structures (about 42% of the structures surveyed and still standing) were deemed to be potentially eligible for local listing, and 117 as contributing within a local historic district. The following subsections address eligibility criteria and recommendations for future district and landmark designations. These are intended to be *preliminary* findings. For actual listing in the National or Local registers, the applications would need to be reviewed in more detail.

National Register of Historic Places

One purpose of this survey was to identify properties and concentrations of buildings that might be eligible for nomination to the National Register of Historic Places, either individually or as part of a district. The National Register is a federal program with established criteria for evaluating the significance of buildings, sites and structures which acts as an inventory of the nation's historic places.

Criteria for evaluation of historic structures and places are as follows:

- Criterion A. The property or structure is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B. The property is associated with the lives of persons significant in our past.
- Criterion C. The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- Criterion D. The property has yielded, or is likely to yield, information important in prehistory or history.

The City of Melbourne does not currently have any National Register districts. Therefore, none of the structures surveyed would be deemed “contributing” to a national district. However, as part of this survey, two districts are being recommended. Therefore, the eligibility notes for National Register as part of a district were completed based on those two potential districts (see next section on National Register Districts).

National Register - Individual Listings

As of April 2018, Melbourne had four (4) structures listed on the National Register of Historic Places:

- Florida Power and Light Company Ice Plant (1604 S. Harbor City Blvd),
- William H. Gleason House (1736 Pineapple Ave),
- Green Gables House (1501 S. Harbor City Blvd), and
- James Wadsworth Rossetter House (1328 Houston St).

There are 5 resources within the study area that could potentially qualify for listing in the National Register. They include:

1. **BR01238, 625 E New Haven Ave (Henegar Center):** Built in 1919 as part of the Melbourne High School, the building housed the school cafeteria, band room, & Industrial Arts buildings. It is now the Henegar Center. The building was classified as Neo-Classical. The building is significant

for its association with the development of the City's residential area during the Florida Land Boom period of the 1920s.



2. **BR01436, 1900 S Harbor Blvd (Melbourne Hotel):** Built in 1924 by Elton Hall and other financial backers as a hotel with commercial uses on the ground floor. It served as a hotel for 45 years. This building has been modified over the years; however, it is significant for its association with the development of the commercial area during the Florida Land Boom.



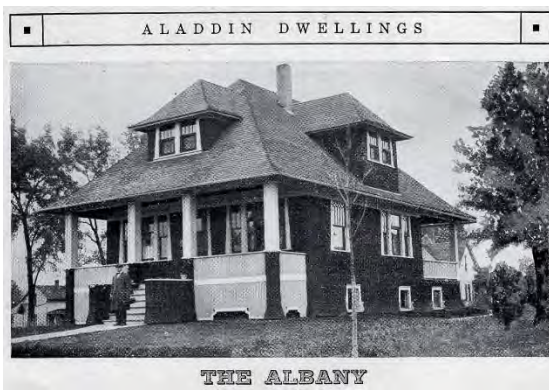
3. **BR01318, 509 Palmetto Av (Gordon Van Tine Kit Home):** The structure is a kit home from the Gordon Van Tine Company – model #620/Warwick. The house is significant in our nation's history and architecture as it reflects the kit home phenomena of purchasing a home from a mail order catalogue.



4. **BR01320, 517 Palmetto Av (Gordon Van Tine Kit Home):** The structure is a kit home from the Gordon Van Tine Company – model #530. The house is significant in our nation's history and architecture as it reflects the kit home phenomena of purchasing a home from a mail order catalogue.



5. **BR01193, 1114 Palmetto Av (Aladdin Kit Home):** The structure is a kit home from the Aladdin Company – The Albany model. The house is significant in our nation’s history and architecture as it reflects the kit home phenomena of purchasing a home from a mail order catalogue.



These five structures also meet the criteria for **local listing** individually because they are strongly associated with the development of Melbourne’s downtown and surrounding residential areas. They also embody distinctive characteristics of their architectural style.

National Register - Districts

Based on the eligibility determination for the structures surveyed, there is the potential for the creation of two National Register historic districts: Melbourne Downtown Commercial and Riverview Village (see **Map 5**). The two areas are significant at the local level under Criterion A in the area of community planning and development and under Criterion C in the area of architecture for their importance to the City of Melbourne, one as the commercial district that was created after the 1919 fire destroyed the original commercial area on Front Street, and the other as a waterfront neighborhood with homes dating back to the 1800s. There are numerous buildings in both districts telling the history of these two distinct areas of the City and also exemplifying styles and construction methods and materials typical of the area.

National Register historic districts will only be established by following the process outlined by the National Park Service (NPS). Any infill projects in the historic districts are not bound by the Secretary of the Interior Standards and are not regulated by the NPS. Being in a National Register District does not prevent an owner from destroying the structure. Therefore, it is important to also designate them locally (see sections below).

Structures listed in the National Register may be eligible for the Federal tax relief programs as well as certain grants if they meet the criteria.

Melbourne Local Register

Local Register – Individual Listings

The survey identified 121 structures (about 42% of the structures surveyed and still standing) that seem eligible for local listing. Most resources were noted as potentially eligible based on their quality of design and construction embodying the distinctive characteristics of an architectural type, period, style or method of construction; or because they contain elements of design, detail, materials, or craftsmanship of outstanding quality. See **Map 6**. These structures also remain true to their original construction and have not been significantly altered over time.

Some structures marked as not eligible for local listing may have some elements that obscure the original design of the building. In those instances, it may be a matter of restoring the building's architectural features to make them eligible.

As noted above for National Register nominations, the list of locally significant structures in this report is intended to facilitate future reviews of applications for designation. However, the actual eligibility cannot be determined until a detailed review of each structure is conducted. The individual owners will need to apply to the City to initiate the designation process if they would like to.

Once on the local register, the contributing structures may be eligible for the City's ad valorem tax relief program.

Local Register – Historic Districts

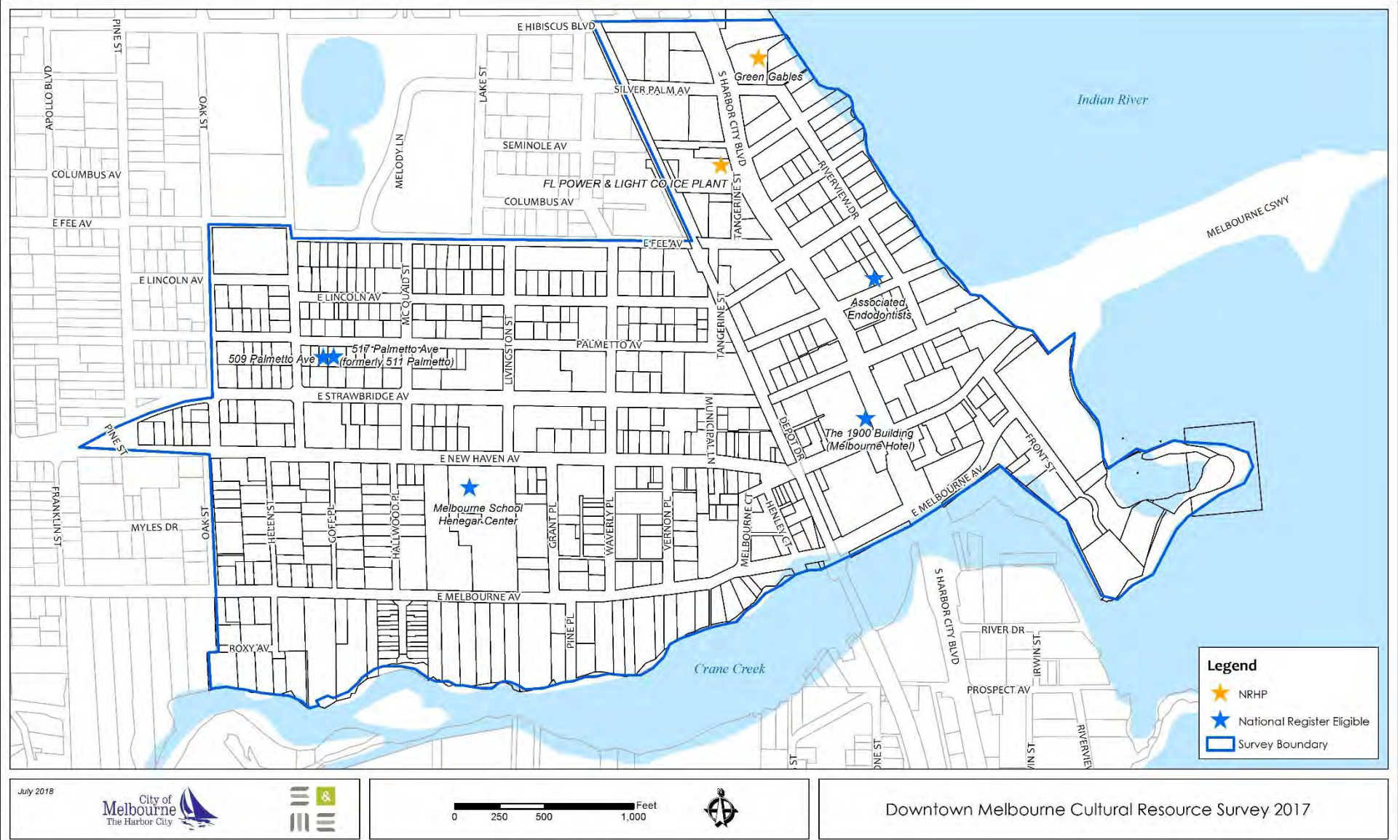
Based on the concentration of significant resources and the character of some of the neighborhoods surveyed, the designation of the following local districts may be entertained in the future by the City (see **Map 7**):

- Melbourne Downtown Commercial
- Riverview Village
- Downtown Residential East
- Downtown Residential West
- LaBertha Lawn Residential

Local historic district can only be established by following the process outlined in the City's Land Development Code. Each designated district is required to have their own design guidelines that the contributing structures would need to abide by. Any infill projects in the historic districts would be encouraged to follow the guidelines in regards to setbacks, height, massing, etc. Once on the local register, contributing structures may be eligible for the City's ad valorem tax relief program.

This list of locally significant districts is intended to facilitate future discussion. If residents in these areas are interested in pursuing a local district they will need to organize and approach the City as a group to initiate the review process.

Map 4. Potentially Eligible for Listing in the National Register Individually



July 2018

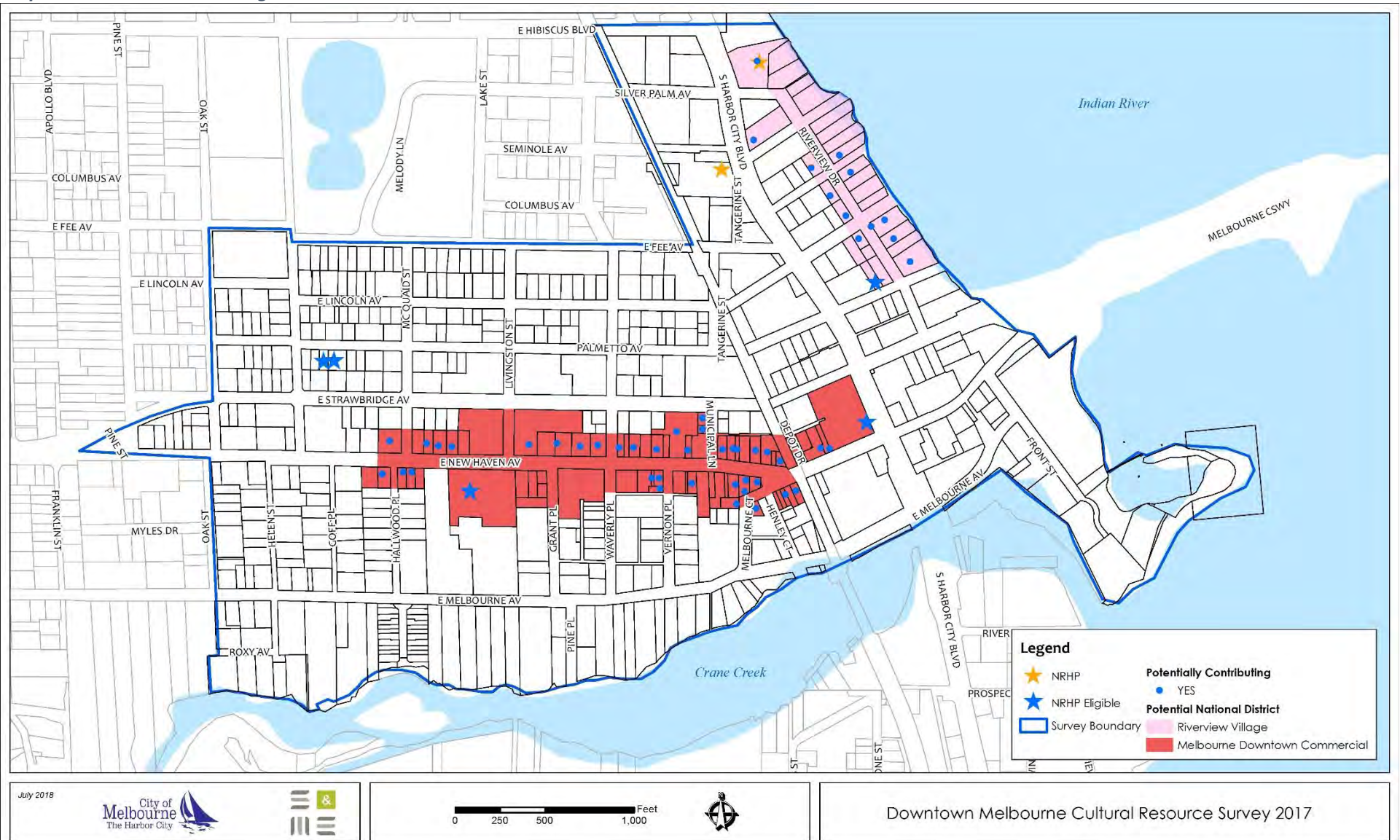


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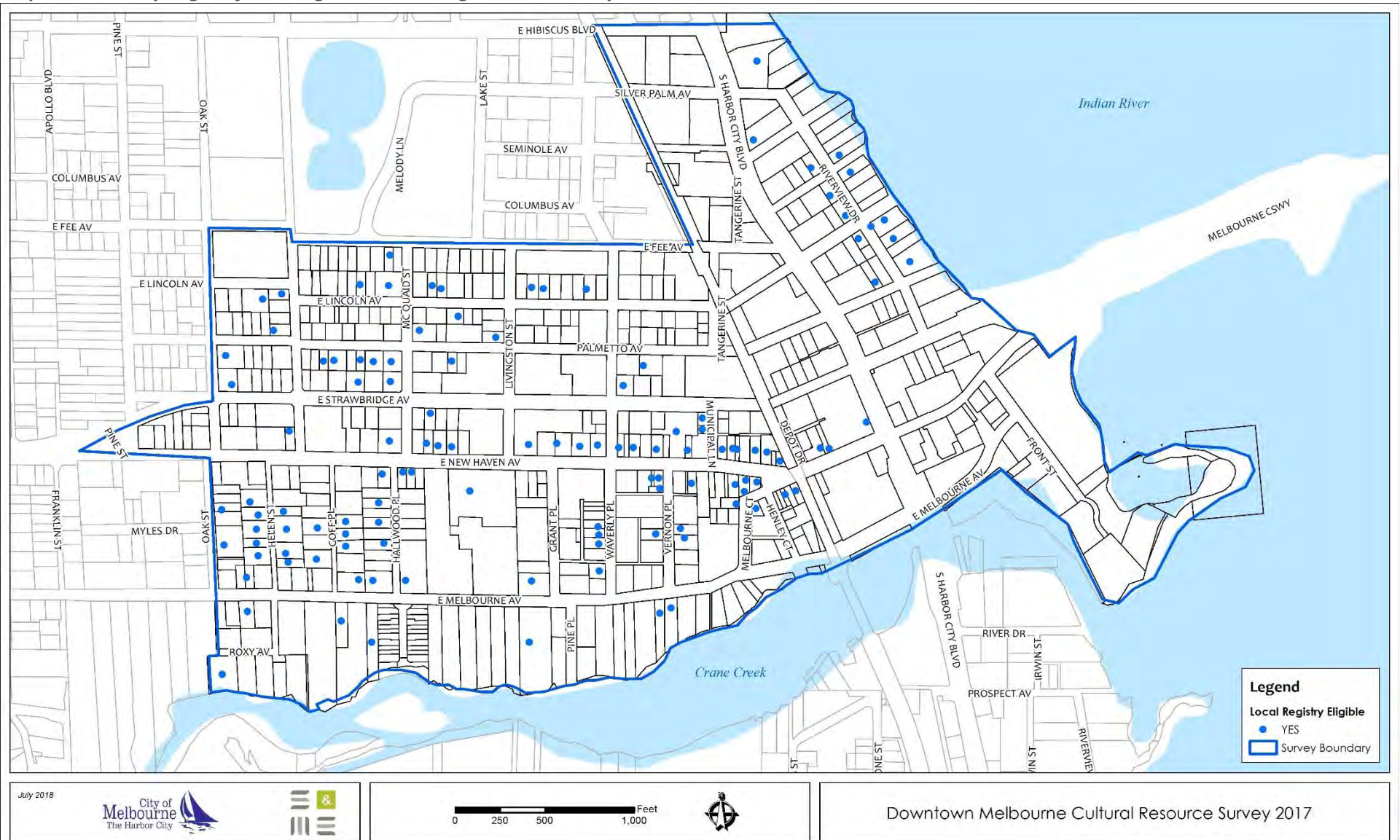


