

Singer Residence

1393 Pineapple Avenue
Melbourne, Florida 32935

Designation Report

June 19, 2012

Revised July 31, 2012



Prepared By:



LITTLEJOHN ENGINEERING ASSOCIATES

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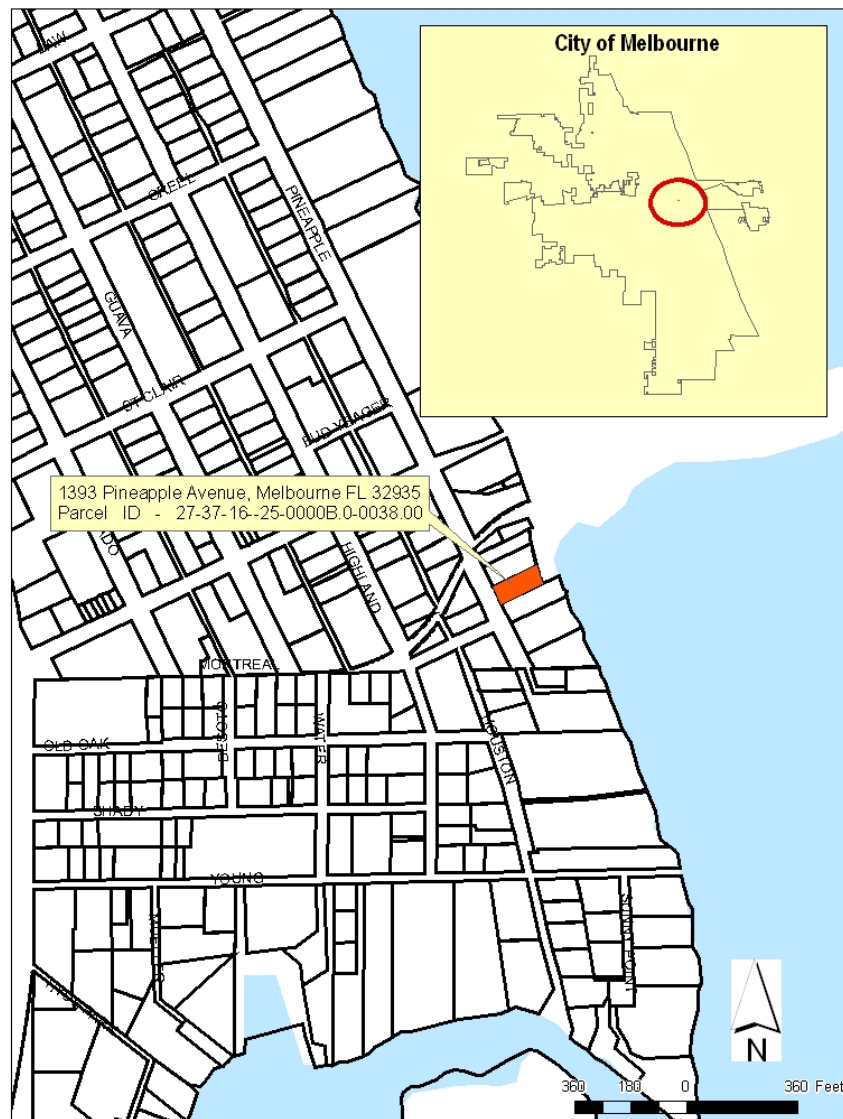
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1393 Pineapple Avenue Local Historic Designation Report

I. Location

The property is located at 1393 Pineapple Avenue, south of Montreal Avenue and north of Hector Street in the City of Melbourne. Figure I shows the location of the property.

Figure I: Location Map



Source: City of Melbourne GIS Data and Littlejohn Engineering Associates, Inc., 2011.

II. General Information

The general information related to the 1393 Pineapple Avenue property is as follows:

A. Name of the Property

1. Historic Names

The property was originally owned and platted by William and Sarah Gleason in 1884 before being sold a number of times over the years. Gleason's plat was known as the Plat of Eau Gallie. According to the Brevard County Property Appraiser's website, the house was built in 1947. However, the structure appears on a historic map produced by the Sanborn Map Company in 1924 (see "Construction History" section below).

2. Current Name

The property is currently known as the Singer Residence.

B. Brevard County Property Appraiser Information

1. Property Address

1393 Pineapple Avenue, Melbourne, FL 32935.

2. Present Owner

The present owners of the property are Randolph and Heidi Singer.

3. Present Use

The present use of the property is a Single-Family Residence.

4. Zoning District

The property is located in a R1AA zoning district.

5. Site Size

The site is approximately 0.22 acres in size.

