

Downtown Brooksville Historic Resource Survey

Florida Division of Historical Resources Grant #23.h.sm.200.079
Brooksville, Hernando County, Florida
Final Report



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*Cover Image: Jennings Building
12 N. Broad Street (HE00090)
Constructed in 1915*



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This historic resource survey project was made possible by the support of many individuals and organizations who care about Brooksville’s past, present, and future. Their commitment to honoring Brooksville’s history and their support throughout the process has been invaluable. I appreciate Brooksville Vision Foundation (BVF, also known as Brooksville Main Street) retaining my services to conduct this survey, and have enjoyed developing a deeper understanding of Brooksville’s history and its historical assets. Thanks are in order to the following individuals and organizations:

- Natalie Kahler, Brooksville Main Street’s Executive Director, who pursued the competitive grant to undertake the survey work. She was gracious in answering questions throughout the project, and provided digital access to research she has conducted over the years. Andrea Read, Events Coordinator for Brooksville Main Street, was a cheerleader for the project, and provided valuable feedback from her perspective as a generational Brooksvillian.
- Jo-Anne Peck, Historic Preservation Consultant, offered her talent, expertise, and insight into the history of local buildings. Her professional background in historic preservation and understanding of urban planning concepts was very helpful.
- City of Brooksville City Manager Ron Snowberger and Community Development Director David Hainley provided guidance regarding the city’s processes, procedures, zoning, and Community Redevelopment Agency projects.
- Erik Lawson, CCF, Central GIS Technician / Systems Support Specialist at the Hernando County Property Appraiser assisted by providing baseline information of all the parcels within the survey area and created custom maps to reflect the survey data.
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- Gulf Coast Title Co. owner Kent Eppley provided access to his company’s collection of historic maps and title documents.
- Nick Osborne, PhD, conducted extensive online research, and provided a draft historical narrative that was invaluable in fact checking my independent findings.
- The Florida Division of Historical Resources (DOHR) staff was helpful throughout the survey process. A special “thank you” is in order for Ruben Acosta, Bureau Chief; Vincent ‘Chip’ Birdsong, Supervisor of the Florida Master Site File division; and Andrew Waber, Historic Preservationist, Survey and Registration Division.
- Laura Lee Corbett, Historic Preservation Consultant, provided her expertise in completion of Florida Master Site File forms, and was a sounding board for many of my observations and considerations.

Christine Dalton, AICP
Historic Preservation Consultant
Dalton Studio, LLC

2.0 INTRODUCTION

BVF was awarded a Small Matching Grant by the Florida DOHR to contract with a professional historic preservation consultant to conduct a historic resource survey of downtown Brooksville. The purpose of the survey is to update previously recorded properties and record additional properties built on or before 1973.

BVF has retained the firm of Dalton Studio, LLC to organize and conduct the survey. The grant project required evaluation of a minimum of 176 historic structures. The survey reviewed all properties fifty (50) years or older located within the present-day Brooksville Main Street boundary, and a determination of contributing or non-contributing was made for each property. Information on buildings already documented through the Florida Master Site File (FMSF) were updated, noting any alterations, relocations and demolitions since their last recordation. Properties that are fifty (50) years or older and not previously surveyed were added to the FMSF. The resulting survey report and new or updated Florida Master Site File (FMSF) forms conform to the provisions of *Chapter 1A-46, Florida Administrative Code*.

The evaluation and recommendations contained within this report are based on field work; research of records available from the Hernando County Property Appraiser and City of Brooksville; Sanborn map records; existing historical publications; the City of Brooksville Community Redevelopment Agency (CRA) Community Redevelopment Plan; and a preliminary historic and architectural survey of downtown Brooksville undertaken in 1986.

2.1 Project Location and Context

The project is located within the city limits of the City of Brooksville, Florida. Brooksville is positioned in east-central Hernando County, Sections 22 & 23, Township 26 South, Range 19 East. Hernando County is bordered by Citrus County on the north, the Gulf of Mexico on the west, Sumter County on the east, and Pasco County on the south.

The survey area is 103.57 acres and is bounded on the north by the properties north of Fort Dade Avenue; on the west by the properties west of Prior Street and Bailey Avenue; on the east by the properties east of May Avenue & Saxon Avenue; and on the south by the properties south of Liberty Street. Additionally, the survey area includes the properties east and west on Main Street between Liberty Street and Russell Street. A map of the project limits produced by the Hernando County Property Appraiser is included as **Appendix A, Survey Boundary Map**.

The survey area is located in the heart of downtown Brooksville and contains a mix of one and two-story commercial buildings, one and two-story residential buildings, several duplexes and triplexes, a church, post office, and library. The commercial core of the downtown is dominated by state highway US 41. This road is one-directional, with traffic on E. Jefferson Street flowing west, and traffic on N. Broad Street traveling east. For this reason, the commercial core is auto-dominated and can be extremely dangerous and inhospitable for pedestrians.

2.2 Federal and State Laws

Federal laws include 36 C.F.R., Part 800: *Protection of Historic Properties* and the related Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), as well as the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (36 C.F.R. 68). State laws are incorporated in Chapter 267, Florida Statutes. Links to these laws can be found at the DOHR website.

2.3 Local Regulations

The City of Brooksville has a designated Historic District Overlay that is referenced in the *City of Brooksville Land Development Code, Part 3-1, Historical Central Business/Residential District Overlay*. The purpose and intent of the overlay is to provide regulatory guidance and design standards, in order to implement the “vision, principles and strategies of the City of Brooksville Comprehensive Plan's Community Redevelopment Plan”, and “revitalize Brooksville's downtown commercial core and residential periphery, enhance the appearance of Brooksville's historic business district, and promote a mixed-use, walkable and pedestrian-friendly environment.”¹ The City of Brooksville also has Historic Preservation regulations that are referenced in *City of Brooksville Land Development Code, Part 3-2, Historic Preservation*. Though the regulatory framework is in place within the project area for an active historic preservation program, the city has not populated its Historic Preservation Review Board, and does not require applications for Certificate of Appropriateness anywhere in the city. A map of the City of Brooksville Historical Central Business/Residential District Overlay boundary by the Brooksville Community Development Department is included as **Appendix B, Map of Main Street Local Program Area**.

2.4 Past Survey Efforts

Prior survey work includes a “Preliminary Historic and Architectural Survey of Downtown Brooksville, Florida” conducted by Florida Preservation Services and a group of local, dedicated volunteers in 1986. The project was made possible by a grant that was awarded to the Hernando Historical Museum Association, Inc., by the Historic Preservation Fund of the National Park Service, and assistance from the Division of Archives, History, and Records. The modest grant was not sufficient enough to provide a comprehensive survey of downtown Brooksville. It focused on recording buildings which appeared to predate 1930, and identified 141 sites from that time period. Though the survey did not evaluate all of the historic properties within Brooksville, it was extremely valuable in documenting a portion of the downtown through FMSF forms. A map of the survey area produced by Florida Preservation Services is included as **Appendix C, Preliminary Historic and Architectural Survey Map**.

The Florida Department of Transportation has undertaken limited survey efforts within the downtown, to comply with regulatory requirements for project planning related to construction

¹ Municode, https://library.municode.com/fl/brooksville/codes/code_of_ordinances



of the Good Neighbor Trail (GNT). The GNT is a 10.7 mile long multi-use recreational trail that passes through downtown Brooksville and connects with the Withlacoochee State Trail. The trail is one segment of an interconnected series of local and state trails that comprise Florida's 275 mile Coast to Coast Trail.² During the project planning phase, properties along the trail route were surveyed and FMSF forms were filed with the DOHR.

Staff at the Florida Master Site File provided a Cultural Resources Roster created on November 3, 2022, and associated site file forms for 69 previously recorded buildings within the survey area.

² Florida Department of Transportation, <https://www.fdotd7studies.com/projects/good-neighbor-trail/project-details/>

3.0 HISTORIC PRESERVATION IN BROOKSVILLE

Within Brooksville, there are multiple listings in the National Register of Historic Places. Efforts towards historic preservation have been undertaken over time by various organizations, including Brooksville Main Street, the City of Brooksville, Brooksville CRA, and the Hernando County Heritage Museum. At this time, the Brooksville Main Street boundary and the Brooksville CRA boundary are the same. However, there are efforts by both organizations to modify their boundaries, for various reasons. As of January 2023, the Department of State approved expansion of the Brooksville Main Street boundary to include Russell Street Park. There are no concerns that boundary modifications will adversely affect historic resources.

3.1 Listings in the National Register of Historic Places

Presently, there is one historic district and six properties in Brooksville listed in the National Register of Historic Places. The South Brooksville Avenue Historic District (NR# 98001203), located roughly along S. Brooksville Avenue from Liberty Street to Early Avenue, was added to the register on September 25, 1998. The May-Stringer House (NR# 97000210), located at 601 Museum Court, constructed ca. 1855 and with extensive alterations dating to 1903, was added to the register on March 8, 1997. The William Sherman Jennings House (NR# 98001252), located at 48 Olive Street, constructed in 1886 with exterior alterations in the 1930s, was added to the register on October 22, 1998. The Frank Saxon House (NR# 98001321), located at 200 Saxon Avenue and constructed ca. 1875, was added to the register on November 5, 1998. The Judge Russell Willis House (NR# 99000046), located at 201 S. Main Street and constructed in 1925, was added to the register on January 27, 1999. The Chinsegut Hill Manor House (NR# 3001171), located at 22495 Chinsegut Hill Road and constructed in several phases from ca. 1847 to ca. 1925, was added to the register on November 21, 2003. The Spring Lake Community Center (NR# 9000843), located at 4184 Spring Lake Highway and constructed in 1938, was added to the register on October 20, 2009. A *Map of National Register Listed Properties in Brooksville* is included as **Appendix D**.

3.2 Brooksville Main Street

The Brooksville Main Street program began operating in 2017 and has grown to be a significant force in Brooksville. From economic development through its many events and programs, to civic and stakeholder engagement, Brooksville Main Street has played a positive role in the growth and development of downtown Brooksville. Some events include “Musicade”, a ticketed event which brings local musical talent to downtown businesses, an “Art & Wine Stroll”, the “Friday Night Live Concert Series”, “Founders Week”, the “Florida Mermaid Trail”, Christmas on Main, the “Multicultural Parade and Festival”, “Storefront Design Contest”, and the “Brooksville Mobile Mural Tour”. These successful events are made possible through the leadership of the organization, which is supported by approximately 300 volunteers annually. While this list is impressive and reflects the organization’s commitment to the community, it’s Brooksville Main Street’s “Tour BVL” program that really highlights the preservation-based objectives of the Main Street America™ program.

Tour BVL was established to document the history of downtown Brooksville and to provide a resource where people can learn about and explore the historic homes and buildings located in the city.³ The self-guided tour is accessible through any smartphone via QR codes affixed to buildings throughout the downtown. For armchair travelers, there is an easy to navigate website option, which offers information and historic photos of downtown buildings, and photographs of the “Faces of Brooksville”, which highlights those who have made a contribution to Brooksville’s rich history.

Additionally, Brooksville Main Street has done work to explore themes in Brooksville’s history, such as Women’s History and Black History. Light fixture banners throughout the downtown give a visible reminder of this history, and offers an opportunity for residents and visitors alike to learn more.



Figure 1 - Left: Natalie Kahler, Executive Director, Brooksville Main Street, with a mobile mural.
Figure 2 - Right: Public Art Installation for the “Mermaid Trail”.

³ Brooksville Main Street Tour BVL, <https://www.tourbvl.com/>



Figure 3 - Left: Detail of mobile mural. **Figure 4** - Middle: Tour BVL QR Code Affixed to Building. **Figure 5** - Right: Banners on downtown light pole, wayfinding in background.



Figure 6 - Mobile murals beautifying a downtown parking lot.



Figure 7 - Screen capture of Tour BVL homepage with menu options.

3.3 City of Brooksville

The City of Brooksville has a designated Historic District Overlay (*City of Brooksville Land Development Code, Part 3-1, Historical Central Business/Residential District Overlay*) and historic preservation regulations (*City of Brooksville Land Development Code, Part 3-2, Historic Preservation*). The Historic Preservation regulations are satisfactory for an active municipal historic preservation program, however the City has not yet populated their Historic Preservation Review Board, and does not require a Certificate of Appropriateness or any other special review process for historic properties within the overlay area.

The *City of Brooksville Comprehensive Plan* (dated April 2017)⁴ refers to the historic, charm, character, and nature of Brooksville throughout the plan and specifically discusses policy objectives related to historic preservation in the following sections: *Chapter 1: Future Land Use; Chapter 3: Housing; Chapter 7: Intergovernmental Coordination; Chapter 9: Economic Development; and Chapter 11: Public School Facilities*. Of note are the following policy objectives:

Future Land Use Policy 6-4: The City shall consider obtaining "Certified Local Government" status as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Housing Policy 4-1: Assist in the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance programs such as grant applications, transfer of development rights, and designation of historically significant districts.

Housing Policy 4-2: Promote the designation of Brooksville Avenue, Olive Street, Irene Street and other appropriate areas as historic districts through the development and adoption of a historic preservation ordinance which includes criteria for designating properties and guidelines for controlling standards of homes within these areas.

Housing Policy 4-3: Assist the Hernando County Museum Association in its efforts to provide public information, education and technical assistance relating to historic preservation programs.

At this time, Future Land Use Policy 6-4, Housing Policy 4-1, and Housing Policy 4-3 have not yet been implemented, and there is no formal action being taken to do so. Housing Policy 4-2 has been partially implemented through historic preservation regulations contained within the *City of Brooksville Land Development Code, Part 3-2, Historic Preservation*. However, while the

⁴ City of Brooksville, <https://www.cityofbrooksville.us/DocumentCenter/View/125/City-of-Brooksville-Comprehensive-Plan-April-2017-PDF?bidId=>

regulations exist in the land development code, they are not being utilized in the City's day to day operations.

On April 3, 2023, the Brooksville City Council passed Ordinance No. 960, regarding the preservation and restoration of certain brick streets within the city limits. In doing so, the Brooksville City Council recognizes that certain brick streets are considered historic landmarks which are worthy of protection and conservation for future generations. The ordinance outlines a "Brick Street District" which recognizes existing, uncovered brick roads, as well as those roads that are suspected to be hidden under asphalt. The ordinance establishes criteria for rehabbing brick streets, and outlines enforcement measures for non-compliance. The ordinance is included as **Appendix E, Ordinance No. 960, Brick Streets, City of Brooksville**, and provides a map outlining the "Brick Street District". As of June 2023, there were significant complications in compliance with the requirements of the ordinance; some of the protected roads were damaged while attempting asphalt removal.



Figure 8 - Detail of Augusta Block brick street, S. Brooksville Avenue.

3.4 Brooksville Community Redevelopment Agency

The general purpose of a CRA is to conduct redevelopment activities that will achieve multiple objectives: reduce blight; increase taxes; create employment opportunities; and encourage public and private investments. The Brooksville CRA was established June 7, 1999 and the present-day CRA area includes properties that front along Main Street, Liberty Street, Broad

Street, Jefferson Street, Fort Dade Avenue and Saxon Avenue.⁵ A *Map of the Brooksville Community Redevelopment Area* is included as **Appendix F**. The Brooksville City Council serves as the CRA, and adopted a Community Redevelopment Plan at the time of the CRA's creation.

In 2013 the CRA updated their Community Redevelopment Plan and established a Redevelopment Agency for the CRA. The plan identified seven major goals and associated objectives. They are:

1. Public Health and Safety: Foster an attractive, safe and comfortable environment that is conducive to activities during the day and evenings;
2. Utility Infrastructure and Services: Ensure the provision of adequate and efficient utility infrastructure and services to support existing and additional development;
3. Transportation, Transit, Parking, and Pedestrian: Ensure the provision of a safe, efficient, and pedestrian friendly multi-modal transportation system with adequate parking;
4. Beautification/Property Enhancements: Increase the identity and enhance the visual impact of the downtown area and to thereby establish the downtown area as a focal point through development of an aesthetically pleasing and somewhat uniform image;
5. City Codes & Development: Improve Processes, codes, and policies adopted by the City of Brooksville to encourage renovation, development, growth and revitalization throughout the City;
6. Economic Development: Diversify the area's economic base, increase sales receipts and heighten business profitability; enable growth in that economic base. Establish the downtown area as a focal point for the community to attract more shoppers and visitors for longer periods of time and from a wider geographic area.
7. Recreation: Improve and enhance the recreational areas that are available to the City residents and visitors. Attract and increase the number of visitors in the downtown area through recreational facilities and recreation/cultural events.

Regarding the Community Redevelopment Plan Goal 4, beautification/property enhancements, streetscape improvements have been completed within the last five years along several streets in the downtown, and an attractively designed (and award winning) wayfinding program has been implemented. There is a project in-process at the time of this writing to plant two hundred crape myrtle (*Lagerstroemia*) within the downtown area, with project completion expected in 2023.

Code enforcement, referenced in the Community Redevelopment Plan Goal 5, is complaint driven and not aggressive or proactive. The City desires owners of non-compliant properties to work with the City to resolve issues to eliminate the need to place liens on properties. This is not always successful, and there are some non-compliant historic properties within the downtown that remain in a dilapidated state.

⁵ The City of Brooksville CRA boundary is currently being reviewed for potential modification.



The CRA offers a “Property Improvement Matching Grant Program”, in which approved projects are eligible to receive a one-to-one dollar match with a maximum grant of twenty thousand dollars (\$20,000.00) awarded to any property. All disbursements of grant funds are made following completion and final inspection of the improvement project. It is the responsibility of the Executive Review Committee to provide recommendations to the CRA regarding the distribution of funding to applicants for this program. This program serves to address, in part, Community Redevelopment Plan Goal 5, Economic Development, and provides a benefit to participating owners of historic properties.

4.0 RESEARCH OVERVIEW AND METHODOLOGY

Research was necessary in order to understand themes in Brooksville’s history, as well as the physical and historical context of the survey area and how it developed over time. The information was utilized to create a historical narrative for Brooksville, and to assist in preparation of each FMSF form. The research was collected from multiple and varied sources, and aimed to be objective and unbiased.

4.1 Research Sources and Historical Data

Research collected on the general history of Brooksville, including historic photographs, was compiled from a variety of resources such as historic newspaper articles, reference books, and online sources. Some especially helpful sources included:

- The Florida Photographic Collection
- State Archives and Library of Florida
- Library of Congress (Online Records)
- Florida State University's Strozier Library (Online Records)
- University of Florida's Smathers Library (Online Records)
- University of Central Florida RICHES Mosaic Interface™ (Online Records)
- Brooksville Main Street Tour BVL (Online Records)
- Hernando County Property Appraiser (Online Records)

These sources provided useful information such as historic Sanborn Fire Insurance maps, historic photographs of buildings and streetscapes, and published histories.

Historic preservation and long-range planning documents provided Brooksville Main Street and City Staff included:

- Historic District Map
- Land Development Regulations
- Community Redevelopment Agency Community Redevelopment Plan
- *Preliminary Historic and Architectural Survey of Downtown Brooksville, Florida*

Chamber of Commerce maps and local tourism publications were useful in determining businesses and civic buildings that were important to the community throughout various time periods. Plat maps and Sanborn Fire Insurance map were studied to better understand the physical context and types of buildings that were constructed during specific time periods and were reviewed for each FMSF form completed. Available Sanborn Fire Insurance maps included the years 1890, 1895, 1901, 1906, 1911, 1917, and 1924.

Interviews were conducted with local informants, including the following: Brooksville Main Street staff and board members - Executive Director Natalie Kahler, Events Coordinator Andrea Read,

immediate past board President Jo-Anne Peck, and Economic Vitality Chair Christen Brandl; City of Brooksville City Manager Ron Snowberger and Community Development Director David Hainley; Hernando Historical Museum Association curator (since retired) Linda Welker, and museum volunteer and local author Suzanne Touchton; and Gulf Coast Title Co. owner Kent Eppley.

The interview with Suzanne Touchton was especially helpful in understanding the significant themes in Brooksville's history, as well as learning about what primary sources were available at the museum. The interview took place on January 20, 2023 over the course of several hours. During that time, there were pauses in the interview to reference books, periodicals, and other primary sources to support the information being shared.



Figure 9 - Natalie Kahler (left), Suzanne Touchton (middle), and Christine Dalton (right) at the Hernando Historical Museum Association, located at the 1885 Brooksville Train Depot.



4.2 Research Team and Approach

Christine Dalton, AICP (Dalton Studio, LLC) conducted local stakeholder/informant interviews, thoroughly researched physical files at the Hernando Historical Museum Association's museum at the 1885 Brooksville train depot, reviewed and collected copies of historic maps from the private archives of Gulf Coast Title Co., and conducted research of online sources.

Dalton Studio, LLC, hired Nicholas Osborne, PhD, as a sub-consultant on the project. Mr. Osborne is a research consultant specializing in American History, based in Athens, OH. He holds a PhD in History from Columbia University, a Bachelor of Arts in History from Johns Hopkins University, was an Andrew W. Mellon Foundation Fellow at the New-York Historical Society, and has taught at Ohio University and the University of Nevada, Reno. Mr. Osborne was responsible for online research, collecting newspaper articles, maps, and other useful information in PDF format, and creating a draft narrative of Brooksville's history.

Mr. Osborne and Christine Dalton, AICP (Dalton Studio, LLC) worked independently on their research and writing, to ensure that the information compiled was objective and unbiased, and not influenced by the other's work. Several virtual meetings were conducted to review the compiled research and writing, and to establish themes in the development of Brooksville's history. All files were uploaded to Google Drive and shared with Brooksville Main Street. The resulting historical narrative in Section 7.0 is a result of this work.

Dalton Studio, LLC also hired Laura Lee Corbett Consulting, LLC as a sub-consultant on the project, to research physical files in person at the State Archives and Library of Florida in Tallahassee, and to assist in the completion of FMSF forms. Mrs. Corbett is a historic preservation consultant and a Secretary of the Interior qualified Architectural Historian.

5.0 SURVEY OVERVIEW AND METHODOLOGY

In 2021, BVF applied for a Small Matching Grant offered by the Florida Division of Historical Resources to conduct a historic resource survey in downtown Brooksville. According to the grant solicitation, survey projects “identify, document and evaluate historic or archaeological resource individually or within historic or archaeological districts or areas being investigated for the potential of becoming historic districts or zones, or updating previous surveys”. BVF was awarded the grant and selected Dalton Studio, LLC to conduct the survey. A kick off meeting was held on November 22, 2022 with Division of Historical Resources staff, Christine Dalton, AICP, and staff from Brooksville Main Street to discuss survey approach and objectives, timelines, and expected outcomes/deliverables.

5.1 Survey Objectives

The purpose of the survey is to have a professional historic preservation consultant assess historic resources within downtown Brooksville, update previously recorded FMSF properties, and create FMSF forms for properties not previously surveyed. The survey time period focuses on buildings that are fifty years or older at the time of the survey, therefore the survey does not include buildings constructed after 1973. Additionally, the survey project requires a written report that includes an overview of Brooksville’s history, to provide an understanding of significant time periods and themes that would help to inform the survey efforts. The survey report is required to conform to the provisions of *Chapter 1A-46, Florida Administrative Code*.

5.2 Fieldwork

The field survey was organized from a spreadsheet provided by the Hernando County Property Appraiser (upon request) which included all parcel numbers within the mapped survey area. The spreadsheet included information on each parcel, including property age, use, parcel ID number, and subdivision name. This information was utilized to complete baseline information for each FMSF form.

It was necessary to make adjustments to some of the baseline information included in the initial project spreadsheet based on what was observed in the field, or on historical data that was collected through research. For example, there were times when an address number on a building did not match what was listed in the property appraiser’s records. Additionally, there were times when only one address would exist for a parcel with multiple buildings. The resulting project spreadsheet details address changes, demolished buildings, and incorrect information on prior FMSF forms.

The physical survey was a pedestrian survey conducted systematically, block by block. Photographs were taken of each building and immediately labeled digitally, in the field. Due to weather and lighting conditions, it was necessary to photograph some properties on multiple days. Field surveys were performed on the following dates:

- October 21, 2022
- December 4, 2022
- January 19, 2023
- January 20, 2023
- February 9, 2023
- March 5, 2023
- May 11, 2023

Architectural style classifications were determined based on the current list of styles available within the FMSF forms as well as referencing *A Field Guide to American Houses* by Virginia Savage McAlester. Some FMSF form updates included a change in classification based on currently available information.

For buildings that were not previously recorded, construction dates were obtained from the parcel cards available on the property appraiser's office website. When buildings appeared to be older than the reported year, available records were searched to determine construction date. When it was clear that the construction date was not correct based on architectural style or construction practice, "Year listed or earlier" was written on the FMSF form. Buildings that were previously recorded retained the construction date listed on the prior form unless additional information was available that would necessitate an update. Buildings in which a historical building name had been recorded previously retained that recorded name.

5.3 Florida Master Site Files

An FMSF form was prepared for any property fifty (50) years or older. FMSF forms contain information about the building, including its location, setting, and whether or not it contributes to a historic district or is eligible for the National Register of Historic Places. The FMSF form details physical characteristics, including materials for all exterior elements (roof, windows, siding, ornamentation), as well as the building's architectural style. Lastly, the form includes information about alterations that occurred over time, and whether or not those alterations may have adversely impacted the historic character of the building. For each completed FMSF form, a photo and a map of the property is included as an attachment.

5.4 Expected Survey Results

An initial project windshield survey conducted in October 2022, the *Preliminary Historic and Architectural Survey of Downtown Brooksville, Florida* conducted by Florida Preservation Services in 1986, and the surveyor's familiarity with the downtown area from multiple prior visits provided initial expectations of what the survey results would yield. It was anticipated that the majority of historic resources would reflect the commercial and residential architectural styles of mid to late nineteenth century and early to mid-twentieth century, with several religious, municipal, and commercial buildings.



It was expected that the condition of buildings included in the 1986 survey will have changed at least somewhat in the years since. This expectation is based on the fact that the City of Brooksville does not require review of exterior changes. Additionally, the prevalence of modern materials in construction has resulted in many historic buildings across the country being impacted by the loss of original windows and doors, and the concealment of original wall surfaces with products such as vinyl and aluminum siding.

It was also expected that new information would be revealed in the research that may support the claim for significance of structures previously determined to be ineligible for listing on the National Register of Historic Places, either individually or as contributing to a district. Thirty seven (37) years had passed since the last survey effort, so it was likely that alterations that may have previously been determined to degrade the integrity of a building's design could have gained significance in their own right.

6.0 EVALUATION OF SIGNIFICANCE

Standard criteria exists to evaluate the significance of historic properties. This criteria was established by the Secretary of the Interior and the National Park Service (NPS) and focuses on integrity and historic context. The criteria are used to determine significance of properties being evaluated for inclusion in the National Register of Historic Places (NRHP).

6.1 The National Register of Historic Places

The NRHP was created through the National Historic Preservation Act of 1966 and is an inventory of recognized historic resources in the United States that have been determined to be worthy of historic preservation. The NRHP serves to identify, evaluate, and protect America's historic and archeological resources.”⁶

A variety of benefits are available to NRHP listed properties. One powerful benefit is the potential to obtain a Federal Rehabilitation Tax Credit. This program provides up to a 20% credit in federal income taxes for allowable expenses incurred in a certified rehabilitation of a certified historic structure. Counties and cities can also choose to grant ad valorem tax credits to owners of qualified historic resources, through their own individual tax credit programs. Additionally, the Advisory Council on Historic Preservation (ACHP) may intervene on behalf of listed properties which may be adversely impacted by federal and/or state funded projects, permitting, and licensing. In some instances, listed resources may be eligible (on a case by case basis) for special consideration regarding the American with Disabilities Act (ADA) and building safety code requirements.

6.2 The National Register Criteria

Specific criteria are applied to determine if a historic resource is eligible for listing in the NRHP. These criteria are outlined in *National Register Bulletin 15 – How to Apply the National Register Criteria*, and are included below.⁷

The criteria for listing includes historic districts, sites, buildings, structures, and objects in American history, architecture, archaeology, and culture that possess integrity of location, design, setting, materials, workman-ship, feeling, and association, and:

- A) That are associated with events that have made a significant contribution to broad patterns of our history; or
- B) That are associated with lives of persons significant in the past; or
- C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that

⁶ National Park Service, <https://www.nps.gov/subjects/nationalregister/index.htm>

⁷ *National Register Bulletin 15 – How to Apply the National Register Criteria*, (National Park Service 1998)

represent a significant and distinguishable entity whose components may lack individual distinction; or

- D) That have yielded, or may be likely to yield, information important in prehistory or history.

An additional set of criteria considerations are applied to properties that may not normally be considered for inclusion in the NRHP. *National Register Bulletin 15* states the following:

Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B) A building or structure moved from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C) A birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- D) A cemetery which derives its primary significance from graves of persons of transcendent importance from age, from distinctive design features, or from association with historic events; or
- E) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same association has survived: or
- F) A property primarily commemorative in intent if design, age, tradition, or symbolic value
- G) A property achieving significance within the past fifty years if it is of exceptional importance.

6.3 Nomination Types and Historic Significance

There are three types of nominations that may be submitted for consideration of National Register designation. The nomination types are “Individual” property, “Historic District”, and “Multiple” property. Depending on the property, it will have local, state, or national significance. The level of significance must be supported in the written nomination. Most of the properties within this survey have been determined to have local significance, though there are some that eligible for individual listing on the state and national levels.

6.4 Assessing Integrity

In determining significance, the NRHP requires listed properties to have "integrity" of "location, design, setting, materials, workmanship, feeling, and association". Some of these seven aspects of integrity are easier to establish than others. For example, location, design, setting, materials, and workmanship are tangible and easily viewed by the evaluator, while feeling and association are intangible and require thorough research and an intimate understanding of the resource to establish. The seven aspects of integrity are important in establishing that a property's physical character provides an accurate representation of its historic period and the associations with that period.

It's important to note that when assessing integrity, a property may still have integrity even if it was altered from its original state. This depends on the nature and age of the alterations, as sometimes these gain historical significance in their own right. The integrity assessment recognizes that properties are not frozen in time, and will have typically undergone some sort of physical change. This is more likely the older a property becomes. Several factors must be considered when reviewing alterations, such as the type of property, its rarity, and the type of alteration undertaken. For example, a historic commercial building may have had a significant addition more than fifty years ago, in a different design, which may have doubled the size of the building. Based on the age and the distinct architectural style of the addition, the building may be considered to have integrity, since those changes may have played a significant role in the building's history.

When evaluating potential historic district resources, the evaluator must also determine if the resource is "contributing" or "non-contributing" to the potential historic district's cohesiveness. For the purpose of this survey, the following guideline was applied:

Contributing: Buildings that were constructed within the potential historic district's period of significance and possess distinct historical and/or architectural significance. Contributing buildings maintain their architectural integrity and visually contribute to the district's cohesiveness. The survey area's period of significance is 1855 to 1973.

Non-contributing: Buildings that were constructed outside of the potential historic district's period of significance, and buildings that were constructed within the potential historic district's period of significance but do not possess distinct historical and/or architectural significance. Non-contributing buildings do not maintain their architectural integrity due to major alterations and/or incompatible additions. They do not visually contribute to the district's cohesiveness due to being incompatible in scale, style, and exterior materials. For the purpose of this survey, properties constructed after 1973 are considered non-contributing.

Common alterations that were observed throughout the survey included replacement of original windows, doors, and exterior wall cladding with different designs and materials, such as wood being replaced with vinyl and aluminum; replacement of composition or asphalt shingle roofs

with metal roofs, enclosure of eaves and rafter tails with soffit and fascia (typically vinyl or aluminum), and enclosure of original porches.

It is important to note that a well maintained older building could be determined to be non-contributing. This is not a slight to the property owner and their efforts. It may be classified as non-contributing due to changes in the past that impacted its historic character. For example - closing in porches, applying stucco over brick, or the construction of incompatible additions. Sometimes these changes will place an older building into non-contributing status. It is possible, and common, for many non-contributing buildings to undergo rehabilitation that is sensitive to their historic nature, and to gain contributing status. For example, removal of incompatible additions, restoration of lost features, and re-opening porches may all help a non-contributing building to be re-analyzed and re-classified.

6.5 Examples of Buildings with Integrity

Many of the buildings in the survey area were determined to have integrity of location, design, setting, materials, workmanship, feeling, and association and were therefore classified as contributing to a local or national historic district. The Johnson House, located at 219 S. Broad Street (HE00081) was constructed in 1910, in the Frame Vernacular style (**Figure 10**). It retains its original wrap around porch, porch columns, and double hung, 2 over 2 wood sash windows.



Figure 10 - The Johnson House
219 S. Broad Street (HE00081)

The Weeks Hardware Store, 115 N. Main Street (HE00177), is an example of a rare commercial (**Figure 11**) building in downtown Brooksville that retains significant integrity & original use until recently. It was the longest-operating retail store in Hernando County for more than a century.



Figure 11 – Weeks Hardware Store
115 N. Main Street (HE00177)

The property at 143 S. Main Street (HE00181) is an example of a frame vernacular (**Figure 12**) was constructed in 1910 and has had few alterations over the course of one hundred thirteen years. The two bay recessed porch with shed roof and square wood posts and railing is unenclosed, and it retains its original wood, drop siding, and retains its prominent front facing gable. This home is a good example of how past changes can be reversed; note the porch was screened in the photo on the left.



Figure 12 - 143 S. Main Street (HE00181)

The building located at 140 S. Main Street (HE00170) was constructed in 1913 in the Colonial Revival style (**Figure 13**). The building retains its original four over one and seven over one double hung sash windows with lancet arches and wide overhanging roof with dentils. Though the original wrap around porch was enclosed with windows on the north elevation, the change is minimal, and therefore the home retains its integrity of location, design, setting, materials, workmanship, feeling, and association



Figure 13 - 140 S. Main Street (HE00170)

6.6 Examples of Buildings Lacking Integrity

Some buildings in the survey area were determined to lack integrity of location, design, setting, materials, workmanship, feeling, or association and were therefore classified as non-contributing to a local or national historic district. The building located at 9 N. Georgia Avenue (HE00983) is an example of a commercial (**Figure 14**), has undergone alterations that have concealed the original building, including an incompatible windowless addition that overwhelms the original façade, as well as non-historic material finishes such as vinyl siding and a metal door.



Figure 14 - 9 N. Georgia Avenue (HE00983)

The building at 20 E. Liberty Street (HE0100) is a one-part commercial (**Figure 15**) building constructed in 1915. The original storefront openings have been infilled with brick and wood, and a metal entry door has been installed. Additionally, a large asphalt shingle awning has been added. This feature conceals almost one half of the original façade.



Figure 15 - 20 E. Liberty Street (HE0100)

The building located at 246 E. Fort Dade Avenue (HE00972) is a commercial building (**Figure 16**) and constructed in 1950 has undergone alterations that include vinyl siding on all exterior wall surfaces, vinyl windows, and a handicap ramp and railing. All materials are modern; no original finishes are visible.



Figure 16 - 246 E. Fort Dade (HE00972)

The building at 314 E. Liberty Street (HE01010) is mostly concealed by an aluminum clad addition that blocks the main elevation. A small portion of the original building is visible in the right side of the image in **(Figure 17)**.



Figure 17 - 314 E. Liberty Street (HE01010)

510 E. Liberty Street (HE00165) was constructed in 1904 in the Colonial Revival style **(Figure 18)**. However, multiple alterations and sprawling additions have altered the building's original appearance to the point that the integrity of the Colonial Revival style is no longer present.