Downtown Melbourne Cultural Resource Survey 2017

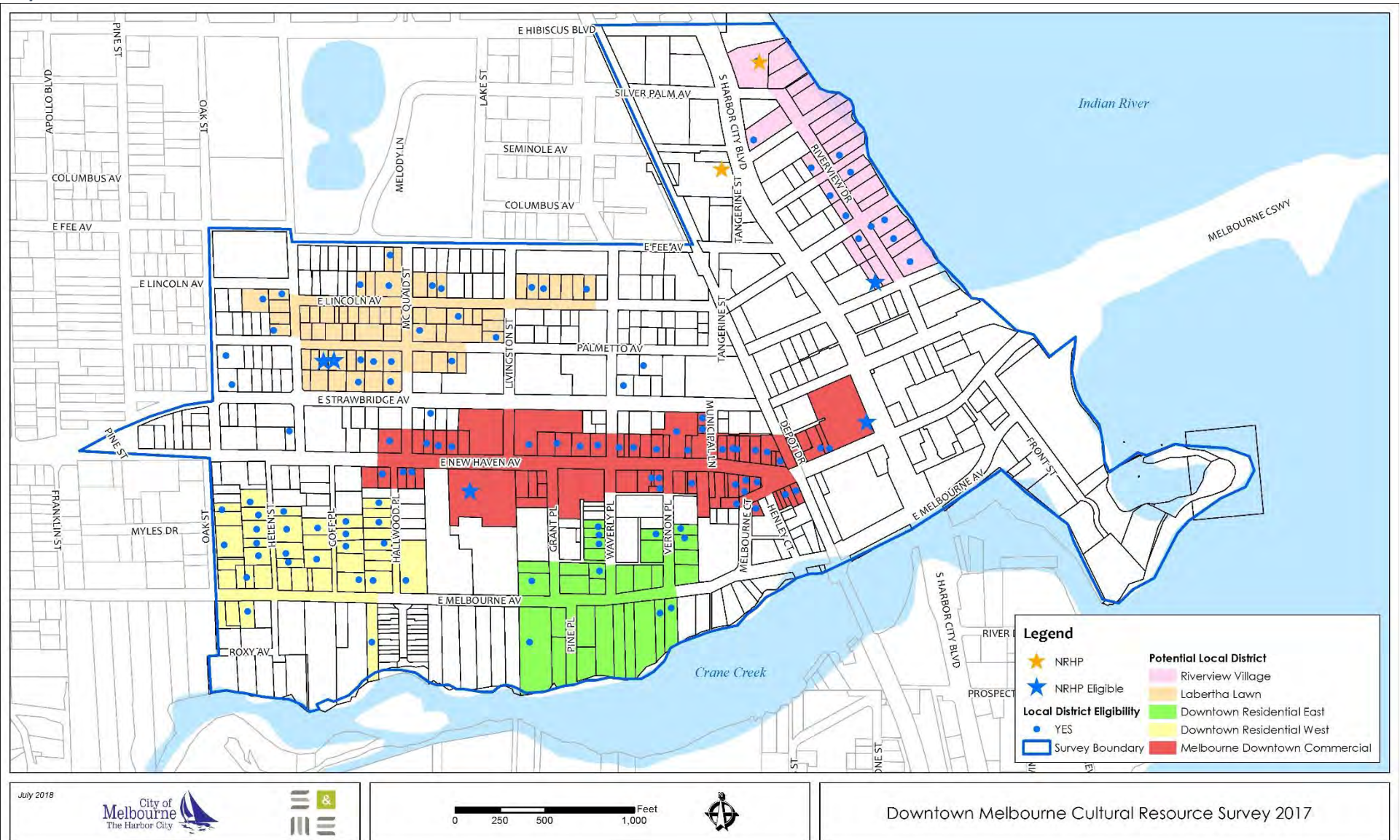
Map 5. Potential National Register Districts



Map 6. Potentially Eligible for Listing in the Local Register Individually



Map 7. Recommended Local Historic Districts



9. CONCLUSIONS AND RECOMMENDATIONS

A total of 309 structures were surveyed. They are listed in **Appendix 1**. The table shows the Florida Master Site File number as well as the recorder number. Of those properties surveyed, 124 had already been surveyed in the past. In those instances, the same FMSF number has been used, but the structure information was updated and new photographs taken. Out of the 124 updates, 23 structures were demolished.

Based on the survey results, the recommendations for future steps are as follows. The timing of the implementation will be based on funding and staff availability.





- Consider the creation of two National Register historic districts:
 - Commercial downtown (New Haven Avenue)
 - Riverview Village
- Explore the creation of the following local historic districts, upon property owners interest:
 - Commercial downtown
 - Downtown Residential East
 - Downton Residential West
 - Riverview Village
 - La Bertha Lawn
- Encourage the property owners of the structures identified as having local or national significance to apply for designation.
- Update and create new surveys for the remaining structures within the survey boundary. There were over 359 sites within this boundary with structures built over 50 years ago and some sites contained multiple structures. For this survey project, 309 structures were surveyed; therefore, approximately 50 surveys remain to be completed.
- Update and create new surveys for other parts of the City such as Eau Gallie and mid-town.
- Continue enforcing the adopted historic preservation ordinance and enforcing structural maintenance codes to prevent the deterioration of historic structures.

The City of Melbourne Community Development Department has kept a copy of each master site file sent to the State, and is the repository of the original electronic files of all the materials submitted to the State Division of Historical Resources.

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Appendix 1. List of Surveyed Structures

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
001	BR01193		1114 Palmetto Ave	1910	Bungalow (Kit Home)	Yes	Yes	Yes	Yes
002	BR01194		1811 Riverview Dr	1894	Colonial Revival	No	Yes	Yes	Yes
003	BR01195		1809 Riverview Dr	1892	DEMOLISHED	NA	NA	NA	NA
004	BR01196		1805 Riverview Dr	1895	Frame Vernacular	No	Yes	Yes	Yes





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
005	BR01197		1801 Riverview Drive	1926	Masonry Vernacular	No	No	No	No
006	BR01198		1021 E Lincoln Ave	1920	Frame Vernacular	No	Yes	Yes	Yes
007	BR01199		1029 E Lincoln Ave	1926	Masonry Vernacular	No	Yes	Yes	Yes
008	BR01200		1709 Riverview Dr (now 1707 Riverview)	1920	DEMOLISHED	NA	NA	NA	NA

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
009	BR01201		1707 Riverview Dr		DEMOLISHED	NA	NA	NA	NA
010	BR01202		1705 Riverview Dr	1915	DEMOLISHED	NA	NA	NA	NA
011	BR01203		1704 Riverview Dr	1926	Frame Vernacular	No	No	No	No





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
012	BR01204		1702 Riverview Dr	1926	Frame Vernacular	No	Yes	Yes	Yes
013	BR01205		1703 Riverview Dr	1920	DEMOLISHED	NA	NA	NA	NA
014	BR01206		1701 Riverview Dr	1920	Frame Vernacular	No	Yes	Yes	Yes
015	BR01207		1607 Riverview Dr	1926	Frame Vernacular	No	Yes	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
016	BR01208		1605 Riverview Dr	1905	Frame Vernacular	No	No	No	No
017	BR01219		805 E Lincoln Ave	1935	DEMOLISHED	NA	NA	NA	NA
018	BR01220		829 E Lincoln Ave	1944	Masonry Vernacular	No	No	No	No
019	BR01223		822 Palmetto Ave	1926	Frame Vernacular	No	No	No	No





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
020	BR01224		816 Palmetto Ave	1926	DEMOLISHED	NA	NA	NA	NA
021	BR01225		812 Palmetto Ave	1924	Masonry Vernacular	No	No	No	No
022	BR01226		805 Palmetto Ave	1930	Craftsman Bungalow	No	No	No	No
023	BR01227		2012 Waverly Pl	1925	Colonial Revival	No	No	Yes	Yes



CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE




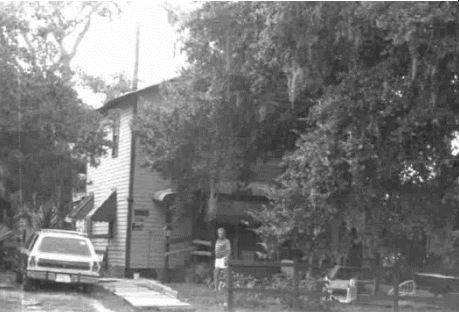
REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
024	BR01228		2100 Waverly Pl	1926	Frame Vernacular	No	No	Yes	Yes
025	BR01229		2104 Waverly Pl.	1925	Mission	No	No	Yes	Yes
026	BR01230		2108 Waverly Pl	1920	Craftsman Bungalow	No	No	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
027	BR01231		801 E Melbourne Ave	1895	DEMOLISHED	NA	NA	NA	NA
028	BR01232		633 E Melbourne Ave	1944	Mediterranean Revival	No	No	Yes	Yes
029	BR01233		636 E Melbourne Ave	1924	Prairie	No	No	Yes	Yes
030	BR01234		621 E Melbourne Ave	1920	Frame Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE





REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
031	BR01235		600 E Melbourne Ave	1933	Mid-Century Modern	No	No	Yes	Yes
032	BR01236		541 E New Haven Ave	1903	Frame Vernacular	No	Yes	Yes	Yes
033	BR01237		601 E New Haven Ave	1925	Craftsman Bungalow	No	Yes	Yes	Yes
034	BR01238		625 E New Haven Ave	1919	Neo-Classical Revival	Yes	Yes	Yes	Yes

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
035	BR01239		635 E New Haven Ave	1926	DEMOLISHED	NA	NA	NA	NA
036	BR01240		2004 Grant Pl	1925	Frame Vernacular	No	No	No	No
037	BR01241		2005 Grant Pl	1926	DEMOLISHED	NA	NA	NA	NA
038	BR01242		2010 Grant Pl	1920	DEMOLISHED	NA	NA	NA	NA





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
039	BR01243		1804 Livingston Street	1920	Frame Vernacular	No	No	Yes	Yes
040	BR01244	 	702 E New Haven Ave	1923/ 1951	Mix – none dominant	No	Yes	Yes	Yes
041	BR01246		708 E New Haven Ave	1922	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
042	BR01248		616 E New Haven Ave	1925	Mediterranean Revival	No	Yes	Yes	Yes
043	BR01250		614 E New Haven Ave	1925	Frame Vernacular	No	Yes	Yes	Yes
044	BR01252		609 E Strawbridge Ave	1935	DEMOLISHED	NA	NA	NA	NA
045	BR01254		605 E Strawbridge Ave	1935	Frame Vernacular	No	No	Yes	Yes





CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
046	BR01256		615 Palmetto Ave	1926	Frame Vernacular	No	No	No	No
047	BR01258		609 E Lincoln Ave	1926	Frame Vernacular	No	No	No	No
048	BR01260		608 E Lincoln Ave	1927	Minimal Traditional	No	No	Yes	Yes
049	BR01262		612 E Lincoln Ave	1959	Frame Vernacular	No	No	Yes	Yes





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
050	BR01264		621 E Lincoln Ave	1926	Colonial Revival	No	No	Yes	Yes
051	BR01266		620 E Lincoln Ave	1926	Craftsman	No	No	No	No
052	BR01268		624 E Lincoln Ave	1925	Bungalow	No	No	No	No
053	BR01270		704 E Lincoln Ave	1925	Mediterranean Revival	No	No	Yes	Yes





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
054	BR01272		708 E Lincoln Ave	1925	Frame Vernacular	No	No	Yes	Yes
055	BR01274		720 E Lincoln Ave	1926	Bungalow	No	No	No	No
056	BR01276		724 E Lincoln Ave	1924	Colonial Revival	No	No	Yes	Yes
057	BR01280		537 E Fee Ave	1935	Minimal Traditional	No	No	Yes	Yes



CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
058	BR01282		536 E Lincoln Ave	1926	Bungalow	No	No	Yes	Yes
059	BR01284		528 E Lincoln Ave	1926	DEMOLISHED	NA	NA	NA	NA
060	BR01286		520 E Lincoln Ave	1926	Bungalow	No	No	Yes	Yes
061	BR01288		512 E Lincoln Ave	1926	DEMOLISHED	NA	NA	NA	NA

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
062	BR01290		1808 Hickory St	1924	Frame Vernacular	No	No	No	No
063	BR01292		1800 Hickory St	1926	Bungalow	No	No	Yes	Yes
064	BR01294		411 E Lincoln Ave	1944	Frame Vernacular	No	No	Yes	Yes
065	BR01312		404 Palmetto Ave	1915	DEMOLISHED	NA	NA	NA	NA




CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
066	BR01314		409 Palmetto Ave	1920	Frame Vernacular	No	No	No	No
067	BR01316		501 Palmetto Ave	1926	DEMOLISHED	NA	NA	NA	NA
068	BR01318		509 Palmetto Ave	1930	Bungalow (Kit Home) Local landmark	Yes	Yes	Yes	Yes
069	BR01320		517 Palmetto Ave (formerly 511 Palmetto Ave) (house number reads 513; accessory structure 517)	1926	Bungalow (Kit Home)	Yes	Yes	Yes	Yes





CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
070	BR01322		550 E Strawbridge Ave	1928	Monterey	No	No	Yes	Yes
071	BR01324		520 E Strawbridge Ave	1926	Craftsman Bungalow	No	No	Yes	Yes
072	BR01326		411 E Strawbridge Ave [NOW 1900 Hickory St]	1926	DEMOLISHED	NA	NA	NA	NA
073	BR01328		417 E Strawbridge Ave [NOW 1900 Hickory St]	1930	DEMOLISHED	NA	NA	NA	NA





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
074	BR01330		403 E Strawbridge Ave	1925	Frame Vernacular	No	No	No	No
075	BR01332		400 E Strawbridge Ave	1920	Frame Vernacular	No	No	Yes	Yes
076	BR01338		412 E New Haven Ave	1926	DEMOLISHED	NA	NA	NA	NA
077	BR01340		529 E New Haven Ave	1926	Craftsman Bungalow	No	Yes	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
078	BR01342		2008 Hallwood Pl	1929	Bungalow	No	No	Yes	Yes
079	BR01344		2016 Hallwood Pl	1920	Frame Vernacular	No	No	Yes	Yes
080	BR01346		2104 Hallwood Pl	1920	Craftsman Bungalow	No	No	Yes	Yes
081	BR01352		420 E Melbourne Ave	1940	Frame Vernacular	No	No	No	No





CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
082	BR01354		408 E Melbourne Ave	1926	Mediterranean Revival	No	No	Yes	Yes
083	BR01356		2105 Oak St	1944	Frame Vernacular	No	No	Yes	Yes
084	BR01358		2009 Oak St	1926	Mediterranean Revival	No	No	Yes	Yes
085	BR01362		2007 Helen St	1926	DEMOLISHED	NA	NA	NA	NA

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
086	BR01364		2011 Helen St	1935	Frame Vernacular	No	No	Yes	Yes
087	BR01366		2102 Helen St	1926	Craftsman Bungalow	No	No	Yes	Yes
088	BR01368		2108 Helen St	1926	Bungalow	No	No	Yes	Yes
089	BR01370		2107 Helen St	1925	Mediterranean Revival	No	No	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
090	BR01372		2109 Helen St	1926	Bungalow	No	No	Yes	Yes
091	BR01374		805 E Melbourne Ave	1910	DEMOLISHED	NA	NA	NA	NA
092	BR01376		809 E Melbourne Ave	1917	DEMOLISHED	NA	NA	NA	NA
093	BR01380		819 E Melbourne Ave	1915	Frame Vernacular	No	No	Yes	Yes





CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
094	BR01382		2006 Vernon Pl	1920	Masonry Vernacular	No	Yes	Yes	Yes
095	BR01386		2013 Vernon Pl	1926	Frame Vernacular	No	No	Yes	Yes
096	BR01388		2101 Vernon Pl	1920	Frame Vernacular	No	No	Yes	Yes
097	BR01390		2100 Vernon	1926	Frame Vernacular	No	No	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
098	BR01404		2018 Melbourne Ct	1926	Mediterranean Revival	No	Yes	Yes	Yes
099	BR01406		2016 Melbourne Ct	1926	Masonry Vernacular	No	Yes	Yes	Yes
100	BR01408		2021-2023 Melbourne Ct	1924	Masonry Vernacular	No	Yes	Yes	Yes
101	BR01410		927 E New Haven Ave	1926	Mediterranean Revival	No	Yes	Yes	Yes





