



ROSELAND COMMUNITY CENTER

• 2018 •

DIVISION OF HISTORICAL RESOURCES SPECIAL CATEGORY GRANT

Indian River County Parks Division

Project Title: Roseland Community Building Rehabilitation

Grant Number: 20.h.sc.100.163

A. Organization Information Page 1 of 9

Applicant Information

- a. **Organization Name:** Indian River County Parks Division 
- b. **FEID:** 59-6000674
- c. **Phone number:** 772.226.1873
- d. **Principal Address:** 5500 77th Street Vero Beach, 32967
- e. **Mailing Address:** 1801 27th Street Vero Beach, 32960
- f. **Website:** www.ircgov.com
- g. **Organization Type:** County Government
- h. **Organization Category:** Government: Other
- i. **County:** Indian River
- j. **DUNS number:** 079208989

1. Designated Project Contact *

First Name

Elizabeth

Last Name

Powell

Phone

772.226.1873

Email

bpowell@ircgov.com

2. Authorized Official *

First Name

Jason

Last Name

Brown

Phone

772.226.1408

Email

droy@ircgov.com

3. Applicant Grant Experience and History

Has the applicant received previous grant assistance within the past five years from any source? *

Yes

No

If yes, for each grant specify the year of the grant award, grant number, grant project name, the granting entity, the grant award amount, and its current status. Make sure to include any grants awarded by the Division or other State grants.

#	Previous Grant Year	Previous Grant Number.	Previous Grant Project Name	Previous Granting Entity	Previous Grant Amount	Open/Closed	Subtotal
1	2013	51429	Archie Smith Fish House Restoration	Division of Historical Resources	\$49,500	Closed	\$49,500

4. Proposed Project Team *

#	Name	Project Role Title	Percentage of Time	Email
1	Rich Szpyrka	Project Manager	50	
2	Beth Powell	Grant Administrator	20	
3	Roland Deblois	Community Development Director/Planning	15	
4	Ruth Stanbridge	County Historian	15	

5. Applicant staffing and hours *

- Organization is open at least 40 hours per week and has at least one paid staff member in a management position
- Organization has some paid staff but they are not full-time
- Organization is open part-time and has volunteer staff

B. Project Information Page 2 of 9

1. Project Type *

Development Projects

Development activities geared at preservation of properties open to the public, including: restoration, rehabilitation, reconstruction, and site-specific planning required for these activities Exception: Activities on religious properties are limited to building exterior envelope, excluding accessibility upgrades, and structural elements of the building.

Archaeological Research Projects

Archaeological research projects including: research and field investigations tied to large area surveys or excavation, analysis and publication of findings.

Museum Exhibit Projects

Museum exhibit projects for Florida history museums, including: research of exhibit content, exhibit design, fabrication, and installation.

Acquisition Projects

Acquisition of a single historic property or archaeological site, or group of such, in which all the resources have the same owner. For archaeological sites, an exception to the single owner provision may be made if the archaeological site extends on land that is contiguous, but owned by different property owners.

2. Project Title and Location Information

The title should reflect the name of the property, site, area, museum, or exhibit, and the goals of the proposed project. The title should be consistent with previous applications/awards. (For example, Smith House Rehabilitation, South Mill Archaeological Excavation, etc.)

Project Title - 250 characters maximum *

Roseland Community Building Rehabilitation

Name of Property (if applicable)

Roseland Community Building

Street Address (primary location where the proposed project will be carried out) - 250 characters maximum *

12973 Bay Street

City (location of the proposed project) - 250 characters maximum *

Roseland

Primary County (location of the proposed project)

Indian River

3. Additional Counties Served

Select any additional counties the project will serve.

- Brevard
 St. Lucie

C. Historical Significance Page 3 of 9

1. Historical Designation

Indicate the type of historical designation currently held by the historic resource. For properties or sites that have been listed in the National Register or are contributing properties or sites within a National Register District, provide the date that the property, site or district was listed. Should you have questions regarding the National Register status of a property or site, contact the Division's National Register Staff at 1.800.847.7278 or 850.245.6300.

