



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 FRANK AND STELLA HEISER HOUSE

other names/site number N/A, FMSF# IR00335

2. Location

street & number 11055 138th Avenue (County Road 507) N/A not for publication

city or town Fellsmere vicinity

state Florida code FL county Indian River code 061 zip code 32948

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.)

Alissa Stone 10/13/17
Signature of certifying official/Title Date

Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State
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

Jim Sahr

11-29-2017

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	1	buildings
0	0	sites
0	1	structures
0	0	objects
1	2	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/Secondary Structure/Garage

DOMESTIC/Secondary Structure/Pole Barn

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure/Garage

DOMESTIC/Secondary Structure/Pole

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & /EARL 20TH CENTURY/Bungaow

Materials

(Enter categories from instructions)

foundation Brick piers

walls Wood

roof Asphalt Shingles

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)

INDUSTRY

_____**Period of Significance**1925-1943

_____**Significant Dates**

_____**Significant Person**Heiser, Frank William
_____**Cultural Affiliation**N/A

_____**Architect/Builder**Arch: Unknown
_____Blder: Shupe & Shafer Contractors in Fellsmere
_____**Primary location of additional data:**

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

Name of Repository

10. Geographical Data

Acreage of Property less than 1

UTM References

(Place additional references on a continuation sheet.)

1 | 1 | 7 | | | 5 | 3 | 8 | 6 | 2 | 9 | | 3 | 0 | 7 | 4 | 7 | 1 | 2 |
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 Richard B. Votapka, Fellsmere Historian, edited by Ruben Acosta, Survey and Registration Spervisor

organization N/A; Bureau of Historic Preservation, Division of Historical Resources date May 8, 2017

street & number 8405 75th Court telephone 772-589-8611

city or town Vero Beach state Florida zip code 32967

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 Cornelius and Patricia du Plessis

street & number 13825 111th Street telephone 914-456-4096

city or town Fellsmere state Florida zip code 32948

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

FRANK AND STELLA HESIER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
DESCRIPTION

SUMMARY

The Frank and Stella Heiser house is a one story, wood frame, Bungalow style residence located at 11055 138th Avenue (County Road 507), in the vicinity of Fellsmere, Indian River County, Florida. The house is characterized by its complex roofline of intersecting side and front gables, and a large front porch. The major spaces of the interior consist of a living room, dining room, kitchen, master bedroom, guest bedroom, single bathroom, and laundry. The residence is the only surviving building associated Frank Heiser was a pioneer resident of Fellsmere who became a captain of industry in the sugar mill and refinery business in Fellsmere during his time of residence from 1915 to 1943. The house embodies the distinctive characteristics of a “Bungalow” style home back in the early 1900s. The Heiser house adjoins the property and home of Cornelius and Patricia du Plessius, who bought the Heiser house on March 4, 2016 and restored it.

SETTING

The Frank and Stella Heiser house is located on the west side of the County Road 507 between 109th Street and 111th Street, in the vicinity of Fellsmere, Indian River County, Florida, approximately 1.6 miles north of the old Fellsmere City limits (South Carolina Avenue). Fellsmere is a city with a population that was 3,813 at the 2000 census. As of 2013, the population recorded by the U.S. Census Bureau was 5,338. The Heiser house and property adjoins the property and home of Cornelius and Patricia du Plessius to the north. The du Plessis’s bought the Heiser house on March 4, 2016, and are the present owners who have restored it.

DESCRIPTION

Exterior

The Frank and Stella Heiser house is approximately 1440 square feet with a 236 square foot open, screened, front porch. Constructed circa 1925, the house is a one story, side gabled bungalow. The wood framed house has a brick pier foundation and is clad in vinyl siding, which was applied by the previous owners over the historic siding. The house is a bungalow with Craftsman detailing. The Craftsman traits are expressed by the house’s complex roofline consisting of the primary side-gabled roof, several smaller side gables, a triangular dormer, and a large front-facing gabled porch. In addition, the house has other characteristic craftsman details, such as false beams adorning the gables, screened in porch with large piers and solid knee walls, and an asymmetric collection of wood 9/1 double hung sash windows and 8 light casement windows. The main facade of the house faces east toward County Road 307. There are two large oak trees in front of the house that did not exist during the time the Heisers were living there (figure 1). The trees were apparently planted sometime in the early 1990s, as they are not visible in a 1989 photo (figure 2). Historically, shrubs and other plants were planted around the porch. The house was recently restored. Photos 1 and 5 show the facade and north elevation of the house in January 2017 prior to restoration. To compare, Photos 1 and 6 show the facade and north elevation in March 2017 after restoration.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

FRANK AND STELLA HESIER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
DESCRIPTION

Front façade

The façade is dominated by the gabled screened-in porch (photos 1-2). A small triangular gable rises half way up the main roof. Both front gables feature beams under the eaves. Two receding side gabled bays are located on the south side of the house. A stuccoed chimney rises above the main roofline. The porch is rectangular and stretches across the entirety of the front façade. Concrete piers with wooden posts support the gabled roof and a low-pitched shed roof on the north side. Low concrete knee walls serve as a porch railing and support mesh screens. A set of concrete steps leads up to the porch, which has a wood floor. A pair of multi-light French doors lead into the house from the front porch (photo 7). The actual front door is adjacent to the French doors and is a glazed wood panel door, with an 8 light window (photo 8). Also found in the porch are a pair of large 9/1 double-hung wood sash windows. The house sits in its original location atop the original brick piers.

North façade

The north façade (photos 5-6) consists of an irregular arrangement of 9/1 double-hung wood sash windows and a pair of 8 light casement windows at the northwest corner, all under the side gable of the main roof. A series of brackets or beams are located under the eaves of the roof. Three wood louvered attic vents are located within the gable.

West façade

The west façade features a long run of 8 light casement windows corresponding to an interior porch or sunroom (visible in photo 5). Entry is through a wood panel door in the northwest corner of the façade. A 9/1 double-hung wood sash window is located at the south end of the façade.

South façade

The south façade (photos 3-4) is the most complex on the building. Three intersecting gables create a stepped profile. Each gable has large brackets or beams under the eaves. Several 9/1 double-hung wood sash windows of varying widths are located on this façade. Wooden louvered attic vents are located under the gables. The main body of the stuccoed chimney is clearly visible on the east side of the façade.

Other buildings

There is a garage (photo 15) and a pole barn (photo 16) behind the house which are to be considered as noncontributing structures.

Interior

The front porch is shown after restoration in 2017 (photo 7). Prior to restoration the floor boards were so deteriorated from exposure to the weather over the last 100 years that they had been removed, so that there was only a dirt floor. The original 32" front door having eight 4-3/4" x 7-3/8" lights at the top is centered in west wall of the porch (the facade of the house) and opens into the center of the living room. To the left (south) of

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

FRANK AND STELLA HESIER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
DESCRIPTION

the front door are French doors that open into the south end of the 13'6" x 25'1" living room, the largest room in the house.

