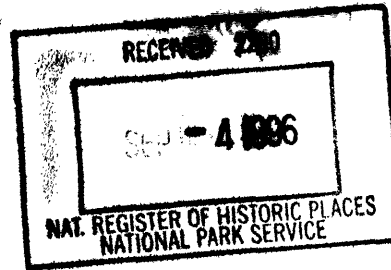


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National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

HISTORICAL AND ARCHITECTURAL RESOURCES OF FELLSMERE, FLORIDA

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Founding and Initial Period of Development, 1910-1919
- II. Florida Land Boom and Bust Development, 1920-1929
- III. Great Depression and World War II Development, 1930-1946

C. Form Prepared by

name/title Sidney Johnston/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1996

street & number R.A. Gray Bldg., 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Suzanne P. Walker/ Deputy SHPO 8/20/96
 Signature and title of certifying official Date
Florida Department of State, Division of Historic Resources
 State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature] 10/8/96
 Signature of the Keeper Date of Action

Name of Multiple Property Listing

State

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	1-12
F. Associated Property Types (Provide description, significance, and registration requirements.)	13-19
G. Geographical Data	20
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	20-21
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	22-23

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 to amend existing 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 the 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 Project (1024-0018), Washington, DC 20503.

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E: STATEMENT OF HISTORIC CONTEXTS

SUMMARY

The Historic and Architectural Resources of Fellsmere, Florida are locally significant under criteria A and C in the areas of exploration and settlement, commerce, community development and planning, and architecture. Permanent settlement in Fellsmere began in 1911, when the town was organized and promoted by the Fellsmere Farms Company. The economy was largely geared to the fortunes of agriculture and the citrus industry. Between 1911 and 1919, Fellsmere experienced its most significant period of development. During the 1920s, Fellsmere, unlike many central Florida communities, experienced only moderate growth. The Great Depression of the 1930s brought development to a virtual standstill. Fellsmere contains a significant number of historic buildings that embody several formal styles. The conclusion of World War II marks the end of the historic period.

I. Founding and Initial Period of Development, 1910-1919

Fellsmere was the brainchild of Nelson Fell, a New Zealand engineer of British ancestry. Born in 1858, Fell was educated at England's Royal School of Mines and then in Heidelberg, Germany. During the 1880s, he gained mining experience supervising projects in Brazil and Colorado for the family business. In the late 1880s, he moved to central Florida, where he developed a sugarcane plantation and superintended drainage activities in Narcoossee in Osceola County. Fell built a home there and entered local politics, serving on the Osceola County commission between 1890 and 1896. He left Florida in July 1897 for the Klondike, where gold had recently been discovered. The following year, the family business moved him to Siberia to manage the Sparsky copper mines. When floods and severe freezes besieged Osceola County in 1898, Fell's wife, Anne, joined him in Russia. During the period, the children, Marian and Olivia, alternated between the Siberian steppes and private schools in the United States and France.

Fell retired in 1907, returned to the United States, and settled in Warrenton, Virginia. In several years, he became intrigued once again with developing Florida real estate and drainage projects. He also devoted time to travel and writing

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accounts of his travels, including the 1916 chronicle of his experiences in Siberia, Russian and Nomad: Tales of the Kirghiz Steppes.

Fell was among a number of British investors who became interested in developing Florida real estate during the late nineteenth century. In the 1880s, British investors and London land agents published hyperbolic pamphlets on the salubrious Florida climate and fabulous wealth available through the cultivation of citrus. Central Florida became an especially popular site for immigrants, many of whom settled Acton in Polk County, Conway in Orange County, Narcoossee in Osceola County, and Orlando. These English developments experienced moderate success until hit by devastating freezes in the early 1890s. Many settlers lost their investments and either returned to England or moved farther south into the Florida peninsula. Fell's first venture, Narcoossee, was only moderately successful and little evidence remains of his effort. His second, Fellsmere, was more successful, and possesses a heritage complete with a town named for him and historic fabric as tangible evidence of the past.

In 1910, Fell helped organize the Fellsmere Farm Company, which acquired and platted 118,000 acres of muck, prairie, and pine lands nine miles west of the Sebastian River, then in St. Lucie County. Capitalized with \$2,000,000, the company consisted initially of three stockholders from New York and New Jersey, with Oscar Crosby serving as president and Nelson Fell as vice president. The board of directors was made up primarily of investors from the Northeast, and included bankers, lawyers, engineers, and a railroad specialist.

