

418 East New Haven Avenue
Melbourne, Florida 32901

Local Designation Report



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Local Historic Designation Report

418 E. New Haven Avenue

I. General Information

A. Location

The property is located at 418 E. New Haven Avenue at the intersection of Hickory Street and New Haven Avenue, in a block formed by Strawbridge Avenue (formerly Second Street) on the north, New Haven Avenue on the south, Hickory Street (formerly Spruce Street) on the east and Oak Street on the west. **Figure 1** identifies the specific location of the property within the block. The property is part of the Wells' subdivision (see **Figure 2**) and was constructed in 1925 according to the Brevard County Property Appraiser.

B. Name of the Property

1. Historic Names

No known historic name.

2. Current Name

The property is currently known as the Family and Cosmetic Dentist Office of Ms. Amy Addington.

C. Ownership

The original owner(s) of the property are unknown. The present owner of the property is Ms. Amy H. Addington, who has owned the property since 2005. The other known owners of the property are Ms. Dora Bass (1975-1984), Mr. Don Ezelle (1984-1990), Brevard Animal Emergency Clinic (1990-1998), and Dr. Kevin Bracket (1998-2002).

D. Size

The site is approximately 0.16 acres in size.

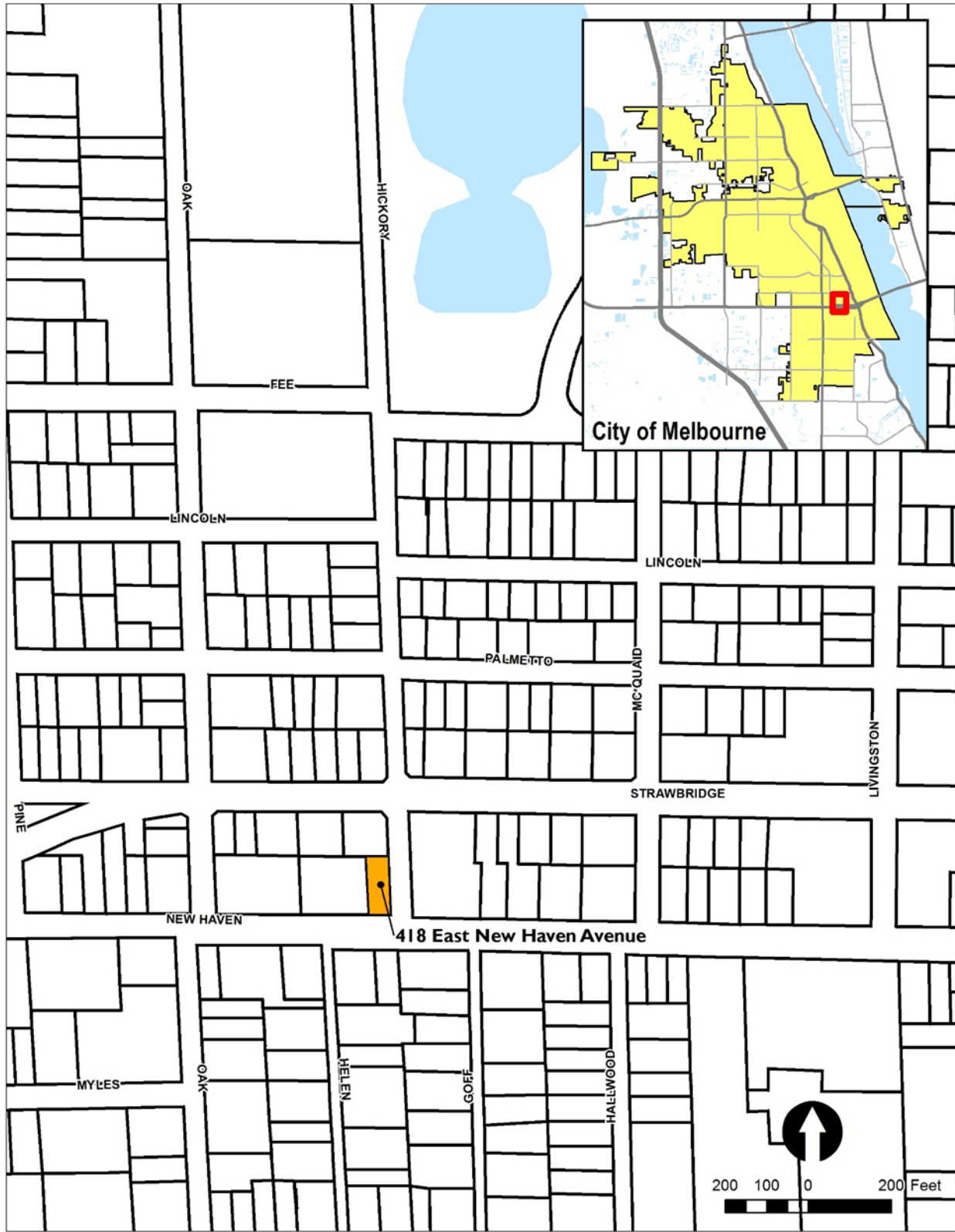
E. Boundary Description

The parcel identification number of the property is 28-37-03-33-1-1. The legal description, according to the public records of Brevard County, Florida is: Lot 1, Block 1, Wells Map Number 3, as recorded in Plat Book 1, Page 158 of the Public Records of Brevard County, Florida.

F. Present Use and Zoning

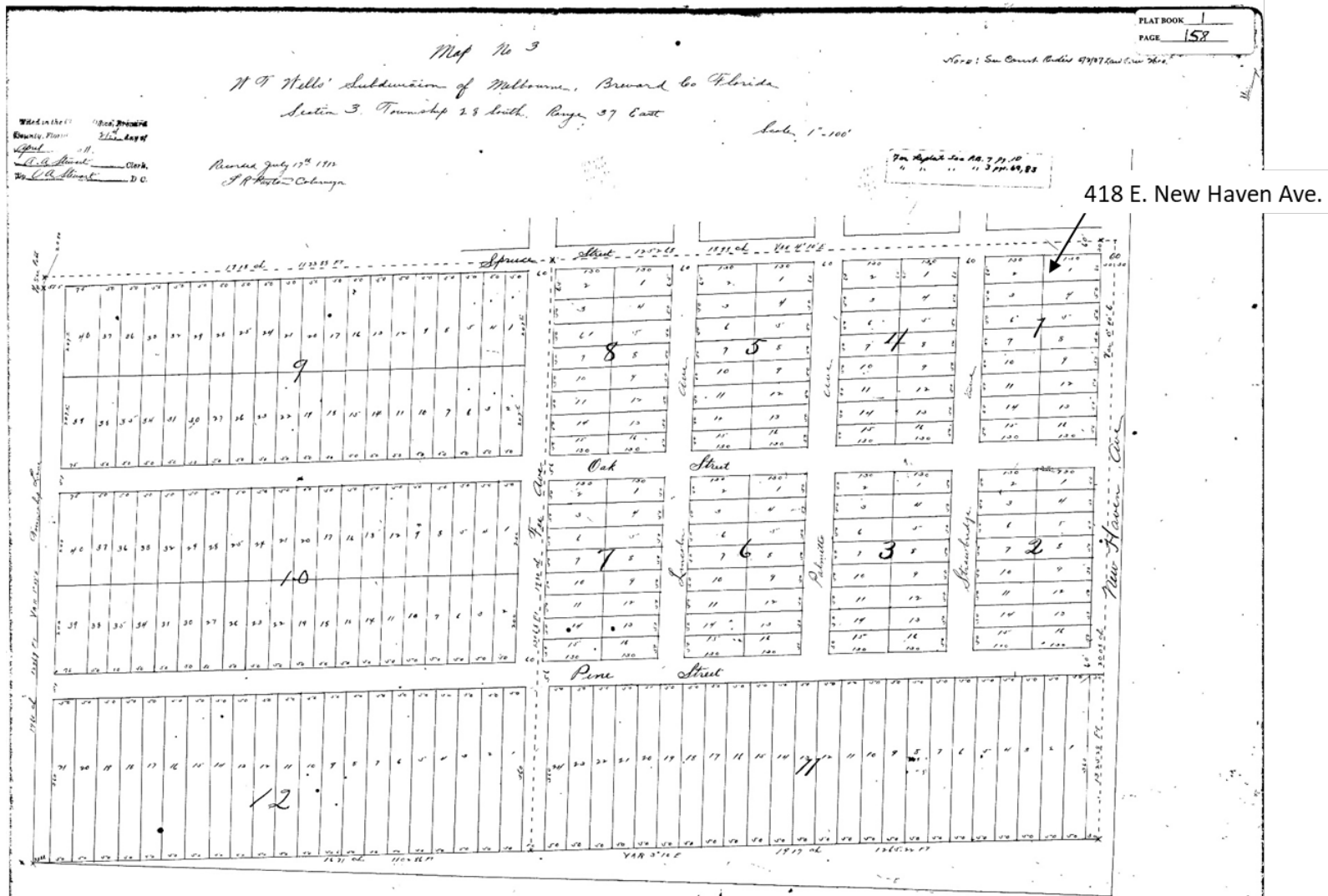
The present use of the property is a dentist office. The property is currently zoned C-1 (Neighborhood Commercial). This district allows neighborhood retail uses intended to serve the surrounding residential areas. Other permitted uses include bed & breakfast, office/financial institutions, retail, business services, and personal services.

