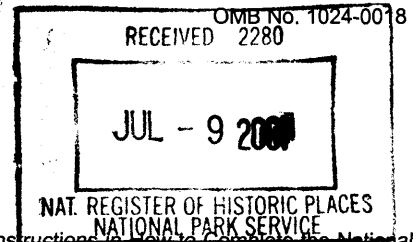


United States Department of the Interior  
National Park Service

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 Sebastian Grammar and Junior High School

other names/site number Sebastian Elementary School, Sebastian City Hall/IR 142

2. Location

street & number 1225 Main Street n/a  not for publication

city or town Sebastian n/a  vicinity

state FLORIDA code FL county Indian River code 061 zip code 32958

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.)

Janet Snyder Matthews 6/28/2001  
Signature of certifying official/Title Date

Florida 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) \_\_\_\_\_

Edson A. Beall  
Signature of the Keeper

6.17.01  
Date of Action

**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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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)

Education: School

**Current Functions**  
(Enter categories from instructions)

Government: City Hall

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19th & 20th Century Revivals: Mediterranean Revival

**Materials**  
(Enter categories from instructions)

foundation Stucco

walls Stucco  
Plaster

roof Terra Cotta

other

**Narrative Description**

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

**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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**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):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

Architecture

Social History

**Period of Significance**

1928-1951

**Significant Dates**

1928

**Significant Person**

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Architects: Hatcher, William Wesley & Funke, Lawrence S.

Builder: Wallen, W.H.

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

# \_\_\_\_\_

10. Geographical Data

Acreege of Property Less than 1 acre

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 5 1 6 2 0	3 0 7 6 9 0 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

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 E. Jackson/Consultant and Barbara E. Mattick/Deputy SHPO for Survey & Registration

organization Bureau of Historic Preservation date June 2001

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

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 City of Sebastian

street & number 1225 Main Street telephone (561) 589-5490

city or town Sebastian state Florida zip code 32958

**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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

**SUMMARY**

The Sebastian Grammar and Junior High School, also known as Old Sebastian Elementary School and now serving as the Sebastian City Hall, is a two-story, hollow tile and stucco building designed in 1926 by Fort Pierce architects William W. Hatcher and Lawrence S. Funke, and built in 1928 by contractor W.H. Wallen. It was designed in the Mediterranean Revival Style characterized by its patterned stucco exterior walls, terra cotta tower roof and parapet, and rectangular and arched multi-paned sash windows. The arched entranceway and arched windows, both located on the main façade, are framed by a pattern of quoins made of plaster intended to resemble stone. A Mission style, shed roof covered with terra cotta barrel tile and supported by large, carved, wooden brackets adorns the arched entranceway.

**SETTING**

Sebastian was permanently settled along the Indian River in the early 1880s. Located between the St. Sebastian River and the Indian River Lagoon, it was a hub of fishing and citrus industries. It is situated approximately twenty miles south of Melbourne and ten miles north of Vero Beach. The Sebastian Grammar and Junior High School is located approximately five blocks west and over the railroad tracks from Old Dixie, later named U.S. 1. Highway U.S. 1 is a major north/south corridor through Sebastian that parallels the nearby Florida East Coast Railroad and contains many buildings of historic significance in the vicinity of Main Street. The school building is located on the north side of Main Street at the western edge of the Sebastian business district in an historic neighborhood dotted with small residences, residences converted into businesses, two small churches, the Sebastian Police Department and Sebastian Post Office. The school faces South on Main Street and is situated in a park-like setting with trees and shrubs and a large well-manicured lawn. Across the street is a large wooded area and to the west and behind the original school property is an undeveloped wooded conservation area. The school building is well maintained and is listed in the Florida Master Site File as number 8IR00142.

There are seven non-contributing buildings on the eight-acre property. Three non-contributing buildings, built between 1965 and 1969, are located to the northwest of the original school building and are connected by a covered walkway. Four non-contributing structures were added to the overall campus in the late 1980s after the school was deeded to the City of Sebastian in 1982 for the planned use as City Hall. These four buildings consist of a small maintenance building and emergency generator building located behind the original school to the north, and a police station and annex located approximately 200 yards to the east.

**EXTERIOR DESCRIPTION**

The Sebastian Grammar and Junior High School, now the City Hall, is a large two-story building that is symmetrical with respect to the main entrance and central tower (Photo 1,2). The entrance is arched and has a

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

Mission-style terra cotta roof over the entranceway (Photo 3). The pyramidal, hipped, terra cotta tower roof, terra cotta-covered arched entrance and two arched windows on the second floor provide a focal point from which the building spreads symmetrically in both directions. A built up roof is surrounded by a parapet with a distinctive, albeit typical, terra cotta coping (Photo 4). Between the tower and the wings on either side of the building, the terra cotta roof extends beyond the parapet at the same pitch as the tower roof (Photo 1), creating a stepped effect of the roof from the left and right extremities up to the central tower. The frieze is plastered to resemble stone with an "X" pattern etched into the flat face (Photo 5).<sup>1</sup> The original drawings for the building called for 12"x 12" water drains through the frieze; however, the building was built with canales that protrude beyond the face of the frieze (Photo 5). A simple S-shaped plaster cornice resembling stone molding completes the top of the wall. The arched entranceway and arched windows above the entrance are framed in a quoin pattern plastered as stone (Photo 3, 6). The windows are all original and double hung with most having nine-over-nine lights.<sup>2</sup>

Fire escapes were designed for the building by C. Ellis Duncan of Vero Beach and added after the initial construction (Photo 7). A storage vault was added at the rear of the building in 1990 for the storage of city records. This addition complements the original structure and does not appear to detract from the overall architectural integrity (Photo 8).

