FELLSMERE SCHOOL
1916 to 1996

WHAT DOES THE FUTURE HOLD?

AN OVER-STUDY OF THE FACILITY

by john h. dean
Architect and Associates, A.I.A.
FELLSMERE SCHOOL  HOUSE REVIEW
PRESENTATION OUTLINE
FEBRUARY 22, 1996

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"Unless the Lord build the house, they labor in vain that build it." Psalm 127

2223 10th Avenue, Vero Beach, Florida 32960  (407) 567-4907 / Fax 569-3939
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HISTORIC SIGNIFICANCE:

The historic significance of the old Fellsmere school lies with its unique architectural style and with the prominence of its architect, Frederick H. Trimble. The building’s importance has provided a stabilizing influence and sense of purpose to Fellsmere as a community for 80 years.

The first school in Fellsmere was a small wood frame building constructed in 1911. In 1915, with the rapid growth of the community, the St. Lucie County School Board passed bonds to finance the construction of a new brick school. This new school had a projected cost of $40,000.00.

At that time, Fellsmere had paved streets, sidewalks, street lighting, and electrical service. It also had a young architect whose first public building commission in Florida was the Fellsmere School. Frederick H. Trimble prepared the plans for a large Prairie style building to be built at 22 South Orange Street. The Prairie style, one of America’s true native architectural forms, was in vogue between 1900 and World War I. Few buildings remain that display this distinct style which was primarily used in the mid-west and Florida.

Within a decade after designing the Fellsmere School, Trimble had earned a reputation as a dependable and resourceful architect with over fifty public schools or buildings of education attributed to his craftsmanship. He also designed hotels in Winter Haven, Sanford, Sebring, Vero Beach and St. Petersburg during the 1920s and 1930s using several popular styles of architecture. The Marian Fell Library and several residences in Fellsmere are believed to have been designed by this local, distinguished architect.

The completion of the Fellsmere Public School in 1916 came at a high point in Fellsmere’s development. The significance of this building to the continued struggle of Fellsmere as a community is well documented. Its architectural style is unique and its designer, Frederick Trimble, a distinguished Florida architect. Today, this building is an important visual link between Fellsmere’s past and Fellsmere’s future.
VERO HERITAGE COMMITTEE
of the
Indian River County Historical Society

Original Community Center c. 1941

Dear Community Leader,

Our Vero heritage is a unique treasure. It doesn’t belong to us, we merely hold it in trust, then pass it along to the next generation.

The original community center located in downtown Pocahontas Park has been declared structurally sound despite its obvious neglect. The Vero Heritage Committee proposes to seek state and local funds to restore it, and manage it as a self-sustaining center for community activities. Research has indicated the plan to be completely realistic.

Be among the first 100 friends to support this preservation and restoration effort. Let us pass this building to the next generation with its dignity, respect and usefulness returned to former quality.

Join us in this effort to save what we now call the
"Physical Arts Center;"
Become the next charter member of:

FRIENDS OF THE ORIGINAL 1935 COMMUNITY CENTER

A charter membership may be secured by a tax deductible $100 donation. Make checks payable to
and mail:

Vero Heritage Committee - IRC Historical Society
P.O. Box 6535
Vero Beach, Florida 32961

For further information call: 231-1441

Thank you,
Vero Heritage Charter Members

Millie Bunnell  Kevin Doty  Glenn Legwen  Charles Roschach
George Bunnell  Drue Hartwell  Alma Lee Loy  Ralph Sexton
Ruth Chapman  Karl Hedin  Jim Luther  Don Smith
John Dean  Harry Hurst  Carroll Palmer  Helen T. Wandell
Tony Donadio  Beverly Lloyd Lee  Connie Pease
Historical Renovation Depends On State Funds

Sebastian River Area
ENTRANCE

ELEVATOR ADDED IN BACK

GLASS WALL SPACE DIVIDER

EXPOSED AIR CONDITIONING WHEN NEEDED

FORT PIERCE CITY HALL RESTORATION
The Henegar Center is in the downtown historic section of Melbourne and is the oldest public building in Brevard County. It's been remodeled and is becoming a cultural hub.

**Center Gets New Life**

**Historical Henegar Reopens To Public**

BY JENNY BROOK STEEL

The elegant, the refined, and the exquisite have all come together in a cultural center for just about everything art.

The Henegar Center, now standing majestically after its severe renovation, is the oldest public building in Brevard County. After undergoing a $2 million facelift, the center no longer stands empty.

"It was a home for all," said Jimena Leburg, the center's executive director.

Originally built in 1919 as a school for 3rd through 12th grades, the primary grades were on the first floor and the high school building was on the second floor.

