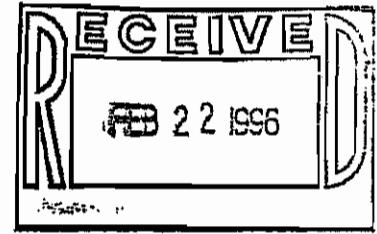
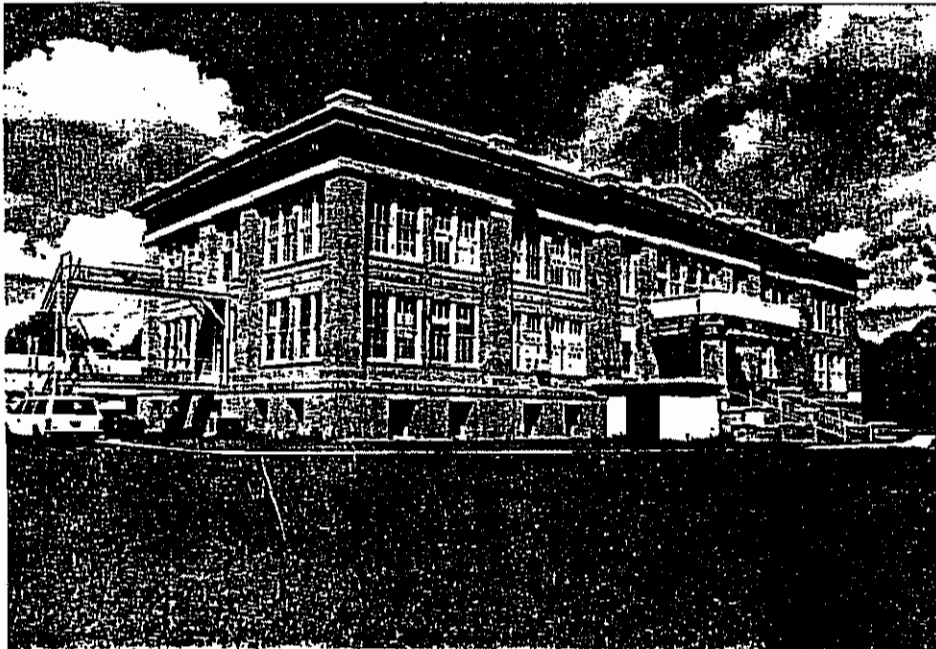


# FELLSMERE SCHOOL

1916 to 1996



WHAT DOES THE FUTURE HOLD?



AN OVER-STUDY OF THE FACILITY

by john h. dean  
Architect and Associates, A.I.A.

# john h. dean architect & associates, p.a., a.i.a.

## FELLSMERE SCHOOL HOUSE REVIEW PRESENTATION OUTLINE FEBRUARY 22, 1996

### PART ONE

1. INTRODUCTIONS
2. ARCHITECT'S OVERVIEW:
  - BRIEFING
  - TEAM
  - PRESENTATION
3. HISTORIC SIGNIFICANCE - RUTH STANBRIDGE
4. HISTORIC BUILDINGS IN USE TODAY
  - OLD CITY HALL, TAMPA
  - VERO HERITAGE BUILDING, VERO BEACH
  - SEBASTIAN CITY HALL - 1927
  - FT. PIERCE CITY HALL, FT. PIERCE
  - HENEGAR CENTER, MELBOURNE
  - OLD SCHOOL SQUARE 1913, 1926, DELRAY BEACH
5. FT. PIERCE CITY HALL REPORT (HISTORIC BUILDING RENOVATION)
  - ROGER PRIEST, RK DAVIS CONSTRUCTION AND MAINSTREET PROGRAM, FT. PIERCE
6. HENEGAR REPORT (HISTORIC BUILDING RENOVATION EXAMPLE - MELBOURNE)
  - JEANNE LEEBERG, PAST EXECUTIVE DIRECTOR OF THE HENEGAR CENTER
7. OLD SCHOOL SQUARE - DELRAY BEACH, JOE GILLIE, DIRECTOR
8. MARKET RESEARCH
9. PLAN DEVELOPMENT
10. BUSINESS PLAN
11. COMMUNITY INVOLVEMENT
12. PUBLIC RELATIONS

*"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

13. VOLUNTEERS

14. PROJECT COORDINATION

PART TWO

15. EXISTING PLANS

16. BUILDING UTILIZATION

17. BUDGETS

18. GRANTS AND GRANT WRITING

PART THREE

19. BUILDING COMPONENTS

20. AIR CONDITIONING

21. ASBESTOS REVIEW

22. ASBESTOS ABATEMENT

23. BUILDING USE

24. BUILDING CODES

25. COUNCIL CHAMBER

26. ELECTRIC

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30. FIRE ALARMS

31. FIRE SPRINKLERS

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39. LIGHTING

40. PLUMBING

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42. ROOF AND FRIEZE

43. SAND BLASTING

44. SITE AND DRAINAGE

45. SEWER

46. STAIRS INTERNAL

47. STAIRS EXTERNAL

48. STRUCTURE

49. WATER

50. WINDOWS AND SCREENING

51. SUMMARY AND RECOMMENDATIONS

52. QUESTIONS

**OLD FELLSMERE SCHOOL  
22 SOUTH CYPRESS STREET  
FELLSMERE, FLORIDA**

**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.

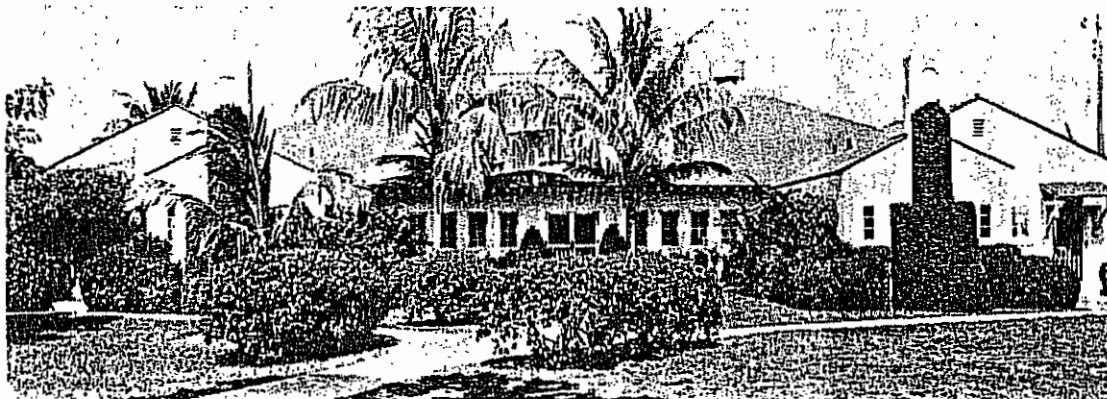
At that time, Fellsmere had paved streets, sidewalks, street lighting, and electrical service. It also had a young architect whose first public building commission in Florida was the Fellsmere School. Frederick H. Trimble prepared the plans for a large Prairie style building to be built at 22 South Orange 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  
George Bunnell  
Ruth Chapman  
John Dean  
Tony Donadio

Kevin Doty  
Drue Hartwell  
Karl Hedin  
Harry Hurst  
Beverly Lloyd Lee

Glenn Legwen  
Alma Lee Loy  
Jim Luther  
Carroll Palmer  
Connie Pease

Charles Roschach  
Ralph Sexton  
Don Smith  
Helen T. Wandell

# Sebastian River Area

●Grant ●Micco-Little Hollywood ●Borefoot Bay ●Sebastian ●Fellsmere ●Roseland ●Vero Lake Estates

## Historical Renovation Depends On State Funds

By JAMES KILLEY  
Sebastian Bureau Chief

Abandoned classrooms, cluttered with old city records, Christmas decorations and unused light fixtures will make way for City Hall offices if state grant funds are available.

The upper story of Sebastian's City Hall, unoccupied since the building ceased being used for a public school in 1982, is targeted for historical renovation.

City officials are asking for a state grant of \$254,800 to remodel the area.

Armed with a set of 1928 blueprints provided by the county school board, City Planner Cathy Hilton has asked Tallahassee for the historic preservation grant.

"You're doing a historic preservation," Ms. Hilton said. "You're not doing a redecoration." To this end, plans call for remodeling the 4,500 square-foot second-story space into offices.

The city also wants to make all the building's 68 windows functional. Some are now boarded or covered with plaster.

The building's leaky roof would be repaired.

A permanent handicap access

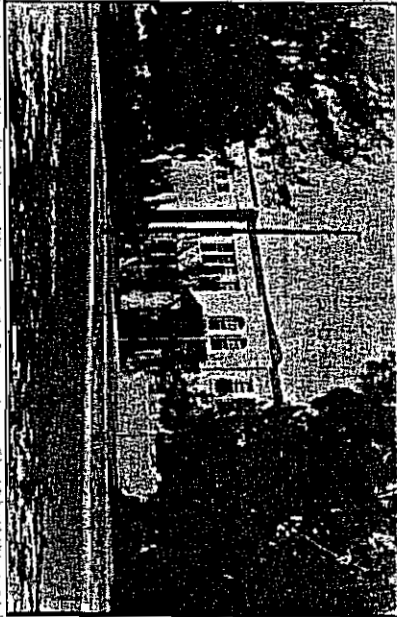
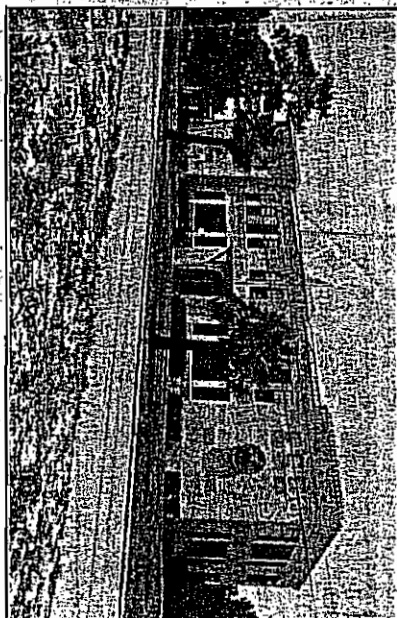


Photo courtesy of Sebastian Area Historical Society. Sebastian school as it appeared in 1958.

ramp would replace the building's current plywood ramp, and a new elevator would be placed at the rear of the building.

