



1196

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT

other names/site number Osceola Park Home Sites Addition to Vero

2. Location

street & number Bounded by 20th St., 20th Ave., 18th St., & 23rd Ave. N/A  not for publication

city or town Vero Beach N/A  vicinity

state FLORIDA code FL county Indian River code 061 zip code 32960

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Barbara C. Mattick / DSHPO 11-29-2012  
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
  - See continuation sheet
- determined eligible for the National Register
  - See continuation sheet.
- determined not eligible for the National Register
  - See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper:

\_\_\_\_\_  
Date of Action

Edson H. Beall 1-23-13

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 89           | 25              | buildings  |
| 0            | 0               | sites      |
| 0            | 0               | structures |
| 0            | 0               | objects    |
| 89           | 25              | total      |

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_

DOMESTIC/Multiple Dwelling \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_

DOMESTIC/Multiple Dwelling \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification

(Enter categories from instructions)

WOOD FRAME VERNACULAR \_\_\_\_\_

MASONRY VERNACULAR \_\_\_\_\_

LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival \_\_\_\_\_

Materials

(Enter categories from instructions)

foundation Concrete Pier \_\_\_\_\_

walls Wood \_\_\_\_\_

Concrete \_\_\_\_\_

roof Asphalt Shingle \_\_\_\_\_

other \_\_\_\_\_

\_\_\_\_\_

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

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**ARCHITECTURAL CLASSIFICATION**

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival  
LATE 19TH AND 20TH CENTURY REVIVALS/Mission Revival  
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman  
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Minimal Traditional  
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Ranch

**SUMMARY**

The Osceola Park Historic Residential District is part of a residential neighborhood located a few blocks west of the downtown Vero Beach commercial center. The approximately 40-acre district contains the largest concentration of intact early 20th century residential buildings within the city limits. The period of significance extends from c.1915 to 1958, which can be broken down into separate periods of development defined in part by their architectural styles: 1915-1919, 1920-1929, and 1930-1939, 1940-1948, 1950-1958. Each period represents the establishment of variations in architectural style and treatment based on trends in architectural taste and economic conditions. There is also the Carrie Clark Cottage, constructed c.1902, at 1901 23rd Avenue. The house is the only surviving building erected in the neighborhood before the official development of Osceola Park. The district encompasses most of the historic Osceola Park Home Sites subdivision and a portion of the Little Acre Farms Subdivision, both of which were platted by the Indian River Farms Company who founded the Town of Vero in 1913. There are 114 buildings within the district boundaries, 89 of which (78 percent) contribute to the historic character of the district and 25 buildings are considered noncontributing resources. In addition to single family dwellings, the district contains duplexes, multi-family dwellings. The majority of the contributing buildings are small one- and two-story residences that represent a variety of historic architectural styles that include Frame Vernacular, Masonry Vernacular, Bungalow, Mission Revival, Minimal Traditional and Ranch. The contributing buildings are mainly in good condition and largely retain their original character.

**SETTING**

The city of Vero Beach is located on the east coast of Florida in Indian River County and has a population of 18,160.<sup>1</sup> The city is the largest incorporated municipality in the county and serves as the county seat.<sup>2</sup> Located between the communities of Sebastian and Oslo, the Vero Beach mainland and barrier island are popular tourist destinations. The district is located on the mainland, immediately west of the Florida East Coast Railway line and is characterized by one- and two-story commercial, residential and mixed-use building forms in a variety of historic and modern architectural styles. Much of the core commercial area is located along 14th Avenue (Main Street) and State Road 60 (Osceola Boulevard), which bisects the downtown. In recent decades, commercial,

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<sup>1</sup> Vero Beach, Florida, [www.covb.org](http://www.covb.org).

<sup>2</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

institutional and multifamily uses have expanded westward from 14th Avenue, encroaching on the adjacent historic downtown residential neighborhoods. The Osceola Park Historic Residential District is located on the west side of the 20th Avenue canal (Photo 1) and within walking distance of the downtown commercial area.

The topography of the district is flat and the streets are laid out in a traditional grid pattern, with most residential lots measuring 100 by 150 feet. Original concrete curbs, sidewalks and driveways are streetscape features that contribute to the historic appearance of the district (Photos 2-3). The district is bounded by 20th Avenue on the east, 20th Street (State Road 60) on the north, the rear property lines of the houses located along the west side of 23rd Avenue, and the houses located on the south side of 18th Avenue, all of which are found in the Little Acre Farms subdivision. The landscape throughout the district consists of mature plants and trees, both native and non-native. Early residents planted royal palms, royal poincianas and banyan trees that today tower over parts of the district (Photo 4). A number of oaks and pine trees that were in existence prior to the development of Osceola Park can also be seen scattered throughout the neighborhood.

**DESCRIPTION**

The district is characterized primarily by early 20th century, one- and two-story, wood-frame, dwellings. The majority of these houses are Frame Vernacular and Mission Revival style buildings. Only five of the residences constructed between 1915 and 1930 are characterized as bungalows. There are nine houses described as Minimal Traditional constructed between 1937 and 1941. The Masonry Vernacular style accounts for only eight houses, constructed over the whole period of significance. There are 12 Ranch style residences that were constructed between 1943 and 1958, most of them erected from the mid-1940s to the late 1950s. There are only four buildings constructed for commercial purposes. These Contemporary style buildings constructed between 1956 and 1958 are categorized as noncontributing because they do not contribute to the visual character of the historic district.

**ARCHITECTURAL STYLES**

Frame Vernacular

There are 19 contributing Frame Vernacular houses in the historic district, which were built between 1915 and 1948. The majority of these were constructed in the 1920s. Frame Vernacular is a common method of construction that has a distinctive character influenced by the local climate, culture, builder's experience and the availability of building materials at the time of construction. The term typically refers to a building tradition rather than a particular style. Frame Vernacular residences constitute the majority of buildings in the Osceola Park Historic Residential District. There are one- and two-story examples, built of simple wood frame balloon construction with rectangular, L-shaped or I-shaped plans with overhanging eaves and a front porch. These buildings were usually built above ground on brick or concrete piers. Early buildings were typically clad with clapboard siding. After 1930, drop siding was more prevalent. Windows were predominately double-hung 1/1-

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

light and 2/2-light wood sash configurations. Asphalt shingles and metal 5-v crimp sheets are typical roof coverings. Other identifying features characterizing this style include exposed rafter tails, gable end vents and simple porch railings.

**Richey's Mansion, 2115 18th Street (IR00481)**

Two Frame Vernacular houses in the historic district date from 1915. One of these, known as "Richey's Mansion" (Photo 5), is located at 2115 18th Street. It is a two-story, hip roof, Frame Vernacular dwelling that was converted into apartments c.1945. Originally built as a one-story dwelling in 1915, the house was enlarged to two stories c.1920, which provided upstairs corner bedrooms for the Richey sons.<sup>3</sup> The house is located on a heavily wooded lot close to the street on the south side of 18th Street and west of 20th Court. The main facade faces north. It has a rectangular ground plan and rests on concrete piers. The exterior walls are a combination of clapboard and drop siding. The fenestration consists of original wood 12-light casement windows and 1/1-light and 3/1-light double-hung wood sash windows. Jalousie windows enclose the side elevations of the first story porch. The building has both hip main and secondary roofs with wide overhanging eaves and asphalt shingle roof covering. A brick chimney is located on the east exterior eaves wall. There is a second-story porch located at the rear of the house that is enclosed partially with screens and jalousie windows. A hip roof canopy surfaced with asphalt shingles is found over the main entrance and features scroll brackets. The original one acre parcel has been subdivided since it was platted in 1915. The 1929 Sanborn map indicates there were originally four buildings on the parcel: two one-story dwellings, a chicken coop, and a two-story dwelling. The property was owned and built by James S. and Stella Richey. The Richey's were an early pioneer family from Indiana who arrived in Vero from Colorado in 1912.<sup>4</sup>

**1838 22nd Avenue (IR00463)**

The building located at 1838 22nd Avenue, also built in 1915 (Photo 6), is a one-story, gable roof residence. The residence has a rectangular ground plan and is supported on a concrete pier foundation. The exterior walls are clad with wood drop siding. The fenestration consists primarily of wood 6/1-light double-hung wood sash windows. The gable roof features overhanging eaves, exposed rafter tails and triangular knee braces. Rectangular wood louver vents are located in the gable ends. The roof covering is asphalt shingle. A brick exterior chimney is located on the north eaves wall.

The main facade faces 22nd Avenue (formerly Tallahassee Avenue). It features a half-width gable roof porch that extends from the main building. The porch has a side entry and is enclosed with solid wall material and screened openings. A one-story, Frame Vernacular accessory building is located behind the main house on the back of the lot. It has a gable roof and features drop siding. It has a one-story gable porch that rests on grade and

<sup>3</sup> Lockwood 1976, 74.

<sup>4</sup> The Richey Garden 1920.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 4

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

is supported by plain wooden posts. The main entrance has a glass and wood single-leaf door, next to which is a large single-pane picture window. The south elevation exhibits a shed roof storage room.

**Otis V. Gammon Cottage, 1836 21st Avenue (IR01333)**

The Otis V. Gammon Cottage located at 1836 21st Avenue (Photo 7) is a one-story dwelling. Built c.1919, it was among the first homes built in Osceola Park Homesites Addition to Vero. This residence has a rectangular ground plan and is supported by a concrete pier foundation. The exterior walls are wood frame with replacement hardi-plank siding. Original clapboard siding is still located on the main facade inside the porch. The fenestration consists of original 1/1-light double-hung wood sash windows and replacement metal sash windows. The main hip roof features a wide eaves overhang, exposed rafter tails and an asphalt shingle roof covering. A brick exterior chimney painted white is located on the north wall. A flight of concrete steps flanked by sidewalls leads to the screen door that provides entrance to a screened porch that occupies about half of the main facade. A concrete walkway leads from the steps to the sidewalk, and a series of concrete flagstones that connects the walkway with a driveway is located on the north elevation.

The building appears on all Sanborn maps, indicating it was built prior to 1923. A photo of the house also appears in the Vero Press in 1919. It was built for Otis V. Gammon and his wife Jessie. A two-story wood-frame building was located at the back of the property, as indicated on the 1929 Sanborn maps and subsequent Sanborn maps. Aerials maps from the property appraiser show this secondary building is no longer found on the property. At the rear of the property is a one-story combination 2-car garage and residence constructed in 1964.

**James S. Richey House, 2125 18th Street (IR00482)**

The residence at 2125 18th Street (Photo 8) is a one-story, hip and gable roof dwelling. Built in 1925 by the James S. Richey family, the house is located close to the street on the south side of 18th Street and west of 20th Court. It has a rectangular ground plan and is supported on concrete piers. The exterior walls are clad in clapboard. The fenestration consists of 1/1-light single-hung metal sash windows. The building has a front-facing gable roof that intersects with the main hip roof. The roof features exposed rafter tails and brown asphalt shingle roof covering. A stucco covered exterior brick chimney is located on the west wall. The main entrance has a wood panel door found above a low concrete stoop. The residence appears in the 1929 edition of the Sanborn maps. The building was built and owned by James S. Richey. The two-story house located at 2115 18th Street was their main residence. According to a Vero Press article from 1926, this was the fourth structure built in the area by James S. Richey, who lived next door in "Richey's Mansion." Richey leased the five-room residence as soon as it was built.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 5

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

**MacConnell Cottage 1927 21st Avenue (IR01338)**

The MacConnell Cottage at 1927 21st Avenue (Photo 9) is a 1½ story, intersecting-gable roof dwelling. Built in 1928, it is located on the west side of 21st Avenue (formerly Vero Beach Avenue). This residence has an irregular ground plan and is supported on a concrete pier foundation. Vinyl siding has been installed over the original clapboard. The fenestration consists primarily of original 1/1-light double-hung wood sash windows. Aluminum Bahama shutters are located over most windows. The main intersecting-gable roof features overhanging eaves and the roof covering is 5-v metal crimp sheeting. A brick interior chimney is located near the roof ridge in the south facing gable. A two-bay flat roofed carport is found on the south side of the building.

A concrete walkway leads to a wood and glass entry door covered by a screened door found at the top of a set of concrete steps. The main entrance is sheltered by a shallow hip roof extension of the base of the front gable roof. The center of the main gable roof is occupied by a shed roof dormer. Both of these elements feature 5-v crimp roof surfacing. There is a gable roof porch located on the south elevation that is enclosed with solid frame wall and jalousie windows. The property occupies nearly two lots in Osceola Park. Vegetation dominates the southern portion of the property, which features a variety of plants and trees.

This building appears on the Sanborn maps updated in the 1940s and 1960s. It was built by the MacConnell family who were early Vero settlers. Alan MacConnell was appointed Vero's City Clerk in 1933 by Mayor Alex MacWilliam. He studied accounting at New York University and came to Florida as a field auditor for the San Sebastian Corporation. His son, Charlie MacConnell, was born in Vero in 1931, and still owns and lives in the family home.

**Stanley Buss House, 1845 23rd Avenue (IR00455)**

The residence at 1845 23rd Avenue, built in 1939, is a one-story, intersecting gable roof Frame Vernacular style dwelling (Photo 10). It is located on the west side of 23rd Avenue. This building has an irregular ground plan and rests on a concrete pier foundation. The exterior walls are clad with asbestos shingle siding. The fenestration consists primarily of original 6/1-light double-hung wood sash windows with striped canvas awnings. There is an arched 6-light window in the front-facing gable above, which is a jig-sawn verge board. The gable roof has narrow eaves, and a metal 5-v crimp roof covering. There is an interior brick chimney located on the roof ridge.

The main facade features a one-bay entry porch. A shed roof aluminum canopy is located above the front stoop. The front entry has a wood paneled door that is accessed by a flight of concrete steps at the end of a walkway and driveway surfaced with concrete pavers. There is a one-story side-gable roof garage building at the back of the lot. This building appears on the Sanborn maps updated in the 1940s and 1960s. A photograph of the house was

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 6

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

featured in the Vero Press Journal in 1940.<sup>5</sup> The caption indicates the home was built for Mr. and Mrs. Stanley Buss by general contractors L.M. Newman & F.G. Fletcher.