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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
102	BR01412		913-19E New Haven Ave	1913	Masonry Vernacular	No	Yes	Yes	Yes
103	BR01414		909 E New Haven Ave	1925	Mediterranean Revival	No	Yes	Yes	Yes
104	BR01416		837-841 E New Haven Ave	1926	Commercial	No	Yes	Yes	Yes
105	BR01418		824 E New Haven Ave (aka 826 E New Haven)	1925	Mediterranean Revival	No	Yes	Yes	Yes

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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
106	BR01420		916 E New Haven Ave	1923	Masonry Vernacular	No	Yes	Yes	Yes
107	BR01424		2005, 2007, Melbourne Ct 2009	1920	Masonry Vernacular	No	Yes	Yes	Yes
108	BR01426		2001-2003 Melbourne Ct	1910	Masonry Vernacular	No	Yes	Yes	Yes
109	BR01428		1917-1929 Depot Ave	1926	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
110	BR01434		1002 E New Haven Ave	1898	Commercial	Yes	Yes	Yes	Yes
111	BR01436		1900 S Harbor City Blvd	1924	Mediterranean Revival	Yes	Yes	Yes	Yes
112	BR01454		1501 Riverview Dr	1896	Queen Anne National Register	Yes	Yes	Yes	Yes
113	BR01578		821 Palmetto Ave	1925	DEMOLISHED	NA	NA	NA	NA

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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
114	BR01579		601 Palmetto Ave	1935	Masonry Vernacular	No	No	No	No
115	BR01582		1900 Municipal Ln	1920	Frame Vernacular	No	Yes	Yes	Yes
116	BR01601		1708 Riverview Dr	1915	Frame Vernacular (Folk Victorian)	No	Yes	Yes	Yes
117	BR02649		1005 E Strawbridge Ave	1955	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
118	BR02660		914-916 Palmetto Ave	1962	Masonry Vernacular	No	No	No	No
119	BR02661		907 E Strawbridge Ave	1925	Neo-Classical Revival	No	No	No	No
120	BR02662		928 E New Haven Ave	1920	Commercial	No	No	No	No
121	BR02663		936 E New Haven Ave	1925	Colonial Revival	No	Yes	Yes	Yes






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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
122	BR02665		2011 Melbourne Ct	1946	Commercial	No	No	No	No
123	BR03428		202S Harbor City Blvd	1960	Commercial	No	No	No	No
124	BR03712		401 E New Haven	1965	Commercial	No	No	No	No
125	BR03713		401 Roxy Ave	1955	Mid-Century Modern	No	No	Yes	No

CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
126	BR03714		415 Roxy Ave	1950	Minimal Traditional	No	No	No	No
127	BR03715		2201 Helen St (N house)	1955	Minimal Traditional	No	No	No	No
128	BR03716		405 E Melbourne Ave	1948	Minimal Traditional	No	No	No	No
129	BR03717		409 E Melbourne Ave	1963	Split Level	No	No	Yes	Yes






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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
130	BR03718		603 E New Haven Ave	1926	Frame Vernacular	No	No	No	No
131	BR03719		924 E New Haven Ave	1925	Masonry Vernacular	No	Yes	Yes	Yes
132	BR03720		408 Roxy Ave	1965	Split Level	No	No	No	No
133	BR03721		409 Roxy Ave	1952	Ranch	No	No	No	No
134	BR03722		400 E Melbourne Ave	1955	Minimal Traditional	No	No	No	No

CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
135	BR03723		406 E Melbourne Ave	1955	Minimal Traditional	No	No	No	No
136	BR03724		415 E New Haven Ave	1952	No style	No	No	No	No
137	BR03725		410 E Melbourne Ave	1958	Minimal Traditional	No	No	No	No
138	BR03726		415 E Melbourne Ave	1964	Split Level	No	No	No	No

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KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
139	BR03727		416 E Melbourne Ave	1957	Ranch	No	No	No	No
140	BR03728		424 E Melbourne Ave	1954	Ranch	No	No	No	No
141	BR03729		506 E Melbourne Ave	1949	Minimal Traditional	No	No	Yes	Yes
142	BR03730		509 E New Haven Ave	1953	Commercial	No	No	No	No
143	BR03731		510 E Melbourne Ave	1926	Frame Vernacular	No	No	Yes	Yes




CULTURAL RESOURCE SURVEY
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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Indiv.	NR Dist.	LR Indiv.	LR Dist.
144	BR03732		511 E Melbourne Ave	1954	Minimal Traditional	No	No	Yes	Yes
145	BR03733		611 E Melbourne Ave	1948	Minimal Traditional	No	No	No	No
146	BR03734		625 E Melbourne Ave	1960	Masonry Vernacular	No	No	No	No
147	BR03735		629 E Melbourne Ave	1964	Ranch	No	No	No	No
148	BR03736		2005 Oak St	1944	Minimal Traditional	No	No	No	No


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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
149	BR03737		2007 Oak St	1956	Minimal Traditional	No	No	No	No
150	BR03738		2109 Oak St	1958	Minimal Traditional	No	No	No	No
151	BR03739		2004 Helen St	1959	Ranch	No	No	Yes	Yes
152	BR03740		2103 Helen St	1953	Ranch	No	No	Yes	Yes
153	BR03741		2008 Goff Pl	1950	Minimal Traditional	No	No	No	No

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KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
154	BR03742		2012 Goff Pl	1952	Minimal Traditional	No	No	No	No
155	BR03743		2015 Goff Pl	1951	Mediterranean Revival	No	No	Yes	Yes
156	BR03744		2016 Goff Pl	1953	Minimal Traditional	No	No	Yes	Yes
157	BR03745		2100 Goff Pl	1951	Masonry Vernacular	No	No	No	No
158	BR03746		2105 Goff Pl	1957	Ranch	No	No	Yes	Yes





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KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
159	BR03747		2106 Goff Pl	1954	Ranch	No	No	Yes	Yes
160	BR03748		2007 Hallwood Pl	1955	Masonry Vernacular	No	No	No	No
161	BR03749		2010 Hallwood Pl	1926	Frame Vernacular	No	No	No	No
162	BR03750		2100 Hallwood Pl	1946	Minimal Traditional	No	No	No	No
163	BR03751		2101 Hallwood Pl	1920	Frame Vernacular	No	No	No	No






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KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
164	BR03752		2108 Hallwood Pl	1952	Minimal Traditional	No	No	No	No
165	BR03753		2101-2103 Grant Pl	1962	Masonry Vernacular	No	No	No	No
166	BR03754		2112 Grant Pl	1960	Mid-Century Modern	No	No	No	No
167	BR03755		2201 Grant Pl	1945	Frame Vernacular	No	No	No	No
168	BR03756		2206 Grant Pl	1933	Frame Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
169	BR03757		2101 Goff Pl	1957	Ranch	No	No	Yes	Yes
170	BR03758		707 E New Haven Ave	1949	Minimal Traditional	No	No	No	No
171	BR03759		801 E New Haven Ave	1935	Mixed	No	No	No	no
172	BR03760		2010 Helen St	1949	Minimal Traditional	No	No	Yes	Yes
173	BR03761		2104 Helen St	1922	Frame Vernacular	No	No	Yes	Yes


CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
174	BR03762		2004 Vernon Pl	1958	Commercial	No	Yes	Yes	Yes
175	BR03763		2000 Goff Pl	1950	Masonry Vernacular	No	No	No	No
176	BR03764		2004 Goff Pl	1951	Masonry Vernacular	No	No	No	No
177	BR03765		701 E New Haven Ave	1964	International	No	No	No	No
178	BR03766		705 E New Haven Ave	1926	Frame Vernacular	No	No	No	No






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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
179	BR03767		719 E New Haven Ave	1954	No Style	No	No	No	No
180	BR03768		807 E New Haven Ave	1955	Commercial	No	No	No	No
181	BR03769		817 E New Haven Ave	1954	Commercial	No	Yes	Yes	Yes
182	BR03770		405 E New Haven Ave	1958	No Style (Suburban Commercial)	No	No	No	No
183	BR03771		411 E New Haven Ave	1954	Masonry Vernacular	No	No	No	No

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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
184	BR03772		501 E Melbourne Ave	1925	Colonial Revival	No	No	Yes	No
185	BR03773		701 E Melbourne Ave	1944	Minimal Traditional	No	No	No	No
186	BR03774		815 E Melbourne Ave	1917	Frame Vernacular	No	No	Yes	Yes
187	BR03775		610 E Fee Ave	1942	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
188	BR03776		835 E New Haven Ave	1926	Masonry Vernacular	No	No	No	No
189	BR03777		318 E New Haven Ave (aka 314 E New Haven)	1957	Masonry Vernacular	No	No	No	No
190	BR03778		322 E New Haven Ave	1961	No style	No	No	No	No
191	BR03779		418 E New Haven Ave	1925	Frame Vernacular Local landmark	No	No	Yes	Yes
192	BR03780		605 E Fee Ave	1942	Masonry Vernacular	No	No	No	No

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KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
193	BR03781		520 E New Haven Ave	1954	Masonry Vernacular	No	No	No	No
194	BR03782		528 E New Haven Ave	1959	Masonry Vernacular	No	Yes	Yes	Yes
195	BR03783		600 E New Haven Ave	1939	Masonry Vernacular	No	No	No	No
196	BR03784		604 E New Haven Ave	1954	Commercial	No	Yes	Yes	Yes

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REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
197	BR03785		1003 E New Haven Ave	1959	Masonry Vernacular	No	No	No	No
198	BR03786		620 E New Haven Ave	1954	Mid-Century Modern	No	No	No	No
199	BR03787		630 E New Haven Ave	1964	International	No	No	No	No
200	BR03788		1902 Oak St	1955	Frame Vernacular	No	No	No	No
201	BR03789		401 E Strawbridge Ave	1955	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
202	BR03790		607 E Fee Ave	1942	Masonry Vernacular	No	No	No	No
203	BR03791		517 E Strawbridge Ave	1953	Masonry Vernacular	No	No	No	No
204	BR03792		521 E Strawbridge Ave	1947	Ranch	No	No	No	No
205	BR03793		406 E Strawbridge Ave	1950	Masonry Vernacular	No	No	No	No
206	BR03794		408 E Strawbridge Ave	1950	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
207	BR03795		416 E Strawbridge Ave	1967	Masonry Vernacular	No	No	No	No
208	BR03796		528 E Strawbridge Ave	1939	Minimal Traditional	No	No	No	No
209	BR03797		601 E Strawbridge Ave	1952	Masonry Vernacular	No	No	No	No
210	BR03798		617 E Strawbridge Ave	1954	Masonry Vernacular	No	No	No	No
211	BR03799		609 E Fee Ave	1942	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
212	BR03800		611 E Fee Ave	1960	Masonry Vernacular	No	No	No	No
213	BR03801		316 E New Haven Ave (aka 314 E New Haven)	1957	Frame Vernacular	No	No	No	No
214	BR03802		615 E Fee Ave	1944	Masonry Vernacular	No	No	No	No
215	BR03803		1711 Hickory St	1942	Masonry Vernacular	No	No	No	No
216	BR03804		1805 Hickory St	1959	Minimal Traditional	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
217	BR03805		1808 McQuaid St	1944	Colonial Revival	No	No	Yes	Yes
218	BR03806		2203 Helen St (S House)	1940	Ranch	No	No	No	No
219	BR03807		950 E Melbourne Ave	1923	Frame Vernacular	No	No	No	No
220	BR03808		2101 Henley Ct	1926	Mission	No	No	No	No

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
221	BR03809		1010 E New Haven Ave	1949	Commercial	No	Yes	Yes	Yes
222	BR03810		1805 Oak St	1964	Ranch	No	No	No	No
223	BR03811		401 Palmetto Ave (aka 405 Palmetto)	1949	Ranch	No	No	Yes	Yes
224	BR03812		407 Palmetto Ave	1924	Minimal Traditional	No	No	No	No
225	BR03813		415 Palmetto Ave	1964	Ranch	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
226	BR03814		411 Palmetto Ave	1962	Minimal Traditional	No	No	No	No
227	BR03815		521 Palmetto Ave	1944	Minimal Traditional	No	No	No	No
228	BR03816		525 Palmetto Ave	1944	Bungalow	No	Yes	Yes	Yes
229	BR03817		529 Palmetto Ave	1944	Minimal Traditional	No	No	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
230	BR03818		414 Palmetto Ave	1926	Frame Vernacular	No	No	Yes	Yes
231	BR03819		504 Palmetto Ave	1944	Masonry Vernacular	No	No	No	No
232	BR03820		512 Palmetto Ave	1944	Frame Vernacular	No	No	No	No
233	BR03821		520 Palmetto Ave	1942	Masonry Vernacular	No	No	No	No
234	BR03822		532 Palmetto Ave	1940	Minimal Traditional	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
235	BR03823		540 Palmetto Ave	1940	Minimal Traditional	No	No	No	No
236	BR03824		401 E Lincoln Ave	1963	Minimal Traditional	No	No	No	No
237	BR03825		405 E Lincoln Ave	1963	Masonry Vernacular	No	No	No	No
238	BR03826		1513 S Harbor City Blvd	1899	Craftsman	No	Yes	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
239	BR03827		505 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
240	BR03828		509 E Lincoln Ave	1959	Masonry Vernacular	No	No	No	No
241	BR03829		517 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
242	BR03830		521 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
243	BR03831		525 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
244	BR03832		529 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
245	BR03833		533 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
246	BR03834		537 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
247	BR03835		504 E Lincoln Ave	1959	Frame Vernacular	No	No	No	No
248	BR03836		516 E Lincoln Ave	1959	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
249	BR03837		1805 Livingston St	1947	Mid-Century Modern	No	No	No	No
250	BR03838		501 E Fee Ave	1959	Minimal Traditional	No	No	No	No
251	BR03839		505 E Fee Ave	1959	Masonry Vernacular	No	No	No	No
252	BR03840		509 E Fee Ave	1959	Frame Vernacular	No	No	No	No
253	BR03841		515 E Fee Ave	1959	Minimal Traditional	No	No	No	No




CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
254	BR03842		517 E Fee Ave	1948	Minimal Traditional	No	No	No	No
255	BR03843		521 E Fee Ave	1938	Minimal Traditional	No	No	No	No
256	BR03844		533 E Fee Ave	1959	Masonry Vernacular	No	No	No	No
257	BR03845		541 E Fee Ave	1954	Minimal Traditional	No	No	No	No
258	BR03846		705 E Fee Ave	1942	Masonry Vernacular	No	No	No	No






CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
259	BR03847		815 E Fee Ave	1956	Masonry Vernacular	No	No	No	No
260	BR03848		600 E Lincoln Ave	1959	Masonry Vernacular	No	No	No	No
261	BR03849		618 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
262	BR03850		636 E Lincoln Ave	1959	Minimal Traditional	No	No	No	No
263	BR03851		1801 McQuaid St	1954	Minimal Traditional	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
264	BR03852		629 E Lincoln Ave	1954	Masonry Vernacular	No	No	No	No
265	BR03853		637 E Lincoln Ave	1964	Ranch	No	No	No	No
266	BR03854		700 E Lincoln Ave	1926	Masonry Vernacular	No	No	No	No
267	BR03855		716 E Lincoln Ave	1948	Minimal Traditional	No	No	No	No
268	BR03856		701 E Lincoln Ave	1939	Masonry Vernacular	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
269	BR03857		600 Palmetto Ave	1944	Minimal Traditional	No	No	Yes	Yes
270	BR03858		612 Palmetto Ave	1949	Minimal Traditional	No	No	No	No
271	BR03859		617 Palmetto Ave	1954	Minimal Traditional	No	No	Yes	Yes
272	BR03860		621 Palmetto Ave	1947	Minimal Traditional	No	No	No	No
273	BR03861		712 Palmetto Ave	1945	Minimal Traditional	No	No	No	No






CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
274	BR03862		728 Palmetto Ave	1959	Masonry Vernacular	No	No	No	No
275	BR03863		815 Palmetto Ave	1961	Commercial	No	No	Yes	Yes
276	BR03864		1802 Livingston St	1944	Minimal Traditional	No	No	No	No
277	BR03865		600 E Strawbridge Ave	1954	Ranch	No	No	No	No
278	BR03866		800 E Strawbridge Ave	1951	Moderne	No	No	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
279	BR03867		901 E Strawbridge Ave	1960	Masonry Vernacular	No	No	No	No
280	BR03868		712 E New Haven Ave	1960	Masonry Vernacular	No	Yes	Yes	Yes
281	BR03869		720 E New Haven Ave	1954	Mid-Century Modern	No	Yes	Yes	Yes
282	BR03870		724-26 E New Haven Ave	1958	Commercial	No	Yes	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE






REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
283	BR03871		800 E New Haven Ave	1954	Commercial	No	Yes	Yes	Yes
284	BR03872		802 E New Haven Ave	1954	Masonry Vernacular	No	No	No	No
285	BR03873		804-808 E New Haven Ave	1953	Commercial	No	Yes	Yes	Yes
286	BR03874		810 E New Haven Ave	1954	Commercial	No	No	No	No
287	BR03875		814 E New Haven Ave	1926	Colonial Revival	No	Yes	Yes	Yes

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
288	BR03876		816 E New Haven Ave	1955	Mid-Century Modern	No	No	No	No
289	BR03877		900 E New Haven Ave	1956	Moderne	No	Yes	Yes	Yes
290	BR03878		902 E New Haven Ave	1945	Moderne	No	Yes	Yes	Yes
291	BR03879		908 E New Haven Ave	1945	Commercial	No	Yes	Yes	Yes

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
292	BR03880		912 E New Haven Ave	1935	Commercial	No	No	No	No
293	BR03881		2029 Melbourne Ct	1920	Commercial	No	No	No	No
294	BR03882		701 E Fee Ave	1942	Masonry Vernacular	No	No	No	No
295	BR03883		1905 Municipal Ln	1947	Commercial	No	No	No	No


CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
296	BR03884		708 Palmetto Ave	1938	Minimal Traditional	No	No	No	No
297	BR03885		716 Palmetto Ave	1935	Minimal Traditional	No	No	No	No
298	BR03886		712 Palmetto Ave	1951	Minimal Traditional	No	No	No	No
299	BR03887		812 E Lincoln Ave	1950	Masonry Vernacular	No	No	No	No
300	BR03888		816 E Lincoln Ave	1918	Bungalow	No	No	No	No

CULTURAL RESOURCE SURVEY
KIT HOMES AND WATERFRONT GEMS IN DOWNTOWN MELBOURNE

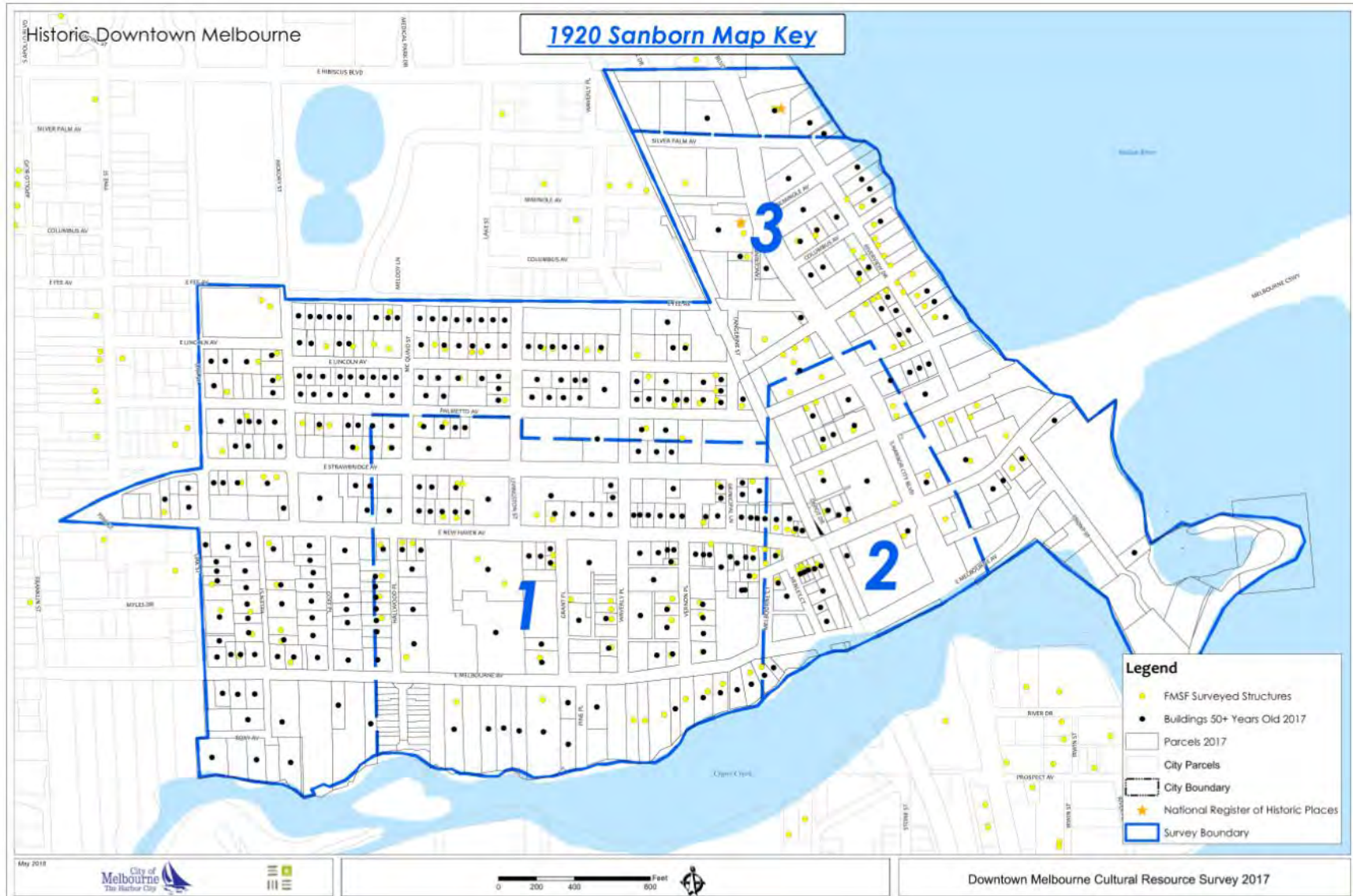
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301	BR03889		815 E Strawbridge Ave	1958	Masonry Vernacular	No	No	No	No
302	BR03890		713 E Lincoln Ave	1958	Colonial Revival	No	No	No	No
303	BR03891		717 E Lincoln Ave	1958	Masonry Vernacular	No	No	No	No
304	BR03892		721 E Lincoln Ave	1940	Frame Vernacular	No	No	No	No

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
305	BR03893		817 E Strawbridge Ave Also 819 and 823 E Strawbridge and 818, 820, 822, 824, 827 E New Haven	1954	Moderne	No	Yes	Yes	Yes
306	BR03894		1904 Municipal Ln	1957	Commercial	No	Yes	Yes	Yes
307	BR03895		1906 Municipal Ln	1956	Commercial	No	No	No	No
308	BR01210		1017 E Lincoln Ave	1910	Frame Vernacular (Folk Victorian)	No	Yes	Yes	Yes

REC #	BR #	PHOTO	ADDRESS	YEAR BUILT	STYLE	NR Individ.	NR Dist.	LR Individ.	LR Dist.
309	BR03896		916 Columbus Ave	1949	Minimal Traditional	No	Yes	Yes	Yes

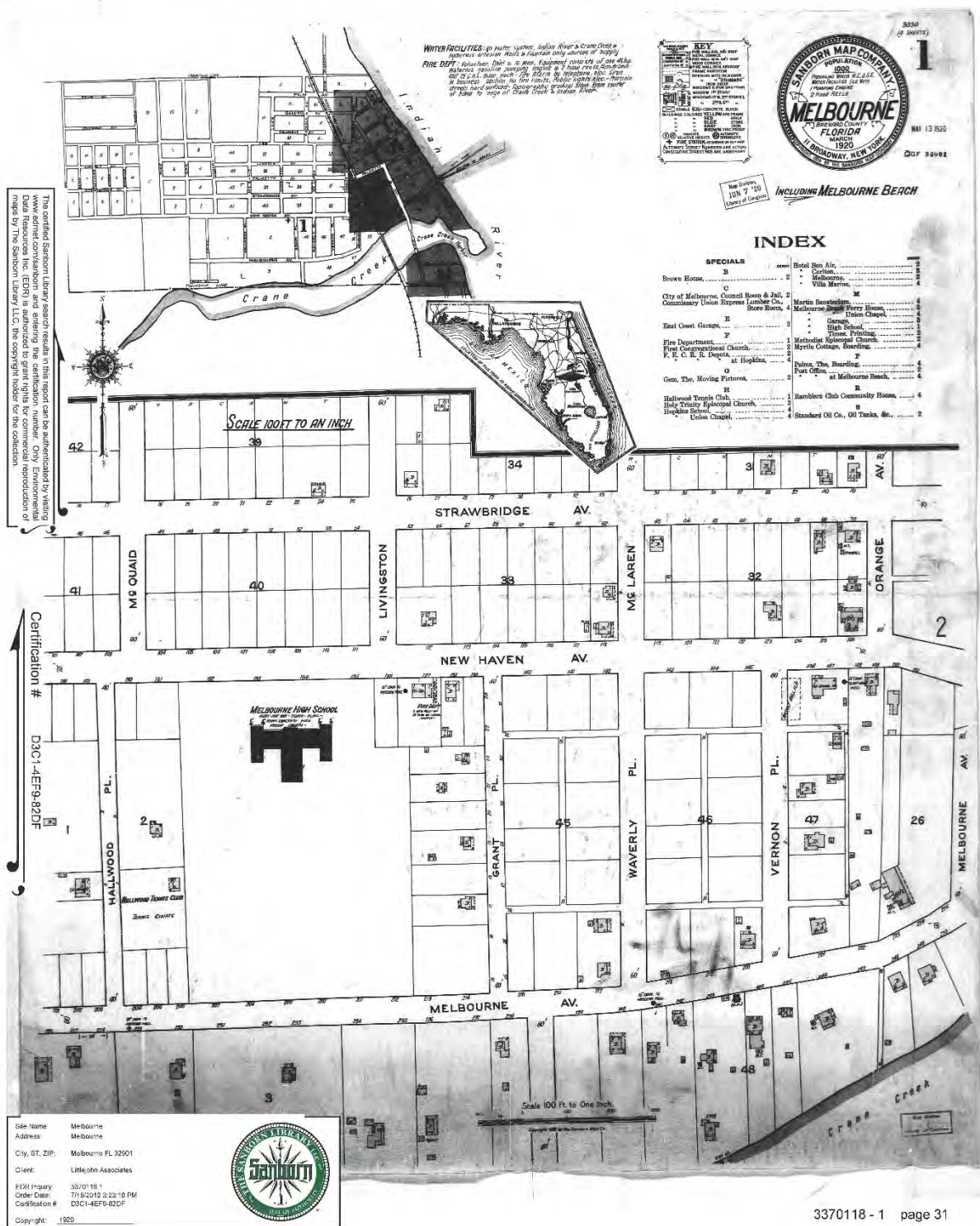
Source: City of Melbourne, S&ME, Inc. April 2018.

Appendix 2. Sanborn Maps
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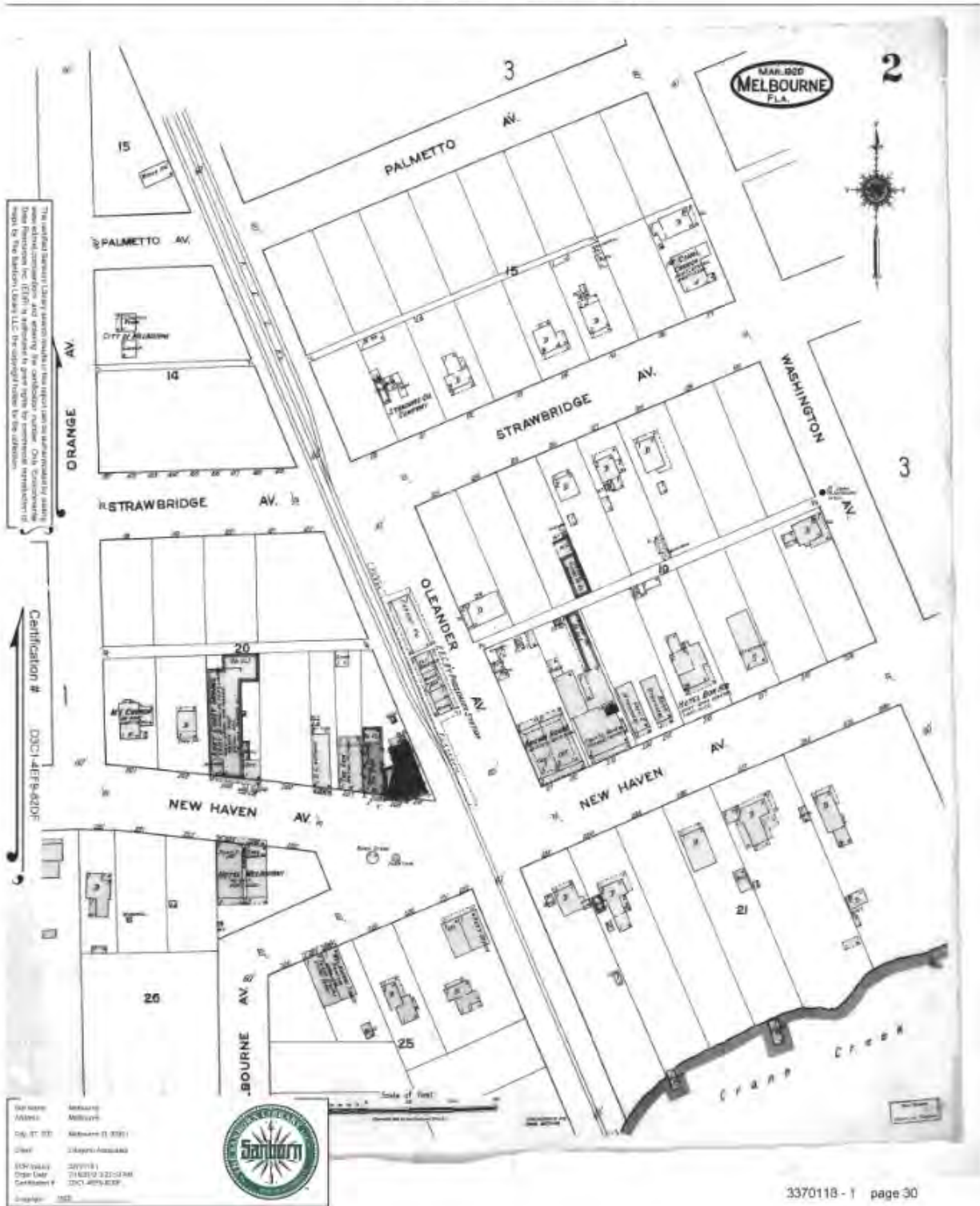
1920 Sanborn Map 1

