

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

DEC 17 1987

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See National Register 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 Southeast Gainesville Residential District other names/site number 8 AL 2317

2. Location

street & number See Continuation Sheet city, town Gainesville state Florida code 012 county Alachua code 001 zip code 32601

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 2

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: State Historic Preservation Officer, Date: December 14, 1987

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: Date

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)

Entered in the National Register 1-14-88

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

See Continuation Sheet

Materials (enter categories from instructions)

foundation Brick
walls Wood/Other: Drop Siding

roof Asphalt
other Wood

Describe present and historic physical appearance.

General Appearance of the District

The Southeast Gainesville Residential District is a neighborhood of mainly wood frame late 19th and early 20th century single family dwellings located immediately east of the central business district and south of the Northeast Gainesville Residential District (listed in the National Register 1980.) The 33.5 acre area comprises all or portions of 14 city blocks and is roughly bounded on the north by East University Avenue (photo 5), on the west by the greenspace of Sweetwater Branch (photo 36), on the east by S.E. 9th Street(photo 37), and on the south by S.E. 5th Avenue(photo 41). The district is contained to the south and east by non-contributing residential structures and the light industrial buildings in close proximity to the railroad (photos 39 & 40).

Of the 103 buildings in the district, only seven are non-contributing. All of the contributing structures were originally residences, except for the American Legion building (photo 4) at 513 East University Avenue. The majority of the larger residences have been adapted for use as apartments or professional offices. Despite the loss of some landmarks, particularly in the 1950s and 60s, the district retains a high degree of visual integrity, as can be seen when one compares historic photographs (photos 1-3) of East University Avenue (formerly Alachua Avenue) taken early in the 20th century with recent ones of the same area (photos 5-14). University Avenue and 2nd Avenue still feature the central medians and tree-lined sidewalks that were present more than half a century earlier.

A number of historic buildings from other parts of the city that were threatened with demolition have been moved to the Southeast Gainesville Residential District to fill lots that had become vacant. In 1977 the McCreary House (Photo 13) was moved from 205 University Avenue in the central business district to 815 University Avenue. The house has recently undergone renovation as professional offices. The Hodges House (photo 22) was moved from 116 N.E. 1st Street to 717 S.E. 2nd Avenue in 1978. Four houses (photo 10) were moved from the 300 block of S.E. 2nd Street to to the 700 block of East University Avenue. A building which was moved within the district was the Broughton-Niblack House (Photo 19) which was
✓ relocated from 521 East University Avenue to 115 S.E. 7th Street.

The Matheson House (photo 29) and the McKenzie House (photo 7) at 617 East University Avenue are the only properties in the district individually listed in the National Register; however, there are a number of other buildings that probably

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would meet the criteria for listing. These include the Fowler House (photo 12) at 805 East University Avenue, the Medlin House (photo 15) at 15 S.E. 7th Street, the Pound House (photo 17) at 108 S.E. 7th Street, the Colson-Hayman House (photo 18), the Hodges House (photo 22) at 717 S.E. 2nd Avenue, the T.J. Swearingen House (photo 23) at 205 S.E. 7th Avenue, and the Shands-Enwall House (photo 24) at 202 S.E. 7th Street. Each of these landmarks would be eligible for the Register on the basis of either local architectural significance or association with historical persons, or both.

The historic district is composed of several small subdivisions and developments rather than being the result of a single plat. The grid and quadrant system established by the original town plan of Gainesville in 1854 was extended east of Sweetwater Branch in 1857 by Bailey's Addition, followed by Ropers Addition in 1876-77. King's Addition was platted in 1893, largely as a result of the freeze of 1886 which destroyed the area's citrus groves, and pushed development eastward along University Avenue to 9th Street. No other significant additions were made to the area until 1922 with the platting of the Eastview subdivision which provided the remaining lots south of S.E. 4th Avenue which were used primarily for the construction of bungalows.

The majority of the buildings in the Southeast Gainesville Residential District are small one-story structures, the larger residences being found along East University Avenue, S.E. 2nd Avenue, and S.E. 7th Street. Except along S.E. 7th Street, the older buildings are found mainly north of S.E. 2nd Avenue. The street pattern of the neighborhood is basically a grid, but block sizes and street widths vary greatly and a number of the streets are not continuous. As in the case of the major thoroughfares, most of the streets are tree-lined and have sidewalks, but this is not always the case. Sidewalks and curbing are absent along portions of S.E. 6th Street and S.E. 6th Terrace. Setbacks are generally uniform within a given block, but lot sizes differ widely from block to block.

The boundaries of the district are irregular, reflecting the relatively small and uncoordinated amount of construction that took place in the neighborhood between 1885, when Gainesville had a population of fewer than 4,000 persons, and 1930 when the number of permanent residents was still under 10,000. Along with the non-contributing buildings to the east and south that help define the limits of the historic district, there are also areas of historically vacant land, also south and east and along Sweetwater Creek to the west.

Material Character of the District

The Southeast Gainesville Residential District is composed almost entirely of detached dwellings or former dwellings each occupying a single lot without significant outbuildings or auxiliary structures. The buildings range in height from one to three stories, not counting the towers on Queen Anne structures and the

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single Second Empire Baird House (photo 20). Plan shapes vary as do the number of bays on the main facade, owing to the assortment of architectural styles represented. The major construction material is wood, the principal exterior siding being drop siding. The Pound (photo 17) and Matheson houses (photo 29) are the only large residences to feature weatherboard, and several others employ narrow drop or "novelty" siding (photos 11, 12, & 16). Most of the older residences have shingles or other wood treatments in gables or on towers.

The most common roof type is gable or gable in combination with hip. The Baird House, however, has a mansard roof and the Matheson House has a gambrel. Four houses have towers, and the McKenzie House (photo 7) has a pyramidal roof with a small deck surrounded by wrought iron cresting. Roof domers are prevalent but not ubiquitous in the district and the main window types are 1/1 and 2/2 light wooden sashes. All of the residences have porches or verandas. In many cases these extend the width of the main facade, and in some instances involve the side elevations. Three houses (photos 7, 12, & 24) have small gazebos or pavilions on their verandas and three (photos 7, 17, & 23) have two-story verandas or upper galleries. The porches and verandas are supported by columns and posts, the latter both turned and square. The most popular columns type in the district is Ionic, although variations of Tuscan--both round and square--are employed on a number of houses.

Exterior decorative elements are for the most part executed in wood and include primarily the balusters, brackets, drops, and spindlework found on the Queen Anne houses and on the Second Empire Baird House. Even such features as classical columns, dentilated cornices and "Palladian" windows (photo 6) are restricted to the Queen Anne and hybrid Queen Anne/Colonial Revival structures. Minor "classical" elements are also found on the two small "Georgian" Colonial Revival buildings in the neighborhood (photos 4 & 28). These are restricted to the facades of the structures and include the main entrance of the American Legion building at 513 East University Avenue which has fluted pilasters that support an entablature surmounted by a broken or "swan's neck" pediment. The house at 532 S.E. 2nd Place can claim only a small entrance porch with a plain architrave that is supported by two thin Tuscan columns.

All of the wood frame buildings in the district are contributing structures, and fewer than ten of the contributing buildings are of masonry construction. There are six distinct historic styles: 1. Second Empire, 2. Queen Anne, 3. Eastern Stick, 4. Wood Frame Vernacular, 5. Bungalow, and 6. Colonial Revival. The characteristics of each of these styles are detailed in the statement of significance section of the nomination proposal, where they are discussed in relation to specific examples of architecture found in the historic district.

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PROPERTY LIST

Code: C = Contributing

N = Non-Contributing

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
<u>S.E. 1st Avenue</u>		<u>S.E. 2nd Place</u>		<u>S.E. 6th Street</u>	
528	C	531	C	106	C
609	C	532	C	114	C
617	C	605	N	210	C
618	C	609	C	217	C
623	C	614	C	232	C
624	C	615	C	240	C
627	C	626	C	301	C
628	C	627	C	302	C
720	C	<u>S.E. 4th Avenue</u>		307	C
724	C	524	C	315	C
818	C	606	C	316	C
824	N	612	C	<u>S.E. 6th Terrace</u>	
828	C	616	C	401	C
<u>S.E. 2nd Avenue</u>		620	C	407	C
717	C	620-A	N	415	C
719	C	704	N	421	C
725	C			427	C
735	C			431	N
				439	C

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PROPERTY LIST (Cont.)

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
<u>S.E. 7th Street</u>		<u>S.E. 7th Street (Cont.)</u>		<u>E. University Avenue (Cont.)</u>	
15	C	408	C	601	C
21	C	410	C	607	C
405	C	411	C	617	C
108	C	418	C	617-A	C
115	C	424	C	625	C
120	C	425	C	625-A	C
202	C	428	C	639	N
205	C	431	C	719	C
212	C	432	C	727	C
220	C	433	C	735	C
221	C	434	C	805	C
301	C	<u>S.E. 8th Street</u>		815	C
304	C	15	C	835	C
309	C	24	C		
318	C	<u>S.E. 9th Street</u>			
320	C	20	C		
320-A	C	26	C		
400	C	<u>E. University Avenue</u>			
405	C	513	C		
407	C	527	N		

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

<p>Areas of Significance (enter categories from instructions)</p> <p><u>Architecture</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Period of Significance</p> <p><u>1867-1934</u></p> <p>_____</p> <p>_____</p>	<p>Significant Dates</p> <p><u>1867-1934</u></p> <p>_____</p> <p>_____</p>
	<p>Cultural Affiliation</p> <p><u>N/A</u></p> <p>_____</p> <p>_____</p>	
<p>Significant Person</p> <p><u>N/A</u></p>	<p>Architect/Builder</p> <p><u>Unknown</u></p>	

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

The Southeast Gainesville Residential District fulfills criterion C for listing in the National Register of Historic Places. The area is associated with the early residential development of the city of Gainesville and is comprised mainly of a group of late 19th and early 20th century houses that reflect the variety of distinct architectural styles and types popular during that period of American history. The buildings found in the district range from representative types of ordinary wood frame vernacular construction to well-defined examples of such styles as Second Empire, Queen Anne, Eastern Stick, Bungalow and Colonial Revival. The visual and physical character of the built environment of the Southeast Gainesville Residential District can be tied to those historical events that fostered the growth of the city of Gainesville from its beginnings as a railroad oriented marketing center to its later development as a university town and commercial and professional services axis for north central Florida. Moreover, the variety of building types in the neighborhood reflect the financial and social positions of the people that resided there and included members of both the working and professional classes of the community, some of whom were founders of the city's businesses and industries.

HISTORICAL BACKGROUND

The city of Gainesville was founded in 1854 when the board of commissioners of Alachua County decided to move the county seat from Newnansville to the right-of-way of the Florida Railroad, which had begun construction of a rail line to link the city of Fernandina, located in northeast Florida on the Atlantic Ocean, with the town of Cedar Key, found on the Gulf of Mexico in the central part of the state. Since there was a potential for local market centers to develop along the railway, the Florida Railroad Company decided to establish five depots along the route to accommodate the shipment of local agricultural products and to encourage commercial developments beneficial to the railroad. The site selected in Alachua County was destined to become the city of Gainesville.

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 # _____

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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 33.5 apprx.

UTM References

A

1,7	3,7,2,1,6,0	3,2,8,0,1,8,0
Zone	Easting	Northing

C

1,7	3,7,2,7,2,0	3,2,8,0,7,2,0
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B

1,7	3,7,2,1,6,0	3,2,8,0,7,4,0
Zone	Easting	Northing

D

1,7	3,7,2,7,2,0	3,2,8,0,1,8,0
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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title W. Carl Shiver, Historic Sites Specialist
organization Fla. Bureau of Historic Preservation date December 1, 1987
street & number R.A. Gray Building telephone (904) 487-2333
city or town Tallahassee state Florida zip code 32301

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The newly established town was named in honor of General Edmund Pendleton Gaines, who had served in the War of 1812 and later commanded U.S. forces during the Seminole Wars in Florida. The new town site contained approximately 103 acres and was roughly square, bounded by present-day 5th Avenue on the north, Sweetwater Branch on the east, 2nd Place on the south, and 2nd Street on the west. The interaction of the railroad line and the original town plat provided a framework for the future expansion of the community. The central business district of retail establishments, offices, and hotels grew up around the courthouse square, with the first residences found in the same area or immediately nearby. To the south, manufacturing concerns took advantage of the available spaces along Depot Avenue which paralleled the railroad.

The Florida Railroad had been completed in 1859, but Gainesville's economic growth was restricted during the 1860s and 70s by the Civil War and Reconstruction. The community, therefore, did not experience its first real building boom until the 1880s. Gainesville had been only a village of 269 persons in 1860, but by 1890 the city could claim 2,790 residents, and by 1900 the U.S. census announced that the population had grown to 3,633. As the economic base of Gainesville broadened, the increased number and prosperity of the city's inhabitants began to be reflected in the built environment of the Southeast Gainesville area, as well as other parts of the community. Growth was stimulated by Gainesville's increased importance as a rail center for the shipment of phosphate and such agricultural products as cotton, timber, and naval stores. Also paramount was the construction of new industries in the area adjacent to the railroad. These included the H.F. Dutton Cotton Gin, a saw and planing mill, and an iron foundry, all of which helped to establish the core of the industrial section of Gainesville.

Gainesville during the mid 1880s had a dense commercial center of largely wooden buildings that had grown up around the square, but a series of fires and general material progress began to see the replacement of these with masonry structures. The majority of the residences at this time were found in an area north of the courthouse square, largely owing to the fact that the original town plat was laid out with thirty-eight blocks to the north of the square and only fourteen to the south. During the early years of the town, the Southeast Gainesville District had been largely a citrus grove, a condition that persisted into the 1880s as confirmed by the promotional booklet Eden of the South published in 1883 and a bird's eye view of Gainesville which was produced a year later. However, some buildings were erected in the area prior to the 1880s, and the Matheson House (photo 29) at 528 Southeast 1st Avenue stands as the sole survivor of that period. The house was built in 1867 for James Douglas Matheson, a prominent local merchant, and enlarged sometime prior to the turn of the century. The gambrel roofed structure was listed in the National Register in 1973 and is one of the oldest houses in Gainesville.

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Surprisingly, further incentive to develop Southeast Gainesville was supplied when the areas citrus crops and trees were destroyed by freezing weather in the winters of 1886, 1894-95, and 1899. No attempt was made to replant the groves, and with the growth of the town, the area was more valuable as residential property. The houses of prominent citizens began to appear along the south side of University Avenue and Southeast 7th Street. Both are today the most architecturally significant streets in the district. Among the notable houses in the district which date from that time are the Baird House (photo 20) at 309 S.E. 7th Street, the T.J. Swearingen House (photo) at 202 S.E. 7th Street, and the Enwall House (photo) at 200 S.E. 7th Street.

In the first two decades of the twentieth century, two decisions by the State of Florida prevented Gainesville from suffering the fate of many other small railroad towns that atrophied as redundant and unprofitable lines of the national railroad network were eliminated. The first of these was the passing by the State legislature of the Buckman Act in 1905 which created the University of Florida in Gainesville. The second was the establishment of an asylum for the care and protection of the mentally ill and handicapped, now called Sunland Training Center. The growth of the city and its two major institutions took place along parallel lines. By 1950, the population of Gainesville had grown to 26,861, while the student body had reached 3,216. The number of patients at Sunland Center had increased to over 1,000, requiring a wide variety of professional staff and support services.

Of the two state-supported institutions, the University of Florida had the most dramatic effect of the physical appearance of the city. Located on University Avenue approximately twenty blocks west of the Courthouse Square, the new facility for higher education stimulated the physical and political expansion of the city. In 1907 the corporate limits of Gainesville were increased from its approximately 103 acres to 5.5 square miles. In addition, the university spurred the growth of new residential areas to the north, east, and west and acted as the western terminus to commercial development along University Avenue.

The automobile was a major factor in the transformation of the physical structure of Gainesville. Between 1930 and 1950, the number of cars in the city increased from approximately 5,000 to over 14,000, bringing a great demand for road paving and automobile-related services. By 1930, a number of businesses associated with the automobile had occupied buildings around Courthouse Square and along University Avenue. These included automobile dealers, gas stations, and tire and parts suppliers. The paving of University Avenue as the principal link between the university and town provided for further commercial development along the thoroughfare. The continued expansion of businesses in the twelve block area around the courthouse caused a dramatic decrease in the number of residences in the immediate downtown area. By 1945, only twelve residences were left in the immediate vicinity of the courthouse.

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The automobile also made possible the development of new suburban subdivisions, primarily to the north and west of the city. Between 1914 and 1950, approximately seventy subdivisions were platted, primarily to the north and west of the city. Part of the growth which occurred in the 1920s was the result of the Florida Land Boom. However, Gainesville did not participate to the extent of such cities as Miami, Palm Beach, or St. Petersburg which were more attractive as tourist and winter vacation centers. A few subdivisions were developed--Hibiscus Park, Highland Heights, and East Highland to name several--but many others never went beyond the planning and promotion stages.

The post-World War II era has seen dramatic growth in the size of Gainesville. The city's population in 1950 was approximately 37,000; today it is nearly 90,000. This increase has brought about a rapid growth in the development of suburban housing and a decentralization of commercial activities that has resulted in the deterioration of the older commercial and residential areas of the city. In recent years, some attempt has been made to stabilize and even reinvigorate these declining areas by promoting interest in the preservation and rehabilitation of historic structures. The City of Gainesville, with the help of Historic Gainesville, Inc., made the first substantial commitment to historic preservation in the city in April 1974 with the purchase and renovation of the 1920 era Hotel Thomas (listed in the National Register). Other local preservation efforts have resulted in the inclusion in the National Register of the Northeast Gainesville Residential District (1980) and individual landmarks such as the Old Post Office (1979) and the Dixie Hotel (1982).

Gainesville's early pattern of development parallels that of other railroad market towns which came into being in the mid-19th century. Its prosperity in the later twentieth century has created a patchwork of older structures and districts that have suffered the twin threats of deterioration and insensitive redevelopment, the results of which have already seen the loss of many historic landmarks and irreparable damage to older residential neighborhoods. Recent efforts by preservationists and planners in the community have attempted to reconcile the twin needs of progress and preservation so as to strike a balance between a desire to hold onto the physical remnants of the older, railroad-oriented market town and the reconstruction of the central core of Gainesville to serve the demands of the ever-expanding University of Florida, the city and county governments, and to attract new commercial and professional enterprises to reinvigorate what had for decades been a declining area.

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ARCHITECTURAL STYLES

1. Second Empire

The Baird House is Gainesville's finest example of a Second Empire style residence. Constructed prior to 1900 for Emmet Joseph Baird and his wife, Mary, the house remained in their family until the 1950s. Emmet Baird and his brother, Eberle, were well-known businessmen, builders, and investors in early Gainesville. They were founders of and partners in the Baird Hardware Company. Emmet Baird was president of the Standard Crate Company, which made boxes for shipping vegetables and citrus to northern markets via the railroad. The brothers also operated a sawmill.

The Second Empire style is characterized principally by its distinctive mansard roof, a dual or double pitched structure usually having dormer windows on the steep lower slope, molded cornices, and bracketed eaves. The name and forms of the Second Empire Style are derived from its extensive use in France during the reign of Napoleon III (1852-70), France's Second Empire. Exhibitions in Paris in 1855 and 1867 helped popularize the style in England from which it spread to the United States. The boxy roofline, named for the 17th century French architect Francois Mansart, was considered particularly functional because it permitted a full upper story of usable attic space. The Second Empire style was used for many public buildings in America as well as residences. Second Empire was a dominant style in America from about 1860 to 1880. The style was most popular in the northeastern and midwestern states. It was less common on the Pacific coast and relatively rare in the southern states. Its popularity began to wane after the 1870s, but continued to be used occasionally in nearly every region of the United States up until the end of the 19th century.

As is the case with about 30 percent of Second Empire houses, the Baird House has a tower that soars over the main block of the building. It is placed slightly off-center on the main facade and has a mansard roof with small dormer windows on each side. The house is unusual in that most irregular plan Second Empire houses lack towers. The Baird House also makes use of many decorative details typical of both the Second Empire and Italianate styles, which were contemporaries of one another. The windows have pedimented and chamfered frames, and the full-width veranda on the facade features chamfered posts with arched brackets and center drops between the porch bays. There is also a two-story bay window on the south elevation of the house. In fact, it is often only the mansard roof that distinguishes a Second Empire house from an Italianate example.

2. Queen Anne

The Queen Anne style was named and popularized by a group of 19th century English architects led by Richard Norman Shaw (1831-1912), a successful designer of

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country homes. The name given to the genre in which they worked was inappropriate, for the precedents used had little to do with the formal Renaissance architectural forms that were dominant in the reign (1702-1714) of the British monarch with which it is associated. The models drawn upon were instead those medieval house types characteristic of the earlier Jacobean and Elizabethan periods. In America, only the patterned masonry and half-timber subtypes are truly similar to the work of Shaw and his colleagues. An abundance of forests and native inventiveness in the use of the wood lathe produced the elaborated millwork and variety of visual forms associated with the Queen Anne style in the United States.

The Queen Anne style was popular in Florida from about 1876 until 1910. The fully-developed Queen Anne house is usually a two-story structure, distinguished by asymmetrical massing and an elaborate use of shapes and textures intent on producing a highly picturesque effect. Vertical elements are separated by horizontal bands in which one finds the use of various siding materials, including shingles of different shapes. Steep gables, towers, dormers, balconies, and verandas further enrich the surface of the building and complicate its profile. Many houses have a gable in the entrance bay of the veranda. Porches feature turned posts and spindlework, and roofs are marked by tall chimney stacks and ridge cresting. Classical details such as swags, columns, and Palladian windows often mingle freely with medieval motifs.

A number of Queen Anne style houses are found in the district. Two of the best examples are the McKenzie house (photos 7 & 8) at 617 East University Avenue and the J.R. Fowler House (photo 13) at 815 East University Avenue. The McKenzie (Mary Phifer) House was built in 1895 for J.E. Lambeth and sold to Perry Colson in 1903. Since that time the house has remained in the hands of the Colson family and their descendants, some of whom contributed to the historic development of Gainesville. For example, Perry Colson's brother, B.R. Colson, was founder of the Alachua Abstract Company and built a two-story hybrid Queen Anne/Colonial Revival style house at 607 East University Avenue (photo 6). The McKenzie House epitomizes the Queen Anne style with its asymmetrical massing, ornamented turret, and pavilioned verandah. The House was listed in the National Register in 1982. The Fowler House, built ca. 1906, is not as elaborately detailed as the McKenzie House, but does feature a large tower with a conical roof and a gazebo or pavilion on the veranda similar to the one found on the McKenzie House.

Another Queen Anne structure, the Dr. J.H. Hodges House (photo 22) at 717 S.E. 2nd Avenue originally stood in the central business district, but was moved to its present site in 1978 when threatened with demolition. Although not original to the Southeast Gainesville Residential District, it conforms to the style and scale of the architecture and is noteworthy in its own right. The house belonged to Dr. Hodges for forty years before passing into the hand of the Episcopal Church and,

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finally, becoming a landmark preservation project for the City of Gainesville. When the house was threatened with demolition, it was purchased for one dollar and moved to its present site and rehabilitated by Mark and Mary Barrow, leading preservation developers in Gainesville. The house has since attracted both local and national attention, having been featured in House Beautiful and serving to encourage other preservation efforts in Gainesville.

The district also contains a number of houses that feature Queen Anne plans and minor decorative details but which lack the tower so indicative of the style. Among these is the Shands-Enwall House (photo 24) at 202 S.E. 7th Street which was built ca. 1903 for the Shands family. The house was purchased by the Enwall family in 1928 and is still owned by Hayford Enwall, a prominent local attorney and former judge. Although it possesses no tower, the house does have the rambling plan, steeply-pitched irregularly-shaped roof, dominant forward-facing gable, patterned shingles, cutaway bays and other devices that clearly identify it as Queen Anne. Like both the McKenzie and Fowler houses, the Shands-Enwall House also has a gazebo on its veranda. Ionic columns support the L-shaped veranda found on the east facade and north elevation. The house also has a full classical porte-cochere attached to the north side of the veranda.

The use of classical columns and other classical details rather than turned posts and elaborate spindlework is typical of Queen Anne houses constructed after 1890 when the Colonial Revival movement began to blur distinctions between the two styles. Although many houses continued to have complicated roofs, shingles, and even towers, the trend toward simplification of form and the inclusion of "foreign" colonial and classical details make it difficult to distinguish Queen Anne houses from Colonial Revival structures by 1900. Other house in the district that embody the merging of Queen Anne and Colonial Revival forms are the B.R. Colson House (photo 6) at 607 East University Avenue, the Colson-Hayman House, at 105 S.E. 7th Street, the Cushman House at 735 East University Avenue, and the McCreary House at 815 East University Avenue. All of these residences were built after 1099.

3. Eastern Stick Style

The Swearingen-Austin House (photo 23) at 205 S.E. 7th Street appears to be the only house in the Southeast Gainesville Residential District to embody the characteristics of the Stick Style. The house was built ca. 1902 for T.J. Swearingen, a lumber and turpentine businessman. The Stick Style is a native hybrid type that links the earlier Gothic Revival with the later Queen Anne style. The style grew from the Picturesque Gothic ideals of Andrew Jackson Downing and flourished in house pattern books of the 1860s and 70s. Unlike Gothic Revival buildings, the Stick Style stressed the wall surface itself as a decorative element rather than merely as a plane with the principal decorative detailing applied at the doors, windows, or cornices. Elaborate examples often display a wide and imaginative use of exterior siding, including half-timber motifs, horizontal and vertical bands, and shingles.

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Stick Style buildings are usually simpler and more compact in plan than Queen Anne structures. Gabled and cross gable roofs with overhanging eaves are the most common type, and these often have decorative trusses at the apex. Among the most characteristic features is the wide use of vertical and horizontal "stickwork" in the construction of porch posts and balusters. It is the simplicity and angularity of the Swearingen House, plus the extensive use of thin vertical and horizontal "stickwork" details on the two-story veranda that lend the structure its Stick Style feeling.

4. No Style (Wood Frame Vernacular)

The variety of unstyled wood frame houses that began to appear in the thousands of new towns that sprang up along the rail routes that spread across America after the Civil War were in part the product of the railroads themselves. Building materials could be rapidly and inexpensively moved from one location to another and short or trunk railroad lines penetrated the dense American forests to bring timber to saw and planing mills which produced the lumber that was in turn shipped by rail to the lumberyards that became standard fixtures of the newly-founded towns. Houses built with heavy hewn framing members soon replaced those constructed with light balloon frame construction.

The new forms of construction, however, did not erase all of the earlier building traditions and earlier house plans persisted even though building techniques had changed. These, along with new shape innovations, make up the distinctive families of house shapes that dominated American vernacular house building for the remainder of the 19th century and for the first half of the 20th century. Reduced to their most basic categories, these house types are the 1) gable front, 2) gable front and wing, 3) side gable, and 4) pyramidal.

The majority of the buildings in the Southeast Gainesville Residential District are one and two-story, unstyled wood frame residences that were constructed prior to 1920. These structures encompass only a narrow range of plan and roof types and feature only the simplest of decorative details--where present at all--usually derived from the Queen Anne vocabulary. The oldest frame vernacular house in the district is the side gable E.C. Pound House (photo 17) at 108 S.E. 7th Street which was built in ca. 1885. This two-story structure has a central hall plan and a two-story veranda on its main (east) facade. The bisymmetry of the facade and the basic interior plan are derived from the Classical Revival vocabulary of American architecture, but genuine "classical" details are lacking. The chamfered, bracketed posts and flat lacy balusters on the verandas are the kind of stock millwork that was applied to a wide variety of inexpensive wooden buildings in the later 19th and early 20th centuries.

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This type of millwork is also found on two small gable front and wing houses at 623 and 627 S.E. 1st Avenue (photo 33), and also on the gable front and wing Broughton-Niblack House (photo 19) at 115 S.E. 7th Street which has turned balusters and spindlework on its veranda. The pyramidal house at 617 S.E. 1st Avenue has only turned posts, whereas the side gable J.H. Colson House (photo 9) at 625 East University Avenue has no decorative details at all.

5. Bungalows

The Florida real estate boom of the 1920s had only a modest effect on the Southeast Gainesville Residential District, resulting in the construction of a number of modest bungalows. The American bungalow, which was embraced by the middle class throughout the nation during the 1910s and 20s, was inspired primarily by the work of two California architects, Charles and Henry Greene, who practiced together in Pasadena from 1893 to 1914. Their designs appear to have been inspired by the English Arts and Crafts movement and Japanese architecture and were published in such popular magazines as House Beautiful, Good Housekeeping, and Ladies Home Journal, thereby familiarizing the general public with the style. A flood of pattern books appeared, and some companies marketed prefabricated houses to be assembled by local labor. The structures erected for the general public were usually but a pale reflection of the "high style" Craftsman bungalows designed by Greene and Greene and a few other major architects. The style rapidly faded from favor after the mid-1920s, and few were built after 1930.

Like those found in the Southeast Gainesville Residential District, the majority of bungalows in Florida are relatively small structures, having low-pitched gable roofs with wide, unenclosed eaves overhangs. The roof rafters are usually exposed. Decorative beams or braces can often be found under the gables of the main facade. Porches may be either full or partial width and have square or tapered columns that rest on masonry bases.

The oldest bungalow in the historic district is the Medlin House (photo 15) at 15 S.E. 7th Street, which was constructed ca. 1913. This is a side-gabled bungalow and has the shed dormer in the center of the roof typical of this subtype. Most of the bungalows in the district (photos 26 and 27) are the more conventional front-gabled variety.

6. Post Boom Period Architecture

At 532 S.E. 2nd Place and 513 East University Avenue are two small masonry buildings that reflect the resurgence in the popularity of the Colonial Revival style as taste for the bungalow declined. The style had already enjoyed a period of vogue between 1890 and 1920, but these earlier buildings were rarely historically correct copies but were free interpretations inspired by colonial precedents. It was during this first wave of popularity that the Colonial Revival gambrel roof was

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added to the Matheson House (photo 29). The Matheson House was originally a vernacular interpretation of the Classical Revival style and has the bisymmetrical facade, "classical" columns, and main entrance with side lights and transom typical of houses of that type constructed in the 19th century. In 1898, The American Architect and Building News began an extensive series called "The Georgian Period" which featured photographs and measured drawings of early American architecture. This was followed in 1915 by the White Pine Series of Architectural Monographs, which was dominated by photographs of colonial buildings. Such publications inspired a new wave of Colonial Revival construction which ultimately had a strong impact on house designs in the 1930s, particularly in popularizing the Georgian Revival subtype of the style.

One of the typical features of this subtype was the use of red brick for the construction of the major exterior walls and the placing of the primary focus of the design on the main entrance of a symmetrically-balanced facade. The windows were fitted with double hung sashes that contained 6/6, 9/9, or 12/12 lights. The main entrance was accentuated by pilasters supporting a large classical cornice or pediment and protected by a small porch supported by slender columns. Wooden trim and decorative details are usually painted white to contrast with the red brick. The use of arched windows, as in the American Legion Building at 513 East University Avenue, is a revival rather than an "original" colonial feature.

In summary, the Southeast Gainesville Residential District is significant for its collection of buildings that represent the American architectural tastes from the late 19th century to the third decade of the 20th century. The development of the neighborhood was tied to those events that saw Gainesville grow from a small railroad-oriented market center to a community supported by a major state university and a variety of commercial and professional enterprises. Today the district survives as one of several areas in the city that contain the physical remnants of Gainesville's early history.

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Boundary Description

Begin on the south side of East University Avenue and the east bank of Sweetwater Branch and run east along said avenue to the southwest corner of the intersection with S.E. 9th Street, then run south along the west curb line of S.E. 9th Street to the northwest corner of the intersection with S.E. 1st Avenue, then run west along the north curb line of S.E. 1st Avenue to a point parallel with the east property line of 105 S.E. 7th Street, then run south along said line and continue along the east property line of 115 S.E. 7th Street to the south curb line of S.E. 2nd Avenue, then run east along said curb line to the southwest corner of the intersection with S.E. 8th Street, then run south along the west curb line of S.E. 8th Street to the northwest corner of the intersection with S.E. 2nd Place, then run west along the north curb line of S.E. 2nd Place to a point parallel with the east property line of 221 S.E. 7th Street, then run south along the east property lines of the buildings fronting on the east side of S.E. 7th Street to the north curb line of S.E. 5th Avenue, then run west along the north curb line of S.E. 5th Avenue to the northeast corner of the intersection with S.E. 6th Terrace, then run north along the east curb line of S.E. 6th Terrace to the north curb line of S.E. 4th Avenue, then run west along the north curb line of S.E. 4th Avenue to the east bank of Sweetwater Branch, then run north along the east bank of Sweetwater Branch to the point of beginning.

Boundary Justification

The boundaries of the Southeast Gainesville Residential District are justified by the distribution and age of the historic buildings in the neighborhood and by the early subdivision plats which caused construction in the area. The boundaries are also justified by the existence 1) on the north of East University Avenue, a major thoroughfare which visually, physically, and historically separates the neighborhood from the residential area to the north of University Avenue, in particular the Northeast Gainesville Residential District; 2) on the west of Sweetwater Branch which once marked the original city limits of Gainesville and whose greenspace visually separates the district from the central business district; 3) on the south by the railroad right-of-way and the non-contributing light industrial structures; and 4) on the east by non-contributing structures erected after the period of significance.