**Bungalow**

There are only five houses in the historic district categorized as bungalows, the earliest of which was constructed in 1915. The others date from 1925 and 1930. The Bungalow style originated in England with the Arts and Crafts movement and was fashionable throughout the United States during the early 1900s. Supporters valued simplicity, artistry and natural building materials in response to a world that had become increasingly industrialized. As the style gained popularity in the United States, house plans became available for purchase in pattern books. Prefabricated models were sold through catalogs, like Sears Kit and Aladdin Homes, and then shipped to homeowners. In 1914 and 1915, the Indian River Farms Company advertised Craftsman/Bungalow house plans for sale in their publication, The Indian River Farmer. The Bungalow Craft Company of Los Angeles, California, designed the drawings that were featured in the newsletter. Plans and specifications could be purchased from the Indian River Farms Company directly for \$10.00.<sup>6</sup> In Osceola Park, bungalows have simple detailing and are one-story in height. Typical details include front porches supported by tapered columns, knee braces, decorative wood shingles in the gable ends, dormers, exposed rafter tails and wide eaves overhangs.

**William H. Mills House, 1905 20th Avenue (IR00498)**

The William H. Mills house located at 1905 20th Avenue (Photo 11) was built c. 1915 on the northwest corner of 19th Street and 20th Avenue. It appears in an early 1900s Indian River Farms Company promotional postcard advertisement (Photo 12) with the following caption: "The first house in Osceola Park Addition to Vero; the new home of Wm H. Mills of Maitland, Missouri."<sup>7</sup> The residence appears on all of the Sanborn maps starting with 1923. The house was built as a winter cottage for William H. and Mary A. Mills, who came to Vero in the early 1900s from Maitland, Missouri. Their daughter, Wilma Mills, inherited the home in the early 1930s and worked locally as a music teacher.

This one-story bungalow features a hip roof and rests on a concrete pier foundation. The exterior siding is clapboard. The fenestration consists primarily of original, 6/1-light double-hung wood sash windows. The two open porches originally integrated under the main hip roof have been enclosed with metal 6/1-light single-hung windows. On the primary facade, a picture window installed c.1950 replaced the center three of the five 12-light wood casement windows. The main hip roof features a hip dormer. The roof has overhanging eaves, exposed rafter tails and a 5-v metal roof covering. The main entrance to the house is found on the north elevation. It is a wood and glass panel door accessed by a low concrete stoop consisting of three steps. The entrance is flanked by

<sup>5</sup> New Buildings in Vero Beach Area Spell Progress 1940.

<sup>6</sup> Indian River Farmer 1914.

<sup>7</sup> Indian River Geneological Society 2007.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 7

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

6/1-light double-hung wood sash windows, one on the east side of the door and two on the west side. There are no chimneys.

**2027 19th Street (IR00479)**

The residence located at 2027 19th Street is a c. 1920 one-story, gable roof dwelling (Photo 13). It is located on the south side of 19th Street and west of 20th Avenue. It has an L-shaped ground plan and is supported on concrete piers. The exterior walls are sheathed in asbestos siding over original clapboard. The fenestration consists primarily of original 9/1-light and 4/4-light wood double-hung wood sash windows. Most of these windows have their original wood frame screens. The gable roof features open eaves, triangular knee braces, an asphalt shingle roof covering, and rectangular louver vents in the gable ends. A brick chimney is located at the south exterior end. A gable roof enclosed porch with triangular knee braces extends north from the house. The porch is supported by wood columns and features 4/4-light double-hung windows. A solid knee with bead board siding is located underneath the porch windows. The front entry half-light door opens onto a set of wood steps and a concrete walkway that leads to the sidewalk.

**Leo Schlitt Cottage, 2035 19th Street (IR00478)**

The c. 1920 Leo Schlitt Cottage (Photo 14) at 2035 19th Street is a one-story bungalow with a side-gable roof. It is located on the south side of 19th Street and west of 20th Avenue. The house is supported on concrete piers united by wood lattice screens. The exterior walls are asbestos shingle siding over original wood clapboard. The fenestration consists primarily of original 2/2-light and 4/4-light double-hung wood sash windows. Most of these windows have their original wood frame screens. The side-gable roof features open eaves, exposed rafter tails and an asphalt shingle roof covering. There are rectangular louver vents in the gable ends. There are two brick chimneys. One is located at the east exterior gable end and the other is an interior chimney located at the center near the ridge of the roof. An entry porch is integrated under the main roof. The porch has been enclosed with 4/4-light double-hung wood sash windows and a solid frame wall with asbestos shingle cladding below. A 15-light wood door with a glazed transom above identifies the main entry into the house. It opens onto a concrete stoop and walkway that leads to a sidewalk. A wood picket fence encloses the front yard.

Leo Schlitt and his brother, John Schlitt, Sr., started Schlitt Brothers Painting in 1921 in Vero Beach, Florida. They worked together for forty years, until 1962. John's oldest son, Frank, took over the business in 1946 after returning from fighting in Europe during World War II.

**Mission Revival**

There are 18 Mission Revival style houses in the historic district, constructed between 1916 and 1929. It was the most popular style in the Osceola Park neighborhood, and the majority of them were constructed between 1924 and 1925 at the height of the Florida real estate boom of the 1920s. The Mission Revival style was inspired by

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 8

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

the original Spanish missions in the Southwestern United States and Latin America. In 1893, it was featured in the design of the California building at the World's Fair Columbia Exposition in Chicago. In 1915, buildings of this style were also exhibited at the Panama – California Exposition in San Diego, inspiring many of California's Mission Style residences. The style became popular in Florida during the 1920s Boom era for both residential and commercial buildings. It suited the sub-tropical climate and recalled Florida's Hispanic heritage. Buildings were typically one to two stories high, built in frame or masonry (concrete block or hollow clay tile). The curvilinear parapets distinguish this style from the Mediterranean Revival style, also popular during the 1920s. Additional features include low-pitched terra cotta barrel tile roofs, flat roof tile drains called canales, arched porch entrances, recessed windows, casement and double-hung, wood windows, and traditional stucco exteriors. The Mission style was widely used in Osceola Park and neighboring subdivisions during the 1920s.

**1833 23rd Street (IR00452)**

Two Mission style houses date from 1916. The one located at 1833 23rd Avenue (Photo 15) appears to be virtually unaltered. It is a one-story, flat roof, dwelling. It is situated close to the street on the west side of 23rd Avenue. This house has an L-shaped ground plan and is supported on a continuous concrete wall foundation. The exterior walls are covered with rough textured stucco over wood frame. The fenestration consists primarily of replacement 1/1-light, single-hung metal sash windows. Most of the windows have their original wood sills and casing that creates depth that was part of the original design. The main flat roof features a raised rectilinear and shaped parapet. Terra-cotta drainage pipes (canales) are located above the windows on all facades. There is a brick chimney with stucco cladding located on the south elevation. The main facade faces 23rd Avenue (formerly Deleon Avenue). A stucco arch identifies the main entry. The board and batten entry door features a small stain glass window. The door opens onto a set of masonry steps covered with tile. A brick walkway leads from the steps to the sidewalk.

**Barber House 1853 21st Avenue (IR00469)**

The Barber House, located at 1853 21st Avenue (Photo 16), is a two-story, flat roof, Mission style dwelling built c.1924. It is situated on the southwest corner of 19th Street and 21st Avenue. This masonry building has a rectangular ground plan that is supported on a continuous concrete wall foundation, which has rectangular openings for ventilation. The exterior walls are hollow clay tile clad with buff brick run in a Flemish bond. The fenestration consists primarily of replacement single-hung metal sash windows. The main roof is flat and features a raised shaped parapet. A gothic arch brick decorative motif is located on the main facade. Terra cotta canales, flush with the exterior walls, are located just below the roof line on all facades. There is a brick, exterior chimney located on the north elevation.

The main facade features a one-story, flat roof entrance porch that is enclosed with solid wall material and sash windows. The front entry door is located on the north side of the entry porch. It opens onto a concrete patio

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 9

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

enclosed by a masonry wall. A shed canopy roof supported by triangular wood brackets is located above the entrance. A concrete walkway leads from the patio east to the sidewalk.

A one-story, masonry, flat-roof accessory building is located behind the main house. The building has smooth stucco covered walls. A ribbon driveway with concrete infill leads from the street to the main facade of this building. Both buildings appear on the 1929 and subsequent Sanborn maps.

The Barber House was built for Merrill J. Barber and his family in 1924. Barber, a dentist, was born in Canada and moved with his family to Vero for his health in 1913 from Marshall, Missouri.<sup>8</sup> They originally settled northwest of the town of Vero and developed one of the first citrus groves in Indian River Farms. After selling this property, Barber and his family moved to their new home in Osceola Park. His son, Merrill P. Barber, became a successful businessman, served the City of Vero Beach as Mayor from 1947 to 1949 and was elected to the Florida Senate.<sup>9</sup>

**Troy Moody House 1856 23rd Avenue (IR00456)**

The Troy R. Moody residence, located at 1856 23rd Avenue, built c. 1925, is a two-story, flat roof, Mission style dwelling (Photo 17). It is located on the corner of 19th Street and 23rd Avenue and has a rectangular form supported on a continuous concrete block wall foundation. The exterior walls are surfaced with rough textured stucco over wood frame. The fenestration consists primarily of original 4/1-light and 3/1-light double-hung wood sash windows. The main flat roof has a raised rectilinear and shaped parapet.

It features the traditional arched "mission bell" motif on the main facade. Terra-cotta canales are located above the second story window line on all elevations. There is a brick chimney with stucco cladding located on the west side of the house. A flat roof porch with arched openings and screens extends from the north elevation. The main facade faces 23rd Avenue (formerly Deleon Avenue). It features a flat roof, wood frame porch supported by Tuscan columns. The front entry is flanked by fluted pilasters. The wood entry door opens onto a tile covered stoop. A one-story Mission style garage building is located west of the main house. The buildings on this property appear on the 1929 and subsequent Sanborn maps.

The house once belonged to Troy R. Moody, who was the Tax Collector for Indian River County from 1932 until 1969. Moody, a native Floridian, was born in Alachua, Florida, and moved to Vero Beach in 1925.<sup>10</sup> He managed the East Coast Title and Guaranty Company until 1927, then organized and operated the Indian River County Abstract Company until 1932. Like other early pioneers, Moody owned citrus groves and raised cattle

<sup>8</sup> Richards 1968, 379.

<sup>9</sup> Richards 1968.

<sup>10</sup> Richards 1968.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 10

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

on his ranch in western Indian River County. In 1923, he married Margaret Louise Poppell, whose father was a pioneer of John's Island.<sup>11</sup>

**King's Court Cottage 1844 22nd Avenue (IR00465)**

This King's Court Cottage, built c. 1925, located at 1844 22nd Avenue (Photo 18) is one of a group of similar houses. It is a one-story, flat roof, Mission style dwelling. It is situated on the east side of 22nd Avenue. This masonry residence has an irregular form and is supported on a continuous concrete wall foundation. The exterior walls are textured stucco over hollow clay tile. The fenestration consists primarily of 1/1-light double-hung wood sash windows with their original copper screens. Metal Bahama shutters are located above the windows. The main flat roof features a raised rectilinear and shaped parapet. Terra cotta canales are located above the windows on all facades. A brick exterior chimney with stucco cladding is located on the west facade.

The main facade faces north, fronting a driveway that runs perpendicular to 22nd Avenue (formerly King's Court). The front entry consists of a French door with a clamshell aluminum awning. A wood screen door is located on the exterior and opens onto a small concrete stoop.

This building appears on the 1929 and subsequent Sanborn maps. It is one of five Mission style bungalows that were built on this parcel by Fred E. King in 1925. King, who lived in a house just east of this lot, built the cottages facing a court that extended from 22nd Avenue to 21st Avenue. Edward Joy was hired as the masonry contractor for the cottages. King served as the second Mayor of Vero from 1921-1923 and was influential in establishing the Civic League of Osceola Park. The King cottages were popular rentals for early Vero residents.

**1831 21st Avenue (IR00472)**

The building located at 1831 21st Avenue (Photo 19) is a one-story, flat roof, Mission style dwelling built c. 1924. It is situated close to the street on the west side of 21st Avenue. The building has a square ground plan and rests on a concrete stem wall foundation. The exterior walls are wood frame clad with textured stucco. The fenestration consists primarily of replacement metal single-hung sash windows fitted with canvas awnings. The main roof is flat and features a raised shaped parapet. Terra-cotta canales are located above the windows on all elevations. There is a brick chimney clad with stucco cladding located on the north elevation.

A three-light wood and glass front entry door is found at the top of concrete stoop flanked by a decorative iron railing. A concrete walkway leads to the front sidewalk. The driveway leads from the street to a Mission style two-car garage with a raised parapet roof at the back of the property. This building retains a most of its historic integrity and contributes to the historic character of the Osceola Park Historic Residential District. This

<sup>11</sup> Richards 1968, 431.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 11 OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

Mission style dwelling appears on the 1929 and subsequent issues of the Sanborn maps. The Indian River County Property Appraiser's records indicate the building was built in 1924.

**Minimal Traditional**

The collapse of the 1920s Florida real estate boom and the beginning of the Great Depression brought to an end the rapid growth of Osceola Park and heralded a change in architectural taste that would persist for the next decade. The Minimal Traditional style emerged in the 1930s and was a dominant housing style in the years immediately before and after World War II. Many homes of this style represent the transition from traditional architecture to the modern era, which rejected historical precedent. Although based on traditional forms such as Colonial Revival, Minimal Traditional style homes had simple detailing and decoration and lacked the extensive exterior ornamentation of earlier styles. Minimal Traditional style houses were affordable to build and made by the economic standards of the period. Eight Minimal Traditional residences contribute to the significance of the Osceola Park Residential Historic District. These homes typically were small, one-story buildings that featured hip or front-facing gables, shallow porches or stoops, boxed eaves with little to no overhang, and brick chimneys. Exterior wall cladding was wide beveled, lapped, channel or asbestos shingle siding, and fenestration was wood, double-hung sash with 6/6, 6/1, 3/1, or 4/4-lights.

