

HISTORIC PROPERTIES SURVEY
OF THE
CITY OF STUART, FLORIDA



HISTORIC PROPERTY ASSOCIATES, INC.
ST. AUGUSTINE, FLORIDA 32085
APRIL 1991

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The project has been financed in part with historic preservation grant assistance provided by the National Park Service, U.S. Department of the Interior, administered through the Bureau of Historic Preservation, Florida Department of State, assisted by the Florida Historic Preservation Advisory Council. The City of Stuart also provided assistance and funding in support of this project. The contents and opinions contained within do not, however, necessarily reflect the views and opinions of the Department of the Interior, the Florida Department of State, or the City of Stuart. The mention of trade names or commercial products does not constitute endorsement or recommendation by the Department of the Interior, Florida Department of State, or the City of Stuart. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap 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 for Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

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ACKNOWLEDGMENTS

A successful survey of historic properties requires community assistance and cooperation. Among other responsibilities, help is needed to assemble maps, locate sources for local history, and identify old buildings. Inevitably, the survey team accumulates debts that it can only acknowledge.

Without the financial and administrative support provided by the City of Stuart and Stuart Main Street, the survey would not have occurred. The City provided funding to meet the state matching grant and made available the necessary materials and services employed in the field survey and research process. The City's planning office provided maps that we used to establish the legal definition of surveyed properties. Our thanks go to Karen Laurin of the City of Stuart and Patti Kupczyk, Main Street manager, for their invaluable help.

We performed research at the Stuart City Hall, the Martin County Courthouse, and conducted a number of oral interviews. A local architect, Don Armstrong, allowed us to review the building files he has assembled over a number of years. Don also reviewed the draft report and provided us the benefit of his thorough knowledge of the city's historic architecture. We thank the administrators and staff assistants at those institutions and repositories for allowing us access to their collections. Research was also conducted at the Library of Florida History, University of Florida. As always, Director Elizabeth Alexander and her staff were generous in permitting us access to the collections of the library.

We thank the staff of the Bureau of Historic Preservation, especially Fred Gaske and Vicki Cole, who provided technical assistance and administrative support throughout the project. Florida's historic preservation community is indebted to George Percy, director of the Division of Historic Resources, and Secretary of State Jim Smith for their leadership in moving Florida to the forefront of historic preservation in the United States.

The Historic Preservation Advisory Council, an eleven-member panel, provides assistance to the department by reviewing grant applications and making award recommendations. The citizen volunteers who serve on the Council collectively devote thousands of hours annually to their tasks. The community owes the council a vote of thanks for its support.

Finally, we must thank the many residents and property owners of Stuart who patiently answered our questions and permitted the site inspections that we made and the photographs which we took. We hope the survey will serve its intended role in the preservation of the cultural legacy of Stuart.

SURVEY CRITERIA

All surveys conducted in association with the Division of Historic Resources, Florida Department of State, utilize the criteria for placement of historic properties on the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

A) that are associated with events that have made a significant contribution to broad patterns of our history; or

B) that are associated with the lives of persons significant in the past; or

C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Division of Historical Resources utilizes the same criteria in a less restrictive manner for selecting properties to be placed in the Florida Master Site File (FMSF). This allows the office to record more properties of purely state and local significance than normally would be included in the National Register. It should be pointed out that the FMSF is not a state historic register, but an inventory intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history. Each individual file in the FMSF represents a permanent record upon the loss of, or irreversible damage to, that particular property.

The survey team examined all buildings in Stuart that appeared to be at least fifty years old. Documents used in estimating the age of buildings included historic subdivision plat maps and Sanborn Company maps of Stuart, which were published in 1915, 1920, 1926, and 1941.

Having received professional training in history, architecture, or preservation and having surveyed thousands of historic buildings, the survey team's combined experience extends across the Florida peninsula and panhandle, and throughout many parts of the South. Historic Property Associates, Inc., had previously conducted historic resource surveys in Melbourne, Vero Beach, and Lake Worth, and consequently was well-acquainted with the typical historic resources of the region and the available source materials held by various public and private repositories in the area.

Buildings in Stuart that had lost the integrity of their original design and architectural features were eliminated from the inventory. Building integrity was evaluated on the basis of criteria established by the National Register and the FMSF. Deterioration, extensive modifications, the use of an incompatible exterior siding or windows, and porch enclosures are typical alterations causing a building to lose its integrity. The condition of the buildings surveyed was evaluated according to standards established by the National Register and the FMSF. The year 1941 was chosen as the cut-off date for the survey because it satisfies the fifty year criteria used by the National Register, and more importantly, it allowed for the inclusion of nearly all significant historic properties located within the city.

SURVEY METHOD

Cultural resource management involves a series of activities carried out in succession. The first activity is survey, which lays the foundation for all subsequent preservation activity. A survey is a systematic, detailed examination of historic properties within either thematic or geographic limits. It is undertaken to determine the exact nature, extent, and character of historic properties. Using the definition of the National Park Service, historic properties are buildings, structures, objects, sites, or districts significant in national, state, or local history or pre-history.

There are several methodologies for survey. One approach is to define a particular theme for examination. Thematic surveys are intended to identify all historic properties of a given type within a given area and/or period. A survey of county courthouses or Spanish mission sites in Florida are examples of thematic types. The second and more common survey is the geographic or area type. Area surveys, when properly designed and executed, result in a comprehensive recording of all significant themes and types of properties associated with them that are located within established geographic boundaries. The geographic boundaries for a survey might be a subdivision, a downtown area, a residential neighborhood, or a political subdivision such as a town, city, or county limit.

The goal of this survey was to locate, identify, and evaluate the significance of the standing structures within Stuart (Figure 2). Using survey professionals trained in the disciplines of history and architecture, a total of 277 properties were recorded in the Stuart survey.

The methodology used in conducting historic property surveys consists of a series of progressive steps. In the case of the Stuart survey, the initial level consisted of research of existing historical literature to determine the periods of development, activities, and personalities significant to the development of the community, and to identify any recorded historic buildings and standing structures. The consultants had previously conducted surveys Melbourne, Vero Beach, and Lake Worth and consequently were well-acquainted with the historic resources of the region and their periods of development.

The intermediate level included field survey to confirm the location of extant properties, evaluation of preliminary research and field survey, recording site data, and compilation of an inventory. The condition of each building was evaluated on the basis of guidelines established by the National Register, which is supervised by the U.S. Department of the Interior and the FMSF. Each building was assigned a condition of excellent, good, fair, deteriorated, or ruinous. A subjective evaluation, condition is assessed by visual inspection of structural integrity, roof condition, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building.

The third level consisted of an analysis of properties and the community by theme and period of significance, evaluation of the significance and concentration of the historic buildings, and recommendations for National Register nominations and locally recognized landmarks. The consultants found potential for a National Register historic district in Stuart and a handful of individual buildings that have potential for listing. Additionally, local historic districts with accompanying ordinances should be considered by local officials. The boundaries of the potential National Register district, the addresses of those buildings with potential for listing in the National Register, details for listing districts and individual sites, and guidelines for establishing local historic districts and ordinances are outlined in

the Recommendations section of this report.

Survey needs to be distinguished from the registration, protection, and enhancement phases of the preservation process. Survey is the fundamental first step in what is the ultimate goal of historic preservation: the protection and enhancement of significant properties. Before significant properties can be protected and enhanced, they must be located, identified, and evaluated. These are the tasks that should be accomplished during the course of a survey. As a logical consequence of survey, significant properties should be registered or recognized for their significance. One of the most common errors associated with historic preservation is the designation of historic properties before they and their historical context are identified and documented through the survey process.

Registration is the formal evaluation and recognition of significant properties by local, state, or federal governing bodies or agencies. It should be made clear that survey and registration are separate but related activities, the former concerned with the activities described above and the latter with the full documentation, formal evaluation, and official recognition of those deemed at least locally significant. Survey and registration are most efficiently carried out independently, as attempts to combine them can result in undesirable distortion or diffusion of effort. Survey and registration achieve the most efficient results when they are coordinated, that is, when the location and identification of historic properties leads to full documentation, evaluation, and registration, and when registration applications are prepared with benefit of survey information.

Once a historic property has been registered through a formal review process that employs qualified professionals and established criteria, it can then be protected or enhanced through legal and financial means. Because no state register exists for Florida, the best formal recognition of historic properties in Stuart is the National Register of Historic Places. Since the National Register recognizes properties that are at least locally significant, those that are significant to Stuart's history have potential for listing.

The format for recording survey data was the FMSF form for standing structures. Forms were set up on a data processing program specifically designed to conform to computerization codes established for the FMSF by the Bureau of Historic Preservation. The forms were updated as additional information was generated and then were printed in hard copy. Analysis of the data, particularly the results of the field survey, was facilitated by the D-Base program. Information about historic properties was recorded on a computer disk filing system and an inventory of those evaluated as significant to the history of Stuart is provided in this report.

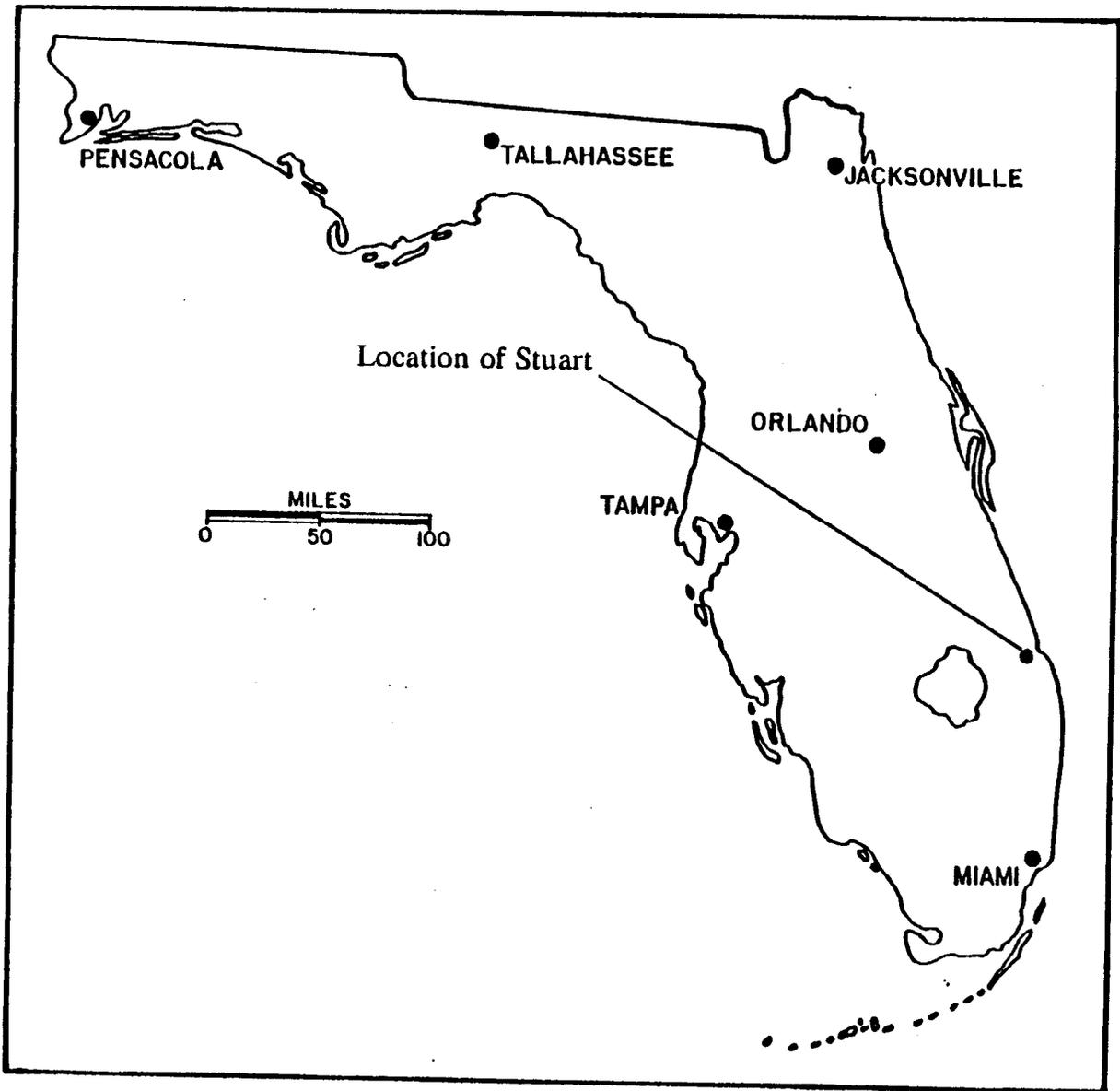
In accordance with the survey criteria, 277 properties, all buildings, were recorded during the course of the project. The survey team field inspected, photographed, and recorded the location of each property on a base map or U.S. Geological Survey map. The team noted its condition, integrity, and surroundings. After the completion of field work, the team recorded the aforementioned information along with the legal description of each property and its address.

The development of a historical context for evaluating properties in Stuart constituted a major portion of the survey. The consultant's team of historians conducted a preliminary literature search, focusing generally on the chronological development of the city, emphasizing important events, individuals, and significant themes associated with that development. They conducted research at the Martin County Courthouse and the Stuart City Hall. In addition to those primary source areas, background research was performed at the St. Augustine Historical Society Library, St. Augustine; the Florida State Library and

the Library of the Bureau of Historic Preservation, both in Tallahassee; the P.K. Yonge Library of Florida History, University of Florida, Gainesville; and the DuPont-Ball Library at Stetson University, DeLand. The research information formed the basis for the preliminary and final historical reports.

Based on the visual reconnaissance, information gleaned from cartographic sources, newspapers, and other primary and secondary source materials, and discussions with informants, the survey team established a range date of construction for all standing structures, and determined an exact year for some. In most cases it proved impossible to establish a firm date of construction. As a consequence, the survey team entered an approximate date with a "c." for circa before it. The results of the architectural and historical research have been incorporated into the final report and on the FMSF forms.

MAP 1



HISTORICAL DEVELOPMENT OF STUART

Introduction

The City of Stuart is situated on Florida's east coast, a region whose history of settlement reaches back to the earliest period of human occupation within the peninsula. The abundance of fish in offshore waters and the game found in woodlands attracted the area's earliest residents, native Americans. Although there was some limited European exploration off of the Stuart coastline during Florida's colonial period, (1565-1821) permanent settlement did not occur until the late nineteenth century. The number of settlers who had established homesteads there in the early 1880s expanded steadily after 1894, when the Florida East Coast Railway reached the community. Significant development continued throughout the Progressive Era (1900-1917). An important port, Stuart lay at the heart of Florida's pineapple belt. Stuart was incorporated in 1914. By 1915, when growth began to slow, the town boasted a population of nearly 500.

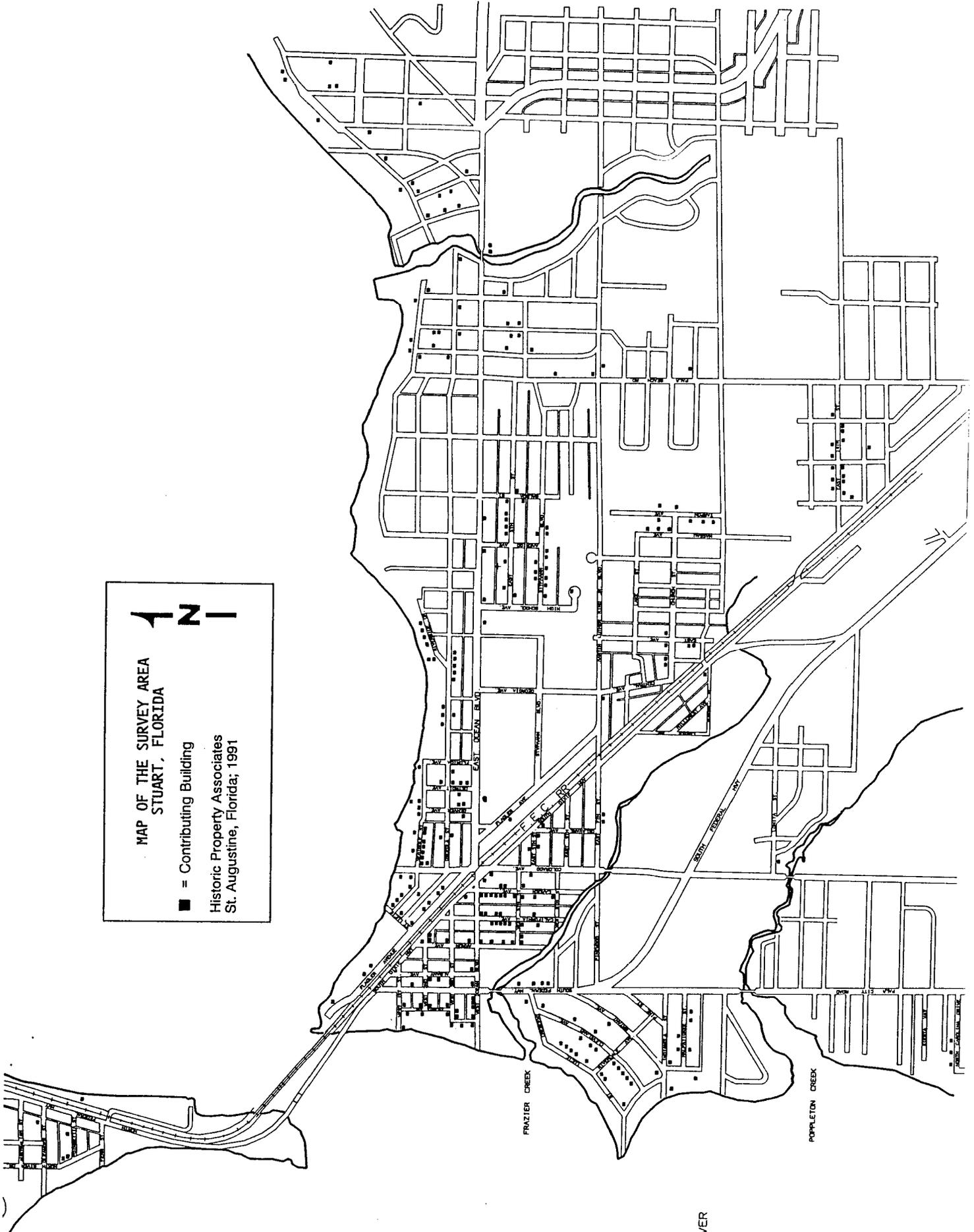
Like many other Florida communities, Stuart experienced its most exuberant period of growth during the 1920s. Launched by a nationwide thirst for cheap Florida land, the Florida Land Boom of the 1920s brought millions of speculators and settlers to the state and sparked an unprecedented period of development. The majority of buildings recorded in this survey date from the 1920s, indicating that the land boom era was the most significant period of historical development in Stuart. As commercial and residential areas expanded, Martin County was created in 1925 and Stuart became its seat of government. The speculative bubble, which some predicted would continue indefinitely, burst in 1926, throwing Florida into an economic depression, three years in advance of the rest of the nation. Stuart, like many Florida communities, languished after the collapse of the land boom and failed to recover during the Great Depression.

The following narrative is designed to provide a context for the periods in which the historic buildings of Stuart were constructed. Emphasis is given to the important themes and events that fostered the development in the city during the historic period. This report may serve as a basis for determining the significance of historic buildings and in preparing nominations to the National Register of Historic Places.

Prehistory

Human settlement of the Florida peninsula began about 15,000 B.C. During the Paleo-Indian Era (15,000-6,500 B.C.), the earliest identified time when humans are known to have occupied any part of the state, the aboriginals practiced a nomadic lifestyle as hunters and gatherers. Beginning about 5,000 B.C., those original inhabitants were displaced by more sedentary tribes from the central highlands region of the peninsula. Stuart is located in what archaeologists refer to as the Circum-Glades cultural region. Aboriginal native Americans in the area included the Ais and Jeaga. Both groups were hunters and gatherers who relied heavily on marine resources and existed without organized agricultural production. Although nearly 100,000 native Americans inhabited Florida at the time of European contact, only about 2,000 aboriginals are estimated to have lived along the east coast between present-day Palm Beach and Indian River counties. Early contacts


MAP OF THE SURVEY AREA
STUART, FLORIDA
 ■ = Contributing Building
 Historic Property Associates
 St. Augustine, Florida; 1991



SOUTH FORK
 ST. LUCIE RIVER

FRAZIER CREEK

POPPLETON CREEK

with those tribes included expeditions led by Juan Ponce de Leon and Pedro Menendez de Aviles. In 1696, Jonathan Dickinson, a Quaker who became shipwrecked north of Jupiter, came into contact with the aboriginals on Hutchinson Island, which is immediately east of Stuart. Although some artifacts from the prehistoric period have been found in the Stuart area, the extent of prehistoric settlement there remains undocumented.¹

Colonial Periods (1513-1820)

During the first Spanish period, defined as 1565 to 1763, Spain failed to settle permanently any part of Martin County, or for that matter any area of Florida, save the immediate environs of St. Augustine and a small enclave at Pensacola. Located on the fringe of Spanish activity, the Stuart area was too far removed from St. Augustine to permit the Spanish to exercise effective political control. Settlement in South Florida was limited to the establishment of temporary missions, one south of Vero Beach in 1567 and another along the Miami River in 1743. Isolated from contact with other Spaniards, both missions failed in less than two years.²

As a penalty for its part in supporting the defeated French in the Seven Year's War (1756-1763), the Spanish Crown was required in 1763 to surrender Florida to Great Britain. More than 3,000 people abandoned Florida when Spain relinquished the colony. The sparse population presented problems for the British Crown. Efforts to encourage settlement were initiated. The Proclamation of 1763 offered easy terms by which prospective settlers could obtain land grants. The *London Gazette* and other journals told of extensive and rich agricultural lands and proclaimed the ease with which they could be obtained. The colonial governor, James Grant, promoted Florida's allegedly healthy climate and economic potential.³

Although a few plantations were established in the southern reaches of the Indian River region between 1763 and 1775, they did not persevere long. The outbreak of the Revolutionary War undermined the security of British East Florida. Marauding French and Spanish privateers preyed upon coastal settlements. Even native Americans loyal to the British looked upon the peninsular settlements as fair game for plunder.⁴

The American Revolution altered development of the Florida peninsula. Large numbers of loyalists, mainly from Georgia and South Carolina, fled to Florida in pursuit of economic stability and political asylum. The population of the region consequently swelled from 3,000 in 1776 to 17,000 by 1784. A large community of immigrants from Europe was planted in the New Smyrna area. Settlement during that tumultuous era was an uneven

¹Jerald Milanich and Charles Fairbanks, *Florida Archaeology* (New York, 1980), 4-30, 181, 211-12, 232-41; Irving Rouse, *A Survey of Indian River Archaeology* (New Haven, 1951), 112-13, 120; Emeline Paige, ed. *History of Martin County* (Hutchinson Island, 1975), 4-25; Charles Andrews, ed., *Jonathan Dickinson's Journal* (New Haven, 1945).

²Milanich, et al., *Florida Archaeology*, 232; Kyle Van Landingham, *Pictorial History of St. Lucie County, 1565-1910* (Ft. Pierce, 1976) 4; Rouse, *Indian River Archaeology*, 50-59.

