

City of Titusville

Historic Designation Report

HPB# 02-2014

~~March 20~~ April 22, 2014



602 Indian River Ave
Titusville, Florida 32796

Prepared By:



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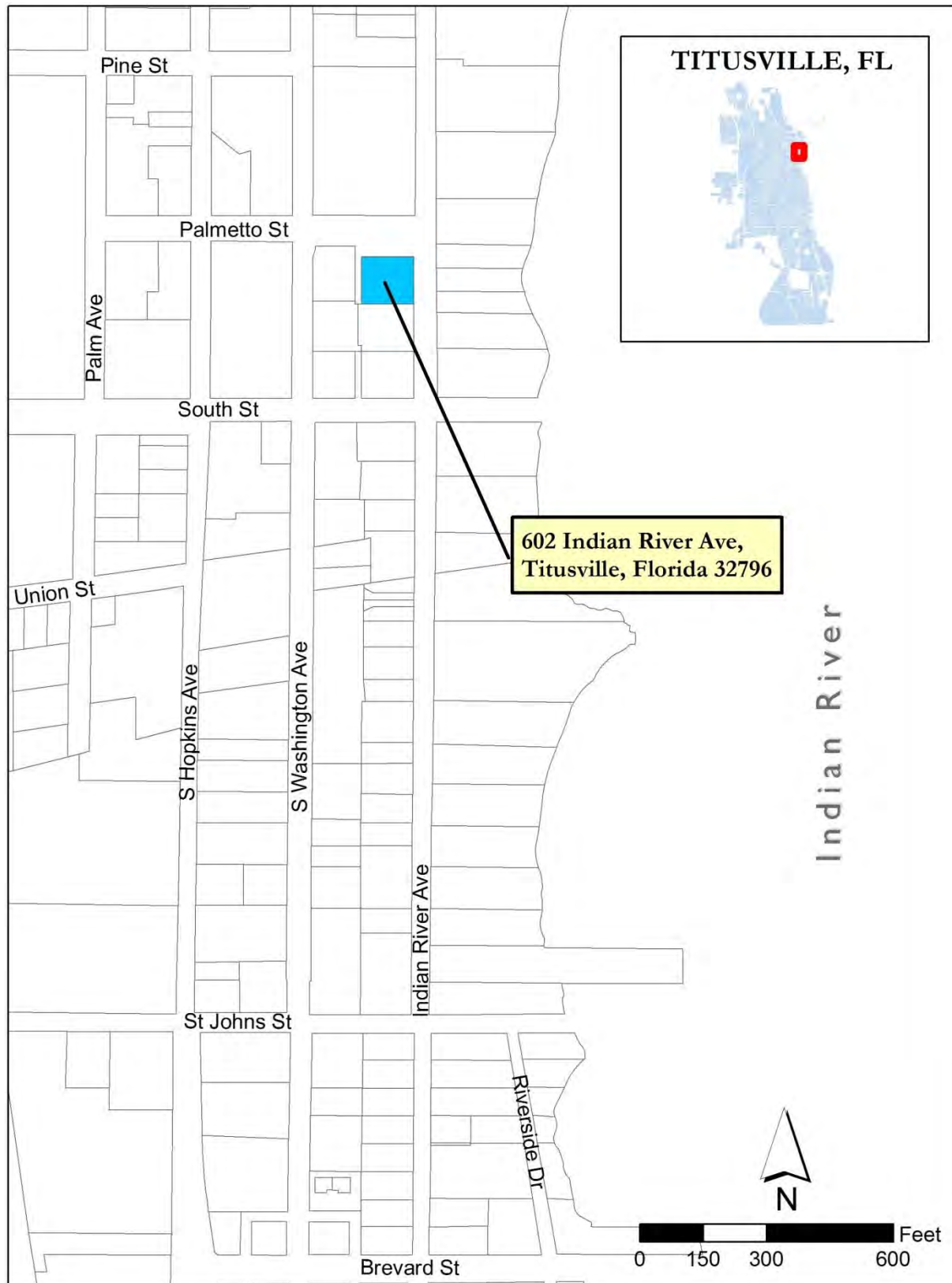
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602 Indian River Avenue Local Historic Designation Report

I. Location

The property is located at 602 Indian River Avenue, on the southeast corner of the intersection of Palmetto Street and Indian River Avenue. The property is located in a block formed by Palmetto Street on the north, South Street on the south, South Washington Avenue on the west and Indian River Avenue on the east. **Figure 1** shows the specific location of the property within the block.