**INTERIOR DESCRIPTION**

As you enter the original school building, through the front entrance you see double doors directly ahead across the hallway leading into the cafeteria, now the County Clerk's Complex. Also across the hallway to the left and right were open stairways to the second floor. There were four classrooms and two restrooms on the first floor. The ceilings were 12 feet high. The walls and ceilings were plaster over wooden lath; the floors were hardwood stained dark. When the school building became the Sebastian City Hall in 1982 the first floor classrooms and cafeteria were divided into offices; a drop ceiling was installed; and the stairways were walled in (Photos 9, 10 and 11).<sup>3</sup>

The second floor remains original in plan and appearance according to the 1926 design drawings. It contains four classrooms, a teacher's lounge and the principal's office. The second floor corridor provides a good view of the interior trim, stairwell railings, high ceiling and original hardwood floor (Photo 12). Blackboards inside

<sup>1</sup> The Architects Drawing calls out the frieze as the cornice.

<sup>2</sup> The window panes in all of the sashes will be reglazed; frames and sills will be rebuilt as necessary with cypress wood; and all of the counter weight ropes will be replaced.

<sup>3</sup> Plans are to restore the first floor hallway to its original configuration by opening the east and west stairwells.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

the classrooms with a more modern green slate are intact (Photo 13) and some of the old “egg crate” light fixtures remain (Photo 14). The storm panels that cover many of the windows on the exterior prevent visibility of the original arched windows over the arched entrance in the front elevation (Photo 15). A few improvements have been made, such as the removal of the stage and a folding door that separated the two center classrooms, as shown on the original plans. The folding door, which could be opened to provide an auditorium, was replaced with a partition wall. The cafeteria was moved to the outside building and the original cafeteria space became the auditorium. These changes were made in the 1960s to accommodate a growing student population.

**PRESENT CONDITION/ENGINEERING SURVEY**

An engineering survey team was formed in the 4<sup>th</sup> quarter of 1999 to assess the structural condition and construction approaches pursuant to restoration of the Sebastian Elementary School/City Hall. The planned restoration includes opening the second floor to its original appearance for possible expanded city and public use. One of the major conclusions was the building needed to be dried in to stop water and moisture intrusion that was deteriorating the plaster on walls and ceiling, and possibly reducing the overall structural integrity. The inspection of the floors and ceiling revealed areas of suspected water intrusion (Photo 16, 17). The end of the ceiling joists can be seen embedded in the clay tiles, which was a common method of construction in that time period. The floor joists, ceiling joists and roof rafters appear to be in good condition.

Two primary elements of the dry-in include roof repair and window restoration. The entire building exterior will be sealed with the proper materials and painted in the original color. As mentioned earlier, the planned restoration includes opening both stairways and restoring the first floor corridor high ceiling. The second floor restoration will restore walls, ceilings, floors and trim as close to the original condition as possible.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

**SUMMARY**

The Sebastian Grammar and Junior High School is significant at the local level under **Criterion A** for **Social History** as the educational and social center of the community, and under **Criterion C** for its **architecture**. The school was designed in 1926 in the Mediterranean Revival style by prominent Ft. Pierce architects William Wesley Hatcher and Lawrence S. Funke. This style was a dominant theme during the Florida Boom period of the 1920s and is reminiscent of Sebastian's Spanish roots. The building retains much of the architectural integrity of design, materials and workmanship it had when it was built in 1928. The only significant alterations to the original structure took place during the early 1980s on the first floor when classrooms were converted into office space. The addition of dividing walls, drop ceilings, and carpet mask the original finishes which lie underneath.

**HISTORICAL CONTEXT**

Located on a ridge between the St. Sebastian River and the Indian River Lagoon, the land of early Sebastian was the site of settlements dating back thousands of years. Archaeological studies indicate there were prehistoric inhabitants living in the area as early as 850 B.C. The Ais Indians, whose tribes once dominated Florida's east coast, found the land between the St. Sebastian River and the Indian River Lagoon ideal for their survival, which was dependent upon hunting, fishing and gathering. One of the earliest written records of the area dates to a map recorded in 1605 by a Spanish soldier, Captain Alvera Mexia, who was sent by the Spanish governor of St. Augustine to improve relations with the Ais Indians.<sup>1</sup> During his journey he documented and named the St. Sebastian River.

Migration to Florida began after it was established as a territory of the United States in 1821. Living conditions were crude and settlements in the Sebastian area remained sparse until the end of the 1800s. The passage of the Armed Occupation Act in 1842 brought a few settlers to the area; however, continued Native American conflicts and the Civil War deterred many persons from settling in the area permanently until the late 1880s.

In 1882, Thomas New, a retired Methodist minister from Detroit, Michigan, established a post office and gave the area of Sebastian its first official name, 'Newhaven'.<sup>2</sup> Two years later, in 1884, Sylvanus Kitching, a native of Warrington, England, became postmaster and changed the name from Newhaven to Sebastian after the St. Sebastian River. Settlement grew at a slow pace and according to the Florida State Census of 1885 there were a

---

<sup>1</sup> *Tales of Sebastian* (Sebastian River Area Historical Society, Inc., [1990]), 4.

<sup>2</sup> *Ibid.*, 33.



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 2 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

total of 26 adults and 16 children living in Sebastian.<sup>3</sup> As in most Florida towns, progress was gradual until the advent of the railroad, which came through Sebastian in 1893. Fishing had already begun as a means of survival, and now became increasingly important to the local economy as a commercial industry. The first shipment of fish by rail took place in 1895, and Sebastian was one of nine headquarters of the fishing industry along the Indian River Lagoon, shipping fish to markets as far north as New York.

In 1905 Sebastian was located in St. Lucie County, which had been created out of Brevard County. According to the Census of 1910, 321 people lived in Sebastian.<sup>4</sup> Sebastian continued to develop slowly and growth was focused centrally along the river and westward on Main Street. Citrus and pineapples were the dominant cash crops in the agricultural industry. By 1918, Sebastian had a Woman's Club, a doctor, a wooden road bridge across the St. Sebastian River, two church buildings, a hotel, and a two-story wooden schoolhouse.