³E.P. Panagopoulos, *New Smyrna: An Eighteenth Century Greek Odyssey* (Brookline, 1966), 10-11.

⁴Wilbur Siebert, *Loyalists in East Florida*, 2 vols. (DeLand, 1929) II: 253, 309.

process. New homesteads and plantations were established and others abandoned, depending on the political inclinations of landowners, Indian attacks, and raids by privateers.⁵

The return of Florida to Spain in 1784 retarded further development of East Florida. With the departure of the British, the population of East Florida fell to under 2,000. Numerous plantations were abandoned. Like the British, the Spanish attempted to promote immigration. Contrary to official policy elsewhere in the Spanish empire, the Crown permitted non-Catholics to settle in Florida, requiring only an oath of allegiance to the Spanish Crown and sufficient financial resources to establish a farm or a plantation. Between 1803 and 1813, several large tracts were titled near present-day Stuart, including the Hutchinson, Hanson, Miles, Hedrick, and Sequi grants, which together totaled nearly 20,000 acres. Although no permanent settlements emerged, several small farms produced sugar cane, coconuts, and citrus.⁶

Territorial and Statehood Periods (1821-1860)

The United States was anxious to acquire both East and West Florida. The vast, largely undeveloped area tempted the expansionist government, and private land speculators lobbied in Washington for its acquisition. Over the years, the Floridas had presented the United States with several problems. First, the area provided a haven for runaway slaves and Seminole Indians, who were involved in the conflict with settlers along the southern borders of Georgia and Alabama. Second, East Florida provided opportunity for contraband trade and slave smuggling, which contravened the policies and laws of the United States. Finally, due to its strategic geographic location, Florida in Spanish hands threatened national security. The area could serve as a base for attack against the United States by a foreign power. The British were particularly feared. When Andrew Jackson invaded Florida in 1818 in pursuit of Indians during the First Seminole Indian War, it became clear that Spain could no longer hold or control Florida. Mounting pressure from the United States forced the signing of the Adams-Onís Treaty in 1819, which gave the United States control of the peninsula.⁷

After some diplomatic delays in the transfer of authority, the United States Territory of Florida was established in 1821. Andrew Jackson was named provisional governor. In July, Jackson created St. Johns and Escambia counties, the first two political subdivisions in the territory. St. Johns County initially encompassed all territory east of the Suwannee River, including present-day Stuart. New settlers began to pour into Florida. A change of attitude towards settlement of the peninsular interior, especially in northeast Florida, accompanied the change of flags. Land speculators and settlers envisioned potential fortunes in the underpopulated territory. Real estate speculation intensified during the 1820s, though poor transportation and an outbreak of yellow fever limited activity. In 1824,

⁵Michael Schene, *Hopes, Dreams, and Promises: A History of Volusia County Florida* (Daytona Beach, 1976), 9; Siebert, *Loyalists*, I:325ff.

⁶Helen Tanner, *Zespedes in East Florida, 1784-1790* (Coral Gables, 1963), 130; Paige, *Martin County*, 24-5.

⁷Junious Dovell, *Florida: Historic, Dramatic, Contemporary* (New York, 1952), 169-70.

Mosquito County, which extended south of Lake Okeechobee, was carved out of St. Johns County. Northern areas of the county produced sugar, citrus, and other crops on farms along its coastal lagoons and river channels. By 1825, the year of the first territorial census, there were 5,077 people in East Florida. Although twenty plantations and a number of scattered farms were counted along the coast of Mosquito County, the area of Stuart remained unpopulated during the period.⁸

Agricultural development along coastal Mosquito County between 1820 and 1830 was cut short by growing conflict with the Seminole Indians, culminating in the Second Seminole Indian War. Thriving sugarcane plantations and farms fell victim to Indian attacks and were burned to the ground. The war, which lasted from 1835 to 1842, covered a broad area of Florida. Engagements ranged from the Jacksonville area to the Suwannee River and south to Lake Okeechobee.

Although numerous forts were constructed throughout the territory, fortifications in south Florida were scattered. By 1840, forts Pierce, Lloyd, Van Swearingen, and Jupiter were located east of Lake Okeechobee, between present-day Ft. Pierce and Jupiter. The sparsely inhabited area near the St. Lucie River and Stuart was relatively unaffected by the war. Although a small military depot was established on the west bank of the South Fork of the St. Lucie River late in the war, the military road system, a series of trails that extended across much of the territory, failed to connect with the St. Lucie River region. By 1844, travel to the area remained hazardous, and petitions were filed by residents in south Florida to construct a canal that would connect the Jupiter River with Lake Worth.⁹

In 1842, the Second Seminole Indian War ended and settlers returned to their homes. Congress passed the Armed Occupation Act to encourage settlement of the war

Contraband on the Indian River - 1843

During the mid nineteenth century, much of Florida remained an undeveloped wilderness. Although the federal government attempted to develop some harbors along the east coast, most of those efforts failed to bring real benefits to the region. The government also spent resources on capturing elusive smugglers, some of which operated extensive operations along the coast. Numerous, uncharted channels and shifting inlets made smugglers difficult to apprehend. Among the items smuggled in and out of Florida during that period were live oak trees for shipbuilding; salt for curing meats; and sugar and coffee. Numerous accounts of contraband activity along the Florida coast were reported by customs agents and the U.S. Navy. In 1843, Chandler S. Emery, a deputy collector for U.S. Customs in Jacksonville, reported that,

"Revenue has been defrauded...and it is more than probable it will occur again, there being many steam-saw-mills in this section on the river and numerous cargoes of Lumber shipped to the West Indies, which are exchanged there for articles paying duty in the U.S. I would wish to draw the attention of the Department to the fact, that on account of the facilities afforded to the smuggling of contraband articles, and particularly Cigars of Spanish Manufacture, at Indian River Inlet and Gilberts Bar from their contiguity to the West India Islands, some other protection, than the occasional cruising of Cutters along the coast should be afforded. A large portion of this interesting country having been recently settled under the "Armed Occupation Act," it is believed that extensive operations are in contemplation to avoid Revenue Law at these places."

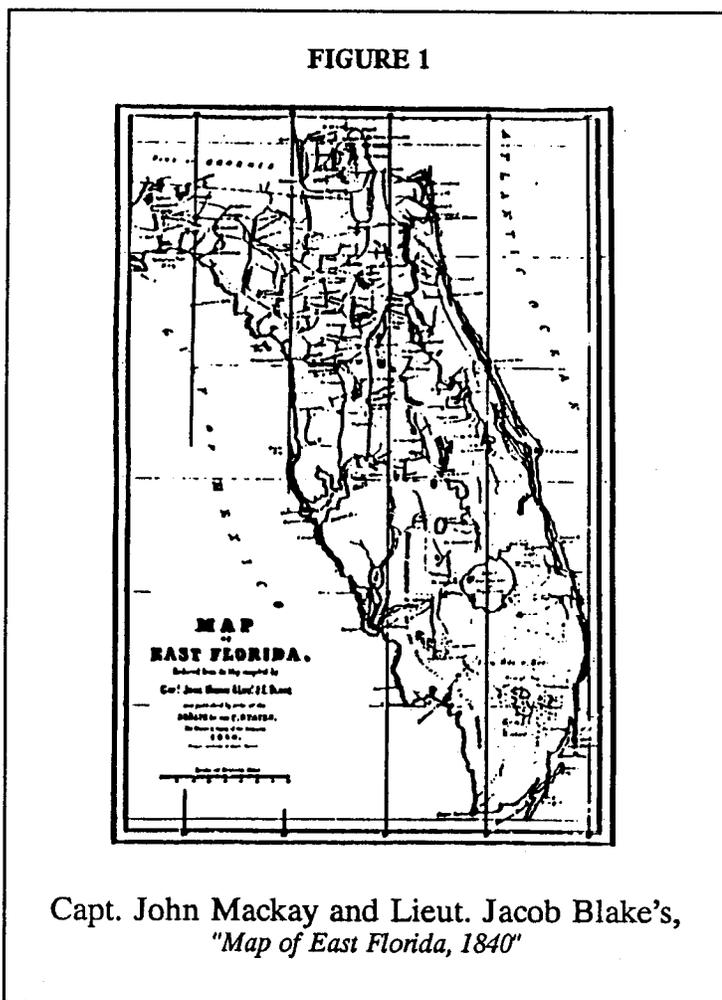
From Clarence Carter, ed. *The Territorial Papers of the United States* (Washington, 1962), 26: 809.

⁸Works Progress Administration, "Creation of Florida Counties, 1820 to 1936," (Tallahassee, 1940); Tebeau, *Florida*, 134; Thomas Graham, *The Awakening of St. Augustine* (St. Augustine, 1978), 36-39; Schene, *Hopes*, 30-31; William Thorndale and William Dollarhide, *Map Guide to the U.S. Federal Census, 1790-1920* (Baltimore, 1987), 69.

⁹John Mahon, *History of the Second Seminole Indian War, 1835-1842* (Gainesville, 1967), 28, 47, 59; Capt. John Mackay and Lieut. Jacob Blake, "Map of East Florida," Washington, 1840; Clarence Carter, ed. *Territorial Paper of the United States* Vols. 22-26 (Washington, 1956-1962), 26: 696, 804-05, 851-53, 976; Capt. J. McClellan and Lt. A.A. Humphreys, "Map of the Seat of War in Florida," Washington, 1843.

zone, granting 160-acre tracts to heads of families who met various criteria, including establishing a residence, clearing land, and occupying the premises for five years. Roads which the military had constructed during the war provided access to the interior of the peninsula. Although the Armed Occupation Act had a positive impact on the Indian River area, which had nearly 1,200 settlers by 1845, few settlers resided south of Ft. Pierce along the east coast (Figure 1).¹⁰

Florida was admitted to the Union in 1845 as a slave state. Tallahassee became the state capital, and sent to Congress its first senators, David Levy Yulee and James Westcott. The slave issue dominated national politics during the 1850s. In Florida, slaves comprised nearly 70 percent of the population of the Mosquito County coastal region during the 1830s. The Second Seminole Indian War (1835-1842) virtually destroyed the slave economy. Many slaves escaped to live and fight with the Seminoles. By 1850, slaves formed less than 30 percent of the population. As an indication of the extent of development throughout the state, by 1845 twenty-six counties had been carved from the territory's original two counties. By 1860, that number had climbed to thirty-seven. Although much of that development occurred in the panhandle, northern and central portions of the peninsula also experienced significant growth. In 1844, St. Lucia County, which included Stuart, was carved out of Mosquito County. Later, in the 1850s, St. Lucia County was renamed Brevard. Nevertheless, the east coast of south Florida remained sparsely settled. An 1856 Corps of Engineers report indicated that only eight families lived in the region of the east coast that extended for nearly 200 miles north of the Miami River.¹¹



¹⁰Mahon, *Second Seminole Indian War*, 313-14; Van Landingham, *St. Lucie County*, 8-9; Carter, *Territorial Papers*, 26: 804-05, 975-77.

¹¹Sam Hilliard, *Atlas of Antebellum Southern Agriculture* (Baton Rouge, 1984), 31-77; Works Progress Administration, "Creation of Counties in Florida"; Tebeau, *Florida*, 171-74; Paige *Martin County*, 40.

Civil War Through Post-Reconstruction (1861-1893)

After seceding from the Union in January 1861, Florida was asked to supply the Confederacy with 5,000 troops. Many male residents abandoned their farms to join the Confederate Army, leaving the economy almost immediately bankrupt. Union steamships patrolled the coastline. St. Lucie, Jupiter, and Sebastian inlets fell under the purview of the South Atlantic Blockading Squadron, whose ships patrolled the coast to prevent export of goods to the Confederacy or abroad. Confederate suppliers of goods such as timber and salt constantly attempted to smuggle materials through the blockade. Reconnaissance conducted by the schooner *Wanderer* of the Indian River Inlet in 1862 failed to reveal significant Confederate activity in the area. At Jupiter Inlet, federal schooners captured a number of sloops carrying coffee, gin, cotton, salt, or baled goods. Other than an occasional confrontation between steamers, little military activity occurred along the lower east coast.¹²

Most Florida citizens welcomed the end of the Civil War and the opportunity to renew settlement of the peninsula. The war, however, had wreaked havoc upon the state's economy. Statewide property values dropped nearly one-half, from \$47 million in 1860 to about \$25 million by 1865. South Florida remained a virtual wilderness. One of few residents in the area was the lighthouse keeper at Jupiter Inlet. In 1870, the *Florida Gazetteer* reported the area around Jupiter as "not inviting, on account of its barrenness." Population increases in central Florida forced political redivision of the peninsula, placing present-day Martin County in the Dade County jurisdiction. Shipwrecks that occurred with increasing frequency along Florida's desolate coastline prompted action from the federal government. During the 1870s, houses of refuge, which provided life-rescue teams and shelter to shipwreck sailors, were established. In 1876, the Gilbert's Bar House, a two-story wood frame house of refuge, was built on Hutchinson Island, east of Stuart. Listed in the National Register of Historic Places in 1974, that building, though not within the Stuart survey area, played an important role in attracting settlers to the area.¹³

Settlement in Stuart began during the 1880s. Hubert Bessey, a native of Ohio, was one of the earliest settlers along the South Fork of the St. Lucie River. After establishing a homestead in 1883, he cultivated groves of pineapples and became renown for his skill at building yachts and residences. Ernest Stypmann and his brother Otto were also among the first homesteaders in Stuart. Ernest homesteaded on the north side of the river, while Otto raised pineapples on land located within the present day city of Stuart. He donated land for the first school, served as the first postmaster, and became one of the first real estate developers. Walter Kitching, another Stuart pioneer, settled along the south bank of the St. Lucie River during the same period. He established a partnership with S.F. Travis of Cocoa, operating a schooner on the Indian River. Their business involved the sale

¹²John Johns, *Florida During the Civil War* (Gainesville, 1963); Tebeau, *Florida*, 220-38; Schene, *Hopes*, 69.

¹³Jerrell Shofner, *Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1877* (Gainesville, 1974), 136; James Henshall, *Camping and Cruising in Florida* (Cincinnati, 1884), 56-60; "The East Coast in 1870," *Florida Historical Quarterly* 18 (October 1939), 106-08; Thorndale, et al., *Map Guide*, 72-73; Works Progress Administration, "Creation of Counties in Florida"; Paige, *Martin County*, 46; Morton Winsberg, comp. *Florida's History Through Its Places* (Tallahassee, 1988), 54.

of merchandise and groceries to settlers between Cocoa and Jupiter. Also active in establishing a local school district, Kitching helped finance the first schoolhouse in the emerging settlement. A sparsely settled area, the St. Lucie precinct of Dade County totaled only 41 inhabitants in 1890. In 1892, the Potsdam post office was established despite the sparse nature of settlement in the area. Farms were scattered, with most occupying large tracts. By 1894, the settlement was comprised of fewer than ten families. Dependent upon river traffic for supplies and settlers, the area languished several more years until the arrival of the railroad.¹⁴

Florida East Coast Railway and the First Period of Development in Stuart (1894-1919)

Henry Flagler's Florida East Coast Railway (FEC) sparked the first period of significant development in Stuart. Pushing south from Daytona Beach in 1892, the FEC reached Stuart in 1894. Later that year the FEC connected with West Palm Beach, and in 1896 it reached Miami. Initially, residents of the community believed that the FEC would bypass the settlement. To help ensure that the town would be included in the FEC system, Walter Kitching offered free right-of-way through his property to the FEC if it would lay tracks through Stuart, construct a station, and build a loading dock that extended into the St. Lucie River.¹⁵

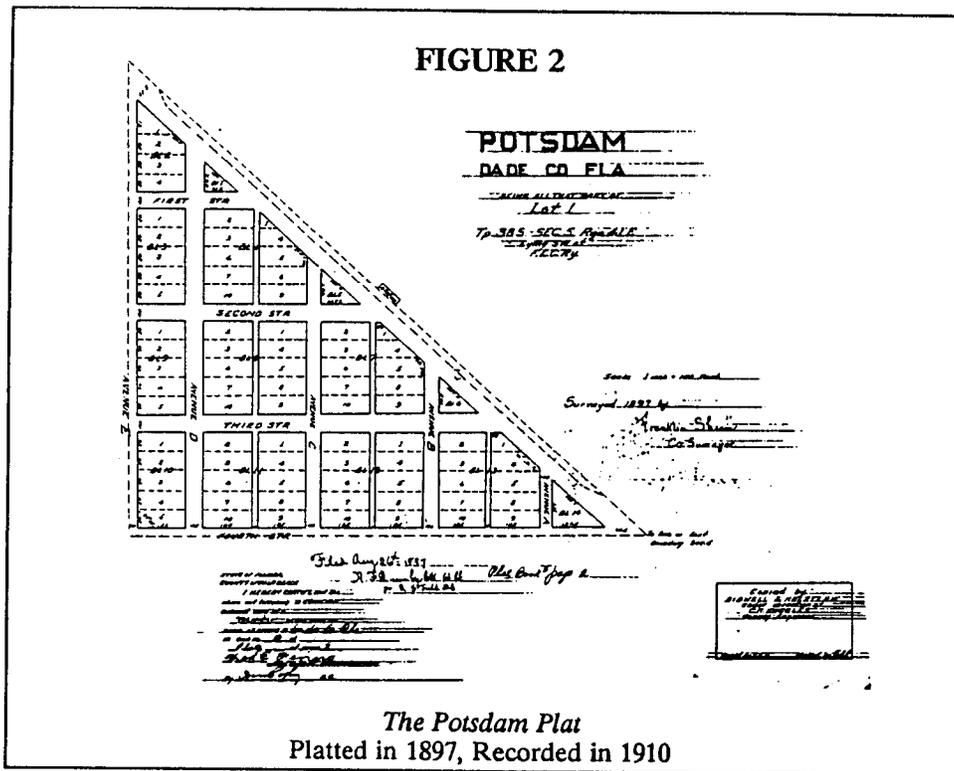
The Kitching offer was taken, and the railroad provided stability with its efficient daily transportation to the small community. This was an important event for local growers as it enabled the quick shipment of pineapples, which spoil easily, to northern markets. Residential buildings were constructed by pineapple plantation owners along the banks of the St. Lucie River and its south fork. In 1894, the two-story Frame Vernacular Walter Kitching House was erected on the south shore of the St. Lucie River. Built by contractor Bob Jones, a resident of Cocoa, it was the first house in Stuart with its own well and a pump. Before significant development could begin, devastating freezes in December 1894 and February 1895 killed citrus and vegetable crops across the state, depressing the economy of most communities. Although several pineapple plantations were lost in the area, within several years those groves had been reestablished.¹⁶

In 1895, the name of the city was changed to Stuart. The change was apparently made because J.R. Parrot, the Vice-President of the Florida East Coast Railroad, complained that railroad conductors in derision often referred to Potsdam as "Dam pots"

¹⁴Paige, *Marin County*, 66-67, 197; Bureau of the Census, Twelfth Census, 1900, *Population* (Washington, 1901), 92; Alford Bradbury and E. Story Hallock, *A Chronology of Florida Post Offices* (Vero Beach, 1962), 80; Thomas E. Weber, "How Potsdam was turned into Stuart," *Stuart News*, no date.

¹⁵Dudley Johnson, "The Railroads of Florida, 1865-1900," Ph.D. diss., Florida State University, 1965, 197-200; Edward Akin, *Flagler: Rockefeller Partner & Florida Baron* (Kent, 1988), 145; George Pettengill, "The Story of the Florida Railroads, 1834-1903," *Railway and Locomotive Historical Society* 86 (July 1952), 105-06; Paige, *Marin County*, 198, 342.

¹⁶Recorded on the FMSF in the 1970s the house has undergone extensive remodeling which has detractors from its original character. In lieu of this, the house was not inventoried as a contributing building in the survey. Blair Reeves, *Guide to Florida's Historic Architecture* (Gainesville, 1989), 137; Paige, *Marin County*, 199; Stuart Heritage, Inc., "The Historic Districts of Stuart, Florida and Environs."



as they made their station calls. The town was named after Homer (Jack) Stuart, a homesteader of 160 acres in the South Fork region who lived near the station. Economic recovery came within several years. Apparently, the name Potsdam was still favored by many people in the community. In 1897, the Potsdam plat was surveyed and filed, but was not officially recorded in the Palm Beach County land records until 1910 (Figure 2). This explains why there were no buildings constructed on the parcel until 1912. Designed in the form of a triangle, the Potsdam plat lay north of Frazier Creek and west of the railroad. Its fourteen blocks contained about eighty-five building lots. Additional subdivisions were platted and development followed. By 1900, the St. Lucie precinct totaled 97 inhabitants, with the Stuart settlement probably consisting of nearly half that number. Pineapples remained the principle economic base. Jensen, located several miles north of Stuart, was dubbed the "Pineapple Capital of the World" in 1895. Stuart, which developed into an important rail and river shipping point, soon challenged Jensen's reputation, claiming to be the largest port of pineapple shipments in Florida in 1902.¹⁷

Land reclamation played a significant role in south Florida's development. Implemented as a Progressive Era reform during the term of Governor Napoleon Bonaparte Broward (1905-1909), land reclamation consisted of intensive drainage projects that created new area for agricultural development. Citrus growers and truck farmers in particular profited from land reclamation. An improved road system and a growing

¹⁷Bradbury, et al., *Florida Post Offices*, 80; Plat Book 1, p. 28, "Potsdam," Dade County Courthouse, Miami, Florida; Bureau of the Census, Twelfth Census, 1900, *Population* (Washington, 1901), 92; Paige, *Martin County*, 123-24, 199, 282-83; Weber, "How Potsdam was turned into Stuart."

population also characterized developments in southeast Florida during the era. Although little land reclamation occurred in Stuart, projects in neighboring Lake Worth, Palm City, and Ft. Pierce attracted settlers to the region.¹⁸

Spurred by pineapple production and a developing fishing economy, development persisted during this period, with the construction of one church, and numerous commercial and residential buildings. In 1895, Stuart's first Methodist Episcopal Church was erected near the railroad tracks at the north end of Avenue E, or present day South Federal Highway. The church was moved in 1951 to its present location at 310 West 3rd Street. In 1903, George Thomas, a skilled carpenter and cabinet maker, built a two-story wood Frame Vernacular house at 200 Albany Avenue. In 1904, Harry Dyer, a local pineapple grower, who became a sales manager for the Armour Fertilizing Company, built a two-story wood Frame Vernacular house at 1005 St. Lucie Crescent. During this period, Sam Matthews, a builder from Massachusetts, moved to Sewalls Point, a small settlement south of Stuart. Matthews, who had helped build the Royal Poinciana Hotel at Palm Beach, was responsible for the construction of many buildings in Stuart during the early 1900s. In 1901 Matthews built a grocery and general merchandise store at 101 Flagler Avenue for George W. Parks, a local merchant. Presently serving as the Stuart Feed Supply Store, the two-story wood Frame Vernacular building is the oldest commercially-related property in Stuart.¹⁹