**1817 22nd Street (IR00460)**

The building located at 1817 22nd Avenue (Photo 20) is a one-story, hip roof, Minimal Traditional style dwelling built c.1933. It has a rectangular ground plan that is supported on a concrete block stem wall foundation. This wood frame structure has original wood clapboard siding. Fenestration consists primarily of original 1/1-light double-hung wood sash windows. The hip roof features overhanging eaves and a grey asphalt shingle roof covering. An interior brick chimney is located on the west side of the house. A flat roof carport extends from the north elevation. The original concrete ribbon driveway leads from the carport to the street.

The main facade faces 22nd Avenue (formerly known as Tallahassee Avenue). It features a shed roof porch integrated under the main hip roof that is enclosed with solid knee wall and jalousie windows. The front screen door opens onto a semicircular concrete step. A narrow concrete walkway leads from the front step to the sidewalk. This house retains most of its historic integrity

This building appears on the Sanborn maps updated in the 1940s and the 1960s. The parcel on which the house was built was owned by the Hammill family who lived next door. During the Depression, the parcel was subdivided and sold to another family who constructed this house.<sup>12</sup> Indian River County Property Appraiser's records indicate this building was built in 1933.

<sup>12</sup> Sue Schell, Interview with Billie Hammill, 2007.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 12

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

**Charles Jewett House, 1825 21st Avenue (IR00473)**

The property located at 1825 21st Avenue (Photo 21) is a one-story, intersecting-gable roof, Minimal Traditional style dwelling built c.1941. The house is situated close to the street on the west side of 21st Avenue. This wood frame residence has a irregular ground plan and is supported on a continuous concrete block foundation. The fenestration consists primarily of original 3/1-light double-hung windows. The main cross-gable roof features a front-facing gable with cornice returns. The roof is covered with asphalt shingles. There is a brick interior chimney located at the center of the house near the ridge of the roof. The main facade faces 21st Avenue. The front entry door is located on the north elevation of the front-facing gable. It opens onto a concrete stoop that leads to a concrete patio. A shed roof canopy supported by a wood post is located above the front entry wood door. The buildings on this property first appear on Sanborn maps updated in 1944 and subsequent maps. According to the former owner, the house was built for Charles Jewett, a former City Manager for the City of Vero Beach.

**1837 22nd Avenue (I00458)**

The building located at 1837 22nd Avenue (Photo 22) is a one-story, cross-gable roof, Minimal Traditional style dwelling built in 1942. This building is located on the west side of 22nd Avenue. It is a wood frame structure with an irregular form that is supported on a concrete stem wall foundation. There are rectangular openings in the foundation for ventilation. The exterior walls are clad with asbestos shingle siding. The fenestration consists primarily of wood 6/6-light double-hung wood sash windows flanked by decorative wooden board shutters. The cross-gable roof features close eaves, and a metal 5-v crimp roof covering. There are arched louvered vents in the gable ends. A brick exterior chimney is located on the north wall. The main facade faces 22nd Avenue (formerly Tallahassee Avenue). The main entry door is located on the south facade of the front facing gable. This house retains a most of its historic integrity.

**1843 22nd Avenue (IR00457)**

The building located at 1843 22nd Avenue (Photo 23) is a one-story, gable roof, Minimal Traditional style dwelling built in 1937. This building is located at the back of the lot on the west side of 22nd Avenue behind the residence at 1837 22nd Avenue. It is a wood frame residence with a rectangular form that is supported on a continuous concrete wall foundation. There are rectangular openings in the foundation for ventilation. The exterior walls are clad with asbestos shingle siding. The fenestration consists primarily of 6/6-light, double-hung wood sash windows flanked by decorative board shutters. The gable roof has close eaves, and a metal 5-v crimp roof covering. There are arched louvered vents in the gable ends. A brick exterior chimney is located on the north wall. The main facade faces east, fronting 22nd Avenue (formerly Tallahassee Avenue). The main entry door is located on the south elevation of the front facing gable.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 13

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

**Masonry Vernacular**

There are only six contributing Masonry Vernacular houses located in Osceola Park. They tend to be built of brick, hollow clay tile or concrete block, with a smooth stucco finish. Their form is compact and the basic plan shape is typically rectangular or square. The fenestration consists primarily of metal, double-hung and metal casement windows. Other characteristics include continuous masonry foundations with pierced openings to allow for ventilation and low-pitched roofs. Exterior decoration remains simple. All of these residences were built in the historic district between 1947 and 1956. Examples often feature metal casement windows, modernistic architectural details, such as decorative cast concrete medallions (attic vents), cantilever arch supports, perforated screen block walls, built-in planters, glass block and decorative cast concrete details.

**William Hammill House 1813 22nd Avenue (IR00461)**

The c. 1925 William Hammill House located at 1813 22nd Avenue on the west side of 22nd Avenue and (Photo 24) is the only contributing Masonry Vernacular residence in the historic district constructed before the 1940s. It is two-stories in height and has a side gable roof. It is located on the west side of 22nd Avenue and has a rectangular ground plan and is supported on a continuous concrete block wall foundation. There are rectangular vent openings in the foundation. The exterior concrete block walls have a smooth stucco finish. The fenestration consists primarily of original 1/1-light double-hung wood sash windows. Aluminum awnings are located over the second story windows on the main facade. The side gable roof features a shed dormer with two groups of three hopper windows. The roof covering is grey composition shingles. An exterior end brick chimney is located on the south elevation.

The main facade faces 22nd Avenue (formerly Tallahassee Avenue). It features a shed roof porch that has a raised foundation and is enclosed with solid wall material and screened openings. A concrete sidewalk leads from the front steps to the sidewalk.

This building appears on the 1929 and subsequent editions of the Sanborn maps. The home was built for William and Mary Hammill. They had four children (Bert, Earl, Billie and Ethel May). Billie Hammill, their daughter, still lives in the home. Indian River County Property Appraiser's records indicate this building was built in 1925. This date is consistent with the building's architectural features, design and materials of construction.

**1721 20th Avenue (IR01321)**

The residence at 1721 20th Avenue (Photo 25) built in 1947 is a one-story building with a side gable roof. The house is situated on the west side of 20th Avenue. This concrete block house has a rectangular ground plan and rests on a concrete stem wall foundation. The exterior walls are surfaced in smooth stucco. The fenestration consists primarily of replacement 1/1 metal single-hung sash windows flanked by wood shutters. The main side gable roof features close eaves and a composition shingle roof covering. Horizontal wood siding is located in

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 14

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

the gable ends between the roof eaves and the masonry walls. There is one exterior brick chimney located on the north elevation. The main facade features a single bay porch whose gable roof is supported by wood posts that feature jig-sawn brackets. The front entry screen door opens onto a raised concrete deck. A set of wood steps leads to the front yard. This dwelling is located in the Indian River Farms Subdivision, platted in 1917. Sanborn Company maps of Vero Beach were created in 1923 and 1929 and were updated periodically until 1962. This building first appears on the Sanborn maps updated in 1962. The Indian River County Property Appraiser's records indicate the building was built in 1947. This date is consistent with the building's architectural features, form and style.

**1717 20th Avenue (IR01320 )**

The single family residence at 1717 20th Avenue is a one-story hip roof dwelling (Photo 26) constructed c.1955. It is a concrete block building with a rectangular ground plan that rests on a continuous concrete block foundation. The exterior walls are surfaced with smooth stucco. The fenestration is original metal awning and glass jalousie windows. The roof is surfaced with asphalt shingles. On the main facade, the house features a screened porch enclosed with a Roman brick knee wall and coursed glazed terra-cotta faux stone covered piers at the outer corners of the porch. The entrance to the screen porch is found on its north elevation next to the attached one-vehicle garage. The residence is located in the Little Acre Farms Subdivision and appears on the Sanborn maps updated in the 1960's.

**Colonial Revival Style**

Colonial Revival was the dominant style for American residential architecture during the first half of the twentieth century. In Florida, however, 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 Colonial Revival, which also drew upon the Post-medieval English and Dutch Colonial architecture for references. The Colonial Revival 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. The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a copy of specific historical examples. 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 the Colonial Revival include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated doorway, 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.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 15

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

**Carrie Clark Cottage 1901 23rd Avenue (IR00491)**

One residence in the historic district predates the 1913 establishment of the Osceola Park Home Sites and Little Acre Farms subdivision. The sole example of a Colonial Revival style residence predates the period of significance in the Osceola Park Historic Residential District. The building located at 1901 23rd Avenue (Photo 27) is a two-story residence built c.1902 and renovated c.1940. The building is situated on the northwest corner of 19th Street and 23rd Avenue. The building has an irregular ground plan and is supported on a concrete block stem wall foundation. This wood frame building has asbestos shingle siding. The fenestration consists primarily of 1/1-light, 6/6-light and 9/9-light double-hung wood sash windows flanked by wood board shutters. The hip roof features an eaves overhang with closed eaves and a composition shingle roof covering. An enclosed hip roof porch extends from the south elevation.

The main facade faces east, fronting 23rd Avenue. It features a central single bay gable roof entry porch that is supported by square wood columns. The front entry wood panel door opens onto a masonry brick covered stoop. A brick walkway leads from the front steps to the sidewalk. The original ribbon driveway with brick infill is located to the north of the house. The yard features a variety of palm trees, ferns and foliage and a very large live oak tree.

The 1929 and subsequent Sanborn maps show the building's footprint. However, Sanborn maps and architectural evidence suggest that the house was built in different phases. In 1919, the house belonged to Miss Carrie Clark, one of Vero's early pioneers. In later years, the Streetman family lived in the house. They owned a tomato farm west of town in the 1960s.

**Ranch**

Developed on the west coast during the mid-1930s, the Ranch style dominated residential construction during the mid-twentieth century. Loosely based on Spanish Colonial architecture, the popularity of the Ranch house was directly related to the increasing dependence on the automobile following World War II. During this era, commercial districts expanded, resulting in higher land costs forcing new construction to the fringes of cities. Ranch style homes are generally asymmetrical, one-story in height and set parallel to the street. The most common roof form is generally a low-pitched hip; however, cross gabled and side-gabled forms were also popular. Although early examples featured wood, brick, or a combination of both as exterior cladding, by mid-century the concrete block was widely used and either covered with stucco or left exposed as an exterior surface. Ribbon windows, often featuring casement windows, and large picture windows were the most typical window forms. Additional features included widely overhanging eaves, decorative iron or wooden porch supports, decorative shutters, and partially enclosed courtyards or patios. In Vero Beach, the style was also popular for housing located in traditional neighborhoods within the City's urban center. Examples of early and Ranch style residences can be seen in Osceola Park and adjacent neighborhoods. Ranch homes replaced the bungalow for a more convenient open plan layout and for a more modern form of construction. In Osceola

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 16

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

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Park, the style was also adapted for the construction of multi-residential, homes for the aged and recovery and rehabilitation centers. Twelve contributing resources in the district represent the Ranch style.

**1935 20th Avenue (IR01327)**

The property located at 1935 20th Avenue (Photo 28) is a one story, intersecting-gable roof, early Ranch style dwelling built c. 1943. The house is situated on the west side of 20th Avenue. This wood frame building has an L-shaped form that is supported on a concrete stem wall foundation. The foundation has rectangular vent openings with a sunburst design. The exterior siding is asbestos shingle. Fenestration consists primarily of wood 2/2-light horizontal double-hung windows. There is a large fixed picture window on the main facade. The main intersecting-gable roof features a front-facing gable. The roof has an eaves overhang and a metal 5-v crimp roof covering. Rectangular wood vents are located in the gable ends. The main facade features a single bay, shed roof porch that is supported by wood posts. The wood front entry door opens onto a set of concrete steps. There are two additional entrances to the building on the main facade that are not original to the structure. The south entrance is located in the front-facing gable underneath a flat roof porch that extends southward and is supported by metal posts. This entrance consists of a half-light entry door that opens onto a concrete stoop. This building is a good example of Ranch style housing built in Vero Beach, retaining most of its historic significance. There is a one-story, gable roof, wood frame garage building located behind the main house. It features wood bevel siding and vertical siding with scalloped ends in the gable end.

**1926 23rd Avenue (IR01346)**

The residence located at 1926 23rd Avenue (Photo 29) constructed c. 1947, is a one-story, hip roof wood frame building that has a rectangular ground plan that is supported on a concrete stem wall foundation. The exterior frame walls are clad with asbestos shingle siding. The fenestration consists primarily of 1/1-light, metal, single-hung sash windows flanked by decorative wood blinds. The hip roof has overhanging eaves, and a composition shingle roof covering. The main facade fronts on 23rd Avenue (formerly known as DeLeon Avenue). It features a one-bay flat roof porch supported by fluted round columns that rest on the brick porch deck. The front entry is a wood panel door beside which is a panel of glass bricks. This Ranch style home is located in the Osceola Park Homesites Subdivision, platted in 1917. This building appears on the Sanborn maps updated in the 1960s. Indian River County Property Appraiser's records indicate this building was built in 1947. This date is consistent with the building's architectural features, design and materials of construction. The building is typical of many Ranch style houses constructed in the post-World War II era.

**1916 21st Avenue (IR01337)**

This Ranch style residence at 1916 21st Avenue (Photo 30), constructed in 1949, is a one-story, side gable roof building that has an irregular ground plan that rests on a continuous concrete block foundation. The exterior concrete block walls are surfaced with smooth stucco. The roof is surfaced with asphalt shingles. The main

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 17

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

facade has a front-facing gable roof pavilion that features a bow window. The main fenestration is 2/2-light metal frame sash windows. The house has a one-bay porch integrated into the main hip roof of the house, the eaves of which is supported by a single wood post that stands on the small concrete deck. The building is located in Homesites Subdivision.

**1902-1904 21st Avenue (IR01336)**

The building located at 1902-1904 21st Avenue (Photo 31) is a one-story, side-gable roof, Ranch style duplex. built circa 1954. It is situated on the northeast corner of 19th Street and 21st Avenue. This wood frame structure has a rectangular form and is supported on a concrete stem wall foundation. The exterior walls are wood frame clad with asbestos shingle. Fenestration consists of original wood awning windows and replacement sash windows. Aluminum canopies are located over most windows. The main side-gable roof features a wide eaves overhang and a composition shingle roof covering. There are no chimneys. The main facade of this dwelling faces east fronting 21st Avenue. It features large picture window openings and two entrances. The entry doors open onto concrete steps. Brick planters are located adjacent to the house on either side of the front entrances. The yard features several large oak trees that provide a substantial shade canopy. A very large pine tree dominates the corner of the property in the front yard. This building retains a majority of its original materials of construction and reflects a modern housing type and the type of development in this neighborhood after World War II.

**1826 21st Avenue (IR01332)**

This Ranch style single family dwelling at 1826 21st Avenue (Photo 32), constructed in 1955, has a rectangular ground plan and is constructed of concrete block covered in smooth stucco. It has a side gable roof surfaced with asphalt shingles. The main fenestration is aluminum awning windows. The house features an integrated, flat-roofed carport on its north elevation that contains a screened porch and entrance to the kitchen area. The central main entranceway is recessed under the eaves of the main roof and has a wooden door with a round glass pane. Next to the door is a small, 2-pane aluminum awning window that provides natural illumination to the foyer. The exterior of the residence exhibits no decorative features except non-functional board-and-batten shutters that flank the main windows. The property does not contain any secondary buildings or structures.

**Noncontributing Buildings**

Most of the buildings in the Osceola Park neighborhood that would have been classified as noncontributing resources lie outside the boundaries of the historic district. Most of these were constructed after 1958 and fall into stylistic categories, such as Contemporary, whose numbers are few and did not establish a type or style that affected the architectural trend of the district. Noncontributing resources are scattered throughout the district and fall into two categories. The first consists of buildings built prior to 1958 that have been altered and no longer retain their historic integrity. The other consists of buildings constructed after 1958 that have no distinctive style

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 18

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

and which did not play a role the development of the neighborhood as envisioned by its founders and those buildings whose appearance is at variance with the character and styles of the buildings constructed during the period of significance from 1915-1958. The period from 1946 to 1958 saw an increase in construction in Osceola Park. While the majority of these were single family dwellings, a number of multi-residential residences were also erected, including apartment buildings and medical residential care facilities. Although some historic buildings were lost due to deterioration over the years, the construction of most new buildings did not involve the demolition of historic resources, as many lots in the Osceola Park neighborhood remained vacant between 1915 and the early 1950s.

**1805 21st Avenue (IR01330)—Altered House**

An example of a noncontributing house constructed during the early years of Osceola Park is the residence located at **1805 21st Avenue** (Photo 33). It is a one-story, gable roof, Frame Vernacular style dwelling that is located on the northwest corner of 18th Street and 21st Avenue. Built in 1926, this wood frame structure has a irregular ground plan that is supported on a concrete pier foundation. It is one of the original Osceola Park homes; however, the exterior fabric has been severely altered. Alterations consist of stucco and T-111 plywood siding over original Clapboard siding, replacement of original 1/1-light double-hung wood sash windows and enclosed porches.

**2126-2128 18th Street (IR01306)—Altered Duplex**

The property located at **2126-2128 18th Street** (Photo 34) is a one-story, gable roof, frame vernacular duplex built in 1926. The single-family dwelling is located close to the street on the north side of 18th Street and west of 21st Avenue. The main facade faces south fronting on 18th Street. It is a wood frame residence with a rectangular ground plan supported on concrete piers. Alterations consist of vinyl siding and T-111 siding over original wood clapboards and replacement windows. Fenestration consists of original 3/3 double-hung sash windows. Metal, 2/2-light single-hung windows were used to enclose the porches. The roof has a black asphalt shingle roof covering. The original full-width shed roof porch was enclosed as part of the alterations to the house.

**2212 19th Street ( IR01310 )—Altered House**

The residence located at 2212 19th Street is a two-story, hip roof dwelling built c.1948 (Photo 35). It is located on the northwest corner of 19th Street and 22nd Avenue. It is a concrete block building with a rectangular ground plan that is supported on a continuous concrete wall foundation. The exterior walls are surfaced with smooth stucco. Most of the original wood sash windows have been replaced by 6/6-light, metal, single-hung sash windows. During c.1990s renovations, stucco bands and sills were applied around the windows. Original wood 8-light casement windows are located in the back of the house. The hip roof has a metal 5-v crimp roof covering. An exterior end brick chimney is located centrally on the east eave wall. The dwelling's main facade

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 19

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

faces south, fronting 19th Street (formerly Tom Tiger Boulevard). It features a one-story open, hip roof porch that is supported by turned post united by a spindle balustrades that was added c. 2012. This building first appears on the Sanborn maps updated in 1962. The Sanborn maps shows a one-car attached garage at the southwest corner of the house. This garage has been enclosed and incorporated into living space for the main house.

**1802 23rd Avenue—Noncontributing House**

The nondescript single family dwelling at 1802 23rd Avenue (Photo 36), constructed c.1959, only dimly reflects its Ranch style heritage. The building has an irregular ground plan and rests at grade on a concrete slab. The side-gable roof is surfaced with asphalt shingles, and the concrete block exterior walls are surfaced with smooth stucco. The main fenestration is 1/1-light double-hung metal sash windows. The main entrance is a single wood panel door located near the center of the street facade. An integrated one vehicle garage is found at the north end of the main facade on 23rd Avenue. The building is one of two other small noncontributing concrete block residences on the lot. The smaller of the other two is one story in height and has a side gable roof covered with asphalt shingles. The one bedroom, one bath rental property has a separate 18th Street address. The fenestration is also 1/1-light metal sash windows. The other building is equal in size to the one facing 23rd Street and is of similar concrete block construction, but is a duplex. The two secondary residences were also constructed in 1959.

**2156-2158 18th Street—Noncontributing Duplex**

Another small one-story duplex typical of those found in the historic district is the one constructed c.1968 at 2156-2158 18th Street (Photo 37). The concrete block building has a rectangular ground plan and rests at grade on a concrete block slab foundation. The concrete block exterior walls are surfaced with smooth stucco, and the side gable roof asphalt shingles. The fenestration is 1/1-light metal sash windows flanked by varicolored asphalt tile faux shutters. The entrances to the two residential units are composite paneled doors. In front of the building is a concrete paved parking area.

**1912 23rd Avenue—Apartment Building**

The building at 1912 23rd Avenue (Photo 38) is a two-story, side gabled, rectangular plan apartment building was built in 1974. The building has an irregular ground plan and rests at grade on a concrete slab foundation. The side gable roof is surfaced with asphalt shingles. The exterior walls of the concrete block building are sheathed in smooth stucco on the first story and vertical vinyl siding on the second story. The building contains six apartment units, three on each floor. The main entrance of each apartment is flanked by a pair of 2/2-light metal sash windows and one single 2/2-light metal sash window on the main facade. The entrances are wood panel doors with a fanlight near the top of the doorsill. The second story is accessed by a flight of metal frame stairs originating near the south end of the street facade. It rises to a second floor landing, then runs north along

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 20

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
DESCRIPTION

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a cantilevered balcony providing access to the other three apartments. The balcony is bordered by a metal railing. The front yard is dominated by a concrete paved parking lot.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 21

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF RESOURCES

**CONTRIBUTING BUILDINGS**

| <u>Address</u>     | <u>Use</u>        | <u>Style</u>        | <u>Name</u>         | <u>Built</u> | <u>MSF</u> |
|--------------------|-------------------|---------------------|---------------------|--------------|------------|
| <u>17th Place</u>  |                   |                     |                     |              |            |
| 2246               | Residence         | Frame Vernacular    | —                   | c. 1915      | IR01293    |
| <u>18th Street</u> |                   |                     |                     |              |            |
| 2115               | Residence         | Frame Vernacular    | —                   | c.1915       | IR00481    |
| 2125               | Residence         | Frame Vernacular    | —                   | c.1925       | IR00482    |
| 2135               | Residence         | Mission             | —                   | c.1926       | IR00483    |
| 2245               | Residence         | Frame Vernacular    | —                   | c.1920       | IR01433    |
| 2245A              | Garage            | Frame Vernacular    | —                   | c.1920       | IR01433    |
| <u>19th Street</u> |                   |                     |                     |              |            |
| 2026               | Residence         | Frame Vernacular    | —                   | c.1926       | IR00497    |
| 2026A              | Shed              | Frame Vernacular    | —                   | c.1926       | IR00497    |
| 2027               | Residence         | Bungalow            | —                   | c.1930       | IR00479    |
| 2035               | Residence         | Bungalow            | Leo Schlitt Cottage | c.1926       | IR00478    |
| 2051               | Residence         | Minimal Traditional | —                   | c.1940       | IR00477    |
| 2051A              | Garage            | Minimal Traditional | —                   | c.1940       | IR00477    |
| 2260               | Residence         | Ranch               | —                   | c.1955       | IR01311    |
| <u>20th Avenue</u> |                   |                     |                     |              |            |
| 1717               | Residence         | Masonry Vernacular  | —                   | c.1947       | IR01320    |
| 1717A              | Garage            | Masonry Vernacular  | —                   | c.1947       | IR01320    |
| 1721               | Residence         | Masonry Vernacular  | —                   | c.1947       | IR01321    |
| 1735               | Residence         | Ranch               | —                   | c.1958       | Pending    |
| 1755               | Residence         | Ranch               | —                   | c.1958       | Pending    |
| 1805-1807          | Multi-Residential | Frame Vernacular    | —                   | c.1926       | IR01330    |
| 1835-1837          | Residence         | Masonry Vernacular  | —                   | c.1956       | IR01323    |
| 1835A              | Residence         | Masonry Vernacular  | —                   | c. 1956      | IR01323    |
| 1847               | Residence         | Frame Vernacular    | Mills Cottage       | c.1925       | IR01324    |
| 1905               | Residence         | Bungalow            | —                   | c.1915       | IR00498    |
| 1915               | Residence         | Masonry Vernacular  | —                   | c.1953       | IR01325    |
| 1925               | Residence         | Masonry Vernacular  | —                   | c.1940       | IR01326    |
| 1925A              | Garage            | Masonry Vernacular  | —                   | c.1940       | IR01326    |
| 1935               | Residence         | Ranch               | —                   | c.1943       | IR01327    |

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 22 OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF RESOURCES

20th Avenue (cont.)

|       |         |                     |   |        |         |
|-------|---------|---------------------|---|--------|---------|
| 1935A | Garage  | Frame Vernacular    | — | c.1943 | IR01327 |
| 1945  | Offices | Minimal Traditional | — | c.1948 | IR01328 |

21st Avenue

|           |             |                     |                     |        |         |
|-----------|-------------|---------------------|---------------------|--------|---------|
| 1808      | Residence   | Frame Vernacular    | —                   | c.1925 | IR00476 |
| 1808A     | Garage      | Frame Vernacular    | —                   | c.1925 | IR00476 |
| 1816      | Residence   | Masonry Vernacular  | —                   | c.1951 | IR01331 |
| 1817      | Residence   | Mission             | —                   | c.1925 | IR00474 |
| 1825      | Residence   | Minimal Traditional | —                   | c.1941 | IR00473 |
| 1825A     | Residence   | Minimal Traditional | —                   | c.1941 | IR00473 |
| 1826      | Residence   | Ranch               | —                   | c.1955 | IR01332 |
| 1831      | Residence   | Mission             | —                   | c.1924 | IR00472 |
| 1831A     | Garage      | Mission             | —                   | c.1924 | IR00472 |
| 1836      | Residence   | Frame Vernacular    | O.V. Gammon Cottage | c.1919 | IR01333 |
| 1837      | Residence   | Mission             | —                   | c.1924 | IR00471 |
| 1841      | Residence   | Frame Vernacular    | —                   | c.1920 | IR00470 |
| 1846      | Residence   | Frame Vernacular    | —                   | c.1948 | IR01334 |
| 1847      | Residence   | Frame Vernacular    | —                   | c.1920 | IR01335 |
| 1853      | Residence   | Mission             | Barber House        | c.1924 | IR00469 |
| 1853A     | Residence   | Mission             | —                   | c.1924 | IR00469 |
| 1902-1904 | Residence   | Ranch               | —                   | c.1954 | IR01336 |
| 1916      | Residence   | Ranch               | —                   | c.1949 | IR01337 |
| 1927      | Residence   | Frame Vernacular    | MacConnell Cottage  | c.1928 | IR01338 |
| 1927A     | Outbuilding | Frame Vernacular    | —                   | c.1928 | IR01338 |
| 1933      | Residence   | Mission             | —                   | c.1929 | IR00496 |
| 1933A     | Residence   | Mission             | —                   | c.1929 | IR00496 |
| 1939      | Residence   | Mission             | —                   | c.1949 | IR00495 |

22nd Avenue

|       |             |                     |               |        |         |
|-------|-------------|---------------------|---------------|--------|---------|
| 1813  | Residence   | Bungalow            | Hammill House | c.1925 | IR00461 |
| 1813A | Outbuilding | Masonry Vernacular  | —             | c.1940 | IR00461 |
| 1813B | Shed        | Masonry Vernacular  | —             | c.1925 | IR00461 |
| 1816  | Residence   | Ranch               | —             | c.1948 | IR01339 |
| 1817  | Residence   | Frame Vernacular    | —             | c.1933 | IR00460 |
| 1833  | Residence   | Frame Vernacular    | —             | c.1920 | IR00459 |
| 1836  | Residence   | Frame Vernacular    | —             | c.1920 | IR00463 |
| 1837  | Residence   | Minimal Traditional | —             | c.1942 | IR00458 |
| 1838  | Residence   | Bungalow            | —             | c.1930 | IR00463 |



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 23

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF RESOURCES

22nd Avenue (cont.)

|      |           |                     |                           |        |         |
|------|-----------|---------------------|---------------------------|--------|---------|
| 1842 | Residence | Mission             | King's Court Cottage      | c.1925 | IR00464 |
| 1843 | Residence | Minimal Traditional | —                         | c.1937 | IR00457 |
| 1844 | Residence | Mission             | King's Court Cottage      | c.1925 | IR00465 |
| 1845 | Residence | Ranch               | —                         | c.1955 | IR01340 |
| 1846 | Residence | Mission             | King's Court Cottage      | c.1925 | IR00466 |
| 1848 | Residence | Mission             | King's Court Cottage      | c.1925 | IR00467 |
| 1850 | Residence | Mission             | King's Court Cottage      | c.1925 | IR00468 |
| 1913 | Residence | Ranch               | —                         | c.1950 | IR01341 |
| 1935 | Residence | Mission             | Dr. J.M. Cody House       | c.1919 | IR00492 |
| 1955 | Residence | Minimal Traditional | Dr. Patrick Ottuso, House | c.1937 | IR00493 |

