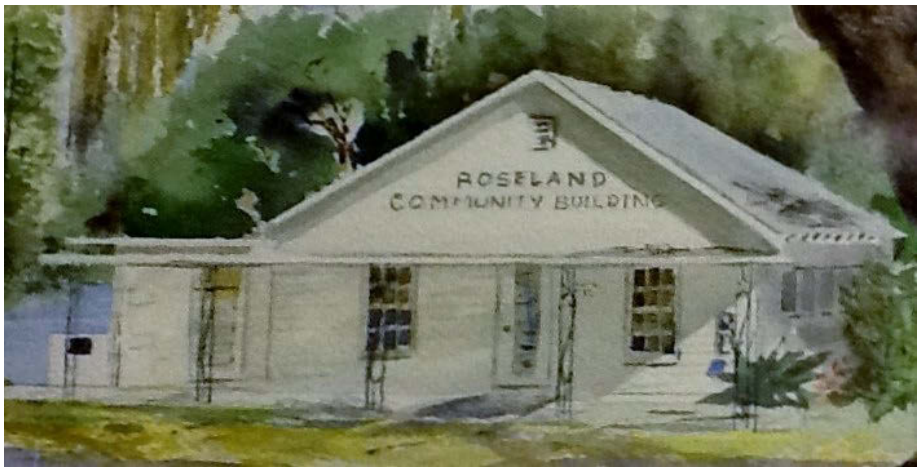
Roseland Community Building:
Historic Preservation Assessment

September 3, 2019



c. 1960s *Image courtesy of Roseland Women's Club*

Prepared for

Indian River County, Florida

By

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Historic Preservation Consultants for CPZ Architects Inc.

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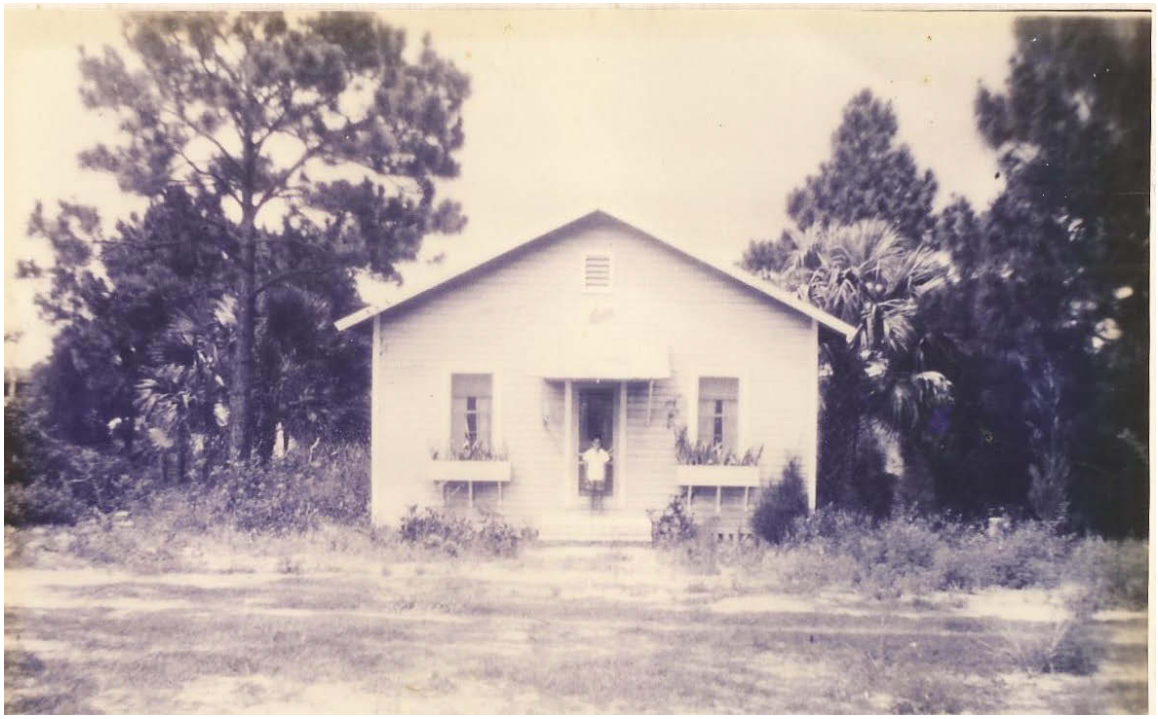
Overview