1920 Certified Sanborn Map



1920 Sanborn Map 2

1920 Certified Sanborn Map



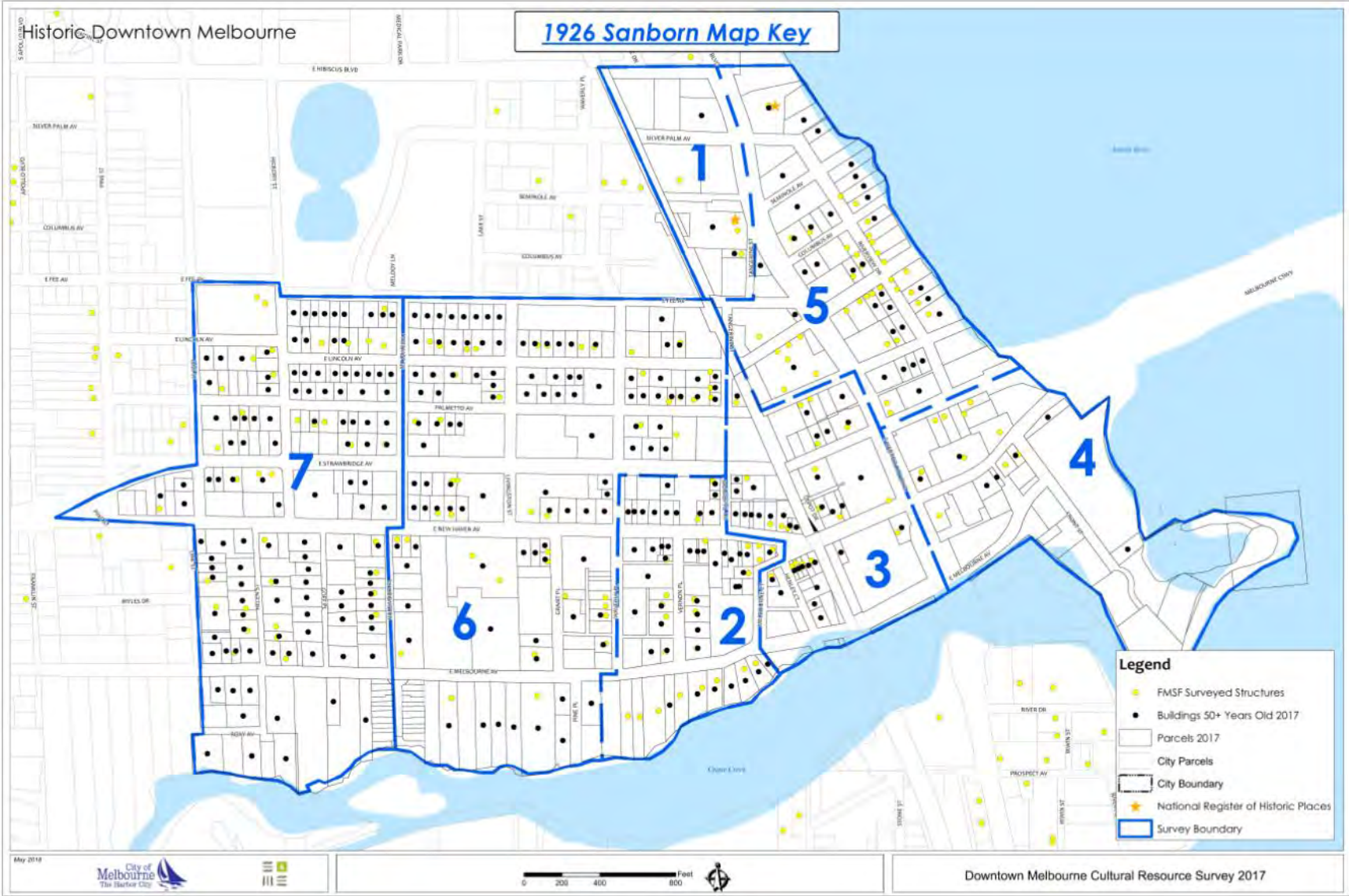
3370118 - 1 page 30

1920 Sanborn Map 3

1920 Certified Sanborn Map

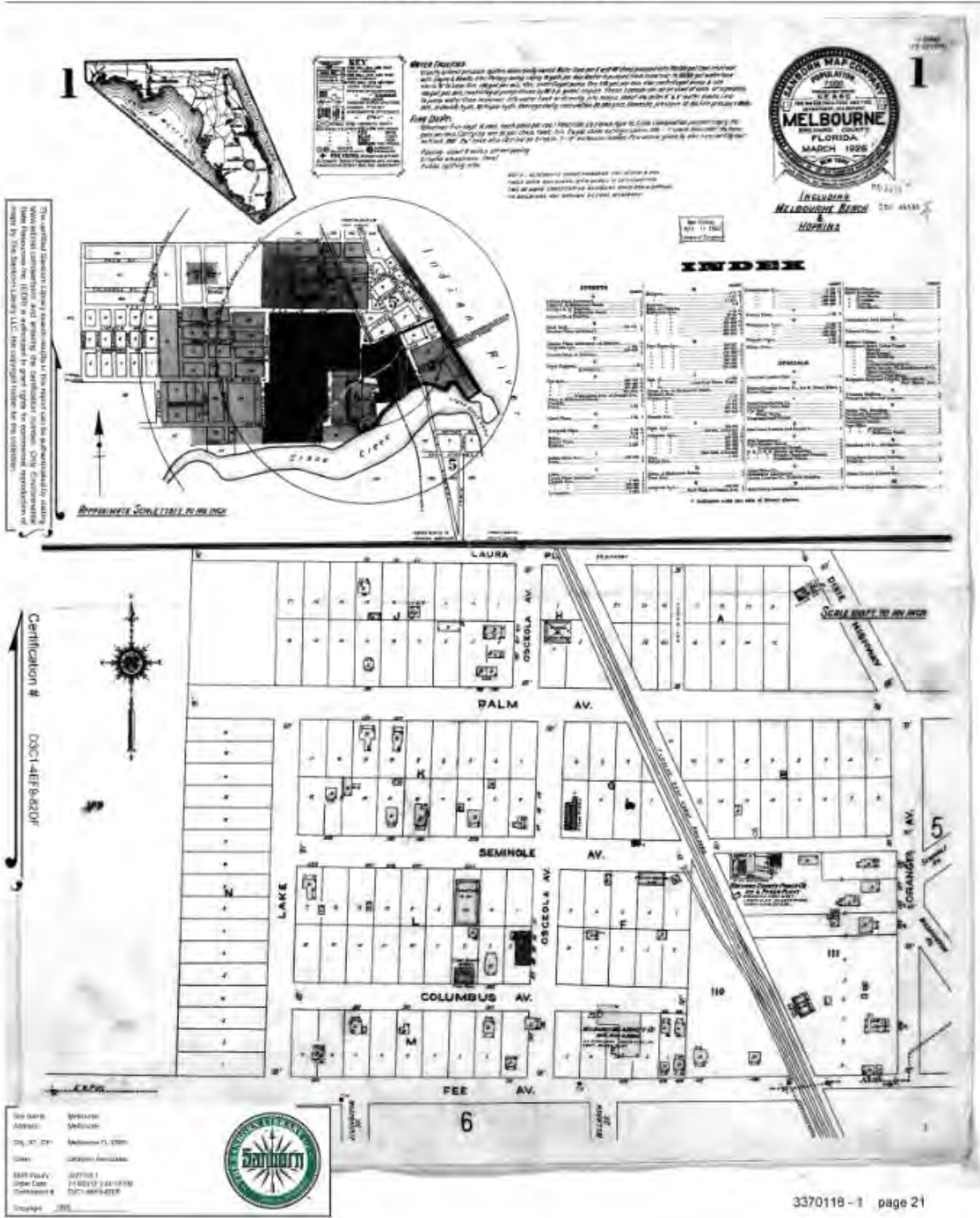


1926 Sanborn Map Key



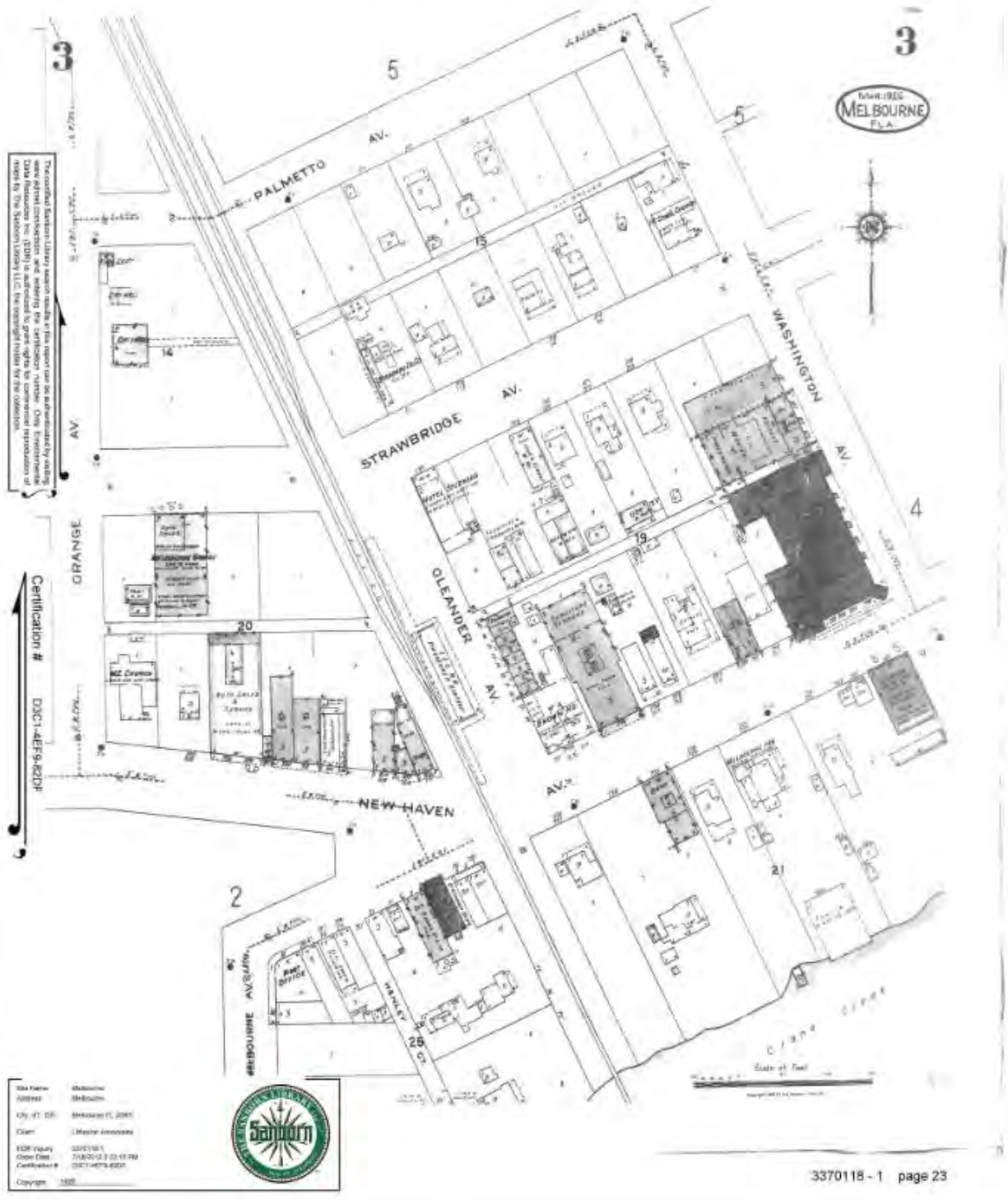
1926 Sanborn Map 1

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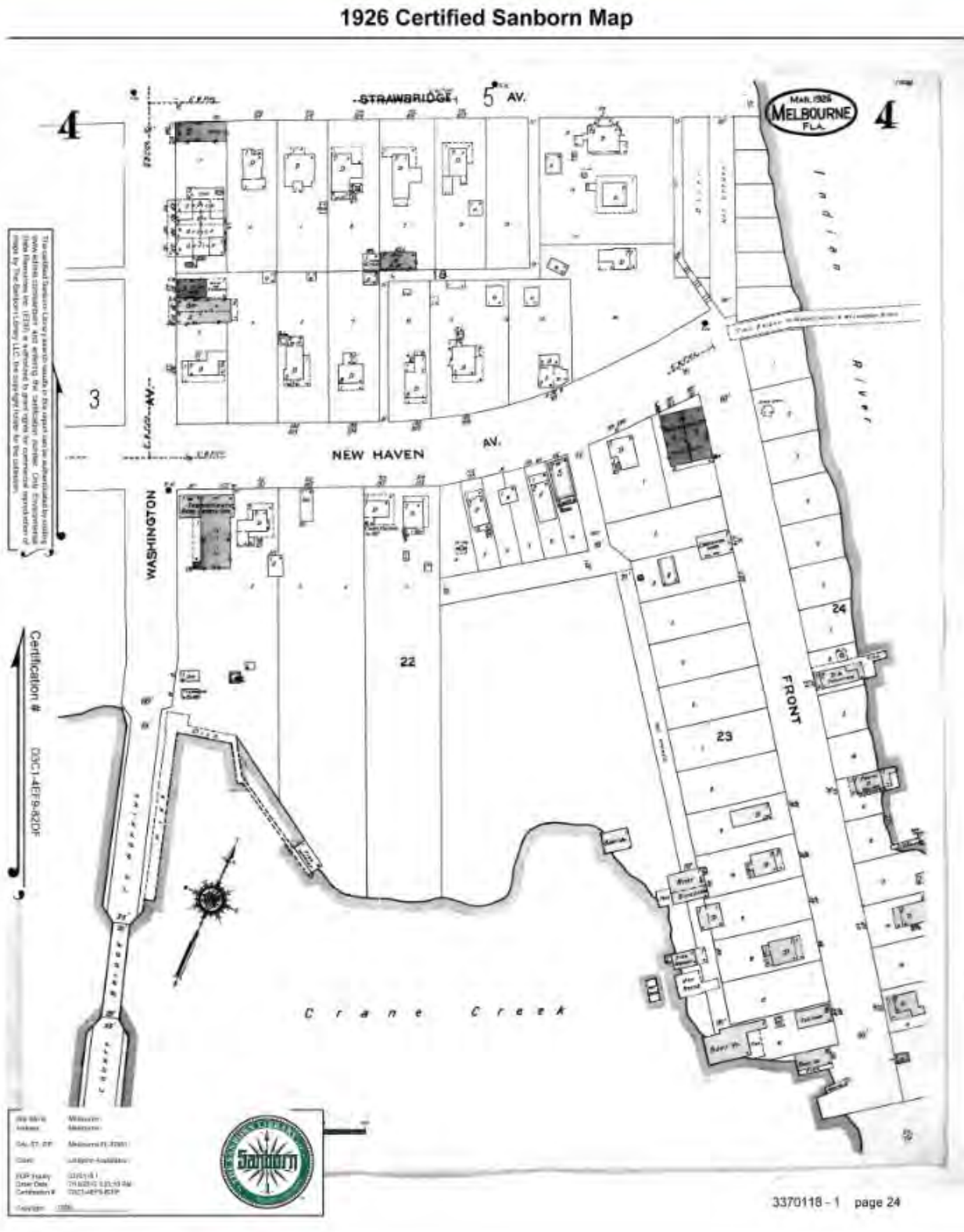


