

Historic Resources Survey Update of Newberry Historic District, City of Newberry, Florida

HISTORIC RESOURCES SURVEY REPORT



Prepared by:

Elisabeth Price, Architectural Historian
Christine Leggio, Senior Architectural Historian

Johnson, Mirmiran & Thompson
1600 Market Street, Suite 500
Philadelphia, PA 19103

Prepared for:

City of Newberry
Planning and Economic Development
25440 W. Newberry Road
Newberry, FL 32669

Contract No. RFP-2023-02



Executive Summary

Johnson, Mirmiran, & Thompson, Inc. (JMT) has been contracted by the City of Newberry Planning and Economic Development department to conduct a historic resources survey of the existing National Register-listed City of Newberry Historic District and of Newberry. The historic district consists of 90 historic structures. The survey project will also include the documentation and evaluation of 40 newly identified historic resources outside of the historic district, but within the legal boundaries of the City of Newberry. The project serves as an update to previous historic district surveys (1986 and 2011) and will recover data for newly identified historic structures in Newberry.

Fieldwork occurred on July 11 and July 12 of 2023. Fieldwork was completed by Elisabeth Price and Samantha Smith, JMT Architectural Historians who meet or exceed the Secretary of the Interior's Professional Qualifications as an architectural historian. Additional information regarding fieldwork methodology can be found in the Methodology section of this report.

The major findings of the investigation are included in the Survey Results section of this report. The district features 75 extant historic resources and since the last survey, a number of resources within the district have been demolished or heavily altered. Regardless, the district retains enough historic integrity of location, design, setting, materials, workmanship, feeling, and association to maintain its National Register-listed status. The 40 newly identified resources are all similar in character and represent the local, vernacular architecture and the development of Newberry in the latter half of the twentieth century. A summary of findings and survey results, as well as recommendations, is included in this report. All of the surveyed historic resources within the district and associated with this project are listed in tables in Appendix A.

This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida.



Table of Contents

Historic Resources Survey Update of Newberry Historic District, City of Newberry, Florida	i
Executive Summary	ii
List of Figures	1
Introduction.....	2
Project Description.....	4
Project Location/Survey Area	4
Survey Purpose.....	4
Project Completion.....	4
Setting.....	4
Previous Architectural and Historical Studies	8
Cultural Resources Surveys	8
Previously Identified Historic Resources.....	8
Historic Context	10
Background History	10
Early History and Establishment of Newberry.....	11
Newberry at the Turn of the 20 th Century.....	16
Finding a New Identity: Newberry after World War I	19
Newberry During and After World War II	21
Expansion and Growth of Modern-Day Newberry.....	23
Methodology	26
Research Design.....	26
Objectives.....	26
Methods.....	26
Expected Results.....	26
Public Workshops	26
Fieldwork Methodology	26
Data Collection and Documentation	27
Survey Results.....	28
Conclusions and Recommendations.....	33
Eligibility Recommendations.....	33
Recommendations for Treatment of Historic Resources.....	33



Bibliography	35
Appendix A. Surveyed Resources	38
Appendix B. Previously Conducted Architectural and Historical Field Studies.....	44
Appendix C. Newberry Historic Preservation Ordinance	46
Appendix D. Key Staff Qualifications.....	54
Appendix E. FMSF Survey Log.....	57
Appendix F. FMSF Survey Forms.....	58



List of Figures

Figure 1. Map showing the State of Florida, Alachua County, and the City of Newberry. 6

Figure 2. Map showing Newberry Historic District boundaries..... 7

Figure 3. 1883 map of Alachua County. State Library of Florida, Florida Collection. 11

Figure 4. Hard rock phosphate pit of Franklin Phosphate Company - Newberry, Florida. Photograph taken by Herman Gunter, 1920. State Library of Florida, Florida Collection..... 12

Figure 5. Rear view of Franklin Phosphate Company’s No. 2 washer plant – Newberry, Florida. 1910. State Library of Florida, Florida Collection..... 13

Figure 6. Kincaid Building (AL02451). Photographed in 2015 by Southeastern Archaeological Research. Although no longer extant, the building was constructed in Jonesville (four miles east of Newberry) in ca. 1890 and moved to Newberry in ca. 1900..... 14

Figure 7. Dr. Nicholas Jacob Barry outside his drug store, ca. 1900. State Archives of Florida, Florida Memory. 15

Figure 8. 25310 W Newberry Road (AL02444) constructed ca. 1906, the oldest commercial building in Newberry. Photographed by JMT Architectural Historians, July 2023. 16

Figure 9. Bank of Newberry (AL02450) constructed ca. 1908. Photographed by JMT Architectural Historians, July 2023..... 17

Figure 10. Bank of Newberry (AL02450), 1912. State Archives of Florida, Florida Memory. 17

Figure 11. Cheves Brothers Ice Factory and Chero-Cola Bottling Works – Newberry, Florida. 1915. State Archives of Florida, Florida Memory..... 18

Figure 12. Newberry High School - Newberry, Florida. 1920. State Archives of Florida, Florida Memory. No longer extant..... 20

Figure 13. Newberry Municipal Building (AL02454) constructed ca. 1938 as a Works Progress Administration project. Photographed by JMT Architectural Historians, July 2023. 21

Figure 14. Ag Building Newberry High School (AL02436), constructed in 1940s as a community center. Photographed by JMT Architectural Historians July 2023. 22

Figure 15. City of Newberry Historic District (AL02492), facing southwest along W Newberry Road. Photographed by JMT Architectural Historians, July 2023. 28

Figure 16. The Pearce House (AL02421), located at 80 SW 254th Street (half a block off State Road 26), a Frame Vernacular residence that features local variations of the Queen Anne style. Photographed by JMT Architectural Historians, July 2023. 29

Figure 17. 25241 NW 1st Avenue (AL02395), constructed ca. 1900. Left photo taken by JMT Architectural Historians, July 2023; right photo taken by Murray Laurie, January 2011..... 30

Figure 18. 25715 W Newberry Road (AL05023), constructed ca. 1935. Left photo taken by JMT Architectural Historians, July 2023; right photo taken by Southeastern Archaeological Research, November 2015. 31

Figure 19. 25256 NW 6th Avenue (AL07548) constructed ca. 1964. Photographed by JMT Architectural Historians, July 2023..... 31

Figure 20. 1528 NW 45 (AL07561) constructed ca. 1970. Photographed by JMT Architectural Historians, July 2023. 31

Figure 21. 25253 SW 5th Avenue (AL07529) constructed ca. 1973. 32

Figure 22. 25448 SW 2nd Avenue (AL07523) constructed ca. 1955. 32

Figure 23. 25039 SW 1st Avenue (AL07547) constructed ca. 1958. 32

Figure 24. 25359 SW 5th Avenue (AL07534) constructed ca. 1973. 32



Introduction

This document outlines the research design, methodology, and results of the historic resources survey update of the City of Newberry, Alachua County, Florida, undertaken by JMT in 2023. This draft survey report has been prepared in compliance with the reporting standards outlined by the Florida Administrative Code Chapter 1A-46, which specifies the criteria by which the Florida Department of Historical Resources (DHR) will review reports of cultural resource activities on federally assisted, licensed, or permitted projects. This report contains all applicable topics outlined within the standards. The rule specifies the minimum content of reports of the results of archaeological and historical fieldwork, outlines review procedures, and specifies that Principal Investigators meet the minimum qualifications for archaeology, history, architecture, architectural history, or historic architecture (as applicable) contained in 36 CFR 61. The Principal Investigator for this project exceeds the minimum qualifications for architectural history established by 36 CFR 61 (see qualifications in Appendix F).

In keeping with the specifications outlined in Florida Administrative Code, Chapter 1A-46, this work conducted for this draft survey report meets the terms of the standards and guidelines for the identification, evaluation, and documentation of historic resources as contained in the “Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation.” Per Chapter 1A-46, the report includes the below listed topics in sufficient detail for DHR to review for completeness and sufficiency. Topics that are not applicable are omitted, with justification for the decision to omit provided as follows:

1. A general description of the project, including its location and purpose is provided in this document.
2. A summary of archival research addressing past field studies in the project area, previously recorded historic resources from the Florida Master Site File (FMSF), historical data from records including (but not limited to) plat maps, Sanborn maps, city directories, as well as input from local stakeholders is included in a chronologically arranged narrative by topic, addressing the and identifying the significant historical events and developments as necessary to place sites and properties in historic context.
3. A description of the research design addressing the objectives, methods, expected results, and procedures is provided in this document.
4. Archaeological fieldwork will not be undertaken in association with the Historic Resources Survey Update of the City of Newberry and is therefore not addressed.
5. A description of historical fieldwork activities addressing the boundaries of the area investigated; fieldwork methodology and rationale; resources identified and evaluated (including FMSF number) listed, described, and identified on the appropriate USGS quadrangle maps is provided in this document. FMSF forms and photographs for all documented resources, prepared to FMSF standards will be submitted in association with this report.
6. Archaeological results and conclusions are not included in this report, as no archaeological fieldwork was undertaken in association with this survey.
7. A description of the results and conclusions of the historic resources investigation addressing findings in relation to the objectives stated and including a summary addressing the integrity,



eligibility, and historic significance of identified resources recommended eligible for the NRHP will be included in the final survey report.

8. A FMSF survey log sheet and appropriate site forms for each documented site will accompany the final survey report.



Project Description

Project Location/Survey Area

The project is located in the City of Newberry, in the north central region of Florida and in western Alachua County. Newberry is located in the southwestern corner of the county. The survey area for this project encompasses the boundary of the National Register-listed City of Newberry Historic District and the legal boundaries of the city of Newberry, Florida (Figures 1 & 2). The historic district is bounded to the north by NW 2nd Avenue, generally bounded by the Savannah, Florida, and Western Railway (AL05104) to the east, SW 1st Avenue to the south, and NW 260th Street to the west.

Additionally, staff from the City of Newberry Planning & Economic Development Department requested that JMT re-survey the following historic resources located in Newberry: Dudley Farm Historic State Park (AL04856), Davis Cemetery (AL04992), and 23479 W Newberry Road (AL05054).

Survey Purpose

The purpose of this survey is to update the existing Florida Master Site File (FMSF) forms associated with the National Register-listed City of Newberry Historic District and document 40 new resources within the legal boundaries of Newberry. The survey documents standing historic resources constructed in and prior to 1973 (those 50 years old or older) and includes recommendations to their historic significance and eligibility for listing in the National Register of Historic Places (NRHP).

Per the requirements of the contract, this survey documents all resources constructed in or prior to 1973.

Project Completion

As of the date of this report, all resources included within the scope of work for this project within have been surveyed. JMT has completed the appropriate FMSF Forms, with corresponding physical descriptions and evaluations of NRHP eligibility for each recorded resource. A total of 120 forms will be filed with the FMSF as supporting documents to the final report: 80 updated forms and 40 newly submitted forms. A summary of eligibility recommendations and conclusions is contained within this report.

The Dudley Farm Historic State Park (AL04856) received National Historic Landmark status in January of 2021, the resource was recently thoroughly documented and evaluated and as such. JMT did not include this resource in the survey. Additionally, Davis Cemetery (AL04856) and 23479 W Newberry Road (AL05054) were unable to be surveyed due to a lack of visibility from the public right-of-way during fieldwork.

Setting

The City of Newberry is located in the South Atlantic Coastal Plain ecoregion. This region is characterized by low topography ranging from sandhills and longleaf pine-forested uplands to pine flatwoods, large river systems, barrier islands with maritime vegetation, seepage bogs, estuaries, and sandstone outcrops. The area is characterized by a warm to hot, humid climate. Newberry sits at an elevation of 75 feet above sea level and is relatively level.

The City of Newberry is located in north central Florida, on the western border of Alachua County. Newberry has a total area of 54.6 square miles. It is approximately 18 miles west of Gainesville, the county



seat of Alachua County. Gilchrist County is immediately to the west of Newberry; Levy County is immediately to the south; and Marion County is located to the southeast of Newberry. High Springs is twelve miles to the north of Newberry; Archer is twelve miles to the south of Newberry. As of 2020, Newberry had a total population of approximately 7,847.

Land in Newberry is comprised mainly of residential, commercial, agricultural, and industrial uses. Residential and commercial development is concentrated along and around the main thoroughfares of Newberry, NW 250th Street (SR-41) and W Newberry Road (SR-26), while agricultural land is present outside of the city's center. The geology of Alachua County, and Newberry, is characterized by sinkholes and fine-textured sandy soil underlain by limestone.

The streets of Newberry are generally laid out in grid pattern and are paved. State Road 26 (originally called Main Street, then Central Avenue, and now known as W Newberry Road) runs east-west through the town, and through the historic district. It is a busy, two-lane road that is frequently travelled by tractor trailer trucks and other automobiles. State Road 41/27 (known as Main Street or SW 250th Street) runs north-south through Newberry and intersects with State Road 26 east of the historic district boundary. State Road 41/27 connects Newberry to High Springs to the north and to Archer to the south. Various railroad tracks have been constructed through Newberry although only one track is currently active (the north-south CSX track that intersects W Newberry Road and partially follows S Seaboard Drive).