St. Lucie County underwent extensive drainage operations in the early twentieth century. Indeed, the development of Fellsmere and the growth of communities along Florida's east coast before 1920 occurred in large measure because of these drainage operations. Coastal settlement and agriculture had been hampered for decades by wetlands and periodic flooding. Thus, settlements lay pinched within a narrow strip of land that extended between the Indian River and the railroad tracks, located on a high ridge near the east coast. Drainage operations reclaimed thousands of acres suitable for construction and farming. This made possible new settlements, expansion of

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existing towns, creation of new county jurisdictions, better schools, and a road system.

The impetus for land reclamation came largely from state politicians who wanted to assist local governments and settlers in their development of coastal towns of south Florida. The program was championed by Governor Napoleon Broward who believed that reclamation would spark economic development, improve the welfare of Floridians, and enhance water routes across the state. He recommended that work begin in the St. Lucie River region. Under his influence, the legislature created a Board of Drainage Commissioners charged with establishing drainage districts and levying taxes on the land within each district to help fund the program.

By 1920, nearly twenty drainage districts extended throughout the southern Florida peninsula, with the greatest activity in Broward, Dade, and Palm Beach counties. While 3,880 acres of wetlands had been reclaimed throughout the peninsula between 1906 and 1909, over the following decade, dredging operations accelerated and 1,441,000 acres were reclaimed.

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, was one of the largest privately-funded reclamation projects in Florida. Farther south, the Indian River Farms Company incorporated much of the remaining wetlands throughout the region, including Vero Beach. Fort Pierce Farms obtained a tract of 36,000 acres northwest of Fort Pierce. The owners of Fort Pierce Farms, with offices in Washington and Fort Pierce, were land speculators from West Virginia, Washington, D.C., and St. Lucie County. Each of these developments offered "rich, level prairie, practically cleared and ready for cultivation." About 1912, a group of Dutch investors established the colony of Broadmoor several miles west of Fellsmere. Assailed by periodic flooding, its settlers abandoned their homes and fields in 1915.

The Fellsmere board of directors, in direct competition with the developers of Fort Pierce Farms and Indian River Farms, launched an ambitious public relations campaign that advertised the project throughout the eastern half of the United States. Through sale agents in Chattanooga, Tennessee and Jacksonville, then the gateway to Florida, they offered land at \$55.00 per acre

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with one-third down, and ten acres as the minimum investment. A visitor center was built and a ten acre "demonstration farm" was developed to impress potential buyers with the assortment of crops that could be raised at Fellsmere, including eggplant, figs, oranges, persimmons, strawberries, and sugarcane. The Fellsmere Inn was built around 1910 to provide accommodations for potential land purchasers.

Among the earliest residents of Fellsmere were ten black laborers who arrived in 1910 to help construct the railroad and to cook for the survey party that laid out the development. A black settlement then formed in an area just beyond the northeast corner of the town plan, bounded roughly by the railroad and Willow and Booker Streets. Black laborers in Fellsmere hailed primarily from Florida, Georgia, and South Carolina. Many were agricultural workers. Churches were an important aspect of the local black culture. A Missionary Baptist church was organized in 1911, a Church of God in Christ in 1919, and an African Methodist Episcopal Church in 1925. In addition, a school for black children was formed in 1913, with B. F. James serving as the instructor.

A local newspaper, Fellsmere Farmer, began publication in 1911 and a post office opened that year. A small electric plant was built. Dredges cut canals that provided irrigation and drainage to the farm lands. Within two years of its founding, 8,000 acres of wetlands had been drained. The main canal control gate was completed in June 1913, affording settlers a greater degree of protection from periodic floods.

An important transportation link for Fellsmere was the Fellsmere Farms Railroad, completed in April 1912. The nine-mile railroad connected with the Florida East Coast Railway at Sebastian. Operating with one locomotive, one passenger car, and four freight cars, the railroad brought construction materials and dredges to the area, and transported Fellsmere produce and crops to market. The railroad was abandoned and removed in the 1950s.

