



# City of Newberry, Florida Historic District

*Discover Historic Newberry!*

*2011 Historic Resources Survey Update*

*(photos, survey maps, descriptions of events, people, places, and more)*

2<sup>nd</sup> printing, September 2012



*“Embracing the Past, Enhancing the Future”*

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The booklet and associated walking tour brochure documenting Newberry’s Historic District are part of the City of Newberry’s Historic Resources Survey Project which was completed in June 2011. That survey project was financed in part with a 2010-2011 historic preservation grant awarded to the City of Newberry as provided by the National Park Service, U. S. Department of the Interior, administered through the Bureau of Historic Preservation, Division of Historic Resources, Florida Department of State, assisted by the Florida Historical Commission. However, the contents and opinions do not necessarily reflect the views and opinions of the Department of the Interior or the Florida Department of State, or the Alachua County Board of County Commissioners or the Alachua County Tourist Development Council.

The Survey Project Consultant Murray Laurie thanks the many people who contributed their time and resources to the completion of the survey, including Lowell Garrett, City of Newberry Planning Director; Wendy V. Kinser, City of Newberry Grants Coordinator and Grant Project Manager; and Connie Goode, General Services Administrator for the City of Newberry. Barbara Hendrix, Newberry Main Street Manager, was of particular assistance in facilitating the progress of the survey. Anthony S. Stecher, University of Florida student in the Department of Landscape Architecture, was very helpful in providing maps for the survey. Gregory Ferrone, Samuel Getzen, Lisa Sanders, James Nipper, and Joy Glanzer helped provide historical background on individual structures. Robert Jensen, Alachua County Department of Growth Management, provided valuable assistance with the facilitation of GIS-based mapping of the resources of the Newberry Historic District.

The following individuals are acknowledged for their support of the project:

### **City of Newberry Mayor**

William Conrad

### **Newberry City Commission**

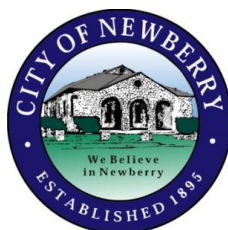
Robert Fillyaw, Lois Forte, Joe Hoffman, Alena Lawson, Jordan Marlowe

### **Planning and Zoning Board/Historic Architectural Review Board**

Jack Coleman, Chair; Barbara Hendrix, Vice-Chair; Linda Woodcock, Secretary;  
Robert Fillyaw, City Commissioner; Wanda Laird

### **Newberry Main Street Board**

Barbara Hendrix, Manager; Cindy Chapman, President; Jack Coleman, Vice President;  
Ann Knapp, Treasurer; Brenda Whitfield, Secretary; Alena Lawson, City Commission Liaison



## INTRODUCTION

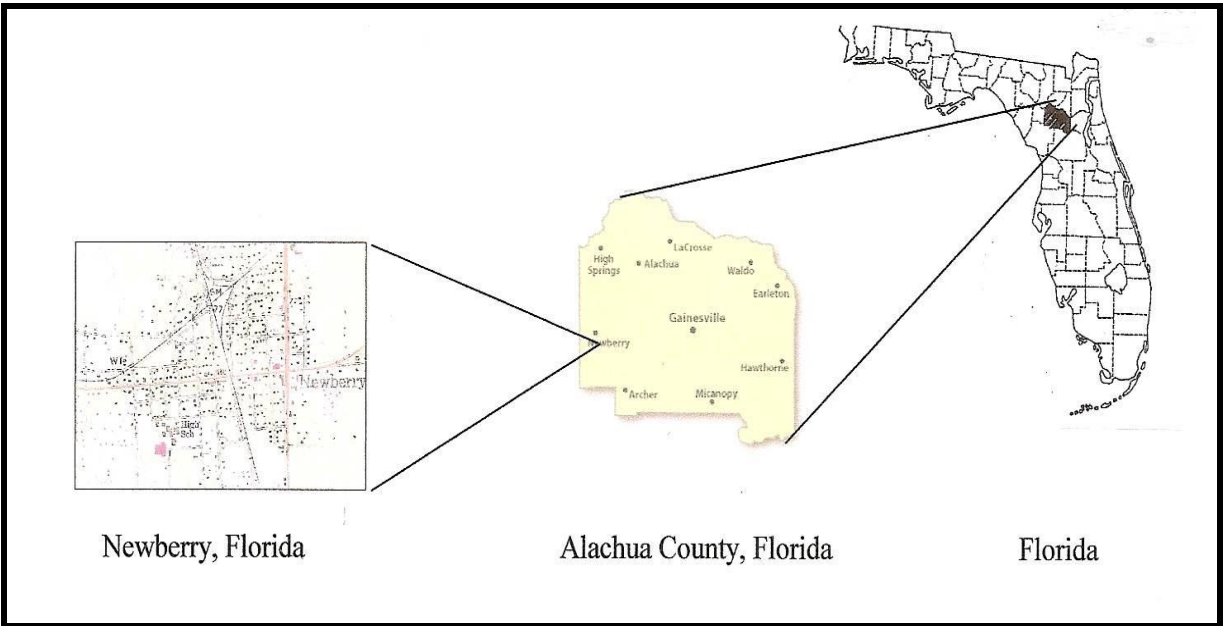
This report presents the findings of a Historic Resource Survey conducted for the City of Newberry, which was the recipient of a Historic Preservation Grant (No. F1006) in June of 2010. The City of Newberry, a Certified Local Government, has a Historic District, which was listed on the National Register of Historic Places in 1987 with approximately 48 contributing buildings. Newberry, which is located in the western section of Alachua County, is an area that is undergoing rapid development. The City is aware of its responsibility to identify and protect its historic and architectural resources and has undertaken this project as part of its effort to preserve the integrity of its historic district.

The following summarizes the major activities of the grant project:

- Conduct a historic structure survey to include approximately 48 buildings located within 400 acres of the nationally listed historic district
- Complete Florida Master Site File forms for all newly recorded historic properties and update all previously recorded sites.
- Produce a Survey Log Sheet and Final Survey Report that meet the requirements of Chapter 1A-46.001 FAC.
- Conduct three public workshops regarding the survey.
- Submit the draft of the Survey Report and five Florida Master Site File forms, including photos and maps, to the Florida Department of State, Division of Historical Resources for review and approval by April 30, 2011.
- Design a Historic District Brochure and a poster-sized map of the historic district.
- Complete all phases of the grant project by June 30, 2011

According to the City of Newberry Historic Sites and Structures Preservation Regulations (Ord. No. 10-07, § 2, 4-9-2007), the Planning and Zoning Board also serves as the Historic Architectural Review Board (HARB) and as such maintains a survey inventory, recommends designation of individual and proposed National Register nominations within the city, regulates construction, demolition and other impacts on contributing buildings, adopts guidelines, assists owners and others interested in historic preservation and undertakes educational programs to increase awareness of historic sites and structures.

The City of Newberry is located in north central Florida in the western part of Alachua County. It is eighteen miles west of Gainesville, the county seat and largest city in the area. (See Figure 1) Twelve miles to the east is Trenton, county seat of adjacent Gilchrist County. The city of High Springs is thirteen miles to the north of Newberry and Archer a similar distance to the south. The boundaries of the Newberry Historic District were all encompassed within Section 4, Township 10S, Range 17E. In 1987, when the district was listed, most of the city of Newberry was located within Section 4. The boundaries of the Historic District are shown in Figure 2.

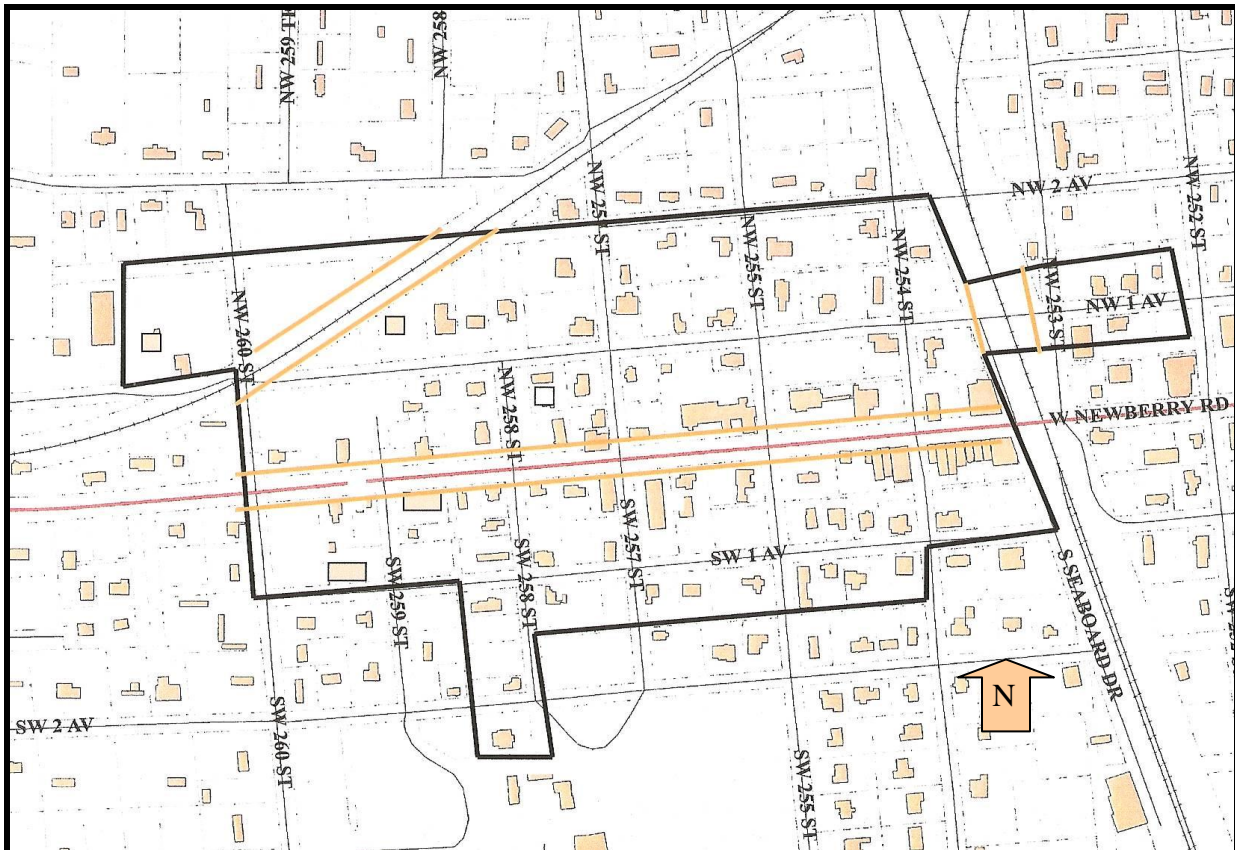


Newberry, Florida

Alachua County, Florida

Florida

**Figure 1: Survey Location Map**



**Figure 2: Boundary of Newberry Historic District  
Listed on the National Register of Historic Places in 1987  
(approximate boundaries outlined on 2011 map of Newberry)**

## SUMMARY OF BACKGROUND RESEARCH

The first step in background research was to contact the Florida Master Site File office in the Bureau of Historic Preservation to retrieve existing surveys, site files, and National Register nominations. A considerable body of work has previously been deposited with the Department of State, Division of Historical Resources. In addition to the site files, a historic resources survey and a National Register historic district nomination were completed in 1986 and 1987. Two Cultural Resource Surveys conducted for the Florida Department of Transportation in the Newberry area in 2005 and 2006 added a number of additional sites to the FMSF.

The following materials form the basis for updating the resources within the Newberry Historic District.

- Survey #1274, Historical and Architectural Survey of Newberry, Florida (1986)
- 8AL4920, Nomination of Newberry Historic District to National Register of Historic Places: Listed December 24, 1987.
- Survey #13956, Cultural Resource Assessment Survey State Road 26 from US 19 to SW 34<sup>th</sup> Street, Gilchrist and Alachua Counties (2006)
- Survey #14977, Cultural Resource Assessment of State Road 26, Newberry, Alachua County, Bypass North (2007)

In addition to the material contained in these forms and reports, relevant historic material in the collections of the Smathers Library and the Map and Imaging Library at the University of Florida in Gainesville were also consulted. The correct address of each resource was obtained or verified from the records of the Alachua County Property Appraiser's website. Street names and numbering have also changed since the mid-1980s, so updated maps are used to avoid further confusion.

An online search of Florida maps reveals that Newberry did not begin to appear on historic maps until the 1890s. One of the earliest is a railroad map extolling train service in Florida printed in 1894-95. By 1902, Newberry is shown as a rail junction town, an important key to its future development.<sup>1</sup> Sanborn insurance maps of Newberry dated 1913 and 1926 provide valuable information about the layout of the town and the location and use of many of the historic buildings still extant in Newberry.<sup>2</sup>

A search of the Florida Photographic Collection revealed a number of historic photographs of Newberry, many of which are included in this report. Some of the photographs show significant details about the appearance of buildings on Newberry's Main Street and of the phosphate industry that brought early economic prominence to the town. (Figures 3 through 6) All historic photographs are courtesy of the Florida Photographic Collection.