The original Roseland Community Building is a wood frame vernacular style building, constructed by the Roseland Women's Club between 1927 and 1929. According to the Women's Club website a concrete block addition was made to the building in about 1959, with major renovations completed in 1996. According to the structural report prepared by MBV Engineering, Inc. the building was relocated at some point during its history.



Roseland Community Building, c. 1929. Source: Roseland Women's Club

In 1989, a historic resources survey of Indian River County was prepared through funding from the Division of Historical Resources, Florida Department of State and Indian River County to identify and document historic structures and neighborhoods. Among the historic structures recorded through this survey was the Roseland Community Building. The architectural features described in the historic site file record for this property included its original double hung wood 6-paned divided light windows, wood dropped siding and pier foundation. The file also includes an image of the building taken at that time. See Appendix A.

Purpose of this Assessment

In August of 2107, MBV Engineering, Inc. completed a 'Final Structural Report' for Indian River County that had evaluated the condition of the Roseland Community Building and proposed extensive repairs. In July of 2019, Stephanie Ferrell FAIA was asked by CPZ Architects, Inc. to assist them in the evaluation of the potential impact of the structural repairs on the historic character of this building for the county.

Roseland Community Building, c. 1930s. Source: Roseland Women's Club

As requested we are addressing impact of the proposed structural repairs on the historic character of the building and its architectural features and are not commenting on the structural engineering aspects of the proposed the repairs.

Proposed Repairs – Historic Preservation Recommendations

Siding:

The MBV report recommends replacing any damaged siding and repainting it. The new wood siding should exactly match the original, a sample of which should be reviewed and approved by the owner or owner's architect prior to installation. Siding should be properly prepared prior to installation and painting. Both current and historic images of the building show that there were and continue to be attic vents in the gable ends of the building. The existing wood vents should be repaired - or if replaced, they should match the existing vents in dimension and material.

Likewise, the existing wood corner boards should be maintained or replaced in kind and painted.

Soffits and Fascia:

There is substantial damage to the existing wood soffits and fascia boards. Any new soffits and fascia boards should match the existing in both dimension and material.

Windows and doors:

Due to their condition, the structural engineer recommends installation of new windows and doors. In that the windows are to be replaced, we recommend installing new 6/6 double hung wood sash windows similar to those seen in the attached historic images dating from 1929 and 1930, (also evident in the state's historic file for the building - Appendix A). Replacement windows could be single hung type rather double hung than as long as they match the original in size and pane geometry (six over six pane). Wood clad windows may also be acceptable. Windows and window installation details including head, sill jamb and flashing details should be reviewed and approved in advance of ordering and installation. With regard to doors, the existing doors are not original. Early versions of the front door show a screen door, likely in front of wood door with a glass light. In that this door is to be replaced, we recommend a door with a glass upper light similar to the original.

Roofing of the historic (1929) building:

The structural engineer recommends installation of a new roof. In that the roof is to be replaced, we recommend installing a new 5-v crimp metal roof to match the appearance of the original historic roofing as depicted in the attached historic images (dating from 1929 and 1930). The gage of new roof should be determined based upon code requirements. Additionally, the roof should be properly flashed and alternative types of roof/ attic insulation considered. We suggest that details be prepared by an architect in advance of permitting and installation, particularly with respect to the edge of the roof, with a drip edge along the top of the rafter tails, while still leaving the rafter tails exposed along the sides of the historic building. Any new rafter tails replacing damaged or missing ones should match the existing.