Fellsmere was portrayed by its developers as having unlimited agricultural potential. Circulars advertised inexpensive land and high profits available from cultivating citrus and vegetables. One early production story came from the Howard and Packard farm, which in January 1912, grossed \$4,200

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from five acres of lettuce. One estimate quoted that sweet potatoes cost \$5.00 per acre to raise, and brought as much as \$350 per acre at market. Other vegetables cultivated included tomatoes, cucumbers, peanuts, corn, and squash. The farms also promoted raising spices and nuts, including macadamia nuts, cinnamon and ginger roots, and Japanese persimmons. Fruit growing was also touted by the Fellsmere promoters, who claimed that a grapefruit tree cost \$6.50 to plant, and with proper maintenance in five years would produce \$50.00 annually. Oranges could furnish an unlimited income. A twelve-acre grove produced \$7,000, and R. C. Campbell's two-and-one-half acres at Fellsmere brought \$2,900 in 1912. By 1916, 750 acres were cultivated with orange trees. It seemed that virtually any plant, even pecan trees, flourished in Fellsmere muck. In the western fringe of the development, 2,000 acres were reserved for sugarcane cultivation. Between three and seven annual harvests of sugarcane were reported on various farms, with an average of \$225 per acre per harvest. Cotton, cattle, poultry, and bees complemented an already full list of industries at Fellsmere.

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 and ten blocks square, Fellsmere's town plan reflects some of the planning ideas associated with the City Beautiful movement that dominated urban design during the first decade of the twentieth century. The orthogonal grid street plan was modified with parks, several diagonal streets, and divided boulevards. Avenues, named for various states, extended east to west. North/south streets were named for trees. Railroad tracks extended across the north end of the town. The plan shows several parks interrupting the grid pattern. The largest, Washington Park, measured one block square and was contained within a circular intersection of Colorado Street and Magnolia Avenue. Tallahassee Park extended for two blocks along Pennsylvania between Elm and Lime streets. A portion of Magnolia Avenue was planned as a divided boulevard with Osceola Park forming a rectangular park between the lanes.

However, the extent to which the planned features of Fellsmere were implemented remains unclear. The diagonal streets, although platted, may never have been constructed, and Osceola and Tallahassee parks probably were little more than sand medians. Virtually all of the distinctive features of Fellsmere's town plan have been compromised. A school now occupies Washington Park, and eliminates the circular

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intersection. The oblique streets in the southeast and southwest quadrants of town have been obliterated. Even the broad medians that extended along Broadway between Pennsylvania and South Carolina avenues are reduced to thin strips.

Building construction surged in Fellsmere during the second decade of the twentieth century. During 1911, eighteen buildings were constructed, including a small frame school. In 1912, forty-seven additional buildings appeared along the town's streets, including thirty-six dwellings and three stores. That year the East Coast Lumber and Supply Company of Fort Pierce opened a branch in Fellsmere to furnish the settlement with building materials. In 1913, the population reached 503, making Fellsmere second only to Fort Pierce in St. Lucie County. The State Bank of Fellsmere, incorporated with \$25,000, opened in July 1913, and the same year a board of trade was organized. Nelson Fell, Fred Kettle, J. M. Bell, R. A. Conkling, and C. H. Piffard served as the board of directors. The Dixie Playhouse opened on Broadway, and the Fellsmere Realty Company was organized with G. F. Green, D. Howard Saunders, and Stuart R. Greiner as the officers. The Union Church was organized in 1913, and a concrete company also began operations, manufacturing building foundations and paving streets. Broadway was paved as a divided boulevard, one of the first in the county.

For the first several years, Nelson Fell closely supervised the development of Fellsmere, making monthly visits to measure the drainage progress and the town's development. Occasionally, Anne Fell accompanied him. His daughter, Marian, also made periodic trips to the community. There, she apparently met and then developed a relationship that resulted in marriage in 1914 to Patrick Vans Agnew, a Kissimmee attorney who supervised the legal affairs of the Fellsmere Farms Company. The couple eventually settled in Winter Park, but Marian remained intrigued with the Fellsmere settlement. Marian, a published translator of Russian literature, promoted literacy and culture in Fellsmere through her contribution of publication royalties to a local library association, which was formed in October 1914 for the construction of a library and the acquisition of books.

The Fell family maintained a wide circle of friends throughout the country. Perhaps the most celebrated was Henry Adams, the renowned Harvard University historian and author. His correspondence includes letters to Anne Fell, and contains

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numerous references to the Fell family, whom he held in high regard. Adams' long association with Charles Scribner's & Sons helped influence the publishing house to review and publish Nelson Fell's articles on life in Russia, and to arrange contacts for both Nelson and Marian with other publishing firms. In 1917, Adams unsuccessfully attempted to use his influence with President Woodrow Wilson to secure a diplomatic appointment to Russia for Fell.