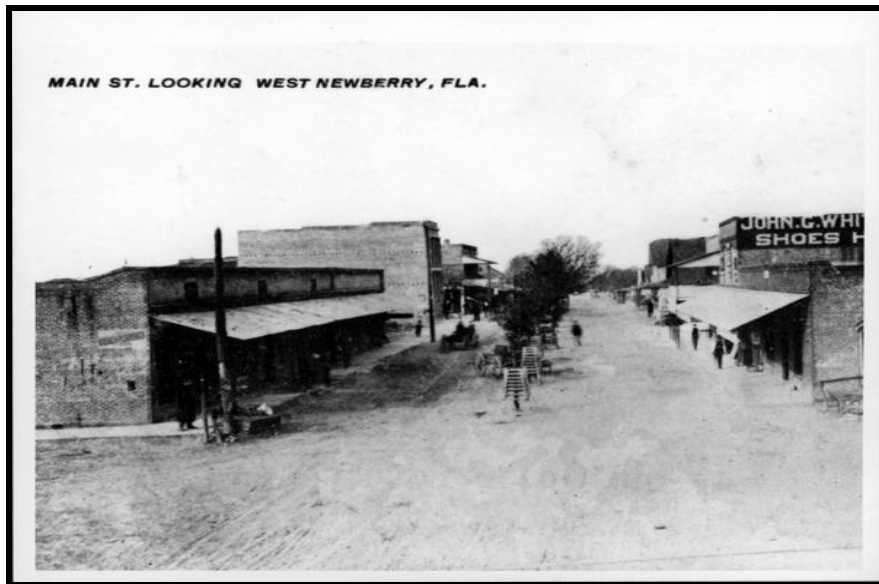
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<sup>1</sup> Source: *The Tropical Trunk Line, Florida, Tampa and Key West system, to all points in Florida* (Buffalo, NY: The Mathews-Northrup Co., 1894); Source: R. G. Dun, *The Mercantile Agency Reference Book Vol. 138* (New York, NY: R. G. Dun & Co., 1902).

Map Credit: Courtesy of the Special Collections Department, University of South Florida.

<sup>2</sup> Sanborn Insurance Maps: Newberry: January 1913 and March 1926.





**Figure 3. Downtown Newberry, c 1910, facing west**



**Figure 4. Downtown Newberry, 2011, facing west**  
*(photo by author)*

This Survey Report expands on the historical and architectural documentation in the 1986 Historical and Architectural Survey of Newberry, Florida, and all subsequent projects listed above and provides recommendations for preserving the architectural character of historic downtown Newberry and the adjacent residential neighborhoods. The Newberry Historic District, which is composed of commercial and residential buildings constructed between 1891 and 1938 that were representative of early twentieth century small towns in Florida associated with agriculture, was listed on the National Register of Historic Places in 1987. This 2011 survey reviewed the structures built during the original period of historical significance as well as those built between 1939 and 1960 located within the district to bring it up to the current time frame used when considering whether or not a structure might be considered to be potentially contributing to the historic district, the fifty-year-old limit suggested by the criteria of the National Register of Historic Places and the United States Secretary of the Interior.

# NARRATIVE HISTORY

## Setting and Environmental Description

Newberry is relatively level with an elevation of 70 to 85 feet above sea level. The karst geology of western Alachua County is characterized by sinkholes and there are several of these depressions within the boundaries of the city and in the historic district. Numerous pits or depressions from abandoned phosphate mining operations also dot the landscape around Newberry. The fine-textured sandy soil of the area is underlain by limestone and is well drained.

The original vegetation featured pine trees and wiregrass, and the town site was apparently undeveloped land before the railroads were built through this section of the state. Mixed native hardwoods such as oak, magnolia, pecan, hickory, and cedar grow throughout the city today. Dogwood trees and other ornamental trees and shrubs have been introduced, but there is no citywide landscape plan.

Newberry streets are laid out in a grid pattern. Most streets are paved and some have sidewalks. State Road 26, a busy east-west highway, runs through the historic district, and was originally called Main Street: later it was changed to Central Avenue, but is now designated as West Newberry Avenue as it passes through the city. State Road 26 is intersected to the east of the historic district by US 41/27 (now also known as Main Street or SW 250 Street), which runs north and south, connecting Newberry to High Springs and Archer to the north and south, respectively. Several railroad tracks pass through Newberry, but only the north-south CSX tracks that cross West Newberry Avenue are active at this time. These tracks date back to the 1890s and have been recorded as a linear resource. (8AL5104).

## Historic Context

The narrative of Florida history often begins in the 1500's when the first Europeans arrived, but Florida's prehistory is just as relevant to the story of Newberry. Florida is young by comparison with other states, emerging from the sea gradually over the eons, with a variable coastline depending on climate events far to the north as the ocean rose and fell with successive Ice Ages. Fossil remains of sea and land creatures now extinct attest to the varied forms of life that existed before humans claimed the land.<sup>3</sup>

Native Americans discovered Florida's attractive natural resources as long ago as 12,000 years, roaming the level terrain and settling along the peninsula's shoreline and by rivers and lakes. Europeans followed Columbus over the western horizon in the sixteenth century, and by the 1560s, Spanish soldiers and friars arrived to establish garrisons and missions. Spain occupied *La Florida* for almost two centuries, until 1763, only to be replaced by English planters for the next two decades. In 1784 Spain reclaimed its old colony, but with a new nation now established across its northern border, Spain's hold was limited as more and more settlers from the American states migrated into Florida. Spain withdrew its claim in a negotiated treaty, and Florida became

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<sup>3</sup> Charlton W. Tebeau. . *A History of Florida* (Coral Gables: University of Miami Press, 1971), 3-4.

a United States territory in 1822.<sup>4</sup> Alachua County was created in 1824, a vast stretch of land with its county seat at Newnansville, near the present town of Alachua.<sup>5</sup>

As the interior of wilderness Florida and Alachua County became a frontier for white occupation, conflicts with Native Americans led to the Seminole Indian Wars in the early nineteenth century. The United States Army established forts and military trails that criss-crossed the sparsely settled countryside. By 1842, the wars with the Seminoles had ended and Florida's population had increased sufficiently to qualify for statehood in 1845.<sup>6</sup>

The western section of present-day Alachua County where Newberry is located was characterized by pine forests and scattered family farms. Descendents of the first settlers, notably the Hodges, Nippers, Dudleys, and Picketts, still live in the area. Bypassed by the tracks of Florida's first cross-state railroad that ran through the county seat of Gainesville on its way to Cedar Key in the 1850s, Newberry had to wait until 1894 to emerge as a dot on the map of Alachua County. When tracks of the Savannah, Florida and Western Railway (later part of the Plant System) were extended from the town of High Springs southward to the town of Archer in the early 1890s, they ran through largely undeveloped land. Newberry was not even mentioned in books published before 1890 that advertised the advantages of Alachua County.<sup>7</sup>

Farmers growing cotton and those raising cattle and other livestock benefited from the railroad with its links to ports on either coast. So did the timber companies that began to extract carload after carload of logs from the seemingly endless pine forests of western Alachua County. But it was the discovery of rich deposits of hard-rock phosphate beneath the surface of the land surrounding Newberry around 1890 that created the mining boom that contributed to the extremely rapid early growth of the town. Phosphate, a mineral formed during the Pliocene age some five to six million years earlier, when the peninsula of Florida was beneath the surface of the ocean, is an important component of the fertilizer that was essential to the world's agricultural production.<sup>8</sup>

The arrival of the railroad and the boom in phosphate mining changed the economy of western Alachua County from one based on agriculture to one based on the extraction of natural resources. The "high rolling pine lands" marked on early maps produced a bounty of timber and turpentine, but it was the mineral below the surface that attracted the new wave of population and profits. First discovered in a quarry in eastern Alachua County in 1879, it was not until 1889 that phosphate's real potential was realized by Albertus Voght in Marion County. Digging hard-rock phosphate was a labor-intensive proposition, and a large number of workers were needed. Gangs of Italian immigrants and blacks from nearby states were recruited, and some mines resorted to convict labor to tackle the dangerous, backbreaking jobs. Land had to be cleared by hand and pits dug, mostly by men wielding pick axes and pushing wheelbarrows. Processing phosphate also involved extensive industrial and mechanical facilities; large structures were built to crush and wash the rock, and short rail lines reached across the countryside to the individual pits. Figures 5 and 6 illustrate some aspects of the phosphate industry. The main railroad lines,

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<sup>4</sup> Tebeau, 33, 72, 90, 117.

<sup>5</sup> Charles H. Hildreth and Merlin G. Cox. *History of Gainesville, Florida*

<sup>6</sup> John B. Pickard. *Florida's Eden: An Illustrated History of Alachua County*. (Gainesville, FL: Maupin House, 1994), 11-15.

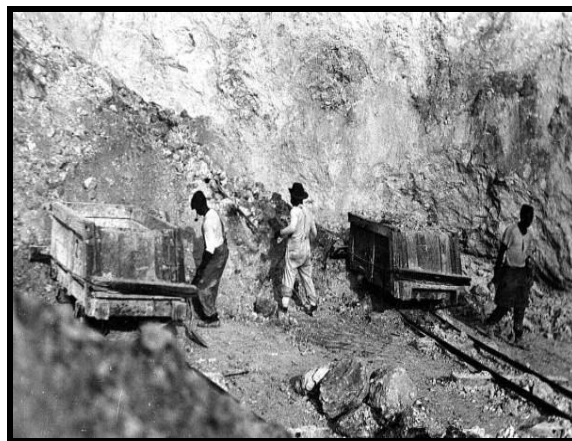
<sup>7</sup> Charles Henry (Carl) Webber, *Eden of the South* (New York: Leve & Alden's, 1883); John W. Ashby. *Alachua, The Garden County of Florida* (New York: The Southern Publishing Company, 1888).

<sup>8</sup> Arch Frederic Blakey. *The Florida Phosphate Industry: A History of the Development and Use of a Vital Mineral*. (Cambridge, MA: Harvard University Press, 1973). 17-18, 20, 46.

which became part of the Plant System, then hauled the phosphate to ports on both coasts of Florida. Most of the high-quality phosphate was shipped to Europe, with Germany the primary destination.<sup>9</sup>



**Figure 5. Franklin Phosphate Mine**



**Figure 6. Workers in Franklin Mine**

The Dutton, Little, and Newberry Phosphate companies were the first to establish mines in the area. Cumber Lumber Company, Franklin Phosphate Company, and Williams and Norfleet Company also opened mines. A post office was established in the settlement called Newtown at the center of all of this activity on March 19, 1894, but the town leaders must have felt that Newtown was too vague a name, for it only took them a few months to reconsider and change the name to Newberry, reportedly in honor of Newberry, SC.<sup>10</sup>

Thus, Newberry was established as a booming, late nineteenth-century mining and rail center. Unlike other towns in Alachua County that were settled before the Civil War, Newberry had to build its identity and establish a stable society in a short period of time. News of the “Grey Gold” spread and, like California in the Gold Rush of 1849, the high-grade mineral drew thousands, including adventurers and speculators, to prospect for deposits throughout the area. Many of the town’s first residents may not have intended to stay long: railroad men were always ready to move down the line and miners left when the mines played out. The first buildings were hastily constructed of the abundant local pine fabricated by a local sawmill, and at least one of the stores was hauled into town by a mule team from its rural location to serve the needs of the new community.<sup>11</sup>

Sawmills, such as the one operated by the Nipper family, provided not only material for homes and stores, but beams and timbers for the phosphate operations.<sup>12</sup> The mining and railroad activity attracted settlers from near and far who provided essential services and went about establishing a permanent community. C. D. May opened his New York Racket store in 1899 and paid for his investment in four years. May, a progressive businessman, active in establishing local government and a supporter of the schools, installed acetylene gas in his store and sold it to

<sup>9</sup> Haskell, A Porter and O. E. Kiessling. *Technology, Employment and Output Per Man in Phosphate-Rock Mining*. Philadelphia: Works Progress Administration, 1938. 8, 37, 20, 71, 77, 81; Pickard, 46, 76-77.

<sup>10</sup> Alford G. Bradbury and E. Story Hallock. “A Chronology of Florida Post Offices.” Handbook No. 2. Florida Federation of Stamps Clubs, 1962.

<sup>11</sup> The Kincaid Store, moved from a site four miles to the west, near the Dudley Farm Historic State Park, still stands in Newberry. (8AL2451).