Matthews built numerous residential buildings in Stuart. One of the most interesting architectural forms in the city, the "Owl House," at 100 Colorado Avenue, featuring triangular corner-gables and eye-like windows that resemble the pointed ears and face of an owl, was built for Charles Porter. The four corners of the house, which represent the prow of a ship, was an appropriate design for Porter, who was a ship captain. Moreover, the design reflects Matthews's training in maritime architecture. Other buildings constructed by Matthews include the Hubert W. Bessey House, a Bungalow, built about 1904; the John C. Hancock House, a Frame Vernacular structure built about 1908; the

Politics and Land Reclamation, 1905-1919

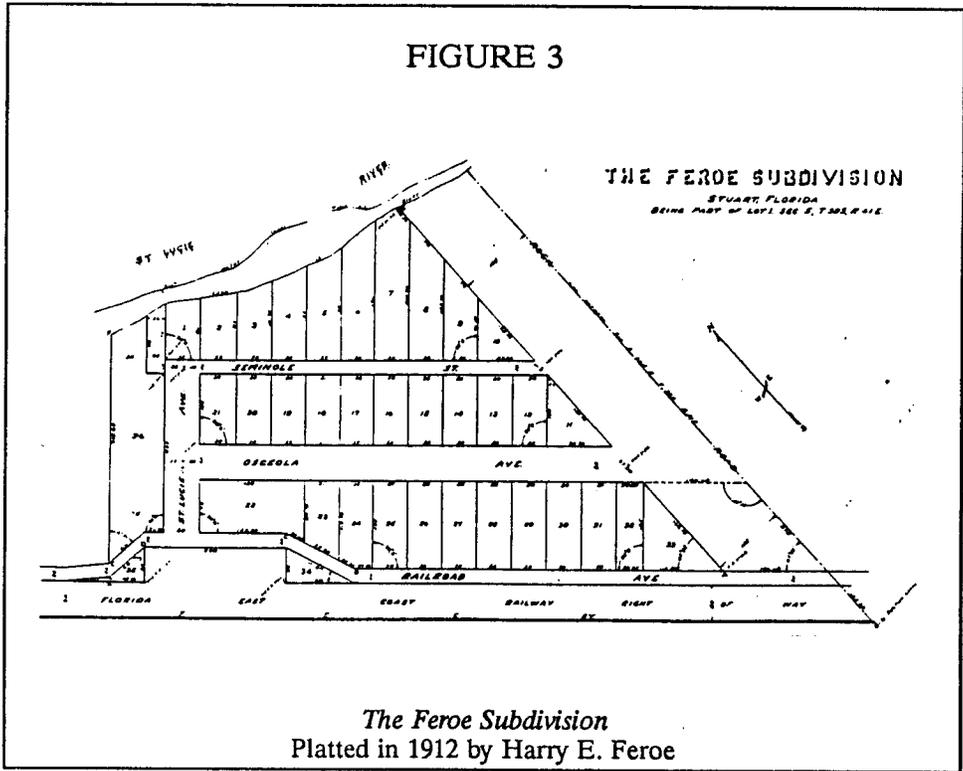
One of the most significant Progressive Era activities in Florida, land reclamation sparked considerable controversy during the first years of its existence. Opening large areas of wetlands to agricultural development, the land drainage issue brought together political factions and fragmented old alliances. On the eve of passage of the first drainage district law, passed in 1905, land sales surged along the east coast, and especially near the Everglades. Laws suits brought by the railroads against the state, alleging that they held patent to all internal improvements, dampened that enthusiasm. After a successful battle in the courts, the state encouraged investors to purchase lands yet undrained. Thrashing about for a method with which to pay for reclamation costs, the state levied reclamation taxes on only those lands reclaimed, after first trying to impose the tax statewide. At the gubernatorial level, Albert Gilchrist, successor to Governor Broward, opposed the Broward Democrats, but supported reclamation projects his predecessor had implemented. Gilchrist's business-like attitude toward reclamation platform reassured nervous investors, and land sales once again surged about 1910. An important measure in the development of Florida's east coast, land reclamation projects had reclaimed fewer than 2,000 acres by 1909. The most important era of development, between 1910 and 1919 nearly 1.5 million acres were reclaimed from nature, of which 500,000 acres had been developed by 1920. Drainage efforts during the Progressive Era helped set the stage for Florida's most significant era of development during the land boom of the 1920s.

From W.T. Cash, *The Story of Florida*, 4 vols. (Tallahassee, 1938), 2: 540-42; Bureau of the Census, *Sixteenth Census, 1940, Drainage of Lands* (Washington, 1942), 107.

¹⁸Samuel Proctor, *Napoleon Bonaparte Broward: Florida's Fighting Democrat* (Gainesville, 1950), 240-60.

¹⁹Interview by Lucille Rights; Paige, *History of Martin County*, American Association of University Women (AAUW), "Stuart Historic Walking Tour, 1989.

Judge Matthews House, another Frame Vernacular structure, built about 1913; and the Schroeder House, a Colonial Revival design, built in 1908. Curt Emil August Schroeder,



owner of this house from 1908 to 1946, was a merchant, one of the first councilmen, mayor, city commissioner, and city manager.²⁰

In 1909, Palm Beach County was carved out of Dade County. The northern edge of the new county was defined by the St. Lucie River and the community of Stuart, which by 1910 had a population of 457. Development continued as a commercial district took form along the railroad. Residential neighborhoods were created in surrounding blocks. In 1910, the Kitching's Addition was platted and surveyed by E.S. Frederick. This subdivision, located on land homesteaded by Walter Kitching, is the oldest residential neighborhood in Stuart. Many of these houses, which comprise some of the Stuart's finest turn-of-the-century architecture, face the St. Lucie River. This block of houses was known as "Millionaire's Row" because of its wealthy homeowners and impressive architectural designs. In addition to the Kitching House, other residences in the subdivision include the Dudley House, a Colonial Revival design located at 110 Atlanta Avenue; and the Taylor House,

²⁰Reeves, *Florida's Architecture*, 137; Paige, *Martin County*, 75, 108; AAUW, "Stuart Historic Walking Tour," 1989; Jessica Tanno, "Old Florida Living," *Stuart News*, 2-12-90; Ray Martinez, "Woman Seeks to Nail Down Father's Building Legacy," *Stuart News*, no date; Emma Ashley, Eleanor W. Roberts, interview by Lucille Rights; *Stuart News 75th Anniversary Ed.*, *Miami Herald*, 10-11-87.

Charles Porter, Otis Kimball, and D.E. French. These individuals in turn platted subdivisions and began selling building lots. The town began to prosper.²²

The Feroe Subdivision, platted in 1912 by H.E. Feroe, extended northeast along the railroad across from the Potsdam town plan to the St. Lucie River (Figure 3). Whereas the streets in Potsdam run north and south, the streets in the Feroe subdivision run parallel and perpendicular to the railroad. This difference in the streetplan demonstrates the lack of an overall town plan. Undoubtedly, the divergent plats located directly across from each other have long contributed to "Confusion Corner", the five-way intersection where the two subdivisions meet. The plan of Feroe subdivision eliminated triangular lots which instituted greater efficiency of land use than the Potsdam plat.

Located in the Feroe subdivision, the Feroe Building, located at 73 Flagler Avenue, was constructed by contractor Sam Matthews in 1913. The two-story two-part Masonry Vernacular form, which features rough-face cast block, served as the Stuart Drug Store, and was later used as the Stuart Post Office. Its original owner, H.E. Feroe an early developer of Stuart. The Kimberly Apartment building, now Riverview Apartments, is a two-story frame structure built in 1913 as a tourist hotel with three and four room suites.

Fronting along the St. Lucie River, Stypmann's Subdivision was established east of the emerging commercial district. A residential development that included a divided boulevard, Stypmann's plat remained largely undeveloped (Figure 4). Increased growth and sustained development in other areas of Stuart prompted citizens to incorporate Stuart in 1914. By 1915, the community had a population of nearly 600.²³

Although developments associated with World War I slowed growth in Stuart, construction continued throughout the war. A number of important infrastructural improvements were made late in the Progressive Era. Principal streets were hard surfaced. Electric and water services became available in 1917, and bridges across the St. Lucie River and its south fork were completed in 1918 and 1919. The town plan and introduction of support services established in Stuart during the Progressive Era laid a solid foundation for community expansion during its most intensive period of development, the Florida Land Boom of the 1920s.²⁴

Florida Land Boom Through the Great Depression (1920-1940)

The early 1920s witnessed an era of unprecedented development and economic expansion in the state. It is difficult to exaggerate the speculative proportions of the boom. Between 1920 and 1930, the state's population rose from 968,470 to 1,468,211. Transportation networks were expanded, making travel easier both to and within the state.

²²Bureau of the Census, Thirteenth Census, 1910, *Population* (Washington, 1913), 308; Reeves, *Florida's Architecture*, 136; *Stuart Heritage, Inc., "The Historic Districts of Stuart, Florida and Environs."*

²³Sanborn Map Company, *Fire Insurance Map of Stuart, Palm Beach County, Florida* (New York, July, 1915); Paige, *Martin County*, end papers, 196-97, 206; Plat Book 2, p. 25, "Feroe Subdivision," Palm Beach County Courthouse, West Palm Beach; Harry Cutler, *History of Florida, Past and Present, Historical and Biographical* (Chicago, 1923), 491-99.

²⁴Sanborn Map Company, *Fire Insurance Map of Stuart*, July, 1915, February 1920, July 1926; Paige, *Martin County*, end papers, 207-08.

By 1927, approximately 6,000 miles of railroad track had been constructed. The State Road Department had paved 1,600 miles of roadway by 1928. Although the land boom had its genesis in south Florida, particularly Miami, no part of the state escaped its effects. In virtually every city and town, new subdivisions were platted and lots sold and resold for quick profits. Palm Beach County real estate assessments, which included Stuart, increased nearly four-fold to \$28 million by 1927.²⁵

Stuart experienced its most intensive period of development during the 1920s. The population of the community soared from 778 in 1920 to nearly 2,000 ten years later. The town limits were extended, and in 1925 the community was reincorporated as a city. Population increases across south Florida forced political redivision. In 1925, Martin County was created from parts of St. Lucie and Palm Beach counties. The largest population center of the new county, Stuart became the seat of government.²⁶

To accommodate increasing numbers of visitors and settlers during the 1920s, Stuart, like many communities, sponsored road construction programs in conjunction with the state government. In that period, the automobile began to exert social changes. Typically, only affluent northern visitors arrived by rail. Vehicular access to Florida became available in the 1920s to middle-class tourists, who treated Florida as a summertime destination. Construction of U.S. Highway 1 in Florida began in 1920. Largely completed by 1925, U.S. 1 incorporated much of the earlier Dixie Highway into its design. By 1923, the stretch of roadway from Vero Beach south through Palm Beach County and on to Miami was paved with asphalt. Stuart boasted seven miles of paved streets by 1922. Running west from the city, roadways connected the seaboard with communities around Lake Okeechobee and with the agricultural regions of Palm Beach County. To help meet the needs of area farmers and citrus growers, the Stuart Citrus Growers Association was formed in 1924. At the height of the boom land assessments reached \$2.5 million.²⁷

The commercial district expanded along Flagler and Osceola Avenues and southwest across the FEC tracks. The Fuge Building, located at 61 Osceola Street, was constructed in 1921 by contractor by J.A. Spiers. The structure housed two offices, a cobbler, a furniture store, and a bank. The bank, formerly the Bank of Stuart, located in the masonry building across the street was renamed the Stuart Bank and Trust when it moved its offices into the Fuge building. The building was named after the original owner, E.A. Fuge, president of the bank. The Stuart Bank and Trust was robbed in 1924 by the Ashley Gang, the last members of whom were killed in a gun fight in the same year. The first Ashley Gang robbery in Stuart occurred in 1915, when the original Bank of Stuart, located at 301 St. Lucie Avenue, was held up. The two-story rough faced concrete block building, built by Sam

²⁵Tebeau, *Florida*, 378-92; Florida Department of State, *Florida, An Advancing State, 1907-1927* (Tallahassee, 1928), 104, 266, 317.

²⁶Bureau of the Census, Fifteenth Census, 1930, *Population* (Washington, 1931), 208; Paige, *Martin County*, end papers.

²⁷Gary Mormino, "Roadsides and Broadsides: A History of Florida Tourism," Unpub. mss., University of South Florida, 1987, 7-12; Florida Department of State, "Sectional Map of Florida," (Tallahassee, 1925); Baynard Kendrick, *Florida Trails to Turnpikes, 1914-1964* (Gainesville, 1964), end pages, 42, 66; Paige, *Martin County*, end papers.

Matthews in 1913, was completely reconstructed in 1989. In 1926, the Lyric Theater, situated at 216 Flagler Avenue, was designed in the Beaux Arts style by John M. Sherwood, a local architect. F.M. Walton, a contractor, built it at a cost of \$100,000. John C. Hancock a local businessman, opened the theater to satiate the town's appetite for motion pictures. The Krueger Building, an office and store block at 200-210 South Dixie Highway, was built in 1924 by Pfeiffer and O'Reilly. South of the commercial district, the Mediterranean Revival First Baptist Church, located at 200 Akron Avenue, was built in 1925 at a cost of \$25,000.²⁸

A number of large apartment buildings, many of which embody the Mediterranean Revival style, popular during the 1920s, were constructed. Built about 1926, the Pelican Hotel, now Waterside Place, located at 309 Osceola Street, and the El-Bit-Lor Apartments at 600 East Ocean Boulevard, built in 1925, were U-shape designs that rose three-stories. The Pelican Hotel was designed in the Mediterranean Revival style by R.C. Miller and Pfeiffer and O'Reilly. Mr. and Mrs. W.V. King owned the hotel, which was frequented by prominent business, film, and sports people. Guests who returned often and established a camaraderie became known as "Pelicanites." The El-Bit-Lor Apartment building, now Atlantic Court Apartments, was built by Fred Walton. It included 57 completely furnished units. The France Apartments, the largest of the apartment buildings constructed during the period, is located on Frazier Creek at 524 St. Lucie Crescent. Originally, a residential hotel of three and four room suites, the France was built in 1926 and designed with solariums that connected the two wings of the building. The Coventry Apartments and the Shadowlawn Apartments, located near the downtown district, were also constructed in the mid-1920s.²⁹

Residential construction made other advancements. Small apartments were built along West Ocean Boulevard (then named West Fourth Street), Camden Avenue, and Fifth Street. Residential buildings were scattered, typically filling in lots left from earlier subdivisions. Most were built between 1921 and 1925. Clusters of Mediterranean Revival style residences from the land boom era remain in Stuart, including those on Camden and Cleveland Avenues, Fifth Street, and Stypmann Boulevard. To support the expanding

Characteristics of Post-War Mobility

A combination of post-World War I factors, including changing leisure patterns, improved modes of transportation, and the massive amount of publicity the phenomena received, contributed to what became known as the "Florida Fever." Labor reforms raised the standard of living and shortened the amount of time Americans spent at work. Previously the prerogative of the wealthy, the notion of the family vacation was extended to a broader section of the American working class. Continually improving railroad systems, the availability of affordable automobiles, and the extension of hardsurfaced roads brought previously remote places within reach. Finally, promotional literature in the form of books, brochures, magazine articles, and advertisements flooded northern markets. Extolling the virtues of the healthful climate and offering cheap land, the literature sparked the imaginations of vacationers, prospective settlers, and speculators.

From Warren James Belasco, *Americans on the Road: From Autocamp to Motel, 1910-1945* (Cambridge, 1979), 4.

²⁸Reeves, *Florida's Architecture*, 137; Paige, *Martin County*, end papers, 83, 256; AAUW, "Stuart Historic Walking Tour"; Sanborn Map Company, *Fire Insurance Map of Stuart*, February, 1920, July 1926, *Stuart News*, December 1938.

²⁹Reeves, *Florida's Architecture*, 137; Sanborn Map Company, *Fire Insurance Map of Stuart*, February, 1920, July 1926; Ray Martinez, "Redevelopment in the Private Way," *Stuart News*, no date; Lucille Rights, papers.

residential sector, a new high school was constructed in 1922 at 500 East Ocean Boulevard (East Fourth Street).³⁰

Stuart's architectural heritage is also reflected in its public buildings. The Old Stuart Schoolhouse, located at 315 Seminole Street is a Frame Vernacular building constructed in 1890 on property donated by Ernest Stypmann. The Stuart High School, located at 500 East Ocean Boulevard, was built in 1922 by contractor J.C. Hanner at a cost of \$50,000. Its Art Deco styling was designed by architect F.H. Trimble. Designed by the architecture firm of Pfeiffer & O'Reilly of Miami, the Post Office Arcade, located at 13-31 Osceola Street, was built by Sam Matthews in 1925. The arcade design was aesthetically pleasing, yet functional as it allowed an airflow through its arched openings. When it was completed, it was the most modern post office in east Florida.³¹

The St. Lucie Estates subdivision, laid out in four sections, was the largest and most prestigious residential area during the 1920s land boom (Figure 5) Located along the St. Lucie River east of the downtown area, it was platted and developed between 1924 and 1925 by Carroll Dunscombe, W.J. Shuman and Gerald J. O'Reilly, an architect who designed some of the buildings in Stuart. St. Lucie Estates is noted for its diverse architectural styles, popular in the 1910s and 1920s. The Mears House, a Bungalow located at 1045 Riverside Drive, was built in 1917 by F.L. Hodgkins. The Crary House, built in 1925 at 311 Cardinal Way, is a good example of Tudor architecture. The Dr. J.D. Parker House, a Mediterranean Revival design, was built in 1924 at 439 Hibiscus Avenue. Other houses in this subdivision include the Frame Vernacular Oughterson House, built about 1918, and the Honorable E.J. Smith House, a Colonial Revival residence built in 1922. Smith was Martin County's first judge, appointed by Governor Martin when the county was formed. One of the most impressive houses in this subdivision is the Colonial Revival Dunscombe House. Built in 1912, this was the home of Carroll Dunscombe, a developer of the St. Lucie Estates subdivision, and a pineapple grower and lawyer.³²

Florida's speculative land bubble began to deflate in 1925. Bank deposits had risen from \$180 million to \$875 million between 1922 and 1925, but began to decline in late 1925. In August, the FEC announced an embargo on freight shipments to South Florida, where

The Florida Madness

One of the greatest evils of the Boom was the literature circulated by unscrupulous speculators promising hefty returns on small investments in Florida lands. Thousands of families who could ill-afford the journey, flocked to Florida in the 1920s seeking to make it rich. The following passage is an example of the type of criticism heaped on Florida during the waning months of the Florida Land Boom.

"The roads are filled with tin-can tourists, whole families coming by automobile, many of them poverty stricken persons possessed of a few dollars and a second-hand Ford; they expect to be millionaires tomorrow, having a childish faith in Florida's possibilities which outrun that of Ponce de Leon. In every Southern state are to be found thousands of these vagabonds, who have stranded on their way and are now dependent on the local municipal authorities. Within Florida itself thousands more of these persons live in tourist camps and city health officials are trembling in their boots over the dangerously unsanitary conditions created both in the camps and in the mushroom municipalities."

From "The Florida Madness," *The New Republic* 45 (January 1926) 258.

³⁰Sanborn Map Company, *Fire Insurance Map of Stuart*, February, 1920, July 1926; Paige, *Martin County*, end papers. The Stuart high school building cornerstone reveals its date of construction, architect, and builder.

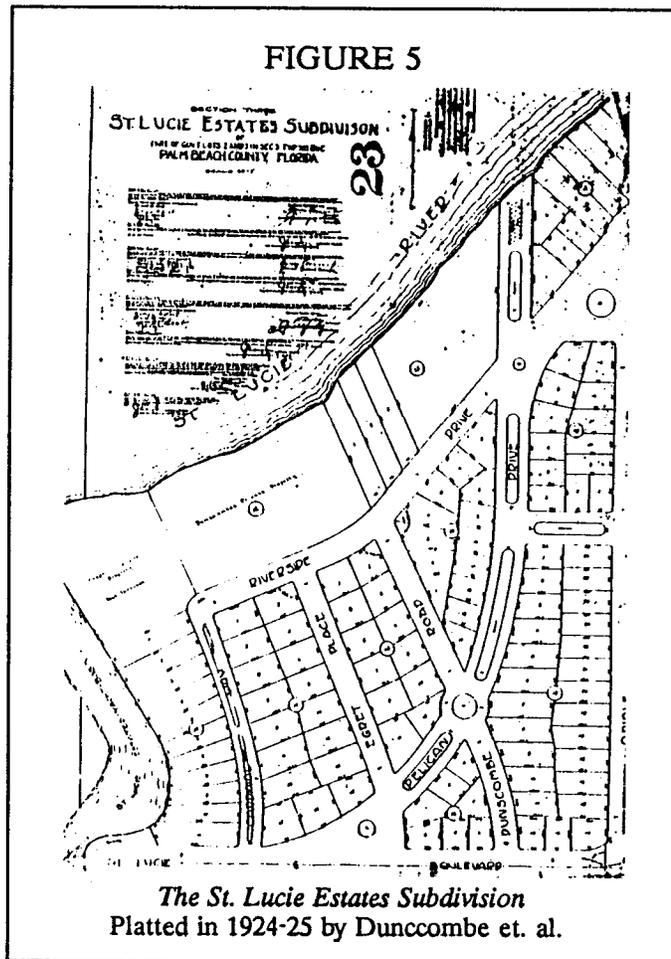
³¹Lucielle Rights, papers; AAUW, "Stuart Historic Walking Tour."

³²Stuart Heritage, Inc., "The Historic Districts of Stuart, Florida and Environs"; Avrin Rifkin, Ralph Hartman, Talley Crary, interview by Lucille Rights).

ports and rail terminals were clogged with unused building supplies. Bankers and businessmen throughout the nation complained about transfers of money to Florida. Many subdivisions platted in 1925 remained undeveloped. Construction in the St. Lucie Estates subdivision came to a standstill. In 1926, forty Florida banks collapsed, including one in Stuart, and investors began to lose faith in the state's economic future. Newspapers suggested fraud in land sales. Real estate assessments declined by \$182 million between 1926 and 1928. Hurricanes that devastated southeast Florida in 1926 and 1928, the latter of which entered the peninsula at Palm Beach, killed thousands of people and flooded many communities, providing a sad closing chapter to the land speculation fever gone bust. Long a center of pineapple production in Florida, Stuart lost its reputation in the industry because of nematode infestation and competition from Cuba. The last of the pineapple planters was forced out of business in 1929.³³

Stuart had hardly recovered from the land bust and the accompanying hurricanes when, in October 1929, the stock market began its collapse, leading into the Great Depression. The full brunt of the Great Depression made its impact in the early 1930s. By 1933, 148 Florida state and national banks failed, including the Stuart Bank and Trust Company and the Stuart Farmers Bank. Deposits and investments fell and annual income per capita declined from \$510 to \$289. Approximately one-half the residents of Stuart were receiving some type of public relief and assistance by 1933.³⁴

Although the experience of Stuart during the Depression decade differed little from that of the rest of the state and country, the tourist industry along the coastline provided some revenue in the form of hotel and restaurant income, which were not typical in most other parts of the country. The changing patterns of Florida tourism played a significant role. More tourists were traveling highways as America's love affair with the automobile continued to blossom. Consequently, some parts of Florida continued to grow. In Martin



³³Tebeau, *Florida*, 385-87; Paige, *Martin County*, 350-51.

³⁴Tebeau, *Florida*, 394-401; Paige, *Martin County*, end papers.

