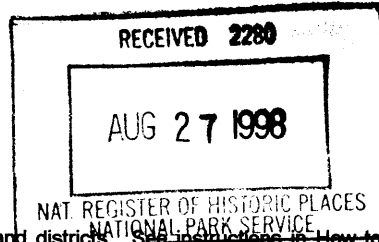


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1203

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name South Brooksville Avenue Historic District

other names/site number /HE00388

2. Location

street & number South Brooksville Avenue from Liberty Street to Early Avenue N/A  not for publication

city or town Brooksville N/A  vicinity

state FLORIDA code FL county Hernando code FL zip code 34601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*Steve W. King* 8/19/98  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  See continuation sheet
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

*Edson H. Beall* 9.25.98  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
17	4	buildings
0	0	sites
0	0	structures
0	0	objects
17	4	total

**Name of related multiple property listings**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

See Continuation Sheet  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Brick  
walls Wood  
Masonry  
roof Asphalt  
other Metal  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

Architecture \_\_\_\_\_

Community Planning \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1901-1944 \_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1901 \_\_\_\_\_

1944 \_\_\_\_\_

\_\_\_\_\_

**Significant Person**

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Unknown \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

\_\_\_\_\_ # \_\_\_\_\_

South Brooksville Avenue Historic District  
Name of Property

Hernando, Florida  
County and State

**10. Geographical Data**

Acreage of Property 13.2 acres

**UTM References**

(Place additional references on a continuation sheet.)

1	1 7	3 6 4 2 8 0	3 1 5 9 0 6 0
	Zone	Easting	Northing
2	1 7	3 6 4 3 8 0	3 1 5 9 1 0 0

3	1 7	3 6 4 5 0 0	3 1 5 8 7 6 0
	Zone	Easting	Northing
4	1 7	3 6 4 4 0 0	3 1 5 8 7 6 0

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Leslie Draper Stalcup, Consultant; Gary V. Goodwin, and W. Carl Shiver, Historic Preservation Planners

organization Bureau of Historic Preservation date August, 1998

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 0

**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**Architectural Classification**

LATE VICTORIAN: Queen Anne

LATE 19<sup>TH</sup> and 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival

LATE 19<sup>TH</sup> and 20<sup>TH</sup> CENTURY REVIVALS: Classical Revival

LATE 19<sup>TH</sup> and 20<sup>TH</sup> CENTURY REVIVALS: Mission/Spanish Colonial Revival

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 1

**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**SUMMARY**

The South Brooksville Avenue Historic District is located in the city of Brooksville (population approximately 7500), 40 miles north of Tampa on U. S. Highway 41. Brooksville is the county seat of Hernando County. The residential district is located one block south of the courthouse, and includes the one-hundred, three-hundred and four-hundred blocks of South Brooksville Avenue. The majority of the buildings in the residential district represent styles prominent between 1901 and 1944.

Most of the residential buildings on South Brooksville Avenue are primarily one to two stories in height, built with a variety of building materials, predominately wood. Architectural details include a wide variety of late nineteenth and early twentieth century domestic architecture, ranging from Queen Anne to Classical Revival to Bungalow to Mission style. The houses on South Brooksville Avenue reflect late nineteenth and early twentieth century revival style adaptations.

**SETTING**

The South Brooksville Avenue District represents the strongest concentration of intact architectural styles in Hernando County, representing trends from 1901-1944. Approximately 80 percent of the buildings in the district are contributing buildings, and the preservation of the streetscape, including the brick street and historic oak trees, adds to the strength of the area.

Neighborhoods surrounding the South Brooksville Avenue District are primarily modern housing, although there are some relatively isolated historic Frame Vernacular houses that date from the 1920s and 1930s, as well as a fine Folk Victorian home circa 1890, that are potentially eligible for listing in the National Register of Historic Places on an individual basis.