The small fishing village of Sebastian made its own tremors during the prosperous Florida Boom period of the 1920s. Economic expansion was influenced in 1920 with the construction of a highway route along the former Dixie Highway, built through the center of Sebastian. Improved access meant an increase in population and growth of the area, which led directly to the incorporation of Sebastian as a municipality in 1924.<sup>5</sup> Meetings of the Town Council of the town of Sebastian were held regularly and records from that time indicate their desire to hire engineers for survey and planning purposes.<sup>6</sup> Businesses, modest homes, and two-story mansions were built along the river on Dixie Highway and along Main Street when the Bank of Sebastian opened its doors on Main Street in 1924. In 1925, Sebastian was now located in Indian River County, Main Street was paved and a Municipal Power and Ice Plant was built to supply electricity and ice to the Sebastian area. In 1926, designs were completed for a modern Sebastian grammar and junior high school. The building, located along Main Street, was completed in 1928, and the former two-story wooden school located on Louisiana Avenue was dismantled. Residents of Sebastian did not escape the effects of the Depression. In 1930 the Bank of Sebastian closed, selling their assets to the Farmers Bank of Vero Beach for \$21,628.72.<sup>7</sup>

---

<sup>3</sup> Ibid., Sebastian Area Chronology.

<sup>4</sup> Florida State Census, St. Lucie County, 1910.

<sup>5</sup> *Tales of Sebastian* (Sebastian River Area Historical Society, [1990]), 5.

<sup>6</sup> *More Tales of Sebastian* (Sebastian River Area Historical Society, [1992]), 60.

<sup>7</sup> Ibid., 151.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

On May 14, 1933 the Town of Sebastian was dissolved and the City of Sebastian was created. The effects of World War II brought little growth to the community. In 1968 Sebastian was characterized as a quiet, peaceful happy and dignified community, reflecting a steady growth.<sup>8</sup> Today the Sebastian River area, with a population of approximately 30,000, is located in the northernmost part of Indian River County. The City of Sebastian has a current population of approximately 15,125. The economy is supported by tourism, citrus, and light industry.

Education in Sebastian and the Old Sebastian Elementary School

Schools in Florida date back to when Florida became a territory. During Reconstruction after the Civil War, an 1868 law created a statewide public school system.<sup>9</sup> At that time no persons from Brevard County, in which Sebastian was then located, were appointed to the County Board of Public Instruction.

From 1890 – 1918 schools in Sebastian were located in the school district of Brevard County. According to research used to compile “A History of Education in Indian River County,” a county or state school could be established if six children and a building were available.<sup>10</sup> One of the earliest written records relating to schooling in Sebastian is in a letter written by Sebastian resident Walter Kitching in 1887 to relatives in England.<sup>11</sup> In 1901, the family of Charles Sembler moved to Sebastian and at age 10 Sembler attended school in a one-room, wooden school near the river.<sup>12</sup> Brevard County School Superintendent R.E. Mims announced to the state superintendent in 1904 that a new school had been built in Sebastian. The school was a vernacular, two-story, wooden structure built just west of the Florida East Coast Railway on Louisiana Avenue. The number of classrooms was doubled with the addition of a north wing in 1912. It was similar in size and style to neighboring wooden schools in Vero and Ft. Pierce.

Sebastian’s schoolhouse was located in the school district of St. Lucie County from 1919 until the formation of Indian River County and the Indian River County School Board in 1925. Schools located in the county were in Vero Beach, Fellsmere, Sebastian, Wabasso, Quay, Roseland, and Unity. Dr. David Rose, the first doctor and first owner of a car in Sebastian, was one of three persons appointed to the School Board by Florida Governor John W. Martin.

---

<sup>8</sup> J. Noble Richards, *Florida’s Hibiscus City Vero Beach* (Melbourne: Brevard Graphics, 1968), 145.

<sup>9</sup> *Ibid.*, 72.

<sup>10</sup> “History of Education in Indian River County” (Vero Beach, FL: Indian River County Library, Genealogy Room, 1998).

<sup>11</sup> *More Tales of Sebastian* (Sebastian River Area Historical Society, Inc. [1992]), 27.

<sup>12</sup> *Ibid.*

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

**HISTORIC SIGNIFICANCE**

The growing pressure of the 1920s Boom in Florida led directly to the construction of several new schools in Indian River County, including the Sebastian Grammar and Junior High School, later to be called Sebastian Elementary School. County residents believed modern school facilities were needed to meet the current and expected rapid increase in population, and to provide an incentive for newcomers to come to the area. Although the Indian River County Board of Public Instruction was in debt, as it had been since its inception in 1925, citizens voted for the sale of school bonds to provide improvements and the construction of new schools. On April 20, 1926, the school board voted to contract with Ft. Pierce architects William Hatcher & Lawrence Funke in the amount of \$2,000 to design and supervise the construction of a new school in Sebastian.<sup>13</sup> Funke submitted the plans for a new two-story Mediterranean Revival Style Sebastian Grammar and Junior High School and they were approved unanimously. In Sebastian, life centered around church and school; therefore, residents were eager to have such modern school facilities to match those of the other towns in the county.

Construction of the school was not nearly as quick as the design process. Terms of the construction were subject to the sale of \$40,000 worth of school bonds. In January 1927, the Indian River County School Board had nearly reached its goal when the Farmers Bank & Trust, the bank in which the assets were being kept, was suspended.<sup>14</sup> As a result, all assets were frozen. Construction did not begin until February 1928, when the School Board held a special meeting to acquire the sufficient funds to begin building the new Sebastian school.<sup>15</sup> In April, according to the contractor W.H. Wallen, the new school's cornerstone was in place and walls were built up to the second floor. Members of the school board and the architect were present for the final inspection on July 31, 1928. Furniture, equipment and supplies in the amount of \$3,000 were ordered and the school opened in September 1928 with 75 students in grades from one through nine. The former wooden school was torn down and sold to Thomas Cadenhead of Wabasso who used the wood to build chicken coops.

The Sebastian Grammar and Junior High School, later known as the Sebastian Elementary School, was a central part of life for children and adults in the community. According to former students who attended the school in its early years, the upstairs central classrooms were also used as an auditorium. There was a stage and these rooms were the scenes of various school and community activities, such as dances, plays, art exhibitions and award presentations. In those days there were two grades and one teacher per classroom. Although space for a

---

<sup>13</sup> Indian River County School Board Minutes: Book 1, 20 April 1926. Located at the Indian River County School Board Main Office, 1990 25<sup>th</sup> St., Vero Beach, Florida.