Type of Historical Designation *

Individual Local Designation

Historical Designation details

#	Property Name	Date Designated
1	Roseland Community Center	9/9/2003

2. Historical Significance

Explain the historic significance of the property, site, or resource(s) that is the subject of the proposed project - (Maximum characters 1500.)

Roseland is a small community on the south bank of the St. Sebastian River and part of the Spanish land grant of George Fleming. Platted in 1889 as Wauregan, the Townsite was replatted as the Townsite of Roseland with a post office in 1892. A school, river park, church and community center were established in 1926. By 1930, Roseland had a population of 83 people and the community building that later became the Roseland Women's Club. Today, the building still serves the residents of Roseland and Indian River County.

The one-story, approximately 1,400 square foot building and essentially remained the same since the early 1950s with very minor updates to the original 1920s frame vernacular. The windows have been replaced over time and the roof was converted from a metal standing seam type roof to asphalt shingle. The underpinnings for the house came from the old railway bridge that crossed the St. Sebastian River in the location where it remains today. Other key features of the building include minor alteration to the front facade which can easily be replicated to the original era. The building was in use as recently as 2017 in much the same way which it was when constructed, as a community gathering center and focal point of the Roseland Community. The building is surrounded by a 0.74 acre park-like setting and dirt road with little traffic, overlooking the St. Sebastian River.

For Historic Structures and Archaeological Sites, enter the Florida Master Site File (FMSF) Number (ex. 8ES1234). For Multiple site forms, just separate with a semicolon (;). If no FMSF form exists, applicants may be required to complete one as part of the requirements in a grant award agreement.

8IR0341

For Historic Property, Indicate Year of the Original Construction (enter Year only)

1925

For Historic Property, Date(s) and Description of Major Alterations - (Maximum characters 300.)

The 1,400 square foot, one-story building was constructed by a local builder with lumber that was salvaged from the original St. Sebastian River bridge (circa 1900). In the 1930s the original porch was converted to an enclosed porch and a restroom was installed. An addition and basement was added to the west side in the 1950s.

Indicate Current Use of Historic Property and Proposed Use - (Maximum characters 300)

Nestled in the Roseland Community Park, it is the only county building overlooking the St. Sebastian River. The building has served as the meeting location of the Roseland Women's Club since the early 1920's and is still the meeting location for various Roseland community meetings and events. With improvements, the location will continue to serve its residents.

For Archaeological Sites, provide the Cultural Affiliation of the Site and Dates of Use or Occupation - (Maximum characters 300.)

N/A

D. Project Specifics Page 4 of 9

1. Scope of Work - (Maximum characters 5000) *

In the space provided below, briefly describe the scope of work for the project for which funding is requested. List the work items that will be completed during the grant period using the funds requested and the required match.

Through this grant application, the County proposes funding structural improvements and rehabilitation of the structure. In August 2017, Indian River County hired MBV Engineering to complete a Structural Assessment of the building. The report recommends the following to be completed: replace roof, replace damaged siding, replace and repair window trim, repair masonry cracks, replace doors and windows, replace rotted wood pier, replace rotted rafters, replace floor sheathing, replacement of flooring, drywall, damaged ceiling finishes, headers and install missing wall and floor insulation. The roof is damaged and will be replaced with a metal roof to code, but in the style consistent with the original construction (circa 1925). All materials and repairs will be made consistent with the style of the original structure. Windows proposed will be hurricane rated, but in keeping with the original style including six over six window panes. Decorative finishes and architectural features will be replaced to restore the original aesthetics consistent with the era.