The living room contains a 5'9" wide brick fireplace with a 5'9" x 2' tiled hearth centered at the south end of the room. The new owners, Cornelius and Patricia du Plessis, had customized wallpaper made utilizing photographs of Frank Heiser, the Fells (founders of Fellsmere), and historic scenes of Fellsmere during its early days of development (photo 9). The customized wallpaper covers the south portion the west wall of the living room. They also had photographic portraits made of Frank and Stella Heiser mounted in oval frames and hung them on the walls on both sides of the fireplace in the living room. Over the mantle, they hung a black and white photo circa 1925 of the Frank and Stella Heiser house (photo 10).

Adjacent to the northwest corner of the living room is an 11' x 11'1" dining room (photo 11) accessed by means of a 5' opening. A 3'4" wide hallway to the south of the dining room leads to a storage area with cabinets and closets and beyond to an 11'2" x 12'6" bedroom on the south side of the house which belonged to the Heisers' daughter, Lois. Located within the ceiling of the storage area (which is central to the house) is a large overhead wooden grate with an exhaust fan above that provides forced ventilation to cool the entire house. The Heisers had the grate and fan installed when the house was built long before the existence of air conditioning.

West and adjacent to the dining room is the 7'6" x 11'1" kitchen (photo 12) which still has the original counters and cabinetry along the south and west walls. The only modern addition is the stainless steel double sink in the west counter top. West and adjacent to the kitchen along the back of the house is a 6'6" x 11'1" room having a 32" exterior door at the northwest corner of the house. At the south wall of the back room is a 30" door that leads into the wash room having a laundry tub on the west exterior wall and storage closets along the south wall. On the south side of the washroom and parallel to the closets is the original pull down, straight (non-folding) ladder that leads to the attic (photo 13)

Between the wash room to the south and the kitchen to the north is the bathroom which can be accessed through a 32" door from the storage area where the exhaust fan is located and a 32" door on the south side east of the wash room. The bathroom is the only room in the house that has been altered considerably from its original appearance with the installation of a vanity, a modern toilet, and a shower stall. At the southwest corner of the house adjacent to the closets in the wash room and west and adjacent to the 11'2" x 12'6" bedroom is the 12' x 16'6" master bedroom (photo 14) that remains as original as it was when built with the exception of new flooring.

Noncontributing Structures

Behind the Heiser house is located a 26'1/2" x 27'1" garage at the northwest corner of the property (photo 15) and a 20'8" x 25' 7" pole barn located at the southwest corner of the property (photo 16). These structures were

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

FRANK AND STELLA HESIER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
DESCRIPTION

built by former owners of the house, Parker and Maggie Yates, in 1977. Although these structures are 40 years old and noncontributing to NRHP Criterion "C", they are nevertheless very unusual and unique because their entire structural framework consists of 40-pound yard steel railroad rails bolted together to support the sheet metal walls on the garage and roofs for both structures. There are no other structures known in existence in Fellsmere or Indian River County to have their entire structural framework to be made of railroad rails. These structures can be accessed by means of a straight dirt driveway than runs on the north side of the house from the road directly to the garage. The pole barn is offset to the left (south) of the garage. Both structures have concrete floors. Neither of these two structures has had any restoration work to date.

ALTERATIONS

Exterior

The house was restored by the du Plessis family in early 2017. Most changes addressed the deterioration of historic materials due to neglect.

The entire roof was replaced due to damage caused by Hurricanes Frances and Jeanne in 2004. The previous owner had the roof replaced without a permit; therefore, the Indian River County Building Department required the new owners, Cornelius and Patricia du Plessis to remove it and replace it in its entirety. Also, much of the fascia and soffit had to be replaced because of rotting wood. The original exterior wooden walls are all intact, however, a previous owner in the 1990s or early 2000s applied vinyl siding over the wooded exterior with the exception of the facade of the house on the west side of the porch. The du Plessis's had intended to remove all of the vinyl siding to expose all of the original wood siding on the exterior walls. However, the Indian River County Building Department officials informed them if they did so, the house would have to brought up to standards meeting present day hurricane building codes, irrespective of the fact that the house has survived every hurricane since it was built without vinyl siding. The du Plessis therefore decided to retain and clean the vinyl until a later date, when they may have the resources to meet the county's requirements. Despite the vinyl siding the property retains some integrity of materials, as the original cladding is still present beneath the modern siding and the interior retains much of its original design, materials, and workmanship.

Other changes include the expansion of the front porch to the north and the construction of a shed roof that connects to the main side gabled roof and the front gabled porch roof. The date of this expansion is unknown.

Interior

The only interior room in the Heiser house has that has been altered is the bathroom, as previously mentioned. The original wooden flooring had to be replaced throughout the house because most of it was sagging between joists or was rotten and unsafe to walk upon. All of the original electrical wiring and subsequent wiring that

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

FRANK AND STELLA HESIER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
DESCRIPTION

later residents had done was removed and new wiring meeting present day electrical codes was installed. Throughout the house all of the windows are original and all double hung windows open and close by means of their original weights contained within the walls. The cords supporting the weights had to be replaced because they broke or rotted over time. All doors within the house are original and still have the original hardware (hinges, door knobs, and locks). Most of the restoration work has been completed as of April 30, 2017 but there are minor items that still need to be addressed. Due to the restoration efforts by Cornelius and Patricia du Plessis, the house is in very good condition.

Overall Integrity

The house retains sufficient integrity for National Register listing. The exterior changes are limited in scope, and the original design and construction of the house is still visible on the exterior. The property has a high level of integrity of location and setting, a good level of integrity of design, association, and feeling, and a moderate level of integrity of materials and workmanship.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

SUMMARY

The Frank and Stella Heiser house is locally significant under Criterion B: Person in the area of Industry, for the period of significance of 1925-1943. The house is the only remaining historic building associated with Frank William Heiser, a major person associated with the development of the sugar and fertilizer industries in Fellsmere. In 1924, He saw potential in the rich muck lands west of Fellsmere for use as a fertilizer base. The company shipped specially lined boxcars were filled with processed muck which were shipped up north. In 1927, Frank Heiser decided to enter the sugar business, planting sugar cane and constructing a sugar mill in 1933. The sugar mill put the residents of Fellsmere to work during the Great Depression in the 1930s and literally saved Fellsmere from economic ruin. Due to current vinyl siding, the property lacks sufficient exterior integrity of materials and workmanship to be eligible under Criterion C: Architecture.