County the population expanded from 5,111 in 1930 to 6,094 by 1940. The largest community in the county, Stuart grew moderately, with its population increasing from 1,924 to 2,438 during that interval. Indicative of the county's growth and the need for improved government facilities, Martin County constructed its first courthouse in Stuart during the Depression. Built in 1937 by the Federal Works Projects Administration, the two-story building was designed in the Art Deco style by L. Phillips Clarke of West Palm Beach. The Art Moderne Hipson Building, located at 31-33 Osceola Street, was built in 1939. Named for its original owner, Dr. Harry H. Hipson, a local dentist, this structure was the first professional building in Stuart. Another building constructed during the late 1930s was the Chappelka House, a Colonial Revival design built in 1939 at 729 St. Lucie Crescent. As the 1930s came to a close, Stuart had begun a modest recovery from the Depression decade.³⁵

World War II to the Present (1941-1990)

Although numerous military bases were constructed along Florida's coastline during World War II, no significant military complex was located at Stuart. Over the following decades growth came slowly, the population doubling from 2,438 in 1940 to 4,820 by 1970. The post-World War II experience of Stuart is similar to that of virtually every Florida city: increasing numbers of automobiles and asphalt, an interstate highway system, suburban sprawl, the gradual erosion of the central commercial districts, and strip development along major state highways. The condominium and high-rise hotel and apartment buildings emerged as significant elements in the state's housing patterns in the 1960s. In Stuart, both commercial and residential areas have suffered some demolition and neglect. For example, the condominiums built along the St. Lucie River in the St. Lucie Crescent neighborhood, resulted in the demolition of two historic buildings. The most significant threat to historic structures in the city continues to be unbridled development.³⁶

Communities throughout the state have taken note of their cultural heritage, and are taking certain steps to preserve what remains of their architectural heritage. In 1985, the Growth Management Act was passed by the Florida legislature. The act was designed to discourage irresponsible development and limit urban sprawl. A part of the act required that each local government take stock of its historic resources and devise a coherent plan for their preservation. Recognizing the value of its historic buildings and cultural resources, several area counties, including Indian River and St. Lucie, and communities, among which are Vero Beach and Lake Worth, commissioned studies to identify historic properties in preparation for the continued growth and expansion of south Florida. The City of Stuart survey represents an important continuum in the documentation of coastal Florida's historic buildings, and a vital step in recording the cultural history of the State of Florida.

³⁵Sanborn Map Company, *Fire Insurance Map of Stuart*, 1941; Bureau of the Census, *Fifteenth Census, Population*, 208; Reeves, *Florida's Architecture*, 137; Allen Morris, *Florida Handbook* (Tallahassee, 1949), 251; Paige, *Martin County*, 371; Lucille Rights, papers.

³⁶Allen Morris, *Florida Handbook* (Tallahassee, 1985), 559.

ARCHITECTURAL RESOURCES OF STUART

Introduction

The historic buildings of Stuart are representative of national and statewide trends in architecture during the early twentieth century. Based on survey criteria, 277 buildings were recorded within the city limits. Those resources are associated with the development of the city's commercial and residential areas during its historic period, which extends from 1892 to 1941. Stuart's founding was directly related to the establishment of the Potsdam Post Office in 1892, the arrival of the FEC railroad in 1894, and growth of the citrus industry, especially the pineapple crop. Potsdam was renamed Stuart in 1895. Other important components of the local economy include commerce, education, government, and light industry. The majority of the buildings exhibit vernacular designs, while the remainder embody various formal architectural styles.

The following description focuses on the historic architectural resources of Stuart. It offers a general overview of the present and original appearance of Stuart and a statistical analysis of the survey findings. In addition, a statement outlining the historical evolution of the architectural styles found in the city has been supplied to provide context for determining the significance of its architecture. Artistic renditions of local buildings that best represent styles found in concentration, or that are stylistically unique, are included in the narrative. A complete list of building addresses, styles, original and present uses, and dates of construction is located in the comprehensive inventory at the end of this report.

Present and Original Physical Appearance of Stuart

This survey is designed as a comprehensive architectural study of the historic buildings within the city limits of Stuart, contained within roughly twenty square miles (Map 2). The structures recorded in the survey represent buildings constructed during the city's three periods of historic development: the Founding and Early Development Era (1892-1919); Florida Land Boom (1920-1928); and the Depression/New Deal Era (1929-1941). The survey area embraces the commercial sector which developed along Flagler Avenue, Osceola Street, and Dixie Highway, and the surrounding neighborhoods, including an area on the north bank of the St. Lucie River.

The City of Stuart is located on the banks of the St Lucie River, approximately forty miles north of West Palm Beach. (Maps 1, 2). The seat of Martin County, Stuart is a medium-sized city in a rapidly developing area of South Florida. The landscape is relatively flat. Vegetation in the form of oak, pine, and palm trees, where they remain, offer shade and enhance the natural attractiveness of the city. The primary thoroughfares serving the community are U.S. 1, which runs north to south, A1A which connects Stuart with the coast, and State Road 76, which leads to Interstate 95. The Florida East Coast railroad tracks run north and south through the center of the city.

The Potsdam plat, named for the original town, was drawn in 1897. Triangular in shape, it is located on the south side of the FEC tracks. Comprising part of the commercial sector, the streets of the Potsdam subdivision run north and south, with the exception of Dixie Highway, which leads southwest, paralleling the railroad. Directly across the FEC tracks from the Potsdam subdivision, is the Feroe subdivision, platted in 1912 by H.C. Feroe. The streets in Feroe's plat run parallel with the FEC railroad tracks. Unlike the

Potsdam plat, Feroe's plan avoided creating triangular lots, thereby facilitating the most efficient use of land. Several other tracts of land in the shape of triangles were purchased along the railroad and reflect both approaches to street layout in triangular subdivisions. Other subdivisions platted along the shores of the St. Lucie River have curved streets that reflect their natural boundaries. Because of the railroad, which runs northeast-southwest, and the curved shores of the St. Lucie River, few of the historic subdivisions adhere to a set pattern laid out on a north-south grid.

The historic architectural resources of Stuart comprise a significant percentage of the total building stock within Stuart. The historic buildings are largely the product of the early-twentieth century. The designs of the buildings and the materials used in their construction are consistent with contemporary national and statewide architectural trends. The majority of the buildings exhibit vernacular designs, while the remainder represent identifiable architectural styles. Most were built as single family residences. Other important historic functions evident in the city included apartment, commerce, education, industry, government, and religion.

Demolition has caused considerable loss of architectural integrity in Stuart. Since 1940, about 370 buildings have suffered demolition. Although some were lost to the hurricane of 1928, most were torn down. Unfortunately, many of those buildings date from Stuart's earliest period of development. Other buildings have been radically altered and retain very little of their original appearance. The loss of building stock has been heaviest in the commercial district and nearby residential areas. Much of that demolition can be attributed to commercial and government-related growth and to new residential development. Many historic-period buildings east and south of the Stuart Post Office Arcade have been lost. The list of destroyed buildings includes some of Stuart's finest examples of historic architecture, such as the Hotel St. Lucie, the Arcade Hotel, the Stuart Hotel, and the St. Lucie River Yacht Club. A black school house, the St. Mary's AME Church, and the Mt. Calvary Baptist Church have also disappeared. Many of Stuart's light industry and commercial buildings, such as lumber houses, automotive garages, and printing offices, have been lost.

Analysis of Survey Findings

The extant historic properties included in this survey contribute to the sense of time, place, and historical development of the city through their location, design, setting, materials, workmanship, feeling, and association. Buildings not included in the survey fall into two categories: those constructed within the period of historic significance that have lost the integrity of their original design or architectural detailing; and those that post-date the period of historic significance and have no exceptional significance as defined by state and federal preservation guidelines. The buildings included in the survey retain their architectural integrity to a large degree.

The period of historic significance for the Stuart survey has been established to encompass all historic properties constructed between the years 1894, when the town was founded, and 1941. The latter year was chosen as a cut-off date for two reasons: First, it satisfies the fifty year criteria established by the National Park Service as a basis for listing in the National Register of Historic Places; second, the beginning of World War II marks a significant break in terms of architectural styles, building materials, and construction techniques. The prolific use of concrete block, metal-frame windows, aluminum and vinyl

sidings, and other building materials not generally associated with historic architecture became pervasive during the post-war period in residential and commercial construction. Due in large part to the increasing expense of building materials in general, post-war buildings were constructed in simpler forms and lacked the elaborate architectural detailing that was often applied to historic structures.

Historic Subdivision Development and Periods of Building Construction

Stuart consists of twenty-eight historic subdivisions. With the exception of the Potsdam subdivision, which was surveyed in 1897, all of the historic subdivisions were platted between 1910 and 1928. That era coincided with the incorporation of the town and growth of its population, the Florida land boom, and the development of the pineapple industry in the vicinity of Stuart (Table 1).

The Potsdam plat represents the extent of subdivision activity during the Founding and Early Development Era (1894-1919). Building construction was not limited to the confines of the Potsdam plat. A handful of buildings which date from that period, including the FEC railroad station, now demolished, and residential structures dotted the landscape of Stuart. Housing starts in this period can be characterized as steady and gradual.

Period	Number	Percentage
Early Development 1894-1899	1	3.5
Progressive Era 1900-1919	12	42.9
Florida Land Boom 1920-1928	15	53.6
Total	<u>28</u>	<u>100.0</u>

The second period of subdivision development (1910-1918), is associated with the Progressive Era, during which twelve subdivisions were platted. The most significant of them was the Kitching's Addition, platted by E.S. Frederick in 1910, and the Feroe Subdivision, platted in 1912 by H.C. Feroe. Moderate building construction resumed about 1910. Many of the buildings constructed during that period were placed within subdivisions rather than on large undivided tracts or parcels. Reflecting typical construction trends in south Florida, a building boom in Stuart began about 1912. By 1919, there was a total of sixty-six buildings in Stuart.

During the Florida Land Boom Period, fifteen subdivisions were platted. Nine subdivisions were recorded in 1925. Both commercial and residential construction expanded significantly. Important education and religion-related buildings were constructed. The collapse of the Florida Land Boom in 1926 and the ensuing Great Depression of the 1930s resulted in a decline in subdivision development throughout the state. In Stuart, subdivision activity fell flat after the El Dorado Heights Subdivision was platted in 1928.

The development of historic buildings in Stuart, as depicted in Table 2, is grouped into three periods that mirror the physical development of the town, and provides a context for assessing the city's historic architectural resources.

The first era, defined by the years 1892 to 1919, began with the founding of the Potsdam post office and the introduction of the FEC railroad. During that early period an important cluster of buildings was constructed. As Table 2 indicates, sixty-seven buildings, or 24.8 percent of the total, date from that initial period. Those buildings were mainly built in the area that is today downtown Stuart. Important buildings from this period include the Kitching House, built in 1894; the First Methodist Episcopal Church constructed in 1895, the Bessey House, built in 1902; the Stuart Feed Store, built in 1901; the Porter House or "Owl House," built in 1904; and Woodmen Hall, built in 1914. The construction of the buildings in this early period and the infrastructural improvements of paved roads, electric and water services, and bridges across the St. Lucie River, laid a solid foundation on which Stuart entered the Florida Land Boom of the 1920s.

Stuart experienced its most intensive period of development during the Florida Land Boom of the 1920s. During that decade 161 buildings were constructed, totaling nearly 60 percent of the buildings included in the survey. Important buildings constructed during this decade include The Fuge Building constructed in 1921 at 61 Osceola Street; the Lyric Theater, built in 1926 at 216 Flagler Avenue; and the Post Office Arcade, erected by Sam Matthews in 1925. Notable apartment buildings from the 1920s include the Pelican Hotel, now Waterside Place, built about 1926; and the France Apartments, built in 1926. The Art Deco style Stuart High School was built in 1922.

Residential buildings from this era include the Crary House, built in 1925, at 311 Cardinal Way; the J.D. Parker House, built in 1924 at 439 Hibiscus Avenue; and the E.J. Smith House, built in 1922 at 355 Alamanda Way. The collapse of the boom late in 1925 resulted in economic depression. Although construction activity declined in Stuart after 1926, moderate development persisted, linking construction patterns of the late 1920s to the 1930s.

Stuart recovered slowly from the collapse of the Land Boom. Only forty-nine buildings or 17.2 percent of the survey inventory were constructed during the Depression/New Deal Era (1929-1941). This is also reflected in subdivision activity, which was stopped. Important buildings constructed at this time include the Martin County Courthouse, built in 1937, the Art Moderne Hipson Building, built in 1939, and the Citizens Bank Building constructed in 1938.

Functions and Conditions of Buildings Surveyed

As depicted in Table 3, 80.9 percent of the buildings included in the survey were originally constructed as residences. A comparison of original use with present use columns in Table 3 indicates that there has been a decline in a number of residential buildings and an considerable increase of commercial buildings over time. Fifty-four buildings, or 19.4

Period	Number	Percentage
Early Development Era 1892-1919	67	24.8
Land Boom 1920-1928	161	58.1
Depression/New Deal 1929-1941	49	17.1
Total	277	100.0

Table 3

FUNCTIONS OF BUILDINGS*

Functions	Original Use		Present Use	
	Number	Percentage	Number	Percentage
Private Residence	224	80.9	198	71.5
Commercial	28	10.0	53	19.0
Apartment	13	4.6	16	5.8
Religion	2	.7	2	.7
Agricultural	2	.7	0	.0
Military	2	.7	0	.0
Education	2	.7	1	.4
Garage	1	.4	1	.4
Government	1	.4	0	.0
Museum	0	.0	1	.4
Service	1	.4	0	.0
Hotel	1	.4	1	.4
Vacant	0	.0	3	1.0
Clubhouse	0	.0	1	.4
Totals	277	100.0	277	100.0

percent of the buildings surveyed, presently serve a commercial-related function compared to the original number of 29, or nearly 10.4 percent of the total. This difference suggests that many of the structures that were originally built for residential purposes have been converted to commercial properties. For example, the orthodontist office located at 106 Colorado Avenue and the law office at 416 Camden Avenue are two residences that have been converted to commercial purposes.

Integrity of function is an important consideration for determining the significance of a historic property. A building that retains its original function is more likely to meet the requirements for listing in the National Register of Historic Places than one that has been altered for a use that differs from its original function. As Table 3 indicates there has been little change as to the original function of religion related, educational and hotel buildings. Some of those buildings represent the finest in historic architecture in Stuart.

A building that is in either good or excellent condition is more apt to be given consideration for listing in the National Register of Historic Places than a building in fair or deteriorated condition. Stuart's historic building stock was found to possess a high degree of integrity. Of the sites surveyed, 250 buildings, or 90 percent of the total, were recorded as being in either excellent or good condition (Table 4). An additional twenty-two were listed as fair, many of which were small residential buildings. Only five buildings, possible candidates for restoration, are listed as deteriorated.

Table 4

CONDITION OF BUILDINGS*

Condition	Number	Percentage
Excellent	34	12.3
Good	216	78.0
Fair	22	7.9
Deteriorated	5	1.8
Total	277	100.0

Table 5

**HISTORIC ARCHITECTURAL
STYLES
OF BUILDINGS***

Style	Number	Percentage
Frame Vernacular	122	44.0
Bungalow	66	23.8
Mediterranean Revival	45	16.2
Masonry Vernacular	19	6.8
Colonial Revival	12	4.4
Minimal Traditional	4	1.4
Tudor Revival	3	1.0
Art Deco	2	.8
Art Moderne	1	.4
International	1	.4
Ranch	1	.4
Beaux Arts	1	.4
Total	277	100.0

Historic Architecture in Stuart

The historic buildings of Stuart represent an important cluster of cultural resources. Exhibiting a wide range of forms and architectural styles, those buildings, with few exceptions, were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. Primary consideration was given to providing functional spaces for the owners. Decorative features, although of secondary importance, were often applied liberally. Numerous buildings, especially those constructed during the Land Boom period in the early-twentieth century, exhibit elaborate woodwork and masonry detailing and were designed by professionally trained architects.

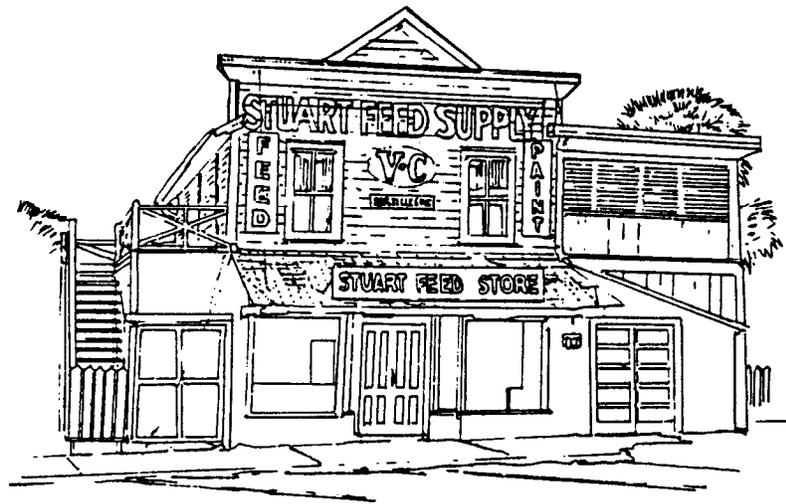
The styles on which the builders based their designs were popular throughout the United States. After the Civil War architectural pattern books promoting various residential designs were made available to a wide audience. That trend, combined with the mass production of architectural building components and improved means for their transportation, made it possible for a builder in Maine to construct nearly the same house as a builder in California.

Stylistically, a majority of the historic buildings in Stuart exhibit vernacular designs; that is, a building which does not exhibit a definitive "high-style." As illustrated in Table 5, 142 buildings, or 51.2 percent of the total, fall into that stylistic category. Of those buildings, 44 percent were categorized as Frame Vernacular and 7.2 percent as Masonry Vernacular. Accounting for sixty-six buildings, 23.8 percent of the total, the Bungalow style was the most common high-style design employed on residential buildings in Stuart. The Mediterranean Revival style is the other predominant design, numbering forty-five buildings, or 16.2 percent. Also popular, buildings exhibiting Colonial Revival styling numbered twelve, or 4.3 percent of the amalgam. Tudor Revival, Minimal Traditional, Art Moderne, Art Deco, International, Beaux Arts, and Ranch style buildings comprised the remaining 4.4 percent of the total.

Frame Vernacular

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. The Industrial Revolution permitted standardization of building materials and parts, which exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials.

FIGURE 6



Stuart Feed Store
101 Flagler Avenue
Wood Frame Vernacular Construction

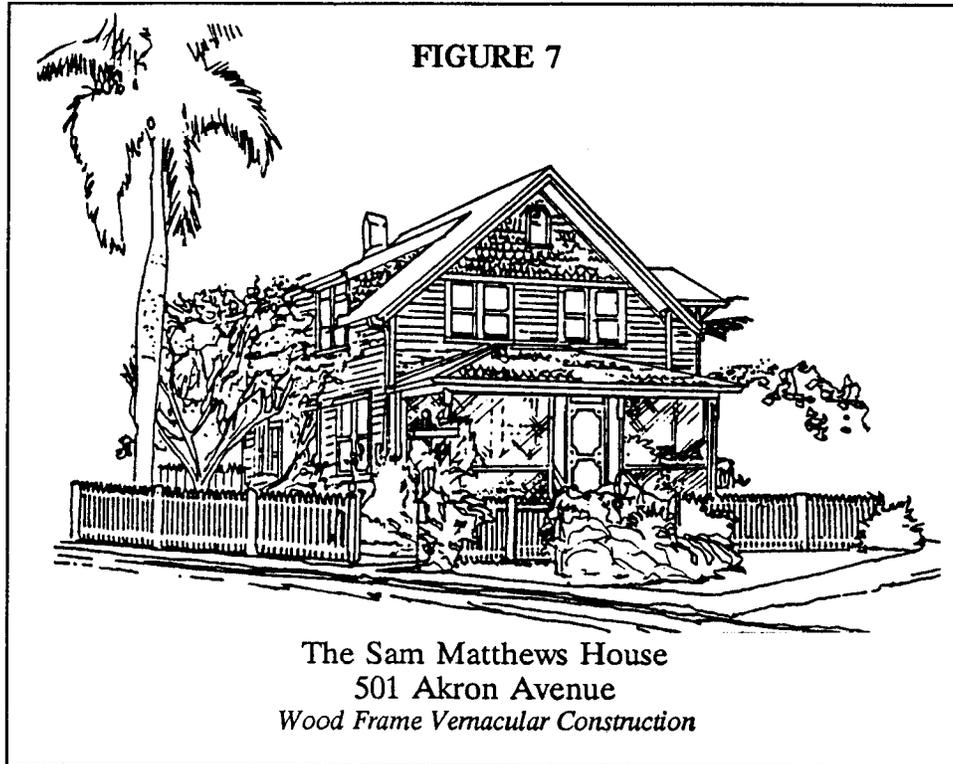
Ultimately, individual builders had access to a myriad of finish architectural products from which to create their own designs.

In Stuart, like elsewhere in Florida, Frame Vernacular buildings are typically one or two stories in height, with a balloon frame structural system constructed of pine. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of bricks. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Early versions of the style have gable or hip roofs steeply pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, and shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood shingles or pressed metal have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, includes a variety of patterned shingles, turned porch columns and balustrades, and knee braces and exposed rafter ends under the eaves.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of the city. Its design reflected a trend toward simplicity. Residences are smaller, with more shallow-pitched roof lines than those of the previous decades, and usually rise only one story in height. The decline in size of the private residence is largely a reflection of the diminishing size of the American family. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages, carports, and even porte cocheres.

The Stuart Feed Store is one of few remaining examples of Frame Vernacular commercial architecture in Florida (Figure 6). Built in 1901 by Sam Matthews, its

distinguishing features include a front-facing gable roof and rectangular parapet, which allows ample space for advertisements. The central section of the building, which has 2/2 double hung sash windows, fixed plate glass windows, and drop siding, comprises the original portion of the building. A shed overhang supported by overhead trusses is also an



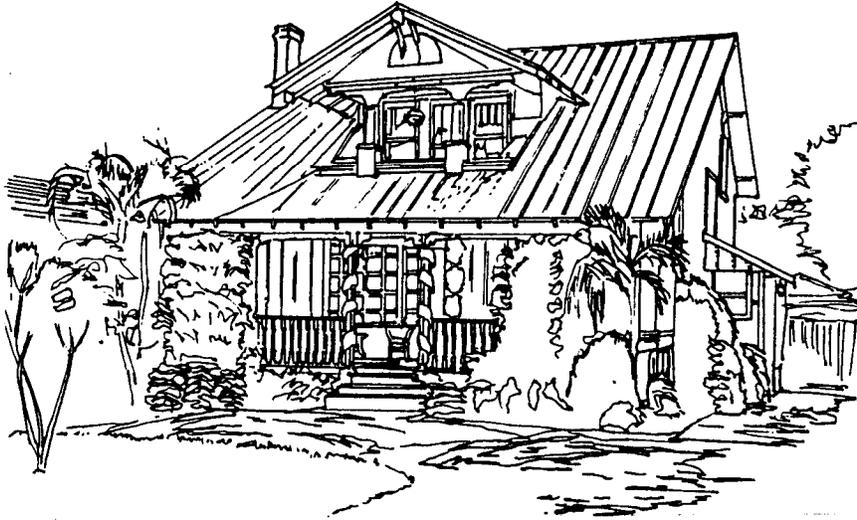
original feature. The two-story shed extension to the east elevation and second level deck with a stair access on the west elevation are alterations.