Figure 1: Location Map

Source: Brevard County GIS Data and Littlejohn Engineering Associates, Inc., 2014.

II. General Information

The general information related to the 602 Indian River Avenue property is as follows:

A. Name of the Property

1. Historic Names

The property is known as the Brady House, in honor of its original owner.

2. Current Name

The property is still known as the Brady House.

B. Brevard County Property Appraiser Information

1. Property Address

The property address is 602 Indian River Avenue, Titusville, Florida 32796. Indian River Avenue was originally known as 1st Street. The original property address was 2 First Street. The property is part of Wager's Subdivision.

2. Present Owner

The present owner of the property is Ms. Jane Wallace Speidel.

3. Present Use

The present use of the property is two residential detached dwelling units. The primary building is a Queen Anne style house that was built circa 1902. There are three additional buildings currently existing on the site – a garage built between 1908 and 1915, a two-story secondary dwelling built between 1915 and 1920, and a storage shed built at an unknown time. Although the one-car garage and two-story secondary dwelling are also historic buildings, the designation is being sought for the main structure.

4. Zoning District

The property is located in a RHP (Residential Historic Preservation) zoning district. The RHP district is intended to preserve the character and harmony of the unique downtown residential area along the Indian River. The only permitted principal use is single family detached dwellings, with allowed accessory buildings, private swimming pools and tennis courts, and home occupations. Recreational parks, churches, and schools (providing that all structures at the school are set back a minimum of 50 feet from any abutting residential use/zoning district) are conditional uses within this district. The maximum allowable density within this district is 5.80 units per acre. Buildings are not allowed to exceed 35 feet in height, and yards must be at least 25 feet on the front and rear, 10 feet on the side, 20 feet on the side corners. Lots must be a minimum of 7,500 square feet, with a minimum width of 75 feet. The buildings must not cover more than 35% of the lot, and must be a minimum of 1,300 square feet.

5. Site Size

The site is approximately 0.32 acres in size.

6. Parcel Identification Number

The parcel identification number of the property is 22-35-03-04-*25.

7. Boundary Description

The legal description according to the public records of Brevard County, Florida is:
Lots 25 and 26 of the Wager Subdivision of Lots 3,4,5,6 Block A.

PLAT BOOK 1
WAGERS' SUBDIVISION, PAGE 16A-B-C

Gray Subdivision
of Lots 38, 39, 40, 41, 42, 43
of Joppatowne

Lot 35 Joppatowne

Gray Street

Union Street

Washington Avenue

Indian River

Plat showing the Subdivision
of a part of the property of
David S. Hutchinson

which is described in Book J page 218. This plat is filed
for the purpose of showing the street and alley proposed through
said property by David S. Hutchinson.

Dated January 27 1890

Washington Avenue

Hutchinson Avenue

Indian River

Atlantic Avenue

Palmetto Avenue

South Street

First Street

Indian River

Plat Book 1 page 16A-B-C

Filed for David S. Hutchinson
January 27 1890
O. D. Street
Clark

Transcribed from the plat
recorded in Book 11, page 218
J. D. Street
Clark

Filed for David S. Hutchinson
January 27 1890
O. D. Street
Clark

Transcribed from the plat
recorded in Book 11, page 218
J. D. Street
Clark

The following is our new subdivision of Lot 38 of Joppatowne
made by us this day. The portion shown in Blue and Pink show all
the land subject in said lot 38. That shown in Blue being the portion
divided into lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736,

Littlejohn Engineering Associates, Inc.

III. Significance

A. Ownership History of the Land

- Original Owner – L.A. Brady
- 1940's (estimated) – Robert Converse Brady (son of L.A. Brady)
- 1960's (estimated) – Linda Brady (daughter of Robert Converse Brady)
- 1984 – Albert & Jane (Speidel) Lewis
- 1996 – Champe, Elizabeth, & Jane Speidel
- 2003 – Jane Speidel

B. Construction History

1. Construction

According to the Brevard County Property Appraiser, both dwellings on the site were built in 1944. The Florida Master Site File places construction circa 1902. The property and structure first appear on the historic maps produced by the Sanborn Map Company in 1908 (see **Figure 3**). Prior historical maps (three of which were produced between 1893 and 1903) do not cover the property, and thus it is assumed that the structure was built between 1903 and 1908. The 1908 Sanborn Map shows a two-story dwelling with a porch on the east and south side of the structure and a smaller two-story building on the southwest corner of the site. The site also originally included two water tanks and a windmill. While stripping and sanding the exterior, the signature of P.J. Hall, a local builder who is credited with building many of Titusville's early houses around the turn of the century, was found in the bay window.