The Henegar served as a community center for over 100 years, with its doors open to all. The building was closed as an educational facility in 1996.

"When I first saw it," Mrs. Leburg said, "it was closed up and we wondered if it would ever reopen." The building was later purchased by the Henegar Center.

The Henegar has undergone a complete renovation, including a new roof and exterior paint. The center has been transformed into a state-of-the-art facility, complete with a 300-seat theater, a dance studio, and a conference room.

"We are thrilled with the new facility," Mrs. Leburg said. "It is a beautiful space that will be enjoyed by everyone in the community."
Old School Tie Fond memories of an early-twentieth-century schoolhouse complex spark a downtown revival in Delray Beach, Florida. By Vernon Mays

Old is a relative term in South Florida, which was largely the domain of Seminole Indians and a handful of traders until the first steam locomotive barreled through on its way to Miami in 1896. Thus, in Delray Beach, located midway between West Palm Beach and Fort Lauderdale, a schoolhouse dating back to 1913 is among the most of architectural treasures. And because of its high visibility on the main avenue through town, it was a sight that raised eyebrows in the mid-1980s, when the school had become the consummate eyesore: Windows were boarded up, grass was skimpy, and the property was surrounded by a chain-link fence.

"It was really getting seedy and the whole downtown was falling apart," says Pat Casey, the preservation planner for the City of Delray Beach. In the words of one resident: "It was a slum."

Fortunately for the old schoolhouse and its sister facility, a 1926 high school and gymnasium on the same block, there was someone in town with a vision and the spunk to back it up. That someone was local dynamo Frances Bourque, who adopted the orphan complex and—with the aid of public and private donations—led a communitywide effort to
RESTORATION OPTIONS
(FELLSMERE CITY HALL)

PLANNING AND DESIGN:

Long range planning and design for the restoration of the Fellsmere School is necessary to achieve the most efficient use of the square footage of the building and to utilize its unique style. Planning can determine uses, maintenance schedules, and utilization while protecting the historical integrity of the building.

RESTORATION BY CITY - Entire building

There are several options that may be open to the City of Fellsmere in planning and designing the restoration of this building. They are:

(1) Restoration of the entire building by the City for city use. All square footage would be allotted to governmental functions with the wings, floors, and suites designed around specific departments. For example, the police department would occupy a suite that provides access to a private parking area, room for radio equipment, etc.

Community development block grants and historic preservation funds would be available for this type of restoration.

(2) Restoration of the entire building by the City but with floors and/or suites retained for city use and floors and/or suites leased to the private sector. This option could provide the revenue for long-term maintenance of the entire building.

Community development block grants and historic preservation funds would be available for this type of restoration.

(3) Restoration of the entire building by the City for private use. This option would allow the City to restore the building, then lease or sell it to the private sector after restoration. This option would increase the value of the building for both selling or leasing.

Community development block grants and historic preservation funds would be available for this type of restoration.

RESTORATION BY CITY - Phasing

Phasing of a restoration project can achieve stabilization of the building, address the ADA problems, and restore the exterior and interior without total funding and over a period of time. Each Phase would allow for different funding sources and building options. Phasing a project also
allows for feasibility in project scheduling which is important in large projects.

(1) Phasing could initially cover general planning and design;
(2) ADA problems and solutions;
(3) roof, exterior walls, windows, and doors restoration or replacement;
(4) and complete interior restoration - A/C, electrical, plumbing, floors, walls, etc.

OR

(5) Phasing could address the interior restoration by floor. For example, major work such as A/C, electrical, and plumbing could be divided by floors and/or suites, roughed in, then completed as needed or as funds become available.

Community development block grants and historic preservation funds would be available for this type of restoration.

RESTORATION BY PRIVATE SECTOR

(1) Another option for the City is to lease the entire building with the stipulations that it be restored. The restoration must follow the standards of the Department of Interior for historical buildings. The application for National Register listing is presently being written for the Fellsmere School. This National Register listing and the proper restoration will enable private investors to claim a twenty percent (20%) tax credit for restoration expenditures.

(2) There may also be an interest by the private sector in leasing the building by floors. Again, the City would stipulate restoration in the lease. The same standards from the Department of Interior must be used and the same incentive of a twenty percent (20%) tax credit would apply.