Insulation:

In coordination with a building envelope specialist we recommend that options for roof/ attic insulation be explored, including consideration of the possible use of rigid insulation between the repaired existing roof deck and the new roof. Blown in insulation is not recommended. Careful

attention should be given to vapor barriers and any new insulation in the walls and with regard to the existing wood frame floor and wall systems.

Stair:

The structural engineer recommends removal of the existing wood stair. In addition to being deteriorated, this stair is not original to the building, and is not stylistically appropriate to the historic building. The existing stair should be replaced with a new stair that not only meets current building code requirements, but one that is also consistent with the historical architectural character of the building. We recommended that this element be designed by the architect in such a manner as to be appropriate to the historic site.

Proposed new sidewalk:

If the existing sidewalk is to be removed per the structural engineer's recommendations – and a proposed new sidewalk constructed level with the existing floor level of the historic building – careful attention should be paid to the intersection between the new sidewalk and the building. For instance, in order to protect the long-term integrity of the wood siding along the edge of the proposed new sidewalk, the siding should be protected, with consideration given to flashing between the wooden building and the new concrete sidewalk. In addition there should be appropriate thresholds at each of the doorways. The proposed remedial work in this area should be properly detailed in architectural drawings in advance of permitting and construction.

Interior finishes

- Walls
  The existing wall finish in the concrete block portion of the building is painted block, while the interior finish of the wood frame portion of the building is painted drywall. The MBV Engineering report recommends removal of the drywall on the south and east walls of the wood frame portion of the building; investigation as to the condition of existing wall framing; and replacement of the wall finish with new drywall. During the investigation of the wall framing, we recommend determining if there is any evidence of an original or earlier wall finish, such as plaster or bead board. While replacement of the existing finish with drywall is acceptable, should there be evidence of earlier finish, such as bead board, use of this material should be considered.

- Flooring
  Existing finished flooring in both the wood frame and the concrete block addition is wood. The MBV Engineering report recommends

replacing the existing wood sheathing (subfloor) in specified areas of the wood frame building. In the locations where sheathing removal is to occur, the replacement finished flooring should be either salvaged wood flooring from these areas, or new wood flooring to match the existing.

- Ceiling
  The existing ceilings, which are not historic, include acoustical tile in the concrete block addition – and 2x4 lay-in type in the historic wood frame portion of the building. We recommend removing the 2x4 lay-in type ceiling where it exists, examining the condition of the ceiling above (if any) or examining the wood framing, if there is no ceiling above the 2x4 lay-in dropped ceiling in order to determine if there is evidence of an original ceiling type in the historic wood portion of the building. There are a few likely alternative ceiling finishes original to the building, such as plaster, bead board or tongue-and-groove wood. In the historic portion of the building, the choice of new ceiling finish should be responsive the findings as to any historic finishes in evidence. Smooth-finished painted drywall is an acceptable replacement to plaster.

Additional comments and suggestions - Restoration

Several changes have been made to the Roseland Community Building over time including the removal of the original bracketed awning over the front entry, as well as removal of the two window boxes originally located beneath each of the windows on the front façade. Additionally, as seen in the c. 1930 photograph above, there was a decorative wood scroll at the peak of the roof at the top of gable on the front façade. These simple architectural features could be replicated based on the available historic photographic documentation. In order to more authentically restore the character of this historic building, we suggest reconstructing each of these elements.

Appendix A

Florida Master Site File for Roseland Women's Club

Division of Historical Resources
Florida Department of State

1989

RECORD NUMBER: 226
Page 1 **HISTORICAL STRUCTURE FORM** **Site 8IR 0341**
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME: Roseland Community Building
HISTORIC CONTEXTS: Boomtimes
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Indian River **OWNERSHIP TYPE:** Private, Individual
PROJECT NAME: Survey of Indian River County: S+P **DHR NO.** 1893
LOCATION:
ADDRESS: 12973 Bay Street
CITY: Roseland
VICINITY OF/ROUTE TO: See attached maps