6. Parcel Identification Number

The Parcel ID of the property is 27-37-16-25-0000B.0-0038.00.

7. Boundary Description

Village Plat of Eau Gallie, filed on May 19, 1884, and recorded in Deed Book "D", page 374, (Plat Book 1, Page 47) Public Records of Brevard County, Florida, is specifically described as follows:

South 5 feet of lot 38 and lot 39 except south 6 feet of lot 39, block B.

III. Significance

A. Ownership History of the Land

- 1869- William & Sara Gleason

- 1918- J.J. and Alberta Golden
- 1924- S.E. and Ada A. Bobo
- 1955- Louis V. Coleman, Jr.
- 1974- Lyle & Patricia Lowry
- 1991- James & Shelia Gray
- 2009- Randolph & Heidi Singer

B. Construction History

I. Specific Dates

Date of Construction: Although an actual construction date has not been determined, the structure does appear on a historic map produced by the Sanborn Map Company in 1924 (see below). The “D” inside of the shapes, stands for dwelling. The dashed lines represent porches. The number of floors is noted in the upper left corner of the dwelling. The structure at 1393 Pineapple Avenue and the dwelling to the north were originally built on the same lot. The lot was later subdivided.

Figure 2: Sanborn Map Company, 1924

Additions and alterations include indoor plumbing, new doors/ windows, and the enclosure of front porch. The date of additions and alterations is unknown.

Garage: The garage is not original to the house. The garage does not appear on the 1924 Sanborn map but it is recorded on the Sanborn map of 1934 (see below). The garages are represented by the small rectangles with “1A” written inside. The “A” stands for automobile. This one car garage was later altered to accommodate two cars. The orientation of the entrance to the garage was also altered.

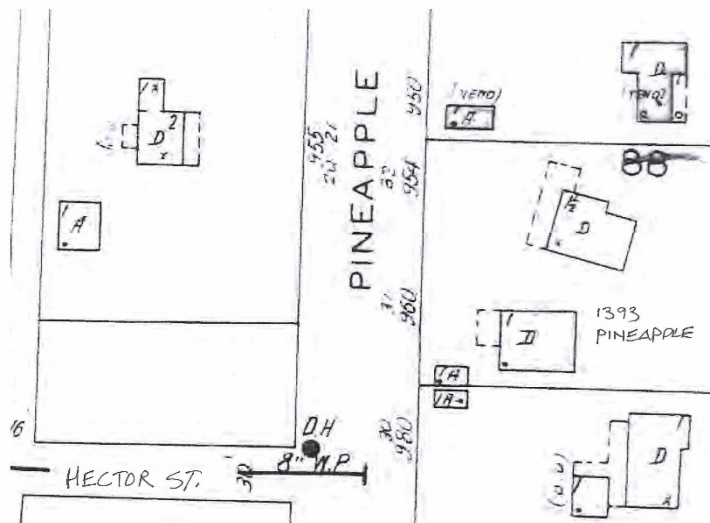
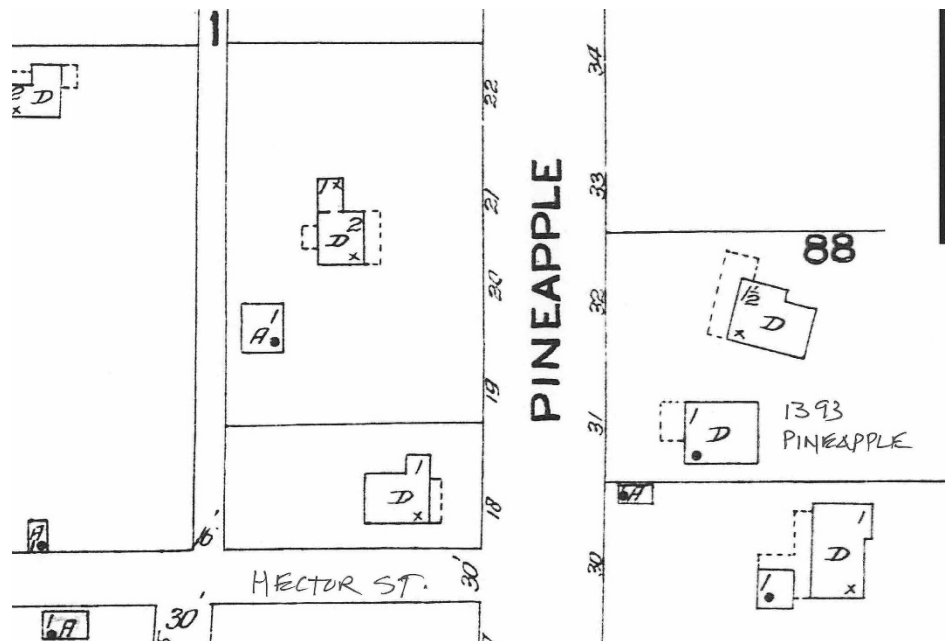


Figure 3: Sanborn Map Company, 1934

2. Construction Materials

The building features wood frame construction which is covered with wood clapboard siding, engineered wood siding panels, and Hardie board siding. According to a neighbor, the framing lumber is Georgia Pine. The structure is set on a brick pier foundation, and has a saltbox/gable roof with asphalt shingles.