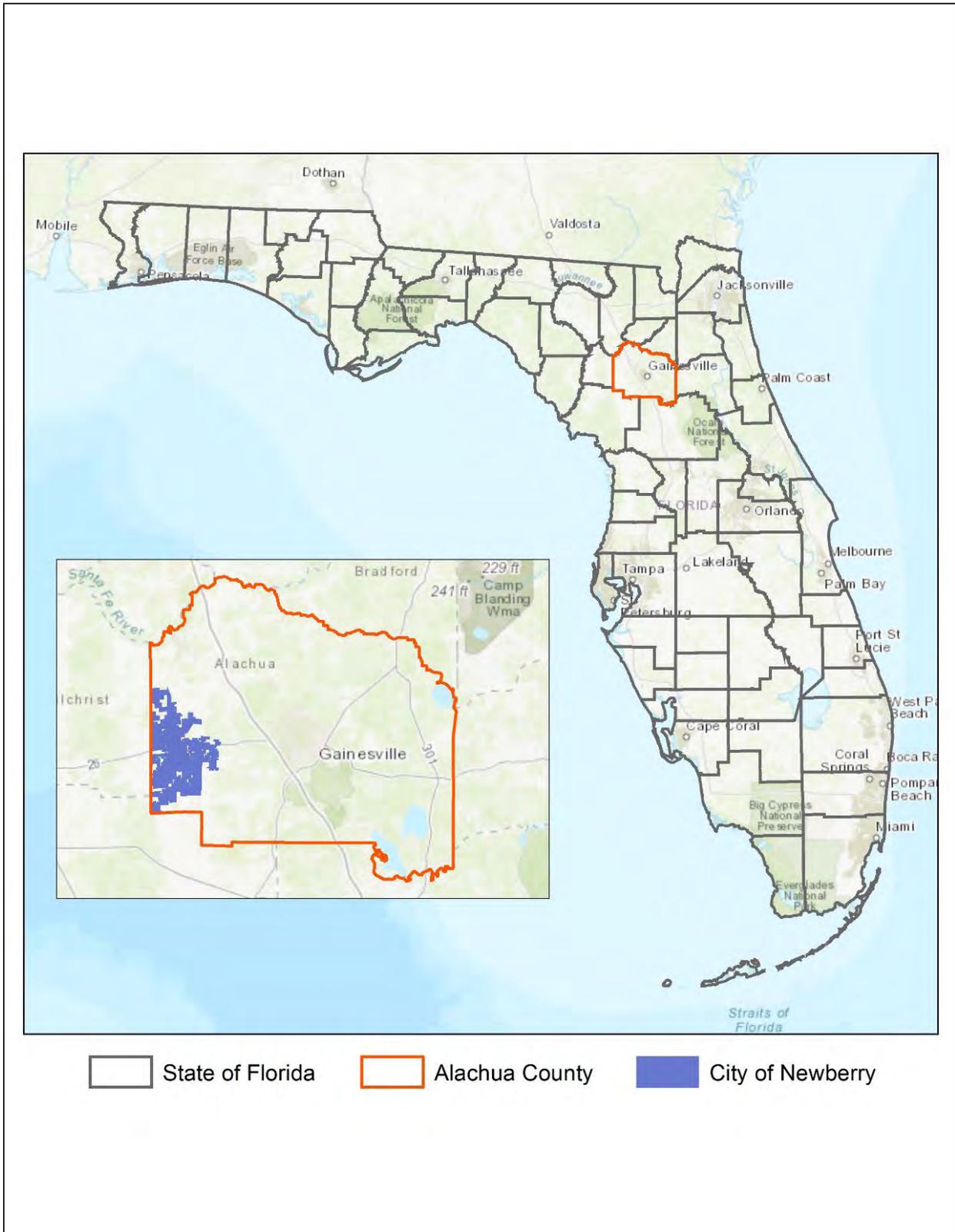


Figure 1. Map showing the State of Florida, Alachua County, and the City of Newberry.



Survey Area
City of Newberry Historic District

Historic Resources Survey Update
City of Newberry Historic District
Newberry, Alachua County, Florida



Figure . Map showing Newberry Historic District boundaries.



Previous Architectural and Historical Studies

Cultural Resources Surveys

JMT consulted the records of the FMSF to identify past field studies in the project area. A total of 22 cultural resources surveys relating to aboveground and architectural resources have been conducted within the City of Newberry as of June 2023. These surveys are listed in Appendix B. Several additional surveys that relate to archaeological resources have been conducted in Newberry but were not consulted in reference to this architectural survey.

Two survey reports were particularly relevant to this study and helped inform the historic context outlined in the following section:

- *Historic and Architectural Survey of Newberry, Alachua County, Florida, 1986*
- *City of Newberry Historic District: Historic Resources Survey Update, Newberry, Alachua County, Florida, 2011*

These and additional surveys and manuscripts which informed the historic context are cited within the context and listed in the bibliography.

Previously Identified Historic Resources

Per the FMSF as of June 2023, a total of 248 resources (including structures, resource groups, bridges, and cemeteries) in the City of Newberry were recorded in the FMSF prior to the start of this survey. Of those, two are currently listed in the NRHP as resource groups: City of Newberry Historic District (AL02492) and Dudley Farm Resource Group (AL04856); and 18 have been determined individually eligible or potentially eligible for listing in the NRHP. NRHP listed and eligible properties are described in the table below.

Table 1: Properties currently listed in or determined eligible for listing in the NRHP (excluding archaeological sites).

FMSF ID	Resource Name	Address	SHPO Eval. / NR Status
AL02492	City of Newberry Historic District	Newberry	NR-Listed – Dec. 24, 1987.
AL04856	Dudley Farm Resource Group	Newberry	NR-Listed – Oct. 04, 2002 / NHL- Designated Jan. 2021
AL02410	725 SW 2 nd Avenue	25815 SE 2 nd Ave	Eligible*
AL02419	170 NW 4 th Street	170 NW 254 th Street	Eligible*
AL02425	90 NW 5 th Street (Demolished)	90 NW 255 th Street	Eligible*
AL02438	114 NW 9 th Street	120 NW 260 th Street	Eligible*
AL02444	320-340 W Central Avenue	25310 W Newberry Road	Eligible*
AL02445	315-335-355 W Central Avenue	25315 W Newberry Road	Eligible*
AL02446	360 W Central Avenue	25340 W Newberry Road	Eligible*
AL02450	Bank of Newberry	25364 W Newberry Road	Eligible*
AL02451	Kincaid Building (Demolished)	25370 W Newberry Road	Eligible*



AL02452	405 W Central Avenue	25405 W Newberry Road	Eligible*
AL02454	Newberry Municipal Building	25440 W Newberry Road	Eligible*
AL02457	First Baptist Church	25520 W Newberry Road	Eligible*
AL02458	515 W Central Avenue	25527 W Newberry Road	Eligible*
AL04542	138 NW 266 th Street	190 NW 266 th Street	Eligible
AL05052	24500 Doc Karelas Drive	24500 Doc Karelas Drive	Eligible
AL05093	Newberry Church of Christ	25045 W Newberry Road	Eligible
AL05100	Newberry Caboose	Newberry	Eligible
AL05103	Newberry Railroad	Newberry	Eligible
AL05104	Savannah, Florida, and Western Railway	Newberry	Eligible

*These resources are located within the City of Newberry Historic District.

The City of Newberry Historic District (AL02492) consists of 75 extant historic structures, all of which were resurveyed and evaluated as part of this project. A number of these properties are no longer extant, and not all of the surveyed properties contribute to the historic nature of the historic district. The properties within the historic district are described in a table in Appendix A. Additionally, 40 newly identified resources have been documented and evaluated as part of survey efforts and these resources are described in a table in Appendix A.



Historic Context

The following historic context for City of Newberry has been adapted from and expands upon the narrative history section of the City of Newberry, Florida Historic District 2011 Historic Resources Survey Update report completed by Murray D. Laurie on behalf of the City of Newberry Planning Department. The context is also based on primary and secondary research, including archival research and historical data from records including (but not limited to) plat maps, Sanborn maps, city directories, and published histories.

Background History

The City of Newberry is located in the north central region of Florida in western Alachua County. Native Americans have inhabited Florida, and this part of Florida, for many centuries, finding a home amongst the level terrain, attractive natural resources, and along shorelines, rivers, or lakes. Upon arrival of Spanish settlers to current-day Alachua County in the 16th century, the Timucua group of Native Americans called the region home over 19,000 square miles. The Timucua were comprised of varying tribes, about 35 chiefdoms at its peak, throughout northern Florida and Georgia. Although the Timucua spoke dialects of the same language, they would not have considered themselves one people.¹

When the Spanish conquistador Juan Ponce de Leon began the first known European exploration of current-day Saint Augustine in 1513, other European explorers were quick to follow, namely Hernando de Soto. De Soto's exploration efforts began in current-day Tampa Bay and moved north. Upon arrival to the Alachua County area, de Soto's army encountered the Potano tribe of Native Americans, a Timucuan group, and a long battle ensued. The Spaniards defeated the Timucuan people, seized their food stores, and massacred over 200 Timucuan people, the first large-scale massacre conducted by Europeans on U.S. land.² Eventually, by the mid-17th century, the Timucuan civilization had been decimated and became extinct in the Alachua County region. Religious missionaries from Saint Augustine travelled to the area and established religious communities, or missions.

Spain occupied current day Florida until 1763 when, for two decades, the English controlled the region. Florida was given back to Spain in the Treaty of Paris of 1763, which also formally recognized the United States of America as a sovereign state.³ American settlers continued migrating to Florida and eventually, Spain ceded the region to the U.S. in exchange for settling boundary disputes in current-day Texas, known as The Adams-Onís Treaty.⁴ By 1822, Florida had become an official U.S. territory.

In 1824, Alachua County was created, and by 1845, Florida was officially recognized as the 27th state of the United States (Figure 3). The county was named Alachua after the prevalence of sinkholes, or 'chuas' in the Timucuan dialect, in the region, specifically in current-day Payne's Prairie.⁵ As white settlers came to Florida in numbers larger than ever before, tensions between indigenous tribes and whites led to the

¹ National Parks Service, *The Timucua: North Florida's Early People*, 2023.

² W.W. Ehrmann, *The Timucua Indians of Sixteenth Century Florida*, *The Florida Historical Quarterly*, vol. 18, no. 3, pp. 170-175.

³ Murray D. Laurie, *City of Newberry Historic District: Historic Resources Survey Update*, 2011, p. 9.

⁴ United States Department of State Office of the Historian, *Acquisition of Florida: Treaty of Adams-Onis (1819) and Transcontinental Treaty (1821)*, 2023.

⁵ W.W. Ehrmann, *The Timucua Indians of Sixteenth Century Florida*, p. 168-190.



Seminole Indian Wars in the first half of the 1800s. By the end of the war, Florida's population had increased sufficiently enough to qualify for statehood.

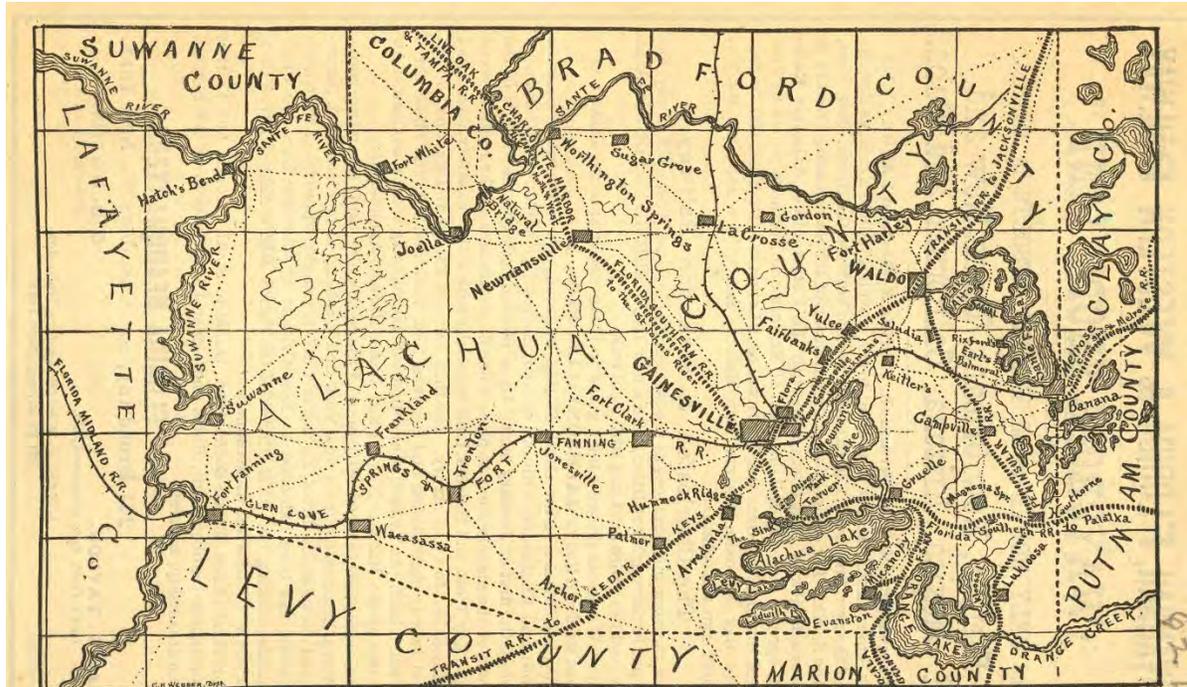


Figure 3. 1883 map of Alachua County. State Library of Florida, Florida Collection.