The bed and breakfast at 501 Akron Avenue is another example of early Frame Vernacular architecture in Stuart (Figure 7). Built in 1912, this was the residence of Sam Matthews, builder of this structure and many others in the early development of Stuart. This one and one-half story house can be recognized by its front-facing gable roof, shed and gable dormers, and wood shingles, which accentuate the dormer walls and gable end. The entrance porch is covered by a hip roof supported by turned wooden posts. Natural interior lighting is provided by double-hung sash windows with 1/1 lights. Wood drop siding serves as the exterior wall fabric. This house has been relocated to its present setting. Recently the house has been converted into a bed and breakfast inn.

Bungalow Style

Found throughout much of Stuart, the Bungalow style is among the most common of historic residential "high-style" architectural designs. The term "Bungalow" is derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the nineteenth century. One such traveler remarked that the building was "a purely utilitarian contrivance developed under hard and limited conditions." Low-pitched roof lines with wide overhanging eaves, encircling porches, bands of windows,

FIGURE 8



625 St. Lucie Crescent
Bungalow Style

and axially placed doorways were items upon which considerable attention was spent because of the need for good air circulation in the hot Indian climate. When similar locales were chosen as building sites in the United States, notably California and Florida, these features became important characteristics of the style.

While the origin of the word "Bungalow" and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques were exhibited at the California Mid-Winter Exposition of 1894. Several of those techniques, particularly the extensive display of structural members and the interplay of angles and planes, became integral parts of Bungalow design. The earliest American residences that were consciously designed as Bungalows appeared in the 1890s. Usually large residences designed by trained architects, early American designs were either seasonal homes on the New England coast or year-round homes in California. By the turn of the century, however, the building market was flooded by catalogs of plans for inexpensive Bungalows. At about the same time the *Bungalow Magazine* and *The Craftsman* appeared. Both featured a series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in those magazines were duplicated throughout the United States and reinforced the humbler aspects of the Bungalow, which eclipsed the earlier grand versions. Between 1910 and 1930, the Bungalow was one of the most popular residential designs in Florida.

The most prominent characteristic of the Bungalow is its lack of height. With rare exceptions the Bungalow is a one or one-and-one-half-story building with a shallow-pitch roof. On larger examples, monitors were employed to create more space and provide additional interior lighting. The typical Bungalow has at least two rooms across the main facade, again emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Often the massive masonry

piers on which the porch rested were continued above the sill line and served as part of the porch balustrade. The piers were surmounted by short wood columns upon which the porch roofing members rested.

The vast majority of Bungalows were of wood frame construction. This was due to the availability of wood and the desire for cheap housing. The choice of exterior sheathing materials varied. In New England and the mid-Atlantic areas, log and wood shingles were frequently used, while in the South wood shingle, weatherboard, drop siding, and stucco were popular. Fenestration was consciously asymmetrical, with the exception of two small windows flanking the exterior chimney. Double-hung sash windows were frequently hung in groups of two or three, with the upper sash commonly divided into several vertical panes. Reflecting fenestration in Queen Anne houses, Bungalows often featured other glass materials. The main entrance, invariably off-center in the facade, opened directly into the living room, which itself was a new feature. The formal parlor of the nineteenth century largely disappeared with the twentieth century introduction of a less formal lifestyle. A consistent feature of the living room was the fireplace, usually of brick or cobble with a rustic mantel shelf and flanking bookcases. Associated with the fireplace was the inglenook, with beamed ceilings, built-in furnishings, and wainscoting decorating the interiors.

One of Stuart's best examples of Bungalow architecture is a one and one-half story residential building at 625 St. Lucie Crescent. (Figure 8). This house, constructed in 1927, has a gable roof, gable dormer with tapered posts, exposed rafter ends, carved brackets, and an entrance porch. The porch is contained under the main roof and supported by massive posts connected by a picket balustrade. Natural interior lighting is supplied by 4/1-light double-hung sash windows and casement windows with ten lights. Stucco siding serves as the exterior wall fabric. With few alterations, this building has maintained much of its architectural integrity.

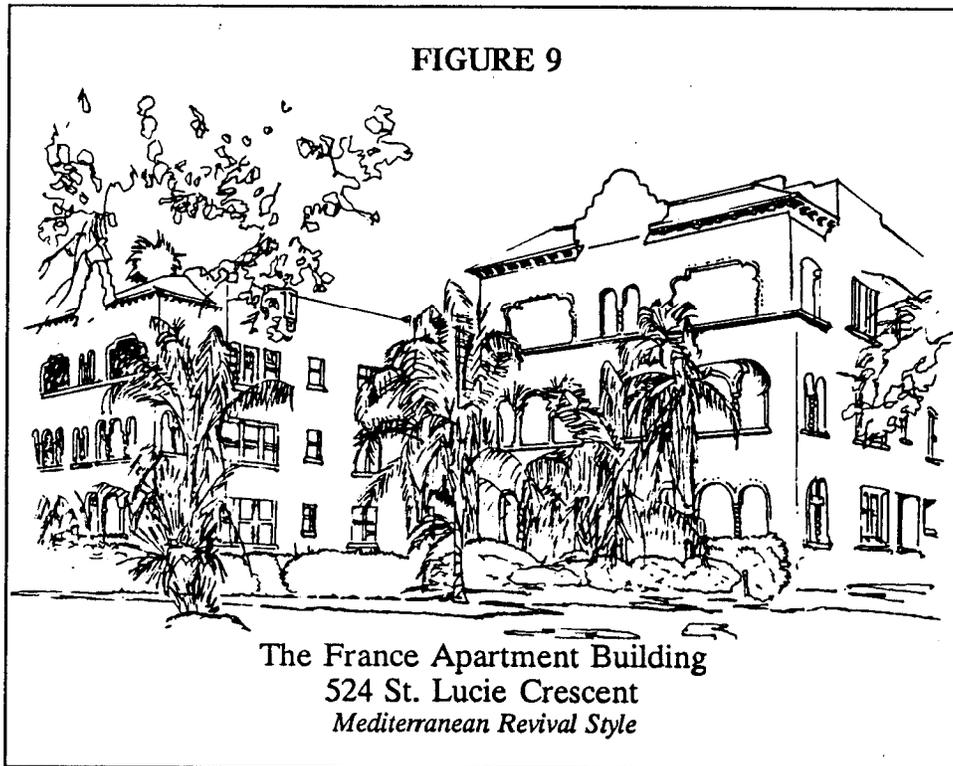
Mediterranean Revival Style

Typically, Mediterranean Revival style buildings represent a significant percentage of the historic building stock in surveys of Florida communities, often ranging between 15 and 40 percent, depending on the geographic locale of the community in the state. South Florida communities typically have a higher percentage of Mediterranean Revival buildings than communities in central, north, or west Florida. Thus the frequency of the Mediterranean Revival style in Stuart complies with established averages.

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Mid-eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine, and Spanish Eclectic revival styles which became popular in the Southwest and Florida. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego. That exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean basin, where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. The style was popular during the 1920s, and its use continued after the collapse of the

FIGURE 9

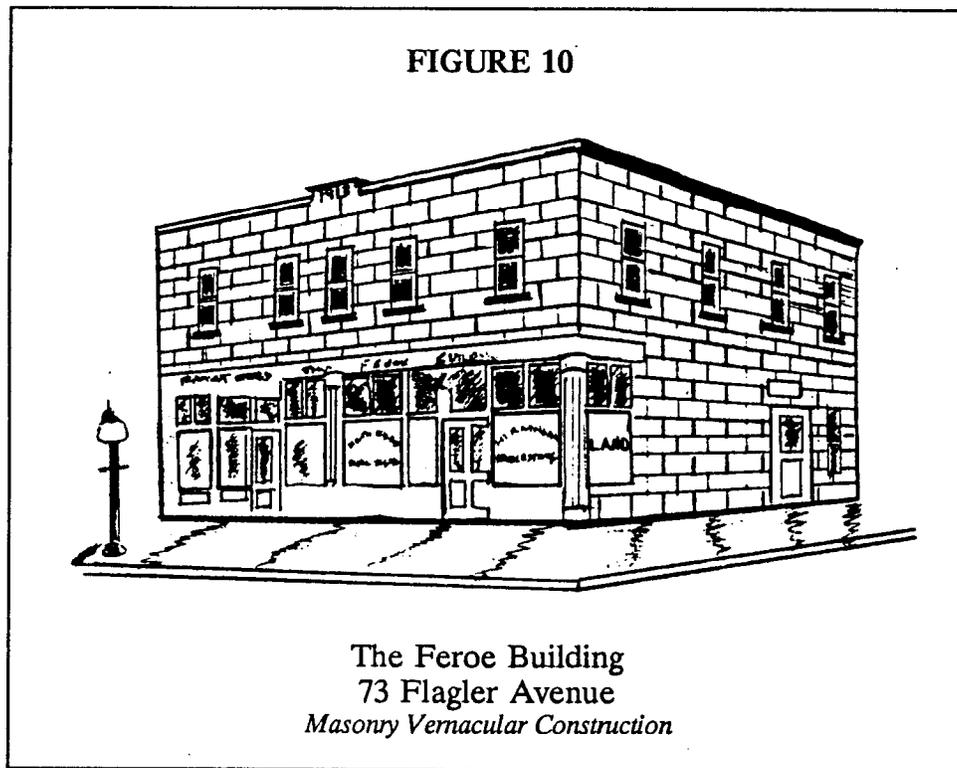


boom and in the 1930s. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations. Built in 1927 by developer A.W. France, the France Apartment building exhibits Mediterranean Revival styling of high quality. Rising three stories to a flat roof, the U-shaped building is crowned by stepped parapet. Tiered porches dominate the projecting facade bays. Both are covered by a hipped roof with eave brackets and a curved parapet. The three porch tiers have arched openings, some of which are supported by spiral columns. The exterior wall fabric is textured stucco. Fenestration consists of double-hung sash windows with 4/1 and 3/1 lights. The France Apartments has recently undergone rehabilitation, an effort that has successfully preserved its original exterior appearance.

Masonry Vernacular

Masonry Vernacular is defined as the common masonry construction technique of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted either by word of mouth or by demonstration, and reliant upon native building materials. With the coming of the American Industrial Revolution mass production of building components exerted a profound influence on the appearance completed buildings

assumed. Popular magazines featuring standardized manufactured building components, plans, and decorating tips flooded consumer markets and helped to make building trends



universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

Masonry Vernacular is more commonly associated with commercial building types than with residential architecture, where wood frame houses dominate. In Florida, most examples predating 1920 were brick, but a number of older examples feature the rough-face cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late-nineteenth century. The few examples of rough-faced cast block in Stuart are single family dwellings. Use of rough-faced cast block as a decorative feature for foundation material is more common. The commercial buildings are predominantly surfaced in smooth or textured stucco. Although most of Stuart's Masonry Vernacular buildings are commercially-related, a handful of residential examples remain. Stuart, which had a cast block manufacturing plant during the Progressive Era, also has a number of commercial and residential buildings that feature rough-face cast block construction, an unusual feature for most Florida communities.

During the 1920s, Masonry Vernacular designs of the 1920s were most often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and brick. The exterior design of masonry buildings is usually homogeneous, but in some cases different building materials and exterior fabrics are used to divide the two zones visually. Decorative elements in vernacular designs were commonly limited to brick, cast iron, and stonework incorporated into the primary facade.

During the 1930s, Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. Since World War II concrete block has been the leading masonry building material used in Florida.

In commercial districts, Masonry Vernacular buildings were generally constructed either as one or two-part blocks, depending on the space of the building lots, the design employed by the builder, and the function or use of the building. The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late nineteenth and early twentieth centuries. It was adapted from the lower part of the more numerous two-part commercial block during the Victorian period. The one-part block is a simple rectangular building, often exhibiting an ornate facade. It is most often utilized for retail or office space. The two-part block was the most common commercial design used in small cities and towns in the United States between 1850 and 1950. Generally limited to between two and four story buildings, the two-part block is characterized by a horizontal division into two distinct zones, separated by the use of the interior space of the building. The lower zone is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains space for offices or apartments. The exterior design of the building is usually homogeneous, but in some cases different building materials and exterior fabrics divide visually the two zones.

Constructed in 1913, the Feroe Building, located at 73 Flagler Avenue is a good example of Masonry Vernacular architecture (Figure 10). Illustrated from a historic photograph, this two-part commercial building features rough-faced concrete block which rises two stories to a flat roof. The eaveline is accentuated with a low-rising parapet and brick sawtooth cornice molding. Divided into two parts, the upper zone is comprised of 1/1 double hung sash windows. The lower zone has two storefronts with recessed entrances, and fixed plate glass show windows which are elevated on a kickplate. The facade has been altered with the introduction of metal frame show windows.

Colonial Revival style

Colonial Revival was among the dominant styles for American residential architecture during the first half of the twentieth century. In Florida, however, the popularity of the style was eclipsed by the Bungalow and Mediterranean Revival styles. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. Later, a series of articles focusing on eighteenth-century American architecture appeared in the *American Architect* and *Harpers*, helping to make the Colonial Revival style popular across the country.

The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. The style began to appear in the state in the late 1880s and continues to be built in modified forms today. Some of the

identifying characteristics of Colonial Revival architecture include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; simple entry porches supported by columns; and double-hung sash windows set in pairs, usually with multi-pane glazing in each sash.

Typically, Colonial Revival buildings comprise a small percentage of historic neighborhoods in Florida, generally representing less than 5 percent of the total building count. In Stuart, the Colonial Revival style was applied to twelve buildings, or 4.3 percent of the total. An example of a Colonial Revival residence is located at 355 Alamanda Way.

Buildings With Four or Fewer Examples

Minimal Traditional Style

The Minimal Traditional building form was introduced in the mid-1930s, at the height of the Great Depression, as a relatively low-cost alternative to its high-style predecessors. During the late-1930s and 1940s the style was widely used in large suburban tract-house developments. Minimal Traditional building plans were adapted from the Tudor Revival cottage that was popular during the 1920s. Architectural detailing is sparse and limited to vague references to the Colonial Revival or Monterey styles. Unlike the preceding Tudor Revival style, roof slopes are moderate to low, and the eaves and rake are held close to the building surface. A common trait of the Minimal Traditional style is to have at least one front-facing gable extension and a large end, exterior chimney stack. The Minimal Traditional style was introduced in Florida, especially Jacksonville, in its earliest stages. It remained a popular building form throughout the United States well into the 1950s. During the survey only four residential buildings, or 1.4 percent of the total building stock exhibited Minimal Traditional styling. The residence located at 421 Akron Avenue is a sample of the Minimal Tradition style in Stuart.

Tudor Revival Style

The Tudor Revival Style became popular in America during the first three decades of the twentieth century. It was loosely based on a combination of building styles common to the architecture of sixteenth-century Tudor England and a variety of Medieval English prototypes ranging from thatched-roof folk cottages to grand manor houses. The first American examples of the style were erected in the late-nineteenth century and tended to be large landmark buildings closely related to English precedents. As the style was adapted to smaller residential designs, it lost much of its resemblance to English antecedents.

Most Tudor Revival residences in Florida date from the 1920s, when the style reached its zenith in popularity throughout the country. Some of the typical features of the style include steeply-pitched roofs, usually side-gabled and often with intersecting extensions; decorative half-timbering and stucco exterior wall fabrics; tall, narrow casement windows with multi-pane glazing; and massive end-exterior chimneys, often located on the front facade of the building. Only three examples of the Tudor Revival style are recorded in the

Stuart survey. The Crary House, built in 1925 at 311 Cardinal Way, is a good example of Tudor architecture.

Art Moderne Style

The Art Moderne style, like the Art Deco and International styles, represented a complete break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products where its function was less important than the desirable shape. Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize the streamline effect.

In Florida, Art Moderne buildings are most often found in communities that continued to grow despite the collapse of the speculative land boom in 1926. There are numerous examples in the coastal communities where tourism remained popular during the Great Depression. It was usually applied to commercial and apartment buildings. Private residences exhibiting the Art Moderne style are less common. Out of the 275 buildings surveyed in Stuart only one, the Hipson Building located at 31-33 Osceola Street, depicted Art Moderne styling. This is a good example of an Art Moderne structure which has retained much of its architectural integrity.

Art Deco Style

Art Deco was the first of the modernistic styles to become popular in America. It represented a complete break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style got its name from the Exposition Internationale des Arts Decoratifs and Industriels Modernes, held in Paris in 1925 as a showcase for new artistic designs. Like the European Art Nouveau movement of the 1890s and early twentieth century, Art Deco was an artistic movement that transcended all areas of the art world from painting to architecture. Its decorative geometric patterns were mimicked in a wide variety of products including household appliances, clothing, furniture, and jewelry. Art Deco was most popular as a commercial building style during the 1920s and early 1930s because its decorative designs were especially suited to tall buildings. Few private residences can be considered true examples of high-style Art Deco.

In Florida, Art Deco buildings are most often found in communities that continued to grow despite the collapse of the speculative land boom in 1926. Miami contains the best collection of Art Deco commercial buildings in the state. After 1930 the related Art Moderne style became the more popular of the modernistic styles. Characteristics of the Art Deco style include its flat roof, irregular plan, stucco siding, and low relief, polychromatic ornamentation in straight line, zig-zag, geometric floral, and chevron designs. In Europe the ornamentation was influenced by cubism, while in the United States the designs were based on North and South American Indian Art. Two Art Deco buildings were recorded during the survey in Stuart: the 1922 Stuart High School, and the Martin County Courthouse (cover illustration) built in 1938, are both located on East Ocean Boulevard.

RECOMMENDATIONS

The Importance of Historic Preservation to Stuart

A historic properties survey constitutes the indispensable preliminary step in a community preservation program. The survey provides the historical and architectural data base upon which rational decisions about preservation can be made. Further progress in preserving culturally significant resources in Stuart will depend on the decisions of city officials and residents. To assist them in deciding what steps they can take, the consultants present the following recommendations, which are based on their assessment of the survey area and its resources and their familiarity with the current status of historic preservation in Florida and the nation.

Before listing the recommendations, it would be useful to define for those who may have responsibility for their implementation precisely what the term "historic preservation" implies. It would be equally useful to set forth a persuasive case for preservation, for if a program is undertaken in Stuart it will succeed only if residents are persuaded of its wisdom and benefit.

Since its earliest manifestations in the mid-nineteenth century, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving buildings and sites where great events occurred or buildings whose architectural characteristics were obviously significant. In recent decades historic preservation has become integrated into community redevelopment programs. The recommendations below are framed in the sense of that latter objective.

Arguments on behalf of a community program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the traditional purpose of historic preservation, that is, preserving sites of exceptional merit. The National Historic Preservation Act of 1966 extended that definition to include sites or districts of local as well as national distinction for the purpose of National Register listing. There has been, concomitantly, a growing appreciation of the importance of districts that express architectural or historic value. Although no single building in a district may be significant, together those buildings create a harmonious scene. It is often necessary to preserve the individual elements to maintain the harmony of all.

One reason to preserve historic buildings is the "sense of place" they convey. Older buildings lend distinction to a community, setting it apart from other neighborhoods, cities, or rural areas. The ritual destruction of older buildings that has normally accompanied twentieth century "urban renewal" programs often resulted in a tragic loss of community identity. In a modern era of franchised architecture, many areas of Florida have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The historic buildings associated with Stuart developed a distinctive and familiar character over a long period of time, and that is sufficient reason for their preservation.

A second argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings can often be shown to be financially feasible and economically advantageous. Current federal tax law contains

specific features that relate to the rehabilitation of eligible commercial and income-producing buildings located in a local certified historic district, a historic district listed in the National Register, or individual buildings listed in the National Register.

Beyond pure aesthetic and commercial value, there are additional benefits to reusing extant historic buildings. Historic buildings frequently contain materials that cannot be obtained in the present market. The craftsmanship that typically went into the construction of historic buildings cannot be duplicated. Historic buildings have thicker walls, windows that open, higher ceilings, and other amenities not found in modern buildings. They are natural energy savers, having been designed in the pre-air conditioning era. From an economic standpoint, the rehabilitation of older buildings is a labor-intensive activity that contributes to a community's employment base. Preservation tends to feed upon itself. Typically, once a few owners rehabilitate their buildings others follow suit.

Historic buildings and districts attract tourists. Recent studies by the National Trust for Historic Preservation and *Southern Living* magazine have confirmed that historic buildings rank very high in tourist appeal among Americans. In Florida, where tourism is the state's largest industry and cities must compete vigorously for their share of the market, the preservation of historic resources that give a city distinction cannot be ignored. Historic resources that lend the City of Stuart its claim to individuality and a unique "sense of place," ought therefore to have a high civic priority. Tourists seek out destinations that are often off the beaten track and impart special memories. Looking for places that possess originality, tourists are often lured to a city's historic district, which typically conveys a sense of place. The continuing destruction throughout Florida of buildings and other historic and cultural resources that give the cities in which they are found individuality goes largely ignored. In the process, Florida has begun to acquire a dull sameness.

That kind of development has begun to threaten the historic environment of Stuart. In the commercial district numerous commercial and public related buildings have been destroyed. Since 1940, about 370 buildings constructed before that year have been demolished or lost to fire. While many of those demolished buildings contributed little of significance to the historic building fabric of Stuart, several constituted important cultural resources. According to the Sanborn Company maps, over 80 percent of Stuart's commercial district has been lost to fire or the wrecking ball. The list of demolished buildings includes, the St. Lucie Hotel, the Arcade Building, the Methodist Episcopal Church, the Stuart Hotel, and the St. Lucie Yacht Club building and pier. The the FEC railroad station has also fallen. In some cases, vacant lots now appear where elegant buildings once stood. Given the intensity of recent development in recent decades, it is fortunate that any commercial buildings associated with the historic period survive. The Stuart Feed Store, and Lyric Theater, important resources spanning the Progressive Era through the 1930s, remain intact. They are visual reminders of Stuart during its initial periods of growth. Buildings that remain afford the City of Stuart an opportunity to preserve an important part of its past.

Any effort at preserving the overall historic character of the city will fail if city officials, the business community, property owners, and local residents do not join in taking active measures to prevent the destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties or to projects requiring federal licenses or using federal funding. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most zoning and code regulations of private property are

International Style

The International style was the dominant commercial building style in the United States between 1930 and the mid-1970s. It was originally conceived as a design for workers housing by a group of architects working independently in post-World War I Europe. Working without architectural precedent the innovators of the design found a common theme in the exploitation of contemporary building materials and technologies. All ornamentation present in traditional styles was shunned and structural elements were exposed to produce a starkly functional design. The style was introduced to a wide audience in America by an exhibit at the Museum of Modern Art in 1932. Entitled simply "Modern Architecture," the exhibit featured designs of the style's most famous practitioners including Le Corbusier, Walter Gropius, and Mies van der Rohe. The style got its name from a book produced for the exhibit entitled *The International Style: Architecture Since 1922*. Later, fleeing the rise of Nazi Germany, many of the originators of the style immigrated to the United States. They were welcomed with positions at some of the most influential schools of architecture in the country, and subsequently influenced several generations of leading American architects.