<sup>14</sup> Ibid., Book 1: 15 February 1928.

<sup>15</sup> Ibid.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 5 **SEBASTIAN GRAMMAR AND JUNIOR HIGH SCHOOL**  
**Sebastian, Indian River Co., FL**

---

kitchen and cafeteria had been constructed, students brought their lunch and normally ate outside on benches. After graduation, most students traveled by bus to attend high school in Vero Beach.

Only one year after the construction of the Sebastian Grammar and Junior High School, the Indian River County School Board was in financial crisis and schools were threatened with closing. The aid of local citizens and the Chamber of Commerce, however, made it possible for schools to be open during the Depression Era. Teachers remained loyal and accepted very low salaries. In the mid-1930s local residents sold land to help enlarge the school grounds for a ball field and tennis courts built by the W.P.A. During World War II, Sebastian was still a small community, and a family atmosphere prevailed at the school. Teachers helped sell coupons to aid local war efforts and students tried not to get too distracted by the fighter planes practicing in a nearby field. In 1946, ten students graduated from the eighth grade, continuing to travel to Vero Beach to attend high school.

In the 1960s the Sebastian Grammar and Junior High School changed names to become the Sebastian Elementary School, including grades K-6. In the middle 1960s, the school was close to reaching its saturation point of 180 students, and, therefore, the decision was made to build three additional structures to accommodate the growing student population. In the 1970s, the school grades were reduced to K-5. The Sebastian Grammar and Junior High School remained in use until its closure by the Indian River County District School Board in January 1982. The City of Sebastian purchased the school in 1982 for \$1.00 in exchange for land to locate a more modern elementary school.<sup>16</sup> Since 1982 the Old Sebastian Elementary School has been known as the Sebastian City Hall.

Since its construction in 1928, the Sebastian Grammar and Junior High School has retained position of importance along Main Street and in the community. Generations of Sebastian residents were educated within the walls of the Sebastian Grammar and Junior High School, and they still enjoy visiting the school to reminisce and share the lasting imprint the school, teachers and their colleagues have made on their lives. As City Hall, the building continues to serve as a hub of community activity and stands as a local landmark for residents of the City of Sebastian.

**ARCHITECTURAL CONTEXT**

The Mediterranean Style building is easily identified by the use of red barrel tile on the roof and arches. The inclusive names "Mediterranean" and "Mediterranean Revival" relate to the architectural elements that are assembled from the lands which border the Mediterranean Sea, such as Spain, Italy and the Islamic world of North Africa. The coastal climate of California is classified as Mediterranean, one of only five such areas found

---

<sup>16</sup> Indian River County Courthouse, Deed Book 649:772.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 6 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

in the world. Architecture in early California reflected the influence of the Spanish presence and the coastal climate. The exposure to Spanish Colonial Revival architecture was greatly increased by the Panama-California Exposition at San Diego in 1915. By the 1920s Spanish architecture had become a major focus of architectural design. Based on Florida's Spanish heritage and Mediterranean-like climate, the so-called Mediterranean Revival style enjoyed an architectural boom in Florida in the 1920s. The architectural plans of many homes and buildings of that time period in Southeast Florida bear the seal of prominent architect Addison Mizner.

**ARCHITECTURAL SIGNIFICANCE**

While Addison Mizner was creating architectural history in Palm Beach and Boca Raton, Florida, architect William Wesley Hatcher was establishing himself in Fort Pierce, Florida. Hatcher was persuaded to leave Atlanta, and come to Fort Pierce by visionary developer C. E. Cahow and was licensed in Florida in 1924.<sup>17</sup> His first design in Fort Pierce was the Raulerson, an L-shaped Mediterranean building with rows of storefronts beneath a series of office spaces.<sup>18</sup> He established his own office in the Raulerson building and invited Lawrence S. Funke, a colleague from Atlanta, Georgia, to form a partnership. One of their first projects together was the design of a third phase expansion of the St. Lucie High School, which is listed on the National Register of Historic Places in 1984. Hatcher and Funke projects included the First United Methodist Church in Ft. Pierce, a Mission style building with Baroque façade built in 1925; the White City Elementary School, a Mediterranean Revival building in brick; the Okeechobee City Hall; the Mission Revival style Okeechobee High School; and the Sebastian Elementary School, designed in 1926 and built in 1927-28.<sup>19</sup>

When it was time to design a new elementary school for the City of Sebastian in 1926, a logical choice made by architects Hatcher and Funke was that of the Mediterranean Revival style, which was fitting for the time period but also fitting with the city name of Sebastian. The Sebastian Grammar and Junior High School is an excellent example of Hatcher & Funke's work in Ft. Pierce. Its distinctive features include its stucco exterior, use of red barrel tile, arched windows and entrances, decorative frieze and canes, and original sash windows. Today the building maintains a uniqueness as the only building in the city designed with the Mediterranean Revival architectural style.

<sup>17</sup> Tim Harrington, *William Wesley Hatcher*, research material as part of the Old Ft. Pierce City Hall National Register Nomination located in Tallahassee, FL, Department of State, Bureau of Historic Preservation. Research material in the hand of Tim Harrington, City Hall, Ft. Pierce, FL.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number     9     Page     1     **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL  
Sebastian, Indian River Co., FL**

---

**BIBLIOGRAPHY**

Harrington, Tim. *William Wesley Hatcher*, research as part of the Old Fort Pierce City Hall National Register Nomination, Tallahassee, FL, Bureau of Historic Preservation.

“History of Education in Indian River County.” Unpublished Report. Vero Beach, FL: Indian River County Library, Genealogy Room, 1998.

Indian River County Courthouse. Deed Books: 1, 2, 14, 21, 27, 28, 30, 649.

Indian River County School Board Minutes. Book 1: 1925 – 1930.

Lockwood, Charlotte. *Florida’s Historic Indian River County*. Vero Beach: Media Tronics, 1975.

Phelps, Carole. 1946 Graduate of the Old Sebastian Elementary School, Sebastian. Interview by author, 10 August 2000, written notes by author at 1723 Old Dixie Highway S.W. in Vero Beach, Florida.