Early History and Establishment of Newberry

After Florida achieved statehood, legislators saw the need to connect the east and west coasts of the state and constructed Florida's first cross-state railroad. Construction began on the Florida Railroad in 1853 and was completed by 1861, connecting Fernandina Beach in the northeast corner of the state to Cedar Key, an island city on the northwestern coast.⁶ This line traversed Alachua County through Gainesville, which subsequently became the county seat, but bypassed Newberry and the western part of the county. The construction of this rail line "opened up the interior of Florida for both settlement and trading."⁷ During this time, land that would one day become Newberry was settled by various agrarians, growing cotton or raising cattle, or by timber companies, logging the seemingly endless supply of pine forests in the area. The rail line in Gainesville assisted in connecting these goods to ports on either coast of Florida.⁸

During the Civil War, Florida ceded from the United States and joined the Confederacy. Central Florida served as a food depot for war efforts and in Alachua County, no major battles were fought (although two skirmishes did occur in Gainesville in 1864). Upon conclusion of the Civil War in 1865, the African American population of the county exponentially increased.⁹

⁶ Ryan Van Dyke, *AL05192: Florida Railroad Corridor Resource Group*, FMSF form, 2006.

⁷ Murray D. Laurie, *City of Newberry Historic District*, p. 10.

⁸ *Ibid.*

⁹ Alachua County, *Alachua County History: 19th Century History*, 2023.

In 1889, phosphate was discovered in current-day Newberry. While phosphate was first discovered in Alachua County in a quarry in 1879, it was not until 1889 that Albertus Voght realized the full potential of the mineral. Phosphate is a hard-rock mineral formed millions of years ago, when Florida was beneath the surface of the ocean, in the Pliocene Age. It's an important component of fertilizer and as such is valuable to the world's agriculture and food production.¹⁰ Once phosphate was discovered in western Alachua, mining companies and land prospectors quickly bought up land and established mines and phosphate processing plants in the area. In 1893, the Savannah, Florida, and Western Railway (AL05104) was constructed to connect established cities High Springs and Archer.¹¹ Current-day Newberry is located in between the two towns but at the time of construction, the railroad was laid through relatively undeveloped land.

The physical act of mining phosphate is a laborious activity, requiring hard and demanding work from a large number of workers (Figure 4). Additionally, before mines and plants could be constructed and used, land had to be cleared and pits to mine phosphate had to be dug. Men, many recruited and brought in from neighboring states, dug pits and cleared land with pickaxes and wheelbarrows. Processing phosphate required extensive industrial and mechanical facilities, many of which were steam-powered, to crush, wash, and transport phosphate (Figure 5). At least six companies quickly opened mines and processing plants in the area: Dutton, Little, Franklin, and Newberry Phosphate companies, Cumber Lumber Company, and Williams and Norfleet Company. Phosphate from Newberry was shipped domestically and internationally, with most of the high-quality products being shipped to Germany.¹²



Figure 4. Hard rock phosphate pit of Franklin Phosphate Company - Newberry, Florida. Photograph taken by Herman Gunter, 1920. State Library of Florida, Florida Collection.

¹⁰ Murray D. Laurie, *City of Newberry Historic District*, p. 10.

¹¹ Briane Shane, *AL05104: Savannah, Florida, and Western Railway*, FMSF form, 2019.

¹² Murray D. Laurie, *City of Newberry Historic District*, p. 11.

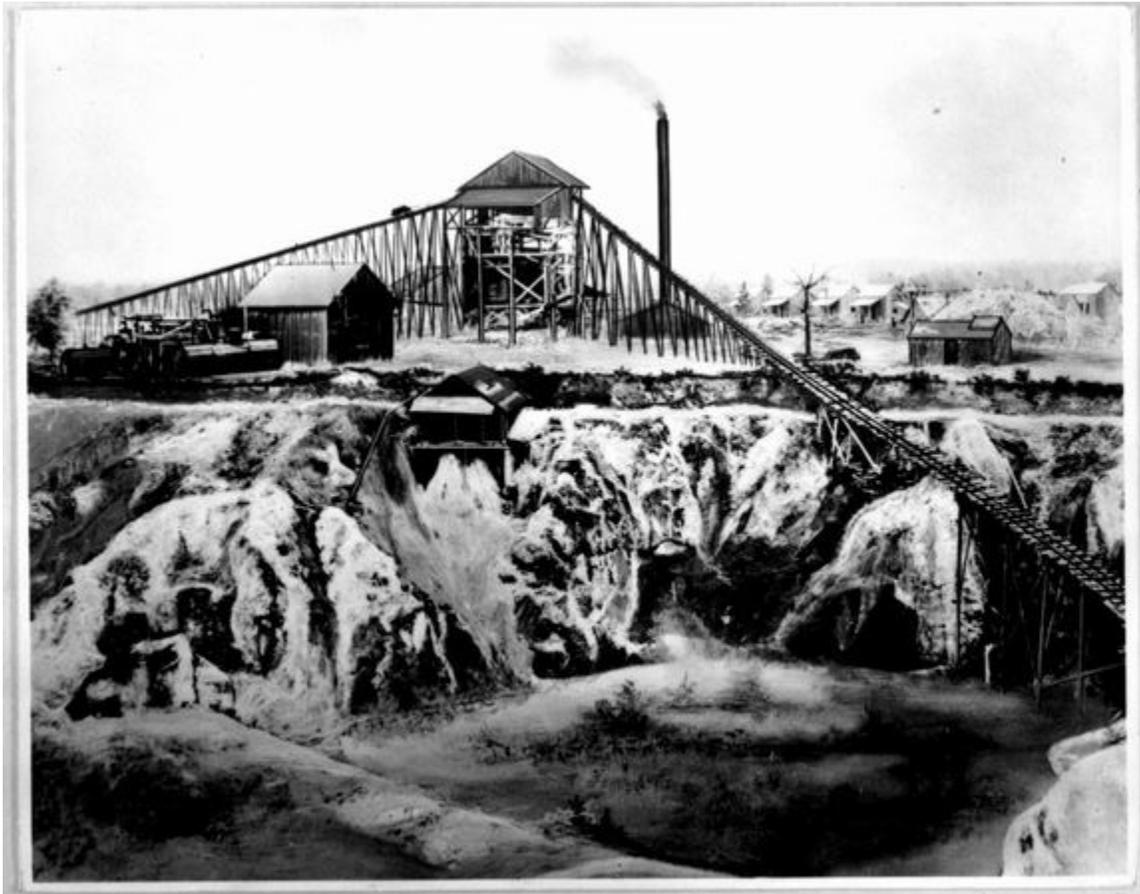


Figure 5. Rear view of Franklin Phosphate Company's No. 2 washer plant – Newberry, Florida. 1910. State Library of Florida, Florida Collection.

In 1894, with the construction of a post office, Newberry (then called Newton) was officially included on state and county maps. Soon after, the town received its current name, after the small town of Newberry in South Carolina.¹³ Incorporated in 1895, the town can attribute its sudden and considerable growth to the rail and phosphate mining industries. Not unlike the California Gold Rush in 1849, people were drawn to the prospects and potential mineral deposits in Newberry and flocked to the town in unprecedented numbers. The small town had to create an identity and establish a stable society quickly and efficiently. Along with the establishment of the various mines, other businesses began to thrive in the railroad town, including drug stores, a sawmill, pool halls and saloons, and an opera house.¹⁴

Newberry's first buildings had to be quickly constructed and were made of local pine, supplied by local sawmills. One of the first stores, a frame vernacular gabled building (AL02451 Kincaid Building; Figure 6), was moved to its Newberry location from approximately four miles east. The building was moved from its rural location in order to serve the needs of the new community.¹⁵ It has been demolished and is no longer

¹³ Peggy MacDonald, *What's in a name? You'd be surprised*, The Gainesville Sun, April 7, 2018.

¹⁴ Murray D. Laurie, *City of Newberry Historic District*, p. 11.

¹⁵ Drew Cothran, *AL02451: Kincaid Building*, FMSF form, 2015.



Figure 6. Kincaid Building (AL02451). Photographed in 2015 by Southeastern Archaeological Research. Although no longer extant, the building was constructed in Jonesville (four miles east of Newberry) in ca. 1890 and moved to Newberry in ca. 1900.

extant.¹⁶ The same sawmills supplying materials for new homes also supplied materials for commercial buildings and phosphate processing plants and operations.

The first residents of Newberry were railroad construction men and miners, communities both notorious for not staying in one place longer than necessary. However, once more residents moved into Newberry, essential services became permanent, with the ca. 1895 construction of a drugstore and doctor's office by Dr. Barry (Figure 7), and the community continued to try to establish itself as more than just a railroad stop or mining town.¹⁷ Residences, many with wide porches and large lawns, were built close to the main thoroughfare (now known as W Newberry Road) and some even faced the railroad tracks. The town relied heavily on the railroad for the transportation of goods and people and as such, the early roads of Newberry were relatively narrow and were not equipped to handle heavy, cross-state travel. Oak trees were built along the main road and created a dense canopy.¹⁸

By the town's incorporation in 1895, driven by an increase in population due to the establishment of mines, Methodist and Baptist congregations had been organized. The Baptist congregation was organized by prominent members of the community, including Dr. and Mrs. Nicholas Barry, the same family that opened

¹⁶ JMT 2023 Historic Structures Survey of City of Newberry fieldwork, July 12, 2023.

¹⁷ Murray D. Laurie, *City of Newberry Historic District*, pp. 11-12.

¹⁸ Murray D. Laurie and Lea Wolfe, *City of Newberry Historic District National Register of Historic Places Registration Form*, 1986, p. 7-3.



Figure 7. Dr. Nicholas Jacob Barry outside his drug store, ca. 1900. State Archives of Florida, Florida Memory.

a drugstore.¹⁹ The First Baptist Church (AL02457) was constructed by ca. 1902, although the current iteration of the building was constructed ca. 1912. By 1896, *The Newberry Miner*, a weekly newspaper, was established in the town, and reported that fourteen mines were operating within a six-mile radius of Newberry. While only a few issues of the publication survive today, those publications show many advertisements of newly opened Newberry businesses, including a grocery store, a second drug store, and various real estate ventures.²⁰

Although businesses prospered and the community grew during the early years of Newberry, this time is also associated with high crime rates and a continued reputation of being “a raw, rowdy mining town.” The Justice Court records for Newberry show that arrests for murder, assault and battery, gambling, highway robbery, cattle rustling, and public drunkenness occurred in high numbers in 1894 and 1895.²¹ Fortunately, an influx of permanent residents moved into the town and transient populations moved to the next community, assisting in transforming the town into a more stable and civil time.

¹⁹ Murray D. Laurie, AL02457: *First Baptist Church of Newberry*, FMSF form, 1986.

²⁰ Murray D. Laurie, *City of Newberry Historic District*, p. 12.

²¹ *Ibid.*

Newberry at the Turn of the 20th Century

From the approximately ten years between the time that phosphate was found in Newberry to the turn of the twentieth century, Newberry turned from a turbulent railroad and mining town to a respectable and permanent community. During the town's transitional period, reliance on the railroad remained consistent. The original 1895 city charter of Newberry lapsed and in 1909, the Florida Legislature awarded a new city charter, and the town was officially reincorporated. Newberry is not included in the 1900 census, most likely due to the city needing reincorporation and a new charter.²²

In 1907, many of the original wood frame structures that had been hastily constructed in the decade prior burned to the ground in a devastating fire. One of the only buildings to survive the fire is still extant today and is located at 25310 W Newberry Road (AL02444; Figure 8).²³ It is now considered the oldest commercial structure in Newberry. Due to the 1907 fire, construction methods shifted and buildings in Newberry were now constructed mainly of brick masonry materials. Community leaders organized efforts to establish a financial institution, and in 1906, the Bank of Newberry was established.²⁴ In 1908, a two -story brick masonry Romanesque Revival building was constructed to serve as the bank (AL02450; Figures 9 and 10). Previously, financial services operated out of the brick building at 25310 W Newberry Road (AL02444).²⁵ In 1909, the first school building for Newberry residents was constructed. A frame structure that only served white students, it burned in 1912 and was replaced with the Little Red School House (AL02410), a building still in use as city offices by the City of Newberry.



Figure 8. 25310 W Newberry Road (AL02444) constructed ca. 1906, the oldest commercial building in Newberry. Photographed by JMT Architectural Historians, July 2023.

²² Ibid., p. 13.

²³ Murray D. Laurie, *AL02444: 320-340 West Central Avenue*, FMSF form, 1986.

²⁴ Murray D. Laurie, *City of Newberry Historic District*, p. 13.

²⁵ Murray D. Laurie, *AL02450: Bank of Newberry*, FMSF form, 1986.



Figure 9. Bank of Newberry (AL02450) constructed ca. 1908. Photographed by JMT Architectural Historians, July 2023.

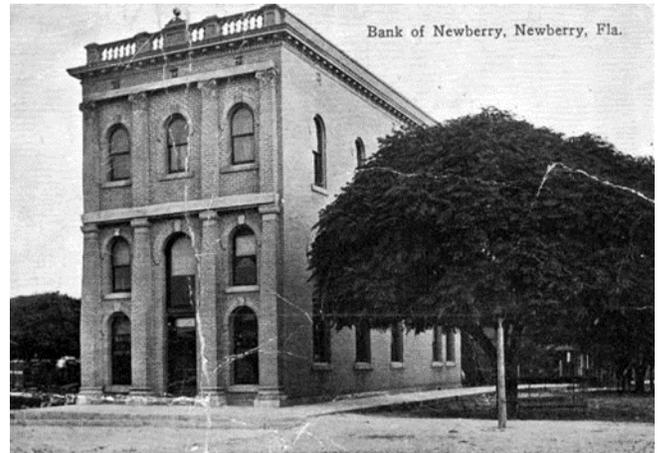


Figure 10. Bank of Newberry (AL02450), 1912. State Archives of Florida, Florida Memory.

