

City of Ocala Historic Property Survey Phase I

City of Ocala, Marion County, Florida

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Executive Summary

Ocala is a historically significant community with a rich heritage that dates back to the early nineteenth century. The Florida Division of Historical Resources awarded the City of Ocala a survey and planning grant in Fiscal Year 2018-2019 for the completion of a historic resources survey in the vicinity of the National Register of Historic Places (NRHP)-listed Ocala Historic District, the Tuscawilla Park Historic District, and the Ocala Historic Commercial District. This survey's essential goals were to update the noncontributing status of historic resources within the districts and identify areas in which to expand the districts or create new districts, where possible. The City's Historic Preservation Advisory Board will find the information useful in formulating decisions regarding the historic resources in the project area.

A total of 253 resources constructed prior to 1965 were surveyed within the project area, incorporating 16 different architectural styles or forms. Most of these buildings are middle class residences or simple, utilitarian commercial buildings. Small areas where the Ocala Historic District and the Ocala Historic Commercial District could be expanded were identified. Additionally, a change from noncontributing status to contributing was recommended for 18 residences in the Ocala Historic District. Based on the field survey, it appears that an area north of E. Silver Springs Boulevard within the Wyomina Park subdivision may form a cohesive historic district with sufficient integrity to warrant NRHP listing. Financial constraints of the grant limited the survey of the project area south of the Ocala Historic District, but additional survey of building constructed between 1947 and 1970 may reveal the potential for additional districts. In addition to the districts, 15 resources were identified as potentially individually eligible.

Additional research should be completed toward designating these properties as both City of Ocala Local Landmarks and NRHP landmarks; designation as Local Landmarks would afford additional protection to these significant historic resources under the City's historic preservation ordinance. An effort should again be made to locally designate the Ocala Historic Commercial District to provide it the most protection. Threats to the existing historic resources include loss of structures, unsympathetic alterations, and modern infill. The City of Ocala should continue to encourage adaptive use of historic buildings to promote development, heritage tourism, and preservation. A historic sign ordinance and a local ad valorem tax exemption would help encourage preservation and reuse.

This report was prepared to outline the methods and procedures followed for the completion of the City of Ocala Historic Property Survey Phase I survey, to record the results of the investigation, and provide recommendations to protect the integrity of the local and NRHP historic districts as well as recommend new areas for designation. This survey and this report are intended to be used as tools for the preservation of historically significant resources that enrich the social and cultural life of all Ocala residents.

Acknowledgements

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1 Introduction

The City of Ocala Growth Management Department hired Cardno to complete the City of Ocala Historic Property Survey Phase I for 250 properties in October 2018. Cardno conducted the field survey and archival research between November 2018 and March 2019. This report describes the methods and results of the survey.

The City of Ocala Growth Management Department, which is a Certified Local Government, applied for and received a state survey and planning grant from the Bureau of Historic Preservation, Division of Historical Resources, to undertake a historic resource survey. The survey area includes the current National Register Districts and the surrounding areas in the City of Ocala as defined on Exhibit B in Contract GRM/18-033 (Figure 1). The goal of the project was to identify and document on Florida Master Site File (FMSF) forms 200 newly identified historic buildings and update 50 previously recorded structures. While adding to the existing historic building inventory, the purpose of the survey was to identify whether or not expansion of the existing historic districts was possible and whether or not the noncontributing status of some of the resources within the districts could be changed. Determining if there is additional potential for new historic districts and recommending possible planning and community education projects were objectives as well.

At the time of the survey, background research indicated that 440 individual resources and four resource groups were listed in the FMSF as a result of prior surveys. Cardno resurveyed 52 historic resources and completed FMSF forms for an additional 201 historic buildings. Project deliverables included 253 FMSF forms, Geographic Information Systems (GIS) data for the resources, and a Final Survey Report summarizing the findings.

The Final Survey Report is divided into six sections. Section 1 contains an introduction to the project as well as the scope of work. Section 2 discusses the archival and background research conducted along with the prior surveys undertaken in the project area. An historical overview of Ocala with particular attention focused on the project area is in this chapter. In Section 3, the research design incorporates a discussion of the methodology employed during the survey, the anticipated results, and the criteria for evaluation. The survey results are explained in Section 4 along with a brief architectural analysis. Section 5 presents conclusions regarding eligibility for National Register of Historic Places (NRHP) designation including a list of potentially eligible properties and suggested revisions to districts. Recommendations for future survey, planning, and preservation actions are also in this section. The sources consulted are in Section 6. A list of previously recorded historic structures is in Appendix A. The FMSF are included in Appendix B.

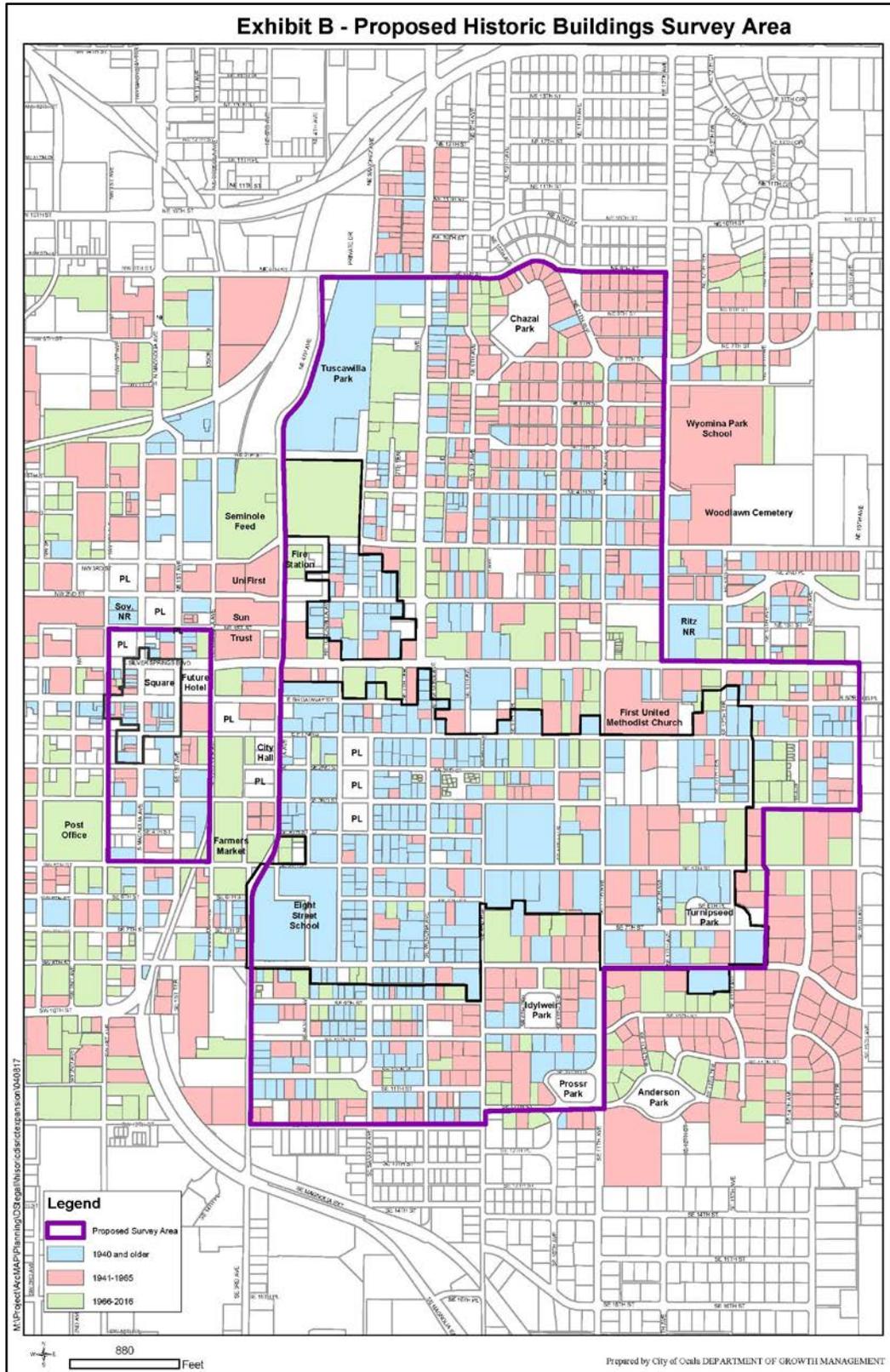


Figure 1. Location of survey area and designated historic districts.

2 Archival Research

Cardno conducted archival and background research to provide context and data to support the project. As the project area falls within the city limits of Ocala, which is a Certified Local Government designated in 1987, Senior Planner Gus Gianikas provided additional information from the records on file at the Ocala Historic Preservation Advisory Board on resources within the project boundaries. The Sanborn Fire Insurance Maps updated to 1965 proved especially useful in determining original addresses and street names. Additional sources of background information included:

- > Florida Master Site File;
- > Marion County Public Library System;
- > Marion County Clerk of the Court, Official Records and Plat Maps;
- > United States Bureau of Land Management, General Land Office;
- > State of Florida Board of Trustee's Land Database System;
- > Historic Ocala Preservation Society (HOPS),
- > Moorhead Engineering Company,
- > Florida State Archives; and
- > Marion County Museum of History and Archaeology.

Cardno used Marion County Property Appraiser records which were then checked against historic Sanborn Insurance maps, historic and current aerial photographs, and Ocala City Directories to generate a list of probable historic resources to be verified during the field survey. Federal and state census records were accessed through Ancestry.com, and back issues of local newspapers were located using Newspapers.com.

2.1 Previous Field Surveys

The Florida Master Site File, part of the Florida Division of Historical Resources, maintains records of previous archaeological and historical surveys completed statewide. As part of the background research for this project, a search of the FMSF database, in GIS format dated October 2018, was completed to identify previous surveys within the current project boundaries and previous surveys that were conducted nearby and have some relevance to the current investigation. Review of these reports provided background information for the current survey concerning types of properties that would be expected, relevant research questions, and previous findings in this or similar areas.

The search of the FMSF database identified six previous cultural resources surveys completed prior to October 2018 that included all or a portion of the survey area (Table 1). These studies were conducted either for planning purposes or as part of transportation-related projects. Both the 1981 survey for the Withlacoochee Regional Planning Council and a 1983 survey directed by preservation architect Susan Tate of the University of Florida, College of Architecture were preliminary surveys for the NRHP nomination of the Ocala Historic District, which was listed in 1984. Prepared for HOPS, the 1983 survey does not appear to have resulted in the submission of a survey report to the FMSF, even though individual FMSF forms were submitted.

Table 1. Previous Cultural Resources Surveys within the Ocala Survey Area.

FMSF Survey No.	Title	Year	Author	Sponsor
731/2951	Marion County Historical/Archeological Survey	1981	Withlatchoochee Regional Planning Council	Withlatchoochee Regional Planning Council
N/A	Historic Ocala Preservation Society Survey	1983	Sharon Tate, University of Florida, College of Architecture	HOPS
1346	Historic Properties Survey of Tusawilla-Wyomina Neighborhood, Ocala, Florida	1986	Historic Property Associates, Inc.	HOPS
5066	Phase I of Historic Properties Survey of Downtown Ocala, Florida	1997	Historical and Architectural Research Services	City of Ocala & HOPS
21974	Technical Memorandum Cultural Resource Assessment Survey of Improvements to SR 500 (US 441) at SR 40 Intersection Marion County, Florida	2015	Southeastern Archaeological Research	Florida Department of Transportation
23106	Desktop Analysis and Effects Evaluation for the Proposed Osceola Avenue Multi-Modal Trail, Marion County, Florida	2016	Southeastern Archaeological Research	Florida Department of Transportation
25566	Cultural Resource Assessment Survey of the State Road (SR) 40 (Silver Springs Boulevard) From US 441 (Pine Avenue) to SE 8 th Avenue Pedestrian Improvements, Marion County, Florida	2018	Johnson, Mirmiran & Thompson	Florida Department of Transportation

2.2 Previously Recorded Historic Resources

At the same time that the FMSF database was searched for previous surveys, records were sought for historic resources already recorded with the survey area. Although there are no historic bridges or historic cemeteries recorded within the project area, there are numerous historic structures and resource groups that have been recorded with the FMSF.

A total of 440 historic resources have been recorded in the FMSF with a list included in Appendix B. The SHPO only evaluates NRHP eligibility of particular resources when requested in compliance with state or federal statutes; grant-funded survey and planning projects such as this do not require SHPO review. One of the resources, the E.C. Smith House (8MR864) located at 507 NE 8th Avenue, is an 1894 Queen Anne style residence that was individually listed in the NRHP on May 24, 1990. With the exception of the E.C. Smith House, only four additional previously recorded structures have been evaluated on an individual basis by the SHPO; all four were determined ineligible for listing.

The majority of the previously recorded resources are part of the three NRHP listed historic districts, but no formal survey report was submitted to the FMSF, and the SHPO did not make a formal determination of eligibility for the individual resources in the districts. Nevertheless, the buildings within the districts do have contributing and noncontributing status officially determined as part of the NRHP nomination process; contributing buildings are considered to be listed in the NRHP.

In addition to the 440 individual resources, four resource groups are recorded in the FMSF (Table 2). Three of these, the Ocala Historic District (8MR461), the Tusawilla Park Historic District (8MR1011), and the Ocala Historic Commercial District (8MR2696), are NRHP-listed historic districts which will be

discussed in greater detail in the following section. The FMSF also records linear resources as resource groups, recognizing that multiple structures or features may be associated with historic railroads, roads, trails, and canals. Portions of Seaboard Coast Line Railroad (8MR3621) pass through the Ocala survey area. The SHPO considers this resource eligible for NRHP listing.

Table 2. Previously Recorded Resource Groups within the Survey Area.

FMSF No.	Name	Year Built	Structure Use	NRHP Status
8MR461	Ocala Historic District	1880-1930	Commercial / Private Residence	NRHP Listed
8MR1011	Tusawilla Park Historic District	1877-1930	Commercial / Private Residence	NRHP Listed
8MR2696	Ocala Historic Commercial District	1846-ca.1949	Commercial	NRHP Listed
8MR3621	Seaboard Coast Line RR	1862-1967	Railroad	NRHP Eligible

2.3 Historic Districts

As noted above, three historic districts, the Ocala Historic District (8MR461), the Tusawilla Park Historic District (8MR1011), and the Ocala Historic Commercial District (8MR2696), are within the Ocala survey area. The Ocala Historic District (8MR461), which is roughly bounded by Broadway, SE 8th Street, Silver Springs Place, SE 3rd Avenue, SE 13th Avenue, and Watula Avenue, was listed in the NRHP on January 12, 1984 (Figure 2). Although primarily residential, churches and schools populate the district along with some more recent conversions to commercial uses. The 172.5 acre district exhibits a variety of styles popular from ca. 1880 to 1930 and characterizes the residential development of the city during this period. The primary thoroughfare, Fort King Street, connected Ocala, the supply port at Silver Springs, and Fort King as early as 1827. At the time of designation, the district incorporated 294 structures of which 232 were counted as contributing. The district was identified as significant in the areas of Agriculture, Architecture, Commerce, Industry, and Politics/Government under Criteria B and C for architectural significance and association with individuals important to the city's history.¹

The Tusawilla Park Historic District was listed in the NRHP on March 30, 1988. In the initial nomination, 36 out of 46 resources were contributing and represented styles popular from ca.1877 to 1930. Significant in the areas of Architecture and Social/Humanitarian, the district was largely comprised of wood frame residences, but also included a former synagogue, woman's club, and a portion of its namesake park. This district has lost five resources to demolition, but the district remains clustered around the south end of Tusawilla Park along NE Sanchez Avenue, NE Tusawilla Avenue, NE 2nd Street, NE 3rd Street, and E. Silver Springs Boulevard on the south (Figure 3). In addition to the landscape of the park, the vegetation along the streets and the brick pillars dedicating "Victory Way" erected by the Woman's Club in honor of those who served in World War I are contributing elements in the district.²

¹ Mrs. W.R. Jaycox and Paul L. Weaver, National Register of Historic Places Nomination Form: Ocala Historic District (Washington, D.C.: National Park Service, U.S. Department of the Interior, Washington, D.C. Manuscript No. 84000912, on file, National Archives and Records Administration, 1983).

² Carl Shiver and Paul Weaver, National Register of Historic Places Nomination Form: Tusawilla Park Historic District (Washington, D.C.: National Park Service, U.S. Department of the Interior, Washington, D.C. Manuscript No. 87002015, on file, National Archives and Records Administration, 1987).

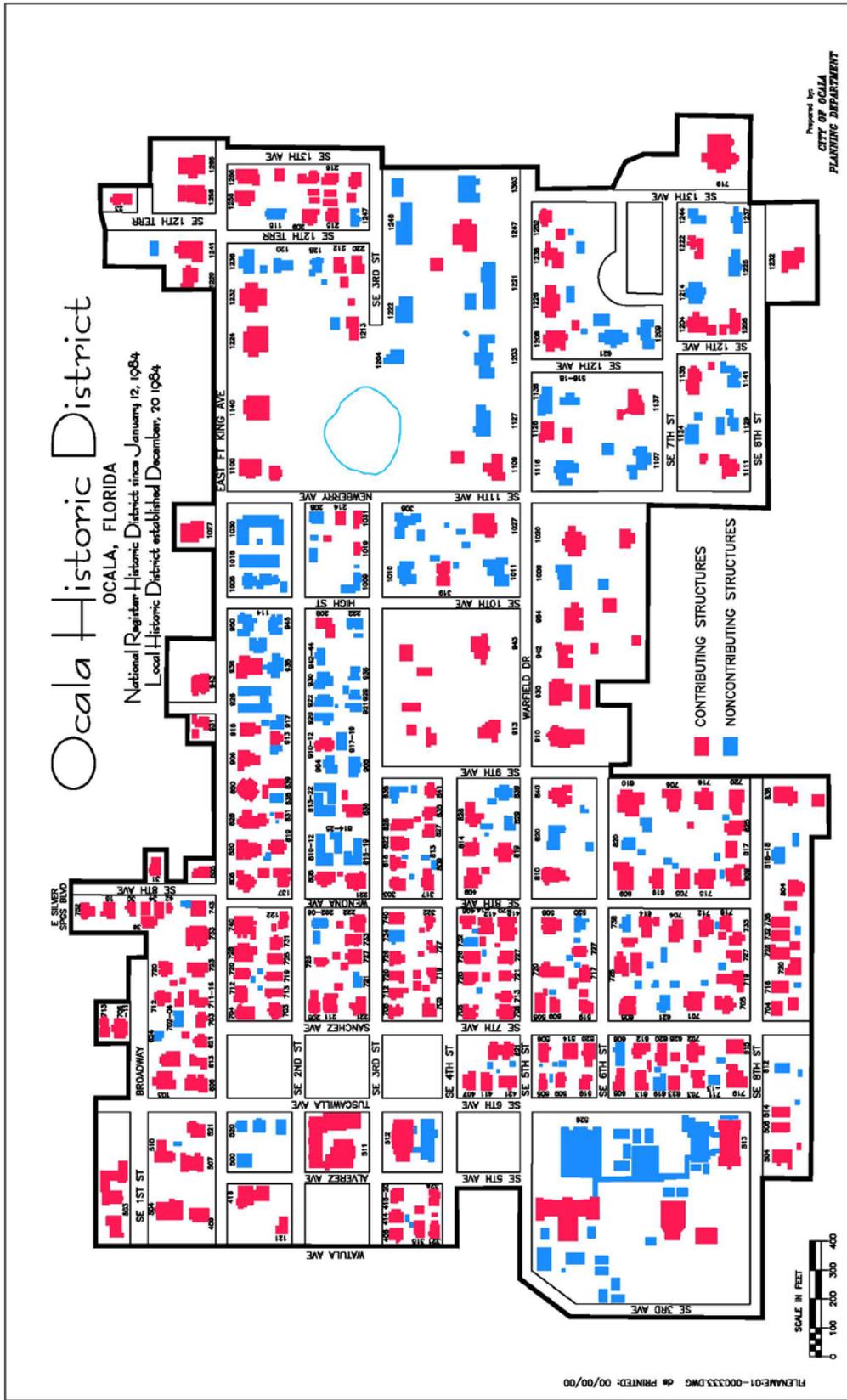


Figure 2. Ocala Historic District Map (Courtesy of the City of Ocala).

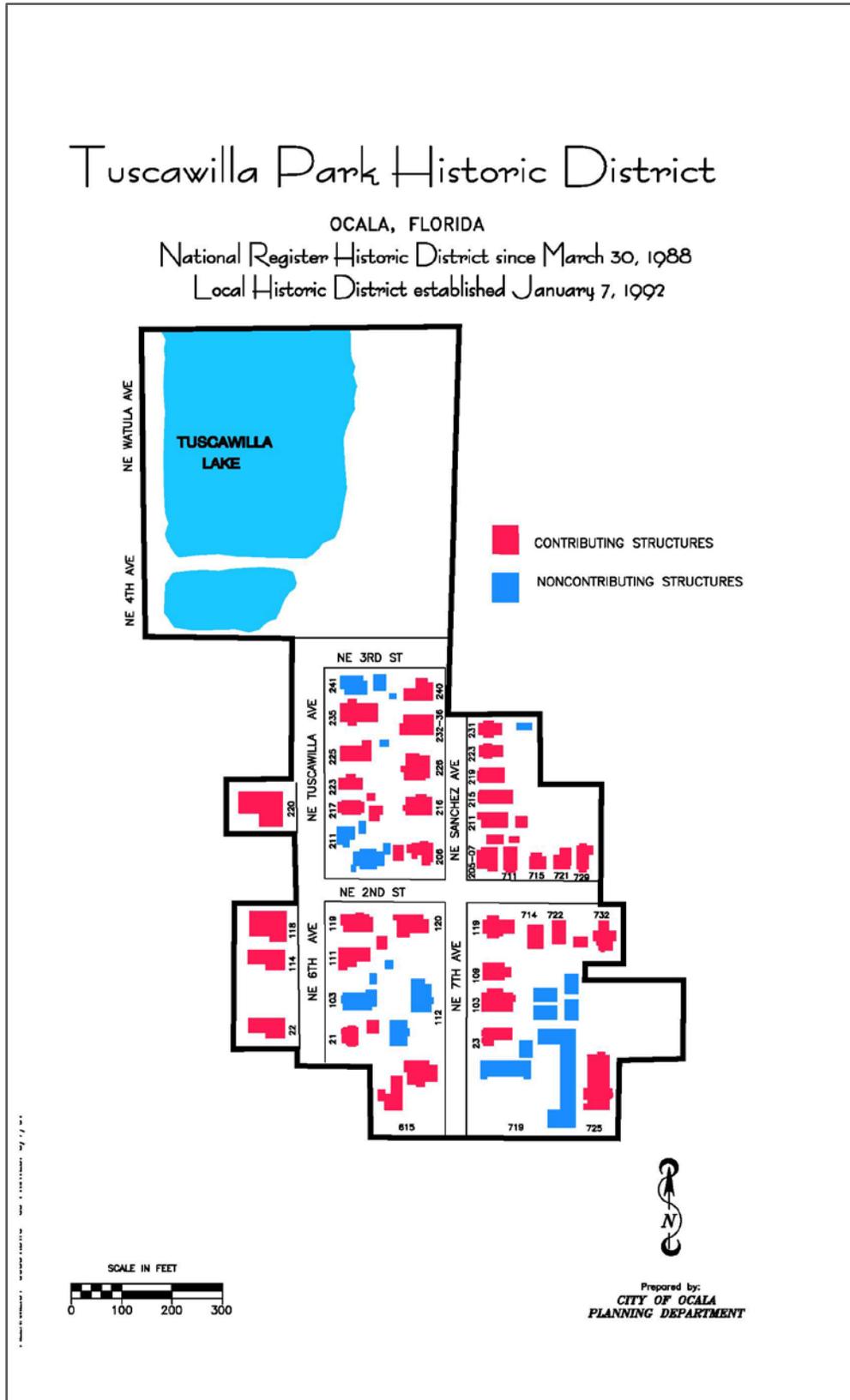


Figure 3. Tusawilla Park Historic District Map (Courtesy of the City of Ocala).

The Ocala Historic Commercial District (8MR2696), also referred to as the Downtown Ocala Historic District, was listed in the NRHP on June 3, 1999. Of the 28 resources in the district, 21 are considered contributing. Built between 1884 and 1946, the buildings are examples of Masonry Vernacular construction, some with Art Moderne styling. The Public Square, which was set aside in the original town plat of 1846, is a contributing site within the district. Located along Magnolia Avenue between E. Silver Springs Boulevard and SW 2nd Street, the district encompasses a portion of six blocks comprising the historically and architecturally intact portion of Ocala's original commercial center (Figure 4).³

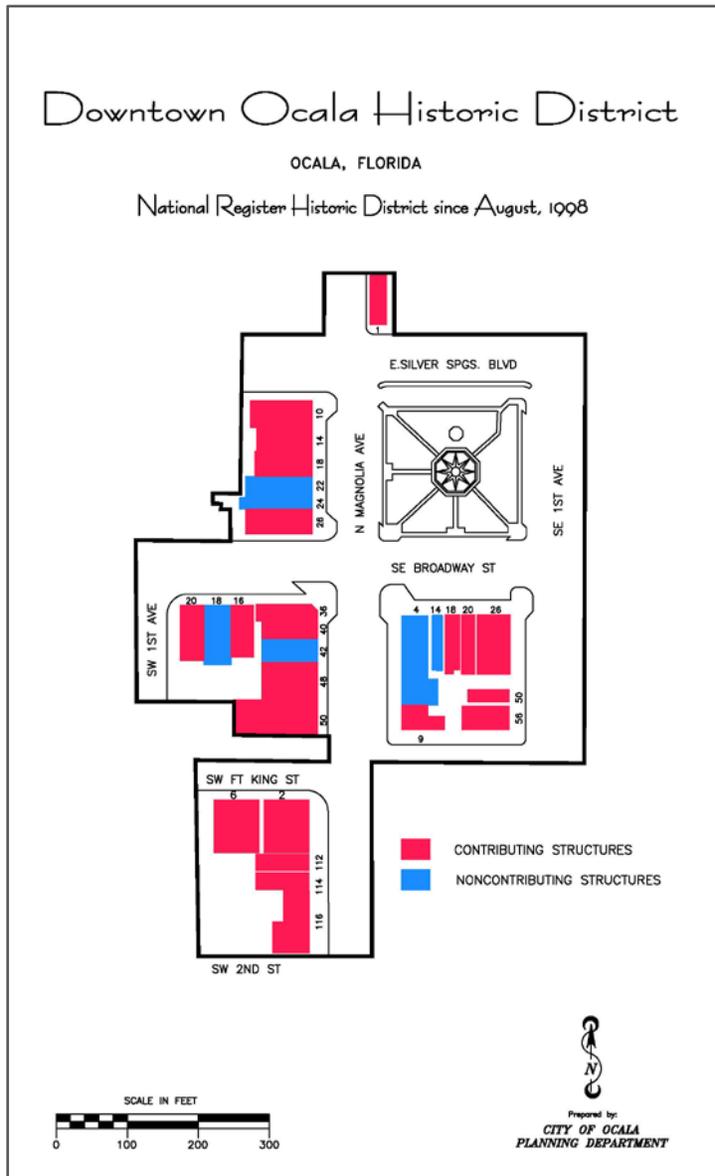


Figure 4. Ocala Historic Commercial District Map (also referred to as the Downtown Ocala Historic District; Courtesy of the City of Ocala).

³ Mikki Hartig and Gary Goodwin, National Register of Historic Places Nomination Form: Ocala Historic Commercial District (also known as the Downtown Ocala Historic District) (Washington, D.C.: National Park Service, U.S. Department of the Interior, Washington, D.C. Manuscript No. 99000656, on file, National Archives and Records Administration, 1999).

2.4 Local Landmark Designations

As a Certified Local Government, the City of Ocala has an ordinance approved by the State Historic Preservation Office. The ordinance (Chapter 94 of the Code of Ordinances, City of Ocala) establishes the Historic Preservation Advisory Board, a local register, and a certificate of appropriateness process to review alterations to local landmarks. Only two of the three NRHP-listed districts in the project area are also locally designated. These include the Ocala Historic District (Ordinance 1722; City Code Sec. 94-121) and the Tuscawilla Park Historic District (Ordinance 2251; City Code Sec. 94-122). This designation requires the review of alterations and demolitions within the district and thus affords them some protection under the City of Ocala's historic preservation ordinance. In addition to these two districts, ten individual resources are locally designated. Of these, only the Victory Way Markers at NE 2nd Street and NE Sanchez Avenue, the Keystone Building at 36 S. Magnolia Avenue, and the Marion Block Building at 24 SE 1st Avenue, are within the project survey area.

2.5 Plats and City Layout

The downtown portion of the survey area falls within the original town plat for Ocala filed in 1846 and expanded in 1875. Most of the eastern portion of the survey area was within two surveys by land owner Joseph Caldwell after he purchased the original Spanish Land Grant conveyed to Don Antonio Alvarez in 1817. Caldwell's original survey in 1880 and 2nd Addition in 1882 were followed by numerous additional plats further subdividing Caldwell's original blocks. Over the years, 33 subdivision plats have been filed subdividing land in the project area (Table 3). The original plats were filed in Deed Books or those designated as Miscellaneous Books with the Marion County Clerk before the implementation of the Plat Book system around 1890. As a result, most of the earliest plats were later refiled and copied into Plat Book E unless they were completely subsumed by subsequent plats. Such appears to be the case with the original Caldwell survey from 1880. Additional information concerning the historic plats is included in the Narrative History and in the Conclusions and Recommendations.

Table 3. Subdivisions within the Project Area by Date.

Date	Subdivision	Plat Book and Page
1846	County Site Old Ocala	Plat Book (PB) E, Page 1*
1875	Old Ocala Survey - Addition	PB E, Page 2
1880	Caldwell's Survey	unknown
1880	Hatcher's Subdivision to Caldwell's Addition	PB E, Page 4
1882	2 nd Caldwell Survey	PB E, Page 3
ca.1882	Gregg & McMaster Addition	PB E, Page 11
1883	C.M. Brown & F.E. Harris' Subdivision of Lot 53 Caldwell's Addition	PB E, Page 19
1887	I.F. Smith's Addition to Smith & Daughtery	PB E, Page 8
1890	Sol Benjamin's Subdivision of Lots 40 & 41 of Caldwell's Survey	PB A, Page 61
1893	Allen's Subdivision	PB A, Page 102
1893	Oak Park	PB A, Page 101
1893	Old Survey of Ocala Block 76	PB A, Page 91
1905	Holder's Subdivision of the West Half of Block 57, Old Survey	PB A, Page 134
1910	Ocklawaha Park	PB A, Page 151
ca.1910	Magnolia Place	PB A, Page 163

Date	Subdivision	Plat Book and Page
1911	Fort King Heights Revised	PB A, Page 172
1913	Lynwood Park	PB A, Page 182
1921	Gordon’s Subdivision of Lot C Caldwell’s Addition	PB A, Page 195
ca.1921	2 nd Survey of Wyomina Park	PB B, Page 197
1923	Palmetto Park	PB B, Page 210
1924	Poinsettia Heights	PB B, Page 225
1925	J.L. Grantham’s Subdivision	PB D, Page 15
1925	Lynwood Park Re-subdivision	PB C, Page 7
1925	J.L. Grantham’s Subdivision of Lot 21	PB B, Page 245
1925	Wyomina Terrace	PB B, Page 253
1925	Virginia Terrace	PB B, Page 242
1925	Idylweir Park	PB B, Page 254
1925	Wyomina Crest	PB C, Page 12
1926	Rose’s Subdivision	PB D, Page 49
1926	Meffert’s Subdivision	PB B, Page 265
1926	Glenview	PB D, Page 36
1937	Gerig’s Subdivison of Caldwell’s Addition Lot N	PB D, Page 75
1946	Ellis’s Subdivision	PB D, Page 89

*Copies of plat maps are available from the Marion County Clerk of the Court.

Addresses in the city were changed several times with renumbering occurring in the early twentieth century and again ca. 1926. Street names were changed throughout the city when a quadrant system was adopted by City Council in 1958, although it was not fully implemented until the mid-1960s.⁴ Table 4 shows the current street names and historic names compiled using Sanborn Fire Insurance Maps and City Directories. Streets within the survey area generally follow a rectilinear grid and are numbered rather than named, for the most part. Streets run east-west, while avenues run north-south. A few major thoroughfares, such as Magnolia Avenue, have retained their original name or been co-named with the numbered street system. Ocklawaha Avenue, also known as SR 40, was renamed Silver Springs Boulevard with Magnolia Avenue as the dividing line between east and west. Similarly, Silver Springs Boulevard is the dividing line between the northern and southern portions of the city.