2. Tentative Project Timeline (remember this is a 24 month grant period) *

#	Work Item	Starting Date	Ending Date
1	Finalize Grant Contract	7/1/2019	8/15/2019
2	Consultation with County Historian, Bldg Dept	8/15/2019	10/15/2019
3	Generate Scope of Work and Bid Documents	10/15/2019	1/15/2020
4	Bid Procedure	1/15/2020	4/15/2020
5	Award Contract/Finalize Contract Award	4/15/2020	5/15/2020
6	Submission of Engineered Drawings/Permitting	5/15/2020	10/15/2020
7	Structural Repairs/Replace Roof & Windows	10/15/2020	1/15/2021
8	All other repairs and architectural features	1/15/2021	4/15/2021
9	Final Walk Through & Issuance of CO	4/15/2021	6/15/2021

3. Development Projects

Provide the estimated total square footage of the structure (the house or building, for example):

1,404

Provide measurable quantities for each work item listed in the Scope of Work (square footage, linear footage, unit counts, etc.): - (Maximum characters 3500)

For example: square footage of floors to be refinished or walls to be repainted, linear footage of trim to be replaced, etc. If an element is not measureable in square feet, provide quantities (example: replace 15 door knobs):

For More Detail, please see attached MBV Final Structural Report Dated 8/15/2017

Floor Framing Plan: repair and replace 6 2"x8' crosspieces & 2 sections of joists (3'x10') - approx. 64 l.f.; Remove and replace 1 masonry pier; replace rotted wood pier, shims and 6x6 floor joist

Roof Framing Repair Plan: remove and replace 2x4 handframed trusses at 24" o.c. approx 1,000 sq. ft.

Elevation Plan: Raise south-west corner of building - approx. 300 sq. ft.

Replace roof with 5V Metal Roof

Repair all masonry and stucco

Siding restoration and replacement as needed

Remount or reseal 14 windows (various sizes)

Install 2 new awnings consistent with 1925 era

Install missing insulation

Will you be hiring or contracting with professional architectural or engineering services to assist with the restoration work?

Yes

No

If no professionals are projected to be hired, explain why. (Maximum characters 500)

E. Budget and Match Page 5 of 9

1. Rural Economic Development Initiative (REDI) Reduction of Match Requirements

Applicants with projects located in counties or communities that have been designated as a rural community in accordance with Section 267.0617, Florida Statutes, may request a may request a reduction of match to 25% of the requested amount. (State agencies, state colleges, and state universities are not eligible for a REDI match reduction, regardless of project location.)

Are you requesting a reduction?

Are you requesting a reduction?

Yes

No

Are you a state agency, state college, or state university?

Yes

No

2. Project Budget and Match

Grant Funds and Match *

#	Work Item	Grant Funds	Cash Match	In-Kind Match	Total
1	Repaint structure on lap siding elevations	\$2,500	\$2,500	\$0	\$5,000
2	Remove and replace window trim	\$1,000	\$1,000	\$0	\$2,000
3	Replace damaged siding	\$7,500	\$7,500	\$0	\$15,000
4	Replace Roof	\$22,500	\$22,500	\$0	\$45,000
5	Repair Masonry	\$300	\$300	\$0	\$600
6	Door and Window Repair/Replacement	\$11,000	\$11,000	\$0	\$22,000
7	Rotted Wood Pier, Remove and Replace	\$2,000	\$2,000	\$0	\$4,000
8	Remove and Replace Rotted 6x6	\$2,000	\$2,000	\$0	\$4,000
9	Remove and Replace Rotted Rafters	\$3,000	\$3,000	\$0	\$6,000
10	Remove and replace floor sheathing	\$1,000	\$1,000	\$0	\$2,000
11	Flooring Repair and Refinish	\$7,500	\$7,500	\$0	\$15,000
12	Drywall Replacement	\$4,000	\$4,000	\$0	\$8,000
13	Replace missing wall insulation	\$1,000	\$1,000	\$0	\$2,000
14	Replace floor insulation	\$800	\$800	\$0	\$1,600
Totals:		\$103,100	\$103,100	\$0	\$206,200

#	Work Item	Grant Funds	Cash Match	In-Kind Match	Total
15	Remove and replace moisture damaged ceiling finishes	\$2,500	\$2,500	\$0	\$5,000
16	Remove and replace headers	\$2,000	\$2,000	\$0	\$4,000
17	Retrofit north gable end wall	\$5,000	\$5,000	\$0	\$10,000
18	Retrofit north gable end wall	\$5,000	\$5,000	\$0	\$10,000
19	Stabilize and south-west corner of building	\$2,500	\$2,500	\$0	\$5,000
20	Engineering and Architectural Services	\$20,000	\$20,000	\$0	\$40,000
Totals:		\$103,100	\$103,100	\$0	\$206,200

Grant Funds Requested

\$103,100

Total Match Amount

\$103,100

Total Project Budget

\$206,200

Additional Budget Information/Clarification - (Maximum characters 2500.)