HISTORICAL CONTEXT:

The development of the town of Fellsmere, 1910-1927

During the 1870s, settlers streamed into central Florida. In 1886, railroad tracks were extended between Enterprise on the St. Johns River and Titusville, where steamboats carried pioneers farther south to emerging coastal settlements. Many homesteaders established farms and cultivated citrus groves. Nevertheless, an unsettled economy and meager transportation arteries hampered development until the mid-1890s, when Henry Flagler's East Coast Railway (FEC) completed tracks that linked Florida's east coast with other parts of the country. In 1893, tracks arrived in Sebastian and were extended into Miami in 1896.¹

Growth along Florida's east coast during the first two decades of the twentieth century occurred in large measure because of an extensive drainage program. The impetus for land reclamation came largely from state politicians who wanted to assist local governments and settlers in their development of towns and spark economic development across the state. Governor Napoleon Broward in 1905 addressed the Florida Legislature outlining drainage and reclamation, claiming that reclamation would produce "hundreds of fertile farms and develop one of the most productive tracts of land in the world."²

Several companies were responsible for draining much of northern St. Lucie County, opening the area to settlement and agricultural production. Fellsmere Farms, organized in 1910 and one of the largest privately-funded reclamation projects in Florida, was located on the northern fringe of the county (figure 3 shows the size

¹ George W. Pettingill, "The Story of the Florida Railroads, 1834-1903," *Railway and Locomotive Historical Society* 86 (July 1952), pp. 81, 107.

² Samuel Procter, *Napoleon Bonaparte Broward: Florida's Fighting Democrat* (Gainesville, FL: University of Florida Press, 1950), pp. 216, 220-222, 240.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

of the development). Fellsmere was the brainchild of E. Nelson Fell, a New Zealand engineer of British ancestry who moved to central Florida in the 1880s where he developed a sugar cane plantation and built a home on Fell's point on Lake East Tohopekaliga, and between 1890 and 1896 served on the Osceola County Commission. His wife was Anne Palmer, the daughter of a New York judge, whom he married in 1885. In 1910, Fell helped organize the Fellsmere Farm Company, which acquired 118,000 acres of muck, prairie, and pine lands. Capitalized with \$2,000,000, the company consisted initially of three stockholders from New York and New Jersey. A local newspaper, the Fellsmere Farmer, began publication in 1911, and a post office opened in the settlement of Fellsmere the same year. A small electric plant was built and the company also provided a transportation link to the region. The Dinky-Line of the Trans-Florida Central Railway was constructed in 1910 or Fellsmere Farms between Fellsmere and Sebastian to carry logs cut in the swamps to the Florida East Coast Railway exchange and carry supplies back to Fellsmere.³ Completed for Fellsmere Farms in September 1911, the Fellsmere Farms Railroad extended west nine miles from the Sebastian station on the FEC railway. Operating with one locomotive and several cars, the railroad brought construction materials and dredges to the area and transported Fellsmere produce and crops to market.⁴

In July 1911, the company organized a town plan out of a small portion of farm company lands in the northern section of the development. Measuring nearly one square mile in area and consisting of ten blocks square, the plan consisted of an orthogonal grid with several distinctive features, including parks, diagonal streets, and divided boulevards. Avenues extended east to west, displaying the names of various states of the Union. Streets ran north and south, sporting names of citrus, hardwood, and conifer trees. Railroad tracks extended across the north end of tow, and Pennsylvania Avenue connected with Sebastian Road.⁵ Fell managed to keep his company afloat until mid-1915 when storms flooded the farmlands and town. Fell helped the farmers and the townspeople recover, but the company couldn't afford to drain enough land to keep land sales going. By June 1916, the company couldn't pay its debts. A court-appointed receiver took over. Fell lost everything he had invested. By 1917, Fell had retired to his Virginia estate. He died there in 1928.⁶

The Town of Fellsmere, one square mile in size, was platted and recorded in the St. Lucie County public records, before Indian River County was established. In May 1915 the Town of Fellsmere was incorporated, making it the second largest city in St. Lucie County at the time. Over the years, the city provided infrastructure in the form of paved streets, sidewalks, street lighting and electrical services (Figure 3). In 1915, Nelson Fell helped organize a producer's exchange which cultivated, packed, and shipped fruits and vegetables. The following year, a rival producer's association was chartered to build packing houses from which to ship and

³ Florida Memory, "Motor passenger/baggage/mail railroad vehicle – Fellsmere, Florida," photo exhibit image number No47646A, <https://www.floridamemory.com/items/show/1555547>, accessed August 17, 2017.

⁴ Charlotte Lockwood, Florida's Historic Indian River County (Vero Beach, 1975), pp. 49-51, 61-62.

⁵ Plat Book 2, p. 3-4, St Lucie County Courthouse.

⁶ Find a Grave, "Edward Nelson Fell (1857-1928)," <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=24969762>, accessed August 17, 2017.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

market farm products. A farmer's loan association was established to assist growers with financing the purchase of land, rootstock, and seed for the cultivation of groves and fields. The dynamic influence of Fell and other early community leaders played an important role in the progressive nature of the settlement. The city charter provided both men and women with voting privileges, the first municipality in Florida to take this progressive measure. One historian of women's history attributes the charter as the legislative beginnings of the suffrage movement in Florida.⁷

In 1923, the newly-organized Fellsmere Company sold most of its holdings to the Standard Agricultural Chemical Company. Then in 1924, the company changed its name to the Ammoniate Products Company and in 1925, Frank Heiser, a native of Indiana, who had moved to Fellsmere in 1912, became the "General Manager." Heiser saw potential in the rich muck lands west of Fellsmere for use as a fertilizer base. Through his efforts, the Ammoniated Products Company built a huge muck processing plant five miles west of Fellsmere. In 1926, the Ammoniated Products Company was the largest individual owner of lands in Indian River County possessing approximately 25,000 acres.⁸ Specially lined boxcars were filled with processed muck which were shipped up north. The fertilizer plant basically had only two good years of operation 1924 and 1925. In 1926, the cost to ship the fertilizer base became prohibitive and the plant shut down.⁹

HISTORICAL SIGNIFICANCE

Frank Heiser and the development of the Fellsmere Sugar Industry, 1927-1943

Frank W. Heiser (figure 4) was born in 1892 and grew up in Lafayette, Indiana. By the time he was fourteen, both of his parents had died and for several years he lived with his married half-sister. Frank never finished high school. In 1911, Frank learned of a promising new agricultural community in Florida known as "Fellsmere" from a local real estate dealer in his home town. That same year, Heiser and his friend John Pfrommer purchased 20 acres in Fellsmere without having previously visited the community or the surrounding area.¹⁰ A year later when Frank was 20 years old, he came to Fellsmere to look at the tract in April 1912 approximately 17 months after Fellsmere started to develop. Frank was so impressed that he bought another tract.¹¹ In November 1912, he and John Pfrommer left Indiana to come to work their land to plant Irish potatoes.¹² However, there was so much root growth that John gave up trying to grub the land after only two

⁷ Elizabeth Taylor, "The Woman Suffrage Movement in Florida," The Florida Historical Quarterly 36 (July 1957), p. 56.