By 1915, the population had grown enough to necessitate the construction of a new school. In May 1915, the City of Fellsmere was incorporated with C. W. Talmadge, G. F. Green, and Wallace Sherwood serving as councilmen. The dynamic influence of the Fells and other early community leaders played an important role in the progressive nature of the settlement. By a special act of the Legislature, the community was established with the provision that women, as well as men, could vote. Fellsmere was the first municipality in Florida to take this progressive measure.

In 1915, Nelson Fell helped organize a produce 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 market farm products. A farmer's loan association was established to assist growers with financing the purchase of land, rootstock, and seed. Over the next several years, the town obtained paved streets and sidewalks, street lighting, and electrical service.

The high point of Fellsmere's development was 1915. That year an unusually heavy rainfall caused flooding conditions that could not be controlled with the incomplete and inadequate canal and drainage system. Fellsmere and the neighboring community of Broadmoor were devastated. Only fifteen rail cars of produce were shipped from Fellsmere in 1915, and some residents left the area for better drained areas along the coast and in south Florida. Burdened with excessive excavation and drainage expenses, the Fellsmere Farms Company failed to generate sufficient land sales and crop production to meet its financial obligations. The fiscal difficulties led the company into bankruptcy in 1916, and its mortgages were foreclosed. The Fellsmere electric company also went into receivership, and the Fellsmere Farmer was reorganized into the weekly Fellsmere Tribune. The onset of World War I further dampened development.

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In 1918, the Fellsmere Company was organized, and acquired the mortgage, holdings, and railroad of the defunct Fellsmere Farms Company for \$330,000. The new investors were from New York. A former stockholder in the Fellsmere Farms Company, George Ordway, served as an officer of the Fellsmere Company. Nelson Fell's visits to the community decreased after 1915, a period during which he apparently dissociated himself from the company. Eventually his interest in the community waned. After his death in 1928, his wife returned to England. By then, the daughters had settled permanently in Winter Park. Fellsmere had a population of only 333 in 1920, down from the 503 recorded in 1913.

II. Florida Land Boom and Bust Development (1920-1929)

In the 1920s, the nation entered a period of enthusiastic economic expansion. In Florida, a land boom began almost immediately after World War I, and few communities in the state failed to experience a fever for real estate. In 1924, the Florida Legislature issued an open invitation to wealthy investors by approving a constitutional amendment that prohibited both income and inheritance taxes. The resulting capital influx accelerated an already well developed surge of land purchasing.

St. Lucie County experienced its most intensive period of development during the 1920s. Winter visitors and new residents flocked to the coastal communities of Fort Pierce, Melbourne, Stuart, and Vero. The magnitude of growth placed new demands on government services. Fort Pierce, the seat of government for St. Lucie County, had exercised jurisdiction over a large area since 1905. Politicians and businessmen in the urban centers of Stuart and Vero Beach pushed for county reform and new boundaries. In May 1925, both Indian River and Martin counties were carved out of the existing St. Lucie County. Vero Beach, serving as the home of prominent local legislators and businessmen, and containing the largest population in the new county, became the seat of government for Indian River County. Fellsmere contained nearly one-half the population of its southern neighbor and was the only other incorporated community in the new county.

Once a winter resort for the wealthy, Florida became a haven for vacationing middle class families during the 1920s, thanks in large measure to the growing popularity of the automobile. This

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spurred the State of Florida and many of its municipalities to sponsor road construction programs to accommodate the increasing numbers of visitors and residents. Approximately \$500,000 was expended by Indian River County between 1925 and 1928 to improve its road system.

A relatively remote agricultural community, Fellsmere was removed from the urban centers astride the Atlantic Ocean and Gulf of Mexico that lured thousands of vacationers and speculators to the state. Thus, Fellsmere experienced relatively little development during the 1920s land boom. The population peaked at about 400 in 1924, and then fell to 356 in 1930. Agriculture served as the mainstay of the economy, which continued to suffer. Between 1916 and 1921, the Bank of Fellsmere accumulated \$15,000 in debts it could not pay off, and closed about 1922. In 1924, the Citizen's Bank opened but enjoyed only moderate success for about one year.