The renovation would almost double the available office space at City Hall.

Work on the second floor is now imperative, the grant application tells state officials, as Sebastian faces dramatic population growth (the city is reorganized as the 10th fastest growing



Press-Journal staff photo by James Killey. Sebastian school as it appears today as City Hall.

local government infrastructure.

The structure was built in 1927 on what was then newly-paved Main Street. It replaced a wooden two-story schoolhouse built on

Louisiana Avenue in the early 1900s.

Fort Pierce architectess William Hatcher and Lawrence Fumbe designed the new two-story building in a Mediterranean style popular in Florida during the 1920s.

Press-Journal staff photo by James Killey.

Ms. Hilton said the historic grant program would require that the exterior of the building, particularly its front view facing Main Street, remain faithful to the original plans.

The building first served the community as a grammar and junior high, later adding kindergarten and elementary grades.

The building was among the first institutional structures erected under the jurisdiction of

Indian River County created in 1925 from the larger historic St. Lucie County in which Sebastian was incorporated as a municipality in 1924.

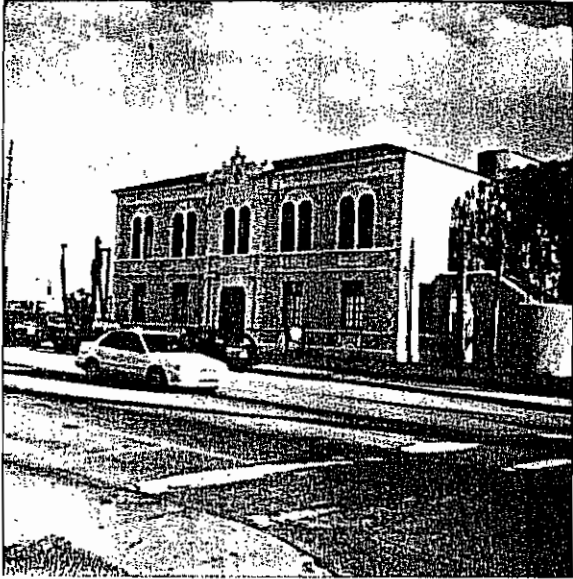
By the time the city was chartered on May 14, 1933, the building already had six years' daily use, the application notes.

"When I talked to the guys in the (state)'s architectural unit, they sounded very excited about the project," Ms. Hilton said. "The project has met with enthusiasm on the local level, including endorsements from locals who were educated in the building's classrooms."

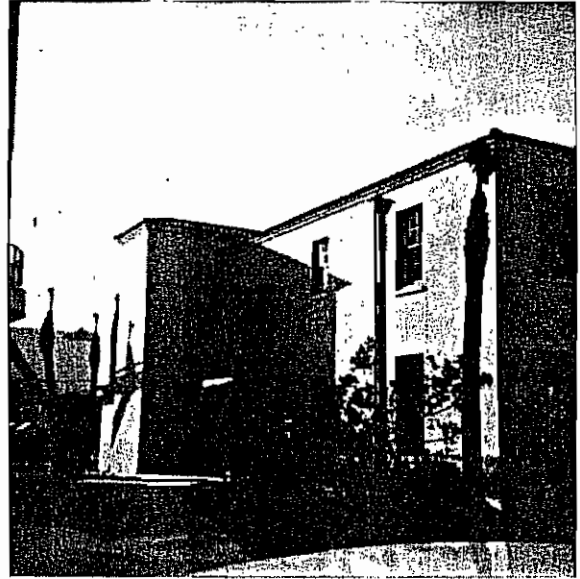
"This is one of our community's historical architectural treasures and should not be allowed to deteriorate," said Virginia King, a former student who now manages the Sebastian River Area Chamber of Commerce.

"From the point of view of the chamber, I'll be delighted if the renovation allows for a historic room of some sort that can be a point of interest for residents and visitors alike," she said. "In a community of this size, we must be sure to preserve as much of our past as we can."

Ms. Hilton said the city should hear from state grant officials sometime in August.



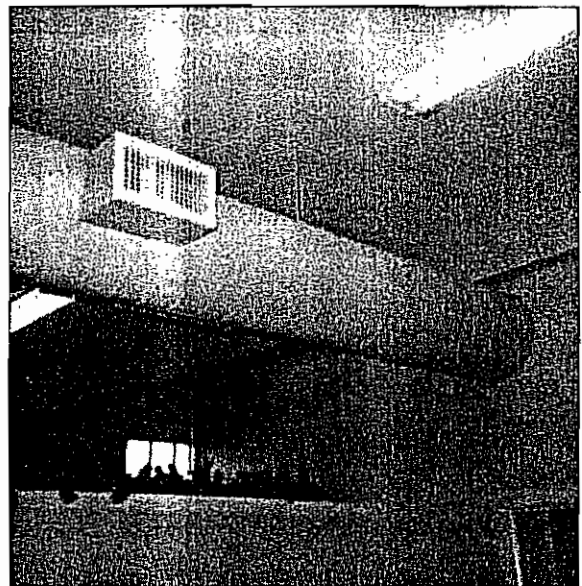
**ENTRANCE**



**ELEVATOR ADDED IN BACK**



**GLASS WALL SPACE DIVIDER**



**EXPOSED AIR CONDITIONING  
WHEN NEEDED**

**FORT PIERCE CITY HALL RESTORATION**



# HENEGAR CENTER

Press Journal

Friday, September 22, 1995

# Lifestyle

## ARTS & ENTERTAINMENT



Press-Journal staff photos by Jeni Brock Steele

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 JENI BROCK STEELE

Press-Journal Staff Writer

The elegant, the eclectic and the eccentric have all come together in a cultural center for just about everything artsy.

The Henegar Center, now standing majestic after 18 years of abandonment, is the oldest public building in Brevard County. After undergoing a \$2.5 million facelift, the center no longer stands empty.

"It was a home for pigeons," said Jennie Leeburg, the center's executive director.

Originally built in 1918 as a school for third through sixth grades, the primary grades were next door and the high school building was on the other side.

Ruth Henegar served as principal of what was originally called The Melbourne School in 1950-51. She died in 1982 and the school's name then changed to commemorate her. The building closed as an educational facility in 1975.

"When I first saw it," Mrs. Leeburg said, "it was closed up and to see what it could look like took a lot of vision."

The vision was shared by a group of 14 people who refused to let the old school deteriorate further.

Plans began to save it. That was in 1983 and fund-raising efforts took off. In 1988, the group's enthusiasm hit record highs in an all-out effort to save the Henegar Center. Called Brevard Regional

Arts Group, or BRAG, the group has grown to 3,000 members and the dream of saving the building is now reality.

Polished and shined and full of color and life, The Henegar Center now offers two meeting or activity rooms, a conference room, a dance studio, a reception hall, a banquet room, an artist studio, 12 office areas and a 480-seat modern theater—the only one of its kind in Central Florida.

"When I came here, my office was a closet," Mrs. Leeburg said. "There was one activity room and three groups used the building. There was no carpet out there and every Friday night I would mop those floors. I should have my business cards changed so executive director reads executive door."

Now, large glass front doors open into a lobby with muted deep floral-print carpeting in shades of burgundy and teal. Although the carpet is new, the decor goes hand-in-hand with the historic theme.

Pete Sommers, a volunteer and member of the board of directors for the center, said much of the manual labor came from the "Over The Hill Gang," a group of senior men who worked many hours doing whatever needed to be done.

"About 80 percent of the work on the building was done by those men," Sommers said. "They put to-



Executive Director Jeanna Leeburg has been a part of the remodeling of The Henegar Center.

gether the entire theater. They did a huge amount of the electrical work."

Mrs. Leeburg said the accurate figure is probably closer to 80 percent.

"Anything that needed to be done, they just came in and did it. They're all retired and over 65."

With the assistance of grants from historical preservation and restoration agencies, the building had to be maintained as architecturally accurate as possible, Sommers said.