Residential development at this time continued in a fairly consistent manner. Between 1905 and 1911, at least eight new subdivisions were platted, surveyed, and recorded in Newberry. House lots were sold to new residents by the town's realtor. Houses, many of which are still extant today, were constructed in a variety of vernacular versions of styles typical of American domestic architecture of the time.²⁶

Jobs during these formative years were either agricultural or mining in nature for both white and black workers. However, as evidenced by the 1910 census and local businesses licenses, the economy of Newberry had diversified in the early 1900s. Business licenses issued in Newberry between 1907 and 1910 reveal that there were thirteen restaurants, eight hotels or boarding houses, eight barber shops, four insurance agents, six doctors (including a dentist, optometrist, and a druggist), a photographer's studio, a lady's shop, opera house, and bowling alley. Interestingly, these businesses were run by both white and Black merchants: Black residents of Newberry participated in various industries in the town, instead of just working on farms or in mines. While Black-owned businesses were located along the main street, African Americans in Newberry settled in residences north of the east-west railroad tracks. While most of these houses are no longer extant, the structures were most likely built by Black carpenters or builders who came to the city because of the phosphate boom.²⁷

Two train depots served the community, servicing both the north-south Savannah, Florida, and Western Railway (AL05104) and the east-west Jackson and Western Railroad (AL05103). Neither of these depots are still extant.²⁸

By 1910, when the first census of the small town occurred, the population of Newberry was approximately 817.²⁹ It was apparent that the little town had become prosperous and would continue to grow as it was becoming busier and additional merchants established businesses. In 1913, the municipality passed a bond issue to finance a modernized utility system for Newberry and subsequently, a combined electric plant and a waterworks facility was constructed that year.

²⁶ Murray D. Laurie, *City of Newberry Historic District*, pp. 13-14.

²⁷ *Ibid.*, p. 19.

²⁸ *Ibid.*, p. 13.

²⁹ U.S. Census Bureau, *1910 US Census: Statistics for Florida*, 1910, p. 573.



These utility facilities were put to good use and attracted new businesses, such as the Cheves Brothers Ice Factory (Figure 11). The ice factory, constructed ca. 1913, produced ten tons of ice and numerous cases of fruit-flavored soda daily. While these goods and materials were enjoyed by Newberry residences, the factory's convenient location on the railroad tracks made it easy to ship ice and soda to nearby Gainesville.³⁰ The factory building is no longer extant.



Figure 11. Cheves Brothers Ice Factory and Chero-Cola Bottling Works – Newberry, Florida. 1915. State Archives of Florida, Florida Memory.

In the summer of 1914, conflict between European countries broke out in World War I. When the United States became involved in the efforts in 1917, the nation sided with England and France against Germany. As such, exporting goods to Germany ceased immediately and the phosphate mines in Newberry closed within a year. Phosphate mining continued in Florida but was focused in more southern towns, such as Mulberry, where phosphate deposits were softer and easier to extract and process. The phosphate mines in Newberry, which, along with the railroads, were the driving forces of the town's inception, never reopened and the town experienced a decline in population until the middle of the century.³¹

³⁰ Murray D. Laurie, *City of Newberry Historic District*, p. 14.; *Sanborn Fire Insurance Map from Newberry, Alachua County, Florida*, Sanborn Map Company, January 2013, Library of Congress.

³¹ Murray D. Laurie, *City of Newberry Historic District*, p. 15.



Relations between Black and white residents of Newberry were most likely similar to the rest of the nation during this time as the town was basically segregated from its inception. Research conducted by the Alachua County Historical Commission found that at least 43 lynchings occurred in Alachua County in the 18th and 19th centuries.³² Tensions continued to rise as the economic downturn of Newberry began. In the summer of 1916, six African Americans were tragically murdered, five of them lynched, by a white mob of Newberry residents. The following is from a Florida Historical Marker located in Newberry:

On August 19, 1916, African Americans living in the Jonesville and Newberry communities were lynched. At 2:00 a.m., Constable George Wynne, Dr. L.G. Harris and G.H. Blount drove to Boisey Long's home in Jonesville to serve a warrant and question him about stolen hogs. Gunfire was exchanged with Long after Wynne and Harris entered the home, and all three men were wounded. Long escaped while the other men were taken for medical help. Wynne's wounds were serious, and he died on the train to a Jacksonville hospital. Wynne was related to the Dudleys, a large local family, and a mob was organized at their home. During the search for Long, the mob terrorized other African Americans living in the area, many related to Long. James Dennis, suspected of hiding Long, was shot to death by the mob. Local law enforcement helped the mob round up five African Americans and hold them in the Newberry jail. They were Dennis' brother, Gilbert, and sister, Mary, a pregnant mother of four; Stella Young, Long's partner and mother of his son; Andrew McHenry, Stella's brother; and the Rev. Joshua Baskin, a farmer and pastor. The mob took them from the jail to the Newberry picnic grounds (W. Newberry Road and County Road 235) and hanged them.

The lynching was national news and created a spectacle. Men, women, and children came from miles around to view the bodies. On August 21, 1916, Boisey Long surrendered to the Rev. Squire Long, and was turned over to Alachua County Sheriff P. G. Ramsey in Gainesville. Ramsey, afraid of additional mob violence, transferred Long to a jail in Jacksonville. An Alachua County grand jury took up the case on September 6th and investigated the actions of the lynch mob. The grand jury did not find anyone guilty for the lynchings and nobody was ever punished. Long was indicted for the murder of George Wynne. The trial was swift, and after seven minutes of deliberation, the jury issued a verdict. Long was sentenced to death. The headstones of three victims of the Newberry Lynching of 1916, Andrew McHenry, James Dennis, and the Rev. Joshua Baskin, are in the cemetery of the Pleasant Plain United Methodist Church. Many of the victims' descendants still live in the Jonesville community and attend the church, which traces its founding to 1860.³³

Fortunately, relations between white and black residents of Newberry greatly improved after World War I, although the two communities remained segregated until the latter half of the twentieth century.

Finding a New Identity: Newberry after World War I

Those who remained in Newberry after the phosphate mines closed now had to find new sources of income. Fortunately, the railroad continued to connect Newberry to surrounding areas. Many of the residents looked to agriculture and cash crops to revitalize the economy. As the region's soil is rich in

³² Ethan Magoc, *Report More Than Doubles Alachua County's Total of Known Lynchings to 43*, 2018, WUFT, <https://www.wuft.org/news/2018/01/23/report-nearly-doubles-alachua-countys-total-of-known-lynchings-to-43/>.

³³ Patricia Williard-Nunn, *The Newberry Lynchings of 1916*, 2018, Florida Heritage Site and Florida Historical Marker, Florida Department of State.



phosphate, many saw harvesting crops, such as cucumbers, watermelon, and tobacco, as a promising endeavor. Goods could be shipped almost anywhere, and northern markets were consistently receiving produce from warm weather regions.

As tourism in Florida was turning into a major economic industry, citizens in Newberry hoped to capitalize off year-round visitors to the state. In 1923, civic leaders and local merchants created a Board of Trade in hopes of attracting tourists. However, by the mid-1920s, when the population had decreased to approximately 750 residents, it was obvious that Newberry would not become a popular tourist destination. Although growth and development had slowed, a new high school was constructed in 1922 (Figure 12) and in 1925, a new 239-acre subdivision, Taminiga Heights, was platted and promoted to investors and realtors. Located just east of Newberry, the subdivision never came to fruition due to a lack of proximity to water sources, which had become an expected part of Florida towns for new residents and visitors. Due to this lack of access or closeness to the ocean or natural lakes and rivers, local developers hoped that filling the abandoned phosphate pits with water would attract visitors, new residents, and investors. The abandoned pits were never filled with water, and Newberry continued to decline in terms of economic development and population numbers through the Great Depression.³⁴



Figure 12. Newberry High School - Newberry, Florida. 1920. State Archives of Florida, Florida Memory. No longer extant.

During the 1930s, Newberry experienced hardships, just as the rest of Florida and the country, due to the stock market crash of 1929 and subsequent recession and economic downturn. Taxes could barely cover the costs incurred by the local government and many residents were jobless, relying on government programs, such as the Works Progress Administration (WPA) and Civil Works Administration (CWA), for employment and wages. A few important and notable construction projects in Newberry were completed

³⁴ Murray D. Laurie, *City of Newberry Historic District*, p. 15-6.



due to funding by these programs, including the Newberry Municipal Building (AL02454; Figure 13). Designed by Gainesville architect Sanford Goin, the building utilized local builders, providing employment in an uncertain time, and materials, including locally quarried limestone. The building also provided the community with a centralized meeting place, for which it is still used today. Unfortunately, other building projects funded by the WPA and CWA in Newberry, such as a city swimming pool and tennis courts, are no longer extant.³⁵



Figure 13. Newberry Municipal Building (AL02454) constructed ca. 1938 as a Works Progress Administration project. Photographed by JMT Architectural Historians, July 2023.

Throughout Florida during the 1930s, over 100 military establishments were constructed in the state, including training facilities, airfields, and barracks. Florida was chosen due to its warm climate and amount of vacant land available. Although this created economic growth for much of Florida, and assisted in keeping many small towns alive, Newberry was not in proximity to any of these new facilities and did not benefit from an influx of employment opportunities for numerous construction projects or of new residents.³⁶

Newberry During and After World War II

As the United States joined the efforts of World War II after attacks on Pearl Harbor in December of 1941, most of the state of Florida continued to experience economic growth relating to these efforts. Newberry continued to miss out on this economic growth and quietly transitioned to a rural, agricultural town. City

³⁵ Ibid.; Murray D. Laurie, *AL02454: Newberry Municipal Building*, FMSF form, 1986.

³⁶ Murray D. Laurie, *City of Newberry Historic District*, p. 16.



commission minutes from the 1940s show that at some point, the town had to build a pound to contain the stray cattle that roamed the main street.³⁷

Regardless, Newberry residents found solace in community and social life. The municipal building continued to serve as a central community meeting point, for both social and civic purposes, for residents. In the early 1940s, a brick- and stone-faced building was constructed near Newberry High School and served as a community center (AL02436; Figure 14) until it was incorporated into the campus of Newberry High School as a classroom building, for which it is still utilized today. The community of Newberry continued to flourish and in 1943, a local Lions Club chapter was formed by a group of fifteen men. The club still meets today, remaining a vital part of the local community.³⁸



Figure 14. Ag Building Newberry High School (AL02436), constructed in 1940s as a community center. Photographed by JMT Architectural Historians July 2023.

In 1946, the first annual Watermelon Festival was thrown by the Newberry American Legion to celebrate the return of soldiers after the conclusion of the war and the city's abundant watermelon harvest. After years of hardships, Newberry finally experienced some prosperity due to the success of the Watermelon Festival. Local watermelon growers were able to expand their crops and over the years, the festival has assisted in funding local projects, such as the restoration of the Little Red Schoolhouse (AL02410).³⁹ The 78th Annual Watermelon Festival was thrown in May of 2023.

With populations numbers finally increasing through the 1950s, albeit slowly, the town was able to support a number of businesses. In 1952, approximately 25 stores were operating in Newberry, as was one hotel, a bank, a theater, and one manufacturing plant. The plant created screw worm repellent, invented by a local

³⁷ Ibid.

³⁸ Ibid.; Murray D. Laurie, *AL02436: Ag Building, Newberry High School*, FMSF form, 1986.

³⁹ Murray D. Laurie, *City of Newberry Historic District*, p. 16.



doctor and a sold to local farmers. Newberry was still an agricultural town and had unfortunately lost its access to passenger rail services after one of its depots was damaged in a fire and not rebuilt.⁴⁰

Reflecting a nationwide trend, vehicular traffic increased and replaced railroads in Newberry, increasing the importance of highways and roads. The roads in Newberry at this time were all dirt, and only the main road (AL05107 State Road 26) had a wood sidewalk. With a noticeable increase in traffic, Newberry officials implemented a road improvement project, and the dirt roads were paved over with asphalt and concrete sidewalks were installed on roads throughout downtown. The main road through Newberry, now called W Newberry Road, connected the town to nearby Gainesville to the east and small towns Trenton, Old Town, and Cross City to the west. Once automobiles had become the norm and passenger service was abandoned in Newberry, the road quickly became a heavily traversed thoroughfare, which it continues to be, and speed limits had to be introduced by civic leaders. During this time, the Planning and Zoning Board, a new concept for civic leaders of Newberry, was developed and the city began requiring building permits and pre-approval of construction plans.⁴¹

In the 1950s, Alachua County Board of Education proposed to close Newberry High School in a plan that included consolidating many of the smaller, white schools of the area into a larger comprehensive school. Students would be bussed to the new school. Newberry residents protested this plan and were successful in keeping their local high school open. Eventually, the school was demolished, and a new high school was constructed in 1970 at the same location.

Expansion and Growth of Modern-Day Newberry

In the decades that followed, Newberry experienced relative stability and population numbers began to steadily grow (Table 2) as urban sprawl from Gainesville eventually started to expand into the town and stabilize the economy. New construction in the 1960s and 70s mostly consisted of individual residences close to downtown, commercial buildings concentrated to the east of the north-south railroad tracks, and, throughout the 1970s, residential development of numerous city blocks (such as SW 5th and 7th Avenues) to accommodate new residents. A new elementary school was constructed in 1975.

Table 2. Population of Newberry, U.S. Census Bureau.

Year	Population
1910	816
1920	917
1930	766
1940	735
1950	873
1960	1105
1970	1247
1980	1826
1990	1644
2000	3316
2010	4950
2020	7342

⁴⁰ Ibid.

⁴¹ Ibid.



