

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

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received MAY 23 1985  
date entered JUN 20 1985

## 1. Name

historic Boulware Spring Waterworks

and/or common N/A

## 2. Location

street & number 3400 S.E. 15th Street

N/A not for publication

city, town Gainesville

N/A vicinity of

state Florida

code 012

county Alachua

code 001

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input checked="" type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name City of Gainesville

street & number Post Office Box 490

city, town Gainesville

N/A vicinity of

state Florida

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Alachua County Courthouse

street & number 21 East University Avenue

city, town Gainesville

state Florida

## 6. Representation in Existing Surveys

title N/A

has this property been determined eligible?  yes  no

date N/A

federal  state  county  local

depository for survey records N/A

city, town N/A

state N/A

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The Boulware Springs Waterworks building was originally a split-level "L" or "T" shaped structure with painted brick walls, a gable roof on the east (upper) boiler room section, a hip roof on the west (lower) pump house section and a tall round smokestack above the boiler room roof. The eastern portion was replaced by a larger, two-story, "L" plan structure with a standing seam metal roof constructed circa 1905-08. The western (lower) portion was retained in its original use, but the original roof has been replaced with a shed roof. The brick is English common-bond, painted, and all fenestrations have segmented arches.

The first building associated with the waterworks was a simple split-level structure constructed circa. 1891-92 to house pumping equipment powered by a steam boiler fired by wood (see photo #1). The upper level had a gable roof while the lower level was hip-roofed. It had a tall smokestack that was probably made of metal rather than brick.<sup>1</sup> The present building, a hip-roofed brick masonry structure, was constructed circa. 1905, and enlarged when the existing south room was added circa. 1908 (see photos #2-15). The west, south and north exterior walls of the original pump room now form an appendage to part of the main building, and a brick footing of the east wall was incorporated into the west wall of the new boiler room structure. The pump room brick work does not conform with that of the main structure indicating that it is of earlier construction. No evidence of the gable roof of the older structure has been found in the framing. The doors and windows of the south wall of the 1905 boiler room open to the 1908 south room addition. In this space, a wood frame substructure functioned as a facility for the boiler engineers on duty. Evidence of a hip roof was found in the framing above the 1905 south wall.

Built adjacent to the springs reservoir at the low point of the site, the existing Waterworks Building is approached downgrade (photo #9). Dominating the hip-roof structure is a louvered cupola ventilator at the ridge. The roofing material is tin, v-grooved at 2-foot intervals over a roof structure of rough-sawn 2 x 6 common framing.

The triple wythe non-reinforced brick bearing walls are laid in common bond, the seventh course a header course. The variegated yellow-to-pink color and relative softness of the brick indicates that it was fired of local clay, possibly at the long-defunct Campville Brickworks in east Alachua County. All exterior and interior brick walls are painted white. A partial retaining wall and gutter of similar brick as the main structure serviced the foundations of the building.

Windows and doorways are headed by brick segmental arches with wood frames and wood pediment infill; window sills are brick. Upper level windows are tilting sash hoppers, with the four-light configuration typical of architecture at the turn of the century. Below, the sash that remains is double-hung six-over-six light, with eight-over-eight lights on the larger openings of the north elevation.

The regular fenestration of the east elevation is interrupted by three double-access doors, one of which opens into the south room. Access doors are located on the north, south, and west elevations. Prior to electrical service, the northeast doors may have been used for delivery of fuel for the boiler that provided steam driven power to the pumps. The center doors on the east elevation have cast metal hardware. Some early 1-1/8-inch thick sash remains, with hand-driven glazier points. Operation of the sash is manual (unweighted); spring-loaded pins act as stops.

The dominating feature of the interior is the large main space that housed the steam boiler. The roof ventilator is centrally located over this double-height space. The northeast portion of the concrete floor is textured. The interior painted brick walls are parged, with protective concrete wainscot below the sill line.

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An additional bay at the west side of the north elevation provides access from the main block to the shed-roofed pump room, which is immediately adjacent to the reservoir. While the electrically powered pumps that remain are relatively recent equipment, they are symbolic of the evolution of the waterworks. Early electric meters in the pump room are noteworthy.

FOOTNOTES

<sup>1</sup>Farhat Hussain, "Gainesville, Florida, A Geographic Study of a City in Transition," Masters Thesis, University of Florida, 1959.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Public Works

**Specific dates** 1895-1908 **Builder/Architect** --

## Statement of Significance (in one paragraph)

The Boulware Springs Waterworks is significant architecturally as an example of early 20th century industrial architecture. Constructed between 1891 and 1908, it served as Gainesville's first water utility until 1913 and as an auxiliary source until 1977. The building's form and setting provide a unique and aesthetically pleasing combination of technology and ecology. The Boulware Springs site has been significant in the prehistoric occupation of the area as well as in its local history, as indicated in reports of various archaeological investigations. In 1853, Boulware Springs was the location of an assembly which chose Gainesville as the county seat. In 1905, the promise of free water from the springs was a critical factor in the decision to move the University of Florida from Lake City to Gainesville.

The Boulware Springs Waterworks is located on a thirty-acre site owned by the Gainesville Regional Utilities. The site is part of a mixed hardwood hammock located on the north rim of Paynes Prairie, a large conservation and recreation park managed by the Florida Department of Natural Resources. Paynes Prairie is at the present time a Florida savannah, however, between 1871 and 1892, it was a broad body of water known as Alachua Lake which was deep enough to allow a steamboat, the Cicola, to ply its waters.<sup>1</sup>

Boulware Springs' location near Paynes Prairie and its plentiful supply of water made it the site of occupation by the indigenous prehistoric population. Several archaeological sites are known to exist on the thirty acres which the modern site includes although no thorough archaeological survey of the area has been completed as yet. In addition, Boulware Springs has been the site of several pivotal events in Alachua County's history. In 1853, citizens attended a public meeting there at which Gainesville was chosen to be the county seat.<sup>2</sup> By 1892, the City of Gainesville had purchased Boulware Springs and constructed its first central waterworks adjacent to the spring.

Located adjacent to the rich hunting grounds of Paynes Prairie and providing an abundant supply of constantly flowing fresh water, Boulware Springs attracted human activity and settlement early in Florida's prehistory. Archaeological investigations conducted by Dr. John Mann Goggin, a noted archaeologist specializing in prehistoric cultures of the southeastern United States, identified two major sites in the Boulware Springs vicinity. One site, which may be the location of a lithic workshop area where flint tools were manufactured, dates to the Archaic period, a stage that lasted from 6500 B.C. to about 500 B.C. The other site was identified as a burial mound of the Cades Pond culture, dated at 200 A.D. to 800 A.D. Due to the close proximity of these two sites, there is a high likelihood that villages were also located close to the springs.<sup>3</sup>

In his travels around Paynes Prairie in 1774, Naturalist William Bartram commented on the "forests of stately trees, orange groves and luxuriant herbiage" on the hills surrounding the prairie. Furthermore, as testament to the area's prehistoric population, he wrote: ". . .as almost every step we take over those fertile heights, discovers remains and traces of human habitations and cultivation. . .".<sup>4</sup>

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property 1.1 acres

Quadrangle name Micanopy

Quadrangle scale 1:24000

### UTM References

A	<u>117</u>	<u>371341610</u>	<u>31271731010</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

### Verbal boundary description and justification

The part of lot 10 lying east of Florida Southern Railroad (now A.C.L. R.R.) in Section 16-T10S-1220E. Less R/W of State Road No. S329-A, recorded in Deed Book 313, page 426 of the Public Records of Alachua County, Florida.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

# 11. Form Prepared By

name/title Ron Ferland/Diana Primelles, Historic Sites Specialist

organization Florida Division of Archives date March 21, 1985

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*George W. Percy*  
date May 3, 1985

title George W. Percy, State Historic Preservation Officer

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I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 6-20-85

*Delores Byer*  
Keeper of the National Register

Attest:

date

Chief of Registration

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In 1853, a festive picnic was held at Boulware Springs for the purpose of holding an election to choose the location of the county seat. Heated debate took place between supporters of the town of Newnansville and supporters of another location, not yet named, closer to the recently chartered Cross State Railroad. Gainesville was finally selected as the new location and name of the county seat of Alachua County.<sup>5</sup>

Early Gainesville residents depended on shallow wells and surface streams for their source of water. A common city well located in front of the county courthouse is said to have been primed with water flowing from dirty horse troughs.<sup>6</sup> By the 1890s, public sentiment grew strong for the establishment of a new healthier central water supply. In 1891, newspapers reported problems with the existing water system and the city council discussed proposals to spend \$45,000 for new waterwork facilities.<sup>7</sup> Overcoming pronounced opposition, the vote to issue \$50,000 of bonds was carried by a very small majority.<sup>8</sup>

The City of Gainesville purchased the 30 acre Boulware Springs site from the Jackson family in 1891 for \$2,500. The Boulwares, for whom the spring is named, had been prominent plantation owners before the Civil War. Most of their land was obtained by the Jackson family sometime after the Civil War.<sup>9</sup>

The Sanborn Insurance Maps of Gainesville for 1892 indicate "Water Works being constructed". In 1894, the Gainesville Weekly Sun reported of the city council's plans to staff the water plant and test it for 30 days under full pressure.<sup>10</sup> The 1894 Boulware Springs waterworks building was a split-level "L" or "T" shaped brick building with a gable roof on the eastern portion and a hip roof on the west. There was a tall round smokestack that appears (from the 1902 photograph) to be made of metal, and a "D" shaped holding pond adjacent to the building. The water pumps were driven with steam supplied by a wood fired boiler as may be seen from the charges of a Mr. Jackson for non-payment by the City for wood that he had supplied.<sup>11</sup>

In 1897, the Sanborn Map described the waterworks:

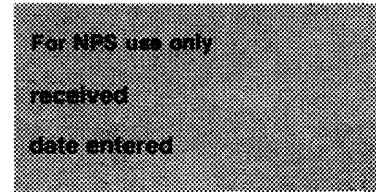
One 600 gallon and one 1,000,000 gallon reservoir held in reserve. Source of supply: never failing springs of a capacity estimated at one million gallons per 24 hours. Laidlow and Dunn pump at pumping station, about 2 miles from town. One duplex and one straight acting pump, combined capacity about 2,000 gal per hour. Supplied through an 8" main. Capacity and force of spring sufficient to replace water faster than it can be pumped out. Pumping station connected by telephone with uptown office. Fire pressure 85lbs. Domestic pressure 30 lb/sq in.<sup>12</sup>

In 1898, Gainesville's community pride and desire to grow are clearly evident in the Daily Sun published supplement "Florida, Alachua County, Its Resources and Advantages. Gainesville, A Healthful, Progressive City". The description of the Boulware Springs Waterworks further exemplifies this:

The Water Works Plant is one of the finest and most complete in the State. It is the property of the

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city, was constructed at a cost of \$60,000, for the payment of which there was issued 6 per cent bonds. This constitutes the only indebtedness of the city. The supply of water is pumped from the renowned "Boulevard Springs, and is as pure chemically as any in the United States, and its purity has gained for Gainesville an enviable reputation.<sup>13</sup>

By 1905, the growth of the city had reached a point at which the adequacy of water supplied by Boulevard Springs began to cause concern. To increase the available supply, Alderman Benson personally supervised the tapping of additional spring flow and drilled a new artesian well on the hill adjacent to the spring.<sup>14</sup> It was probably at this same time that the original pumphouse was superseded by the larger two-story building, as the increased capacity of the waterworks would necessitate a more spacious facility. It was felt this work would prove a solution to the recently experienced shortages, as evidenced by the following excerpt from The Sun, dated August 21, 1905:

While the product of Boulevard Spring has always shown by analysis to be second to none in the South, and inferior only to the famous Poland springs water of Maine, there has been in the dry times an alarming scarcity but this scarcity may not be avoided, and the city will be blessed with as pure water as can be found in the world.<sup>5</sup>

As a result of the rapidly increasing demand for water due in part to the relocation of the University of Florida from Lake City to Gainesville in 1905, the increased water supply capacity was short lived. In 1908, the city council directed E.E. Cannon, Chairman of the City Council's Water Committee, to supervise the capacity of the drilling of additional wells.<sup>16</sup> Again, the need for more room due to the expansion of the waterworks probably led to the 1908 southern addition to the boiler room. The 1909 Sanborn Map described the maximum recorded capacity of the Boulevard Spring Waterworks as follows:

Supply from every flowing spring and 12" driven well, source inexhaustible. Water flows to reservoir capacity 400,000 gal. Direct pressure system. Water pumped through 8" pipe into city mains by 2 Laidlow Dunn pumps combined capacity 2,500,000 gal/24 hr. Pump station located 2½ miles south of court house and is connected by telephone and fire alarm system. Steam kept up at all times. Engineer on duty day and night. 85 double hydrants and about 11 mi 4&6x8" mains. Domestic pressure 30 lbs, fire pressure 85 lbs, daily consumption 250,000 gal.<sup>17</sup>

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Gainesville's continued growth in the early 20th century finally exceeded the capacity of the Boulware Spring Waterworks, and also that of the springs themselves. In 1911, the City decided to construct a combined waterworks and electric generation plant closer to the center of town. Construction of these facilities was completed in 1913.<sup>18</sup> Sometime between 1908 and 1922, the Boulware facility was converted to electrical pumps, although frequent outages of the electrical power lines caused problems until the early sixties. Boulware Springs, however, continued to supply boiler water to the Kelly Power Plant until 1977. Provided with a shelter and picnic tables, the site still remains a popular place for group barbeques and outings.

The Boulware Springs Waterworks is an excellent example of late 19th or very early 20th century industrial architecture. The accompanying detailed physical description and photographs show that this early industrial building was built not only for utility but for beauty as well. The standing seam metal hip roof perched upon the white brick provides a pleasing contrast. The extensive fenestration and segmented arches add greatly to the beauty of the structure.

FOOTNOTES

<sup>1</sup>"Tour of the Orange Lake District and Cracker Florida" p. 6. The Florida Architect Vol. 24, Number 1 Jan/Feb. 1974.

<sup>2</sup>Charles H. Hildreth, Ph.D. and Merlin G. Cox, Ph.D., History of Gainesville, Florida, 1854-1979, Gainesville: Alachua County Historical Society, 1981.

<sup>3</sup>Russell McCarty, "Boulware Springs: A Cultural, Historical and Scientific Resource," Masters Project, University of Florida, Gainesville, Florida, 1984, p. 4.

<sup>4</sup>Francis Harper, ed., The Travels of William Bartram, Naturalist Edition, New Haven: Yale University Press, 1958, p. 126.

<sup>5</sup>Jess G. Davis, History of Alachua County, 1854-1969, Gainesville: Alachua County Historical Society, 1969.

<sup>6</sup>Charles H. Hildreth and Merlin G. Cox, 1981.

<sup>7</sup>Alachua Gazette, April 23, 1891.

<sup>8</sup>Weekly Sun, June 18, 1891.

<sup>9</sup>Jess G. Davis, 1969.

<sup>10</sup>Weekly Sun, February 15, 1894.

<sup>11</sup>"Wood Bills Must be Paid," The Daily Sun, October 26, 1895, p. 1.

<sup>12</sup>Sanborn Insurance Maps of Gainesville, 1897, Sanborn Insurance Company, 1897.

<sup>13</sup>"Florida, Alachua County, Its Resources and Advantages. Gainesville, A Healthful, Progressive City," The Daily Sun (supplement), 1898.



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<sup>14</sup>"Boulware Springs is Freely Flowing," The Sun, August 21, 1905, p. 1.

<sup>15</sup>The Sun, August 21, 1905, p. 1.

<sup>16</sup>The Sun, June 20, 1908.

<sup>17</sup>Sanborn Maps, 1909.

<sup>18</sup>Charles H. Hildreth and Merlin G. Cox, 1981.

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Davis, Jess G., History of Alachua County, 1854-1969, Gainesville: Alachua County Historical Society, 1969.

"Florida, Alachua County, Its Resources and Advantages. Gainesville, A Healthful, Progressive City," The Daily Sun (supplement), 1898.

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Milanich, Jerald T. and Charles H. Fairbanks, Florida Archaeology, New York: Academic Press, Inc., 1980.

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Weekly Sun, Gainesville, Florida, 1891-1894.

"Wood Bills Must be Paid," The Daily Sun, October 26, 1895.