Use this space to provide additional detail or information about the proposal budget as needed. For example, where the relationship between items in the budget and the objectives of the proposed project may not be obvious, provide clarification regarding the necessity for or contribution of those work items to the successful completion of the project.

3. Completed Project Activities.

#	Activity Description	Date Completed	Cost Value
1	Engineering Services - Structural Report	8/15/2017	\$8,300
2	Stabilization of East Side of Building	4/1/2017	\$28,000

4. Operating Forecast - (Maximum characters 500.)

Describe source(s) of funding for necessary maintenance, program support, and/or additional expenses warranted to sustain the proposed project after the grant period.

The Public Works Department manages the Facilities Management Division which maintains public buildings and structures throughout the County. Funding for maintenance and general repair of the Roseland Community Center will be funded through the normal budget allocations for Facilities Management, provided through the General Fund. In addition, the Roseland Women's Club provides funding for minor repairs and monthly utilities.

F. Property Information Page 6 of 9

1. Property Ownership.

Enter name of the Property Owner and choose the appropriate owner type. If applicant is not the owner of the property, the applicant must secure Property Owner concurrence. The applicant shall provide a letter from the Property Owner that documents that the applicant has the permission of the Property Owner of record to conduct the proposed project on the owner's property and that the Property Owner is in concurrence with this application for grant funding. This letter shall be uploaded in the Support Materials section of this application.

Does your organization own the property?

Yes

No

Property Owner

Indian River County

Type of Ownership

Non-Profit Organization

Private Individual or For-Profit Entity

Note: Properties owned by private individuals or for-profit entities are not eligible for grant funding with the exception of Acquisition projects and site-specific Archaeological Research projects being undertaken by an eligible applicant organization. For Acquisition projects in which the current owner is a private individual or a for-profit entity, the owner must provide a signed commitment to donate or sell the property to the applicant. Donation or sale must occur during the grant period.

Governmental Agency

2. Threats or Endangerment - (Maximum characters 1500.)

Discuss the immediate endangerment to the historic property, including existing or potential threats of loss or damage to the property, site, or information, as consequence of issues such as inaction, deterioration, mass movement, impending demolition, or encroaching development. Documentation material, such as newspaper articles or public notices, are to be uploaded in the Support Materials section of this application.

The Roseland Community Building, a county asset and community gem, is currently in need of significant repair. The 88 year old building is suffering from termite damage, floor damage and structural settlement. The building is a vital part of the Roseland community established in 1889 (originally as Wauregan). Nestled in the Roseland Community Park, it is the only county building overlooking the St Sebastian River. The building is listed on the Florida Master Site File of Historical Structures. It is referenced on the Roseland Historical Marker and included in the Historic Roseland Neighborhood Plan which was created by the Roseland Neighborhood Plan Task Force and adopted by the BOCC September 9th, 2003. The purpose of the Historic Roseland Neighborhood Plan is to create and identify goals to ensure that Roseland maintains its unique character, identity and sense of place. This building is an essential part of that sense of place and a part that we cannot recreate.

On March 7th, 2017, staff brought an agenda item to the Indian River County Board of County Commissioners asking for direction regarding the Roseland Community Building. While doing work to prepare to address settlement of the building, termite damage was discovered. Construction was halted in order to assess the situation. Extensive termite damage was discovered as well as the need to address settlement in the southern and eastern portions of the building. On-going issues related to degradation of the roof, window trim and doors has also been discovered.

It is important to note that currently the building is not able to be occupied. This has impacted the Roseland and Indian River County residents who prior to closure, provided cultural recreation and communal meeting space.

G. Protection and Impact Page 7 of 9

1. Local Protection

Indicate the level(s) of local protection currently afforded the project historic property or site and upload a copy of the local protection documents in the Support Materials section of this application.