⁸ The Vero Press, July 1, 1926 Edition, Page 1.

⁹ Ibid., p. 14.

¹⁰ Gordon Patterson, "Raising Came and Refining Sugar: Florida Crystals and the Fame of Fellsmere," Florida Historical Quarterly (Spring 1997), p. 409.

¹¹ The Fellsmere Farmer, April 4, 1912 Edition, p. 4.

¹² The Fellsmere Farmer, November 28, 1912 Edition, p. 3.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

weeks and took the train back to Lafayette.¹³ Frank persisted alone working the 20 acre farm and eventually bought John's share of the tract on May 11, 1922.¹⁴ He worked hard on his farm but after several years, he decided to plant a grapefruit grove known as "Franklin Groves."¹⁵ In time, he became a good citrus farmer and a highly regarded businessman in Fellsmere.

For a brief time, Frank worked at the saw mill at the north end of Fellsmere and with Fellsmere Farms Company surveyors, Bill Watts and Josh La Bruce, going on observation trips into the back country of Blue Cypress Lake. He became well liked and respected around town. His manner was low key, and he was kind and considerate. His "General Manager" talent was evident during the Fellsmere era according to Walter Siewert, a prominent citizen of Fellsmere who had worked for Frank Heiser.¹⁶

In 1915, Heiser married Stella Mounger, a secretary at the Fellsmere Sales Company office. Stella moved to Fellsmere in January 1913 when the entire sales office relocated from Chattanooga, Tennessee.¹⁷ Stella became very involved at the Fellsmere Public School and in the Fellsmere Union Church (now the Fellsmere Community Bible Church and oldest church in Fellsmere having opened its doors in May 1913).¹⁸ In 1918, Lois, their one and only child, was born.¹⁹ Stella served as Frank's personal secretary after they were married and during the time Frank was deeply involved with a sugar mill and refinery in Fellsmere.

In four years the Fellsmere Farms Company had sunk more than a million dollars into the drainage system; millions more were needed to complete the project. After the outbreak of the First World War, investors were unwilling to put their money into central Florida's muck lands. By 1917, Fellsmere Farms had defaulted on its bonds and gone into receivership.²⁰ When the Fellsmere Farms Company went into receivership in January 1917, Frank assumed a leadership role during the reorganization of the company. A year later Fellsmere Farms emerged from receivership and was reconstituted as the Fellsmere Company. As a result, when the Fellsmere Company took possession of the Fellsmere Farms Company in March 1918, Frank was elected Assistant Secretary.²¹ Prior to that, Frank had been serving as the Secretary of the Fellsmere Producers Exchange.²² Frank had always thought that there was much potential for sugar cane in Fellsmere as evidenced by how well it grew in the rich, fertile soil in Fellsmere. The Fellsmere Company decided to build a sugar cane syrup mill and

¹³ Patterson, 409.

¹⁴ St. Lucie County General Index to Deeds, Grantee, page 191.

¹⁵ The Fellsmere Tribune, January 15, 1916, page 7.

¹⁶ The Walter Siewert Collection, Indian River County Public Library, Archive Section, Vero Beach, Florida.

¹⁷ The Fellsmere Farmer, January 23, 1913 Edition, page 1.

¹⁸ The Fellsmere Farmer, May 1, 1913 Edition, page 4.

¹⁹ "Lois Thaney Heiser Klabosh" Obituary, Florida Times Union, Jacksonville, FL July 10, 2008.

²⁰ "Company's Affairs to be Adjusted," Fellsmere Tribune, January 6, 1917.

²¹ Patterson, 409.

²² The Fellsmere Tribune, February 9, 1918 Edition, page 7.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

appropriated \$5,000 in stock towards the mill.²³ The plan was not very successful, as the company decided to rent an old cane mill instead of constructing a new one, the mill produced only 75 gallons of syrup a day, and demand was low for cane syrup.²⁴ After the State Bank of Fellsmere failed in March 1922, hope was beginning to fade in Fellsmere. Yet, Frank Heiser determined to press on along with other officers of the Fellsmere Company and reorganized the Fellsmere Company as the Standard Agricultural Chemical Company in 1923.²⁵

In February 1924, the Standard Agricultural Chemical Company purchased 9,000 shares of the 10,000 shares that were issued to incorporate the Trans Florida Central Railroad which took over the Fellsmere Railroad.²⁶ In June 1924 when the Fellsmere Railroad became known as the Trans Florida Central Railroad, Frank Heiser became the Vice President and General Manager, a position in which he served until November 1931.²⁷ In 1925, the Standard Agricultural Chemical Company was renamed as the Ammoniated Products Company and Frank Heiser became the "General Manager." He saw potential in the rich muck lands west of Fellsmere for use as a fertilizer base. Instead of growing crops on the muck, the investors in the Ammoniate Products Company hoped to make a profit from the muck itself. Heiser constructed a large plant five miles west of Fellsmere (Photo 25). to dry the muck; Specially lined boxcars were filled with processed muck which were shipped up north. where it would be used as a stabilizer for fertilizer. To accomplish this, he succeeded in winning an extension of the Trans Florida Railroad to the plant. The fertilizer plant basically had only two good years of operation 1924 and 1925. Heiser's faith in the success of the Ammoniate Products Company was based on his confidence in the potential of central Florida's muck land. Instead of growing crops on the muck, the investors in the Ammoniate Products Company hoped to make a profit from the muck itself. In 1926, the cost to ship the fertilizer base became prohibitively expensive and the plant shut down.²⁸

Louis Gold, who was a developer, builder, and real estate operator in New York City and Long Island, established the Fellsmere Estates Corporation in 1925. The Fellsmere Chamber of Commerce stated in its publication entitled "Fellsmere-Florida's Field of Fertility" the following: "Frank W. Heiser, practical construction engineer and general manager of the famous Fellsmere properties which comprise nearly 100 square miles recently purchased by Louis Gold in Fellsmere."²⁹

In 1927, Frank Heiser made a bold move to plant a test crop of sugar cane which was a huge success; the sugar cane produced from it was hardy and had a high sugar content. Subsequently, Frank Heiser planted 100 acres of sugar cane in 1929. His next plan was to construct a sugar mill to process raw sugar. To do so, Frank had to

²³ The Fellsmere Tribune, September 28, 1918 Edition, page 1.