Richards, J. Noble. *Florida’s Hibiscus City Vero Beach*. Melbourne: Brevard Graphics, 1968.

Sadler, Cora Sembler. 1928 Teacher at the Old Sebastian Elementary School, Sebastian. Interview by author, 26 July 2000, written notes by author at 1723 Old Dixie Highway S.W. in Vero Beach, Florida.

Sebastian River Area Historical Society. *More Tales of Sebastian*. Vero Beach: Sebastian River Area Historical Society, Inc., 1992.

Sebastian River Area Historical Society. *Tales of Sebastian*. Sebastian River Area Historical Society Inc., 1990.

Shofner, Jerrell H. *History of Brevard County*. Vol. 1. Stuart: Brevard County Historical Commission, 1995.

*Vero Beach Press Journal*. 1, 5 February; 3, 10 May 1929.

*Vero Beach Press Journal*. 27 April; 20, 31 July; 14 September 1928.

*Vero Beach Press Journal*. 13 September 1927.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL**  
**Sebastian, Indian River Co., FL**

---

**VERBAL BOUNDARY DESCRIPTION**

The boundary of the Sebastian Grammar and Junior High School lies within Tract B, according to the re-plat of the School Park Subdivision as recorded in Plat Book 2, Page 29, in the public records of Indian River County, Florida. The boundary is described as follows:

A west boundary lies 17 feet from and is parallel to the west side of the building. An east boundary lies 12 feet from and parallel to the east side of the building. A south boundary lies 40 feet from and parallel to the south (front) elevation of the building. The north boundary begins at 17 feet west and 26 feet north of the northwest corner of the building. From there, it proceeds eastward to the east edge of a handicap ramp and then north 21 feet to the middle of a water meter, and then eastward to the edge of the parking lot pavement. It continues along the pavement to the west side of the emergency generator building and from there, south to the south side of the emergency generator building and then eastward again to the east boundary. Please attached sketch map.

**BOUNDARY JUSTIFICATION**

The nominated property as indicated on the accompanying sketch map includes land associated historically with the school grounds of the Old Sebastian Grammar and Junior High School.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number PHOTOS Page 1 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL  
Sebastian, Indian River Co., FL**

---

1. Sebastian Grammar and Junior High School, 1225 Main Street
2. Sebastian, Indian River County, Florida
3. Burt Jones, City of Sebastian Engineering Department
4. August, 2000
5. City of Sebastian Engineering Department

**Note: Items 1 through 5 are the same for all photographs; refer to Photo Location building sketches for camera locations. (numbers in circles are photo numbers).**

6. Front view of main (south) elevation, camera facing north.
7. Photo 1 of 23.
  
6. Oblique view of main (southeast) elevation, camera facing northwest.
7. Photo 2 of 23.
  
6. Front view showing terra-cotta hood over main entrance and plaster quoins resembling stone, camera facing northwest.
7. Photo 3 of 23.
  
6. Close-up of roof section between wings and center section with pyramid/hipped roof, camera facing north.
7. Photo 4 of 23.
  
6. Close-up showing X pattern on frieze; detail of the S-shaped cornice; canales, camera facing north
7. Photo 5 of 23
  
6. Close-up showing quoin pattern around arched entrance, camera facing northeast
7. Photo 6 of 23.
  
6. View of fire escape, east end of building in rear, camera facing southwest.
7. Photo 7 of 23.
  
6. Vault addition, circa 1990, camera facing west.
7. Photo 8 of 23.
  
6. View of drop ceiling in first floor hallway, camera facing west.
7. Photo 9 of 23.



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number PHOTOS Page 2 **SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL  
Sebastian, Indian River Co., FL**

---

6. View of partition wall hiding left hand (west) stairway (where pictures are hanging), camera facing northwest.
7. Photo 10 of 23
6. View of partition wall hiding right hand (east) stairway with door added for second floor access, camera facing northeast.
7. Photo 11 of 23.
6. View of second floor hallway looking from east to west, camera facing west.
7. Photo 12 of 23.
6. View of a blackboard in one of the classrooms, camera facing north.
7. Photo 13 of 23.
6. View of an old egg crate light fixture in one of the classrooms, camera facing southeast.
7. Photo 14 of 23.
6. View of an arched window above arched entrance as seen from inside one of the classrooms, camera facing south.
7. Photo 15 of 23.
6. Results from inspection for structural survey showing ends of second floor joists entering clay tile wall, camera facing south.
7. Photo 16 of 23.
6. Results from inspections for structural survey showing ends of second floor ceiling joists entering clay tiles, camera facing north.
7. Photo 17 of 23.
6. View of rear elevation of school/city hall building, camera facing south.
7. Photo 18 of 23.
6. View of east elevation, camera facing west
7. Photo 19 of 23.
6. View of emergency generator building added circa early 1980s, camera facing west.
7. Photo 20 of 23