Figure 1: Location Map



Source: City of Melbourne GIS Data and Littlejohn Engineering Associates, Inc., 2014

Figure 2: Map 3 Plat, Wells' Subdivision



Source: Public Record of Brevard County, Florida (Plat Book 1, Page 158).

G. Construction History

According to the Brevard County Property Appraiser, the structure was built in 1925, which is consistent with the historic map produced by Sanborn Map Company in 1926 (see **Figure 3**). The 1926, 1944 and 1959 Sanborn Maps (**Figures 3 to 5**) draw attention to the subdivision and arrangement of structures along New Haven Avenue. The “D” inside of the square on the lot denotes “dwelling,” and the “A” typically denotes a “private garage” but there is no evidence that there was ever a garage on this property. The number of floors is noted in the upper right corner of the dwelling (2 in this case). As shown by the numerous vacant lots along New Haven and Strawbridge Avenues, the property at 418 E. New Haven Avenue was one of the first constructed in that area of the City.

1. Additions and Alterations

There have been several significant alterations to the structure since construction in 1925. As shown in the Sanborn maps (**Figures 3 to 5**), the original structure was a simple two story square house. By 1959, a porch was added to the south façade. At an unknown date, porches were also added on the east and west sides of the house. All porches were later enclosed. Besides the addition and enclosure of the first story porches, much of the exterior features have been replaced in more recent renovations including the roof, exterior siding and all of the fenestration.

2. Construction Materials

The building is a two story framed vernacular style home with front and side porches (on the east and south facades). The roof is a metal hipped roof, last replaced in 2005. The first story of the house is characterized by a large enclosed porch wrapping the east, west and south facades of the main structure. The porch has an angled metal roof consistent with the main roof. The fenestration consists of single-pane, double-hung windows that were installed in 2013 replacing the original windows.