Local Protection Level(s). *

Local Ordinance Design Review

2. Annual Visitation

What is the estimated or anticipated Annual Visitation for the project property or site?

5,000

What is the basis of these estimates? - (Maximum characters 200.)

The building is a key meeting location for various organizations with the general oversight of the Roseland Women's Club. Approximately 2 organized groups met at the community center per week plus various other special events.

3. Anticipated Economic Impact - (Maximum characters 1500.)

Explain the direct economic impact this project will have on the surrounding community. Include any information regarding number of jobs it will provide, if known.

This project will provide an affordable community outreach location for schools, community and civic organizations as well as an event venue for area residents, businesses and non-profit organizations.

4. Benefit to Minorities and the Disabled - (Maximum characters 1500.)

Describe any direct benefit the project will have on minority groups and/or the disabled. Include any alterations to the site that will make the site more accessible to the public. If project includes media content, describe accessibility methods to be used (e.g. voice over, closed captioning, etc.)

The Roseland Community Center will benefit minority and/or disabled visitors by allowing visitors the opportunity to access and enjoy the St. Sebastian River, Roseland Community Park and the surrounding area.

5. Educational Benefits and Public Awareness - (Maximum characters 1500.)

Explain how the proposed project will educate the public on issues related to historic preservation, Florida history, and/or heritage preservation.

As one of the oldest communities in Indian River County, Roseland has a number of historic buildings. The area and building has been incorporated into the Indian River County Historical Society's historical marker program and is included in the Indian River County county-wide historical educational material as well as supported through other educational programs provided by the Roseland Women's Club and the Roseland Community Association. The Community Center sits next to the St. Sebastian River Rail Bridge of which the original pieces were incorporated into the building's foundation. With repairs, the building will once again be a cornerstone facility for the local residents who have enjoyed it since the early 1920s.

H. Support Materials Page 8 of 9

1. Non-Profit Status

2. Substitute W-9 Form

File Name	File Size	View (opens in new window)
2018 W-9.pdf	504 [KB]	View file

3. Documentation of Confirmed Match

File Name	File Size	View (opens in new window)
Attachment1.pdf	263 [KB]	View file

4. Letters of Support

File Name	File Size	View (opens in new window)
2018_0601_Attachment 2_SupportLetters_WCover.pdf	32450 [KB]	View file

5. Photographs

File Name	File Size	View (opens in new window)
2018_0601_Attachment 3_Photos.pdf	3618 [KB]	View file

6. Representative Image

File Name	File Size	View (opens in new window)
2018_0601_Presentation Photo.pdf	277 [KB]	View file

7. Architectural Drawings (for Development Projects only, if available)**8. Appraisal(s) and Purchase Documents (for Acquisition Projects only)****9. Archaeological Supporting Documents (for Archaeological Research Projects only)****10. Exhibit Supporting Documents (for Museum Exhibit Projects only)****11. Documentation of Threat or Endangerment**

File Name	File Size	View (opens in new window)
2018_0601_RCC_6_EngRep_Threat.pdf	14235 [KB]	View file

12. Local Protection

File Name	File Size	View (opens in new window)
Attachment 7 - Local Protection.pdf	2689 [KB]	View file

13. Owner Concurrence Letter**14. Optional Materials**

File	Title	Description	Size	Type	View (opens in new window)
Master Attachment Covers 8.pdf	Site Map/Location Map		3645 [KB]		View file

I. Review and Submit Page 9 of 9

1. Review and Submit *

I hereby certify that I am authorized to submit this application on behalf of Indian River County Parks Division and that all information indicated is true and accurate. I acknowledge that my electronic signature below shall have the same legal effect as my written signature. I am aware that making a false statement or representation to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S., punishable as provided for by ss. 775.082, 775.083, and 775.084.

Guidelines Certification *

I hereby certify that I have read and understand the guidelines and all application requirements for this grant program as outlined under section , Florida Statutes 267.0617 and 1A-39.001, Florida Administrative Code.

Signature (Enter first and last name) *

Elizabeth Powell