In 1923, the newly-organized Fellsmere Company sold most of its holdings to the Standard Agricultural Chemical Company, which had incorporated in 1923. In 1924, the chemical company changed its name to the Ammoniate Products Corporation. One of the spin-offs from the transactions was the sale of the Fellsmere railroad to the Trans-Florida Central (TFC) Railroad Company, which was chartered in February 1924. The investors of the TFC resided in Winter Park and included Patrick Vans Agnew, the former attorney of the Fellsmere Farms Company and husband of Marian Fell. The railroad delivered crops and produce to the mainline at Sebastian until 1953, when the tracks were abandoned.

Notwithstanding the lethargic economy, several important buildings and a small group of residences were constructed during the mid-1920s. Several new buildings appeared along Broadway, including the First Methodist Episcopal Church, which was organized in 1914. The influences of the Mediterranean Revival and Mission styles were introduced during the period. Between 1923 and 1925, small residences displaying the style appeared along Elm Street. Among the most distinctive buildings of the period was the Fellsmere Estates Corporation Building, a large Mission style building completed about 1926 at 40 North Broadway. Developed by the Ammoniate Products Corporation, the building apparently served as a sales office for the company. The property was foreclosed in the early 1930s.

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A large, two story building was constructed at 158 North Broadway about 1923, and a community hall was built on Broadway about 1926. The latter was moved to Washington Park in the 1930s and eventually was demolished. The municipal water works was improved, and Florida Power and Light Corporation contracted with the City to purchase the electric plant. In 1927, the American Fruit Growers Association built a packing house in the community, and the following year telephone service was introduced.

III. Great Depression and World War II Development (1930-1946)

The experience of Florida during the Great Depression decade differed little from that of the rest of the country. Thousands of jobs were lost and development slowed markedly. The state's diversified economy of tourism, agriculture, lumbering, naval stores, phosphate mining, fishing, and cattle ranching helped to alleviate some of the worst effects. However, the full brunt of the Depression made its impact in the early 1930s, when 148 Florida state and national banks collapsed. Nearly one out of four Floridians received some type of public relief and assistance during the decade. The state's population increase during the 1930s did little to spark development in most Florida communities.

The economy of Fellsmere experienced a mild recovery during the Great Depression, based primarily on the production of sugarcane and citrus. In 1931, the Fellsmere Sugar Company was organized, and developed the first factory in Florida to produce refined sugar from locally cultivated sugarcane. The company marketed its refined sugar under the "Florida Crystals" label, and eventually reorganized into the Fellsmere Sugar Producers Association. By 1939, the Association cultivated 3,600 acres of sugarcane from which was produced 118,000,000 pounds of sugar annually.

Relief efforts and programs, created by Franklin Roosevelt's administration, provided funds to states and municipalities for a host of projects, including infrastructure improvements, building construction, and the development of conservation, education, and recreation facilities. Among these programs providing jobs to the unemployed, were the Federal Emergency Relief Agency (FERA), Works Progress Administration (WPA), and the Civil Works Administration (CWA). Although no buildings in Fellsmere were built through these programs, several small projects were

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initiated by the City with federal assistance. In 1934, CWA and FERA grants helped to develop a small airfield north of the city. In 1938, PWA monies helped fund the completion of the town's water system.

Although Fellsmere's economy demonstrated signs of strength during the 1930s, and the population nearly doubled from 356 to 643 during the decade, few commercial or residential buildings were constructed. Apparently, a large number of small dwellings were built outside the city limits to support sugarcane laborers. Most houses built within the city were small, frame dwellings.

Florida was one of the few states to show a population increase during World War II. This was because a number of military training bases and installations were constructed in Florida communities, sparking their economies. However, no military associated activity occurred in Fellsmere, and its economy experienced little growth during the war. By the end of World War II, the Fellsmere population fell below its pre-Depression level, reaching 312 in 1945.

CONCLUSION

Fellsmere's post-World War II growth differs from the dramatic expansion experienced by many Florida cities, where increasing numbers of automobiles, asphalt roads, suburban sprawl, the erosion of the central commercial districts, and new development have compromised the historic resources. In contrast, Fellsmere's population moderately increased, rising from 732 to 1,161 between 1960 and 1980, and reached 2,179 in 1990. Agriculture continued to provide the largest share of job opportunities and revenues in the community. In the late 1950s Okeelanta Sugar Refinery, Inc., acquired the sugar refinery west of town and expanded the operation.