SUB: Berry's **BLOCK** 00 **LOT** 33
PLAT OR OTHER MAP: Indian River County Property Appraiser maps
TOWNSHIP: 30S **RANGE:** 38E **SECTION:** 35 **1/4:** **1/4-1/4:**
IRREGULAR SEC? X **y** **n** **LAND GRANT:** Fleming
USGS 7.5 MAP: Sebastian, Fla 1949 PR 1970
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1925 **RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Civic
PRESENT USE (S): Civic

DESCRIPTION
STYLE: Frame Vernacular
PLAN: EXTERIOR: Irregular
PLAN: INTERIOR:
NO. STORIES: 1 **OUTBLDGS:** 0 **PORCHES:** 0 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Wood, balloon frame
EXTERIOR FABRIC(S): Wood, drop siding
FOUNDATION: TYPE: Piers
MATERIALS: Concrete block
INFILL:
PORCHES:
ROOF: TYPE: Gable
SURFACING: Composition shingle
SECONDARY STRUCS: Flat extension, overhang
CHIMNEY: NO.: 0
MATERIALS:
LOCATIONS:
WINDOWS: DHS, 6/6

EXTERIOR ORNAMENT:
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See continuation sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? **y** X **n**
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture, Recreation, Government

ELIGIBLE FOR NAT. REGISTER?	**y**	X **n**	**likely, need info**		**insf info**
SIGNIF. AS PART OF DISTRICT?	**y**	X **n**	**likely, need info**		**insf info**
SIGNIFICANT AT LOCAL LEVEL?	**y**	**n**	**likely, need info**	X	**insf info**

SUMMARY OF SIGNIFICANCE

* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES ____ _NO ____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES ____ _NO ____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES ____ _NO ____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *

RECORDER INFORMATION: **NAME:** Stephen Olausen
DATE: 03/15/89 **AFFILIATION:** Historic Property Associates, Inc

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, PO Box 1002 St Augustine, Fl 32085
NEGATIVE NUMBERS: Roll 8 Fr 12

PHOTOGRAPH M A P

See Attachments

IR2341

Statement of Significance:

This one-story wood Frame Vernacular residential building is located at 12973 Bay Street. Notable architectural features include its gable roof, drop siding exterior wall fabric, and 6/6 double hung sash windows. Alterations to the building include a flat extension.

Frame Vernacular is defined as the common wood frame construction techniques of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. With the coming of the American Industrial Revolution mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans, and house 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.