In Florida, International style buildings are most often found in communities that continued to grow despite the collapse of the speculative land boom in 1926. There are numerous examples in the coastal communities where tourism remained popular during the Great Depression. It was usually applied to commercial and apartment buildings. Private residences exhibiting the style are much less common. Identifying features include flat roofs, smooth exterior surfaces without ornament, bands of windows, exposed structural elements, asymmetrical facades, and metal casement windows flush with outer walls. The only example of International style architecture in Stuart, however, was a residential building located at 477 Riverside Drive.

Ranch Style

The ranch style originated in California during the early 1930s and ultimately became the dominant style for suburban residences during the 1940s and 1950s. Widespread application of the style was made possible by the increasing dependence of Americans on the automobile during the post-World War II period. Prior to the war, Americans were forced to live in or immediately near the areas in which they worked. Because land was at a premium in those areas houses generally were constructed on small, narrow lots. The increased mobility afforded by the automobile enabled Americans to move away from congested cities to suburbs with the comparatively large building lots necessary to accommodate "rambling" Ranch houses. Loosely based on Spanish Colonial precedents, hallmarks of the Ranch style include its long one-story blocks with low-pitched roofs. The main block of the house is usually set parallel to the street and often contains a built-in garage. Secondary gable or hip roof room extensions are common. Brick was almost universally used in early examples, but later versions of the style often adopted wood framing. Examples of Ranch architecture in Stuart occurred very late in the historic period. Only one house, located at 1014 East 5th Street, possesses Ranch styling.

Beaux Arts Style

The Beaux Arts (fine art) style was a popular choice of the wealthy for grand residences between 1885 and 1920. The style was based upon classical precedents and drew from all of the classical revivals. The high cost of executing the highly decorative Beaux Arts style made it almost exclusively a style of the wealthy until scaled down versions with less ornament were introduced around turn of the century. It was brought to the U.S. by architects who studied at the Ecole de Beaux Arts in Paris during the latter half of the nineteenth century. Among these were some of the greatest names in American architecture such as Richard Morris Hunt, Louis Sullivan, H.H. Richardson, John Mervin Carrere, Thomas Hastings, and Addison Mizener. The occurrence of the style was at first restricted to major urban centers where it became popular as a commercial design. Among the earliest domestic examples was The Breakers designed by Richard Morris Hunt in 1892 for Cornelius Vanderbilt in Newport.

Florida has relatively few domestic examples of the Beaux Arts style. However, less exuberant Beaux Arts forms were popular in commercial building (especially banks) during the decade before the collapse of the Florida land boom. Identifying features of the style include flat or mansard roofs; elaborate cornices; symmetrical facade with bays divided by pilasters with classical capitals; masonry walls adorned with decorative garlands, floral patterns, or shields; rusticated stonework; and quoins. In the Stuart survey, the Lyric Theater, located at 216 Flagler Avenue, was the only example of Beaux Arts styling.

Summary

Although the historic fabric of Stuart remains largely intact, demolition and new development has destroyed nearly half of the community's historic buildings. The majority of the remaining historic buildings reflect vernacular construction. Nevertheless, the percentage of buildings with distinctive architectural styling (48.7%) indicates a fairly wealthy community. The presence of buildings constructed in the traditions of Bungalow, Mediterranean Revival, Colonial Revival, Minimal Traditional, Tudor Revival, Art Moderne, Art Deco, International, Beaux Arts, and Ranch, twelve different varieties, indicates an awareness over time by residents and builders of the significance of erecting buildings that reflect specific historical and architectural associations. Those historic buildings that remain provide an important architectural and cultural link to the heritage of Stuart. Those buildings are well worth preserving, for they are one of few links between the old and new as the city enters the twenty-first century.

vested in county or municipal government, specific restrictions or controls designed to preserve significant resources are their responsibility.

It also must be noted that historic preservation does not seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct that change in a way that will enhance the traditional and historic character of an area. The recommendations presented below should neither be construed as definitive nor as a substitute for a rational plan of community development that is sympathetic to Stuart's past. Below are the consultant's specific recommendations for preservation action and public policy development.

National Register Nominations

A logical consequence of the survey of Stuart's historic buildings should be formal recognition of their individual and collective significance. Formal recognition may proceed at two levels of government: local and federal. A distinction needs to be made between a locally listed and a federally registered historic property.

National Register of Historic Places: The National Register of Historic Places is the official federal list of culturally significant properties in the United States. The list is maintained by the U.S. Department of the Interior. The buildings, sites, structures, objects, and districts listed in it are selected under criteria established by the department. Listing is essentially honorary, and does not imply federal protection or control over private properties listed unless federal funds or activities are directed toward them. Under current law, commercial and other income-producing properties within a National Register historic district are eligible for federal tax credits and other benefits if they are first certified as contributing to the characteristics of the district. Buildings individually listed in the National Register are automatically considered certified historic structures, and if income-producing also qualify for federal tax credits and other benefits.

There are various formats for nominating properties to the National Register. One is the individual nomination. Another is the historic district, which designates a historic area within defined and contiguous boundaries. Another, the multiple property group, combines scattered resources that have common links to history, pre-history, or architecture.

Local district and landmarks: A local historic district and individual historic landmarks are established under local ordinance. Those local historic districts may be synonymous with National Register properties and districts, or geographically distinct from them. The properties within a local historic district are eligible for federal tax advantages and other benefits only if the district is either simultaneously listed in the National Register or if it is certified by the U. S. Department of the Interior.

Cities create historic districts for various purposes. Among them are economic considerations. Qualified historic buildings may be eligible for incentives of various kinds that encourage rehabilitation of buildings and, accordingly, improvement of the appearance and character of the district. That is particularly true of districts that include income-producing buildings, to which the incentives primarily apply.

As historians, we believe that any approach to improving the economic and physical potential of a community must include a historical perspective. Although intervening years

and events may have dimmed their significance, the reasons for the founding of a community are rooted in circumstances that generally remain valid today.

National Register Alternatives

A potential National Register district, comprised of two historic subdivisions and a few buildings from a third, is located to the south and east of downtown Stuart. Primarily residential, the three subdivisions, Kitchings Addition, Frazier Addition, and the Potsdam subdivision, are connected along U.S 1 and Ocean Boulevard. Kitchings Addition which contains seventeen contributing buildings, is bound by 1st street to the north, the South Fork of the St. Lucie River to the west, U.S. 1 to the east, and Ocean Boulevard to the south. This area contains some of the oldest and largest buildings recorded in the survey. Frazier Addition, bound by Ocean Boulevard to the north, U.S. 1 to the west, Colorado Street to the east, and Frazier Creek to the south, embraces thirty-four contributing properties that date from the 1920s. The remaining buildings in the potential district are located along the west and south boundaries of the Potsdam subdivision and on a parcel bordered by the south side of Ocean Boulevard near U.S. 1. That area, which contains fifty-five buildings, represents the highest concentration of buildings within the city limits of Stuart, whose style, scale, authenticity, and age offer National Register potential.

Factors that must be considered in proposing historic districts include the ratio of historic buildings to non-historic buildings within the district boundary; the architectural integrity of the buildings; and their overall significance to the development of the community. Although the National Register has not established a minimum ratio requirement for districts, a rule of thumb is that contributing resources should constitute at least 60 percent of the total number of elements in a defined area. Buildings identified as contributing must have been erected during the period of historic significance established for the district and maintain their original physical appearance to a large degree. The two areas as outlined above have limited potential to achieve district status.

One building in Stuart, the former Martin County Courthouse, which now houses a museum, has been listed in the National Register. A number of other buildings in Stuart possess architectural merit or historical association and have potential for listing as individual nominations, including the buildings located at:

101 Flagler Avenue - 1901?
13-31 Osceola Street P.O. ARCADE 1925
309 Denver Avenue
61 Osceola Avenue FUGUE 1921
34 East 5th Street
407 Atlanta Avenue
212 West 5th Street
428 Camden Avenue
524 St. Lucie Crescent LA FRANCE 1926
1005 St. Lucie Crescent - DYER 1904
451 Riverside Drive
223 Coconue Avenue
311 Cardinal Way CRAWFORD 1925
1170 East Ocean Avenue

73 Flagler Avenue FERIE 1913
100 Colorado Avenue
200 Albany Avenue - G. THOMAS 1903
100 East Ocean Boulevard
25 East 5th Street
200 Akron Avenue - 1ST BAPTIST 1925
402 Camden Avenue
421 Camden Avenue
625 St. Lucie Crescent
600 East Ocean Boulevard ATLANTIC COURT 1905
1013 Riverside Drive
1513 Riverside Drive
306 Egret Place

216 Flagler Avenue LYRIC 1926
309 Osceola Street PELICAN 1926
217 Akron Avenue WOODMONT 1914
416 Flagler Avenue
300 Atlanta Avenue
501 Akron Avenue
428 Camden Avenue
511 South Federal Highway
912 St. Lucie Crescent
500 East Ocean Boulevard High School 1922
1025 Riverside Drive
1329 Riverside Drive
301 Egret Place

It must be emphasized that additional research must be conducted on each of those buildings before any National Register activity can begin, and an official from the Bureau of Historic Preservation should be consulted before the nomination is initiated. Special requirements are mandated for listing individual properties that are not necessary for

contributing buildings in districts. Those requirements include property owner consent, interior photographs, and floor and site plans.

The Historic Preservation Ordinance

Historic preservation in the United States is a function of government whose legal application is essentially left to the municipality. The federal government's role in the process is mainly one of encouraging and stimulating preservation through financial and educational assistance. The 1980 amendments to the National Historic Preservation Act of 1966 encouraged local governments to strengthen municipal legislation for the designation and protection of historic properties. Through its home-rule law, the State of Florida permits municipalities to exercise the powers of self-government, subject to the constitution and general laws of the state. In the exercise of government to protect historic resources, this authority is generally employed in the enactment and implementation of a historic preservation ordinance.

The use of the so-called "police power" of government by municipalities for historic preservation purposes has grown steadily in the past half-century. The first such ordinance was enacted by Charleston, South Carolina, in 1931. While the number of cities in the United States that had adopted similar legal measures stood only at 51 in 1965, interest during the 1970s in environmental protection, including preservation of the urban environment, spurred increasing use of the instruments. Preservationists began to identify with community development actions and expanded their concerns from saving individual buildings to conserving whole neighborhoods and commercial districts. In that climate, use of local ordinance to protect historic buildings blossomed.

The concept of architectural control, or use of the police power for aesthetic purposes, has developed rapidly. In recent years, the legal standing of the historic preservation ordinance has been strengthened by a key 1978 Supreme Court case, *Penn Central Transportation Company v. New York City* (438 US 104), wherein the court upheld the constitutionality of local regulation and protection of landmarks.

The preservation ordinance provides for designation of districts or individual buildings as "historic," which thereupon subjects them to architectural controls. Ordinances vary widely in the kinds of controls that are applied to architectural modifications permitted designated buildings or districts. This is appropriate, since communities themselves vary in the kinds of historic resources they possess. Some communities have many buildings to preserve; others a relative few. The ordinance should be tailored to the community and to the purposes for which architectural controls are desired. One community may seek to revitalize a blighted urban area possessing historic infrastructure, while another wishes to preserve the architectural harmony of a stable neighborhood. A community may seek to preserve a historic quality that contributes directly to an aspect of its economy, such as tourism.

The widespread application of the historic preservation ordinance in the past fifteen years has resulted in a respectable body of case law regarding the subject. Few ordinances are alike. Recognition has grown, however, on the basis of case law, that any one of them must contain certain essential components to maintain legal standing. These components include the following:

* A purpose clause, stating the reason for the ordinance and providing it legal basis for enactment.

* A statement of the powers and authority the ordinance conveys. This normally results in a specific list of authorized powers given the local government and historic preservation board.

* Creation of a review body, generally called a historic preservation board, which in general exercises the authority provided in the historic preservation ordinance. The board is subordinate, of course, to the governing municipal body that created it.

* Criteria for designation of districts or individual sites meriting protection under the ordinance. Municipalities generally employ the criteria used by the U.S. Department of Interior for designation of properties to the National Register of Historic Places.

* Procedures for nominating and designating properties. Invariably, historic preservation boards recommend the designation of properties to the governing municipal authority, which makes the designation. Procedures for employing the criteria in the designation process should be spelled out in the ordinance.

* Statement of reviewable actions. The ordinance should describe the kinds of activities or actions that are subject to review by the historic preservation board. These vary greatly. Some communities govern closely the changes made to buildings under the ordinance; others concern themselves with only major changes, such as structural modification or demolition.

* Criteria applied to review. The ordinance must describe the kinds of activities that are subject to review. The criteria applied to review activities may be divided into general and specific guidelines. The general criteria consist of broad principles that may be universally applied; the specific criteria address the unique characteristics of the community's architecture. Many ordinances simply adopt the Secretary of the Interior's guidelines for the rehabilitation of historic buildings as establishing the criteria applied to reviewable activities.

* Consideration of the economic effect of designation or review of an action. The issue of "economic hardship" arises frequently in the process of architectural review. It derives from the idea that a property owner should be allowed "reasonable use" of his or her property. Such arguments have often been used to replace historic buildings with parking lots that yield greater revenue, despite the injury to property values in the neighborhood that such an action might entail. The resort to compensations such as favorable tax treatment or Transfer of Development Rights, devices that in some communities can be employed to offset economic hardship, is something that should be considered.

* Appeals procedure. The first step in the appeals procedure generally involves an appeal of a decision by the historic preservation board to the municipal governing body.

* Fines and penalties for noncompliance.

There are a number of legal pitfalls to avoid in creating a historic preservation ordinance:

(1) There must be specified procedures and evaluation criteria for determining what properties to designate and how to draw the boundaries of historic districts. Without such criteria and the elements of due process such as notice to the owner of the property and the right of the owner to a hearing regarding designation, courts may not uphold the designation.

(2) The purpose of the ordinance must reside in the local police power of the city to designate properties. The purpose section must set forth legally acceptable reasons for this use of municipal authority.

(3) Designation of a property or district should be based on historical documentation compiled through a systematic and professional survey. The governing authority, in designating property for protection under the ordinance, should be bound by evidence presented in the petition for designation in order to avoid politics, subjective judgments about history, or arbitrary or capricious behavior.

The designation of properties within a municipality for protection under an ordinance must be preceded by a comprehensive survey of historic properties which produces information from which sound judgments about the value and significance of individual properties can be made. In the absence of a professional study of properties that closely defines the architectural and historic characteristics of individual buildings, appropriate designation decisions cannot be made or, if they are, they become suspect. The City of Stuart has conducted such a survey.

Furthermore, in the designation process, the organization or individual submitting a property or properties to the municipal authority for designation approval should employ the evidence and information compiled in the survey process to justify the case for designation. This procedure generally calls for the formulation of a designation report for use in the procedure. The designation report should require a statement of architectural and historical significance based on professional research and documentation.

(4) There must be procedures to allow owners of designated properties to appeal designations. Like the designation process itself, the appeals must be based on architectural and historical documentation, not other factors.

(5) There must be standards, procedures, and an appeals process for the granting of certificates permitting changes to the designated properties. Such standards and procedures may be issued by the historic preservation board in the form of rules or regulations attending the certification process.

(6) The actions of the historic preservation board must be tied to other agencies of local government so that, for example, the zoning board or building department does not unwittingly allow the destruction of a designated property.

Local preservation ordinances are the most effective method of regulating what happens to cultural and historic resources. In an urban context such as Stuart's, where the historic infrastructure is essentially residential and privately owned, the historic preservation ordinance, combined with careful zoning, becomes virtually the only instrument available to government for protecting significant architectural resources and stabilizing neighborhoods.

Municipal officers must take careful steps to insure that, in the implementation of an ordinance, appropriate procedures for designation and certification are followed. It is also incumbent upon such authorities to inform the public about the ultimate purpose and

value of the historic preservation ordinance. It is not an arbitrary and capricious exercise of municipal authority, but an intelligent approach to preserving the community's cultural and architectural heritage and maintain its economic and social values.

Actions the City Can Undertake

Physical changes made under the auspices of public agencies and departments should not compromise the historical integrity of historic districts or buildings. A review of physical features such as street lights, utility poles, street signs, and other appurtenances should be conducted to insure their compatibility with Stuart's historic resources. The general rule for evaluating these types of features is that they should be as unobtrusive as possible.

Signs: Signs, commercial and public, constitute the most disruptive visual element in the modern urban landscape. A commercial necessity and an aid to shoppers and visitors, signs should not be permitted to disrupt the landscape or diminish the integrity of surrounding architectural elements. Signs can be visually pleasing and architecturally harmonious with surrounding elements.

Historic markers, signage, advertising, and other promotional devices can draw attention to historic buildings or districts. If the city proceeds with the creation of a local historic district, it should consider placing signs at important access points, particularly along U.S. Highway 1, and near the two interchanges of Interstate 95 at Stuart, which would direct visitors to the historic area. This will require the approval of the Florida Department of Transportation. Moreover, the city can then issue literature promoting Stuart's historic heritage.

Historic Preservation Element: Current state law requires all units of local government to adopt a comprehensive plan that provides guidelines for land use decisions. Under the present law, a historic preservation and scenic element is permitted as an optional element in the comprehensive plan. The element should identify historic and cultural resources and prescribe policies for managing them. As a part of a comprehensive plan, an effective preservation element integrates plans to preserve and enhance historic resources with plans designed to improve and manage other community elements, such as housing, transportation, and utilities.

Few community decisions or actions that affect a city's physical character fail to have an effect upon historic resources. If the historic fabric of a community is to be guarded, those resources must be taken into consideration in the community planning process. That plan should encourage public agencies that make decisions or take actions affecting buildings, streets, and physical appurtenances such as lighting and signs to consider preservation goals and policies. A city that uses its comprehensive plan wisely can make optimal use of its land use regulation authority to protect and enhance its historic and cultural resources.

The completion of this survey facilitates the preparation of a historic preservation element and significantly reduces its cost to the City of Stuart. Furthermore, grants are available for this purpose from both state and federal sources through the Historic Preservation Advisory Council. The Florida Department of Community Affairs also issues grant funds for that purpose.

Building Code: By ordinance the City of Stuart has adopted the Southern Standard Building Code to govern the physical specifications for new or rehabilitated structures.

Modern code requirements relating to such elements as plumbing, electrical, air conditioning, access, insulation, and material type (particularly roofing material) may jeopardize the architectural integrity of a qualified historic building that is undergoing rehabilitation. Section 101.5 of the code therefore specifies the following:

SPECIAL HISTORIC BUILDINGS AND DISTRICTS: The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as Historic Buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts. The applicant must submit complete architectural and engineering plans and specifications bearing the seal of a registered professional engineer or architect.

It is important to note that such exceptions are granted only to those buildings or structures designated under state or local jurisdiction as "historic." Although the City of Stuart has, by its adoption of the code containing the above provision, subscribed to such exception for "historic" buildings, it has not established by ordinance any procedure for conferring such a designation. Through its building code or future historic preservation ordinance, the City should encourage the occupancy and use of historic buildings and discourage their replacement, demolition, neglect, or radical alteration.

Zoning Code: The introduction of unharmonious elements within a historic setting may destroy the integrity of a historic resource. Historic architectural controls are merely a special kind of zoning and should be considered a reasonable regulation of property applied in the interest of the community. Zoning is the most common historic preservation tool and one that at the same time presents significant dangers to historic resources if it is wrongfully applied. The introduction of commercial buildings into a residential neighborhood, for example, often leads to the neighborhood's eventual demise, and typically compromises the historic character of that neighborhood. The term zoning applies to a number of land use controls. The adoption of a historic preservation ordinance and instituting changes favorable to historic buildings in the zoning code can help preserve a community's architectural heritage.

Archaeological Survey: Archaeological resources are a potentially important part of the cultural heritage of Stuart and deserve protection together with architectural and historical resources. The City should look toward sponsoring a definitive archaeological survey to gain some knowledge regarding the potential for the existence and location of archaeological resources. It may consider, if the resources are sufficient, establish protective zones within which investigation efforts must be undertaken prior to excavation for new construction projects. Such a step is admittedly difficult and would probably generate opposition. In the absence of such a measure, however, the prehistoric record of Stuart will eventually be destroyed.

Certified Local Government (CLG) Program: Since its establishment by Congress in 1966, the National Historic Preservation Program has operated as a decentralized partnership, which includes the federal government and the states. The program was

charged with the identification, evaluation, and protection of historic properties based criteria used by the National Register of Historic Places. Carried out by the states under the direction of the National Park Service, the program has been carried to most states, including Florida. Participating states receive funding assistance in the form of annual grants from the Federal Historic Preservation Trust Fund to support their efforts. Those funds are normally used to support the staff of the State Historic Preservation Office. A portion of the funds are often regranting for survey and planning activities.

The success of that working relationship prompted Congress to extend the partnership to provide for direct participation by qualified local governments. The National Historic Preservation Act Amendments of 1980 (P.L. 96.515) provide the legal basis for the new federal-state-local preservation partnership, commonly referred to as the Certified Local Government Program. The amendments direct the State Historic Preservation Officer and the Secretary of the Interior to establish procedures for the certification of local governments to participate in this partnership. The CLG program permits the states to delegate limited responsibilities to local governments, which meet specific qualifications for certification and provide limited grant-in-aid funding to assist them in that process.

To become a CLG participant, the City of Stuart must adopt a historic preservation ordinance that includes establishing a qualified review authority, maintaining a system of survey and inventory of historic resources, and encouraging public participation in the historic preservation program. The present direction of federal funding for historic preservation suggests the wisdom of enlisting in the CLG program.

Private and Voluntary Financial and Legal Techniques

A variety of legal and financial incentives and instruments is available for use by government and its citizens to assist in the preservation effort. Some are already provided through federal or state law or regulations; others must be adopted by the local government. In most cases, the instruments that local government and residents can employ in the preservation process are familiar devices in real estate and tax law.

Voluntary preservation and conservation agreements represent the middle ground between the maximal protection afforded by outright public ownership of environmentally significant lands and the sometimes minimal protection gained by government land use regulation. For properties that are unprotected by government land use regulation, a voluntary preservation agreement may be the only preservation technique available. For other properties, government regulation provides a foundation of protection. The private preservation agreement reinforces the protection provided under a local ordinance or other land use regulation.

Voluntary preservation agreements have been used for years to protect property for private, public and quasi-public purposes. Before the advent of zoning, many of the covenants and development restrictions used in modern condominium or subdivision declarations were used to address such fundamental zoning concerns as commercial and industrial uses of property, the sale of alcoholic beverages and other illicit purposes. With the advent of the "Scenic Highway" in the 1930s, scenic easements were used to protect the views from such highways as the Blue Ridge Parkway, the George Washington Memorial Parkway, and the Great River Road along the Mississippi River.

Easements: Because of federal tax considerations, the charitable gift of a preservation easement is by far the most commonly used voluntary preservation technique.

