

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 PUEBLO ARCADE

other names/site number _____

2. Location

street & number 2044 14th Street

N/A not for publication

city or town Vero Beach

N/A vicinity

state FLORIDA

code _____

FL

county Indian River

code _____

061

zip code 32960

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 1/27/97
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 H. Beall
Signature of the Keeper

Date of Action 3/8/97

Pueblo Arcade
Name of Property

Indian River Co., Fl.
County and State

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)

COMMERCE/TRADE/ Specialty Store

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/ Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/ Mission/
Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Stucco

walls Stucco

roof Tar and Gravel

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuations 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 road 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 of 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)

COMMERCE
ARCHITECTURE

Period of Significance

1926-1947

Significant Dates

1926

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown
Builder: Blackford and Davis

Primary location of additional data:

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

Name of Repository

Pueblo Arcade
Name of Property

Indian River Co., F.I.
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	5	9	1	8	0	3	0	5	7	2	6	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 Paul Weaver/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date January 1997

street & number R.A. Gray Building, 500 S. Bronough Street telephone (904) 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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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.

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INDIAN RIVER CO., FL.Section number 7 Page 1

The Pueblo Arcade is located at 2044 14th Avenue in downtown Vero Beach, Florida. The two story, masonry, commercial building was constructed in 1926. The building, which rests on a poured concrete foundation, has exterior walls of stucco and a flat, tar and gravel roof. The pent roofs of the main facade have asbestos cement shingles. The first floor of the interior consists of an arcade with a series of interior store fronts. The second floor contains office space.

SETTING

In 1919, a fire destroyed a number of commercial buildings in the emerging commercial district of Vero Beach, centered around 14th and 15th Avenues, and 20th Street. During the 1920s, new buildings were constructed in this area, including the Pueblo Arcade. The Farmer's Bank and the Vero Theater (NR 1992) are adjacent to the Pueblo Arcade on the south. Both were constructed in 1924. To the north is a contemporary retail building. To the east and west are other commercial buildings.

EXTERIOR DESCRIPTION

The Pueblo Arcade faces west onto 14th Avenue (Photo 1). The first story, an open foyer, is divided into two bays. This open entrance foyer has hexagonal tile flooring containing the words "Pueblo Arcade" (Photo 2). Except for this small panel of historic tile, the remaining floor tile appears to be recent. At the south end of the facade is an arched opening, partially filled in, that contains a stairway leading to the second floor. At the north end is an angled storefront. Stucco wall panels are placed below the storefront windows and transom panels are placed above (Photos 3 and 4). Over the past forty years, this exterior storefront has been remodeled several times. A pent roof projects over the entrance bays, providing a protective covering above the sidewalk.

The second story of the main elevation also terminates with a pent roof (Photo 5). It, however, is smaller and is supported by decorative brackets. The second story contains a single-hung, 4/1, sash window at each end. Just below the pent roof are three, rectangular decorative vents. Between the vents are applied stucco ornaments in the form of decorative tassels.

Because of the height of the adjacent Vero Theater building to the south, there is no visible south elevation of the Pueblo Arcade. The adjacent building to the north is one-story in

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INDIAN RIVER CO., FL.Section number 7 Page 2

height, thus a few second story windows and one first story window on the north elevation of the Pueblo Arcade are visible (Photo 6). These are rectangular windows set in wood frames, with a variety of pane configurations.

The main feature of the rear (east) elevation is an arched opening that contains the recessed rear exit of the arcade (Photo 7). The door is flanked by sidelights and surmounted by multipaned transoms. A single, sash window is located on the second story, above the arched opening.

INTERIOR DESCRIPTION

The first floor contains an arcade that extends through the building from 14th Avenue to the rear alley (Photo 8). Several retail spaces are aligned along the north side of the arcade. The storefronts consist of kick-panels, fixed display windows, and a continuous band of transom windows. The interior is finished with tile floors and rough textured stucco walls and ceilings. The arcade has a cove ceiling.

At approximately mid-way along the south wall of the arcade is a doorway leading to the adjacent Vero Theater. This opening, approached by a short flight of steps, was created in 1926.

The second story is accessed by a stairway located within the recessed foyer of the main facade (Photo 9). A secondary stairway, located at the rear of the building, was added in 1995. The second floor contains five offices linked by a corridor running the length of the building. At the center of the second floor are men's and women's restrooms. The floors of the second floor are finished with linoleum; walls and ceilings are plaster. Many original features, including light fixtures and transoms remain. The skylight opening is original, but was covered in 1995 with clear plastic (Photo 10).