Please see CENTER/3C



Paluhun Coast Chorus of Sweet Adelines

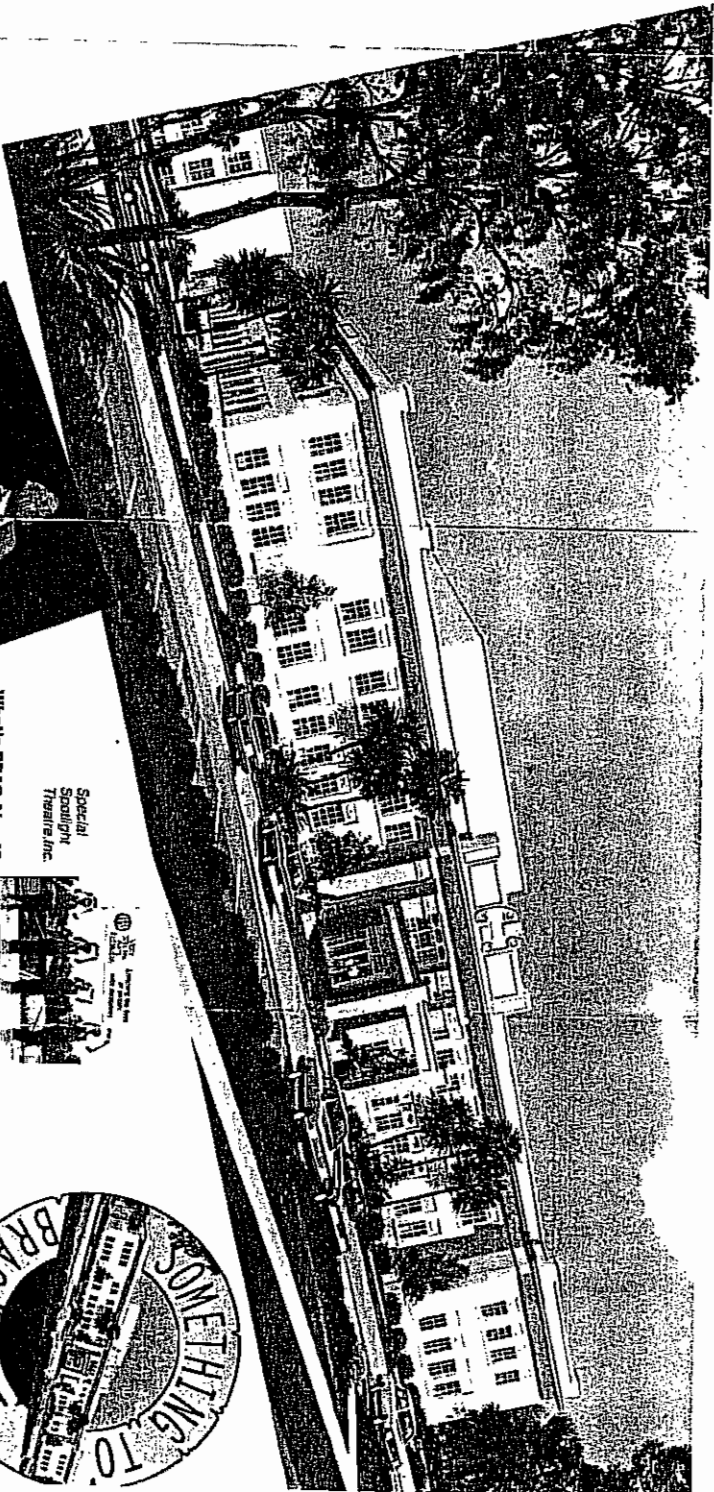


### Preserving our Past

The 70-year old Ruth Henegar School in downtown Melbourne is the oldest public building in Brevard County. Long unused as a place of learning, the building is now being renewed as the Henegar Center. The \$1.2 million renovation is being funded by donations from members of the community, civic and business leaders, those who attended school in this complex, and by the State of Florida.

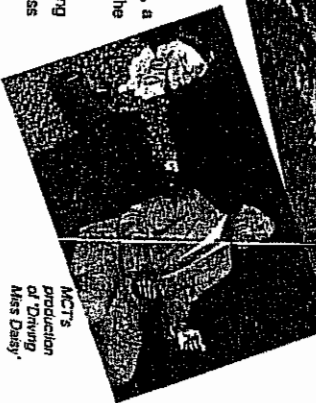
### A Center for all Reasons

- The Henegar Center will improve the quality of life in Brevard County by providing a mid-sized cultural center. So many will benefit, including you!
- a 450-seat theatre for a variety of events—musical, theatrical, cultural and civic functions.
- A stage designed so sets can be rolled away for multi-functions in a single day.



for example, a lecture at breakfast, a luncheon concert and then a play in the evening.

- A sound-proof rehearsal stage freeing the main stage for use right up until dress rehearsal and opening night.
- Offices, meeting rooms, rehearsal areas, artists studios, and exhibit space for local non-profit organizations and clubs.



MCT's production of 'Living Miss Daisy'

- A permanent home for Melbourne's 38-year-old community theatre, Melbourne Civic Theatre (MCT).

Social Spotlight Theatre, Inc.



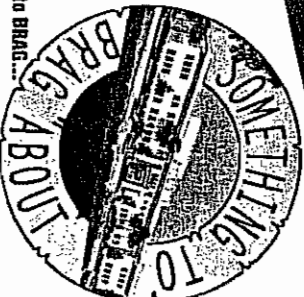
### What's BRAG About?

The restoration and construction of the Henegar Center is being supervised by the Brevard Regional Arts Group (BRAG). This dedicated group was organized and incorporated expressly to oversee the creation of the center. We're a big group, and growing more with every donation. We have over 3,000 members and more than 20 area cultural and civic organizations are represented.

### If You'd Like to BRAG

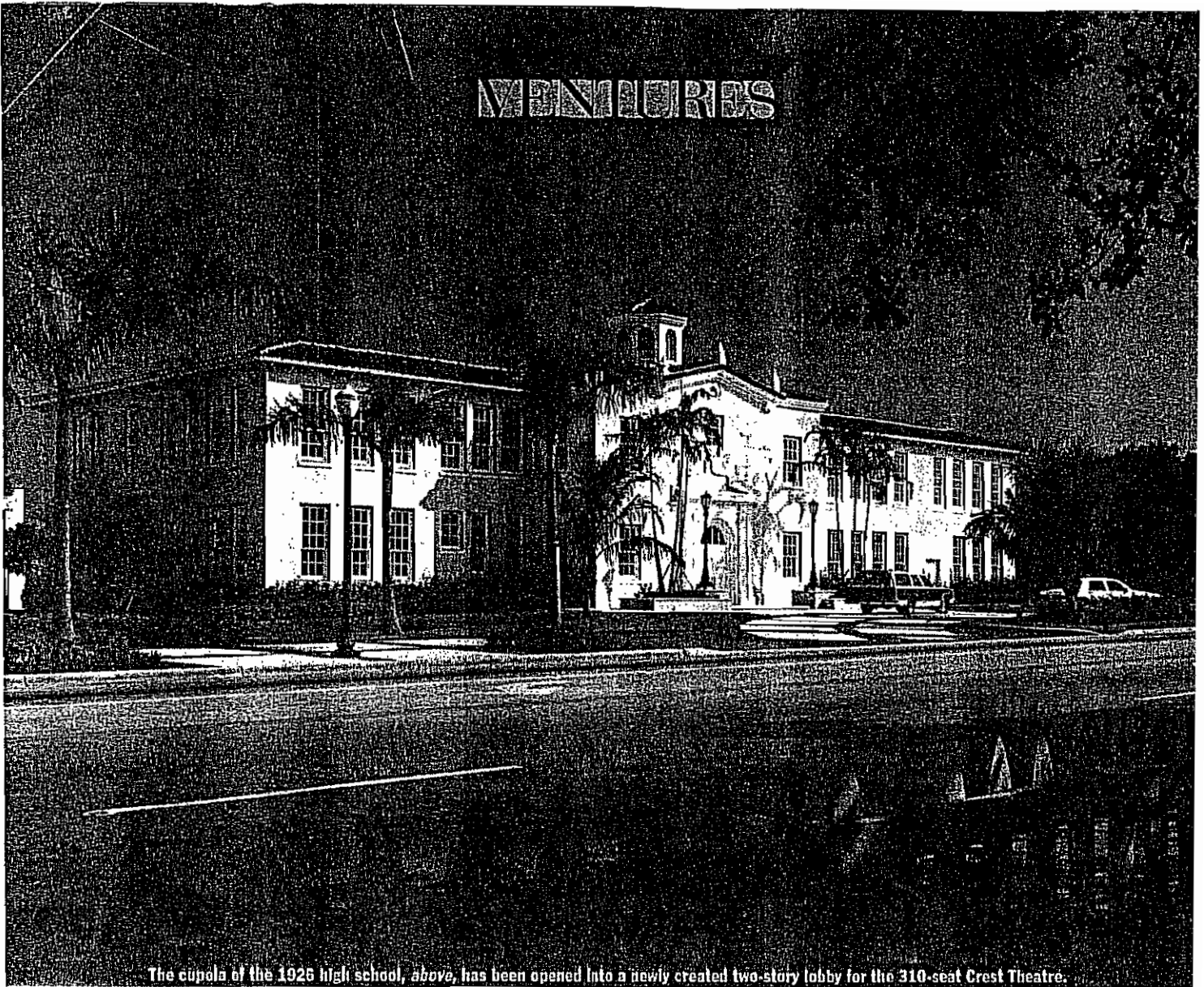
For more information on how you can help bring the Henegar Center to life, please call or write:

**The Henegar Center**  
 625 E. New Haven Avenue  
 Melbourne, FL 32901  
 Executive Director: Jeanne Leberg  
 (407) 723-8698



# HENEGAR CENTER, MELBOURNE

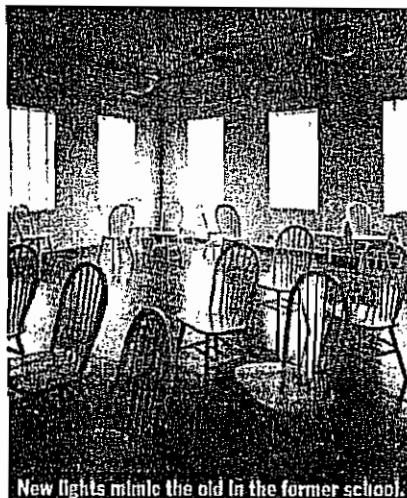
# MINIATURES



The cupola of the 1926 high school, above, has been opened into a newly created two-story lobby for the 310-seat Crest Theatre.