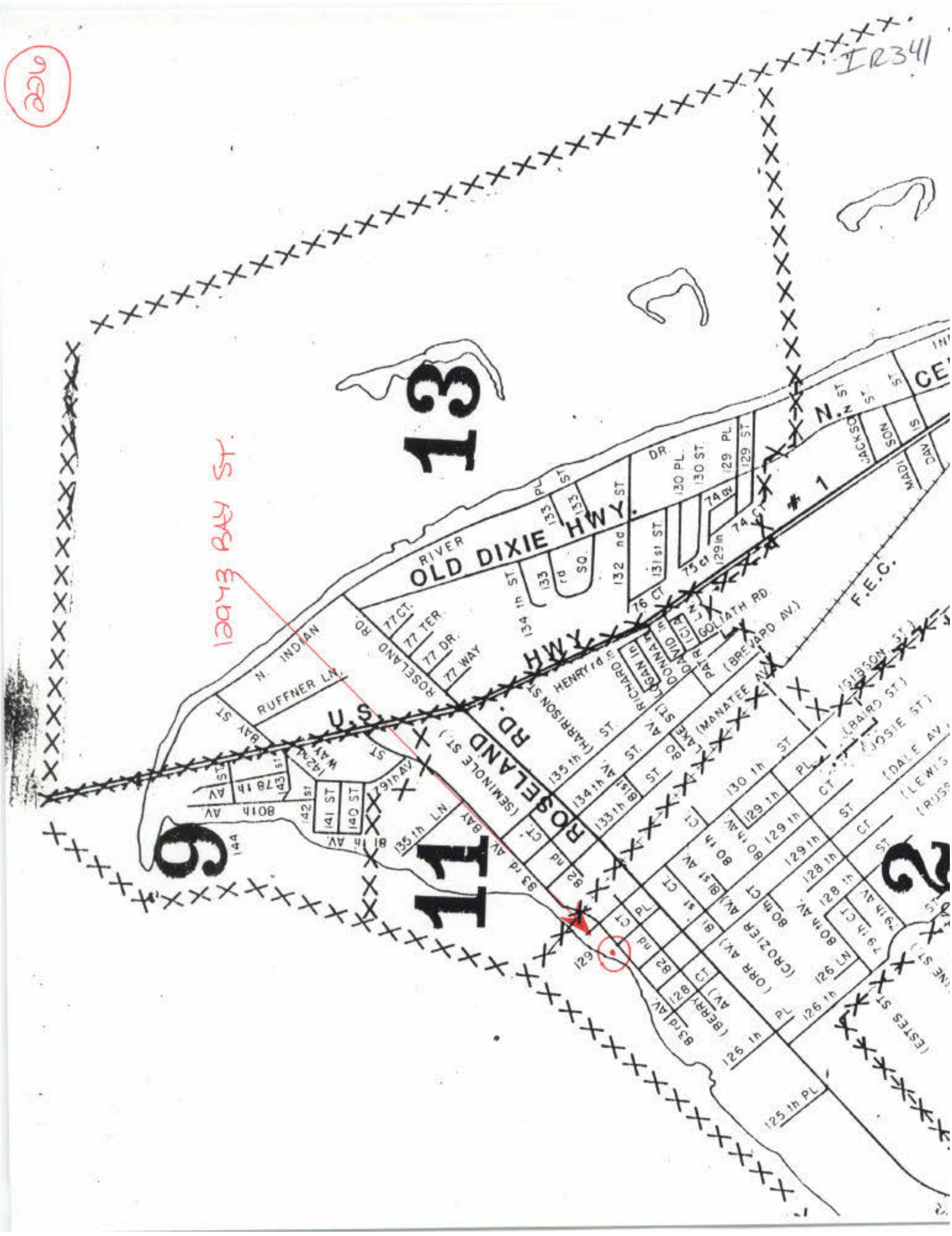
Frame Vernacular is the most common architectural style found in Florida. Frame Vernacular houses pre-dating 1920 are generally two stories in height, with a balloon frame structural system constructed of pine, and a brick pier foundation. They have regular plans, usually rectangular, but often L-shaped plans were used to maximize cross-ventilation. The interior spaces contain two rooms (hall and parlor), two or four rooms divided by a central hall, or two rooms with a stairway on the side. They have gable or hip roofs with pitches steep enough to accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were originally used to cover the roofs, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade of Frame Vernacular residences is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature of the style. They include one and two-story end porches or verandas. Fenestration is regular, but not always symmetrical. Windows are double-hung sash with multi-pane glazing and doors contain recessed wood panels. Decoration is sparse. It is generally limited to ornamental woodwork including a variety of patterned shingles and trusswork in the gables, turned balustrades and porch columns, and eave and porch brackets.