²⁴ Patterson, 413.

²⁵ *Ibid.*, p. 414

²⁶ The Critters of Fellsmere by Don Hensley, Tap Lines, 2006-2017, p. 12.

²⁷ *Ibid.*, p. 28.

²⁸ *Ibid.*, p. 14

²⁹ "Fellsmere-Florida's Field of Fertility," The Fellsmere Chamber of Commerce, 1925, page 9

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

raise \$1 million and convince enough investors to reach his goal.³⁰ Frank traveled back and forth from Fellsmere to New York by train very often in order to convince investors that his plan was feasible and profitable. His daughter Lois recalled that her father said he lived in three places: “Fellsmere, New York, and a on the train.”³¹

Frank managed to secure the necessary financing to implement his plan. In 1931, he had the drainage system improved west of Fellsmere, had 1,000 acres cleared, and planted 700 acres of sugar cane. Next he had a sugar engineer from Cuba, T.B. Ford, who scouted both Cuba and Louisiana for materials to build a sugar mill. Ford found and purchased an old dilapidated sugar mill in Louisiana still powered with an early model Whitney and Corliss steam engine having a huge 18 foot diameter flywheel.³² It was disassembled and shipped to Fellsmere in 57 railroad cars.³³ With additional materials from Cuba and every imaginable part down to the last brick at the old muck plant, the raw sugar mill was constructed. During its first season of operation in 1933, the raw sugar mill produced two (2) million pounds of raw sugar. The sugar was trucked to the Port of Fort Pierce where it was shipped to a sugar refinery in Philadelphia, Pennsylvania. During production, the mill ran 24 hours a day.³⁴

The sugar mill put the residents of Fellsmere to work during the Great Depression in the 1930s and literally saved Fellsmere from economic ruin. However, Federal legislation regarding quotas, hurricanes, record cold snaps, and other problems challenged Frank Heiser and the Fellsmere Sugar Company every step of the way.³⁵ Even Stella Heiser, Frank’s wife, recalled “There were many stressful times involving winter weather when Frank spent the entire nights ‘sitting up’ with the sugar cane; getting the fields flooded, taking temperature readings, etc.”³⁶

Despite the challenges laid before him, Frank Heiser wanted to take sugar production to its highest level; he wanted to build a sugar refinery, the first ever in Florida! Although his investors thought he was crazy, Frank nevertheless persuaded them to generate more capital to accomplish the ultimate in sugar production in Fellsmere. First, he reorganized the Fellsmere Sugar Company into the Fellsmere Sugar Producers Association and separated the operations of the mill from the sugar cane fields. Then in September 1935, he embarked on an extremely ambitious plan to construct the refinery by December 1 of the same year. Miraculously, it was accomplished and the refinery started by producing a daily output of 125,000 to 150,000 pounds of refined

³⁰ Patterson, 414-415.

³¹ Walter Siewert, *A History of the Fellsmere Drainage District* (Fellsmere, FL: N.P., 1988) p. 23, <http://www.cityoffellsmere.org/documents/history/HistoryofFWCD.pdf>, accessed October 12, 2017.

³² Siewert, 24.

³³ *The Critters of Fellsmere* by Don Hensley, Tap Lines, 2006-2017, p. 16.

³⁴ Patterson, 414.

³⁵ Ibid.

³⁶ The Walter Siewert Collection, Indian River County Public Library, Archive Section, Vero Beach, Florida.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

sugar per day (figure 5). The sugar was loaded into 5, 10, 25, and 100 pound sacks under the trademark "Florida Crystals". By mid-1936, Florida Crystals were shipped to stores all up and down the east coast of the United States. In 1937, 6 million pounds of sugar were produced. Challenges still plagued Frank Heiser to the point that he and other Fellsmere Sugar Producers Association members decided to sell the cooperative to a group of Puerto Rican sugar producers in 1943.³⁷

Following the sale, Frank Heiser moved to Jacksonville but periodically came back to Fellsmere as a consultant to the new owners. He also continued to serve as the president of the Fellsmere Drainage District until 1946. Walter Siewert stated in *A History of the Fellsmere Drainage District* that "Of the many persons who have served the District over the years and have served well, and there have been many, Frank W. Heiser must be held up for special recognition. A pioneer in the Fellsmere enterprise begun by E. Nelson Fell, Frank helped guide the Fellsmere Drainage District through some difficult and trying times."³⁸

Frank William Heiser died in 1961 at the age of 69. Stella lived another 15 years after her husband's death and died in Jacksonville, Florida, on July 3, 1976 at age 86. Their daughter Lois, graduated from Fellsmere Public School in 1936 and from Purdue University in 1941. Following her graduation, Lois was employed as a dietician at the University of Michigan Residence Halls until 1958. Then on October 6, 1958, she married Charles Klabosh and moved to Jacksonville. Charles died in 1997 and Lois died in 2008 at the age of 89. Charles and Lois did not have children.³⁹

CHRONOLOGY OF FRANK WILLIAM HEISER'S LIFE 1892- 1961

by Richard B. Votapka, Fellsmere Historian

- 1892 Frank William Heiser was born in Lafayette, Indiana
- 1906 Orphaned at age 14, Frank dropped out of school several years later
- 1911 At age 19, he and friend, John Pfrommer, bought a 20 acre farm in Fellsmere
- 1912 Frank moved to his Fellsmere farm "Franklin Groves" in November 1915. He married Stella Mounger, a secretary for the Fellsmere Sales Company, and built a five room bungalow on North Canal Road (now CR 507)
- 1917 Frank took a leadership role in reorganizing the Fellsmere Farms Company
- 1918 Frank and Stella had a baby daughter they named Lois
- 1918 Frank was elected Assistant Secretary of the Fellsmere Company and the Secretary of the Fellsmere Producers Exchange; he was also instrumental in organizing the Fellsmere Sugar Association to begin sugar experiments
- 1923 He organized the Standard Agricultural Chemical Company

³⁷ Patterson, 428.

³⁸ Siewert, 23.