Table 4. Current and Historic Names of Streets Within the Project Area.

Current Name	Historic Name
Silver Springs Boulevard	North Street/Ocklawaha Avenue
Broadway Street	South Street/ Exposition Street (1889)
SW or NW 1st Avenue	Orange Street

⁴ David Cook, “Residents Debated Quadrant System of Naming Streets,” *Ocala Star Banner*, 28 June 2008, available online, <https://www.ocala.com/news/20080629/residents-debated-quadrant-system-of-naming-streets>; Sanborn Map Company, Sanborn Fire Insurance Maps, 1930, updated to 1965, available at City of Ocala.

Current Name	Historic Name
SE or NE 1 st Avenue	Ocala/Main Street
NE 1 st Street	Washington Street
NE 2 nd Street	Adams Street
NE 3 rd Street	Wyomina Street
NE 4 th Street	Franklin Street
NE 5 th Street	Hill Street
NE 6 th Street	Oneta Avenue
NE 7 th Street	Seminole Avenue
NE 9 th Street	Henry Avenue
NE 7 th Terrace	Clark's Lane or Alley
NE 9 th Avenue	Clay Street/Gold Alley
NE 10 th Avenue	High Street
NE or SE 11 th Avenue	Newberry Avenue
NE 12 th Avenue	Torrey Avenue
SE 3 rd Avenue	Orange Avenue
SE Wenona Avenue	Herbert Street (in block south of East Silver Springs Boulevard)
SE 9 th Avenue	Ray Street (in block south of East Silver Springs Boulevard)
SE 9 th Avenue	Earl Avenue/Lake Weir Avenue
SE 8 th Street	South Street
SE 9 th Terrace/SE 10 th Avenue	Park/Idylweir Court (between present-day SE 8 th Street and SE 10 th Street)
SE 9 th Terrace	Hazel/Fox Lane (in block south of East Silver Springs Boulevard)
SE 10 th Street	Idylweir Avenue
SE Silver Springs Place	Marshall

Current Name	Historic Name
SE 10 th Place	SE 11 th Street
SE 10 th Lane	Pape Terrace
SE 11 th Street	Palm Street
SE 12 th Street	Laurel Street
SE 12 th Terrace	Central Street
SE 13 th Avenue	Colfax Street
SE 14 th Avenue	East Street

2.6 Narrative History

2.6.1 The First Inhabitants

Human habitation in the Ocala area dates ten to twelve thousand years into the past when the Paleoindians hunted these lands, drawn by the availability of fresh water and abundant stone resources for making tools. As the climate warmed and sea levels rose, changing the types of food resources available, Native Americans adapted, using different types of tools, developing ceramic technologies and more complex social organizations. During the Late Archaic period from 3000 to 500 BC, the water level rose, major wetland systems developed, and environmental conditions became close to modern day levels.⁵

A transition occurred as people moved from a more transitory lifestyle to these permanent settled locations. The advent of significant ceramic technology allowed for the exploitation of a wider variety of subsistence plants and animals and a more sedentary lifestyle. Over a period of two thousand years, the prehistoric population of Florida grew in number and social complexity, with increasing trade relationships between villages here and elsewhere in the eastern part of the continent.⁶

By the time European explorers came to Tampa Bay in the sixteenth century, the area was inhabited by several chiefdoms with a strong reliance on maritime resources. The Timucua, which included the smaller divisions of Ocale and Potano, lived in the vicinity of present-day Ocala. Several hundred villages once occupied the region, some with as many as 200 houses. Florida's native inhabitants experienced several social disruptions after the arrival of the Europeans, from warfare to epidemic disease. New political alliances, religious beliefs, and foodways also contributed to the decline of groups such as the Timucua Indians. At the same time that the native groups were dying out or leaving Florida, pressures from the north, from the European colonies in America, were forcing Southeastern tribes into Florida where they ultimately became part of the Seminole tribe.⁷

⁵ William A. Watts and Barbara C.S. Hansen, "Environments of Florida in the Late Wisconsin and Holocene." In *Wet Site Archaeology*, edited by Barbara A. Purdy, pages 307-323, (Caldwell, NJ: The Telford Press, 1988).

⁶ Jerald T. Milanich, *Archaeology of Precolumbian Florida* (Gainesville: University Press of Florida, 1994).

⁷ Milanich, *Archaeology of Precolumbian Florida*; Kevin M. McCarthy and Ernest Jernigan, *Ocala* (Charleston, SC: Arcadia Publishing, 2001) 11.

2.6.2 The Spanish and British Periods

The earliest European attempts to colonize Florida occurred during the early sixteenth century with the entradas of Ponce de Leon (1513, 1521), Pánfilo de Narváez (1528), and Hernando de Soto (1539-1540). Pánfilo de Narvaez landed near Tampa Bay and trekked into the interior of Florida, reaching the Apalachee region of west Florida in several months. Narvaez died later in the year when his fleet sank. Two survivors, Cabeza de Vaca and Estevan, began their ten-year trek from northwestern Florida, across southern North America, representing the first contact of Europeans with many indigenous groups of the Southeast, Texas, and Southwest. Cabeza de Vaca's account of his journey is the only account of the Narvaez expedition, and it influenced subsequent explorers, particularly Hernando de Soto who landed near Tampa Bay in 1539 and proceeded to march inland through Florida in search of gold (Figure 5).⁸ In what is now southwestern Marion County, de Soto passed through the Timucuan province of Ocale. From Ocale, he led exploratory missions into Levy and Alachua counties before reuniting his forces at the Santa Fe River.⁹ De Soto continued his trek north into Georgia and then headed west, where he eventually died west of the Mississippi River on May 21, 1542.¹⁰



Figure 5. Illustration of Hernando de Soto marching through the forest (Courtesy Florida State Archives).¹¹

These early Spanish efforts, which focused on Florida's west coast, were largely unsuccessful and were followed by a similarly ineffective attempt along the east coast. French settlements and military fortifications on Florida's east coast in the sixteenth century undermined Spanish claims to Florida, as well as threatening Spanish fleets sailing through the Straits of Florida. King Phillip sent Pedro Menendez de Aviles to Florida with orders to get rid of the French threat. Menendez arrived in Florida 1565, quickly dispatched the French, and established St. Augustine.

By 1684, the Spaniards' ability to finance and manage their various ventures in the New World was faltering; support from the homeland was on the decline. The English, who had settled in Charleston,

⁸ Lawrence A. Clayton, Vernon James Knight, Jr., and Edward C. Moore, editors, *The De Soto Chronicles: The Expedition of Hernando de Soto to North America in 1539-1543*. (Tuscaloosa: The University of Alabama Press, 1993).

⁹ Michael Gannon, First European Contacts, in *The New History of Florida* (Gainesville: University Press of Florida, 1996), 16-39.

¹⁰ Jerald T. Milanich and Charles Hudson, *Hernando de Soto and the Indians of Florida* (Gainesville: University Press of Florida, 1993).

¹¹ State Archives of Florida, Florida Memory, Illustration of Hernando DeSoto Marching Through the Forest," by Frederick A. Ober, Harper and Brothers, New York, 1906, available online, <https://www.floridamemory.com/items/show/2839>.

South Carolina, had begun to influence the Indians to overthrow the Spanish in Florida.¹² By 1763, the British gained control over Florida and demolished most of the Spanish missions. In an effort to gain a foothold, Britain granted large tracts of land in Florida with the hope that these would encourage settlement. Several of these land grants were developed as plantations. England governed Florida until 1783 when the Treaty of Paris returned Florida to Spain. However, Spanish control remained minimal during this second period of ownership.

In reward for contributing to the defense of Florida, Spain awarded officers and soldiers in both the regular army and militia land grants in the territory which the United States government agreed to honor when transferred to the new nation in 1821. The eastern portion of Ocala was later built on one of these Spanish Land Grants. In 1817, Spanish Governor Jose Coppinger conveyed to Antonio Alvarez, who was noted as Chief Clerk, "a tract of land consisting of one thousand five hundred acres, situated on the west of St. Johns [sic] River in a place known by the name of the big hammock, forty miles more or less from Buena Vista, beginning to the south of the said Hammock + continuing to the north, towards a sour orange grove."¹³ Alvarez was identified as a native of Florida and resident of the same when he filed with the U.S. Board of Land Commissioners to validate his grant. His claim was confirmed on Sept 8, 1824, and approved by act of Congress in 1830.¹⁴

2.6.3 The Seminole Wars

The Seminole Indians are the result of a cultural fusion of different groups of Creek Indians and other related tribes from the north, specifically areas of Georgia and Alabama. These groups migrated to the Florida peninsula in the early 1700s as a result of the expansion of U.S. settlements and a number of military defeats. The majority of these Creek migrations took place between 1716 and 1767, with other groups arriving later in smaller numbers. The earliest arrivals were most likely not referred to as Seminole, since this term only appeared in written accounts with regularity after 1763, or the end of the first Spanish period. The word itself is thought to have derived from the Spanish word *cimarrone*, meaning wild or runaway.¹⁵

Immediately before the United States' acquisition of Florida in 1821, tensions between encroaching American settlers and the Seminole were on the rise, eventually leading to a series of three major conflicts known as the Seminole Wars. The First Seminole War began in 1817 after an attack by the U.S. Army under the command of General Andrew Jackson. This conflict only lasted until 1818, but under the Treaty of Moultrie Creek, the Seminoles relinquished their lands in return for occupancy of approximately four million acres of reservation south of Ocala. One of the earliest white settlements in Marion County was the Seminole Agency, located in the Big Hammock area. It served as the headquarters for Colonel Gad Humphreys, and with the slight expansion of the reservation northward, was situated within the Indian territory. At the same time, the federal government started to implement an Indian Removal policy which required the Seminole to leave the land that had been signed over to them and to migrate to areas west of the Mississippi River. This policy intensified after Andrew Jackson became president in 1829.¹⁶

¹² Charlton W. Tebeau, *A History of Florida* (Coral Gables: University of Miami Press, 1971).

¹³ U.S. Board of Land Commissioners, [1822-1830], Confirmed Spanish Land Grant Claims, 1763-1821, "Alvarez, Antonio." Series 990, Box 1, Folder 7. Available online, State Archives of Florida, <https://www.floridamemory.com/items/show/232468?id=1>, 3.

¹⁴ Ibid.

¹⁵ Brent Richards Weisman, *Like Beads on a String: A Culture History of the Seminole Indians in North Peninsular Florida* (Tuscaloosa: The University of Alabama Press, 1989).

¹⁶ John K. Mahon, *History of the Second Seminole War 1835-1842* (Gainesville, FL: University Press of Florida, 1967), 46-50; Eloise Robinson Ott and Louis Hickman Chazal, *Ocala Country: Kingdom of the Sun*, (Ocala, FL: Marion Publishers Inc., 1966; 3rd edition printed by Greene's Printing, Inc., Ocala, FL), 13-15; Tebeau, 154-58.

A number of Seminole towns and villages populated present-day Marion County during this period. A village occupied by the Ocklawahas, whose name was given to the river, was located near Silver Springs. Coe-Hadjo's Town was northeast of Ocala. Other villages included Cohatchee-town, Powell's Town (or Osceola's village), and settlements at Indian Lake and Shady area.¹⁷

In the 1820s, the federal government built a number of forts around the perimeter of the Indian reservation. Those along the interior of the state were supplied by steamboat along the Oklawaha from the St. John's River. In 1824, the U.S. Army established Cantonment (later Fort) Brooke on Tampa Bay to maintain the Seminole reservation boundary. The new fort led to surrounding civilian settlement which was not in compliance with the Treaty of Moultrie Creek. A road to Fort Brooke (Tampa Bay) and Micanopy opened in 1826, passing near the Seminole Agency. Continued unrest in the area led to the establishment of Cantonment, or Camp, King (later Fort King), in February 1827 about one mile northwest of the Seminole Agency at the intersection of the road to Tampa Bay and the north boundary of the reservation. With its establishment, the military road became known as the Fort King - Tampa Road. After the passage of the Indian Removal Act in 1830, the federal government instituted a goal to have all Seminoles removed from Florida within three years. Fort King served as a central location for the Indian removal program in north central Florida, while Fort Brooke functioned as a major embarkation point. As tensions grew, Seminole chief Osceola attacked Fort King in December 1835, while another band of warriors attacked a company of soldiers traveling from Fort Brooke to Fort King led by Major Francis Langhorne Dade. Only three of his men who were to serve as reinforcements survived. This violence helped trigger the outbreak of the Second Seminole War. The Seminoles fought back against the Indian Removal policy, hiding many of their family members in the Everglades. The war continued until 1842, after which time most Seminoles did emigrate out of Florida. Fort King closed in 1843 following the end of Second Seminole War.¹⁸

The final conflict, the Third Seminole War, lasted from 1855 to 1858, a result of the continued efforts of the American government to remove every last Seminole from the peninsula. Between 100 and 300 Seminoles evaded capture and remained in the Everglades. The present day Seminole and Miccosukee Tribes of Florida and the Independent Seminole of Florida are direct descendants of the Seminole that could not be forcibly removed during the Seminole Wars.

2.6.4 Ocala's Early Years

Following the close of the Second Seminole War in 1842, the passage of the Armed Occupation Act brought a rush of new settlers into the land surrounding Fort King, many of them from South Carolina. The act opened 200,000 acres to settlement, but excluded coastal lands and those within a two mile radius of an army fortification. It was created to promote settlement and protect the Florida frontier by providing that any family or single man over 18 and able to bear arms could receive the title to 160 acres of land by building a dwelling, cultivating at least five acres of land, and living on it for five years. Between December 1842 and August 1843, approximately 300 families were granted land within a twenty mile radius of Fort King.¹⁹ At the time, Florida was still a territory, and present-day Ocala was part of Alachua County with the county seat in Newnansville, 50 miles north of Fort King. In 1844, the state legislature created the new county of Marion from portions of Alachua, Hillsborough, and Mosquito (which later became Orange) counties, with the temporary county seat at Fort King. The former soldiers' quarters served as the county's first courthouse, and a post office was established on March 18, 1844 by John

¹⁷ David Cook, *Historic Ocala: the Story of Ocala & Marion County* (San Antonio, TX: Historical Publishing Network, 2007), 8.

¹⁸ Ott and Chazal, 23-29; Tebeau 1971:146-162; Florida Preservation Services, *Marion County Historic and Architectural Survey*, (On file, Florida Division of Historical Resources, Tallahassee, Florida) 17.

¹⁹ Ott and Chazal, 41.

Reardon, former army commissary clerk. In 1845, Florida became a state; at that time, a voluntary state census recorded 1,475 people living in Marion County, which covered a much larger area than it does today.²⁰

In order to convey the land, the federal government initiated surveys of the project area during this period. Located in Township 15 South, Range 22 East, the Ocala survey area was platted by Lewis Provost Jr. in 1843 and updated in 1848. In addition to portions of Antonio Alvarez' 1,500 acre land grant which was designated as Section 37, the project area also occupies portions of Sections 8, 17, 18, and 20. Field notes from the 1843 survey indicate mostly hammock and 2nd and 3rd rate pine along the section lines within the project area. The plats show a number of roads traversing the area including one designated as "No. 2 Road." It extended east to west through Sections 16, 17 and 18 generally in the vicinity of NE 5th and NE 7th Streets crossing Tuscawilva Park in the project area. Present-day Watula Street was the west boundary of the Alvarez grant (Figure 6); Tract Book Entries show the first acquisitions of land (Table 5).²¹

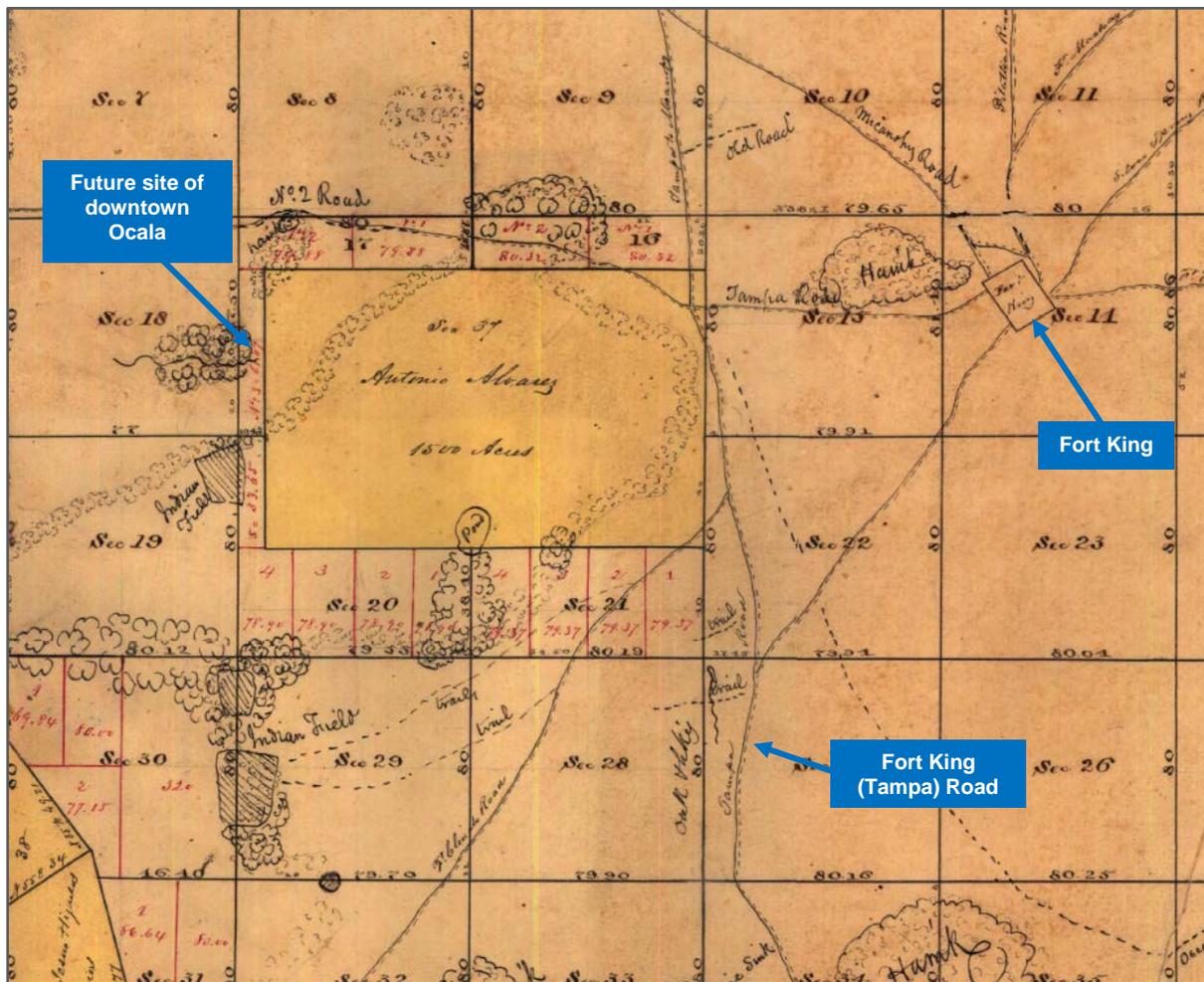


Figure 6. 1843 Plat by Lewis Provost, Jr. (courtesy of FDEP).

²⁰ Cook, *Historic Ocala*, 12; Ott and Chazal, 41, 43; McCarthy and Jernigan, 13.

²¹ Florida Department of Environmental Protection (FDEP), 1843 Plat and Field Notes, 1848 Plat, Tract Book Entries, Vol. 18, pages 292, 294, 295, 297 and Sales Book Plat; Marion County Clerk of Circuit Court, 1893, Plat Book A, Page 91.

Table 5. Sale of Lands in Project Area in Township 15 South, Range 22 East.

Legal Description	Purchaser	Date of Sale/Deed
Section 8		
SW ¼	Marion Patterson	July 1, 1851
SE ¼	Heirs & Legal Representation of Daniel M. McLeod, deceased	August 1, 1849
Section 17		
Lot 1	Joseph Caldwell	May 15, 1852
Lot 2	Cinthea C. House	July 1, 1848
Lot 3	John G. Reardon for County site Marion County/Marion County Board of County Commissioners	June 2, 1846/ May 15, 1852
Section 18		
E ½ of NE ¼	Board of County Commissioners	May 15, 1852
E ½ of SE ¼	Board of County Commissioners	May 15, 1852
Section 20		
Lot 1	Heirs of Marcus W. Reinhart	April 8, 1850
Lot 2	State	n.d.
Section 37		
all	Antonio Alvarez	n.d.

Fort King, as part of a government-owned military reservation, was only intended to be a temporary county seat. Leaders looked for a place to build a new and permanent county seat, somewhere on high ground with a good water supply and outside of any Spanish land grants. John Reardon, now County Treasurer, acquired on behalf of the Board of County Commissioners a deed from the federal government for 212 acres in Sections 17 and 18 just to the west of the Alvarez Grant. De Soto's trip to Ocale (or Ocali) inspired the new town's name: Ocala.²²

The original plat of Ocala, drawn in 1846 by County Engineer David Bruton, delineated a grid of 80 blocks, setting aside land for the "Public Square" for the courthouse (Figure 7).²³ New roads along old trails in the county led to the new town center. Each block was divided into four lots and sold at auction at a minimum of five dollars each; the lots around the courthouse square brought a slightly higher price. The Ocala House Hotel was built on the east side of the square in 1848, and a log building was erected a few

²² Cook, *Historic Ocala*, 12.

²³ Marion County Clerk of Circuit Court, "Ocala Old Survey," 1846, Plat Book E, Page 1 (copy of earlier plat from Misc. Book A, Page 139).

blocks away as the temporary courthouse. This structure also hosted religious services, holiday observances, and meetings of fraternal organizations such as the Masonic Lodge, which was chartered in 1849. The new town soon boasted a post office, three general stores, an apothecary shop owned by the city's first doctor, a newspaper, and even the East Florida State Seminary, which opened in 1853. A forerunner of the University of Florida, the school closed with the onset of the Civil War, as did all of the county's 14 common schools. In 1851, a two-story, wood frame courthouse was erected in the town square. Ocala was well positioned to take on the role of a market center in the mid-nineteenth century. By 1860, Marion County was second only to Leon County in the value of its farms, and was the fifth largest in terms of population among Florida counties.²⁴

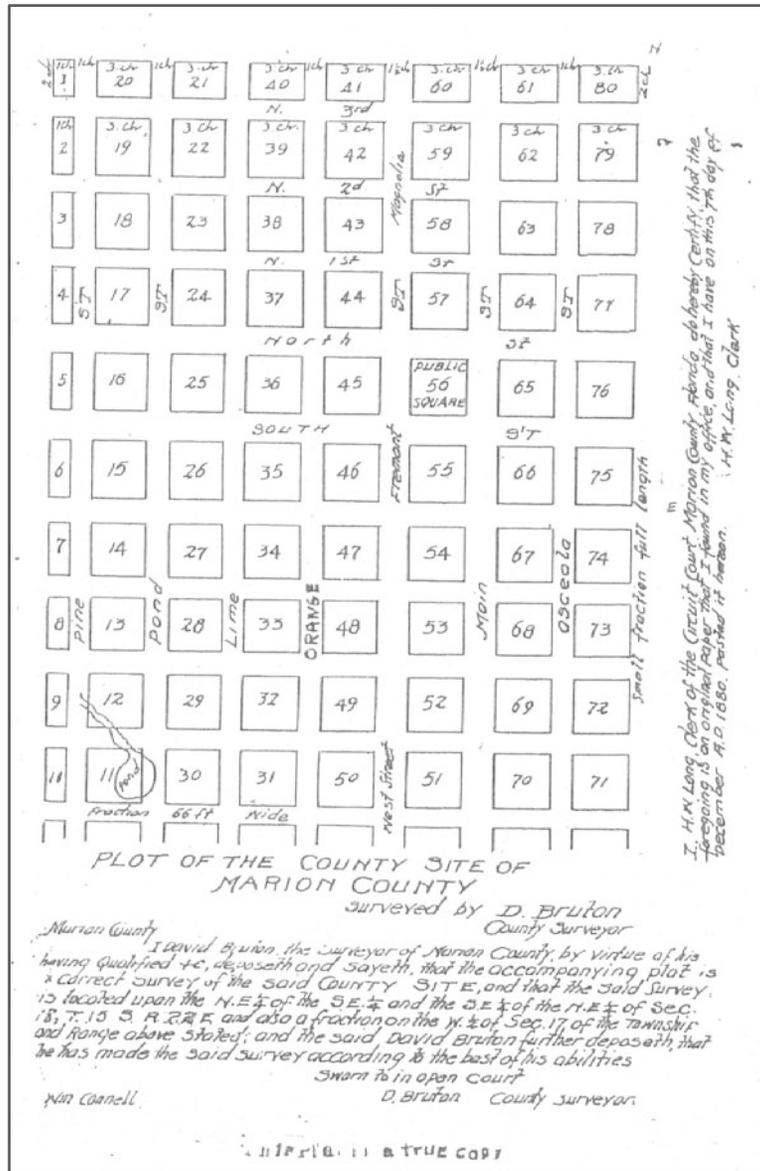


Figure 7. Ocala Old Survey, Plat Book E, Page 1 (copy of earlier plat from Misc. Book A, Page 139).

²⁴ Ott and Chazal, 46-49, 55, 61, 79; Cook, *Historic Ocala*, 13-14, 16; McCarthy and Jernigan, 41, 75.

The old road to the Ocklawaha River reopened and the old Army bridge was rebuilt at the crossing later known as Sharpe's Ferry. Regular steamboat service was established along the Ocklawaha River by Hubbard L. Hart. Silver Springs was a stop on the river and stagecoach route from Palatka to Tampa with the post office which opened there in 1852 routing mail along the rivers. Ocala served as a junction for two stagecoach routes between Tampa to the south and Palatka and Lake City to the north by 1855 (Figure 8).²⁵ Local agricultural products included tobacco, corn, vegetables, and sugar cane, but at the core of Marion County's antebellum economy was cotton, a crop that relied on the use of slave labor. In 1860, of a total population of 8,609, over half were enslaved men, women, and children. Of the 486 farms in the county, 300 grew cotton. A number of large plantations were established in the county including John McIntosh's 4,000-acre Oakland, George Houston's Woodlands, John Scott's Cane Ridge, William Owens' Rutland, Dr. James Owens' Plainsfield, James Taylor's 1,600-acre Osceola, Adam Summer's 1,600-acre Watula, and Lang Syne, which was established by Duncan Clinch before the Second Seminole War. Nonetheless, most of the county's farms were small enough that a single family could operate them.²⁶



Figure 8. G.W. Colton's 1856 Florida map showing detail of Marion County.

2.6.5 Civil War and Reconstruction

Marion County's plantation owners and farmers strongly supported slavery and secession. Prominent men of the county were among those who voted for Florida to leave the Union and served in the

²⁵ G.W. Colton, Florida, Atlas Map, 1856, (New York: J.H. Colton & Co), available online, David Rumsey Historical Map Collection, <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~1679~130038>.

²⁶ Ott and Chazal, 51-52, 57-58; Cook, *Historic Ocala*, 14-15.

Confederate government. Florida's importance during the Civil War was primarily as a supplier of beef, salt, sugar, and transporter of smuggled goods and weapons, as the state's population was still too small to lend large numbers of troops. Marion County residents did raise several military units, including the Marion Rifle Guards and Hammock Guards from Ocala. H.L. Hart, who had originally operated a stagecoach prior to the Civil War, used his steamboats to ship supplies north to the Confederacy.²⁷

After the war ended, the population of Marion County and Ocala was diminished. This was still the frontier, and Florida had been a state for just 15 years before joining the Confederacy. Labor and money were both in short supply. Some returned to their former homes in other states. The Homestead Act of 1866 opened public land subdivided into 80-acre farms in Florida to homesteaders who were either loyal Union supporters or freed slaves. Robert Bullock, formerly a general in the Confederate Army, was selected by the federal government to manage a newly established Freedman's Bureau in Ocala, charged with providing assistance to those who were recently released from slavery. He was replaced by Edward Barker in 1869, who organized a militia of African Americans to enforce his rulings and placed several African Americans in public office during the reconstruction period. African American M.A. Clouts was appointed county sheriff from 1868 to 1870. Tom Long served in the state Senate, while Birch Gibson was Chairman of the Board of County Commissioners and a member of the County Road Committee. He was later appointed to the state House of Representatives in 1872. African Americans J. Simpson, Samuel Small, T. Scipio Jasper, and Samuel Coleman followed Gibson as members of the State House of Representatives for the county. Frank P. Gadsden was Treasurer and Tax Collector, as well as a member of the Board of Aldermen. Burrell Daukins held the post of Town Marshal when he was shot while arresting an intoxicated white man in the town square. Daukins was commended by the city council for his bravery. Henry W. Chandler, who studied law at Howard University in Washington, D.C. and moved to Ocala in 1876, served as City Clerk and was elected state senator in 1880. Of the 2,600 registered voters in Marion County in 1872, 900 were white, while 1,700 were black. Efforts were made to open African American schools and churches and to register African American voters. The African American school Howard Academy opened in 1866. In the same year, the Mount Zion African Methodist Episcopal Church formed and built a wood frame structure at 623 South Magnolia Avenue; the existing brick church building, which replaced the wood frame one in 1891, is listed in the NRHP. African American businessmen and merchants operated stores, a bakery, and restaurant in the area immediately south of downtown Ocala which were patronized by both whites and blacks.²⁸

Florida officially returned to the Union on July 25, 1868. After reincorporating as a city in 1868, Ocala's population dropped to a low of 600 in 1870. During the war, the county's schools had closed with mail and stagecoach service irregular at best. Unless related to the war effort, most local businesses closed during the war with few able to reopen following the end of hostilities. A school for white children reopened in 1869, but the East Florida Seminary, which had closed at the onset of the war, reopened in 1866 in Gainesville which already had railroad lines. On the plus side, newspaper circulation returned with the establishment of the East Florida Banner in 1866, and postal service resumed with three mails per week by 1868. The telegraph arrived with the extension of the International Telegraph Company's line from Gainesville in 1867. Installed along the stagecoach route, this artery became known as "Wire Road." Perhaps in anticipation of development, the town plat was expanded to the north and south in 1875.²⁹ Both the City and County struggled financially during Reconstruction, and in 1875, the county

²⁷ Cook, *Historic Ocala*, 17-18; William B. Lees and Frederick P. Gaske, *Recalling Deeds Immortal: Florida Monuments to the Civil War* (Gainesville: University Press of Florida, 2014).

²⁸ Cook, *Historic Ocala*, 19-20; Ott and Chazal, 89-94, 146; McCarthy and Jernigan, 26, 35; FPS, 29; WPA [1936], "Mount Zion African Methodist Episcopal Church of Ocala," WPA Church Archives Inventory, Historical Records Survey. Available online, State Library & Archives of Florida, Florida Memory, <https://www.floridamemory.com/items/show/249993>.