## Old School Tie *Fond memories of an early-twentieth-century schoolhouse complex spark a downtown revival in Delray Beach, Florida.* By Vernon Mays

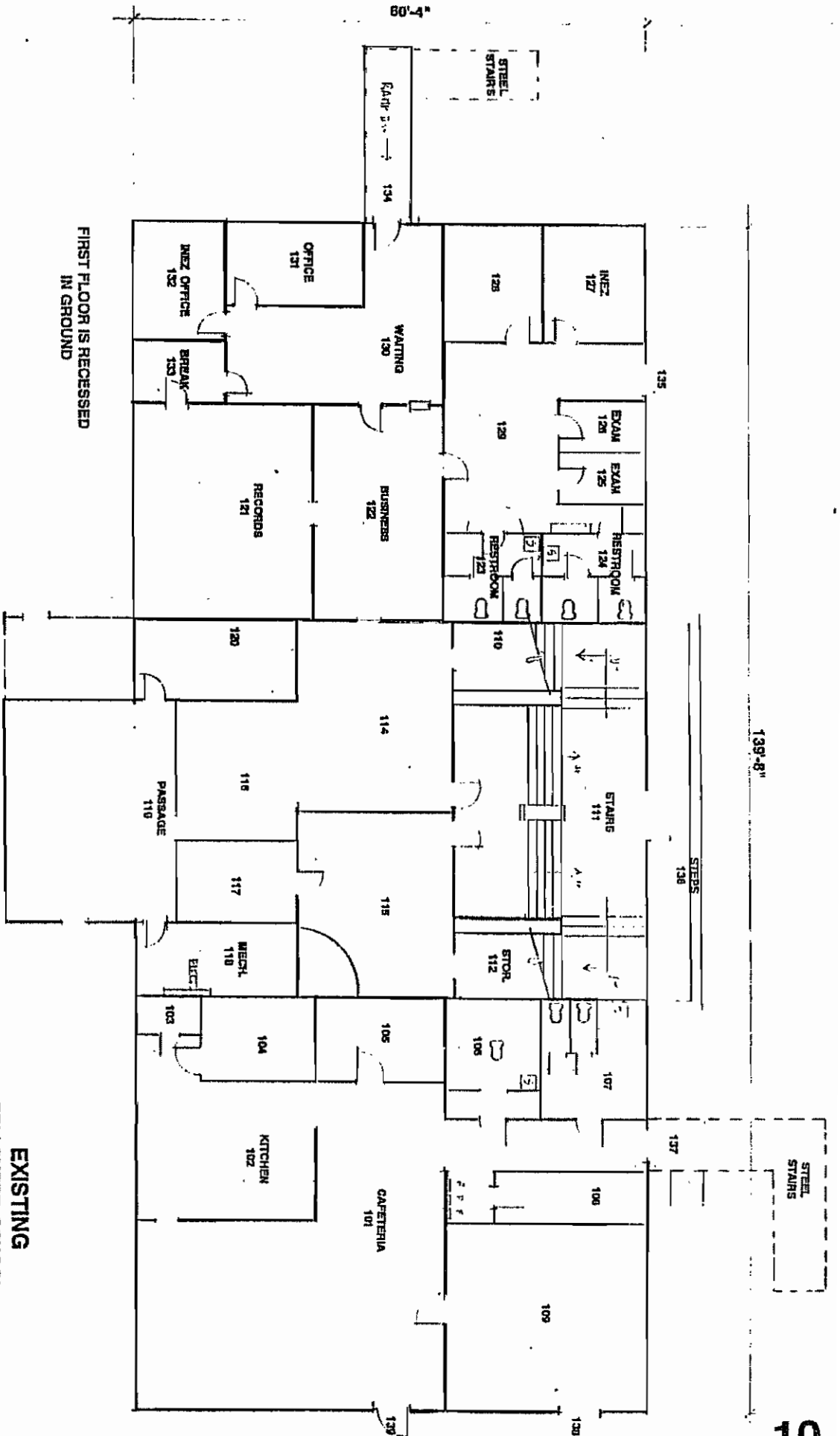
**D**el is a relative term in South Florida, which was largely the domain of Seminole Indians and a handful of traders until the first steam locomotive barreled through on its way to Miami in 1896. Thus, in Delray Beach, located midway between West Palm Beach and Fort Lauderdale, a schoolhouse dating back to 1913 is among the rarest 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



skimp, and the property was surrounded by a chain-link fence.

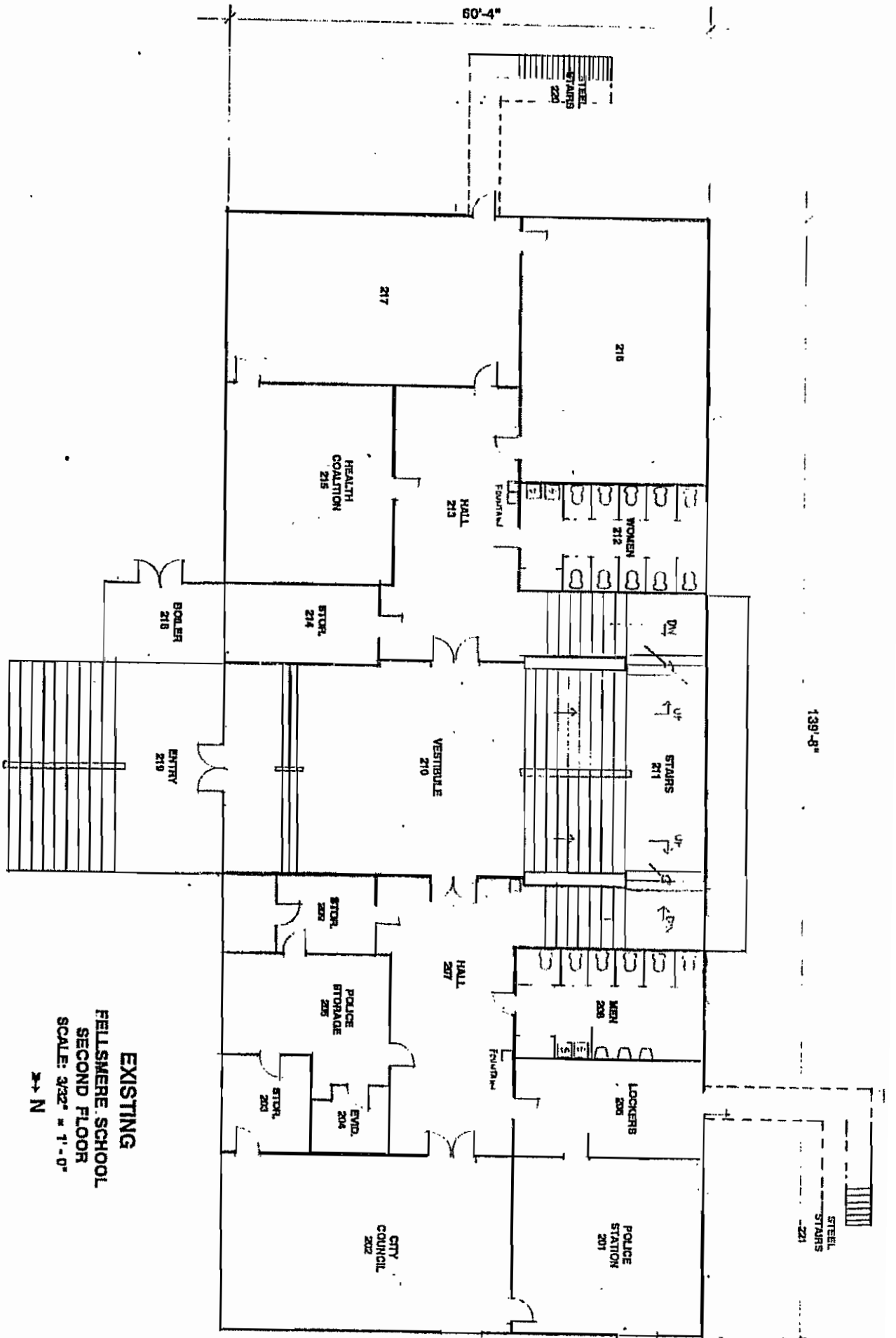
"It was really getting seedy and the whole downtown was falling apart," says Pat Casey, the preservation planner for the City of Delray Beach. In the words of one resident: "It was a slum."