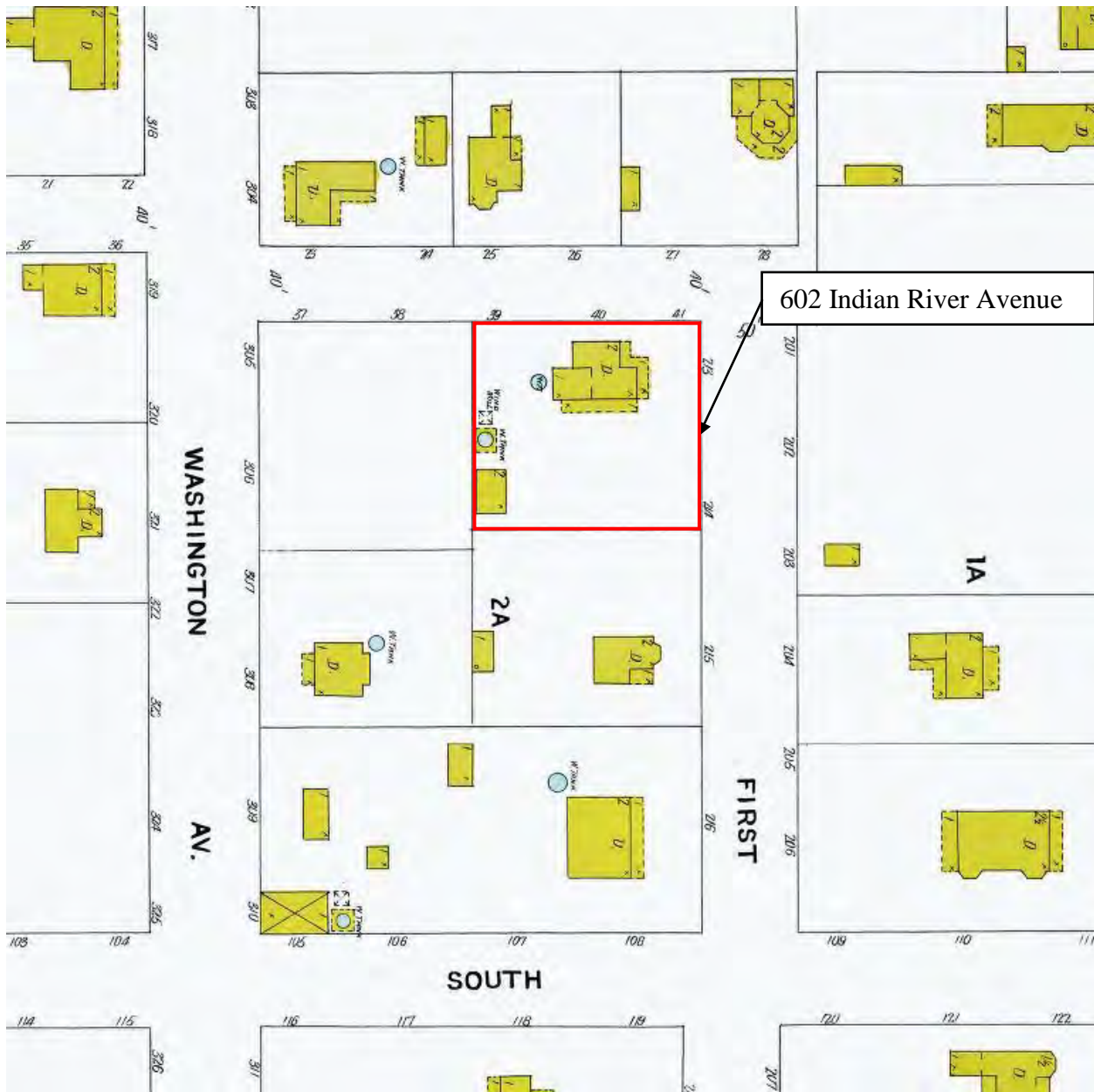
2. Additions and Alterations

The first additions and alterations were made to the property within the first 20 years after the original structure was constructed. The 1915 Sanborn Map (see **Figure 4**~~Figure-4~~) indicates that additions had been made to the main structure, expanding the second story over the entire structure, adding a porch on the northwest corner of the home, connecting the east and south porches to form a wrap-around porch, and adding a porch on the northeast corner of the second story. A shed was also constructed behind the main structure and a garage constructed between the main structure and the windmill. The 1920 Sanborn Map (see **Figure 5**~~Figure-5~~) shows that the original outbuilding on the southwest corner of the property and the windmill were demolished and a new two story dwelling was constructed slightly to the east of the previous structure.