²⁹ Marion County Clerk of Circuit Court, 1875, Plat Book E, Page 2.

sold the courthouse, public square, and jail in Ocala. Attorney John Dunn was the purchaser, and he returned the properties to the county.³⁰

After the war, most of the area farms and plantations converted from sugar cane and cotton to growing citrus and vegetables. A hurricane in 1871 severely damaged the remaining cotton and cane. Although wild sour orange (bittersweet, or Seville) groves were found in the initial surveys of the area, the first sweet orange trees were planted by Reverend Nathaniel Brown in 1847 in lower Marion County and by Dr. James B. Owens in the early 1860s on his plantation near Orange Lake, north of Ocala. Following the war in 1866, Dr. Bernard M. Byrne wrote and the East Florida Banner published a pamphlet extolling the area as a citrus-growing region. It was one of the first post-war efforts to attract residents and promote central Florida. At the time, establishing a sweet orange grove required finding sweet orange tree cuttings to bud with the wild sour orange trees, but budwood was not available in quantity anywhere in Florida. The nine sweet orange trees planted by Dr. Owens and the five orange trees cultivated by Parson Brown provided the source for the region's earliest commercial groves. By the mid-1870s, an estimated 23,000 orange trees were bearing fruit in the Orange Lake and Ocala areas. Turpentine and lumber also surged in popularity during this period.³¹

Transportation and tourism also grew in importance to the local economy during the 1870s. Regular steamship service on the Ocklawaha River resumed providing farmers access to northern markets where their fruits and vegetables were in demand. Flour, corn, oats, hay, grain, fertilizer, and general merchandise were delivered to ports along the river, while oranges, vegetables, syrup, and turpentine rosin were sent downriver. Local boats included the Oklawaha, Okahumpkee, Osceola, Tuskawilla, and Marion and were specially designed with a recessed paddlewheel in order to navigate the narrow rivers. Steamboats also brought tourists to Silver Springs. In 1870, Silver Springs served as the port for Ocala with little more than a wharf, a warehouse for storage, a post office, tavern, and boarding house operated by Mrs. Frances Howse. For those wanting to stay in town, entrepreneur E.J. Harris gave tourists carriage rides to his Ocala House hotel. The 1870 publication of an illustrated article published in a scientific journal describing Silver Springs brought new tourists and journalists, who then also wrote about their experiences. As a result, Silver Springs and Ocala became a "must visit" locale for those touring Florida. With the arrival of the tourists, a rowboat was placed into service at the spring along with a hollowed-out glass-bottomed bucket to view under the water surface. By the 1890s, glass bottom boat tours offered visitors unparalleled views of the springs. Well-known figures such as Thomas Edison, former president Ulysses S. Grant, scientist John Le Conte, Mary Todd Lincoln, Harriet Beecher Stowe, and poet Sidney Lanier visited the springs. Lanier described it as, "the wonderful Spring, drifting over it, face downward, as over a new world of delight" that "shone like an enormous jewel of varying colors and brilliances."³² Harriet Beecher Stowe wrote that, "There is nothing on earth comparable to it."³³ Along with the tourists, however, came the sawmills and hunters who killed birds and wildlife indiscriminately from the decks of the boats. Although river boat traffic continued into the 1930s when regular service was largely discontinued, travel by steamboat was soon eclipsed by the railroad and, eventually, the automobile (Figure 9).³⁴

³⁰ Ott and Chazal, 80, 88-90, 98-99; Cook, *Historic Ocala*, 21; R.L. Polk, ed., *Ocala City Directory*, 1940, (Jacksonville, FL: R.L. Polk & Company, 1940) 13.

³¹ Ott and Chazal 96, 101-105; Cook, *Historic Ocala*, 25; FPS, 31.

³² Ott & Chazal, 109.

³³ Ken Breslauer, *Roadside Paradise: The Golden Age of Florida's Tourist Attractions 1929-71*, (St. Petersburg, FL: RetroFlorida, Inc., 2000), 71.

³⁴ George M. Barbour, *Florida for Tourists Invalids and Settlers*, (New York: D. Appleton and Company, 1882), A facsimile reproduction with introduction by Emmett B. Peter, Jr. Quadricentennial Edition of the Floridiana Facsimile & Reprint Series, University of Florida Press, Gainesville, 1964. Available online, George A. Smathers Libraries, University of Florida, Florida History & Heritage Collections, <http://ufdc.ufl.edu/UF00020422/00001/3x>, 125-135; Breslauer, 71-72; Tebeau 1971:251; Ott and



Figure 9. The steamer “Okahumpkee” leaving Silver Springs in the late 1800s (Courtesy Florida State Archives).³⁵

The turning point for Ocala’s postbellum recovery was the arrival of the railroad. The first one was the small Silver Springs, Ocala, and Gulf Railroad which was built between Ocala and Silver Springs in 1878. Florida Central and Peninsular Railroad arrived in April 1881, connecting the city with Fernandina and Jacksonville through Waldo to the north and continuing south to Belleview and eventually Tampa. By 1902, it was part of the Seaboard Air Line Railway system. The Florida Southern Railroad, built along Osceola Avenue, arrived in Ocala in 1882, connecting the town with Palatka and Gainesville. Further construction south to Lake Weir, Leesburg, and Brooksville, served to provide northern markets in support of the county’s citrus industry. This line merged with the Plant System and formed part of the Atlantic Coast Line Railroad system in 1902. Construction of both lines continued southward, connecting Marion County with even more new markets and offering faster travel than on the steamboats. In the 1890s, a new short line, also named the Silver Springs, Ocala, and Gulf Railroad, was built southwest to connect to Dunnellon providing markets to the newfound phosphate industry in the County. It too eventually became part of the Atlantic Coast Line Railroad.³⁶

In response to this boost, stores and hotels were built in downtown Ocala, but on Thanksgiving Day in 1883, a fire started at the intersection of Main Street and Ocklawaha (now SE 1st Avenue and East Silver Springs Boulevard). The flames quickly spread, burning several blocks of frame homes and businesses. When these buildings were replaced, non-combustible material was required as the exterior fabric. This is the origin of Ocala’s nickname, the “Brick City.” The new Courthouse was completed in 1884 followed by a bandstand at the square’s southeast corner. James Moorhead arrived in Ocala in early 1884, and soon established himself as the county surveyor. One of his first jobs was the rebuilding of the Ocala House Hotel, which was rebuilt with brick in 1884. Bordering the eastern side of the town square, the hotel became part of Henry Plant’s railroad and hotel system in 1895. Other new buildings included the Montezuma Hotel, the Marion Block, the Union Block, the Merchant’s Block, the Gary Block, and

Chazal, 98, 106-109; Cook, *Historic Ocala*; McCarthy and Jernigan, 31; State Archives of Florida, “Okahumkee’ Leaving Silver Springs,” 18??, Black & white photoprint. Available online, <https://www.floridamemory.com/items/show/28954>.

³⁵ State Archives of Florida, “Okahumkee’ Leaving Silver Springs,” 18??.

³⁶ Ott and Chazal, 119-21; Gregg Turner, *A Short History of Florida Railroads* (Charleston, South Carolina: Arcadia Publishing, 2003).

Rheinauer & Company's Dry Goods as well as two bank buildings (Figure 10).³⁷ In 1887, the Ocala Board of Trade organized, and civil engineer James Moorhead made a survey for the first hard-surfaced streets in Ocala. The Citizens Gas Light, Heat and Power Company was granted a franchise, which was soon followed by one for a telephone system in Ocala in 1894. Local businessmen such as E.W. Agnew and John Dunn opened banks and established mercantile stores; W.T. Taylor opened the Ocala Planing Mill in 1886 to support the agriculture-based economy by making crates for fruits and vegetables, becoming a major employer in the city. The first electric plant opened adjacent to Taylor's mill on the northeast corner of Osceola and May Street in 1888.³⁸

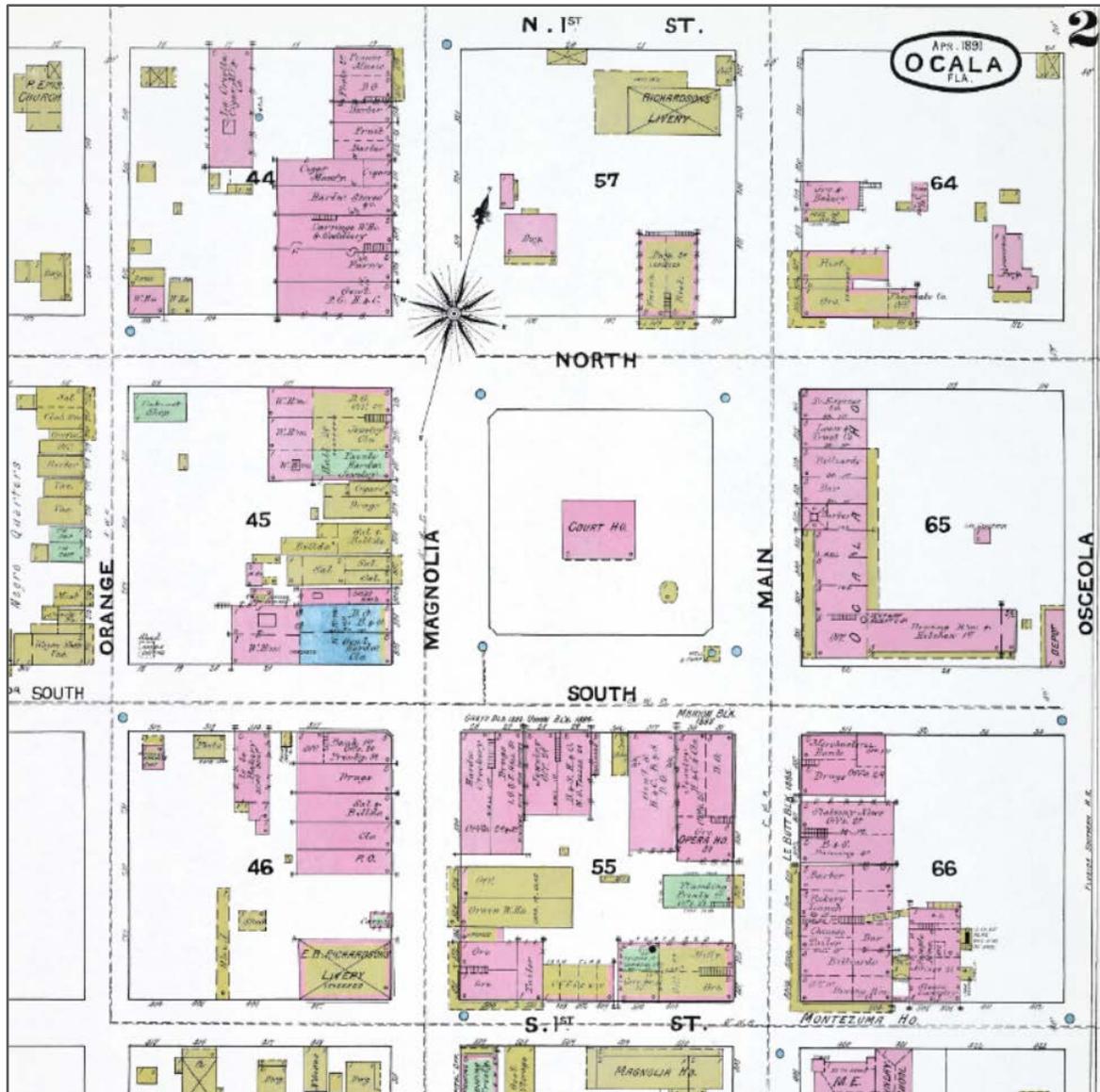


Figure 10. Downtown Ocala 1891 (Sanborn Fire Insurance Map, Sheet 2).

³⁷ Sanborn Map Company, Sanborn Fire Insurance Maps, 1891, available online, University of Florida Digital Collections, George A. Smathers Libraries, <http://ufdc.ufl.edu/sanborn>, Sheet 2.

³⁸ Ott and Chazal, 126-130, 133, 144-145; Cook, *Historic Ocala*, 22-24, 35-36; McCarthy and Jernigan, 41.

With the coming of the railroad, new towns formed along the lines throughout the county, and numerous plats were filed for these communities as well as to expand the prospering community of Ocala. Between 1880 and 1890, the City's population grew from 803 people to 2,904 residents, and the city limits were extended one mile in each direction from the courthouse. Additional buildings were rebuilt around the square (Figure 11).³⁹ Former attorney elected state senator John Dunn became a major developer in the subsequent years by filing numerous subdivision plats in the city. He also established Dunnellon, southwest of Ocala, as a health resort.⁴⁰ By 1849, Joseph Caldwell had purchased all of Alvarez's Spanish Land Grant east of the city plat. In 1880, he platted a 50 block area on his land along Fort King Road, which he followed with an extension of his plat in 1882. It was the first major subdivision filed in Ocala outside of the original town plat. A number of subsequent plats filed during this period revised blocks within Caldwell's Addition as well as the original Ocala plat including Hatcher's Subdivision (1880), Brown and Harris' Sub of Lot 53 (1883), I.F. Smith's Addition (1887), Sol Benjamin's Subdivision of Lots 40 & 41 (1890), Oak Park (1893), Allen's Subdivision (1893), and Old Survey of Ocala Block 76 (1893).⁴¹

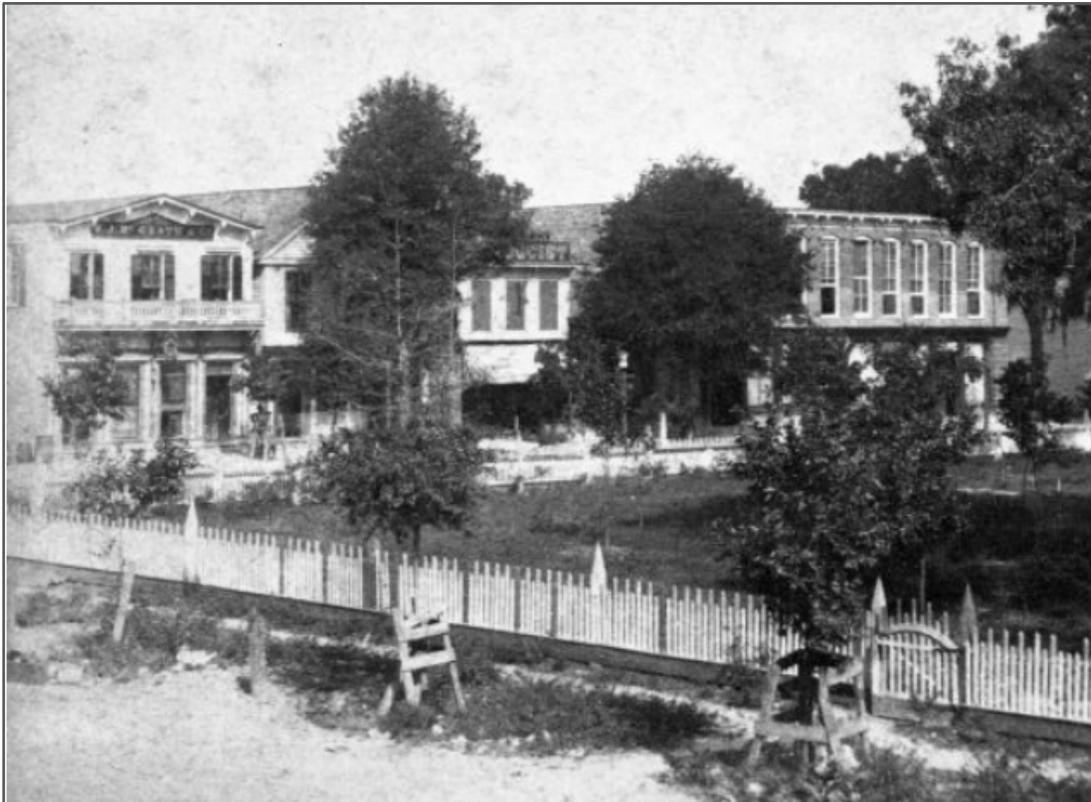


Figure 11. The west side of Ocala's Public Square in the 1880s (Courtesy Florida State Archives).⁴²

³⁹ State Archives of Florida, "West Side of Square – Ocala, Florida." 188? Black & white photonegative. Available online, <https://www.floridamemory.com/items/show/145387>.

⁴⁰ Ott and Chazal, 115, 126, 133, 148.

⁴¹ Jaycox and Weaver Section 7, Page 2 and Section 8, Page 1; Shiver and Weaver, Section 8, Page 1; Marion County Clerk of Circuit Court, 1882, Plat Book E, Page 3; 1880, Plat Book E, Page 4; 1883, Plat Book E, Page 19; 1887, Plat Book E, Page 8; 1890, Plat Book A, Page 61; 1893, Plat Book A, Page 101; 1893, Plat Book A, Page 102; and 1893, Plat Book A, Page 91.

⁴² State Archives of Florida, "West Side of Square – Ocala, Florida," 188?.,.

Ocala grew as the cultural center for the region as well. The third floor of the Marion Block served as the Marion Opera House, which seated 800. In response to the 1883 fire, volunteer units formed immediately thereafter with the Ocala Fire Department officially established in 1888. A dozen newspapers, two of them African American owned, operated in Marion County at some point during the decade. Most did not last long, but the *Ocala Banner*, which merged with the *Ocala Evening Star* to become the *Ocala Star-Banner* during World War II, still serves the community. The Ocala Rifles formed as a National Guard unit in 1884. The Ocala High School opened in 1890, followed by a new building for Howard Academy, the African American school. Grace Episcopal Church was built in 1880 at the corner of Orange and Washington Street. Over the following two decades the Baptists, Presbyterians, Methodists, and Catholics as well as the First Christian Church and the Jewish synagogue all erected new worship facilities.⁴³ The first infirmary and operating room, a forerunner of the hospital, opened in 1898. The Ocala Cycle Club formed and installed a bike path of clay between the city and Silver Springs. Motion pictures and Edison's sound reproducing machine played for the first time in Ocala in 1896. Ocala hosted the Florida International and Semi-Tropical Exposition in 1889, which was held in a large, wooden building constructed for that purpose near Gerig-Webb Park on West Broadway Street. The street was even temporarily renamed Exposition Street and a street car brought passengers from downtown Ocala. Widely publicized in Florida and northern newspapers, the Exposition lasted two years highlighting agricultural and horticultural pursuits from around the state.⁴⁴

In 1890, the Farmers Alliance and Industrial Union (which was succeeded by the Populist Party within the year) held their national convention in the Marion Block Building on the south side of the square. At the event, members formed anti-monopolistic proposals which were called "Ocala Demands," that were, at least in part, later adopted by the two main political parties: Democratic and Republican. The state Democratic Party and Prohibition Party held conventions in Ocala in 1886, which were followed by the state Republican Party convention in 1888. Many African American leaders, including local state senator Henry Chandler, were active in the Republican Party convention, but the 1885 adoption of a new state constitution required a poll tax effectively eliminating African American occupancy of public office after 1889.⁴⁵

The Great Freeze of the winter of 1894 and 1895 severely impacted the citrus industry in the region. In 1894, Florida growers shipped over one billion oranges to market but that amount plummeted to only three percent of that the following year. The series of freezes during that winter not only destroyed the fruit on the trees, but also killed the trees. Marion County had 171,610 fruit producing trees during the 1891-92 citrus season; between 1895 and 1900, there were no fruit bearing trees remaining. The region entered a period of depression with the failure of both Ocala banks and the closure of numerous businesses. By June 1895, the City government faced bankruptcy. Many residents migrated further south or closer to the coast. The farmers which remained diversified into blooded cattle and truck crops with tobacco and cotton make a brief reappearance. Those that replanted in citrus formed cooperative associations and packing houses to jointly market their produce.⁴⁶

In 1889, hard rock phosphate was discovered in western Marion County near Dunnellon. John F. Dunn, who had founded Dunnellon, joined with other businessmen to purchase a total of 70,000 acres in the area and formed the Dunnellon Phosphate Company in October 1889 with \$1.2 million in capital stock. Real estate boomed as speculators rushed to purchase land. A large number of additional companies

⁴³ Andy Fillmore, "Grace Episcopal Church Celebrates 110th Anniversary." *Ocala Star-Banner*, 14 June 2005. Available online, <https://www.ocala.com/news/20150614/grace-episcopal-church-celebrates-110th-anniversary>; Ott and Chazal, 134; WPA [1936], "Grace Episcopal Church." WPA Church Archives Inventory, Historical Records Survey. Available online, State Library & Archives of Florida, Florida Memory, <https://www.floridamemory.com/items/show/249907>.

⁴⁴ Cook, *Historic Ocala*, 35; Ott and Chazal, 134-139, 142, 156; McCarthy and Jernigan, 21-24, 39, 92.

⁴⁵ Ott and Chazal, 146-147.

⁴⁶ Cook, *Historic Ocala*, 27; Ott and Chazal, 154; FPS, 34-37.

formed including the Anglo-American Phosphate Company, the Marion Phosphate Company, Compagnie France, Early Bird Phosphate Company, Florida Syndicate, Eagle Phosphate, the Ocala and Blue River Phosphate Company, and the Southern Phosphate Company. Between 1889 and 1939, approximately 75 phosphate companies operated in the area.⁴⁷

Ocala boomed with the influx of money. Wealthy northerners purchased the Ocala House as well as 5,000 acres near the town, and property at Silver Springs in order to promote tourism and Silver Springs. New subdivisions were platted in Ocala, and businesses to support the new industry, such as the Ocala Foundry and Machine Works, were established. In addition to the phosphate, the local limestone resources were increasingly used for construction of roads and buildings in the new century. The first limestone mine and kiln had opened in the 1870s along the southwestern edge of Ocala, but, with the growing market, eleven mines eventually operated in the county. Even before the arrival of the first cars in Ocala (believed to be 1904), County Commissioner E.C. McLeod was authorized to use limerock to put a hard surface on the road from Ocala to Reddick; another limerock road was built to Silver Springs and to the Sharpe's Ferry crossing of the Ocklawaha River. The outbreak of war with Spain in 1898 closed out the decade with the deployment of the Ocala Rifles and the speech of Colonel Theodore Roosevelt, who passed through Ocala with his Rough Riders on the Florida Central and Peninsular railroad en route to Tampa. The Armory to house the returning Ocala Rifles was completed on Fort King Avenue the following year.⁴⁸

2.6.6 A New Century

The new century brought new machinery and an improving road system which opened additional lands to new development. Progressivism in which the government expanded its services beyond the traditional limits brought new facilities to Ocala. In 1908, President Theodore Roosevelt established the first national forest east of the Mississippi River. The Ocala National Forest is located between the Ocklawaha and St. Johns Rivers in eastern Marion and Lake Counties. The Forest, as well as continuing efforts to develop Silver Springs, drew an increasing number of tourists to the region. Samuel Oliver Howse owned approximately 300 acres at the head of Silver Springs, which passed to his widow, Frances, upon his death in 1875. She joined with New York Developer J. Brigham Bishop to build a 200-room hotel, but it was destroyed by fire in 1895. Attorney H.L. Anderson obtained most of the property from the Howse estate in 1898.⁴⁹

Likely inspired by Bishop's hotel, Columbus Carmichael, known as "Mr. Ed," acquired most of the land bordering the Silver River and the basin by 1910, reportedly winning most of it in a poker game with Anderson. He, in conjunction with his father, had arrived in Ocala in 1885 and made their fortune by establishing a mail-order whiskey distillery, opening a grocery, and buying out several saloons in town. They invested their gains in real estate. In 1912, Ed Carmichael started developing a resort and building new facilities at his Silver Springs property to draw tourists. In conjunction with Frank Mathews who designed a double-decker sightseeing boat, Carmichael advertised the "Daylight Line" offering daytime sightseeing on the Silver and Ocklawaha rivers; he improved the glass bottom boats by installing seat cushions and canopies. He also launched the widespread "See Silver Springs" advertising campaign. Tourists seeking warm weather and adventure flocked to the area.⁵⁰

⁴⁷ J.O.D. Clarke, *Ocala, Fla.: A Sketch of its History, Residences, Business Interests, etc. With Illustrations of Picturesque Scenery and Portraits of Leading Citizens*, (New York: The Republic Press, 1891), available online, <https://ia600303.us.archive.org/1/items/ocalaflasketchof00clar/ocalaflasketchof00clar.pdf>; Cook, *Historic Ocala*, 26-27; McCarthy and Jernigan, 49; Ott and Chazal, 148-150; FPS, 49-52.

⁴⁸ Cook, *Historic Ocala*, 33, 35; McCarthy and Jernigan, 49; Ott and Chazal 132-33, 151, 156-157, 178.

⁴⁹ Ott and Chazal, 168-169; Cook, *Historic Ocala*, 29-30, 33; FPS, 33.

⁵⁰ Ott and Chazal, 168-169; Cook, *Historic Ocala*, 29-30, 33; Breslauer, 72; FPS, 33.

County Commissioner and Ocala resident Henry W. Long played a pivotal role in the popular “good roads movement.” In 1900, he was named the chairman of a committee to organize the Association of County Commissioners, of which he would serve as its president for the following eight years. As such, he led the effort to obtain federal and state funding for the construction of roads. He appealed to the 1903 legislature to establish a system of state highways. After considerable debate, the legislature authorized counties to levy taxes for road construction. Presided over by Long, the Association’s 1912 meeting in Ocala called for the creation of the State Road Commission and a state highway system. The passage of the Bankhead Act provided federal funds for the construction of roads which led to the establishment of the State Road Department in 1915. At the time, few roads were paved with most still funded by local county and municipal bonds (Figure 12); this would change in the following decade and Ocala would be at the forefront of paving. Ocala resident Carl Rose, a road builder from Indiana, envisioned using limerock as a base for roads and won the approval of federal and state authorities for its use in 1922.⁵¹ He had formed the Lake Weir White Sand Company with E.W. Ellis and a Mr. Robbins in 1918. The company was renamed the Ocala Limerock Corporation in 1922 with Rose serving as sales manager, secretary and treasurer, before becoming president in 1938. According to W. Norman Horne in *Florida Trails to Turnpikes: 1914-1964* by Baynard Kendrick, “the Ocala Limerock Corporation was the original producer of limerock for base [road] construction in Florida, and it is now one of the largest” as of 1964 when the book was published.⁵² Rose also helped organize the Marion Construction Company in 1925 (originally the Manley Construction Company), which focused on the building of roads throughout Florida.⁵³

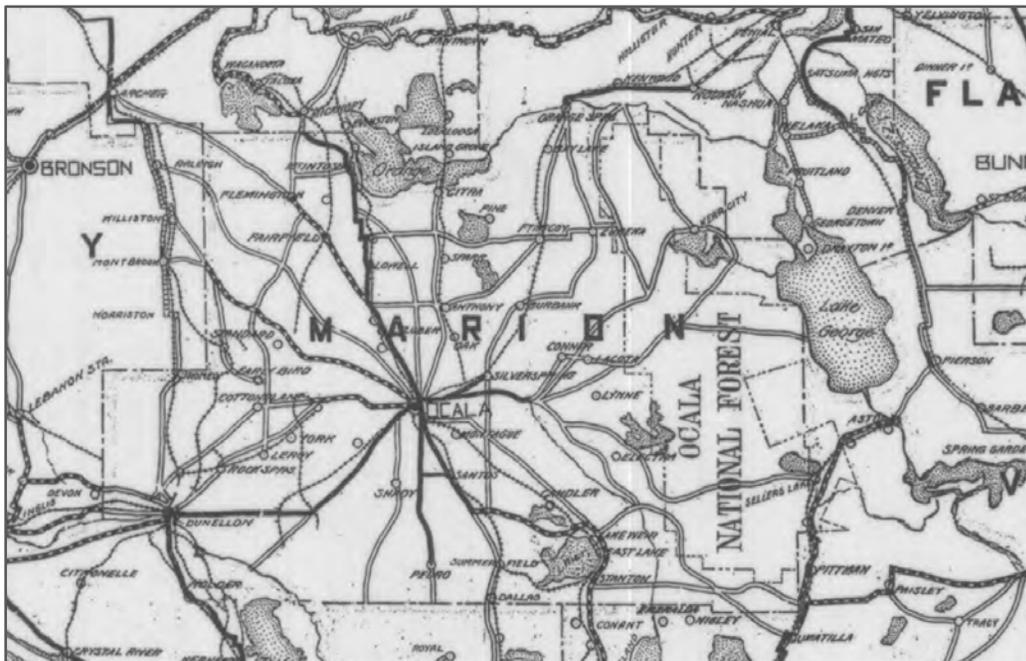


Figure 12. Ocala and environs showing roads and railroads on the 1917 State Road Map of Florida (Courtesy Florida Department of Transportation).⁵⁴

⁵¹ Ott and Chazal 159-160, 173; Cook, *Historic Ocala*, 33; King 1992.

⁵² Baynard Kendrick, *Florida Trails to Turnpikes: 1914-1964*, (Gainesville: University Press of Florida, 1964), 225.

⁵³ *Ibid.*, 224-26.

⁵⁴ Florida State Road Department, *Official Road Map of Florida, 1917*. Matthews-Northrup Works, Buffalo, New York. Available online, <https://www.fdot.gov/geospatial/FloridaTransportationMapArchive.shtm>.

The growth of the phosphate and limerock industries and tourism led to new construction in the downtown area and in the community's residential neighborhoods, especially east of downtown. New subdivisions in the project area filed during this period included Holder's Subdivision (1905), Ocklawaha Park (1910), Fort King Heights Revised (1911), and Lynwood Park (1913).⁵⁵ The Board of Trade, in conjunction with the Marion County Board of County Commissioners and the City of Ocala, undertook an advertising campaign by publishing promotional pamphlets to encourage new settlement. These include a ca. 1910 *Marion County, Florida* and the ca. 1915 *Facts and Photos: Ocala, Marion County, Florida*.⁵⁶ The two brochures published in the 1910s heavily promoted the county's agricultural possibilities. The ca. 1910 leaflet indicated that agricultural products for 1908 totaled nearly \$2.5 million and included corn, oats, hay, sweet potatoes, peanuts, velvet beans, rice, cotton, cane products, pumpkins, and tobacco with more than a dozen herds of beef and dairy cattle in the county. The *Facts and Photos* publication reveals that the slogan of the county ca. 1915 was "Good as the Best for Fruit and Vegetables, Better than the Rest for 'Hog and Hominy.'" The cover was dominated by an image of the new, more ornate, courthouse built in the Ocala town square in 1907 of Indiana limestone (Figure 13).⁵⁷ In front of the new courthouse on the public square, the local chapter of United Daughters of the Confederacy dedicated a Confederate monument in April 1908, with a public ceremony including a parade of veterans, students, and the local National Guard Unit.⁵⁸ With the new residents drawn by the advertising campaign and new investment, Ocala's population grew from 3,385 in 1900 to 5,370 by 1915.⁵⁹ Correspondingly, new banks and businesses opened. The Citizens Bank, the Central National Bank, and the Ocala National Bank organized with the latter erecting a Neoclassical Revival style facility on the northeast corner of Magnolia Avenue and present-day Silver Springs Boulevard in 1911.⁶⁰

⁵⁵ Marion County Clerk of Court, 1905, Plat Book A, Page 134; 1910, Plat Book A, Page 151; 1911, Plat Book A, Page 172; and 1913, Plat Book A, Page 182.

⁵⁶ Marion County Board of County Commissioners, *Marion County, Florida*, (New York: Foster & Reynolds, Munro & Harford Co., [1910]), available online, George A. Smathers Libraries, University of Florida, Florida History & Heritage Collections, <http://ufdc.ufl.edu/UF00055144/00001/1x?search=ocala>; Marion County Board of Trade, *Facts and Photos: Ocala, Marion County, Florida*, (Lynchburg, Virginia: J.P. Bell Company, [1915]), available online, George A. Smathers Libraries, University of Florida, Florida History & Heritage Collections, <http://ufdc.ufl.edu/UF00008460/00001/1x?search=ocala>.

⁵⁷ Marion County Board of County Commissioners [1910]; Ott and Chazal 164, 172.

⁵⁸ Lees and Gaske, *Recalling Deeds Immortal*. This statue of a soldier on a granite pedestal stood at this location until 1965 when demolition of the courthouse led to relocation of the 24-foot-tall monument to the Central Florida Junior College's campus. Today the monument is in Veterans Memorial Park.

⁵⁹ Ott and Chazal 173.

⁶⁰ Cook, *Historic Ocala*, 40; Ott and Chazal 164, 172-174; McCarthy and Jernigan, 42.



Figure 13. Board of Trade ca. 1915 promotional pamphlet (Courtesy University of Florida George A. Smathers Libraries).⁶¹

Another new bank, this one established by African Americans, opened in its own three-story building on the southeast corner of Magnolia and 2nd Street. Interestingly, the Metropolitan Savings Bank was mentioned in the ca. 1915 promotional pamphlet *Facts and Photos: Ocala, Marion County, Florida* which stated “just opened a bank by our colored people, who are representative and enterprising.”⁶² In 1925, the business was profiled in the promotional brochure *Ocala, Florida: In Pictures and Prose*, which described it as “the only bank in Florida owned and controlled by colored people.” It went on to describe the leaders in the following way, “The officers and directors are among the leading colored men of Central Florida. They are thoroughly versed in financial affairs, are courteous and painstaking, and have succeeded in building up an important clientele.”⁶³ The founders of the bank included Dr. Reche Williams, Frank P. Gadsden, George Giles, L. Wiley, St. George Richardson, and David Walter Goodman (Figure 14).⁶⁴ The bank closed with the end of the Florida land boom and onset of the Great Depression.⁶⁵ One of the founders, George Giles, operated a cotton gin and opened a knitting mill, in cooperation with capitalist Noble Harrison, on the southeast corner of S. Main (now SE 1st Avenue) and SE 3rd Street (now

⁶¹ Marion County Board of County Commissioners [1910].

⁶² Marion County Board of Trade, *Facts and Photos: Ocala, Marion County, Florida*, (Lynchburg, Virginia: J.P. Bell Company, [1915]). Available online, George A. Smathers Libraries, University of Florida, Florida History & Heritage Collections, <http://ufdc.ufl.edu/UF00008460/00001/1x?search=ocala>.