Figure 18 - 510 E. Liberty Street (HE00165)

7.0 HISTORY OF BROOKSVILLE

Brooksville is the seat of Hernando County on Florida’s west coast, located roughly fifty miles north-northeast of Tampa Bay and fifteen miles inland from the Gulf of Mexico. Both the Native Americans who traversed the area in pre-Columbian times and the Americans who first settled there in the 1840s were attracted by the area’s distinct natural resources and geographic features—most notably, the roughly forty-mile long and four-to-eight mile wide Hernando Hammock, a region of upland hardwood forests (known as hammock lands), in places reaching elevations above three hundred feet and filled with cedar, oak, and pine trees, rich soil, numerous springs and rivers, and vast limestone deposits.⁸ Brooksville itself is located on a series of hills that are among the highest points in the state, which earned it the moniker of “The Hill City.”

Brooksville’s evolution was largely driven by this geography. Difficult to reach before the massive forest-clearing and transportation infrastructure projects of the early twentieth century, the town remained small throughout the circa 1840-1960 period covered by this history. After its first half-century of existence, Brooksville’s population only reached one thousand, and it remained well under two thousand for the majority of the following five decades. Throughout, however, its surrounding natural resources attracted wealthy landowners and agricultural laborers alike. First, planters brought enslaved people to the region in the 1850s to develop cotton, livestock, and timber pursuits. Later, agricultural and extractive industry booms attracted others to invest. Lumber and tobacco were popular exports in the 1870s and 1880s; phosphate and cattle in the decades around the turn of the twentieth century; and limestone and cement in the 1920s and beyond. Throughout it all, Brooksville growers produced extensive citrus crops: first oranges, then grapefruits. By the middle of the twentieth century, Brooksville earned a new moniker: “home of the tangerine.”⁹

Brooksville produced a remarkable amount of political power for such a small place during its first century or so. For example, it was the home of a pre-Civil War state supreme court justice, a speaker of the Florida House in the 1890s who went on to become governor in 1900, a husband-and-wife team of powerful national labor organizers in the 1920s and 1930s, a powerful state roads boss in the 1950s, and the leader of the Florida Senate in the 1960s.

7.1 Sitting at the Crossroads of Florida

Brooksville might be said to have developed at the “crossroads” of Florida. This was true in a literal sense—the town was located at the intersection of the first major roads to traverse Hernando County in the 1840s and it continued to exert its economic and political sway from the 1880s to the 1950s to ensure that major transportation projects found their way to town. This

⁸ Patricia M. Dooris, Barry R. Wharton, and George M. Dooris, “The Hammock Ecosystem of Hernando County, Florida,” *Florida Scientist* 62, no. 1 (1999): 58-76.

⁹ “Brochure for Brooksville, Florida, 1950s,” Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/333880>

was also true in a metaphorical sense. The town’s development both reflected and, in many cases, played a substantial role in some of the most iconic stories of Florida’s history from the mid-nineteenth to the mid-twentieth centuries. From its settlement in the era of armed occupation; to the agricultural boom in the late nineteenth century; to its influential role in state and national Democratic politics; to its nationally prominent boosterism and push for civic development that helped contribute to the Florida Land Boom; to the severe economic crash that it faced from the mid-1920s on; to its eventual development of a tourist economy in the mid-twentieth century; and to its resurgent role as a fruit and livestock producer to feed the nation’s growing population and a major construction materials supplier to help build the houses they lived in.

7.2 Early Settlement of the Hernando Hammock (to the Civil War)

The rich natural resources of the area where Brooksville would eventually be built accounted for its attraction to both American migrants to the area and numerous visitors from the mid-nineteenth century onward, and this was no doubt the case for the Native American settlers and travelers who got to the area first. Archeological evidence at present-day Chinsegut Hill suggests a Native presence there that long predates Columbus’s arrival in the Americas, though whether or not the site was continuously occupied and in precisely what eras remains unclear.¹⁰ Native burial sites dating to the mid-sixteenth century have also been uncovered near Weeki Wachee Springs and on the Withlahootchie River.¹¹

Native Americans lived continuously in the area around present-day Brooksville at least since the 1760s, when a European visitor noted that “a band of Eufallas, who spoke Muskogee or Creek, moved to Florida and settled in a hammock north of Tampa Bay, giving their town the name of Tcuko Tcati, or Red House.”¹² These were most likely a group of Creeks who had been displaced from further north—probably present-day Georgia or Alabama—by English colonists and other Europeans, and whose descendants would align with other groups to identify as Seminoles.¹³ Numerous other European and American visitors into the 1820s described a town of the same name (albeit with different transliterations into English),¹⁴ while an 1832 map still identified a native settlement near present-day Brooksville called Chocochatti.¹⁵ Chocochatti was abandoned during the Second Seminole War, in the face of vicious attacks from American soldiers.

The violent nature of American settlement in the area is well-indicated by the name of the law

¹⁰ “Chinsegut Hill Historic Site – 3. Prehistoric Inhabitants,” Tampa Bay History Center, <https://tampabayhistorycenter.org/chinsegut/>

¹¹ Douglas E. Ponticos, “The Big Watermelon: A Cultural History of Florida’s Brooksville Ridge” (master’s thesis, University of South Florida St. Petersburg, 2013), 9-14.

¹² Mark F. Boyd and Joseph W. Harris, “The Seminole War: Its Background and Onset,” *Florida Historical Quarterly* 30, no. 1 (1951): 13.

¹³ Dan DeWitt, “Overlooked Chapter of History Gets Due Notice,” *Tampa Bay Times*, March 8, 2013.

¹⁴ Boyd and Harris, “Seminole War,” 13.

¹⁵ Eric Hannel and Karen Hannel, “Amnesia, Anamnesis, and Myth-Making in Florida,” *Florida Historical Quarterly* 98, no. 2 (2019): 136.

that the US Congress passed in 1842 to encourage migrants to the now-largely pacified Florida: the Armed Occupation Act, which guaranteed title to 160 acres of land and a year’s supply of rations to any American who settled and improved at least 5 acres of land in the territory for a period of five years, while also serving in the local militia.¹⁶ Settlement began almost immediately. Records reflect that in 1842, Byrd M. Pearson, a South Carolina lawyer, bought the land that would become the Snow Hill estate (later Chinsegut Hill), just outside of present-day Brooksville.¹⁷ Not long after that, a man named Jeremiah Dodson moved to the area from North Carolina “with two good guns and several hundred pounds of ammunition.” Claiming his stake in a letter to the regional land office, he stated: “I pitched my tent and started to work to make land worth defending. [sic] Hope you issue permit.”¹⁸

The area that would become present-day Hernando County drew around one hundred settlers that same year, including a sufficient number of congregants to found a Methodist church.¹⁹ With early forays such as these, the Florida legislature carved Hernando County (it would later be subdivided into present-day Hernando, Citrus, and Pasco Counties) out of parts of Alachua, Hillsborough, and Mosquito (later Orange) Counties in 1843, reflecting the area’s potential for further settlement and growth.²⁰ Hernando County was named in honor of the Spanish conquistador Hernando De Soto, so it is perhaps unsurprising that a settlement named De Soto was established near the site of present-day Brooksville in the same year that the county was formed. In one of the earliest indications that the area’s history would be closely linked to its geography and natural resources, however, that settlement was quickly abandoned when it was determined that it would be too difficult to drill wells through the limestone bedrock. A hilly area nearby, however, was fed by natural springs and therefore proved far more attractive—not long after that, around 1845, the town of Melendez was founded.²¹ In 1856, the settlement’s residents changed its name to Brooksville.

The motivation for the town’s name change was to honor a pro-slavery Congressman, US Representative Preston Brooks of South Carolina.²² During this time, many of the large

¹⁶ “Armed Occupation Act,” Florida Historical Society, <https://myfloridahistory.org/date-in-history/august-04-1842/armed-occupation-act>

¹⁷ Hannah Thieryung, “Chinsegut Hill: The Spirit of Lost Things,” Tampa Historical, <https://tampahistorical.org/items/show/227>; and “Justice Bird Murphy Pearson,” Florida Supreme Court, <https://supremecourt.flcourts.gov/Justices/Former-Justices/Justice-Bird-Murphy-Pearson>

¹⁸ James W. Covington, “The Armed Occupation Act of 1842,” *Florida Historical Quarterly* 40, no. 1 (1961): 47.

¹⁹ Roger R. Landers, “The ‘Recent Unpleasantness’ in Hernando County, Florida: Reconstruction, Redemption, Retrenchment, and Its Legacy,” *Tampa Bay History* 24, no. 1 (2010): 13; and Covington, “Armed Occupation Act,” 50.

²⁰ “Hernando County Maps,” Exploring Florida Maps, Florida Educational Technology Clearinghouse, University of South Florida, <https://fcit.usf.edu/florida/maps/county/Hernando/Hernando.htm#27thom50>

²¹ Florida Preservation Services, *Preliminary Historic and Architectural Survey of Downtown Brooksville, Florida* (report, 1986), 8; and Sarah Leaming, “Historical Sketch of Hernando County,” Historical Records Survey, Works Progress Administration (1936), 1-2, <https://www.floridamemory.com/items/show/321112>.

²² US Representative Preston Brooks of South Carolina beat the anti-slavery senator Charles Sumner in the US Capitol in 1856—an act that was widely viewed as a defense of the South and slavery against Northern attempts to undermine both. Influential citizens of Hernando County elected to change the name of its county seat to

landholders within Hernando County and the area of Brooksville were originally South Carolina plantation owners who relocated (with their slaves) to Brooksville. Many of the wealthiest among them were deeply invested in the slave economy.²³

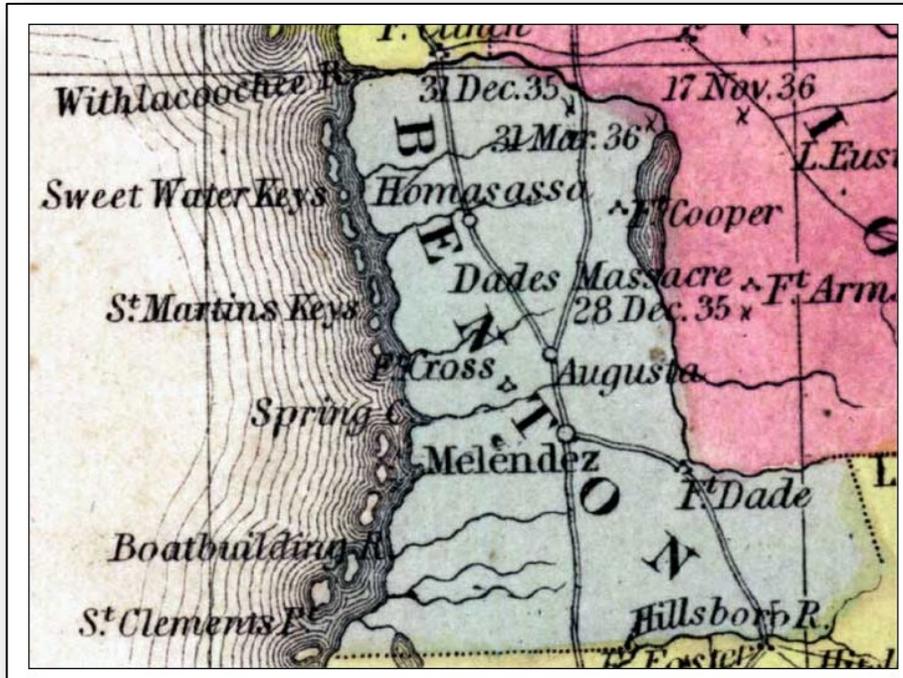


Figure 19 - Map showing Benton County (Hernando County) in 1850, with Melendez (later Brooksville) at the intersection of the two cross-county roads then in existence. Detail from Samuel Augustus Mitchell, *A New Universal Atlas* (Philadelphia, PA: Thomas, Cowperthwait & Co., 1850), 21. Source: *Exploring Florida Maps*, Florida Educational Technology Clearinghouse, University of South Florida, <https://fcit.usf.edu/florida/maps/pages/10000/f10005/f10005.htm>

The early wave of settlement following the Armed Occupation Act is indicated by the parade of surnames who were represented in it. May, Lykes, and Ederington, among others, were the patriarchs of families who would build multigenerational businesses in Brooksville in industries that would become iconic for the region, such as timber at Snow Hill (later Chinsegut Hill) and citrus at Spring Hill. They and their descendants filled local and state government offices well into the twentieth century. Other people whose influence on the town and region would be felt a few decades down the line likewise arrived in the Brooksville area during these years, even if they didn't make much of an impact until later on. Among them, the most notable is probably Frank Saxon, who arrived in Hernando County as a teenager in 1856 and would go on to hold a wide

Brooksville in his honor. "Bleeding Sumner," Digital History, https://www.digitalhistory.uh.edu/disp_textbook.cfm?smtID=3&psid=306

²³ "Florida's Culture of Slavery," Florida Humanities, February 24, 2020, <https://floridahumanities.org/floridas-culture-of-slavery/>

range of political offices while amassing a personal fortune in the late nineteenth and early twentieth centuries.²⁴

7.3 Brooksville in Civil War and Reconstruction (ca. 1861-80)

Brooksville's development stalled during the Civil War, despite the fact that little fighting actually occurred in the area. Like many Florida towns, it raised a local Confederate regiment at the outset of the war, the "Hernando County Guard Wildcats," organized and led by Capt. Walter Terry Saxon, Frank Saxon's older brother, among others, and then shipped out of Florida for much of their service.²⁵ Closer to home, the First Battalion, Florida Special Cavalry, organized in 1864 under the command of Confederate Major Charles J. Munnerlyn, who set up his headquarters near Brooksville. Composed of a ragtag group of older veterans, returning Confederate soldiers, local stock herders, and the like, this unit was popularly called the "Cow Cavalry" since apart from generally repelling Union raids, one of its primary responsibilities was to protect the region's cattle herds.²⁶ The most immediate threat to Brooksville proper occurred in July 1864, when a Union raid in the area made it to within two miles of the town's limits. The Cow Cavalry came to Brooksville's defense, and although they took heavy losses and ultimately retreated, the Union forces elected to circle back to the coast with the spoils of their raid rather than press on further into town.²⁷

The end of the war brought with it a complicated political legacy that the Brooksville area would grapple with for decades to come. At first, as in many areas still under federal control, the Republican Party began to have a foothold in the Brooksville area and Black residents began to earn a measure of independence. The first church with a primarily African American congregation in Brooksville, Bethlehem Missionary Baptist Church, was founded in 1867.²⁸ Arthur St. Clair—formerly a slave owned by the John May family—became a Baptist minister and ran for state office three times as a Republican, although he did not win.²⁹ Joseph Mills, a Black man, served as a Hernando County Commissioner from 1876-77.³⁰ Then in 1877, St. Clair officiated the marriage of an interracial couple in Brooksville, David James and Lizzy Day (an action that Florida would bar in its 1885 Constitution).³¹ Anger about the James-Day marriage sparked a series of

²⁴ Dan DeWitt, "Frank Saxon," *St. Petersburg Times*, December 26, 1999; and "Frank Saxon House," National Register of Historic Places Nomination Form (Washington, DC: US Department of the Interior, National Park Service, 1998), Section 8.

²⁵ Virginia Jackson, "Civil War Saw Hernando Pull Together," *St. Petersburg Times*, July 11, 1993.

²⁶ Irvin D. Solomon, "Southern Extremities: The Significance of Fort Myers in the Civil War," *Florida Historical Quarterly* 72, no. 2 (1993): 145; and Robert A. Taylor, "Cow Cavalry: Munnerlyn's Battalion in Florida, 1864-1865," *Florida Historical Quarterly* 65, no. 2 (1986): 196-214.

²⁷ Taylor, "Cow Cavalry," 205-6.

²⁸ "Bethlehem Missionary Baptist Church," Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/248565>

²⁹ Landers, "The 'Recent Unpleasantness,'" 17.

³⁰ Canter Brown Jr., *Black Public Officials, 1867-1924* (Tuscaloosa: University of Alabama Press, 1998), 111.

³¹ Landers, "The 'Recent Unpleasantness,'" 17; and "Constitution of 1885," Florida Constitution Revision Commission, <http://library.law.fsu.edu/Digital-Collections/CRC/CRC-1998/conhist/1885con.html>

violent skirmishes that left St. Clair and James dead and several others wounded within a few months.³² Later that year, the Brooksville courthouse burned down in an apparent act of arson—seemingly to destroy records related to the case and to prevent an indictment being brought against St. Clair’s alleged killers.³³

During this time period, the immediate context was one of general violence in what was effectively a frontier town. Between 1865 and 1880, more than forty murders were committed in Hernando County, a place whose total population at any given time was only in the low thousands.³⁴ One gets a further sense of the social climate when considering that Brooksville remained unincorporated until 1880—a situation that changed in an election involving only nineteen voters.³⁵ The picture becomes even clearer when you learn that one of the first ordinances that Brooksville’s city government passed after the town’s incorporation was a prohibition on people arranging in advance to fight within the city limits. Other early ordinances involved attempts to have local residents keep their livestock out of the city’s streets.³⁶

As early as the 1870s, newspapers around the US printed short items about Brooksville’s (and Hernando County’s) remarkable yields in crops such as tobacco.³⁷ It was also in the middle of this decade that Howell Lykes ceased practicing medicine to take over the Spring Hill estate from his deceased father Frederick—firmly establishing both the citrus and cattle industries as essential to Brooksville’s growth. By at least as early as 1879, Lykes was winning numerous awards for his cattle at the Florida state fair.³⁸

7.4 Putting Brooksville on the Map (ca. 1881-95)

Even though they contributed to the provincial nature of Brooksville during the late nineteenth century, the thick forests and rolling hills that kept its surroundings sparsely populated also became—along with its spectacularly fertile soil—the source of its increasing wealth in the 1880s and 1890s, an economic bump that translated into its first period of sustained growth since the settler days of the 1840s and 1850s. This time, however, Brooksville’s leading business and political leaders set out to strategically coordinate the town’s expansion by beginning to implement a gridded street plan, publicizing economic development opportunities, and, crucially, conspiring to lure a railroad line that could efficiently ship the area’s products to market.

In the summer of 1881, George F. Drew and Co.—a prominent timber concern owned by an ex-governor of Florida—reportedly bought 2,200 acres near Brooksville. The same newspaper that

³² Landers, “The ‘Recent Unpleasantness,’” 17-18.

³³ Landers, “The ‘Recent Unpleasantness,’” 18.

³⁴ Landers, “The ‘Recent Unpleasantness,’” 17.

³⁵ Florida Preservation Services, *Survey of Downtown Brooksville*, 11.

³⁶ Florida Preservation Services, *Survey of Downtown Brooksville*, 12-13.

³⁷ For example, see “Interesting Items,” *Findlay* (OH) *Jeffersonian*, December 6, 1878, <https://chroniclingamerica.loc.gov>; and “Scraps,” *Manitowoc* (WI) *Pilot*, January 9, 1879, <https://chroniclingamerica.loc.gov>

³⁸ “State Fair Notes,” *Florida Agriculturalist*, March 5, 1879, <https://chroniclingamerica.loc.gov>

reported that purchase noted just a few paragraphs away in the same issue that “Brooksville is to have an immigration meeting”—presumably a gathering to figure out how to lure and manage a growing population.³⁹ A South Carolina newspaper reported, also in 1881, that “twenty-five new buildings in three months is what Brooksville . . . claims.”⁴⁰ The next year, a local paper commented on the construction boom by noting that “the saw and the hammer furnishes the music of the hour in Brooksville.”⁴¹

Despite the growing commercial activity in Brooksville during this period—as well as the political clout that came with being the county seat—other signs pointed to the fact that it was still a relatively out of the way rural town in an extremely rural county. An 1887 description of Brooksville in *Florida for Tourists*, for example, noted that it “contains the court-house—a large, new, wooden building, a good structure, but provokingly plain in design—three groceries, two or three saloons, and about thirty dwellings, nearly all small cottages, generally surrounded by small gardens, and groves of orange and such trees.”⁴² Throughout the 1880s, the only “bank” in town was the unincorporated Bank of Brooksville run by local businessman M. E. Bishop.⁴³

Throughout this period, Brooksville businesspeople aggressively lobbied for the railroad connection that had eluded them since the 1850s, but they were only finally successful when they agreed to put up \$20,000 themselves to pay the Florida Southern Railway to build a spur to Brooksville after the line’s owners had originally decided to stop at Pemberton’s Ferry.⁴⁴

Even with its rough and largely isolated condition, Brooksville’s population had grown to approximately 800 people by 1885.⁴⁵ That same year, Hernando County had more acres assessed for taxes than any other county in Florida.⁴⁶ In October, the first run of the Florida Southern from Palatka to Brooksville was completed; with Palatka having been previously connected to Gainesville by rail, Brooksville now had a freight line that could connect it to the national rail infrastructure. The train station that opened in that year—currently home to Brooksville’s Train Depot Museum at 70 Russell Street—continued to serve Brooksville for decades.⁴⁷

Brooksville continued to build during the rest of the decade, as a simple comparison of the city’s 1885 and 1890 Sanborn Fire Insurance Company maps reveals. On the three-block expanse at the heart of the city—Main Street running between Liberty Avenue and Bayport Road (which was

³⁹ “Florida Affairs,” *Savannah (GA) Morning News*, August 19, 1881, <https://chroniclingamerica.loc.gov>

⁴⁰ *Keowee Courier* (Pickens Court House, SC), June 2, 1881, <https://chroniclingamerica.loc.gov>

⁴¹ “State News,” *Weekly Floridian* (Tallahassee, FL), April 18, 1882, <https://chroniclingamerica.loc.gov>

⁴² George M. Barbour, *Florida for Tourists, Invalids, and Settlers*, rev. ed. (New York: D. Appleton, 1887), 59.

⁴³ For example, see *Rhodes’ Journal of Banking* 14, no. 6 (June 1887): 626.

⁴⁴ Vernon E. Peebles, “Charlotte Harbor Division of the Florida Southern Railroad,” *Florida Historical Quarterly* 58, no. 3 (1980): 292; and Dudley S. Johnson, “Henry Bradley Plant and Florida,” *Florida Historical Quarterly* 45, no. 2 (1966), 126.

⁴⁵ Florida Preservation Services, *Survey of Downtown Brooksville*, 15.

⁴⁶ Florida Preservation Services, *Survey of Downtown Brooksville*, 16.

⁴⁷ “1885 Brooksville Train Depot,” Hernando Historical Museum Association, https://www.wikiwand.com/en/Brooksville_Railroad_Depot_Museum

apparently only named at some point between 1885 and 1890)—the number of structures nearly doubled from 19 to 34 during those five years.⁴⁸ In 1888, John Parsons built what was reportedly the first brick building in town, suggesting the arrival of more ambitious construction designs



*Sanborn Fire Insurance Company maps of Brooksville from 1885 (left – **Figure 20**) and 1890 (right – **Figure 21**) indicate how much construction there was in the central business district in just the five years following the arrival of the Florida Southern Railway. Source: “Maps: Sanborn Fire Insurance Maps of Florida,” University of Florida Digital Collections, <https://ufdc.ufl.edu/collections/sanborn>*

that reflected the town’s growing wealth.⁴⁹ In 1889, Brooksville opened a new public school building, with sixty-seven students initially in attendance.⁵⁰ In 1890, the Brooksville State Bank opened as the first state-chartered bank in the city, reporting just under \$14,000 in deposits and around \$21,000 in outstanding loans after just a few months in operation.⁵¹

⁴⁸ “Brooksville, Hernando County, Florida, 1885,” Maps: Sanborn Fire Insurance Maps of Florida, University of Florida Digital Collections, <https://ufdc.ufl.edu/UF00074153/00003/images>; and “Brooksville, Hernando County, Florida, 1890,” Maps: Sanborn Fire Insurance Maps of Florida, University of Florida Digital Collections, <https://ufdc.ufl.edu/UF00074153/00002/images/0>

⁴⁹ “Florida,” *Savannah (GA) Morning News*, January 21, 1888, <https://chroniclingamerica.loc.gov>

⁵⁰ “Florida,” *Savannah (GA) Morning News*, February 20, 1889, <https://chroniclingamerica.loc.gov>

⁵¹ *Report of the Comptroller of the State of Florida, . . . 1890* (Tallahassee, FL: Floridian Book and Job Printing, 1891), 47.

By 1890, there were also reportedly 300,000 citrus trees in Hernando County.⁵² Four years later, the orange crop in the hills surrounding Brooksville supposedly accounted for roughly one-tenth of the entire state's yield.⁵³ Indeed, throughout the 1890s, the city's aspiration for further modernization was indicated by the fact that it lit several commercial streets at night by kerosene lamps, tended to by the town's night watchman.⁵⁴ Despite continuing to have fewer than a thousand residents, Brooksville's prominence in this era was such that its adopted son, William Sherman Jennings, became Speaker of the Florida House in 1895—five years later, he would be elected governor.⁵⁵

Despite this general prosperity, there were notable signs that a bubble might be bursting. The same 1890 Sanborn map which showed a bevy of new structures in Brooksville also indicated that many of them were vacant—perhaps a consequence of the difficult agricultural conditions that defined the late 1880s. An attempt by the city to dig an artesian well in order to create a public water supply failed in 1887, apparently due to cost and the difficulty of drilling through the thick limestone deposits that defined the area.⁵⁶ And although Brooksville accounted for a significant portion of the state's citrus crop by the 1890s, its success in this area also meant that it was harmed by the “Greet Freeze” that hit in the winter of 1895-96, not only ruining the crop but killing many of the orange trees in the surrounding area and ensuring that the next period of Brooksville's history would be one marked by rebuilding and reorienting. Not long after, the Brooksville State Bank failed, leading many to worry about ever recovering their deposits.⁵⁷ By 1895, the town's population had reportedly fallen to only around 500 residents.⁵⁸ Despite its ample natural resources and strategic positioning on the main Gulf Coast railroad line, Brooksville's future was uncertain.

7.5 A Time for Reinvention (ca. 1896-1909)

Despite the devastation caused by the citrus crop failure, Brooksville still had numerous advantages due to its generally rich soil, well-established livestock operations, still-dense forests, and newly discovered phosphate deposits. With its freight-oriented railroad now part of the Plant System (starting in 1894, after several buyouts of companies that previously controlled the line), Brooksville also gained improved access during this period to both northern markets and the deepwater port roughly fifty miles away at Tampa Bay that Henry Bradley Plant also developed,

⁵² “South Brooksville Avenue Historic District,” National Register of Historic Places Nomination Form (Washington, DC: US Department of the Interior, National Park Service, 1998), Section 8.

⁵³ “Bill Arp's Letter,” *Greenville (MS) Times*, March 10, 1894, <https://chroniclingamerica.loc.gov>

⁵⁴ Florida Preservation Services, *Survey of Downtown Brooksville*, 18.

⁵⁵ “William Sherman Jennings,” Florida Department of State, <https://dos.myflorida.com/florida-facts/florida-history/florida-governors/william-sherman-jennings/>

⁵⁶ Florida Preservation Services, *Survey of Downtown Brooksville*, 17.

⁵⁷ “Florida,” *Savannah (GA) Morning News*, January 31, 1897, <https://chroniclingamerica.loc.gov>

⁵⁸ *N. W. Ayer & Son's American Newspaper Annual* (Philadelphia: N. W. Ayer & Son, 1895), 933.

along with the steamship lines to serve it.⁵⁹ In 1895, Howell Lykes moved his main operation to Tampa from Brooksville, a decision that vastly expanded his cattle—and eventually shipping—businesses, even as the Lykes family and others in Brooksville continued to invest heavily in the cattle and eventually dairy industries.⁶⁰

During this time period, Tampa had become the busiest port for shipping tobacco in the United States and the busiest port for shipping phosphate in the world—two key products produced in Brooksville.⁶¹ In the same era, Brooksville area farmers also began to experiment with tangerines—which would later become central to the local economy—in the hope that they would prove more resistant to freezes than oranges. John Hale, who helped to establish the Brooksville Citrus Growers’ Association in 1909 with other prominent locals such as J. J. Bell and W. A. Fulton, was reputedly the first person to grow them in the area.⁶²

Partly from the money that these ventures brought to town and partly out of a concerted effort on the part of local businesspeople and politicians to encourage further population and economic growth, Brooksville also continued to improve its physical infrastructure during this turn of the twentieth century moment. Some of this improvement was facilitated in part by a tragic fire that swept through town in 1899, destroying numerous buildings on Main Street.⁶³ William S. Jennings’s store burned down, for example, though after the fire, his wealth and access to improved resources meant that he chose to rebuild it in concrete rather than the wood frame construction style which still dominated Brooksville.⁶⁴ Only the year before, out of this precise kind of concern about fires quickly spreading, the city commission had mandated that Brooksville chimneys be built or rebuilt out of brick or stone.⁶⁵

These years saw other improvements in Brooksville’s built environment as well. In late 1902, the City Commission awarded a franchise to the Standard Pole and Tie Company to construct an electricity distribution system.⁶⁶ The Standard company’s presence in town was in and of itself a sign of Brooksville’s expansion during these years: it had constructed a plant in Brooksville no doubt in part because the firm specialized in making transmission poles out of the southern cedar and pine that was abundant in the area.⁶⁷

⁵⁹ Johnson, “Henry Bradley Plant,” 122-24.

⁶⁰ James M. Ingram, “Dr. Howell Lykes: Founder of an Empire,” *Sunland Tribune* 4 (1978): 7.

⁶¹ Johnson, “Henry Bradley Plant,” 124.

⁶² “7 North Orange Avenue,” Tour BVL, <https://www.tourbvl.com/7-north-orange-avenue>

⁶³ Florida Preservation Services, *Survey of Downtown Brooksville*, 19.

⁶⁴ *Ocala (FL) Evening Star*, February 28, 1899, <https://chroniclingamerica.loc.gov>; and *Ocala (FL) Evening Star*, April 22, 1899, <https://chroniclingamerica.loc.gov>

⁶⁵ Florida Preservation Services, *Survey of Downtown Brooksville*, 19.

⁶⁶ Florida Preservation Services, *Survey of Downtown Brooksville*, 18-19; *The Electrical Age* 30, no. 1 (January 1903), 92; and “Lumber Notes,” *Manufacturer’s Record*, May 21, 1903, 365.

⁶⁷ “An Interesting Pole Exhibit,” *Daily Street Railway Review*, October 11, 1902, 741.



Figure 22 - William S. Jennings's store "after the fire," circa 1900. Source: "William S. Jennings Store Building after the Fire - Brooksville, Florida," Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/138190>

In 1903, J. C. Burwell organized the Brooksville Telephone Company, which was quickly bought by a group of local investors including W. A. Fulton.⁶⁸ By 1909, the town had been connected to the East Florida Telephone Company's long-distance system. An advertisement for the service noted that along with various towns, you could also make calls to area "phosphate mines, stills, saw-mills and farms." This clearly highlights both how telephones in these early days were oriented around facilitating business rather than personal communications and how the businesses that had long dominated the Brooksville area were still deemed most important.⁶⁹

In 1905, the Hernando State Bank opened with John A. Jennings as president, filling a void that Jennings and some of the other Brooksville State Bank's operators had been trying to fill in the decade since that first institution had failed. The bank's original building—though modified in the 1950s and 1970s—still stands at 1 E. Jefferson Street.⁷⁰ It was joined in 1907 by the Brooksville Banking Corporation, which was then reorganized in 1910 as the First National Bank of Brooksville, with its building at 1 N. Main Street.

⁶⁸ *Electricity*, September 16, 1903, 151; and "Florida," *Manufacturer's Record*, June 4, 1903, 407.

⁶⁹ Display ad, *Gainesville Sun*, February 3, 1909, <https://chroniclingamerica.loc.gov>

⁷⁰ *Report of the Comptroller of the State of Florida . . . 1905* (Tallahassee, FL: Capital Publishing Co., 1906), 414; "South Brooksville Avenue Historic District," National Register of Historic Places Nomination; and "1 E Jefferson Street," Tour BVL, <https://www.tourbvl.com/1-e-jefferson-street>

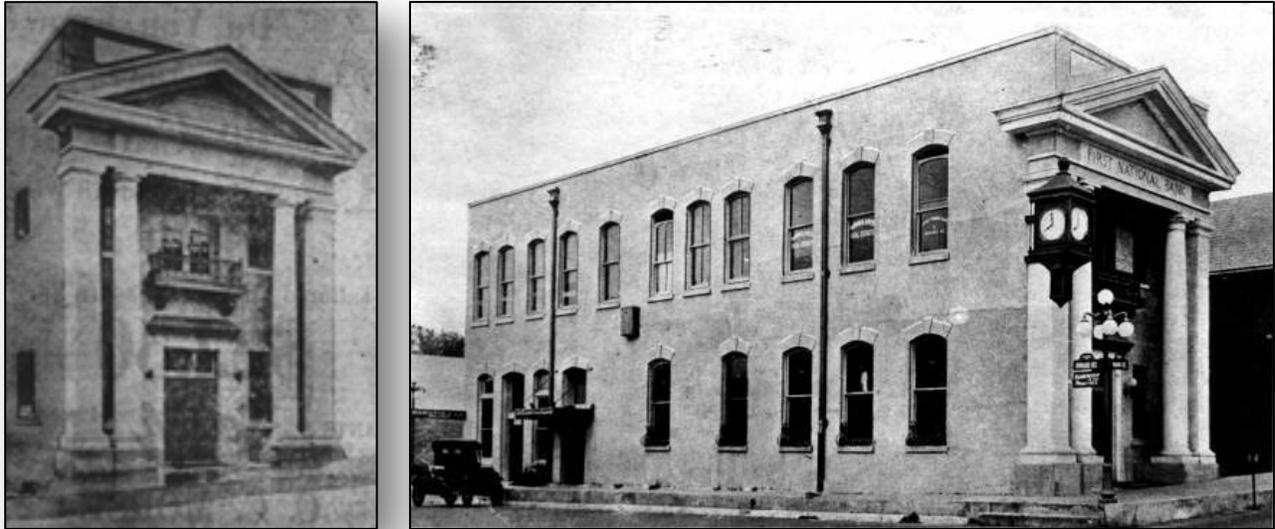


Figure 23 - First National Bank of Brooksville in a 1926 newspaper advertisement (left) and a postcard sent in 1943 (right). Sources: First National Bank advertisement, *Brooksville (FL) Herald*, November 2, 1926; and “First National Bank – Brooksville, Florida,” *Florida Memory, State Library and Archives of Florida*, <https://www.floridamemory.com/items/show/33948>

These expanding financial facilities no doubt helped to encourage additional business development in the area. In 1906, for example, one Capt. Reagan reportedly moved his sawmill from near Ocala to just outside Brooksville in order to capitalize on the timber trade there.⁷¹ The same year, the state Railroad Commission ordered the Atlantic Coast Railroad (which had bought the Plant System lines in 1902⁷²) to “improve and enlarge their depot at Brooksville . . . by adding forty feet to the wareroom,” ensuring that there were “fifty feet of covered platform,” and adding amenities in the passenger waiting areas such as heating and additional windows.⁷³ The year after that, the first train left Brooksville for Tampa on the new Tampa Northern Railroad connection.⁷⁴ Two years later, in 1909, Brooksville organized one of the first sub-exchanges of the brand new Florida Citrus Exchange, a cooperative that ensured the uniform grading and packing of citrus for export.⁷⁵ The Brooksville Citrus Growers’ Association would operate its packing plant adjacent to the Atlantic Coast Railroad line for many decades to come.

In the midst of this growth, Brooksville’s political and cultural prominence grew as well. Most notably, after several decades of holding various local and state offices—including county judge, Brooksville city commissioner, state representative, and speaker of the Florida house—William S. Jennings was elected governor in 1900. During his campaign, he even convinced his cousin

⁷¹ “Of Public Interest,” *Ocala (FL) Evening Star*, February 17, 1906, <https://chroniclingamerica.loc.gov>

⁷² Johnson, “Henry Bradley Plant,” 131.

⁷³ *Tenth Annual Report of the Railroad Commission of the State of Florida . . . 1907* (Tallahassee, FL: Capital Publishing Co., 1907), 59.

⁷⁴ “First Train on Northern,” *Pensacola (FL) Journal*, June 6, 1907, <https://chroniclingamerica.loc.gov>

⁷⁵ “The Citrus Exchange,” *Florida Agriculturalist*, October 1, 1909.

William Jennings Bryan to give a speech in Brooksville during the latter's own run for the presidency that year.⁷⁶

Four years later, Elizabeth Robins, a prominent actress in both the United States and Europe, a noted feminist, and a frequently published author, bought the old Snow Hill estate.⁷⁷ Her brother Raymond and wife Margaret also lived onsite. Elizabeth and Raymond renamed it Chinsegut Hill, after an Inuit word meaning "where lost things are found."⁷⁸ Raymond and Margaret Robins were a remarkable couple—after working in the settlement house movement in Chicago, Margaret became the long-serving president of the National Women's Trade Union and became friendly with Eleanor Roosevelt, among many other influential people. Raymond was a prominent labor organizer—a career inspired in part by his time working in mines after moving to Istachatta, Florida, as a teenager. He later helped lead a Red Cross mission to the new Soviet Union in 1918 and became a prominent social economist, author, and advisor to both Herbert Hoover and Franklin Roosevelt. The Robins used Chinsegut Hill as a vacation home for first twenty years, settling there permanently in 1924. Over the years they brought numerous luminaries to the little town of Brooksville, including Thomas Edison and Jane Addams.⁷⁹

Despite the general economic boom and building spree as well as the political and cultural clout that it was accumulating, Brooksville remained in many ways a Southern frontier town: the seat of government for a heavily rural county that was itself largely reliant on agriculture and resource extraction for its wealth and development. Even the work that wasn't technically performed in a field, a forest, or a quarry—the citrus packing plants, the lumber mills, the turpentine stills, etc.—was closely aligned with them. And in keeping with that general profile, it continued to be a pretty rough place in many ways. A Brooksville journalist archly noted in 1900 that "Hernando must be improving" because "there were only five men killed between January and June."⁸⁰ In 1904, the town's postmaster was shot at as he was leaving work in an apparent murder attempt; he ultimately kept his life but lost an eye.⁸¹

Apart from being marked by frequent violence, as the first decade of the twentieth century came to a close in Brooksville, there was also still no functioning water or sewage system, the town's roads remained unpaved, and some of the main roads leading out of town were generally regarded as among the worst in that part of the state. The threat of fire continued to be ever-present: an uninsured factory burned down in 1905, for example; the Central Hotel was destroyed by a different fire in 1909.⁸² The city commission finally bought fire equipment in the latter year, though it wasn't until 1912 that they created an official fire department.⁸³ And

⁷⁶ Dan DeWitt, "William Jennings," *St. Petersburg Times*, December 26, 1999.

⁷⁷ Angela V. John, *Elizabeth Robins: Staging A Life, 1862-1952* (New York: Routledge, 1995).

⁷⁸ "History of Chinsegut Hill," timeline, Tampa Bay History Center, <https://tampabayhistorycenter.org/chinsegut/>

⁷⁹ Dan DeWitt, "Raymond and Margaret Robins," *St. Petersburg Times*, December 26, 1999.

⁸⁰ "Florida," *Savannah (GA) Morning News*, July 25, 1900, <https://chroniclingamerica.loc.gov>

⁸¹ "Goings on in Florida," *Palatka (FL) News and Advertiser*, December 30, 1904, <https://chroniclingamerica.loc.gov>

⁸² "Fire at Brooksville," *Ocala (FL) Evening Star*, April 1, 1905, <https://chroniclingamerica.loc.gov>; and "Fire in Brooksville," *Ocala (FL) Evening Star*, April 21, 1909, <https://chroniclingamerica.loc.gov>

⁸³ Florida Preservation Services, *Survey of Downtown Brooksville*, 20.

although the first cars arrived in Brooksville in 1909, the city's and region's roads were universally derided.⁸⁴ Not coincidentally, Hernando county commissioners began the push for a major bond issue to fund road construction in that same year.⁸⁵ As the state and country increasingly shifted toward cars and trucks for transportation, road construction would be the focus of economic and political efforts in Brooksville for the next five decades.

7.6 Boosting Brooksville (ca. 1910-25)

In 1910, area businesspeople and civic leaders banded together to create the Brooksville Board of Trade, formalizing their efforts to “modernize” Brooksville and to attract new settlers to town.⁸⁶ While many of their efforts would be devoted to local politics and economic development, one of the Board of Trade's first acts was to begin a national advertising campaign to boost Brooksville's reputation and awareness of its products—and to sell area land. It commissioned “a booklet designed to impress upon prospective settlers the advantages of Hernando county” and encourage “the settlement of these lands by thrifty people.”⁸⁷ Advertisements throughout the country, both in local newspapers in states as far away as California and New York as well as in national magazines like *Scientific American* and *Collier's*—the Brooksville Board of Trade noted the “rich dark top soil,” the specific advantages for growing corn as well as “citrus fruits, truck and staple crops,” and “the ideal climate, schools, churches, towns, good roads, [and] all conveniences.” It ended with a plea: “We need you and will help you.”⁸⁸

Insight into the Board of Trade's focus on local activities was the fact that their founding slogan was “Boost Brooksville and Good Roads.”⁸⁹ And indeed, it might fairly be said that Brooksville in the early 1910s was consumed by fights over the improvement of its road system, both in town and in its connections to other cities in Florida. Some of this was no doubt the result of very local conditions, such as the arrival of the first cars in Brooksville in 1909 and the general desire to be seen as a “progressive” or “modern” city. One newspaper notice announcing the Board of Trade's creation made this connection explicit, noting that “they are going to leave no stone unturned to secure good roads . . . for the growth and upbuilding of their city.”⁹⁰

⁸⁴ “First Car in Brooksville – Florida,” Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/138210>

⁸⁵ “Hernando Wants Good Roads,” *Ocala (FL) Evening Star*, May 14, 1909, <https://chroniclingamerica.loc.gov>

⁸⁶ “Too Much Florida Land Has Been Sold,” display ad, *Evening Star* (Washington, DC), Sunday Magazine, December 18, 1910, <https://chroniclingamerica.loc.gov>; and “Boosting Brooksville,” *Ocala (FL) Banner*, October 27, 1911, <https://chroniclingamerica.loc.gov>

⁸⁷ *Palatka (FL) News and Advertiser*, January 6, 1911, <https://chroniclingamerica.loc.gov>

⁸⁸ For example, see “Too Much Florida Land Has Been Sold,” display ad, *Evening Star* (Washington, DC), Sunday Magazine, December 18, 1910, <https://chroniclingamerica.loc.gov>

⁸⁹ “Boosting Brooksville,” *Ocala (FL) Banner*, October 27, 1911, <https://chroniclingamerica.loc.gov>

⁹⁰ “Boosting Brooksville,” *Ocala (FL) Banner*, October 27, 1911, <https://chroniclingamerica.loc.gov>



Figure 24 - This advertisement—from a Washington, DC, newspaper—was one of several variations that the Brooksville Board of Trade ran nationwide in 1910 and 1911 to attract interest from settlers and investors. Source: Evening Star (Washington, DC), November 19, 1911, <https://chroniclingamerica.loc.gov>

Beyond the in-town improvements, however, much of the animating motivation behind the good roads fight in Brooksville seems to have been a desire to ensure that the town—and its products—remained centrally connected and easily accessible to the rest of the state and the country. Indeed, the timing of Brooksville’s road mania fit in with the larger national “good roads movement,” which among other things was focused on the development of high quality paved roads that, although constructed and maintained at the local or county level, would enable someone to plot a course that would let them drive a car at a reasonable speed from one side of the state to the other—or even from one side of the country to the other. In Florida, this meant having your town be designated as a stop on what became known as the Dixie Highway—the most prominent intrastate road developed during the 1910s—and even more importantly, being designated as part of the “national highway” system, one of whose routes was intended to let you drive on paved roads all the way from Montreal to Miami.⁹¹

⁹¹ “The National Old Trails Road, Part 1: The Quest for a National Road,” Highway History, Federal Highway Administration, US Department of Transportation, <https://www.fhwa.dot.gov/infrastructure/trails.cfm>



Figure 25 - Brooksville's first car, circa 1909. Note the unpaved street. Source: "First Car in Brooksville – Florida," Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/138210>

In 1909, Hernando County commissioners voted to issue \$50,000 in bonds "to build hard surface roads" in the belief that "nothing can add more to the prosperity than a system of good roads that will reach all the fertile lands and largely populated portions of the country."⁹² By 1911, the commissioners reported that ten miles of road on the route from the Pasco to the Citrus County lines had been "widened, ditched and graded," though most of the highways in the area remained "sand roads" rather than hard-surfaced ones.⁹³ In 1915, Hernando County sold another \$250,000 in bonds to finance additional road building, this time specifying that they be hard-surfaced.⁹⁴ By 1915, some combination of the construction progress and the local lobbying efforts to earn the major road designations had paid off: as one visitor noted that fall, "Brooksville is on the national highway and 'Paradise Loop' of the Dixie highway, and Hernando County is building an excellent road north and south to meet its obligations. It is rapidly coming to meet the Citrus county road from Inverness."⁹⁵ Still, complaints about the roads surrounding Brooksville were ubiquitous in the 1910s, perhaps best summed up by two motorists who traveled from Tarpon Springs to Jacksonville via Brooksville and "report[ed] bad roads all the way. In fact, they report[ed] swearing so much that the night air was blue."⁹⁶

⁹² "Hernando Wants Good Roads," *Ocala (FL) Evening Star*, May 14, 1909, <https://chroniclingamerica.loc.gov>

⁹³ "Brooksville on the Boost," *Ocala (FL) Evening Star*, June 22, 1911, <https://chroniclingamerica.loc.gov>

⁹⁴ "Hernando County Sells \$250,000 Good Road Bonds," *Lakeland (FL) Evening Telegram*, March 25, 1915, <https://chroniclingamerica.loc.gov>

⁹⁵ "Hills of Hernando," *Ocala (FL) Evening Star*, October 1, 1915, <https://chroniclingamerica.loc.gov>

⁹⁶ "Tarpon Springs Ins and Outs," *Evening Leader (Tarpon Springs, FL)*, June 13, 1918, <https://chroniclingamerica.loc.gov>

In 1921, Brooksville’s Hugh Hale was named to chair the House committee on good roads in the Florida Legislature, no doubt putting him in a position to steer money to Hernando County infrastructure projects—both continuing a long tradition of Brooksville politicians holding significant influence in the statehouse while also anticipating the role that his nephew, Alfred A. McKethan, would play some three decades later as the state roads commissioner.⁹⁷ When the state legislature formally established a state highway system in 1923, State Road 5 was routed through Brooksville, stretching north to High Springs and south to Punta Gorda, while State Road 15 started at Brooksville, headed west to Aripeka, and then hugged the Gulf coast south to St. Petersburg.

Progress toward paving was somewhat slower in town, though a newspaper report suggested in 1911 that Brooksville was about to put “down \$20,000 worth of vitrified brick streets.”⁹⁸ By 1916, an Ocala newspaper reported that “Brooksville is paving several of its principal streets with asphalt.”⁹⁹ By the time the 1917 Sanborn map was drawn, Main Street was paved from the Train Depot in the south all the way north until it turned into Howell. A few blocks immediately surrounding the courthouse were also paved, though that appears to have been the extent of paving in town by that point.¹⁰⁰ As late as 1923, the local *Southern Argus* lamented that “one of the most beautiful avenues in the city is Brooksville Avenue,” with “some of the most beautiful residences in the city,” still lacked paving. Not to be accused of provincialism, it noted further that “there are other streets that need paving also,” citing Broad Street in particular and ending on a lightly challenging note: “What do you say about it, Commissioners?”¹⁰¹

The road building efforts were intended to encourage people to come to Brooksville, so it is not surprising that they developed alongside other initiatives to create a place that offered comfortable amenities. For example, the Brooksville Electric, Light and Water Company erected eight new electric arc-style streetlights on Main Street in the spring of 1912, with new streetlights added within a few years.¹⁰² Perhaps more momentous in terms of Brooksville’s overall development was the switch from using its own small generating plant to contracting with the Florida Power Company to supply Brooksville with electricity. That company was an offshoot of the Camp mining company, which had dammed the Withlacoochee River and built a hydroelectric station, initially to supply power to its remote mining operations. It then began to sell its excess electricity to local towns—including Inverness and Floral City and then, starting in the summer of

⁹⁷ “Gossip at the State Capital,” *Pensacola (FL) Journal*, April 9, 1921, <https://chroniclingamerica.loc.gov>

⁹⁸ “State Happenings of Interest,” *Fort Pierce News*, June 9, 1911, <https://chroniclingamerica.loc.gov>

⁹⁹ *Ocala (FL) Evening Star*, August 21, 1916, <https://chroniclingamerica.loc.gov>

¹⁰⁰ “Brooksville, Hernando County, Florida, 1911,” Maps: Sanborn Fire Insurance Maps of Florida, University of Florida Digital Collections, <https://ufdc.ufl.edu/UF00074153/00005/citation>; and “Brooksville, Hernando County, Florida, 1917,” Maps: Sanborn Fire Insurance Maps of Florida, University of Florida Digital Collections, <https://ufdc.ufl.edu/UF00074153/00004/citation>

¹⁰¹ “Let’s Pave Brooksville Avenue,” *Southern Argus* (Brooksville, FL), May 24, 1923.

¹⁰² *Ocala (FL) Evening Star*, May 14, 1912, <https://chroniclingamerica.loc.gov>; and *Ocala (FL) Evening Star*, June 12, 1915, <https://chroniclingamerica.loc.gov>

1913, Brooksville.¹⁰³ While it might have been a coincidence, the town’s new electric supply coincided with the arrival of another kind of spectacle: 1913 also saw Brooksville get its first movie theater—or, as the *Ocala Banner* put it, “an up-to-date moving picture establishment.”¹⁰⁴

During this time period, Brooksville finally began to develop the municipal water supply that many area residents had desired since the 1870s. The town put out a call for bids to construct a waterworks as early as 1911, though five years later the city was still only “contemplating” building one.¹⁰⁵ Finally in 1918, the first well for a municipal water system was dug on Lamar Avenue, though it would be nearly another decade before the mains were widely distributed.¹⁰⁶ In 1923, the *Southern Argus* criticized the city commissioners about their general failure to follow up on an ordinance requiring locals to install septic tanks or other private sanitation measures, let alone to produce a city sewage system.¹⁰⁷

All of these expanding city services were serving a city that was expanding rapidly: from 1905 to 1915, Brooksville’s official population almost doubled from 641 to 1,250 (Hernando County grew from around 3,600 to nearly 5,000 people during the same period).¹⁰⁸ With this growth came a wave of building construction. Most prominently, the new Hernando County Courthouse opened in 1913. Designed by the Atlanta-based architect William Augustus Edwards—who also designed many buildings for the University of Florida campus at Gainesville—the Beaux-Arts Classical Revival building at 20 N. Main Street was the official seat of all county business for fifty years, making it at once the geographical heart of Brooksville and the civic heart of Hernando County.¹⁰⁹ Another brick building was constructed just up the street from the courthouse and opened the same year—the headquarters for the Weeks Mining and Manufacturing Corporation at 115 N. Main Street. In 1916, the Miro Hardware Co. store would open in the same building, run by sisters-in-law Olive and Ava Weeks, and eventually Weeks Hardware—the longest running business operating in Brooksville.¹¹⁰

It is worth noting how many buildings that are still standing today in Brooksville’s central core date to this era: in 1915 alone, nine were built within a few blocks of each other on Broad Street, with six more on Main Street.¹¹¹ At least seventeen more buildings were constructed in 1925, spread around a bit more but especially well represented on Main and Liberty Streets.¹¹² The

¹⁰³ “Withlacoochee River is Doing the Work,” *Ocala (FL) Evening Star*, July 12, 1913, <https://chroniclingamerica.loc.gov>

¹⁰⁴ *Ocala (FL) Banner*, October 24, 1913, <https://chroniclingamerica.loc.gov>

¹⁰⁵ “Water Works,” *Engineering and Contracting*, March 21, 1917, 16; and “South Florida Development,” *Lakeland (FL) Evening Telegram*, September 13, 1916, <https://chroniclingamerica.loc.gov>

¹⁰⁶ Florida Preservation Services, *Survey of Downtown Brooksville*, 18.

¹⁰⁷ “How About Our Sanitary Condition, Mr. Commissioners?,” *Southern Argus* (Brooksville, FL), July 19, 1923.

¹⁰⁸ *N. W. Ayer & Son’s American Newspaper Annual* (Philadelphia: N. W. Ayer & Son, 1905), 106; and *N. W. Ayer & Son’s American Newspaper Annual and Directory* (Philadelphia: N. W. Ayer & Son, 1915), 133.

¹⁰⁹ “Hernando County Courthouse,” National Register of Historic Places Nomination Draft, Section 8, 2-3

¹¹⁰ “115 N Main Street,” Tour BVL, <https://www.tourbvl.com/115-n-main-street>

¹¹¹ Survey and NR Template (Brooksville), Spreadsheet

¹¹² Survey and NR Template (Brooksville), Spreadsheet

Judge Willis Russell House at 201 S. Main was among these later buildings, though it was notably unique in at least one respect: it was a kit house that Russell ordered from the Sears, Roebuck company, delivered in pieces by freight train and then driven to its site by a Model T Ford.¹¹³ Russell's house was far from the only lasting impact he had on Brooksville. He had moved there as a child not long after the Civil War and, like many members of the first few generations of Brooksville residents—his father, the Rev. A. M. C. Russell, had once been the town's mayor—he was involved in all manner of county business: at various times, he served as the city clerk, property assessor, a justice of the peace, a county judge, and president of Hernando General Hospital.¹¹⁴

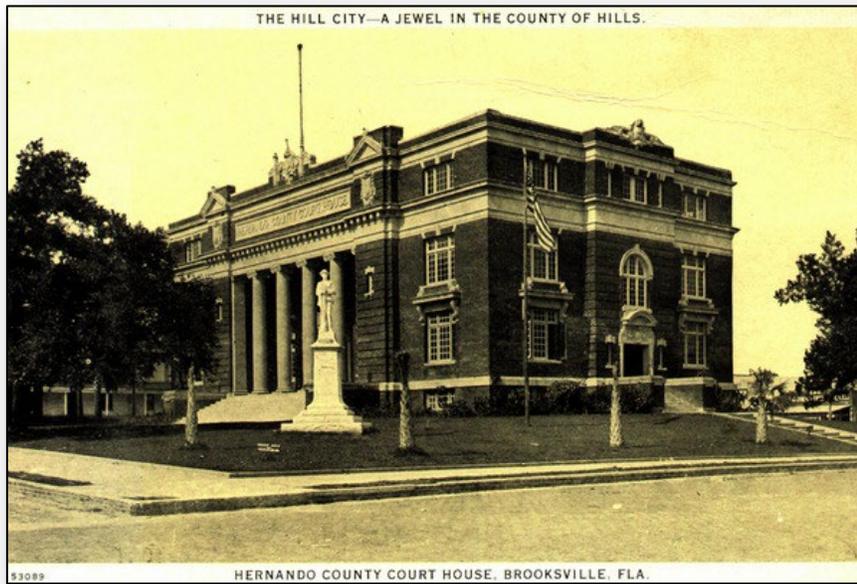


Figure 26 - Postcard with photograph of the Hernando County Courthouse, constructed in 19. Source: "The Hill City - A Jewel in the County of Hills," Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/27582>

No doubt responding to this era of growth and the general sentiment of civic pride that defined many town activities in these years, locals organized the Brooksville Woman's Club in 1910—the same year as the Board of Trade—under the leadership of R. N. Chelf. One of the group's first acts was to put together a small lending library, which it operated out of a back room of the First National Bank until 1917, amassing roughly one thousand volumes and allowing patronage from throughout the county. In 1926, the club donated its collection to the Bookshop of Tamiami Trail that Margaret Robins opened in that year, the start of a more formal public library program.¹¹⁵

¹¹³ Brooksville Docs by Street, Google Drive: "Main Street – 201 S. Main"

¹¹⁴ "Judge Willis Russell House," National Register of Historic Places Nomination, Section 8.

¹¹⁵ Virginia Jackson, "Public Library System Grew From Its Humble Beginnings," *St. Petersburg Times*, April 18, 1993.

While the late nineteenth century had seen phosphate mining take off alongside Brooksville's ubiquitous agricultural abundance, the 1910s saw the rise of a new kind of lucrative extractive industry in the area: limestone quarrying. The Bell family—with numerous other local business interests, including citrus growing—opened what may have been Brooksville's first limestone quarry in 1913, at what is today the site of the Quarry Golf Course.¹¹⁶ Ten years later, the Camp Concrete Rock Company announced in an advertisement that it had opened a major quarry “four miles East of Brooksville on the Atlantic Coast Line Railroad for the production of washed and sized concrete rock”; a separate ad in the same publication noted a few months later that “our product has been approved for all structural concrete and bituminous macadam,” a road surfacing material.¹¹⁷

By 1925, the Florida Geological Survey declared that Brooksville was the center of the hard rock limestone industry in the state. It noted that the Florida Rock Products Company's processing station less than a mile southwest of Brooksville was “without a doubt the most completely equipped hard limestone plant in the State and is the only producer of washed hard rock graded to meet every need of the contractor. . . . This rock is used in many ways—as a concrete aggregate, railroad ballast, highway construction [material] and mixed with asphalt in road surfacing.”¹¹⁸ The same report also identified Brooksville's limestone deposits as being “in all probability the best material for Portland cement manufacture,” anticipating what would in the later 1920s and beyond become another major area industry.¹¹⁹

7.7 Weathering the Storms (ca. 1926-45)

The second half of the 1920s and the 1930s heralded many problems for Brooksville, as for much of Florida: the Land Boom collapsed in 1926, the Great Depression got underway in 1929, and then the US entered World War II in 1941. In ways large and small, each of these challenges shaped Brooksville. Buffeted by the end of the Land Boom, the failing First National Bank of Brooksville had to be reorganized and re-chartered (under the same name) in 1929. Opened in the mid-1920s when it seemed as if the time was right for sustained growth, the Tangerine Hotel went into bankruptcy scarcely ten years later in 1936 during the depths of the Great Depression.¹²⁰ World War II sent numerous Brooksville residents off to the military while disrupting many local businesses.

Still, Brooksville managed to continue some of its previous record of growth and innovation throughout each of these challenging eras. With bonds already sold for sewage, water, and brick

¹¹⁶ Dan DeWitt, “Limestone Becomes a MoneyMaker,” *Tampa Bay Times*, December 26, 1999 (updated September 30, 2005), <https://www.tampabay.com/archive/1999/12/26/limestone-becomes-a-moneymaker/>

¹¹⁷ “Concrete Rock Announcement,” display ad, *Florida Highways*, May 1925, 21; and “Camp Concrete Rock Company,” display ad, *Florida Highways*, July 1925, 2.

¹¹⁸ *Florida State Geological Survey: Sixteenth Annual Report, 1923-1924* (Tallahassee, FL: State Geological Survey, 1925), 140.

¹¹⁹ *Florida Geological Survey: Sixteenth Annual Report*, 193.

¹²⁰ “307 Howell Ave,” Tour BVL, <https://www.tourbvl.com/307-howell-avenue>

paving before the Land Boom collapse, Brooksville managed to make extensive progress on its urban infrastructure: from 1926-28, its first city sewer system was installed, the municipal waterworks was significantly expanded, and numerous central streets were paved with brick (along with other road improvements, such as grading, the installation of curbs, etc.).¹²¹ It was also around 1926 that the first airplanes were based in Brooksville,¹²² within five years, an airfield had been constructed roughly one mile southeast of the county courthouse.¹²³

The progress made on road building and paving—as well as the increased traffic for both business and the very early tourism industry—was indicated by the construction of several new service stations and related businesses to support the expanding car culture that came with it. Simpson’s Motors at 11 S. Broad included both a Chevy dealership and a Pure filling station from the 1920s on, while the Sinclair “Auto Fountain” gas station and shop opened in 1930 at 36 N. Broad.¹²⁴ As one Brooksville native noted in 2013, into the 1970s the Sinclair station “was where the adults used to hang out,” in part because “everyone important—City Council members, county judges, the police chief—they all got their gas there.”¹²⁵ Though it has not been a gas station for decades, the iconic building has remained in more or less continuous use; Brooksville’s Community Redevelopment Agency helped fund a renovation of the structure in 2013 and it is currently a general store.¹²⁶ The former Gulf gas station—constructed in 1946—has similarly been recently repurposed as a bar and restaurant.¹²⁷ While Brooksville remains at the center of several major cross-Florida highway routes, these buildings highlight a different legacy of the city’s early road building efforts which still remains felt today.

¹²¹ Florida Digital Newspaper Folder, various

¹²² *Aviation*, April 12, 1926, 565.

¹²³ Compare: US Department of Commerce, *Airway Bulletin* (Washington, DC: June 15, 1928), 7; and US Department of Commerce, *Airway Bulletin No. 1: General Airway Information* (Washington, DC: September 1, 1931), 32-33.

¹²⁴ “11 S Broad Street,” Tour BVL, <https://www.tourbvl.com/11-s-broad-street>; and “36 N Broad Street,” Tour BVL, <https://www.tourbvl.com/36-n-broad-street>

¹²⁵ Logan Neill, “A Downtown Oldie Awaits a New Chapter,” *Tampa Bay Times*, November 6, 2013.

¹²⁶ Neill, “Downtown Oldie”; and “About,” Country Depot Store, <https://www.countrydepotstore.com/about>

¹²⁷ Sue Quigley, “1946 Wine, Beer and Small Plates Showcases Classy Food, Craft Beers, and Oodles of Local Character,” *Hernando Sun*, February 11, 2023, <https://www.hernandosun.com/2023/02/11/1946-wine-beer-and-small-plates-showcases-classy-food-craft-beers-and-oodles-of-local-character/>



Figure 27 – Photo of Sinclair “Auto Fountain” gas station. Source: “Sinclair’s auto fountain,” *Florida Memory, State Library and Archives of Florida*, <https://www.floridamemory.com/items/show/1088>

Moonshining and bootlegging were less licit ways to trade on the Brooksville region’s agricultural bounty and proximity to the Gulf Coast during the early years of the Great Depression and the last years of Prohibition, but they seem to have been common and lucrative ones. As one resident later recalled: “There were so many damn moonshiners in Hernando County they had to sell to each other to stay in business.”¹²⁸ In what were apparently representative events, a large still was destroyed by law enforcement near Sparkman Lake in April 1930, while the Coast Guard seized \$40,000 worth of liquor in the waters outside nearby Bayport in October 1931. Apparently fed up with the flagrant flouting of the law, the Brooksville City Attorney Herbert Smithson was close to pursuing numerous indictments in that same month when he was shot from a passing car near the Tangerine Hotel in broad daylight; three people were indicted for the murder, including a deputy sheriff, but the charges were later dropped.¹²⁹ One also wonders if alcohol had something to do with what was supposedly a Halloween tradition in Brooksville during these years: to somehow maneuver a car into the Hernando County Courthouse hallway.¹³⁰

¹²⁸ Richard Cofer, “Bootleggers in the Backwoods: Prohibition and the Depression in Hernando County,” *Tampa Bay History* 1 (1979), 2.

¹²⁹ Cofer, “Bootleggers in the Backwoods,” 3-6.

¹³⁰ Mark Driscoll and Margaret Ann Lane, “Down at the Court House: A Photographic Essay,” *Tampa Bay History* 2, No. 1 (1980): 3.

As people did in most places, Brooksville residents tried to maintain a sense of normalcy throughout the Depression years. In 1929, the Brooksville Woman’s Club organized a junior club and in 1931 it finally opened its own building at 131 S. Main St.—designed by club president Lena Hawkins—on property it had purchased in 1915.¹³¹ In the mid-1930s, patrons could, for a nickel, select one of twelve records from a public phonograph at Benny’s Place (located at the Camp Concrete Settlement just a few miles northeast of Brooksville) to listen to while they drank moonshine and ate barbecue.¹³²

The advent of World War II led to more serious initiatives, of course, most notably the construction of the Brooksville Army Airfield in November 1942 on roughly 2,000 acres donated by the town, which hosted the 9th Bombardment Group that trained crews to operate B-17 and B-24 bombers. In late 1945, after the end of hostilities, this base was converted to civilian use as the Hernando County Airport, which later expanded into the present-day Brooksville-Tampa Bay Regional Airport.¹³³ The war effort also helped to revive what was at that point one of Brooksville’s premier industries: cement production. Though initially disrupted by both the economic downturn of the Depression and the advent of the war, this business surged locally as the Florida Portland Cement Company won a major contract to first construct a shipyard at Hooker’s Point in Tampa and then to supply material for the construction of concrete-hulled ships.¹³⁴

7.8 Old Meets New in Brooksville at Mid-Century (ca. 1946-1960)

Despite the disruptions of the Great Depression and World War II years, Brooksville did develop some important lines of industry and activity that helped put it in an advantageous position to capitalize on the general boom period that Florida would experience as the 1940s turned into the 1950s. Some of this potential had to do with converting from wartime to civilian industry. For example, after the conversion of the former army airfield to civilian use, not only could passengers fly into Brooksville but—more importantly, in the short term—it could be used as a base for pioneering the use of “aerial agriculture” techniques such as seeding the ground and applying pesticides.¹³⁵ Not surprisingly, agricultural production in general continued to be central to Brooksville’s development, especially as the Baby Boom set in and the US population rapidly grew in the 1950s. After all, someone had to feed them all.

In the years following WWII, Alfred A. McKethan’s influence expanded and had a tremendous impact on Brooksville’s development. McKethan started in business at the age of fifteen while

¹³¹ Mary Clair Crake, “In Unity There is Strength: Women’s Clubs in Tampa During the 1930s,” *Tampa Bay History* 11, no. 2 (1989): 13; and “131 S Main Street,” Tour BVL, <https://www.tourbvl.com/131-s-main-street>

¹³² Kent Kaster, “I’m a Stranger Here: Blues Music in Florida,” *Tampa Bay History* 10, No. 2 (1988): 6.

¹³³ “Brooksville Army Airfield,” Florida History, Florida Department of State, <https://www.museumoffloridahistory.com/explore/exhibits/permanent-exhibits/world-war-ii/historical-sites/westcentral-listing/brooksville-army-airfield/>

¹³⁴ Lewis N. Wynne, “Shipbuilding in Tampa During World War II,” *Sunland Tribune* 16 (1990): 6-7.

¹³⁵ “Post-War Aviation in Florida,” July 7, 2017, Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/332810>

still attending high school, working entry level jobs in the Hernando State Bank that his family controlled. He eventually went on to become the president of that institution (and its successors) as well as the co-founder with his brother of the Brooksville Rock Company (later Florida Mining & Materials), the president of the Florida Bankers Association, a prominent citrus grower, member of the Florida Citrus Commission, and co-founder in 1954 of the Florida Citrus Mutual grower cooperative.¹³⁶ It was in his role with the Florida Bankers Association, however, that he got particular experience lobbying state legislators, which may have helped him be selected to lead the Florida State Road Board from 1949 to 1953, an exceptionally important period in the development of the state's highway infrastructure.

The most important outcomes for Brooksville were McKethan's steering of the first east-west highway in Central Florida, State Road 50, and the new major north-south highway on Florida's west coast, US 98, straight through town. Both routes were highly coveted by local boosters in numerous cities because of the likelihood that as Americans streamed into Florida on vacation, they would avail themselves of local businesses.¹³⁷ Another Brooksville civil official with influence in state politics during this era was James E. "Nick" Connor. At the time, he was ascending the ranks to become president of the Florida Senate, a position he achieved in the mid-1960s.¹³⁸ In any event, after McKethan, all roads in Florida seemed to lead to Brooksville.

During these years, the town's population nearly doubled: between 1950 and 1960, Brooksville grew from around 1,800 people to around 3,300 people.¹³⁹ While the specifics were different, there were numerous resonances with the circa 1905-15 period, which was when Brooksville's population had similarly increased at such a rate. The development of transportation infrastructure of statewide importance made it easy for people to move to the Brooksville area, specifically at a time when people throughout the United States were looking to move to Florida in general. The citrus crop was booming; it was during these years that Brooksville became known as "The Home of the Tangerine." Mazarkytown, south of Brooksville, was on its way to becoming the largest egg producer in Florida. Mining and quarrying was still a major industry, though by this point it was the limestone industry rather than phosphate that was the big employer in the area.¹⁴⁰ Toward the dawn of the 1960s, Brooksville even began to attract new types of industries, such as the Condenser Products Company manufacturing facility, which made electronic

¹³⁶ Jeffrey S. Solochek and Craig Basse, "Hernando Leader Alfred A. McKethan Dies," *St. Petersburg Times*, April 2, 2002.

¹³⁷ Dan DeWitt, "Alfred McKethan," *St. Petersburg Times*, December 26, 1999.

¹³⁸ "House Speaker E.C. Rowell (center) discussing about a spending bill with two other legislative leaders - Tallahassee, Florida," Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/35498>; and Kartik Krishnaiyer, "Flashback Friday: The Pork Chop Gang Led By Charley Johns Fights Integration and Disgraces Florida," *The Florida Squeeze* (blog), <https://thefloridasqueeze.com/2017/04/28/flashback-friday-the-pork-chop-gang-led-by-charley-johns-fights-integration-and-disgraces-florida/>

¹³⁹ "Brooksville, Florida: Home of the Tangerine, Brochure, ca. 1960s," 2, Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/333881?id=2>

¹⁴⁰ "Brooksville, Florida: Home of the Tangerine, Brochure, ca. 1960s," 3.

components for the New Haven Watch and Clock Company.¹⁴¹

In addition to the impact of the automobile, the character of downtown Brooksville's built and cultural environment changed during this time period. The city passed a zoning law in 1948 that stated that "no building or no part thereof shall be occupied by a person or persons of the negro race" in the northern part of town, while most of the southern part was deemed off-limits for "persons of the white race." Before it was repealed in 1972, this ordinance effectively segregated Brooksville so that its Black residents predominately lived in less-desirable, swampy, lower-elevation neighborhoods in South Brooksville.¹⁴² The same year the city passed the segregation ordinance, it also built a sewage plant on School St. next to the Moton School—the only school for Black children in Hernando County at the time. In 1955, Brooksville purchased a five-acre parcel of land in South Brooksville which it developed into the county's Department of Public Works facility, the effects of which—including ongoing pollution from hazardous materials stored there—are still being addressed to this day.¹⁴³

The same year the zoning ordinance was passed the makeup of downtown changed further, with more and more unfamiliar faces coming to town as they made their way to nearby Weeki Wachee Springs. The tourist attraction featured an 18-seat theater six feet below Weeki Wachee's crystal clear waters and 100-foot wide limestone basin. Its developer, a former Navy diver named Newton Perry, conceived of an underwater show featuring "live mermaids." To aid this pursuit, he developed underwater breathing hoses and other gadgets to allow extended tankless dives, and recruited pretty girls to learn how to perform underwater shows dressed as mermaids. Movie producers began to seek it out as a location for shooting underwater scenes, tens of thousands of visitors began to appear every year, and in 1959 the American Broadcasting Company (ABC) purchased the attraction, built a new 400-seat theater sixteen feet under the ground, heavily promoted it on television, and brought half a million people through town every year at its height in the 1960s. Brooksville, located just twelve miles up the road from Weeki Wachee, was a major beneficiary of the area's increased tourism.¹⁴⁴

7.9 Conclusion: Brooksville at the Dawn of Its Second Century

Brooksville entered its second century much the way it had developed over the course of its first: as a small, predominantly rural hamlet that nevertheless had a significant influence on businesses of national importance—most prominently, citrus, livestock, and mining. It only had at most a few thousand residents at any given time from its founding through to the middle of the twentieth century, and yet literally hundreds of thousands passed through its streets every year.

¹⁴¹ "Condenser Products Company electronics plant - Brooksville, Florida," Florida Memory, State Library and Archives of Florida, <https://www.floridamemory.com/items/show/57915>

¹⁴² Dan DeWitt, "Racism's Remnant," *St. Petersburg Times*, February 22, 1998.

¹⁴³ Brian S. Brijbag, "Southern Chivalry: Perception of Health & Environmental Justice in a Small Southern Neighborhood" (master's thesis, University of South Florida, 2015).

¹⁴⁴ "The Magnificent History of Weeki Wachee Springs State Park," Weeki Fresh Water Adventures, <https://weekiwachee.com/about-us/history/>



It was a town of immense wealth—the Lykes family that got its start there in the 1850s was one of the richest families in the United States by the turn of the twentieth century; Alfred McKethan was able to give millions of dollars away to an array of causes by the end of his life, ranging from the University of Florida to Hernando County libraries.

Brooksville was also a place of contradictions in cultural terms as it entered the 1960s. There existed established families of significant wealth, living adjacent to a far more economically challenged racially segregated neighborhood. Brooksville was a town of business and political operators, who hoped to produce the next new agricultural success, create new manufacturing businesses and better tourist attractions, and attract the government money that would help it to further develop its civic infrastructure. Though there would be ups and downs in the decades that followed, Brooksville's first century of growth put it in an advantageous position for the future. Brooksville may have been a tiny town in the middle of nowhere, yet seemingly every road in the state led directly to it and its opportunities.

8.0 ARCHITECTURAL SURVEY

The architectural survey identified, photographed, and categorized buildings within downtown Brooksville. The survey area boundary is reflected in **Appendix A** and mirrors the boundary of the present-day CRA and Brooksville Main Street. More than just a line on a map, or a classification on a chart, the architectural survey aims to provide insight into Brooksville's history and development through its architecture. Understanding when a building was constructed and how a particular architectural style developed helps the viewer to understand the building's place in the larger context of history. This understanding can be used to inform development decisions in the present-day, whether it's through restoration/rehabilitation efforts of existing buildings, or infill development of vacant lots. Understanding the architectural legacy of a place can help stakeholders and decision makers honor the past while looking to the future.

8.1 Evaluation of Resources

Two hundred fourteen (214) properties were examined within the downtown Brooksville survey area to determine their eligibility for listing in the NRHP. There were twenty five properties (25) that were constructed after 1973, and twenty seven (27) vacant lots. FMSF forms were not created for those properties.

Based on new information that was revealed through the research process and physical survey, fifty nine (59) previous FMSF forms were updated and ninety nine (99) new FMSF forms were created. It was determined that eight (8) previously recorded buildings had been demolished. It was determined that one hundred twenty two (122) buildings would contribute to a National Register historic district, and that ten (10) buildings are eligible for individual listing in the NRHP. *Properties Individually Eligible for the National Register of Historic Places* is included as **Appendix G**. Thirty six (36) buildings were classified as non-contributing due to inability to establish integrity. Lists of contributing, non-contributing, and individually eligible properties is included in Section 9.0, Lists of Surveyed Resources. *A Map of Contributing and Non-Contributing Properties* is included as **Appendix H**. A descriptive list, map, and photos of all properties surveyed is included as **Appendix I, Surveyed Properties**.

The earliest extant buildings in Brooksville date to the Civil War and Reconstruction. They are the Cappleman House, constructed in 1858 and located at 151 S. Main Street (HE00182), the May-Stringer House, constructed in 1855 and located at 601 Museum Court (HE00382), and 101 N. Main Street (HE01019), constructed in 1878. These buildings represent the last tangible vestiges of Brooksville's early beginnings as a community.

Eleven (11) buildings remain which date to 1882 through 1909, a time period in which Brooksville was shedding its provincial nature and strategically developing through establishment of a gridded street network, development of a citrus industry, luring a railroad line, and speculation in timber. When the "Great Freeze" of 1894-1895 destroyed the citrus

crop, and a devastating fire in 1899 resulted in loss of buildings downtown, those who believed in Brooksville were undeterred, plodding forward with investments in infrastructure, new construction, and new plans to attract outside investment.

Between 1910 – 1925 the city experienced a significant growth spurt – fifty (50) buildings from this time period still exist within the downtown. These include commercial and residential buildings, the old City Hall and Firehouse, grocery stores, theater, and even a Sears mail order catalogue house (the Judge Willis Russel House, constructed in 1925 and listed in the National Register of Historic Places – HE00183). The efforts of businesspeople and civic leaders paid off, as they aggressively boosted Brooksville’s image and assets through marketing and newspapers.

While Brooksville weathered the storms of the Land Boom Collapse, the Great Depression, and World War II, there was still an impressive amount of investment during this time period. There are thirty (30) extant buildings that were constructed, many of them vernacular in style.

The time period immediately following World War II through 1960 marked another period of significant growth and change for downtown Brooksville. Fifty two (52) buildings from this time period remain. They were constructed in a range of architectural styles, some of which are excellent examples of the Mid-Century Modern style of architecture.

As Brooksville embarked upon its second century, the pace of growth slowed. Twelve (12) buildings remain which were constructed between 1961 through 1973. These buildings reflect architectural styles that gained prominence as modernism was embraced in mid-century. Brooksville has several examples of the International and Brutalist styles, as well as Ranch and Mid-Century Modern from this time period.

8.2 Resources Overview

Within the survey area there are various types of buildings, including residential, commercial, industrial, religious, and social/recreational properties. The period of architectural significance for the survey area begins in 1855, with the first extant building (the May-Stringer House (NR# 97000210), located at 601 Museum Court and extends through 1973, which is the fifty-year mark utilized for evaluating listing in the National Register of Historic Places. Architectural styles found within the survey area include Frame Vernacular, Masonry Vernacular, Ranch, Colonial Revival, Craftsman, Mid-Century Modern, Mission, International, Art Moderne, Brutalist, Minimal Traditional, Folk Victorian, Queen Anne, Beaux Arts, Gothic Revival, Industrial Vernacular, Neo-Classical Revival, and Commercial.

Specific criteria were evaluated to determine if a historic resource is eligible for listing in the NRHP. Within the survey area, the following criteria were found to have applied to various resources: Criterion A - Association with events that made a significant contribution to the broad patterns of local history; Criterion B – Association with the lives of historically important

people; and Criterion C - Significant as examples of specific architectural styles. Each completed FMSF form details the criterion that apply to that specific property.

The overall form and ornamentation of a building is considered when evaluating architectural styles. The styles reflect specific time periods in American history, and provide insight into the prevailing influences and aesthetic preferences during that time period. For example, vernacular styles are common building forms that have little ornamentation, and utilized locally available materials. These buildings were typically not architect designed, but instead designed and constructed by the homeowner or contractor on their behalf. This differs from more ornate architectural styles, such as Beaux Arts (usually architect designed), and Queen Anne, that feature “high-style” ornamentation. The remainder of this section details the architectural styles found for contributing buildings within the survey area, and provides a brief overview of the style characteristics and time period. Information regarding style overview and characteristics was sourced from *A Field Guide to American Houses* by Virginia Savage McAlester.

8.3 Frame Vernacular

There are forty two (42) Frame Vernacular style buildings within the survey area; thirty eight (38) of them are contributing, and these range in year of construction from 1858 through 1962. Frame vernacular buildings are wood framed, typically clad with wood siding, and set upon a masonry pier foundation. Pier foundations allow for air flow underneath the building, which was important in construction prior to the advent of air conditioning. Often, these buildings were constructed without plumbing, and later additions were created to accommodate this upgrade. There are several types of Frame Vernacular buildings within the survey area: front gable, hall and parlor, shotgun, and pyramidal,

Front Gable

The building at 224 W. Fort Dade Avenue (HE00126), constructed in 1930, is an example of a front gable, Frame Vernacular residence (**Figure 28**). In addition to the front facing gable, the building has a simple porch with shed roof, wood windows, and is on a pier foundation. It is one of several homes of the same form and plan in the neighborhood.

240 N. Broad Street (HE00101) was constructed in 1925 and has similar characteristics – front facing gable, a simple porch with a hipped metal roof, and a pier foundation (**Figure 29**). This building is clad with wood siding and has shed dormers within the steeply pitched roof. It was converted from residential to a commercial use.

310 E. Jefferson Street (HE00992), constructed in 1950, is another example of a front gable Frame Vernacular residence (**Figure 30**). This example has a front gable porch roof, exposed rafter tails, and an enclosed porch. Though it is not on a pier foundation, it is elevated, with a

pierced foundation to allow for air flow. The building is clad in vinyl siding, which likely conceals original wood siding. This house was also converted from residential to a commercial use.



Figure 28 - 224 W. Fort Dade Avenue (HE00126)
Frame Vernacular – Front Gable



Figure 29- 240 N. Broad Street (HE00101)
Frame Vernacular – Front Gable



Figure 30 – 310 E. Jefferson Street (HE00992)
Frame Vernacular – Front Gable

Hall and Parlor

Hall and parlor forms were typically two rooms wide and one room deep with side facing gables. These homes often have additions at the rear with shed or hipped roofs. 216 E. Liberty Street (HE00158), constructed in 1910 (**Figure 31**), and 416 E. Fort Dade Avenue (HE00978), constructed in 1948 (**Figure 32**), are simple wood frame buildings on pier foundations and feature side facing gables. 216 E. Liberty Street retains its original wood siding, while 416 E. Fort Dade Avenue has aluminum siding, likely over the original wood siding.



Figure 31 – 216 E. Liberty Street (HE00158)
Frame Vernacular – Hall and Parlor



Figure 32 – 416 E. Fort Dade Avenue (HE00978)
Frame Vernacular – Hall and Parlor

Shotgun

270 N. Broad Street (HE00954), constructed in 1940, is an example of a shotgun house, and is the only one of its kind in the survey area (**Figure 33**). Shotgun houses are one room wide and several rooms deep with a front facing gable and offset entrance. This example has had a number of alterations over the years, including a false roof on the façade, vinyl and fixed windows, and vinyl siding, and was converted from residential to commercial use.



Figure 33 – 270 N. Broad Street (HE00954)
Frame Vernacular - Shotgun

Pyramidal

Pyramidal houses are typically square in form, with pyramid shaped (hipped) roof. Popular in the south, these homes often are one story, with a central hall and two rooms on either side. Two-story examples are often referred to as four-square homes. The home at 110 S. Saxon Avenue (HE01034), constructed in 1925, is an example of a pyramidal Frame Vernacular house (**Figure 34**). It has a steeply pitched hip metal roof with exposed rafter tails, a full width screen porch, is on a pier foundation, with wood siding and wood shingles.



Figure 34 – 110 S. Saxon Avenue (HE01034)
Frame Vernacular - Pyramidal

8.4 Commercial

One-Part Commercial

A one-part commercial building is one story in height, often vernacular in style and materials, typically featuring a large framed storefront system. These buildings are found in most downtowns throughout the United States.

The McCrory Building, located at 11 N. Main Street (HE01014), and constructed in 1954, is another an example of the Commercial style (**Figure 35**). The building has large, fixed metal display windows and a flat suspended canopy. The exterior surface is stucco. The building housed McCrory's, a mid-twentieth century department store. It has since been converted into offices.



Figure 35 – 11 N. Main Street (HE01014)
One-Part Commercial

100 S. Main Street (HE00178) was constructed in 1885, and is an earlier example of a one-part commercial style building (**Figure 36**). The building is constructed of brick and has a decorative parapet and brick corbels. The façade contains a fixed wood display windows and suspended metal canopy. The building was constructed by Wesley O. Grimsley as a country store called The Pantry. According to the Historic Hernando Preservation Society, it is the oldest brick building in Hernando County, and possibly one of the oldest between Tampa and Ocala.



Figure 36 - 100 S. Main Street (HE00178)
One-Part Commercial

Two Part Commercial

A two-part commercial building is two stories in height, often vernacular in style and materials, typically featuring a large framed storefront system. As with one-part commercial buildings, these are also found in most downtowns throughout the United States.

The 101 N. Main Street (HE01019) was constructed in 1878, is an example of the two-part commercial style building (**Figure 37**). The two story building is clad in stucco with a belt course and has a triangular open porch with one column at the corner entrance. The building replaced an early building that was built in 1858 and was destroyed by fire in 1877. Originally constructed as a three story building, the third story was removed after a fire in 1928. The second story served as Dr. Harvard's office from 1934 – 1964, and the first story housed the Tamiami Cafe from 1923 until 1935, then Bacon's Drug Store in 1935.



Figure 37 – 101 N. Main Street (HE01019)
Two-Part Commercial

The Weeks Hardware store, located at 115 N Main Street (HE00177), and constructed in 1913, is another an example of a two-part commercial style building (**Figure 38**). The main entrance has glazed wood paneled double entry doors with transoms above and is recessed into the center of facade at sidewalk. This entry area is flanked by cast iron pilasters and the entire storefront area has a cast iron header with rosettes. The first story is constructed of brick and clad in stucco on the second story. The building was the longest-running retail store in

Hernando County for more than a century. There is a ghost mural visible on the south side of the second story.



*Figure 38 – 115 N. Main Street (HE00177)
Commercial*

8.5 Masonry Vernacular

There are sixteen (16) Masonry Vernacular style buildings within the survey area; ten (10) of them are contributing, and these range in year of construction from 1915 through 1955. Similar to their Frame Vernacular counterparts, they have little ornamentation, utilized locally available materials, and were typically constructed by the homeowner or local builder.

The building located at 20 S. Broad Street (HE00098) and constructed in 1915 is an example of a commercial building in the Masonry Vernacular style (**Figure 39**). The building is a simple design and geared specifically for its original use as a car dealership. It has a character defining centrally located arched opening in which cars would enter and exit the building. The exterior finish is stucco scored to mimic the appearance of brick. Originally the National Highway Garage, the building was later home to a Dodge car dealership. It has since been converted to a commercial office use.

Another example of a commercial building in the Masonry Vernacular style is American Legion Post #99 Andrew Jackson, located at 208 E Fort Dade Avenue (HE00970), constructed in 1935 (**Figure 39**). The building is fairly simple in design, with a symmetrical facade, and centrally located entrance. The building features some details associated with the Craftsman style.



Figure 39 - National Highway Garage
20 S. Broad Street (HE00098)
Masonry Vernacular - Commercial



Figure 40 - American Legion Post #99 Andrew Jackson
208 E. Fort Dade Avenue (HE00970)
Masonry Vernacular - Commercial

295 E Fort Dade Avenue (HE00975), constructed in 1955, is an example of a Masonry Vernacular residence (**Figure 41**). This triplex features a stucco clad exterior with stone quoins at the building corners, metal casement windows, and a low pitched roof. Two other Masonry Vernacular style residences exist on this same block, and are very similar in design; they are 245 E. Fort Dade Avenue (HE00971), and 275 E. Fort Dade Avenue (HE00973).



Figure 41 - 295 E. Fort Dade Avenue (HE00975)
Masonry Vernacular - Residential

8.6 Ranch

There are fourteen (14) Ranch style buildings within the survey area; all fourteen (14) of them are contributing, and these range in year of construction from 1948 through 1963. As these dates can attest, the ranch style was the most popular residential architectural style of the 1950s and 1960s. In the post-World War II era families were ready to grow, and embraced the American dream of homeownership. The Federal Housing Administration's (FHA) had generous financing programs that favored the suburban concept – sprawling homes on wider lots, in neighborhoods that were built strictly for residential purposes. The proliferation of the automobile made this new lifestyle possible, as did many advancements in technology during World War II, such as the ability to create large expanses of glass. Ranch style homes are characterized by their sprawling, one-story horizontal nature, low pitched roofs, picture windows, and a feature previously not seen integrated into homes – a carport or garage.

421 E. Fort Dade Avenue (HE00979), constructed in 1963, has a long, shallow inset porch with a built-in planter at the center of the façade, a shallow pitched roof with wide eave overhang, a picture window, and a garage that is integrated into the design (**Figure 42**). 254 E. Liberty Street (HE01007), constructed in 1955 (**Figure 43**), and 232 E. Liberty Street (HE01002),

constructed in 1950 (**Figure 44**), are two more examples of Ranch style homes with low pitch side gable roofs, offset porches, and attached garages.



Figure 42 - 421 E. Fort Dade Avenue (HE00979)
Ranch



Figure 43 - 254 E. Liberty Street (HE01007)
Ranch



Figure 44 - 232 E. Liberty Street (HE01002)
Ranch

8.7 Colonial Revival

There are nine (9) Colonial Revival style buildings within the survey area; eight (8) of them are contributing, and these range in year of construction from 1948 through 1950.

The style took its cues from English and Dutch architecture, and was popular between 1880 and 1955. The style commonly utilized features found in Georgian, Federal, or Adam-style architecture, such as symmetrical facades and accentuated front doors, often with decorative crown supported by pilasters. Other character defining features of the Colonial Revival style include multi-pane, double-hung windows, shutters, clapboard siding, and a steep-pitched hip or gable roof.

The home located 609 E. Fort Dade Avenue (HE00981), constructed in 1910 is an excellent example of the Colonial Revival style (**Figure 45**). It features a single front door at the center of the façade with broken pediment and sidelights under a front gable porch, flanked by pairings of 9/1 double hung wood sash windows. The second story contains five 9/1 double hung wood sash windows, spaced evenly across the façade.



Figure 45 - 609 E. Fort Dade Avenue (HE00981)
Colonial Revival

The Frederick E. Lykes Jr. Memorial Library, located at 238 Howell Avenue, and constructed in 1950, is another example of the Colonial Revival style (**Figure 46**). The building has a

symmetrical façade and features double entrance doors with fanlight and sidelights, and Adamesque style wood door surround.



*Figure 46 - 238 Howell Avenue (HE00745)
Colonial Revival*

8.8 Craftsman

There are seven (7) Craftsman style buildings within the survey area; all seven (7) of them are contributing, and these range in year of construction from 1923 through 1948.

The Craftsman style originated in California, with the first craftsman building designed by architects Charles Sumner Greene and Henry Mather Greene. Inspired by the Arts and Crafts movement as well as oriental wooden architecture, the style gained popularity through its publication in pattern books and magazines. The style was popular from around 1905 through the 1930s, which coincides with a time of significant growth in Florida. For this reason, Craftsman style buildings can be found in many historic communities throughout the state. Character defining features of the Craftsman style are low pitched gable roofs with wide, unenclosed eave overhangs, decorative beams or braces under gables, deep full or partial width porches supported by tapered columns, set upon masonry piers. Craftsman homes are typically one or one and one-half stories in height. Some examples, such as the Mason House at 3 N. Orange Avenue (HE00206) (**Figure 47**) exhibit similarities to oriental wooden architecture, reminiscent of a Japanese pagoda.



Figure 46 - 3 N. Orange Avenue (HE00206)
Craftsman

When classifying architectural styles, the evaluator must take into consideration many different factors – form, ornamentation, materials, and time period, to name a few. Sometimes the classification is straightforward, as a property may exhibit all the hallmark characteristics that are associated with a particular style. However, there are few textbook examples in most communities, as local builders would work with clients to suit their own stylistic tastes. Oftentimes, inspiration was drawn from one or more styles, which may make classification seem subjective at times.

Such is the example at 132 S. Brooksville Avenue (HE00112) (**Figure 48**). While this home features distinctive wide, overhanging eaves and brackets supporting the gable with unenclosed eaves and exposed rafter ends, the wrap around porch and columns rest upon slender masonry piers, which is not consistent with the Craftsman style. However, the overall design influence is unmistakably Craftsman.



Figure 48 - 132 S. Brooksville Avenue (HE00112)
Craftsman

8.9 Mid-Century Modern

There are four (4) Mid-Century Modern style buildings within the survey area; all four (4) of them are contributing, and these range in year of construction from 1950 through 1969.

By the beginning of the 1950s, modernism in design began to be enthusiastically embraced. Much like the automobiles of the era, the style incorporated “space-age” styling, with geometric patterns and shapes, and large expanses of glass. New construction materials and methods were being tested, resulting designs not seen before. The style is characterized by clean lines, interesting roof shapes, large windows, and in some designs, character-defining “breeze block”. The style remained popular through the 1970s.

700 E. Fort Dade Avenue (HE00982), constructed in 1960, is a residential example of the Mid-Century Modern style (**Figure 49**). It has a cut away corner entrance with a geometric slant roof, and paired aluminum awning windows. 291 E. Jefferson Street (HE00989), constructed in 1956, is a commercial example of the style, and has a recessed façade flanked by decorative grille of concrete blocks and a short tower with integral geometric pattern in brick (**Figure 50**).



Figure 49 - 700 E. Fort Dade Avenue (HE00982)
Midcentury Modern - Residential



Figure 50 - 291 E. Jefferson Street (HE00989)
Midcentury Modern - Commercial

8.10 Mission

There are four (4) Mission style buildings within the survey area; all four (4) of them are contributing, and these range in year of construction from 1915 through 1940.

The mission style was popular from around 1890 through 1920. The style is most commonly found in California and Florida, two states with a long history of Spanish heritage. California's pavilion building at the 1893 World's Columbian Exposition was of a mission inspired design, leading to its popularity in the years following the exposition. Character defining features of the Mission style include flat roofs with tile overhangs, wide overhanging eaves, smooth, and stucco wall surfaces. Some Mission style buildings have distinctive mission bell shaped dormers or roof parapets. While Mission style residential buildings are common in Florida, the examples within the survey area are all commercial buildings.

11 S. Broad Street (HE00097) was constructed in 1915 and features stuccoed parapets with barrel tile cornices with coping and stacked terracotta dentils above plate glass windows and a suspended aluminum canopy (Figure 51). It was home to the Pure Oil Station and converted to a retail use.



Figure 51 - 11 S. Broad Street (HE00097)
Mission

202 S. Broad Street (HE00952) was constructed in 1940, also for use as a gas station. It has a large porte-cochère, 2 garage bays, stucco walls, and faux metal tile coping (Figure 52). As with the first example, it is in a prominent location on a corner lot, the locations of which were influenced by the original gas station use.



Figure 52 - 202 S. Broad Street (HE00952)
Mission

8.11 International

There are three (3) International style buildings within the survey area; two (2) of them are contributing, and were constructed in 1964 and 1965.

The International style began to be designed in 1925, but became especially popular in the 1960s and 1970s; and is still a very popular design style today. Character defining features include rectilinear forms, smooth, unornamented wall surfaces, asymmetrical facades with no decorative detailing at doors or windows, and flat roofs usually without a ledge at the roof line, and windows are usually metal casements and set flush with the outer walls especially at the corners. The style was influenced by the German art school Bauhaus, the Dutch “De Stijl” art movement, and the teachings of architect Le Corbusier.

The United States Post Office, located at 207 E. Fort Dade Avenue (HE00969) and constructed in 1964 is an example of the International style (**Figure 53**). Distinguishing features are the flat roof, elongated facade with uninterrupted brick wall and an offset ribbon of fixed metal windows with a shallow canopy above.

23B N. Main Street (HE01016) was constructed in 1965 to serve as a bank drive through for the Hernando State Bank. The building is two stories with a stucco exterior, flat roof over ribbons of metal windows with three drive through bays (**Figure 54**). The building is set back from the street

and is indicative of its time period – when the focus of design had shifted to emphasize the role of automobiles in daily life.



Figure 53 - United States Post Office
207 E. Fort Dade Avenue (HE00969)
International Style



Figure 54 – 23B N. Main Street (HE01016)
International Style

8.12 Art Moderne

There are two (2) Art Moderne style buildings within the survey area; both of them are contributing, and were constructed in 1950 and 1953.

The Art Moderne style was popular from around 1920 through 1940. Character defining features include smooth wall surfaces, usually of stucco, flat roofs, usually with a small ledge at roofline, and bands of windows with a horizontal emphasis.

An example of the Art Moderne style is 101 N. Brooksville Avenue (HE00964), constructed in 1950 (**Figure 55**). The building features a combination of fixed and casement metal windows, glass block, and smooth stucco exterior. The corner entrance has a small, triangular canopy with metal support and double metal entry doors with sidelights and transom. The building was constructed as a Western Auto store on the former site of the Varnada Hotel.



Figure 55 - 101 N. Brooksville Avenue (HE00964)
Art Moderne

The Brooksville Bandshell, constructed in 1953, and located at 205 E. Fort Dade Avenue (HE00746), is another example of the Art Moderne style (**Figure 56**). It was constructed in memory of John C. Emerson, who donated land for the high school and bandshell. The bandshell is on the west side of the Parks and Recreation building, which housed the Chamber of Commerce, a tourist lounge, bathrooms, storage and a teen hall on the 2nd floor when it was constructed. The first event to be held in the bandshell was Easter service on April 5, 1953.



Figure 56 - 205 E. Fort Dade Avenue (HE00746)
Art Moderne

8.13 Brutalist

There are two (2) Brutalist style buildings within the survey area; both of them are contributing and were constructed in 1969.

The Brutalist style was popular from the 1950s through the 1970s, and emphasized exposed building materials and structural supports, often of rough concrete. Most Brutalist style buildings are bulky and angular, expressing bold geometric shapes and sharp edges.

123 N. Main Street (HE01023), and 129 N. Main Street (HE01024) represent two earlier buildings that were extensively altered to look like one building in the Brutalist style. Due to the age and nature of the alterations, they have achieved significance in their own right and are therefore considered contributing. The building's character defining feature is a ribbon of exposed concrete in a geometric pattern at roof line (**Figure 57**). This feature is above a marble facade with an offset pair of wood paneled, recessed entrance doors. The windows are large, single light fixed metal glass. The left side of the façade conceals the original building for 123 S. Main Street, which was the site of Bacon's Drug Store beginning in 1936. Alterations in 1969 resulted in the buildings current appearance, which was constructed for the First Federal Savings and Loan.



*Figure 57 - 123 N. Main Street (HE01023) and 129 N. Main Street (HE01024)
Brutalist*

8.14 Minimal Traditional

There are two (2) Minimal Traditional style buildings within the survey area; one of them is contributing, and was constructed in 1940.

Minimal Traditional style homes were constructed with simplicity in mind. Popular from around 1935 through 1950, these homes are generally clad in one material and have minimal

architectural detailing that references earlier styles, such as Colonial Revival and Craftsman. The style became an affordable, small-house solution to the debts of the Great Depression, and proved to be a useful during World War II and the post war years, due to FHA backed financing during these time periods. Character defining features include low or intermediate pitched roofs with little to no overhang, minimal architectural detail, and generally one story in height.

406 E. Jefferson Street (HE00993), constructed in 1940, has a low pitched, side gable roof with shallow eave overhang, is stucco clad, and has little ornamentation (**Figure 58**).



Figure 58 – 406 E. Jefferson Street (HE00993)
Minimal Traditional

8.15 Folk Victorian

There are two (2) Folk Victorian style buildings within the survey area; both of them are contributing, and were built in 1882 and c. 1900.

Popular from around 1870 through 1910, the Folk Victorian style took full advantage of advancements made during the industrial revolution. The style is characterized by ornate decoration applied to simple folk house forms. This ornamentation included pre-cut woodwork detailing such as wood shingles, turned spindles, spandrels, jigsaw cut trim, or cornice line brackets, which were mass produced in factories and shipped to local communities via the railroad.

The John J. Hale House, constructed in 1882 and located at 7 N. Orange Avenue (HE00207), features a 2-story full width porch with flat jigsaw cut balustrade (**Figure 59**). The house was built on an estate of 160 acres by Hale, who introduced tangerines to Brooksville. Elected alderman in 1880, he worked with other local leaders to establish the Brooksville Citrus Growers Association, the Brooksville Railroad Association, and was involved in the development of Route 19. Hale's grandson Alfred McKethan, the influential Chairman of the State Road Board and Hernando State Bank employee, also owned the home.



Figure 59 - *The John J. Hale House*
7 N. Orange Avenue (HE00207)
Folk Victorian

102 Bell Avenue (HE00089), constructed in 1900, is an L-shaped gable and wing form of the Folk Victorian style with a partial porch that was enclosed some time in its past. The home has a dominant front gable with wood shingles and metal roof. It is a good example of a folk form with applied ornamentation, which is characteristic of the Folk Victorian style (**Figure 60**).



Figure 60 - *102 Bell Avenue (HE00089)*
Folk Victorian

8.16 Queen Anne

There are two (2) Queen Anne style buildings within the survey area; both of them are contributing, and were constructed in 1882 and 1885.

The Queen Anne style was popular from around 1880 through 1910. The style was popularized through pattern books and was a favored design for residential architecture during this time period. Character defining features include steeply pitched roofs of irregular shapes, usually with dominant front facing gables, asymmetrical facades with partial or full width porches, often with towers and decorative spindlework on porches and gable trim.



Figure 61 - 122 W. Fort Dade Avenue (HE00124)
Queen Anne

122 W. Fort Dade Avenue (HE00124), constructed in 1882 (**Figure 61**), is an L-shaped Queen Anne style home with an octagonal tower at the center of the L with a 3-bay porch, and cross-gabled roof with spindlework and rafter tails. The house was constructed in 1882 with heart pine from Mr. Gordy's sawmill. The home has long been associated with the Weeks family.

601 Museum Court (HE003282), constructed in 1855 (**Figure 62**), features a high-pitched gable roof with tower, 2 story wrapped verandah with spindlework, clad in various wood textures with shinglework, and windows with triangular lintels. The porch is 2 stories and wraps around the south and east elevations, with 8 bays under shed and gable roofs. Richard Wiggins sold the property to John May in 1885, who built a 4 room house. In 1903 the property was

purchased by Dr. Sheldon Stringer, who vastly expanded the house to include a portion for his office, and transformed the house into its current Queen Anne style.



Figure 62 - 601 Museum Court (HE003282)
Queen Anne

8.17 Beaux Arts

There is one (1) Beaux Arts style building within the survey area, and it is contributing, constructed in 1913.

The Beaux Arts style was popular from around 1885 through 1930, and was greatly influenced by American architects who studied at the École des Beaux Arts in Paris, which was the premiere school for the study of architecture and the arts during this time period. The Beaux Arts style was highly stylized, with elaborate ornamentation. Character defining features of the style include masonry walls, facades with quoins, pilasters, and or columns, and decorative elements such as shields, garlands, and floral patterns.

The Hernando County Courthouse, located at 20 N. Main Street (HE00062), and constructed in 1913, is in the Beaux Arts style (**Figure 63**). Designed by Atlanta-based architect William Augustus Edwards, the building features ornamental elements including a 5 bay portico on the center of the facade with 4 unfluted Ionic columns between 2 pilasters, beltcourse, dentils, decorative shields, and bracketed window hoods. The windows are wood, and are a

combination of 10 light casements in pairs with 4 light transoms, as well as 10 light casements with 5 light fanlights. Modern additions were constructed behind the original building and include a 3-story addition built in 1974 and a 4-story annex in 1988.



Figure 63 - *Hernando County Courthouse*
20 N. Main Street (HE00062)
Beaux Arts

8.18 Gothic Revival

There is one (1) Gothic Revival style building within the survey area, and it is contributing, constructed in 1961.

The Gothic Revival style was popularized in the United States by the work of architect Alexander Jackson Davis and landscape architect and author Andrew Jackson Downing. Davis' designs for country houses in the Gothic Revival style were incorporated into pattern books published by Downing. The style was embraced as an idyllic, storybook design for domestic architecture, and was popular from around 1840 through 1880. The popularity of the style endured for ecclesiastical architecture. Character defining features of the style include steeply pitched roofs with steep cross gables, wall surfaces extending into gables without breaks, and windows with pointed arches.

109 S Broad Street (HE00099), constructed in 1961 for the First United Methodist Church, is in the Gothic Revival style, and features a triple lancet arch portal constructed of concrete with three entrances on the façade, and lancet arch-stained glass windows (**Figure 64**). The construction of the sanctuary spanned began in 1961 and was completed in 1964 under the direction of Reverend Marvin Park Jr. The sanctuary was erected on the site of the former sanctuary which had served for nearly 75 years



Figure 64 - 109 S Broad Street (HE00099)
Gothic Revival

8.19 Neo-Classical Revival

There is one (1) Neo-Classical Revival style building within the survey area, and it is contributing, constructed in 1908.

The World's Columbian Exposition held in Chicago in 1893 created an intense interest in Neo-Classical design. The exposition's designers mandated classical themes, and the exposition was considered a monumental success. The exposition drew over twenty seven million attendees, many of whom were inspired to replicate some of the beauty and splendor of the fair in their own communities. The architecture, order, and symmetry of classicism on display at the exposition was viewed as having a positive effect on the inhabitants of a city, and greatly influenced the City Beautiful Movement. Characteristics of the Neo-Classical Revival style include symmetrically balanced facades, full height portico with roof supported by classical columns, and often containing a large, triangular pediment.

1 N. Main Street (HE00176) was constructed in 1908 for the Brooksville Banking Company, and later was the home of the 1st National Bank (**Figure 65**). Character defining features of the building include a monumental portico with full height, unfluted Doric columns and two square pilasters supporting a triangular pediment on the facade. Originally constructed with exposed brick, the bank was updated in 1927 to reflect the Neo-Classical Revival style, with the addition

of the full height columns, pediment, and stucco walls. The building later served as the post office, and has been home to McKethan-Browning Insurance since the 1950s.



Figure 65 - 1 N. Main Street (HE00176)
Neo-Classical Revival

9.0 LISTS OF SURVEYED RESOURCES

The lists contained within this section provide an overview of the resources surveyed, including properties eligible for individual designation to the NRHP, classification of contributing or non-contributing, updates to previously recorded FMSF forms, and demolitions that have occurred to properties that were previously recorded.

9.1 List of Resources Eligible for Individual Listing in the National Register

DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY NATIONAL REGISTER ELIGIBLE RESOURCES (FOR INDIVIDUAL DESIGNATION)				
FMSF #	Site Name	Address	Year Built	Style
HE00090	Jennings Building	12 N. Broad Street	1915	Commercial
HE00124	Weeks House	122 W. Fort Dade Avenue	1882	Queen Anne
HE00746	Parks & Recreation Administration Building	205 E. Fort Dade Avenue	1953	Art Moderne
HE00970	-	208 E. Fort Dade Avenue	1935	Masonry Vernacular
HE00180	Brooksville Women's Club	131 S. Main Street	1931	Craftsman
HE00175	Brooksville Lumber and Supply	158 S. Main Street	1909	Frame Vernacular
HE00062	Hernando County Courthouse	20 N. Main Street	1913	Beaux Arts
HE00177	Weeks Hardware	115 N. Main Street	1913	Commercial
HE01031	The Ederington House	701 Museum Court	c. 1895	Frame Vernacular
HE00207	Hale House	7 N. Orange Avenue	1882	Folk Victorian

9.2 List of Contributing Resources

DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY CONTRIBUTING RESOURCES				
FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00089	102 N. Bell Avenue	102 Bell Avenue	c.1900	Folk Victorian
HE00946		103 Bell Avenue	1950	Ranch
HE00090	Jennings Building	12 N. Broad Street	1915	Commercial
HE00093	Snow Insurance Company	24 N. Broad Street	1915	Mission
HE00094	R&D Auto Upholstery	36 N. Broad Street	1930	Mission
HE00951		128 N. Broad Street	1950	Commercial
HE00095	220 E. Broad Street	220 N. Broad Street	1940	Craftsman
HE00096	224 E. Broad Street	224 N. Broad Street	1936	Craftsman
HE00101	240 W. Broad Street	240 N. Broad Street	1925	Frame Vernacular
HE00953		250 N. Broad Street	1955	Masonry Vernacular
HE00954		270 N. Broad Street	1940	Frame Vernacular
HE00956		296 N. Broad Street	1940	Frame Vernacular
HE00959		322 N. Broad Street	1950	Commercial
HE00960		501 N. Broad Street	1957	Commercial
HE01044	10 S. Broad Street	10 S. Broad Street	1915	Commercial
HE00097	Old Town Flower Shop	11 S. Broad Street	1915	Mission
HE00947		13 S. Broad Street	1915	Commercial
HE00839	S. Broad Street	15 S. Broad Street	1915	Commercial
HE00098	20 W. Broad Street	20 S. Broad Street	1915	Masonry Vernacular
HE00949		26 S. Broad Street	1964	Commercial
HE00099	First Methodist Church	109 S. Broad Street	1954	Gothic Revival
HE00952		202 S. Broad Street	1940	Mission
HE00100	Mary Ann Dewitt Office	218 S. Broad Street	1910	Frame Vernacular
HE00081	Johnson House	219 S. Broad Street	1910	Frame Vernacular
HE00837	Sunset Motel	301 S. Broad Street	1945	Commercial
HE00964		101 N. Brooksville Avenue	1950	Art Moderne
HE01041		7 S. Brooksville Avenue	1946	Masonry Vernacular
HE00963		26 S. Brooksville Avenue	1925	Masonry Vernacular
HE00106	110 or 112 S. Brooksville	110 S. Brooksville Avenue	1910	Colonial Revival
HE00107	114 S. Brooksville Avenue	114 S. Brooksville Avenue	1944	Frame Vernacular
HE00109	118 S. Brooksville Avenue	118 S. Brooksville Avenue	1910	Frame Vernacular
HE00112	132 S. Brooksville Avenue	132 S. Brooksville Avenue	1925	Craftsman
HE01039		2 W. Early Street	1940	Commercial
HE01040		10 W. Early Street	1940	Frame Vernacular
HE00965		12 W. Early Street	1940	Frame Vernacular
HE00746	Parks & Recreation Administration Building	205 E. Fort Dade Avenue	1953	Art Moderne
HE00969		207 E. Fort Dade Avenue	1964	International
HE00970		208 E. Fort Dade Avenue	1935	Masonry Vernacular
HE00971		245 E. Fort Dade Avenue	1955	Masonry Vernacular
HE00973		275 E. Fort Dade Avenue	1955	Masonry Vernacular
HE00974		290 E. Fort Dade Avenue	1948	Ranch
HE00975		295 E. Fort Dade Avenue	1955	Masonry Vernacular
HE00976		296 E. Fort Dade Avenue	1950	Ranch
HE00978		416 E. Fort Dade Avenue	1948	Frame Vernacular
HE00979		421 E. Fort Dade Avenue	1963	Ranch
HE00980		500 E. Fort Dade Avenue	1953	Ranch
HE01042		607 E. Fort Dade Avenue	1955	Ranch
HE00981		609 E. Fort Dade Avenue	1910	Colonial Revival
HE00982		700 E. Fort Dade Avenue	1960	Mid-Century Modern
HE00966		55 W. Fort Dade Avenue	1950	Masonry Vernacular
HE00124	Weeks House	122 W. Fort Dade Avenue	1882	Queen Anne
HE00126	224 W. Fort Dade Avenue	224 W. Fort Dade Avenue	1930	Frame Vernacular
HE00127	300 W. Fort Dade Avenue	300 W. Fort Dade Avenue	1905	Frame Vernacular
HE00745	Frederick E. Lykes Jr. Memorial Library	238 Howell Avenue	1950	Colonial Revival

**DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY
CONTRIBUTING RESOURCES**

FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00986		161 E. Jefferson Street	1950	Mid-Century Modern
HE00989		291 E. Jefferson Street	1956	Mid-Century Modern
HE00992		310 E. Jefferson Street	1950	Frame Vernacular
HE00151	Dent Lanier	403 E. Jefferson Street	1948	Frame Vernacular
HE00993		406 E. Jefferson Street	1940	Minimal Traditional
HE00994		415 E. Jefferson Street	1925	Frame Vernacular
HE00152	Turner Funeral Home	504 E. Jefferson Street	1912	Colonial Revival
HE00995		550 E. Jefferson Street	1965	Commercial
HE00987		203 W. Jefferson Street	1925	Masonry Vernacular
HE00990		300 W. Jefferson Street	1955	Commercial
HE00991		303 W. Jefferson Street	1936	Frame Vernacular
HE00998		0 E. Liberty Street	1932	Commercial
HE01001		26 E. Liberty Street	1959	Commercial
HE01043		30 E. Liberty Street	1958	Commercial
HE00154	114 E. Liberty	114 E. Liberty Street	1948	Craftsman
HE00157	202 E. Liberty	202 E. Liberty Street	1900	Frame Vernacular
HE00158	216 E. Liberty	216 E. Liberty Street	1910	Frame Vernacular
HE00159	217 E. Liberty	217 E. Liberty Street	1940	Craftsman
HE00160	221 E. Liberty	221 E. Liberty Street	1920	Frame Vernacular
HE00161	222 E. Liberty	222 E. Liberty Street	1901	Colonial Revival
HE01002		232 E. Liberty Street	1950	Ranch
HE01003		240 E. Liberty Street	1955	Ranch
HE01004		245 E. Liberty Street	1940	Frame Vernacular
HE01005		246 E. Liberty Street	1955	Ranch
HE01006		251 E. Liberty Street	1940	Frame Vernacular
HE01007		254 E. Liberty Street	1955	Ranch
HE01008		267 E. Liberty Street	1930	Frame Vernacular
HE01009		268 E. Liberty Street	1925	Frame Vernacular
HE00163	315 E. Liberty	315 E. Liberty Street	1925	Frame Vernacular
HE01011		406 E. Liberty Street	1925	Colonial Revival
HE00176	Browning Insurance	1 N. Main Street	1908	Neo-Classical Revival
HE01012		5 N. Main Street	1915	Commercial
HE01014		11 N. Main Street	1954	Commercial
HE00062	Hernando County Courthouse	20 N. Main Street	1913	Beaux Arts
HE01019		101 N. Main Street	1878	Commercial
HE01020		105 N. Main Street	1910	Commercial
HE00177	Weeks Hardware	115 N. Main Street	1913	Commercial
HE01023		123 N. Main Street	1969	Brutalist
HE01024		129 N. Main Street	1969	Brutalist
HE01016		23 B N. Main Street	1965	International
HE00840	10 S. Broad Street	10 S. Main Street	1915	Commercial
HE00178	Brooksville Printing	100 S. Main Street	1885	Commercial
HE01018		101 S. Main Street	1954	Commercial
HE01022		116 S. Main Street	1962	Frame Vernacular
HE00180	Brooksville Women's Club	131 S. Main Street	1931	Craftsman
HE00170	140 Main Street	140 S. Main Street	1913	Colonial Revival
HE00181	143 Main Street	143 S. Main Street	1910	Frame Vernacular
HE00182	Cappleman House	151 S. Main Street	1858	Frame Vernacular
HE00175	Brooksville Lumber and Supply	158 S. Main Street	1909	Frame Vernacular
HE00183	Judge Willis Russell House	201 S. Main Street	1925	Frame Vernacular
HE00171	211 Main Street	211 S. Main Street	1912	Colonial Revival
HE00172	301 Main Street	301 S. Main Street	1925	Frame Vernacular
HE01025		313 S. Main Street	1959	Ranch
HE01026		315 S. Main Street	1959	Ranch
HE00173	410 Main Street	410 S. Main Street	1940	Frame Vernacular

**DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY
CONTRIBUTING RESOURCES**

FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00843	500 S. Main Street	500 S. Main Street	1930	Frame Vernacular
HE01028		503 S. Main Street	c.1930	Frame Vernacular
HE00845	512 S. Main Street	512 S. Main Street	1940	Commercial
HE01029		515 S. Main Street	1969	Mid-Century Modern
HE01030		109 May Avenue	1957	Ranch
HE00382	May-Stringer House	601 Museum Court	1855	Queen Anne
HE01031	The Ederington House	701 Museum Court	c. 1895	Frame Vernacular
HE01032		705 Museum Court	1925	Frame Vernacular
HE00206	Mason House	3 N. Orange Avenue	1923	Craftsman
HE00207	Hale House	7 N. Orange Avenue	1882	Folk Victorian
HE01038		110 S. Saxon Avenue	1925	Frame Vernacular
HE01036		103 D S. Saxon Avenue	1940	Frame Vernacular
HE01037		103 E S. Saxon Avenue	1887	Frame Vernacular

9.3 List of Non-Contributing Resources

DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY NON-CONTRIBUTING RESOURCES				
FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00945		3 N. Bailey Avenue	1920	Masonry Vernacular
HE00948		18 N. Broad Street	1915	Commercial
HE00950		120 N. Broad Street	1930	Commercial
HE00955		273 N. Broad Street	1945	Masonry Vernacular
HE00957		297 N. Broad Street	1958	Commercial
HE00958	Stone Plaza	310 N. Broad Street	1965	Commercial
HE00961	Snooks Hilltop Restaurant	504 N. Broad Street	1955	No style
HE00962		13 S. Brooksville Avenue	1946	Masonry Vernacular
HE00967		101 E. Fort Dade Avenue	1956	Commercial
HE00968		134 E. Fort Dade Avenue	1950	Commercial
HE00972		246 E. Fort Dade Avenue	1950	Commercial
HE00977		304 E. Fort Dade Avenue	1942	Masonry Vernacular
HE00983		9 N. Georgia Avenue	1955	Commercial
HE00744	215 Howell Avenue	217 Howell Avenue	1924	Masonry Vernacular
HE00985		1 E. Jefferson Street	1905	International
HE00996		605 E. Jefferson Street	1950	Commercial
HE00988		210 W. Jefferson Street	1963	Commercial
HE00997		101 Lamar Avenue	1950	Industrial Vernacular
HE00838	Merritt Funeral Home	2 S. Lemon Avenue	1960	Mixed, none dominant
HE00999		15 E. Liberty Street	1930	Commercial
HE01000		20 E. Liberty Street	1915	Commercial
HE00162	305 E. Liberty	305 E. Liberty Street	1925	Frame Vernacular
HE01010		314 E. Liberty Street	1955	Other
HE00164	Blueberry Patch	414 E. Liberty Street	1925	Frame Vernacular
HE00165	Brewer's Funeral Home	510 E. Liberty Street	1904	Colonial Revival
HE01021		111 N. Main Street	1915	Commercial
HE01015		23 A N. Main Street	1910	Commercial
HE01015		18 S. Main Street	1957	No style
HE01017		31 S. Main Street	1915	Commercial
HE00179	Brooksville Cleaners & Laundry	104 S. Main Street	1925	Commercial
HE00842	124 S. Main Street	124 S. Main Street	1948	Minimal Traditional
HE00174	NW Corner of Main & Early	412 S. Main Street	1920	Commercial
HE01027		417 S. Main Street	1950	Ranch
HE01033		103 A S. Saxon Avenue	1924	Frame Vernacular
HE01034		103 B S. Saxon Avenue	1940	Frame Vernacular
HE01035		103 C S. Saxon Avenue	1950	Masonry Vernacular

9.4 List of Updates to Previously Recorded FMSF Forms

DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY LIST OF UPDATES TO PREVIOUSLY RECORDED FMSF FORMS				
FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00089	102 N. Bell Avenue	102 Bell Avenue	c.1900	Folk Victorian
HE00090	Jennings Building	12 N. Broad Street	1915	Commercial
HE00093	Snow Insurance Company	24 N. Broad Street	1915	Mission
HE00094	R&D Auto Upholstery	36 N. Broad Street	1930	Mission
HE00095	220 E. Broad Street	220 N. Broad Street	1940	Craftsman
HE00096	224 E. Broad Street	224 N. Broad Street	1936	Craftsman
HE00101	240 W. Broad Street	240 N. Broad Street	1925	Frame Vernacular
HE00097	Old Town Flower Shop	11 S. Broad Street	1915	Mission
HE00839	S. Broad Street	15 S. Broad Street	1915	Commercial
HE00098	20 W. Broad Street	20 S. Broad Street	1915	Masonry Vernacular
HE00099	First Methodist Church	109 S. Broad Street	1954	Gothic Revival
HE00100	Mary Ann Dewitt Office	218 S. Broad Street	1910	Frame Vernacular
HE00081	Johnson House	219 S. Broad Street	1910	Frame Vernacular
HE00837	Sunset Motel	301 S. Broad Street	1945	Commercial
HE00106	110 or 112 S. Brooksville	110 S. Brooksville Avenue	1910	Colonial Revival
HE00107	114 S. Brooksville Avenue	114 S. Brooksville Avenue	1944	Frame Vernacular
HE00109	118 S. Brooksville Avenue	118 S. Brooksville Avenue	1910	Frame Vernacular
HE00112	132 S. Brooksville Avenue	132 S. Brooksville Avenue	1925	Craftsman
HE00746	Parks & Recreation Administration Building	205 E. Fort Dade Avenue	1953	Art Moderne
HE00124	Weeks House	122 W. Fort Dade Avenue	1882	Queen Anne
HE00126	224 W. Fort Dade Avenue	224 W. Fort Dade Avenue	1930	Frame Vernacular
HE00127	300 W. Fort Dade Avenue	300 W. Fort Dade Avenue	1905	Frame Vernacular
HE00744	215 Howell Avenue	217 Howell Avenue	1924	Masonry Vernacular
HE00745	Frederick E. Lykes Jr. Memorial Library	238 Howell Avenue	1950	Colonial Revival
HE00151	Dent Lanier	403 E. Jefferson Street	1948	Frame Vernacular
HE00152	Turner Funeral Home	504 E. Jefferson Street	1912	Colonial Revival
HE00838	Merritt Funeral Home	2 S. Lemon Avenue	1960	Mixed, none dominant
HE00154	114 E. Liberty	114 E. Liberty Street	1948	Craftsman
HE00157	202 E. Liberty	202 E. Liberty Street	1900	Frame Vernacular
HE00158	216 E. Liberty	216 E. Liberty Street	1910	Frame Vernacular
HE00159	217 E. Liberty	217 E. Liberty Street	1940	Craftsman
HE00160	221 E. Liberty	221 E. Liberty Street	1920	Frame Vernacular
HE00161	222 E. Liberty	222 E. Liberty Street	1901	Colonial Revival
HE00162	305 E. Liberty	305 E. Liberty Street	1925	Frame Vernacular
HE00163	315 E. Liberty	315 E. Liberty Street	1925	Frame Vernacular
HE00164	Blueberry Patch	414 E. Liberty Street	1925	Frame Vernacular
HE00165	Brewer's Funeral Home	510 E. Liberty Street	1904	Colonial Revival
HE00176	Browning Insurance	1 N. Main Street	1908	Neo-Classical Revival
HE00062	Hernando County Courthouse	20 N. Main Street	1913	Beaux Arts
HE00177	Weeks Hardware	115 N. Main Street	1913	Commercial
HE00840	10 S. Broad Street	10 S. Main Street	1915	Commercial
HE00178	Brooksville Printing	100 S. Main Street	1885	Commercial
HE00179	Brooksville Cleaners & Laundry	104 S. Main Street	1925	Commercial
HE00842	124 S. Main Street	124 S. Main Street	1948	Minimal Traditional
HE00180	Brooksville Women's Club	131 S. Main Street	1931	Craftsman
HE00170	140 Main Street	140 S. Main Street	1913	Colonial Revival
HE00181	143 Main Street	143 S. Main Street	1910	Frame Vernacular

**DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY
LIST OF UPDATES TO PREVIOUSLY RECORDED FMSF FORMS**

FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00182	Cappleman House	151 S. Main Street	1858	Frame Vernacular
HE00175	Brooksville Lumber and Supply	158 S. Main Street	1909	Frame Vernacular
HE00183	Judge Willis Russell House	201 S. Main Street	1925	Frame Vernacular
HE00171	211 Main Street	211 S. Main Street	1912	Colonial Revival
HE00172	301 Main Street	301 S. Main Street	1925	Frame Vernacular
HE00173	410 Main Street	410 S. Main Street	1940	Frame Vernacular
HE00174	NW Corner of Main & Early	412 S. Main Street	1920	Commercial
HE00843	500 S. Main Street	500 S. Main Street	1930	Frame Vernacular
HE00845	512 S. Main Street	512 S. Main Street	1940	Commercial
HE00382	May-Stringer House	601 Museum Court	1855	Queen Anne
HE00206	Mason House	3 N. Orange Avenue	1923	Craftsman
HE00207	Hale House	7 N. Orange Avenue	1882	Folk Victorian

9.5 Demolitions of Previously Recorded Properties

DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY DEMOLITIONS OF PREVIOUSLY RECORDED PROPERTIES	
FMSF #	Address
HE00156	0 N. Broad Street
HE00155	0 S. Brooksville Avenue
HE00105	0 S. Brooksville Avenue
HE00150	234 E. Jefferson Street
HE00184	305 S. Main Street
HE00185	316 S. Main Street
HE00186	407 S. Main Street
HE00844	508 S. Main Street

10.0 RECOMMENDATIONS AND SUMMARY

The goal of the Downtown Brooksville Historic Resource Survey was to update properties previously recorded through FMSF forms, and to record additional properties built on or before 1973. The information from the survey can be used in a multitude of ways that may promote preservation and protection of historic resources through education, marketing, financial incentives, designation, and historic preservation programming. Additionally, the survey results can serve to underscore and support efforts to prioritize walkability and sense of place within the downtown. The following recommendations aim to utilize the survey results in a strategic manner, aimed at enhancing the social, cultural, and economic climate of Brooksville.

10.1 Recommendation 1 – Formal Actions for the City of Brooksville

- a. The City of Brooksville’s City Council should be encouraged to formally adopt the survey report and associated FMSF forms, and to consider formal actions that may be taken in the interest of protecting the finite, tangible historic resources present within the survey area. Though the City has a designated Historic District Overlay that is referenced in the *City of Brooksville Land Development Code, Part 3-1, Historical Central Business/Residential District Overlay*, and a regulatory framework for historic preservation is outlined in the *City of Brooksville Land Development Code, Part 3-2, Historic Preservation*, there is no active historic preservation program at this time.

It would have been challenging for City leadership and staff to implement a historic preservation program without the benefit of a historic resource survey. The survey establishes architectural styles, significance, and integrity, all essential information that would be needed when evaluating projects through a local historic preservation program. The City has taken important steps in the goal of recognizing its historic resources through creation of the overlay district and regulations. The survey effort removes a substantial roadblock that existed in implementation of that goal.

- b. The City of Brooksville Historic Preservation Review Board should be populated. Historic preservation is most powerful when it is implemented at the local level. Leadership, citizens, and residents have an intimate understanding and awareness of their community that no others have, and hold the best interest of their community at heart. In communities all across the nation, members of municipal boards tasked with historic preservation are often owners themselves of historic properties, and understand the unique challenges and rewards of being a steward of their town’s history. Board members offer their passionate commitment to the cause of preservation in their communities, and often come from highly skilled backgrounds in areas that intersect with historic preservation, such as construction, urban planning, history, architecture, archaeology, engineering and design. With their passion for historic buildings and places, and their applicable backgrounds, they are best equipped to work with owners of historic buildings to guide them in decisions affecting their properties. While elected officials could choose to serve in this capacity, it is often counter to the

objectives being sought, and fails to share the benefit of insight that fellow owners of historic buildings and those with applicable backgrounds and knowledge can offer.

- c. Implementation of a historic preservation ordinance which incorporates the existing language and regulations outlined in the *City of Brooksville Land Development Code, Part 3-1, Historical Central Business/Residential District Overlay*, and *City of Brooksville Land Development Code, Part 3-2, Historic Preservation* should be considered. Specific to the ordinance, the following is recommended:
 1. Change the name of the Historic Preservation Review Board to the Historic Preservation Board. The word “Review” implies that the sole function of the board is to review projects related to historic resources, and to make decisions regarding the proposal of such projects. In order to be effective, a historic preservation board must be much more than a “rules” board.
 2. Outline the Functions, Powers, and Duties, and Jurisdiction of the Historic Preservation Board within the above-mentioned ordinance, and set a minimum monthly meeting requirement, whether or not there are property-specific cases to review. This section should clearly articulate the responsibilities and expectations of board members, and outline the benefit and value they offer to the community. For example, board members can advocate for historic resources and educate the public on best practices through various programs and events. They can offer hands-on workshops that invite the public to participate in educational programs, with how-to topics ranging from restoration of wood windows and doors, incorporation of energy efficiency measures, and researching the history of a historic building. Implementation of a historic plaque and preservation awards program and creation of an annual event honoring National Preservation Month in May is another example of ways that board members can actively engage in preservation on behalf of the community.
 3. Include a section related to Demolition by Neglect, and outline code enforcement action that will be taken to address offending properties. Demolition by Neglect is the failure to provide ordinary and necessary maintenance and repair to a historic resource (building, structure, site, architectural feature and/or appurtenance) which may result in deterioration to the point that repair is not viable, and demolition becomes the most reasonable course of action in the interest of public health and safety. Demolition by Neglect is often a strategy employed by property owners who seek to demolish historic properties and argue that repair is cost prohibitive and creates an economic hardship.
- d. Ordinance No. 960 details requirements for the handling of historic vitrified brick streets within the delineated “Brick Street District”. The retention and restoration of existing brick streets, and the uncovering of brick streets previously covered with asphalt has been cited as a priority by the City Council. Prior to undertaking rehabilitation of historic brick streets, a step-by-step guide of the process to remove asphalt, clean and store bricks, and re-install

them should be created. This guide should be acknowledged and utilized by all employees and/or contractors that are authorized to work within the brick street district. Prior to full scale removal of asphalt from any street within the brick street district, sample areas should be completed and inspected before the project may proceed. Replacement Augusta Block bricks are expensive and rare to obtain, therefore great care should be taken with existing material already in place in Brooksville. The brick streets are a character defining element that adds to the distinct sense of place and identity of Brooksville.

- e. Consider implementation of a property tax exemption program. According to Section 196.1997 of the Florida Statutes, counties and municipalities are authorized to adopt ordinances allowing a property tax exemption for up to 100% of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties. This exemption would apply only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day the ordinance authorizing ad valorem tax exemption for historic properties is adopted.
- f. Pursue designation as a Florida Certified Local Government (CLG). The program recognizes communities that have adopted historic preservation ordinances which comply with the CLG program requirements. Information about the program and its requirements are included in **Appendix J**. Some benefits of the program include technical assistance provided by the Florida Department of State, Bureau of Historic Preservation staff; in-depth training sessions offered statewide, and tailored, on-site trainings for boards or commissions; historic preservation webinars; and grant match waiver for the Small Matching Grants program, which provides a maximum award of fifty thousand dollars in a fiscal year, without a required grant match.
- g. Require projects seeking grant funding from the CRA's "Property Improvement Matching Grant Program" to obtain approval via a Certificate of Appropriateness to ensure that proposed work is in character with the building's architectural style and will not adversely impact any historic elements and features or the building's overall form and integrity. Require a historic preservation inspection prior to disbursement of funds to ensure that the executed work is in compliance with the approved Certificate of Appropriateness.
- h. Establish internal policies and procedures for reviewing building permits for historic buildings. Such policies and procedures should utilize code requirements that are specific to historic buildings, and which offer special consideration in permitting, without sacrificing safety. This is necessary to ensure that building code requirements for new construction are not imposed upon historic buildings, which could result in loss of historic features and fabric.

10.2 Recommendation 2 – Prioritize Walkability and Sense of Place

The historic fabric and character of downtown Brooksville is adversely impacted by the presence of state highway US 41. The highway is one-directional, with traffic on E. Jefferson Street flowing west, and traffic on N. Broad Street traveling east. These conditions make for an environment that is unsafe and unpleasant for pedestrians. Additionally, the volume and vibration of heavy traffic through the downtown has extremely adverse effects on historic buildings and streets, and can cause significant structural issues.

Successful historic downtowns share some key design elements: they are walkable and safe, they are humanscale, and they have a defined sense of place. These elements have a positive impact on the business climate, as the more time visitors and residents spend on foot, the more likely they are to visit shops and restaurants along their route. This translates positively, resulting in more money flowing into the local economy. The change from one-directional highways to bi-directional local roads is a long range project that can easily be forgotten or postponed, especially through leadership changes over time. It is essential for the safety and vitality of downtown that there is a commitment from local leaders and stakeholders to prioritize to change the traffic pattern, and to implement an action plan for doing so.

10.3 Recommendation 3 – Historic Preservation Design Guidelines

Historic preservation design guidelines are a useful tool that can be utilized by property owners, City staff, and others responsible for the care and maintenance of historic buildings in Brooksville. The guidelines contain information about the history of a place, commonly found architectural styles, and appropriate methods for the repair and maintenance of historic buildings. Brooksville Main Street was recently awarded a DOHR Small Matching Grant (FY2024) for the creation of design guidelines. It is important that the design guidelines are written with the layperson in mind, in order to be most effectively used by property owners. Additionally, the design guidelines should contain a section on cyclical maintenance, with a proposed maintenance schedule and checklist.

10.4 Recommendation 4 – Pursue National Register Designation

Listing in the National Register of Historic Places should be pursued for properties that have been determined to be “contributing” within the survey report. This includes properties that may be eligible for inclusion in a National Register Historic District, or properties that may be eligible for individual designation. Section 9.0, List of Surveyed Resources includes further information on which properties may be eligible.

National Register designation is an eligibility requirement for taking advantage of Federal and State tax credit programs, and establishes the role that a district, building, site, structure or object has played in the history and development of Florida and the United States.

Once National Register designation is obtained, Brooksville can benefit from the support of the Advisory Council on Historic Preservation (ACHP). The ACHP may play a role in mediating federally funded projects, so the city can ensure that resulting projects are in the best interest of Brooksville and its citizens. This can be beneficial in the case of Brooksville, as the state highway roads that flow heavy traffic through downtown may receive federal dollars for their maintenance, repair, and rehabilitation.

10.5 Recommendation 5 – Federal Rehabilitation Tax Credit Program

Property owners may pursue the Federal Rehabilitation Tax Credit, which provides up to a 20% credit in federal income taxes for allowable expenses incurred in the rehabilitation of certified historic buildings. Owners of income producing buildings that are individually listed in the NRHP or contributing to a designated historic district may be eligible to take advantage of this financial incentive. There is an effort underway by the Florida Main Street program and the Florida Trust for Historic Preservation to establish a state tax credit. If the state tax credit is approved by legislators, it would provide up to a 30% credit for certified properties located in Main Street communities.

10.6 Recommendation 6 – Designate Local Historic Landmarks

Properties identified as “contributing” in Section 9.0, List of Surveyed Resources should be evaluated for potential local landmark designation. *Section 3-2.4. - Landmark Designation*, is outlined in the *City of Brooksville Land Development Code, Part 3-2, Historic Preservation*. Should the City pursue creation of an ad valorem tax exemption program, local designation should be an eligibility requirement for this financial incentive.

10.7 Recommendation 7 – Establish a Process for Non-Contributing Review

Properties determined to be “non-contributing” in Section 9.0, List of Surveyed Resources, should be afforded a process by which they may obtain “contributing” status. Properties fifty (50) years of age or older classified as “non-contributing” may be classified as such due to past changes that impacted their historic character. Oftentimes, reversal of past changes will reveal the original form and integrity of a building. For example, rehabilitation work such as the removal of vinyl or aluminum siding, opening of enclosed porches, and upgrade of windows and doors to those in character with the time period and architectural style, may result in a reclassification to “contributing” status. Establishing a process for review and guidance will enable property owners to achieve reclassification through improvements that are reviewed and approved via a Certificate of Appropriateness.

10.8 Recommendation 8 – Future Survey Work

The Downtown Brooksville Historic Resource survey was limited to the project area delineated in **Appendix A**. Additional survey efforts are necessary in order to establish a complete record of historic resources city-wide, and their potential for National Register or local designation.

10.9 Recommendation 9 – Promote and Advocate for Historic Resources

Downtown Brooksville is in an excellent position to take advantage of nearby tourism activities, and to develop programs geared specifically to heritage tourism. Heritage tourism is a multi-billion dollar industry that benefits from the desire of travelers to experience the history, culture, and architecture of a place. Heritage tourists enjoy activities such as sightseeing, overnight stays in historic buildings, visits to museums, shopping for art, antiques, and other historical items, and experiencing local cuisine. Promotion and advocacy for historic resources is essential in achieving heritage tourism objectives. Promotional activities could include:

- a. Identification of sites that may be eligible for the Florida Historical Marker Program, and pursuit of state grant funding to establish marker sites.
- b. Development of a thematic walking and/or driving tour program that utilizes and expands upon the survey information and the Tour BVL program. Themes that should be explored further are Women’s History, Black History, Transportation History, and area specific focus, such as the Downtown Commercial area, Downtown Residential area, the S. Brooksville Avenue Historic District, and the South Brooksville neighborhood.
- c. Marketing programs which include the use of social media and hashtags to highlight special places, such as designated selfie spots and photography contests.
- d. Annual local historic preservation awards program to recognize properties and organizations that are making a positive impact on local preservation efforts.
- e. Historic preservation plaque program which allows for owners of contributing properties to purchase bronze plaques that convey the building’s construction date and historic name.

Advocacy activities could include:

- a. Development of a sub-committee within the Brooksville Main Street program that is specifically tasked with support and outreach responsibilities for Brooksville’s historic resources. Or, support for creation of an independent non-profit local historic trust.
- b. Involvement with the Florida Trust for Historic Preservation’s Region 5.
- c. A schedule of annual meetings with state legislators, educating them on Brooksville’s historic resources.

10.10 Recommendation 10 – Focus on Education

Widespread support for historic preservation can only be gained through education. There are many myths and misconceptions regarding historic preservation that can prevent communities from capitalizing upon their historic assets. City leadership, key stakeholders, and property owners who are well informed regarding their history, buildings, and sense of place can take advantage of the many benefits of historic preservation, through an enhanced local economy, increased property values, and community pride. The survey can provide the basis for a myriad of educational projects and programs that will help to convey the value of Brooksville’s history and architectural heritage. Projects that may be pursued include:

- a. Provide copies of the report in hard copy and electronic version to the City of Brooksville, the Hernando Historical Museum Association, Hernando County Board of County Commissioners, and the Federick E. Lykes Jr. Memorial Library.
- b. Produce a consumer version of the survey report for print and online access.
- c. In-person educational programs providing training and support, such as hands-on workshops or a quarterly lecture series with guest experts addressing various aspects of historic preservation.
- d. Creation of a pamphlet or series of marketing materials that focus on best practices, ranging from rehabilitation to maintenance and research.
- e. One-page handout on Brooksville’s historic resources that is geared specifically to realtors and those engaging in sales of historic properties in Brooksville.
- f. Annual report to the Brooksville City Council which focuses specifically on preservation objectives that have been realized and those yet to be achieved.

10.11 Summary

Downtown Brooksville has a rich history and architectural heritage that may be capitalized upon in many ways. This historic resource survey provides an opportunity to create partnerships and collaborations between Brooksville Main Street, the City of Brooksville, local businesses, and non-profit organizations, in the interest of preserving Brooksville’s history for the enjoyment of residents and visitors, as well as for future generations. The updated survey establishes the historic value of properties within the survey area, and offers ways in which the preservation and protection of historic resources can be achieved - through education, marketing, financial incentives, designation, and historic preservation programming.

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Hernando Historical Museum Association, <https://www.hernandohistoricalmuseumassoc.com>

Living New Deal, <https://livingnewdeal.org/>

Tampa Bay History Center, <https://tampabayhistorycenter.org/>

Tampa Historical, <https://tampahistorical.org>



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University of Florida Digital Collections, <https://ufdc.ufl.edu/>

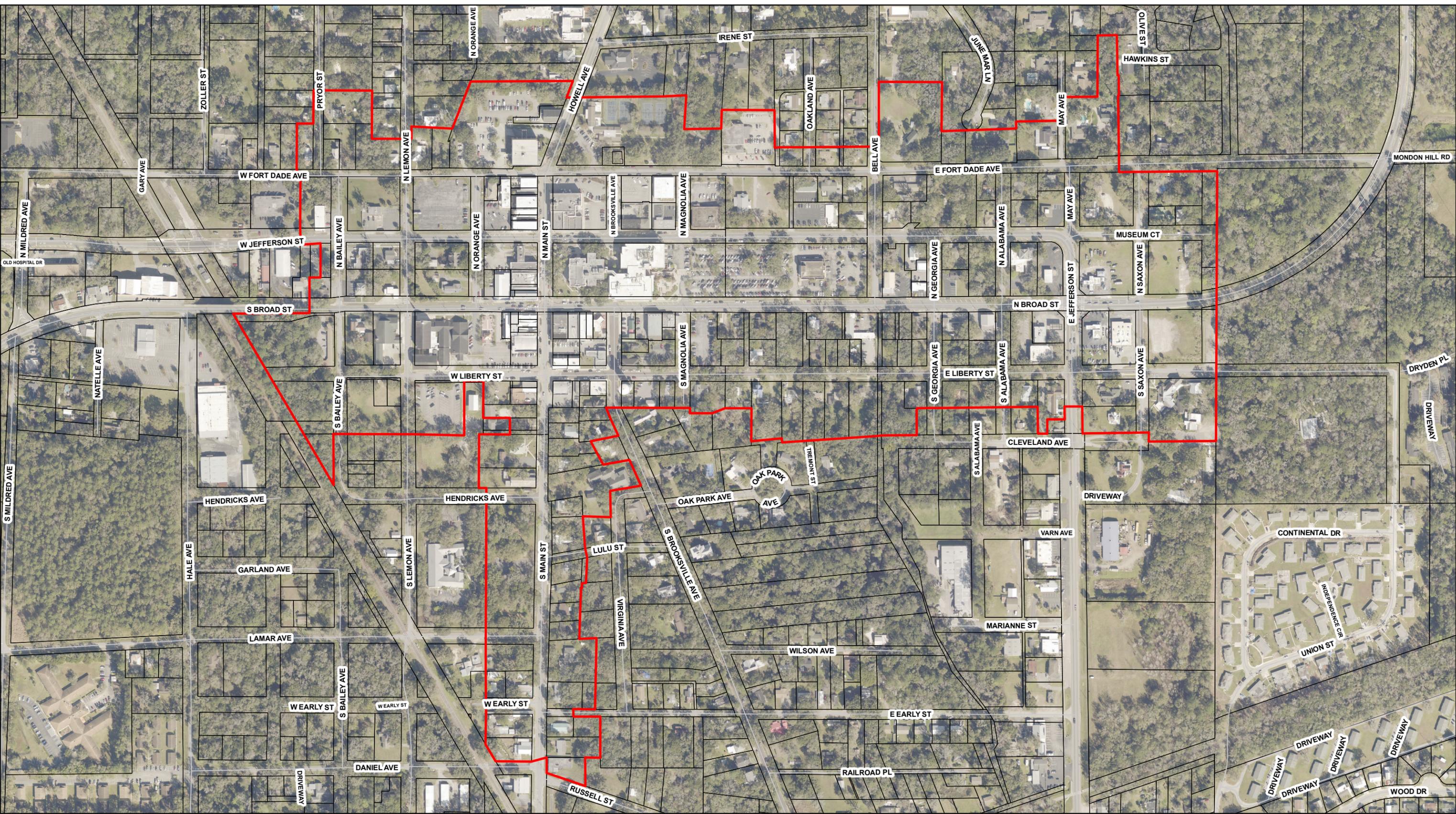
University of North Florida Digital Commons, <https://digitalcommons.unf.edu/>

Weeki Fresh Water Adventures, <https://weekiwachee.com/about-us/history/>



Appendix A

Survey Boundary Map



Not To Scale

Brooksville Historic Resource Survey Survey Boundary Map



The map was prepared by this office to be used as an aid in Land Parcel identification only. All land locations, right-of-way widths, acreages, and Utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 5/2023.

Legend

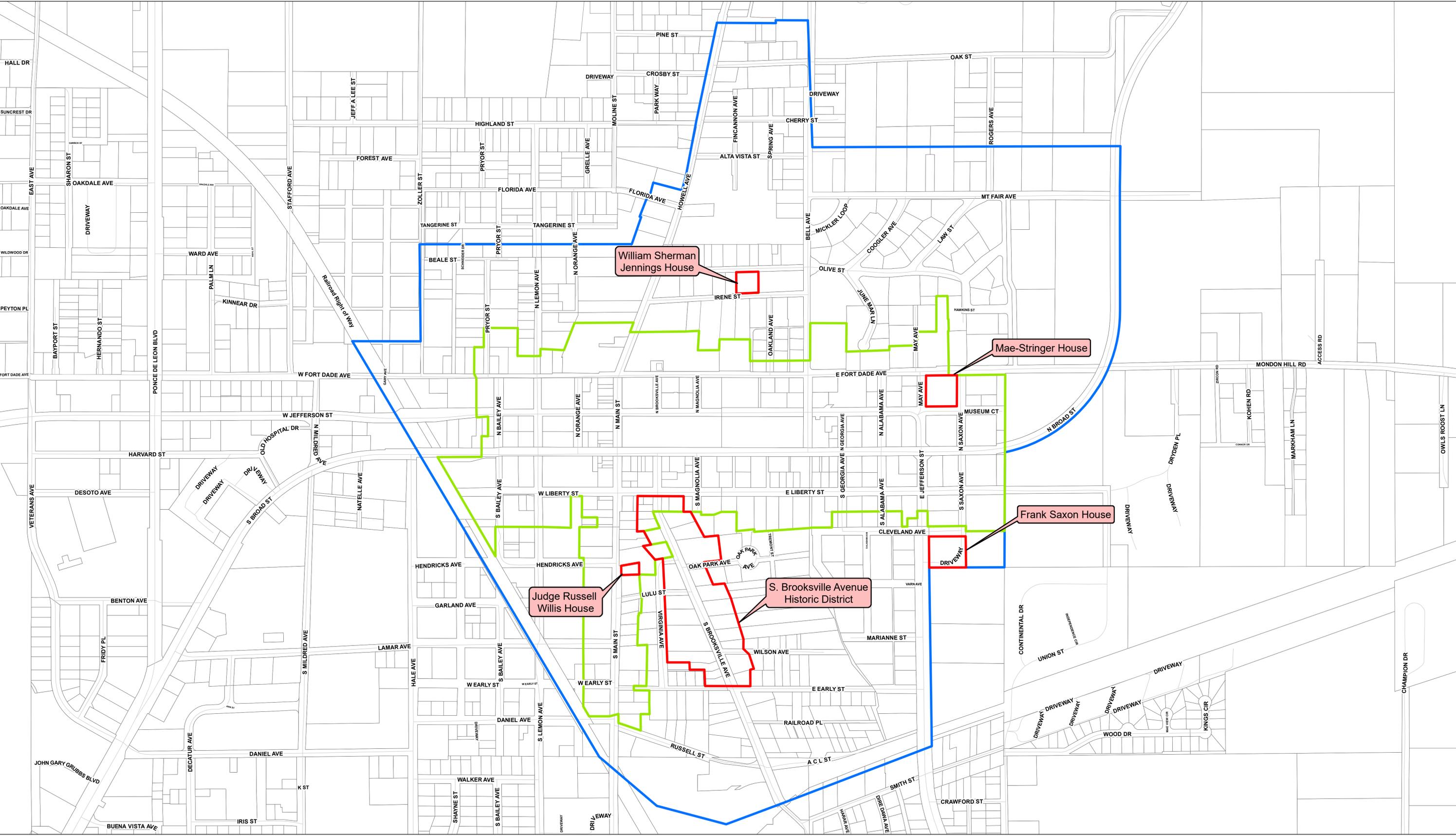
- Survey Boundary
- Streets
- GISLIB.GIS.V_PARCELS





Appendix B

Map of Main Street Local Program Area

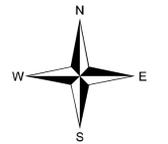


Not To Scale

City Of Brooksville Main Street Local Program Area

Legend

- Historic Register Properties
- Main Street Local Program Area
- Historical Central Business/Residential District
- Streets
- HC_PARCELS

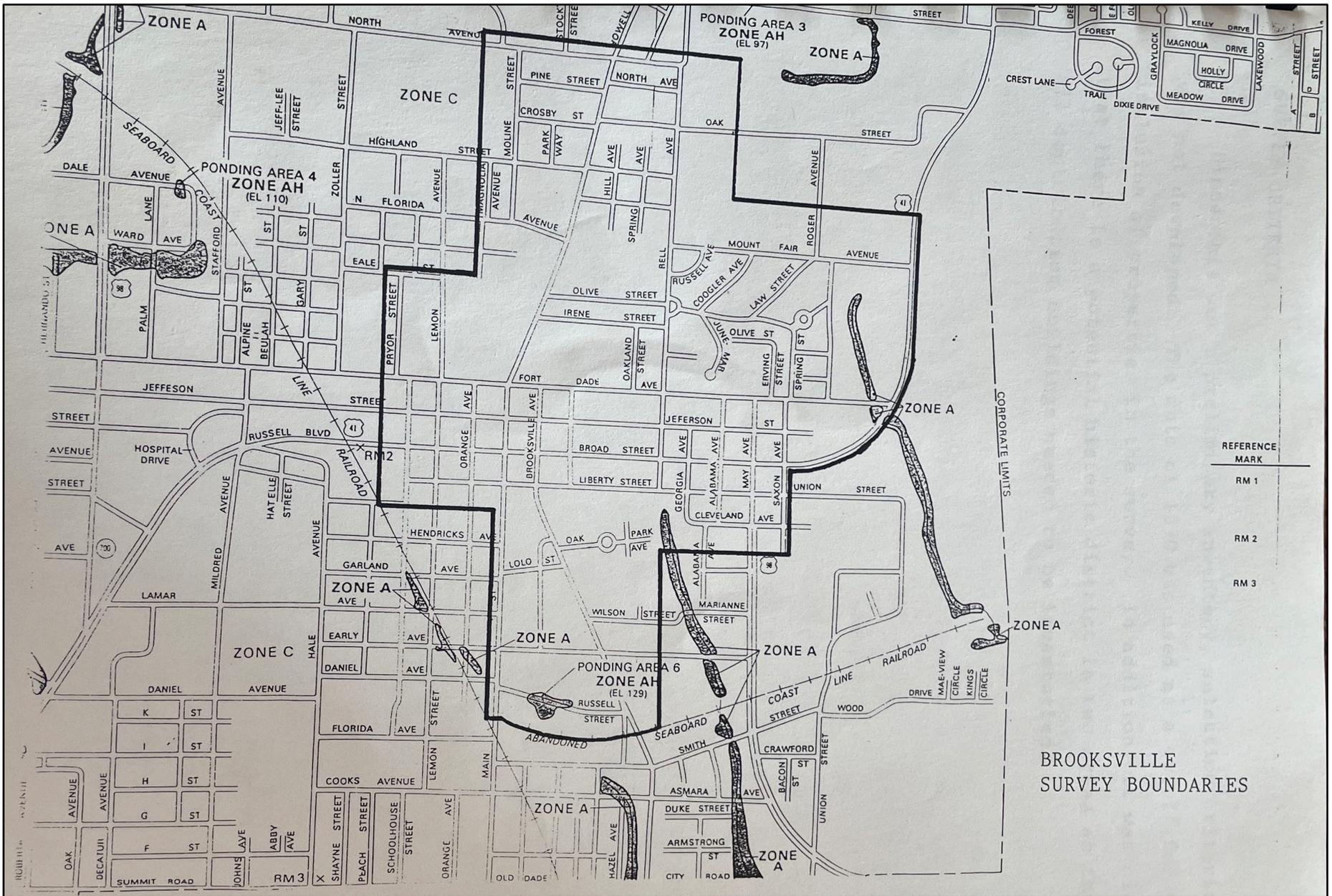


The map was prepared by this office to be used as an aid in Land Parcel identification only. All land locations, right-of-way widths, acreages, and Utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 5/2023.



Appendix C

Preliminary Historic and Architectural Survey Map



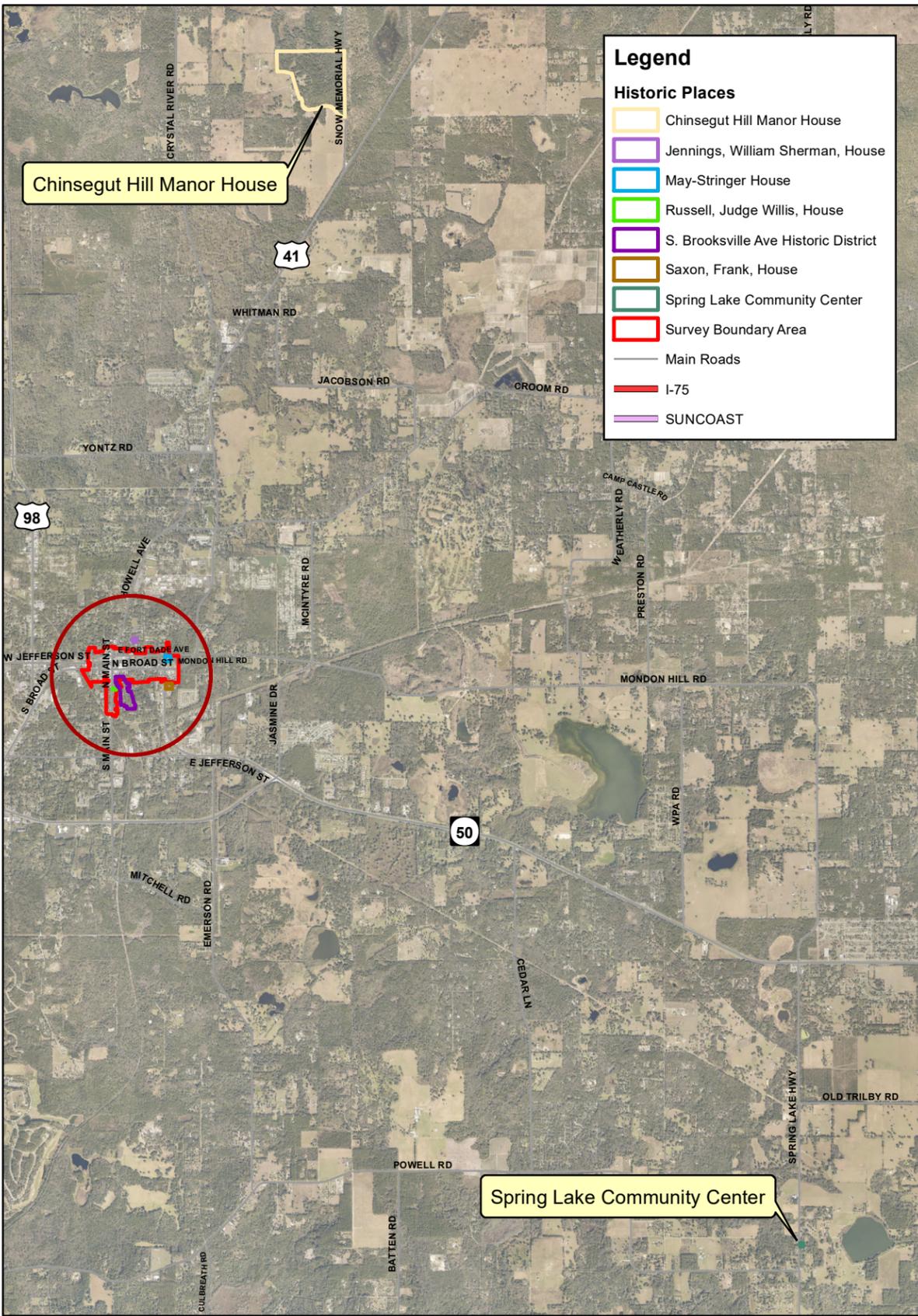
**Preliminary Historic and Architectural Survey of Downtown Brooksville, FL
Map of Project Survey Boundaries, Florida Preservation Services, 1986**

Provided as Supporting Information for the Downtown Brooksville Historic Resource Survey, Grant #23.h.sm.200.079



Appendix D

Map of National Register Listed Properties in Brooksville



Legend

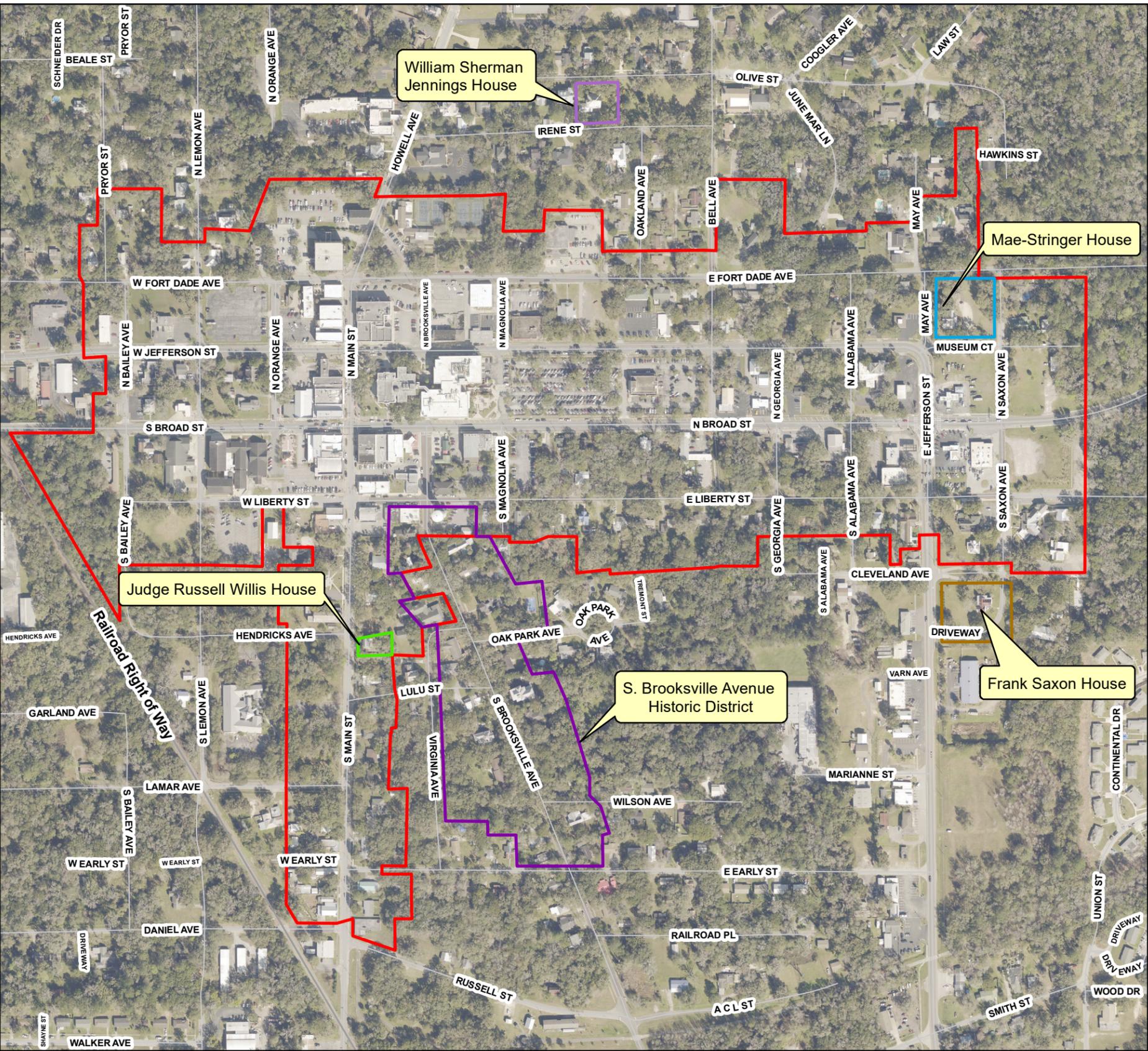
Historic Places

- Chinsegut Hill Manor House
- Jennings, William Sherman, House
- May-Stringer House
- Russell, Judge Willis, House
- S. Brooksville Ave Historic District
- Saxon, Frank, House
- Spring Lake Community Center
- Survey Boundary Area

— Main Roads

I-75

SUNCOAST



Not To Scale



The map was prepared by this office to be used as an aid in Land Parcel identification only. All land locations, right-of-way widths, acreages, and Utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 5/2023.

Brooksville Historic Resource Survey

Properties Listed in National Register of Historic Places





Appendix E

Ordinance No. 960, Brick Streets, City of Brooksville

ORDINANCE NO. 960

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, AMENDING CHAPTER 74, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES", ARTICLE I, "IN GENERAL", BY THE ADDITION OF NEW SECTIONS 74-36 THROUGH 74-43 REGARDING THE PRESERVATION AND RESTORATION OF CERTAIN BRICK STREETS PRESENTLY EXISTING IN THE CITY LIMITS OF THE CITY OF BROOKSVILLE, FLORIDA, AND DEFINING A BRICK STREET DISTRICT, MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" TO THE ORDINANCE; AND PROVIDING FOR CONFLICTS, SEVERABILITY; CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Brooksville, Florida has determined that the preservation and restoration of certain Brick Streets within the city limits of the City of Brooksville, Florida are historic landmarks in the city which are worthy of protection and conservation for future generations; and

WHEREAS, this ordinance shall repeal Resolution No. 94-8 previously adopted by the City Council of the City of Brooksville, Florida on the 18th day of April 1994 and replace said prior resolution regarding Brick Streets; and

WHEREAS immediate action to protect and preserve the Brick Streets is necessary to prevent the further deterioration of the historic Brick Streets in the City of Brooksville; and

WHEREAS, the City Council of the City of Brooksville, Florida has determined the terms of the following Ordinance are necessary to protect and preserve the city's historic Brick Streets; and

WHEREAS, this Ordinance is necessary to protect the best interests and health, safety and welfare of the citizens of the City of Brooksville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA:

SECTION 1. The Code of Ordinances, City of Brooksville, Florida is hereby amended to add the following Sections 74-36 through 74-43, of Section I, "In General", of Chapter 74, "Streets, Sidewalks and other Public Places:

Sec. 74-36. Designation of Brick Street District and Policies

- (a) Exhibit "A" to this ordinance is a map of the currently existing vitrified brick streets (hereinafter "Brick Streets") in the City of Brooksville, and the area where such Brick Streets exist is hereby designated as the Brick Street District of the City of Brooksville, Florida.
- (b) It shall be the policy of the City of Brooksville, Florida to preserve and protect and restore existing historic Brick Streets and streets designated as future Brick Streets located in the "Brick Street District" as now established or hereafter extended by the city council by Resolution.
- (c) It shall be the policy of the City of Brooksville, Florida that if previously unidentified covered Brick Streets are identified in the future, the City of Brooksville city council will be notified and shall consider amending the Brick Street District which may be accomplished by Resolution.
- (d) It shall be the policy of the City of Brooksville to address all pavement patches in Brick Street District streets as quickly and as efficiently as possible to maintain the Brick Streets with historic brick and not with asphalt or other street paving materials.
- (e) No provision of this ordinance shall prohibit the repair and restoration of other Brick Streets located outside the Brick Street District.

Sec. 74-37 Protection and maintenance of Brick Streets in Brick Street District

- (a) The City of Brooksville shall endeavor is to preserve, protect, maintain, and provide for the rehabilitation of Brick Streets as deemed appropriate by the city council. The term "appropriate" as used in this ordinance may include considerations of budgetary matters.
- (b) No existing Brick Streets will be paved unless approved by the city council.
- (c) Brick Streets may include, as deemed appropriate by the city council, streets that have been resurfaced with asphalt and have small, insignificant patches of brick appearing under or around the asphalt. The city council may choose to have the asphalt overlay removed by mechanical means and swept clean.

- (d) It is not the intention of this Ordinance to apply to asphalt brick streets.
- (e) All Brick Streets regardless of road classification shall be protected, preserved, maintained, or rehabilitated in the case of utility or road construction, unless deemed by the city council to be inappropriate.
- (f) In the event the city council determines it to be inappropriate for a Brick Street to not be protected, including, but not limited to, when specifically requested by a city department, other governmental agency or third party for specific reasons related to public health, safety and welfare or because the Brick Street is designated as arterial or collector and is, or will be, subject to heavy equipment and trucks, or if a street is primarily asphalt or primarily covered by pavement or pavers other than vitrified brick, the following procedures shall be followed:
- (1) Notice shall be given to all property owners abutting the Brick Street by U.S. Mail, postage prepaid, at least fifteen (15) calendar days prior to a scheduled public hearing setting forth the specific nature of the request.
 - (2) A public hearing shall be held to provide all property owners abutting the Brick Streets as well as the public in general an opportunity to make comments about the Brick Street not being protected.
- (g) Brick Streets as referred to in this Ordinance (in alphabetical order) currently are:

Bell Avenue
Cherry Street
Daniel Avenue
Early Street
Florida Avenue
Fort Dave Avenue
Irene Street
Highland Street
Liberty Street
Magnolia Avenue
Main Street
Mt Fair Avenue
North Lemon Avenue
North Orange Avenue
Olive Street
Pryor Street
Russell Street
Saxon Avenue
South Alabama Avenue (portion)
South Brooksville Avenue
South Georgia Avenue (portion)
Virginia Avenue

- (h) In the event of an emergency, as determined by the public works director, or designee, every effort shall be made to minimize the impact of the repairing of the emergency situation on an existing Brick Street and all displaced brick shall be salvaged and retained by the city. As soon as practicable after the determination of an emergency, the displaced Brick Street shall be rehabilitated with vitrified bricks unless the Brick Street is excepted from the terms hereof by the city council. Upon the public works director's determination of an emergency, he/she shall notify, the city manager. An emergency in this ordinance is defined as a situation presenting an imminent or actual hazard to personal or public health, safety, or property.

Sec. 74-37 Available brick

Brick Streets shall be repaired and restored exclusively by City of Brooksville employees, contractors, or personnel directly hired and/or under the direction and supervision of the City of Brooksville. Should the City of Brooksville not have historic bricks available, the restoration process shall replace bricks with substantially equivalent bricks of the same color, size, and grade that meet the specifications as approved by the public works director after consultation with the city council.

Sec. 74-38. Policy and plan for repair of damage to existing brick streets

- (a) Prior to the effective date of this ordinance, several Brick Streets located in the city may have been repaired by patching the Brick Streets with asphalt and other materials.
- (b) A capital improvement plan and annual report shall be presented each fiscal year during budget preparation, identifying projects to improve Brick Streets, and reporting improvements that have been made during the previous fiscal year.

Sec. 74-39. Brick Street upgrade procedures/special assessments

If requested by property owners to upgrade, repair, or install a Brick Street, the city shall follow the requirements of Chapter 170, Florida Statutes, to consider and implement any work on a Brick Street if it is the intention of the city council to make a special assessment applicable to properties fronting on the Brick Street.

Sec. 74-40. Required notice for damage and repairs to Brick Streets

Prior to removing any bricks or asphalt patching of Brick Streets from any city street, the individual, business entity or public utility shall give advance written notice to the public works director of the need for work on or under the street. Before commencing construction, the public works director must authorize in writing the work to be performed on any bricks or asphalt patches and arrangements shall be made with the public works director for paying the costs for repair or restoration with brick by the city . It is understood that from time-to-time emergency repairs will be required on public utilities located under Brick Street District streets, in which case the city will affect repairs to the Brick Streets efficiently and effectively in accordance with this ordinance.

Sec. 74-4. Prohibited activities

After the effective date of this ordinance, it shall be an ordinance violation, without the specific approval of the city council, to violate any of the following prohibitions:

- (a) No brick streets located in the Brick Street District shall have asphalt, or any other materials applied to it which covers or partially covers the surface of any Brick Streets located in the Brick Street District.
- (b) No individual or business entity may remove bricks from any Brick Street or conduct any activity which would permanently damage any Brick Street located in the Brick Street District except in accordance with the terms of this ordinance.

Sec. 74-42. Expenses of repair and restoration – damage to existing Brick Streets

The city, as well as all individuals, business entities, or public utility companies that shall remove or cause the removal of any portion of an existing Brick Street or use asphalt patches on Brick Streets located within the designated Brick Street District by this ordinance, shall pay the costs of repairs and restoration of the Brick Street in accordance with the specifications as approved and adopted by the city council by Resolution. The costs of the repair shall be the actual costs incurred by the city in making the repair or restoration as reasonably determined by the public works director, or designee.

Sec. 74-43. Enforcement

- (a) The public works director, or designee, shall have the duty and obligation to enforce the terms of this ordinance by such reasonable means and methods as said director may determine appropriate. Any decision by the director may be appealed to the city manager by an affected party within thirty (30) days after the director's decision has been communicated to the affected party.
- (b) In addition to any other remedy available at law, including injunctive relief, this ordinance may be enforced through the citation method as provided in Sec. 1-7 of this code of ordinances. A citation for violation of this ordinance shall be in the amount of \$200 for a first offense, and \$500 for a repeat offense.

SECTION 2. Conflicts. All ordinances, resolutions, official determinations, or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this Ordinance are repealed to the extent inconsistent herewith.

SECTION 3. Codification. The provisions of this ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Brooksville.

SECTION 4. Severability. If any section, sentence, clause, or other provision of this ordinance, shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding of invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this ordinance, which shall remain in full force and effect.

SECTION 5. Effective Date. This ordinance shall take effect upon adoption.

**CITY OF BROOKSVILLE
Ordinance No. 960**

ATTEST:

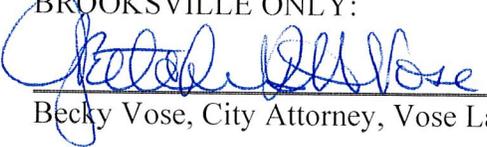

Jennifer J. Batista, City Clerk

By: 

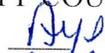
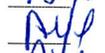
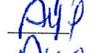
Blake Bell, Mayor

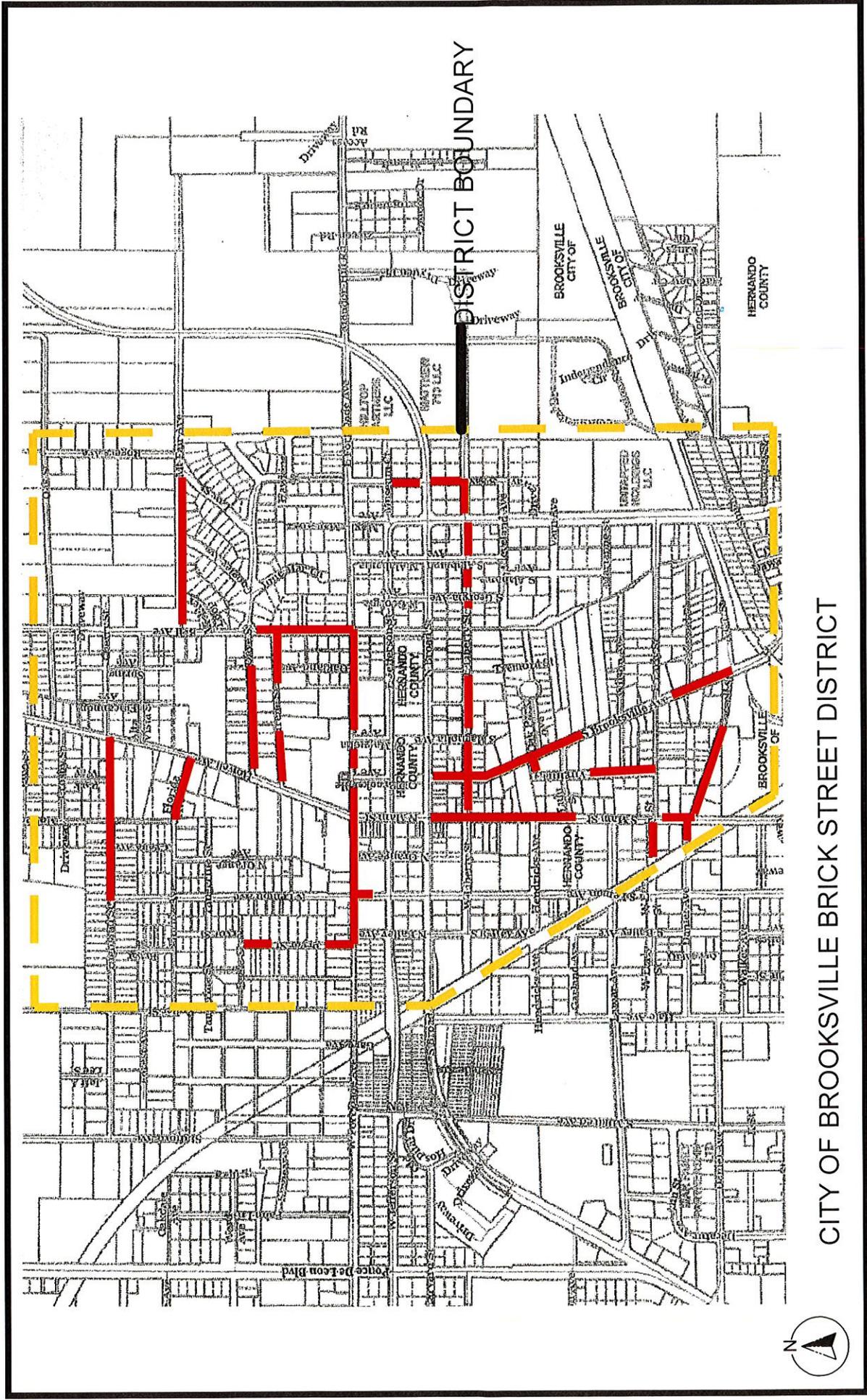
PASSED on First Reading: March 20, 2023
NOTICE published on: March 24, 2023
PASSED on Second and Final Reading: April 3, 2023

APPROVED AS TO FORM AND CONTENT
FOR THE RELIANCE OF THE CITY OF
BROOKSVILLE ONLY:


Becky Vose, City Attorney, Vose Law Firm

VOTE OF CITY COUNCIL

Bell	
Bailey	
Bronson	
Tanner	
Thieryung	



CITY OF BROOKSVILLE BRICK STREET DISTRICT





THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority personally appeared Julie B. Maglio, who on oath says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida; that the attached copy of the advertisement, being a NOTICE OF PUBLIC HEARING

in the matter of Ordinance No. 960

was published in said newspaper by print in the issue(s) of: March 24, 2023

and/or by publication on the newspaper's website, if authorized, on March 24, 2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



(Signature of Affiant)

Sworn to and subscribed before me this 27th day of March, 2023.



(Signature of Notary Public)
LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known or
produced identification _____

Type of identification produced _____

**NOTICE OF PUBLIC HEARING
CITY OF BROOKSVILLE,
FLORIDA
CITY COUNCIL
201 HOWELL AVENUE
BROOKSVILLE, FLORIDA
34601**

The City Council of the City of Brooksville will hold a Public Hearing in the Joseph E. Johnston, III, City Hall Council Chambers, 201 Howell Avenue, Brooksville, Florida. Second and Final Reading of Ordinance No. 960 will be held at 7:00 p.m., April 3, 2023. The Ordinance may be obtained in the City Clerk's office at City Hall, 201 Howell Avenue, Brooksville, FL 34601, or by calling the City Clerk at 352-540-3816.

Ordinance No. 960:

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, AMENDING CHAPTER 74, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES", ARTICLE I, "IN GENERAL", BY THE ADDITION OF NEW SECTIONS 74-36 THROUGH 74-43 REGARDING THE PRESERVATION AND RESTORATION OF CERTAIN BRICK STREETS PRESENTLY EXISTING IN THE CITY LIMITS OF THE CITY OF BROOKSVILLE, FLORIDA, and defining a BRICK STREET DISTRICT, MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" TO THE ORDINANCE; AND PROVIDING FOR CONFLICTS, SEVERABILITY; CODIFICATION AND AN EFFECTIVE DATE.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the ADA Coordinator no later than 48 hours in advance of the meeting at (352)540-3810. Meeting agendas and supporting documentation are available from the City Clerk's office and on line at www.cityofbrooksville.us.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Any person desiring to appeal any decision with respect to any matter considered at this meeting may need a record of the proceedings including the testimony and evidence upon which the appeal is to be based, and, therefore, must make arrangements for a court reporter to ensure that a verbatim record of the proceeding is made.

s/Jennifer J. Battista, CMC
City Clerk

Published: March 24, 2023

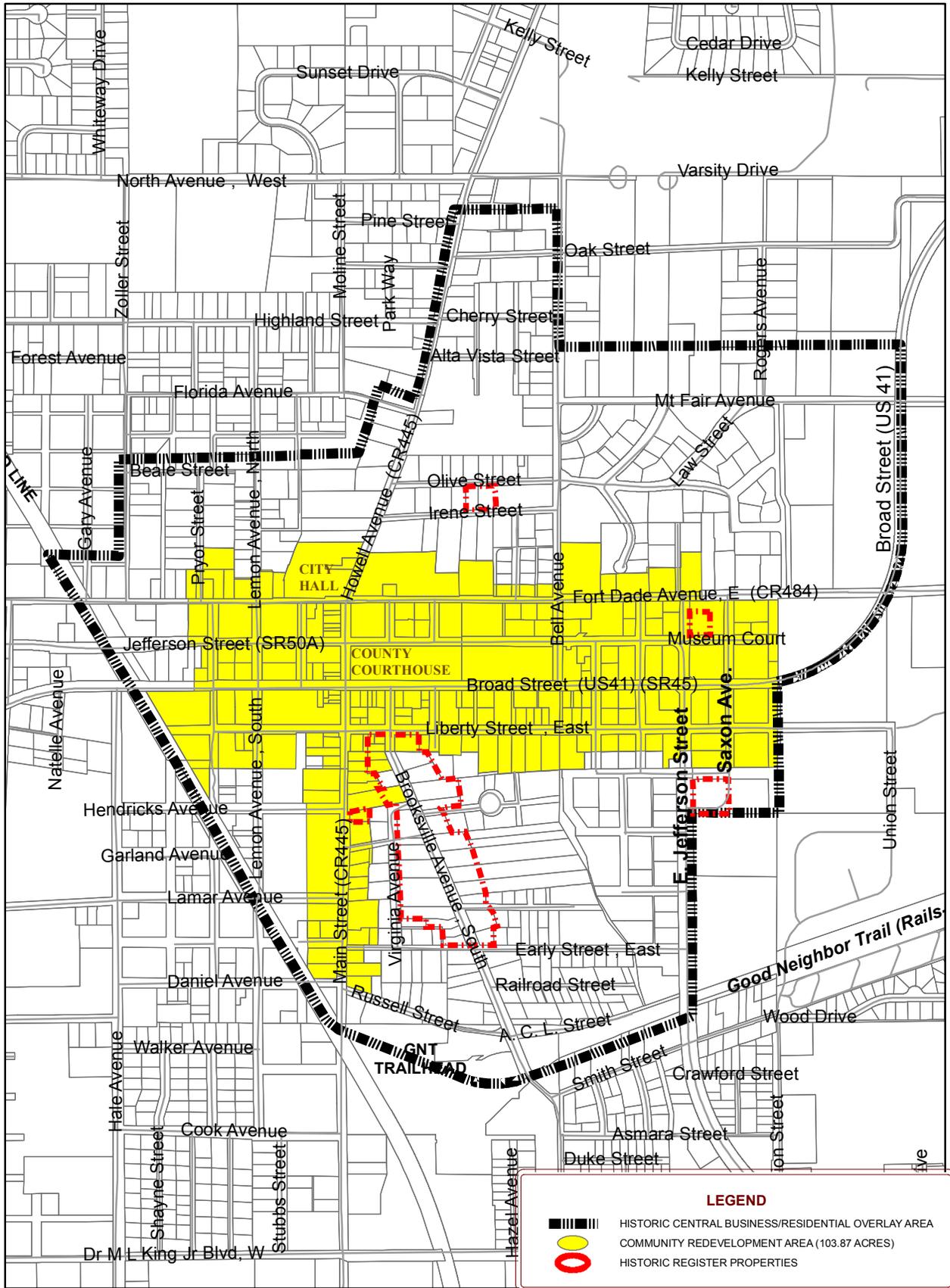


Appendix F

Map of the Brooksville Community Redevelopment Area



MAP 3-1 CITY OF BROOKSVILLE HISTORIC CENTRAL BUSINESS/RESIDENTIAL DISTRICT OVERLAY AREA



LEGEND

- HISTORIC CENTRAL BUSINESS/RESIDENTIAL OVERLAY AREA
- COMMUNITY REDEVELOPMENT AREA (103.87 ACRES)
- HISTORIC REGISTER PROPERTIES



*Base map information provided by the Hernando County Property Appraiser's office.
 Map created by the Brooksville Community Development Department.
 Disclaimer: This map is intended for planning purposes only, and should not be used to determine the precise location of any feature shown thereon.



Appendix G

Properties Individually Eligible for the National Register of Historic Places

Downtown Brooksville Historic Resource Survey Properties Individually Eligible for the National Register of Historic Places

DOWNTOWN BROOKSVILLE HISTORIC RESOURCE SURVEY NATIONAL REGISTER ELIGIBLE RESOURCES (INDIVIDUAL DESIGNATION)				
FMSF	Site Name (from SHPO)	Address	Year Built	Style
HE00090	Jennings Building	12 N. Broad Street	1915	Commercial
HE00746	Parks & Recreation Administration Building	205 E. Fort Dade Avenue	1953	Art Moderne
HE00970		208 E. Fort Dade Avenue	1935	Masonry Vernacular
HE00124	Weeks House	122 W. Fort Dade Avenue	1882	Queen Anne
HE00062	Hernando County Courthouse	20 N. Main Street	1913	Beaux Arts
HE00177	Weeks Hardware	115 N. Main Street	1913	Commercial
HE00180	Brooksville Women's Club	131 S. Main Street	1931	Craftsman
HE00175	Brooksville Lumber and Supply	158 S. Main Street	1909	Frame Vernacular
HE01031	The Ederington House	701 Museum Court	c. 1895	Frame Vernacular
HE00207	Hale House	7 N. Orange Avenue	1882	Folk Victorian



Jennings Building
12 N. Broad Street (HE0090)
1915

Criterion A: Association with Local Commerce
Criterion C: Example of the Commercial Style

APPENDIX G

This project was funded by Historic Preservation Small-Matching Grant #23.h.sm.200.079 from the Florida Department of State, Division of Historical Resources and the State of Florida.



Weeks House
122 W Fort Dade Avenue (HE00124)
1882
Criterion C: Example of the Queen Anne Style



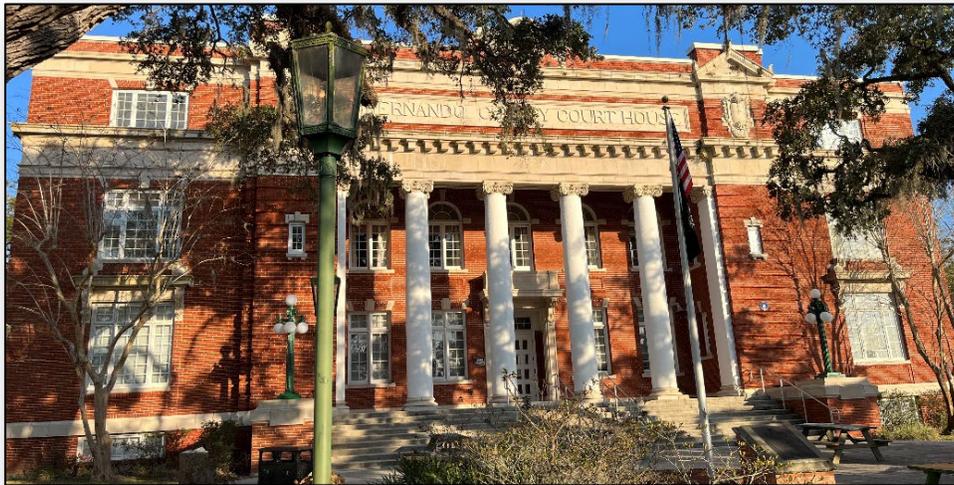
American Legion Post #99 Andrew Jackson
208 E Fort Dade Avenue (HE00970)
1935
Criterion A: Social History
Criterion C: Example of the Masonry Vernacular Style

APPENDIX G

This project was funded by Historic Preservation Small-Matching Grant #23.h.sm.200.079 from the Florida Department of State, Division of Historical Resources and the State of Florida.



**Parks & Recreation Administration Building (Bandshell)
205 E Fort Dade Avenue (HE00746)
1953
Criterion C: Example of the Art Moderne Style**



**Hernando County Courthouse
20 N Main Street (HE00062)
1913
Criterion C: Example of the Beaux Arts Style**

APPENDIX G

This project was funded by Historic Preservation Small-Matching Grant #23.h.sm.200.079 from the Florida Department of State, Division of Historical Resources and the State of Florida.



Weeks Hardware
115 N. Main Street (HE00177)
1913

Criterion A: Association with Local Commerce
Criterion C: Example of the 2 Part Commercial Style



Brooksville Women's Club
131 S. Main Street (HE00180)
1931

Criterion A: Social History
Criterion C: Example of the Craftsman Style

APPENDIX G

This project was funded by Historic Preservation Small-Matching Grant #23.h.sm.200.079 from the Florida Department of State, Division of Historical Resources and the State of Florida.



Brooksville Lumber and Supply
158 S. Main Street (HE00175)
1909

Criterion A: Association with Local Commerce
Criterion C: Example of the Frame Vernacular Style



The Ederington House
701 Museum Court (HE1031)
c. 1895

Criterion B: Association with Frank Ederington
Criterion C: Example of the Frame Vernacular Style

APPENDIX G

This project was funded by Historic Preservation Small-Matching Grant #23.h.sm.200.079 from the Florida Department of State, Division of Historical Resources and the State of Florida.



Hale House

7 N. Orange Avenue (HE00207)

1883

Criterion B: Association with Hale and McKethan

Criterion C: Example of the Folk Victorian Style

APPENDIX G

This project was funded by Historic Preservation Small-Matching Grant #23.h.sm.200.079 from the Florida Department of State, Division of Historical Resources and the State of Florida.



Appendix H

Map of Contributing and Non-Contributing Properties



Appendix I

Surveyed Properties

No.	Dir.	Street Name	Street Type	Site Name (from SHPO)	Year Built	FMSF	Update, New, or Demo	Style	NR Individual	NR District
3	N	BAILEY	AVE		1920	HE00945	NEW	Masonry Vernacular	NO	NO
102		BELL	AVE	102 N. Bell Avenue	c.1900	HE00089	UPDATE	Folk Victorian	NO	YES
103		BELL	AVE		1950	HE00946	NEW	Ranch	NO	YES
12	N	BROAD	ST	Jennings Building	1915	HE00090	UPDATE	Commercial	YES	YES
18	N	BROAD	ST		1915	HE00948	NEW	Commercial	NO	NO
24	N	BROAD	ST	Snow Insurance Company	1915	HE00093	UPDATE	Mission	NO	YES
36	N	BROAD	ST	R&D Auto Upholstery	1930	HE00094	UPDATE	Mission	NO	YES
120	N	BROAD	ST		1930	HE00950	NEW	Commercial	NO	NO
128	N	BROAD	ST		1950	HE00951	NEW	Commercial	NO	YES
220	N	BROAD	ST	220 E. Broad Street	1940	HE00095	UPDATE	Craftsman	NO	YES
224	N	BROAD	ST	224 E. Broad Street	1936	HE00096	UPDATE	Craftsman	NO	YES
240	N	BROAD	ST	240 W. Broad Street	1925	HE00101	UPDATE	Frame Vernacular	NO	YES
250	N	BROAD	ST		1955	HE00953	NEW	Masonry Vernacular	NO	YES
270	N	BROAD	ST		1940	HE00954	NEW	Frame Vernacular	NO	YES
273	N	BROAD	ST		1945	HE00955	NEW	Masonry Vernacular	NO	NO
296	N	BROAD	ST		1940	HE00956	NEW	Frame Vernacular	NO	YES
297	N	BROAD	ST		1958	HE00957	NEW	Commercial	NO	NO
310	N	BROAD	ST	Stone Plaza	1965	HE00958	NEW	Commercial	NO	NO
322	N	BROAD	ST		1950	HE00959	NEW	Commercial	NO	YES
501	N	BROAD	ST		1957	HE00960	NEW	Commercial	NO	YES
504	N	BROAD	ST	Snooks Hilltop Restaurant	1955	HE00961	NEW	No style	NO	NO
10	S	BROAD	ST	10 S. Broad Street	1915	HE01044	NEW	Commercial	NO	YES
11	S	BROAD	ST	Old Town Flower Shop	1915	HE00097	UPDATE	Mission	NO	YES
13	S	BROAD	ST		1915	HE00947	NEW	Commercial	NO	YES
15	S	BROAD	ST	S. Broad Street	1915	HE00839	UPDATE	Commercial	NO	YES
20	S	BROAD	ST	20 W. Broad Street	1915	HE00098	UPDATE	Masonry Vernacular	NO	YES
26	S	BROAD	ST		1964	HE00949	NEW	Commercial	NO	YES
109	S	BROAD	ST	First Methodist Church	1954	HE00099	UPDATE	Gothic Revival	NO	YES
202	S	BROAD	ST		1940	HE00952	NEW	Mission	NO	YES
218	S	BROAD	ST	Mary Ann Dewitt Office	1910	HE00100	UPDATE	Frame Vernacular	NO	YES
219	S	BROAD	ST	Johnson House	1910	HE00081	UPDATE	Frame Vernacular	NO	YES
301	S	BROAD	ST	Sunset Motel	1945	HE00837	UPDATE	Commercial	NO	YES
101	N	BROOKSVILLE	AVE		1950	HE00964	NEW	Art Moderne	NO	YES
0	S	BROOKSVILLE	AVE	119 E. Liberty	1920	HE00155	DEMO			
7	S	BROOKSVILLE	AVE		1946	HE01041	NEW	Masonry Vernacular	NO	YES
13	S	BROOKSVILLE	AVE		1946	HE00962	NEW	Masonry Vernacular	NO	NO
26	S	BROOKSVILLE	AVE		1925	HE00963	NEW	Masonry Vernacular	NO	YES
110	S	BROOKSVILLE	AVE	110 or 112 S. Brooksville	1910	HE00106	UPDATE	Colonial Revival	NO	YES
114	S	BROOKSVILLE	AVE	114 S. Brooksville Avenue	1944	HE00107	UPDATE	Frame Vernacular	NO	YES
118	S	BROOKSVILLE	AVE	118 S. Brooksville Avenue	1910	HE00109	UPDATE	Frame Vernacular	NO	YES
132	S	BROOKSVILLE	AVE	132 S. Brooksville Avenue	1925	HE00112	UPDATE	Craftsman	NO	YES
2	W	EARLY	ST		1940	HE01039	NEW	Commercial	NO	YES
10	W	EARLY	ST		1940	HE01040	NEW	Frame Vernacular	NO	YES
12	W	EARLY	ST		1940	HE00965	NEW	Frame Vernacular	NO	YES
101	E	FORT DADE	AVE		1956	HE00967	NEW	Commercial	NO	NO

134	E	FORT DADE	AVE		1950	HE00968	NEW	Commercial	NO	NO
205	E	FORT DADE	AVE	Parks & Recreation Administration Building	1953	HE00746	UPDATE	Art Moderne	YES	YES
207	E	FORT DADE	AVE		1964	HE00969	NEW	International	NO	YES
208	E	FORT DADE	AVE		1935	HE00970	NEW	Masonry Vernacular	YES	YES
245	E	FORT DADE	AVE		1955	HE00971	NEW	Masonry Vernacular	NO	YES
246	E	FORT DADE	AVE		1950	HE00972	NEW	Commercial	NO	NO
275	E	FORT DADE	AVE		1955	HE00973	NEW	Masonry Vernacular	NO	YES
290	E	FORT DADE	AVE		1948	HE00974	NEW	Ranch	NO	YES
295	E	FORT DADE	AVE		1955	HE00975	NEW	Masonry Vernacular	NO	YES
296	E	FORT DADE	AVE		1950	HE00976	NEW	Ranch	NO	YES
304	E	FORT DADE	AVE		1942	HE00977	NEW	Masonry Vernacular	NO	NO
416	E	FORT DADE	AVE		1948	HE00978	NEW	Frame Vernacular	NO	YES
421	E	FORT DADE	AVE		1963	HE00979	NEW	Ranch	NO	YES
500	E	FORT DADE	AVE		1953	HE00980	NEW	Ranch	NO	YES
607	E	FORT DADE	AVE		1955	HE01042	NEW	Ranch	NO	YES
609	E	FORT DADE	AVE		1910	HE00981	NEW	Colonial Revival	NO	YES
700	E	FORT DADE	AVE		1960	HE00982	NEW	Mid-Century Modern	NO	YES
55	W	FORT DADE	AVE		1950	HE00966	NEW	Masonry Vernacular	NO	YES
122	W	FORT DADE	AVE	Weeks House	1882	HE00124	UPDATE	Queen Anne	YES	YES
224	W	FORT DADE	AVE	224 W. Fort Dade Avenue	1930	HE00126	UPDATE	Frame Vernacular	NO	YES
300	W	FORT DADE	AVE	300 W. Fort Dade Avenue	1905	HE00127	UPDATE	Frame Vernacular	NO	YES
9	N	GEORGIA	AVE		1955	HE00983	NEW	Commercial	NO	NO
217		HOWELL	AVE	215 Howell Avenue	1924	HE00744	UPDATE	Masonry Vernacular	NO	NO
238		HOWELL	AVE	Frederick E. Lykes Jr. Memorial Library	1950	HE00745	UPDATE	Colonial Revival	NO	YES
1	E	JEFFERSON	ST		1905	HE00985	NEW	International	NO	NO
161	E	JEFFERSON	ST		1950	HE00986	NEW	Mid-Century Modern	NO	YES
234	E	JEFFERSON	ST	Sheriff's Office	1971	HE00150	DEMO			
291	E	JEFFERSON	ST		1956	HE00989	NEW	Mid-Century Modern	NO	YES
310	E	JEFFERSON	ST		1950	HE00992	NEW	Frame Vernacular	NO	YES
403	E	JEFFERSON	ST	Dent Lanier	1948	HE00151	UPDATE	Frame Vernacular	NO	YES
406	E	JEFFERSON	ST		1940	HE00993	NEW	Minimal Traditional	NO	YES
415	E	JEFFERSON	ST		1925	HE00994	NEW	Frame Vernacular	NO	YES
504	E	JEFFERSON	ST	Turner Funeral Home	1912	HE00152	UPDATE	Colonial Revival	NO	YES
550	E	JEFFERSON	ST		1965	HE00995	NEW	Commercial	NO	YES
605	E	JEFFERSON	ST		1950	HE00996	NEW	Commercial	NO	NO
203	W	JEFFERSON	ST		1925	HE00987	NEW	Masonry Vernacular	NO	YES
210	W	JEFFERSON	ST		1963	HE00988	NEW	Commercial	NO	NO
300	W	JEFFERSON	ST		1955	HE00990	NEW	Commercial	NO	YES
303	W	JEFFERSON	ST		1936	HE00991	NEW	Frame Vernacular	NO	YES
101		LAMAR	AVE		1950	HE00997	NEW	Industrial Vernacular	NO	NO
2	S	LEMON	AVE	Merritt Funeral Home	1960	HE00838	UPDATE	Mixed, none dominant	NO	NO
0	E	LIBERTY	ST		1932	HE00998	NEW	Commercial	NO	YES
15	E	LIBERTY	ST		1930	HE00999	NEW	Commercial	NO	NO
20	E	LIBERTY	ST		1915	HE01000	NEW	Commercial	NO	NO
26	E	LIBERTY	ST		1959	HE01001	NEW	Commercial	NO	YES
30	E	LIBERTY	ST		1958	HE01043	NEW	Commercial	NO	YES
114	E	LIBERTY	ST	114 E. Liberty	1948	HE00154	UPDATE	Craftsman	NO	YES

202	E	LIBERTY	ST	202 E. Liberty	1900	HE00157	UPDATE	Frame Vernacular	NO	YES
216	E	LIBERTY	ST	216 E. Liberty	1910	HE00158	UPDATE	Frame Vernacular	NO	YES
217	E	LIBERTY	ST	217 E. Liberty	1940	HE00159	UPDATE	Craftsman	NO	YES
221	E	LIBERTY	ST	221 E. Liberty	1920	HE00160	UPDATE	Frame Vernacular	NO	YES
222	E	LIBERTY	ST	222 E. Liberty	1901	HE00161	UPDATE	Colonial Revival	NO	YES
232	E	LIBERTY	ST		1950	HE01002	NEW	Ranch	NO	YES
240	E	LIBERTY	ST		1955	HE01003	NEW	Ranch	NO	YES
245	E	LIBERTY	ST		1940	HE01004	NEW	Frame Vernacular	NO	YES
246	E	LIBERTY	ST		1955	HE01005	NEW	Ranch	NO	YES
251	E	LIBERTY	ST		1940	HE01006	NEW	Frame Vernacular	NO	YES
254	E	LIBERTY	ST		1955	HE01007	NEW	Ranch	NO	YES
267	E	LIBERTY	ST		1930	HE01008	NEW	Frame Vernacular	NO	YES
268	E	LIBERTY	ST		1925	HE01009	NEW	Frame Vernacular	NO	YES
305	E	LIBERTY	ST	305 E. Liberty	1925	HE00162	UPDATE	Frame Vernacular	NO	NO
314	E	LIBERTY	ST		1955	HE01010	NEW	Other	NO	NO
315	E	LIBERTY	ST	315 E. Liberty	1925	HE00163	UPDATE	Frame Vernacular	NO	YES
406	E	LIBERTY	ST		1925	HE01011	NEW	Colonial Revival	NO	YES
414	E	LIBERTY	ST	Blueberry Patch	1925	HE00164	UPDATE	Frame Vernacular	NO	NO
510	E	LIBERTY	ST	Brewer's Funeral Home	1904	HE00165	UPDATE	Colonial Revival	NO	NO
1	N	MAIN	ST	Browning Insurance	1908	HE00176	UPDATE	Neo-Classical Revival	NO	YES
5	N	MAIN	ST		1915	HE01012	NEW	Commercial	NO	YES
11	N	MAIN	ST		1954	HE01014	NEW	Commercial	NO	YES
20	N	MAIN	ST	Hernando County Courthouse	1913	HE00062	UPDATE	Beaux Arts	YES	YES
101	N	MAIN	ST		1878	HE01019	NEW	Commercial	NO	YES
105	N	MAIN	ST		1910	HE01020	NEW	Commercial	NO	YES
111	N	MAIN	ST		1915	HE01021	NEW	Commercial	NO	NO
115	N	MAIN	ST	Weeks Hardware	1913	HE00177	UPDATE	Commercial	YES	YES
123	N	MAIN	ST		1969	HE01023	NEW	Brutalist	NO	YES
129	N	MAIN	ST		1969	HE01024	NEW	Brutalist	NO	YES
23 A	N	MAIN	ST		1910	HE01015	NEW	Commercial	NO	NO
23 B	N	MAIN	ST		1965	HE01016	NEW	International	NO	YES
10	S	MAIN	ST	10 S. Broad Street	1915	HE00840	UPDATE	Commercial	NO	YES
18	S	MAIN	ST		1957	HE01015	NEW	No style	NO	NO
31	S	MAIN	ST		1915	HE01017	NEW	Commercial	NO	NO
100	S	MAIN	ST	Brooksville Printing	1885	HE00178	UPDATE	Commercial	NO	YES
101	S	MAIN	ST		1954	HE01018	NEW	Commercial	NO	YES
104	S	MAIN	ST	Brooksville Cleaners & Laundry	1925	HE00179	UPDATE	Commercial	NO	NO
116	S	MAIN	ST		1962	HE01022	NEW	Frame Vernacular	NO	YES
124	S	MAIN	ST	124 S. Main Street	1948	HE00842	UPDATE	Minimal Traditional	NO	NO
131	S	MAIN	ST	Brooksville Women's Club	1931	HE00180	UPDATE	Craftsman	YES	YES
140	S	MAIN	ST	140 Main Street	1913	HE00170	UPDATE	Colonial Revival	NO	YES
143	S	MAIN	ST	143 Main Street	1910	HE00181	UPDATE	Frame Vernacular	NO	YES
151	S	MAIN	ST	Cappleman House	1858	HE00182	UPDATE	Frame Vernacular	NO	YES
158	S	MAIN	ST	Brooksville Lumber and Supply	1909	HE00175	UPDATE	Frame Vernacular	YES	YES
201	S	MAIN	ST	Judge Willis Russell House	1925	HE00183	UPDATE	Frame Vernacular	listed on 1/27/1999	YES
211	S	MAIN	ST	211 Main Street	1912	HE00171	UPDATE	Colonial Revival	NO	YES
301	S	MAIN	ST	301 Main Street	1925	HE00172	UPDATE	Frame Vernacular	NO	YES

305	S	MAIN	ST	305 S. Main Street	1925	HE00184	DEMO			
313	S	MAIN	ST		1959	HE01025	NEW	Ranch	NO	YES
315	S	MAIN	ST		1959	HE01026	NEW	Ranch	NO	YES
410	S	MAIN	ST	410 Main Street	1940	HE00173	UPDATE	Frame Vernacular	NO	YES
412	S	MAIN	ST	NW Corner of Main & Early	1920	HE00174	UPDATE	Commercial	NO	NO
417	S	MAIN	ST		1950	HE01027	NEW	Ranch	NO	NO
500	S	MAIN	ST	500 S. Main Street	1930	HE00843	UPDATE	Frame Vernacular	NO	YES
503	S	MAIN	ST		c.1930	HE01028	NEW	Frame Vernacular	NO	YES
508	S	MAIN	ST	508 S. Main Street	1955	HE00844	DEMO			
512	S	MAIN	ST	512 S. Main Street	1940	HE00845	UPDATE	Commercial	NO	YES
515	S	MAIN	ST		1969	HE01029	NEW	Mid-Century Modern	NO	YES
109		MAY	AVE		1957	HE01030	NEW	Ranch	NO	YES
601		MUSEUM	CT	May-Stringer House	1855	HE00382	UPDATE	Queen Anne	listed 3/8/1997	YES
701		MUSEUM	CT	The Ederington House	c. 1895	HE01031	NEW	Frame Vernacular	YES	YES
705		MUSEUM	CT		1925	HE01032	NEW	Frame Vernacular	NO	YES
3	N	ORANGE	AVE	Mason House	1923	HE00206	UPDATE	Craftsman	NO	YES
7	N	ORANGE	AVE	Hale House	1882	HE00207	UPDATE	Folk Victorian	YES	YES
110	S	SAXON	AVE		1925	HE01038	NEW	Frame Vernacular	NO	YES
103 A	S	SAXON	AVE		1924	HE01033	NEW	Frame Vernacular	NO	NO
103 B	S	SAXON	AVE		1940	HE01034	NEW	Frame Vernacular	NO	NO
103 C	S	SAXON	AVE		1950	HE01035	NEW	Masonry Vernacular	NO	NO
103 D	S	SAXON	AVE		1940	HE01036	NEW	Frame Vernacular	NO	YES
103 E	S	SAXON	AVE		1887	HE01037	NEW	Frame Vernacular	NO	YES
238		HOWELL	AVE	Hernando Park / Brooksville Main Library	1930	HE00753	ESOURCE FOR	NA		



BAILEY AVENUE
HE00945 – 3 N. BAILEY AVENUE

HE00945
3 N. Bailey Avenue, Brooksville Florida





BELL AVENUE

HE00089 – 102 BELL AVENUE

HE00946 – 103 BELL AVENUE

HE00089
102 Bell Avenue, Brooksville Florida



HE00946
103 Bell Avenue, Brooksville Florida





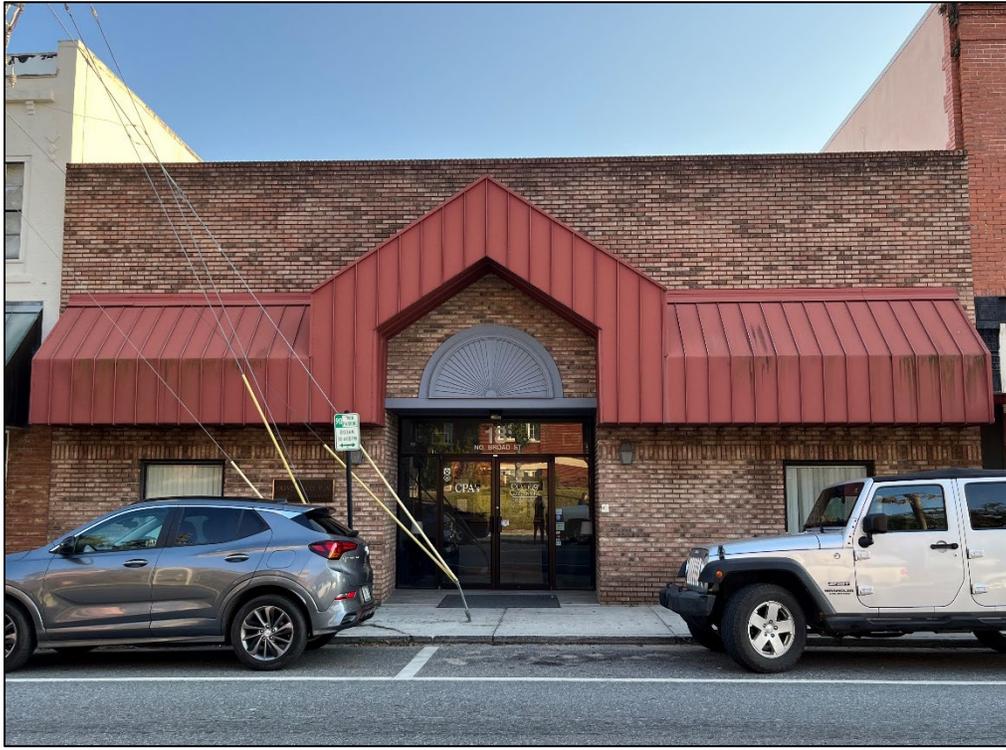
N. BROAD STREET

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HE00948 – 18 N. BROAD STREET
HE00093 – 24 N. BROAD STREET
HE00094 – 36 N. BROAD STREET
HE00950 – 120 N. BROAD STREET
HE00951 – 128 N. BROAD STREET
HE00095 – 220 N. BROAD STREET
HE00096 – 224 N. BROAD STREET
HE00101 – 240 N. BROAD STREET
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HE00958 – 310 N. BROAD STREET
HE00959 – 322 N. BROAD STREET
HE00960 – 501 N. BROAD STREET
HE00961 – 504 N. BROAD STREET

HE00090
12 N. Broad Street, Brooksville Florida



HE00948
18 N. Broad Street, Brooksville Florida



HE00093
24 N. Broad Street, Brooksville Florida



HE00094
36 N. Broad Street, Brooksville Florida



HE00950
120 N. Broad Street, Brooksville Florida



HE00951
128 N. Broad Street, Brooksville Florida



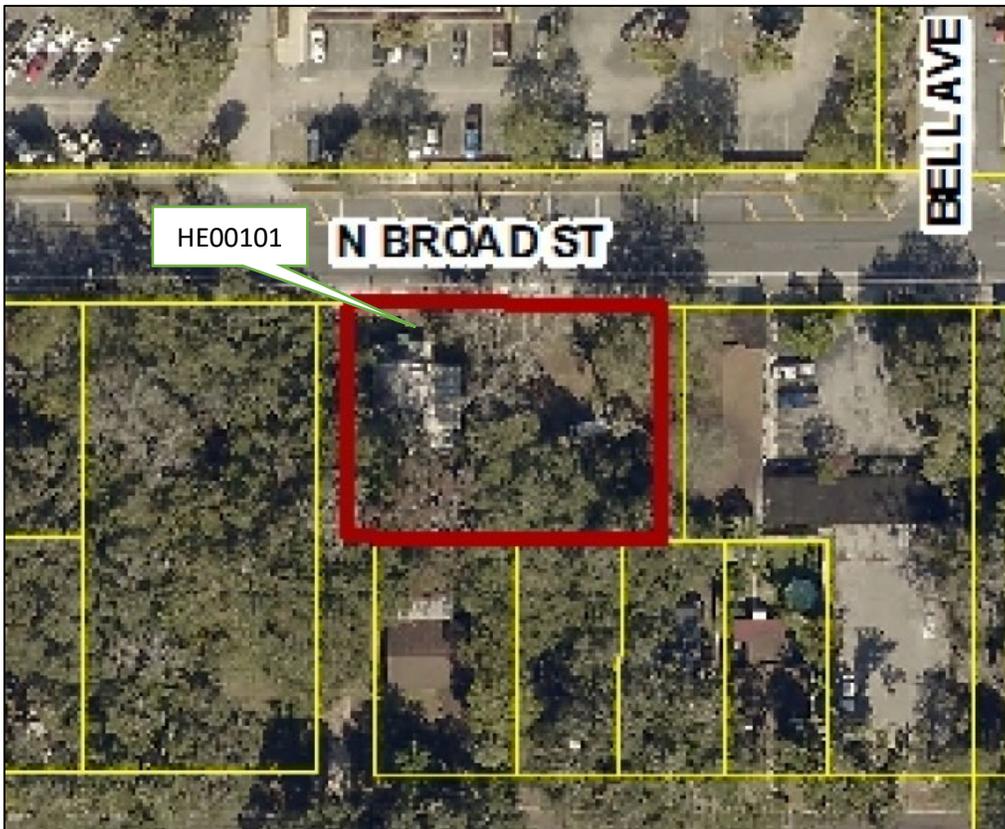
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220 N. Broad Street, Brooksville Florida



HE00096
224 N. Broad Street, Brooksville Florida



HE00101
240 N. Broad Street, Brooksville Florida



HE00953
250 N. Broad Street, Brooksville Florida



HE00954
270 N. Broad Street, Brooksville Florida



HE00955
273 N. Broad Street, Brooksville Florida



HE00956
296 N. Broad Street, Brooksville Florida



HE00957
297 N. Broad Street, Brooksville Florida



HE00958
310 N. Broad Street, Brooksville Florida



HE00959
322 N. Broad Street, Brooksville Florida



HE00960
501 N. Broad Street, Brooksville Florida



HE00961
504 N. Broad Street, Brooksville Florida





S. BROAD STREET

HE00840 – 10 S. BROAD STREET
HE00097 – 11 S. BROAD STREET
HE00947 – 13 S. BROAD STREET
HE00839 – 15 S. BROAD STREET
HE00098 – 20 S. BROAD STREET
HE00949 – 26 S. BROAD STREET
HE00099 – 109 S. BROAD STREET
HE00952 – 202 S. BROAD STREET
HE00100 – 218 S. BROAD STREET
HE00081 – 219 S. BROAD STREET
HE00837 – 301 S. BROAD STREET

HE00840
10 S. Broad Street, Brooksville Florida



HE00097
11 S. Broad Street, Brooksville Florida



HE00947
13 S. Broad Street, Brooksville Florida



HE00839
15 S. Broad Street, Brooksville Florida



HE00098
20 S. Broad Street, Brooksville Florida



HE00949
26 S. Broad Street, Brooksville Florida



HE00099
109 S. Broad Street, Brooksville Florida



HE00952
202 S. Broad Street, Brooksville Florida



HE00100
218 S. Broad Street, Brooksville Florida



HE00081
219 S. Broad Street, Brooksville Florida



HE00837
301 S. Broad Street, Brooksville Florida





N. BROOKSVILLE AVENUE
HE00964 – 101 N. BROOKSVILLE AVE

HE00964

101 N. Brooksville Avenue, Brooksville Florida





S. BROOKSVILLE AVENUE

HE01041 – 7 S. BROOKSVILLE AVENUE
HE00962 – 13 S. BROOKSVILLE AVENUE
HE00963 – 26 S. BROOKSVILLE AVENUE
HE00106 – 110 S. BROOKSVILLE AVENUE
HE00107 – 114 S. BROOKSVILLE AVENUE
HE00109 – 118 S. BROOKSVILLE AVENUE
HE00112 – 132 S. BROOKSVILLE AVENUE

HE001041
7 S. Brooksville Avenue, Brooksville Florida



HE00962

13 S. Brooksville Avenue, Brooksville Florida



HE00963

26 S. Brooksville Avenue, Brooksville Florida



HE00106
110 S. Brooksville Avenue, Brooksville Florida



HE00107

114 S. Brooksville Avenue, Brooksville Florida



HE00109

118 S. Brooksville Avenue, Brooksville Florida



HE00112

132 S. Brooksville Avenue, Brooksville Florida





W. EARLY STREET

HE01039 – 2 W. EARLY STREET
HE01040 – 10 W. EARLY STREET
HE00965 – 12 W. EARLY STREET

HE01039
2 W. Early Street, Brooksville Florida



HE01040
10 W. Early Street, Brooksville Florida



HE00965
12 W. Early Street, Brooksville Florida





W. FORT DADE AVENUE

HE00966 – 55 W. FORT DADE AVENUE
HE00124 – 122 W. FORT DADE AVENUE
HE00126 – 224 W. FORT DADE AVENUE
HE00127 – 300 W. FORT DADE AVENUE

HE00966
55 W. Fort Dade Avenue, Brooksville Florida



HE00124
122 W. Fort Dade Avenue, Brooksville Florida



HE00126
224 W. Fort Dade Avenue, Brooksville Florida



HE00127
300 W. Fort Dade Avenue, Brooksville Florida





E. FORT DADE AVENUE

HE00967 – 101 E. FORT DADE AVENUE
HE00968 – 134 E. FORT DADE AVENUE
HE00746 – 205 E. FORT DADE AVENUE
HE00969 – 207 E. FORT DADE AVENUE
HE00970 – 208 E. FORT DADE AVENUE
HE00971 – 245 E. FORT DADE AVENUE
HE00972 – 246 E. FORT DADE AVENUE
HE00973 – 275 E. FORT DADE AVENUE
HE00974 – 290 E. FORT DADE AVENUE
HE00975 – 295 E. FORT DADE AVENUE
HE00976 – 296 E. FORT DADE AVENUE
HE00977 – 304 E. FORT DADE AVENUE
HE00978 – 416 E. FORT DADE AVENUE
HE00979 – 421 E. FORT DADE AVENUE
HE00980 – 500 E. FORT DADE AVENUE
HE01042 – 607 E. FORT DADE AVENUE
HE00981 – 609 E. FORT DADE AVENUE
HE00982 – 700 E. FORT DADE AVENUE

HE00967

101 E. Fort Dade Avenue, Brooksville Florida



HE00968
134 E. Fort Dade Avenue, Brooksville Florida



HE00746

205 E. Fort Dade Avenue, Brooksville Florida



HE00746
205 E. Fort Dade Avenue, Brooksville Florida



HE00969
207 E. Fort Dade Avenue, Brooksville Florida



HE00970
208 E. Fort Dade Avenue, Brooksville Florida



HE00971
245 E. Fort Dade Avenue, Brooksville Florida



HE00972
246 E. Fort Dade Avenue, Brooksville Florida



HE00973
275 E. Fort Dade Avenue, Brooksville Florida



HE00974
290 E Fort Dade Avenue, Brooksville Florida



HE00975
295 E. Fort Dade Avenue, Brooksville Florida



HE00976
296 E. Fort Dade Avenue, Brooksville Florida



HE00977

304 E. Fort Dade Avenue, Brooksville Florida



HE00978
416 E. Fort Dade Avenue, Brooksville Florida



HE00979

421 E. Fort Dade Avenue, Brooksville Florida



HE00980
500 E. Fort Dade Avenue, Brooksville Florida



HE01042
607 E. Fort Dade Avenue, Brooksville Florida



HE00981

609 E. Fort Dade Avenue, Brooksville Florida



HE00982
700 E. Fort Dade Avenue, Brooksville Florida





GEORGIA AVENUE
HE00983 – 9 N. GEORGIA AVENUE

HE00983
9 N. Georgia Avenue, Brooksville Florida





HOWELL AVENUE

HE00744 – 217 HOWELL AVENUE

HE00745 – 238 HOWELL AVENUE

HE00744
215 - 217 Howell Avenue, Brooksville Florida



HE00745
238 Howell Avenue, Brooksville Florida





JEFFERSON STREET

HE00987 – 203 W. JEFFERSON STREET
HE00988 – 210 W. JEFFERSON STREET
HE00990 – 300 W. JEFFERSON STREET
HE00991 – 303 W. JEFFERSON STREET

HE00987
203 W. Jefferson Street, Brooksville Florida



HE00988
210 W. Jefferson Street, Brooksville Florida



HE00990
300 W. Jefferson Street, Brooksville Florida



HE00991
303 W. Jefferson Street, Brooksville Florida





E. JEFFERSON STREET

HE00985 – 1 E. JEFFERSON STREET
HE00986 – 161 E. JEFFERSON STREET
HE00989 – 291 E. JEFFERSON STREET
HE00992 – 310 E. JEFFERSON STREET
HE00151 – 403 E. JEFFERSON STREET
HE00993 – 406 E. JEFFERSON STREET
HE00994 – 415 E. JEFFERSON STREET
HE00152 – 504 E. JEFFERSON STREET
HE00995 – 550 E. JEFFERSON STREET
HE00996 – 605 E. JEFFERSON STREET

HE00985
1 E. Jefferson Street, Brooksville Florida



HE00986
161 E. Jefferson Street, Brooksville Florida



HE00989
291 E. Jefferson Street, Brooksville Florida



HE00992
310 E. Jefferson Street, Brooksville Florida



HE00151
403 E. Jefferson Street, Brooksville Florida



HE00993
406 E. Jefferson Street, Brooksville Florida



HE00994
415 E. Jefferson Street, Brooksville Florida



HE00152
504 E. Jefferson Street, Brooksville Florida



HE00995
550 E. Jefferson Street, Brooksville Florida



HE00996
605 E. Jefferson Street, Brooksville Florida



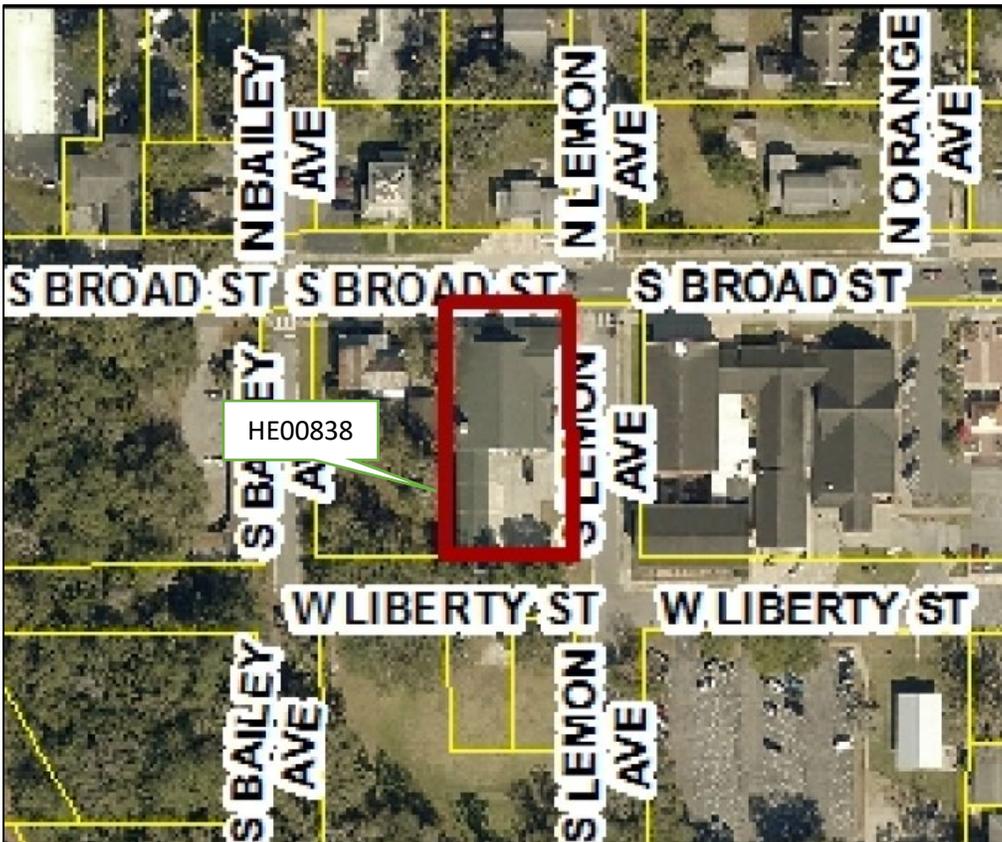
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LAMAR AVENUE
HE00997 – 101 LAMAR AVENUE

HE00838
2 S. Lemon Avenue, Brooksville Florida





LEMON AVENUE
HE00838 – 2 S. LEMON AVENUE



LIBERTY STREET

HE00998 – 0 E. LIBERTY STREET
HE00999 – 15 E. LIBERTY STREET
HE01000 – 20 E. LIBERTY STREET
HE01001 – 26 E. LIBERTY STREET
HE01043 – 30 E. LIBERTY STREET
HE00154 – 114 E. LIBERTY STREET
HE00157 – 202 E. LIBERTY STREET
HE00158 – 216 E. LIBERTY STREET
HE00159 – 217 E. LIBERTY STREET
HE00160 – 221 E. LIBERTY STREET
HE00161 – 222 E. LIBERTY STREET
HE01002 – 232 E. LIBERTY STREET
HE01003 – 240 E. LIBERTY STREET
HE01004 – 245 E. LIBERTY STREET
HE01005 – 246 E. LIBERTY STREET
HE01006 – 251 E. LIBERTY STREET
HE01007 – 254 E. LIBERTY STREET
HE01008 – 267 E. LIBERTY STREET
HE01009 – 268 E. LIBERTY STREET
HE00162 – 305 E. LIBERTY STREET
HE01010 – 314 E. LIBERTY STREET
HE00163 – 315 E. LIBERTY STREET
HE01011 – 406 E. LIBERTY STREET
HE00164 – 414 E. LIBERTY STREET
HE00165 – 510 E. LIBERTY STREET

HE00998
0 E. Liberty Street, Brooksville Florida



HE00999
15 E. Liberty Street, Brooksville Florida



HE01000
20 E. Liberty Street, Brooksville Florida



HE01001
26 E. Liberty Street, Brooksville Florida



HE01043
30 E. Liberty Street, Brooksville Florida



HE00154
114 E. Liberty Street, Brooksville Florida



HE00157
202 E. Liberty Street, Brooksville Florida



HE00158
216 E. Liberty Street, Brooksville Florida



HE00159
217 E. Liberty Street, Brooksville Florida



HE00160
221 E. Liberty Street, Brooksville Florida



HE00161
222 E. Liberty Street, Brooksville Florida



Photographs and Map for FMSF
Downtown Brooksville Historic Resource Survey, Grant 23.h.sm.200.079

HE01002
232 E. Liberty Street, Brooksville Florida



HE01003
240 E. Liberty Street, Brooksville Florida



HE01004
245 E. Liberty Street, Brooksville Florida



HE01005
246 E. Liberty Street, Brooksville Florida



HE01006
251 E. Liberty Street, Brooksville Florida



HE01007
254 E. Liberty Street, Brooksville Florida



HE01008
267 E. Liberty Street, Brooksville Florida



HE01009
268 E. Liberty Street, Brooksville Florida



HE00162
305 E. Liberty Street, Brooksville Florida



HE01010
314 E. Liberty Street, Brooksville Florida



HE00163
315 E. Liberty Street, Brooksville Florida



HE01011
406 E Liberty Street, Brooksville Florida

0



HE00164
414 E. Liberty Street, Brooksville Florida



HE00165
510 E. Liberty Street, Brooksville Florida





N. MAIN STREET

HE00176 – 1 N. MAIN STREET
HE01012 – 5 N. MAIN STREET
HE01014 – 11 N. MAIN STREET
HE00062 – 20 N. MAIN STREET
HE01015 – 23A N. MAIN STREET
HE01016 – 23B N. MAIN STREET
HE01019 – 101 N. MAIN STREET
HE01020 – 105 N. MAIN STREET
HE01021 – 111 N. MAIN STREET
HE00177 – 115 N. MAIN STREET
HE01023 – 123 N. MAIN STREET
HE01024 – 129 N. MAIN STREET

HE00176
1 N. Main Street, Brooksville Florida



HE01056
5 N. Main Street, Brooksville Florida



HE01014
11 N. Main Street, Brooksville Florida



HE00062
20 N. Main Street, Brooksville Florida



HE01015
23A N. Main Street, Brooksville Florida



HE01016
23B N. Main Street, Brooksville Florida



HE01019
101 N. Main Street, Brooksville Florida



HE01020
105 N. Main Street, Brooksville Florida



HE01021
111 N. Main Street, Brooksville Florida



HE00177
115 N. Main Street, Brooksville Florida



HE01023
123 N. Main Street, Brooksville Florida



HE01024
129 N. Main Street, Brooksville Florida





S. MAIN STREET

HE00840 – 10 S. MAIN STREET
HE01015 – 18 S. MAIN STREET
HE01017 – 31 S. MAIN STREET
HE00178 – 100 S. MAIN STREET
HE01018 – 101 S. MAIN STREET
HE00179 – 104 S. MAIN STREET
HE01022 – 116 S. MAIN STREET
HE00842 – 124 S. MAIN STREET
HE00180 – 131 S. MAIN STREET
HE00170 – 140 S. MAIN STREET
HE00181 – 143 S. MAIN STREET
HE00182 – 151 S. MAIN STREET
HE00175 – 158 S. MAIN STREET
HE00183 – 201 S. MAIN STREET
HE00171 – 211 S. MAIN STREET
HE00172 – 301 S. MAIN STREET
HE00184 – 305 S. MAIN STREET
HE01025 – 313 S. MAIN STREET
HE01026 – 315 S. MAIN STREET
HE00173 – 410 S. MAIN STREET
HE00174 – 412 S. MAIN STREET
HE01027 – 417 S. MAIN STREET
HE00843 – 500 S. MAIN STREET
HE01028 – 503 S. MAIN STREET
HE00845 – 512 S. MAIN STREET
HE01029 – 515 S. MAIN STREET

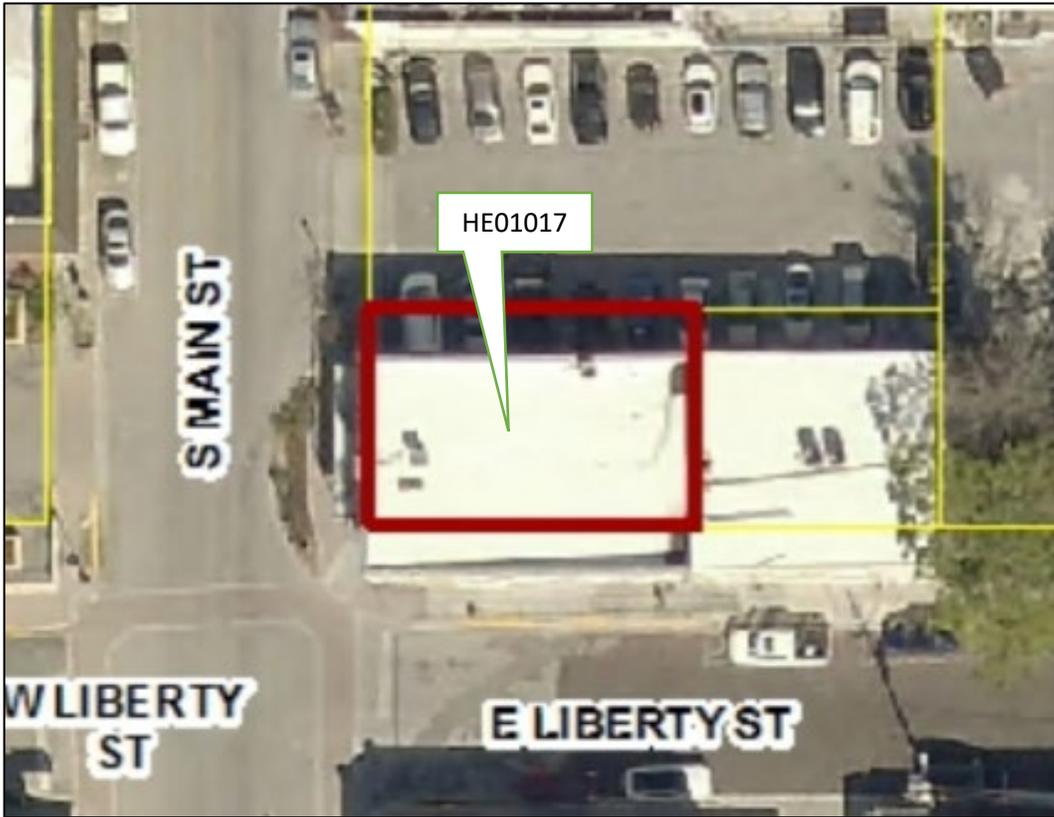
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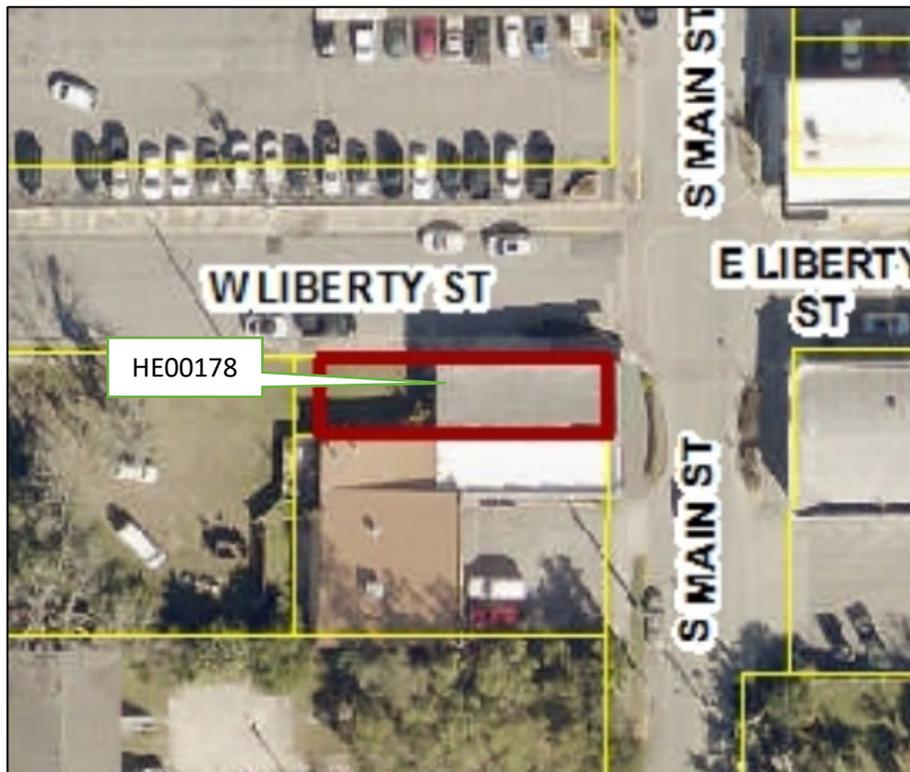
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HE01017
31 S. Main Street, Brooksville Florida



HE00178
100 S. Main Street, Brooksville Florida



HE01018
101 S. Main Street, Brooksville Florida



HE00179
104 S. Main Street, Brooksville Florida



HE01022
116 S. Main Street, Brooksville Florida



HE00842
124 S. Main Street, Brooksville Florida



HE00180
131 S. Main Street, Brooksville Florida



HE00170
140 S. Main Street, Brooksville Florida



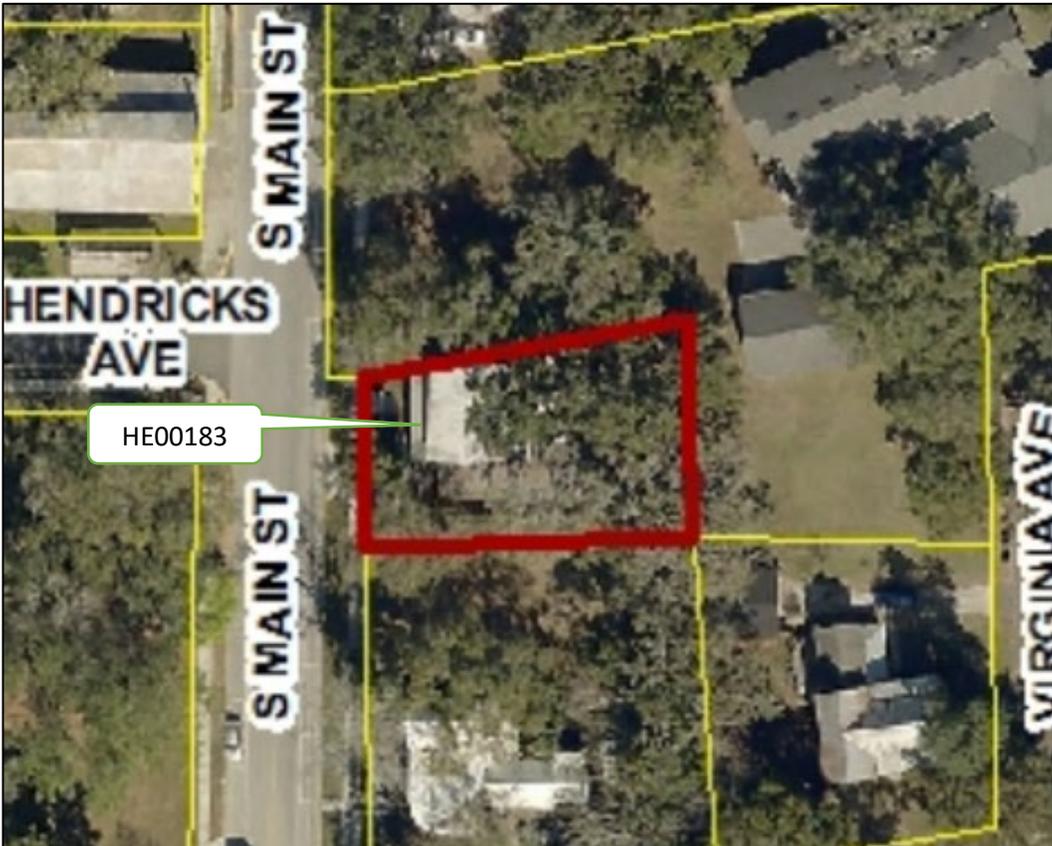
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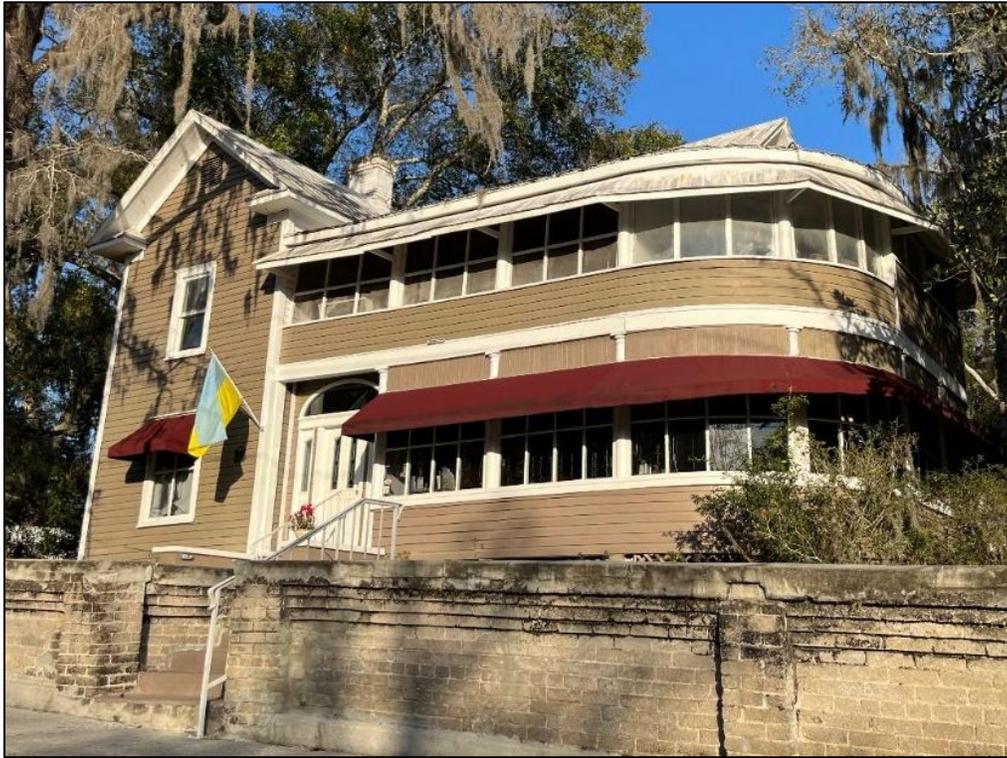
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H00183
201 S. Main Street, Brooksville Florida



HE00171
211 S. Main Street, Brooksville Florida



HE00172
301 S. Main Street, Brooksville Florida



HE01071
313 S. Main Street, Brooksville Florida



HE01026
315 S. Main Street, Brooksville Florida



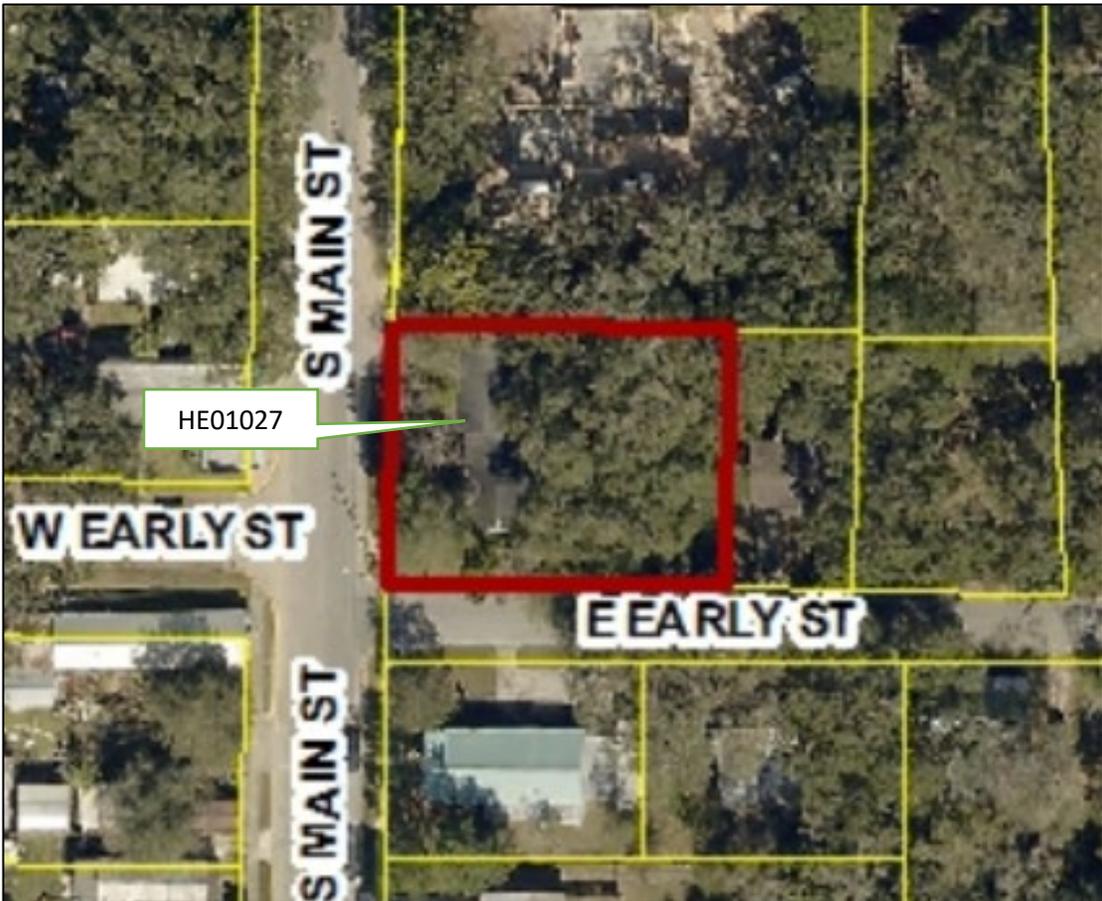
HE00173
410 S. Main Street, Brooksville Florida



HE00174
412 S. Main Street, Brooksville Florida



HE01027
417 S. Main Street, Brooksville Florida



HE00843
500 S. Main Street, Brooksville Florida



HE01028
503 S. Main Street, Brooksville Florida



HE00845
512 S. Main Street, Brooksville Florida



HE01029
515 S. Main Street, Brooksville Florida





MAY AVENUE
HE01030 – 109 MAY AVENUE

HE01030
109 May Avenue, Brooksville Florida





MUSEUM COURT

HE00382 – 601 MUSEUM COURT

HE01031 – 701 MUSEUM COURT

HE01032 – 705 MUSEUM COURT

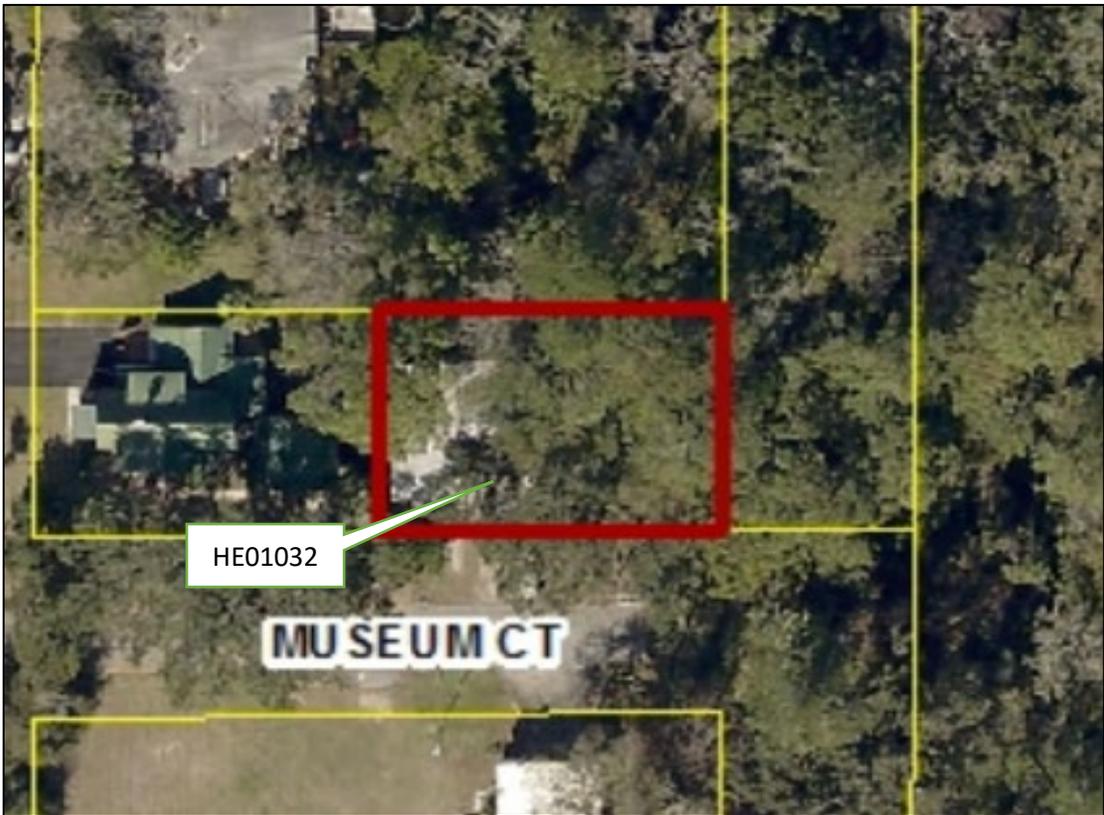
HE00382
601 Museum Court, Brooksville Florida



HE01031
701 Museum Court, Brooksville Florida



HE01032
705 Museum Court, Brooksville Florida





ORANGE AVENUE

HE00206 – 3 N. ORANGE AVENUE

HE00207 – 7 N. ORANGE AVENUE

HE00206
3 N. Orange Avenue, Brooksville Florida



HE00207

7 N. Orange Avenue, Brooksville Florida





SAXON AVENUE

HE01033 – 103A S. SAXON AVENUE

HE01034 – 103B S. SAXON AVENUE

HE01035 – 103C S. SAXON AVENUE

HE01036 – 103D S. SAXON AVENUE

HE01037 – 103E S. SAXON AVENUE

HE01038 – 110 S. SAXON AVENUE

HE01033
103A S. Saxon Avenue, Brooksville Florida



HE01034
103B S. Saxon Avenue, Brooksville Florida



HE01035
103C S. Saxon Avenue, Brooksville Florida



HE01036
103D S. Saxon Avenue, Brooksville Florida



HE01037
103E S. Saxon Avenue, Brooksville Florida



HE01038
110 S. Saxon Avenue, Brooksville Florida





Appendix J

Certified Local Government Ordinance Internal Checklist

Certified Local Government Ordinance Internal Checklist

APPLICATION FOR CERTIFICATION

B.1. Requirements of Ordinance

Requirements	Ordinance Citation
a) Purpose clearly stated	_____
b) Authority for appointment of suitable commission	_____
c) Criteria for designation of historic properties clearly defined (shall be based on and consistent with the criteria used by the National Register)	_____
d) Clearly defined process for designation of historic properties including the consequences of designation	_____
e) Boundaries for historic districts and individual properties identified in the ordinance are clearly established	_____
f) Authority for the Review Commission to review and render a decision on all proposed alterations, demolitions, relocations, and new construction within the boundaries designated by the ordinance or which directly affect designated properties	_____
g) Provisions for the delay of demolitions, but not for the indefinite stay of a demolition	_____
h) Criteria for the review of proposals for alterations, new construction, relocations and demolitions clearly set forth in the ordinance (alterations shall achieve the purpose of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings)	_____
i) Provisions for enforcing decisions	_____
j) Penalties for non-compliance	_____
k) Specific time frames for reviews	_____
l) Right of appeal	_____
m) Specific time frames for consideration of development proposals	_____

B.2. Commission

Requirements

Ordinance Citation

- a) Minimum of five (5) members (minimum of three (3) members if a population less than 10,000) _____
- b) Area of geographic responsibility coterminous with the boundaries of local jurisdiction _____
- c) Appointments made by appropriate local official or appropriate governing body _____
- d) Commission members are residents of the jurisdiction which they serve _____
- e) Terms of office staggered _____
- f) Terms of office at least two (2) years, but not more than five (5) years _____
- g) Provisions by appropriate local official or appropriate governing body to fill vacancies within sixty (60) days _____
- h) Provisions for at least four (4) meetings per year at regular intervals _____
- i) Provisions for recording minutes of each meeting _____
- j) Provisions for Commission to attend pertinent informational or education meetings, workshops and conferences _____
- k) Provisions for Commission review of proposed National Register nominations within its jurisdiction _____
- l) Provisions for seeking expertise on proposals or matters requiring evaluation by a profession not represented on the Commission _____
- m) Staff sufficient to undertake the requirements for certification and carry out delegated responsibilities _____
- n) Rules of Procedure adopted by Commission _____
- o) Commission responsibilities complementary to those of the State Historic Preservation Office _____

B.3. Survey and inventory of Historic Properties

Requirements	Ordinance Citation
a) Provisions to initiate and continue an approved process of identification of historic properties within the jurisdiction of the Commission (inventory materials shall be compatible with the Florida Site File)	_____
b) Provision to maintain a detailed inventory of designated districts, sites and structures within the jurisdiction of the Commission	_____
c) Inventory material open to the public	_____
d) Provisions to update inventory materials periodically	_____
e) Assurance that duplicates of all inventory materials will be provided to the State Historic Preservation Office	_____
f) Provisions to encourage the Commission members to participate in survey and planning activities of the Certified Local Government	_____

B.4. Public Participation

Requirements	Ordinance Citation
a) Provisions that Commission meetings will be publicly announced	_____
b) Provisions that Commission meetings will be open to the public	_____
c) Provisions that Commission meetings will have a previous advertised agenda	_____
d) Provisions to make meeting records available to the public	_____
e) Provisions that all Commission decisions will be given in a public forum	_____
f) Rules of Procedure adopted by the Commission must be available for public inspection	_____
g) Provisions assuring that appropriate local officials, owners of record, and applicants shall be given a minimum of thirty (30) calendar days and not more than seventy-five (75) calendar days' prior notice to Commission meetings in which to comment on or object to the listing of a property in the National Register	_____

- h) Objections by property owners must be notarized to prevent nomination to the National Register _____
- i) Provisions for public and owner notification for designation _____
- j) Provisions for public and owner notification for project reviews _____
- k) Provisions for public hearings for designations and project reviews _____

B.5. Satisfactory Performance

Requirements	Ordinance Citation
a) Provide the State Historic Preservation Officer with thirty (30) calendar days prior notice of all meetings	_____
b) Submit minutes of each meeting to the State Historic Preservation Officer within thirty (30) calendar days	_____
c) Submit record of attendance of the Review Commission to the State Historic Preservation Officer within thirty (30) calendar days after each meeting	_____
d) Submit public attendance figures for each meeting to the State Historic Preservation Officer within thirty (30) calendar days of each meeting	_____
e) Notify the State Historic Preservation Officer of change in Commission membership within thirty (30) calendar days of action	_____
f) Notify State Historic Preservation Officer immediately of all new historic designations or alterations to existing designations	_____
g) Submit amendments to ordinance to the State Historic Preservation Officer for review and comment at least thirty (30) calendar days prior to adoption	_____
h) Submit an annual report by November 1 covering activities of previous October 1 through September 30	_____
i) Information to be included in annual report (at a minimum)	_____
1) A copy of the Rules of Procedure	
2) A copy of historic preservation ordinance	
3) Resume of Commission members	
4) Changes to the Commission	
5) New Local designations	
6) New National Register listings	
7) Review of survey and inventory activity with a description of the system used	
8) Program report on each grant-assisted activity	
9) Number of projects reviewed	