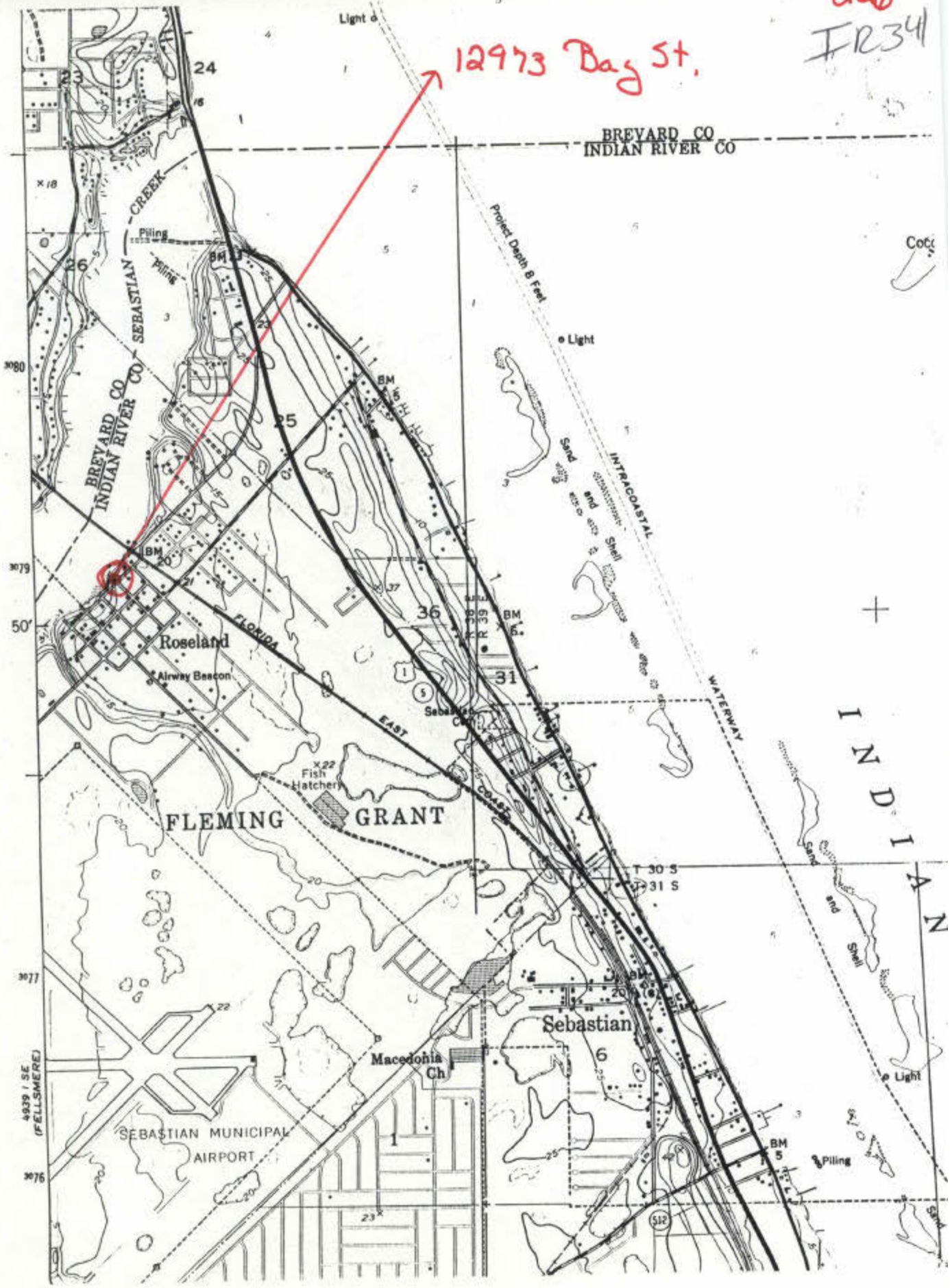
This building is located in the A.A. Berry (c. 1915) subdivision of the unincorporated community of Roseland.

IR2341

Architectural evidence based on comparisons with buildings of similar size and design indicates that the building was constructed circa 1925. Roseland is located immediately north of the City of Sebastian, and is bordered on the north by the Sebastian River. The community is in a small part of the 20,000-acre Fleming Grant, which was conveyed to George Fleming by Spanish Governor Coppinger in 1816. Subsequently, in 1883, the entire grant was purchased by Charles Downing, who subdivided and sold portions of his property. In 1889, the Town of Wauregan was platted, but the community failed to develop. Eventually, two subdivisions were created from this original plat. In April 1902, J.O. Fries replatted a portion of the Wauregan subdivision east of the FEC tracks, renamed the streets, and called the community Roseland. Later, in 1911, the Florida Developing Company of Clarinda, Iowa, replatted a portion of Wauregan west of the FEC tracks, and called it the Townsite of Roseland, renaming streets and creating school, park, and church sections. A small community near the Sebastian River, the population there totaled eighty-three in 1930, which by 1940, had increased to 125.