1926 Sanborn Map 3

1926 Certified Sanborn Map

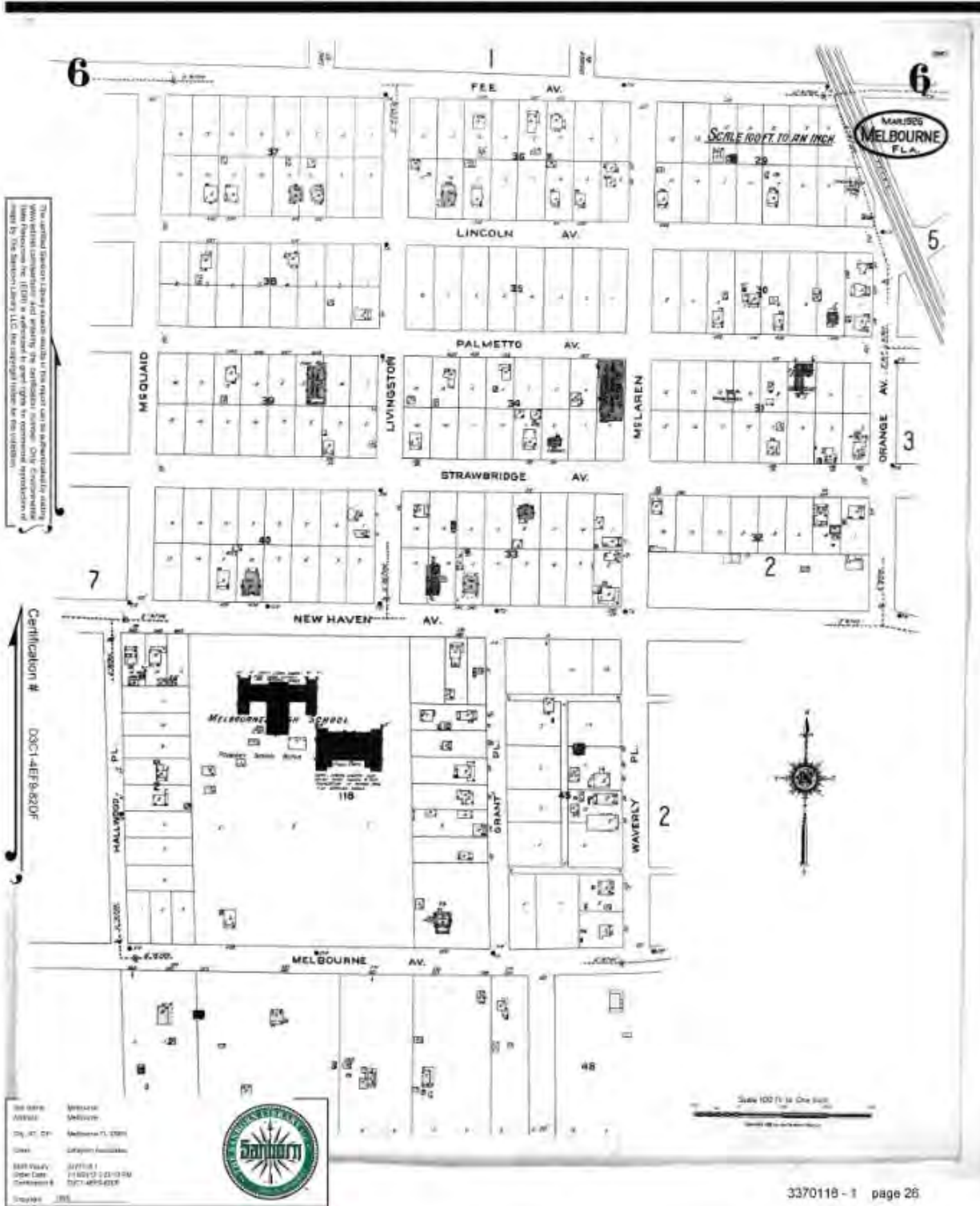


1926 Sanborn Map 4



1926 Sanborn Map 6

1926 Certified Sanborn Map



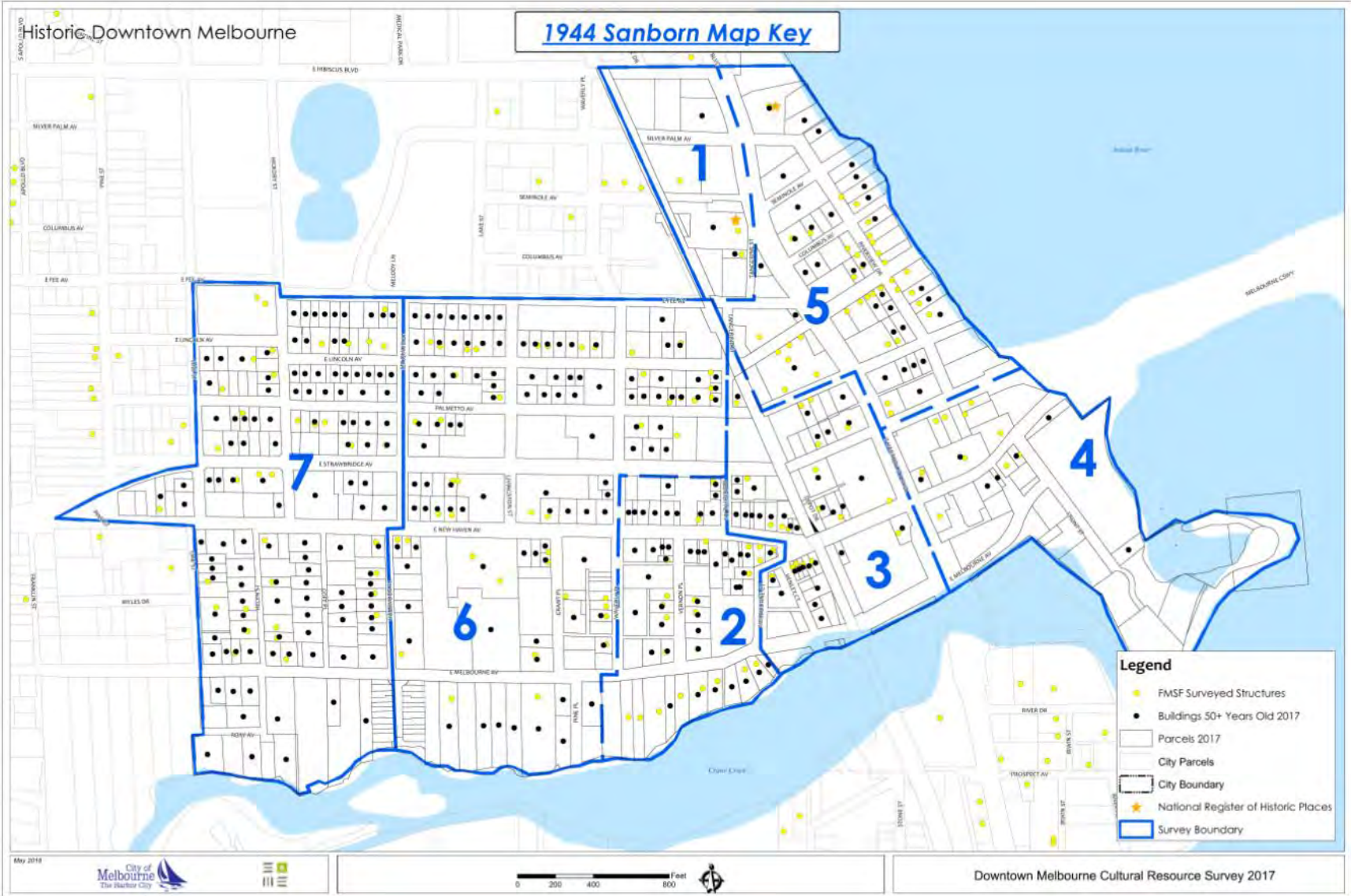
1926 Sanborn Map 7

1926 Certified Sanborn Map



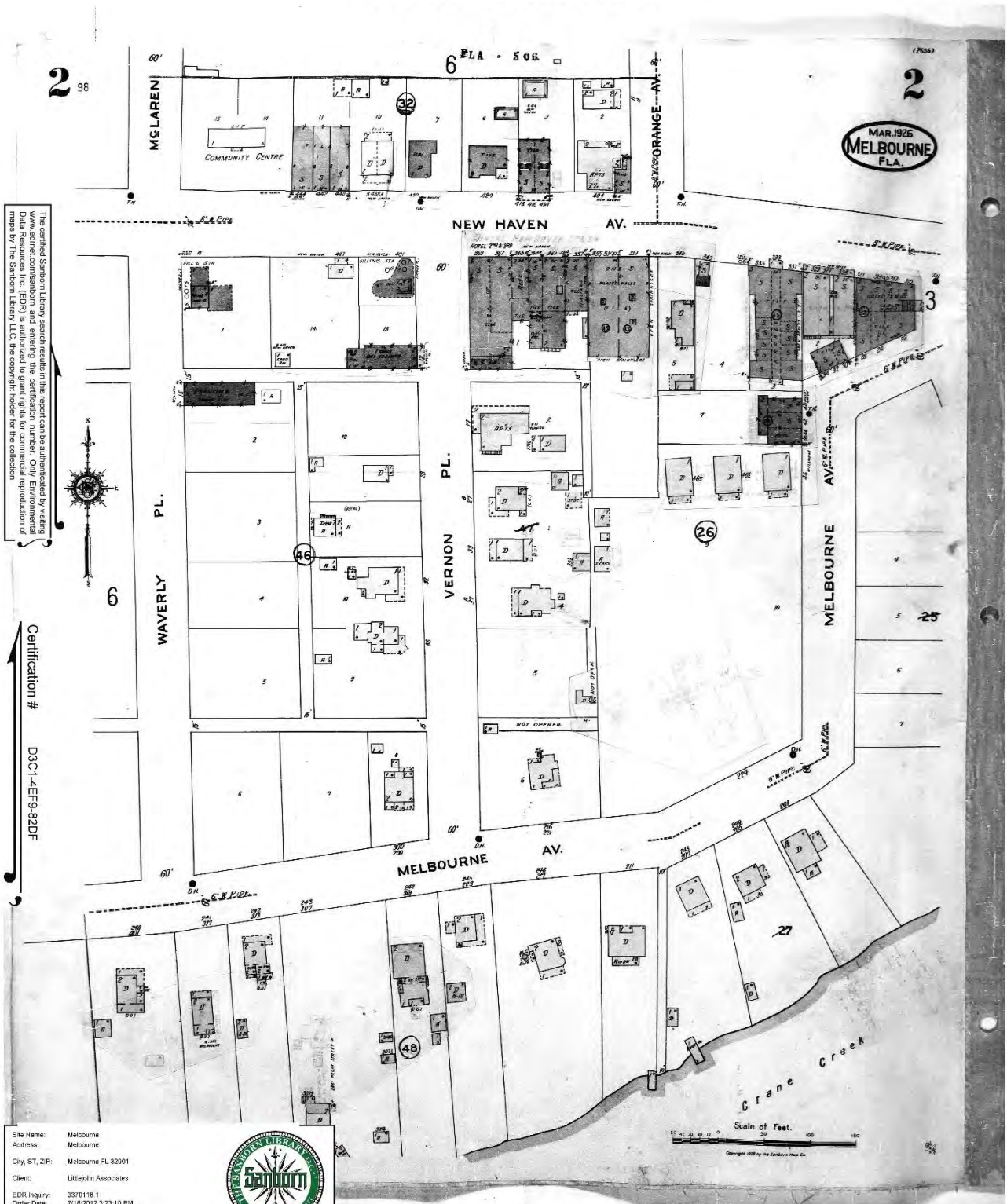
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1944 Sanborn Map Key



1944 Sanborn Map 2

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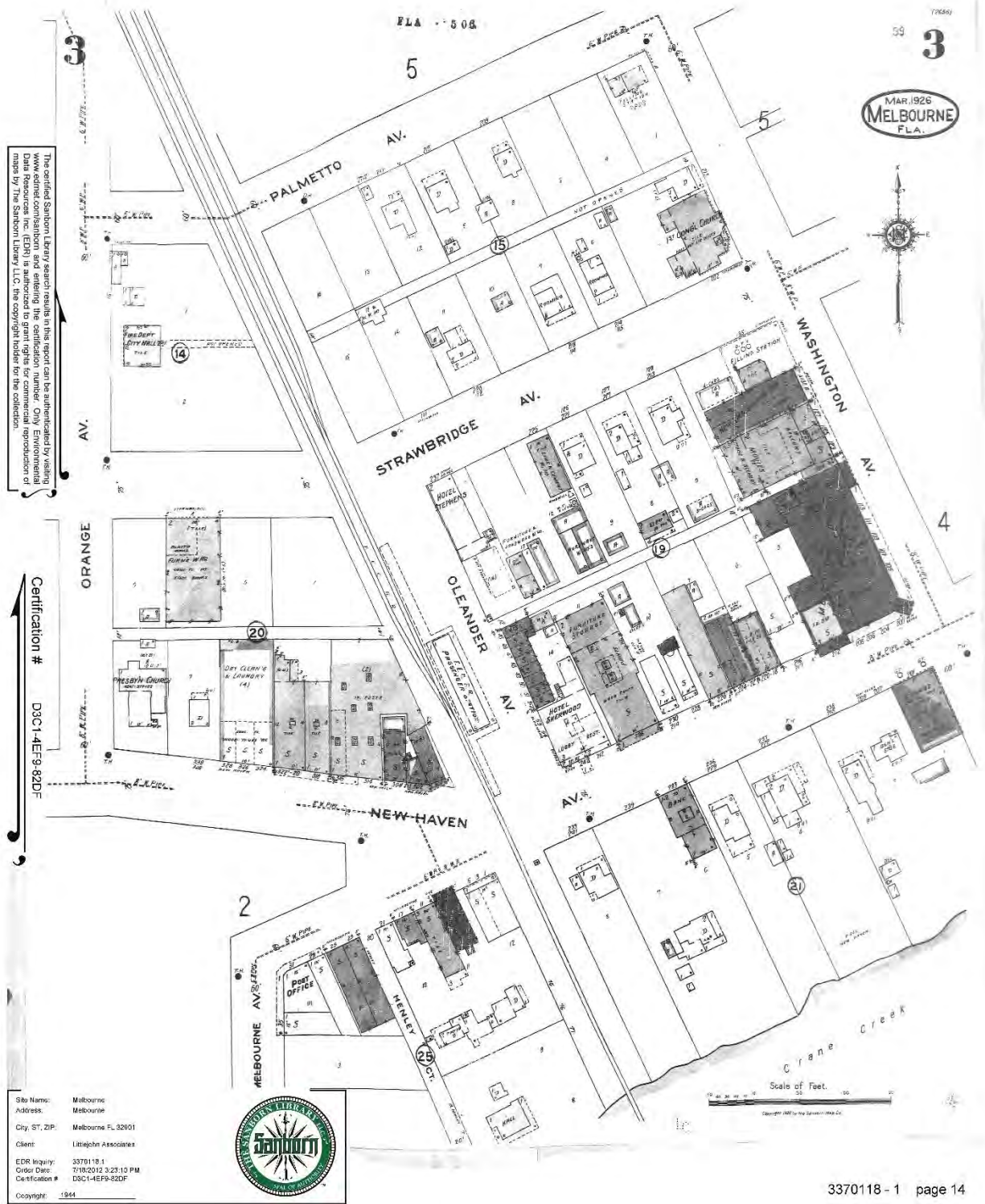
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3370118 - 1 page 13