<sup>12</sup> Barbara Foster, “Newberry Named for SC Town” *Gainesville Sun*, 4 March 1979.

others. Another prominent newcomer was Dr. N. J. Barry, who opened a practice and a drugstore on the main street.<sup>13</sup>

Methodist and Baptist congregations were formed and Newberry's first town government was set up, filing its articles of incorporation in 1895. With more than five hundred workers drawing wages within a six-mile radius of the town, business owners prospered. A weekly newspaper, *The Newberry Miner*, began publication in 1896. Its masthead boasted that there were fourteen mines in operation near Newberry. The three surviving issues of the publication carry advertisements of goods and services available in Newberry. A trend toward more permanent settlement is indicated by advertisements in the newspaper such as those inserted by Dr. E. B. Howell, a physician and druggist; Mr. Pickett and Mr. Roland, who had opened a grocery store; and the editor, Mr. C. T. Cheves, who sold real estate. Travelers could consult schedules for the Plant System and the East Coast Line, and news articles reported that streets are being cleared of stumps and businesses are expanding, with several stores offering clothing, jewelry, farm tools, furniture, and general merchandise for sale. Livery stables, saloons, hotels and boarding houses were open for business, and the new sawmill sold siding and shingles.<sup>14</sup> Historic photos show an unpaved Main Street (similar to those in movie Western frontier towns), but there were wood sidewalks along each side equipped with convenient railings to tie up horses.

During the 1890s, Newberry was still very much a raw, rowdy mining town, with a notably high crime rate. Newberry's Justice Court records for 1894 and 1895 list arrests for murder, assault and battery, gambling, highway robbery, cattle rustling, and public drunkenness.<sup>15</sup> Settling the town into stability and civility was a challenge, but by the end of the nineteenth century it appeared that Newberry would survive. Some early settlers, such as the Barry family, prospered and expanded their businesses as the town grew. (See Figures 7 and 8)



Figure 7. Dr. Barry's drug store: c1900

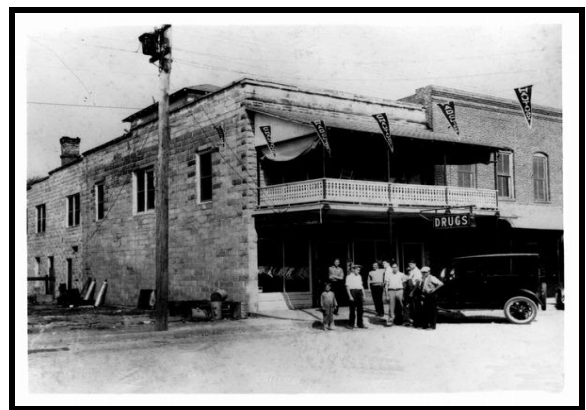


Figure 8. Dr. Barry's drug store: c1917

A review of the 1900 and 1910 census data indicates the racial composition of the town. The number of blacks far exceeded the number of whites in District 6, according to the Twelfth and Thirtieth Census rolls. In 1900, both races were mostly listed in agricultural occupations, although the number of "Day Laborers" listed may refer to the expanding mining activities. However, by 1910, a larger number of different occupations are recorded, many of them associated with mining, lumbering, and turpentine. While it is to be expected that the occupations of white merchants and businessmen be noted in the enumeration, the range of

<sup>13</sup> "Alachua County, Florida." *Southern Industry, Southern Real Estate and Financial Journal*, August 1903.

<sup>14</sup> *Newberry Miner*. Only three issues have survived. January 31, February 21, and February 28, 1896;

<sup>15</sup> Town of Newberry. Justice Court Records, 1894-1895.

occupations associated with blacks shows that many were earning wages in local industries, but also owned shops in town, ran boarding houses for miners and sawmill workers, hired out in hotels and private homes, worked as carpenters, barbers, and laundresses and were employed by the railroads and the ice factory. Hundreds established black and white families in the district continued to farm, occasionally taking jobs in town or in the mines.<sup>16</sup>

The first decade of the twentieth century saw many changes and improvements in Newberry. The railroad played an important role. Figure 9 shows a line of cars blocking traffic on Main Street. Mr. Cheves and other realtors sold house lots in the newly platted subdivisions, and in 1906 the Bank of Newberry was organized. The Board of Directors, made up of H. E. Pickett, W. H. Tucker, Dr. R. F. Ruff, C. D. May, C. A. Neal, John G. White, and Dr. S. G. Getzen, launched the bank with \$15,000 in capital and built a handsome two-story brick building two years later, which is still standing.<sup>17</sup> Figure 10 illustrates the architectural refinements of the Newberry Bank. The wisdom of building in brick was borne out when most of the original wood frame commercial buildings along Main Street and some of the nearby houses went up in smoke in the fire of 1907. With its financial anchor in place, the city fathers set their political ship in order. The original charter of 1895 had lapsed, so they reincorporated and received a new city charter from the Florida Legislature in 1909. The first schoolhouse for white children, a wood structure that went to grade ten, was built the same year. It burned in 1912 and a new brick school was built the following year. It is still in use as a city office.<sup>18</sup>

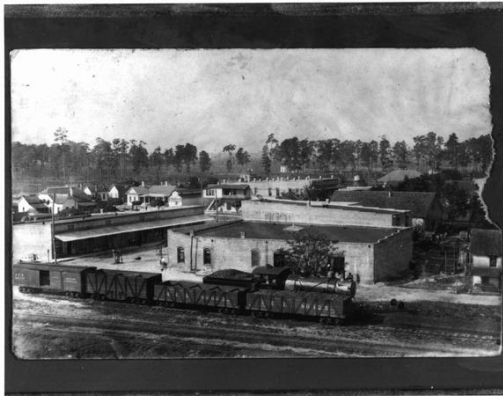


Figure 9. Panoramic View, looking west, c1907

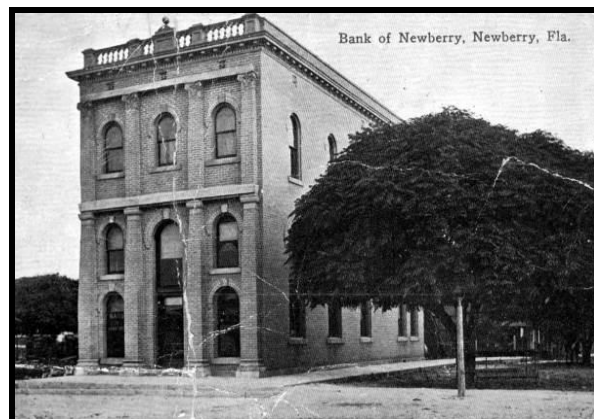


Figure 10. Bank of Newberry, c1913

A commercial outline of the busy town can be found in the town records of licenses issued during the first decade of the new century. One could dine in one of thirteen restaurants, stay at one of the eight hotels or boarding houses, get a haircut from one of eight barbers, have a photo made or purchase a ladies hat, buy insurance from one of four agents, call on any of the three doctors, a dentist, a druggist, or an optician for health needs, watch a show at the opera house, and play pool or go bowling.<sup>19</sup> There were two train depots over a period of years, but neither has survived. (Figures 11 and 12)

<sup>16</sup> US Department of Commerce, 12<sup>th</sup> Census, 1900, Alachua County, Precinct 6 and

US Department of Commerce, 13<sup>th</sup> Census, 1901, Alachua County, Precinct 6

<sup>17</sup> "Newberry News." *Daily Sun: Gainesville*, 22 March 1906.

<sup>18</sup> Alachua County, Office of Records. Plat Book A lists eight subdivisions in Newberry surveyed and recorded between 1905 and 1911; "Newberry News," *Daily Sun: Gainesville*, 22 March, 1906; "Destructive Fire Visits Newberry." *Daily Sun: Gainesville*, 11 May 1907; Boyd, Louise. "A History of Newberry, Florida." Unpublished paper, 1959, 12, 15.

<sup>19</sup> Town of Newberry, Licenses, Professional and Occupations, 1907-1910.



Figure 11. Railroad Station, Newberry, c 1890



Figure 12. Railroad Station, Newberry, c1910.

Some of the homes still standing in Newberry were built during this period. Prosperous citizens such as P. J. Norfleet, John G. White, Ira Carter, Dr. Samuel Getzen, Wallace Cheves, John Maxey Holt, and W. H. Tucker built distinctive homes in a variety of styles, mostly vernacular versions of American domestic architecture. Their footprints appear on the 1913 Sanborn map, along with footprints of commercial structures. (Figure 13)

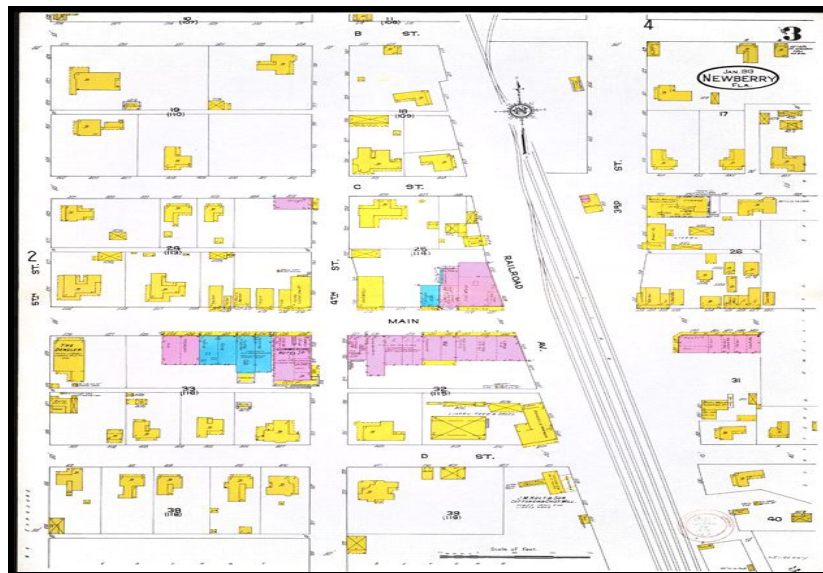


Figure 13. 1913 Sanborn map.

Newberry passed a bond issue to finance a modern electric plant and waterworks in 1913. The combined utility plant was constructed by the J. B. McCrary Company of Atlanta at a cost of \$26,500. Figure 14 provides an early view of the plant. The fire department made good use of the improved municipal water supply to contain the damage of a major fire in January of 1914, although the Masonic Lodge and some adjacent buildings burned.<sup>20</sup> W. R. Cheves was producing ten tons of block ice per day and 500 cases of fruit-flavored soda pop in the large plant built next to the railroad.<sup>21</sup> Figure 15 shows Mr. Cheves's impressive operation, which was located next to the Jacksonville and Southern Railroad tracks. It is no longer standing.

<sup>20</sup> "Newberry to Have Modern Water and Lighting Service." *Daily Sun: Gainesville*, 7 May, 1913; "Newberry Visited by \$4000 Fire Early Friday Morning." *Daily Sun: Gainesville* 31 January 1914.

<sup>21</sup> L. L. Palmer. "The Western Reserve and Its Good People." *Daily Sun: Gainesville*, 24 March 1914

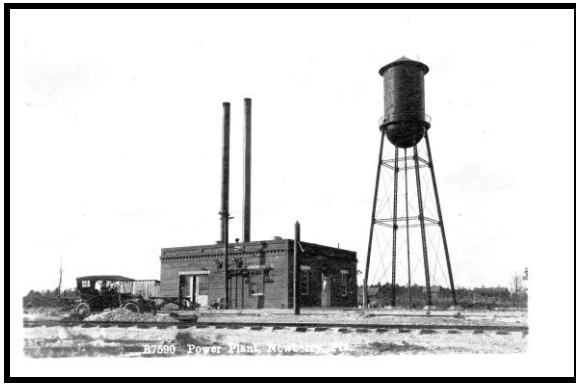


Figure 14. Newberry Power and Water Plant, c1915



Figure 15. Cheves Ice Factory, c 1915

Although Newberry was a busy and prosperous small town in 1913, it was facing a disastrous future. The military conflict known as World War I broke out in Europe in the summer of 1914, with England and France aligned against Germany. The United States eventually entered the war on the side of the Allied countries. Exports such as phosphate to the enemy nation, Germany, ended and the phosphate mines around Newberry closed. Although the fighting ended in late 1918, phosphate mining in Florida shifted south to Mulberry and Bartow where softer phosphate rock that was easier to extract had been discovered. The mines around Newberry never reopened and the people of Newberry who had put down roots turned to other sources of income. Some who had become involved in commerce turned back to agriculture, counting on the soil, naturally rich in phosphate, to grow crops such as cucumbers and watermelons, which could be shipped to northern markets by train. The local population, estimated at 1,500 in 1913, before the outbreak of World War I, barely reached 800 in the mid-twenties.<sup>22</sup> The growth of the town slowed, with few new buildings erected. However, a new high school was built in 1922. (Figures 16 and 17) Despite the efforts of the Board of Trade organized by local merchants in 1923, Newberry did not attract industry or develop the robust tourist trade that was creating a real estate boom in South Florida.<sup>23</sup> Taminiga Heights, promoted to investors in 1925, was a 239-acre subdivision located just east of Newberry that failed to confirm its promise. Lacking natural lakes and rivers, the developers hoped that the abandoned phosphate pits filled with water might attract investors.<sup>24</sup>



Figure 16. Newberry High School, built in 1920s



Figure 17. NHS Girls Basketball Team, 1927

<sup>22</sup> Sanborn Insurance Maps, Newberry 1913, 1926,

<sup>23</sup> "Newberry Organizes Board of Trade at Gathering Tuesday." *Daily Sun: Gainesville*. 18 October 1923; "The Great Bowl of Alachua." Promotional brochure, Alachua County Chamber of Commerce, 1925.