Figure 3: Sanborn Map Company, 1926

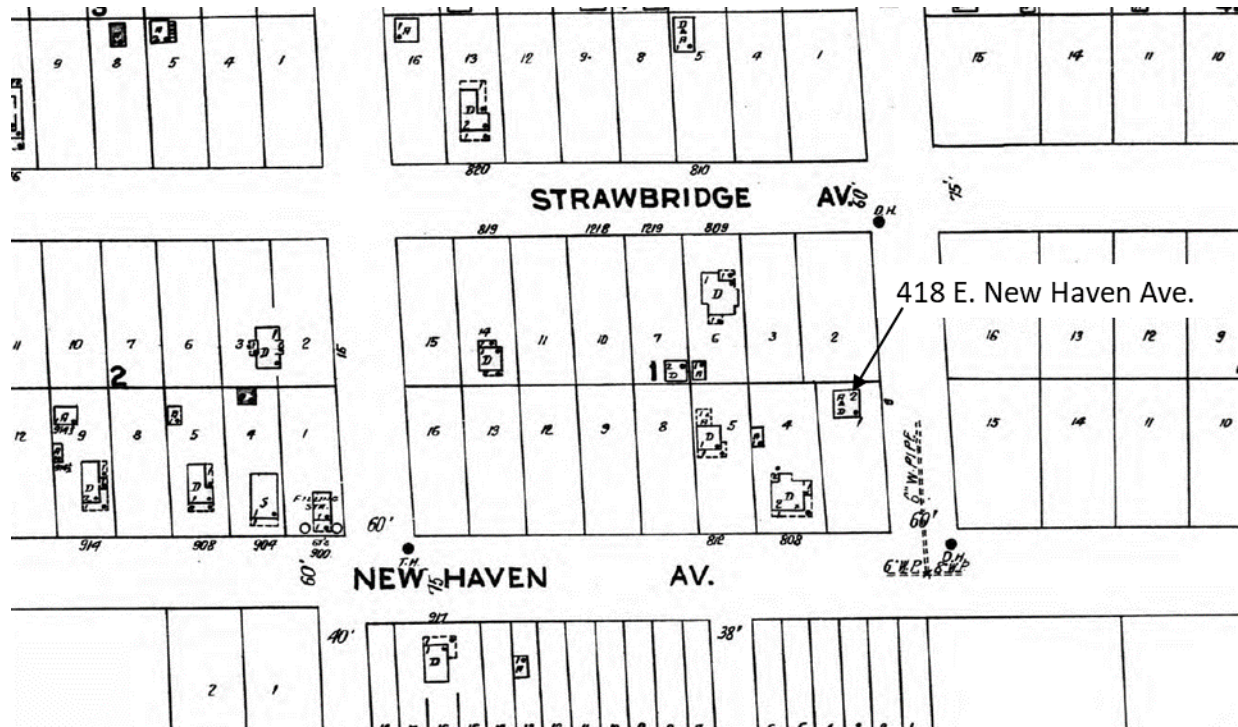
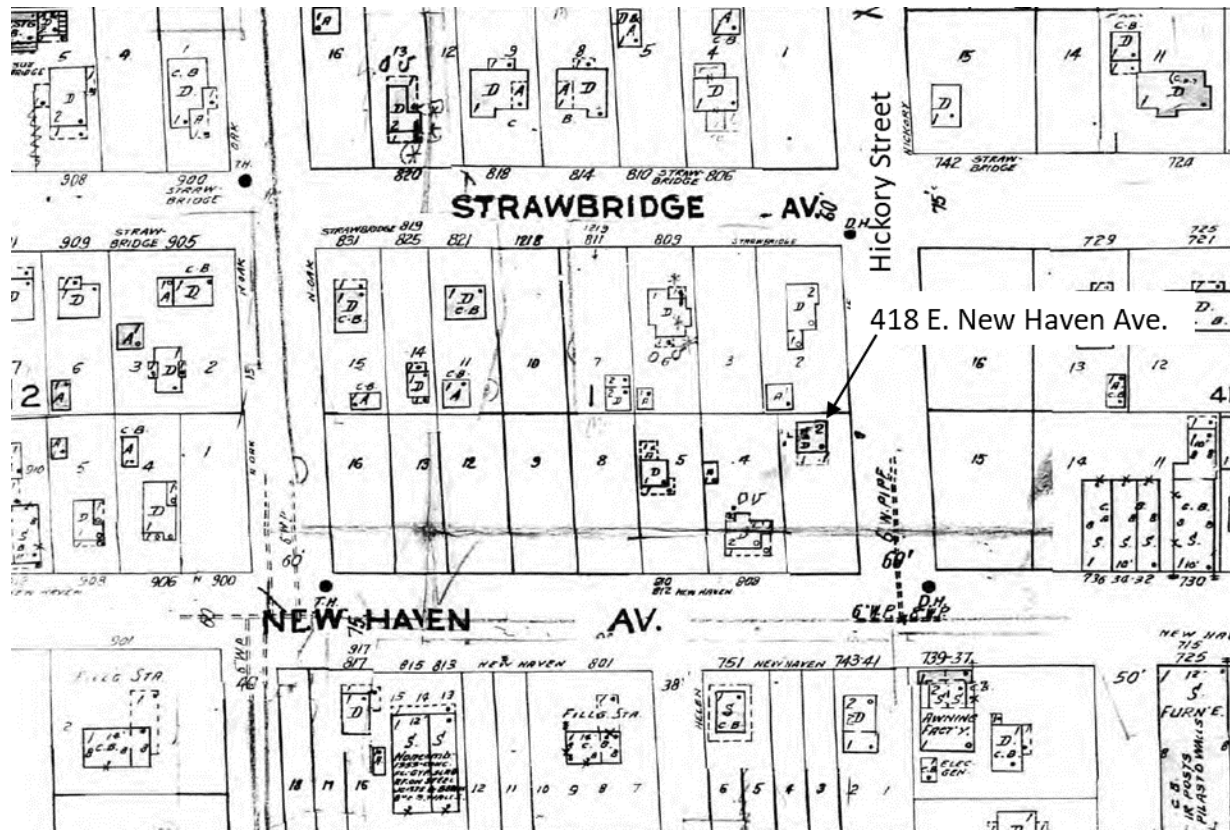