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

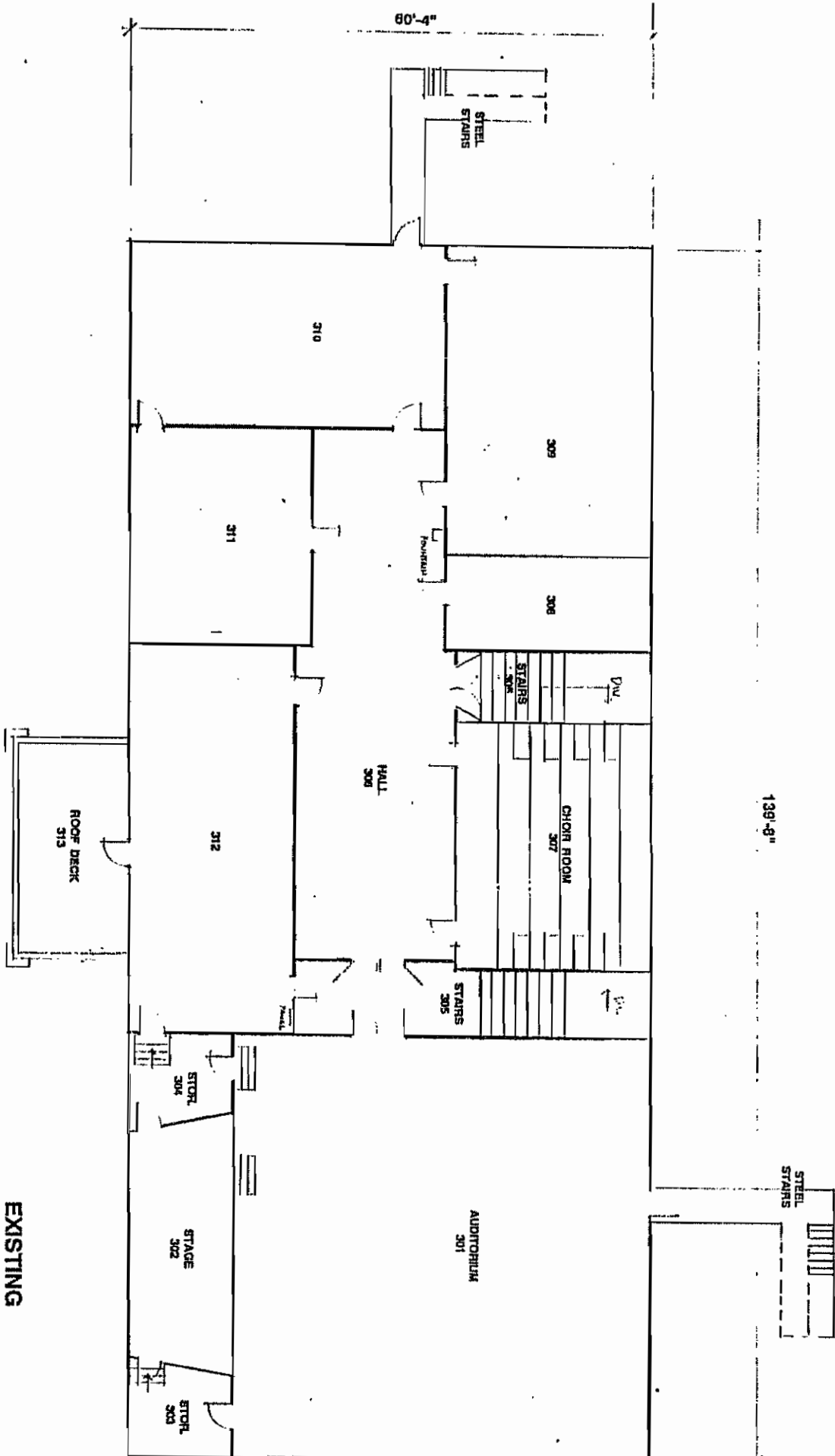


FIRST FLOOR IS RECESSED  
IN GROUND

EXISTING  
FELLSMERE SCHOOL  
FIRST FLOOR  
SCALE: 3/32" = 1'-0"  
N →



**EXISTING**  
**FELLSMERE SCHOOL**  
**SECOND FLOOR**  
 SCALE: 3/32" = 1'-0"  
 N



EXISTING  
 FELLSMERE SCHOOL  
 THIRD FLOOR  
 SCALE: 3/32" = 1'-0"  
 N →

## **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.

WALK AND LANDSCAPE  
NO CAR TRAFFIC

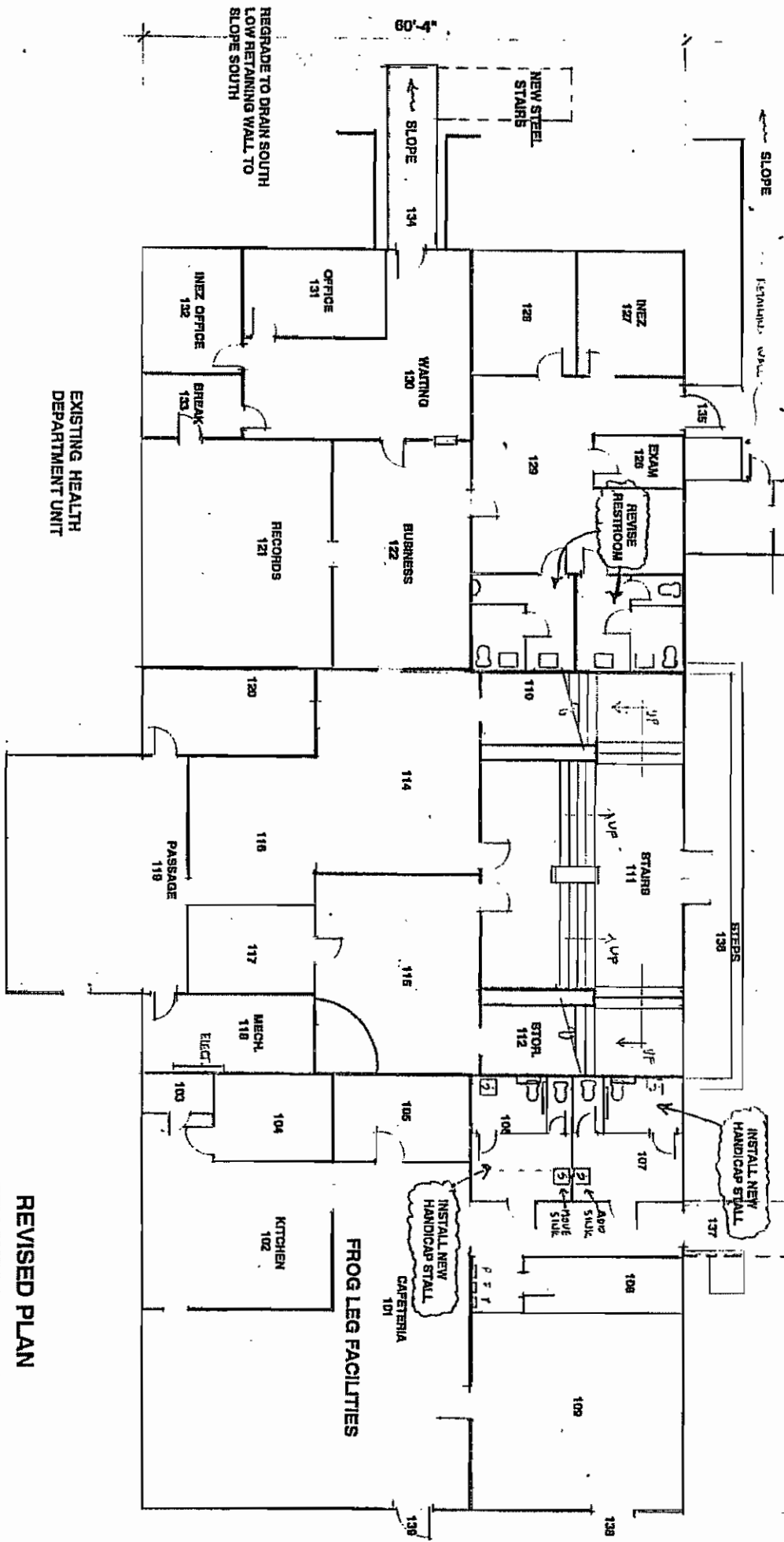
ADD ELEV.

139'8"

ELEVATOR ADDED TO WEST EXTERIOR  
LEAST VISIBLE LOCATION. ELEVATOR  
COULD BE LOCATED IN MAIN STRUCTURE  
AS OPTION BUT GRADE PROBLEMS AND  
CENTRAL LOCATION ARE DIFFICULT.

NEW STEEL  
STAIRS

15



REGRADE TO DRAIN SOUTH  
LOW RETAINING WALL TO  
SLOPE SOUTH

EXISTING HEALTH  
DEPARTMENT UNIT

REVISED PLAN  
FELLSMERE SCHOOL  
FIRST FLOOR  
SCALE: 3/32" = 1'-0"

→ N

NO CAR TRAFFIC

ADD ELEV.  
ELEV.