<sup>24</sup> Don Davis. "Newberry: The Early Years." Video of historic photos, 1995.



Like the rest of Florida, Newberry experienced hard times during the Great Depression, which began in the late 1920s and lasted throughout the 1930s. Unemployment was high and taxes scarcely covered the most minimal cost of local government. Federal programs such as the Works Progress Administration and Civil Works Administration were helpful in funding several important construction projects in Newberry and providing wages for unemployed workers. The stone municipal building designed by Gainesville architect Sanford Goin is still a treasured local landmark. (Figure 18) However, the park, swimming pool, and tennis courts built on city-owned land next to the power plant have not survived.<sup>25</sup>

Unlike many Florida towns that prospered during the 1940s when the impact of military training during World War II resulted in construction of airfields, barracks, and gunnery practice ranges, Newberry remained a quiet agricultural town throughout the war years. A review of city commission minutes reveals that cattle were still roaming at large and the city had to resort to building a city pound to contain the strays. The small electric plant could no longer provide adequate service, so it was shut down in 1952 and Newberry purchased its energy from the Florida Power Corporation. The Garden Club assumed responsibility for planting shrubs and flowers around the Municipal Building, which was the center of Newberry civic and social life. The city commission met there, as did local organizations.<sup>26</sup> A one-story brick-and-rock-faced building, which still stands, was also built on the grounds of Newberry High School. It was originally used as a community canning center and later was incorporated into the campus of the Newberry High School, where it served as the center for the school's agricultural education programs. Another popular place to be in Newberry was the skating rink, where roller-skating and dances attracted teenagers as well as older residents of the town. In 1943 a group of fifteen men formed a local Lions Club, which has proved to be an enduring and vital part of the community.<sup>27</sup> In 1946, the Newberry American Legion and its Auxiliary kicked off the first annual Watermelon Festival, at the skating rink. The Festival, an enduring success, brought prosperity to many local growers and has funded a variety of local projects, including the restoration of the Little Red Schoolhouse. (Figure 19)



Figure 18. Newberry Municipal Building (8AL2454)



Figure 19. Little Red Schoolhouse (FL2410)

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<sup>25</sup> Pickard, 93.

<sup>26</sup> City of Newberry, Commission minutes, 1940-1948.

<sup>27</sup> "The Newberry Lions Celebrating 60 Years of Service, 1943-2003." Commemorative booklet, Newberry, 2003.

In 1952 there were about twenty-five stores in Newberry, which was still principally dependent upon agriculture. There was one hotel, a bank, a theater and one factory where Dr. William Barry manufactured a screw worm repellent he had invented and marketed to local farmers.<sup>28</sup>

Newberry, once a busy stop on the railroad, lost its passenger service and, when its depot was damaged, it was not rebuilt. As vehicular traffic more and more replaced railroads in the last half of the 20<sup>th</sup> century, Florida's roads and highways became increasingly important. A noticeable increase in traffic through Newberry in the 1950s was of enough concern that the city passed ordinances regulating the speed of automobiles on local streets and negotiated with the railroads about safety issues at road crossings. Asphalt surfacing was an improvement over dirt roads and concrete replaced wood sidewalks in downtown Newberry. Crime rates rose and there was talk of either building a new jail or adding on to the existing one. The city continued to maintain the tennis courts built in the late 1930s. A new concept, Planning and Zoning, was discussed by the commission in 1956, and the city began to require building permits and pre-approval of construction plans.<sup>29</sup> However, the boundaries of Newberry did not even begin to expand until the late 1960s and there was only sporadic building, mostly of individual residences, within the city limits. Most new commercial building on SR 26 took place east of the north-west railroad tracks and the original downtown business district and along US 41. Some older structures, such as the venerable Densler Hotel, built at the turn of the century, were demolished. However, a comparison with the 1926 Sanborn Map of Newberry's Historic District with the current city plan shows similar patterns of land use and a significant rate of retention of historic structures over time.<sup>30</sup>

A vital community issue in the 1950s was the proposed closing of Newberry High School (for white students) when the Alachua County Board of Education planned to consolidate smaller high schools in the county into larger, comprehensive high schools. When it was proposed that white high schools in Alachua, High Springs and Newberry be closed and the students bussed to a new high school to be built in the northwest area of the county, Newberry citizens protested and were successful in keeping their high school open. The high school for white students built in 1922, which was not up to modern standards, was demolished and a new high school built in 1970 on the same campus, close to the center of Newberry. A new elementary school was built in 1975, east of the municipal cemetery and south of the Newberry Historic District.<sup>31</sup>

The public school attended by black students in Newberry was located northeast of the center of town and only went to the eighth grade. Homes, churches, and small businesses owned by Newberry's African American community are located north of the historic district and north of the east-west railroad tracks. Over the years, most of the historic residences, the public school, and original churches built by African Americans were demolished, and replaced by newer structures, although the original street patterns appear to be unaltered.

Newberry's leisurely growth in the remaining decades of the 20<sup>th</sup> century continued and most of the older buildings, both commercial and residential, remained standing, preserving the core of the original business district and adjacent neighborhoods. However, as growth and development

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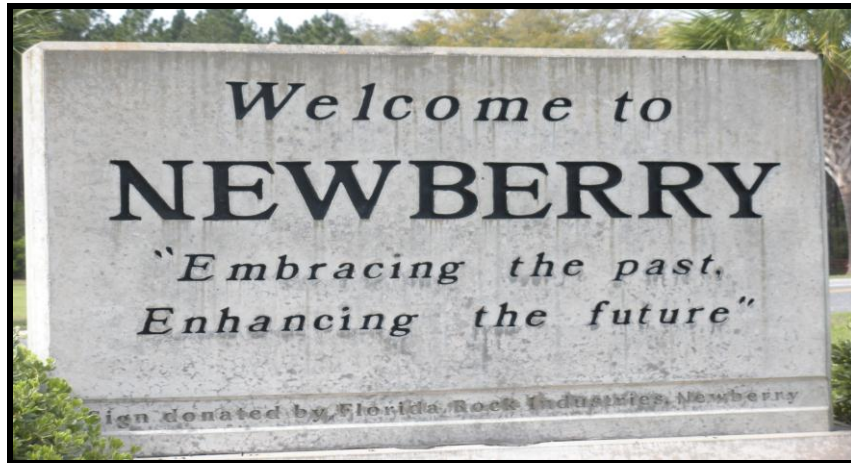
<sup>28</sup> Kenneth D. Suggs. "My Home Communities: Haile and Newberry, Florida." Term paper for UF History Course. 1952.

<sup>29</sup> City of Newberry, Commission minutes, 1949-1959.

<sup>30</sup> Jerry Cooper, "Newberry's 60-Year-Old Densler Hotel Being Torn Down: The Past Recalled." *Gainesville Daily Sun*, 7 July, 1963.

<sup>31</sup> W. N. Barry. Oral Interview by Jeff Charbonnet, July 19, 1984, Samuel Proctor Oral History Program. Dr. Barry was on the Alachua County School Board during the period of school consolidation.

in the western half of Alachua County accelerated in the first decade of the 21<sup>st</sup> century, Newberry's city limits have expanded significantly, bringing new families and new businesses to the area. Newberry, the former mining boomtown, has adopted the motto, "Embracing the past, Enhancing the future." (Figure 20)



**Figure 20. Newberry Welcome Sign, 2011**  
(photo by author)

## RESEARCH DESIGN

The objective of the project was to survey the buildings in the Newberry Historic District, to update existing FMSF forms and to create new ones as necessary to include buildings constructed fifty years ago, before 1960. The sequence of events begins with gathering and reviewing material from previous surveys. Time was set aside early in the project to draft the historical narrative in order to have a firm understanding of the factors that impacted the settlement and growth of Newberry. Combined with historic photograph, this narrative gave a historic context to changes that had occurred and helped determine which were the most and least significant extant buildings. These findings will aid the City of Newberry in future preservation planning. The survey report will draw upon the findings of the survey to make recommendations for further activities.

Following this, it was necessary to conduct a thorough visual survey of the area to record any changes to individual buildings, and to assess changes in the visual context of the area such as realignment of roads, demolition of buildings, or significant new construction in the district. This pedestrian survey by the survey team involved walking each street in the district, filling out a form for each building, and taking copious digital photographs for further analysis. After the field survey was completed, the survey team entered data electronically using SmartFormII software and prepared the required photographs and maps for each site. The significance of the each resource was evaluated according to National Register criteria. The results were tabulated and analyzed and relevant architectural descriptions provided to support the discussion of the project work.

Tables compiled to record data collected on the site file forms are included in the Survey Report in Appendix A. Selected maps are in Appendix B. The City of Newberry Historic Preservation Ordinance is included in Appendix C. This document was completed according to Florida Master Site File requirements, the “Guidelines for Survey Project,” and Chapter 1A-46 *Florida Administrative Code Checklist*

The question arises as to why Newberry’s black community is not represented in this survey or in the historic district. There is a reason. When a survey of existing housing was undertaken by the city in the late 1970s, twenty-six percent of the homes in Newberry were judged to be dilapidated or deteriorated. As a consequence, the city received several Community Development Block Grants, which led to the demolition of many of the older buildings deemed to be in poor condition. Most of these buildings were in the north sector of the town occupied by African Americans, and were probably built by the black carpenters and builders who were drawn to the city by the phosphate industry. A review of this sector of town on the 1913 and 1926 Sanborn maps shows that three large churches and two lodge halls as well as a school and many homes that are no longer extant.<sup>32</sup> Had some of those buildings been preserved or rehabilitated instead of being demolished, a more complete picture of Newberry’s architectural and historic resources would have been possible.

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<sup>32</sup> Laurie, “Survey,” 28-29.

## **DISCUSSION OF THE PROJECT WORK**

The project design dictated the sequence of activities. The initial step was to meet with city officials to discuss the scope of the project and enlist their assistance. Maps of the area were obtained and historical and architectural data were compiled to provide background for the historical narrative. The project team next conducted fieldwork over a period of six weeks, which involved completing field forms, noting location, architectural details, alterations, condition, use and auxiliary buildings and features. They also mapped the structures in the historic district on the field forms, which were then compared with existing Florida Master Site File forms obtained from the Bureau of Historic Preservation. Some existing forms had updated addresses and some did not. The Alachua County Property Appraiser's records were consulted to record the current address for all buildings. The survey team recorded information on noncontributing as well as contributing sites. Nine contributing historic buildings had been demolished since 1987 and this information was also recorded. With the exception of one resource, a two-story commercial structure (8AL2424, the Barry Drug Store), the rest of the contributing buildings that have been demolished were wood frame, single-family residences. A table of these non-extant structures is included in Appendix A.

A total of seventy-four historic resources were recorded within the survey area and one historic cemetery within the city limits but outside of the historic district boundaries. No difficulties were encountered in securing access to the historic resources and assistance was generously provided by individuals in the community and the staff and elected officials of the City. Site files of standing structures previously recorded Florida Master Site File forms were updated and Florida Master Site Files for five structures were recorded for the first time.

Field data were transferred to electronic format files using SmartFormII software. Mapping and photographs to accompany each form were designed and printed. Accompanying each form is a copy of the Newberry USGS map marked with the appropriate FMSF number, a photograph paired with a location map, and a larger photograph of the building. Paper copies of this material will be transmitted to the Florida Site File office along with the final Survey Report, with copies also to be transmitted to the City of Newberry Planning Office.

As a small, rural town that saw its most rapid growth occur during the first few decades of the 20th century, most of the significant historic buildings in Newberry reflect the national styles, building materials and technology of this period. All of the commercial buildings in the historic district are arranged on either side of the one main commercial thoroughfare running east and west through Newberry, with residential streets spreading to the north and south of that busy road, now designated as West Newberry Road (State Road 26). Little new building has intruded on the historic fabric of the historic district, although the city boundaries have expanded and new subdivisions are being built.