Figure 4: Sanborn Map Company, 1944



Figure 5: Sanborn Map Company, 1959



II. Property Features

A. Building Placement and Orientation

The primary building is setback approximately 130 feet from New Haven Avenue. The main entrance and the primary façade of the building are oriented toward New Haven Avenue, with a parking lot between the building and street. It is possible that due to this major setback and the location of the original brick chimney, the south wall may have originally been a secondary façade with the front entrance on Hickory Street. This is just an assumption as historical photographs of the site have not been found.

The dwelling has maintained its original placement on the rear part of the lot. This type of placement on the lot is not an isolated occurrence, but seems to have been a common occurrence in this part of the City at the time the structure was built, and extending into the 1950s.

Studying Sanborn maps from 1926 (**Figure 6**), two different development patterns can be seen east and west of McQuaid Street. There are only 3 lots east of McQuaid Street with the structures built on the back of the lot (highlighted in orange). All other structures were built in the middle or front of the lot, which is consistent with most of the development in the City at the time. The area west of McQuaid Street, however, displays a different pattern of development.

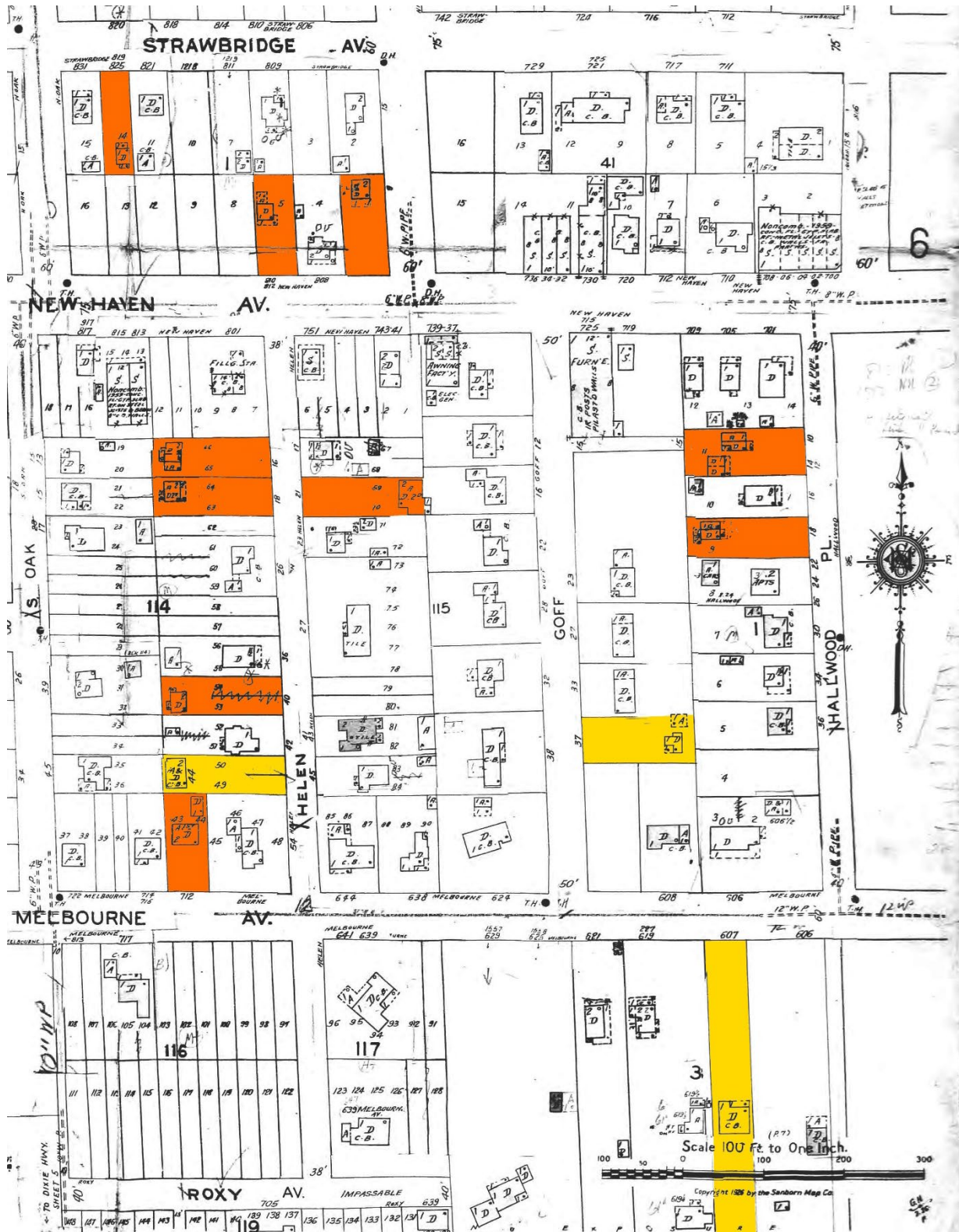
Approximately 25 of the homes between McQuaid Street, Pine Street, Fee Avenue, and Melbourne Avenue were built on the rear of the lot. The 25 structures are noted as dwellings on the Sanborn maps, not garages or outbuildings. It is unknown why so many of the dwellings in this area were sited that way.