139'8"

NEW STEEL STAIRS

SEE NEW OFFICE OPTION 1

SEE NEW MEETING ROOM OPTION 2

STAIRS 138

INSTALL NEW HANDICAP STALL

REGRADE TO DRAIN SOUTH LOW RETAINING WALL TO SLOPE SOUTH

NEW STEEL STAIRS

RAMP ENCL. 134

RENTAL 2895 SF

WAITING 130

BUSINESS 122

RECORDS 121

OFFICE 127

OFFICE 128

MEZ OFFICE 122

BREAK 123

REVISION RESTROOM

EXAM 129

CIRCULATION

STAIRS 111

STOR. 112

CITY (GENERAL) 1672 SF

PASSAGE 119

118

117

MECH. 118

ELECT. 103

INSTALL NEW HANDICAP STALL

FROG LEG 2895 SF

CATERINA 101

KITCHEN 102

104

105

106

107

108

109

FIRST FLOOR BUILDING USE

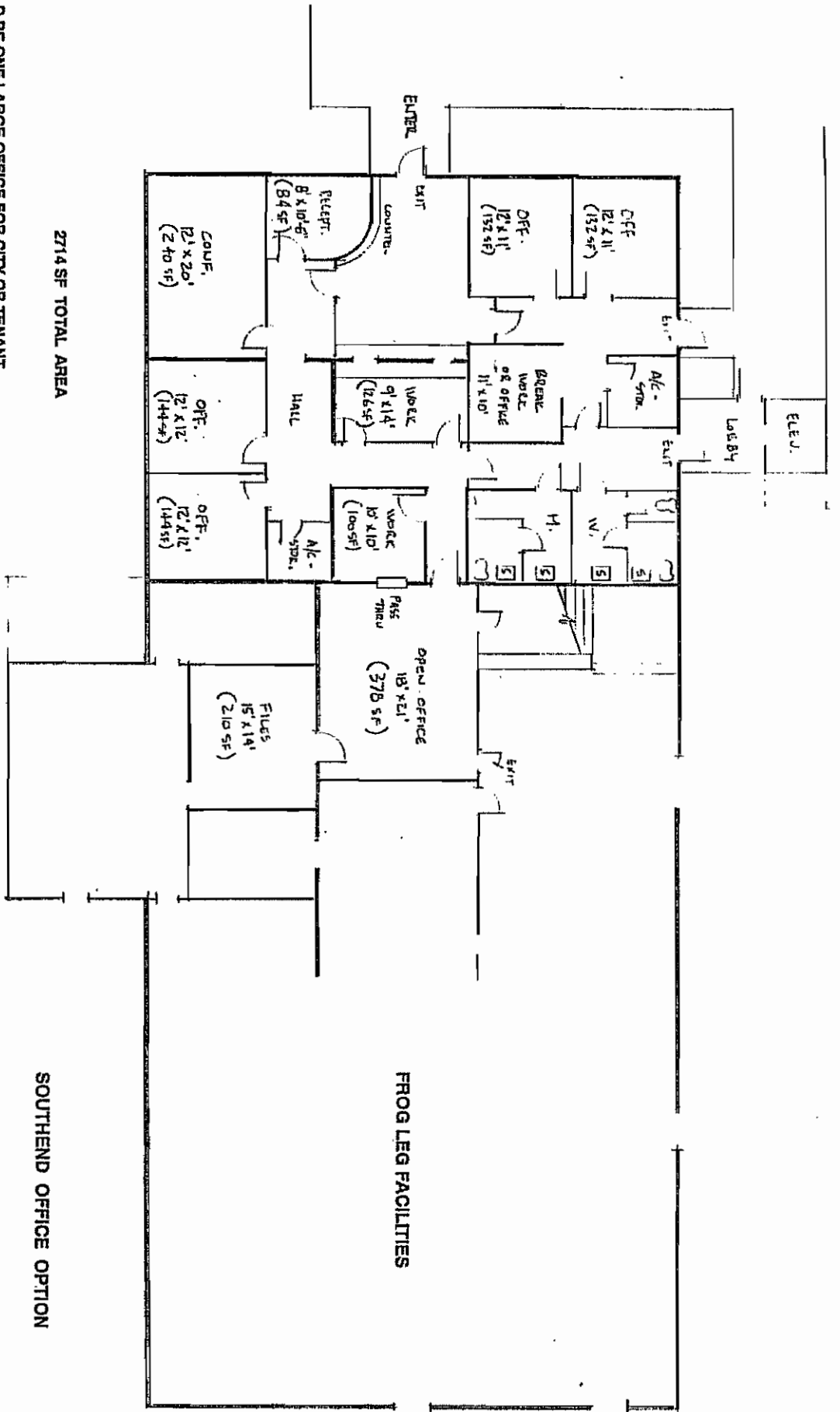
FROG LEG FACILITY	2895 SF	34%
SOUTH RENTAL OR MEETING CITY (GENERAL)	2895 SF	34%
CITY (GENERAL) CIRCULATION	1672 SF	20%
ELEVATOR	924 SF	10%
	200 SF	2%
<b>TOTAL</b>	<b>8586 SF</b>	<b>100%</b>

UTILIZATION

REVISED PLAN  
FELLSMERE SCHOOL  
FIRST FLOOR

SCALE: 3/8" = 1'-0"

→ N



2714 SF TOTAL AREA

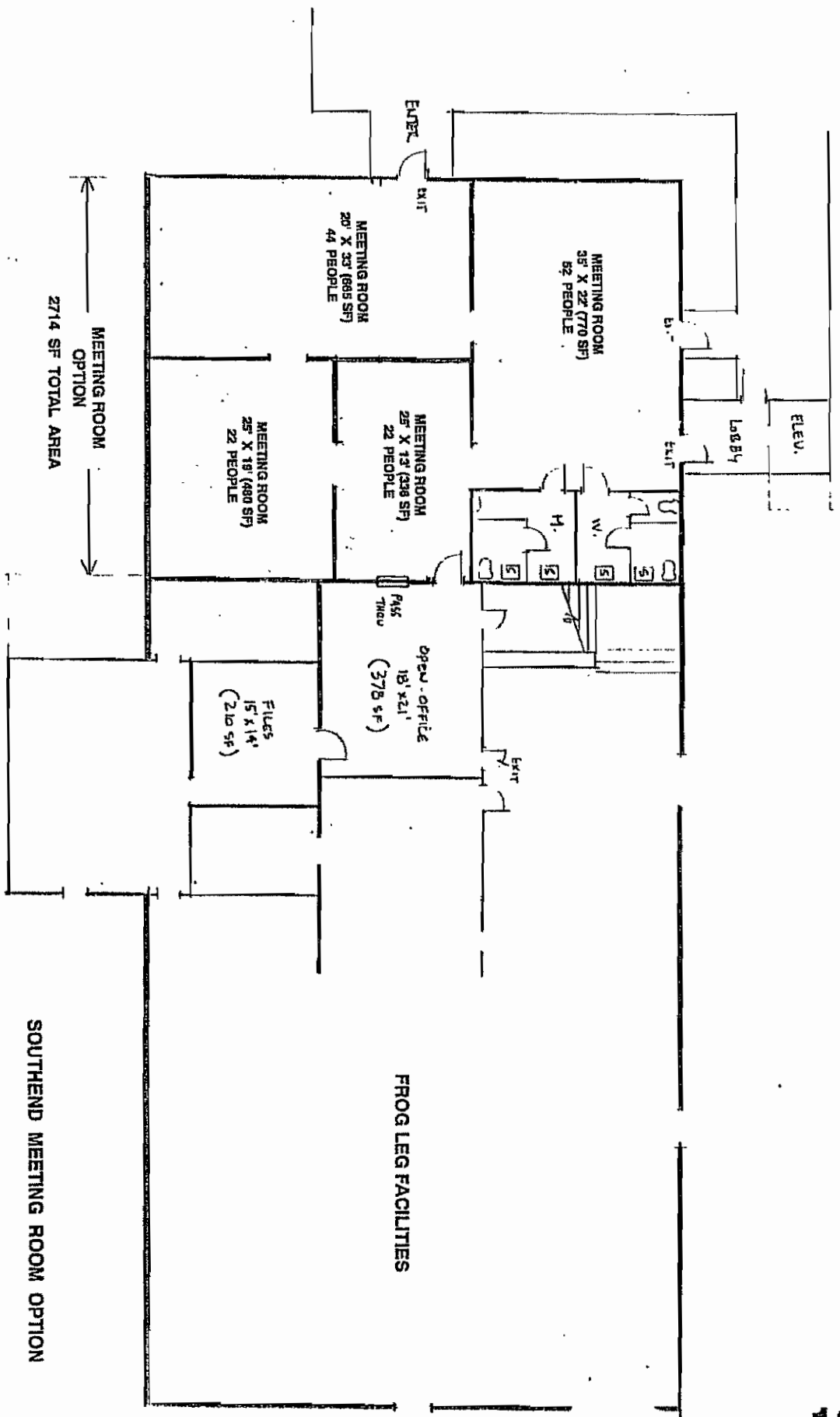
FROG LEG FACILITIES

SOUTHEND OFFICE OPTION

COULD BE ONE LARGE OFFICE FOR CITY OR TENANT  
 COULD BE TWO OFFICES WITH COMMON CIRCULATION AND BATHROOMS  
 COULD BE AS SEPERATE SMALL OFFICES WITH COMMON CIRCULATION  
 COULD BE REDESIGNED TO MEET THE NEEDS OF EXISTING  
 HEALTH DEPARTMENT.