C. Statement of Significance

The property was part of the original parcel deeded to William and Sarah Gleason, the founders of Eau Gallie, in 1870. Being constructed in the early nineteen hundreds, the house is significant for its association with the development of Eau Gallie's residential area during the Florida period of expansion of the late 1800's and early 1900's. The building architecture, Bungalow/Craftsman Style, reflects a national trend in architecture during the period in which it was constructed.

IV. Contextual History¹

The 1393 Pineapple Avenue property was built in the early nineteen hundreds along the Eau Gallie River in what was known as the Town of Eau Gallie. Eau Gallie was founded by William H. Gleason, who acquired some 16,000 acres extending from the Indian River to Lake Washington in 1870. Gleason named the town Eau Gallie (translated as "Rocky Water") for the

¹ Barile, Diane. "The Elizabeth Eaton Residence Designation Report", October 2007

abundant coquina rock that lined the shore². Eau Gallie was the site of a harbor where a freshwater tributary flowed into the Indian River Lagoon.

The Indian River Lagoon was originally named “Crane Creek”, and housed a neighboring settlement called “Village of Melbourne”, which was incorporated on December 22, 1888. The Village of Melbourne adopted a corporate seal that included a pineapple plant, a crane, and a palmetto tree³. Before its incorporation, the name of Melbourne had been selected for the town. The town was named for its first postmaster, Cornthwaite John Hector, an Englishman who was said to have come from Melbourne, Australia⁴.

As in many other Florida cities, the growth of Melbourne and neighboring Eau Gallie would not begin in earnest until the arrival of the railroad. Henry Flagler’s Florida East Coast Railway arrived in Eau Gallie in 1893, and just months later it was extended to Melbourne. Flagler’s tracks continued their march down the east coast and arrived in Miami in 1896. The tracks were extended through the famed Overseas Railroad, ending in Key West in 1912. The railroad brought tourists, settlers, and an inestimable boost to the region’s economy, as produce and timber could then be shipped to out-of-state markets.

From the Village to a City

Both Eau Gallie and Melbourne developed steadily during the 1880s and first half of the 1990s. The Eau Gallie Village was laid by William H. Gleason in an orthogonal grid pattern fronting along the Indian River Lagoon and Elbow Creek. In 1870, William Gleason filed the Eau Gallie Plat.⁵

The arrival of Florida East Coast railway brought a period of significant development within Eau Gallie. The financial profit in citrus grove industry attracted number of settlers to Eau Gallie. In the 1890s, a solid collection of wood frame residential buildings stood in Eau Gallie along Houston Street, Young Street and Elbow Creek. Among the buildings were a store, a post office, a saw mill, a church, a school, and a three-story hotel with accommodations for fifty guests⁶. The local economy, however, suffered serious devastating freezes during the winter of 1894 -1895 which killed citrus groves and other crops in the area.

Between 1896-1920, the area recovered from the devastating effects of the freezes. The replanting of orange groves along with the development of other industries, such as commercial fishing, lumbering, and ranching helped the local economic recover. Commercial and sports fishing also played an important role in the recovery of the local economy. The Eau Gallie Yacht Club was formed in 1907 to cater to boating and sports fishing and operated at 1149 Houston Street from 1911 to 1960, approximately 1,478 feet (0.28 miles) from 1393 Pineapple Avenue.

The Town of Eau Gallie was growing at a higher pace than Melbourne during the first decade of the twentieth century. Between 1895 and 1915, a small commercial district took form along Highland Avenue in Eau Gallie alongside the surrounding residential areas. The end of World War I brought a wave of new settlers to Florida, and by 1920, the state was poised for the phenomenon dubbed as the “Florida Real Estate Boom”. In a 1925 book, “The Truth about

² Raley, Karen and Flotte, 14

³ www.melbourneflorida.org/info/history

⁴ Other sources say Hector was actually from New Zealand

⁵ Olansen 1991, 9

⁶ Idbi, 11

Florida”, author Charles Donald Fox explains that the Boom in Florida eclipsed all other mass migrations, including the California Gold Rush in 1849,