### **Architectural Styles in Newberry**

All historic structures within the project area, the Newberry Historic District, were identified and assessed according to National Register criteria. According to the 1987 National Register nomination, contributing resources to the district were constructed between 1894 and 1938, and

the district as a whole is representative of early twentieth century small towns in Florida associated with agriculture. The 1987 nomination listed a total of eighty-seven buildings within the boundaries of the district and forty-eight were listed as contributing resources. The 2011 project consisted of a resurvey of the Newberry Historic District to update earlier findings and record newly eligible resources, those built before 1960 that meet the criteria necessary to be considered as contributing resources to the district. The survey findings were evaluated and summarized as the project progressed. The list of resources, including dates of construction and brief descriptions, can be found in Appendix A.

The architectural resources, both commercial and residential, fall into several stylistic categories. The most prevalent style identified is Frame Vernacular, with forty-two structures classified under this category. Masonry Vernacular was the second most prevalent style with twenty-four examples identified. An assortment of other styles with only one example were noted, but there are three Craftsman structures in Newberry's Historic District. The more elaborate masonry and frame structures were built during Newberry's boomtime mining era, between 1900 and 1915. The majority of the resources have had at least one addition or alteration, and some have had multiple changes over time. The following discussion is a summary of the prevailing architectural styles, and resources that illustrate them.

### *Frame Vernacular*

The term "Frame Vernacular," classified as a building style, usually refers to a house constructed of local materials by a self-taught, rather than architecturally trained, builder, and not associated with any one particular stylistic period. Most Frame Vernacular buildings have a wood frame construction with a variety of types of vertical or horizontal wood siding. These one- or two-story buildings, often with gable or hip roof, and set on brick or concrete block foundations, traditionally have wood double-hung sash windows with a variety of arrangements of windowpanes. Over time, the original siding may have been re-clad in other material such as asbestos, vinyl or metal and the windows replaced with metal awning or single-hung sash. Examples of Frame Vernacular homes are shown in Figures 21 and 22. More ornate versions of Frame Vernacular are often referred to as "Folk Victorian," referring to the love of embellishment that pervaded the period of Queen Victoria's reign in England. Figures 23 and 24 show the Folk Victorian form of Frame Vernacular in Newberry.



Figure 21. 155 NW 254<sup>th</sup> Street (8AL2418)



Figure 22. 25850 West Newberry Road (8AL2463)



Figure 23. 170 NW 254<sup>th</sup> Street (8AL2419)



Figure 24. 80 SW 254<sup>th</sup> Street (8AL2421)

*Masonry Vernacular*

Masonry Vernacular generally refers to a type of building constructed of brick, concrete block or stone by self-taught builders with no predominant stylistic details. These buildings usually rest on a slab or continuous foundation. Some older Masonry Vernacular buildings incorporate details influenced by Classical Revival architectural styles such as decorative stone or brickwork around windows or at the roofline. Masonry Vernacular may refer to residential buildings as well as commercial and institutional structures such as hotels and stores, or churches and schools. Figures 25 through 28 show examples of masonry vernacular buildings in Newberry.



Figure 25. 25439 West Newberry Road (8AL2455)



Figure 26. 145 NW 257<sup>th</sup> Street (8AL5594)

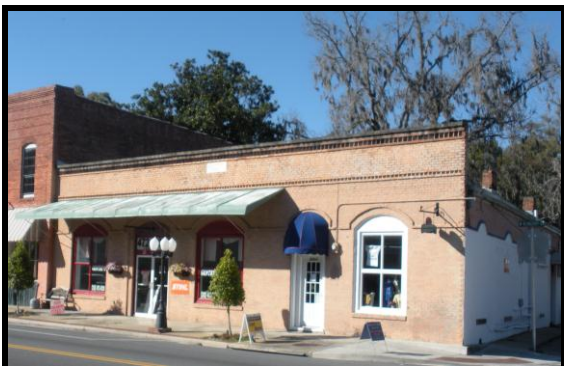


Figure 27. 25320 West Newberry Road (8AL2444)



Figure 28. 25720 West Newberry Road (8AL5022)

## *Craftsman*

The Craftsman style originated in California in the early 1900s with architects Charles and Henry Green, who drew on English Arts and Crafts and Japanese architectural designs. It ranged from elaborate examples designed by professionals to simple, vernacular versions adapted from pattern books and magazines and built of local materials by local builders. The low-pitched gable roof with overhanging open eaves, knee braces, and battered columns supporting wide porch roofs are distinguishing features.<sup>33</sup> Craftsman houses, in reaction to the elaborate 19<sup>th</sup> century Victorian style, embraced simplicity of form, use of local natural materials, and the visibility of handicraft. Newberry has excellent examples in two homes, as shown in Figures 29 and 30. The Municipal Building, shown in Figure 18, is also influenced by the Craftsman style.



Figure 29. 90 NW 255<sup>th</sup> Street (8AL2425)



Figure 30. 25467 SW 1<sup>st</sup> Avenue (8AL2405)

## *Romanesque Revival*

American architect Henry Hobson Richardson adapted the Romanesque form for the homes he designed for his wealthy clients, and it soon became a popular form for commercial buildings as well in the late 19th century.<sup>34</sup> Characterized by masonry arches, towers, corbelling and rounded windows and doorways, the style filtered down to small towns where it lent dignity and form to local landmarks and churches such as the First Baptist Church of Newberry shown in Figure 31.



Figure 31. First Baptist Church of Newberry (8AL2457)

<sup>33</sup> Virginia McAlester and Lee McAlester. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988) 453-454.

<sup>34</sup> McAlester and McAlester, 301, 302.



## Newberry's Built Environment

The historic resources survey conducted in 1986 noted the placement of historic building in Newberry in reference to the railroad tracks that pass through the area. As engines of prosperity, early railroad companies in Florida built tracks through uncharted wilderness, linking coastal and inland agricultural, mining, timber and tourism interests. Towns like Newberry grew up around junctions and railroad stations. Trains brought new settlers and also the building supplies they used to construct their homes and stores. The local newspaper in 1896, the *Newberry Miner*, advertised building supplies such as brick for chimneys, piers and facades, and window glass and hardware shipped in from Georgia and elsewhere to supplement lumber produced by local sawmills for roofing and siding.<sup>35</sup>

Historic residences in the district built before 1940 are all wood frame detached houses, with the notable exception of the Tucker House (8AL 2456), built of rusticated concrete block. (Figure 25) None is unaltered by time and use. Additions of garages and carports, extensions for larger kitchens and bathrooms, replacement windows, enclosed porches, new roofing or siding material, and attached carports and garages are evidence of the dynamic nature of residential housing in the district. The massed plan with side gable was a common arrangement and sweeping hip roofs or intersecting gables are seen on some of the oldest homes, those constructed before 1920. A few homes built between 1940 and 1960 are built of concrete block, but only one, the Barry house (8AL5026), constructed around 1950, is built of brick. Newer homes are similar in size and placement to those built during the early twentieth century in relation to lot lines and setbacks. Most of the residential streets do not have sidewalks, but are paved, and only a few of the house lots are enclosed by fencing. Since the 1986 survey and the listing on the National Register of the Newberry Historic District in 1987, nine contributing buildings have been demolished, eight of them single family residences. Most of the historic homes are in good to excellent condition and have preserved the defining elements of their historic appearance.

After disastrous fires wiped out most of the wood frame stores early in the twentieth century, businessmen rebuilt in brick or concrete block and continued to cluster near the railroad tracks and along the main east-west road. As automobile traffic replaced railroad traffic later in the 20<sup>th</sup> century, the pattern continued, but filling stations and garages replaced livery stables and barns in the urban space. See Figure 28, built as a Pure Oil gas station in the 1930s, as an example. A handy parking place in front of a popular restaurant is the modern equivalent of a convenient hitching post near the entrance of the local general store one hundred years ago.

Buildings that contribute to the historic district fall into several categories as to use and ownership. Private residences comprise the largest category in the district. There are forty-four single-family homes, of which forty are contributing and four are noncontributing. There are twelve privately or corporately owned buildings that still function as stores, offices, or other commercial uses such as a bank, a restaurant, a telecommunication site, and a cold storage facility. Three former residences have been converted to commercial use. Seven of the contributing buildings are owned by the City of Newberry, and three are owned by non-profit organizations: the First Baptist Church of Newberry, the Ira Carter Masonic Lodge, and the Newberry Lions Club.

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<sup>35</sup> *Newberry Miner*, 21 February 1896; Murray D. Laurie, "Historical and Architectural Survey of Newberry, Florida," November 1986. 22-23.

## CONCLUSIONS AND RECOMMENDATIONS

A total of seventy-four resources were found to be old enough to be eligible as contributing resources to the National Register historic district and thirteen were found to be potentially individually eligible for NR listing. All buildings that contribute to the historic district, whether or not they are individually eligible for listing on the National Register of Historic Places under Criteria A, B, C, and D, are eligible for applicable tax credits and grant opportunities. The National Register Criteria for Evaluation consider whether or not historic resources possess integrity of location, design, setting, materials, workmanship, feeling association and if they:

- a. are associated with events that have made a significant contribution to the broad patterns of our history;
- b. are associated with the lives of persons significant to our past;
- c. embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that may have yielded, or may be likely to yield, information important in prehistory or history.

A total of eight resources that are included in the Florida Master Site File were determined to be not eligible as contributing to the Newberry Historic District. Three linear resources--two historic rail corridors and one state highway--were added to the Newberry Historic District as contributing resources. Since the original survey in 1986, twenty new structures have been constructed within the boundaries of the original historic district.

Slight changes in the boundaries of the 1987 historic district might result in a few more buildings being included, but this does not seem to be an urgent matter. Since the city limits have greatly expanded to encompass many formerly rural properties, other historic resources that are significant might be considered either for individual listing on the National Register or as additions to the existing district as part of a Multiple Property nomination under the theme of Resources Contributing to Historic Newberry. A review of existing Florida Master Site Files recorded during earlier surveys would be helpful in identifying possible eligible resources, including archaeological sites and those associated with early mining activities. Maps to link properties in the Newberry Historic District to the Florida Master Site files using GIS technology as a planning tool were prepared during the course of this survey project.

The integrity of the original historic district appears to be secure, as most of the recent construction has taken place outside of the district boundaries. Recently, two large sports complexes have been established on the expanded outskirts of the city, and a large complex devoted to equestrian activities is located east of the historic district. Newer commercial construction, a shopping center and an industrial/business park, is also located outside of the historic boundaries.

In order to preserve the integrity of the Newberry Historic District, the city has taken positive steps. The City has included a robust historic preservation ordinance in its city code (See Appendix C) and has become a Certified Local Government, which makes it eligible for additional grants. In 2006, Newberry launched a successful Main Street program, which is located in the historic fire station (8AL2455). An art gallery featuring the works of local artists opened recently in the Main Street office and the weekly Main Street Farmers Market is an

established enterprise. Seasonal events and tourism promotion are part of the Main Street program.

The Main Street Manager also is engaged in efforts to restore the city-owned Kincaid Store (8AL2451) the oldest commercial structure in Newberry. (Figure 32) Built in Jonesville around 1890 and moved to Newberry at the turn of the nineteenth century when the town was experiencing its early mining boom, the historic store is located on the northeast corner of the intersection of NW 254<sup>th</sup> Street and West Newberry Road. The wood frame construction is rare among the commercial buildings in the district and represents the earliest phase of Newberry's history. The front gabled roof and the sturdy wood brackets supporting the hip-roofed awning that shades the sidewalk in front contrast with the other older masonry commercial buildings with their flat roofs and brick parapets. The Kincaid building is vacant at present, but efforts to raise funds to restore it and operate it as a historical museum are underway.



**Figure 33. Kincaid Store (AL2451)**

The handsome Newberry Municipal Building, constructed in the mid-1930s and partly financed with WPA funds, is the centerpiece of the city's civic life (8AL2454). (See Figure 18) To accommodate the need for more office space, the city built a wing to the west of the Municipal Building, which once held the Mayor's office. This addition is of compatible material and architectural style and is set back on the property so that it does not detract from the original historic structure. Across the street, the City Hall Annex is located in the former office building of a limerock company (8AL5593). This masonry structure with modern elements on its main façade was built c1950 and reflects the extension of Newberry's early history, founded on the mining and extraction of the mineral resources of the area. The mining of limerock for building materials is still an important economic factor in the area. The use by the city of this small structure has preserved it and it is now a contributing structure to the historic district.

The City of Newberry has made another significant investment in historic preservation by acquiring and renovating the 1910 red brick schoolhouse (See Figure 19), which was no longer needed by the Alachua County School Board when a new elementary school was constructed in the mid-1970s. The city received historic preservation grant funding to rehabilitate the handsome Italianate-style brick school in 2000 and it now houses city offices.