³⁹ "Lois Thaney Heiser Klabosh" Obituary, Florida Times Union, Jacksonville, FL July 10, 2008.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 8

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

- 1923 The Broadmoor Muck Plant was built under his management. It started operating in 1924 and shut down early 1927 due to high shipping costs.
- 1925 Frank became General Manager of the Trans Florida Central Railroad
- 1925 He became President of the Fellsmere Drainage District (now the Fellsmere Water Control District) a position he held until 1946
- 1925 The Standard Agricultural Chemical Company was renamed as the Ammoniated Products Company and Frank became the General Manager
- 1925 Frank was referred to as a "Practical Construction Engineer and General Manager" of the famous FELLSMERE properties which comprised nearly 100 square miles acquired by Louis Gold President of the Fellsmere Estates Corporation
- 1927 Frank planted a sugar cane test crop
- 1927 Vice President and General Manager of the Trans Florida Central Railroad
- 1929 Vice President of the Trans Florida Central Railroad until 1931
- 1929 Frank planted 100 acres of sugar cane
- 1930-1931 Frank traveled by train back and forth from Fellsmere to New York City to raise \$1 million. He founded the Fellsmere Sugar Company which was incorporated on Dec. 14, 1931.
- 1931 He had T.B. Ford, a sugar engineer, scout Cuba & Louisiana for materials to build a sugar mill. The mill came from Louisiana; the farm equipment from Cuba
- 1932 Using materials from the muck plant & from an old mill in Louisiana, construction of the Fellsmere Sugar Mill started in May and was completed by the end of 1932
- 1933 The Sugar Mill produced 2 million pounds of raw sugar by April 7, 1933, the end of the first season of operation employing 225 people. "The Fellsmere Sugar Company was the savior of Fellsmere during the Great Depression"
- 1935 Frank Heiser started work on reorganizing the Fellsmere Sugar Company into the Fellsmere Sugar Producer's Association. During 1935, he built sugar refinery to manufacture granulated sugar. The refinery was started in September and completed in December in only 3 months!
- 1936 The refinery produced 125,000 to 150,000 pounds of refined sugar daily known as "Florida Crystals" which was shipped up and down the Eastern seaboard
- 1937 On October 1, 1937, the Fellsmere Sugar Producers Association was incorporated
- 1943 Puerto Rican sugar producers purchased the Association & all of its properties. Frank Heiser left Fellsmere and moved to Jacksonville, Florida, but remained as a consultant to the Puerto Rican sugar producers
- 1961 Frank Heiser died in Jacksonville in December 1961

All of the significant events that occurred in Frank's life are documented in the above "Chronology of Frank Heiser's Life between 1915 and 1943." In 1943, when the Fellsmere Sugar Producers Association was sold, Frank and Stella Heiser moved to Jacksonville, Florida, where they continued to reside for the remainder of their lives. They sold their house and one acre of property to the Fellsmere Development Corporation on March 1, 1959. The Frank and Stella Heiser house in Fellsmere still stands as a tribute to the man and his faithful, supportive wife, who through their lives in Fellsmere made significant contributions to their community. It was

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 9

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
SIGNIFICANCE

through Frank Heiser's efforts in the railroad, fertilizer, sugar cane, and sugar refinery industries that sustained the economy of Fellsmere before, during, and after the Great Depression.

Other Associate Properties

The Frank and Stella Heiser House is the only remaining property that retains sufficient historic integrity for listing on the National Register in association with Frank Heiser's productive life as a land developer and industrialist. Significant properties associated with his activities are either no longer extant or have been irrevocably changed. Heiser's first major industrial venture, the Ammoniated Products Company muck plant was torn down to provide building materials for the Fellsmere Sugar Company mill. The 1932 sugar mill and later 1935 sugar refining plant, the first in Florida, were located approximately four miles southeast of Fellsmere near the intersection of 79th Street and County Road 512, in an area surrounded by sugarcane fields and served by the Trans Florida Railroad. At one time a large complex of buildings (Figure 5), the sugar mill and refinery is no longer extant, and a citrus processing plant occupies the site. The citrus plant was most likely constructed by Gulf and Western Company, which purchased the Fellsmere Sugar Mill and the surrounding cane fields from the South Puerto Rico Sugar Company in 1967. Gulf and Western then replaced the sugar fields with citrus groves.⁴⁰

The only other surviving property associated with Frank Heiser is the Fellsmere Estates Corporation office, at 44 N Broadway Street, Fellsmere. This was the land company office for Fellsmere starting in 1925, and where Heiser would have had his office while working as general manager for the corporation while it was owned by Louis Gold. The Mission Style building retains a high level of exterior integrity, including historically appropriate windows, doors, mission parapet, stucco, and entry portico. However, the building lacks interior integrity required for individual listing in association with Frank Heiser, as a large restaurant now occupies the space and the interior has been reconfigured into a large dining room and kitchen. It is not evident that Heiser maintained an office in this building after establishing the Fellsmere Sugar Mill and later constructing the refinery. Based upon account by his daughter Lois, Heiser worked primarily at the mill, or was travelling via train on work business when not at home.

⁴⁰ Patterson, 428.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY

Alvarez, Ana. "Fellsmere Timeline, A Century in the Making," <http://archive.tcpalm.com/news/fellsmere-timeline-a-century-in-the-making-ep-386631729-344961192.html>. Accessed August 17, 2017.

"Company's Affairs to be Adjusted," Fellsmere Tribune, January 6, 1917.

Fellsmere Farmer Newspaper— April 4, 1912, Nov. 28, 1912, Jan. 23, 1913 Editions.

Fellsmere –Florida's Field of Fertility (Fellsmere Chamber of Commerce publication, 1925).

"Fellsmere Marks 100 Years of Diversity." Scripps Treasure Coast News April 3, 2011.

Florida Memory, "Motor passenger/baggage/mail railroad vehicle – Fellsmere, Florida." Photo exhibit image number No47646A. <https://www.floridamemory.com/items/show/1555547>. Accessed August 17, 2017.

Fellsmere Tribune Newspaper – May 29, 1915 and February 9, 1918 Editions.

Find a Grave, "Edward Nelson Fell (1857-1928)," <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=24969762>.

Florida Master Site File Historical Structure Form for Site IR00335 dated March 15, 1989 as evaluated by Stephen Olausen of Historic Property Associates, Inc. St. Augustine, Florida.

Florida Master Site File Historical Structure Form Update for Site IR00335 dated February 8, 2017 as evaluated by Richard B. Votapka, Fellsmere Historian.

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

"Lois Thaney Heiser Klabosh" Obituary, Florida Times Union, Jacksonville, FL July 10, 2008.

Patterson, Gordon. "Raising Cane and Refining Sugar: Florida Crystals and the Fame of Fellsmere," Florida Historical Quarterly (Spring 1997), pp. 408-428.

Pettingill, George W. "The Story of the Florida Railroads, 1834-1903," Railway and Locomotive Historical Society 86 (July 1952), pp. 1-133.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
MAJOR BIBLIOGRAPHICAL REFERENCES

Procter, Samuel. Napoleon Bonaparte Broward: Florida's Fighting Democrat. Gainesville, FL: University of Florida Press, 1950.

Siewert, Walter A. A History of the Fellsmere Drainage District. Fellsmere, FL: N.P., 1988. Available online, <http://www.cityoffellsmere.org/documents/history/HistoryofFWCD.pdf>. Accessed October 12, 2017
St. Lucie County, Florida, General Index to Deeds, pg. 191.