**PRESENT APPEARANCE**

**ARCHITECTURAL DESCRIPTION**

Seventeen houses are considered contributing resources to the South Brooksville Avenue Historic District, four buildings are non-contributing: two houses and a church which do not meet the fifty year prerequisite, plus a non-contributing outbuilding. The contributing residential buildings retain their integrity, and reflect Brooksville's evolution of domestic architecture during the late nineteenth and early twentieth centuries.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 2

**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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ARCHITECTURAL STYLES

**QUEEN ANNE STYLE**

The Queen Anne Style of architecture was established in England by designer Norman Shaw. The name was an attempt at describing the resemblance of the style to rural English architecture, although the main embellishments appear to have been influenced by Tudor or Elizabethan styles of architecture. Queen Anne styles in America more commonly utilized wood and sometimes brick in the design of a building. Artistic embellishments, such as shingle designs and lattice work, give further charm to the style for American home buyers. The style, which lasted in America from 1876 until the early 1900s, was popular mainly in residential design. Fred Whiffen stated that the popularity of the Queen Anne style could be attributed to Americans' need to "conjure up a period of the past that was just distant enough to appear rosy in the eyes of an America that had lost so much of its confidence in the future during the financial panic of 1873" (Noble, Wood, Brick and Stone).

Characteristics of the Queen Anne Style include varied wall surfaces; a steeply pitched roof of irregular shape, including towers or turrets usually with a dominant front-facing gable; patterned shingles; and bay-windows. The style also exhibits an asymmetrical facade with a partial or full width porch, which is usually one story high and extends along one or both wall surfaces.

The Frazee House, circa 1915, located at 302 South Brooksville Avenue (photo # 1), exhibits Queen Anne Style elements. The two-and-one-half story, weatherboard sided residence has a gable front, steeply pitched, metal shingles roof, with decorative barge board along the roof line. Two, stuccoed interior brick chimneys are located on the northwest and south sides of the residence. A three story tower, inset from the facade on the north side, has a pressed tin, four gabled roof with decorative barge board. A small porch area located in the front of the tower, has a shed roof and original wood planking, as well as decorative wooden porch supports. A larger screened-in porch on the south side of front facade has three, wooden, columns and a wooden, screened door. Fenestration along the first story includes five, original, one-over-one, double-hung sash windows. A decorative window box projecting one foot out from the middle of the facade encloses three of the one-over-one, double-hung sash windows. An original wooden door leads into the tower area. Second story fenestration includes four, original, one-over-one, double-hung sash windows and an original one-over-one, double hung sash window in tower area. The residence rests on a raised brick foundation.

**FRAME VERNACULAR**

Vernacular houses are those without any clearly visible style. Traditional examples were constructed without architectural plans by builders who had learned their craft through apprenticeship to other builders who had acquired their skills in the same fashion. The majority of the vernacular houses in the historic district are constructed of wood and range in size from one to two stories in height, with a balloon frame structural system

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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built of pine. They are supported by masonry piers, most often made of bricks, and plans are usually rectangular, though L-shape plans were often used to maximize cross-ventilation. Most display gable roofs steeply-pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, and wood shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood or pressed metal shingles have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature. Windows are generally double-hung sash with multiple panes. Decoration, generally limited to ornamental woodwork, includes tapered or round porch columns, balustrades or knee walls, and knee braces, purlins, and exposed rafter ends under the eaves with Queen Anne vergeboards and towers.

The Badgely House at 400 South Brooksville Avenue, built circa 1925 (photo #2) is a one-story weatherboard sided Frame Vernacular, Queen Anne influenced cottage with a gable front and wing plan. The house features a steeply pitched metal roof and has decorative lattice work along the roof line and at the gable end. One, brick, interior chimney is located on the west side of the house. The residence has a verandah area with four, square, chamfered columns supporting the porch, and one wooden pilaster. The porch has original wooden planking. Two round columns support the pediment over the porch leading to the main entrance. Fenestration along the first floor consists of four, original, two-over-two, double-hung sash windows. An original flower box is found under two of the windows on the south side of the house. The house has an original wooden door with a large glass pane and two sidelights, and an original, wooden, glass side door in north side. The building sits on raised brick piers.

**CLASSICAL REVIVAL STYLE**

A few houses in the South Brooksville Avenue District exhibit the influence of late Classical Revival design. The Greek Revival Style became popular in the United States during the early 1800s as a response to the democratic spirit around the nation. The first noticeable signs of the style were found in bank designs and other public buildings. The Bank of the United States in Philadelphia circa 1818, designed by William Strickland, was the best example of early Greek Revival architecture. The style became popular as a residential design from 1830 until 1860. Most styles included Grecian modes of architecture, that included columns with Doric, Ionic and Corinthian capitals, along the colonnade. The front gabled house with colonnade became a popular house type during this time period. In the late nineteenth century, Classicism returned to popularity and became known as the Classical Revival Style from 1895 until 1950.

Characteristics of the Classical Revival Style of architecture include a low pitched gable or hipped roof, with a cornice line which influences the main roof and porch roofs as well as the existence of porches which are supported by prominent square or round columns. The front door is normally surrounded by narrow sidelights and a rectangular line of transom lights.



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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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The Coogler-Claflin House, at 133 South Brooksville Avenue, built circa 1910 (photo #3) is a two-story, Neoclassical residence with weatherboard siding. The house features a gable front, moderately pitched roof, covered with asphalt shingles. Dentil cornices run along first and second story roof lines. Two interior brick chimneys are found on the north and south side of the residence. A large fanlight is located in the center of the pediment area. The house features a wrap-around, one-story porch with a second story portico and original wood planking and decorative railing. Twelve columns with Ionic capitals create a verandah, while four, two-story columns with Ionic capitals support a central pediment. Ionic pilasters are on the wall of the first and second stories. Fenestration along the first and second stories include original, one-over-one, double-hung sash windows. A two paneled door with a large glass panel and a decorative transom and two sidelights is located on the north side of the bay area. A similar entrance design is found above it on the second story portico. Both entrances are offset. The house sits on a raised brick foundation.

The residence at 312 South Brooksville Avenue (photo #4) is another example of the Neoclassical style.

**COLONIAL REVIVAL STYLE**

This style of architecture became popular during the early 1900s with the rebirth of America's interest in English and Dutch houses along the Atlantic seaboard. Georgian and Adam styles became the primary forms for the Revival. The Colonial Revival Style during the early portion of the twentieth century reflected a design that was carefully researched in order to incorporate correct proportions and details. The later styles of Colonial Revival architecture, namely those designed in the 1940s and 1950s had side gables with simple stylized door surrounds, cornices and other details. Colonial Revival Style architecture normally exhibits a prominent front entrance, and a decorative crown supported by pilasters or extended forward and supported by slender columns.

Examples of Colonial Revival Style architecture found within the district include the residence at 315 South Brooksville Avenue, built circa 1906 (Photo #5), and the two-story, brick Whitehurst residence, (photo #6) located at 321 South Brooksville Avenue, built circa 1910. The Whitehurst House features a low pitched pyramid shaped roof with asphalt shingles and decorative dentil work along the second story porch base and roof line. An exterior brick chimney is found on the southside of the residence. The house features a two-story porch with decorative wrought iron grape design railing and porch supports on both the first and second stories. Tile flooring is found on both the first and second stories of the porch as well. Fenestration on the first and second stories are one-over-one, original, double-hung sash windows. An original wooden, two paned glass door is found on the first story of the facade. A similar door is above it at the second-story. A non-contributing garage is located on the south side of the residence. The house rests on a continuous concrete foundation.

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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**BUNGALOW STYLE**

Bungalow Style architecture became a popular form of housing in the United States at the turn of the century and remained popular into the 1930s. Bungalow adaptations in the United States appeared in architectural magazines like *American Architect and Building News* as early as 1895. Examples of Bungalow style homes in America include the J. D. Grant home in Burlingame, California. Although not comparable in style to the later nineteenth century versions, the house had a sweeping verandah and porch, and a combination hip and gable roof. The next year, in the August issue of *American Architect and Builder*, the William H. Lincoln home near Boston, designed by Julius Adolph Schweinfurth, showed early Bungalow designs were moving closer to the twentieth century Bungalow.

At the turn of the century, Bungalow was more synonymous for describing one-story buildings. However, all this changed when architects began designing multi-story buildings along what they considered "bungalow lines." Charles Sumner and Henry Mather Greene of California were the first to design the larger scale versions of the bungalow. Today, California is associated with Bungalow styles of housing. Bungalow characteristics have their roots in a variety of ethnic groups, such as the Japanese, Spanish-Mexicans, Swiss, and East Indians. The Bungalow style became extremely attractive for families wishing to find a more economical alternative to the more expensive Queen Anne and Colonial Revival type of housing.

Common characteristics of the Bungalow style are a low-pitched, gable roof with a wide, unenclosed eaves. Roof rafters are usually exposed and false beams or braces are often added for decorative purposes. Porches are the most identifiable feature of the Craftsman/Bungalow style. Most of the porches, either full or partial width, have a roof supported by tapered, square columns, with the column pedestal extending to ground level. Exterior wall textures range from wood, stucco, concrete block, brick or stone, and often occur in combination. Detailing of windows and doors features decorative upper panels of thick leaded glass, either in the diamond paned design or multi-pane horizontal and vertical panels.

The Bell House at 132 South Brooksville Avenue, built circa 1925, is a one-and-one-half story Bungalow with Craftsman influences (photo #7). The gable front roof is covered with composite asphalt shingles. An exterior brick chimney is located on the north side of the residence. The house features a wrap-around porch with sixteen original columns, as well as original wood planking. The porch has exposed rafter tails. Fenestration along the first and second floors include one-over-one, double-hung sash windows, with wooden shutters. A Craftsman influenced doorway with two side lights and transom is centrally located on the front facade. Another entrance is located in a recessed area on the north side. The residence rests on raised brick piers.

Other examples of the Bungalow style along the South Brooksville Avenue include 404 S Brooksville Avenue (photo #8), and 408 S Brooksville Avenue (photo #9). Both houses exhibit porches that have roofs supported by tapered columns.

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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**MISSION STYLE**

An excellent example of Mission Style housing is found within the boundaries of the South Brooksville Avenue District. The Mission Style began in California as early as the 1890s. Around 1900, the style slowly began to shift eastward. Scholars claim that this style is the California answer to the very eastern style of Georgian inspired Colonial Revival houses. The style gained recognition as the primary design for the Sante Fe and Southern Pacific Railway terminals in the southwest.

The Gouger-Wellman Residence, at 412 South Brooksville Avenue, built circa 1925, is a one-story, Mission-style residence covered in stucco (photo #11). The roof is flat and stepped parapets run along the roof line. Original scuppers are found on the building. The original screened porch area is found on the front (east) facade and features a rounded entrance way with an original wooden screened door to the porch and to the house. The porch also has rounded screened openings that are original to the fabric of the house. First floor fenestration includes triple, three-over-one, double-hung sash windows. An original wooden entrance way is found within the porch area. The house rests on a pier foundation of concrete blocks.

**OTHER CONTRIBUTING BUILDINGS**

The Martinez Residence at 407 South Brooksville Avenue, built circa 1920 (photo #12) is a one-and-one-half story Frame Vernacular residence, covered in weatherboard. It has a gable-front-and wing plan. The roof is covered in pressed aluminum and one interior brick chimney is located on the south side of the residence. The house also has a porch with four wooden, Doric style columns and wrought iron railing running up four concrete steps leading to the porch. The porch retains its original wood planking. An original glass paneled door with two sidelights is found in the center of the front facade. Fenestration includes four, one-over-one, double-hung sash windows on the first story and a gable end circular window with six triangular shaped panels in the second story. The residence rests on a pier brick foundation and has lattice infill.

Additional examples of Frame Vernacular buildings along South Brooksville Avenue are 114 S Brooksville Avenue (photo #10); 117 S Brooksville Avenue (photo #13); and although altered slightly, 118 S Brooksville Avenue (photo #14); 122 S Brooksville Avenue (photo #15); and 123 S Brooksville Avenue (photo #16) all are contributing properties in the district.

**NON-CONTRIBUTING BUILDINGS**

Buildings which do not meet the fifty year prerequisite for historic properties include: the Episcopal Church, located at 200 South Brooksville Avenue (Photo #17); the residences at 301 South Brooksville Avenue (Photo #18), and 326 South Brooksville Avenue (Photo #19); and an outbuilding at 312A South Brooksville Avenue.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 7

**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**THE SOUTH BROOKSVILLE AVENUE HISTORIC DISTRICT BUILDING INVENTORY—**

CONTRIBUTING

- |   |                  |
|---|------------------|
| 1. 114 South Brooksville Avenue, circa 1944, owners George and Diana Rodriguez                | Bungalow         |
| 2. 117 South Brooksville Avenue, circa 1925, owners Marc and Patricia Sacco                   | Frame Vernacular |
| 3. 118 South Brooksville Avenue, circa 1910, owner Joseph Weeks                               | Frame Vernacular |
| 4. 122 South Brooksville Avenue, circa 1910, owners Alan and Bonny Watrous                    | Frame Vernacular |
| 5. 123 South Brooksville Avenue, circa 1925, owners Mark and Melanie Hemstreet                | Frame Vernacular |
| 6. 132 South Brooksville Avenue, circa 1925, owners Jane and Adrian Bell                      | Bungalow         |
| 7. 133 South Brooksville Avenue, circa 1910, owners Dale and Linda Claflin                    | Neoclassical     |
| 8. 302 South Brooksville Avenue, circa 1925, owners estate of Alys Frazee Campbell            | Queen Anne       |
| 9. 312 South Brooksville Avenue, circa 1901, owner Maria Maillis                              | Neoclassical     |
| 10. 315 South Brooksville Avenue, circa 1906, owners Raymond and Jacqueline Dage              | Colonial Revival |
| 11. 321 South Brooksville Avenue, circa 1910, owner Audrey Whitehurst                         | Colonial Revival |
| 12. 337 and 339 South Brooksville Avenue, circa 1925, owners James Kemper and Margaret Bednar | Bungalow         |
| 13. 400 South Brooksville Avenue, circa 1925, owners Randall and Janice Badgely               | Frame Vernacular |
| 14. 404 South Brooksville Avenue, circa 1925, owner Daniel DeWitt                             | Bungalow         |
| 15. 407 South Brooksville Avenue, circa 1920, owners Robert and Barbara Martinez              | Frame Vernacular |
| 16. 408 South Brooksville Avenue, circa 1925, owner Kathleen Killingsworth                    | Bungalow         |
| 17. 412 South Brooksville Avenue, circa 1925, owners Scott Gouger and Velvet Wellman          | Mission          |

NON-CONTRIBUTING

1. 200 South Brooksville Avenue, Episcopal Church, circa 1968
2. 301 South Brooksville Avenue, (NC due to date)
3. 312A South Brooksville Avenue, NC outbuilding
4. 326 South Brooksville Avenue, circa 1959

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Section number PHOTOS Page 1

**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**PHOTOGRAPHIC INVENTORY**

1. 302 S Brooksville Avenue, S Brooksville Avenue Historic District
2. Brooksville, Hernando County, Florida
3. Gary V. Goodwin
4. July, 1997
5. Florida Bureau of Historic Preservation
6. The Frazee House, camera facing southwest
7. Photo #1 of 20

**Items 2-5 are the same for the remaining photographs:**

1. 400 S Brooksville Avenue
6. The Badgely House, camera facing southwest
7. Photo #2 of 20

1. 133 S Brooksville Avenue
6. The Coogler-Clafflin House, camera facing east
7. Photo #3 of 20

1. 312 S Brooksville Avenue
6. Camera facing southwest
7. Photo #4 of 20

1. 315 S Brooksville Avenue
6. Camera facing northeast
7. Photo #5 of 20

1. 321 S Brooksville Avenue
6. Whitehurst Residence, camera facing northeast
7. Photo #6 of 20

1. 132 S Brooksville Avenue
6. The Bell House, camera facing southwest
7. Photo #7 of 20

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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1. 404 S Brooksville Avenue
6. Camera facing southwest
7. Photo #8 of 20

1. 408 S Brooksville Avenue
6. Camera facing southwest
7. Photo #9 of 20

1. 114 S Brooksville Avenue
6. Camera facing southwest
7. Photo #10 of 20

1. 412 S Brooksville Avenue
6. The Gouger-Wellman House, camera facing southwest
7. Photo #11 of 20

1. 407 S Brooksville Avenue
6. Martinez Residence, camera facing northeast
7. Photo #12 of 20

1. 117 S Brooksville Avenue
6. Camera facing northeast
7. Photo #13 of 20

1. 118 S Brooksville Avenue
6. Camera facing southwest
7. Photo #14 of 20

1. 122 S Brooksville Avenue
6. Camera facing southwest
7. Photo #15 of 20

1. 123 S Brooksville Avenue
6. Camera facing northeast
7. Photo #16 of 20

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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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1. 200 S Brooksville Avenue
2. Brooksville, Hernando County, Florida
3. Gary V. Goodwin
4. July, 1998
5. Florida Bureau of Historic Preservation
6. The Episcopal Church, camera facing west
7. Photo #17 of 20

**Items 2-5 are the same for the remaining photographs:**

1. 301 S Brooksville Avenue
6. Camera facing east
7. Photo #18 of 20

1. 326 S Brooksville Avenue
6. Camera facing northwest
7. Photo #19 of 20

1. 411 S Brooksville Avenue
6. Camera facing northeast
7. Photo # 20 of 20

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**S BROOKSVILLE AVE HISTORIC DISTRICT**  
Brooksville, Hernando County, Florida

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**SUMMARY**

The South Brooksville Avenue Historic District in Brooksville, Florida, located 40 miles north of Tampa, is significant under Criterion A for its association with the development of the City of Brooksville. The district has further significance under Criterion C for its representation of architectural styles. The residential district's significant period ran from 1901-1944, encompassing various real estate trends in Hernando County. The collection of architecture in this small area represents the best intact examples of architecture in Brooksville. The integrity of the district is strong, as there are only four buildings out of twenty-one considered non-contributing due to age.

The original landscaping in the area remains evident, especially from the beginning of the district just south of Liberty Street, down to Early Street. Original brick streets remain and historic oak trees line the street.

**HISTORIC CONTEXT**

Hernando County, Florida, began as the southwest segment of what was known as Alachua County in the early 1800s. This included the areas of present-day Alachua, Marion, Sumter, Citrus and Hernando counties. The Second Seminole War in the mid 1830s helped establish settlement patterns for this portion of the huge county. Government officials granted land rights to veterans of the wars as payment for services rendered. The main settlement of Citrus, Hernando, and Pasco County, however, occurred in the early 1840s. This was due to legislation proposed by Thomas Hart Benton, a United States Senator from Missouri, to push the Seminole Indians, who in 1823 had been granted 4,000,000 acres of land extending from Ocala to Charlotte Harbor, further south to protect future settlement. Known as the Armed Occupation Act of 1840, the legislation granted individuals the right to settle land if they took the following steps: obtained a permit from the Registrar; resided on the land for five years; erected a house and cultivated at least five acres of land; and settled within one year of the land being granted. In 1842, 1312 permits were issued for settlement in the Hernando County area. In order to honor Senator Benton, settlers decided to name the area Benton County. However, Senator Benton's lack of support for Southern interests prior to the Civil War angered the predominantly Southern settlers, many of whom came from Georgia and South Carolina. In 1850, the citizens changed the name to Hernando in protest of the Senator's actions. In the late 1880s, the citizens of what is now Citrus and Pasco counties voted to break away from Hernando County to form their own counties.

Brooksville, the county seat of Hernando County, was not officially incorporated until October 1880. Melendezville and Pierceville, the original names for the town, were supplanted by Brooksville to honor Senator Preston Brooks of South Carolina.

In his 1882 work, *Florida for Tourists, Invalids and Settlers*, George M. Barbour spoke highly of the Hernando region, noting its rolling hills and lovely landscape. Barbour also noted that at that time Brooksville had the



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following amenities: tobacco stores, a hairdresser, attorney's office, carriage builders, restaurants, a boarding house, newspapers and a skating rink. Around the time of its incorporation, Brooksville had a population of 800, far surpassing the population of Miami that had only 150 people.

Modern advances to the Brooksville area came relatively late in its development. It was not until 1885 that a spur of the Plant Railroad came through the town. This service was primarily for the transportation of the county's citrus fruits. However, the introduction of the railroad also brought modern conveniences to the town. In the 1890s, kerosene lamps were added to the downtown streets. They were quickly replaced with gas lighting and then electrical lamps at the turn of the century. In 1887, the county attempted to sink an artesian well, but failed to extend large enough lines for Brooksville's populace. It was not until 1918 that city residents were able to use the services of a water system.

The primary industry for the county during its early development was citrus, which purportedly was started in the county in 1851 by Frederick Lykes who planted trees on four acres of his farmland. By 1890, Hernando citizens had planted over 300,000 citrus trees. This new commercial business led to the founding of the county's first bank, Brooksville State Bank, in 1890. A large number of residents moved to the Hernando County area prior to 1890 to take part in the citrus industry. However, the severe freezes from 1890-1895 led to a number of new residents leaving the area. The Brooksville State Bank closed its doors, leaving residents without a place to hold their funds. In 1897, however, some of the founders for the Brooksville State Bank attempted to start a new banking franchise. Key to this formation of the new bank were the attempts by James A. Jennings, vice-president of the then defunct Brooksville State Bank. Jennings' efforts finally came to fruition, and in 1905, the Hernando State Bank was founded. On July 1, 1905, the bank opened its doors for the first time. Jennings went on to serve as the bank's first president.

The county rebounded because of the discovery of phosphate in the northeast section of the county in the late 1890s. At one point, at least five mines were running successfully, bringing in huge profits for the owners as well as more jobs for local workers. The viability of phosphate mining in Hernando County continued until World War I, when it was discovered that it was more economical to mine for phosphate in Polk County. However, it was at this time that huge limerock deposits were discovered, enabling the county to shift its focus to a new industry.

In the 1920s, Brooksville experienced the effects of the Land Boom in Florida, mainly through the influx of new citizens in the area. With them came the construction of Mission, Bungalow and Mediterranean style of homes. An increase in the population led to the need for internal improvements in the city. At the beginning of the Boom in 1925, the Brooksville Kiwanis Club reported that the county needed to prepare for as much as a 100% increase in population growth during the next eighteen months. This preparation included the building of new roads as well as the paving of existing dirt roads. The status of roads in the county, according to the Kiwanis report, left little room for growth. The layout of the entire town, reflected in a plan developed almost a century

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earlier, did not provide for expansion over the years. In the August 1925 election, county residents voted by a six to one margin to approve \$1,000,000 in funding through the selling of bonds for the improvement of roads in the county. This included the paving of dirt roads as well as the designation of \$250,000 in funding for the laying of sewer lines in the city. County residents supported the bond issue for they saw the need for new roads to help attract visitors and future citizens to the county.

Extensive land development and the introduction of new subdivisions led the Chamber of Commerce to appoint a committee to determine a plan for the construction of over five hundred bungalow style homes in the subdivisions, leading to as much as \$5 million to be spent on the homes' construction. Property owners in the county soon realized the importance of this venture to the area as well as to themselves; many, therefore, decided to "donate" future home sites with the understanding that they would be paid after the homes were completed. Newly-built Bungalows, scattered throughout the city, give some indication of this extensive building project. However, records are not available to determine if the Chamber of Commerce realized its dream of the construction of five hundred Bungalows.

**HISTORIC SIGNIFICANCE**

Houses built within the South Brooksville Avenue District reflect the historical trends of the city as a whole. The large number of residences built in 1925, for example, show the effects of the Land Boom on residential architecture in the city. The district has further significance for the collection of architectural styles and the overall preservation of the houses and streetscape.

A number of families important to Brooksville's history resided in the South Brooksville Avenue area. For example, James A. Jennings, a former President of the Hernando State Bank, was a prominent member of the South Brooksville Avenue community. Jennings helped to develop a commercial block along U S Highway 41, across from the Hernando County Courthouse.

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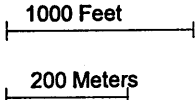
**BOUNDARY DESCRIPTION**

The boundary of the South Brooksville Avenue Historic District shown as the dashed line on the accompanying map encompasses all properties fronting South Brooksville Avenue from .03 miles south of Liberty Street, to the north side of Early Street, all within the city limits of Brooksville, Hernando County, Florida.

**BOUNDARY JUSTIFICATION**

The boundary surrounds the highest concentration of historic buildings historically associated with South Brooksville Avenue in historic context and physical development. Although some neighboring properties along Main Street could be considered historic, the area adjacent to South Brooksville Avenue is generally new construction and altered historic residences.

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Mon Aug 10 13:39 1998  
Scale 1:12,500 (at center)



- Secondary SR/Road/Hwy Ramp
- Major Connector
- Primary State Route
- US Highway
- Railroad
- County Road

### S. Brooksville Ave. Historic District