In general, the African American community in Newberry settled in the northern part of town. For many years, houses, churches and businesses operated in this section of town successfully, although many of these structures are no longer extant. A survey of housing and building stock of Newberry in the 1970s revealed that approximately 26% of homes in the town were dilapidated or deteriorated, many of which were located in the northern section of town occupied by the Black community. As a result of this survey, Newberry received several Community Development Block Grants over the following decade and a large majority of those historic structures deemed to be in poor condition were demolished. These buildings probably dated to the early 1900s and were constructed by black carpenters and builders, drawn to the area by the phosphate industry. Unfortunately, due to the demolition of a number of structures, including three churches, two lodge halls, a school and numerous residences, much of the history of African American residents has been lost.⁴²

Throughout the 1980s and 1990s, development associated with Gainesville continued expanding further from Gainesville's downtown center. Gainesville's urban sprawl, which usually consists of low-density housing and heavily relies upon vehicular transportation, continued expanding and has affected modern-day Newberry in a few ways. Newberry has essentially become a small suburb of Gainesville. Many current-day residents commute to Gainesville for work, as evidenced by the average length of commute for residents, which is approximately 35 minutes.⁴³ The drive from the center of Newberry to the city center of Gainesville is approximately 34 minutes, or 22 miles. Additionally, Gainesville's expansions has helped increase and stabilize the community's population, which jumped from 1,644 in 1990 to 3,316 in 2000, a 101.7% increase.⁴⁴ The quaint and historic town has attracted, and continues to attract, many residents based on its proximity to Gainesville., a phenomenon that Newberry had not yet experienced due to its lack of proximity to water sources or military establishments.

Newberry's economy, which had become based on seasonal agriculture and dominated by watermelon, became more and more stable throughout the later decades of the twentieth century. Agriculture continues to be a part of the town's economy although it became less prominent as the town's economy diversified and residents with no connection to agriculture moved in. Today, the economy of Newberry employs approximately 2,740 people in a variety of jobs, mainly health care and social assistance, retail trade, educational services, and food services.⁴⁵ State Road 26 (W Newberry Road) continues to be a busy thoroughfare for visitors, truckers, and residents. Overall, land use in Newberry has not significantly changed over time and many historic structures have been preserved. The city's historic preservation ordinance (Appendix C) has been in place since 2007 and shows the city's initiative to preserve Newberry's historic architecture and built environment.

The historic town's initial phosphate boom brought the first residents to the area, many of whom eventually left. Newberry's economy and population struggled to stabilize for a number of decades after the mines closed due to World War I, and racial relations in the town created social tensions. By the end of the 1970s,

⁴² Ibid., p. 19.

⁴³ *DataUSA: Newberry, Florida, 2023*. Deloitte, Datawheel. <https://datausa.io/profile/geo/newberry-fl#housing>.

⁴⁴ United States Census Bureau, *1990 Census of Population: General Characteristics of Florida*. 1990, United States Department of Commerce; United States Census Bureau, *QuickFacts: Newberry Florida, 2020*.

⁴⁵ *DataUSA: Newberry, Florida, 2023*. Deloitte, Datawheel. <https://datausa.io/profile/geo/newberry-fl#housing>.



the town's population and economy had stabilized. Since then, Newberry has continued to steadily grow, although remnants of its railroad town history remain readily visible throughout the town.



Methodology

Research Design

Objectives

The purpose of the Historic Resources Survey of City of Newberry is to update the existing FMSF forms associated with the National Register-listed City of Newberry Historic District (AL02492) and to document 40 newly identified historic resources within the legal boundaries of Newberry. The survey identified extant historic resources constructed in and prior to the survey cut-off date of 1973 and provides recommendations to their historic significance and eligibility for listing in the National Register of Historic Places (NRHP).

Methods

JMT Architectural Historians conducted background research and consulted previous surveys to establish an updated historic context for the City of Newberry. The historic context outlines significant historic events and trends that influenced the character of the city's built environment.

Expected Results

Based upon preliminary research utilizing existing FMSF data, JMT expected to survey approximately 90 properties associated with the historic district and identify a number of recently demolished resources within the City of Newberry Historic District (AL02492). JMT also expected to document resources with retained historic integrity and architectural style, resources that have been altered to various degrees, and to identify 40 new historic resources of varying types and styles. While JMT hopes that the 40 new historic resources will be National Register-eligible, that may not be the case due to the nature of the extant historic building stock of Newberry.

Public Workshops

JMT assisted in conducting two public workshops as a part of this survey project. The workshops took place during City of Newberry Historic Architectural Review Board (HARB) meetings held on July 17, 2023, and August 28, 2023. The purpose of public workshops is to provide general information on the survey effort, as well as overall conclusions and recommendations, to the general public and key stakeholders at the beginning and end of the project.

Fieldwork Methodology

The survey area consisted of the National Register-listed City of Newberry Historic District and the legal boundaries of the city of Newberry, Florida. The historic district is bounded to the north by NW 2nd Avenue, generally bounded by the Savannah, Florida, and Western Railway (AL05104) to the east, SW 1st Avenue to the south, and NW 260th Street to the west. Historic resources were documented from the public right-of-way.

The survey team consisted of two JMT Architectural Historians, Elisabeth Price and Samantha Smith, each of whom meets or exceeds the Secretary of the Interior's Professional Qualifications as an architectural historian. The survey team methodically documented all of the existing historic resources within the City of



Newberry Historic District and 40 newly identified historic resources within the legal boundaries of Newberry. In order to ensure that surveyors were not surveying previously identified and recorded resources, surveyors cross-referenced GIS data of existing resources shared by the FMSF with historic aerials and current maps of Newberry. Resources were photographed by using portable handheld electronic devices (iPads) and in accordance with FMSF and Chapter 1A-46, Florida Administrative Code (Historical Report Standards and Guidelines). Additionally, handwritten notes were taken to document alterations to existing resources or any notable features on newly identified historic resources. The field survey was conducted from the public right-of-way, with no trespassing on private property.

Data Collection and Documentation

Upon completion of fieldwork, JMT utilized the collected survey data to update or complete the relevant FMSF Forms. Historical Structure Forms were completed for each of the extant or recently demolished resources within the City of Newberry Historic District and for each newly identified historic resource surveyed, of which there were 40. A total of 120 FMSF forms and an FMSF Survey Log form have been completed in association with this report and submitted to the FMSF which serves as the state's repository for information on archaeological sites, historical resources, and field surveys. Both physical and digital files are managed by the FMSF and administered by the Division of Historical Resources, Florida Department of State.



Survey Results

This project serves as a comprehensive survey and inventory of the City of Newberry Historic District (AL02492) and includes the recordation of 40 newly identified historic resources outside of the boundaries of the historic district. Corresponding FMSF forms for each resource, including accompanying maps and photographs, are included as an attachment to this final survey report.

Of the 40 newly identified resources, all of them except for two are residential structures. While historic resources are distributed across Newberry, those located in the more rural areas of the city were not documented as part of this survey project due to a lack of access and/or lack of visibility from the right-of-way.



Figure 15. City of Newberry Historic District (AL02492), facing southwest along W Newberry Road. Photographed by JMT Architectural Historians, July 2023.

The City of Newberry Historic District (AL02492, Figure 15) has been listed on the National Register of Historic Places since 1987 under Criterion A and C at the local level for “its intact commercial district and residential neighborhood that has been relatively unaffected by new development.”⁴⁶ The district as a whole is representative of early twentieth century architecture in small towns of Florida, and all of the contributing resources were constructed in the first half of the 1900s. Majority of the extant architectural

⁴⁶ Murray D. Laurie and Lea Wolfe, *City of Newberry Historic District National Register of Historic Places Registration Form*, 1986, p. 2.



resources, both residential and commercial, within the historic district are Frame or Masonry Vernacular, although other styles are seen within the district, such as Craftsman, Ranch, Minimal Traditional, and Romanesque Revival (Table 3). Although the resources are primarily Frame or Masonry Vernacular, many residences feature characteristics from more formal styles, usually from Queen Anne style, but should not be classified as such as. In general, the more elaborate and stylized residences were constructed in Newberry between ca. 1900 and 1915, during the phosphate boom, and are located close to the main thoroughfare (State Road 26). The Pearce Home (AL02421), located at 80 SW 4th Street (Figure 16), is a good example of a more stylized residence within the district that features a vernacular version of the Queen Anne style. A majority of the resources are residential in nature (approximately 45), although many commercial buildings (approximately 20) are present in the district. A church, two municipal buildings, a utility building, and two educational buildings are also in the district.

Table 3. Styles of surveyed historic resources within the City of Newberry Historic District.

Style	Amount Surveyed
Frame vernacular	40
Masonry vernacular	25
Craftsman	2
Ranch	3
Minimal Traditional	1
Romanesque Revival	1
Linear Resource	3
Demolished	15



Figure 16. The Pearce House (AL02421), located at 80 SW 254th Street (half a block off State Road 26), a Frame Vernacular residence that features local variations of the Queen Anne style. Photographed by JMT Architectural Historians, July 2023.



Since the 2011 survey of the City of Newberry Historic District, four resources within the district have been demolished (Table 4). Additionally, almost all of the resources have been altered to various degrees, such as 25241 NW 1st Avenue (AL02395 Figure 17) and 25715 W Newberry Road (AL05023 Figure 18).

Table 4. Demolished resources within City of Newberry Historic District.

FMSF ID	Resource Name/Address	Year Built	Year Demolished	Present Use
AL02397	45 NW 1 st Avenue	ca. 1910	before ca. 2005	Demolished
AL02399	535 NW 1 st Avenue	ca. 1910	before ca. 2005	Demolished
AL02401	545 NW 1 st Avenue	ca. 1900	before ca. 2005	Demolished
AL02402*	25647 NW 1 st Avenue	ca. 1910	ca. 2017	Demolished
AL02408	325 NW 2 nd Avenue	ca. 1900	before ca.1994	Demolished
AL02424	85 NW 5 th Street	ca. 1900	before ca. 2005	Demolished
AL02425*	90 NW 255 th Street	ca. 1924	ca. 2022	Demolished
AL02433	110 SW 7 th Street	ca. 1912	ca. 1999-2005	Demolished
AL02434	178 SW 7 th Street	ca. 1910	ca. 1994	Demolished
AL02437	55 SW 8 th Street	ca. 1910	before ca. 2005	Demolished
AL02448	380 W Central Avenue	ca. 1908	ca. 1999-2005	Demolished
AL02451*	25370 W Newberry Road	ca. 1890	ca. 2017-2019	Demolished
AL02456	480 W Central Avenue	ca. 1900	ca. 1986-1994	Demolished
AL02460*	25739 W Newberry Road	ca. 1935	ca. 2018	Demolished
AL02464	805 W Central Avenue	ca. 1915	ca. 2011	Demolished

*These four resources have been demolished since the most recent survey.

The residence at 25241 NW 1st Avenue (AL02395) and the commercial building at 25715 W Newberry Road (AL05023) feature typical material alterations seen throughout the historic district. Alterations can occur for a multitude of reasons, including storm damage repairs, weatherization improvements, necessary alterations due to deterioration, or additions to create more interior space. Material alterations include the installation of new metal roofs, vinyl windows and siding, concrete foundation, porch supports, and many more. Despite the alterations that have occurred throughout the historic district, all of which are noted on updated FMSF forms for extant historic resources (see tables in Appendix A), the historic district retains historic integrity.



Figure 17. 25241 NW 1st Avenue (AL02395), constructed ca. 1900. Left photo taken by JMT Architectural Historians, July 2023; right photo taken by Murray Laurie, January 2011.



Figure 18. 25715 W Newberry Road (AL05023), constructed ca. 1935. Left photo taken by JMT Architectural Historians, July 2023; right photo taken by Southeastern Archaeological Research, November 2015.

Through preliminary research and field observations, the survey found that most of the significant historic buildings in Newberry have already been documented and surveyed, and as such, have existing FMSF forms. Due to this, the newly identified resources documented as part of this survey represent local, vernacular architecture and the slow development of Newberry in the latter half of the twentieth century. Most of the newly identified resources were constructed in the 1970s, representing the slow development of the town throughout the mid-1900s and the increase of residents starting in the 1970s. Dates of construction of the newly identified resources is described in Table 4.

Table 5. Dates of construction by decade of 40 newly identified historic resources.

Decade	Amount Surveyed
1910s	1
1940s	2
1950s	9
1960s	4
1970s	24



Figure 19. 25256 NW 6th Avenue (AL07548) constructed ca. 1964. Photographed by JMT Architectural Historians, July 2023.



Figure 20. 1528 NW 45 (AL07561) constructed ca. 1970. Photographed by JMT Architectural Historians, July 2023.



Figure 23. 25039 SW 1st Avenue (AL07547) constructed ca. 1958.



Figure 24. 25359 SW 5th Avenue (AL07534) constructed ca. 1973.

The 40 newly identified resources are all vernacular styles, including Frame Vernacular and Masonry Vernacular and vernacular Ranch style dwellings. Thirty-eight of the 40 newly surveyed resources are residential, while two are a commercial buildings (AL07548 and AL07561; Figures 19 and 20). Overall, the newly surveyed resources are typical vernacular residences that could be located in a number of towns throughout Florida. Many of the residences are similar in appearance or feature many of the same characteristics (Figures 21-24). Additionally, there were a number of residences that employed a local variation of the Spanish Revival style (Figure 24), although only a few of these style types were included in the survey due to their date of construction, which was outside the survey cutoff date of 1973.



Figure 21. 25253 SW 5th Avenue (AL07529) constructed ca. 1973.



Figure 22. 25448 SW 2nd Avenue (AL07523) constructed ca. 1955.