The Critters of Fellsmere (Tap Lines, privately printed by Donald Hensley, Jr., Bartow, FL, 2010).

Taylor, Elizabeth. "The Woman Suffrage Movement in Florida," *The Florida Historical Quarterly* 36 (July 1957), 42-60.

The Walter Siewert Collection, Indian River County Main Public Library, Archive Section, Vero Beach, Florida.

The Vero Press, July 1, 1926.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary shown on the accompanying map encloses a rectangle of 14,850 square feet, approximately .34 of an acre from a total of 0.94 acres for the following: Part of Tract 831 of FELLSMERE FARMS COMPANY'S Subdivision of un-surveyed Township 31 South, Range 37 East, according to the Plat thereof, recorded in Plat Book 2, pages 1 and 2, St. Lucie County, Florida Public Records, more particularly described as follows: From the Northeast corner of said Tract 831, run South along the East line of said Tract, 268.8 feet; thence run West 297.0 feet; thence South 150 feet; thence East 297.0 feet to the East line of said Tract; thence Northerly along said line, 150 feet to the point of beginning; Said land now lying and being in Indian River County, Florida. LESS AND EXCEPT the East 25 feet conveyed to Indian River County, Florida, in O.R. Book 388, Page 163, Public Records of Indian River County, Florida.

Parcel No. 31370000001083100001.0

Boundary Justification

All of the historic resources associated with the Frank and Stella Heiser House are found within the above described boundaries.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Figures _____ Page 1

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
GEOGRAPHICAL DATA



Figure 1: Frank and Stella Heiser House, circa 1925.
(Source: Indian River County Library, Vero Beach, FL.)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Figures Page 2

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
GEOGRAPHICAL DATA



Figure 2: Frank and Stella Heiser House, 1989.

(Source: Florida Master Site File Photo, IR00335. Photographer: Stephan Olausen, Historic Property Associates.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Figures Page 3

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
GEOGRAPHICAL DATA

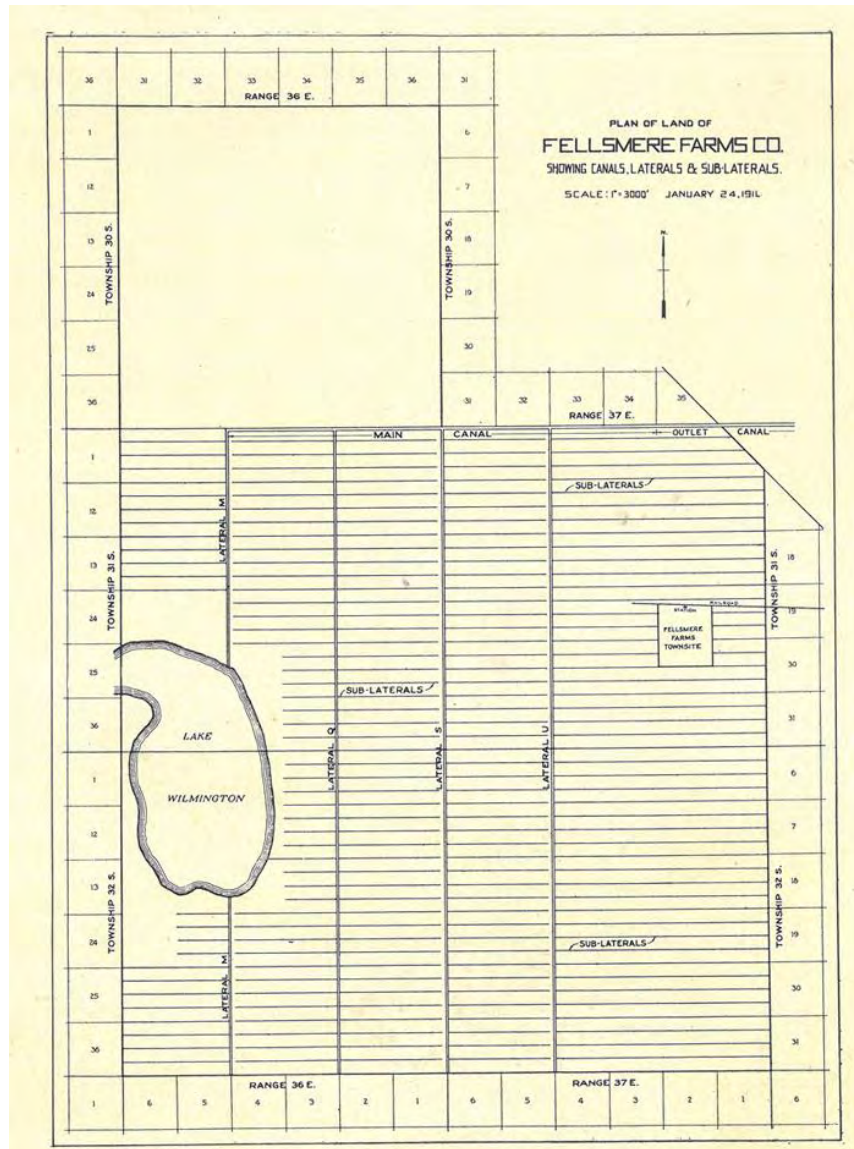


Figure 3: Plan of the Fellsmere Farms Development from 1912 promotional material, showing the planned drainage canal system and the proposed town site.

(Source: "Farming at Fellsmere" *The Florida Memory Blog*, State Library of Florida, September 1, 2015, <www.floridamemory.com/blog/2015/09/01/farming-at-fellsmere/>, accessed August 17, 2017.)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Figures _____ Page 4