“There is reflected in the great migration to Florida the natural result of the knowledge, that here, within thirty-six to forty hours’ train travel of sixty million of our population. Lies a land of upwards of thirty million acres. Two-thirds of this immense area is capable of agricultural development, and because Nature has cast her favoring smile upon it above practically all other sections of our country, it is capable of producing scores of varieties to satisfy the demands and needs of half the population of the United States.”⁷

⁷ Fox, Charles Donald. The Truth about Florida, 10-11

**VILLAGE PLAT
OF
BAUGALLIE
BREVARD CO. FLA.**

We William H. Garrison & Sarah C. Garrison of Brevard County Florida do hereby certify that we have laid out the Village of Eau Gallie into Town Lots as follows viz that the same is situated upon Section sixteen (16) and twenty-two (22) in Township Twenty-seven (27) north Range Forty-seven (47) East in said Brevard County and State of Florida All Accretions being (66) eighty feet wide; all streets designated by numbers (100) fifty feet wide; all other streets ninety feet in width; all alleys ninety (90) feet in width. All front lots in blocks are sixty-six (66) feet in width unless otherwise noted. School Park and Lot One in block 55 is hereby dedicated for school purposes. All accretion streets and alleys are declared public highways. In witness whereof we have hereunto set our hands and seals this twenty first day of January 1894

In presence of
Joseph H. Garrison
Sarah C. Garrison

On this 9th day of January 1894 I, William H. Garrison, personally appeared before me, William H. Garrison, County Clerk of Brevard County, Florida, and acknowledged to me and before me and in full view of the witnesses of the foregoing plat for the sale and purchase thereof, signed by Joseph H. Garrison and Sarah C. Garrison, both of legal age, single persons, of lawful age.

Witness my hand and seal of office at Tallahassee, Florida, this 9th day of January 1894.

Wm. H. Garrison
County Clerk

Recorded - Street 3
page 274 by R.B. Stewart
Clerk

Filed for the
purpose of J.C. City
to improve

Littlejohn Engineering Associates, Inc.

water and sewer systems. The tremendous increase in tourism and record breaking citrus crop attracted lots of people to the Melbourne/Eau Gallie area. Due to the increase in the population along with the increasing demands for expansion, the Town of Melbourne and Eau Gallie reincorporated as cities in 1923 and 1925, respectively.

After World War II, Melbourne experienced dramatic growth with the development of the National Aeronautics and Space Administration (NASA) facilities in Cape Canaveral. In 1969, Eau Gallie merged with Melbourne and formed the largest planning district in Brevard County.

V. Architectural Significance

A. Property Features

The architectural and site features of the property include:

- A 1.5-story main house
- Two-car garage
- Access to the Indian River Lagoon
- Mature trees and landscaping
- In-ground swimming pool and screened pool enclosure

B. Building Placement/Orientation

The primary building is setback approximately 20 feet from the public street and roughly centered in the rectangular lot. As is typical of Bungalows, the narrow end of the structure faces the street and contains the main entrance. There was a one-car garage built between 1924 and 1934 (see “Construction History” above). The entrance to this one-car garage originally faced west. This one-car garage was later altered to accommodate two cars. The orientation of the entrance to the garage was also altered to face north. The swimming pool and screened pool enclosure, not original to the house, are located behind the home. This orientation allows clear views to the Indian River Lagoon.

C. Building Form and Architecture

This structure is a one and one-half story wood frame residential building. Its Craftsman/Bungalow styling is expressed by a cross gable and saltbox roof, knee braces, exposed rafter ends, and an entrance porch. The porch has a front-facing gable roof and has been enclosed with engineered wood siding panels. The original porch columns are no longer visible from the outside. The exterior wall fabric is wood clapboard siding and Hardie board siding. Fenestration consists of wood, 9/1 and 6/6 double-hung sash windows. There is also a rectangular stained glass window centered under the front gable; the design is consistent with the Craftsman/Bungalow style. Despite numerous additions and alterations, this building has retained most of its architectural integrity.

The most prominent architectural features include:

- Saltbox/ Gable Roof with asphalt shingles
- Exposed rafter ends
- Wooden knee braces under gables
- Brick chimney

- Wood and Hardie Board Siding
- Brick Pier Foundation

According to the current owner, the interior of the building exhibits high ceilings, wood flooring and a brick fireplace located on the north side of the building.

D. Architectural Context

The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. According to Cultural Resources Survey of Melbourne, Florida by Stephen Olausen, its name was derived from the Bengalese banga, a low house with porches, used as a wayside shelter by travelers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design. The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like Bungalow Magazine and The Craftsman flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century. The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave overhangs. The front rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

Figure 5: Front Façade (West)



Source: Littlejohn Engineering Associates, November 2011.