Post-war growth only mildly affected the historic building fabric of the community. Since 1924, fifty-five buildings have disappeared from the community, many of them small storage buildings, vegetable and citrus packing houses, and warehouses of little architectural merit. The abandonment of the railroad in the early 1950s probably included the demolition of the freight

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and passenger depots, distinctive buildings of historical value. A number of wood frame commercial buildings along Broadway have also been lost, disrupting the historic ambiance of the downtown. The largest number of buildings lost, however, are private residences, many of which were demolished. Several two story dwellings, built between 1912 and 1916 and probably the homes of community leaders and wealthy investors of the Fellsmere Farms Company, no longer stand. Nevertheless, much of the Fellsmere's historic building fabric remains intact. The historic buildings of Fellsmere represent a significant collection of cultural resources. They provide a visual link to the community's past. The listing of Fellsmere's most significant resources in the National Register of Historic Places is a vital step in the preservation process and recording the cultural history of Florida.

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ASSOCIATED PROPERTY TYPES

Property Type: **F.1**

1. Name of Property Type: Residential Buildings

2. Description: Fellsmere's 1911 town plan guided the development of the community, with a small commercial area forming along Broadway and residential neighborhoods emerging on surrounding streets. Approximately 80 percent of the 98 buildings documented in a 1995 survey of historic resources in Fellsmere are residences, and over one-half date between 1910 and 1919. The majority of the city's historic residential buildings lie north of Pennsylvania Avenue (County Road 512). They represent an eclectic collection of forms and styles that reflect national trends in architecture during the periods in which they were constructed.

Few of Fellsmere's largest dwellings built in the historic period remain standing. Most of the residential buildings are small in scale and simple in design. Most are one or one-and-one-half-stories, and are typically set on large lots with a substantial setback. Porches extend along the facades of many of the larger residences. Others have small end or entrance porches. A variety of forms are utilized for the primary roofs and porch roofs, including hip, gable, and shed designs. Roof supports take many forms, including wood posts, round columns, or battered piers. Residences are widely scattered, although small clusters of dwellings appear in several areas. A large number of houses display either synthetic or replacement exterior wall fabrics and replacement metal awning or sash windows. Many have lost much of their original architectural integrity.

Vernacular Dwellings

Most of Fellsmere's historic residences are vernacular buildings, designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. The primary objective was to provide functional and comfortable spaces for the owners. These vernacular structures can be amalgams of building traditions and style, or may reflect the personality of the builder. Frequently, vernacular buildings reflect a local adaptation to

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landscape, climate, and cultural patterns. Nineteenth century industrialism made it possible to standardize and mass produce building elements and disseminate them across the country. Decorative features were often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

Most of the vernacular residences in Fellsmere are of frame construction, and rest on masonry piers, usually made of bricks. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Most have gable roofs steeply-pitched to accommodate an attic. Horizontal clapboard and wood shingles are common exterior wall fabrics. Wood or pressed metal shingles were typical roofing material, but these have frequently been replaced by composition shingles. Windows are generally double-hung sash with multiple panes. Decoration, generally limited to ornamental woodwork, includes battered or round porch columns; balustrades or knee walls; and knee braces, purlins, and exposed rafter ends under the eaves.

Bungalow/Craftsman Dwellings

The Craftsman style was popularized by the work of two brothers, Charles and Henry Greene, who began their architectural practice in Pasadena, California in 1893. Their work was influenced by the English Arts and Crafts movement, and by Oriental and Indian architecture. In the ensuing two decades they designed a number of large, elaborate prototypes of the style. Their innovative designs, which became known as the Craftsman style, received considerable publicity in popular magazines, such as House Beautiful and Good Housekeeping. By the turn of the century, the style had been adapted to small homes, commonly referred to as bungalows. The term bungalow is used to describe a cottage-like dwelling, informal in plan, elevation, and detail.

The Bungalow/Craftsman style answered the need for simple, comfortable, economic residences, and it became the most popular design for small homes throughout the country in the first three decades of the twentieth century. The bungalow residence is most commonly a low profile, single story house with a low pitched, gable roof. The rafters, ridge beams, and purlins are often exposed and extend beyond the wall and roof. A large front porch

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is common, and the porch roof is frequently supported by battered piers. Occasionally low, shed dormers are used. The bungalow plan emphasized craftsmanship, climatic adaptation, and harmony with the landscape. The choice of exterior sheathing materials vary from log, wood shingle and drop siding, stucco, and stone veneers. Fenestration is commonly asymmetrical. Double-hung sash windows frequently appear in groups of two or three, with upper sashes divided into several vertical panes. Other features include dormers, carved rafter ends, and knee braces.