ALTERATIONS

The overall integrity of the building is good. The entrance to the arcade was enclosed c. 1940, but has recently been re-opened. The original storefront was remodeled on several occasions. Its current appearance is based on physical evidence and interviews with local people who were acquainted with the building as it was historically. Interior floor, wall, and ceiling finishes have been recently repaired. The rear fire stair was added in 1995.

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INDIAN RIVER CO., FL.**Section number 8 Page 1

The Pueblo Arcade, 2044 14th Avenue, Vero Beach, Florida, meets criteria A and C for listing in the National Register of Historic Places. It has local significance in the areas of commerce and architecture. The building has been an important commercial element of the downtown retail area since its construction during the Florida Boom period. The Pueblo Arcade has architectural significance as the only local example of a commercial arcade, a significant property type, in Vero Beach.

HISTORIC CONTEXT

Construction of the Florida East Coast Railway (FEC) in 1893 stimulated the first concentrated settlement in the area of today's Vero Beach. Extending from Jacksonville ultimately to Key West, the FEC brought thousands of settlers to the area during the ensuing four decades. Vero Beach was founded during the late nineteenth century. A small settlement began in the late 1880s.

Among the early settlers was Henry Gifford, who in 1886 established the first store in the area and acquired a tract of approximately 150 acres on which he planted citrus. Gifford's wife, Sarah, named the settlement "Vero" which means "to speak the truth" in Latin. In 1891 the first post office was established. Citrus cultivation and other agriculture production were the primary economic activities of early settlers. The railroad provided a way for farmers and citrus growers to market their crops, the most important of which was the citrus grown in the Indian River area. The railroad also served as the principal means of transportation for new settlers and seasonal visitors.

Vero quickly grew into the largest population center in what was later to become Indian River County. Because of its rail link, Vero became the chief shipping and processing center for citrus and other agricultural products in what was then northern St. Lucie County.

In 1905, St. Lucie County was subdivided from Brevard County. At that time fewer than 100 people lived at Vero. By 1910, the area presently encompassing Indian River County had a population of only 1,039. Vero's population doubled during the five year period to about 200.

Land reclamation played a significant role in the

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INDIAN RIVER CO., FL.**Section number 8 Page 2

development of Vero and other lowland areas of Florida. Land reclamation consisted of intensive drainage projects that created new areas for agricultural development. As a result, citrus cultivation in and around Vero greatly expanded.

The Indian River Farms Company reclaimed much of the wetlands around Vero. Organized in 1912, the primary focus of the company was to develop the area for settlement and make land available for citrus cultivation. In 1913, the company surveyed a large tract of wetland west of the FEC line. It began dredging canals, dikes, laterals, and spillways, a process that continued through the 1920s. Citrus growers and farmers purchased most of the reclaimed land.

Citrus became the force driving the local economy. Although much of the fruit was produced at Ft. Pierce, a substantial amount was grown and shipped from Vero. The importance of Vero as a citrus producing, processing, and shipping center rapidly increased following the land reclamation initiated by the Indian River Farms Company.

In 1913, the town of Vero was surveyed and organized into blocks and lots. Located on the fringe of the Indian River farms tract just west of the FEC line, the original town encompassed a seven block area. A fledgling business district developed along Twentieth Street and Fourteenth and Fifteenth avenues. In 1919 Vero was incorporated. That same year much of the original commercial district burned.

Growth was particularly significant in Vero and other areas of Florida during the 1920s, when real estate speculation fueled the Great Florida Land Boom. Entranced by a flood of promotional literature expounding the beauty of Florida, freed by the increased mobility which the automobile afforded, and seeking to make an easy fortune through land speculation, investors and new residents from all over the country descended upon the state in unprecedented numbers. Between 1920 and 1923, the population of Vero nearly doubled, rising to 1,500. The majority of the extant historic buildings in Vero Beach were constructed during the 1920s, providing further evidence of the significance of the period.

As Florida's population grew and new communities developed, residents in outlying areas began to lobby for the division of

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**PUEBLO ARCADE
INDIAN RIVER CO., FL.**

Section number 8 Page 3

Florida's larger counties into smaller, more manageable units. The tremendous size of many counties, the difficulty of travel, and the settlement of previously sparsely populated areas following the construction of railroads and highways made reorganization of county government essential. The patronage, power, and economic benefits associated with local government were further incentives for reorganization. All of these factors to a greater or lesser extent played a part in the creation of Indian River County, subdivided from St. Lucie County in 1925.