The west side of the building faces the street and also has a gable end directed toward the street that characterizes the building as a front gable house. Even though the west side faces the street, the façade was designed as a side façade with one entrance door. The rectangular sash window, ventilated louver, and cypress siding characterize the west side of the building. Two modifications apparent here are the one-car garage addition and the enclosed front porch.

Figure 6: North Façade



Source: Littlejohn Engineering Associates, November 2011.

A brick fireplace is located on the north side of the building. A swimming pool was added to the east side which is covered by a screen enclosure. Part of the enclosure may be seen in the figure on the right above. Note also the exposed rafter ends which are typical of the Bungalow/Craftsman style.

Figure 7 Details



Source: Littlejohn Engineering Associates, October 2009 and November 2011.

The house rests on brick piers. The space between brick piers is filled with brick set in a lattice pattern. The west façade features a rectangular stained glass window centered

under the front gable. The design of the window and the wooden knee brace, both seen in the figure above, are consistent with the Craftsman/Bungalow style.

Figure 8 Additions/Alterations



Source: Littlejohn Engineering Associates, Inc., October 2009.

Over time, there have been many additions to the property including the enclosure of the front porch, enlarging the garage and changing the orientation of the garage entrance from west-facing to north-facing. Windows and doors have been modified as well and can be seen in the figures above. The middle figure shows the south side where there is a door on the 2nd floor with no balcony or stairs attached. This door leads to the attic and unfinished second floor. The framing lumber around the door is consistent with the original structure. Another addition was a swimming pool and screened pool enclosure that was added at the rear of the property.

VI. Eligibility Criteria

Article XI. Melbourne City Code: “Preservation of Historic Resources and Districts, Archaeological Sites and Zones”

Criteria (Excerpt) Section 10-229

...the historic preservation board shall recommend for designation as historic resources [those resources] that are significant in Melbourne’s history, architecture, archeology, and culture and possess integrity of location, design, setting, materials, workmanship or association...

A. Integrity Issue

Before applying the criteria for significance, a property nominated to the Melbourne Register of Historic Places must be reviewed for “integrity”, that is, the property must demonstrate that it maintains its original character despite any alterations that may have occurred over time.

In the case of the 1393 Pineapple Avenue property, it is clear that additions and alterations have been made over the course of time. The following are considerations that can be objectively evaluated:

- Has the general form (plan shape) been maintained?
- Have the alterations/additions been made during a period of significance, whereby those alterations have been a part of the evolving history of the house?
- Do the windows openings maintain their original dimensions, even though the window-type may be different from the original configuration?

- Are the original roof slopes maintained?
- Are the original construction materials still evident?
- Is the original character of the resource, dating from its initial construction periods, still apparent even though additions and alterations may have occurred?
- Do the major alterations/additions affect a major elevation?

Two major additions to the exterior were the expansion of the one-car garage to a two-car garage on the west side of the property and the front porch enclosure. There has also been a swimming pool and screened pool enclosure added to the east end of the property. The pool and pool enclosure has not had a significant effect on the east façade of the building. The building has maintained its general form and the original materials including some of the wood clapboard siding, knee braces, and exposed rafter ends are still evident despite alterations and additions to the main structure. Some of the interior additions and alterations include changes to the plumbing system, bathroom repairs and kitchen upgrade.

Despite the alterations/additions, the residence still maintains its Craftsman/Bungalow style, including its construction materials, basic roof-form and plan.

Therefore, the 1393 Pineapple Avenue property meets the “test” for the retention of sufficient integrity.

B. Designation Criteria

The 1393 Pineapple Avenue property meets the following criteria contained in Section 10-229 of the Historic Preservation Ordinance:

1. Is associated with events that have made significant contributions to the pattern of history in the community;
2. Recognizes the quality of design and construction, and embodies the distinctive characteristics of an architecture type, period, style and method of construction.

C. Recommendation

LEA/Staff recommends that the City of Melbourne’s Historic Preservation Board recommend to the City Council the listing of the 1393 Pineapple Avenue property in the Melbourne Register of Historic Places.

VII. Planning Context

Many of the historic structures that have made significant contribution to the history of the community have been destroyed. The historic designation is a tool for a community to retain its physical integrity.

The designation of the 1393 Pineapple Avenue property will provide protection into the future from its subsequent owners from inaccurate or unsympathetic alterations and unnecessary demolition to assure the preservation of the character and uniqueness of the property. The

designation may also serve as an “object lesson” to others who may consider the designation of their historic properties.

VIII. Bibliography

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