A preservation easement is a voluntary legal agreement between a property owner ("grantor") and a preservation organization or unit of government ("holding organization" or "grantee"). The easement results in a restriction placed against the future development of a property. In use as a historic preservation instrument, the easement is usually placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for some easements. Federal law permits, for example, the donation of a facade easement for the purpose of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites.

Mutual covenants: Mutual covenants are agreements among adjacent property owners to subject each participating property owner's land to a common system of property maintenance and regulation. Typically such covenants regulate broad categories of activity, such as new construction with viewsheds, clear cutting of trees or other major topographical changes, subdivision of open spaces, and major land use changes. Such control is critical in historic areas that involve substantial amounts of open space, where development of the land would irreversibly damage the historic character of an area.

Purchase of development rights: This device, equivalent to an easement, involves the acquisition of certain rights to a property. The value of the development right is defined as the difference between the property's market value and its useful value.

Transfer of development rights: This legal instrument is employed to protect historic resources, such as archaeological sites, by permitting the right to develop a property to be transferred to another location, sparing the original property from destruction or alteration.

Charitable gifts: Charitable gifts have traditionally played an important role in preserving historic properties. Broadly stated, a taxpayer is entitled to a charitable contribution deduction for income, estate and gift tax purposes for the amount of cash or the fair market value of property donated to charity during the taxable year. Familiarity with the income, estate and gift tax treatment of charitable gifts is essential to understanding the opportunities that are available through use of this device for historic preservation purposes.

Revolving fund: A revolving fund, normally administered by a non-profit or governmental unit, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are subsequently returned and reused. The funds act to create a new economic and social force in the community.

Federal Financial Incentives and Programs

Rehabilitation tax credits: Federal tax credits upon the expenses incurred in the rehabilitation of an income-producing qualified historic structure have been available for a decade. The 1986 Tax Reform Act provides for a 20 percent credit for certified historic structures and a 10 percent credit for structures more than fifty years old.

Despite the severe restrictions placed upon the use of real estate and other forms of tax shelter in the 1986 law, the tax credit increases the attractiveness of old and historic building rehabilitation by virtually eliminating all forms of competing real estate investment, with the exception of the low-income housing tax credit.

The 1986 Act opens new opportunities for the nonprofit organization to become involved in real estate. The Act's extension of the depreciation period for real estate considerably reduces the penalties enacted in the Tax Reform Act of 1984 to discourage

taxpayers from entering into long-term leases or partnerships with tax-exempt entities. Those penalties had the effect of hampering partnerships between nonprofit and government agencies and private developers.

In addition, an increasing emphasis on "economic" incentives, rather than tax-driven benefits, that is a result of the 1986 Act's limitations on the use of tax shelter and the 10 percent set-aside for nonprofit sponsors under the new low-income housing tax credit, ensure that tax-exempt organizations will participate increasingly in rehabilitation projects. That legal change has opened new and innovative ownership, tax structuring, and financing opportunities for the development community and nonprofit preservation organizations.

Low-income housing credits: The 1986 Act provides for special relief for investors in certain low-income housing projects containing historic buildings.

Community Development Block Grant funds: The federal Community Development Block Grant program permits the use of funds distributed as community block grants for historic preservation purposes, such as survey of historic resources.

Other federally-assisted measures: In addition to tax credits, the federal codes are replete with incentives to assist historic preservation activity. Such assistance often comes in the form of relief from rules and requirements that normally apply to non-historic buildings or property. In coastal zone areas where specific building elevations are required for federal insurance purposes, for example, exemptions are provided to qualified historic structures. Other examples of such measures abound.

State incentives and programs

The Florida Legislature has enacted a number of statutes to stimulate redevelopment of areas defined variously as blighted, slums, or enterprise zones. Since such areas are often rich in older or historic building stock, the statutes provide a major tool for preservation and rehabilitation. State incentives and programs encouraging revitalization of areas defined as enterprise zones are:

* The Community Contribution Tax Credit, which is intended to encourage private corporations and insurance companies to participate in revitalization projects undertaken by public redevelopment organizations in enterprise zones. This credit explicitly includes historic preservation districts as both eligible sponsors and eligible locations for such projects. The credit allows a corporation or insurance company a 55 cents refund on Florida Taxes for each dollar contributed up to a total contribution of \$400,000, assuming the credit does not exceed the state tax liability.

* Tax increment financing provides for use of the tax upon an increased valuation of an improved property to amortize the cost of the bond issue floated to finance the improvement. Tax increment financing can effectively pay for redevelopment by requiring that the additional ad valorem taxes generated by the redeveloped area be placed in a special redevelopment trust fund and used to repay bondholders who provided funding at the beginning of the project. This device is often used in commercial or income-producing neighborhoods.

* The State of Florida permits counties to offer property tax abatement to property owners in historic districts. The program has not been administratively implemented, however.

* Job creation incentive credits.

* Economic revitalization tax credits.

* Community development corporation support programs.

* Sales tax exemption for building materials used in rehabilitation of real property in enterprise zones.

* Sales tax exemption for electrical energy used in enterprise zones.

* Credit against sales tax for job creation in enterprise zones.

* State and local incentives and programs encouraging revitalization not only of enterprise zones, slums, or blighted areas, but of historic properties in general include the reduced assessment and transfer of development rights provisions listed above and, most notably, Industrial Revenue Bonds.

While many of the incentives and programs listed above appear directed toward areas defined as slums or blighted, preservationists cannot overlook the economic encouragement they offer for the rehabilitation of historic structures and districts falling within these definitions. Moreover, there are significant incentives among them which are available to historic properties and districts without regard to blight or urban decay. These prominently include the Community Contribution Tax Credit and Tax Increment Financing.

Other programs

Marker program: Markers usually appear in the form of bronze or wood signs that describe a historical event that occurred in the vicinity or that call attention to a building or other object of historical or architectural interest. The State of Florida has a marker program, as do several counties and cities throughout the state. A marker program must be carefully implemented and administered and the sites for placement of markers chosen with caution.

Plaque program: Related programs include the award of plaques or certificates of historical significance to the owners of buildings that meet specific criteria established for the program. Awards of this kind encourage preservation by recognizing outstanding efforts by property owners as well as to identify important sites and buildings.

A program to award plaques under some kind of official sponsorship may be accomplished in concert between the City of Stuart and a local historical society or preservation organization. In undertaking such a program, however, its directors must understand the absolute necessity for establishing written and well defined criteria to govern the awards. The awards should, moreover, be made by a qualified jury or awards

committee acting upon the established criteria. In the absence of such steps, the awards will become meaningless or, worse, controversial and possibly injure the preservation effort in the city.

Information materials: Through its various offices and departments, the city should promote historic resources. The production of maps, brochures, and other informational material designed to acquaint visitors and residents with the City and its resources should include material on historic resources.

Private Actions

Financial incentives provide perhaps the most persuasive argument for historic preservation. Federal tax incentives for historic preservation, which have provided the major impetus for rehabilitation of historic buildings in the past decade, have recently experienced changes in the Tax Reform Act of 1986. Although the credits for rehabilitation were lowered in the new law, they still appear to be an attractive investment incentive, particularly for owners who have depreciated their property over a number of years.

The State of Florida has become increasingly active in historic preservation during the 1980s. It currently spends more dollars on historic preservation than any other state in the nation. The Florida Department of State is responsible for dispersing state preservation dollars. It provides funding in the areas of acquisition and development, survey and registration, and preservation education. The Main Street office and the City of Stuart should make certain that they are on the current mailing list of the Bureau of Historic Preservation and should consider applying for grants for appropriate projects in the future. Any public or private agency or group within the community that requires current information on available loans, grants, and funding sources or programs for historic preservation is advised to inquire with:

George W. Percy, State Historic Preservation Officer
Department of State, Division of Historic Resources
R.A. Gray Building
Tallahassee, Florida 32302

Cultural Resources
National Park Service
U.S. Department of Interior
Washington, D.C. 20240

Florida Trust for Historic Preservation
P.O. Box 11206
Tallahassee, Florida 32302

National Trust for Historic Preservation
1785 Massachusetts Avenue N.W.
Washington, D.C. 20036

Among the projects for which funding may be sought are survey of architectural and archaeological resources, preparation of National Register nominations, development of a historic preservation ordinance and accompanying guidelines, completion of a Historic Preservation Element to the Comprehensive Plan, acquisition of culturally significant properties, and rehabilitation of historic structures. There are also a variety of programs available for community development under the auspices of the Department of Housing and Urban Development. Information on the status of the various programs and their relation to historic preservation programs should be obtained through the Florida Department of Community Affairs.

Summary of Recommendations

1. A copy of this report and the Florida Master Site File forms generated from the survey should be carefully maintained. The best location for the report and those files is

in the planning and zoning office of the City of Stuart. A copy of the report should be submitted to the local historical society.

2. The City of Stuart should utilize the information contained in the survey files and this report as a basis for decisions about preserving the historic buildings in the commercial district and surrounding residential neighborhoods. The further loss of historic buildings will continue to compromise the historic architectural legacy of the community itself. One of the best ways to protect historic buildings is through a historic preservation ordinance. That legal device can protect historic buildings from needless demolition or radical alteration.

3. The City of Stuart should pursue a matching grant for the preparation of a National Register Historic District nomination for the proposed area as outlined above.

4. The consultants believe that a number of buildings in Stuart have potential for listing in the National Register of Historic Places. It should be emphasized that before any attempt is made to list individual buildings, (1) a Preliminary Site Information Questionnaire is submitted to the Division of Historical Resources; and (2) building owners are contacted for consent to have their buildings listed.

5. The City of Stuart and the local historical society may consider a marker program describing events at specific historic sites. A program of that kind should be undertaken with the cooperation of both parties.

6. The City, in concert with the local historical society, Chamber of Commerce, and other municipal organizations should publicize the city's resources as well as take steps to inform residents about the value and wisdom of historic preservation.

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APPENDIX A

Inventory of Buildings Surveyed

INVENTORY OF BUILDINGS SURVEYED IN STUART

RN	ADDRESS	STYLE	DATE	ORIGINAL USE	PRESENT USE
56.	501 West 1st Street	Frame Vernacular	c 1935	Private residence	Commercial
58.	601 West 1st Street	Frame Vernacular	1920	Private residence	Commercial
57.	605-09 West 1st Street	Bungalow	c 1920	Private residence	Private residence
61.	513 West 2nd Street	Colonial Revival	1921	Private residence	Private residence
60.	515 West 2nd Street	Frame Vernacular	1920	Private residence	Commercial
281.	310 West 3rd Street	Frame Vernacular	1895	Religious	Commercial
62.	512 West 3rd Street	Bungalow	1918	Private residence	Private residence
63.	519 West 3rd Street	Colonial Revival	1924	Private residence	Private residence
64.	521 West 3rd Street	Frame Vernacular	c 1926	Private residence	Private residence
55.	25 East 5th Street	Frame Vernacular	1943	Clinic-outpatient	Vacant
54.	26 East 5th Street	Frame Vernacular	c 1926	Private residence	Private residence
53.	34 East 5th Street	Frame Vernacular	1920	Private residence	Commercial
182.	608 East 5th Street	Bungalow	1934	Private residence	Private residence
183.	619 East 5th Street	Bungalow	1925	Private residence	Private residence
184.	639 East 5th Street	Frame Vernacular	1920	Private residence	Private residence
185.	700 East 5th Street	Bungalow	1912	Private residence	Private residence
186.	705 East 5th Street	Mediterranean Revival	c 1926	Private residence	Private residence
187.	709 East 5th Street	Mediterranean Revival	c 1926	Private residence	Private residence
188.	711 East 5th Street	Mediterranean Revival	1926	Private residence	Private residence
222.	800 East 5th Street	Frame Vernacular	c 1925	Private residence	Private residence
230.	1014 East 5th Street	Ranch	c 1925	Private residence	Private residence
107.	19 West 5th Street	Frame Vernacular	c 1926	Private residence	Commercial
106.	100 West 5th Street	Frame Vernacular	c 1926	Apartment	Commercial
83.	212 West 5th Street	Mediterranean Revival	1924	Apartment	Apartment
169.	599 East 6th Street	Frame Vernacular	c 1935	Private residence	Private residence
150.	1 East 7th Street	Bungalow	c 1920	Private residence	Private residence
151.	3 East 7th Street	Bungalow	c 1920	Private residence	Private residence
226.	1010 East 7th Street	Frame Vernacular	c 1925	Private residence	Private residence
256.	808 East 14th Street	Bungalow	1925	Private residence	Private residence
257.	815 East 14th Street	Bungalow	c 1925	Private residence	Private residence
258.	820 East 14th Street	Bungalow	c 1930	Private residence	Private residence
259.	827 East 14th Street	Mediterranean Revival	1922	Private residence	Private residence
260.	828 East 14th Street	Bungalow	c 1930	Private residence	Private residence
262.	841 East 14th Street	Frame Vernacular	c 1935	Private residence	Private residence

229.	415 Coconut Avenue	Mediterranean Revival	c 1920	Private residence	Private residence
14.	100 Colorado Avenue	Masonry Vernacular	c 1915	Commercial	Private residence
13.	106 Colorado Avenue	Cape Cod	1934	Private residence	Private residence
16.	201 Colorado Avenue	Masonry Vernacular	1915	Apartment	Apartment
17.	211 Colorado Avenue	Masonry Vernacular	c 1926	Apartment	Apartment
111.	404 Colorado Avenue	Masonry Vernacular	c 1926	Commercial	Commercial
110.	502 Colorado Avenue	Bungalow	1927	Private residence	Commercial
29.	309 Denver Avenue	Frame Vernacular	c 1920	Private residence	Commercial
30.	313 Denver Avenue	Frame Vernacular	c 1920	Private residence	Commercial
31.	320 Denver Avenue	Frame Vernacular	c 1926	Private residence	Commercial
28.	301 Detroit Avenue	Bungalow	c 1926	Private residence	Private residence
27.	305 Detroit Avenue	Frame Vernacular	c 1935	Private residence	Commercial
50.	306 Detroit Avenue	Bungalow	c 1928	Private residence	Private residence
26.	309 Detroit Avenue	Frame Vernacular	c 1926	Private residence	Commercial
112.	11 South Dixie Highway	Masonry Vernacular	c 1915	Commercial	Commercial
40.	114 South Dixie Highway	Masonry Vernacular	1912	Commercial	Commercial
45.	200-10 South Dixie Highway	Masonry Vernacular	1924	Commercial	Commercial
96.	243 South Dixie Highway	Masonry Vernacular	c 1915	Commercial	Commercial
52.	500 South Dixie Highway	Masonry Vernacular	c 1926	Commercial	Commercial
156.	920 South Dixie Highway	Frame Vernacular	1918	Commercial	Commercial
246.	200 Dunscombe Road	Frame Vernacular	1918	Private residence	Private residence
154.	912 East Avenue	Frame Vernacular	c 1926	Private residence	Private residence
155.	916 East Avenue	Frame Vernacular	c 1926	Private residence	Private residence
245.	306 Egret Place	Colonial Revival	1924	Private residence	Private residence
244.	320 Egret Place	Frame Vernacular	1923	Private residence	Private residence
114.	123 South Federal Highway	Masonry Vernacular	1926	Commercial	Commercial
115.	511 South Federal Highway	Bungalow	1910	Private residence	Commercial
138.	710 South Federal Highway	Mediterranean Revival	1923	Commercial	Commercial
7.	49 Flagler Avenue	Masonry Vernacular	c 1926	Commercial	Commercial
6.	53 Flagler Avenue	Masonry Vernacular	c 1926	Commercial	Commercial
3.	73 Flagler Avenue	Masonry Vernacular	1913	Commercial	Commercial
1.	101 Flagler Avenue	Frame Vernacular	1901	Commercial	Commercial
2.	105 Flagler Avenue	Frame Vernacular	1916	Private residence	Commercial
5.	216 Flagler Avenue	Beaux Arts	1926	Commercial	Commercial
208.	237 Flagler Avenue	Frame Vernacular	1928	Commercial	Commercial
51.	416 Flagler Avenue	Frame Vernacular	1917	Commercial	Commercial

Inventory continued

4.	615 Flagler Avenue	Masonry Vernacular	c 1915	Commercial	Commercial
236.	132 Flamingo Avenue	Mediterranean Revival	1924	Private residence	Private residence
225.	1017 Hall Avenue	Mediterranean Revival	c 1925	Private residence	Private residence
148.	521 Halpatiokee Street	Frame Vernacular	1935	Private residence	Private residence
147.	529 Halpatiokee Street	Frame Vernacular	c 1935	Private residence	Private residence
146.	548 Halpatiokee Street	Frame Vernacular	c 1935	Private residence	Private residence
144.	556 Halpatiokee Street	Frame Vernacular	1927	Private residence	Private residence
145.	557 Halpatiokee Street	Frame Vernacular	1924	Private residence	Private residence
234.	413 Hibiscus Avenue	Mediterranean Revival	c 1925	Private residence	Private residence
✓ 233.	416 Hibiscus Avenue	✓ Tudor Revival	1924	Private residence	Private residence
232.	424 Hibiscus Avenue	Mediterranean Revival	c 1925	Private residence	Private residence
231.	439 Hibiscus Avenue	Mediterranean Revival	1924	Private residence	Private residence
268.	104A Lonita Street	Mediterranean Revival	1921	Commercial	Commercial
253.	123 Martin Avenue	Mediterranean Revival	1924	Private residence	Private residence
252.	135 Martin Avenue	Bungalow	1921	Private residence	Private residence
251.	316 Martin Avenue	Mediterranean Revival	c 1925	Private residence	Private residence
152.	344 M.L. King Jr. Blvd.	Frame Vernacular	1930	Commercial	Commercial
160.	815 Nassau Avenue	Frame Vernacular	c 1926	Private residence	Private residence
161.	825 Nassau Avenue	Frame Vernacular	c 1926	Private residence	Private residence
162.	829 Nassau Avenue	Frame Vernacular	c 1940	Private residence	Private residence
25.	227 East Ocean Boulevard	Bungalow	c 1926	Private residence	Commercial
✓ 283.	100 East Ocean Boulevard	Art Deco	1937	Courthouse	Museum
✓ 193.	500 East Ocean Boulevard	Art Deco	1922	Education	Education
192.	600 East Ocean Boulevard	Mediterranean Revival	1925	Commercial	Commercial
190.	716 East Ocean Boulevard	Frame Vernacular	1913	Private residence	Private residence
76.	214 West Ocean Boulevard	Bungalow	c 1926	Private residence	Religious
73.	322 West Ocean Boulevard	Frame Vernacular	c 1935	Private residence	Private residence
72.	510 West Ocean Boulevard	Mediterranean Revival	1920	Apartment	Apartment
71.	512 West Ocean Boulevard	Mediterranean Revival	c 1926	Apartment	Apartment
70.	516 West Ocean Boulevard	Bungalow	1920	Private residence	Private residence
69.	521 West Ocean Boulevard	Bungalow	c 1915	Private residence	Private residence
68.	601 West Ocean Boulevard	Bungalow	1904	Private residence	Private residence
278.	500 Oleander Street	Mediterranean Revival	1923	Apartment	Commercial
✓ 250.	310 Oriole Avenue	✓ Minimal Traditional	1927	Private residence	Private residence

*Suburban
Bungalow
Revival*

Inventory continued

8.	13-31 Osceola Street	Mediterranean Revival	1925	Commercial	Commercial
32.	34 Osceola Street	Bungalow	1922	Private Residence	Commercial
48.	61 Osceola Street	Masonry Vernacular	1921	Bank	Bank
202.	215 Osceola Street	Frame Vernacular	c 1920	Private residence	Private residence
24.	309 Osceola Street	Mediterranean Revival	1926	Hotel	Hotel
201.	319 Osceola Street	Colonial Revival	1908	Private residence	Commercial
200.	321 Osceola Street	Bungalow	1912	Private residence	Private residence
199.	323 Osceola Street	Mediterranean Revival	1922	Private residence	Private residence
203.	332 Osceola Street	Frame Vernacular	c 1920	Private residence	Private residence
204.	416 Osceola Street	Frame Vernacular	c 1930	Private residence	Private residence
205.	418 Osceola Street	Frame Vernacular	c 1920	Private residence	Private residence
206.	424 Osceola Street	Bungalow	c 1920	Private residence	Private residence
207.	432 Osceola Street	Bungalow	1928	Private residence	Private residence
217.	1044 East Osceola Street	Mediterranean Revival	1923	Private residence	Private residence
216.	1066 East Osceola Street	Mediterranean Revival	1923	Private residence	Private residence
215.	1138 East Osceola Street	Mediterranean Revival	1921	Private residence	Private residence
227.	621 Palm Beach Road	Frame Vernacular	1943	Private residence	Private residence
255.	800 Pathfinder Avenue	Bungalow	1925	Private residence	Private residence
249.	200 Pelican Drive	Frame Vernacular	c 1935	Private residence	Private residence
247.	317 Pelican Drive	Bungalow	c 1925	Private residence	Private residence
275.	604 Poinsetta Street	Bungalow	1918	Private residence	Private residence
277.	406 North River Drive	Frame Vernacular	c 1935	Private residence	Private residence
276.	414 North River Drive	Frame Vernacular	c 1935	Private residence	Private residence
198.	451 Riverside Drive	Frame Vernacular	1892	Private residence	Private residence
197.	453 Riverside Drive	Frame Vernacular	1892	Private residence	Private residence
196.	471 Riverside Drive	Frame Vernacular	1892	Private residence	Private residence
195.	475 Riverside Drive	Frame Vernacular	1935	Private residence	Private residence
194.	477 Riverside Drive	International	1937	Private residence	Private residence
209.	1010 Riverside Drive	Bungalow	1925	Private residence	Private residence
210.	1013 Riverside Drive	Colonial Revival	1920	Private residence	Private residence
211.	1025 Riverside Drive	Bungalow	1920	Private residence	Private residence
212.	1045 Riverside Drive	Bungalow	1917	Private residence	Private residence
213.	1051 Riverside Drive	Bungalow	1917	Private residence	Private residence
240.	1329 Riverside Drive	Colonial Revival	1912	Private residence	Private residence
238.	1513 Riverside Drive	Minimal Traditional	1937	Private residence	Private residence
239.	1571 Riverside Drive	Bungalow	1938	Private residence	Private residence
237.	1680 Riverside Drive	Minimal Traditional	1928	Private residence	Private residence