23rd Avenue

|       |             |                     |                      |        |         |
|-------|-------------|---------------------|----------------------|--------|---------|
| 1815  | Residence   | Minimal Traditional | —                    | c.1950 | IR01344 |
| 1822  | Residence   | Frame Vernacular    | —                    | c.1950 | IR01345 |
| 1833  | Residence   | Mission             | —                    | c.1916 | IR00452 |
| 1837  | Residence   | Mission             | —                    | c.1916 | IR00453 |
| 1837A | Garage      | Mission             | —                    | c.1916 | IR00453 |
| 1845  | Residence   | Frame Vernacular    | —                    | c.1939 | IR00455 |
| 1845A | Garage      | Frame Vernacular    | —                    | c.1939 | IR00455 |
| 1846  | Residence   | Frame Vernacular    | Troy Moody House     | c.1925 | IR00454 |
| 1846A | Garage      | Frame Vernacular    | —                    | c.1925 | IR00454 |
| 1856  | Residence   | Mission             | —                    | c.1925 | IR00456 |
| 1856A | Garage      | Mission             | —                    | c.1925 | IR00456 |
| 1901  | Residence   | Colonial Revival    | Carrie Clark Cottage | c.1902 | IR00491 |
| 1915  | Residence   | Mission             | —                    | c.1925 | IR00490 |
| 1915A | Outbuilding | Frame Vernacular    | —                    | c.1925 | IR00491 |
| 1926  | Residence   | Ranch               | —                    | c.1947 | IR01346 |
| 1933  | Residence   | Ranch               | —                    | c.1944 | IR01347 |
| 1933A | Garage      | Masonry Vernacular  | —                    | c.1944 | IR01347 |
| 1945  | Offices     | Ranch               | —                    | c.1957 | Pending |

**NONCONTRIBUTING BUILDINGS**

| <u>Address</u>     | <u>Use</u> | <u>Style</u>     | <u>Name</u>       | <u>Built</u> | <u>MSF</u> |
|--------------------|------------|------------------|-------------------|--------------|------------|
| <u>18th Street</u> |            |                  |                   |              |            |
| 2126-2128          | Duplex     | Frame Vernacular | Major Alterations | c.1926       | IR01306    |
| 2145               | Residence  | Colonial Revival | —                 | c.1994       | N/A        |

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 24 OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF RESOURCES

18th Street (cont.)

|            |                   |                    |   |        |     |
|------------|-------------------|--------------------|---|--------|-----|
| 2156 -2158 | Multi-Residential | Masonry Vernacular | — | c.1968 | N/A |
| 2165       | Residence         | Colonial Revival   | — | c.1990 | N/A |
| 2206-2212  | Multi-Residential | Masonry Vernacular | — | c.1978 | N/A |
| 2246-2250  | Multi-Residential | Masonry Vernacular | — | c.1966 | N/A |
| 2252       | Multi-Residential | Masonry Vernacular | — | c.1966 | N/A |

19th Street

|      |                   |                    |                   |        |         |
|------|-------------------|--------------------|-------------------|--------|---------|
| 2036 | Multi-Residential | Masonry Vernacular | —                 | c.1970 | N/A     |
| 2212 | Residence         | Masonry Vernacular | Major Alterations | c.1948 | IR01310 |
| 2315 | Residence         | Ranch              | —                 | c.1978 | N/A     |

21st Avenue

|       |           |                  |                   |        |         |
|-------|-----------|------------------|-------------------|--------|---------|
| 1805  | Residence | Frame Vernacular | Major Alterations | c.1926 | IR01330 |
| 1809  | Residence | Frame Vernacular | —                 | c.1960 | N/A     |
| 1817A | Residence | Frame Vernacular | —                 | c.1986 | IR00460 |
| 1836A | Residence | Frame Vernacular | —                 | c.1964 | IR01333 |

22nd Avenue

|           |                   |                    |                   |        |         |
|-----------|-------------------|--------------------|-------------------|--------|---------|
| 1806-1808 | Multi-Residential | Masonry Vernacular | —                 | c.1968 | N/A     |
| 1824-1826 | Multi-Residential | Masonry Vernacular | —                 | c.1977 | N/A     |
| 1825-1827 | Multi-Residential | Ranch              | —                 | c.1959 | N/A     |
| 1828      | Residence         | Frame Vernacular   | Major Alterations | c.1925 | IR00462 |
| 1945      | Commercial        | Frame Vernacular   | —                 | c.1935 | N/A     |

23rd Avenue

|       |            |                    |                   |        |         |
|-------|------------|--------------------|-------------------|--------|---------|
| 1802  | Residence  | Ranch              | —                 | c.1959 | N/A     |
| 1815A | Garage     | Frame Vernacular   | Construction Date | c.1980 | IR01345 |
| 1840  | Residence  | Frame Vernacular   | —                 | c.1983 | N/A     |
| 1855  | Residence  | Ranch              | —                 | c.1977 | N/A     |
| 1912  | Apartments | Masonry Vernacular | —                 | c.1974 | N/A     |
| 1921  | Residence  | Masonry Vernacular | —                 | c.1962 | N/A     |

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1915-1958

Significant Dates

1915

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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**SUMMARY**

Osceola Park Historic Residential District is significant locally under Criterion A in the area of Community Planning and Development as one of the earliest planned subdivisions in Indian River County and for its representation of a pattern of early 20th century traditional town development. It is also locally significant under Criterion C in the area of Architecture for containing a significant concentration of well-preserved houses that reflect the architectural trends associated with the early years of the 20th century, the Florida real estate boom of the 1920s, the Great Depression era, and the World War II period and the decade immediately after the conflict. The founders of the neighborhood sought to construct buildings exhibiting a range of architectural styles popular at that time. Osceola Park was one of the first residential subdivisions added to the original town of Vero. The homes were built for Vero's first permanent residents and winter visitors. The district's period of significance extends from c.1915 to 1958, and the houses represent the architectural tastes and changes in construction technology over four decades. The major styles are Frame Vernacular, Bungalow, Mission Revival, Minimal Traditional, Ranch, and Masonry Vernacular. The houses in the neighborhood were designed to serve the needs of middle class property owners who sought economically priced housing suitable to their income. The historic district is distinct from other Vero Beach neighborhoods, and those found throughout Indian River County, in design, setting and materials, and retains its distinctive character through its architecture.

**HISTORIC CONTEXT**

Prior to 1821 the area of Indian River County was part of the Spanish colony of East Florida. In 1822 this area became part of St. Johns County, in 1824 it became part of Mosquito County (original name of Orange County), and in 1844 its portion of Mosquito County became part of newly created St. Lucia County (renamed Brevard County in 1855). Florida remained largely a wilderness until the passage of the Armed Occupation Act in 1842. In 1844, there were approximately 1,200 settlers living in the Indian River region.<sup>13</sup> Vero was settled by early pioneers in the 1880s. Before the coming of the railroad, transportation to the area was mainly by boat along the Indian River lagoon and subsistence agriculture and fishing were the major means of survival for those living in the area. One of Vero's notable early settlers was Henry T. Gifford. In 1887, he built a house located near the site that eventually would become the "Town of Vero." Gifford operated citrus groves and established Vero's first mercantile store that also served as a post office, express office and railroad ticket office.<sup>14</sup> His wife Sarah is credited for having named the settlement "Vero" for its Latin meaning, "to speak the truth."<sup>15</sup>

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<sup>13</sup> Johnston, 2000 18.

<sup>14</sup> Gifford Retired from mercantile business in 1915. His son, F. Charles Gifford, closed the business in 1915 to focus on the development of the family's citrus groves and his position as the general manager of the Vero's Citrus Growers Association packing house.

<sup>15</sup> Vero: The Translation of the Word from the Latin is to speak the truth 1915 1 -3. This booklet printed by the Vero Board of Trade is part of the Indian River County Historical Society Collection located at the Indian River County Library.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 2

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

---

In 1893, the Jacksonville, St. Augustine and Indian River Railroad tracks reached the Vero settlement and Henry Flagler's dream of building a railway through to Key West came closer to fruition.<sup>16</sup> Renamed the Florida East Coast Railway (FEC) in 1895, the coming of the railroad had a big influence on Vero's development and the growth of nearby towns located along the east coast of Florida.<sup>17</sup> Previous access to the area had been restricted to the riverboat. The railroad provided a transportation network by which farmers could transport their crops more quickly to market and on which travel was less tedious. Settlement and development at Vero followed at a moderate pace. The nearby communities of Roseland and Sebastian, which had emerged during the late nineteenth century, were also station stops. In 1903, the FEC Railway constructed a depot at Vero.<sup>18</sup>

In 1905, St. Lucie County was carved out of Brevard County. The new county contained the settlement of Vero. The population of the region from Sebastian to Oslo was less than 1,000 people, and fewer than 100 people lived in the Vero area. Settlement continued at a slow pace. W.R. Duncan, a native Floridian, moved from Marianna to Vero in 1901.<sup>19</sup> By 1910, present-day Indian River County had a population of 1,039. Most its settlements were supported by the FEC Railway, which hauled agricultural products to markets and brought in dry goods to general stores. The population of Vero had increased slightly to 200.<sup>20</sup>

Creation of the Vero Town Site

In 1912, a group of businessmen from Iowa and Illinois invested in an extensive land reclamation project in present-day Indian River County. With \$1,000,000 in capital stock, they formed the Indian River Farms Company, purchased 44,000 acres of land and began executing a substantial drainage plan that consisted of a series of canals. Led by Herman Zeuch, of Davenport, Iowa, the company's plan was to create one of the "finest" towns in Florida by making the land more suitable for agriculture and development. The Indian River Farms Company promoted their project throughout the country, and caught the attention of people from all types of professional backgrounds. Buyers purchased acreage with the hope of creating their own fortune in agriculture. The Indian River Farms development attracted beginners and experienced farmers as well as a number of agricultural experts, mostly from the Midwestern states, such as Illinois, Missouri, Nebraska and Iowa.

Although citrus and pineapple were the primary cash crops, those who settled here also grew a variety of fruits and vegetables, including potatoes, beans, oats and tomatoes. Other types of ventures included raising livestock such as poultry, cattle, and pigs. The company established a demonstration farm to entice visitors to invest in

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<sup>16</sup> S. Johnston 1990 7.

<sup>17</sup> S. Johnston 1990 7-8.

<sup>18</sup> Johnson, "The Railroads of Florida," 200; Branson, *Florida East Coast Railway*, 27-28; Morton Winsberg, comp., *Florida's History Through Its Places* (Tallahassee, 1988), 40.

<sup>19</sup> Newman, *Indian River*, 49-56.

<sup>20</sup> Bureau of the Census, *Thirteenth Census, 1910, Population* (Washington, D.C., 1913), 309.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

the area and to illustrate proper techniques and growing methods particular to Florida. A.E. Conway, a local agricultural expert, managed the demonstration farm. In 1914, the company realized the need for additional outreach. They promoted Conway to Agricultural Advisor, which allowed him more time to visit individual farms and instruct new settlers on Florida's farming methods. Fred Mueller, former head gardener of Washington University in St. Louis, Missouri, took over the position as demonstration farm manager.<sup>21</sup>

In 1913, the company's resident engineer, R.P. Hayes, created the plat for the Town of Vero for the Indian River Farms Company. It was situated just west of the Florida East Coast Railway, known today as Historic Downtown Vero Beach and Original Town. The plan was laid out in a traditional grid pattern of streets with large boulevards, narrow city lots, alleyways, sidewalks and a park located on donated land adjacent to the railroad. The plat provided separate areas for businesses and residences; however, in keeping with the traditional mixed-use pattern of early 20th century city planning, there were some apartments and hotels located in the residential area of the neighborhood as well as apartments located above storefronts in the business district. In addition to the park, the company donated land for the construction of a community center, now known as the Woman's Club, and several new churches. Herman J. Zeuch, the company treasurer and general manager, played an important role in the town's design. At his suggestion the streets were given Native American names: Seminole Avenue (14th Avenue); Cherokee Avenue (15th Avenue); Mohawk Avenue (16th Avenue); Kickapoo Lane (17th Avenue); Shawnee Trail (18th Avenue); and Apache Road (19th Avenue). Osceola Boulevard, the grand boulevard running east to west (20th Street/ State Road 60 Westbound), was named for the famous warrior of the Seminole tribe.

The Indian River Farms Company operated a sales office in Davenport, Iowa, and one in Vero. They actively promoted their new development with picture post cards, brochures, and a publication known as the Indian River Farmer. Stories and advertisements that appeared in the publication, for the most part, related to the progress of the Indian River Farms development and the creation of the Town of Vero. Annual subscriptions for the Farmer articles providing agricultural advice, house plans, and letters written by settlers about living or visiting Vero were \$1.00. The publication also featured the hotel register of the Sleepy Eye Lodge and photographs of buildings, landscapes and information about daily life. As described in the Farmer in 1914, much of town life was centered on a few wood frame business buildings and the Sleepy Eye Lodge located on 14th Avenue. The lodge was a two-story, wood-frame building with wide porches, and for some time was the only housing available to visitors. The lodge served daily meals, and local residents and visitors would gather in the dining room for special occasions like Christmas dinner. Other forms of entertainment included recreational activities such as hunting and sports. In 1914, a group of Vero residents established the first tennis club and built a court on the Indian River Farms Company land next to the lodge. In addition to tennis, Vero also had its own baseball team. During the first few years of development, the company continued to make

<sup>21</sup> Indian River Farmer. "Fred Mueller in Charge of Indian River Farms Company Demonstration farm." 1914: 10.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4 OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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improvements to the Town of Vero, such as installing a sewer system for the lodge and the start of the town's first telephone line.<sup>22</sup>

The Florida Boom and Bust

Post-World War I Vero began to experience incredible growth. While the railroad continued to expand its operations, the emergence of the automobile had even greater impact. Highways were created linking cities, and even the most remote regions of the state were now accessible, enabling people to move about as never before. The Town of Vero was incorporated in 1919. A.W. Young, a director of the Indian River Farms Company, who in 1921 was elected as a State Representative, was Vero's first mayor (1919-1921).<sup>23</sup> In 1919, Vero's first bridge was built, connecting the mainland to the barrier island. The first newspaper, the Vero Press, was organized in March 1919 by Tom Campbell and Paul Nisle. Citrus and cattle were two of the main industries. By 1920, the population had reached 700 and the significant development of Vero began. Although a fire damaged part of the downtown south of Osceola Boulevard that year, it did not hinder growth. It was the beginning of the Florida Boom era and Vero was becoming a popular tourist destination. Both residential and commercial construction was strong throughout the city.