A city-owned and underutilized historic resource is the red brick water and electric plant built in 1913 (8AL2438). The one-story masonry vernacular building has fine brick details in the parapet defining the roofline and the surrounds of the doors and windows on the main façade, which faces east. The machinery used to pump water for the town's water system is still in place inside one section of the building. Newberry recently approved plans for a new recreational complex on city-owned land just east of the utility plant. The Triangle Park is expected to become part of

Rails-to-Trails pathway utilizing the adjacent railbed of the historic Jacksonville and Southern Railroad (8AL5103). This railroad corridor continues on to Trenton to the west to connect with established segments of the statewide Greenways trail system. The historic utility building would be an excellent addition to the Triangle Park project, which falls within the boundaries of the historic district. (See Figure 34) The structure, which contributes to the historic district, could be used for a museum or indoor recreational space, a center for cycling support facilities, or additional office space for the city utilities department. It is highly recommended that grants to restore the historic utility building be included in plans for this complex. The historic jail (AL5595), located to the west of the utility building, also has the potential for renovation and reuse in conjunction with these proposed recreational amenities.

One of the most successful commercial enterprises making use of a historic building is the Newberry Backyard Barbeque, located in the two-story masonry Commercial Hotel on the corner of West Newberry Road and SW 254<sup>th</sup> Street (AL2452). Efforts to attract more businesses, stores, and restaurants are underway and a zoning overlay of the historic district to facilitate appropriate reuse of historic buildings has been designed to attract investors. Bringing compatible commerce to the original downtown area of Newberry would strengthen the preservation program.

As Newberry grows, there are opportunities to engage new resident and visitors drawn to the surrounding sports facilities and recreational trails in heritage tourism. A nationally recognized early Florida farmstead, the Dudley Farm Historic State Park, is now within the boundaries of the City of Newberry, located four miles east of the historic district. Higher visibility and recognition of this historic site and its links to Newberry's history would be of mutual benefit to both the City of Newberry and the Dudley Farm. Heritage tourism is enhanced as visitors seek multiple opportunities to explore the area's diverse historic resources. Visitors to Dudley Farm should be encouraged to travel a bit farther west to enjoy the pleasures of historic Newberry, and visitors to Newberry for shopping and dining should be enticed to stop by the Dudley Farm and learn more about Florida's agricultural heritage.

Multimedia resources such as the local public access television channel, the City of Newberry website, and links to Alachua County Visitors and Convention Bureau website and to VisitFlorida, the state's tourism promotion enterprise, would enhance the focus on Newberry's historic district. An updated walking tour brochure of Historic Newberry is in the planning stage.

Newberry has small grants available for façade enhancement of buildings in the district, with guidelines for preserving the unique architectural character of the area. Some historic districts encourage property owners to place informative plaques or historic markers on their buildings to create a sense of place and this strategy should be considered. Encouraging appropriate and attractive signage and landscaping to create an appealing streetscape that define the character of the district should be an ongoing process. Issues such as parking, sidewalks, crosswalks, and street lighting should be part of an overall strategy for maintaining the historic integrity of the Newberry Historic District.

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## APPENDIX A TABLES

**Table 1: Complete List of Historic Resources Identified in Newberry Historic District in 2011 Survey Project**

SiteID	Present Address	Year Built	Style*	Present Use	Potentially Individually Eligible for NR	Contributes to Historic District
AL2394	25238 NW 1 <sup>ST</sup> AVE	1945	FV	RESIDENCE	NO	YES
AL2395	25241 NW 1 <sup>ST</sup> AVE	C1900	FV	RESIDENCE	NO	YES
AL2396	25252 NW 1 <sup>ST</sup> AVE	C1910	FV	RESIDENCE	NO	YES
AL2397				NON-EXT		
AL2398	25436 NW 1 <sup>ST</sup> AVE	C1916	FV	RESIDENCE	NO	YES
AL2399				NON EXT		
AL2400	25602 NW 1 <sup>ST</sup> AVE	1906	FV	RESIDENCE	NO	YES
AL2401				NON EXT		
AL2402	25647 NW 1 <sup>ST</sup> AVE	C1910	FV	RESIDENCE	NO	YES
AL2403	25432 SW 1 <sup>ST</sup> AVE	1913	FV	RESIDENCE	NO	YES
AL2404	25451 SW 1 <sup>ST</sup> AVE	C1910C	FV	RESIDENCE	NO	YES
AL2405	25467 SW 1 <sup>ST</sup> AVE	C1912	CRAFT	RESIDENCE	NO	YES
AL2406	110 SW 255 <sup>TH</sup> ST	C1930	FV	RESIDENCE	NO	YES
AL2407	25749 SW 1 <sup>ST</sup> AVE	C1902	FV	RESIDENCE	NO	YES
AL2409	25615 NW 2 <sup>ND</sup> AVE	1929	FV	RESIDENCE	NO	NO
AL2410	25815 SW 2 <sup>ND</sup> AVE	1910	MV	OFFICES	YES	YES
AL2417	98 NW 254 <sup>TH</sup> ST	1923	MV	INDUSTRIAL	NO	YES
AL2418	155 NW 254 <sup>TH</sup> ST	C1900	FV	RESIDENCE	NO	YES
AL2419	170 NW 254 <sup>TH</sup> ST	1902	FV	RESIDENCE	YES	YES
AL2421	80 SW 254 <sup>TH</sup> ST	C1900	FV	RESIDENCE	NO	YES
AL2422	85 SW 254 <sup>TH</sup> ST	C1907	FV	RESIDENCE	NO	YES
AL2423	112 SW 254 <sup>TH</sup> ST	C1907	FV	RESIDENCE	NO	YES
AL2424				NON EXT		
AL2425	90 NW 255 <sup>TH</sup> ST	1924	CRAFT	RESIDENCE	YES	YES
AL2426	102 NW 255 <sup>TH</sup> ST	C1910	FV	RESIDENCE	NO	YES
AL2427	125 NW 255 <sup>TH</sup> ST	C1910	FV	RESIDENCE	NO	YES
AL2428	175 NW 255 <sup>TH</sup> ST	1910	FV	RESIDENCE	NO	YES
AL2430	104 NW 257 <sup>th</sup> ST	C1900	FV	RESIDENCE	NO	YES
AL2432	95 SW 258 <sup>th</sup> St	1905	FV	RESIDENCE	NO	YES
AL2433				NON EXT		
AL2434				NON EXT		
AL2435	180 SW 258 <sup>TH</sup> ST	C1910	FV	RESIDENCE	NO	YES
AL2438	114 NW 260 <sup>TH</sup> ST	1913	MV	UTILITY	YES	YES
AL2444	25310 W NEWBERRY RD	C1906	MV	2 STORES	YES	YES
AL2445	25315-25-35 W NEWBERRY RD	C1907	MV	3 STORES	YES	YES
AL2446	25340 W NEWBERRY RD	C1906	MV	STORE	YES	YES
AL2447	25345-49 W NEWBERRY RD	C1907	MV	2 STORES	NO	YES
AL2448				NON EXT		
AL2449	25355 W NEWBERRY RD	C1907	MV	OFFICE	NO	YES
AL2450	25365 W NEWBERRY RD	1908	MV	BANK	YES	YES
AL2451	25370 W NEWBERRY RD	1890	FV	STORE	YES	YES
AL2452	25405 W NEWBERRY RD	C1917	MV	RESTAURANT	YES	YES

SiteID	Present Address	Year Built	Style*	Present Use	Potentially Individually Eligible for NR	Contributes to Historic District
AL2453	25425 W NEWBERRY RD	C1911	MV	OFFICE	NO	YES
AL2454	25420 W NEWBERRY RD	1938	CRAFT	MUNICIPAL BL	YES	YES
AL2455	25439 W NEWBERRY RD	C1913	MV	2 OFFICES	NO	YES
AL2456				NON EXT		
AL2457	25520 W NEWBERRY RD	1912	ROM RV	CHURCH	YES	YES
AL2458	25527 W NEWBERRY RD	1908	MV	OFFICE	YES	YES
AL2459	25650 W NEWBERRY RD	C1933	RV COTT	OFFICE	NO	YES
AL2460	25739 W NEWBERRY RD	1935	FV	RESIDENCE	NO	YES
AL2461	25753 W NEWBERRY RD	C1900	FV	RESIDENCE	NO	YES
AL2462	25825 W NEWBERRY RD	C1910	FV	RESIDENCE	NO	YES
AL2463	25850 W NEWBERRY RD	C1910	FV	RESIDENCE	NO	YES
AL2464				NON EXT		
AL2465	25922 W NEWBERRY RD	C1920	FV	RESIDENCE	NO	YES
AL2466	25933 W NEWBERRY RD	C1910	FV	RESIDENCE	NO	YES
AL2467	25954 W NEWBERRY RD	1940	FV	RESIDENCE	NO	YES
AL5011	25847 W NEWBERRY RD	C1945	FV	CLUB	NO	YES
AL5012	22 SW 258 <sup>TH</sup> ST	C1920	FV	OFFICE	NO	NO
AL5013	42 SW 258 ST	C1956	FV	RESIDENCE	NO	NO
AL5014	90 SW 257 <sup>TH</sup> ST	C1938	MV	RESIDENCE	NO	YES
AL5015	25835 NW 1 <sup>ST</sup> AVE	1954	MV	GARAGE APT	NO	NO
AL5016	25823 NW 1 <sup>ST</sup> AVE	C1955	FV	RESIDENCE	NO	YES
AL5017	20 NW 258 <sup>TH</sup> ST	1945	FV	RESIDENCE	NO	YES
AL5018	25760 W NEWBERRY RD	1943	MV	RESIDENCE	NO	YES
AL5019	25735 NW 1 <sup>ST</sup> AVE	1957	FV	RESIDENCE	NO	NO
AL5020	24 NW 257 <sup>TH</sup> ST	1930	FV	RESIDENCE	NO	YES
AL5021	25740 W NEWBERRY RD	1957	MV	STORE	NO	NO
AL5022	25720 W NEWBERRY RD	1930	MV	STORE	NO	YES
AL5023	25715 W NEWBERRY RD	1935	MV	STORE	NO	YES
AL5024	25565 W NEWBERRY RD	C1900	FV	RESIDENCE	NO	YES
AL5025	25410 NW 1 <sup>ST</sup> AVE	1959	MV	UTILITY	NO	YES
AL5026	25363 NW 1 <sup>ST</sup> AVE	1948	MV	RESIDENCE	NO	YES
AL5027	152 NW 253 ST	C1930	FV	RESIDENCE	NO	NO
AL5028	25222 NW 1 <sup>ST</sup> AVE	C1930	FV	RESIDENCE	NO	YES
AL5103	JAX & SOUTHERN			LINEAR	NO	YES
AL5104	SOUTH, FL & WESTERN			LINEAR	NO	YES
AL5107	STATE ROAD 26			LINEAR	NO	YES
AL5593	25445 W NEWBERRY RD	1960	MV	OFFICE	NO	YES
AL5594	145 NW 257 <sup>TH</sup> ST	C1950	MV	CLUB	NO	YES
AL5595	114 NW 260 <sup>TH</sup> ST	C1913	MV	JAIL	NO	YES
AL5598	25443 SW 1 <sup>ST</sup> AVE	1950	FV	RESIDENCE	NO	YES
AL5599	25643 SW 1 <sup>ST</sup> AVE	1952	FV	RESIDENCE	NO	YES

\* Architectural Styles

FV = Frame Vernacular

MF= Masonry Vernacular

RomRev= Romanesque Revival

Craft= Craftsman

RevCott=Revival Cottage



**Table 2: Contributing Resources to the Newberry Historic District**

<b>Site ID</b>	<b>Address</b>	<b>Year Built</b>	<b>Style*</b>	<b>Present Use</b>
AL2394	25238 NW 1 <sup>ST</sup> AVE	1945	FV	RESIDENCE
AL2395	25241 NW 1 <sup>ST</sup> AVE	C1900	FV	RESIDENCE
AL2396	25252 NW 1 <sup>ST</sup> AVE	C1910	FV	RESIDENCE
AL2398	25436 NW 1 <sup>ST</sup> AVE	C1916	FV	RESIDENCE
AL2400	25602 NW 1 <sup>ST</sup> AVE	1906	FV	RESIDENCE
AL2402	25647 NW 1 <sup>ST</sup> AVE	C1910	FV	RESIDENCE
AL2403	25432 SW 1 <sup>ST</sup> AVE	1913	FV	RESIDENCE
AL2404	25451 SW 1 <sup>ST</sup> AVE	C1910	FV	RESIDENCE
AL2405	25467 SW 1 <sup>ST</sup> AVE	C1912	CRAFT	RESIDENCE
AL2406	110 SW 255 <sup>TH</sup> ST	C1930	FV	RESIDENCE
AL2407	25749 SW 1 <sup>ST</sup> AVE	C1902	FV	RESIDENCE
AL2410	25815 SW 2 <sup>ND</sup> AVE	1910	MV	CITY OFFICES
AL2417	98 NW 254 <sup>TH</sup> ST	1923	MV	RESIDENCE
AL2418	155 NW 254 <sup>TH</sup> ST	C1900	FV	RESIDENCE
AL2419	170 NW 254 <sup>TH</sup> ST	1902	FV	RESIDENCE
AL2421	80 SW 254 <sup>TH</sup> ST	C1900	FV	RESIDENCE
AL2422	85 SW 254 <sup>TH</sup> ST	C1907	FV	RESIDENCE
AL2423	112 SW 254 <sup>TH</sup> ST	C1907	FV	RESIDENCE
AL2425	90 NW 255 <sup>TH</sup> ST	1924	CRAFT	RESIDENCE
AL2426	102 NW 255 <sup>TH</sup> ST	C1910	FV	RESIDENCE
AL2427	125 NW 255 <sup>TH</sup> ST	C1910	FV	RESIDENCE
AL2428	175 NW 255 <sup>TH</sup> ST	1910	FV	RESIDENCE
AL2430	104 NW 257 <sup>th</sup> ST	C1900	FV	RESIDENCE
AL2432	95 SW 258 <sup>th</sup> St	1905	FV	RESIDENCE
AL2435	180 SW 258 <sup>TH</sup> ST	C1910	FV	RESIDENCE
AL2438	114 NW 260 <sup>TH</sup> ST	1913	MV	CITY UTILITY
AL2444	25310 W NEWBERRY RD	C1906	MV	2 STORES
AL2445	25315-25-35 W NEWBERRY RD	C1907	MV	3 STORES
AL2446	25340 W NEWBERRY RD	C1906	MV	STORE
AL2447	25345-49 W NEWBERRY RD	C1907	MV	2 STORES
AL2449	25355 W NEWBERRY RD	C1907	MV	OFFICE
AL2450	25365 W NEWBERRY RD	1908	MV	BANK
AL2451	25370 W NEWBERRY RD	1890	FV	STORE
AL2452	25405 W NEWBERRY RD	C1917	MV	RESTAURANT
AL2453	25425 W NEWBERRY RD	C1911	MV	OFFICE
AL2454	25440 W NEWBERRY RD	1938	CRAFT	MUNICIPAL BLDG.
AL2455	25439 W NEWBERRY RD	C1913	MV	2 CITY OFFICES
AL2457	25520 W NEWBERRY RD	1912	ROM RV	CHURCH
AL2458	25527 W NEWBERRY RD	1908	MV	OFFICE
AL2459	25650 W NEWBERRY RD	C1933	REV COTT	RESIDENCE
AL2460	25739 W NEWBERRY RD	1935	FV	RESIDENCE
AL2461	25753 W NEWBERRY RD	C1900	FV	RESIDENCE
AL2462	25825 W NEWBERRY RD	C1910	FV	RESIDENCE
AL2463	25850 W NEWBERRY RD	C1910	FV	RESIDENCE
AL2465	25922 W NEWBERRY RD	C1920	FV	RESIDENCE
AL2466	25933 W NEWBERRY RD	C1910	FV	RESIDENCE

Site ID	Address	Year Built	Style*	Present Use
AL2467	25954 W NEWBERRY RD	1940	FV	RESIDENCE
AL5011	25847 W NEWBERRY RD	C1945	FV	CLUB
AL5014	90 SW 257 <sup>TH</sup> ST	C1938	MV	RESIDENCE
AL5016	25823 NW 1 <sup>ST</sup> AVE	C1955	FV	RESIDENCE
AL5017	20 NW 258 <sup>TH</sup> ST	1945	FV	RESIDENCE
AL5018	25760 W NEWBERRY RD	1943	MV	RESIDENCE
AL5020	24 NW 257 <sup>TH</sup> ST	1930	FV	RESIDENCE
AL5022	25720 W NEWBERRY RD	1930	MV	STORE
AL5023	25715 W NEWBERRY RD	1935	MV	STORE
AL5024	25565 W NEWBERRY RD	C1900	FV	RESIDENCE
AL5025	25410 NW 1 <sup>ST</sup> AVE	1959	MV	UTILITY
AL5026	25363 NW 1 <sup>ST</sup> AVE	1948	MV	RESIDENCE
AL5028	25222 NW 1 <sup>ST</sup> AVE	C1930	FV	RESIDENCE
AL5103	JAX & SOUTHERN RR			LINEAR RESOURCE
AL5104	SOUTH, FL & WESTERN RR			LINEAR RESOURCE
AL5107	STATE ROAD 26			LINEAR RESOURCE
AL5593	25445 W NEWBERRY RD	1960	MV	CITY OFFICE
AL5594	145 NW 257 <sup>TH</sup> ST	C1950	MV	CLUB
AL5595	114 NW 260 <sup>TH</sup> ST	C1913	MV	CITY JAIL
AL5598	25443 SW 1 <sup>ST</sup> AVE	1950	FV	RESIDENCE
AL5599	25643 SW 1 <sup>ST</sup> AVE	1952	FV	RESIDENCE

\* Architectural Styles

FV = Frame Vernacular

MF= Masonry Vernacular

RomRev= Romanesque Revival

Craft= Craftsman

RevCott=Revival Cottage

**Table 3: Noncontributing Historic Resources in Newberry Historic District**

SiteID	Present Address	Year Built	Style*	Present Use
8AL2409	25615 NW 2 <sup>ND</sup> AVE	1929	FV	RESIDENCE
8AL5012	22 SW 258 <sup>TH</sup> ST	C1920	FV	OFFICE
8AL5013	42 SW 258 ST	C1956	FV	RESIDENCE
8AL5015	25835 NW 1 <sup>ST</sup> AVE	1954	MV	GARAGE APT
8AL5019	25735 NW 1 <sup>ST</sup> AVE	1957	FV	RESIDENCE
8AL5021	25740 W NEWBERRY RD	1957	MV	STORE, VACANT
8AL5027	152 NW 253 ST	C1930	FV	RESIDENCE

\* Architectural Style

FV= Frame Vernacular

MV= Masonry Vernacular

**Table 4: Categories of Ownership of Contributing Resources, including Linear Resources**

<b>Ownership Category</b>	<b>Number in Historic District</b>
PRIVATE RESIDENCES	42
COMMERCIAL/CORPORATE, FOR PROFIT	14
CORPORATE, NOT FOR PROFIT	3
CITY OWNED	7
STATE OWNED	1

**Table 5: New Historic Sites in Newberry Historic District, Added to FMSF in 2011**

<b>SiteID</b>	<b>Address</b>	<b>Date</b>	<b>Style*</b>	<b>Present Use</b>	<b>Contributes to District</b>
8AL5593	25445 W NEWBERRY RD	1960	MV	OFFICE	YES
8AL5594	145 NW 257 <sup>TH</sup> ST	C1950	MV	CLUB	YES
8AL5595	114 NW 260 <sup>TH</sup> ST	C1913	MV	JAIL	YES
8AL5598	25443 SW 1 <sup>ST</sup> AVE	1950	FV	RESIDENCE	YES
8AL5599	25643 SW 1 <sup>ST</sup> AVE	1952	FV	RESIDENCE	YES

\*Architectural Style

FV= Frame Vernacular

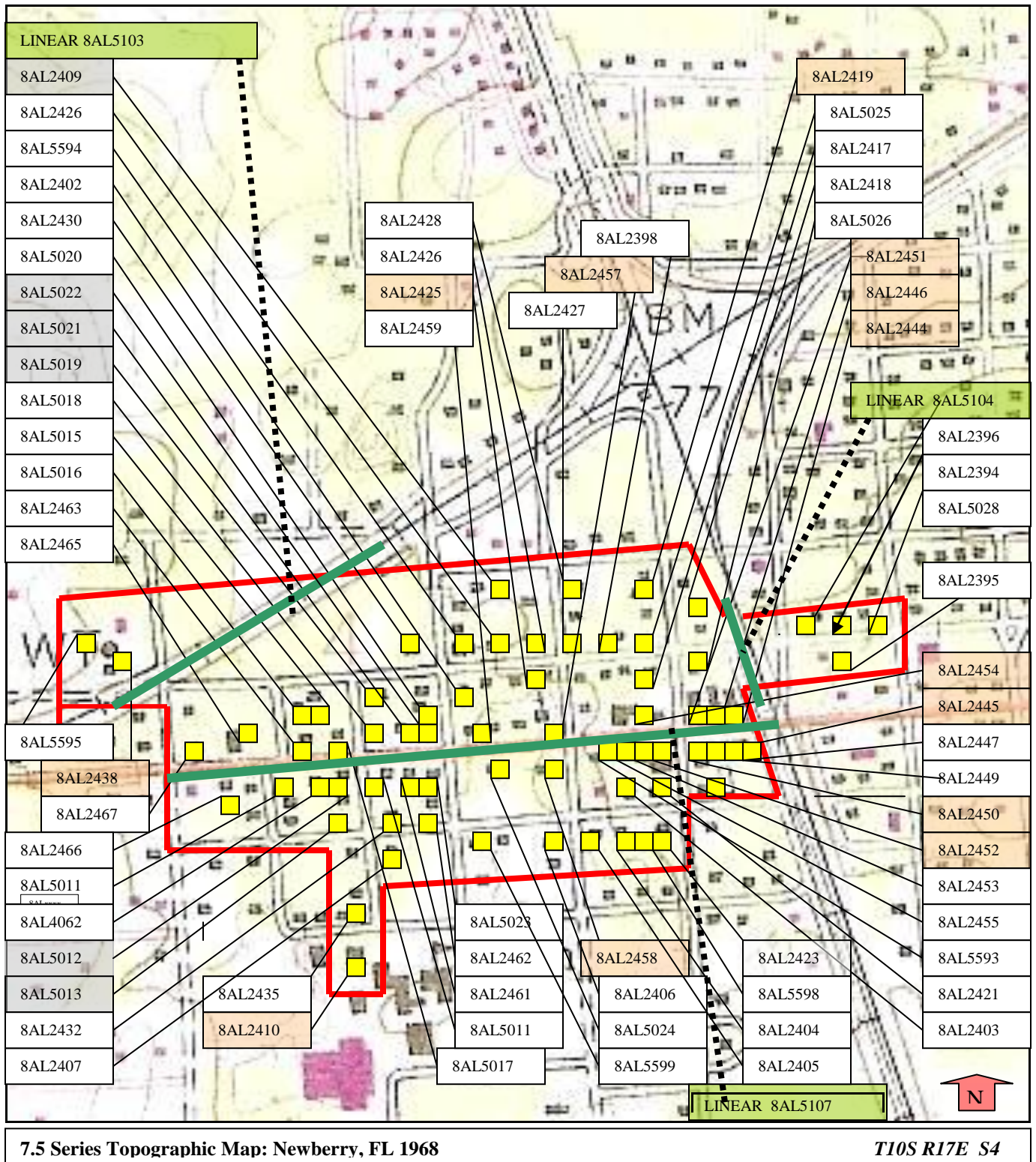
MV= Masonry Vernacular

**Table 6: Contributing Buildings Demolished Since NR District Was Established in 1987**

<b>SiteID</b>	<b>Original Address</b>	<b>Name</b>	<b>Contributed to Historic District</b>
8AL2397	445 NW 1 <sup>ST</sup> AVENUE		YES
8AL2399	535 NW 1 <sup>ST</sup> AVENUE		YES
8AL2401	538 NW 1 <sup>ST</sup> AVENUE		YES
8AL2424	85 NW 5 <sup>TH</sup> STREET		YES
8AL2433	110 SW 7 <sup>TH</sup> STREET	DIXON HOUSE	YES
8AL2434	178 SW 7 <sup>TH</sup> STREET		YES
8AL2448	380 W. CENTRAL AVENUE	BARRY DRUG STORE	YES
8AL2456	480 W. CENTRAL AVENUE	SMITH HOUSE	YES
8AL2464	805 W. CENTRAL AVENUE	25909 W NEWBERRY ROAD	YES