FELLSMERE SCHOOL  
 FIRST FLOOR  
 SCALE: 3/32" = 1'-0"

→ N



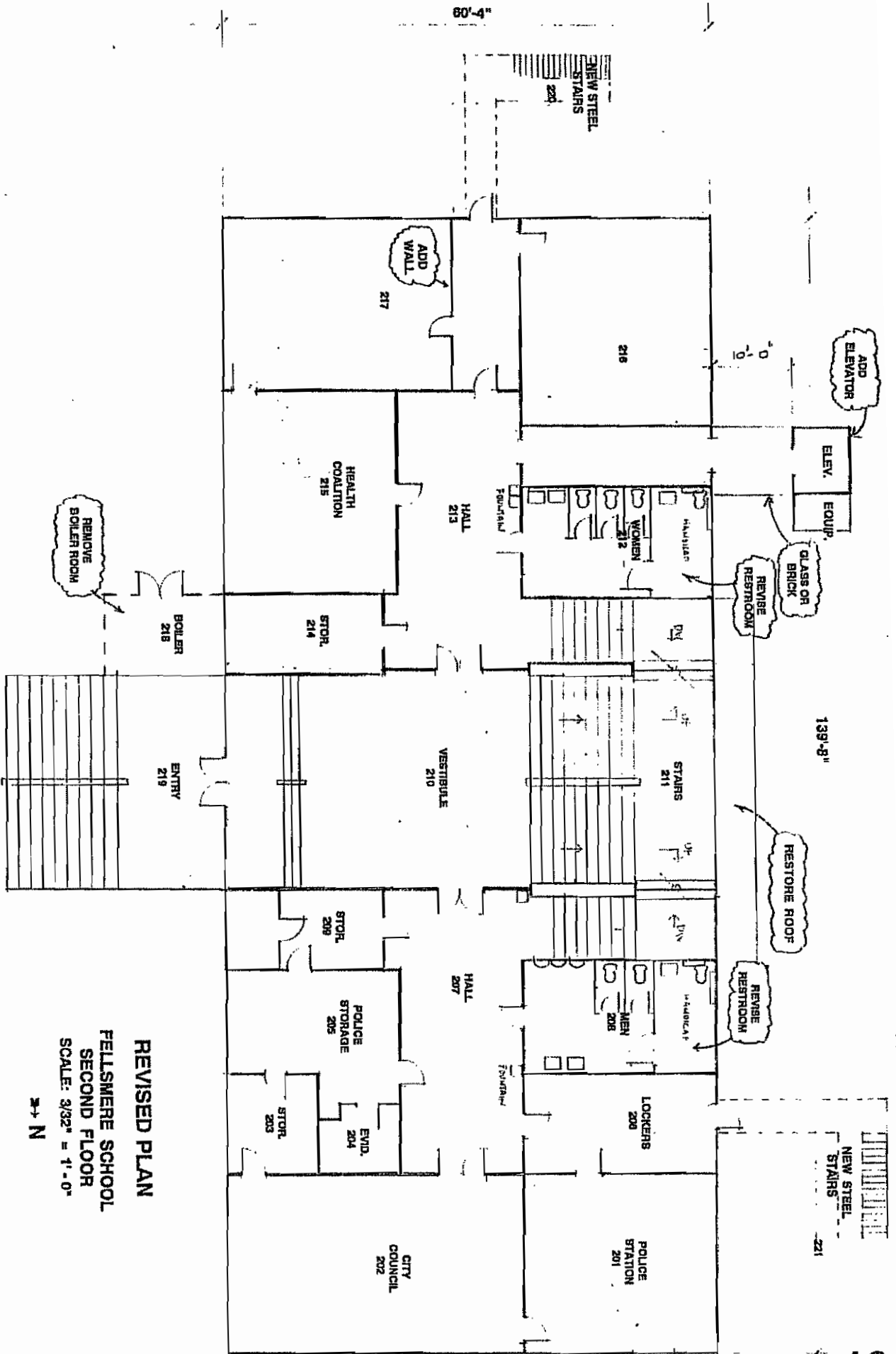
FOUR (4) MEETING ROOMS  
 SIZES VARY FROM 22 PEOPLE TO 52  
 AT 15 SF PER PERSON  
 CEILING HEIGHT IS LIMITED TO 7'-4"  
 LAYOUT BASED ON EXISTING LOAD BEARING WALLS

SOUTHEND MEETING ROOM OPTION

FROG LEG FACILITIES

FELLSMERE SCHOOL  
 FIRST FLOOR  
 SCALE: 3/32" = 1'-0"