The Florida Land Boom of the 1920s brought unprecedented development and economic expansion to the state. 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. 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 in 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.<sup>24</sup>

The 1920s were a prosperous decade for the city's development, as Vero Beach experienced significant development during the land boom. Between 1920 and 1923, the population nearly doubled, rising to 1,500. Comprised of an area of one square mile, the town had four miles of paved roads. When Vero was reincorporated in 1925 as Vero Beach, the city limit was extended to measure nearly four square miles. Nearly 70 subdivisions were platted in Vero Beach. Most of these were at least partially developed and made attractive by the construction of brick streets, curbs, and sidewalks. The downtown area grew rapidly during the 1920s. The Redstone Lumber and Supply Company, the Farmer's Bank of Vero, and the Maher Department Store were only a few of the major businesses in town. With the growing population, a new high school was built south of downtown, and several new church buildings were erected. Local organizations supporting business in the community consisted of the Vero Beach Board of Trade, the Chamber of Commerce, the Indian River Grower's

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<sup>22</sup> The Goings-on at Vero, Florida 1914 6-7.

<sup>23</sup> He was a director of the Indian River Farms Company and was elected as a State Representative in 1921.

<sup>24</sup> Tebeau, 378-392; Florida Department of State, Florida, An Advancing State, 1907-1927 (Tallahassee 1928), 104, 266, 317; "Vero Beach and Indian River County, 1928," 2.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 5 OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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Association, and the Florida Citrus Exchange. Fred King, Vero's second mayor, encouraged residents to form their own civic groups to improve conditions in their neighborhoods.<sup>25</sup>

The year 1925 was a significant milestone in the city's history. In May, Indian River County was born, with Vero designated as the county seat. On June 1, 1925, Vero was reincorporated as the City of Vero Beach in an effort to promote continued growth and tourism. Bridges spanning the Indian River gave rise to new residential and commercial development on the barrier islands. Hotels were constructed, golf courses opened, and clubs and attractions were developed to entertain the winter visitors. The Vero Beach Yacht Club was incorporated in 1926. The famous McKee Jungle Gardens (National Register 1998) was organized in 1925 and formally opened in 1931. The Vero Beach Journal, organized by J. Clemment Brossier, Robert Brossier, and John F. Schumann, published its first issue in December 1925. In 1927, Schumann's son, John J., took over the newspaper and consolidated the Vero Press and the Journal to form the Vero Beach Press-Journal. There were also significant improvements to the city's roads and infrastructure. In 1925, the Vero Beach city government assessed property owners for the installation of sewers and for paving streets and sidewalks.<sup>26</sup>

Vero Beach in the 1930s

The year 1925 would also be remembered for the beginning of the end of the Florida land boom. Florida's speculative land bubble began to deflate in 1925. Florida bank deposits had risen to \$87 million between 1922 and 1925, but began to decline late in 1925. In August the FEC announced an embargo on freight shipments to South Florida, where ports and rail terminals were clogged with building supplies much of which still had not been paid for. Bankers and businessmen throughout the nation complained about transfers of money to Florida. In 1926, forty Florida banks collapsed 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. The September 18, 1926 hurricane devastated Miami and ended the land boom. In 1928 a hurricane swept through the northern part of Palm Beach County and created a tidal wave out of Lake Okeechobee. On the heels of the land bust, the hurricanes, and the collapse of the stock market in 1929, many of the large cities in Florida faced economic disaster.<sup>27</sup> Vero Beach and Indian River County were not as badly affected by the 1928 hurricane as areas to the south. While the land bust reversed the fortunes of many residents and businesses in Vero Beach, the community was still a haven from the misery in other parts of the state.

Vero Beach, however, was not spared the effects of the Great Depression. Banks were hit hard and new housing developments went bankrupt. Although many people struggled and new construction declined early in the decade, agriculture remained steady and the City continued to expand.<sup>28</sup> Publicly funded projects in the

<sup>25</sup> Activities of the Woman's Club 1922.

<sup>26</sup> The Vero Beach Press 1925 In Osceola Park, a number of original masonry stamps from the concrete contractor Even & Brunen still remain visibly embedded in the sidewalks.

<sup>27</sup> Tebeau, 385-387.

<sup>28</sup> Sidney P. Johnston, 92.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 6

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

county consisted of improvements to roads and waterways. The City of Vero Beach witnessed federally funded building projects, such as the construction of the Community Center (Vero Heritage) and the Indian River County Courthouse along 14th Avenue in downtown. For many businesses in Vero Beach, the early thirties were a slow road back to prosperity. Construction had been halted on many projects, and other businesses went into receivership. In spite of the Florida land bust, people continued to arrive, and the population in Vero Beach and Indian River County grew, placing Indian River County 6th in the state. Roads were built to accommodate the increasing population and Route 60, which linked the Atlantic Ocean with the Gulf, became a heavily trafficked highway.

Scenic vistas along the Indian River and depressed land prices attracted some wealthy investors. During that time, citrus production remained high as Indian River County's agricultural business economy began to emerge. In the transportation area, airplanes were coming into use for commercial service, and by the close of the decade, a site for a local airport was decided upon. With transportation being the forefront issue, the county's first airport was dedicated in 1930. Commercial service began in 1932 when Eastern Air Lines began using the airfield for refueling stops. In 1935, Eastern instituted passenger and mail service from the Vero Beach Airport.<sup>29</sup>

World War II Era

In 1940, the Vero Beach Press-Journal newspaper devoted an entire section to advertisements featuring affordable home plans, low-interest government loans and the latest in building products and appliances. In August 1941, building permits passed the \$200,000 mark, nearly surpassing the permit total from the previous year.<sup>30</sup> It appeared that the residential construction industry was improving rapidly.

World War II brought economic and social change to the City of Vero Beach. In the early forties, the focus was on the war. In 1942, the U.S. Navy notified Vero Beach officials that it had selected the Vero Beach Airport as the site for a Naval Air Station and purchased an additional 1,500 acres surrounding the municipal airport. The base was formally commissioned in 1942. Pilot training at the Naval Air Station began in February 1943. At the peak of its activity, the NAS held 1,400 servicemen and 250 planes. During the war, the construction of single-family houses slowed and citizens were affected by rations and shortages. World War II caused a temporary moratorium on domestic housing construction, except for defense purposes. Legislation during this period, however, had a major impact on housing. The 1944 Veterans Administration (VA) home loan program guaranteed millions of single-family and mobile home loans.

<sup>29</sup> History of Vero Beach, Sebastian & Indian River County, Florida, <http://www.verobeach.com/history.html>.

<sup>30</sup> Building Permits in City for 1941 Rise to \$205,299 1941 1.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 7

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

Post-World War II Era

The increase in housing construction following World War II, which led to the growth of suburban areas, is in part attributable VA loan program. The exodus to the suburbs led to new housing programs for declining urban areas, authorized by the Housing Act of 1949. The Act authorized funds to localities to assist in slum clearance and urban redevelopment, new construction, and activities not directly related to housing construction, such as open space land, neighborhood facilities, and basic water and sewer facilities.<sup>31</sup>

After the war ended, the naval air station was reduced to a skeletal staff. Then in 1947, the Navy closed the station and returned the airport to the city. Vero Beach, like the rest of the nation, began to experience an enormous building boom. Citrus, cattle and especially tourism drove the local economy. The construction of new roadways made Florida more accessible by automobile for tourists, and the warm climate and beaches attracted people from all over the nation. The end of the war brought about tremendous growth in Indian River County. At the war's end, the area had wide open expanses of undeveloped beach front property, inexpensive housing, and relatively low property taxes. At the time, the county had 9,000 residents and Vero Beach, 3,600.<sup>32</sup>

In 1947, the Brooklyn Dodgers selected the former Vero Beach Naval Air Station as their permanent spring training facility that came to be known as "Dodgertown." The Dodgers played their first exhibition game in Vero Beach in the spring of 1948, an annual tradition that would last 60 years.<sup>33</sup> In Vero Beach, building permits continued to surge well into the 1950s. Many people who had trained at the Naval Air Station during the war chose to stay in or return to Vero and raise their families. As the population grew, there was a greater need for additional housing throughout the city. The GI Bill and FHA loans made it affordable for many American veterans to finance and build new homes.

Vero Beach and Indian River County continued to grow steadily in the latter half of the twentieth century. The citrus industry thrived, and tourism became a dominant industry. During the 1970s, the county experienced the growth of a number of new suburban developments which featured new sprawling homes with lots much larger than the previous decades. Homes often featured two-car garages and modern amenities, such as central air conditioning. As more families moved to Vero permanently, the small cottage homes located near the "old" downtown were no longer fashionable. Since the barrier island had become more habitable and accessible, it especially became an attractive place to live with its close proximity to the river and ocean. As growth moved towards the suburbs and the barrier island, the downtown commercial area suffered, and as a result, several 1920s commercial structures were demolished. In the 1980s with an increase in both permanent and part-time residents, commerce began to permanently shift from the old downtown towards strip centers, such as the

<sup>31</sup> HUD Interactive Timeline, 1940s, [http://www.huduser.org/hud\\_timeline/index.html](http://www.huduser.org/hud_timeline/index.html)

<sup>32</sup> History of Vero Beach, Sebastian & Indian River County, Florida, <http://www.verobeach.com/history.html>.

<sup>33</sup> Johnson 2008, 3-21.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 8

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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Miracle Mile. With the closure of the Vero downtown movie theatre and the opening of the new Vero mall along U.S.1, the downtown fell into neglect. Worsening the situation was the creation of the "Twin Pairs" in 1992. These two, four-lane, one-way arteries (State Road 60) bisected the downtown hindering pedestrian traffic and downtown revitalization efforts.

The City's rapid growth in the second half of the twentieth century transformed the appearance of the original town of Vero. By the early 1990s, neighborhoods around the downtown were in a state of neglect and began to decline. In Original Town, a number of buildings were demolished and replaced with new construction that was not sensitive to the neighborhood's historic character. In the mid 1990s, the Main Street Program had a positive impact on the commercial downtown area. Both private individuals and not-for-profit agencies led revitalization efforts that brought awareness to the historic architecture downtown. One significant project was the campaign to save Vero's community center known as the Heritage Center. Private not-for-profit groups fought diligently, raising community support to oppose the city's proposal to demolish the building and replace it with a parking lot. This building has now become the centerpiece of the historic downtown. Additional preservation efforts were carried out by a local businessman who purchased and rehabilitated three historically significant properties located along 14th Avenue (Main Street). Still, without City leadership and support, and with a lack of development controls, residents and city planners had few tools or incentives to protect historic properties and continue with revitalization efforts.

21st Century

At the turn of the 21st century, Indian River County experienced another period of rapid growth. Urban sprawl and housing developments spread rapidly westward, replacing the citrus groves and cattle ranches that had characterized the original Indian River Farms development. As the population exploded, commercial growth was aimed towards "corridors," especially along Route 60. City roads became increasingly congested and the increased traffic and the design of the "Twin Pairs" discouraged pedestrian traffic downtown, making revitalization efforts a constant challenge. The unplanned growth put a strain on the community and citizens reacted by demanding change. As a result, the City began the task of creating a Vision Plan. Adopted in 2005, one constant theme throughout the plan was the expressed interest in the preservation and revitalization of the City's historic neighborhoods. The plan was of great importance to a group of residents in Osceola Park who formed an association to help improve conditions in their neighborhood. The City partnered with these residents and led several revitalization efforts in the downtown neighborhoods, which consisted of historic surveys, neighborhood plans, Community Development Block Grants, and the adoption of a historic preservation ordinance.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 9

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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**HISTORIC SIGNIFICANCE**

Osceola Park Established

The Indian River Farms Company established two new residential subdivisions adjacent to the town: Little Acre Farms, established in 1915, and Osceola Park Home Sites Addition to Vero, established in 1917. Located west of 20th Avenue, Little Acre Farms was platted by the company's chief engineer, W.H. Kimball. It consisted of large acre lots that provided enough land for a home, vegetable garden and some livestock. In 1917, company President Herman Zeuch hired Kimball to design plans for Osceola Park Home Sites Addition to Vero, which was envisioned to become a premier residential subdivision that offered homes on generously sized lots measuring 100 by 150 feet. It was also located west of 20th Avenue, north of the Little Acre Farms subdivision and south of Osceola Boulevard. The neighborhood was laid out in a traditional grid pattern of streets with sidewalks and some Native American themed street names such as Tom Tiger and Tallahassee. Business lots were located along the northern border of the subdivision facing Osceola Boulevard (State Road 60). A large parcel located on the southwest corner of Osceola Boulevard and present-day 20th Avenue was set aside by the Indian River Farms Company for a future church.

Prior to development, much of the present-day Osceola Park subdivision land was flatwoods, filled with saw palmettos and pine trees. In an effort to beautify the town and encourage the construction of much needed homes, building lots were sold with the following restrictions:

1. The purchaser must clear his lot of all underbrush or undesirable growth within 6 months after date of purchase, and in the event of his not complying with this, the Company shall have the right to do such clearing at a cost not to exceed \$10.00 per lot and charge same to the purchaser.
2. That the purchaser will, within one year from date, set or cause to have set out at least five ornamental trees on the lot, and at least three ornamental trees between the sidewalk and the curb line, which will be cared for by the Company at a nominal cost, in the event that purchaser is not on the grounds.
3. That all buildings erected, must first comply with the restrictions with reference to placement of buildings on the lot, and that no residence shall be placed closer to the lot line than 20 feet, and no buildings shall be erected in Osceola Park Addition which entails an expenditure of less than \$600.00 without special permission of the Company. All buildings including roofs, shall be painted within 90 days from completion.<sup>34</sup>

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<sup>34</sup> This information is from an Abstract for lot 9 block 6 located in Osceola Park and owned by Lolly Connelly. The abstract makes reference to this information being located in the warranty deed book 28, page 495 filed on April 2, 1917, St Lucie County Records.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 10

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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Before the 1920s, the houses constructed in Osceola Park were mainly Frame Vernacular style residences, but with the arrival of the real estate boom Spanish-themed houses began to take precedence. During the early 1920s, as buyers began arriving from all over the country to see the land they had purchased, in some instances sight unseen, it was quickly apparent there was a need for additional housing.<sup>35</sup> For those visitors who were unable to find available rental cottages, temporary campsites and housing were set up near the railroad tracks in the Original Town. The housing shortage encouraged the construction of a number of new homes in Osceola Park; however, people soon discovered that the construction of both winter and permanent homes could not keep up with the growing demand. As a result, town residents often became developers themselves, leasing rooms or constructing additional rental buildings on their lots. In Osceola Park, Fred King, Vero's second mayor who served from 1921-1923, hired contractors to build a group of five Mission style houses on a lot he owned, located directly behind his house. A road, known as King's Court, was constructed from his property on 21st Avenue, across the adjacent lot to 22nd Avenue. The cottages were built facing 22nd Avenue and were leased to seasonal residents, newlyweds, and to people waiting for their own house to be built. Many of the new residents in Osceola Park became influential figures in the city's development. They held prominent positions within the community, such as physicians, dentists, attorneys, accountants, or public administrators.

The collapse of the Florida real estate boom in Vero Beach left many lots in Osceola Park vacant, and the neighborhood never fully recovered until after World War II. Few homes were built in Osceola Park during the 1930s, and some property owners were forced to sell their lots or subdivide their properties. During World War II, new Minimal Traditional style homes were built on some of the vacant lots in Osceola Park, but most of the City's new home construction took place in adjacent neighborhoods and near downtown in the Jacoby and McAnsh Park subdivisions and the Original Town neighborhood.

Recovery came as Vero Beach's population grew rapidly during the 1950s and 1960s; many new subdivisions were platted throughout the city, both on the mainland and the barrier island. New technologies that developed during and after World War II changed the look of homes. Tract-home subdivisions, large and small, sprang up throughout Vero Beach as local builders and out-of-town developers like the Mackle Company from south Florida constructed numerous new homes. The construction of these new buildings, however, did not spell much new growth in the Osceola Park neighborhood, and many building lots remained vacant.

Although Osceola Park could have been considered a neighborhood in decline by the turn of the 21st century, it did not succumb to the many demolitions that took place in the Original Town area of Vero. Today, residents are attracted to Osceola Park's historic character, affordability, central location, walk-ability, sustainability, proximity to schools, and the potential to offer a high quality of life. They recognize and appreciate the traditional design that was envisioned for the City when the neighborhood was established in 1917. Residents of Osceola Park are committed to preserving and revitalizing their neighborhood and they are aware that it serves as a vital link to the economic welfare of Vero Beach's historic downtown.

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<sup>35</sup> City of Vero is Having a Building Boom 1919 1.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 11

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
SIGNIFICANCE

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**ARCHITECTURAL SIGNIFICANCE**

The period of significance 1915-1958 extends from the date of earliest surviving buildings constructed by the Indian River Farms Company to the erection of Ranch style residences that represented the last major style used that reflected the changing aesthetic and technological influence in domestic architecture in the mid-20th century. Although the Osceola Park Historic Residential District contains no "high style" examples of its historic architecture, the majority of the surviving residences retain a high degree of their original stylistic characteristics and historic physical integrity. This is particularly evident in the relative absence of major non-historic additions, the enclosure of porches, the covering or replacement of historic exterior wall fabric with nonconforming types, changes in roof forms, and changes in window shapes or groupings. Historic alterations are acceptable in considering resources to be classified as contributing. The most common alterations involve window replacement, but these changes, often made necessary in the warm and damp climate of Florida, do not necessarily render properties noncontributing, particularly when the changes still reflect the buildings' original appearances.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number   9   Page   2  

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 3

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
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10. Geographical Data

Acreege of Property 40 apprx

UTM References

(Place additional references on a continuation sheet.)

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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christiana "Anna" J. Brady, Consultant/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date November 2012

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

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**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
GEOGRAPHICAL DATA

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**Verbal Boundary Description**

The boundaries of the Osceola Park Historic District encompasses the best remaining historic properties in the Osceola Park neighborhood that exhibit a reasonable proximity to one another and are shown as a dashed line on the map that accompanies this National Register nomination proposal.

**Boundary Justification**

The historic district boundaries were chosen according to the original subdivision boundaries of Osceola Park Home Sites Addition to Vero platted in 1917. A portion of the Little Acres Farms subdivision, platted in 1915, is included. These buildings relate historically and physically to the development of the neighborhood of Osceola Park. These two subdivisions were platted by the Indian River Farms Company as part of their vision for the Town of Vero.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 1

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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**PHOTOGRAPHS**

1. 20th Avenue Canal, Osceola Park Historic District
2. Vero Beach (Indian River County), Florida
3. Christiana J. Brady
4. 2010
5. 1746 20th Court, Vero Beach, Florida 32960
6. Looking South
7. Photo 1 of 38

**Items 2-5 are the same for the remaining photographs unless otherwise noted.**

1. Curbs and Sidewalks, 23rd Avenue
6. Looking NorthEast
7. Photo 2 of 38

1. Sidewalks, 21st Avenue
6. Looking South
7. Photo 3 of 38

1. Streetscape, 21st Avenue
6. Looking North
7. Photo 4 of 38

1. Richey's Mansion, 2115 18th Street
6. Looking South
7. Photo 5 of 38

1. 1838 22nd Avenue
6. Looking Southeast
7. Photo 6 of 38

1. O.V. Gammon Cottage, 1836 21st Avenue
6. Looking East
7. Photo 7 of 38

1. James S. Richey House, 2125 18th Street
6. Looking South
7. Photo 8 of 38

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 2

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

---

1. MacConnell Cottage, 1927 21st Avenue
6. Looking West
7. Photo 9 of 38

1. Stanley Buss House, 1845 23rd Avenue
6. Looking West
7. Photo 10 of 38

1. William H. Mills House, 1905 20th Avenue
6. Looking Southwest
7. Photo 11 of 38

1. Photo of William H. Mills House, 1905 20th Avenue
3. Unknown
4. c.1915
6. Looking West
7. Photo 12 of 38

1. 2027 19th Street, Osceola Park Historic District
6. Looking South
7. Photo 13 of 38

1. Leo Schlitt Cottage, 2035 19th Street
6. Looking Southeast
7. Photo 14 of 38

1. 1833 23rd Avenue
6. Looking West
7. Photo 15 of 38

1. Barber House, 1853 21st Avenue
6. Looking West
7. Photo 16 of 38

1. Troy Moody House, 1856 23rd Avenue
6. Looking East
7. Photo 17 of 38

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 3

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

---

1. King's Court Cottage, 1844 22nd Avenue  
6. Looking Southeast  
7. Photo 18 of 38

1. 1831 21st Avenue  
6. Looking Southwest  
7. Photo 19 of 38

1. 1817 22nd Avenue  
6. Looking West  
7. Photo 20 of 38

1. Charles Jewitt House, 1825 21st Avenue  
6. Looking West  
7. Photo 21 of 38

1. 1837 22nd Avenue  
6. Looking West  
7. Photo 22 of 38

1. 1843 22nd Avenue  
6. Looking West  
7. Photo 23 of 38

1. Hammill House, 1813 22nd Avenue  
6. Looking Southwest  
7. Photo 24 of 38

1. 1721 20th Avenue  
6. Looking West  
7. Photo 25 of 38

1. 1717 20th Avenue  
6. Looking Northwest  
7. Photo 26 of 38

1. 1901 23rd Avenue  
6. Looking Southeast  
7. Photo 27 of 38

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 4

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

---

1. 1935 20th Avenue  
6. Looking West  
7. Photo 28 of 38

1. 1926 23rd Avenue  
6. Looking Northeast  
7. Photo 29 of 38

1. 1916 21st Avenue  
6. Looking East  
7. Photo 30 of 38

1. 1902-1904 21st Avenue  
6. Looking Southeast  
7. Photo 31 of 38

1. 1826 21st Avenue  
6. Looking East  
7. Photo 32 of 38

1. 1805 21st Avenue (Noncontributing)  
6. Looking Southwest  
7. Photo 33 of 38

1. 2126-2128 18th Street (Noncontributing)  
6. Looking North  
7. Photo 34 of 38

1. 2212 19th Street (Noncontributing)  
6. Looking Northwest  
7. Photo 35 of 38

1. 1802 23rd Avenue (Noncontributing)  
6. Looking West  
7. Photo 36 of 38

1. 2156-2158 18th Street (Noncontributing)  
6. Looking North  
7. Photo 37 of 38

**United States Department of the Interior  
National Park Service**

## **NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 5

OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

---

1. 1912 23rd Avenue (Noncontributing)
6. Looking Northeast
7. Photo 38 of 38



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Osceola Park Historic Residential District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: FLORIDA, Indian River

DATE RECEIVED: 12/07/12 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/23/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12001196

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 1-23-13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