As shown in the 1959 Sanborn map (**Figure 7**), three additional homes (highlighted in yellow) were built between 1926 and 1959 using the same setback .

Figure 6: 1926 Sanborn Maps (Merged)



Figure 7: 1959 Sanborn Map



B. Building Form and Architecture

The architectural style of the structure is Frame Vernacular. The styling of this house in particular is reminiscent of the vernacular homes in Southern Florida and Key West.

Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house designs. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches, which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingles. Porches, most commonly simple entrance or end porches are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

The north façade of the structure is currently in the rear of the structure. The original four square structure can be seen from this view showing the shape of the house before the enclosed porch was added.

Except for the brick chimney, none of the original building materials appear evident on the structure as it remains today. Because the exterior siding all around the house was replaced with recent renovations, it is difficult to determine if the building's historic materials were preserved underneath. The main roof and first story roof, including eaves and soffit, are all constructed of modern materials with no allusion to the original materials. Additionally, the windows have all been replaced including the panes and frames with modern windows and some of the original openings may have been sealed. Overall, the exterior alterations to the property failed to preserve the distinguishing historic character of the building.

Research on the property was conducted at the Brevard County Historical Commission located at the Central Brevard Library and the Florida Historical society. Former property owners, including Dr. Bracket and Mr. Ezelle, were also contacted as part of this research. Unfortunately, no historic photos or documentation of the home prior to the exterior alterations have been found.

Despite the alterations, the structure still maintains Florida Vernacular style characteristics; however, the appearance of the structure varies significantly from what can be assumed were the defining characteristics of the original structure.

Figure 8: Main (South) Façade



Source: Littlejohn Engineering Associates, September 2014

Figure 9: Main Façade (Southeast angle)



Source: Littlejohn Engineering Associates, September 2014

Figure 10: Side Façade (East)



Source: Littlejohn Engineering Associates, September 2014

Figure 11: Rear Façade (North Façade)



Source: Littlejohn Engineering Associates, September 2014

C. Interior

Several of the original features of the dwelling still exist inside the structure. These elements, which are all found on the second floor, include original hardwood floors, five-panel doors of solid wood, and original door hardware. Both sides of the original brick fireplace are featured on the first floor. The backside of the fireplace would have been outside the main exterior wall when originally constructed.

Figure 12: Original Interior Features (Second Floor)



Source: Ms. Amy Addington, November 2014

Figure 13: Original Fireplace (First Floor)



Source: Ms. Amy Addington, November 2014

III. Contextual History¹

The building at 418 East New Haven Avenue was built in 1925 in the town that was known as Melbourne. Melbourne is located on a natural harbor on the Indian River Lagoon, which was originally named "Crane Creek." William H. Gleason was the first person who made an attempt to settle in this area and purchased a large tract of land along the Indian River in 1869. 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.²

The Town of Melbourne was incorporated on December 22, 1888, adopting a corporate seal that included a pineapple plant, a crane and a palmetto tree³. The town was named for its first postmaster, Cornthwaite John Hector, an Englishman who was said to have come from Melbourne, Australia⁴.