1944 Sanborn Map 3

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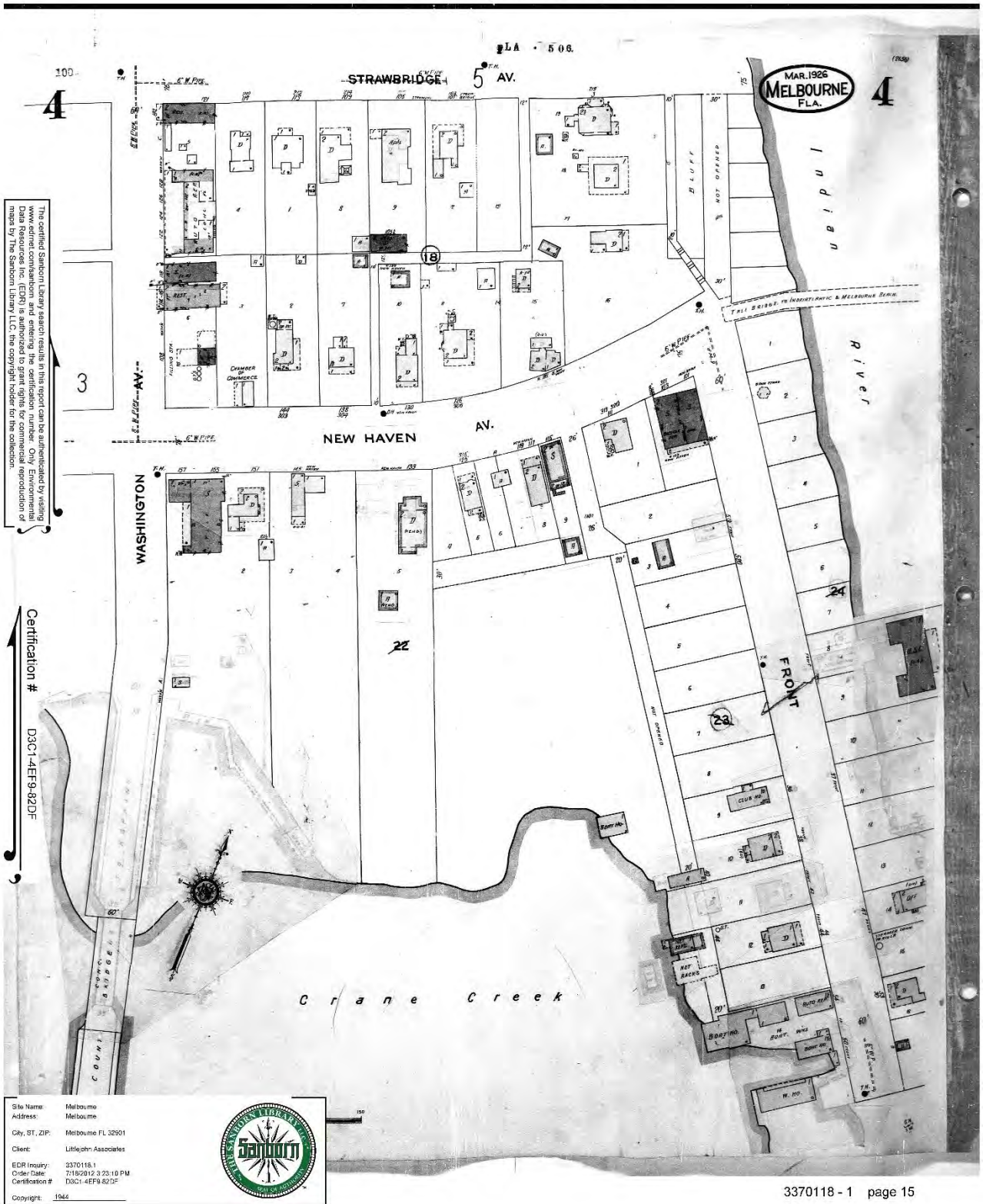
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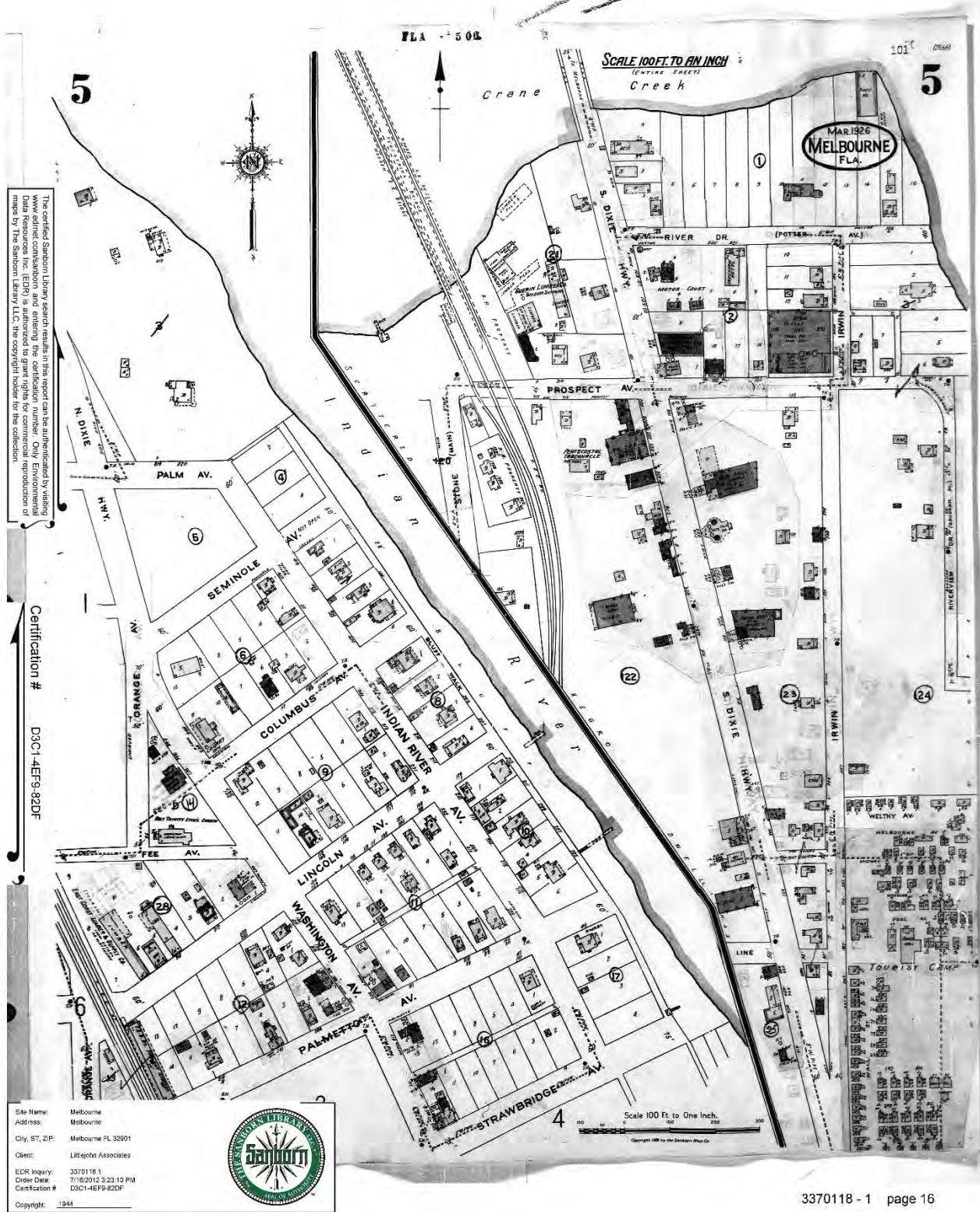
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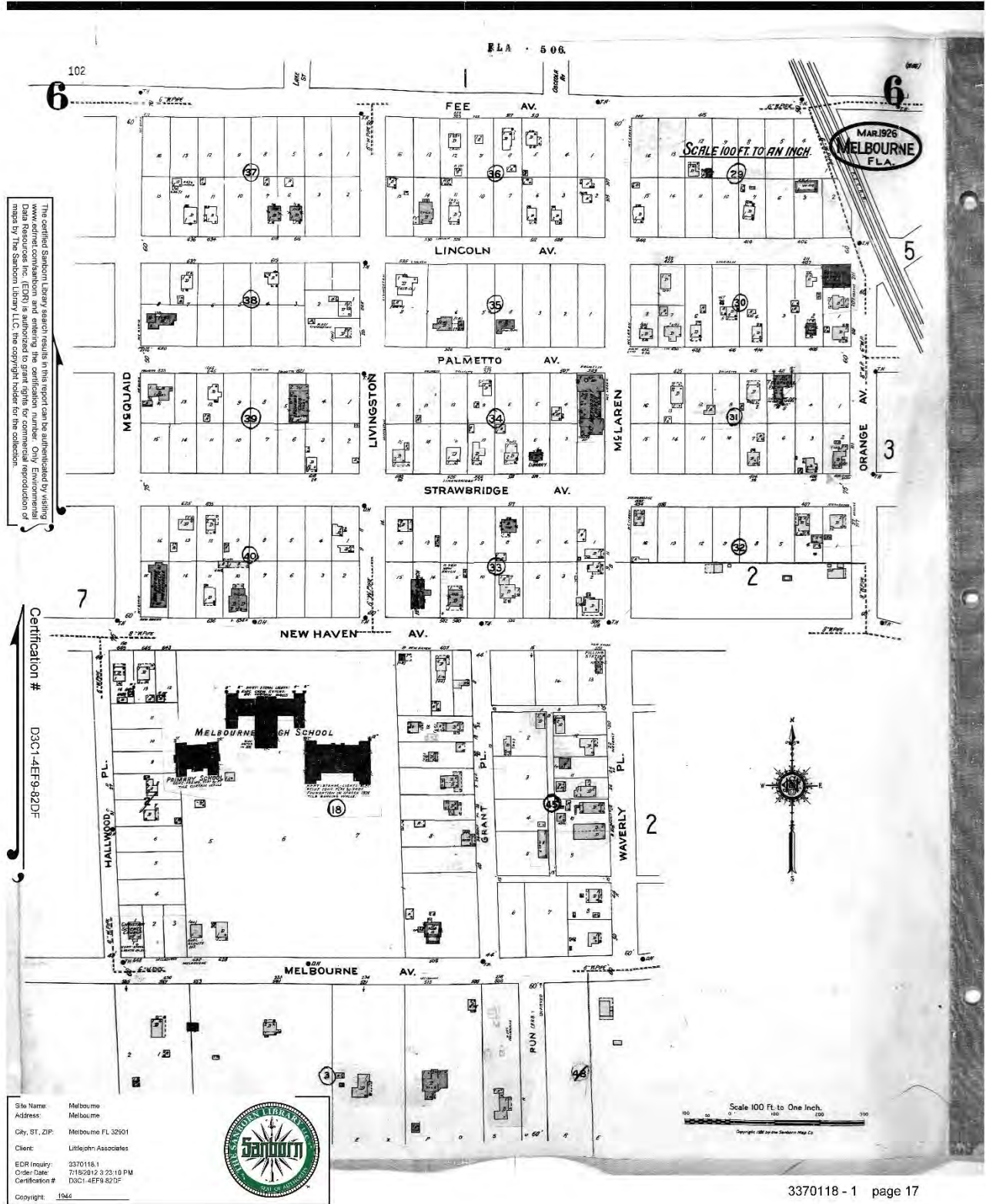
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1944 Sanborn Map 6

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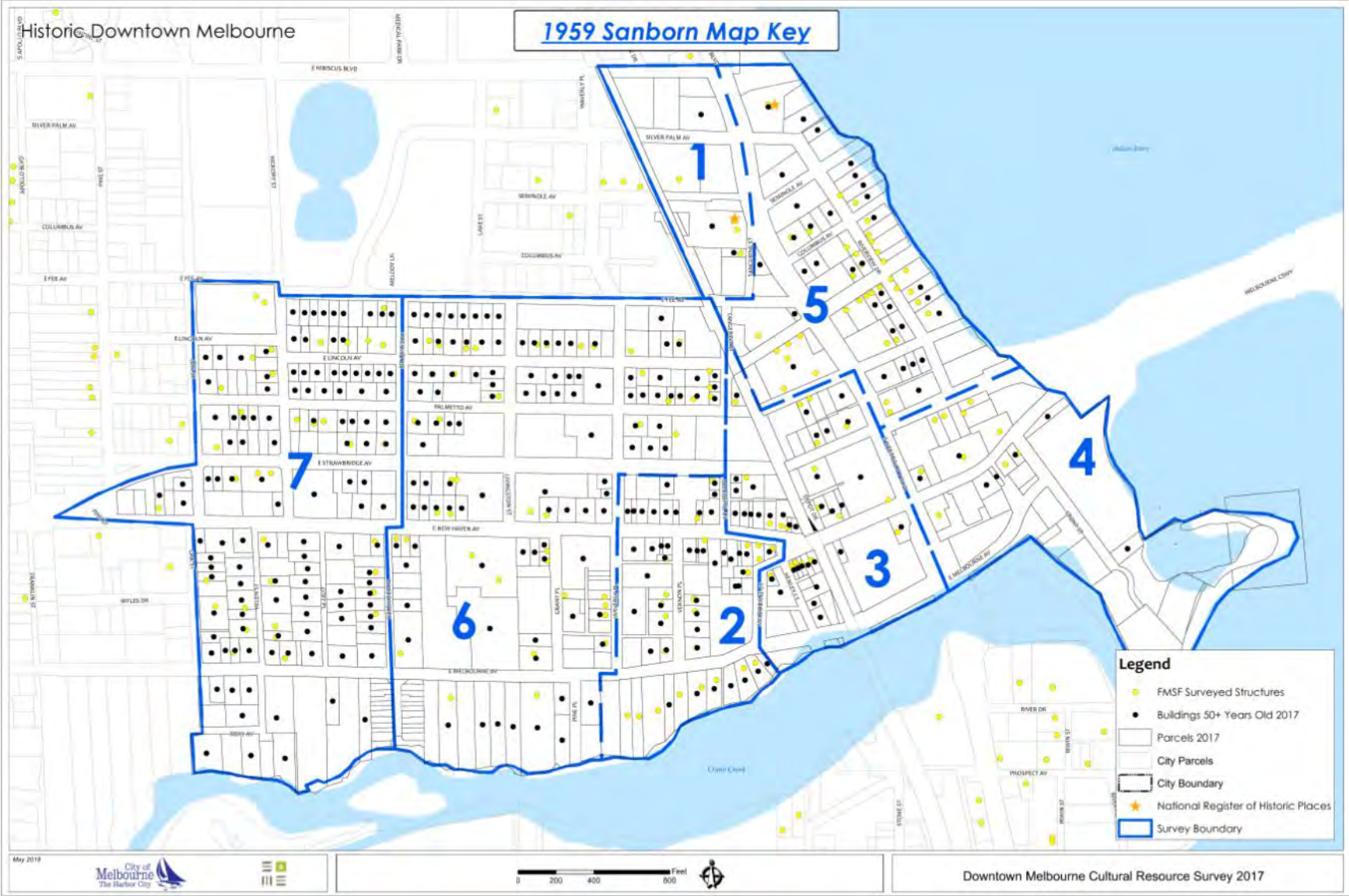
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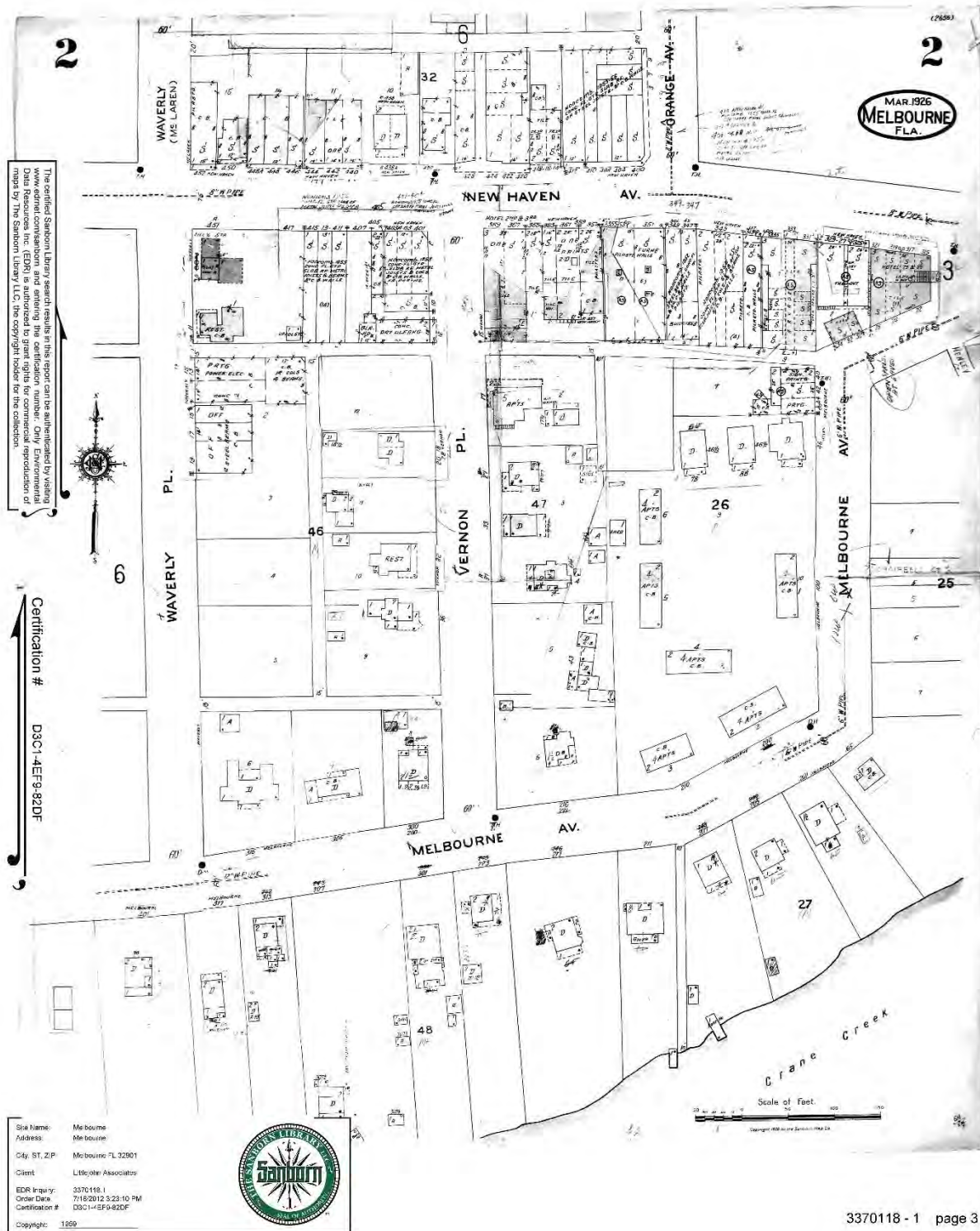
3370118 - 1 page 18

1959 Sanborn Map Key



1959 Sanborn Map 2

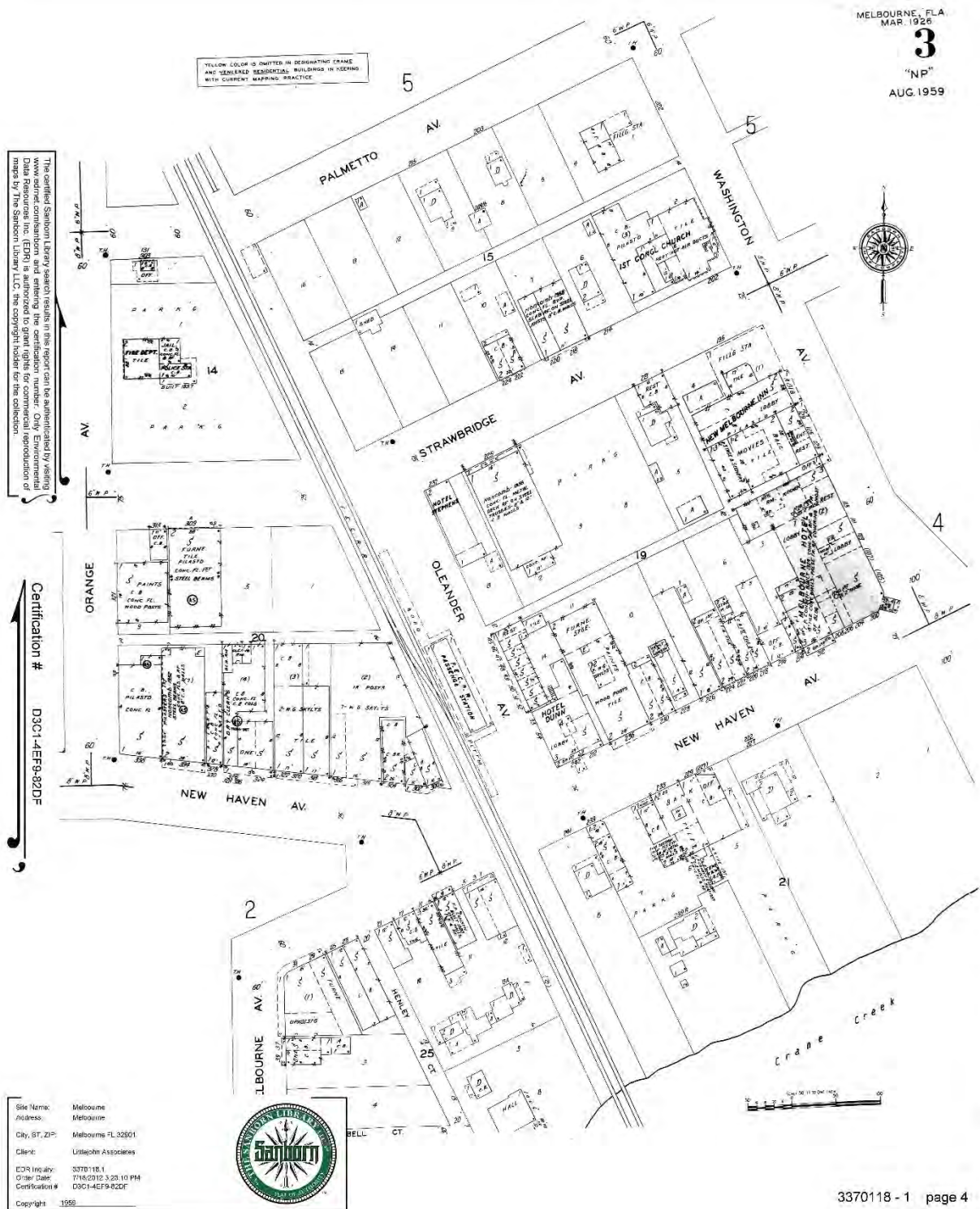
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3370118 - 1 page 3