Vero, with the largest population, influential legislators, and an active business community, became the seat of government for the newly formed county. The town was re-incorporated as Vero Beach in 1925. During the Boom, many coastal communities added "beach" to their official names, hoping to attract tourists as a result of their location. The boom, however, quickly exhausted itself, and the aftermath propelled Florida into a protracted economic depression after 1926. Construction in Vero Beach slowed dramatically. The population of the town was estimated at 2,500 by 1929, an increase of over 300% from the beginning of the decade; most of the growth had occurred between 1920 and 1926.

The stock market crash of 1929 followed on the heels of the collapse of the boom. However, Vero Beach, aided by its tourist industry, mild climate, and attractive beaches, managed a modest growth in population, reaching just over 3,000 by the end of the 1930s. Beginning in the mid-1930s, federally assisted projects, most notably the construction of the Indian River Courthouse, stimulated the local economy. Not until after World War II, however, did Vero Beach and other Florida communities fully recover from the Great Depression.

The population of Vero Beach continued to increase throughout the 1940s, reaching 4,746 in 1950. The local economy remained rooted in traditional but ever expanding industries and economic activities. Most prominent were agriculture, particularly citrus production; commerce; commercial fishing; and the railroad. Increasing numbers of retirees located in Vero, attracted by its climate, beauty, and low cost of living. The population reached 8,000 by 1960, and doubled to over 16,000 by 1980.

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INDIAN RIVER CO., FL.**Section number 8 Page 4**HISTORIC SIGNIFICANCE**

Following the fire of 1919, the commercial center of Vero was quickly rebuilt in its original location along Twentieth Street, Fourteenth Avenue, and the Dixie Highway. The Pueblo Arcade, constructed in 1926, is associated with the commercial development of Vero Beach during the city's most important historical period of development. It was constructed in direct response to the greatly increased demand for commercial space created by the influx of visitors and new residents arriving or passing through Vero Beach during the 1920s. By the second decade of the twentieth century, the Indian River had become nationally renowned as a citrus growing region. When the developers of the Vero laid out the town in 1913, they used an Indian theme to promote the fledgling community. Streets were named for native Americans, including Osceola Boulevard, Seminole, Apache, Cherokee, Pueblo, Shawnee, and Mohawk Avenues, and Kickapoo Lane. Many of the town's early buildings also were tied in with the Indian theme, including the Seminole Building (demolished), the Pocahontas Apartments, and the Pueblo Arcade.

The Pueblo Arcade was built by local contractors, Blackford and Davis. They had also constructed the nearby Pocahontas Apartments in 1926. The Pueblo Arcade was built for Arthur M. Hill, Sr., of the Vero Finance and Improvement Corporation. Hill have moved to Vero Beach in 1917 as Superintendent of Salesmen for the Indian River Farms Company. The Arcade has housed a variety of retail establishments during its existence, including DuBose and Son, a jewelry firm. Dr. James C. DuBose, an optometrist, had established a jewelry store in Fort Pierce in 1918 and later opened a second store in Vero Beach. In 1927, Dr. DuBose served as both president of the City Council and the Vero Beach Chamber of Commerce. It has not been determined when DuBose first occupied space in the Pueblo Arcade; however, the company, whose name was later changed to DuBose Jewelers, maintained a shop in the Pueblo Arcade until the early 1990s.

ARCHITECTURAL SIGNIFICANCE

Beyond its historical importance, the Pueblo Arcade has architectural significance for the style and type of building it embodies. In Florida, the Spanish Colonial/Mission Revival style is generally referred to as Mediterranean Revival style

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architecture, with the Spanish Colonial and Mission styles perceived as stylistic sub-types. The style contains architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain. In the late nineteenth century American architects became interested in developing regional architectural modes, using traditional forms as a basis for a new architecture in the area. One of earliest sections of the country to actively explore regional architecture was the American Southwest, drawing inspiration first from the Mission churches of the eighteenth century. Mission-inspired architecture became popular in the nineteenth century for railroad stations and hotels. Seeking greater variety, California architects in the late 1890s looked to Pueblo villages of the Rio Grande Valley and elsewhere for new inspiration, creating the later Spanish Colonial and Pueblo Revival styles. The Pueblo Revival style was popular in Albuquerque and Santa Fe between 1900-1910, and through architectural periodicals, it was introduced to other parts of the country. In the Miami area in the 1920s, developers Curtiss and Bright specified that houses in their Country Club Estates Subdivision (which later became Miami Springs) had to be an approved Pueblo Revival style.