⁶³ No Author, *Ocala, Florida: In Pictures and Prose*, 1925. On file, Marion County Public Library, Ocala, Florida.

⁶⁴ State Archives of Florida, “Bank Founders at the Metropolitan Bank – Ocala, Florida,” 1914, black & white photoprint. Available online, <https://www.floridamemory.com/items/show/26844>.

⁶⁵ Cook 40; Ott and Chazal 173-174; McCarthy and Jernigan 2001:36; No Author 1925, 31; the building later housed Eagle Furniture before being demolished in the early 1990s.

occupied by Moorhead Engineering). In 1919, the company advertised itself as the “only textile mill in Florida” employing about “100 hands” (Figure 15).⁶⁶



Figure 14. Metropolitan Savings Bank founders, left to right: Dr. Reche Williams, Frank P. Gadsden, George Giles, L. Wiley, St. George Richardson, David Walter Goodman. 1914 (Courtesy State Archives of Florida).⁶⁷



Figure 15. Ocala Knitting & Manufacturing advertisement in the 1919 Ocala City Directory.⁶⁸

⁶⁶ R.L. Polk, ed., *Ocala City Directory*, (Jacksonville, Florida and Richmond, Virginia: R.L. Polk & Co. Publishers, 1919,) available online, Ancestry.com; Ott and Chazal, 174.

⁶⁷ State Archives of Florida, “Bank Founders at the Metropolitan Bank – Ocala, Florida,” 1914.

⁶⁸ Polk, *Ocala City Directory*, 1919.

Other African American owned businesses thrived during the 1910s and 1920s in the downtown area immediately south of 2nd Street. The Sanborn Fire Insurance Maps and Ocala City Directories from the period reveal the following African American businesses operating in the area: the St. George Hotel at 212 S. Magnolia (1919), the Ocala Bazaar Dry Goods at 216 S. Magnolia (1919), Confectioner Florence Smith at 302 S. Magnolia (1919), clothes cleaners E.L. Anderson at 302 S. Magnolia and Smith & Simmons at 303 S. Magnolia (1919), Barbers Lazarus Green at 206 S. Main and James Greer at 208 S. Main (1919), Mechanic James Coleman at 316 S. Main (1919), Dr. R.R. Williams at 305 S. Magnolia (1919), the Maceo Theatre at 315 S. Magnolia (1923), Lonnie Sanders' boarding house at 307 S. Main (1914), Blacksmith J.H. Lane at 316 S. Main (1914), grocer A.D. Brooks at 216 S. Main (1914), Ruth Giles grocery at 315 S. Main (1914), Insurance and real estate agent J.S. Glover & Co. at 119 S. Magnolia (1914), and J.T. Edwards' restaurant at 306 S. Main (1914).⁶⁹

Ocala city government converted to a council-manager form of leadership and downtown boomed with new construction (Figure 16). The Ocala Post Office, which also served as the federal building, opened in 1909 on the block between Magnolia and Main on the north side of present-day NW 1st Avenue. The City and County opened a three-story hospital and nurses' home in 1912 along south Orange Street (Dixie Highway) near the city limits. In 1917, a new Union Station opened north of downtown at the crossing of the Atlantic Coast Line and the Seaboard Air Line drawing development north from downtown. The Ocala Woman's Club organized in 1909 and built a clubhouse on the southwest corner of Tuscawilla and Adams Street (now NE 2nd Street) in 1914. As part of their beautification program for the city, the Club successfully lobbied City Council to set aside acreage incorporating Taylor Pond in the northeastern part of the city to create Tuscawilla Park in 1916. Landscape architect Harold B. Swope, who maintained a winter home at East Lake, designed the park layout. Features of the design included two lakes connected by a bridge (May Street), winding walks, a playground, an island, a wood, a wild garden, and a grotto named in honor of Elizabeth Maughs, who championed the creation of the park (filled in the 1950s). The southern portion of the park is part of the Tuscawilla Park Historic District which was listed in the NRHP in 1988.⁷⁰

Built using funds provided by the Carnegie Foundation, the Ocala Public Library opened in 1915-1916. Located on the south side of present-day E. Silver Springs Boulevard, the facility would serve the community until the 1960s, when it was demolished for the construction of a new, modern facility. The library was designed by local architect George MacKay, who designed and built many public buildings in Ocala during that period including a new high school (now Eighth Street Elementary School), completed in 1914. In 1915, the Florida legislature authorized the establishment of the Florida Industrial School for Girls. Built as a correctional institution on the site of the former convict labor farm east of Ocala, it remained in operation into the 1940s and was eventually converted to serve as the county's McPherson Government Complex.⁷¹ One of the buildings now houses the Marion County Museum of History and Archaeology and is listed in the NRHP.

⁶⁹ L.J. Brumby *Ocala City Directory 1908-9: Including General Information Concerning Churches, Lodges, Social Organizations & Street Guide*, 1908, available online, Ancestry.com; No Author, *Ocala City Directory*, 1911, available online, Ancestry.com; Polk, 1914, 1919, 1923; Sanborn Map Company, 1919.

⁷⁰ Ott and Chazal, 174; *Ocala Banner*, "Ocala in the Future," 26 May 1916, Tuscawilla Park File, HOPS collection; Sybil Browne Bray, "Landmarks of Ocala," from *Marion County Remembers: "Salty Crackers,"* No. 6, 1988, 55-56.

⁷¹ Cook, *Historic Ocala*, 60; Ott and Chazal 174, 183; McCarthy and Jernigan 2001:39, 57, 73.



Figure 16. View looking down Exposition Street (Broadway) from the Ocala House, ca. 1909 (courtesy Florida State Archives).⁷²

Ocala's first moving picture theater, the Edson Electric Theater, opened in the Armory in 1907. The Temple Theater, built in 1910 by the Masonic Lodge, was the first theater built solely for that function. After its completion, the Marion Opera House was converted to professional offices. The Ocala Heights Golf Club opened a nine-hole course and log clubhouse in 1901. After Clarence Camp purchased the facility in 1911, he replaced the clubhouse which was located in the southeastern corner of the town.⁷³

The Marion County phosphate industry flourished until the 1910s when richer pebble phosphate deposits were uncovered in other areas of the state and the outbreak of World War I cut off export of hard rock phosphate to Europe. With the outbreak of war, the cotton industry was again lucrative as it was essential to the munitions industry. However, the market declined following the end of hostilities in 1918, and the boll weevil further decimated the industry when it swept through the south destroying the cotton crop. Swine, cattle, citrus, watermelon, tomatoes, and green vegetable farmers recovered and prospered during this period. The first horse racing in the area started in the early 1900s at a county fair along present-day W. Silver Springs Boulevard. The horses raced on an oval track in front of a large wood-frame grandstand. However, breeding thoroughbred race horses as an industry would not develop in the area until the 1930s.⁷⁴

⁷² State Archives of Florida, "View Looking Down Exposition Street from the Ocala House – Ocala, Florida." 1909, black & white photonegative. Available online, <https://www.floridamemory.com/items/show/145432>.

⁷³ Ott and Chazal 169, 173; Cook, *Historic Ocala*, 36-37; McCarthy and Jernigan 2001: 43.

⁷⁴ McCarthy and Jernigan, 56; Ott and Chazal, 174, 179; Marion County Historical Commission, "Marion County Historical Commission Bulletin," 3, No. 2. December 1963; Cook, *Historic Ocala*, 50; Brumby 1908-09.

When the United States entered World War I in 1917, a Red Cross chapter formed in Ocala, and the Ocala Rifles were again mustered into service to fight in France. After the war, returning veterans formed the Marion County Post No. 27 of the American Legion, a unit of the Veterans of Foreign Wars, and a Rotary Club. Other new organizations included the Kiwanis, Lions, Exchange and Optimist Clubs, the Daughter of the American Revolution, a Pilot Club, and the Business and Professional Women's Club. To honor those lost during the war, the Ocala Woman's Club planted a 60-ft. memorial driveway at the entrance to Tuscawilla Park planted with oaks and magnolias. Given the name of "The Victory Way," brick pillars were built to mark the entrance to the drive.⁷⁵

2.6.7 Florida Land Boom

Propaganda advertising the state as a tropical paradise, mild winters, and an expanding road system led to widespread development during the Florida Land Boom of the 1920s. In 1919, the Marion County Board of Trade reorganized and became the Chamber of Commerce with a mission to promote the county. The national advertising campaign for Marion County started through funding from both the City of Ocala and the Board of County Commissioners. As part of this effort, the Chamber's secretary devised the term "the Kingdom of the Sun" based on the spring ceremonial offerings by the early Timuquanans (Figure 17).⁷⁶

⁷⁵ Ott and Chazal, 175, 181-82; *Ocala Banner*, "Service Flag of Ocala Club," 23 April 1920, Tuscawilla Park File, HOPS collection.

⁷⁶ Louis H. Chazal, Secretary of the Marion County Chamber of Commerce, *Marion County, Florida: The Kingdom of the Sun*, issued by the Marion County Chamber of Commerce, the Board of County Commissioners of Marion County, and the City Council of Ocala, (Gainesville, Florida: Pepper Printing Company, [1925]), available online, George A. Smathers Libraries, University of Florida, Florida History & Heritage Collections, <http://ufdc.ufl.edu/UF00008461/00001/citation>; Ott and Chazal, 176).

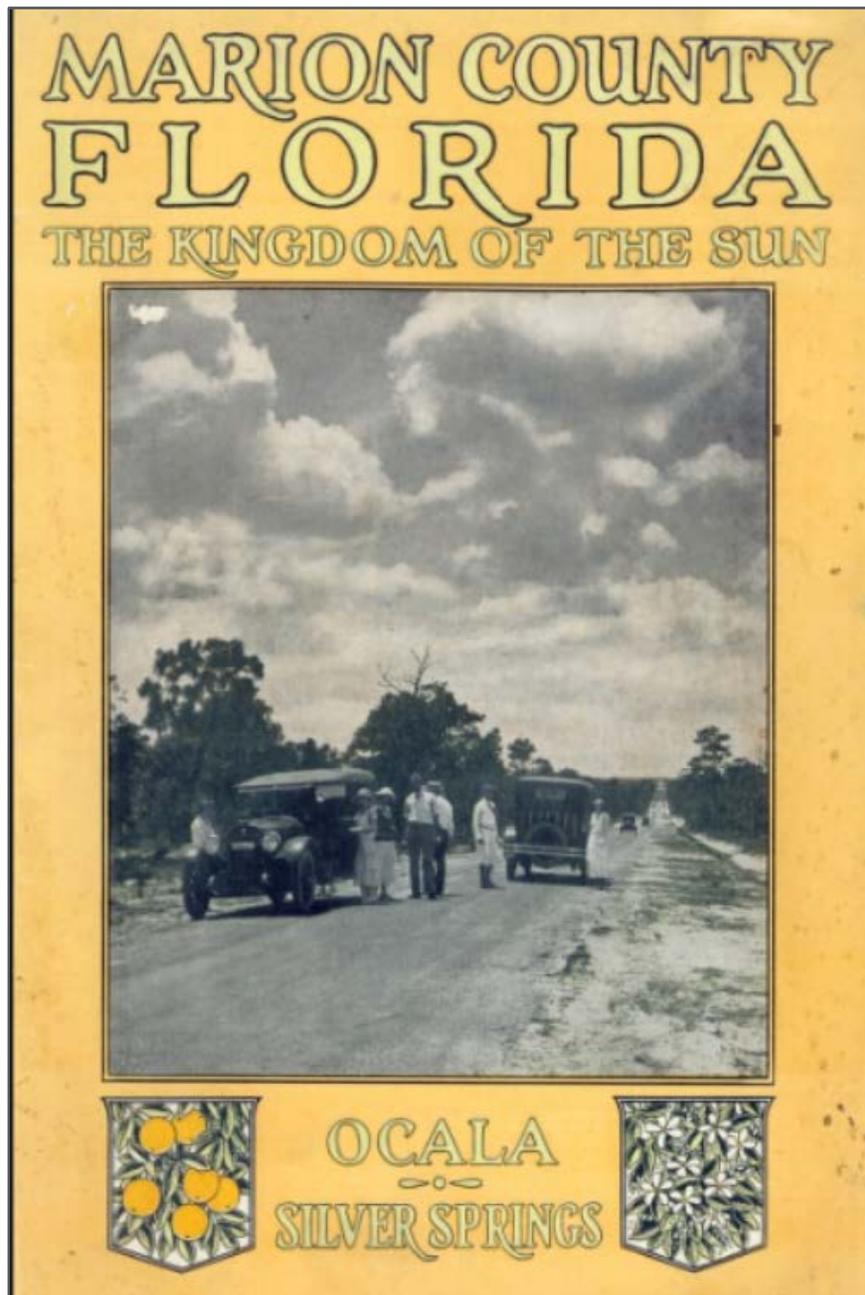


Figure 17. Promotional pamphlet written by Louis H. Chazal, Secretary of the Marion County Chamber of Commerce. Issued by the Chamber in cooperation with the Marion County Board of County Commissioners and the Ocala City Council, ca. 1925.⁷⁷

⁷⁷ Chazal, [1925].

A 1925 promotional publication, *Ocala, Florida: In Pictures and Prose* was likely written by the Chamber of Commerce although no author or publisher was noted in the document. It profiled over 100 businesses in the community and provided the following description of Ocala:

Progressive, Clean, Healthful and Beautiful; Pure Water, Perfect Atmosphere, Morally Right, Modern Public Utilities, Educationally Excellent, Handsome Homes, a Climate which tourists will find superior, a City where life is satisfying.⁷⁸

At the time, the author noted that the town was accessed by the Atlantic Coast Line, the Seaboard Air Line Railroad, the Dixie Highway, and State Roads 16 (later State Road 40) and 31 (later U.S. 301)⁷⁹ (Figure 18).

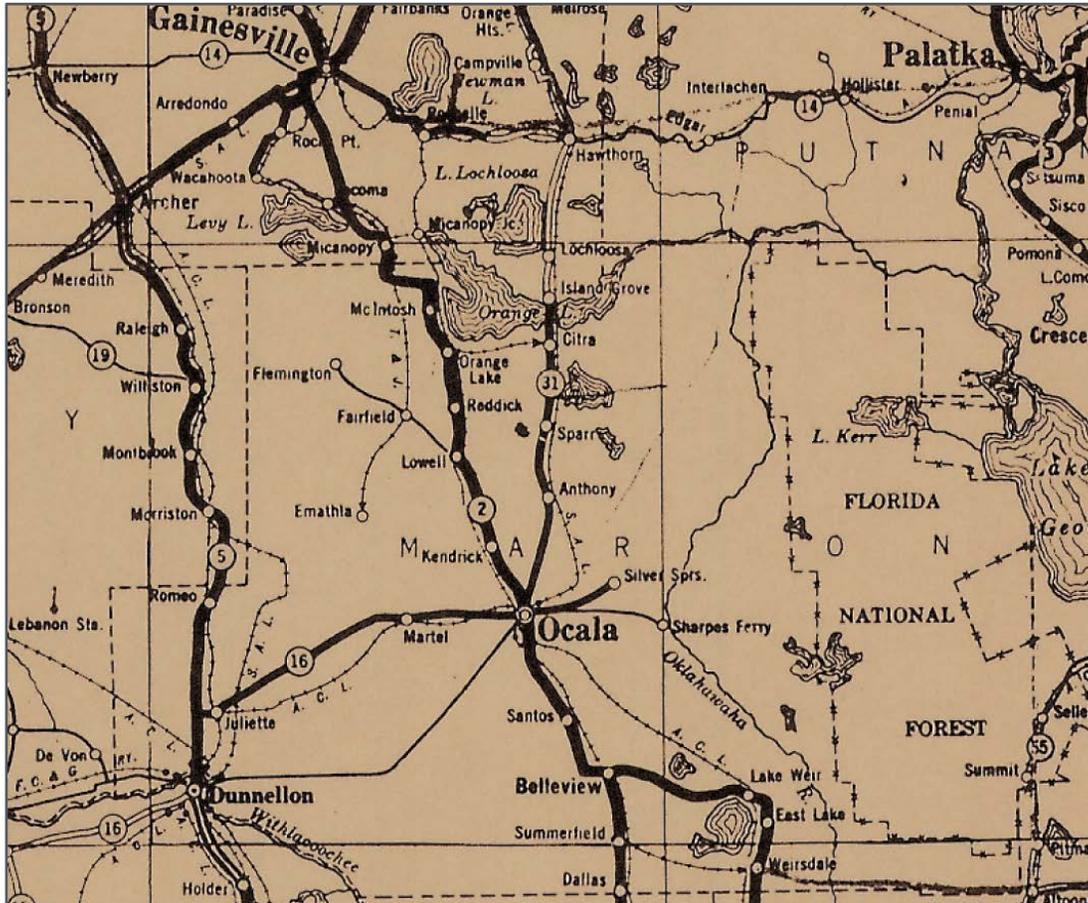


Figure 18. Ocala and environs showing roads and railroads on the 1926 State Road Map of Florida (Courtesy Florida State Road Department).⁸⁰

In 1920, Marion County matched federal funding to build State Road 2 (later U.S. 441) through Ocala and State Road 5 (later U.S. 41) through Dunnellon on the western side of the county. Additional funding provided through the first state gasoline tax in 1921 and approval of enormous road and bridge building

⁷⁸ No Author 1925, 1.

⁷⁹ Ibid., 1-2; Florida State Road Department, *Official Road Map of Florida* (New York: General Drafting Co., Inc., 1926), available online, <https://www.fdot.gov/geospatial/FloridaTransportationMapArchive.shtm>.

⁸⁰ Florida State Road Department, *Official Road Map of Florida*, 1926.

bond issues by municipalities led to additional road construction. By 1923, the state legislature created of a system of state roads in which they assumed responsibility for road designation, construction, and maintenance. Marion County established a county road department and residents approved a \$1.5 million bond issue for road construction in 1924. From 1925 to 1929, over 2,000 miles of highway and 17 miles of bridges were built in the state. The Dixie Highway, which was built between 1915 and 1927, was part of this new road system with a branch extending through Ocala. Orange Street and Lake Weir Avenue were part of the Dixie Highway. The highway stretched from Ontario, Canada to Miami, Florida covering 5,706 miles. Present-day U.S. 301 was part of the Dixie Highway and was designated as State Road No. 23, a main route between Jacksonville and Tampa. The completion of paved roads and increasing number of automobiles drew businesses from locations near the railroad to the roadside, and prompted the opening of roadside attractions, gas stations, restaurants, and motor courts to service the traveling public.⁸¹

With the construction of present-day State Road 40, Silver Springs further developed into one of the major roadside attractions in the state during the decade. In 1924, Ocala residents W. Carl Ray and W.M. "Shorty" Davidson leased the property around the Silver Springs basin for a term of 50 years from Ed Carmichael. Ray and Davidson then kept approximately 100 acres along the Silver River but conveyed most of their leased land to a New York investor, negotiating an interest in the new Silver Springs Development Company. The company announced plans to build a \$10 million development including a hotel, a sanitarium, two golf courses, and an airport at the springs. However, the deal fell apart and the land returned to Ray and Davidson. Thereafter, the pair actively sought to make the springs a national tourist destination with Davidson focusing on establishing federal roads to the area. Within 15 years, U.S. 441, 301, 41, and 27 extended through Ocala intersecting with the road to Silver Springs. In 1929, the pair started erecting a new pavilion and other buildings around the basin, but the full development announced by the Silver Springs Development Company at the height of the boom did not become a reality. Nearby, M.R. Porter started construction a new resort in 1928 named Silver Springs Paradise along the south bank of the Silver River which resulted in a four-year court battle over use of the springs and river. Ultimately, the U.S. Supreme Court concurred with the Circuit Court of Appeals that the springs and river were a navigable body of water to which the general public had a right to use for the operation of boats. Eventually, Ray and Davidson acquired the Silver Springs Paradise property and made it into an African American recreation area managed by Eddie Vereen.⁸²

Numerous residential areas were platted in the project area during the boom including Gordon's Subdivision of Lot C Caldwell's Addition (1921), Palmetto Park (1923), Poinsettia Heights (1924), Virginia Terrace (1925), J.L. Grantham's Subdivision of Lot 21 (1925), Wyomina Terrace (1925), Idylweir Park (1925), J.L. Grantam's Subdivision (1925), Meffert's Subdivision (1926), A Resub of part of Lynwood Park (1925), Wyomina Crest (1925), Glenview (1926), Rose's Subdivision (1926).⁸³ As part of the real estate boom, Pittsburgh promoters developed Ocala Highlands, an upscale residential area with a golf course and hotel east of the city near the site of Fort King. The community's first apartment complex, the Ritz, opened in the mid-1920s and is listed in the NRHP. It was soon followed by the Condon Apartments, the Hurley Apartments, the Shepard Apartments, the Souter Apartments, the Weaver Apartments, and the Peek Apartments.⁸⁴ The Peek Apartments were built by Dr. Eugene G. Peek, Sr. on property adjacent to

⁸¹ Sanborn Map Company, 1930 updated to 1965, Sheet 31; Marion County Clerk of Circuit Court, 1923, PB B, Page 210; Ott and Chazal, 159-160, 173; Joseph E. King, *The Historic Highway Bridges of Florida*, (Tallahassee, Florida: Environmental Management Office, Florida Department of Transportation, 1992).

⁸² Cook, *Historic Ocala*, 37-39; Ott and Chazal, 186-187, 189-190, 194-95.

⁸³ Marion County Clerk of Circuit Court, 1921, Plat Book A, Page 195; 1923, Plat Book B, Page 210; 1924, Plat Book B, Page 225; 1925, Plat Book B, Page 242; 1925, Plat Book B, Page 245; 1925, Plat Book B, Page 253; 1925, Plat Book B, Page 254; 1925, Plat Book D, Page 15; 1926, Plat Book B, Page 265; 1925, Plat Book C, Page 7; 1925, Plat Book C, Page 12; 1926, Plat Book D, Page 36; 1926, Plat Book D, Page 49.

⁸⁴ Polk, *Ocala City Directory*, 1927.

his house on Ocklawaha Avenue. Dr. Peek would serve two terms as Mayor as well as heading the Chamber of Commerce, and participating on numerous state boards appointed by the governor.⁸⁵

New public facilities and businesses opened throughout the city. As part of the bond issue approved by voters in 1924, monies were set aside to improve the drainage at Tusawilla Park and build a playground. By this point, the park already incorporated the Elizabeth Maughs, trails, a pergola, a grandstand and a tennis court.⁸⁶ A new Mediterranean Revival style building combining City Hall and the Police Department was built on East Broadway in the 1920s. In 1924, a new high school (now Osceola Middle School) opened. Downtown was booming (Figure 19).⁸⁷ In spite of the remodeling of the Ocala House in 1924, city businessmen felt that the existing hotels, which also included the Florida Hotel and Harrington Hall, insufficiently represented Ocala. So they planned and financed by public subscription a major new hotel in downtown that would be the tallest building in the city. Built on the west side of N. Magnolia Avenue across from the post office, the Marion Hotel opened in 1927 and is now listed in the NRHP. Even though the boom was nearing the end at that point, the Marion was a success and survived the upcoming depression. Other new construction during the decade included the 1928 brick building for the hospital, several churches, and an airport. The Catholics, Presbyterians, and Baptists built new facilities during the decade. James Taylor deeded land for a jointly-owned city-county airport along present-day S.R. 200 at the southwestern edge of Ocala. Taylor Airport was built in 1927 on an old cotton plantation owned by Abraham DuPont.⁸⁸



Figure 19. Main Street in the 1920s (courtesy State Archives of Florida).⁸⁹

⁸⁵ Cook, *Historic Ocala*, 37, 55; Ott and Chazal 186.

⁸⁶ *Ocala Banner*, "Ocala's Woman's Club, Tusawilla Park and her Benevolent Organizations: Tusawilla Park," Emily Green, 10 June 1921, Tusawilla Park File, HOPS collection; *Ocala Banner*, "Ocala's Coming Bond Election," 18 July 1924, Tusawilla Park File, HOPS collection; David Cook, "Park Has Had Improvements Over the Years," *Ocala Star-Banner*, 13 February 1994, Tusawilla Park File, HOPS collection.

⁸⁷ State Archives of Florida "Main Street – Ocala, Florida." 192? Black & white photonegative. Available online, <https://www.floridamemory.com/items/show/6267>.

⁸⁸ Cook, *Historic Ocala*, 36, 38-41, 60; Ott and Chazal 183, 189-190.

⁸⁹ State Archives of Florida "Main Street – Ocala, Florida." 192?

2.6.8 The Great Depression

A series of calamities during the late 1920s brought Florida to economic disaster before the stock market crash of October 1929 and the onset of the Great Depression. In August 1925, the Florida East Coast Railway placed an embargo on all but perishable goods due to the massive freight car congestion in the state's railroad yards. After other railroads in the state followed, most construction halted. By the mid-1920s, the Florida real estate market was based on wild land speculation leaving banks unable to keep track of loans or property values. By October 1926, northern newspapers started reporting on fraudulent practices in the Florida market and confidence in real estate quickly diminished and investors could not sell lots. Simultaneously, the Mediterranean fruit fly devastated the state's citrus industry. Finally, major hurricanes hit south Florida in 1926 and 1928 creating a flood of refugees leaving the state. With the onset of the Great Depression, the state endured widespread unemployment and business failures.⁹⁰

The hurricanes did increase momentum in an effort to build a ship canal from the Atlantic Ocean to the Gulf of Mexico across central Florida. The idea had been promoted by General Andrew Jackson as early as 1821 and was in the U.S. War Department's program in 1850. However, the storms of the late 1920s emphasized the hazards of shipping around the peninsula and popular support for the project grew in the 1930s. Initially, 28 routes were proposed, and in 1934, the Corps of Engineers selected one extending through the southern portion of Marion County, about nine miles south of Ocala; the plan was approved by Congress in 1935. In September, construction started on administration and housing facilities for overseeing the project in an area approximately two miles south of Ocala along the Seaboard Air Line Railway at the intersection of Lake Weir Avenue and the Dixie Highway; it was called Camp Roosevelt in honor of then President Franklin D. Roosevelt. Work on the Cross-Florida Ship Canal itself was initiated on September 19 by a dynamite blast set off by the President at his New York home by using a special telegraph key. Although supported locally, railroad and steamboat companies, port cities of central and south Florida, and environmentalists protested its construction. The following year Congress failed to fund further construction even though twenty miles of right-of-way had been cleared and seven miles of the canal dug. The canal was abandoned, but construction resumed in the 1960s fueling a conservation movement which finally ended the project under President Richard Nixon; the route was eventually developed into the Cross Florida Greenway State Recreation Area.⁹¹

This project was one of the many New Deal programs implemented by the President and his administration which led to economic recovery during the mid-1930s. These programs, such as the Civilian Conservation Corps (CCC), the Public Works Administration (PWA), the Civil Works Progress (CWP), and the Works Progress Administration (WPA; renamed Works Projects Administration in 1939), were instrumental in the construction of public facilities, parks, roads, and bridges. Most were more successful than the Cross Florida Barge-Canal. The CCC, which established camps to make improvements in the Ocala National Forest, was responsible for construction of the Juniper Springs Recreation Area that opened to the public in 1936. Initial efforts at conservation, reforestation, and wildlife management started in the 1930s. The Federal Farm Security Administration helped farmers and improved agricultural methods. The WPA-funded Central Florida Farmer's Market opened in 1937, aided in large part by the support of the Florida Commissioner of Agriculture and Marion County resident Nathan Mayo. In addition to a sales platform for produce and a cold storage facility, the market provided a location for a daily cash market for livestock. With the market, Swift and Company, with construction assistance from the WPA, opened stockyards and a meat plant adjacent to the market, helping to revive the local economy. The National Youth Administration operated a vocational school and a beautician school at Camp Roosevelt during the depression. The WPA funded the expansion of Taylor Field,

⁹⁰ Ott and Chazal 190.

⁹¹ Cook, *Historic Ocala*, 39-40; Ott and Chazal, 197-200; McCarthy and Jernigan, 59-60, 64; FPS, 48-49.

updating of the sewage system, and construction of a football field and baseball stadium, school facilities, and an auditorium, armory, and tennis courts in Tuscahill Park.⁹²

The War Memorial Building, a lodge for American Legion Post 27, was built in Tuscahill Park in 1933 (Figure 20). Reportedly first built of cypress, the wood started to decay and was resurfaced with bricks which had been previously used to pave Fort King Avenue.⁹³ It was soon followed by the Girl Scout Little House, the Armory, and the City Auditorium. The dedication of the Municipal Auditorium in Tuscahill Park was held on July 4th, 1940.⁹⁴ In 1945, the Ocala City Directory published by R.L. Polk, & Company described the auditorium as a, "new limerock-concrete Municipal Auditorium... has a seating capacity of 2,000, and adds to the prestige of Ocala as a convention city, besides making possible a place for the larger community gatherings of the city. The auditorium is located in Tuscahill Park, through which meanders a canal, bridged in several places for pedestrians who are fascinated by the footpaths, flower gardens and two lakes."⁹⁵



Figure 20. War Memorial Building, American Legion Post 27, 1935 (Courtesy of State Archives of Florida).⁹⁶

In spite of the depression, Silver Springs grew in popularity during the decade. Generally arriving by automobile, the traveling public brought the construction of gas stations, restaurants, hotels, and motor courts. Ross Allen, who opened a taxidermy shop at Silver Springs in 1929, established the Florida

⁹² Cook, *Historic Ocala*, 35, 40, 44, 47; McCarthy and Jernigan, 60-62; Ott and Chazal, 191, 194, 196, 201-203.

⁹³ Bray, 59-60; State Archives of Florida, "War Memorial Building – Ocala, Florida." 1935, Black & white photoprint. Available online, <https://www.floridamemory.com/items/show/145298>; Ott and Chazal 191, 217.

⁹⁴ Ott and Chazal, 206, 191, 217

⁹⁵ Polk 1945, 14.

⁹⁶ State Archives of Florida, "War Memorial Building – Ocala, Florida." 1935.

Reptile Institute and zoological area in 1930 where he wrestled alligators and milked rattlesnakes to make antivenin. Adjacent to the Institute, a village of Seminoles brought from the Everglades opened in 1935 and served as another attraction for visitors who could buy their handmade items. A series of six Tarzan movies starring Johnny Weissmuller were filmed at the Springs starting in 1932; Ross Allen performed many of the stunts in the movies and was eventually associated with over 100 films. The Silver Springs attraction eventually added a restaurant, gift shop, aquarium, and pottery studio to provide activities while patrons waited for their boat ride. By the late 1930s, Silver Springs, along with Bok Tower to the south, were the state's two biggest attractions. The completion of State Road 19 across the eastern edge of Marion County placed Silver Springs on one of the primary routes between Jacksonville and Tampa.⁹⁷

Other springs in the region, such as Blue Springs (renamed Rainbow Springs), Salt Springs, Silver Glen Springs, and Juniper Springs, opened as resort, campgrounds, and picnic locales. The area also attracted the burgeoning movie industry. The filming of the novel *The Yearling* by nearby Cross Creek resident Marjorie Kinnan Rawlings took place in the Ocala National Forest. Rawlings won the 1939 Pulitzer Prize for her novel and was married to Norton Baskin, the manager of Ocala's Hotel Marion. In the 1940s, the Seminole village exhibit at Silver Springs and Ross Allen's Reptile Institute were featured in short movies. With the growing popularity of movies, one of the newest amenities in the area, the Marion Theatre, opened in 1941. Built for around \$100,000, it featured an air conditioning system and the latest sound equipment with a capacity to seat almost 1,000 patrons. The city's first radio station, WTMC, took to the airwaves in 1939 from a new building at the northeast corner of Tuscawilla Park.⁹⁸

In 1930, the city's population totaled 7,281; 1940 census for Ocala listed 8,986 residents.⁹⁹ The growing popularity of Silver Springs, new businesses serving the tourists, and the brief construction boom associated with the Cross Florida Barge-Canal brought hundreds of workers to the area and led to a boom in residential construction in the mid- to late-1930s. Many new residences filled the existing subdivisions platted in the 1920s but left vacant with the decline of the real estate market and onset of the depression. Only one new subdivision in the project area, Gerig's Subdivision (1937), was filed during this period.¹⁰⁰

2.6.9 World War II and Beyond

World War II brought jobs and incoming service men and women to renew the area economy. In preparation for the U.S. entry into World War II, Battery "G" of the 265th Coast Artillery of the National Guard was mustered into service in 1939, and later inducted into the Army in 1941. In October 1940, over 3,600 Ocala residents registered for the selective service. Construction started on the new Army training camp near Starke, named Camp Blanding, employing nearly 5,000 civilian workers, many from Marion County and Ocala. After opening, over 1,000 servicemen entered training and frequented Ocala restaurants, hotels, and tourist homes while on leave. Their wives, girlfriends, and families also flooded the area. One of the favorite soda fountains in town was Bill [Rickey] and Fred's [Voght] Open Air Refreshment Stand, popularly known as the Pig Stand, on the southwest corner of Ocklawaha Avenue and Watula Street (now Richard's Place). It was next to the Ritz (later Florida) Theater and the Candle Glo Inn and Tea Room. Located between the library and the theater, the tea room had proven a popular

⁹⁷ Breslauer 72; McCarthy and Jernigan, 50, 54-55; Ott and Chazal 192, 194.

⁹⁸ Ott and Chazal 192, 205; McCarthy and Jernigan, 65, 70-71, 77; Polk 1945.

⁹⁹ Polk, 1940, 1945.

¹⁰⁰ Marion County Clerk of Circuit Court, 1937, Plat Book D, Page 75.

restaurant and inn since its conversion from a residence ca. 1927. During World War II, it frequently housed the wives and girlfriends of servicemen training at nearby camps.¹⁰¹

Silver Springs, Ross Allen's Florida Reptile Institute, and the Ocala National Forest drew the off-duty service personnel, visiting relatives, and locals. During World War II, Ross Allen's Reptile Institute would supply 90 percent of the venom used by military doctors to create antivenin in the Pacific theater. The Ocala National Forest was used as a site for military maneuvers for the units. Local defense was taken over by the local American Legion, Post 27. Their facility, built in 1933, served as the local very popular U.S.O. Over 8,500 Marion County residents registered for civilian defense work. The Greenville Aviation School opened at Taylor Field thanks in large measure to the efforts of Wisdom O'Neal, local Ford dealer and father of future actor Patrick O'Neal. Following the expansion of the airport by the WPA, O'Neal lobbied Florida's congressional delegation for an Army air base but failed due to insufficient housing in the area. O'Neal then approached Kenneth Spurgeon and Frank Handley, who owned a flight school with a contract to train pilots, about opening their school in Ocala. The school opened in November 1941. Numerous improvements were made to the field during the war and a campus to house trainees was constructed between the airport and Lemon Avenue (now SW 7th Avenue). However, by the time that the school closed in 1944, it was clear that the airport was too close to downtown and a new facility would be needed. A new, larger Taylor Airport was completed in 1961, but the original airport remained open longer than anticipated in order to serve small aircraft.¹⁰²

As World War II ended, Florida's population swelled from 1.8 million in 1940 to 2.7 million by 1950.¹⁰³ Downtown Ocala initially flourished during this period with businesses now having the money to modernize their buildings (Figure 21 and Figure 22).¹⁰⁴ Many commercial buildings were surfaced with stucco, leaving the brick city a moniker of the past. After the war, many who had served at Florida's military bases returned with their family. As veterans returned, the trend in new housing focused on the development of tract homes in new subdivisions. After World War II, many of the houses at Camp Roosevelt were leased by returning veterans. New subdivisions were filed for previously vacant lands further from downtown including Ellis's Subdivision (1946) which is within the project area.¹⁰⁵ New jobs were established with the introduction of frozen juice concentrates and citrus by-products. Packing houses and juice plants were built and acquired by Libby and Minute Maid Corporation. Swift and Company expanded their meat plant, and additional livestock ranches were established throughout the county. Increasingly, fields occupied by row crops were being converted to pastures. During the 1940s, raising and training thoroughbred horses developed into a major industry under the leadership of Carl G. Rose, Joe O'Farrell, and W.E. Leach, among others. Around 1937, Rose started breeding thoroughbred horses on his Rosemere Farm, which was located along present-day S.R. 200. In 1944, his two-year-old filly named Gornil won a race at Miami's Tropical Park. As the first Florida-bred horse to win a race in Florida, she was the first of many to come. She was followed by Needles, a thoroughbred born at Dickey

¹⁰¹ Ott and Chazal, 205-207; John Montgomery Greene, "Remembering," n.d. Pig Stand file, HOPS Collection; Polk 1925, 1927, 1930.

¹⁰² Cook, *Historic Ocala*, 41-42, 57-58; Ott and Chazal 205-207; Breslauer 51; McCarthy and Jernigan, 68; Bray, 59-60.

¹⁰³ Tebeau, 431.

¹⁰⁴ State Archives of Florida, "Ocklawaha Ave., at Court House Square – Ocala, Fla.," 1948, Hand-colored postcard. Available online, <https://www.floridamemory.com/items/show/268320>; State Archives of Florida, "Downtown Area in Ocala, Florida," 1954, Black & white photoprint. Available online, <https://www.floridamemory.com/items/show/104927>.

¹⁰⁵ McCarthy and Jernigan 2001, 64; Marion County Clerk of Circuit Court, 1946, Plat Book D, Page 89.



Figure 21. Ocklawaha Avenue at Court House Square in 1948 (Courtesy State Archives of Florida).¹⁰⁶



Figure 22. Downtown Ocala in 1954 (Courtesy State Archives of Florida).¹⁰⁷

Stables and raised at Bonnie Heath Farm, both in Marion County. Needles won the Kentucky Derby and Belmont Stakes in 1956, solidifying the region's status as horse country. By the mid-1960s, over 80 thoroughbred farms populated the county. Marion County's horse farms have played an important part in the economy during the latter half of the twentieth century.¹⁰⁸

Increased car ownership after the war allowed for more inexpensive vacations thereby improving tourism. Within a few years after the war, Silver Springs had an annual visitation of over 750,000 people. In 1954, the movie *Creature from the Black Lagoon* was filmed there. When the primary buildings were destroyed by fire in 1955, they were replaced with those of contemporary design. Other roadside attractions opened near Silver Springs including Tommy Barlett's International Deer Ranch, which opened in 1954, and the Carriage Cavalcade, which opened in 1953 (later known as the Early American Museum). Ross Allen remained active at his Reptile Institute and became one of Florida's great conservationist helping to pass laws for the protection of alligators in 1962 and actively promoting the preservation of the Florida panther. He later sold his attraction to the owners of Silver Springs, and became associated with other nature attractions in the state including the St. Augustine Alligator Farm and Sarasota Jungle Gardens prior to his death in 1981. In 1962, ABC-Paramount leased the resort at Silver Springs from Ray and Davidson for a reputed \$7.5 million, resulting in additional advertising and movies filmed at the springs. In 1972, Silver Springs was named a National Natural Landmark with a wildlife rehabilitation program starting the following year.¹⁰⁹

Capitalizing on the improving road network and the popularity of Silver Springs, other new tourist attractions opened in the area as well. Six Gun Territory opened south of downtown Ocala in 1963. Founded by South Carolina businessman R.B. Coburn and Russell Pearson, who designed the 228-acre park, the attraction was designed to be a "ghost town of the Old West" complete with saloons, gun fights, Indians, and stage coach rides. However, the opening of Walt Disney World in 1971, combined with the construction of the interstate system, brought an end to most of the roadside attractions. The Florida Reptile Institute, Deer Ranch, and the Early American Museum closed in the mid-1970s. Silver Springs discontinued some of its older exhibits and opened a seasonal water amusement park. Six Gun Territory downsized and eventually closed in 1984. In the same year, ABC sold Silver Springs to Florida Leisure Attractions. In 1993, the State of Florida acquired the land, while Florida Leisure Attractions continued to manage the attraction. In 2013, the State took over management of the attraction, then known as Silver Springs Nature Theme Park, and combined it with the adjacent Silver River State Park to form the Silver Springs State Park.¹¹⁰

Across the U.S., downtowns which had developed along historic trail routes and railroad lines declined with businesses relocating to the suburbs and bypass routes (Figure 23).¹¹¹ In 1948, Magnolia and Main Streets became one-way in order to relieve traffic congestion (McCarthy and Jernigan 2001:34). When Pine Street was proposed for widening as a bypass carrying U.S. 441, U.S. 301, and U.S. 27 in the late 1940s, concerned downtown businesses feared that they would lose commerce. In 1951, the Marion Construction Company won the contract to four-lane the road from Ocala south to Belleview, which was dedicated in 1952. After the widening, the city's first shopping center, Pine Street Plaza, opened in 1955. Built by four local businessmen, W.M. Palmer, W.C. Ray, W.F. O'Neal, and C.W. O'Neal, the center expanded in 1960 and attracted Belk-Lindsey and W.T. Grant stores. This was followed by the Ocala

¹⁰⁶ State Archives of Florida, "Ocklawaha Ave., at Court House Square – Ocala, Fla.," 1948.

¹⁰⁷ State Archives of Florida, "Downtown Area in Ocala, Florida," 1954.

¹⁰⁸ Cook, *Historic Ocala*, 50-51; Ott and Chazal 209, 223; McCarthy and Jernigan, 72, 79.

¹⁰⁹ Breslauer 41, 48, 51-52, 73-74; Ott and Chazal 208, 224.

¹¹⁰ Breslauer 41, 48, 51-52, 73-74; Ott and Chazal 208, 224.

¹¹¹ Florida State Road Department, Official Florida Road Map, 1956, State Road Department of Florida, Traffic and Planning Division, available online, <https://www.fdot.gov/geospatial/FloridaTransportationMapArchive.shtm>.

Shopping Center and Sears Town on East Silver Springs Boulevard, providing additional stiff competition for downtown commerce. Between 1956 and 1958, S.R. 40 was widened to four-lanes and surfaced with asphalt (Figure 24 and Figure 25).¹¹²



Figure 23 Ocala and environs showing roads on the 1956 State Road Map of Florida. Note that the railroads are no longer depicted (Courtesy Florida State Road Department).¹¹³

¹¹² Cook, *Historic Ocala*, 63; Ott and Chazal 216; McCarthy and Jernigan, 73; Sanborn Map Company, 1930, Updated to 1965, Sheet 27; State Archives of Florida, “View of Road 40 – Marion County, Florida.” 1956, Black & white photoprint. Available online, <https://www.floridamemory.com/items/show/104961> and <https://www.floridamemory.com/items/show/104959>; State Archives of Florida, “Looking Along State Road 40 – Ocala, Florida.” 1958, Black & white photoprint. Available online, <https://www.floridamemory.com/items/show/39868> and <https://www.floridamemory.com/items/show/104958>.

¹¹³ Florida State Road Department, Official Florida Road Map, 1956.



Figure 24. S.R. 40 looking east from Coral Motor Court, which was at 1014 E. Ocklawaha Avenue, 1956 (Courtesy of the State Archives of Florida).¹¹⁴



Figure 25. S.R. 40 looking east from west of the Sabal Motel, which was at 1810 E. Ocklawaha Avenue, 1958 (Courtesy of the State Archives of Florida).¹¹⁵

¹¹⁴ State Archives of Florida, "View of Road 40 – Marion County, Florida." 1956.

¹¹⁵ State Archives of Florida, "Looking Along State Road 40 – Ocala, Florida." 1958.

State Road 200 also became a major artery for commercial development. The Central Florida Junior College opened in 1958 and located at a new complex on State Road 200 on property that was part of Rosemere Farm in 1959-1960. Hampton Junior College, one of the first two-year colleges in the state for African Americans, also opened in 1958, but was located in the African American neighborhood west of downtown Ocala. The two colleges later merged in 1966. Paddock Mall was built along SR 200 across from the community college in 1980 resulting in the relocation of Sears, JCPenney, and Belks from the earlier shopping centers.¹¹⁶

A central zoning system was adopted in 1949 to guide growth in conjunction with the City's Master Plan. Most city streets were renamed when a quadrant system was adopted by City Council in 1958.¹¹⁷ Several new parks were dedicated including Wyomina, Wyomina Terrace, and Nita Hickman Chazal Park.¹¹⁸ A 44-block area in downtown was proposed for redevelopment. In 1964-1965, City Council approved the construction of a complex of government buildings covering the ten blocks between Silver Springs Blvd. and South 5th Street to include a new library, city hall, utilities building, police headquarters, and fire station. The three-story Baptist Witness Building, where the Ocala Evening Star first operated, was the first to be demolished followed by the post office/federal building, which was removed for a surface parking lot. With the opening of a new courthouse in 1964, the City acquired the old courthouse and demolished it in mid-1965. Additional plans unveiled in 1965 planned for the demolition of the Carnegie Library, the Chamber of Commerce building, the old Armory, the Temple Theater, the historic fire station, the 1920s-era city hall and police station, and several historic homes. Ocala's first theater, the Temple, had closed during the Great Depression, but housed a church for many years until it was demolished by the City in spite of proposed occupancy by the Marion Players. Between 1961 and 1964, a new county courthouse, federal office building, post office and jail were completed. The Ocala House Hotel, which had been renovated and modernized in the early 1950s, was demolished after the City bought it in the 1960s and razed it for a parking lot; the Chamber of Commerce was later built on the site. Other losses included the Ritz Theater, the Florida House Hotel, the First United Methodist Church, and the block on the northwest corner of Magnolia and Silver Springs Boulevard which housed early department stores such as JCPenney, Sears, and Belk-Lindsey. This widespread demolition of the community's most historic buildings led to the grassroots effort to form the Historic Ocala Preservation Society in 1980. City Council established the Ocala Historic Preservation Advisory Board in 1984. Through their combined efforts, the Ocala Historic District was listed in the NRHP in 1984, which has been followed by the designation of three additional districts: the Tuscawilla Park Historic District, the Ocala Historic Commercial District, and the West Ocala Historic District.¹¹⁹

The movement to preserve the county's history started with the creation of the Marion County Historical Commission in 1959, which would become an advisory board to the county commission. The Marion County Historical Society formed in the early 1980s. Efforts have continued with the 2011 opening of the Marion County Museum of History and Archaeology in East Hall at the McPherson County Government Complex (part of the former Florida Industrial School for Girls, now listed in the NRHP).¹²⁰ In more recent years, an appreciation for the City's historic architecture has prompted the rehabilitation of many of the city's oldest homes and their reuse as commercial offices.

Between 1960 and 1980, Marion County's population grew from 53,200 to 122,488 residents, making it one of the fastest growing areas in the country. The construction of limited access roads, such as the

¹¹⁶ McCarthy and Jernigan, 75-76, 108; Cook, *Historic Ocala*, 56-57, 63.

¹¹⁷ David Cook, "Residents Debated Quadrant System of Naming Streets," *Ocala Star-Banner*, 29 June 2008. Available online, <https://www.ocala.com/news/20080629/residents-debated-quadrant-system-of-naming-streets>.

¹¹⁸ Ott and Chazal 216-217.

¹¹⁹ Cook, *Historic Ocala*, 36, 58-62, 67; Ott and Chazal, 221; McCarthy and Jernigan, 67, 81.

¹²⁰ Cook, *Historic Ocala*, 62; Ott and Chazal 225.

Florida Turnpike and Interstate 75 in the 1960s and 1970s, drew drivers and the corresponding development away from the historic towns which populated much of the state. The Marion County section of I-75, for which planning had started in 1945, opened to great fanfare west of Ocala in 1964. With its completion and the opening of the Florida Turnpike under Marion County native Governor Farris Bryant's tenure, development spread further west than originally planned (Figure 26).¹²¹ Large residential developments, like On Top of the World, Oak Run, and Pine Run, have drawn an increasing number of retirees to the area. By 2000, the county population topped 250,000 with most of the growth occurring outside of the city of Ocala.¹²²

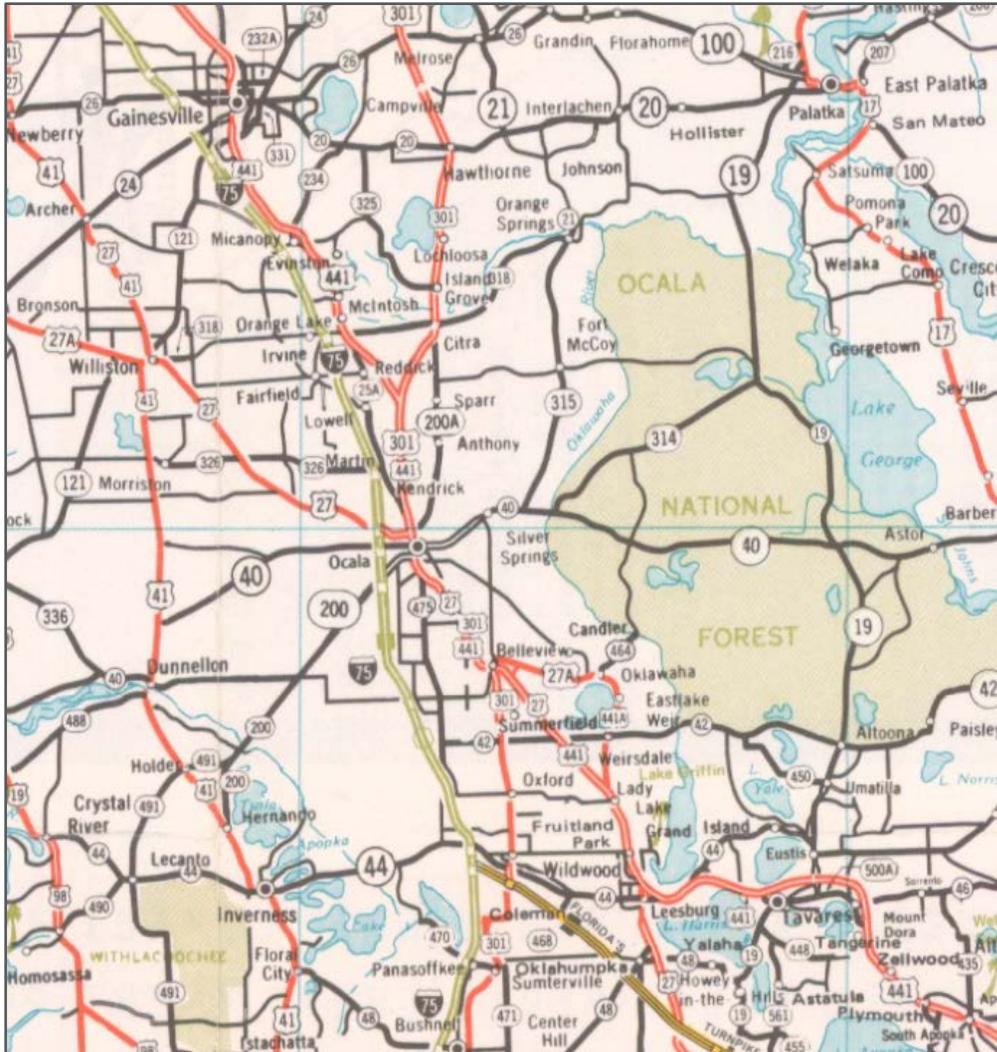


Figure 26. Ocala and environs showing roads and the newly constructed interstates bypassing the town centers on the 1970 Florida Official Road Map (Florida Department of Commerce).¹²³

¹²¹ Florida Department of Commerce, *Florida Official Road Map*, 1970. Florida Department of Commerce in cooperation with the Florida Department of Transportation, Available online, <https://www.fdot.gov/geospatial/FloridaTransportationMapArchive.shtm>.

¹²² Cook, *Historic Ocala*, 55-56, 64.

¹²³ Florida Department of Commerce, *Florida Official Road Map*, 1970.

3 Research Design

3.1 Objectives

The goals of this project as stated in the grant agreement between the State and the City are as follows:

Grant funds will be used for the survey of areas around the current National Register Districts in the City of Ocala and the resurvey of properties previously indicated as non-contributing resources to those districts. The grantee will complete approximately 250 Florida Master Site File (FMSF) forms; and a survey report which will conform to *Chapter 1A-46, Florida Administrative Code*.

In the Request for Proposal (RFP) and Contract, the City further specified that only 50 forms would be for previously surveyed properties, while 200 would record newly identified historic buildings. The survey area was defined on Exhibit B, which was included in both the RFP and Contract GRM 18-033 and as Figure 1 in this report. The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code, the National Historic Preservation Act of 1966 (PL 89-665), as amended, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716).

3.2 Methodology

Prior to field work, GIS information from the Marion County Property Appraiser's Office was used to make a list of historic properties built before 1966 within the survey area. This information was compared with the FMSF data for previously recorded resources to separate and select 200 newly identified historic properties. Priority for survey was determined based on an earlier date of construction. Limiting the properties to be recorded to those built before 1947 located outside of an existing district provided a total of 184 historic structures to survey.

The previously recorded properties were subdivided into which, if any, historic district they were located within and whether or not they were considered contributing or noncontributing to an existing district. The noncontributing buildings were reviewed using Google Earth and the existing FMSF form prior to field work to determine if there was a possibility of changing their status due to restoration of the building or because the building was now 50 years of age or older (thereby meeting NRHP eligibility requirements). In addition to those whose status might change with resurvey, those properties whose addresses now differed from that on the original FMSF form were updated with current information. Twenty-eight buildings were revisited within the existing districts because a resurvey might change their status.

Field survey, conducted between November 2018 and March 2019, indicated the possibility for the formation of a district between NE 2nd and NE 4th Streets and NE 9th and NE12th Avenues. The remaining 22 previously recorded and 16 unrecorded buildings to be surveyed for this project were selected from this area. This provided for a surveyor's statement of significance and eligibility determination for the previously recorded properties in this area as it was not part of the original form. It also provided for a more complete survey of newly recorded structures, allowing for the completion of FMSF forms for those buildings constructed between 1947 and 1967 in this area.

The initial phase of fieldwork included a reconnaissance survey utilizing the background research and GIS data to determine if any previously recorded resources had been demolished. The second phase of fieldwork involved an in-depth study of each identified resource. Fieldwork was completed by a team of two, consisting of an architectural historian and a technician. The team was equipped with maps and aerial photographs of the project area, blank FMSF Historical Structure Forms, a digital camera, photographic log sheets, and a Trimble GeoXT and R-1 GNSS system paired with an iPad. For each

structure identified as a historic resource through either archival research or appearance during field survey, information about architectural style, details, materials, and setting was recorded on the FMSF form. Structures were identified by street address, unless they were previously recorded with another specific site name. The technician recorded UTM coordinates for each structure while standing at the center of the front elevation on the sidewalk or the street, to avoid trespassing on private property. No interior inspections were conducted for this project.

The preliminary list of historic resources based on GIS data was used to guide fieldwork, but other structures that appeared to be historic were noted on field forms as well, for subsequent verification through archival research. Determination of each building's age began with a search of the Marion County Property Appraiser records, which includes a construction date. While this date was generally accurate, other sources or characteristics of the building itself may have suggested a different timeframe. City directories, Sanborn Insurance Company maps, and local newspapers were used to confirm dates of construction.

3.2.1 Site File Forms

Florida Master Site File forms, either an original or an updated form, have been completed for each historic resource identified in this inventory survey as well as a survey logsheet. Digital photographs, at least two of each structure plus general street views throughout the survey area, were taken and saved in a format that meets the photographic standards of the FMSF.

3.2.2 Curation Note

Historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee and at the City of Ocala's Growth Management Department along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are stored at Cardno's office in Riverview, Florida.

3.3 Expected Results

Since three existing NRHP listed historic districts are located within the survey area, it was anticipated that numerous historic resources would be recorded during this survey. As the survey area incorporated a portion of downtown as well as some of the oldest established residential areas, a mixture of residential, commercial, and civic resources were expected. Based on archival research, expected dates of construction ranged from the late nineteenth century to the present day. This survey recorded and evaluated historic resources identified as having been built before 1967.

Considering the history and geography of the survey area, it was anticipated that a mix of building types and styles would be identified. The survey area was expected to have relatively more residential properties with commercial resources lining major thoroughfares like Magnolia Avenue, SE 1st Avenue, and E. Silver Springs Avenue. It was anticipated that relatively few previously recorded resources would have been demolished within the project area.

3.4 Criteria for Evaluation

3.4.1 National Register of Historic Places

The standard criteria used by architectural historians and preservationists across the country to evaluate the significance of historic properties are those criteria specified by the Secretary of the Interior and the National Park Service (NPS) for determining whether properties qualify for listing in the National Register of Historic Places (NRHP). Contained in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, these criteria were developed by the NPS as authorized by the National Historic Preservation Act of 1966. All these criteria are consistent with the Secretary of the Interior's

Standards and Guidelines for Archaeology and Historic Preservation.¹²⁴ The guidelines define a building as being “created principally to shelter any form of human activity.” Structures are distinguished from buildings in that they are not intended as human shelter. For this survey, only buildings were recorded. No historic structures (e.g. bridges, water towers), linear resources (e.g. roads, railroads), sites (e.g. cemeteries), or landscapes were recorded.

Essentially, the NRHP criteria consider two major elements: historic context and integrity. Historic context is defined in the National Register Bulletin 15 as “patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.”¹²⁵ The historic context for the project area is provided in Chapter 2.6 of this report. Properties eligible for NRHP listing can be significant at the local, state, or national level.

A property is eligible for inclusion in the NRHP if it meets one or more of the following criteria, as defined in 36 CFR 60.4, and in consultation with the SHPO:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, 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 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.

Certain properties are not ordinarily considered for inclusion in the NRHP. They include 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.

In addition to meeting one or more of the NRHP eligibility criteria, a property must have maintained its historic integrity. Historic integrity is defined as the authenticity of a property’s historic identity, evidence by the survival of physical characteristics that existed during the property’s historic period. Historic integrity enables a property to illustrate significant aspects of its past. The National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. **Location** is the place where the historic property was constructed or where the historic event occurred. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Setting** is the physical environment of a historic property. **Materials** are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or

¹²⁴ National Register Branch 1997; National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. U.S. Department of the Interior, National Register Branch (Washington, D.C.: U.S. Government Printing Office, 1991).

¹²⁵ National Register Branch 1997, 7.

people during any given period in history or prehistory. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. **Association** is the direct link between a historic event or person and a historic property. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident. Integrity does not relate to the resource's state of repair or functional obsolescence (e.g. not up to current codes).¹²⁶

Historic resources can be NRHP eligible individually or as part of a district. The NRHP guidelines define a district as having "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development."¹²⁷ Furthermore, "The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." Even if all the properties in a district do not meet the criteria for listing in the NRHP on their own merits, the district as a collective whole may still be considered eligible. Properties that on their own do not meet the NRHP criteria may qualify if they contribute to the historic significance of a district, or in other words, if they contribute to a historic district. Non-contributing properties are those that do not contribute to the historic character of a district. The NPS provides a two-part definition for what constitutes a contributing resource:

A contributing building, site, structures, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- > It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- > It independently meets the National Register criteria.¹²⁸

Common reasons specific properties are found to be non-contributing include a loss of integrity or a construction date outside the district's period of significance. "Period of significance" refers to the span of time during which significant events and activities occurred.

Recognizing the overall planning intent and projected use of the survey, Cardno used a liberal approach in considering the aspects of integrity. Most buildings have undergone some alterations for maintenance and safety. For example, the original roofing material has likely been replaced on most buildings over 50 years of age. Replacement of such elements does not eliminate its NRHP eligibility as such work is common and necessary and does not affect the structure's character defining elements. The question is whether or not the alterations change the appearance, design, or function of the building in a way that would compromise its historic or architectural significance. For example, a change from a flat roof to a hipped roof would change the original design of a building. In general, although the use of a building can be changed, such as from residential to commercial use, the overall historical appearance should be maintained. Thus, the altered condition of some of the buildings was regarded fairly leniently with the overall retention of the original design of primary importance. Each building was also evaluated as contributing or noncontributing independently and noted as such on the form, whether or not the surrounding area could cohesively form a district.

3.4.2 Local Regulations

As required by the Certified Local Government Guidelines, the City of Ocala has an approved ordinance establishing the Historic Preservation Advisory Board, a local register, and a certificate of appropriateness

¹²⁶ National Register Branch 1997.

¹²⁷ National Register Branch 1997, 5.

¹²⁸ National Park Service, *Additional Guidance Addendum to the National Register Bulletin How to complete the National register Registration Form: Contributing Buildings outside the Period of Significance for a Listed Property* (Washington, D.C.: U.S. department of the Interior, National Park Service, 2018).

process to review alterations to local landmarks. Two districts, the Ocala Historic District and the Tuscawilla Park Historic District, are locally designated as well as listed in the NRHP. In addition to these two districts, ten individual resources are locally designated. Of these, only the Victory Way Markers at NE 2nd Street and NE Sanchez Avenue, the Keystone Building at 36 S. Magnolia Avenue, and the Marion Block Building at 24 SE 1st Avenue, are within the project survey area.

Established procedures guide the review of the nomination of properties and districts to the NRHP as well as the local register. This process is defined in Chapter 94 of the Code of Ordinances, City of Ocala, as detailed below:

Sec. 94-81. Nomination and designation of historic districts and local landmarks.

(a). *Nomination of National Register Historic Districts.* The following is the procedure for nomination of national register historic districts:

(1). *Request for nomination; fee.* A request for nomination of a historic district may be made by the board, provided the board has the concurrence of 66 percent of the voting property owners within the proposed district who respond to the petition. Application for nomination shall be made to the planning department, and shall be accompanied by a fee of \$50.00 to cover the costs of notification and processing of the applications.

(2). *Contents of application; deadline for submission.*

a). Applications for nomination shall include:

- 1). Photographs of the property proposed for nomination.
- 2). A brief statement of historical significance and any available documentation.
- 3). A brief statement of architectural or archaeological significance, including detail photographs if necessary.

b). The deadline for applications for a historic district nomination shall be the day of the regularly scheduled board meeting two (2) months prior to the consideration of the nomination by the board. Applications shall be formally accepted, if complete, at this prior meeting. If the nomination proposal is not technically complete, the board shall notify the proposal's sponsor in writing, identifying the technical deficiencies, within thirty (30) days after receipt of the nomination proposal. If the application is determined to be complete, it shall be placed on the next meeting agenda with respect to the notification process.

(3). *Notice of proposed nomination.* Written notice of proposed nomination shall be given to owners of record of property proposed for designation at least thirty (30) calendar days and not more than seventy-five calendar (75) days prior to any action on such requests and shall be advertised and identified as provided in Section 122-132. Those to be noticed include owners of record of the property, the city council, the Chairman of the Board of County Commissioners of Marion County, and the SHPO.

a). Within thirty (30) calendar days after receipt of the nomination proposal, the CLG-HPO shall submit in writing to the board a recommendation as to whether or not the property shall be nominated to the National Register.

b). Any person or organization that opposes the nomination of an individual property or district to the National Register shall make its views known in a notarized, written statement.

(4). *Hearing; recommendation by board.* The board shall consider all nominations in a public hearing and shall make recommendations for designation to the city council as per the guidelines in subsection (d) of this section.

a). Any person or organization which supports or opposes the nomination of a property to the National Register shall be allowed to speak at the public hearing or by submittal in writing to the board or city staff.

b). Recommendations for designation and any other correspondence shall be accompanied by a report incorporating the submitted documentation and board findings of

significance. This report shall contain a description of the details, nature and character specific to the proposed district.

c). City council shall review the recommendations and report at a public hearing and determine whether to designate the proposed district.

d). If city council designates the proposed district, the nomination proposal shall be forwarded, with a record of official action taken by the board and city council, to the SHPO for processing of the nomination proposal by the Florida National Register Review board within thirty (30) calendar days after the council meeting at which it was considered.

(5). *Appeals.* Any person may appeal the decision of the city council with respect to the nomination of a National Register District. Appeals shall be directed to the SHPO in writing within thirty (30) calendar days of the SHPO's receipt of the written decision of the board. Such appeal shall be conducted pursuant to the procedures set forth in the Florida Certified Local Government Guidelines.

(b). *Nomination and designation of Locally Designated Historic District.* Any nominated historic district which has met the conditions of section 94-81(a) and has been placed on the National Register of Historic Places, can then be considered for nomination as a locally designated historic district. An area which has been identified as significant to the local history but which does not meet the standards of the National Register of Historic Places may also be nominated as a locally designated historic district.

(1). *Request for nomination; fee.* A request for nomination of a local historic district may be made by the board, provided the board has the concurrence of sixty-six percent (66%) of the voting property owners within the proposed district who respond to the petition. Application for nomination shall be made to the planning department, and shall be accompanied by a fee of \$50.00 to cover the costs of notification and processing of the applications.

(2). *Contents of application; deadline for submission.*

a). Applications for nomination shall include:

- 1). If available, the letter of designation as being listed on the National Register of Historic Places received from the Secretary of the Department of the Interior.
- 2). Photographs of the property proposed for nomination.
- 3). A brief statement of historical significance and any available documentation.
- 4). A brief statement of architectural or archaeological significance, including detail photographs if necessary.

b). The deadline for applications for a locally designated historic district nomination shall be six weeks prior to the consideration of the nomination by the board.

(3). *Hearing; recommendation by board.* The board shall consider all nominations in a public hearing and shall make recommendations for designation, per the guidelines in subsection (d) of this section, to the city council. Recommendations for designation shall be accompanied by a report incorporating submitted documentation and board findings of significance. This report shall contain a description of the details, nature and character specific to the proposed site. City council will consider the recommendation and report at a public hearing, and determine whether to designate the proposed site.

(c). *Nomination and designation of local landmarks.* The following is the procedure for nomination of individual historic resources as a landmark. The nominated historic resource may or may not be listed on the National Register of Historic Places.

(1). In addition to the structures already identified as within the historic district, the board shall consider for landmark designation any additional buildings, structures, objects, sites, and districts within the city which merit landmark designation and protection, possessing integrity of location, design, setting, materials, workmanship of association and being:

- a). Of particular historic significance by exemplifying the broad cultural, political, economic, or social history of the nation, state, or community;
- b). Associated with historic personages important in national, state, or local history;
- c). The site of an historic event which had a significant effect on the development of the nation, state, or community;
- d). An embodiment of the distinctive characteristics of a type, period, or method of architecture or engineering;
- e). Representative of the work of an important builder, designer, artist or architect whose individual ability has been recognized or who influenced his age;
- f). Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- g). Able or likely to yield information important in prehistory or history.

(2). *Request for nomination.* Request for nomination of individual historic resources may be made by the board or any interested individual. Application for nomination shall be made to the planning department, and shall be accompanied by a fee of \$50.00 to cover the costs of notification and processing of the applications.

(3). *Contents of application; deadline for submission.*

- a). Applications for nomination shall be in writing and include:
 - 1). Photographs of the property proposed for nomination.
 - 2). A brief statement of historical significance and any available documentation.
 - 3). A brief statement of architectural or archaeological significance, including detail photographs, if necessary.
 - 4). A statement of support and approval of the nomination shall be obtained from the property owner of record.

b). The deadline for applications for local landmark nomination shall be six weeks prior to the consideration of the nomination by the board. Applications shall be formally accepted, if complete, at this prior meeting.

(4). *Hearing; recommendation by board.* The board shall consider all nominations in a public hearing and shall make recommendations for designation, per the guidelines in subsection (c)(1) or (d) of this section, to the city council. Recommendations for designation shall be accompanied by a report incorporating submitted documentation and the board's findings of significance. This report shall contain a description of the details, nature and character specific to the proposed site. City council will consider the recommendation and report at a public hearing and determine whether to designate the proposed site as a local landmark.

(d). *Guidelines for recommendations.* Locally designated historic districts and local landmarks may be designated by ordinance upon recommendation by the board, which shall use the following criteria as general guidelines for making such recommendations: districts, sites, buildings, structures and objects that possess integrity of location, design, setting, material, workmanship, feeling and association, and that:

- (1). Are associated with events that have made a significant contribution to the broad patterns of the city's history;
- (2). Are associated with the lives of persons significant in the city's past;
- (3). Embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- (4). Have yielded or may yield information important in prehistory or history; or
- (5). Constitute a unique density of architecture, scale, landscaping and planning.

(e). *Designation procedure; notice of designation.* The following is the procedure for designation of historic districts and individual historic resources:

(1). Resources recommended for designation by the board shall be presented to the city council in ordinance form for introduction within fourteen (14) calendar days from recommendation.

(2). Notice of designation shall be sent to all owners of property so designated within fourteen (14) calendar days of final city council action. Updated lists of designated properties shall be kept by the city clerk's office and the CLG-HPO, and shall be noted on the official historic preservation map. Notification of all new historic designations or alterations to existing designations shall be sent to the SHPO within thirty (30) calendar days of designation.

(f). *Effect of designation.* Upon designation of a local historic district or local landmark by the city council, the following procedures and standards shall apply:

(1). All proposed actions, public and private, affecting designated properties requiring certificates of appropriateness shall be referred to the board for consideration.

(2). All requests before the planning and zoning commission, and the board of adjustment affecting designated properties, shall simultaneously be forwarded to the board for its recommendation. Where possible, the board shall be allowed to meet and make a recommendation prior to the date of the scheduled meeting of the planning and zoning commission or board of adjustment. Any failure to comply with the requirements of this subsection shall not affect the validity of any action taken by the planning and zoning commission or by the board of adjustment.

(g). *Official map.*

(1). There shall be an official historic preservation map upon which all designated districts and local landmarks shall be shown. The official historic preservation map shall be identified by the signature of the president of the city council, attested by the city clerk, and bear the seal of the city under the following words: "This is to certify that this is the Official Historic Preservation Map of the City of Ocala, Florida, adopted by _____," together with the date of the adoption of this chapter. No changes of any nature shall be made on the official historic preservation map or matter shown thereon except in conformity with the procedures set forth in this chapter. Regardless of the existence of purported copies of the official historic preservation map which may from time to time be made or published, the official historic preservation map, which shall be located in the office of the CLG-HPO, shall be the final authority as to the historic designation status of lands, buildings and other resources in the city.

(2). If the official historic preservation map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the city council may by resolution adopt a new official historic preservation map, which shall supersede the prior official historic preservation map. The new official historic preservation map may correct drafting or other errors or omissions in the prior official historic preservation map, but no such correction shall have the effect of amending this chapter. The new official historic preservation map shall be identified by the signature of the president of the city council and attested by the city clerk, and bear the seal of the city under the following words: "This is to certify that this Official Historic Preservation Map supersedes and replaces the Official Historic Preservation Map adopted (date of adoption of map being replaced) by Ordinance No. _____ of the City of Ocala, Florida," together with the date of the resolution adopting the new official historic preservation map.

4 Survey Results

4.1 Architectural and Historical Analysis

This chapter begins with an overall analysis of the buildings surveyed, followed by a discussion of building styles found within the project area. Previously recorded demolished buildings identified during the survey are discussed in the final section of this chapter. Notable properties and recommendations regarding NRHP eligibility will be included in the next chapter.

The City of Ocala Historic Property Survey Phase I resulted in the recordation and evaluation of 253 historic buildings located in Ocala (Figure 27). Of these, 52 properties were previously recorded (Table 6), while 201 were newly recorded structures (Table 7). Blue shading denotes buildings which may be NRHP-eligible individually. The period of historic and architectural significance encompassed 1884, (the earliest date of construction identified for the recorded buildings) to 1965. The grant specified recording resources built before 1966 within the survey area, which satisfies the fifty-year criterion established by the National Park Service as a basis for listing in the NRHP (although more recent construction can be designated if exceptionally significant). Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance.

Due to the monetary limits restricting the number of buildings to be recorded as part of this grant, the methodology was further refined as discussed in the prior chapter. This resulted in the vast majority of surveyed resources having a construction date prior to 1950. The design of the buildings and materials used in their construction are generally in keeping with statewide and national architectural trends. Many of the earliest buildings, including three built before 1900 and an additional 30 constructed before 1920, exhibit Queen Anne decorative detailing or simple frame or masonry forms with a limited amount of Folk Victorian or classical detailing. The vast majority of the 82 structures erected during the 1920s demonstrate Bungalow forms and/or Craftsman detailing with some high style examples of revival styles such as Colonial Revival, Tudor Revival, or Colonial/Georgian Revival. Surprisingly few demonstrate the Mission or Mediterranean Revival style which was very popular elsewhere in Florida. Thanks to the influx of funding and workers flocking to the area for construction projects built through the WPA and other federal programs, 58 properties were built during the Great Depression era of the 1930s. Some of that construction effort continued into the early 1940s, which was followed by a brief lull during World War II, but it picked back up again during the late 1940s. A total of 45 buildings surveyed were built in the 1940s. Most of the resources surveyed that were built during this period exhibit modest detailing with the Minimal Traditional and Tudor Revival styles popular in the 1930s and early 1940s, trending toward the early Ranch style by the late 1940s. The 29 surveyed structures erected in the 1950s and the six buildings constructed in the 1960s are generally Ranch style homes, although a few commercial buildings of more contemporary design were identified.

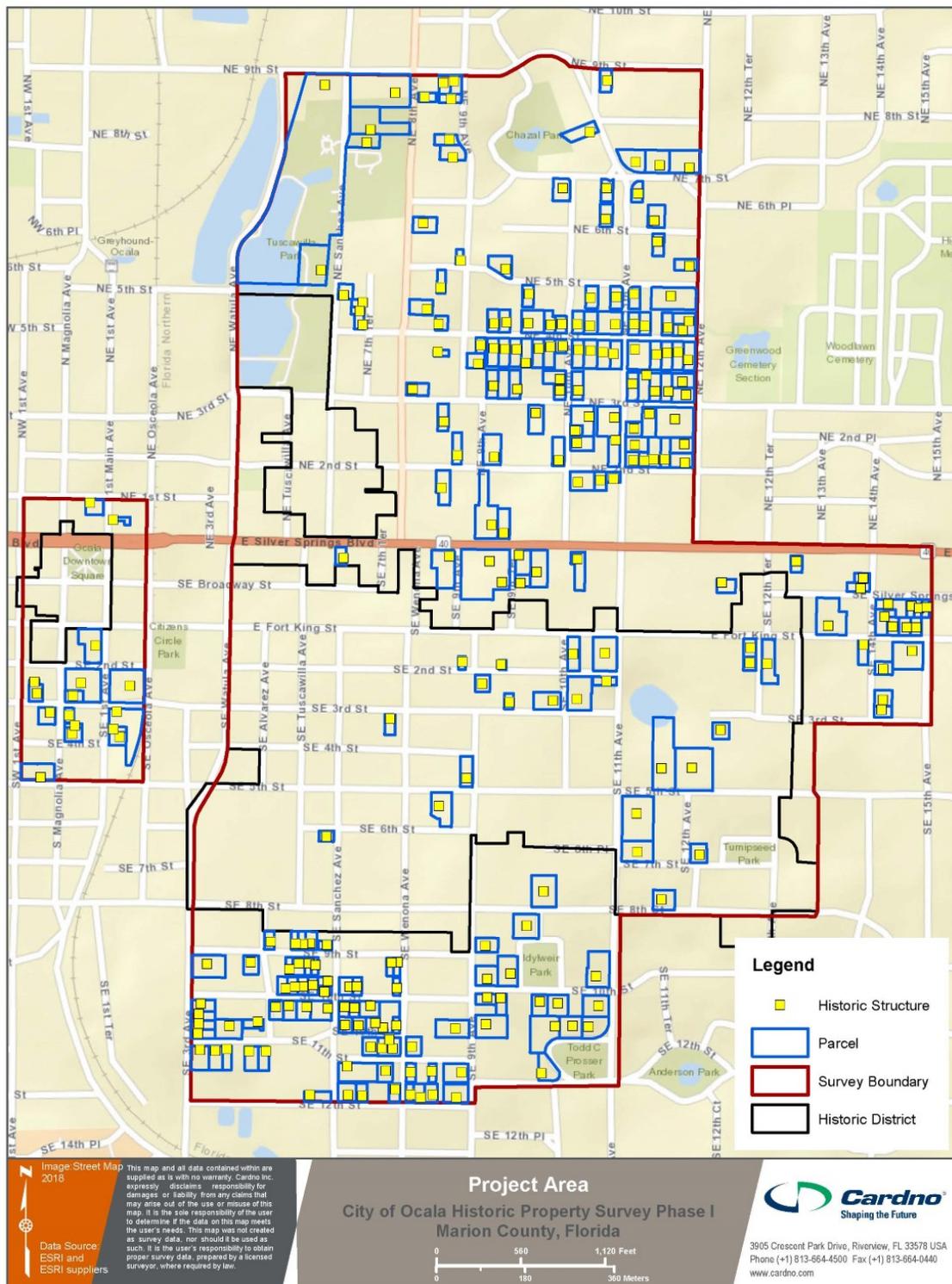


Figure 27. Project area showing all surveyed buildings.

Table 6. Previously Recorded Resources Updated as Part of the City of Ocala Historic Property Survey Phase I.¹²⁹

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR393	Meta Jewett House/835 SE 2 nd Street	1910	2820-039-009	Frame Vernacular	Residential	Ineligible	C- Ocala Historic District	823/829 SE 2 nd Street
8MR422	J.N. Edwards House/734 SE 3 rd Street	1894	2820-029-005	Folk Victorian	Residential	Ineligible	C- Ocala Historic District	135/726 SE 3 rd Street
8MR453	839 SE 5 th Street	1903	2820-036-007	Colonial Revival	Residential	Ineligible	C- Ocala Historic District	829 SE 5 th Street
8MR563	T.J. Kemp House/1006 SE Fort King Street	1938	28355-001-04	Tudor Revival	Residential/ Commercial	Ineligible	C-- Ocala Historic District	1004 E Fort King Street
8MR565	Mayflower Apartments/ 1030 E Fort King Street	1950	28385-001-00	Masonry Vernacular	Residential	Ineligible	C- Ocala Historic District	1020/1024 E Fort King Street
8MR571	1236 E Fort King Street	1948	28372-003-00	Minimal Traditional	Residential	Ineligible	C- Ocala Historic District	1226 E Fort King Street
8MR584	606 SE Sanchez Avenue	1912	2820-021-001	Bungalow	Residential	Ineligible	C- Ocala Historic District	704 SE Sanchez Avenue
8MR618	904 SE 2 nd Street	1936	28362-038-01	Frame Vernacular	Residential	Ineligible	NC- Ocala Historic District	806/842 SE 2 nd Street/187 E 2 nd Street
8MR621	917 SE 2 nd Street	1935	28362-039-04	Frame Vernacular	Residential	Ineligible	NC- Ocala Historic District	847 SE 2 nd Street
8MR630	921 SE 3 rd Street	1946	28355-003-16	Frame Vernacular	Residential	Ineligible	C- Ocala Historic District	917 SE 3 rd Street
8MR633	1009 SE 3 rd Street	1938	28385-004-00	Colonial Revival	Residential	Ineligible	C- Ocala Historic District	1003/1021 SE 3 rd Street
8MR637	1220 SE 3 rd Street	1963	2837-003-103	Ranch	Residential	Ineligible	C- Ocala Historic District	1204 SE 3 rd Street
8MR642	820 SE 5 th Street	1965	2820-035-002	Ranch	Residential	Ineligible	NC- Ocala Historic District	812 SE 5 th Street

¹²⁹ Blue shading denotes potential individual eligibility.

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR655	1116 SE 5 th Street	1952	2820-026-014	Ranch	Residential	Ineligible	C- Ocala Historic District	1106 SE 5 th Street
8MR657	1127 SE 5 th Street	1951	2837-003-005	Colonial Revival	Residential	Ineligible	C- Ocala Historic District	1121/1123 SE 5 th Street
8MR659	1203 SE 5 th Street	1954	2837-004-005	Ranch	Residential	Ineligible	C- Ocala Historic District	1135/1121/1201 SE 5 th Street
8MR675	1107 SE 7 th Street	1954	2920-023-018	Ranch	Residential	Ineligible	C- Ocala Historic District	1105 SE 7 th Street
8MR680	1209 SE 7 th Street	1955	28361-008-01	Ranch	Residential	Ineligible	C- Ocala Historic District	1201 SE 7 th Street
8MR707	1129 SE 8 th Street	1950	2836-006-010	Monterey	Residential	Ineligible	NC- Ocala Historic District	1123 SE 8 th Street
8MR719	222 SE 10 th Avenue	1953	28355-003-04	Ranch	Residential	Ineligible	NC- Ocala Historic District	316 S High Street
8MR723	208 SE 11 th Avenue	1936	28385-004-01	Colonial Revival	Residential	Ineligible	C- Ocala Historic District	302 S Newberry Avenue
8MR730	Ocala Primitive Baptist Church/ 115 SE 12 th Terrace	1958	28372-015-00	Modernistic/ Contemporary	Ecclesiastical/ Residential	Ineligible	C- Ocala Historic District	215 S Central Street/1300 E Fort King Street
8MR731	120 SE 12 th Terrace	1952	28372-003-01	Frame Vernacular	Residential	Ineligible	C- Ocala Historic District	214 S Central Street
8MR858	807-813 NE 3 rd Street/305 NE 8 th Avenue	1911	2826-023-000	Frame Vernacular	Residential	Ineligible	NC	809-11 Wyomina Street & 203/303 N. Anthony/ Daugherty Road
8MR894	207 NE 11 th Avenue	1938	2834-002-105	Tudor Revival	Residential	Ineligible	NC - Wyomina Park	113/201 N Newberry Avenue
8MR896	210-214 NE 11 th Avenue	1927	2834-003-009	Bungalow	Residential	Ineligible	C - Wyomina Park	216/116 N Newberry Avenue
8MR901	Rush H. & Ada Todd House/222-236 NE 12 th Avenue	1922	2834-002-001	Craftsman	Residential	Eligible	C - Wyomina Park	226 N Torrey Avenue
8MR921	965 NE 2 nd Street	1908	2834-004-006	Frame Vernacular	Residential	Ineligible	C - Wyomina Park	745/951 Adams

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR924	921-23 NE 3 rd Street	1926	2832-035-000	Craftsman	Residential	Ineligible	C - Wyomina Park	917 Wyomina Street
8MR926	937 NE 3 rd Street	1926	2832-037-000	Craftsman	Residential	Ineligible	C - Wyomina Park	929 Wyomina Street
8MR928	1001 NE 3 rd Street	1936	2832-042-000	Minimal Traditional	Residential	Ineligible	NC - Wyomina Park	1001 Wyomina Street
8MR929	1016 NE 3 rd Street	1928	2831-003-104	Bungalow	Residential	Ineligible	C - Wyomina Park	1010 Wyomina Street
8MR930	Alfred & Elizabeth Ayer House/1030 NE 3 rd Street	1901	2834-003-001	Queen Anne	Residential	Eligible	C - Wyomina Park	261/816/1026 Wyomina Street
8MR934	920 NE 4 th Street	1926	2832-034-000	Bungalow	Residential	Ineligible	C - Wyomina Park	914 Franklin Street
8MR935	Wisdom O'Neal House/926 NE 4 th Street	1926	2832-003-000	Tudor Revival	Residential	Ineligible	C - Wyomina Park	920 Franklin Street
8MR936	934 NE 4 th Street	1928	2832-032-000	Craftsman	Residential	Ineligible	C - Wyomina Park	922/924 Franklin Street
8MR937	948 NE 4 th Street	1928	2832-030-000	Mediterranean Revival	Residential	Ineligible	C - Wyomina Park	936 Franklin Street
8MR938	949 NE 4 th Street	1926	2832-004-000	Bungalow	Residential	Ineligible	C - Wyomina Park	931 Franklin Street
8MR939	955 NE 4 th Street	1938	2832-006-000	Minimal Traditional	Residential	Ineligible	C - Wyomina Park	939 Franklin Street
8MR940	961 NE 4 th Street	1928	2832-007-000	Tudor Revival	Residential	Ineligible	C - Wyomina Park	941 Franklin Street
8MR941	962 NE 4 th Street	1926	2832-128-000	Bungalow	Residential	Ineligible	C - Wyomina Park	952 Franklin Street
8MR942	1014 NE 4 th Street	1926	2832-026-000	Craftsman	Residential	Ineligible	C - Wyomina Park	1010 Franklin Street
8MR943	Charles P. Chazal House/1029-39 NE 4 th Street	1926	2832-010-000	Bungalow	Residential	Ineligible	C - Wyomina Park	1021 Franklin Street
8MR944	Van S. Walker House/1104 NE 4 th Street/325 NE 11 th Avenue	1938	2832-022-000	Colonial Revival	Residential	Eligible	C - Wyomina Park	1104 Franklin Street
8MR945	1022 NE 4 th Street	1940	2832-025-000	Minimal Traditional	Residential	Ineligible	NC - Wyomina Park	1016 Franklin Street
8MR946	1030 NE 4 th Street	1936	2832-024-000	Frame Vernacular	Residential	Ineligible	NC - Wyomina Park	1024 Franklin Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR947	1014 NE 5 th Street	1936	2831-097-000	Craftsman	Residential	Ineligible	C	1024/1010 Hill Street
8MR975	501 NE Sanchez Avenue	1908	2826-017-001	Folk Victorian	Residential	Ineligible	C	117/321/417 N Sanchez Avenue
8MR979	Teague-Howse Home/917 E Silver Springs Blvd	1890	28362-052-01	Queen Anne	Residential/ Commercial	Eligible	C	913 E Ocklawaha Avenue
8MR2499	17-19 NE 1 st Avenue	1884	2823-064-003	Masonry Vernacular	Commercial	Ineligible	NC	9 N Main Street
8MR2504	Simmons Block/ 12 E Fort King Street/104 SE 1 st Avenue	1906	2823-054-004	Masonry Vernacular	Commercial	Ineligible	NC	202-18 S Main Street
8MR4022	Post Office Tire Service/12-20 NE 1 st Street	1938	2823-057-008	Masonry Vernacular	Commercial	Ineligible	NC	12-20 N Main Street & 14-20 E Washington Street

Table 7. Newly Recorded Resources as Part of the City of Ocala Historic Property Survey Phase I.¹³⁰

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4033	1129 NE 3 rd Street	1958	2832-049-000	Ranch	Residential	Ineligible	C - Wyomina Park	1121 Wyomina Street
8MR4034	1001 SE 8 th Street	1936	28351-004-00	Tudor Revival	Residential	Ineligible	NC	943/843 SE 8 th Street
8MR4035	1005 SE 3 rd Avenue	1918	2913-043-000	Craftsman	Residential	Ineligible	C – South Survey Area	1103 Orange Avenue
8MR4036	George C. & Pauline Pasteur House/1005 SE 9 th Avenue	1924	2835-003-012	Craftsman	Residential	Eligible	C – South Survey Area	1101 Lake Weir/Earl Avenue
8MR4037	1008 E Silver Springs Boulevard	1936	28381-002-00	Frame Vernacular	Residential/ Commercial	Ineligible	C	958 E Ocklawaha Avenue
8MR4038	1008 NE 4 th Street	1936	2832-027-000	American Foursquare	Residential	Ineligible	C - Wyomina Park	1004 Franklin Street
8MR4039	1010 SE Sanchez Avenue	1918	2913-001-000	Frame Vernacular	Residential	Ineligible	C – South Survey Area	616 10 th Street/1100 S Sanchez Avenue
8MR4040	1015 SE 3 rd Avenue	1918	2913-044-000	Frame Vernacular	Residential/ Commercial	Ineligible	NC – South Survey Area	1109 Orange Avenue
8MR4041	1019 SE 3 rd Avenue	1937	2913-046-000	Craftsman	Residential	Ineligible	C – South Survey Area	1115 Orange Avenue
8MR4042	Ocala City Auditorium/ 500 NE 9 th Street	1937	26105-000-00	Art Deco	Civic	Ineligible	NC	720 N. Sanchez Avenue
8MR4043	1022 SE 10 th Street	1928	2835-003-001	Tudor Revival	Residential	Ineligible	C – South Survey Area	950 Idylweir Avenue
8MR4044	1023 NE 6 th Street	1944	2831-047-000	Minimal Traditional	Residential	Ineligible	C	1017 Oneta Avenue
8MR4045	1023 SE 9 th Avenue	1908	2903-001-010	Georgian Revival	Residential	Ineligible	C – South Survey Area	921/1117 Lake Weir/Earl Avenue
8MR4046	1024 NE 7 th Street	1946	2831-027-000	Masonry Vernacular	Residential	Ineligible	NC	1018 Seminole Avenue

¹³⁰ Blue shading denotes potential individual eligibility.

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4047	1024 SE Alvarez Avenue	1953	2913-027-000	Frame Vernacular	Residential	Ineligible	C – South Survey Area	1114 S Alvarez Avenue
8MR4048	1025 SE 10 th Street	1936	2835-001-010	Colonial Revival	Residential	Ineligible	C – South Survey Area	949 Idylweir Avenue
8MR4049	1025 SE 3 rd Avenue	1918	2913-048-000	Frame Vernacular	Residential	Ineligible	NC – South Survey Area	1119 Orange Avenue
8MR4050	John & Bernice Gerig House/1026 SE 9 th Avenue	1938	2909-007-000	Tudor Revival	Residential	Ineligible	C – South Survey Area	1118 Lake Weir Avenue
8MR4052	Girl Scout Little House/801 NE Sanchez Avenue	1939	26109-001-00	Craftsman	Civic	Eligible	C	713 N. Sanchez Avenue
8MR4053	1030 NE 5 th Street	1945	2831-095-000	Frame Vernacular	Residential	Ineligible	C	1024 Hill Street
8MR4054	1103 NE 4 th Street	1937	2832-012-000	Tudor Revival	Residential	Ineligible	C- Wyomina Park	1103 Franklin Street
8MR4055	1104 SE 10 th Lane	1939	2903-001-008	Colonial Revival	Residential	Ineligible	NC – South Survey Area	1202 Pape Terrace
8MR4056	1105 NE 3 rd Street	1927	2832-046-000	Craftsman	Residential	Ineligible	C- Wyomina Park	1103 Wyomina Street
8MR4057	1105 SE 3 rd Avenue	1924	2913-050-000	Bungalow	Residential/ Commercial	Ineligible	NC – South Survey Area	1201 Orange Avenue
8MR4058	Ocala First Seventh Day Adventist Church/ 1105 SE Sanchez Avenue	1927	2908-004-004	Masonry Vernacular	Civic	Ineligible	C – South Survey Area	1211 S Sanchez Avenue
8MR4059	1107-09 NE 3 rd Street	1938	2832-047-000	Frame Vernacular	Residential	Ineligible	C- Wyomina Park	1105/1109 Wyomina Street
8MR4060	1108 NE 5 th Street	1941	2831-094-000	Minimal Traditional	Residential	Ineligible	C	1104 Hill Street
8MR4061	1108 NE 9 th Street	1946	2614-016-009	Ranch	Residential	Ineligible	C	unknown
8MR4062	1108 SE 9 th Avenue	1916	2908-003-001	Colonial Revival	Residential	Ineligible	C – South Survey Area	1202 Lake Weir/Earl Avenue
8MR4063	1111 NE 7 th Street	1944	2614-017-009	Minimal Traditional	Residential	Ineligible	NC	1105/1101 Seminole Avenue
8MR4064	1112 NE 7 th Street	1940	2831-025-000	Masonry Vernacular	Residential	Ineligible	NC	1104 Seminole Avenue

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4065	1115 NE 4 th Street	1938	2832-013-000	Frame Vernacular	Residential	Ineligible	NC- Wyomina Park	1105/1109 Franklin Street
8MR4066	1117 NE 6 th Street	1945	2831-051-000	Minimal Traditional	Residential	Ineligible	NC	1103 Oneta Street
8MR4067	1118 NE 6 th Street	1943	2831-058-000	Minimal Traditional	Residential	Ineligible	C	1118 Oneta Street
8MR4068	1120 NE 4 th Street	1937	2832-021-000	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	1112/1116 Franklin Street
8MR4069	1123 NE 7 th Street	1945	2614-017-011	Ranch	Residential	Ineligible	C	1115 Seminole Avenue
8MR4070	1124 NE 4 th Street	1938	2832-020-000	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	1118 Franklin Street
8MR4071	1127 NE 2 nd Street	1941	2834-002-108	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	1157 Adams Street
8MR4072	1130 NE 5 th Street	1944	2831-091-000	Frame Vernacular	Residential	Ineligible	NC	1114-1118 Hill Street
8MR4073	114 NE 11 th Avenue	1948	28311-009-01	Masonry Vernacular	Residential	Ineligible	C- Wyomina Park	108 N Newberry Avenue
8MR4074	229 NE 11 th Avenue	1948	2834-002-004	Ranch	Residential	Ineligible	C- Wyomina Park	223-225 N Newberry Avenue
8MR4075	Heirs Funeral Home/910 E Silver Springs Boulevard	1910	28383-003-00	Frame Vernacular	Residential/ Commercial	Ineligible	NC	610/910 E Ocklawaha Avenue
8MR4076	1210 SE 9 th Avenue	1920	2908-003-014	Colonial Revival	Residential	Ineligible	C – South Survey Area	1214 Earl Avenue/ 1102/950/Lake Weir
8MR4077	1214 E Silver Springs Boulevard	1926	28394-009-00	Frame Vernacular	Residential/ Commercial	Ineligible	NC	1208/1212 E Ocklawaha Avenue
8MR4078	125 SE 14 th Avenue	1926	2836-206-906	Colonial Revival	Residential	Ineligible	C- Ocala Historic District Expansion	213 S East Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4079	1266 E Silver Springs Boulevard	1948	2839-043-000	Frame Vernacular	Residential/ Commercial	Ineligible	NC	1314 E Ocklawaha Avenue
8MR4080	Marcus and Annie Frank House/ 1317 E Fort King Street	1926	2839-020-000	Craftsman	Residential/ Commercial	Eligible	C-Ocala Historic District Expansion	1325 E Fort King Street
8MR4081	1342 E Fort King Street	1926	28362-069-01	Craftsman	Residential	Ineligible	C- Ocala Historic District Expansion	1366 E Fort King Street
8MR4082	1403 E Fort King Street	1941	2833-014-010	Minimal Traditional	Residential	Ineligible	C- Ocala Historic District Expansion	1403 E Fort King Street
8MR4083	1417 E Fort King Street	1936	2833-014-167	Bungalow	Residential	Ineligible	C- Ocala Historic District Expansion	1407 E Fort King Street
8MR4084	1419 E Fort King Street	1928	2833-014-168	Bungalow	Residential	Ineligible	C- Ocala Historic District Expansion	1409 E Fort King Street
8MR4085	1424 SE Silver Springs Place	1928	2833-014-005	Mission	Residential	Ineligible	NC	1414 Marshall
8MR4086	William & Lilly Carn House/1426 E Fort King Street	1901	28375-001-00	Folk Victorian	Residential	Ineligible	C- Ocala Historic District Expansion	1412/1410 E Fort King Street
8MR4087	1427 E Fort King Street	1926	2833-014-015	Bungalow	Residential	Ineligible	C- Ocala Historic District Expansion	1411 E Fort King Street
8MR4088	1430 SE Silver Springs Place	1928	2833-014-003	Masonry Vernacular	Residential	Ineligible	NC	1418 Marshall

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4089	1434 SE Silver Springs Place	1928	2833-014-001	Craftsman	Residential	Ineligible	C	1422 Marshall
8MR4091	18 SE 14 th Avenue	1938	2839-002-000	Craftsman	Residential	Ineligible	C- Ocala Historic District Expansion	12 S East Street
8MR4092	205 S Magnolia Avenue	1936	2834-002-008	Industrial Vernacular	Commercial	Ineligible	NC - Ocala Downtown District Expansion	10 SE 2 nd Street
8MR4093	206 NE 12 th Avenue	1938	2834-002-008	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	204 N. Torrey Avenue
8MR4095	211 SW 1 st Avenue	1941	2853-048-005	Masonry Vernacular	Commercial	Ineligible	NC	305 S Orange Street
8MR4096	213 SE 14 th Avenue	1938	28362-069-08	Craftsman	Residential	Ineligible	C- Ocala Historic District Expansion	301/219 S East Street
8MR4097	1118 NE 3 rd Street	1954	2834-002-003	Ranch	Residential	Ineligible	NC- Wyomina Park	1112-1114 Wyomina Street
8MR4098	215 NE 10 th Avenue	1913	2834-003-005	Frame Vernacular	Residential	Ineligible	C- Wyomina Park	215 N High Street
8MR4099	216 NE 12 th Avenue	1939	2834-002-007	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	222 N Torrey Avenue
8MR4100	217 NE 11 th Avenue	1940	2834-002-005	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	117/217/221/121 N Newberry Avenue
8MR4101	217 SE 1 st Avenue	1949	2823-068-000	Masonry Vernacular	Commercial	Ineligible	NC	309 S Main Street
8MR4102	219 SE 14 th Avenue	1936	28362-069-09	Tudor Revival	Residential	Ineligible	NC	225 S East Street
8MR4103	Ocala Gulf Oil Company Service Station/221 S Magnolia Avenue	1925	2823-053-004	Art Deco	Commercial	Ineligible	C - Ocala Downtown District Expansion	315 S Magnolia Avenue
8MR4104	1008 NE 2 nd Street	1946	28311-012-00	Bungalow	Residential/ Commercial	Ineligible	C- Wyomina Park	1004 Adams Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4105	24 SE 14 th Avenue	1938	2839-001-000	Tudor Revival	Residential	Ineligible	C- Ocala Historic District Expansion	20 S East Street
8MR4106	25 SE 14 th Avenue	1928	2833-014-007	Frame Vernacular	Residential	Ineligible	NC	27 S East Street
8MR4107	25 SE 9 th Terrace	1928	28383-004-00	Mediterranean Revival	Residential	Ineligible	C	19 Hazel/Fox Lane
8MR4108	26 SE 9 th Terrace	1926	28383-003-00	Craftsman	Residential/ Commercial	Ineligible	NC	18 Hazel/Fox Lane
8MR4109	A. T. Thomas Building/ 304 S Magnolia Avenue	1928	2853-049-001	Masonry Vernacular	Commercial	Eligible	C - Ocala Downtown District Expansion	402-404 S. Magnolia Avenue
8MR4110	Ocala Laundry & Cleaners/ 305 S Magnolia Avenue	1964	2823-052-001	Mid-century Modern	Commercial	Ineligible	C - Ocala Downtown District Expansion	403 S. Magnolia Avenue
8MR4111	Ocala Knitting & Manufacturing Company/Moorhead Engineering/305 SE 1 st Avenue	1915	2823-069-001	Masonry Vernacular	Industrial/ Commercial	Eligible	C	401 S Main Street
8MR4112	308 NE 12 th Avenue	1943	2832-050-000	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	300/302 N Torrey Avenue
8MR4113	31 SW 3 rd Street	1907	2853-048-007	Queen Anne	Residential/ Commercial	Ineligible	C-demolished during survey	11 SW 3 rd Street
8MR4114	313 S Magnolia Avenue	1953	2823-052-002	Masonry Vernacular	Commercial	Ineligible	C - Ocala Downtown District Expansion	409 S Magnolia Avenue
8MR4115	318 NE 12 th Avenue	1941	2832-051-000	Frame Vernacular	Residential	Ineligible	C- Wyomina Park	306/312 N Torrey Avenue
8MR4116	318 SE 11 th Street	1924	2913-054-000	Craftsman	Residential	Ineligible	C – South Survey Area	312 Palm Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4117	321 S Magnolia Avenue	1962	2823-052-003	Masonry Vernacular	Commercial	Ineligible	NC - Ocala Downtown District Expansion	415 S Magnolia Avenue
8MR4118	321 SE 1 st Avenue	1946	2823-069-002	Masonry Vernacular	Commercial	Ineligible	NC	409 S Main Street
8MR4119	1123 NE 3 rd Street	1951	2832-048-000	Masonry Vernacular	Residential	Ineligible	C- Wyomina Park	1115 Wyomina Street
8MR4120	331 NE 9 th Avenue	1907	2826-053-000	Bungalow	Residential	Ineligible	NC	319/415 N Clay Street/218 Gold
8MR4121	Bertha Gordon House/ 403 SE 11 th Street	1924	2913-037-000	Frame Vernacular	Residential	Ineligible	NC – South Survey Area	403 Palm Street
8MR4122	404 SE 11 th Street	1926	2913-057-000	Bungalow	Residential	Ineligible	C – South Survey Area	404 Palm Street
8MR4123	410 SE 9 th Street	1952	2912-001-000	Masonry Vernacular	Residential	Ineligible	C – South Survey Area	412/416 SE 9 th Street
8MR4124	414 NE 7 th Terrace	1946	2826-016-003	Frame Vernacular	Residential	Ineligible	NC	414 Clark’s Lane
8MR4125	415-417 NE 8 th Avenue	1918	2826-034-000	Frame Vernacular	Residential	Ineligible	NC	413 Anthony Road/313 Daugherty
8MR4126	415 SE 1 st Avenue	1946	2823-069-003	Masonry Vernacular	Commercial	Ineligible	NC	411-415 S. Main Street
8MR4127	418 SE 11 th Street	1936	2913-062-000	Bungalow	Residential	Ineligible	C – South Survey Area	412 Palm Street
8MR4128	420 NE 7 th Terrace	1924	2826-016-002	Bungalow	Residential	Ineligible	NC	416/322 Clark’s Lane
8MR4129	O’Neal & Holley Autos/424 S Magnolia Avenue	1927	2853-050-004	Masonry Vernacular	Commercial	Ineligible	C - Ocala Downtown District Expansion	514-516 S Magnolia Avenue
8MR4130	503 SE 9 th Street	1923	2825-000-020	Craftsman	Residential	Ineligible	C – South Survey Area	503 SE 9 th Street
8MR4131	504 SE 11 th Street	1924	2913-065-000	Bungalow	Residential	Ineligible	NC – South Survey Area	504 Palm Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4132	508 NE 12 th Avenue	1941	2831-087-000	Minimal Traditional	Residential	Ineligible	C	510 N Torrey Avenue
8MR4133	508 SE 10 th Street	1922	2913-015-000	Craftsman	Residential	Ineligible	C – South Survey Area	412/508 SE 10 th Street
8MR4134	513 SE 10 th Street	1922	2911-060-000	Bungalow	Residential	Ineligible	C – South Survey Area	513 SE 10 th Street
8MR4135	War Memorial Building (American Legion Post No. 27)/516 NE Sanchez Avenue	1933	28222-000-00	Colonial Revival	Civic	Eligible	C	506 NE Sanchez Avenue
8MR4136	516 SE 10 th Street	1926	2913-010-000	Craftsman	Residential	Ineligible	C – South Survey Area	516 SE 10 th Street
8MR4137	517 SE 10 th Street	1937	2911-061-000	Craftsman	Residential	Ineligible	C – South Survey Area	515/517 SE 10 th Street
8MR4138	518 SE 9 th Street	1949	2911-053-000	Frame Vernacular	Residential	Ineligible	NC – South Survey Area	512 SE 9 th Street
8MR4139	521 SE 9 th Street	1920	2825-000-024	Bungalow	Residential	Ineligible	C – South Survey Area	515 SE 9 th Street
8MR4140	527 NE 8 th Avenue	1924	2826-043-000	Craftsman	Residential/ Commercial	Ineligible	C	517/405 Anthony Road
8MR4141	602 SE 9 th Street	1926	2911-052-000	Bungalow	Residential	Ineligible	NC – South Survey Area	516 SE 9 th Street
8MR4142	603 SE 9 th Street	1920	2825-000-025	Bungalow	Residential	Ineligible	C – South Survey Area	517 SE 9 th Street
8MR4143	605 SE 10 th Street	1926	2911-063-000	Craftsman	Residential	Ineligible	C – South Survey Area	605 SE 10 th Street
8MR4144	606 SE 10 th Street	1928	2913-007-000	Craftsman	Residential	Ineligible	C – South Survey Area	606 SE 10 th Street
8MR4145	609 SE 12 th Street	1938	2914-003-000	Frame Vernacular	Residential	Ineligible	C – South Survey Area	509 Laurel Street
8MR4146	609 SE 9 th Street	1926	2825-000-026	Bungalow	Residential	Ineligible	C – South Survey Area	601 SE 9 th Street
8MR4147	613 SE 10 th Street	1926	2911-065-000	Craftsman	Residential	Ineligible	C – South Survey Area	609 SE 10 th Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4148	618 SE 9 th Street	1926	2911-051-000	Bungalow	Residential	Ineligible	NC – South Survey Area	602 SE 9 th Street
8MR4149	624 SE 9 th Street	1950	2911-050-000	Minimal Traditional	Residential	Ineligible	NC – South Survey Area	606 SE 9 th Street
8MR4150	630 NE 9 th Avenue	1952	26127-005-00	Frame Vernacular	Residential	Ineligible	NC	620 N Clay Street
8MR4151	Ocala Armory/701 NE Sanchez Avenue	1940	26111-000-00	Masonry Vernacular	Civic	Ineligible	C	635 N Sanchez Avenue
8MR4152	705 SE 10 th Street	1924	2911-068-000	Craftsman	Residential	Ineligible	C – South Survey Area	703 SE 10 th Street
8MR4153	706 SE 10 th Street	1926	2911-084-000	Craftsman	Residential	Ineligible	C – South Survey Area	702 SE 10 th Street
8MR4154	707 SE 10 th Place	1926	2911-086-000	Bungalow	Residential	Ineligible	C – South Survey Area	701 SE 11 th Street
8MR4155	Charles & Dorothy Savage House/708 NE 12 th Avenue	1926	2614-017-013	Colonial Revival	Residential	Ineligible	C	702 N Torrey Avenue
8MR4156	710 E Silver Springs Boulevard	1913	28364-003-00	Frame Vernacular	Residential/ Commercial	Ineligible	NC	706 Ocklawaha Avenue
8MR4157	713 SE 10 th Place	1926	2911-088-000	Bungalow	Residential	Ineligible	NC – South Survey Area	707 SE 11 th Street
8MR4158	713 SE 12 th Street	1926	2908-004-010	Craftsman	Residential	Ineligible	C – South Survey Area	1219 S Sanchez Avenue
8MR4159	714 SE 10 th Street	1926	2911-083-000	Craftsman	Residential	Ineligible	NC – South Survey Area	708 SE 10 th Street
8MR4160	715 SE 10 th Street	1928	2911-070-000	Tudor Revival	Residential	Ineligible	NC – South Survey Area	705 SE 10 th Street
8MR4161	719 NE 4 th Street	1939	2826-013-004	Frame Vernacular	Residential	Ineligible	C	404 Clark's Lane/713 Franklin Street
8MR4162	719 SE 12 th Street	1936	2908-004-015	Frame Vernacular	Residential	Ineligible	C – South Survey Area	725 Laurel Street
8MR4163	722 SE 10 th Street	1927	2911-080-000	Craftsman	Residential	Ineligible	C – South Survey Area	714 SE 10 th Street
8MR4164	723 SE 11 th Street	1918	2908-001-002	Queen Anne	Residential	Ineligible	C – South Survey Area	717 Palm Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4165	725 SE 10 th Place	1926	2911-090-000	Frame Vernacular	Residential	Ineligible	NC – South Survey Area	715/717 SE 11 th Street
8MR4166	734 SE 10 th Street	1938	2911-077-000	Minimal Traditional	Residential	Ineligible	C – South Survey Area	718 SE 10 th Street
8MR4167	731 SE 11 th Street	1938	2908-001-001	Frame Vernacular	Residential	Ineligible	C – South Survey Area	727 Palm Street
8MR4168	734 SE 11 th Street	1933	2908-004-002	Tudor Revival	Residential	Ineligible	C – South Survey Area	724 Palm Street
8MR4169	736 SE 9 th Street	1913	2911-040-000	Bungalow	Residential	Ineligible	NC – South Survey Area	714/722 SE 9 th Street
8MR4170	739 SE 10 th Place	1936	2911-094-000	Bungalow	Residential	Ineligible	C – South Survey Area	721/725 SE 11 th Street
8MR4171	739 SE 10 th Street	1928	2911-076-000	Bungalow	Residential	Ineligible	C – South Survey Area	719 SE 10 th Street
8MR4172	740 NE 11 th Avenue	1952	2614-015-008	Masonry Vernacular	Residential	Ineligible	NC	740 N Newberry Avenue
8MR4173	741 SE 12 th Street	1943	2908-004-018	Ranch	Residential	Ineligible	NC – South Survey Area	731 Laurel Street
8MR4174	742 SE 9 th Street	1913	2911-039-000	Bungalow	Residential	Ineligible	C – South Survey Area	720/724 SE 9 th Street
8MR4176	804 NE 9 th Avenue	1938	26127-004-00	Frame Vernacular	Residential	Ineligible	NC	816/866 Cherokee
8MR4177	805 SE 12 th Street	1936	2908-003-009	Tudor Revival	Residential	Ineligible	C – South Survey Area	801 Laurel Street
8MR4178	806 SE 11 th Street	1938	2908-003-007	Tudor Revival	Residential	Ineligible	C – South Survey Area	804 Palm Street
8MR4179	1024 NE 2 nd Street	1960	28311-010-00	Ranch	Residential	Ineligible	C- Wyomina Park	1040 Adams Street
8MR4180	807 SE 11 th Street	1926	2908-002-007	Craftsman	Residential	Ineligible	C – South Survey Area	803 Palm Street
8MR4181	811 SE 12 th Street	1926	2908-003-010	Craftsman	Residential	Ineligible	C – South Survey Area	811 Laurel Street
8MR4182	816 NE 4 th Street	1923	2826-028-001	Bungalow	Residential	Ineligible	C	421 Beupel Place

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4183	817 SE 12 th Street	1926	2908-003-012	Craftsman	Residential	Ineligible	C – South Survey Area	817 Laurel Street
8MR4184	822 NE 2 nd Street	1920	2820-043-004	Frame Vernacular	Residential	Ineligible	NC	822 Adams Street
8MR4185	822 NE 9 th Street	1926	2615-008-000	Masonry Vernacular	Residential	Ineligible	C	820/816 Henry Avenue
8MR4186	822 SE 11 th Street	1946	2908-003-005	Masonry Vernacular	Residential	Ineligible	NC – South Survey Area	814 Palm Street
8MR4187	823 NE 4 th Street	1923	2826-032-001	Frame Vernacular	Residential	Ineligible	NC	817 Franklin Street
8MR4188	823 SE 9 th Avenue	1946	2835-002-006	Ranch	Residential	Ineligible	C – South Survey Area	919 Lake Weir Avenue
8MR4189	824 NE 5 th Street	1950	28216-003-00	Frame Vernacular	Residential	Ineligible	NC	816 Hill Street
8MR4190	824 SE Sanchez Avenue	1926	2825-000-029	Craftsman	Residential	Ineligible	C – South Survey Area	920 S Sanchez Avenue
8MR4191	826 NE 3 rd Street	1918	2820-044-012	Frame Vernacular	Residential	Ineligible	NC	820 Wyomina Street
8MR4192	828 NE 9 th Street	1928	2615-009-000	Frame Vernacular	Residential	Ineligible	C	820 Henry Avenue
8MR4193	829 NE 8 th Avenue	1936	2615-005-000	Bungalow	Residential	Ineligible	NC	723/725 Anthony Road
8MR4194	WTMC Broadcasting/ 830 NE 8 th Avenue	1939	26109-000-00	Frame Vernacular	Civic	Ineligible	NC	724 Anthony Road
8MR4195	830 NE 9 th Avenue	1920	2615-010-000	Bungalow	Residential	Ineligible	C	unknown
8MR4196	833 NE 5 th Street	1949	2826-040-002	Masonry Vernacular	Residential	Ineligible	NC	827 Hill Street
8MR4197	837 NE 2 nd Street	1936	2820-044-003	Ranch	Residential	Ineligible	C	825 Adams Street
8MR4198	Sanders-Townsend House/907 SE 3 rd Avenue	1911	2912-004-000	Queen Anne	Residential/ Commercial	Eligible	C – South Survey Area	531/1003 Orange Avenue
8MR4199	908 SE 9 th Terrace	1927	2835-002-009	Italian Renaissance Revival	Residential	Ineligible	C – South Survey Area	1040 Park/ Idylweir Court
8MR4200	912 NE 4 th Street	1949	2826-054-002	Bungalow	Residential	Ineligible	NC	908 Franklin Street
8MR4201	917 SE 9 th Avenue	1926	2835-002-008	Craftsman	Residential	Ineligible	C – South Survey Area	1011 Lake Weir Avenue

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4202	918 SE Sanchez Avenue	1926	2911-066-000	Frame Vernacular	Residential	Ineligible	C – South Survey Area	1012 S Sanchez Avenue
8MR4203	MacKay's Hotel Court/921 E Silver Springs Boulevard	1926	28362-052-02	Frame Vernacular	Residential/ Commercial	Ineligible	NC	921-23 Ocklawaha Avenue
8MR4204	922 SE 10 th Street	1936	2835-003-011	Tudor Revival	Residential	Ineligible	C – South Survey Area	910 Idylweir Avenue
8MR4205	924 SE Sanchez Avenue	1926	2911-067-000	Frame Vernacular	Residential	Ineligible	NC – South Survey Area	1016 S Sanchez Avenue
8MR4206	925 NE 5 th Street	1946	2831-072-000	Frame Vernacular	Residential	Ineligible	C	919 Hill Street
8MR4207	927 NE 4 th Street	1928	2832-002-000	Craftsman	Residential	Ineligible	C- Wyomina Park	921 Franklin Street
8MR4208	929 SE 10 th Lane	1936	2903-001-009	Colonial Revival	Residential	Ineligible	NC – South Survey Area	929 Pape Terrace
8MR4209	John Clardy House/ 934 SE 8 th Street	1936	2835-002-001	Georgian Revival	Residential	Eligible	C – South Survey Area	Park Street/928 SE 8 th Street
8MR4210	938 NE 4 th Street	1915	2832-031-000	Frame Vernacular	Residential	Ineligible	NC- Wyomina Park	932 Franklin Street
8MR4211	939 SE 10 th Lane	1938	2903-006-002	Colonial Revival	Residential	Ineligible	C – South Survey Area	939 Pape Terrace
8MR4212	Seaboard Oil Company's Ocklawaha Service Station/942 E Silver Springs Boulevard	1927	28383-002-00	Mission	Commercial	Eligible	C	926 Ocklawaha Avenue
8MR4213	942 NE 5 th Street	1936	2831-102-000	Frame Vernacular	Residential	Ineligible	NC	948/934 Hill Street
8MR4214	Candle Glo Inn and Tea Room/944 E Silver Springs Boulevard	1913	28388-001-00	Neoclassical Revival	Residential/ Commercial	Eligible	C	940 Ocklawaha Avenue
8MR4215	946 SE 10 th Street	1937	2835-003-007	Minimal Traditional	Residential	Ineligible	C – South Survey Area	938 Idylweir Avenue
8MR4216	949 SE 10 th Lane	1958	2903-006-004	Colonial Revival	Residential	Ineligible	C – South Survey Area	947/949 Pape Terrace

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4217	958 SE 10 th Street	1936	2835-003-005	Tudor Revival	Residential	Ineligible	C – South Survey Area	946 Idylweir Avenue
8MR4218	962 NE 7 th Street	1943	2831-030-000	Minimal Traditional	Residential	Ineligible	NC	990 Seminole Avenue
8MR4219	734-36 SE 10 th Place	1946	2908-001-001	Frame Vernacular	Residential	Ineligible	NC – South Survey Area	728 SE 11 th Street
8MR4220	741 SE 11 th Street	1910	2908-001-001	Folk Victorian	Residential	Ineligible	C – South Survey Area	731 Palm Street
8MR4221	Peek Apartments/ 814-22 E Silver Springs Boulevard	1926	28365-001-00	Mediterranean Revival	Residential/ Commercial	Eligible	C	812-14 E Ocklawaha Avenue
8MR4222	1121 NE 2 nd Street	1948	2834-0020006	Frame Vernacular	Residential	Ineligible	C- Wyomina Park	1135 Adams Street
8MR4223	1113 NE 2 nd Street	1941	2834-002-106	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	1109 Adams Street
8MR4224	225 NE 10 th Avenue	1948	2834-003-004	Ranch	Residential	Ineligible	NC- Wyomina Park	221 N High Street
8MR4225	948 NE 3 rd Street	1948	2834-004-003	Ranch	Residential	Ineligible	C- Wyomina Park	938 Wyomina Street
8MR4226	923 NE 2 nd Street	1948	28340-006-00	Masonry Vernacular	Residential	Ineligible	C	917 Adams Street
8MR4227	1007 NE 4 th Street	1952	2832-008-000	Ranch	Residential	Ineligible	C- Wyomina Park	1005 Franklin Street
8MR4228	1013 NE 4 th Street	1946	2832-009-000	Masonry Vernacular	Residential	Ineligible	C- Wyomina Park	1009 Franklin Street
8MR4229	1130 NE 4 th Street	1938	2832-019-000	Minimal Traditional	Residential	Ineligible	C- Wyomina Park	1120 Franklin Street
8MR4230	956 NE 4 th Street	1955	2832-029-000	Ranch	Residential	Ineligible	C- Wyomina Park	944 Franklin Street
8MR4231	314 NE 10 th Avenue	1955	2832-040-000	Ranch	Residential	Ineligible	C- Wyomina Park	312 N High Street
8MR4232	308 NE 10 th Avenue	1955	2832-040-002	Masonry Vernacular	Residential	Ineligible	NC- Wyomina Park	304 N High Street
8MR4233	322 NE 12 th Avenue	1964	2832-018-000	Masonry Vernacular	Residential	Ineligible	NC- Wyomina Park	1126 Franklin Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Original Use/ Current Use	Individual Eligibility	District	Historic Address
8MR4234	1129 NE 4 th Street	1950	2832-015-000	Ranch	Residential	Ineligible	C- Wyoming Park	1121 Franklin Street
8MR4235	408 NE 12 th Avenue	1950	2832-016-000	Ranch	Residential	Ineligible	C- Wyoming Park	402 N Torrey Avenue
8MR4236	416 NE 12 th Avenue	1951	2832-017-000	Minimal Traditional	Residential	Ineligible	C- Wyoming Park	404 N Torrey Avenue
8MR4237	921 NE 4 th Street	1950	2832-001-000	Frame Vernacular	Residential	Ineligible	NC- Wyoming Park	919 Franklin Street

The history of construction in Ocala followed the overall development trends of Marion County and Central Florida. As shown in the background research, most of the earliest downtown buildings were destroyed in the 1883 Thanksgiving Day fire. The historic buildings in the downtown area today date primarily from the late 1880s into the 1920s with the most intact areas surveyed as part of prior efforts and now comprising the Downtown Ocala Historic District. Similarly, the earliest extant residential areas in the survey area compose the Ocala Historic District and the Tusawilla Park Historic District. Early residences also clustered around Ocklawaha Avenue and the surrounding streets. The area immediately south of Fort King Street in downtown Ocala was historically populated by a mix of residences and businesses, many owned by African Americans. By the late 1920s with the arrival of the national road system, many of these were being replaced by automobile related enterprises such as gas stations, auto repair shops, and car dealerships. A few of these buildings remain with most of the residences and early African American businesses demolished. During the 1920s, commercial enterprises replaced or occupied the residences along Ocklawaha Avenue and residential development spread north of Ocklawaha and south of the residential neighborhood along Fort King Street. The end of the Florida Land Boom brought a decline in residential construction until federally funded projects of the 1930s brought new civic buildings and a need for more housing. The financial setbacks of the depression, however, brought a trend toward modestly sized houses with minimal decorative detailing. The boom following the end of World War II with a flood of new residents to the region led to larger Ranch style residences filling in the subdivisions originally platted during the 1920s. New shopping centers and modern construction sprawled from the city center and replaced earlier downtown buildings.

Most of the properties surveyed, a total of 212, were historically and currently remain residential in use. The majority were single-family residences, although a few duplexes, apartment buildings, and former boarding houses were present. Sixteen of the surveyed buildings historically functioned as commercial establishments. However, it was not uncommon for business owners in the downtown area to live at their workplace with their families, in a room upstairs or in the back of the store thus combining the two uses. Eighteen of the surveyed resources were historically residential in use but converted to serve commercial uses at present. Civic buildings are not residential, commercial, or industrial, but they play an active role in the social, educational, or cultural life of the community. Within the survey area one such church was converted to a residence. Six additional buildings operated as club houses, meeting rooms, churches, or auditoriums.

4.2 Architectural Styles in the Survey Area

Type refers to the overall form of the building. Style refers to the decorative elements used. A building can have no recognized style, yet still be a particular type. The identification of styles and forms for the Ocala Historic Resources survey relied heavily on *A Field Guide to American Houses* by Virginia McAlester, which was used by Cardno as the authoritative architectural style guide for this project. Other sources included: *The Visual Dictionary of American Domestic Architecture* by Rachel Carley, *American Architecture Since 1780* by Marcus Whiffen, "Model Guidelines for Design Review" by Paul Weaver, *Identifying American Architecture* by John J.G. Blumenson, and *American House Styles* by John Milnes Baker.¹³¹ Each architectural style and form identified during this survey is discussed in detail with examples illustrated below.

¹³¹ Virginia McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2014); Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, 1994); Marcus Whiffen, *American Architecture Since 1780*, (Cambridge, MA: The MIT Press, 1993); Paul L. Weaver, III, Historic Property Associates, Inc., Pappas Associates, Inc., "Model Guidelines for Design Review: A Guide for Developing Standards for Historic Rehabilitation in Florida Communities," Division of Historical Resources, n.d.; John J.G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*, 2nd Edition, (New York: W.W. Norton & Company, 1981); John Milnes Baker, *American House Styles: A Concise Guide*, (New York: W.W. Norton & Company, 1994).

4.2.1 American Foursquare

As a simplified version of the Prairie style, the American Foursquare form reached the height of its popularity between 1900 and the 1920s. Marketed widely across the country by mail-order companies, the American Foursquare home offered the most space for less money. The aptly named residential architecture type maximized interior space by utilizing a four-over-four floor plan resulting in a squared, boxy form. These homes are generally two- to two-and-one-half stories with low-pitched hipped roofs and central dormers. Fenestration is typically symmetrical with the main entry centrally located within a raised porch under a hip roof supported by wide columns.

Only one example of the American Foursquare architectural form was identified in the survey area. The residence at 1008 NE 4th Street (8MR4038; Figure 28), built in 1936, is an altered example of the style. However, this American Foursquare residence retains its original rectangular form and identifiable features including windows, hip roof with widely overhanging boxed eaves, and an entrance portico.



Figure 28. Example of American Foursquare style at 1008 NE 4th Street (8MR4038).

4.2.2 Art Deco

Art Deco is a rare architectural style in Ocala although some examples are found here and throughout the area. The 1920s were a time of modernization and change around the world, which was reflected in new architectural styles and ornamentation.

These styles are most commonly found on commercial and public buildings rather than residential. Movie theaters, grocery stores, department stores, and government office buildings went forward into the modern age while popular house styles remained more traditional. Forms were not greatly changed as architects and designers explored ornamentation, using straight lines, angles, and geometric forms, resulting in modernization of traditional building types. Parapets hid rooflines and provided additional

height and a sense of verticality. Terra-cotta exterior material was made to look like stone, and aluminum was a popular material.¹³²

Only two examples of Art Deco were identified within the survey area. Built in 1925, the Ocala Gulf Oil Company Service Station at 221 S. Magnolia Avenue (8MR4103, Figure 29) is a small corner service station repurposed and currently housing the White Elephant antique shop. Formed stucco vertical pilasters and asymmetrical fenestration typical of the Art Deco style punctuate the smooth stucco wall surface. Horizontal banding brands the station as one of the early Gulf service stations.



Figure 29. Example of the Art Deco style on the Ocala Gulf Oil Company Service Station at 221 S Magnolia Avenue (MR4103).

4.2.3 Colonial Revival/Georgian Revival

The Colonial Revival and Georgian Revival architectural styles appeared on the American landscape in the late 19th century and continued into the mid-20th century. The Colonial, Georgian and Federal prototypes and their Revival counterparts influence other popular styles seen today in residential architecture across the country. Early iterations of Colonial Revival and Georgian Revival retained many elements of the original styles, while accentuating these stylistic elements and increasing the size of the buildings in general. Typical examples of the Revival styles are two or more stories that embrace fenestration symmetry on the facade with multi-paned double-hung sash widows, independently placed around a centrally located main entry. In later versions of the Revival styles, strict adherence to symmetry wains and the use of paired windows becomes more popular. While a side-gabled roof is common, hipped and gambrel roof subtypes are a frequent occurrence. Highlighting the main entry with a variety of pediments, fanlights and sidelights is a key characteristic of the style along with cornice detailing and, in some cases, elaborate entry porticos.

¹³² David Gebhard, *The National Trust Guide to Art Deco in America*, (New York: John Wiley & Sons, Inc., 1996).

Fifteen Colonial Revival and two Georgian Revival style buildings were identified in the survey area. The War Memorial Building, a Colonial Revival located at 516 NE Sanchez Avenue (8MR4135; Figure 30), includes a decorative entry portico on the south elevation and retains most of its original design including multi-light double-hung sash windows, a hipped roof, and an exterior of brick.

The Georgian Revival, Centered Gable subtype, residence located at 934 SE 8th Street in the survey area (8MR4209; Figure 31) is an excellent example of the style. With dentil and modillion detailing in the cornice, the house features the character defining wood frontispiece with a swan's neck pediment and second story Palladian windows.



Figure 30. Example of Colonial Revival style in survey area, American Legion Post No. 27's War Memorial Building at 516 NE Sanchez Avenue (8MR4135).



Figure 31. Example of Georgian Revival style in survey area, the Clarity House at 934 SE 8th Street (8MR4209).

4.2.4 Craftsman/Bungalow

Although the two are commonly, but incorrectly, equated, Bungalows are defined by their form, while Craftsman refers instead to a style. Particularly popular throughout the United States from 1905 to the 1930s, Bungalows have low-pitched roofs, wide eaves, and prominent porches. Bungalows usually have a rectangular plan, and are 1 to 1 ½ stories tall, although two-story examples are not rare. Subtypes may be identified by the form of the roof, i.e., a Front-Gable Bungalow.¹³³

Craftsman was the most popular residential style in the United States between 1905 and 1930.¹³⁴ A Craftsman may take the form of a Bungalow, but it may adopt a more traditional form with the decorative details common to the Craftsman style. Indicators of Craftsman design are a low-pitched roof, wide open eaves with exposed rafter tails, decorative beam and brace work on porches and eaves, and a prominent porch. Porches typically have post and column supports set on masonry piers, although piers may be full length. Windows and doors frequently feature Prairie style window divisions with vertically divided panes.

Several Craftsman (n=37) and Bungalow (n=33) residences were identified within the survey area, representing approximately 28 percent of the residential buildings recorded. Some examples of Craftsman style recorded in the survey area exhibit many of the characteristics associated with purer expressions of the style, while others are quintessentially of their time and place. The Rush H. & Ada Todd House (8MR901; Figure 32) at 222-236 NE 12th Avenue is a high style example of Craftsman

¹³³ John A. Jakle, Robert W. Bastain, and Douglas K. Meyer, *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley*, (Athens: The University of Georgia Press, 1989); Historic Preservation Division, "House Types in Georgia," Georgia Department of Natural Resources, Historic Preservation Division, n.d. Available online, <http://georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf>.

¹³⁴ McAlester 2014.

architecture, while the residence at 816 NE 4th Street (8MR4182; Figure 33) reflects a modest illustration of the Bungalow form.



Figure 32. Example of Craftsman style residence, the Rush H. & Ada Todd House at 222-236 NE 12th Avenue (8MR901).



Figure 33. Example of Bungalow style in survey area at 816 NE 4th Street (8MR4182).

4.2.5 Folk Victorian

The Folk Victorian architectural style combines the forms of National Folk homes with Victorian era detailing. This style developed in a post-railroad America ca.1870s and remained popular until ca.1910 when other styles came into fashion. The Folk Victorian architecture form is dominated by the gable roof with the front-gabled roof being the most common. Although, side-gabled roof, pyramidal roof and gable front and wing subtypes are also present. While the form generally adheres to a symmetrical arrangement, the gable front and wing form is the exception. Victorian detailing is most often seen incorporated into porches, gable ends and cornice embellishments. They include, turned spindle balusters and posts, bracketed eaves, and jigsaw cut decorative trim.

A total of four Folk Victorian residences were identified in the survey area. The J.N. Edwards House (8MR422, 734 SE 3rd Street; Figure 34), built in 1894, is the earliest example. It is a two-story, gable front and wing subtype; the Victorian details are muted but remain evident in the gable end, porch railing and supports. Recent renovation efforts have restored the integrity of its form, style and materials.



Figure 34. Example of Folk Victorian residence in the survey area at 734 SE 3rd Street (8MR422).

4.2.6 Italian Renaissance Revival

Characteristics of Italian Renaissance Revival buildings include a hipped, low-pitch, or flat roof; arched entryways or window openings; ceramic tile roof; second story windows that are smaller and less elaborate than first-story windows; wide eaves with decorative brackets; and an entryway with columns. According to McAlester, this was “ Primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I, vernacular interpretations spread widely with the perfection of masonry

veneering techniques; most of these date from the 1920s. The style steadily declined in popularity through the 1930s, and post-1940 examples are rare.”¹³⁵

A single example of the Italian Renaissance Revival style on a residential building was recorded during this survey. This residence, built in 1927, (8MR4199, 908 SE 9th Terrace; Figure 35) is a high-style example of its type exhibiting a low-pitched hip roof clad with barrel tile, boxed eaves with brackets, and arched openings. It retains good integrity with most of its historic fabric intact, and is identifiable as Italian Renaissance Revival.



Figure 35. Example of Italian Renaissance Revival style building recorded in the survey area at 908 SE 9th Terrace (8MR4199).