1959 Sanborn Map 3

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MAR. 1926
3
"NP"
AUG. 1959

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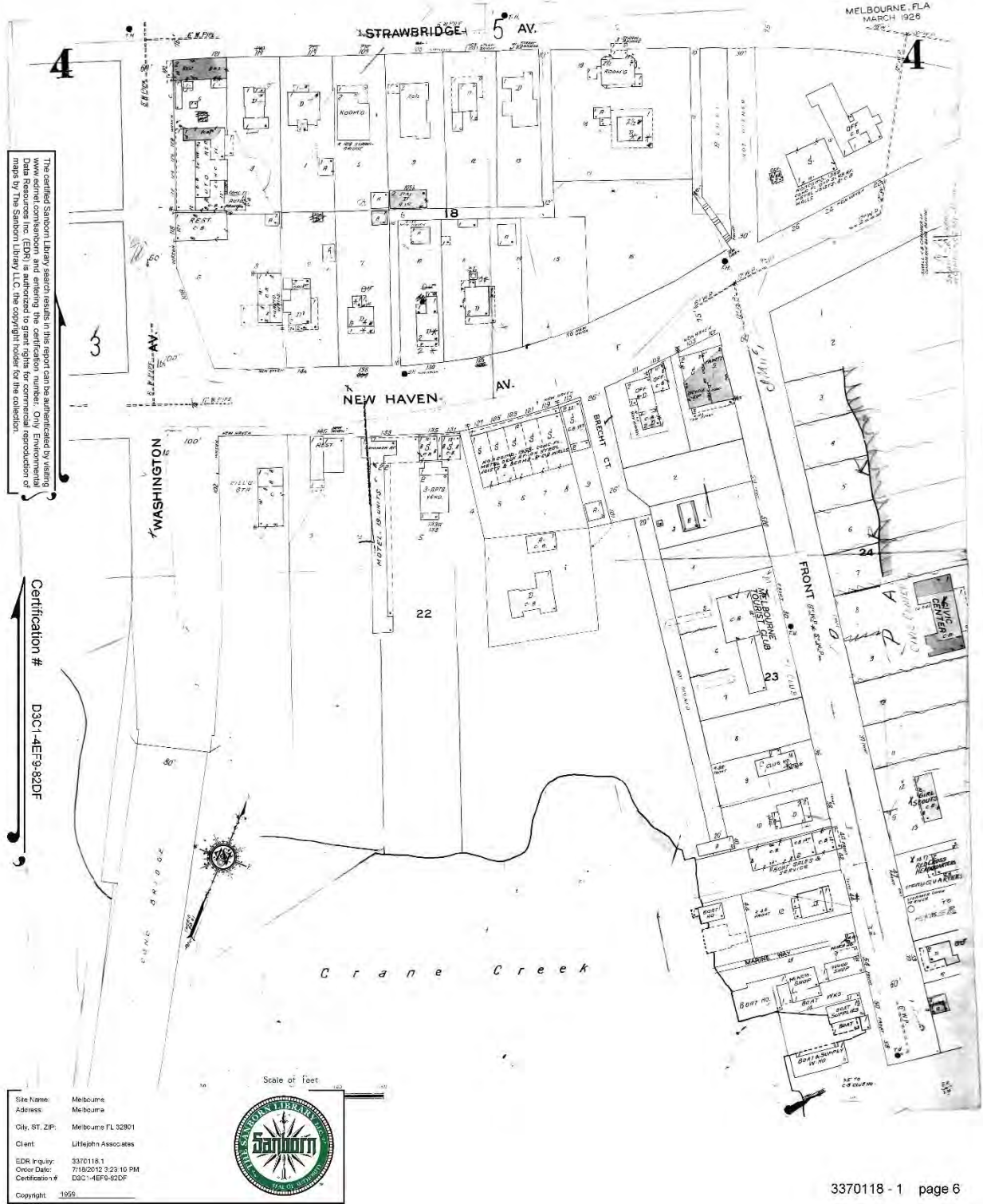
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1959 Sanborn Map 4

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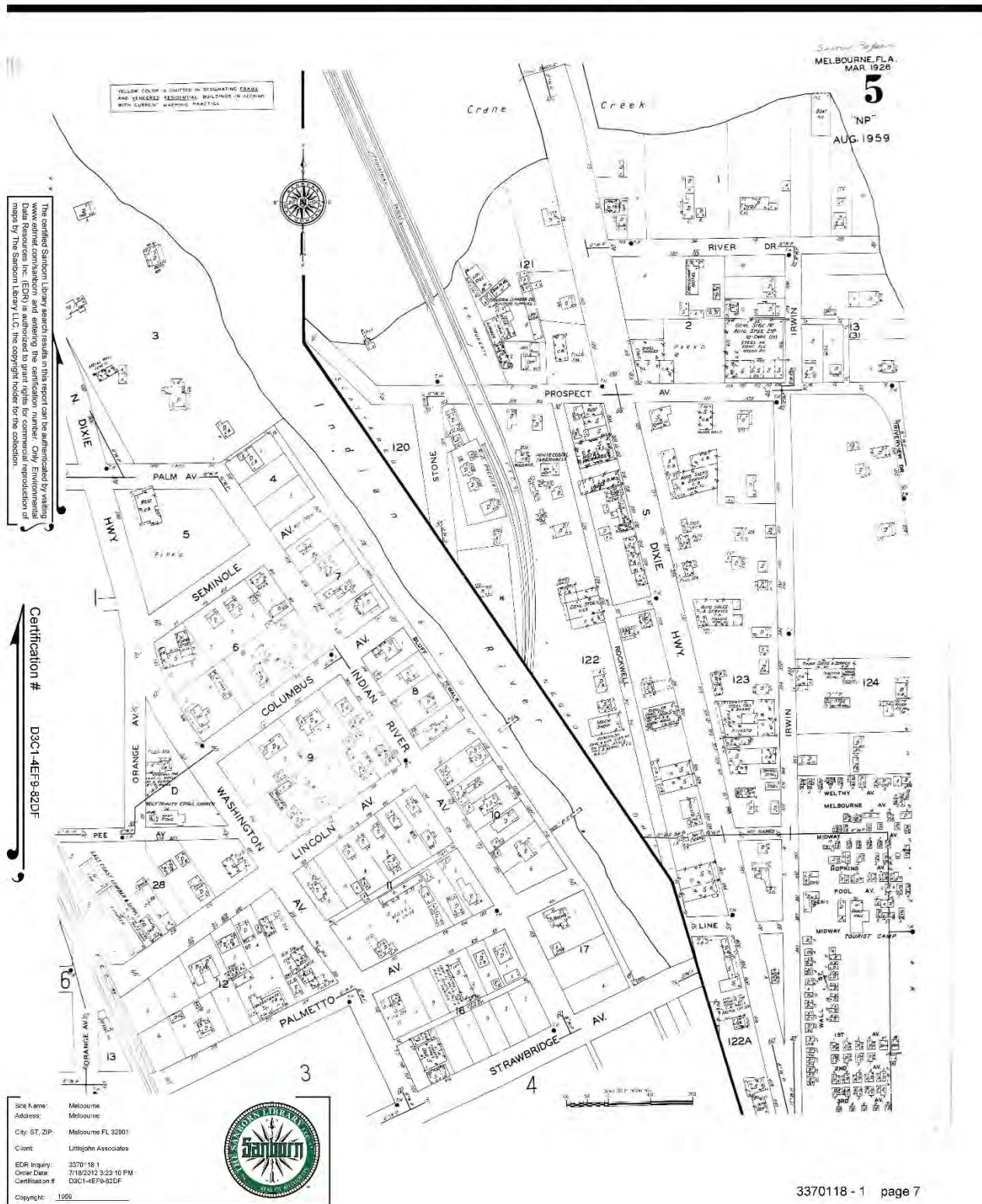
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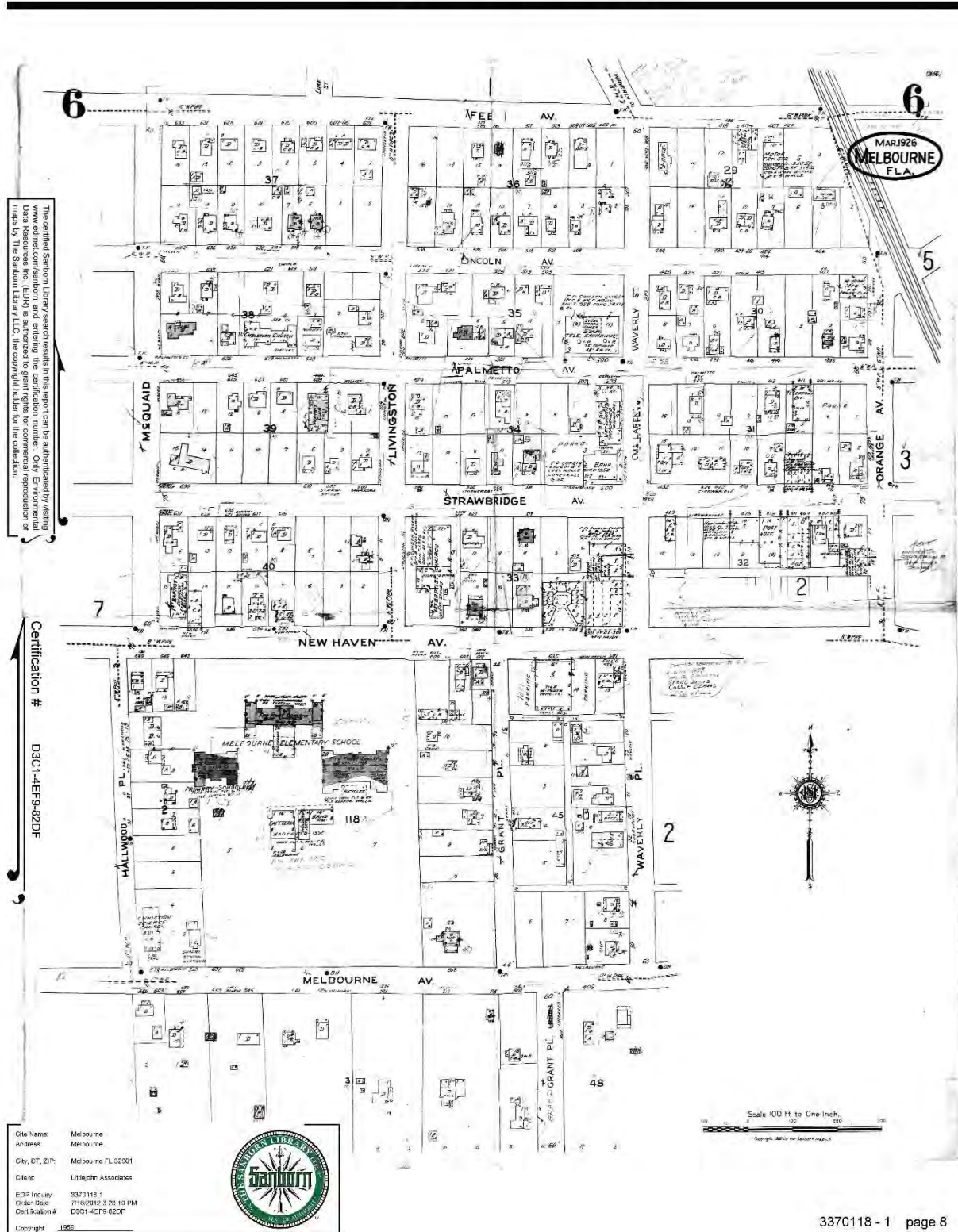
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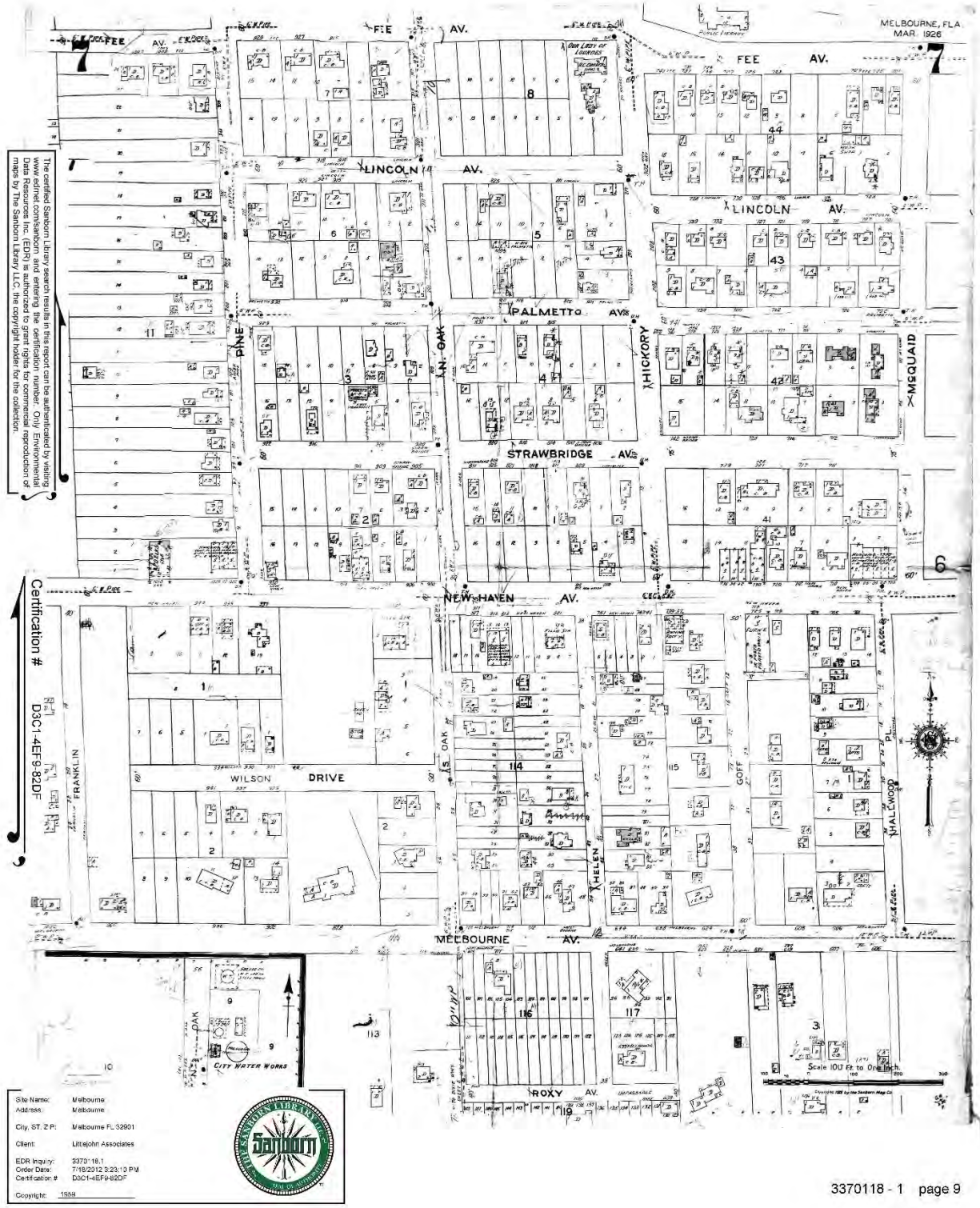
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 Client: Littlejohn Associates
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1959 Sanborn Map 7

1959 Certified Sanborn Map



3370118 - 1 page 9