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number PHOTOS Page 3

**SEBASTIAN GRAMMAR AND JUNIOR HIGH  
SCHOOL  
Sebastian, Indian River Co., FL**

---

6. Oblique view of front elevation taken from west of building, camera facing northeast.

7. Photo 21 of 23.

6. Oblique view of front elevation taken from west of building, camera facing east.

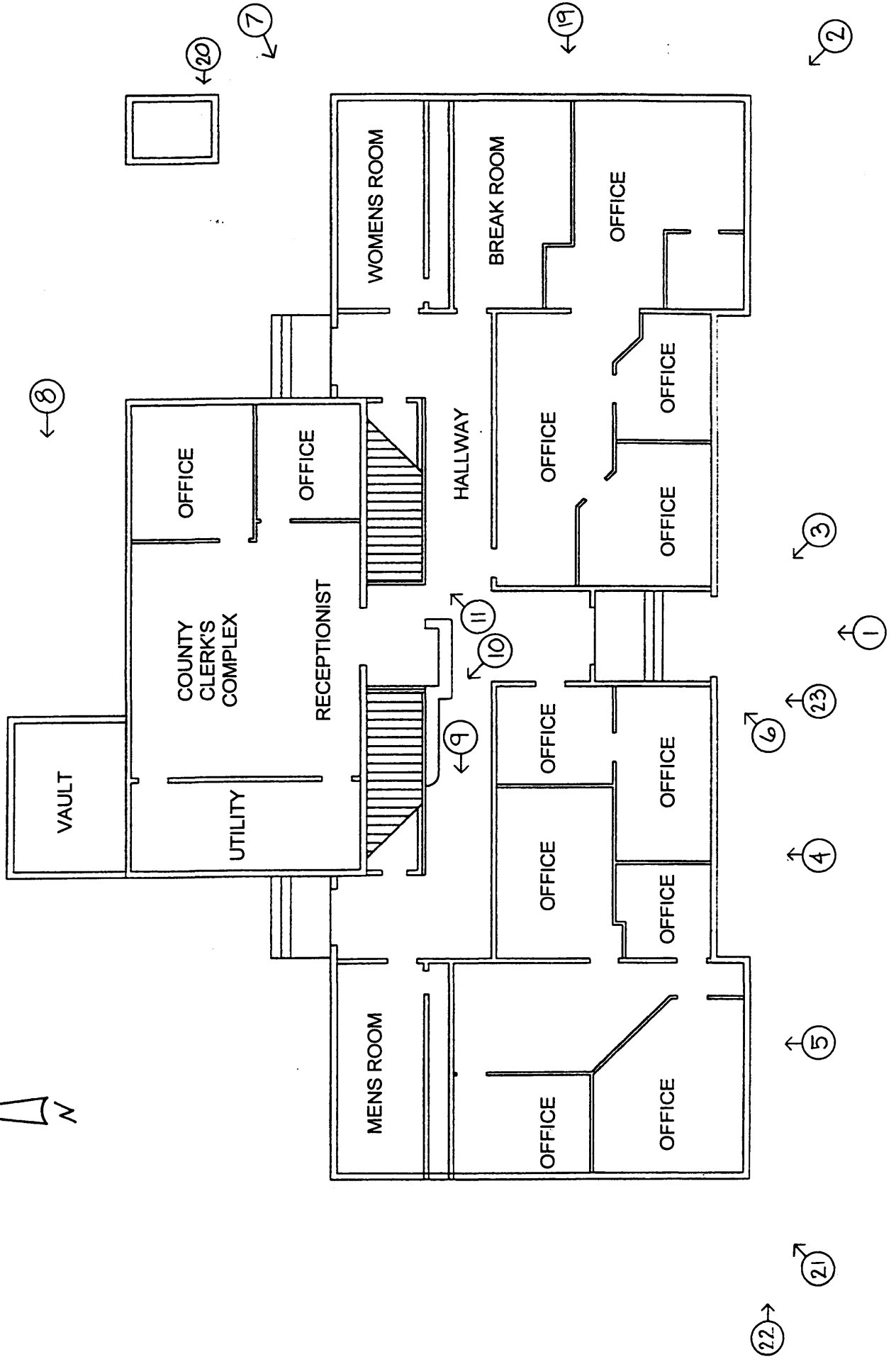
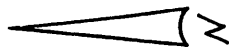
7. Photo 22 of 23.

6. Close-up of cornice/frieze between the central pyramidal roof and parapet section, camera facing north.

7. Photo 23 of 23.

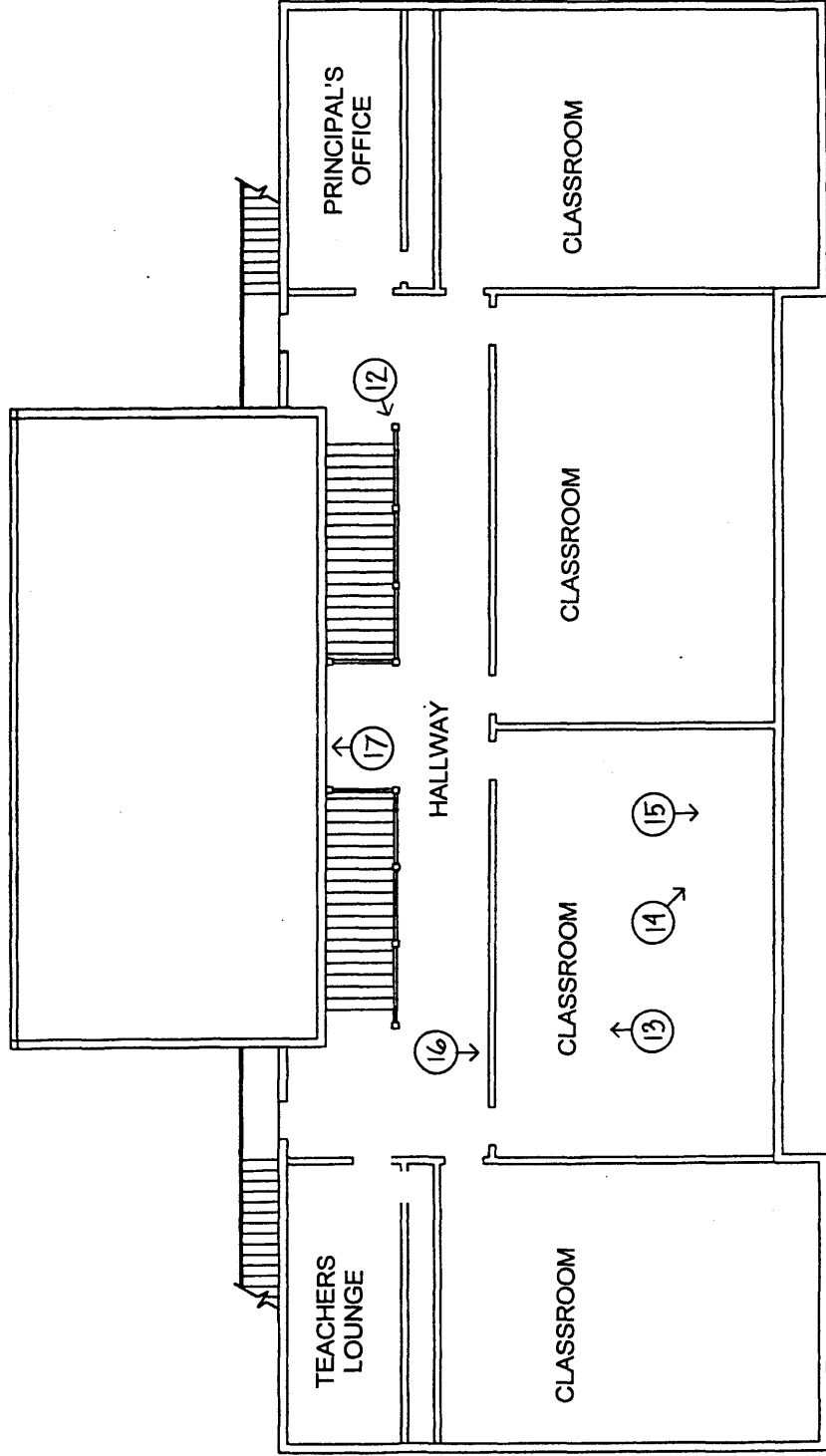
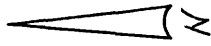
SEBASTIAN GRAMMAR AND JUNIOR HIGH SCHOOL  
1225 Main Street, Sebastian, Indian River Co., FL