Located on the southeast coast of Florida, Indian River County was carved out of St. Lucie County in 1925. In the 1880s, as railroads and steamboats opened Central Florida to development, the first permanent white settlers moved into the region. Post offices were located at Sebastian (1882), Roseland (1892), and Oslo (1898). In 1894, the Florida East Coast Railway laid its tracks through the area, facilitating transportation and shipping of people and products. The railroad spurred development in the county. Early plats of the area included Wauregan (1889), Roseland (1903), and Gifford (1904). By 1900, citrus and pineapple were important industries there. Development in the area was slow primarily because a significant portion of the county was comprised of marshlands. Frequent heavy rainfalls caused the headwaters of the St. Johns River to back up over the marshes and wetlands flooding citrus groves and buildings. Drainage projects undertaken by the Fellsmere and Indian River farm companies in the early twentieth century reclaimed large areas of land for crop production and made more land available for development. During the Florida Land Boom, special demands were placed on the local government to manage increasing resources and development, resulting in the creation of the county. In 1910, the population of the county totaled approximately 1,000. Between 1910 and 1920 the communities of Sebastian, Vero, and Fellsmere became incorporated. By 1930, nearly 7,000 people resided in the county. Buildings in the unincorporated areas which date to over fifty years old reflect the historical and architectural heritage of Indian River County.


226
IR341
13943 BAY ST.
13
11
9
2
OLD DIXIE HWY.
U.S. HWY. # 1
ROSELAND RD.
RIVER
N. INDIAN
RUFFNER LN.
F.E.C.
JACKSON ST.
GOLIATH RD
HENRY rd.
(HARRISON) ST.
(SEMINOLE ST.)
(MANATEE AV.)
(BREVARD AV.)
(CROZIER AV.)
(ORR AV.)
(BERRY AV.)
ESTES ST.
125 th PL.


226
IR34
12973 Bay St.
BREVARD CO
INDIAN RIVER CO
SEBASTIAN CREEK
Project Depth 8 Feet
INTRACOASTAL WATERWAY
Roseland
Airway Beacon
FLORIDA EAST COAST
Fish Hatchery
FLEMING GRANT
Sebastian
Macedonia Ch
SEBASTIAN MUNICIPAL AIRPORT
INDIAN
Piling
Light
BM
Sand and Shell
T 30 S
T 31 S
R 39 E
4939 I SE (FELLSMERE)