The private sector is not eligible for state and federal grants, but may claim a ten percent (10%) or twenty percent (20%) tax credit for historic restoration.
FELLSMERE SCHOOL
REVISED PLAN BUILDING USE SUMMARY
FLOOR SUMMARY

**FIRST FLOOR**

<table>
<thead>
<tr>
<th>Description</th>
<th>SF</th>
<th>%</th>
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<tbody>
<tr>
<td>FROG LEG FACILITY</td>
<td>2895</td>
<td>34</td>
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<tr>
<td>SOUTH RENTAL OR MEETING AREA</td>
<td>2895</td>
<td>34</td>
</tr>
<tr>
<td>CITY GENERAL USE</td>
<td>1672</td>
<td>20</td>
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<tr>
<td>CIRCULATION</td>
<td>924</td>
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<td>ELEVATOR</td>
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**SECOND FLOOR**

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<td>24</td>
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<tr>
<td>RENTAL</td>
<td>1968</td>
<td>23</td>
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<tr>
<td>CIRCULATION AND BATHROOMS</td>
<td>4367</td>
<td>51</td>
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<tr>
<td>ELEVATORS</td>
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**THIRD FLOOR**

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<td>CIRCULATION AND BATHROOMS</td>
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<td>27</td>
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<td>CITY OFFICES</td>
<td>2239</td>
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<td>CHOIR / LECTURE</td>
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<td>AUDITORIUM ACCESSORY</td>
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<td>2</td>
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<tr>
<td>ELEVATOR</td>
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<td>2</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>8546</td>
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</tr>
</tbody>
</table>
FELLSMERE SCHOOL
REVISED PLAN BUILDING USE
BUILDING SUMMARY

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Feet</th>
<th>Percentage</th>
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<td>CIRCULATION / BATHROOMS / ELEVATORS</td>
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<td>32%</td>
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<tr>
<td>CITY AND POLICE</td>
<td>5961</td>
<td>23%</td>
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<tr>
<td>RENTAL</td>
<td>4864</td>
<td>19%</td>
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<tr>
<td>*AUDITORIUM AND ACCESSORY</td>
<td>3146</td>
<td>12%</td>
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<tr>
<td>*FROG LEG FESTIVAL</td>
<td>2895</td>
<td>11%</td>
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<tr>
<td>*CHOIR / CITY PUBLIC MEETING</td>
<td>667</td>
<td>03%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>25,678</strong></td>
<td><strong>100%</strong></td>
</tr>
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*PUBLIC USE
REVIEW OF SIMILAR PROJECTS

A. Ft. Pierce City Hall Restoration
   7000 SF with elevator
   Cost $425,000
   Contractor $51,000
   $476,000
   $476,000 + 7,000 SF = $68 per SF
   * Contractor fee is projected value - in this case the contractor did not charge the normal fee but
     donated many services.

B. Henegar Center, Melbourne
   31,000 SF with elevator including 500 seat auditorium.
   Cost $2,500,000
   $2,500,000 + 31,000 SF = $80.64 per SF

C. Old School Square
   Museum Space
   3800 SF with elevator
   Cost $325,000
   $325,000 + 3800 SF = $94 per SF

D. 1916 Fellsmere School estimate in relation to similar projects
   Cost will probably range between $60 per SF and $70 per SF including the addition of an elevator
   Projected 25,678 SF facility
   25678 SF @ $60 per SF totals $1,540,680
   25678 SF @ $65 per SF totals $1,669,070
   25678 SF @ $70 per SF totals $1,797,530
   Keep in mind this is for total restoration. Restoration may be completed in phases rather than all at
   once.

E. 1916 Fellsmere School Estimate
   Estimated itemized cost totals $1,591,500
   $1,591,500 + 25678 SF = $61.98 per SF
   $12.50 per SF
   Additionally, suggest hiring a full time director for 3 years at $25,000 to $35,000 per year. This would
   be an additional $75,000 to $105,000 for three years of leadership and coordination.
   Work can be completed in phases.
GRANT AVAILABILITY

NOTE:
State and Federal grants/loans are available to local government, educational institutions, and not-for-profit organizations... not to the private sector.

Private foundation monies are generally given to not-for-profits, educational institutions, and most non-governmental planning and study programs... not to the private sector.

Tax incentives are available to the private sector when restoring historic building.

GRANTS FOR PLANNING AND DESIGN:

The Elizabeth Ordway Dunn Foundation:
Funds for setup - historical and environmental projects
Application - non-structured; July and December
Match helpful but not necessary

Bureau of Historic Preservation:
Funds for planning and design - $50,000 or less
Application - structured: August (Fed/State) - hearing November
December (State) - hearing April
Match - 50%

Department of Community Affairs: Community Development Block Grants:
Neighbor Development* - See 1996 CDBG Housing and Neighborhood Revitalization Manuals
Commercial Development* - See 1996 CDBG Economic Development and Commercial Revitalization Manuals

*New policies and regulations are being introduced and changes may be made during this Legislative Session.