SEBASTIAN ELEMENTARY SCHOOL  
PHOTO LOCATIONS  
FIRST FLOOR



SEBASTIAN GRAMMAR AND JUNIOR HIGH SCHOOL  
1225 Main Street, Sebastian, Indian River Co., FL

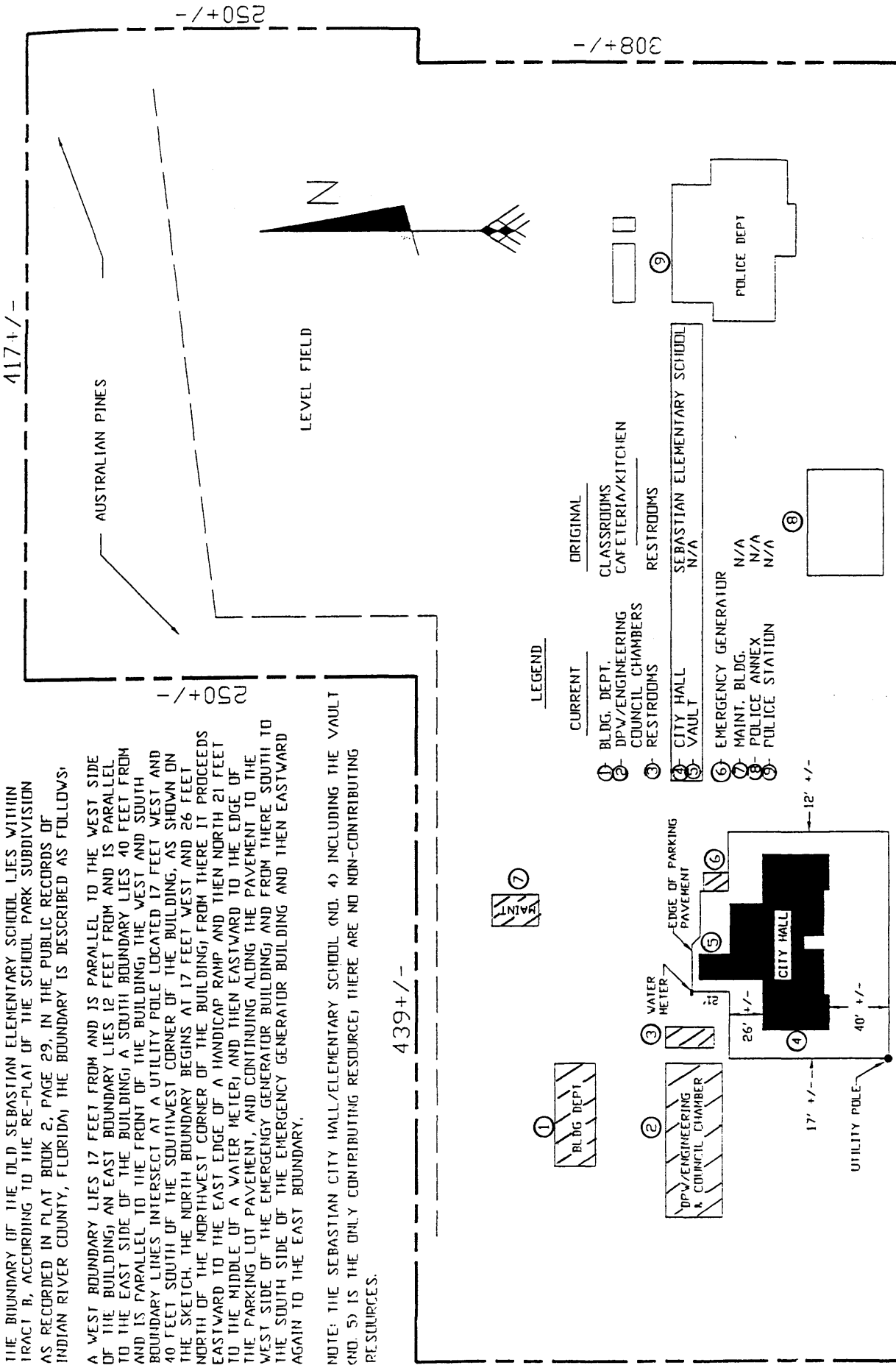
SEBASTIAN ELEMENTARY SCHOOL  
PHOTO LOCATIONS  
SECOND FLOOR



THE BOUNDARY OF THE OLD SEBASTIAN ELEMENTARY SCHOOL LIES WITHIN TRACT B, ACCORDING TO THE RE-PLAT OF THE SCHOOL PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 29, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THE BOUNDARY IS DESCRIBED AS FOLLOWS:

A WEST BOUNDARY LIES 17 FEET FROM AND IS PARALLEL TO THE WEST SIDE OF THE BUILDING; AN EAST BOUNDARY LIES 12 FEET FROM AND IS PARALLEL TO THE EAST SIDE OF THE BUILDING; A SOUTH BOUNDARY LIES 40 FEET FROM AND IS PARALLEL TO THE FRONT OF THE BUILDING; THE WEST AND SOUTH BOUNDARY LINES INTERSECT AT A UTILITY POLE LOCATED 17 FEET WEST AND 40 FEET SOUTH OF THE SOUTHWEST CORNER OF THE BUILDING, AS SHOWN ON THE SKETCH. THE NORTH BOUNDARY BEGINS AT 17 FEET WEST AND 26 FEET NORTH OF THE NORTHWEST CORNER OF THE BUILDING; FROM THERE IT PROCEEDS EASTWARD TO THE EAST EDGE OF A HANDICAP RAMP AND THEN NORTH 21 FEET TO THE MIDDLE OF A WATER METER; AND THEN EASTWARD TO THE EDGE OF THE PARKING LOT PAVEMENT, AND CONTINUING ALONG THE PAVEMENT TO THE WEST SIDE OF THE EMERGENCY GENERATOR BUILDING; AND FROM THERE SOUTH TO THE SOUTH SIDE OF THE EMERGENCY GENERATOR BUILDING AND THEN EASTWARD AGAIN TO THE EAST BOUNDARY.

NOTE: THE SEBASTIAN CITY HALL/ELEMENTARY SCHOOL (NO. 4) INCLUDING THE VAULT (NO. 5) IS THE ONLY CONTRIBUTING RESOURCE; THERE ARE NO NON-CONTRIBUTING RESOURCES.

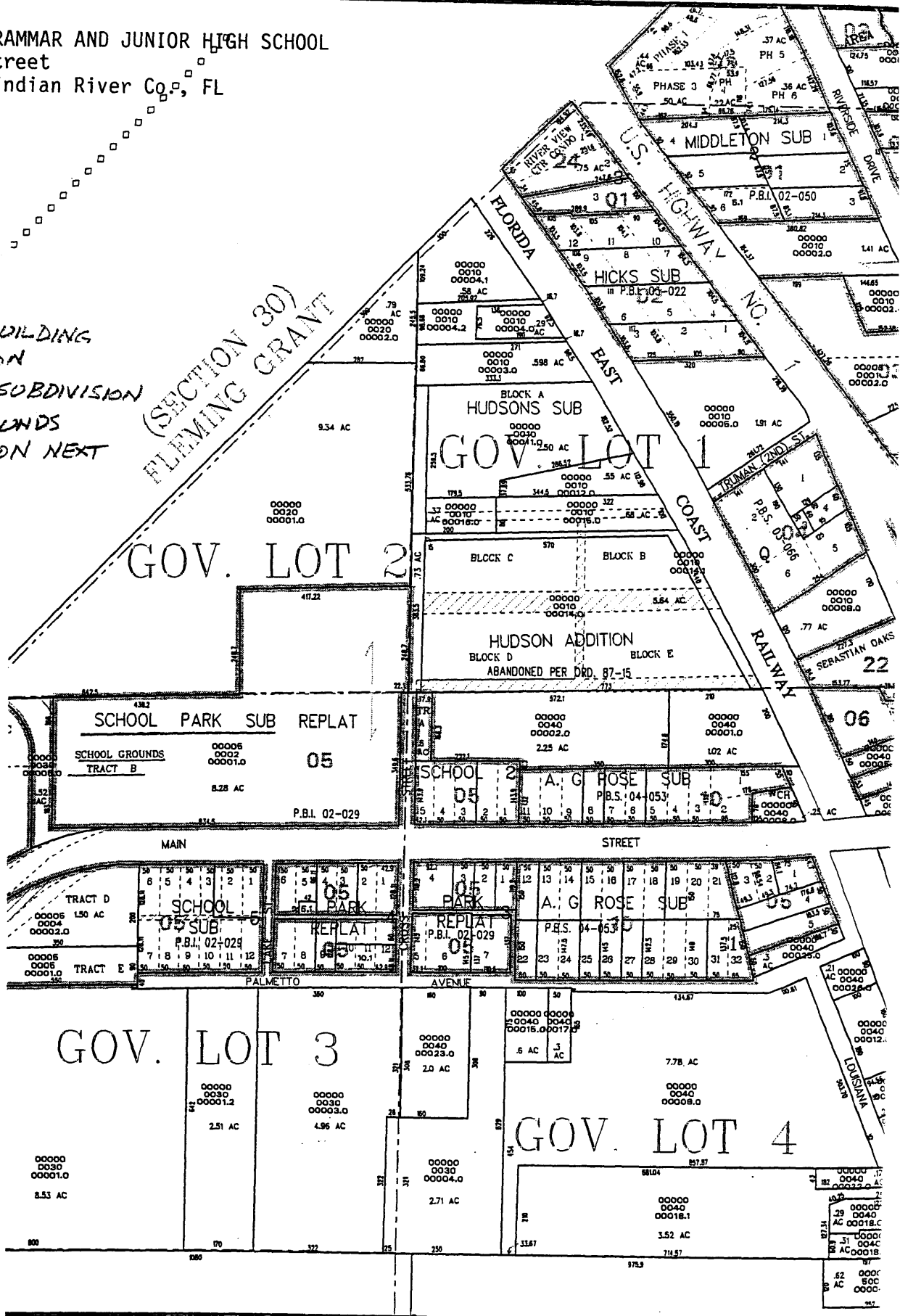


# BUILDING FOOTPRINTS ON SCHOOL PARK SUBDIVISION

SEBASTIAN GRAMMAR AND JUNIOR HIGH SCHOOL  
1225 Main Street  
Sebastian, Indian River Co. Florida 32958

SEBASTIAN GRAMMAR AND JUNIOR HIGH SCHOOL  
 1225 Main Street  
 Sebastian, Indian River Co., FL

NOTE: SEE BUILDING  
 FOOTPRINTS ON  
 SCHOOL PARK SUBDIVISION  
 (SCHOOL GROUNDS  
 TRACT B) ON NEXT  
 FIGURE



NW 1/4 Section 6 31s

map # 09.07 compil  
 by the Indian River County Property Appraiser