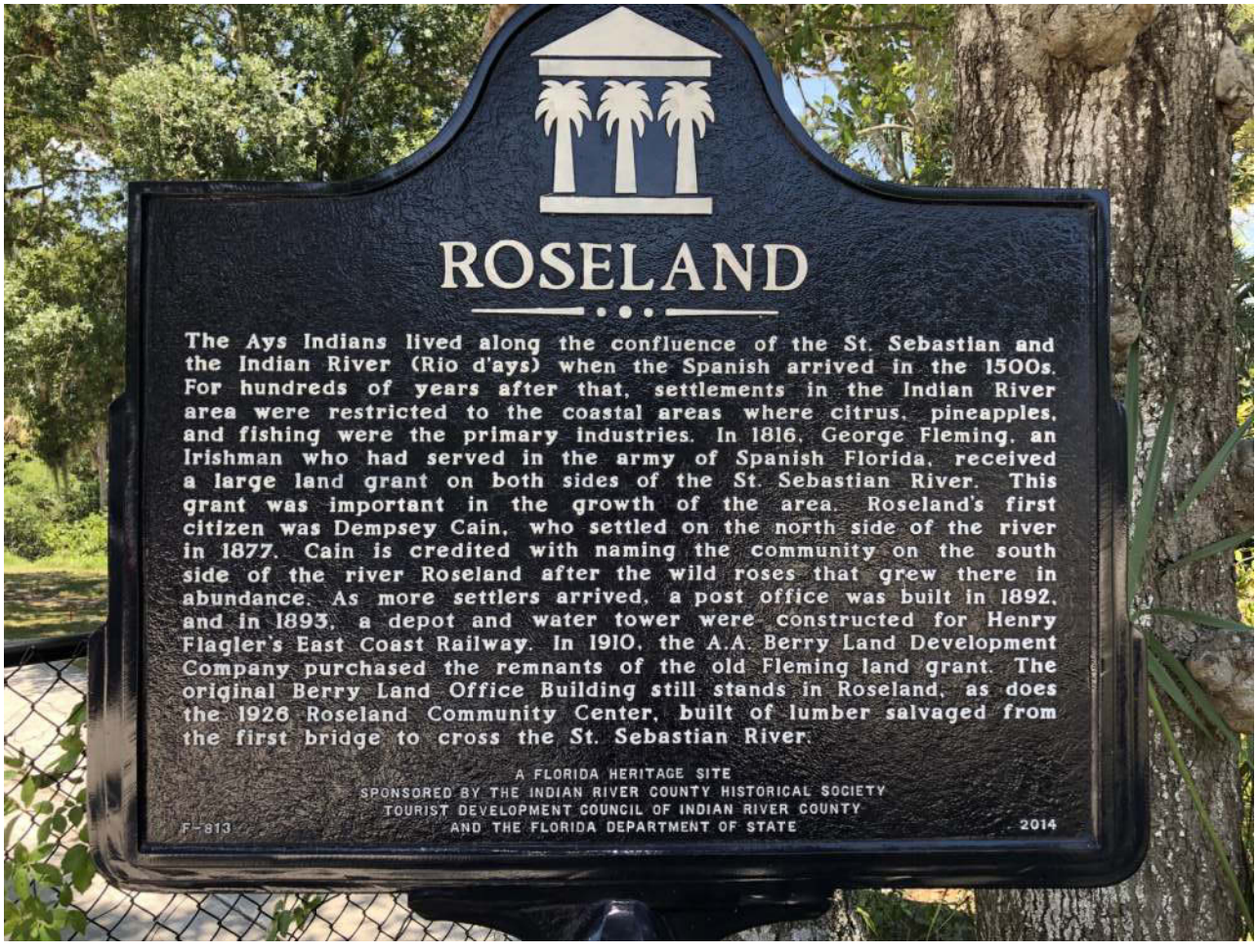

ROSELAND
COMMUNITY BUILDING

Appendix B

Current Photographs of the Roseland Community Building

July through August 2019


ROSELAND
COMMUNITY
12973


ROSELAND
The Ays Indians lived along the confluence of the St. Sebastian and the Indian River (Rio d'ays) when the Spanish arrived in the 1500s. For hundreds of years after that, settlements in the Indian River area were restricted to the coastal areas where citrus, pineapples, and fishing were the primary industries. In 1816, George Fleming, an Irishman who had served in the army of Spanish Florida, received a large land grant on both sides of the St. Sebastian River. This grant was important in the growth of the area. Roseland's first citizen was Dempsey Cain, who settled on the north side of the river in 1877. Cain is credited with naming the community on the south side of the river Roseland after the wild roses that grew there in abundance. As more settlers arrived, a post office was built in 1892, and in 1893, a depot and water tower were constructed for Henry Flagler's East Coast Railway. In 1910, the A.A. Berry Land Development Company purchased the remnants of the old Fleming land grant. The original Berry Land Office Building still stands in Roseland, as does the 1926 Roseland Community Center, built of lumber salvaged from the first bridge to cross the St. Sebastian River.
A FLORIDA HERITAGE SITE
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TOURIST DEVELOPMENT COUNCIL OF INDIAN RIVER COUNTY
AND THE FLORIDA DEPARTMENT OF STATE
F-813
2014