It has been suggested that the Pueblo Arcade is an example of Pueblo Revival style architecture. However, the hallmarks of the Pueblo Revival style are not present in the Pueblo Arcade, notably adobe-looking, stucco walls; rows of projecting vegas (projecting wooden beams); and blunted or rounded corners of the exterior walls. A more accurate assessment would probably be that the building embodies an eclectic design, with the stucco wall surfaces making a small reference to the Spanish Colonial/Mission Revival style. However, through its name the Pueblo Arcade conforms to the thematic development of the city which was closely associated with an Indian theme.

Arcades can be described as covered shopping streets, usually designed as a continuous central passage flanked by shops. A variation, as seen in the Pueblo Arcade, is a continuous passage with shops aligned only along one side. Arcades first developed in France and Italy during the late nineteenth century as elaborate structures of cast iron and glass with vaulted roofs. In the United States, arcades were initially located in large urban areas. Arcades became popular because they permitted shopping in several stores without the discomfort of having to go from store to store in inclement weather, and without the

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impediment of having to watch for vehicular traffic. As they spread throughout the country, commercial arcades became simpler and were constructed of frame and/or steel. In many ways they were precursors of the commercial shopping malls which proliferated in the United States after World War II.

Commercial arcades first appeared in Florida during the 1920s, and became a very popular building type for they offered shaded, cool areas for shopping as well as shelter from the frequent rain showers of the tropical climate. Often designed in Mediterranean-influenced styles, they reflected the growing sophistication of the state's commercial architecture. This once popular building form has not survived well. Commonly, the passage through the arcade building is altered to provide additional rental space, resulting in the loss of the building's architectural integrity. The Pueblo Arcade is in excellent condition and retains much of its architectural integrity.

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Section number 9 Page 1

Baxter, Sylvester. "Covered Ways for a Business District." In Proceedings of the 2nd National Conference on City Planning and the Problems of Congestion. Cambridge: University Press, 1910.

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Indian River Tourist Guide. Vero Beach: Chamber of Commerce of Vero Beach, 1951.

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

Markovich, Nicholas; Preiser, Wolfgang; and Sturm, Fred, eds. Pueblo Style and Regional Architecture. New York: Van Nostrand Reinhold, 1990.

Newcomb, Rexford. Spanish-Colonial Architecture in the United States. New York: J. J. Augustin, 1937.

Newman, Anna. Stories of Early Life Along the Beautiful Indian River. Stuart: A.P.L. Newman, 1953.

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"Vero Beach and Indian River County." unpublished manuscript, University of Florida, 1928.

"Vero: The Translation of the Word from the Latin is 'To Speak the Truth'." Vero: Vero Board of Trade, 1915.

"Work Started on Office Bldg." Vero Beach Press, 14 January 1926, p. 5.

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Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

City of Vero Beach, PBS 2112, Lot 16, Block 47.

BOUNDARY JUSTIFICATION

The nominated parcel includes the entire parcel historically associated with the Pueblo Arcade.

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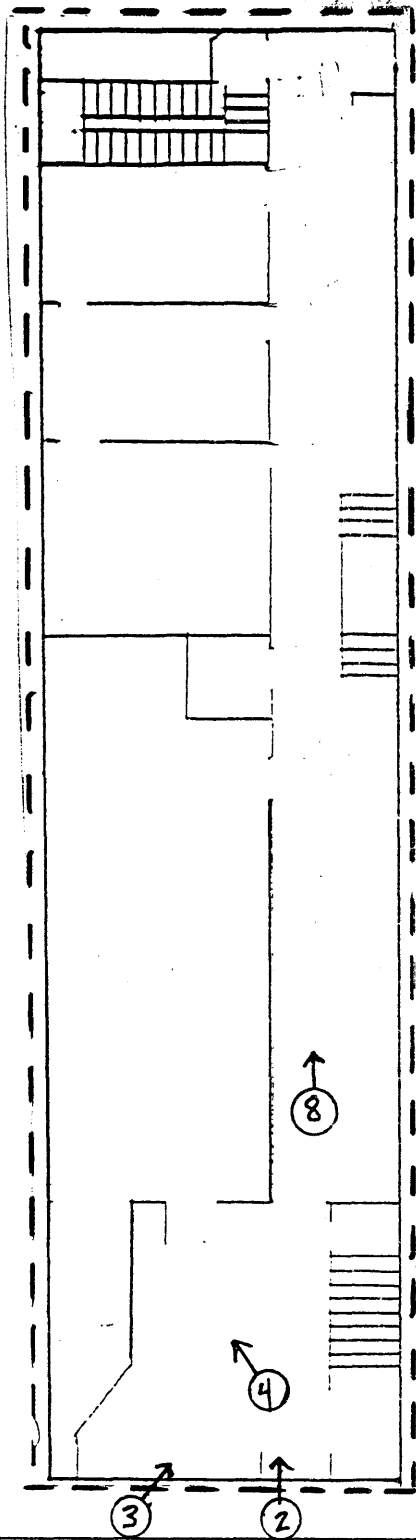
PUEBLO ARCADE
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Section number Photo Page 1