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
GEOGRAPHICAL DATA

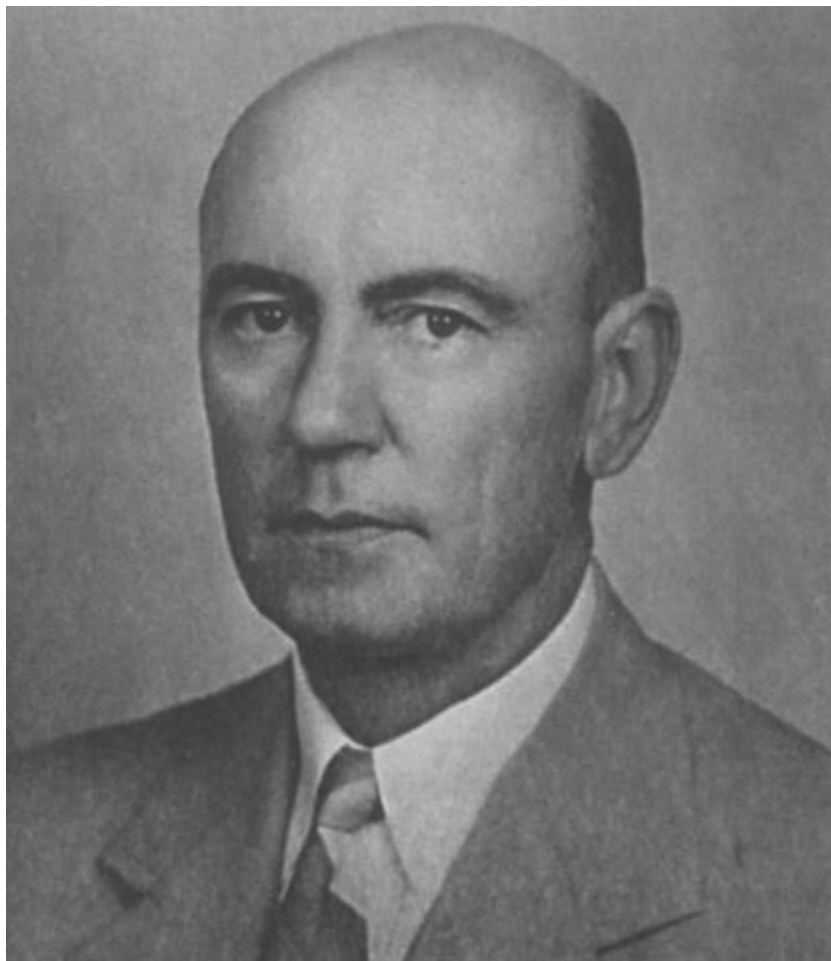


Figure 4: Frank Heiser, circa 1941

(Source: Gordon Patterson, "Raising Came and Refining Sugar: Florida Crystals and the Fame of Fellsmere," Florida Historical Quarterly (Spring 1997), p. 410)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Figures _____ Page 5

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
GEOGRAPHICAL DATA



Figure 5: Unloading sugar cane from railroad cars, Fellsmere Sugar Mill, 1937.

(Source: *Fellsmere sugar mill : Sebastian, Florida. ca 1937*. Black & white photograph, 8 x 10 in. State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/8274>>, accessed 12 October 2017.)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 1

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
LIST OF PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. Frank and Stella Heiser House
2. 11055 138th Avenue, Fellsmere (Indian River County), Florida
3. Richard B. Votapka
4. January 2017
5. 11055 138th Ave, Fellsmere FL 32948
6. East facade prior to 2017 restoration by Cornelius and Patricia du Plessis
7. Photo 1 of 16

1. Frank and Stella Heiser House
2. 11055 138th Avenue, Fellsmere (Indian River County), Florida
3. Richard B. Votapka
4. March 2017
5. 11055 138th Ave, Fellsmere FL 32948
6. East facade after 2017 restoration by Cornelius and Patricia du Plessis; camera facing west from front of property
7. Photo 2 of 16

Numbers 1 through 5 are the same for the remaining photographs, unless otherwise noted.

6. $\frac{3}{4}$ View of South facade of Heiser House, camera facing northwest.
7. Photo 3 of 16

6. South facade of Heiser House, camera facing north.
7. Photo 4 of 16

4. January 2017
6. North facade before restoration by Cornelius and Patricia du Plessis; camera facing south from north side of property.
7. Photo 5 of 16

4. March 2017
6. North facade after restoration by Cornelius and Patricia du Plessis; camera facing south from north side of property.
7. Photo 6 of 16

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 2

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
LIST OF PHOTOGRAPHS

6. Front porch interior after restoration; camera facing south from north end of porch.
7. Photo 7 of 16

6. Front door of Heiser house after restoration; camera facing west from inside front of porch.
7. Photo 8 of 16

6. Customized wallpaper made utilizing photographs of Frank Heiser, the Fells (founders of Fellsmere), and historic scenes of Fellsmere during its early days of development (Photo 15). The customized wallpaper covers the south portion the west wall of the living room.
7. Photo 9 of 16

6. Cornelius and Patricia Heiser, present owners and restorers of the Heiser House, at the south end of the living room in front of the fireplace; Portrait of Stella Heiser to the left of the fireplace and portrait of Frank Heiser to the right of the fireplace; a circa 1925 photo of the Heiser House is hung over the mantel in the center of the photo; camera facing south from inside the living room.
7. Photo 10 of 16

6. The dining room after restoration by Cornelius and Patricia du Plessius; camera facing the west wall and north wall (windows) from the east side of the dining room.
7. Photo 11 of 16

6. Heiser house kitchen with original tiled wooden counters and wooden cabinets (kitchen is in the process of being restored). Only the sink has been modernized. Camera facing west from doorway into the kitchen.
7. Photo 12 of 16

6. Attic opening and original attic ladder in the hallway from the washroom to the bedroom south of the dining room; house is in the process of being restored in this area; camera facing east from hallway leading from the washroom
7. Photo 13 of 16

6. Master bedroom in the Heiser House after restoration by Cornelius and Patricia Heiser; camera looking at south wall (window) and west wall from the north side of the bedroom
7. Photo 14 of 16

6. East Facade of Noncontributing Garage, Looking West
7. Photo 15 (6) of 16

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 3

FRANK AND STELLA HEISER HOUSE
FELLSMERE, INDIAN RIVER COUNTY
LIST OF PHOTOGRAPHS

6. Noncontributing Pole Barn, Looking North
7. Photo 16(9) of 16

Frank and Stella Heiser House

11055 138th Avenue
Fellsmere, Indian River Co.
Florida 32948

USGS Quad: Fellsmere, FL

Lat/Long Coordinates:
27.796419, -80.607854

UTM:
17R 538629 3074712

Datum: WGS84

Legend

 Heiser House Proposed NR Boundary

Date: 10/12/2017

N

1:12,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

Source: 2013 National Geographic
Society, i-cubed



Frank and Stella Heiser House

11055 138th Avenue
Fellsmere, Indian River Co.
Florida 32948

Lat/Long Coordinates:
27.796419, -80.607854

UTM:
17R 538629 3074712

Datum: WGS84

Legend

 Heiser House Proposed NR Boundary

Date: 10/12/2017

N



1:2,000

0 80 160 320 Feet

0 20 40 80 Meters

Source: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo, and
the GIS User Community.





















Edism
ESTABLISHED 1988
10000 S. W. 10th Ave.
Miami, FL 33156
305-555-1234













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/16/2017 Date of Pending List: 11/14/2017 Date of 16th Day: 11/29/2017 Date of 45th Day: 11/30/2017 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 11/29/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 12, 2017

J. Paul Loether, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the **Frank & Stella Heiser House (FMSF#: 8IR00335), in Indian River County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

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

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta".

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures