

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See **REGISTER** in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name City of Newberry Historic District
other names/site number _____

2. Location

street & number Approximately 25 blocks in downtown Newberry not for publication
city, town Newberry vicinity
state Florida code FL county Alachua code 001 zip code 32669

3. Classification

| | | | |
|--|--|-------------------------------------|---------------------|
| Ownership of Property | Category of Property | Number of Resources within Property | |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | <u>48</u> | <u>39</u> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | _____ | _____ sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | _____ | _____ structures |
| | <input type="checkbox"/> object | _____ | _____ objects |
| | | <u>48</u> | <u>39</u> Total |

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Signature of certifying official [Signature] Date 11/10/87
State Historic Preservation Officer, Florida Department of State
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. [Signature] 12/27/87
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - single dwelling

Government - city hall

Education - schoolhouse

Commerce/trade - businesses

Religion - church

Current Functions (enter categories from instructions)

Domestic - single dwelling

Social - meeting hall

Education - library

Commerce/trade - businesses

Religion - church

7. Description

Architectural Classification

(enter categories from instructions)

N/A

Materials (enter categories from instructions)

foundation brick

walls wood

brick

roof asphalt

other _____

Describe present and historic physical appearance.

The city of Newberry centers around a compact business district which dates from the early twentieth century, as do many of the well-preserved frame vernacular houses which make up the contiguous residential neighborhoods. Institutional and public buildings which are important to Newberry's past are also located within the boundaries of the Historic District. Large-scale development has not yet reached Newberry and the District retains a unique integrated quality and appearance which is fast disappearing in Florida's small towns.

Newberry is located in Alachua County, approximately seventeen miles west of Gainesville, the county seat and largest city in the area. Trenton, the county seat of adjacent Gilchrist County, is twelve miles to the west. High Springs is thirteen miles north of Newberry and Archer is ten miles to the south. The topography of the area is nearly level and yellow pine trees were the dominant vegetation until the settlement period.

Construction of buildings in the Newberry vicinity prior to the founding of the town in the early 1890s was limited to a few isolated family farmsteads, but none of these buildings existed within the area surveyed, as best as can be determined. The establishment of phosphate mines, located in the surrounding countryside, and the development of the railroad network attracted the first residents, and the earliest buildings in the City of Newberry date back to just before the turn of the century.(1)

Newberry was a railroad town. In two important aspects that fact has had a profound and lasting impact on the built environment of the community. Although Newberry's streets are laid out in a grid pattern, railroad tracks crisscross the northern half of the town, one main line running from northwest to southeast and another crossing that from northeast to southeast. The passenger station, an attractive wood frame building with barrel tile roof, was located at the junction of the main railroad tracks and formed an important focal point for the town. This was what most people first saw when they arrived in Newberry and the citizens took pride in the building and the attractive plantings and fishpond which embellished its park-like setting.(2) The station was demolished in 1966 and a utilitarian cement block structure has taken its place, as passenger trains no longer pass through Newberry.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce
Exploration/settlement

Period of Significance

1894-1938

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The City of Newberry Historic District is significant because it contains within its boundaries an intact commercial district, residential neighborhoods, and public and institutional buildings which were typical in small Florida towns early in the twentieth century. Established in the 1890s as a phosphate boom town, Newberry survived as an agricultural community. The boom of the 1920s and post-World War II expansion have had little impact on Newberry's Historic District. It meets criteria A and C on the local level.

Before 1890 a few families, notably the Hodges, the Picketts and the Nippers(1) (whose descendants still live in the area), farmed the region and there was some timbering.(2) But it was phosphate mining which was responsible for the first "boom" experienced in this part of Alachua County.(3) Although the Gainesville area to the east had developed as a railroad and agricultural center, the land around Newberry was uncultivated and was described as "high rolling pine land" on early maps.(4) Books published before 1888 to advertise the advantages of Alachua County did not mention Newberry.(5)

When hard-rock phosphate was discovered in the western part of Alachua County in 1889, railroad expansion followed the phosphate prospectors.(6) Newberry was established early in the 1890s on the railroad line which was extended from High Springs to Archer by the Savannah, Florida, and Western Railway. When a post office was first established on March 19, 1894, it was called Newtown, but on August 1 of the same year the city was renamed Newberry, reportedly in honor of Newberry, South Carolina.(7)

The discovery of phosphate, used in the manufacture of fertilizer, transformed this part of Florida almost overnight and created new centers of population.(8) Hard-rock phosphate, one of four types of the mineral in Florida, was of high quality and lay close to the surface. Northern and European capital poured in and Henry B. Plant, who had begun to put together his railroad system, quickly expanded to take advantage of the needs of the phosphate industry.(9)

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 40

UTM References

A

| | | | | | | | | | | | | | | | |
|------|---|---------|---|----------|---|---|---|---|---|---|---|---|---|---|--|
| 1 | 7 | 3 | 4 | 3 | 4 | 4 | 0 | 3 | 2 | 8 | 0 | 2 | 2 | 0 | |
| Zone | | Easting | | Northing | | | | | | | | | | | |

C

| | | | | | | | | | | | | | | | |
|------|---|---------|---|----------|---|---|---|---|---|---|---|---|---|---|--|
| 1 | 7 | 3 | 4 | 4 | 2 | 0 | 0 | 3 | 2 | 8 | 0 | 6 | 8 | 0 | |
| Zone | | Easting | | Northing | | | | | | | | | | | |

B

| | | | | | | | | | | | | | | | |
|------|---|---------|---|----------|---|---|---|---|---|---|---|---|---|---|--|
| 1 | 7 | 3 | 4 | 3 | 4 | 2 | 0 | 3 | 2 | 8 | 0 | 6 | 4 | 0 | |
| Zone | | Easting | | Northing | | | | | | | | | | | |

D

| | | | | | | | | | | | | | | | |
|------|---|---------|---|----------|---|---|---|---|---|---|---|---|---|---|--|
| 1 | 7 | 3 | 4 | 4 | 2 | 2 | 0 | 3 | 2 | 8 | 0 | 2 | 8 | 0 | |
| Zone | | Easting | | Northing | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The district is a cohesive collection of the late 19th and early 20th century resources in Newberry. Boundaries are drawn to exclude altered buildings and modern buildings. The district retains a high degree of architectural and historical integrity.

See continuation sheet

11. Form Prepared By

name/title Murray D. Laurie and Lea Wolfe, Ph.D., Historic Sites Specialist

organization Bureau of Historic Preservation date November, 1987

street & number R.A. Gray Bldg, 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

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Because most people and goods arrived and departed by train when Newberry was first established, the roadways within the town had to handle only light local traffic. The streets, even Main Street (now State Road 26), were narrow and in a short time were planted with oak trees which formed a dense canopy. Homes with wide porches and broad lawns were built close to the stores, the bank, and the hotels, not in remote suburbs. People who chose to live in town wanted to be near their businesses. A number of houses were built facing the railroad tracks where the family could sit on the front porch and wave to passengers on trains going through town. (See Sanborn Maps, 1913, 1926.)

Commercial and industrial buildings -- livery stables, the cotton gin and grist mill, the ice and soda water factory, Holt's garage, the electric light plant, general stores -- also were located adjacent to the tracks. With roads rutted, sandy, dusty, or muddy, delivery of goods by rail was more convenient and explains the placement of many buildings.

If the location of buildings within the City of Newberry can be understood in reference to the railroad, so too can the architecture of the buildings themselves. Newberry's buildings are influenced not by the hand-hewn folk tradition of log cabins and timber frame homes, but by the development of manufactured building materials which had expanded rapidly in the last decades of the nineteenth century.(3) If local sawmills, such as Fowler and Son, equipped with machinery to produce standardized millwork, did not have the necessary components, the railroad made them available at a reasonable cost. The Newberry Miner of 1896 carried advertisements from a building supply company in Augusta, Georgia, as well as one in Gainesville.(4) Architects were not essential as plans for reliable, respectable, buildable designs were widely available in pattern books, magazines, and other publications.(5)

On the whole, the style of buildings in Newberry is conservative. Simple and efficient in design, most draw heavily on common vernacular characteristics. Historic houses are all detached houses, and with one notable exception (the concrete block Tucker house at 515 West Central Avenue) all are wood frame. Most of the houses are one story high, gable roofed, although a hip roof is sometimes used. The framing rests on low brick piers, to facilitate the movement of air, and most have one or more porches. Exterior sheeting is most commonly horizontal drip siding, painted white. A few of the earliest homes were of board and batten siding, now covered over with some other type of cladding. Fenestration is regular but not always symmetrical. Windows, where they have not been replaced with modern aluminum frames, are double-hung wood frame with a variety of light arrangements, from 1/1 to 6/6. A few of the older front doors have side lights and transom, or simple leaded glass panels, but most are unadorned. The use of decorative wood trim is restrained on the few homes so embellished.

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The massed plan with side gable is the prevailing arrangement, although several of the oldest houses were originally built in the one-room-wide hall and parlor plan. Most houses are several rooms deep with wings or extensions to maximize ventilation. High hip roofs with sweeping lines alternate with sharply pitched gabled roofs on most streets.

Although the frame vernacular style dominates Newberry's neighborhoods, local variations of distinctive styles can also be seen. Features such as gabled entry porches, symmetrical fenestration, full-facade porch roof supported by columns, and cornice returns are reminiscent of the Classical Revival in the Holt-Smith House, the Smith-Buchanan House, and the Holt-Wicker House.

The picturesque Queen Anne style, one of the most popular during the Victorian era, is characterized by variety of color, texture, pattern, and massing and by an irregular floor plan. The finest example in Newberry is the 1902 Knight-Gordon House (Photo #10) with its decorative woodwork and complex roof line. Also in the Queen Anne style is the old Pearce house, now in need of restoration, but still retaining such features as a side bay window, shingled gables, and diamond-paned windows.

The Tucker House (Photo #9), built in 1907, is unique in its use of rusticated concrete blocks, manufactured locally. Smooth blocks are used as quoins and the porch originally had columns formed of the stone-like blocks. A cupola sleeping room with windows on three sides adds height and interest to the design of the building.

The Craftsman style is represented by the Hussey-Griffith House (Photo #13), built in 1924 for the town's dentist. This fine two-story, front-gabled house has wide eaves supported by brackets, and battered columns set on brick piers support the separate porch roof. An abundance of paired windows as well as louvers set under the roof provide maximum ventilation. Because there was very little building in Newberry during the 1920s, this style did not flourish as it did in so many other Florida communities.

The Clary Cottage at 592 West Central Avenue (Photo #14) represents another one-of-a-kind type for Newberry, the "period" or "revival" house. It was built in the early 1930s and is typical of the small scale single-family dwelling with picturesque, asymmetrical massing, and a prominent shaped chimney in the Tudor style. As the town was not expanding at this time, this is also a rare architectural type in Newberry. It might also be noted that there are no Spanish or Mediterranean-style homes and no Art Deco or modernistic examples in the district.

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Newberry's compact business district is one of its most important assets. A few photographs taken before 1913 give fragmentary evidence of the appearance of the area. All of Newberry's commercial buildings are long and narrow, a common configuration as the lots were long and narrow and the buildings were designed to maximize the available space. Parking for cars was not a concern, but merchants provided sidewalks and hitching rails for horses and mules. Awnings were a common feature and most two-story buildings had a balcony on the second story which also shaded the sidewalk below.

The earliest commercial buildings were of wood, but only one of these has survived, the Kincaid Building (Photo #1), which was moved five miles from Jonesville to Newberry at the turn of the century. Its high gable roof covers an attic storage area panelled with the original beaded ceiling. The board and batten siding has been covered with asbestos shingles, but can still be seen on the front facade.

In the same block, on the north side of West Central Avenue, are three other important commercial buildings. On the east corner, closest to the railroad tracks, Henry Pickett built a one-story brick structure in 1906 which was for many years W.H. Tucker and D.G. Roland's general store. The parapet has courses of angular brick and a centered, inset name and date plate. John G. White's two-story red brick building next door originally continued the same pattern of brickwork across the top of the parapet and above the arched windows on each story, but these details have been altered through the years. A few years ago the front facade was restored to an earlier configuration, based on old photographs.

On the lot just to the west, Mrs. N.J. Barry replaced her physician husband's wood frame drugstore with a two-story concrete block building in 1908, after she was widowed. There were living quarters on the second floor with a sleeping room built up on the roof, and a wooden veranda in front. On the ground floor she and her family operated a drug store for many years. The ground floor is currently used as retail space and the second floor is still residential, but the condition of the building is somewhat deteriorated.

Across the street are complementary brick commercial buildings, built after the fire of 1907 that destroyed the existing buildings. Henry Pickett built a one-story block in the same style as his building on the north side of the street. It was, and still is, divided into three stores. Shortly afterwards, another section was added to the west with the same details of angular courses across the top of the parapet and arched doors and windows.

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The Bank of Newberry (Photo #5) anchors the west end of the block. It is the most imposing building in town, with stacked, massive tapered columns, heavy cornice, and arched windows with basket-handle brick work." C.D. May built a two-story brick store east of the bank to complete the block. The Bank of Newberry has absorbed the May store and part of the adjacent one-story building and in 1985 completed an extensive restoration and remodelling which has visually unified the three structures. All of the buildings in the block are occupied at present.

The two-story brick Commercial Hotel (Photo #6), compact and residential in scale, occupies the opposite corner of the south side of the 400 block of West Central Avenue. Sixteen brick chimney flues in the side walls of the hotel indicate the presence of fireplaces which were in each of the second-floor rooms. A central lobby with a skylight provided a social space for the guests as did the wooden veranda which once stretched across the front of the second story of the hotel. Dr. E.B. Howell built the hotel in 1907 and located his drug store on the ground floor. He installed an acetylene gas system to provide lights for the hotel. Triangular brick designs and corbelling embellish the parapet and courses of angular brick extend across the front and side facade and follow the contour of the arched windows. At present the second floor is unoccupied, but the retail space on the ground floor is leased to a hardware store and an ice cream parlor.

One-story concrete block stores adjacent to the hotel date back at least to 1913, according to Sanborn maps, but have been considerably altered and modernized. The building just west of the hotel is unoccupied, but the adjacent building is owned by the City of Newberry and is used as a fire station. The wooden stores across the street which appear on the 1913 Sanborn map have been replaced by the Municipal Building and its parking lot.

In addition to the residential and commercial structures, Newberry's Historic District also has several significant institutional buildings. The oldest one is the "Little Red Schoolhouse" (Photo #2), built in 1909 to replace a wooden school which burned. The Alachua County School Board deeded the school to the City of Newberry in the 1970s, and a program to preserve and restore the building to be used as a library is being carried out by the Newberry Area Chamber of Commerce. The architect and builder are unknown, but there is a strong resemblance to some of the details seen in the Bank of Newberry and the other brick buildings in town. A massive tower-like entrance with a gable roof dominates the front facade which is symmetrical in fenestration. The hip roof has broad eaves with carved braces.

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In 1913 Newberry built a handsome one-story brick electric power plant (Photo #15) with arched doorways and strongly detailed brickwork. The building originally housed a steam generator and within it is a deep well with a pump to supply water. A diesel generator which replaced the steam engine is still in place in the building.

The Baptist Church (Photo #3), built in 1912, is another important structure and occupies a prominent position, both physically and spiritually, in the community. Built of brick in a modified Romanesque style, the church has beautiful stained glass windows, and a large square bell tower. A modern Sunday School wing has been built to the west of the main sanctuary.

The most substantial civic building in Newberry is the Municipal Building (Photo #4), built as a WPA project in 1938. It is made of rough limestone, with cut limestone trim. The three arched openings to the gabled front porch echo the many other arched doors and windows seen in the masonry structures in Newberry. The design is very appropriate for the material used and for the purpose for which it was intended. Built by men from the community who were unemployed during the Depression, the structure is an important symbol of local pride. It was designed by Sanford Goin, a Gainesville architect who later designed other buildings in Alachua County.

The recommended historic district for the City of Newberry consists of twenty-five blocks extending two blocks north and two blocks south of West Central Avenue (formerly Main Street), from Northwest and Southwest Second Street to Northwest and Southwest Ninth Street. The historical and architectural survey upon which these boundaries are based found approximately seventy-five structures within the City of Newberry which possessed some degree of significance, sixty of which are within the proposed historic district. Some of these buildings have been altered so substantially that they have been judged to be non-contributing at this time. There are forty-eight contributing structures within the district and thirty-nine which are non-contributing.

The fact that the commercial, residential, and institutional buildings are clustered within a relatively small area adds to their overall importance and strengthens their significance as a historic district. It is not difficult to imagine how Newberry must have looked fifty or sixty years ago when one is walking through the district. Many of the homes and businesses are still owned by members of the early families, and a number of the positions within the government of the town are also held by descendants of those who helped settle the town.

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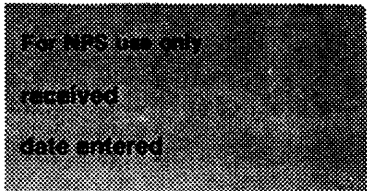
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NOTES

1. F.W. Buchholz, History of Alachua County, Florida. St. Augustine: 1929, p. 153.
2. Great Bowl of Alachua. Gainesville: 1925. Unpaged brochure, see Newberry section.
3. Herbert Gottfried and Jan Jennings, American Vernacular Design: 1870-1940. New York: 1985, pp. viii, ix.
4. Newberry Miner, January 31, 1896.
5. Virginia McAlester and Lee McAlester, A Field Guide to American Houses. New York: 1986, p. 12.

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NEWBERRY HISTORIC DISTRICT
INVENTORY OF SITES

| SITE ADDRESS | CONTRIBUTING/NON-CONTRIBUTING |
|--------------------------------|-------------------------------|
| 220 NW First Avenue | .N |
| 240 NW First Avenue | .C |
| 255 NW First Avenue | .C |
| 260 NW First Avenue | .C |
| 375 NW First Avenue | .N |
| 410 NW First Avenue | .N |
| 445 NW First Avenue | .N |
| 448 NW First Avenue | .C |
| 535 NW First Avenue | .C |
| 538 NW First Avenue | .C |
| 545 NW First Avenue | .N |
| 585 NW First Avenue | .C |
| 665 NW First Avenue | .N |
| 745 NW First Avenue | .N |
| 430 SW First Avenue | .N |
| 455 SW First Avenue | .N |
| 475 SW First Avenue | .N |
| 495 SW First Avenue | .C |
| 585 SW First Avenue | .N |
| 691 SW First Avenue | .N |
| 720 SW First Avenue | .N |
| 533 NW Second Avenue | .N |
| 725 SW Second Avenue | .C |
| 98 NW Fourth Street | .C |
| 155 NW Fourth Street | .C |
| 160 NW Fourth Street | .N |
| 170 NW Fourth Street | .C |
| 80 SW Fourth Street | .C |
| 85 SW Fourth Street | .C |
| 112 SW Fourth Street | .C |

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NEWBERRY HISTORIC DISTRICT SITES INVENTORY
continued

- 85 NW Fifth StreetC
- 90 NW Fifth StreetC
- 102 NW Fifth StreetC
- 125 NW Fifth StreetC
- 175 NW Fifth StreetC

- 85 SW Fifth StreetN
- 110 SW Fifth StreetC

- 24 NW Sixth StreetN
- 92 NW Sixth StreetN
- 104 NW Sixth StreetN
- 143 NW Sixth StreetN
- 155 NW Sixth StreetN

- 90 SW Sixth StreetN

- 20 NW Seventh StreetN

- 22 SW Seventh StreetN
- 42 SW Seventh StreetN
- 65 SW Seventh StreetC
- 110 SW Seventh StreetC
- 178 SW Seventh StreetC
- 180 SW Seventh StreetC

- 55 SW Eighth Street.N
- 90 SW Eighth Street.N

- 114 NW Ninth StreetC

- 55 SW Ninth StreetN

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NEWBERRY HISTORIC DISTRICT SITES INVENTORY
continued

- 320-340 West Central AvenueC
- 315-355 West Central AvenueC
- 360 West Central AvenueC
- 365 West Central AvenueC
- 380 West Central AvenueC
- 385 West Central AvenueC
- 397 West Central AvenueC
- 398 West Central AvenueC
- 405 West Central AvenueC
- 415 West Central AvenueC
- 432 West Central AvenueC
- 435 West Central AvenueC
- 445 West Central AvenueN
- 480 West Central AvenueC
- 485 West Central AvenueN
- 512 West Central AvenueC
- 515 West Central AvenueC
- 565 West Central AvenueC
- 592 West Central AvenueN
- 610 West Central AvenueN
- 615 West Central AvenueN
- 624 West Central AvenueN
- 644 West Central AvenueN
- 655 West Central AvenueC
- 685 West Central AvenueC
- 725 West Central AvenueN
- 755 West Central AvenueN
- 772 West Central AvenueC
- 805 West Central AvenueC
- 816 West Central AvenueC
- 825 West Central AvenueC
- 885 West Central AvenueN
- 888 West Central AvenueN

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NEWBERRY HISTORIC DISTRICT
LIST OF PHOTOGRAPHS

1. Street Scene, facing south
2. 320-389 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. Newberry business district, facing south
7. Photo #1 of 21

1. Little Red Schoolhouse
2. 725 SW Second Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. East (entrance) facade
7. Photo #2 of 21

1. Baptist Church of Newberry
2. 512 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. South (entrance) facade
7. Photo #3 of 21

1. City Municipal Building
2. 432 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. South (entrance) facade
7. Photo #4 of 21

1. Bank of Newberry
2. 397 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North (entrance) facade
7. Photo #5 of 21

1. Commercial Hotel
2. 405 West Central Avenue, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North (entrance) facade
7. Photo #6 of 21

1. Thames House
2. 538 NW First Avenue, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. West side and north (entrance) facade
7. Photo #7 of 21

1. White-Carter House
2. 85 SW Fourth Street, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. West (entrance) facade
7. Photo #8 of 21

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1. Tucker House
2. 515 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North (entrance) facade
7. Photo #9 of 21

1. Hussey House
2. 90 NW Fifth Street, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North facade
7. Photo #13 of 21

1. Knight-Gordon House
2. 170 NW Fourth Street, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. East facade, bay window
7. Photo #10 of 21

1. Clary Cottage
2. 592 West Central Avenue, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. South (entrance) facade
7. Photo #14 of 21

1. Cheves-Williams House
2. 175 NW Fifth Street, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. West (entrance) facade
7. Photo #11 of 21

1. Electric Light Plant
2. 114 NW Ninth Street, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. East (front) facade
7. Photo #15 of 21

1. Getzen-King House
2. 112 SW Fourth Street, Newberry
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. East (entrance) facade
7. Photo #12 of 21

1. Smith-Buchanan House
2. 85 NW Fifth Street
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. West (entrance) facade
7. Photo #16 of 21

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1. HESSIE KNIGHT HOUSE
2. 685 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North (entrance) facade
7. Photo #17 of 21

1. Non-contributing structure (altered)
2. 691 SW First Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North (entrance) facade
7. Photo #21 of 21

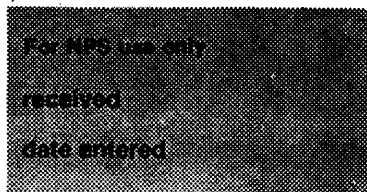
1. Non-contributing structure (altered)
2. 725 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. North (entrance) facade
7. Photo #18 of 21

1. Dr. Webb House
2. 448 NW First Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. South (entrance) facade
7. Photo #19 of 21

1. Non-contributing structure
2. 610 West Central Avenue
3. Bonita Dewiliby
4. 1986
5. City of Newberry
6. South (front) facade
7. Photo #20 of 21

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Most of the phosphate mined in Newberry was loaded on railroad cars and sent to the east or west coast of Florida for shipment to Europe. The Little, Dutton, and Newberry Phosphate Companies were the first to set up mines in the area. Later the Cummer Lumber Company, Franklin Phosphate Company, and the Williams and Norfleet Company opened mines near Newberry.(10)

Newberry in its early days was a boom-time mining town and also a railroad town. Several major tracks cut through the town and smaller lines ran out to the individual mines. In one significant way, Newberry differs from older Florida towns which were settled before the phosphate boom, towns which had already built an identity and established a social structure. Newberry was first settled by people who probably did not intend to stay long: miners who were ready to move on when mines played out, railroad men ready to head for the next town down the line. At first, people built in haste; there was little time and no reason for impressive homes, churches, schools, or municipal buildings in the first decade of Newberry's existence. With a virtually unlimited supply of pine, they put up wooden cottages and stores, or moved them in from nearby towns. One pioneer stated that there were no homes at all in 1891.(11)

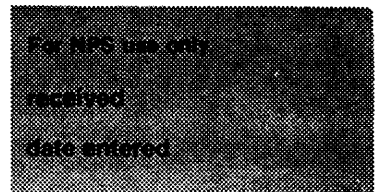
But the intensive mining activity soon drew settlers who set about establishing all of the elements of a more permanent community. Methodist and Baptist congregations were formed, and a town government set in place. Newberry filed articles of incorporation in 1895.(12) The Newberry Miner, a weekly newspaper published in 1896, boasted that there were fourteen mines employing 500 workers within a six-mile radius of the town. Dr. E.B. Howell, a physician and druggist, inserted an ad for his drug store; Pickett and Roland solicited business for their grocery store; C.T. Cheves, the editor, also sold real estate. There were advertisements for numerous other businesses and services, as well as train schedules for the East Coast Line and the Plant System in the three issues of the paper that have survived. Lots in town were offered for sale and houses were being bought and sold. Streets were being cleared of logs and stumps, and businesses were opening and expanding.(13)

Newberry became a retail, commercial, and social center. Streets were unpaved but there were sidewalks on Main Street (now West Central Avenue), and hitching rails and watering troughs for horses. Livery stables, saloons, hotels and boarding houses were open for business, as well as stores selling general merchandise, jewelry, furniture, ladies' hats, farm tools, and the like.(14)

Newberry's sheriff had his hands full with rowdy miners; the streets were especially unsafe on paydays. Records of the Justice Court in 1894 and 1895 reveal a wide range of criminal activity from murder, assault and battery, and highway robbery to gambling, public drunkenness, and cattle theft.(15)

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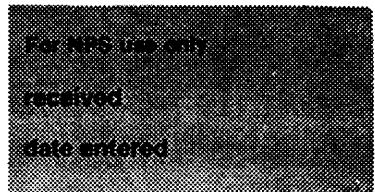
The first decade of the twentieth century was one of growth and expansion for Newberry. New subdivisions and additions to original Newberry were platted and developed.(16) Although Newberry had first incorporated in 1895, the charter had lapsed for some reason and in February of 1907 the City voted to reincorporate. The legislature granted a new charter in 1909.(17) The year 1907 had been a critical one for the growing town. In May, two-thirds of the business section of town, fourteen buildings in all, were destroyed by fire. Both of the hotels, a recently completed concrete commercial structure, a few residences, and many of the town's stores burned. There was no fire department and the hastily assembled bucket brigade had little effect on the fire.(18) However, by November a row of new brick and concrete commercial buildings had been built and other "fire-proof" homes and stores were under construction.(19) The fire seemed to have a generally beneficial effect on the town. Most of the leading merchants and professional people in town apparently felt that their future lay in Newberry, and they were willing to invest additional capital to improve their facilities.

Indeed, in 1907 and 1908 there were a wide variety of occupations and businesses in Newberry. The city records of licenses issued for those years list thirteen restaurants and lunch stands operating in 1907. There were eight hotels and boarding houses, seven barbers, a photographer and a milliner, three notary publics, and four insurance agents. Newberry even had an ice factory and a mineral and soda water plant. Health needs were met by three doctors (who were also druggists), a dentist, and an optician. Entertainment was available in the opera house, several pool halls, a bowling alley and at various "shows."(20)

In 1906 the Bank of Newberry was organized with \$15,000 capital. The principal stockholders were H.E. Pickett, W.H. Tucker, Dr. R.F. Ruff, C.D. May, C.A. Neal, John G. White, and Dr. S.G. Getzen. The bank was to be equipped with the latest type of vault and furniture.(21) Until the present bank building was constructed, the bank occupied the southeast corner of the Pickett building. A large new bank building with a handsome cornice and imposing pilasters was completed in 1908. The Methodist and Baptist congregations had built churches, and a new two-story red brick school house replaced the earlier wooden structure in 1909. The Gainesville Daily Sun reported in 1909 that "Newberry is one of the very best towns in the county from a commercial standpoint." The stores had been rebuilt bigger and better after the 1907 fire, with fine fixtures and new stock.(22) The 1910 census reveals a thriving community with a wide variety of occupations in the town itself, a heavy concentration of labor in the phosphate mines, and many small farms in the surrounding countryside.(23)

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Some of the more prosperous citizens, such as P.J. Norfleet, C.D. May, W.H. Tucker, John M. Holt, John G. White, Drs. Ruff and Getzen, Wallace Cheves, and James B. Smith, had built larger and more elaborate homes, but most of the residences in Newberry were in the vernacular style of Florida Cracker wood frame farm houses. Newberry was taking on an air of prosperity with the addition of two-story brick buildings on Main Street -- the bank, the hotel, C.D. May's store -- as well as substantial one-story commercial structures. Confidence in the future growth of the community is evidenced by the construction of the two-story brick schoolhouse in 1909 and a brick electric light plant in 1913. The Baptist congregation replaced their wooden church with a handsome brick building in 1912.(24)

Phosphate mining had been the economic base of this growth and expansion, but in 1914, with the outbreak of World War I, Newberry lost its most important customer, Germany. As the mines closed, many of the workers left. The citizens who decided to stay, those with the most invested in the future of the town, turned to agriculture, primarily the cultivation of cucumbers and watermelons. The Cheves brothers, P.J. Norfleet, Judge Ira Carter, D.G. Roland and others who had been active in commerce and industry in Newberry now became farmers.(25) At the end of the war, the phosphate industry did not resume its operations in Newberry at pre-war production capacity, for more easily processed land-pebble mines had been developed further south, near Bartow and Mulberry.(26) The mining boom was over for Newberry and the future of the town lay in serving the needs of the agricultural community.

In 1913 the population of Newberry was given as 1500; in 1926 it was 800. These population figures come from two sets of Sanborn maps for the respective years. A comparison of the maps reveals that the growth of Newberry was virtually static. A few new buildings appeared, others disappeared.(27) There was a major fire in 1914, but it was brought under control by the new fire department.(28)

During this time Newberry citizens searched for ways to stimulate the local economy. An undated report was directed to the Atlantic Coast Line Railroad in the early 1920s outlining the advantages of Newberry over High Springs as the site for a proposed shop for the railroad. The report emphasized Newberry's strategic location on the line, the growing agricultural production, and the stability of the population in spite of the decline of the phosphate industry locally.(29) However, High Springs won out and Newberry's importance as a rail center declined.

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During the real estate boom period of the mid-1920s, when Mediterranean style mansions and tourist hotels were springing up in other parts of Florida, Newberry's Board of Trade expressed the hope that some of the abandoned phosphate pits filled with water could be developed into a "lake resort." (30) Dr. S.G. Getzen platted the Taminega Heights subdivision east of Highway 45 and advertised lots for sale (31), but tourists and real estate buyers and speculators did not find their way to Newberry, and the Florida boom, with its legacy of bungalows and Spanish-style architecture, skipped the town. The Depression's unemployment may not have been as severe a shock to a town which had lost its major industry in 1914 as it was to the rest of the state; nevertheless, federal programs to alleviate some of the impact of the depressed economy did bring beneficial construction projects to Newberry.

The Newberry Municipal Building was built in 1938 from plans designed for the Works Progress Administration by Gainesville architect Sanford Goin. (32) The project admirably complied with the WPA guidelines: it provided jobs for the unemployed, it used locally available, inexpensive materials (limestone and pine), it had social value, and it did not compete with private enterprise. (33) For a time the building was used as the city office as well as a community meeting place. It is still used for social functions and by local organizations, and is a continuing source of pride for the City of Newberry. A park with tennis courts and a picnic pavilion was also built as a WPA project on property adjacent to Newberry's electric power plant, but these facilities are no longer maintained. (34)

The past fifty years have seen the City of Newberry grow slowly with the addition of small suburbs and trailer villages on the outskirts of town. But within the core of the city remains an unusually compact concentration of historically and architecturally important buildings, and large proportion of which have a common heritage and aesthetic.

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1. Franz Buchholz, History of Alachua County, Florida. St. Augustine: 1929, p. 153; "Newberry, a Beautiful as Well as Thriving Little City," Gainesville Daily Sun, March 18, 1914.
2. Louise Boyd, "History of Newberry, Florida," unpublished paper in the author's possession, p. 3.
3. Buchholz, p. 183.

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4. Charles H. Hildreth and Merlin G. Cox, History of Gainesville, Florida, 1854-1979. Gainesville: 1981, p. 11; Alachua County map, c. 1900, #828 in the collection of the P.K. Yonge Library of Florida History, University of Florida, Gainesville.
5. Carl Webber, Eden of the South. New York: 1883; John W. Ashby, Alachua, The Garden County of Florida. New York: 1888.
6. Arch Frederic Blakey, The Florida Phosphate Industry. Cambridge, MA: 1973, p. 23; U.S. Post Office Records, Florida State Archives, Tallahassee.
7. Jess G. Davis, History of Alachua County. Gainesville: 1959, p. 146; Boyd, p. 3; H.G. Davis, Jr., "Booming Frontier Town of Newberry Now Quiet and Peaceful Community," Florida Times-Union, May 28, 1954.
8. Blakey, pp. 14, 15.
9. Blakey, pp. 20, 23, 24, 33; see also Ralph G. Hill and James H. Pledger, The Railroads of Florida. Tallahassee: 1939, p. A-20.
10. Newberry Miner, January 31, February 21, February 28, 1896. Copies on microfilm in the collection of the P.K. Yonge Library of Florida History, Gainesville.
11. "The Western Reserve and its Good People," Gainesville Daily Sun, March 24, 1914.
12. Alachua County Courthouse, Incorporation Records, Vol. 1, p. 32, March 20, 1895.
13. Newberry Miner, January, February 1896.
14. Boyd, p. 3.
15. City of Newberry, records of the Justice Court, Sixth District, 1894, 1895. See also records of Mayor's Court, 1921 to 1944.
16. Alachua County Courthouse, Office of Records, Plat Book A, pp. 65, 79, 81, 82.
17. 1903 Alachua County Edition of Southern Industry in the collection of the P.K. Yonge Library of Florida History; "Newberry Will Incorporate," Gainesville Daily Sun, February 17, 1907; Acts of the Legislature of Florida to reincorporate, May 20, 1909, ch. 6078.
18. "Destructive Fire Visits Newberry," Daily Sun, May 11, 1907.

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19. "Hustling Newberry in New Clothes," Daily Sun, November 9, 1907.
20. City of Newberry, City Records, Town Licenses, 1907, 1908.
21. "Newberry News," Gainesville Daily Sun, March 22, 1906; April 12, 1906.
22. "Mines are Opening, Merchants Happy," Daily Sun, October 1, 1909.
23. United States Census, Alachua County, 1910, on microfilm at the P.K. Yonge Library of Florida History.
24. See Florida Site Files for further details on Newberry buildings. See also "History of the First Baptist Church, Newberry," brochure published August, 1977; "Hustling Newberry in New Clothes," "Newberry to Have Modern Water and Lighting Service," Daily Sun, May 7, 1913.
25. "Newberry, A Beautiful as Well as Thriving Little City."
26. Buccholz, p. 153.
27. Sanborn Maps of Newberry, 1913, 1926. Official census figures for the town of Newberry in 1910 were 816; in 1920, 917 residents were recorded. The number fell to 766 in 1930, still lower to 735 in 1940, then rose to 873 in 1950. United States Department of Commerce, Fifteenth Census of the United States: 1930, Florida. Washington: 1930, p. 7; Census of Population: 1950, Florida. Washington: 1952, pp. 10-14.
28. "The Western Reserve and its Good People."
29. Undated, unsigned report in the possession of Kathryn Getzen Barry, Newberry.
30. The Great Bowl of Alachua. Gainesville: 1925. Unpaged brochure, see Newberry section.
31. Photograph album in the possession of Kathryn Getzen Barry, Newberry.
32. Plans for the Municipal Building are filed at the offices of the City of Newberry. The City of Newberry also contributed funds to the construction of the building. See City Commission Minutes, November 7, 1938.
33. "Works Progress Administration," Dictionary of American History. New York: 1976, Vol. 7, p. 322.
34. City of Newberry, Minutes of the City Council, October, 1938.

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18. Collection of the P.K. Yonge Library of Florida History,
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United States Census, Alachua County, Florida, 1900 and 1910. On microfilm, University of Florida Library, Gainesville.

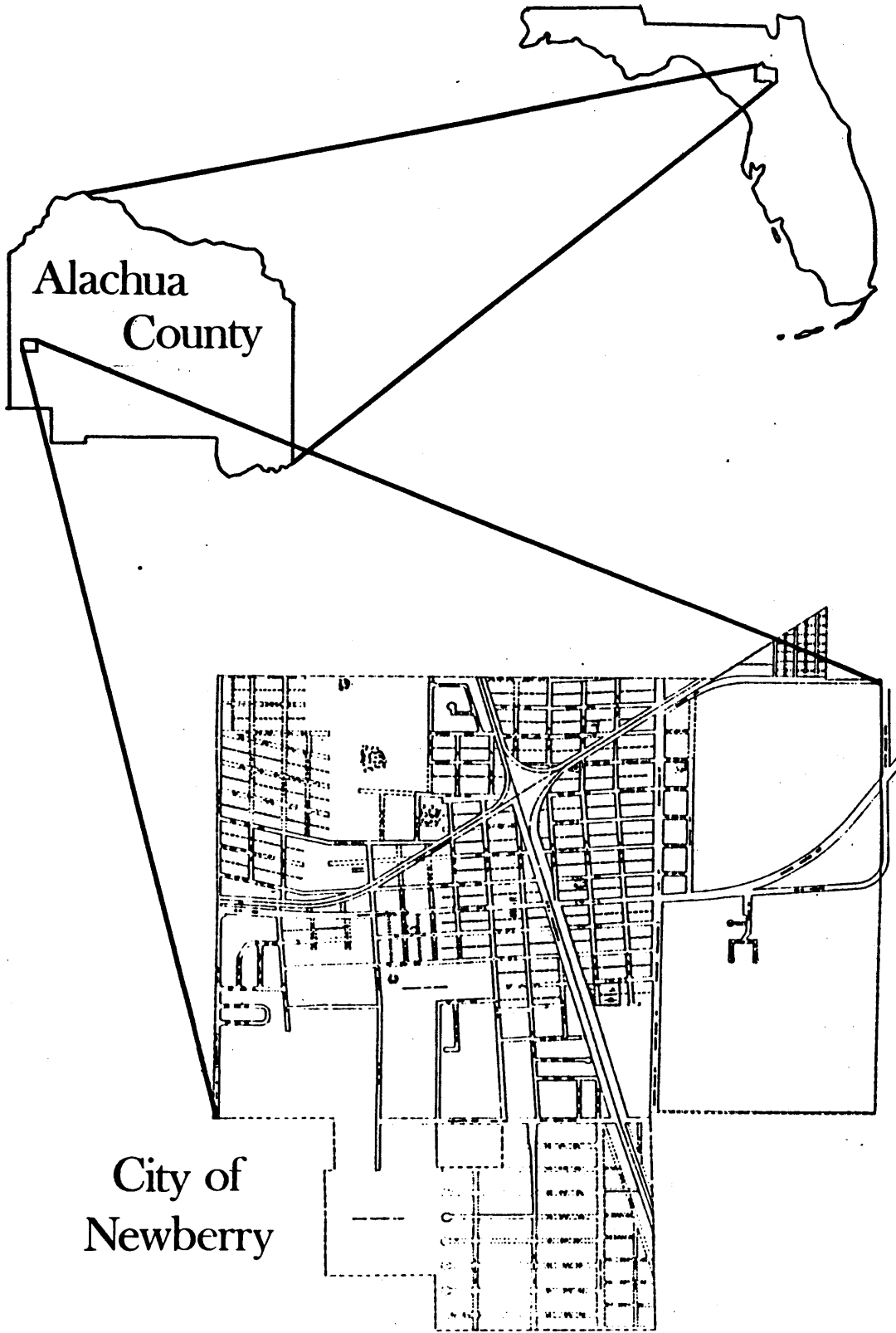
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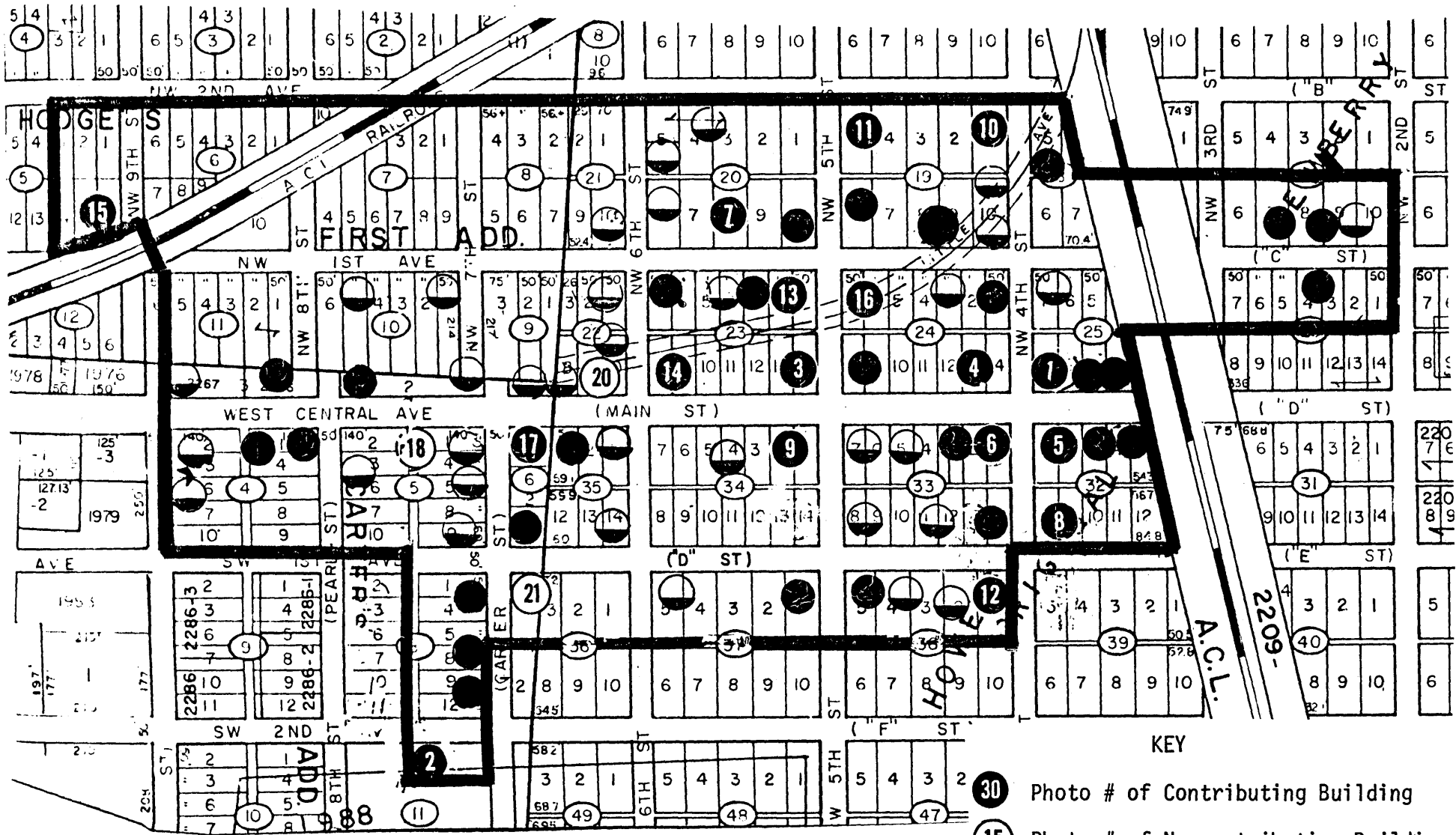
Works Progress Administration, plans for Newberry Community Building, Architect Sanford Goin, on file in offices of City of Newberry, 1938.

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Starting at the northeast corner of NW Fourth Street and NW Second Avenue, go westerly on the south right-of-way line of NW Second Avenue to the north boundary of block 5 of J.D. Hodges First Addition. At the northeast corner of Lot 3 turn south and run to the ACL railroad tracks. Turn east and go to NW Ninth Street. Run south along the east right-of-way line of NW Ninth Street to the southwest corner of SW First Avenue. Turn east and continue along the north right-of-way line of SW First Avenue to the southeast corner of Lot 10 of Block 5 of Carter's Addition. Run south along the alleyway of Block 8 of Carter's Addition to Block 11 of Carter's Addition. Continue south 120 feet, then east 390 feet, then north 120 feet to the south right of way of SW Second Avenue. Run north along the east right-of-way line of SW Sixth Street to the northwest corner of Lot 2 of Block 36 of Original Newberry. Follow the extended alleyway easterly to SW Fourth Street. Turn north and go along the west right-of-way of SW Fourth Street to the southeast corner of Block 33 of Original Newberry. Go east to the ACL railroad track. Turn north and run along the west right-of-way of the ACL railroad tracks to the northeast corner of Lot 11 of Block 25 of Original Newberry. Turn east and cross railroad tracks. Continue along the alleyway of lot 26 of Original Newberry to NW Second Street. Turn north and go to the northeast corner of Lot 10 of Block 17 of Original Newberry. Turn west and continue along the alleyway of Lot 17 of Original Newberry, across the ACL railroad tracks, to lot 25 of Original Newberry. Turn north and proceed along the east right-of-way of Lot 25 to the starting point.



Site Location Map



CITY OF NEWBERRY HISTORIC DISTRICT SITE MAP