GRANTS FOR RESTORATION:

U.S. Environmental Protection Agency*
Abatement of chemical and asbestos pollution

*Grants have been suspended with Budget Conflict
Bureau of Historic Preservation:
Special Category - Legislative grant - $50,000 to $500,000
Application - structured: April grant cycle - hearing August
Minimum $50,000 - Reality 60% match - CDB Grants can be used as match!

This Grant will require a major effort from the citizens of Fellsmere and lobbying from Indian River County

Bureau of Historic Preservation:
Funds for Phased Projects: $50,000 or Less
Application - structured - August (Fed/State) - hearing November
December (State) - hearing April
Match - 50%

OTHER GRANT POSSIBILITIES

(1) The Florida League of Cities has compiled a comprehensive book, Grant Exchange, that explains many of the funding sources available to cities the size of Fellsmere. Since Fellsmere is a member of the Florida League, contact should be made with the Tallahassee office for help in utilizing this Exchange. Ms. Ann Jenkins is an excellent resource person with the Florida League of Cities and could be of tremendous help to the City.

(2) The historic survey recently completed by Dr. Bill Adams and his staff called the Historic Properties Survey of Fellsmere, Florida offers a comprehensive outline of what Fellsmere can do to utilize its historic elements in rejuvenating its downtown area. Also information for the citizens of Fellsmere who may own historic properties. The survey was the result of a matching grant between the City of Fellsmere and the Bureau of Historic Preservation.

(3) The Bureau of Federal Property Assistance is also a source of federal surplus properties. There are several federal warehouses in Florida where surplus items are stored. Starke in Bradford County is the closest. Items stored at these warehouses vary, but it is possible that salvaged building supplies such as exit stairs, furnaces, and A/C units may be available. An application must be made to determine eligible.

(4) Private companies may also be a source of equipment, both new and used. Sometimes, private companies can be persuaded to participate in a restoration project, especially if they are allowed to use their participation as promotion for their company's product.

Several other Federal Programs from Housing and Urban Development (HUD) and Health and Rehabilitation Services (HRS) offer innovative programs that may also carry funding to upgrade or remodel offices or suites. These programs are not geared to major capital outlay projects or restoration projects, but could be used to restore rooms or a suite for specific program. Independent funding programs may also provide an opportunity to remodel or restore office space, rooms for recreation, educational classes, or communities programs.
The 1916 Fellsmere School House is a very dignified eighty years old, and is in very good shape compared to other such facilities of its vintage. It does represent the wonderful hopes of years gone by and challenges us to use the same determination which built it to envision its future adaptive potential as a prominent and viable part of our present community.

Although restoration costs are high, there are many creative and industrious ways to meet those costs. The building is well suited for a wide variety of uses and is ideally situated for funding assistance. During this presentation you have heard about several restoration projects that started with structures in far worse shape than the Fellsmere School House. The people who brought these restoration projects to success did it through hard work, dedication, good planning, innovation, trial and error, proper leadership and the ability to stick with a vision.

The proposed restoration and business plan to transform this structure into a great community facility is not a one year project. It may get started in one year, but it will easily take three to five years of dedication to restore this facility section by section.

When restored, the facility, without a doubt, has the potential to be a landmark example of a great multi-use adaptation. The facility is easily large enough to house the Fellsmere City Hall, assembly space for City and surrounding community needs, meeting and activity rooms for the local community and additional rental office space for local agencies and businesses. By including an elevator in the restoration of the building, you will have a strong community-building facility in as good physical condition as you could build new today.

Should the City of Fellsmere decide this restoration is too large a project at this time, it is recommended that the building be repaired and maintained to avoid any future deterioration. It is recommended that the City keep part of the structure occupied, if only the ground floor, with improved drainage to avoid moisture problems. It is very important that the structure is not just boarded up and left to deteriorate.

Prior to any thoughts of demolition of this structure, the City should simply maintain the facility for future use, lease it to an organization that would restore and use the facility and as a last resort, sell the structure. Demolition should not even be considered.
It is my recommendation that the City of Fellsmere:

1. Immediately replace the east entry roof.
2. Immediately replace the west entry roof.
3. Temporarily patch any open soffit holes.
4. Fix the few glass panes which are broken.
5. Maintain entire outside envelope of the building including routine roof inspections to prevent any further building deterioration.
6. Re-grade the first floor south end building entry to drain away from the building and improve drainage at other first floor doors.
7. Construct a six foot high chain link fence around base of both steel staircases to be certain no children climb the stairs.
8. Keep activity in this building if only on the first floor.
9. Compile accurate record of all funds spent on the building on planning and improvements of the building for the past five years to be used as matching funds for grants. Include any funds in this list you are now spending and keep your list current. Matching funds are essential for some grants, thus money spent on the facility can generate additional funds.
10. Secure registration on National Registry of Historic Places. This will be very helpful for funding, rehabilitation guidelines and material resources.
11. Declare all space outside the school building within 75 feet to be off limits for any future planning until such time as a vision and master plan for this buildings use is determined. The west side of this building, between the school structure and the maintenance compound, which is presently used as a driveway, should be protected from any future design planning as a road. This small area of ground will prove essential for pedestrian access to the building and its immediate environs.
12. Form a mayor's task force to make decisive recommendations to the City Council for the Council's review and response. The committee should be made up of people with the heart, vision, dedication and talent to evaluate the many variables involved in this decision. This committee should be charged to:

   a. Review all the material presented today by the speakers, the public, and the City Council.

   b. Visit and review in detail several similar restoration projects.
c. Do a local and county demand and market study for the potential varied uses of this facility.

d. Investigate the hiring of a grant writer to obtain initial grants to cover costs of study, planning, and restoration.

e. Research and write a job description for an executive director capable of spearheading a restoration project of this magnitude. The hiring of the proper person to do this job will greatly influence all phases of the rapid and successful development of this restoration. This person needs to be experienced in this type of work. This person further needs to be experienced in the administration of budgets, grants and public programs. Public relations and lobbying experience is essential, as is a background in contracting, historic research, government relations, coordinating and working with the public and business sectors of the community. This person needs to be sensitive to and be able to work with multi-cultural groups.

f. Formulate a concrete business plan to evaluate the potential uses and financial resources which would make this community and business facility a success.

g. Sound out community sentiment and evaluate local support for the school's restoration. See if the community sentiment is such that people are willing to invest time, energy and funds to see this restoration through.

h. The task force should gather all research and make a formal request to the City Council with a concrete business plan of action. The task force should be given guidelines to hire professional counsel if needed in helping formulate accurate recommendations.

i. Develop a vision statement for the restoration and use of the "new" circa 1916 Fellsmere School.
1916 FELLSMERE PUBLIC SCHOOL BUILDING
1996 BUILDING REVIEW

A SPECIAL THANKS TO THE FOLLOWING PEOPLE AND ORGANIZATIONS WHICH HELPED PROVIDE INFORMATION TO JOHN H. DEAN, ARCHITECT AND ASSOCIATES, IN MAKING THIS STUDY MORE COMPLETE.

ACT, INC.
RON ISAACS
ASBESTOS ABATEMENT
BE SAFE SECURITY ALARMS, INC.
BOB SAMMONS
BUGMASTER
RICHARD BEUTTELL
CENTRAL WINDOW
DAVE WARD
CLAYTON'S DRYWALL
COMPLETE SANDBLASTING
TOM FINDLEY
DANSEURS NOBLE
JON PUTZKE
R.K. DAVIS CONSTRUCTION
ROGER PRIEST
ENERGY COATINGS
DAVID PAGE
CITY OF FELLSMERE
MANAGER AND STAFF
BUTCH BELLEFLEUR
G.K. FISHER, CO.
PAT YOUNG
DRYWALL
FROG LEG FESTIVAL
FRAN ADAMS
CHARLES HAMPTON
GENERAL CONTRACTOR
CULTURAL COUNCIL OF INDIAN RIVER COUNTY
HENEGAR CENTER
JEANNE LEEBERG, PAST EXECUTIVE DIRECTOR
INDIAN RIVER COUNTY
FRAN ADAMS, COUNTY COMMISSIONER

INDIAN RIVER COUNTY PUBLIC HEALTH UNIT
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FIRE PREVENTION CHIEF
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STEEL WORK
MAXWELL PLUMBING
RANDY SNYDER
METRO FIRE SPRINKLER SERVICES, INC.
DON PARIS
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SUSAN SMITH
MIAMI ELEVATOR
FRANK HOOVER
MOSBY & ASSOCIATES
RANDY MOSBY
OLD SCHOOL HOUSE - DELRAY BEACH
JOE GILLIE, DIRECTOR
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RUSSELL PAYNE
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SUTHERLAND VIDEO ENTERPRISES
HOLT SUTHERLAND
TRADITIONAL WOOD INTERIORS
RAY NOWACK
PAUL WELCH, INC.
MECHANICAL ENGINEER

"Unless the Lord build the house, they labor in vain that build it." Psalm 127

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