OSCEOLA PARK HISTORIC RESIDENTIAL  
DISTRICT

INDIAN RIVER CO., FL

1/38



OSCEOLA PARK HISTORIC RESIDENTIAL 2  
DISTRICT

INDIAN RIVER CO., FL

2/38



OSCEOLA PARK HISTORIC RESIDENTIAL 3  
DISTRICT

INDIAN RIVER CO, FL

3/38





OSCEOLA PARK HISTORIC RESIDENTIAL 4  
DISTRICT

INDIAN RIVER CO, FL

4/38



215

OSCEOLA PARK HISTORIC RESIDENTIAL 5  
DISTRICT  
INDIAN RIVER CO., FL  
5/38



OSCEOLA PARK HISTORIC RESIDENTIAL 6  
DISTRICT

INDIAN RIVER CO, FL

6/38



OSCEOLA PARK HISTORIC RESIDENTIAL 7  
DISTRICT  
INDIAN RIVER CO, FL  
7/38





OSCEOLA PARK HISTORIC RESIDENTIAL 8  
DISTRICT

INDIAN RIVER CO., FL

8/38



OSCEOLA PARK HISTORIC RESIDENTIAL 9  
DISTRICT

INDIAN RIVER CO, FL

9138



OSCEOLA PARK HISTORIC RESIDENTIAL  
DISTRICT

INDIAN RIVER COUNTY

10/38



OSCEOLA PARK HISTORIC RESIDENTIAL II  
DISTRICT

INDIAN RIVER CO., FL

11/38



3 The first house in Osceola Park Addition to  
ero; the new home of Wm. H. Mills of Maitland,



OSCEOLA PARK HISTORIC RESIDENTIAL 12  
DISTRICT  
INDIAN RIVER CO., FL

12/38



OSCEOLA PARK HISTORIC RESIDENTIAL 13  
DISTRICT  
INDIAN RIVER CO., FL

13/38



OSCEOLA PARK HISTORIC RESIDENTIAL

14

DISTRICT

INDIAN RIVER CO., FL

14/28



OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT 15

INDIAN RIVER CO., FL

15/38



1853



OSCEOLA PARK HISTORIC RESIDENTIAL 16  
DISTRICT  
INDIAN RIVER CO., FL

8E/91  
16/38



OSCEOLA PARK HISTORIC RESIDENTIAL  
DISTRICT

INDIAN RIVER CO., FL

17/38

17



OSCEOLA PARK HISTORIC RESIDENTIAL | 8  
DISTRICT

INDIAN RIVER CO., FL

18/38



OSCEOLA PARK HISTORIC RESIDENTIAL 19

DISTRICT

INDIAN RIVER CO, FL

19/38





OSCEOLA PARK HISTORIC RESIDENTIAL ZONE  
DISTRICT  
INDIAN RIVER COUNTY FL

20/38



OSCEOLA PARK HISTORIC RESIDENTIAL 21  
DISTRICT

INDIAN RIVER CO., FL

21/38



OSCEOLA PARK HISTORIC RESIDENTIAL 22  
DISTRICT

INDIAN RIVER CO, FL

22/22 ✓



OSCEOLA PARK HISTORIC RESIDENTIAL 23

DISTRICT

INDIAN RIVER CO, FL

23/38





OSCEOLA PARK HISTORIC RESIDENTIAL 24  
DISTRICT

INDIAN RIVER CO., FL

24/38



1751

OSCEOLA PUBLIC HISTORIC RESIDENTIAL 25

DISTRICT

INDIAN RIVER CO., FL

25/38



BEWARE  
OF THE DOG

OSCEOLA PARK HISTORIC RESIDENTIAL ZONE

DISTRICT

INDIAN RIVER CO, FL

26938



OSCEOLA PARK HISTORIC RESIDENTIAL 27  
DISTRICT

INDIAN RIVER CO FL

27/38





OSCEOLA PARK HISTORIC RESIDENTIAL

28

DISTRICT

INDIAN RIVER CO., FL

28/38



OSCEOLA PARK HISTORIC RESIDENTIAL 29

DISTRICT

INDIAN RIVER CO., FL

29/38



OSCEOLA PARK HISTORIC RESIDENTIAL

30

DISTRICT

INDIAN RIVER CO, FL

30/38



OSCEOLA PARK HISTORIC RESIDENTIAL <sup>31</sup>  
DISTRICT <sub>L</sub>  
IN PLAN RIVER CO, FL

31/38





OSCEOLA PARK HISTORIC RESIDENTIAL 32

DISTRICT

INDIAN RIVER CO., FL

32/38



OSCEOLA PARK HISTORIC RESIDENTIAL

DISTRICT

INDIAN RIVER COY FL

33



OSCEOLA PARK HISTORIC RESIDENTIAL 34  
DISTRICT

INDIAN RIVER CO., FL

34/38



2212

OSCEOLA PARK HISTORIC RESIDENTIAL  
DISTRICT

INDIAN RIVER CO., FL

35/38

35





OSCEOLA PARK HISTORIC RESIDENTIAL 36  
DISTRICT  
INDIAN RIVER CO., FL

36/38



OSCEOLA PARK HISTORIC RESIDENTIAL

37

DISTRICT

INDIAN RIVER CO., FL

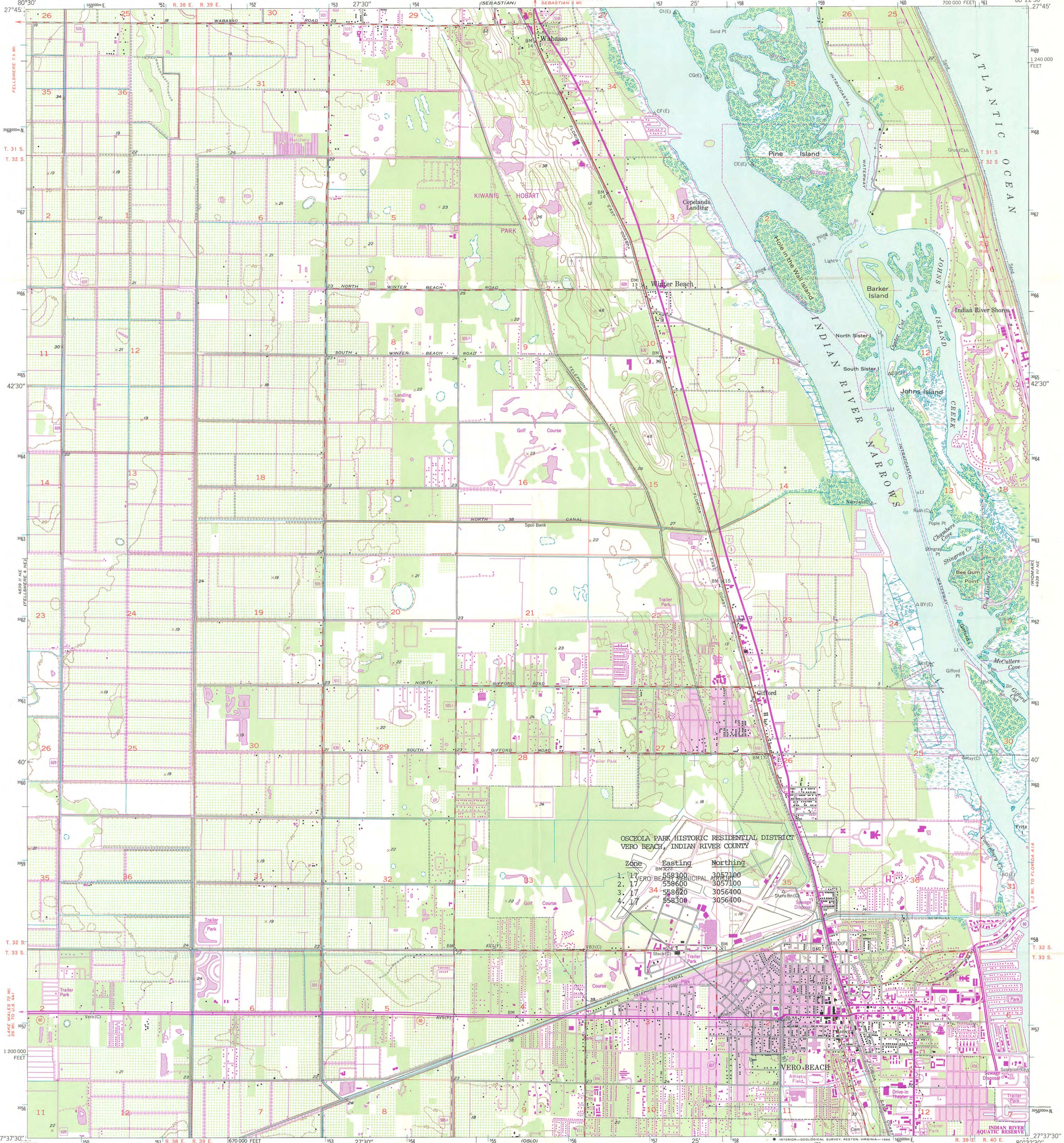
37/38



OSCEOLA PARK HISTORIC RESIDENTIAL 38  
DISTRICT

INDIAN RIVER CO FL

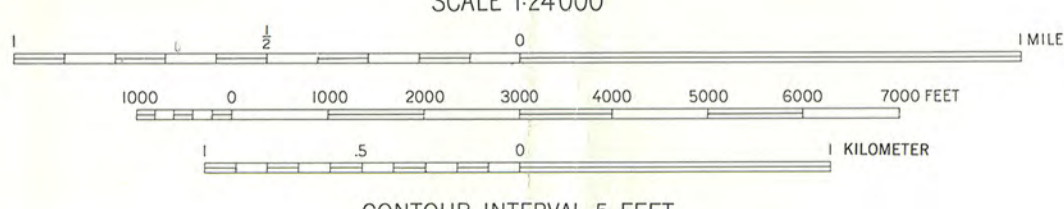
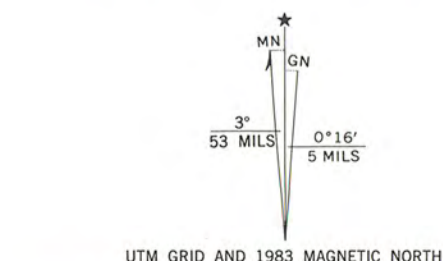
8E/8C



OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH, INDIAN RIVER COUNTY

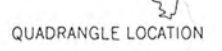
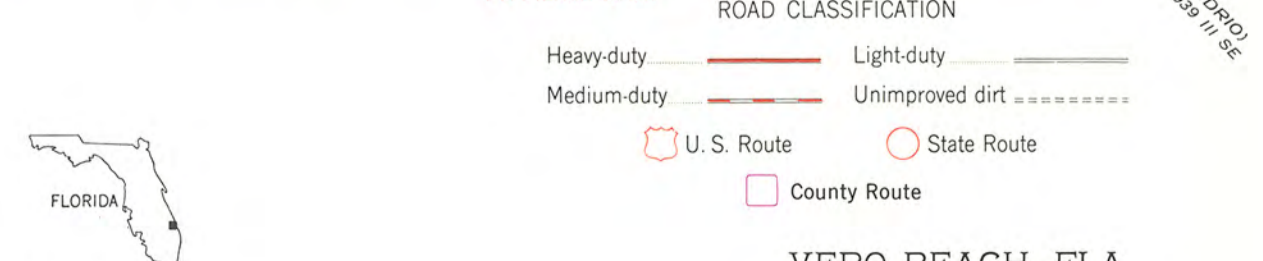
| Zone  | Easting | Northing |
|-------|---------|----------|
| 1. 17 | 558300  | 3057100  |
| 2. 17 | 558600  | 3057100  |
| 3. 17 | 558820  | 3056400  |
| 4. 17 | 558300  | 3056400  |

Mapped by U. S. Coast and Geodetic Survey  
Edited and published by the Geological Survey  
Control by NOS/NOAA(C), USCE (E), and Florida Geodetic Survey(F)  
Planimetry in part by photogrammetric methods from aerial  
photographs taken 1946. Topography by planetable surveys 1948  
field checked 1949  
Polyconic projection. 10,000-foot grid ticks based on Florida  
coordinate system, east zone. 1000-meter Universal Transverse  
Mercator grid ticks, zone 17, shown in blue. 1927 North  
American Datum. To place on the predicted North  
American Datum 1983 move the projection lines 30 meters  
south and 22 meters west as shown by dashed corner ticks  
No distinction is made between dwellings, barns, commercial  
and industrial buildings  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



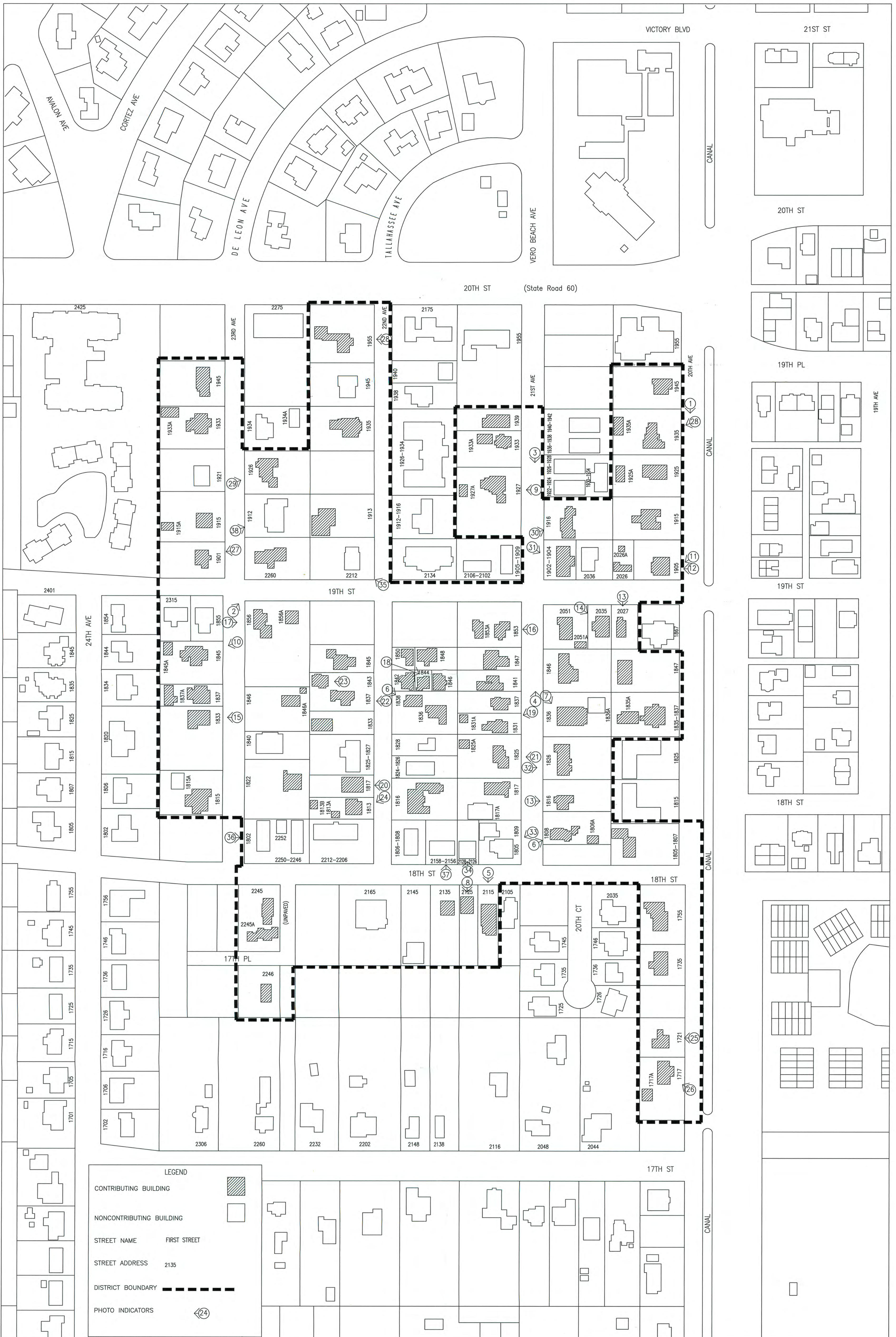
SCALE 1:24,000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 1 FOOT IN THE INDIAN RIVER  
AND 3 FEET ALONG THE OCEAN

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225  
OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

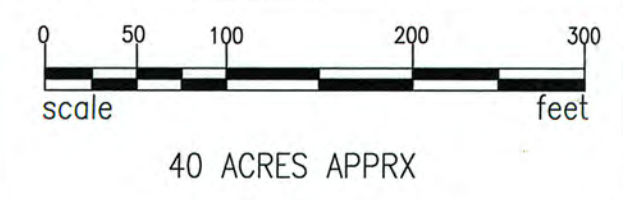


VERO BEACH, FLA.  
27080-F4-TF-024

1949  
PHOTOREVISED 1983  
DMA 4939 III NW-SERIES V847



**OSCEOLA PARK HISTORIC RESIDENTIAL DISTRICT  
VERO BEACH (INDIAN RIVER COUNTY), FLORIDA**



ORIGINAL MAP DRAWN BY:  
TERRY BISHOP GIS  
DEPARTMENT OF PUBLIC WORKS/GIS DIVISION  
1053 20th Place  
Vero Beach, Florida 32960  
PHONE: (772) 778-4550  
DATE: JUNE 2, 2011

REVISED BY: W. CARL SHIVER  
REVISED DATE: NOVEMBER 2012  
FLORIDA BUREAU OF HISTORIC PRESERVATION  
R.A. GRAY BUILDING  
500 SOUTH BRONOUGH STREET  
TALLAHASSEE, FLORIDA 32399-0250  
PHONE NUMBER: (850) 245-6333

THE ORIGINAL HISTORIC DISTRICT MAP SUBMITTED BY THE CITY OF VERO BEACH WAS REVISED USING THE AUTOCAD COMPUTER DRAFTING PROGRAM. THE ORIGINAL VISUAL FORMAT WAS MAINTAINED, BUT SOME MINOR CHANGES WERE MADE TO THE BUILDING FOOTPRINTS TO MAKE THEIR SHAPES MORE REGULAR. THE LOCATION OF SOME STREET NUMBERS WAS CHANGED TO MAKE THEIR ASSOCIATION WITH THE PROPERTIES CLEARER. CHANGES WERE ALSO MADE TO THE LEGEND AND TITLE BLOCK TO MEET THE STANDARDS OF THE BUREAU OF HISTORIC PRESERVATION.



## FLORIDA DEPARTMENT *of* STATE

RICK SCOTT  
Governor

KEN DETZNER  
Secretary of State

REC 07/11

November 29, 2012

Ms. Carol Shull, Keeper  
National Register of Historic Places  
Department of Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed are the nomination and additional materials (nomination form, continuation sheets, site plan, USGS map, color digital images and disk) for the submission of

### **Osceola Park Historic Residential District, Vero Beach, Indian River County, Florida**

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

*Barbara E. Mattick*

Barbara E. Mattick, Ph.D.  
Deputy State Historic Preservation Officer  
for Survey & Registration

Enclosures

#### DIVISION OF HISTORICAL RESOURCES

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
Telephone: 850.245.6300 • Facsimile: 850.245.6439 • [www.flheritage.com](http://www.flheritage.com)  
Commemorating 500 years of Florida history [www.fl500.com](http://www.fl500.com)