## **APPENDIX B**

### **MAPS**



**Figure 33: Location of Historic Resources in the Newberry Historic District (8AL2429)**

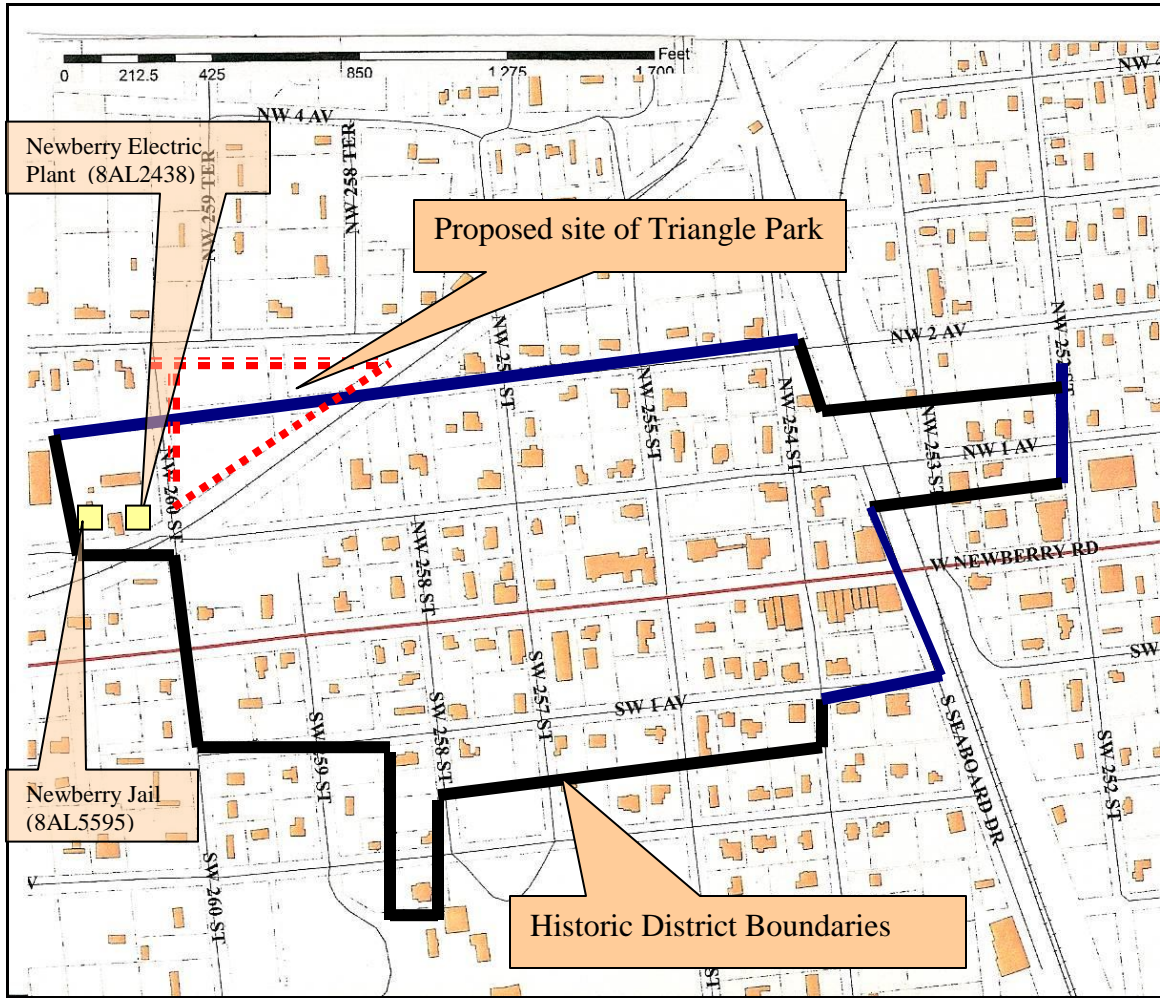


Figure 34: Map of Newberry Historic District and Triangle Park

## APPENDIX C

### NEWBERRY HISTORIC PRESERVATION ORDINANCE

#### ARTICLE 11. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS\*

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\***State law references:** Historical resources, F.S. ch. 267.

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Section 11.1. Historic architectural review board designated as the historic preservation agency. The city historic architectural review board shall serve as the city historic preservation agency (hereinafter referred to within this article as the agency) to meet the requirements and carry out the responsibilities of this article.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.2. Powers and duties of the agency.

In addition to the powers and duties stated within article 3 of these Land Development Regulations, the agency shall take action necessary and appropriate to accomplish the purposes of this article. These actions may include, but are not limited to:

1. *Survey; inventory.* Surveying and inventorying of historic buildings and areas and archeological sites and the plan for their preservation and historic designation;
2. *Designations.* Recommending the designation of historic districts and individual landmarks and landmark sites and reviewing proposed National Register nominations within the city;
3. *Construction, demolition, etc.* Regulating alterations, demolitions, relocations and new construction to designated property;
4. *Guidelines.* Adopting guidelines for changes to designated property;
5. *Government cooperation.* Working with and advising the federal, state and other appropriate governmental agencies and other agencies or boards of local government;
6. *Assistance to owners, etc.* Advising and assisting property owners and other persons and groups including neighborhood organizations who are interested in historic preservation; and
7. *Education.* Undertaking educational programs which contribute to the awareness of the preservation of historic sites and structures.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.3. Designation of landmarks, landmark sites, and historic districts.

A landmark, landmark site or historic district shall be presumed to have historical or archaeological significance if it meets one of the following criteria:

1. *Listing.* It is listed on the National Register of Historic Places or State of Florida Historical Register (State Master Site File).
2. *Within listed district.* It is within a district listed on the National Register of Historic Places or State of Florida Historical Register (State Master Site File) and has been requested for such designation by the owner of the site or structure or their agent.
3. *Requested.* It has been requested to be designated by the property owner or their agent upon approval of an application, with information as required by this article, and amendment of the historical resources map within the Comprehensive Plan (whether or not it is to be submitted for inclusion on the Florida Master Site File or for consideration for the National Register of Historic Places).

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.4. Application requirements.

Consideration of the designation of a landmark and landmark site or a historic district shall be initiated by the filing of an application for designation by the property owner. The city shall charge a fee for each application as provided for in article 1 of these Land Development Regulations. The applicant shall complete an application form provided by the land development regulation administrator which shall include: (1) a written description of the architectural, historical, or archeological significance of the proposed historic site or district and specifically addressing and documenting those related points contained the criteria for designation of property within this article; (2) date of construction of the structures on the property and the names of the former owners; (3) photographs of the property; and (4) legal description and map of the property to be designated as a landmark, landmark site, or historic district. On applications for the designation of historic districts, the applicant shall also submit: (1) evidence of the approval of the district from two-thirds of the property owners; and (2) a written description of the boundaries of the district. The land development regulation administrator or their designee shall determine when an application is complete and may request additional information when such application is determined to be incomplete. Applications for such designation shall be considered as applications for amendment of the Historical Resources Map of the Comprehensive Plan and amendment to the official zoning atlas.  
(Ord. No. 10-07, § 2, 4-9-2007)

#### Section 11.5. Public hearings for designations.

Following the submission of a completed application the agency shall conduct a public hearing on the proposed designation. Notice of the public hearing and notice to the owner shall be given in accordance with F.S. §§ 163.3161--163.3215 and article 13 of these Land Development Regulations. For the nomination of National Register properties, the city commission, applicants, and owners of record shall be notified by mail 30 days before the appropriate public hearing to comment on or object to a proposed designation to the National Register. Any property owner objecting to the designation of their property to the National Register must submit a notarized letter of objection to the secretary of the historic architectural review board prior to the public hearing to prevent nomination.  
(Ord. No. 10-07, § 2, 4-9-2007)

#### Section 11.6. Criteria for designation of property.

The agency shall recommend the designation of property as a landmark, landmark site, or historic district after the public hearing based upon one or more of the following criteria:

1. *Heritage*. Its value is a significant remainder of the cultural or archeological heritage of the city, state or nation;
2. *Significant event*. Its location is a site of a significant local, state, or national event;
3. *Significant person*. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.
4. *Influential person*. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation;
5. *Quality of architecture*. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;
6. *Architectural style*. It has distinguishing characteristics of an architectural style value for the study of a period, method of construction, or use of indigenous materials;
7. *Significant area*. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or
8. *Significant neighborhood*. Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.



(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.7. Agency recommendation.

After evaluating the testimony, survey information and other material presented at the public hearing, the agency shall make its recommendation to the city commission on the property or area under consideration. Applications for designation shall be recommended for approval or denial. If the agency recommends a designation, it shall explain how the proposed landmark or historic district qualifies for designation under the criteria contained in this section.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.8. City commission decision.

The city commission shall approve, modify or disapprove the proposed designation as an amendment to the Historic Resources Map of the Comprehensive Plan as provided in F.S. §§ 163.3161--163.3215 and the official zoning atlas as provided within these Land Development Regulations.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.9. Successive applications.

Upon denial of the application for designation, there shall be a 12-month waiting period before any applicant may resubmit the proposal unless the agency waives said waiting period based upon consideration of the following factors:

1. There is presented with such new written petition new evidence bearing upon the subject matter of the written petition, which could not reasonably have been presented to the agency at the time of the previous hearing on the written petition; or
2. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.10. Amendments and rescissions.

The designation of any landmark, landmark site, or historic district may be amended or rescinded through the same procedure used for the original designation.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.11. Approval of changes to landmarks and landmark sites.

11.11.1. *Certificate of appropriateness.* No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a certificate of appropriateness from the agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

11.11.2. *Review of new construction and alterations.* Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The land development regulation administrator is authorized to issue a stop work order whenever any alteration, new construction, demolition or relocation is undertaken on a designated landmark or a designated landmark site, without a certificate of appropriateness.

A certificate of appropriateness shall be in addition to any other building permits required by law. The issuance of a certificate of appropriateness from the agency shall not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance, that are otherwise permitted by law, may be undertaken without a certificate of appropriateness provided this work on a designated landmark or a designated landmark site does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity. No certificate of appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this article shall be effective for a period of 15 days subsequent to the agency's decision. If during that 15-day period an appeal is made to the city commission, the decision of the agency shall automatically be stayed pending city commission review. The historic architectural review board may seek expertise on proposals or matters requiring evaluation by a profession not represented on the board.

11.11.3. *Application procedure for certificate of appropriateness.* Each application for a certificate of appropriateness shall be accompanied by the required fee. The land development regulation administrator shall forward to the agency each application for a permit that would authorize an alteration, new construction, demolition or relocation affecting a designated landmark or a designated landmark site. The applicant shall complete an application form provided by the land development regulation administrator containing in part the following information:

1. Drawings of the proposed work;
2. Photographs of the existing building or structure and adjacent properties; and
3. Information about the building materials to be used.

The land development regulation administrator or his or her designee shall determine when an application is complete and may request additional information when such application is determined to be incomplete.

11.11.4. *Public hearings for certificates of appropriateness.* The agency shall hold a public hearing on each certificate of appropriateness on a completed application in accordance with the public hearing procedures set forth in article 13 of these Land Development Regulations. The agency shall approve, approve with conditions, or disapprove each application, based on the criteria contained in this section.

The decision of the historic preservation board shall be made at the hearing or no later than 45 days after said hearing. The time period for reaching a decision may be extended by mutual written agreement between the applicant and the historic preservation board. Such agreement may be made at any time within the 45-day period indicated, and may be subsequently extended. The historic preservation board shall make written findings and conclusions that specifically relate the criteria for granting certificates of appropriateness.

Failure of the historic preservation board to act within the time limits established shall be deemed an approval of the application, and, upon request of the applicant, the building official shall issue any permit dependent upon the issuance of a certificate of appropriateness.

11.11.4.2 [11.11.5.] *Criteria.* In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition, or relocation, the agency shall use the following general guidelines:

- (1) The effect of the proposed work on the landmark or the property upon which such work is to be done;
- (2) The relationship between such work and other structures on the landmark site or other property in the historic district;
- (3) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
- (4) Whether the denial of a certificate of appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
- (5) Whether the plans may be reasonably carried out by the applicant.

No certificate of appropriateness for demolitions shall be issued by the agency until the applicant has demonstrated that no other feasible alternative to demolition can be found. The agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition. On all demolition applications, the agency shall study the question of economic hardship for the applicant and shall determine whether the landmark can be put to reasonable beneficial use without the approval of the demolition application. In the case of an income-producing building, the agency shall also determine whether the applicant can obtain a reasonable return from his or her existing building. The agency may ask applicants for additional information to be used in making these determinations including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return, the agency shall deny the demolition application.

The agency may grant a certificate of appropriateness for demolition even though the designated landmark or designated landmark site has reasonable beneficial use if:

- (1) The agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
- (2) The agency determines that the demolition of the designated property is required by a community redevelopment plan or the city's Comprehensive Plan.

(Ord. No. 10-07, § 2, 4-9-2007)

Section 11.12. Identification of historic properties.

The agency may, at a time of its choosing, initiate or continue an approved process of identification of historic properties within the city limits. The inventory materials shall be compatible with the Florida site file.

The agency shall maintain a detailed inventory of the districts, sites, and structures within the city limits. These inventory materials shall be updated periodically and a duplicate copy of inventory materials shall be provided to the state historic preservation office. Inventory material shall reside with the land development administrator and shall be open to the public.

Members of the agency are encouraged to participate in the survey and planning activities within the city.

(Ord. No. 10-07, § 2, 4-9-2007)