1. Pueblo Arcade, 2044 14th Avenue
2. Vero Beach, Indian River County, Florida
3. Paul Weaver
4. November 1995
5. Historic Property Associates, P.O. Box 1002, St. Augustine, Fl.
6. Main (west) facade, view looking east
7. Photo 1 of 10

Items 1-5 are the same for the remaining photographs.

6. Detail, tile flooring of entrance, main (west) facade; view looking east
7. Photo 2 of 10
6. Entrance foyer, main (west) facade; view looking southeast
7. Photo 3 of 10
6. Entrance foyer, main (west) facade; view looking northeast
7. Photo 4 of 10
6. Detail, second floor, main (west) facade; view looking east
7. Photo 5 of 10
6. Rear (east) elevation on left, north elevation on right; view looking southwest
7. Photo 6 of 10
6. Detail, rear (east) entrance; view looking west
7. Photo 7 of 10
6. Detail, first floor interior, looking east down arcade hallway
7. Photo 8 of 10
6. Interior detail, stairway, view looking west
7. Photo 9 of 10
6. Interior detail, second floor, view looking east
7. Photo 10 of 10



6 ↘

7 ↓

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PUEBLO ARCADE
 Vero Beach
 Indian River Co., Fl.
 First Floor Plan

Photo Direction ○ →
 Boundary - - - - -
 Approx. Scale: 1"=10'

8 ↑

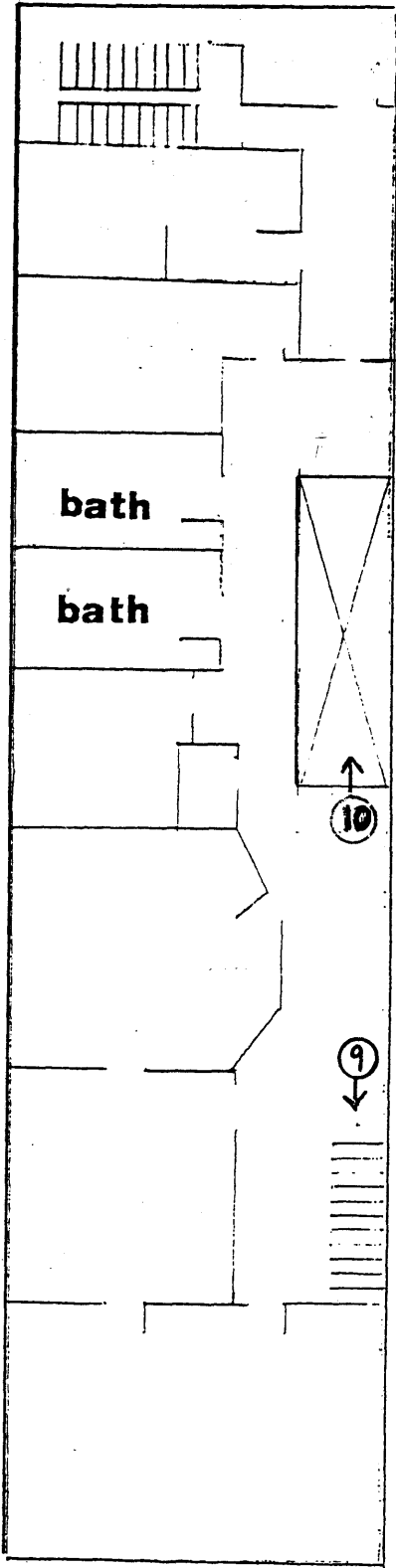
4 ↗

3 ↗

2 ↑

14th Avenue

1 ↑



PUEBLO ARCADE
Vero Beach
Indian River Co., Fl.
Second Floor Plan
Approx. Scale: 1"=10'
Photo Direction ○→



14th Avenue