274.	546 Riverview Avenue	Frame Vernacular	c 1920	Private residence	Private residence
273.	550 Riverview Avenue	Frame Vernacular	c 1920	Private residence	Private residence
272.	552 Riverview Avenue	Bungalow	c 1920	Private residence	Private residence
38.	4 Seminole Street	Frame Vernacular	c 1935	Private residence	Private residence
15.	15 Seminole Street	Frame Vernacular	1913	Apartment	Apartment
37.	18 Seminole Street	Frame Vernacular	c 1926	Private residence	Private residence
36.	22 Seminole Street	Frame Vernacular	c 1930	Private residence	Private residence
39.	31-33 Seminole Street	Art Moderne	1939	Apartment	Apartment
18.	37 Seminole Street	Frame Vernacular	c 1935	Private residence	Private residence
34.	38 Seminole Street	Bungalow	c 1915	Private residence	Private residence
11.	41 Seminole Street	Bungalow	1913	Private residence	Private residence
33.	42 Seminole Street	Bungalow	1925	Private residence	Private residence
10.	45 Seminole Street	Bungalow	c 1915	Private residence	Private residence
19.	55 Seminole Street	Frame Vernacular	c 1920	Private residence	Commercial
20.	55 1/2 Seminole Street	Frame Vernacular	c 1915	Garage	Garage
22.	57 1/2 Seminole Street	Frame Vernacular	1915	Private residence	Private residence
21.	57 Seminole Street	Frame Vernacular	c 1926	Private residence	Private residence
9.	200 Seminole Street	Frame Vernacular	c 1920	Private residence	Commercial
12.	224 Seminole Street	Bungalow	1925	Private residence	Private residence
35.	315 Seminole Street	Frame Vernacular	1890	Private residence	Private residence
271.	507 Siesta Way	Frame Vernacular	1912	Private residence	Private residence
269.	511 Siesta Way	Frame Vernacular	c 1935	Private residence	Private residence
270.	515 Siesta Way	Frame Vernacular	1912	Private residence	Private residence
116.	111 St. Lucie Crescent	Frame Vernacular	c 1926	Private residence	Private residence
117.	524 St. Lucie Crescent	Mediterranean Revival	1927	Apartment	Apartment
118.	625 St. Lucie Crescent	Bungalow	1927	Private residence	Private residence
119.	629 St. Lucie Crescent	Frame Vernacular	c 1926	Private residence	Private residence
120.	635 St. Lucie Crescent	Frame Vernacular	c 1926	Private residence	Private residence
121.	637 St. Lucie Crescent	Bungalow	1930	Private residence	Private residence
122.	649 St. Lucie Crescent	Bungalow	1920	Private residence	Private residence
123.	701 St. Lucie Crescent	Frame Vernacular	c 1926	Private residence	Private residence
124.	705 St. Lucie Crescent	Frame Vernacular	c 1926	Private residence	Private residence
125.	709 St. Lucie Crescent	Colonial Revival	1939	Private residence	Apartment
140.	823 St. Lucie Crescent	Bungalow	c 1920	Private residence	Private residence
142.	901 St. Lucie Crescent	Bungalow	1922	Private residence	Private residence
141.	912 St. Lucie Crescent	Frame Vernacular	1902	Private residence	Private residence
143.	1005 St. Lucie Crescent	Frame Vernacular	1904	Private residence	Private residence
170.	604 Stypmann Boulevard	Frame Vernacular	c 1915	Private residence	Apartment
171.	612 Stypmann Boulevard	Colonial Revival	1938	Private residence	Private residence
172.	616 Stypmann Boulevard	Frame Vernacular	c 1935	Private residence	Private residence

Inventory continued

181.	621 Stypmann Boulevard	Frame Vernacular	c 1926	Private residence	Private residence
173.	624 Stypmann Boulevard	Bungalow	c 1920	Private residence	Private residence
180.	625 Stypmann Boulevard	Frame Vernacular	c 1926	Private residence	Private residence
179.	633 Stypmann Boulevard	Mediterranean Revival	c 1926	Private residence	Private residence
174.	636 Stypmann Boulevard	Frame Vernacular	1928	Private residence	Private residence
175.	640 Stypmann Boulevard	Frame Vernacular	c 1926	Private residence	Private residence
176.	704 Stypmann Boulevard	Frame Vernacular	c 1926	Private residence	Private residence
178.	705 Stypmann Boulevard	Frame Vernacular	1938	Private residence	Private residence
177.	712 Stypmann Boulevard	Mediterranean Revival	1924	Private residence	Private residence
167.	818 Tarpon Avenue	Bungalow	c 1926	Private residence	Private residence
168.	821 Tarpon Avenue	Frame Vernacular	c 1926	Private residence	Private residence
166.	833 Tarpon Avenue	Frame Vernacular	c 1926	Private residence	Private residence
165.	915 Tarpon Avenue	Frame Vernacular	c 1940	Private residence	Private residence
164.	937 Tarpon Avenue	Frame Vernacular	c 1940	Private residence	Private residence
163.	941 Tarpon Avenue	Frame Vernacular	c 1940	Private residence	Private residence

APPENDIX B

The National Register

APPENDIX C

Federal and State Preservation Laws

FEDERAL PRESERVATION LAWS

Antiquities Act of 1906

Public Law 59-209 16 U.S.C. 431-33

This act authorizes the President to designate historic and natural resources of national significance located on federally owned or controlled lands as national monuments. It provides for the protection of all historic and prehistoric ruins and objects of antiquity located on Federal lands by providing criminal sanctions against excavation, injury, or destruction of such antiquities without the permission of the Secretary of the department having jurisdiction over such resources. The Secretaries of the Interior, Agriculture, and Defense are authorized to issue permits for archaeological investigations on lands under their control to recognized educational and scientific institutions for the purpose of systematically and professionally gathering data of scientific value. For further information consult the Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

Historic Sites Act of 1935

Public Law 74-292

This act establishes as national policy the preservation for public use of historic resources by giving the Secretary of the Interior the power to make historic surveys to document, evaluate, acquire, and preserve archaeological and historic sites across the country. It led to the eventual establishment within the National Park Service of the Historic Sites Survey, the Historic American Buildings Survey, and the Historic American Engineering Record. For further information consult the Associate Director for Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

National Historic Preservation Act of 1966

Public Law 89-665 16 U.S.C. 470-470m.

This act authorizes the Secretary of the Interior to expand and maintain a National Register of districts, sites, buildings, structures, and objects of local, State, and national significance and to grant funds to States for the purpose of undertaking comprehensive statewide historic surveys and preparing matching grants-in-aid to the States for the preservation, acquisition, and development of National Register properties and provides funding to the National Trust for Historic Preservation to implement its programs. The Advisory Council on Historic Preservation was established through this act to advise the President and Congress on matters relating to historic preservation and to comment on federally licensed, funded, or executed undertakings affecting National Register properties. Under section 106, Federal agencies are required to take into account the effect of their proposed undertakings on properties listed in or eligible for inclusion in the National Register before the expenditure of Federal funds or the issuance of any licenses, and to allow the Advisory Council a reasonable opportunity to comment. For further information about grants or nominations, consult the Associate Director for Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. For further information on the council's procedures, consult the Advisory Council on Historic

Preservation, Old Post Office Building, 1100 Pennsylvania Avenue, NW, Room 809, Washington, D.C. 20004. This act was amended significantly by the National Historic Preservation Act Amendments of 1980.

The Department of Transportation Act of 1966
Public Law 89-670 23 U.S.C. 138 - "4(f)"

This act directs the Secretary of Transportation not to approve any program or project that requires the use of land from a historic site of national, State, or local significance as determined by Federal, State, or local officials having jurisdiction thereof unless (1) there is no feasible and prudent alternative to the use of such land, and (2) such program includes all possible planning to minimize harm to such historic property. This means that the Federal Highway Administration, the Federal Aviation Administration, the Urban Mass Transportation Administration, and the U.S. Coast Guard must consider the potential effect of their projects on historic resources whether or not the historic resource affected is listed in or determined to be eligible for the National Register. For further information consult the Office of Environmental Affairs, U.S. Department of Transportation, Washington, D.C. 20590.

National Environmental Policy Act of 1969
Public Law 91-190 42 U.S.C. 4321 et. seq. (1970)

Under this act Federal agencies are obligated to consider the environmental costs of their projects as part of the Federal planning process. For major Federal actions significantly affecting the quality of the human environment, Federal agencies are to prepare an environmental impact statement. The Department of the Interior and the Advisory Council on Historic Preservation comment on environmental impact statements to evaluate impact on historic resources. For further information consult the Office of Review and Compliance, Advisory Council on Historic Preservation, Old Post Office Building, 1100 Pennsylvania Avenue, NW, Room 809, Washington, D.C. 20004.

Executive Order 11593, Protection and Enhancement of the Cultural Environment
16 U.S.C., 470 (Supp. 1, 1971)

With this order, the President directs Federal agencies to take a leadership role in preserving, restoring, and maintaining the historic environment of the Nation. Federal agencies must survey, inventory, and nominate all historic resources under their jurisdiction or control (to the extent that the agency substantially exercises the attributes of ownership) to the National Register. Until these processes are completed, agency heads must exercise caution to assure that potentially qualified Federal property is not inadvertently transferred, sold, demolished, or substantially altered. When planning projects, agencies are urged to request the opinion of the Secretary of the Interior as to the eligibility for National Register listing of properties whose resource value is questionable or has not been inventoried. Agencies are directed to institute procedures, in consultation with the Advisory Council on Historic Preservation, to ensure that Federal plans and programs contribute to the preservation and enhancement of nonfederally owned historic resources. The procedures of the Advisory Council on Historic Preservation recommend that Federal agencies comply

by identifying all potential historic resources in the environmental impact area of projects which they fund, license, or execute. Properties that have been determined eligible under this process receive the same protection as National Register listed properties under section 106 of the National Historic Preservation Act, as amended, but they are not eligible to be considered for National Park Service matching grants-in-aid. For information and procedures on requesting determinations of eligibility, consult the National Register of Historic Places, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Substantial portions of the order were incorporated into and modified by the National Historic Preservation Act Amendments of 1980.

The Archaeological and Historic Preservation Act of 1974

Public Law 93-291 16 U.S.C. 469a

This act calls for the preservation of historic and archaeological data that would otherwise be lost as a result of Federal construction or other federally licensed or assisted activities. It authorizes the Secretary of the Interior, or the agency itself, to undertake recovery, protection, and preservation of such data. When Federal agencies find that their undertakings may cause irreparable damage to archaeological resources, the agencies shall notify the Secretary of the Interior, in writing, of the situation. The agencies involved may undertake recovery and preservation with their own project funds, or they may request the Secretary of the Interior to undertake preservation measures.

Archaeological salvage or recording by the Historic American Buildings Survey or the Historic American Engineering Record are among the alternatives available to the Secretary. This act presents two innovations over previous law: (1) previously, only dams were covered, now all Federal projects are; and (2) up to 1 percent of project funds may be used for this purpose. For further information consult the Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. This act was amended by the National Historic Preservation Act Amendments of 1980.

Housing and Community Development Act of 1974

Public Law 93-333

This act replaces the Department of Housing and Urban Development (HUD) categorical grant programs that previously funded urban renewal, planning, and other federally assisted community development activities with a comprehensive block grant program. Funds may be used for a broad range of community development activities. The acquisition, rehabilitation, preservation, and restoration of historic properties, historic preservation planning and surveys, and adaptive use of historic resources may be funded with block grants. Funds may be used as the match for grant money from NPS. Communities receiving funds must comply with Federal laws and regulations protecting historic resources; HUD has delegated these responsibilities directly to the recipients who now function as Federal officials. For further information consult the Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development, Washington, D.C. 20410.

Emergency Home Purchase Assistance Act of 1974
Public Law 93-449 12 U.S.C. 1723e

This act authorizes Federal insurance for loans to finance the restoration or rehabilitation of residential structures listed in or eligible for the National Register. Address inquiries to Director, Title I Insured Loan Division, Department of Housing and Urban Development, 451 7th Street, SW, Room 6133, Washington, D.C. 20410.

Amendment to the Land and Water Conservation Fund Act of 1965
Public Law 94-422 16 U.S.C. 4601-4 1976

This act allows the Secretary of the Interior, at his discretion, to increase the maximum percentage of Federal funding from 50 percent to 70 percent for statewide historic preservation plans, surveys, and project plans as allowed under the National Historic Preservation Act of 1966. It establishes a Historic Preservation Fund to carry out the provisions of this act and establishes the Advisory Council on Historic Preservation as an independent agency. Section 106 of the National Historic Preservation Act is amended to direct Federal agencies to take into account in the planning process properties eligible for inclusion in the National Register, as well as those already listed. For further information consult the Associate Director for Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

Public Buildings Cooperative Use Act of 1976
Public Law 94-541 90 STAT. 2505, 40 U.S.C. 175

This act requires the General Service Administration (GSA) to acquire structures of historic or architectural significance for Federal office buildings. Unless the choice is infeasible and imprudent, GSA will give preference in its purchase and utilization of space to historic structures over other existing structures and over the alternative of new construction. GSA is also required to encourage the public use of such buildings by accommodating commercial, cultural, educational, and recreational uses of them both during and outside regular Federal working hours and to provide the handicapped access to them. Address inquiries to Historic Preservation Officer, General Services Administration, Washington, D.C. 20405.

Archaeological Resources Protection Act of 1979
Public Law 96-95

This act establishes terms and conditions for the granting of permits to excavate or remove archaeological resources on public or Indian land. It provides for the custody and disposition of resources removed and imposes criminal penalties for excavating, removing, or damaging archaeological resources on these lands without a permit, and civil penalties for violating regulations or permits issued under this act. It directs the Secretary of the Interior to improve cooperation and exchange of information between (1) private individuals with collections of archaeological resources and data, and (2) Federal authorities responsible for the protection of archaeological resources on public and Indian land and

professional archaeologists. For further information, consult the Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

National Historic Preservation Act Amendments of 1980
Public Law 96-515

These amendments continue existing National Register programs, require public and local government participation in the nomination process, and prohibit listing of properties if the owner objects. The amendments specifically authorize the National Historic Landmarks program, strengthen the role of State programs, establish statutory authority for existing elements of programs (such as SHPOs, review boards, and public participation), and establish statutory standards for State programs. The amendments require the States and the Department of the Interior to establish mechanisms to certify qualified local governments to participate in nomination and funding programs. Ten percent of historic preservation fund (HPF) money is authorized for preserving threatened National Historic Landmarks, demonstration projects, and training in preservation skills. The amendments authorize \$150 million annually for the HPF program for fiscal years 1982-87 and federally guaranteed market-rate loans for preserving National Register properties. They establish statutory responsibilities for Federal agencies to manage federally-owned historic properties, surveys and nominations, recording of buildings to be lost, appointment of agency preservation officers, leasing of historic Federal buildings, and increased sensitivity of Federal programs to meeting preservation objectives.

STATE OF FLORIDA PRESERVATION LAWS

The Historical Resources Act (Chapter 267, F.S. 1986)

This act, initially signed into law by the Governor in 1967, contains Florida's primary historic preservation legislation. Citing the necessity to preserve the state's cultural heritage, the law promulgates a series of goals and objectives for state action. It lists the historic preservation responsibilities for each state agency in the Executive Branch, paralleling those in the 1966 National Historic Preservation Act, which apply to federal agencies. The Florida law creates the Division of Historical Resources within the Department of State as the agency responsible for coordinating and overseeing the state's historic preservation activities. The division is charged under the law with carrying out on behalf of the state the programs established by the National Historic Preservation Act of 1966.

Florida Environmental Land and Water Management Act of 1972 (Chapter 280, F.S. 1986)

This act established "Areas of Critical State Concern" and requires within such areas a review of the impact of projects upon historic and archaeological sites.

The Florida Coastal Management Act of 1978 (Chapter 380, F.S. 1985)

Environmental impact statements, required under this act, must address historic resources.

The Florida State Comprehensive Planning Act of 1972 (Chapters 186 and 187, F.S.)

These acts direct the development of a state comprehensive plan, create regional planning councils, and set forth requirements for protecting historic resources in state, local, and regional planning efforts.

The Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, F.S. 1986)

This act requires historic resources to be addressed in each of the mandatory elements prepared in conformance with state planning requirements.

Assessments: Part II Special Classes of Property (Chapter 193.441-193.623 F.S.)

This act provides for a reduction in property taxes through a deferred tax liability for the protection of archaeological and historic sites through development rights transfers.

Conservation Easements
(Chapter 704.06 (3) F.S.)

This act provides economic incentives for protecting historic resources through less than fee acquisitions.

Offenses Concerning Dead Bodies and Graves
(Chapter 872, F.S. 1985)

Although not a historic preservation law, the provisions of this act may apply to prehistoric and historic grave sites.

Preservation of Cemeteries and Burials
(Chapter 872.05, F.S. 1987)

Although not originally intended as a preservation law, 872.05, F.S. 1987, provides penalties for willfully destroying, mutilating, defacing, injuring or removing any tomb, monument, gravestone, burial mound, earthen or shell monument containing human skeletal remains or associated burial artifacts. Such action is a misdemeanor of the first degree. However, if the damage to such property is greater than \$100 or if any property removed is greater than \$100 in value, then the perpetrator is guilty of a felony of the third degree.

Further, Section 872.05, Florida Statutes provides that any person who knows or has reason to know that an unmarked human burial is being disturbed, destroyed, defaced, mutilated, removed, excavated, or exposed shall immediately notify the local law enforcement agency with jurisdiction in the area where the unmarked human burial is located. When an unmarked human burial is discovered other than during an archaeological excavation authorized by the state or an educational institution, all activity that may disturb the unmarked human burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

267.	844 East 14th Street	Bungalow	c 1930	Private residence	Private residence
263.	844 East 14th Street	Bungalow	1921	Private residence	Private residence
261.	853 East 14th Street	Bungalow	c 1930	Private residence	Private residence
264.	858 East 14th Street	Bungalow	c 1930	Private residence	Private residence
265.	875 East 14th Street	Bungalow	1921	Private residence	Private residence
266.	901 East 14th Street	Bungalow	c 1925	Private residence	Private residence
254.	1001 East 14th Street	Frame Vernacular	c 1925	Private residence	Private residence
75.	200 Akron Avenue	Mediterranean Revival	1925	Religious	Religious
41.	201-17 Akron Avenue	Masonry Vernacular	1913	Commercial	Commercial
42.	210 Akron Avenue	Mediterranean Revival	c 1926	Commercial	Commercial
44.	217 Akron Avenue	Frame Vernacular	1914	Private residence	Commercial
77.	410 Akron Avenue	Frame Vernacular	c 1915	Private residence	Private residence
78.	411 Akron Avenue	Bungalow	c 1920	Private residence	Private residence
80.	416 Akron Avenue	Bungalow	1920	Private residence	Private residence
79.	421 Akron Avenue	Minimal Traditional	c 1935	Private residence	Private residence
81.	429 Akron Avenue	Frame Vernacular	1938	Private residence	Private residence
82.	501 Akron Avenue	Frame Vernacular	1912	Private residence	Commercial
219.	216 Alameda Way	Mediterranean Revival	1925	Private residence	Private residence
218.	220 Alameda Way	Mediterranean Revival	1925	Private residence	Private residence
214.	355 Alameda Way	Colonial Revival	1922	Private residence	Private residence
235.	401 Alameda Way	Mediterranean Revival	c 1925	Private residence	Private residence
43.	200 Albany Avenue	Frame Vernacular	1903	Private residence	Commercial
46.	208 Albany Avenue	Masonry Vernacular	c 1926	Apartment	Apartment
47.	210 Albany Avenue	Masonry Vernacular	c 1930	Commercial	Commercial
74.	317 Albany Avenue	Frame Vernacular	c 1920	Private residence	Private residence
191.	412 Americo Avenue	Frame Vernacular	c 1926	Private residence	Private residence
59.	200 Atlanta Avenue	Frame Vernacular	1912	Private residence	Commercial
65.	218 Atlanta Avenue	Frame Vernacular	1913	Private residence	Commercial
66.	300 Atlanta Avenue	Frame Vernacular	1902	Private residence	Private residence
67.	310 Atlanta Avenue	Shingle Style	1908	Private residence	Private residence
189.	414 Balboa Avenue	Bungalow	c 1920	Private residence	Private residence
224.	416 Balboa Avenue	Colonial Revival	c 1925	Private residence	Private residence
223.	506 Balboa Avenue	Frame Vernacular	c 1925	Private residence	Private residence
139.	648 Bryant Avenue	Masonry Vernacular	c 1926	Private residence	Private residence
95.	401 California Street	Bungalow	c 1915	Private residence	Private residence
94.	405 California Street	Bungalow	c 1915	Private residence	Private residence
91.	410 California Street	Colonial Revival	1914	Private residence	Commercial

90.	412 California Street	Bungalow	c 1915	Private residence	Private residence
93.	413 California Street	Frame Vernacular	1912	Private residence	Private residence
89.	416 California Street	Bungalow	c 1915	Private residence	Private residence
92.	417 California Street	Bungalow	1915	Private residence	Private residence
88.	420 California Street	Bungalow	1914	Private residence	Private residence
87.	430 California Street	Bungalow	1918	Private residence	Private residence
86.	500 California Street	Colonial Revival	1923	Private residence	Private residence
85.	509 California Street	Bungalow	1912	Private residence	Private residence
84.	512 California Street	Frame Vernacular	c 1923	Private residence	Private residence
97.	402 Camden Avenue	Mediterranean Revival	1926	Apartment	Apartment
98.	404 Camden Avenue	Frame Vernacular	1910	Private residence	Private residence
99.	408 Camden Avenue	Frame Vernacular	c 1915	Private residence	Private residence
101.	410 Camden Avenue	Frame Vernacular	c 1915	Private residence	Apartment
100.	412 Camden Avenue	Frame Vernacular	c 1915	Private residence	Private residence
104.	419 Camden Avenue	Mediterranean Revival	1924	Private residence	Private residence
103.	420 Camden Avenue	Mediterranean Revival	1925	Private residence	Private residence
105.	421 Camden Avenue	Mediterranean Revival	1924	Apartment	Apartment
102.	422 Camden Avenue	Bungalow	c 1915	Private residence	Apartment
108.	506 Camden Avenue	Frame Vernacular	1926	Private residence	Private residence
109.	528 Camden Avenue	Bungalow	c 1915	Private residence	Private residence
242.	311 Cardinal Way	Tudor Revival ✓	1925	Private residence	Private residence
243.	327 Cardinal Way	Mediterranean Revival	c 1935	Private residence	Private residence
241.	347 Cardinal Way	Mediterranean Revival	1922	Private residence	Private residence
159.	415 Church Street	Frame Vernacular	c 1920	Private residence	Private residence
158.	417 Church Street	Frame Vernacular	1930	Private residence	Private residence
157.	624 Church Street	Mediterranean Revival	c 1926	Private residence	Private residence
153.	626 Church Street	Mediterranean Revival	1930	Apartment	Apartment
136.	603 Cleveland Avenue	Frame Vernacular	c 1926	Private residence	Private residence
135.	633 Cleveland Avenue	Frame Vernacular	c 1926	Private residence	Private residence
134.	652 Cleveland Avenue	Frame Vernacular	c 1938	Private residence	Private residence
133.	653 Cleveland Avenue	Frame Vernacular	c 1926	Private residence	Private residence
132.	662 Cleveland Avenue	Frame Vernacular	c 1920	Private residence	Private residence
131.	668 Cleveland Avenue	Mediterranean Revival	c 1926	Private residence	Private residence
130.	700 Cleveland Avenue	Masonry Vernacular	c 1930	Private residence	Private residence
129.	704 Cleveland Avenue	Frame Vernacular	c 1926	Private residence	Private residence
128.	709 Cleveland Avenue	Frame Vernacular	c 1920	Private residence	Private residence
127.	716 Cleveland Avenue	Frame Vernacular	c 1920	Private residence	Private residence
126.	720 Cleveland Avenue	Mediterranean Revival	1925	Private residence	Private residence
221.	223 Coconut Avenue	Mediterranean Revival	1926	Private residence	Private residence
220.	230 Coconut Avenue	Mediterranean Revival	1921	Private residence	Private residence