Conclusions and Recommendations

The Historic Resources Survey Update of the City of Newberry documented a total of 120 extant resources. Of those resources, 80 were located within the National Register-listed City of Newberry Historic District (AL02492). Forty newly identified historic resources were identified, documented and have been evaluated as part of this survey effort. Based on the prepared historic context and field observations, JMT has prepared the following recommendations.

Eligibility Recommendations

After phosphate was found in western Alachua County, the City of Newberry quickly became a booming phosphate and railroad town. The first buildings constructed in the town were of frame construction and many of them burned in a fire in 1907. Many of the extant contributing structures to the historic district were constructed during the phosphate boom and have been preserved over time, although numerous material alterations have occurred. Additionally, the historic district has lost approximately 15 resources to demolition since its listing in 1987, four of which (AL02402, L02425, AL02451, AL02460) have been demolished since their most recent survey.

The historic district as a whole remains eligible for listing in the National Register of Historic Places. It retains an overall historic integrity of location, design, and setting and is able to communicate its historic associations and feeling. The district does feature a multitude of alterations and additions and while these alterations may affect resources individual NRHP-eligibility, they do not significantly affect the overall material integrity of the historic district.

No individually eligible properties were identified in the course of this survey, other than those that have already been deemed eligible or listed. Although a total of 40 new resources were surveyed as part of this project, no individual property was found to possess characteristics of exceptional importance. The 40 newly surveyed resources do not have an association with any significant local, regional, or national trends in architecture, community planning and development, or settlement. They also are not associated with any known historically relevant events or persons. None of the newly identified resources are eligible for listing under Criteria A and B.

JMT found that architecturally significant historic resources within Newberry have been previously surveyed and as such, the newly identified resources are representative of vernacular architecture employed in Newberry. Thus, the resources represent ubiquitous housing types and styles which were constructed both locally and nationally. None of the newly surveyed resources possess architectural distinction; many have lost material integrity due to unsympathetic alterations, which result in a lack of integrity of design, materials, feeling, and workmanship. The newly identified resources are not eligible for listing under Criteria C.

The newly identified resources were not evaluated under Criterion D.

Recommendations for Treatment of Historic Resources

The purpose of this survey is to update the FMSF forms associated with the resources located within City of Newberry Historic District (AL02492) and document 40 newly identified resources within the City of Newberry. The survey documents standing historic resources constructed in and prior to the survey cut-off



date of 1973 and includes recommendations to their historic significance and eligibility for listing in the National Register of Historic Places (NRHP).

The following provides general recommendations and recommendations to strengthen preservation efforts in the city.

- Copies of this report and FMSF forms generated from this survey should be maintained by the SHPO in accordance with current practices.
- Copies of this report and FMSF forms generated from this survey should be offered to the City of Newberry Planning & Economic Development Department. Additionally, copies should be offered to the Newberry Branch of the Alachua County Public Library. Any additional surveys should also be made available to the public in a similar manner.
- City staff, elected officials, and residents in Newberry should use this report to understand the historic building fabric within the county in an effort to protect historic resources.
- The City of Newberry Planning & Economic Development Department may consider implementing an overlay district for the City of Newberry Historic District. Overlay districts can provide some regulation over historic buildings within the district. These include evaluation of proposed development or redevelopment actions on historic resources as identified in a previous survey of the county.
- Preservation of historic buildings is a sustainable practice as these structures were often designed for their local climate reducing energy costs as well as reducing development and material waste through their existence. JMT recommends that municipalities encourage residents to preserve and renovate existing structures rather than demolishing and replacing historic buildings.
- The City of Newberry should require developers and property owners to complete a FMSF recordation form for any structure 50 years old or older which is slated for demolition regardless of location, previous recording status, or previous eligibility recommendations.
- The City of Newberry, if possible, should consider some incentives for preservation of historic age buildings. This may include an ad valorem tax exemption as utilized in other municipalities in Florida.
- The survey results should be used to assist in planning efforts including projects which require Section 106 review. The results contained herein, and the FMSF forms generated as part of this project, should be utilized early in project planning to prevent disruption of historic resources including districts.
- To gain a more in-depth understanding of rural Newberry, further survey and research relating to historic agricultural and rural properties of Newberry is recommended.
- It is recommended that the county and municipalities enact or continue to develop and enact Disaster Preparedness Plans for historic resources. The *Disaster Mitigation for Historic Structures: Protection Strategies* disaster preparedness tool created by 1000 Friends of Florida, Florida Department of State, Division of Historical Resources and Florida Division of Emergency Management can provide guidance for planning efforts.



Bibliography

Alachua County.

2023. "Alachua County History." Alachua County.us.

<https://www.alachuacounty.us/govt/pages/alachuacountyhistory.aspx>

Cothran, Drew.

2015. "AL02451: Kincaid Building." Florida Master Site File Form. Completed by Drew Cothran on behalf of Southeastern Archaeological Research for CRAS for the SR-26/W Newberry Road Bypass (Survey #: 24512).

DataUSA: Newberry, Florida.

2023. "DataUSA: Newberry, Florida." Deloitte, Datawheel.

<https://datausa.io/profile/geo/newberry-fl#housing>

Ehrmann, W.W.

1940. "The Timucua Indians of Sixteenth Century Florida." The Florida Historical Quarterly, vol. 18, no. 3, pp. 169-91.

<https://www.jstor.org/stable/30138327>

Gunter, Herman.

1920. "Hard rock phosphate pit of Franklin Phosphate Company – Newberry, Florida." State Archives of Florida, Florida Memory (Florida Geological Survey Collection - GE0623).

<https://www.floridamemory.com/items/show/124668>

Laurie, Murray D., and Lea Wolfe.

1986. "City of Newberry Historic District National Register of Historic Places Registration Form." United States Department of the Interior: National Parks Service.

<https://npgallery.nps.gov/GetAsset/a752f1be-fff7-4637-b804-f72ee9b73d66>

Laurie, Murray D.

1986. "AL02436: Ag Building, Newberry High School." Florida Master Site File Form. Completed by Murray Laurie.

1986. "AL02444: 320-340 West Central Avenue." Florida Master Site File Form. Completed by Murray Laurie.

1986. "AL02450: Bank of Newberry." Florida Master Site File Form. Completed by Murray Laurie.

1986. "AL02454: Newberry Municipal Building." Florida Master Site File. Completed by Murray Laurie.

1986. "AL02457: First Baptist Church of Newberry." Florida Master Site File Form. Completed by Murray Laurie.



2011. "City of Newberry Historic District: Historic Resources Survey Update." Prepared for the City of Newberry Planning Department, Grant #F1006.

LandScope America.

2023. "South Atlantic Coastal Plain Ecoregion." 2023.

http://www.landscape.org/explore/natural_geographies/ecoregions/South%20Atlantic%20Coastal%20Plain/

MacDonald, Peggy.

2018. "What's in a name? You'd might be surprised; From Hogtown to Lake Pithachocco: Origins of some Gainesville Place Names." The Gainesville Sun, April 7, 2023.

<https://www.gainesville.com/story/lifestyle/magazine/2018/04/07/past-tense-whats-in-name-you-might-be-surprised/12698030007/>

Magoc, Ethan.

2018. "Report More Than Doubles Alachua County's Total of Known Lynchings to 43." WUFT, PBS.

<https://www.wuft.org/news/2018/01/23/report-nearly-doubles-alachua-countys-total-of-known-lynchings-to-43/>

National Parks Service.

2023. "The Timucua: North Florida's Early People." National Parks Service. Ecological & Historic Preserve Florida. <https://www.nps.gov/timu/learn/historyculture/timupeople.htm>

The Palm Beach Post.

1916. "Race War Opens at Newberry Women Lynched." August 20, 1916. The Palm Beach Post.

<https://www.newspapers.com/article/28458452/>

Sanborn Map Company.

1913. "Sanborn Fire Insurance Map from Newberry, Alachua County, Florida." Sanborn Map Company. Map. Library of Congress.

https://www.loc.gov/item/sanborn01318_001/

Shane, Briane.

2019. "AL05104: Savannah, Florida, and Western Railway." Florida Master Site File Form. Completed by Briane Shane on behalf of Southeastern Archaeological Research for Nature Coast Trail (Survey #: 26517).

State Library and Archives of Florida, Florida Memory.

1883. "Map of Alachua County, 1883." State Archives of Florida, Florida Memory (917.5979 w371). <https://www.floridamemory.com/items/show/298138>

1900. "Dr. Nicholas Jacob Barry outside his drug store." State Archives of Florida, Florida Memory (PR07639).

<https://www.floridamemory.com/items/show/6211>

1910. "Rear view of Franklin Phosphate Company's No. 2 washer plant – Newberry, Florida." 1910. State Archives of Florida, Florida Memory (NE071B).



<https://www.floridamemory.com/items/show/157459>

1912. "Bank of Newberry." State Archives of Florida, Florida Memory (PR07634).
<https://www.floridamemory.com/items/show/6207>

1915. "Cheves Brothers Ice Factory and Chero-Cola Bottling Works." State Archives of Florida, Florida Memory (NE125B).
<https://www.floridamemory.com/items/show/157487>

1920. "Newberry High School – Newberry, Florida." State Archives of Florida, Florida Memory (N035881).
<https://www.floridamemory.com/items/show/145196>

United States Census Bureau.

1910. "1910 United States Census: Statistics for Florida." United States Department of Commerce and Labor.
<https://www2.census.gov/library/publications/decennial/1910/abstract/supplement-fl.pdf>

1990. "1990 Census of Population: General Population Characteristics of Florida Section 1 of 2." United States Department of Commerce.
<https://www2.census.gov/library/publications/decennial/1990/cp-1/cp-1-11-1.pdf>

2020. "QuickFacts: Newberry, Florida." United States Census Bureau.
<https://www.census.gov/quickfacts/fact/table/newberrycityflorida/PST120222>

United States Department of State, Office of the Historian.

2023. "Acquisition of Florida: Treaty of Adams-Onis (1819) and Transcontinental Treaty (1821)." United States Department of State, Office of the Historian, Foreign Service Institute.
<https://history.state.gov/milestones/1801-1829/florida>

Van Dyke, Ryan.

2006. "AL05192: Florida Railroad Corridor Resource Group." Florida Master Site File Form. Completed by Ryan Van Dyke on behalf of Southern Archaeological Research for Historic Documentation of Florida Railroad (Survey #: 14508).

Williard-Nunn, Patricia.

2018. "The Newberry Lynchings of 1916." A Florida Heritage Site and Florida Historical Marker, sponsored by the Pleasant Plain United Methodist Church and the Florida Department of State. Newberry, Alachua County, Florida.



Appendix A. Surveyed Resources

The following summary tables describe all resources documented in this survey. The following tables describe resurveyed City of Newberry Historic District properties and newly surveyed properties. All documented resources are more fully described in the associated FMSF survey forms, on file with the FMSF.

Table 6. Resources within the City of Newberry Historic District (AL02492), including contributing or noncontributing status.

FMSF ID	Resource Name/Address	Year Built	Style	Present Use	Contributing/ Noncontributing
AL02394	25238 NW 1 st Avenue	ca. 1945	Frame Vernacular	Residential	Yes
AL02395	25241 NW 1 st Avenue	ca. 1900	Frame Vernacular	Residential	Yes
AL02396	25252 NW 1 st Avenue	ca. 1910	Frame Vernacular	Residential	Yes
AL02397	445 NW 1 st Avenue	ca. 1910	No Style	Demolished	N/A
AL02398	25436 NW 1 st Avenue	ca. 1916	Frame Vernacular	Residential	Yes
AL02399	535 NW 1 st Avenue	ca. 1910	No Style	Demolished	N/A
AL02400	25602 NW 1 st Avenue	ca. 1906	Frame Vernacular	Residential	Yes
AL02401	538 NW 1 st Avenue	ca. 1900	No Style	Demolished	N/A
AL02402	25647 NW 1 st Avenue	ca. 1910	Frame Vernacular	Demolished	N/A
AL02403	25432 SW 1 st Avenue	ca. 1913	Frame Vernacular	Residential	Yes
AL02404	25451 SW 1 st Avenue	ca. 1910	Frame Vernacular	Residential	Yes
AL02405	25467 SW 1 st Avenue	ca. 1912	Craftsman	Residential	Yes
AL02406	110 SW 255 th Street	ca. 1930	Frame Vernacular	Residential	Yes
AL02407	25749 SW 1 st Avenue	ca. 1902	Frame Vernacular	Residential	Yes
AL02408	325 NW 2 nd Avenue	ca. 1900	Frame Vernacular	Demolished	N/A
AL02409	25615 NW 2 nd Avenue	ca. 1929	Frame Vernacular	Residential	No
AL02410	25815 SW 2 nd Avenue	ca. 1910	Masonry Vernacular	Commercial	Yes
AL02417	98 NW 254 th Street	ca. 1923	Masonry Vernacular	Industrial	Yes
AL02418	155 NW 254 th Street	ca. 1910	Frame Vernacular	Residential	Yes
AL02419	170 NW 254 th Street	ca. 1902	Frame Vernacular	Residential	Yes
AL02421	80 SW 254 th Street	ca. 1900	Frame Vernacular	Residential	Yes
AL02422	85 SW 254 th Street	ca. 1907	Frame Vernacular	Residential	Yes
AL02423	112 SW 254 th Street	ca. 1907	Frame Vernacular	Residential	Yes
AL02424	85 NW 5 th Street	ca. 1900	Frame Vernacular	Demolished	N/A
AL02425	90 NW 255 th Street	ca. 1924	Craftsman	Demolished	N/A
AL02426	102 NW 255 th Street	ca. 1910	Frame Vernacular	Residential	Yes
AL02427	125 NW 255 th Street	ca. 1910	Frame Vernacular	Residential	Yes
AL02428	175 NW 255 th Street	ca. 1910	Frame Vernacular	Residential	Yes
AL02430	104 NW 257 th Street	ca. 1900	Frame Vernacular	Residential	Yes
AL02432	95 SW 258 th Street	ca. 1905	Frame Vernacular	Residential	Yes
AL02433	110 SW 7 th Street	ca. 1912	Frame Vernacular	Demolished	N/A
AL02434	178 SW 7 th Street	ca. 1910	Frame Vernacular	Demolished	N/A
AL02435	180 SW 258 th Street	ca. 1924	Frame Vernacular	Residential	Yes



AL02436	Ag Building, Newberry High School/SW 7 th Street	ca. 1940	Masonry Vernacular	Institutional	Yes
AL02437	55 SW 8 th Street	ca. 1910	Frame Vernacular	Demolished	N/A
AL02438	114 NW 260 th Street	ca. 1913	Masonry Vernacular	Utility	Yes
AL02444	25310 W Newberry Road	ca. 1906	Masonry Vernacular	Commercial (2 stores)	Yes
AL02445	25315-25-35 W Newberry Road	ca. 1907	Masonry Vernacular	Commercial (3 stores)	Yes
AL02446	25340 W Newberry Road	ca. 1906	Masonry Vernacular	Commercial store	Yes
AL02447	25345-49 W Newberry Road	ca. 1907	Masonry Vernacular	Commercial (2 stores)	Yes
AL02448	380 W Central Avenue	ca. 1908	No Style	Demolished	N/A
AL02449	25355 W Newberry Road	ca. 1907	Masonry Vernacular	Commercial	Yes
AL02450	25365 W Newberry Road	ca. 1908	Masonry Vernacular	Commercial (bank)	Yes
AL02451	25370 W Newberry Road	ca. 1890	Frame Vernacular	Demolished	N/A
AL02452	25405 W Newberry Road	ca. 1917	Masonry Vernacular	Commercial	Yes
AL02453	25425 W Newberry Road	ca. 1911	Masonry Vernacular	Commercial	Yes
AL02454	25420 W Newberry Road	ca. 1938	Craftsman	Municipal Building	Yes
AL02455	2539 W Newberry Road	ca. 1913	Masonry Vernacular	Commercial	Yes
AL02456	480 W Central Avenue	ca. 1900	Frame vernacular	Demolished	N/A
AL02457	25520 W Newberry Road	ca. 1912	Romanesque Revival	Religious	Yes
AL02458	25527 W Newberry Road	ca. 1908	Masonry Vernacular	Commercial	Yes
AL02459	25650 W Newberry Road	ca. 1933	Minimal Traditional	Commercial	Yes
AL02460	25739 W Newberry Road	ca. 1935	Frame Vernacular	Demolished	N/A
AL02461	25753 W Newberry Road	ca. 1900	Frame Vernacular	Residential	Yes
AL02462	25825 W Newberry Road	ca. 1910	Frame Vernacular	Residential	Yes
AL02463	25850 W Newberry Road	ca. 1910	Frame Vernacular	Residential	Yes
AL02464	805 W Central Avenue	ca. 1915	Frame Vernacular	Demolished	N/A
AL02465	25922 W Newberry Road	ca. 1920	Frame Vernacular	Residential	Yes



AL02466	25933 W Newberry Road	ca. 1910	Frame Vernacular	Residential	Yes
AL02467	25954 W Newberry Road	ca. 1940	Frame Vernacular	Residential	Yes
AL05011	25847 W Newberry Road	ca. 1945	Frame Vernacular	Entertainment	No
AL05012	22 SW 258 th Street	ca. 1920	Frame Vernacular	Commercial	No
AL05013	42 SW 258 th Street	ca. 1956	Frame Vernacular	Residential	No
AL05014	90 SW 257 th Street	ca. 1938	Masonry Vernacular	Residential	Yes
AL05015	25835 NW 1 st Avenue	ca. 1954	Masonry Vernacular	Residential	No
AL05016	25823 NW 1 st Avenue	ca. 1955	Frame Vernacular	Residential	No
AL05017	20 NW 258 th Street	ca. 1945	Frame Vernacular	Residential	No
AL05018	25760 W Newberry Road	ca. 1943	Masonry Vernacular	Residential	No
AL05019	25735 NW 1 st Avenue	ca. 1957	Frame Vernacular	Residential	No
AL05020	24 NW 257 th Street	ca. 1930	Frame Vernacular	Residential	No
AL05021	25740 W Newberry Road	ca. 1957	Masonry Vernacular	Commercial store	No
AL05022	25720 W Newberry Road	ca. 1930	Masonry Vernacular	Commercial store	Yes
AL05023	25715 W Newberry Road	ca. 1935	Masonry Vernacular	Commercial store	No
AL05024	25565 W Newberry Road	ca. 1900	Frame Vernacular	Residential	No
AL05025	25410 NW 1 st Avenue	ca. 1959	Masonry Vernacular	Utility	No
AL05026	25363 NW 1 st Avenue	ca. 1948	Masonry Vernacular	Residential	No
AL05027	152 NW 253 rd Street	ca. 1930	Frame Vernacular	Residential	No
AL05028	25222 NW 1 st Avenue	ca. 1930	Frame Vernacular	Residential	No
AL05103	Jackson & Southern Railroad	ca. 1899	Linear Resource	Railroad/ Transportation	Yes
AL05104	Savannah, Florida, & Western Railway	ca. 1902	Linear Resource	Railroad/ Transportation	Yes
AL05107	State Road 26, Alachua County	ca. 1926	Linear Resource	Highway/ Transportation	No
AL05593	25445 W Newberry Road	ca. 1960	Masonry Vernacular	Commercial	No
AL05594	145 NW 257 th Street	ca. 1950	Masonry Vernacular	Entertainment	No
AL05595	114 NW 260 th Street	ca. 1913	Masonry Vernacular	Municipal building	Yes
AL05596	25443 SW 1 st Avenue	ca. 1950	Frame Vernacular	Residential	No
AL05597	25643 SW 1 st Avenue	ca. 1952	Frame Vernacular	Residential	No
AL05733	25461 W Newberry Road	ca. 1962	Frame Vernacular	Commercial	No



AL05734	92 NW 257 th Street	ca. 1965	Ranch	Residential	No
AL07405	155 NW 257 th Street	ca. 1962	Ranch	Residential	No
AL07414	25816 SW 1 st Avenue	ca. 1977	Ranch	Residential	No

Table 7. Demolished resources within the City of Newberry Historic District.

FMSF ID	Resource Name/Address	Year Built	Year Demolished	Present Use
AL02397	45 NW 1 st Avenue	ca. 1910	before ca. 2005	Demolished
AL02399	535 NW 1 st Avenue	ca. 1910	before ca. 2005	Demolished
AL02401	545 NW 1 st Avenue	ca. 1900	before ca. 2005	Demolished
AL02402*	25647 NW 1 st Avenue	ca. 1910	ca. 2017	Demolished
AL02408	325 NW 2 nd Avenue	ca. 1900	before ca. 1994	Demolished
AL02424	85 NW 5 th Street	ca. 1900	before ca. 2005	Demolished
AL02425*	90 NW 255 th Street	ca. 1924	ca. 2022	Demolished
AL02433	110 SW 7 th Street	ca. 1912	ca. 1999-2005	Demolished
AL02434	178 SW 7 th Street	ca. 1910	ca. 1994	Demolished
AL02437	55 SW 8 th Street	ca. 1910	before ca. 2005	Demolished
AL02448	380 W Central Avenue	ca. 1908	ca. 1999-2005	Demolished
AL02451*	25370 W Newberry Road	ca. 1890	ca. 2017-2019	Demolished
AL02456	480 W Central Avenue	ca. 1900	ca. 1986-1994	Demolished
AL02460*	25739 W Newberry Road	ca. 1935	ca. 2018	Demolished
AL02464	805 W Central Avenue	ca. 1915	ca. 2011	Demolished

*These four resources have been recently demolished since the most recent survey.

Table 8. 40 newly identified historic resources, documented by JMT Architectural Historians in July 2023.

FMSF ID	Resource Name/Address	Year Built	Style	Present Use	Eligibility
AL07522	185 SW 255th Street	ca. 1975	Ranch	Residential	Not Eligible
AL07523	25448 SW 2nd Avenue	ca. 1955	Ranch	Residential	Not Eligible
AL07524	201 SW 254th Street	ca. 1947	Ranch	Residential	Not Eligible
AL07525	420 SW 254th Street	ca. 1952	Bungalow	Residential	Not Eligible
AL07526	305 SW 254th Street	ca. 1951	Ranch	Residential	Not Eligible
AL07527	385 SW 254th Street	ca. 1949	Ranch	Residential	Not Eligible
AL07528	475 SW 254th Street	ca. 1962	Mason Vernacular	Residential	Not Eligible
AL07529	25253 SW 5th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07530	25241 SW 5th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07531	25309 SW 5th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07532	25327 SW 5th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07533	25343 SW 5th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible



[HISTORIC RESOURCES SURVEY REPORT
Historic Resources Survey of City of Newberry

AL07534	25359 SW 5th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07535	25358 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07536	25342 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07537	25330 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07538	25238 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07539	25233 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07540	25337 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07541	25351 SW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07542	295 SW 252nd Street	ca. 1956	Frame Vernacular	Residential	Not Eligible
AL07543	180 SW 252nd Street	ca. 1956	Masonry Vernacular	Residential	Not Eligible
AL07544	25147 SW 1st Avenue	ca. 1956	Masonry Vernacular	Residential	Not Eligible
AL07545	25132 SW 1st Avenue	ca. 1961	Frame Vernacular	Residential	Not Eligible
AL07546	290 SW 251st Street	ca. 1956	Frame Vernacular	Residential	Not Eligible
AL07547	25039 SW 1st Avenue	ca. 1958	Frame Vernacular	Residential	Not Eligible
AL07548	25256 NW 6th Avenue	ca. 1964	Masonry Vernacular	Commercial	Not Eligible
AL07549	613 NW 255th Street	ca. 1971	Masonry Vernacular	Residential	Not Eligible
AL07550	619 NW 258th Street	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07551	641 NW 258th Street	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07552	26239 SW 2nd Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07553	26403 SW 3rd Place	ca. 1971	Ranch	Residential	Not Eligible
AL07554	26423 SW 3rd Place	ca. 1972	Masonry Vernacular	Residential	Not Eligible
AL07555	26426 SW 3rd Place	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07556	710 NW 250th Street	ca. 1959	Frame Vernacular	Residential	Not Eligible
AL07557	25023 NW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07558	25041 NW 7th Avenue	ca. 1973	Masonry Vernacular	Residential	Not Eligible
AL07559	25321 NW 7th Avenue	ca. 1917	Frame Vernacular	Residential	Not Eligible
AL07560	25209 NW 7th Avenue	ca. 1961	Masonry Vernacular	Residential	Not Eligible



AL07561	1528 NW 45	ca. 1973	Masonry Vernacular	Commercial	Not Eligible
---------	------------	----------	-----------------------	------------	--------------



Appendix B. Previously Conducted Architectural and Historical Field Studies

Survey No.	Report Title	Publication Date	Author
1274	Historical and Architectural Survey of Newberry, Florida	1986	Laurie, Murray D. Wolfe, Lea
3334	A Case Report: State Road 26 from Newberry to County Road 241 North, Alachua County	1992	Henrichs, Darlene
3350	An Historic Structures Assessment Survey for the Proposed State Road 26 Preferred Alignment Between US Highway 41 and Pine Hill Estate, Alachua County, Florida	1992	Estabrook, Richard W. Nickerson, Michael
5986	Historic Structures Survey of Unincorporated Alachua County	2000	Anderson, Sherry
6306	Dudley Farm State Historic Site Kitchen/Porch Relocation Archaeological Study, Alachua County, Florida	2001	Dickinson, Martin F. Wayne, Lucy B.
6834	Cultural Resources Survey and Assessment, Florida Rock Quarry Tract, Alachua County, Florida	2001	Dickinson, Martin F. Wayne, Lucy B.
6839	A Cultural Resources Assessment Survey of Four Proposed Subdivisions, Alachua County, Florida	2001	Austin, Robert J. Mohlman, Geoffrey
6858	Buggy Barns to Smokehouses: Archaeology at Dudley Farm State Historic Site, Alachua County, Florida	2002	Dickinson, Martin F. Wayne, Lucy B.
7351	Proposed Windsor Cell Phone Tower Site, Alachua County, Florida	2002	Keith, Grace F.
9734	A Phase I Cultural Resource Survey of the Belmont Cluster Development, Alachua County, Florida	2004	Stokes, Anne V.
11528	Dudley Farm Historic Site, Historic and Architectural Survey	1992	Morrison, Sally Parson, Nels Tate, Susan
11716	A Phase I Cultural Resource Survey of the Lexington Station Project, Alachua County, Florida	2005	Stokes, Anne V.
13956	Cultural Resources Survey and Assessment State Road 26 from US 19 (SR 55) to SW 234 th Street, Levy, Gilchrist, and Alachua County, Florida	2006	Garrett, Jenn
14977	Cultural Resources Survey and Assessment Survey of State Road 26 Newberry Bypass North, Alachua County, Florida	2007	Chamblee, Elizabeth J. Garrett, Jennifer Stokes, Anne V. Swann, Branda
18333	City of Newberry Historic District: Historic Resources Survey Update	2011	Laurie, Murray D.
21570	Cultural Resources Assessment Survey of the Newberry Corners Project Parcel, Alachua County, Florida	2015	Mankowski, Joseph F.



24512	Cultural Resources Assessment Survey of State Road 26 / West Newberry Road, Alachua County, Florida	2017	Cothran, Drew Roberts, Ben Dye, Melissa Fish, Jessica Sypniewski, Chris Travisano, Mikel
24614	Dudley Farm State Historic Site Unit Management Plan	1997	
24615	Dudley Farm Historic State Park Unit Management Plan, Advisory Group Review draft	2004	State of Florida
25237	Cultural Resource Survey Argos Cement East, Trileaf #621574, 360ft SE of the Intersection of NE 342 nd Street and NW 50 th Lane, Alachua, Alachua County, Florida	2018	Rich, Cori
26517	Cultural Resource Assessment Survey for the Nature Coast Trail from the Gilchrist County Line to Newberry, Alachua County, Florida	2019	Kent, Allen Shane, Briane Foster, Michael Travisano, Mikel
28334	Technical Memorandum Cultural Resources Assessment Survey in Support of SR 26 West Newberry Road Ponds, Alachua County, Florida	2022	Fish, Jess Travisano, Mikel



Appendix C. Newberry Historic Preservation Ordinance

The following is City of Newberry's Historic Preservation Ordinance, passed by the city in 2007.

ARTICLE 11. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

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 or an administrative certificate of appropriateness from the land development regulation administrator, or his/her designee. Actions described as minor changes, pursuant to the provisions of Section 11.11.3.1 and described as rooftop solar installations, pursuant to the provisions of Section 11.11.3.2, require an administrative certificate of appropriateness. All actions not eligible for an administratively-issued certificate of appropriateness shall be considered major changes, requiring review and approval by the Historic Architectural Review Board (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. In addition, the land development regulation administrator, or his/her designee, is authorized to administratively issue a certificate of appropriateness for the installation of rooftop solar photovoltaic systems as provided for in these regulations, and other actions described as



minor changes. All other actions, not otherwise provided for in this Article, are considered major changes and require a certificate of appropriateness granted by the Historic Architectural Review Board.

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.

11.11.2.1. Ordinary repairs and maintenance. 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.

11.11.2.2. Effective date of agency-issued certificate of appropriateness. 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.

11.11.2.3. Need for Professional Expertise. 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. Administrative Approval Process. The land development regulation administrator, or his/her designee, is authorized to administratively issue a certificate of appropriateness for the following types of actions. If an application for an administrative certificate of appropriateness is denied by the land development regulation administrator, or determined not to qualify, or possibly not to qualify, as a minor change, upon the applicant's request or staff's recommendation, such application will be submitted to the Historic Architectural Review Board.

11.11.3.1. Minor Changes. Actions considered minor changes eligible for the administrative approval process include minor building alterations and replacements, accessory structures, and site work.

1. An Administrative Certificate of Appropriateness for a Minor Change applies to the following projects.

- a. Re-roofing. The removal and replacement of roofing materials, provided that no other significant alterations are made, i.e. change to roof pitch or shape, or removal of architectural roof features, dormers, and chimneys. Proposed replacement materials must be similar to existing roofing materials or of metal materials.
- b. Replacement of Existing Features. The replacement of any original feature of a contributing resource is discouraged, unless warranted due to safety concerns or deterioration beyond repair. In such cases of severe deterioration, replacement of the feature with in-kind or similar materials is permitted. Features eligible for staff review and approval include: windows, doors, roofing, soffits, fascia, awnings, porch steps, railings, screening, or enclosures, and architectural ornamentation.
- c. Accessory Structures. The construction, relocation, or removal of accessory buildings, provided that the structure is 300 square feet or less. Pools and pool screened enclosures regardless of size are eligible for administrative review.



- d. Decks. The construction or removal of decks, provided that the decks do not create a major alteration to a contributing building.
 - e. Fences and Walls. The construction, replacement, or removal of any fences or walls on a property.
 - f. Driveways, Walkways, Paving. The construction or replacement of any permanent paving on a property.
 - g. Signs. The installation of new signs and removal or alteration of historic signs.
2. Review of minor changes during the administrative approval process shall consider the following additional design criteria, as appropriate:
- a. Consistency with the goals, objectives, and policies in the Newberry Visions Sub-Element of the Future land Use Element in the City of Newberry's Comprehensive Plan, included in the city of Newberry's Code of Ordinances.
 - b. Consistency with surrounding properties located within the historic district, in keeping with the Florida vernacular architectural style.
 - c. Compatibility with the Secretary of the Interior's Standards for Rehabilitation.

11.11.3.2. Installation of rooftop solar photovoltaic systems. The land development regulation administrator or designee may issue a certificate of appropriateness for the installation of a rooftop solar photovoltaic system, as provided for and defined in these Land Development Regulations, if the installation is located away from street frontage view and meets the following additional design criteria, as relevant:

- 1. Solar panels are mounted separate from contributing structures and placed on a shed, garage or other accessory structure.
- 2. Location is not on an historic portion of the structure.
- 3. The attached solar panel system is located in a manner such that it does not affect the primary roof facade elevations.
- 4. Installation does not result in the permanent loss of significant character-defining features of a historic resource, such as existing rooflines or dormers.
- 5. Installation will not result in the removal or permanent alteration of historic fabric. Solar panel installations should be reversible.
- 6. Solar panels should be flush to the roof or low profile, to the extent feasible.
- 7. On flat roofs, solar panels are set back from the edge. If there is a parapet, panels are located behind the parapet walls.
- 8. Solar panels, support structures, and conduits blend into the surrounding features of the historic resource.

Issuance of this certificate is not an authorization for such installation: other review and permits are required, such as a building permit, verification of certified plans, and coordination with the power company serving the subject property.



11.11.4. Major Changes. All actions not considered minor changes eligible for an administratively-issued certificate of appropriateness, pursuant to the provisions of this Article, shall be considered major changes, requiring review and approval by the Historic Architectural Review Board (agency).

11.11.5. Application procedure for certificate of appropriateness. Each application for a certificate of appropriateness shall be accompanied by the required fee and submitted to the land development regulation administrator. 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, not otherwise considered a minor change eligible for an administrative certificate of appropriateness, pursuant to the provisions of this article. 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.

11.11.6. 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 architectural review 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 architectural review 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 architectural review 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.

11.11.7. Criteria. In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition, or relocation, the agency or land development regulation administrator, as applicable, 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; Ord. No. 2015-09, § 3, 8-24-2015; Ord. No. 2019-14, § 1, 6-10-2019)

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)



Appendix D. Key Staff Qualifications

Qualifications of key staff for this project are included on the following pages.



Christine Leggio

PROJECT MANAGER

SENIOR ARCHITECTURAL HISTORIAN

Firm Name

Johnson, Mirmiran & Thompson, Inc. (JMT)

Education

MS, Historic Preservation
BFA, Painting & Drawing

Relevant Capabilities

Qualified under 36 CFR 61 as an Architectural Historian
Section 508 Compliance

Ms. Leggio meets the qualifications for Architectural Historian under the standards set forth by the Secretary of the Interior. She has a wide range of professional and academic experience relating to architectural history, architectural conservation, and documentation of historic structures. She also has experience in completing a variety of environmental review documents, including historic resource surveys/determination of eligibility reports, determination of effect reports, and National Register nominations.

Ms. Leggio has conducted numerous architectural studies, ranging from reconnaissance-level surveys through large-scale assessment studies throughout the United States. She has studied and documented a wide variety of resources including farmsteads, ranches, urban historic districts, historic landscapes, and residential properties. These surveys range from projects of one or two historic properties to large multi-property surveys.

HISTORIC RESOURCES SURVEY OF JACKSON COUNTY, FL. *Florida Department of State.* Senior Architectural Historian. Ms. Leggio is the deputy project manager for this project. JMT has been contracted by the Florida Division of Historical Resources to conduct a county-wide historic resource survey in Jackson County. This survey is funded by the National Park Service pursuant to its Hurricanes Florence and Michael and Typhoon Yutu Emergency Supplemental Historic Preservation Fund grant program. The project includes

the preparation of an in-depth research design and historic context, significant public outreach, and the survey and documentation of approximately 8,000 historic resources. The purpose of this survey is to document all buildings 50 years or older within the boundaries of Jackson County. The survey will identify historic resources constructed in and prior to the survey cut-off date of 1971 and make recommendations to their historic significance and eligibility for listing in the NRHP.

HURRICANE SANDY DISASTER RELIEF ASSIST PROGRAM FUNDING, SURRY, VA. *Virginia Department of Historic Resources.* Architectural Historian. Through the Virginia Department of Historic Resources Hurricane Sandy Disaster Relief Assistance Grant program, JMT was contracted to conduct a historic resource survey for the Town of Surry. The project included a National Register nomination for the Town of Surry, the intensive-level survey of three contributing buildings of the historic district, and the development of a disaster mitigation plan for the historic district.

THREE-COUNTY HISTORIC RESOURCES SURVEYS OF ARANSAS, REFUGIO, AND CALHOUN COUNTIES, TX. *Texas Historical Commission.* Architectural Historian. Ms. Leggio is currently working on drafting multiple historic contexts for each of the three counties as well as extensive background research to support all three historic contexts. Specific areas of research and interest include architecture, industry, education, maritime history, and post-war development. JMT is preparing a tri-county survey of approximately 9,000 historic properties in three counties in southern Texas that were damaged by recent natural disaster (both hurricanes and tornados). The project entails preparing multiple historic contexts for each county, significant public involvement, and the survey and documentation. JMT is working directly with the Texas Historical Commission (Tx SHPO) on this project.

RECONNAISSANCE-LEVEL HISTORIC RESOURCES SURVEY, PRESTON AND TAYLOR COUNTIES, WV. *State of West Virginia.* Architectural Historian. Ms. Leggio assisted in conducting the survey, background research, and preliminary National Register eligibility evaluations of the surveyed properties. JMT was contracted by the West Virginia Division of Culture and History to complete a reconnaissance-level survey of up to 750 resources located within the unincorporated areas of Preston and Taylor Counties. JMT identified and documented properties that are at least 50 years old and retain historic architectural integrity. 713 properties were surveyed, and 81 were determined to be potentially eligible for listing in the National Register of Historic Places. A final report was compiled.



Elisabeth Price

ARCHITECTURAL HISTORIAN

Firm Name

Johnson, Mirmiran &
Thompson, Inc. (JMT)

Education

MA, Preservation Studies
BA, Art History

Relevant Capabilities

Qualified under 36 CFR 61 as an
Architectural Historian
Section 508 Compliance

Ms. Price is an architectural historian with experience in architectural history and cultural resource management. She has a variety of professional experience including extensive research, survey, and documentation of historic aboveground resources. She has assisted with multiple projects across the country, with a focus on the greater southeast region. Her work includes detailed photo documentation, research, and the preparation of multiple project reports. She is responsible for project workload, schedules, and completion of projects. Ms. Price exceeds the Secretary of the Interior's Standards for Architectural History as set forth in 36 CFR 61. Her range of experience and expertise can be seen through her work on the following projects.

Historic Resources Survey of Jackson County, Florida Department of State, Jackson County, Florida. *Architectural Historian.* JMT has been contracted by the Florida Division of Historical Resources to conduct a county-wide historic resource survey in Jackson County. This survey is funded by the National Park Service pursuant to its Hurricanes Florence and Michael and Typhoon Yutu Emergency Supplemental Historic Preservation Fund grant program. The project includes the preparation of an in-depth research design and historic context, significant public outreach, and the survey and documentation of

approximately 8,000 historic resources. The purpose of this survey is to document all buildings 50 years or older within the boundaries of Jackson County. The survey will identify historic resources constructed in and prior to the survey cut-off date of 1971 and make recommendations to their historic significance and eligibility for listing in the National Register of Historic Places (NRHP).

Polk County Comprehensive Architectural Survey, North Carolina Department of Natural and Cultural Resources, North Carolina. *Architectural Historian.* JMT is preparing a county-wide survey of approximately 800 historic properties (300 previously surveyed and 500 newly surveyed) in Polk County, NC that were damaged by recent hurricanes. This project will be conducted in three phases and will include both reconnaissance and intensive-level survey and documentation of resources. JMT is working directly with the North Carolina Historic Preservation office (NC HPO) on this project. Architectural Historian. Ms. Price is currently work on the County wide survey of Polk County in North Carolina. This three-part survey will update existing survey records and will also generate approximately 400 new survey records for historic properties in the county. The project will culminate with a final report which will include project methodology; the regional and local context; and descriptions, site plans and photographs of the recorded historic properties, and detailed public involvement. Ms. Price is helping to lead the survey and fieldwork efforts, conduct research, and prepare and finalize survey forms.

Three-County Historic Resources Surveys of Aransas, Refugio, and Calhoun, Texas Historical Commission (THC), Texas. *Architectural Historian.* JMT is preparing a tri-county survey of approximately 9,000 historic properties in three counties in southern Texas that were damaged by recent natural disaster (both hurricanes and tornados). The project entails preparing multiple historic contexts for each county, significant public involvement, and the survey and documentation. JMT is working directly with the Texas Historical Commission (Tx SHPO) on this project. Architectural Historian. The project entails preparing multiple historic contexts for each county, significant public involvement, and the survey and documentation of over 9,000 historic properties. JMT is working directly with the Texas Historical Commission (Tx SHPO) on this project. This project is being funded through a grant from the Emergency Supplemental Historic Preservation Fund (ESHPPF) of the National Park Service (NPS), US Department of Interior, related to the consequences of Hurricanes Harvey, Irma, and Maria. Ms. Price assisted with fieldwork, documentation, and property descriptions.



Appendix E. FMSF Survey Log

The completed FMSF Survey Log is included on the following pages.