Mediterranean Revival

Mediterranean Revival was the most popular style for residential architecture in Florida during the 1920s. The style contains architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain. It is found most frequently in states which have a Spanish Colonial heritage, but its use gained some popularity nationally. Various aspects of the Mediterranean Revival have been categorized as Spanish Colonial or Mission Revival, but the result is a wide array of eclectic buildings. The Spanish Colonial Revival style gained popularity in the American Southwest and Florida during the late 19th and early 20th centuries as architects began using regional historical precedents to design buildings within a local context. The Mission Revival style derives its name from the masonry architectural tradition established by Franciscan missionaries in California. The style was renewed and popularized by the 1915 Panama-California Exposition at San Diego. Most of the Exposition buildings were designed in the New York office of Bertram Goodhue. The Mediterranean Revival style was further popularized when it was adopted by railroad companies for stations and resort hotels. The publicity generated by the Exposition encouraged architects to look directly to the Mediterranean basin for inspiration.

The Mediterranean Revival style proved a perfect Florida marketing device for Florida resort communities, conveying the exotic beauty of the area, while drawing upon a remote link to the Spanish Colonial heritage. The popularity of the style soared in the 1920s and remained a pervasive influence on building design until World War II.

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Identifying features of the style include a preference for barrel clay tile roofs, arcaded wings, arched entrances and windows, porches, patios, balconies, complex roof lines, and ceramic tile decorations. Textured stucco exteriors often were tinted with pigments mixed into the cement. Other identifying features include multilight casement and double-hung sash windows, often deeply set in the walls or in arched openings; use of wrought iron; balconets; and walls adorned with medallions and sconces. The curvilinear dormer and roof parapet and the use of quatrefoil windows are more specifically associated with Mission Revival style buildings. Pergolas, fountains, and trellises or patios often appear in the surrounding landscape.

3. Significance: The historic residences of Fellsmere are significant at the local level under National Register criteria A, B, and/or C. They have significance for their association with Fellsmere's development as an agricultural region, and as examples of local stylistic trends in architecture consistent with national trends in residential architecture during the early twentieth century. The residences served as the homes of merchants, farmers, field laborers, politicians, and winter visitors.

4. Registration Requirements: For buildings to be eligible for nomination under the F.1 property type they must serve a historic residential function, have been constructed during one of the historic periods outlined in Section E, and lie within the city limits of Fellsmere. Eligibility for individual buildings is restricted to (1) exceptional examples of a style or type of architecture, and (2) buildings associated with important local historical events or community leaders. Individual buildings must retain their original appearance to a high degree. Alterations and additions sensitive to the original design and appearance of the building will not preclude eligibility. However, additions generally would be more acceptable if placed on the rear of the dwelling. If porches are enclosed, the original design of the porch should still be discernable. For example, windows might be installed in arched openings, but the arches would remain visible. Replacement windows should retain the original window openings. The removal of significant architectural details and the use of materials inconsistent with

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the historic period in which the house was constructed could exclude the building from eligibility.

PROPERTY TYPE: F.2

1. Name of Property Type: Commercial Buildings

2. Description: The historic commercial buildings of Fellsmere include a bank, hotel, and retail stores. In a survey of the historic resources in Fellsmere, approximately 6 percent of the buildings studied originally served a commercial function. Many of Fellsmere's commercial buildings have been demolished or lost to deterioration.

Most of Fellsmere's historic commercial buildings are vernacular structures with gable roofs and exterior walls surfaced with vertical boards, brick, board-and-batten, or metal panels. Most are single story buildings, but one rises two stories. Foundation material is either masonry piers or poured concrete. Original detailing is sparse and sometimes missing, though several retain their original storefronts.

In Florida, most vernacular commercial buildings were constructed of wood prior to the the 1920s, and of hollow clay tile or brick thereafter. However, rough-faced, cast concrete block was also used as a building material. Often, some decorative element associated with the Spanish Colonial/Mission Revival style may be incorporated. The main masonry building materials during the period were hollow tile and brick. During the 1930s the increased use of reinforced concrete construction techniques enabled builders to increase the variety of forms. Since World War II, concrete block construction has been the leading masonry building material used in Florida.