Additions and alterations after the initial phases of construction include replacement of the roof on the main house (c. 1990s) and the enclosure of the second floor porch on the northeast corner of the house.

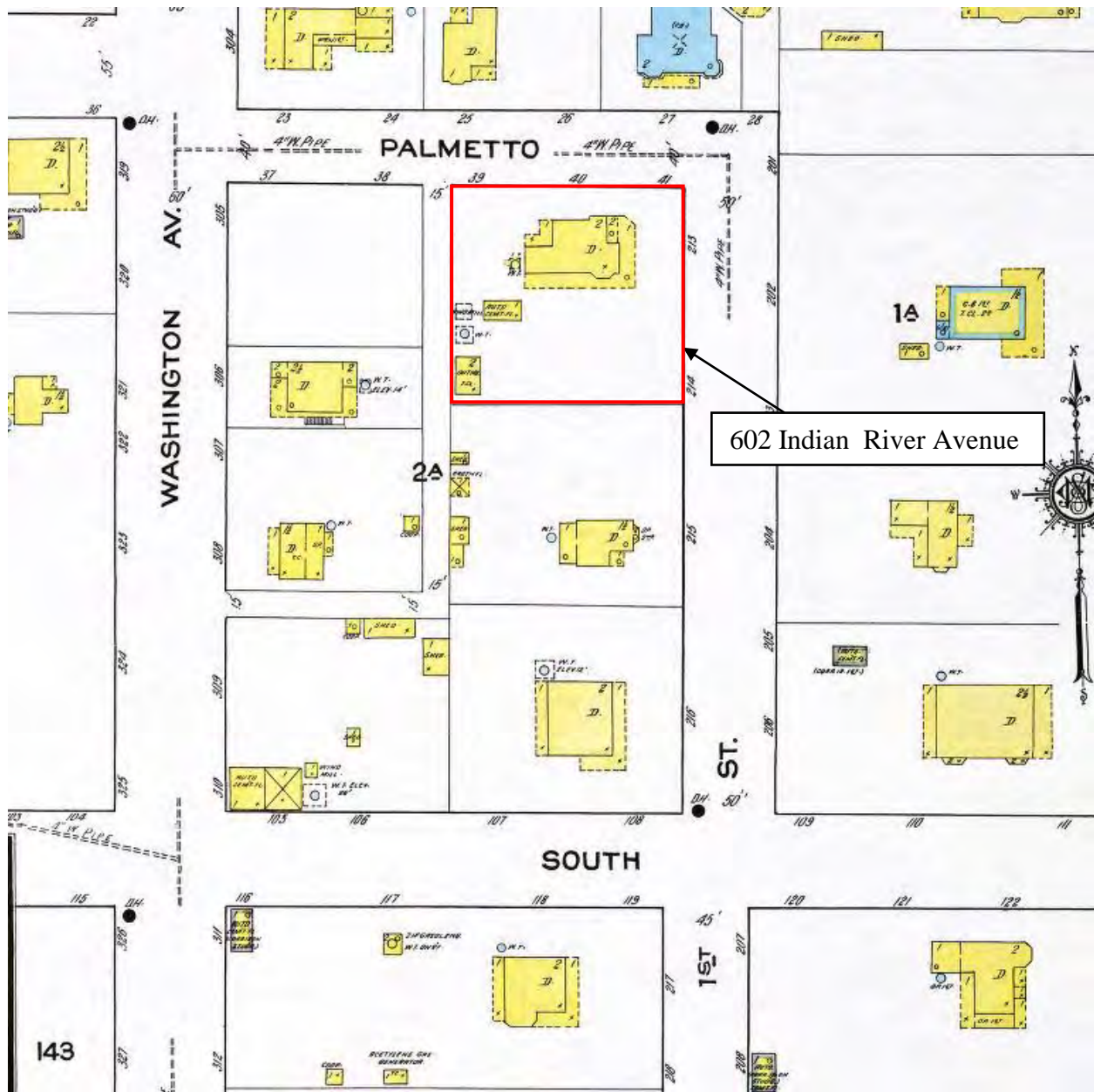
3. Construction Materials

The main residence is a 2 story Queen Anne Revival style home. The house has a pier foundation (brick with lattice infill) and a wood (balloon) structural [system](#). The exterior fabric of the house is wood (drop siding and shingles). The fenestration is paired wood double hung sash windows. The roof is a composition shingle cross gable. There are two brick chimneys on the main residence.

Figure 3: Sanborn Map Company, 1908

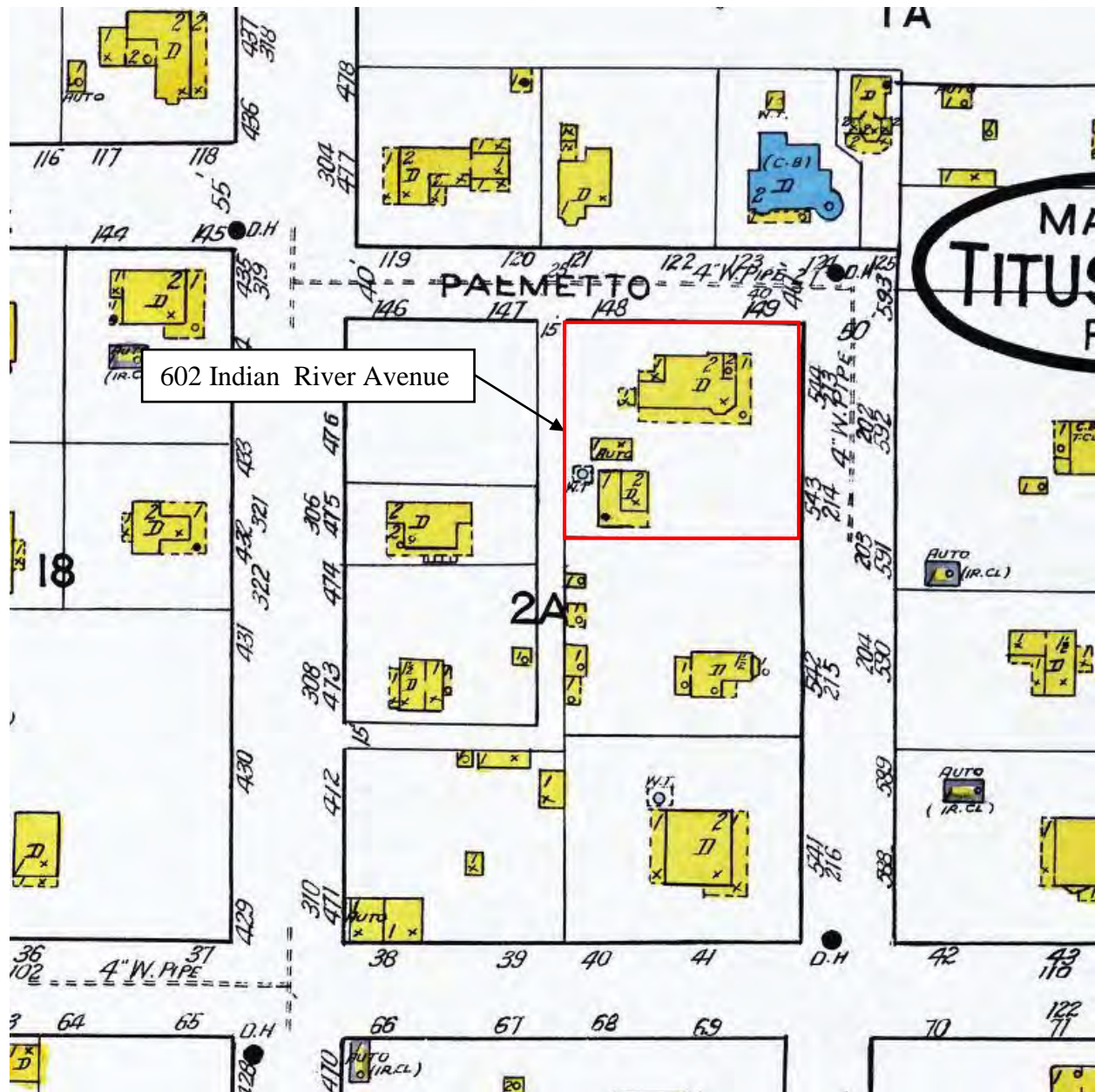
Source: University of Florida Digital Collection

Figure 4: Sanborn Map Company, 1915



Source: University of Florida Digital Collection

Figure 5: Sanborn Map Company, 1920



Source: University of Florida Digital Collection

C. Statement of Significance

From the Florida Master Plan Site File (#BR00393)

This two story wood frame residential building is located at 602 Indian River Avenue. It has Queen Anne styling expressed by its gable roof with side cross gable extensions giving the building an irregular plan. The south cross gable has a canted bay with decoratively carved brackets under the gable eaves. All the

gables have staggered wood shingle siding which appears again in a band visually dividing the first and second stories. The rest of the body of the house is clad with drop siding. A veranda porch wraps around the east façade and south side. The porch roof is supported by Tuscan columns and there is a gable pediment over the northeast access bay. The windows of the house are paired and single double-hung sash with one over one lights. A prominent end, exterior chimney stack with corbelled brickcap is located on the rear end of the house. The building has been altered by a rear overhang addition and a second story northeast shed addition.

The Brady Family opened the first grocery store in Titusville in 1880 at the corner of Julia Street and Washington Street. He lived at the house on First Street (now Indian River Avenue) with his wife, Daisy, and raised three children in the house. While it is not known when his youngest son, Robert Converse Brady, took ownership of the house, he and his wife Helen lived in the house with L.A. Brady and their two children, Robert and Linda. The house remained in the Brady family until 1984, when Albert and Jane (Speidel) Lewis purchased the house from Linda Brady. Jane Speidel has maintained and restored the house since the time of her purchase.

IV. Contextual History¹

The Titusville area has evidence of aboriginal inhabitants dating from 6,000 B.C. An Indian tribe known as the Ais inhabited the area by the early 1500s, when the first documented contacts between the North American Indians and European explorers occurred. The Ais were known as cruel, fierce warriors, who took prisoners from shipwreck victims along the coast and resisted the efforts of Spanish missionaries to Christianize them. However, by the time the Spanish left Florida in the 1760s, the Ais had been decimated due to disease, warfare, and malnutrition. However, the Spanish introduced citrus (orange groves) to the region during their first occupation. The 21-year British occupation of Florida focused on the development of trade and commercial agriculture, and it was during this time that Florida became a refuge for British loyalists with the outbreak of rebellion in the thirteen colonies. When the Spanish reoccupied Florida, many of the British settlers left for the United States or other parts of the British Empire. Two of the landowners in the Titusville area during this occupation were Domingo Reyes, who owned 1,000 acres at the headwaters of the Indian River, and Joseph Delespine, who owned 43,000 acres in part within the southern section of Titusville. While under Spanish control, Florida was a haven for runaway slaves and for the Seminole Indians, who were involved in armed conflict with settlers in the lower portion of the United States, which presented problems for the United States. Andrew Jackson invaded Florida in 1818 during the First Seminole War, which resulted in Florida joining the United States in 1821. As part of the treaty allowing for the transfer, all private land ownings (including what was granted to Domingo Reyes and Joseph Delespine) were preserved.

Settlement in the Titusville area did not begin until 1835, and remained largely undeveloped until after the Civil War. Titusville was founded in 1867 by Confederate Colonel Henry Theodore Titus, who arrived in the area known as Sand Point with the idea of building a town on land owned by his wife. The town was officially renamed Titusville in 1873. Titus is credited with building the first hotel, donating land for the courthouse and four churches, laying out many of the town's streets, and connecting the St. Johns and Indian Rivers with mule-drawn wagons. The town became the county seat of Brevard County in 1879, with Colonel Titus donating land for county buildings.

The community began shipping Indian River Citrus in the 1880s, which led to the incorporation of Titusville in 1886 and construction of schools, roads (including permanent street paving), a bridge across the Indian River, a water system, fire department, banks, and a stormwater drainage system. The railroad arrived circa 1890, improving the accessibility of Titusville. Freezes in the late 1890s greatly impacted the citrus industry, but the Florida Boom allowed the city to continue growing into the mid-1920s. It was during this time that many buildings were constructed in the Spanish, Spanish Colonial, Italian, or eclectic style mixture, and the growth pushed development outside of the traditional town center.

¹ Historical Development of Titusville from the Historic Properties Survey , Historic Property Associates, Inc.

Titusville was deeply affected by the burst of the Florida Boom in the mid-1920s and the economic depression of the 1930s. However, the City grew in the 1950s and 1960s with the consolidation of the towns of Whispering Hills and Indian River City into Titusville and the beginning of the space program. With the arrival of Kennedy Space Center, the accompanying boom produced motels, the first multi-rise apartment building, a public hospital, shopping centers, golf courses, churches, and subdivisions.

V. Architectural Significance

A. Property Features

The predominant architectural and site features of the property include:

- A 2-story main house
- A cross-gabled roof
- Full-width porch on east and south façade
- 1/1 double hung sash windows
- Brick chimneys on north and west façade
- Historic outbuildings (1-car garage circa 1915, 2-story cottage circa 1920)
- Decorative brackets above bay windows
- Staggered wood shingle siding

B. Building Placement/Orientation

The primary building is setback approximately 40 feet from the public street and is offset to the right of the rectangular lot (facing the lot from the street). The main entrance and the primary façade of the building are oriented toward Indian River Avenue.

C. Building Form and Architecture

The Queen Anne style was initially inspired by English country cottages of the late Medieval period, and is named for an 18th century English queen. A group of English architects were primarily responsible for the popularity of the style in the late nineteenth century. By the 1880's, the Queen Anne became a featured style in pattern books in the United States. As the railroad expanded across the country, the ready-cut architectural details of the style became easily available throughout the nation.

Queen Anne buildings are highly decorative, often combining a variety of colors and textures. The emphasis on decorative details, vertical orientation, and asymmetrical layouts encouraged individualistic and free-flowing designs. Structures are generally two to three-and-a-half stories, with rambling, asymmetrical plans and a vertical orientation. Simple brick piers were originally used, although concrete piers were used at later times. Spaces were left between the piers to allow for ventilation and for protection from high water.

Figure 6: Main (East) & South Façades



Source: Littlejohn Engineering Associates, March 2014

Figure 7: Historical Photograph - Main (East) & South Façades



Source: Florida Master Site File (#BR00393), assumed 1990's

Figure 8: North Façade

Source: Littlejohn Engineering Associates, March 2014

There is a second brick chimney on the north side of the house. It was built using a different brick than the piers and chimney on the west side of the house.

Figure 9: Foundation

Source: Littlejohn Engineering Associates, March 2014

Original brick foundations remain, with lattice work covering the crawl space between piers. Note the tongue and groove flooring of the porch.

Porches were usually one-story high and partial or full-width across the front of the home, often wrapping either one or both sides of the building. The porch is intended to accentuate the characteristic asymmetrical façade. The main entrance is always included within the porch area. The porch features simple, classical columns, which are sometimes grouped and raised to the railing level with pedestals. The railings are generally simple, and occasionally include turned spindles. Small second floor balconies and porches are sometimes present.

Figure 10: Porch



Source: Littlejohn Engineering Associates, March 2014

The porch wraps around the entire length of the east and south sides of the house. Round, Tuscan columns support the roof of the porch.

The most common roof form is a steeply-pitched main hipped roof with one or more lower cross gables. Occasionally there is a pyramidal roof with no ridge, or a small flat deck crowning the main hip roof. Polygonal towers are typically placed at one corner of the front façade, with a conical roof. Roofs feature multiple dormers and gables and are made with metal or composition shingles. Brick chimneys generally include decorative patterns or coursing with decorated chimney caps.

Figure 11: Polygonal Tower with Decorative Brackets

Source: Littlejohn Engineering Associates, March 2014

Figure 12: Chimney on Rear (West) Façade

Source: Littlejohn Engineering Associates, March 2014

The rear of the house features a brick chimney that narrows approximately halfway up the chimney and has a decorative brick cap.

Horizontal wood siding is the most common exterior fabric of the Queen Anne style. The exterior may combine several types of siding materials (shingles, clapboard, and decorative wood panels) on one house. There is typically a decorative shingle patterns in the gable ends, decorative bargeboards, sunburst detailing, triangular pediments, and iron roof cresting.

Windows are typically double-hung wood sash windows with single and divided panes. Windows may be a mixture of sizes and shapes. The house often features a Queen Anne window, consisting of a single large pane surrounded by smaller rectangular panes. Decorative glass, such as diamond-shaped panes or stained glass is common. Windows are detailed with simple surrounds. Doors have decorative carvings and details often with glass panes in the upper part of the door.

Figure 13: Windows



Source: Littlejohn Engineering Associates, March 2014

The majority of the windows on the house are 1/1 double hung sash windows. However, there are 3/1 double hung sash windows in the kitchen. All of the windows are original to the house.

The property also features two historic outbuildings. The one-car garage was built between 1908-1915 and the two-story residence was built between 1915-1920.

Figure 14: Outbuildings

Source: Littlejohn Engineering Associates, March 2014

D. Interior

The interior of the structure has been preserved and restored with many of the original details.

Figure 15: Interior Staircase

Source: Ms. Jane Speidel, March 2014

The staircase exhibits the original burled pine facing and newel post, a unique and striking feature.

Figure 16: Original Bullseye Moulding

Source: Ms. Jane Speidel, March 2014

Figure 17: Original Oak Flooring and Inlay Pattern

Source: Ms. Jane Speidel, March 2014

The flooring in the structure is original oak in the present dining room and south end of the living room.

Figure 18: Second Floor Fireplace

Source: Ms. Jane Speidel, March 2014

The fireplace in an upstairs bedroom has exposed brickwork, although the bricks were painted at some point in time.

VI. Eligibility Criteria

Chapter 48 of the City of Titusville Land Development Code, “Preservation of Historic Resources, Archaeological Sites and Zones,” contains the criteria for designating historical properties on the Titusville Register of Historical Places. The following is an excerpt from Section 48-6:

“...these sites or zones must be significant in Titusville’s history, architecture, archaeology and culture, and possess integrity of location, design, setting, materials, workmanship or association...”

A. Integrity Issue

Before determining the significance of a property nominated for designation, the property must be reviewed for “integrity”, that is, the property must maintain its original character despite any alterations that may have occurred over time.

In the case of the 602 Indian River Avenue property, it is clear that additions and alterations have been made over the course of time. The following are considerations that can be objectively evaluated:

- Has the general form (plan shape) been maintained? **Yes**
- Have the alterations/additions been made during a period of significance, whereby those alterations have been a part of the evolving history of the house? **Yes**
- Do the window openings maintain their original dimensions, even though the window type may be different from the original configuration? **Yes**
- Are the original roof slopes maintained? **Yes**
- Are the original construction materials still evident? **Yes**
- Is the original character of the resource, dating from its initial construction period, still apparent even though additions and alterations may have occurred? **Yes**
- Do the major alterations/additions affect a major elevation? **No**

Many of the alterations to the building structure were completed within the first 20 years after the building was originally completed. Despite the alterations, the structure still strongly maintains its Queen Anne style characteristics, including its construction materials, basic roof-form and plan, window apertures and verticality. “It is significant for its association with the development of Titusville's residential area during the Florida Period of Expansion of the late nineteenth and early twentieth centuries.”

Therefore, the 602 Indian River Avenue property meets the “test” for the retention of sufficient integrity.

B. Designation Criteria

The 602 Indian River Avenue property is significant in Titusville's history and architecture; possesses integrity of location, design, setting, materials and workmanship; and meets the following criteria contained in Section 48-6 of the Historic Preservation Ordinance:

Design and Construction: Recognizes the quality of design and construction and embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the local Florida environment; or represents a distinguishable entity whose components may lack individual distinction. In order to justify eligibility for a property under the "design and construction" criterion, the property must physically convey the qualities for which it is nominated. Distinctive characteristics refer to the physical features or traits that commonly recur in individual types, periods or methods of construction. Characteristics may be expressed in terms such as form, proportion, structure, plan, style or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials. Properties associated with design and construction could include a residence or commercial building representing a significant style of architecture; a movie theater embodying high artistic value in its decorative features or a bridge representing technological advances.

C. Recommendation

LEA/Staff proposes that the City of Titusville's Historic Preservation Board recommend to the City Council the listing of the 602 Indian River Avenue property in the Titusville Register of Historic Places.

VII. Planning Context

The historic designation is a tool for a community to retain its physical integrity. Many of the historic structures that have made a significant contribution to the history of the community have been destroyed.

The designation of the 602 Indian River Avenue property will provide protection in the future from its subsequent owners from inaccurate or unsympathetic alterations and unnecessary demolition to assure the preservation of the character and uniqueness of the property. [Once the house is designated as a local historic landmark, exterior alterations to the building will require the approval of a Certificate of Appropriateness by the City.](#) The designation may also serve as an “object lesson” to others who may consider the designation of their historic properties.

VIII. Bibliography

602 Indian River Avenue. City of Titusville Local Historic Resource Nomination Form, January 2014.

City of Titusville, CRA Historic Property Survey, Prepared by Janus Research, March 2012.

Florida Master Site File. Site ID #BR00393 – 902 Indian River Avenue. Data recorded by Historic Property Associates.

Public Record of Brevard County, Florida (Plat Book 1, Page 16-A-B-C).

A Field Guide to American Houses, Virginia and Lee McAlester, New York, Alfred A. Knopf, 1986

Sanborn Fire Insurance Maps of Florida, University of Florida Digital Collection

Brevard County Township Data Sets (GIS)

www.titusville.com