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 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 coming of the Florida East Coast railway brought a period of significant development within Melbourne. 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.

Between 1896 and 1920, the area recovered from the devastating effects of the freezes. 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, south of Crane Creek, established it in 1912. 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 First Street in downtown Melbourne. On August 31st of the same year, another fire partially destroyed the Union

1 Barile, Diane. "The Elizabeth Eaton Residence Designation Report", October 2007

2 Olausen, Stephen. Page 9

3 www.melbourneflorida.org/info/history

4 Other sources say that Hector was actually from New Zealand

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.

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 millions 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 enough foodstuffs of a score of varieties to satisfy the demands and needs of half the population of the United States.”⁵

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. 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, when the house at 418 E. New Haven Avenue would have been constructed, 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”⁶.

After World War II, Melbourne experienced dramatic growth with the development of the National Aeronautics and Space Administration (NASA) facilities in Cape Canaveral. In 1969, the City of Eau Gallie merged with the City of Melbourne and formed the largest city in Brevard County at the time.

IV. Eligibility Criteria & Statement of Significance

A. Designation Criteria

Chapter 10, Article XI of the Melbourne City Code, “Preservation of Historic Resources and Districts, Archaeological Sites and Zones,” contains the criteria for designating

⁵ Fox, Charles Donald. The Truth about Florida, pages 10-11

⁶ Olausen, Stephen, page 19

historical properties on the Melbourne Register of Historical Places. Historic buildings, structures, objects, landscape features, archaeological sites/zones, and other improvements may be eligible for designation if they:

1. Are significant in Melbourne's history, architecture, archaeology or culture; and
2. Possess *integrity of location*, design, setting, materials, workmanship or association; and
3. Meet one or more of the following criteria:
 - a. Are associated with events that have made significant contributions to our history.
 - b. Are associated with the lives of persons significant in our past.
 - c. Embody the characteristics of a distinctive architecture style, construction style, or period; or were built by a prominent designer/builder.
 - d. Yield, or are likely to yield, historical or pre-historical information.
 - e. Are listed on the National Register of Historic Places.
 - f. Are a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historical, cultural, or architectural motif; or *because of their prominent or spatial location, contrast of siting, age, or scale are an easily identifiable visual feature of a neighborhood or the city* and contribute to the distinctive quality of such neighborhood or the City.

B. Assessment of Significance

As noted previously, it is clear that additions and alterations have been made over the course of time negatively impacting the integrity of design, materials and workmanship of the subject structure. The most significant architectural alteration to the exterior was the addition of the extended enclosed porch wrapping the main house on the east, west and south facades. Later renovations included the replacement of exterior siding, the entire roof, and all of the windows. Further, it appears that one or more of the original window openings has been enclosed on the second story of the south façade.

Due to the the plethora of modern alterations and additions to the building and the lack of a historic photograph depicting these original characteristics, it is difficult to determine sufficient integrity of *design*.

As explained in the 'Property Features' section of this report, the dwelling at 418 E. New Haven Avenue maintains its original placement on the rear part of the lot. This type of placement on the lot is not an isolated occurrence, but instead represents a pattern of land development in part of downtown. This pattern seems to have been first established in the 1920s and was extended through at least the late 1950s.

The structure at 418 East New Haven Avenue does meet the *integrity of location* criteria (#2) and, because of its spatial location, it is an easily identifiable visual feature in the neighborhood (#3f).

C. Statement of Significance

The dwelling at 418 E. New Haven is significant for its integrity of location and because it represents an identifiable pattern of development which was established from the 1920s to the 1950s. This site along with the others lots with deep setbacks contribute to an easily identifiable visual feature of this area of the City.

V. Recommendation

On December 16, 2014 The City of Melbourne Historic Preservation Board voted unanimously to forward the proposed designation to City Council for final consideration. Littlejohn proposes that Melbourne's City Council approve the listing of the 418 East New Haven Avenue property in the Melbourne Register of Historic Places.

VI. Bibliography

418 E. New Haven Avenue. City of Melbourne Application for Preliminary Local Historic Designation for 418 E. New Haven Avenue. September 2014.

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