3. Significance: The historic commercial buildings of Fellsmere are significant at the local level under the National Register criteria A and C in the areas of architecture and commerce. They represent stylistic trends in architecture consistent with those found throughout Florida during the early twentieth century. The buildings played an important role in Fellsmere's commercial development.

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4. Registration Requirements: For buildings to be eligible for nomination under this property type they must serve a historic commercial function, have been constructed during one of the historic periods outlined in Section E, and lie within the city limits of Fellsmere. Eligibility for individual buildings is restricted to (1) exceptional examples of a style or type of architecture; and (2) buildings associated with important local historical events. Buildings nominated under this area of significance must retain their original appearance to a high degree. Alterations and additions sensitive to the original design and appearance of the building will not preclude eligibility. Storefronts represent a significant feature of commercial buildings and should display their original appearance to a high degree. Ideally, additions would be placed at the rear of buildings. Enclosing storefronts in a manner that results in a loss of historic character, such as using solid materials such as wood, stucco, or masonry, will exclude a building from eligibility. Replacement windows should be inserted in the original openings. Commercial buildings that display materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details are excluded from eligibility.

PROPERTY TYPE: F.3

1. Name of Property Type: Public Buildings

2. Description: The historic public buildings of Fellsmere include churches, a school, and a library. A survey of historic resources in Fellsmere has identified five buildings that originally served a public function. Each was constructed between 1915 and 1924, and most presently serve the purposes for which they were intended. These buildings are vernacular in form or show the influence of the Bungalow/Craftsman style. Many Florida churches built in the late 19th and early 20th centuries show influences from the Gothic Revival, Mediterranean Revival, and Classical Revival styles. Because of the variety of use, the forms and materials of the buildings vary widely.

3. Significance: The historic public buildings of Fellsmere are significant at the local level under the National Register

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criteria A and C in the areas of architecture, education, religion, and social history. They represent stylistic trends in architecture consistent with those found throughout Florida during the early twentieth century. The buildings have further significance for their association with Fellsmere's cultural development during the historic period.

4. Registration Requirements: For buildings to be eligible for nomination under this property type they must serve either a historic educational or religious function, have been constructed during one of the historic periods outlined in Section E, and lie within the city limits of Fellsmere. Eligibility for individual nominations is restricted to (1) exceptional examples of a style or type of architecture, and (2) buildings associated with important local historical events. Buildings nominated under this area of significance must retain their original appearance to a high degree. A building that has been altered by additions, the application of materials inconsistent with its period of significance, or the removal of significant architectural details is excluded from eligibility.

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G. GEOGRAPHICAL DATA

The city limits of Fellsmere, Florida.

H. Summary of Identification and Evaluation Methods

In 1995, a comprehensive survey was initiated to determine the nature and extent of historic properties in Fellsmere. The methodology consisted of an initial literature search to determine the periods of development, activities, and personalities significant to the development of the city. This was followed by the development of a historical context for evaluating properties in Fellsmere. The historic buildings were assigned architectural styles and an examination of the city by theme, period of significance, and concentration was conducted. Research was conducted at Fellsmere City Hall, Marian Fell Library, Indian River County Courthouse, P.K. Yonge Library of Florida History at the University of Florida, School Board of St. Lucie County, and St. Lucie County Courthouse. A number of local informants were also consulted. The research information formed the basis for the final report and historical information included on the Florida Master Site File forms.

A field survey was then undertaken to identify any previously recorded historic buildings. It was determined that all buildings constructed before 1946, regardless of condition or integrity, would be included in the survey. Sanborn Company fire insurance maps and architectural evidence based on known models of similar size and design were employed to assist in determining the age of buildings. The survey team inspected, photographed, and recorded the location of each property on a base map, noting the condition, integrity, and surroundings. Site data was also recorded and an inventory was compiled. After the completion of the field work, the team recorded the address, legal description, and architectural information of 98 buildings on a dbase IV program compatible with the Florida Master Site File, a repository for information pertaining to historic standing structures and archaeological sites in Florida.

Evaluation of the architectural styles, historical significance, and concentration of the historic buildings resulted in a final report on the history and architecture of Fellsmere, with recommendations for National Register

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nominations. Although it was determined that Fellsmere's historic resources were too widely scattered to lend themselves to the creation of a historic district, several buildings appeared to possess sufficient integrity for individual listing in the National Register. Further research was conducted to determine the full extent of the significance of those buildings and evaluate the architectural and historical significance of any other buildings recorded during the survey.

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