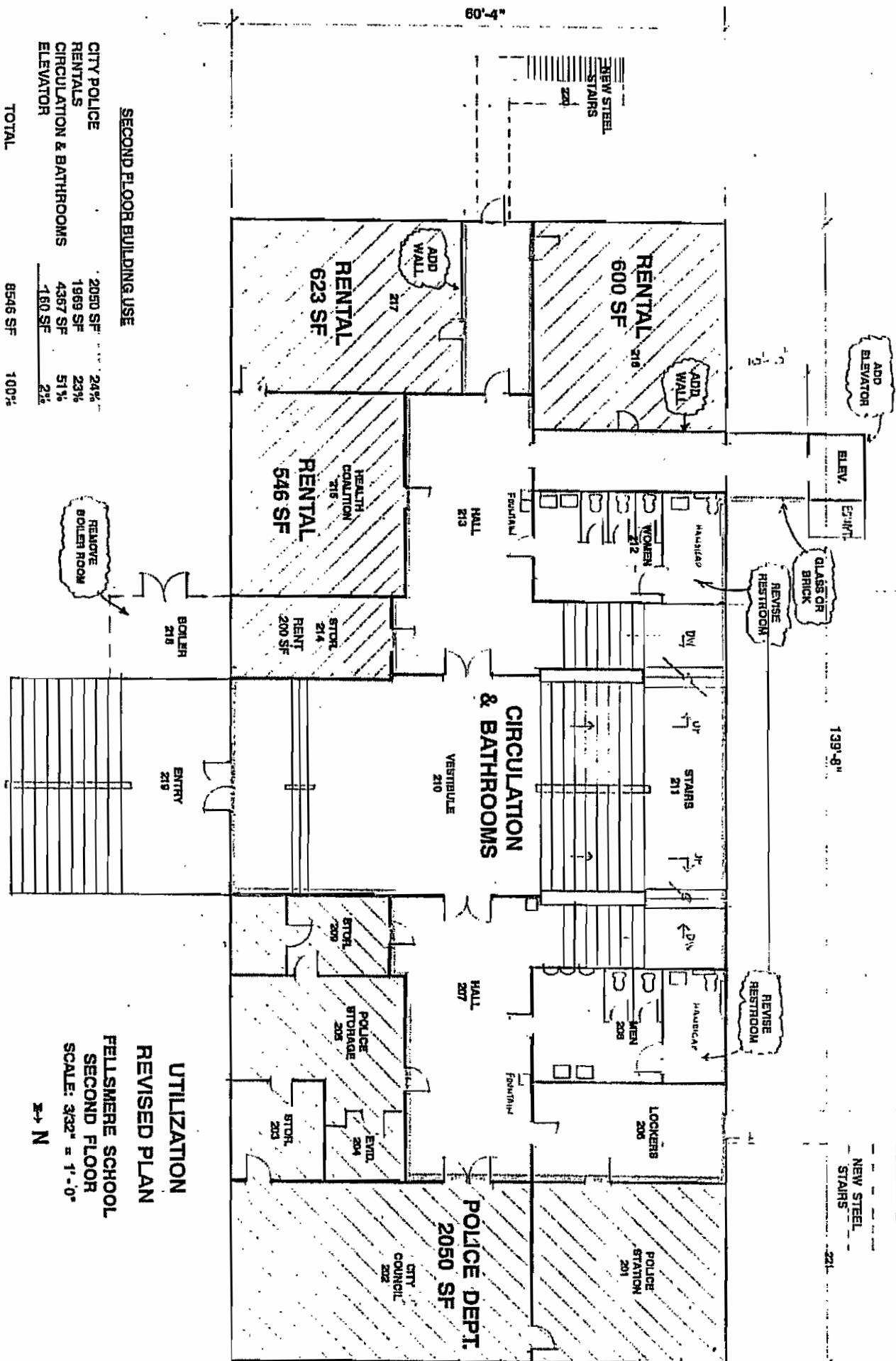
→ N



**REVISED PLAN**  
**FELLSMERE SCHOOL**  
**SECOND FLOOR**  
 SCALE: 3/32" = 1'-0"







**SECOND FLOOR BUILDING USE**

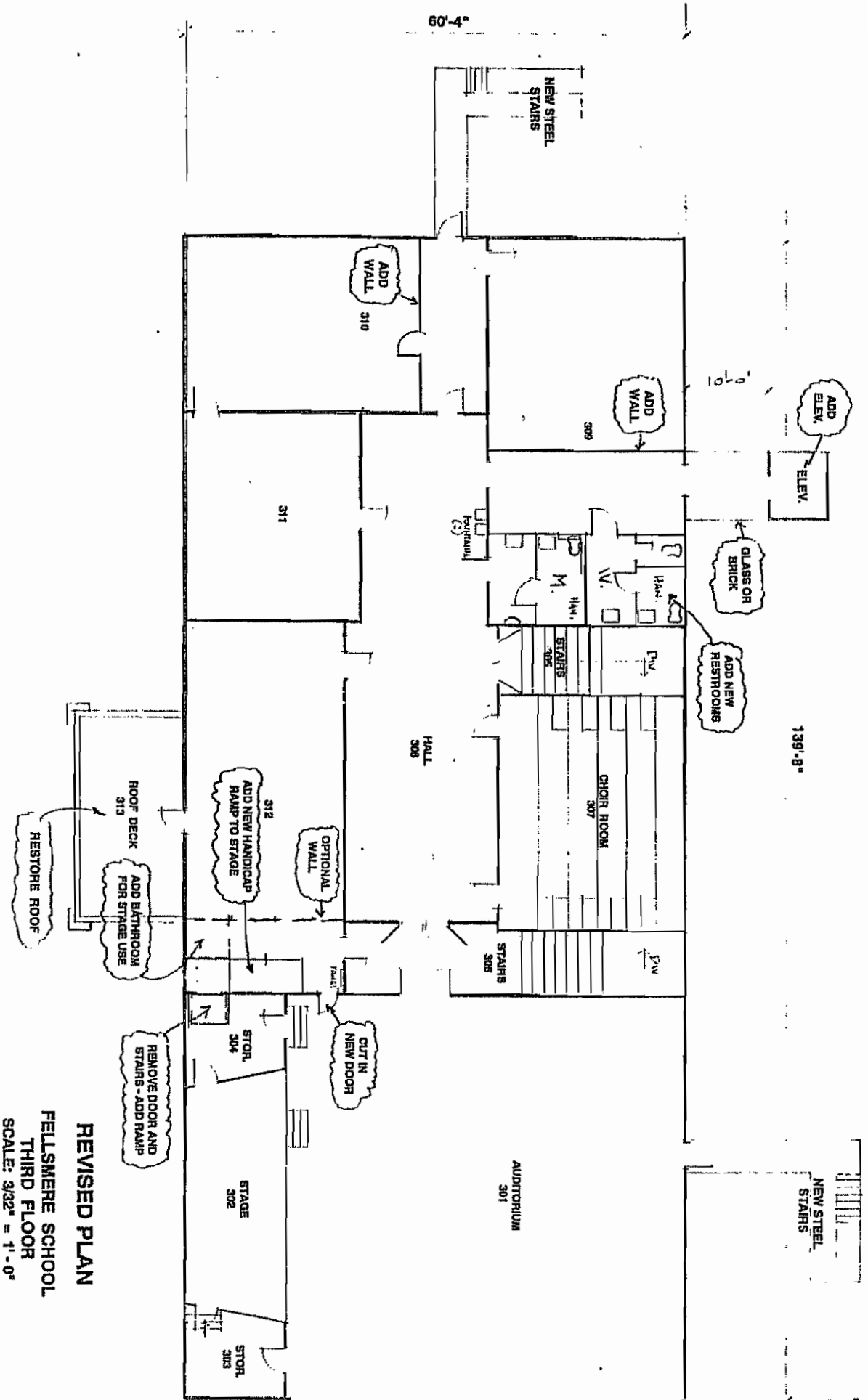
CITY POLICE	2050 SF	24%
RENTALS	1969 SF	23%
CIRCULATION & BATHROOMS	4367 SF	51%
ELEVATOR	180 SF	2%
<b>TOTAL</b>	<b>8546 SF</b>	<b>100%</b>

**UTILIZATION  
REVISED PLAN**

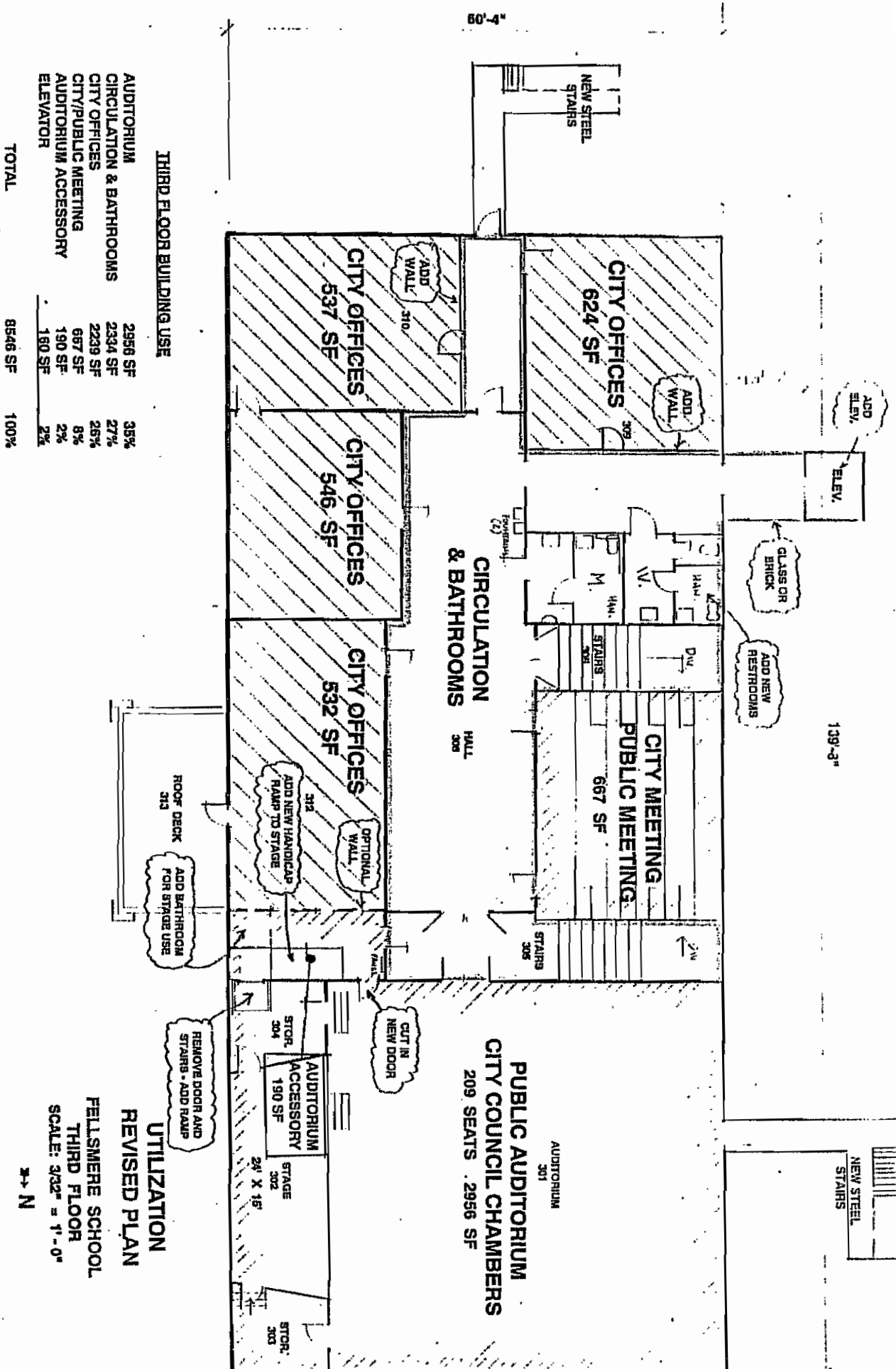
**FELLSMERE SCHOOL  
SECOND FLOOR**

SCALE: 3/32" = 1'-0"

→ N



**REVISED PLAN**  
**FELLSMERE SCHOOL**  
**THIRD FLOOR**  
 SCALE: 3/32" = 1'-0"  
 N →



**THIRD FLOOR BUILDING USE**

AUDITORIUM	2956 SF	35%
CIRCULATION & BATHROOMS	2334 SF	27%
CITY OFFICES	2239 SF	26%
CITY/PUBLIC MEETING	667 SF	8%
AUDITORIUM ACCESSORY	190 SF	2%
ELEVATOR	180 SF	2%
<b>TOTAL</b>	<b>8546 SF</b>	<b>100%</b>

**UTILIZATION  
REVISED PLAN**

FELLSMERE SCHOOL  
THIRD FLOOR  
SCALE: 3/32" = 1'-0"

→ N

**FELLSMERE SCHOOL  
REVISED PLAN BUILDING USE SUMMARY  
FLOOR SUMMARY**

**FIRST FLOOR**

FROG LEG FACILITY	2895 SF	34%
SOUTH RENTAL OR MEETING AREA	2895 SF	34%
CITY GENERAL USE	1672 SF	20%
CIRCULATION	924 SF	10%
ELEVATOR	200 SF	2%
	-----	-----
TOTAL	8586 SF	100%

**SECOND FLOOR**

CITY POLICE	2050 SF	24%
RENTAL	1969 SF	23%
CIRCULATION AND BATHROOMS	4367 SF	51%
ELEVATORS	160 SF	2%
	-----	-----
TOTAL	8546 SF	100%

**THIRD FLOOR**

AUDITORIUM	2956 SF	35%
CIRCULATION AND BATHROOMS	2334	27%
CITY OFFICES	2239 SF	26%
CHOIR / LECTURE	667 SF	8%
AUDITORIUM ACCESSORY	190 SF	2%
ELEVATOR	160 SF	2%
	-----	-----
TOTAL	8546 SF	100%

**FELLSMERE SCHOOL  
REVISED PLAN BUILDING USE  
BUILDING SUMMARY**

CIRCULATION / BATHROOMS / ELEVATORS	8145 SF	32%
CITY AND POLICE	5961 SF	23%
RENTAL	4864 SF	19%
*AUDITORIUM AND ACCESSORY	3146 SF	12%
*FROG LEG FESTIVAL	2895 SF	11%
*CHOIR / CITY PUBLIC MEETING	667 SF	03%
TOTAL	25,678 SF	100%

\*PUBLIC USE

1916 FELLSMERE SCHOOL BUILDING

GENERAL BUDGET ESTIMATE

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

8800 SF with elevator  
Cost \$825,000

\$825,000 ÷ 8800 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 = 72.00 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

Economic 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 requires 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 members 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 results 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 savaged 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..

## **1916 FELLSMERE SCHOOL HOUSE**

### **1996 SUMMARY AND RECOMMENDATION**

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 build 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.

# john h. dean architect & associates, p.a., a.i.a.

## 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

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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  
GLENN R. SCHUESSLER

DANIEL J. DIETZ  
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MAXWELL PLUMBING  
RANDY SNYDER

METRO FIRE SPRINKLER SERVICES, INC.  
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MIAMI ELEVATOR  
FRANK HOOVER

MOSBY & ASSOCIATES  
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SUTHERLAND VIDEO ENTERPRISES  
HOLT SUTHERLAND

TRADITIONAL WOOD INTERIORS  
RAY NOWACK

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

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