4.2.7 Spanish Eclectic/Mediterranean Revival

Referred to as Spanish Eclectic by Virginia McAlester, this style, generally associated with the period 1915 to 1940, utilizes details from the entire history of Spanish architecture including Moorish, Byzantine, Gothic and Renaissance elements. Commonly known as the Mediterranean Revival style, it typically features flat roofs with raised parapets or low-pitched roofs covered with barrel tile, arched windows and doorways, and a stuccoed exterior surface. Decorative accents incorporate barrel tile, patterned tiles, and elaborate entrances with pilasters, spiral columns, or stonework. Focal windows which are often casement, decorative window grilles, brick or tile vents, and balconies accent high style examples. Although very common throughout Florida, this style was less popular within the project area than the contemporaneous Craftsman, Bungalow, and Colonial Revival designs. Three Mediterranean Revival style buildings were recorded in the survey area (8MR937, 8MR4107, 8MR4221); all three examples were built in the 1920s. The house at 25 SE 9th Terrace (8MR4107; Figure 36) is typical of the style with its gable roof with minimally overhanging eaves, casement windows, stuccoed exterior surface, and canales.

¹³⁵ McAlester, 498.

The residence at 948 NE 4th Street (8MR937; Figure 37) is an altered flat-roofed specimen which, nevertheless, retains its stuccoed exterior, raised parapet, decorative tile work, pent roofs with barrel tile detailing, canales, and matching garage.



Figure 36. Example of a Mediterranean Revival Style residence within the survey area at 25 SE 9th Terrace (8MR4107).



Figure 37. Example of a Mediterranean Revival Style residence within the survey area at 948 NE 4th Street (8MR937).

4.2.8 Mid-Century Modern/Modernistic/Contemporary

The Mid-century Modern style emerged during the 1940s and lasted until the end of the 1960s in both residential and commercial architecture. Though the Modernistic term is more commonly applied to interior design and decor, as an architectural style it relates directly with Contemporary architecture. Generally, residences are one story, concrete block construction surfaced in stucco, characterized by very low-pitched front gabled roofs with wide eaves. The internal space focuses on functionality while maintaining minimally or uninterrupted views of the outside and preserves privacy for the residents. The residential facade commonly lacks window openings; the main entry is deeply recessed and/or screened in such a way as to create a high degree of privacy and separation from the outside. Pierced block is frequently used to achieve the screened effect in various locations around the home. Outdoor spaces are integrated into the home through incorporation of courtyards viewed through large windows, glass doors and window walls. Often the commercial application of the style exaggerates the form and style by emphasizing elements like extended rooflines and multiple window walls.

A single Mid-Century Modern commercial property and one Contemporary building were identified in the survey area. Built in 1964, the Ocala Laundry & Cleaners, now known as Rick's Cleaners, at 305 S. Magnolia Avenue (8MR4110; Figure 38) typifies the Mid-Century Modern commercial building with its low-pitched extended roofline canopy and window walls.



Figure 38. Example of a Mid-Century Modern/Contemporary Style building, the Ocala Laundry & Cleaners at 305 S. Magnolia Avenue (8MR4110), within the survey area.

4.2.9 Minimal Traditional

As a type, the Minimal Traditional emerged in the late 1930s to early 1940s as a low-cost, simple house. These are usually small houses, one- to one-and-a-half stories, with a low to moderate roof pitch and minimal or no overhanging eaves. The plan is often rectangular or L-shaped with a detached garage. Decorative detailing is simple, but derivative of the Colonial Revival and Tudor Revival styles. Brick exteriors are unusual, with wood siding and stucco more commonly used fabrics. However, several examples of the style with brick exterior are present in the survey area. The Minimal Traditional house identified during this survey was of the side gable subtype, which are usually symmetrical, but may have an asymmetrical placement of windows, porches, or carports.¹³⁶ This house at 1127 NE 2nd Street (8MR4071) is a good example of the form with minimal overhanging eaves, wood frame construction, and Colonial detailing (Figure 39).



Figure 39. Example of a Minimal Traditional style house at 1127 NE 2nd Street (8MR4071) within the survey area.

4.2.10 Mission

The Mission style originated in California in the late 19th century and spread east. It became popular in Florida by the 1920s where its use continued into the 1940s. Utilized in both residential and commercial buildings alike, the most recognizable characteristic of the Mission style is the curved and/or stepped parapet or dormers with coping. The Mission-shaped parapet tends to be centrally located on the facade with a symmetrical building form. Hipped and gable roofs with wide eaves are typical on Mission buildings, while flat roofs are usually evident on the Spanish Eclectic and Mediterranean Revival architectural styles. Eaves are generally open and frequently bracketed. Quatrefoil windows, arcades and

¹³⁶ Emily Pettis, Amy Squitieri, Christina Slattery, Christine Long, Patti Kuhn, Debra McClane, and Sarah Groesbeck, *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, D.C.: Transportation Research Board, 2012); McAlester 2014.

rounded arched doors are common elements of the style. Pent, visor, or cantilevered roofs surfaced in barrel tile with eave brackets are common.

Two examples of Mission style buildings were recorded in the survey area. Built in 1927, the Ocklawaha Service Station at 942 E Silver Springs Boulevard (8MR4212; Figure 40) initially operated as a service station until ca.1945 and now operates as the shop of Guion & Bassett Fine Jewelry. The small building exhibits the shaped parapet, pent roof clad in tile with eave brackets, and the rounded arch doors indicative of the style.



Figure 40. Example of a Mission Style building at 942 E. Silver Springs Boulevard (8MR4212) within the survey area.

4.2.11 Monterey

The Monterey style is most common in California and Texas, but can be found across the country dating from 1925 to 1955. The style is a blend of Spanish/Mediterranean Revival and Colonial Revival form and style. Depending on the region and the year built, one or the other may more stylistically influence the residence. The key element that separates the Monterey from the styles that inspire it is the full span second-story cantilevered balcony. The balconies are the dominant stylistic feature of the Monterey and are commonly made of wood, although a wrought-iron variant exists usually referred to as a Creole French style. Homes are two stories and of masonry construction clad in stucco with a low-pitched gable roof. Different exterior fabric on the first and second floor is not rare, usually a mix of masonry and wood siding.

Just one example of Monterey residence was recorded in the survey area. Built in 1950, the residence at 1129 SE 8th Street (8MR707; Figure 41) has recent large-scale additions on the rear elevation altering its form. However, the facade and all-important balcony remain evident, although altered. The overall style tends toward a Colonial Revival influence.



Figure 41. Example of a Monterey residence within the survey area at 1129 SE 8th Street (8MR707).

4.2.12 Neoclassical Revival

Popular for commercial and civic buildings at the beginning of the 20th century, this revival style relies heavily on Greek architectural influence. It was used increasingly in residential architecture until 1950 when its popularity began to wane. Whether commercial or residential, the key element of the style is a dominant full height porch or portico supported by Ionic or Corinthian columns. The porch and main entry are always centrally placed within symmetrical facade. A side-gable roof is standard and in some cases, front-gabled roofs are used. Hip roof variations exist in both one- and two-story, usually with a full span porch. Commercial and civic buildings of the style are typically of masonry construction, while residential buildings tend to be wood frame clad in a variety of exterior fabrics.

One Neoclassical residence was identified in the survey area. Built in 1913 in downtown Ocala, the Candle Glo Inn and Tea Room (8MR4214; Figure 42) relocated to 944 E Silver Springs Boulevard ca. 1955 and was converted from residential to commercial use in the 1920s. It is a two-story structure with a hip roof and a full-span portico, a good example of the residential subtype.



Figure 42. Example of a Neoclassical Revival style building within the survey area, the Candle Glo Inn and Tea Room located at 944 E. Silver Springs Boulevard (8MR4214).

4.2.13 Queen Anne

The Queen Anne style in Florida and nationwide dates from 1880 to 1910. Variation in form and a variety of decorative detailing are the hallmarks of the Queen Anne style as are towers and turrets. Roofs are steeply pitched, commonly cross or intersecting gable that are occasionally stepped. A central hip roof with intersecting gables or punctuated by gable dormers is another variation. Ornamentation is typical on porches, along cornices and in gable ends accomplished with spindlework, wood shingles and decorative vergeboards. Multiple wall fabrics are frequently employed utilizing a mix of wood siding and shingles. Other characteristic elements of the style include full span porches wrapping around one or two elevations with turned porch supports and balusters.

Five Queen Anne style buildings were identified in the survey area. One of these, a ca. 1907 former residence converted to commercial uses at 31 SE 3rd Street (8MR4114), was demolished during the course of this survey. The Alfred & Elizabeth Ayer House at 1030 NE 3rd Street (8MR930; Figure 43) remains a good example with massing typical of the style, steeply pitched roofs, a decorative wood vergeboard, and a wrap-around porch.



Figure 43. Example of a Queen Anne style residence, the Alfred & Elizabeth Ayer House at 1030 NE 3rd Street (8MR930) within the survey area.

4.2.14 Ranch

In *A Field Guide to American Houses*, author Virginia McAlester describes Ranch houses as:

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and

sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade.¹³⁷

She further identifies four subtypes based on roof forms (hipped, cross-hipped, side-gabled, and cross-gabled), while noting that each of these may be found in the two-story variant, the Split-Level.

Alternatively, *The Ranch House in Georgia: Guidelines for Evaluation* identifies Ranch subtypes based on form or plan: compact, linear, linear-with-clusters, courtyard, half-courtyard, bungalow, rambling, and alphabet (which in plan resemble a letter of the alphabet, such as T).¹³⁸

Ranch houses began to appear in the 1930s, and peaked in popularity in the 1950s to 1970s. While compact houses had been preferred for smaller, urban lots, the increased mobility provided by the automobile allowed more houses to be built on larger suburban lots or rural parcels. The Ranch style, with its wide expanse and attached garage, was promoted in magazines and pattern books as being ideally suited to a casual, postwar family lifestyle. Decorative elements include picture windows, wrought iron porch supports or railings, a horizontal emphasis, an incorporated garage, and Colonial derived detailing.¹³⁹ The residence at 1116 SE 5th Street (8MR655; Figure 44) is a classic example of the Ranch with its low, horizontal form, casement windows flanked by fixed shutters, picture window, incorporated garage, and front porch with wrought iron supports.



Figure 44. Example of a Ranch style residence at 1116 SE 5th Street (8MR655) within the survey area.

¹³⁷ McAlester, 597.

¹³⁸ Patrick Sullivan, Mary Beth Reed, and Tracy Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, prepared for Georgia Transmission Corporation, Tucker, (Stone Mountain, Georgia New South Associates, 2010).

¹³⁹ McAlester, 597.

4.2.15 Tudor Revival

Unlike the original Tudor designs, derived from English architecture in the 16th and 17th centuries, Tudor Revival, found across America in the 1920s and 1930s, gained prominence in middle class suburbs as a smaller, more subdued version of its predecessor. The main characteristics of the Tudor Revival residence are the steeply-pitched intersecting gable roof, decorative half-timber and stucco wall treatment, rounded arch doors, and long rows of casement windows. Large external chimneys are frequently found on Tudor Revival homes, sometimes prominently placed on the facade adjacent to the main entry.

This style is most commonly found on residential buildings rather than commercial. An unusually high number of examples of this style were identified within the Ocala project area. Sixteen (n=16) Tudor Revival examples were surveyed, representing approximately 6 percent of the buildings recorded. All but one example, which was converted for commercial use, are residential. Although a large addition has been constructed to the rear of the house at 1022 SE 10th Street (8MR4043; Figure 45), the historic front portion remains an excellent example of a high style Tudor Revival residence. The half-timbering set in stucco on the second floor above the brick exterior surface of the first floor is a prominent characteristic of the style. Other elements of the design include the steeply pitched gable roofs with rolled roof edges, arched door, and grouped double-hung sash and casement windows.



Figure 45. Example of a Tudor Revival residence at 1022 SE 10th Street (8MR4043) within the survey area.

4.2.16 Vernacular

Vernacular structures do not reflect a particular style, and tend to be simple, plain, and built from locally available materials. “Vernacular” refers to the architecture frequently built by a group of people in a particular time and place. Vernacular buildings are constructed to meet a particular need, using available materials, and typically reflecting the traditional architecture of the local population. The builder of a vernacular structure may not be a trained architect, but is familiar with the building stock of the area. The

builder's choice of materials, plan, and techniques may reflect or be influenced by the climate; for example, vernacular houses in Florida often rest on piers and incorporate concrete and stucco.

Three different vernacular types were found on buildings recorded in the Ocala Historic Resources survey area:

- > Frame Vernacular refers to wood-framed buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 46).
- > Masonry Vernacular refers to masonry construction (brick, tile, stucco, and concrete block) buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 47).
- > Industrial Vernacular refers to wood and steel-frame buildings built for commercial and/or industrial purposes or concrete block industrial buildings that cannot be assigned to any other styles. These typically have wood, brick, or metal exterior sheathing, with steel becoming more common in the twentieth century. These buildings usually lack ornamentation and are intended to be functional (Figure 48).



Figure 46. Example of a Frame Vernacular style house at 215 NE 10th Avenue (8MR4098) recorded in the project area.



Figure 47. An example of a Masonry Vernacular style house at 822 NE 9th Street (8MR4185) recorded within the survey area.



Figure 48. An example of an Industrial Vernacular style recorded at 205 S. Magnolia Avenue (8MR4092) within the survey area.

4.3 Demolished Buildings

As the initial focus of this grant was updating previously recorded noncontributing resources within the existing historic districts to determine if their eligibility may have changed, a full review of all previously recorded resources within the project area was not conducted. However, in the midst of the survey, eight previously recorded buildings were found to be demolished; in addition, one resource recorded as part of this survey was demolished after fieldwork was completed (Table 8).

Table 8. Previously Recorded Buildings Demolished within the Survey Area.

FMSF #	Address	Date	Description	Current Condition
8MR925	927 NE 3 rd Street	ca.1930	Craftsman	Vacant lot
8MR920	949 NE 2 nd Street	ca.1908	Colonial Revival	Vacant lot (parcel now 939 NE 2 nd Street)
8MR916	826 NE 2 nd Street	ca.1920	Frame Vernacular	Garage Apartment still on site (parcel now 822 NE 2 nd Street)
8MR963	206 NE Sanchez Avenue	ca.1895	Gothic Revival	Vacant lot
8MR972	240 NE Sanchez Avenue	1901	unknown	Vacant lot
8MR981	21 NE Tusawilla Avenue	ca.1895	Frame Vernacular	Outbuilding still on site
8MR984	111 NE Tusawilla Avenue	ca.1931	Frame Vernacular	Outbuilding still on site
8MR989	220 NE Tusawilla Avenue	ca.1930	Frame Vernacular	Vacant lot
8MR4113	31 SW 3 rd Street	1907	Queen Anne	Vacant lot

5 Conclusions and Recommendations

5.1 Conclusions

This chapter incorporates conclusions reached by the surveyor regarding NRHP eligibility of notable resources with the project boundaries and concludes with brief recommendations regarding future preservation and survey efforts.

5.1.1 National Register of Historic Places

One of the primary purposes for this survey was to identify areas in which the existing NRHP-listed districts could be expanded or the noncontributing status of resources within the districts could be changed to contributing. The other foremost purpose for the survey was to identify additional properties or districts which may be eligible for nomination to the NRHP. The NRHP is a federal program with well-established criteria for evaluating the significance of buildings, sites, structures, objects, and districts. These criteria were used in determining the possible significance for the resources in Ocala. While the NRHP is the “official” list of significant properties in the United States, it does not indicate protection or control over properties which are listed, unless federal funds, actions, or permitting is used or required. Properties may be nominated to the NRHP in one of three categories: as an individual property, as a historic district which has a concentration of significant resources within a contiguous boundary, or as a multiple property which encompasses a number of historically or thematically related resources which are not geographically contiguous.

5.1.1.1 *Potentially Eligible Individual Resources*

Fifteen buildings identified as potentially eligible during this survey would be considered individually eligible. A brief description and assessment of each resource follows.

5.1.1.1.1 **George C. and Pauline Pasteur House - 1005 SE 9th Avenue (8MR4036)**

The George C. and Pauline Pasteur House at 1005 SE 9th Avenue in Ocala, Florida remains an excellent example of a Craftsman style residence utilizing locally sourced materials (Figure 49 and Figure 50). Constructed in 1924, the home was built for George and Pauline Pasteur on the southeast corner of Lake Weir Avenue (now SE 9th Avenue) and Lakeview Avenue (now SE 10th Street) in the Idylweir Park subdivision. Historically, Lake Weir Avenue, previously known as Earl Avenue, was a major north-south route in the eastern part of the town and the house had an address of 1101 Lake Weir Avenue. Pasteur was the proprietor of the Ocala Steam Laundry and Dry Cleaning Plant. Founded ca. 1895, the Ocala Steam Laundry was acquired and managed by George Pasteur starting around 1916. In a 1925 profile of his business, he was described as “one of our best known and most far-seeing and progressive citizens...at all times for the good of his home town and county.”¹⁴⁰ After Pauline passed away in 1930, George stayed in the house raising their children until remarrying in 1942 and moving to a house on East

¹⁴⁰ No Author, *Ocala, Florida: In Pictures and Prose*, 1925, 17.

Silver Springs Blvd around 1946. The house was occupied by Stephen Jewett after the Pasteurs relocated.¹⁴¹

The residence exhibits multiple character defining elements of a Craftsman style residence. One of the most notable features is the rock construction utilizing locally sourced limestone. While the utilization of locally sourced natural construction materials is characteristic of the Craftsman design, the stone exterior treatment is generally seen in northern examples of the style; Craftsman style residences in Florida are commonly surfaced in stucco or wood. The house has the typical form of a one-and-one-half-story bungalow with a low-pitched gable roof and a large projecting open porch dominating the west façade. Wide, open eaves are detailed with exposed rafter tails and knee braces, while triangular lattice gable vents are present in the gable ends. Massive square stone piers support the porch roof. Accessed by concrete steps flanked by stone wing walls, the porch shelters the main entrance which has a nine-light Craftsman style door. Windows are a combination of Craftsman style double-hung sash with three-over-one lights and multi-light wood casement windows arranged in bands on both first and second story with masonry sills. The building has a raised basement with wood hopper windows. The only alteration visible from the exterior is the ca. 1981 enclosure of a rear porch with one-light fixed windows. A matching stone garage is behind the house and a low stone wall borders the adjacent properties. The George C. and Pauline Pasteur House retains excellent integrity of location, design, materials, workmanship, and feeling. The setting remains residential, and, although the association with the Pasteur family has been lost, it is still a residence. It is a largely intact and somewhat unique example of the style for the area due to the exterior fabric. The residence is significant at the local level and would likely be eligible for inclusion in the NRHP individually and as a contributing resource in a district under Criterion C for architecture.

¹⁴¹ Ancestry.com, *Florida, County Marriage Records, 1832-1982* [database online], (Lehi, Utah: Ancestry.com Operations, Inc., 2016); Ancestry.com, *1930 United States Federal Census* [database online], Provo, Utah: Ancestry.com Operations, Inc., 2002; Ancestry.com, *1940 United States Federal Census* [database online], Provo, Utah: Ancestry.com Operations, Inc., 2012; Polk, *Ocala City Directory*, 1923, 1925, 1927, 1930, 1937, 1940, 1945, 1947, 1949, 1951, 1957, 1960; Find-a-Grave.com, "George Crawford Pasteur and Edith Pauline Harder Pasteur." Woodlawn Cemetery, 2019, Available online, <https://www.findagrave.com/memorial/27568835>.



Figure 49. George C. Pasteur House, 1005 SE 9th Avenue (8MR4036), north and west elevations, looking southeast.



Figure 50. George C. Pasteur House, 1005 SE 9th Avenue (8MR4036), south and west elevations, looking northeast.

5.1.1.1.2 Marcus and Annie Frank House - 1317 E. Fort King Street (8MR4080)

Built ca. 1926, the Craftsman style Airplane Bungalow located at 1317 E. Fort King Avenue was constructed for Marcus Frank, a member of a prominent Jewish family in Ocala, and his wife, Annie (Figure 51). The house originally had an address of 1325 E. Fort King Street and was erected in the Ft. King Heights Subdivision, which was platted in 1911. Marcus Frank's parent's, Julian and Julia Frank, moved their family from Georgia to West Palm Beach in 1893 and opened a ready-to-wear clothing store before moving to Miami, where his father died in 1896. His mother remarried and Marcus came to Ocala at the age of 16 in 1900 with his step-father, Maurice Handlesman, and his mother. The couple opened the Boston Store where Marcus worked until 1905, when he opened his own business with Tom Harris; Harris later sold his interest back to Marcus Frank. His store, the Variety Store (later named Frank's Variety Store and then simply Frank's), was situated on the corner of Ocklawaha and Magnolia Avenue and advertised in the Tampa and Jacksonville newspapers as well as Ocala. In 1917, he left his Ocala business in the care of a manager and moved to New York City, where he opened a business manufacturing laces and embroidery. However, styles changed, leading to a decline in demand for such decoration, and he went bankrupt. He returned to Ocala \$16,000 in debt with merchandise valued at only \$6,000 in 1925. He refinanced, paid off his debt, and prospered in 1926, when he appears to have built this house. Marcus Frank and his wife, Annie, owned and operated Frank's Inc., a ready-to-wear ladies clothing and millinery shop (Figure 52).¹⁴²



Figure 51. Marcus Frank House, 1317 E. Fort King Street (8MR4080), south and west elevations, looking northeast.

¹⁴² Brumby, 1908; Polk, *Ocala City Directory*, 1914, 1919, 1923, 1925, 1927, 1930, 1937, 1940, 1945, 1947, 1949; *Orlando Sentinel*, "Veteran Official Master of Cogent Comment," 2 January 1962; *Orlando Sentinel*, "Mr. Marcus Frank: Services Planned in Ocala," 20 January 1966; Ancestry.com, *1900 United States Federal Census* [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2004); Ancestry.com, *1910 United States Federal Census* [database online] (Lehi, Utah: Ancestry.com Operations, Inc., 2006); Ancestry.com, *1930 United States Federal Census*; Ancestry.com, *Florida Death Index, 1877-1998* [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2004); Ancestry.com, *U.S. Passport Applications, 1795-1925* [database online]. (Lehi, Utah: Ancestry.com Operations, Inc., 2007); Ancestry.com, *1920 United States Federal Census* [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2010).

Marcus Frank first ran for public office as city councilman in 1928, an office which he held until the late 1930s. According to the 1930 federal census, the Franks owned the house at 1325 E. Fort King Street which was valued at \$7,500. This building functioned as their residence until the early 1940s, serving as his residence during his first term in the Florida House in 1939. He returned to hold office as city councilman from 1942 to 1946, before again being elected to the Florida House a second time in 1949. In 1951, the Franks sold their business to Truman Sands, who changed the name to Truman's and continued to operate the store at the same location. Marcus Frank started lending money for mortgages and again was elected to City Council in 1952 where he won reelection again in 1962 and finished his final term a week before his death in January 1966. The last house Marcus Frank lived in was at 728 SE Ft. King St. and is known as the Marcus Frank House within the Ocala Historic District. After the Franks relocated, this house was occupied by Chris Jensen.¹⁴³



Figure 52. 1919 Polk's Ocala City Directory advertisement for Frank's.

The Marcus and Annie Frank House (8MR4080) at 1317 E. Fort King Street was built in 1926 at the height of the popularity of the Craftsman style and the Airplane Bungalow form. The distinctive smaller, front-gable second-story ringed with windows, usually encompassing a single room, defines the form as an Airplane Bungalow, of which this is a prime example. While this home's second-story sets it apart, it fully embraces other architectural elements of the form with the prominent front porch. Craftsman elements include the low-pitched front gable roof with wide eaves, exposed purlins, and rafter tails. The first floor has double-hung sash windows, while multi-light wood casement windows encircle the second-story. The open, full span porch is set under a gable roof supported by large battered wood columns on masonry piers and shelters the entrance with its one-light wood door. The building retains excellent integrity of location, design, materials, workmanship, and feeling. Slightly altered with some new construction, but the surroundings are still largely residential. As the building was converted to an office ca. 1993 and does not appear to have a tie to the Frank family, the historic association has diminished. However, the Marcus and Annie Frank House remains a quintessential example of the style and may be locally significant for its association with Marcus Frank. The residence would likely be eligible for inclusion in the NRHP individually and as a contributing resource in a district under Criterion C for architecture and possibly for Criterion B for its association with Marcus Frank.

¹⁴³ Ibid.

5.1.1.1.3 Rush H. and Ada Todd House - 236 NE 12th Avenue (8MR901)

Located at 236 NE 12th Avenue (8MR901), the Rush H. and Ada Todd House (Figure 53) was built in 1922 in the Oak Park Subdivision, which was platted in 1893. Historically, this house had an address of 226 N. Torrey Avenue and featured a garage to the rear which has been converted to a duplex with the address of 1126-1128 NE 3rd Street (Figure 54). Additionally, an apartment building was built south of the house on same property ca. 1968 and now has an address of 222 NE 12th Avenue (Figure 55). The original owner, R.H. Todd appeared before city council in April 1922 to request that the “city pipe water out Torrey street to where he is building his new home” but the matter was referred for further study.¹⁴⁴ Todd was the owner of a lumber company, planing mill, and novelty works when this residence was built. The R.H. Todd Lumber Company advertised “Everything to Build a House” making it likely that most, if not all, of the materials for this house were from his mill (Figure 56). The Todds remained in the house until the early 1950s after which it was occupied by Holt McKinney and Leon Souther during the historic period.¹⁴⁵



Figure 53. Rush H. and Ada Todd House, 236 NE 12th Avenue (8MR901), east elevation, looking west.

¹⁴⁴ *Ocala Evening Star*, “Street Paving Will Commence Soon,” 19 April 1922.

¹⁴⁵ Polk, *Ocala City Directory*, 1919, 1923, 1925, 1927, 1930, 1937, 1940, 1945, 1951; 1955, 1960.



Figure 54. Ca. 1922 duplex outbuilding at 1126-1128 NE 3rd Street (likely originally a garage) on same property as Rush H. and Ada Todd House, 236 NE 12th Avenue (8MR901).



Figure 55. Ca. 1968 apartment building at 222 NE 12th Avenue on same property as Rush H. and Ada Todd House, 236 NE 12th Avenue (8MR901).

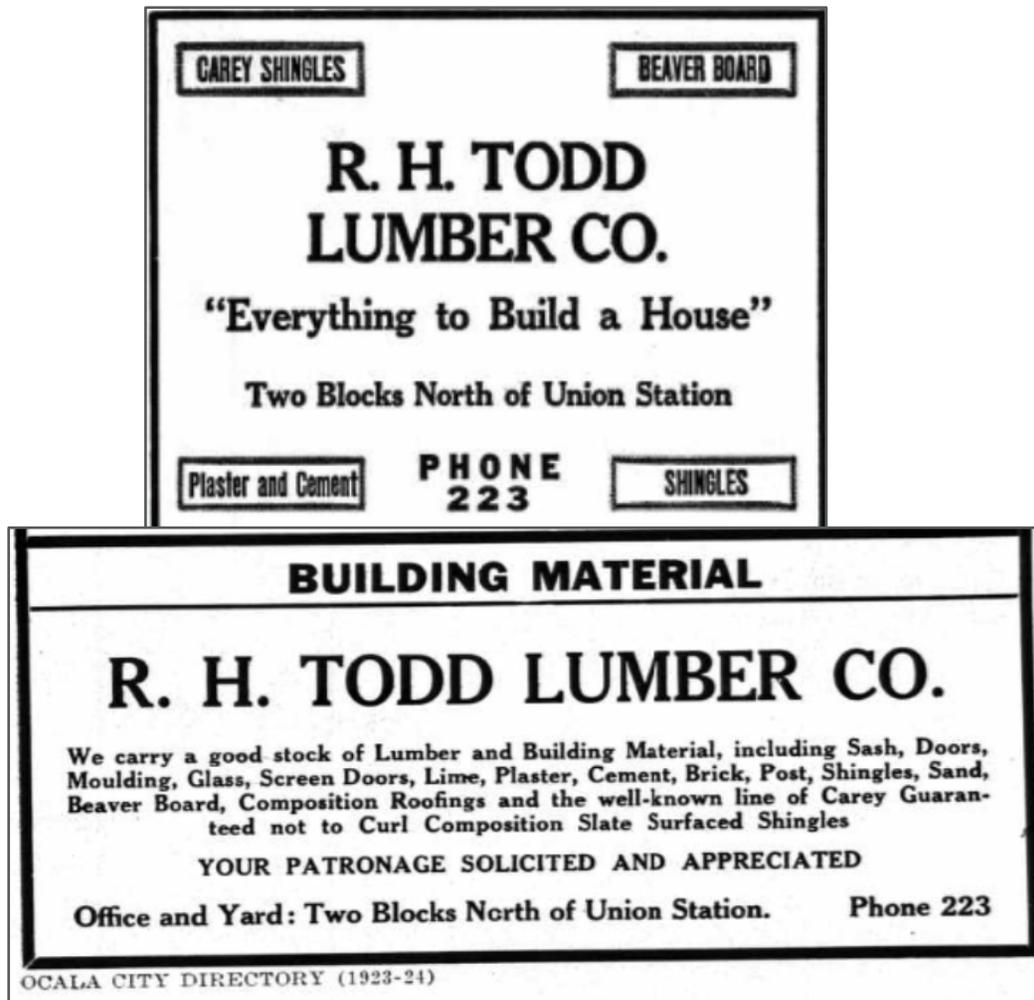


Figure 56. 1923 Advertisements for the R.H. Todd Lumber Company from R.L. Polk's Ocala City Directory.

The Rush H. and Ada Todd House is a fine example of the Craftsman style incorporating many of the high style details characteristic of the style. The side gabled roof incorporates an inset front porch extending into a projecting room on the north and a porte cochere on the south, both with clipped gables. A large central shed dormer dominates the roof on the front façade with a band of Craftsman style three-light wood casement windows. Bands of four-light Craftsman style wood casement windows add stylistic detail on all elevations of the house. The widely overhanging open eaves have knee braces, exposed purlins and rafter tails. Large brick piers support the roof of the porch and porte cochere. With no visible exterior changes, this residence retains excellent architectural integrity in terms of location, design, setting, materials, workmanship, and feeling. Although the setting was altered with the construction of the apartment building, it is now considered historic and maintained the residential nature of the surrounding buildings. Even though no longer associated with the Todd family, the building still functions as a house. Combined with its design, construction, and ownership by Rush H. Todd, the home would likely be eligible for inclusion in the NRHP individually and as a contributing resource in a district under Criterion C for architecture.

5.1.1.1.4 A. T. Thomas Building- 304 S. Magnolia Avenue (8MR4109)

Owner Alexander T. "A.T." Thomas, Sr. built the commercial building at 304 S. Magnolia Avenue (Figure 57 and Figure 58) in 1928 to house a Chrysler-Plymouth dealership. A native of North Carolina, Thomas arrived in Marion County in the 1890s during the phosphate boom in Dunnellon becoming the superintendent of mines for the Camp Phosphate Company. He married Meta Cox in 1898, and the couple had three children Marion, Rhoda, and A.T., Jr. In the early 1900s he started his own business, the A.T. Thomas Company and Thomas Rooks Road Material Company to provide hardrock aggregate for concrete and road construction. In 1927, he conveyed his businesses to his sons and built two rental buildings on S. Magnolia Avenue. He died as a result of a car accident in 1929, leaving his commercial property to his widow and sons. His grandson, A.T. Thomas, III, now owns the building.¹⁴⁶

Built in 1928 within the original plat of Ocala, the commercial building at 304 S. Magnolia Avenue historically had an address of 402-04 S. Magnolia Avenue. The first occupants of the building, the Camp-MacKay Motor Company, was a Chrysler and Plymouth car dealership owned by President and General Manager Robert MacKay (Figure 59). Although the company initially had a five year lease, it opened as the state entered a recession following the decline of the real estate boom. The onset of the Great Depression led to the closure of the company and occupancy of the building in 1937 by Canal Motors, a DeSoto and Plymouth dealer. The difficulties of the depression and the construction of new dealerships north of downtown prompted the conversion of the building into a filling and service station. Jack Tucker's Service Station was a long time occupant from around 1940 to the late 1950s (Figure 60). In addition to being a successful businessman, Tucker also served on City Council. By 1960, the commercial building was occupied by the Ocala Supply Company. It is now occupied by Infinite Ale Works.¹⁴⁷

Built as a car dealership, this commercial building is a Masonry Vernacular structure exhibiting Art Moderne elements. It retains its large curved flat canopy, storefront windows, and unusual bowed roof (Figure 58). The one-story building has metal pivot windows on secondary elevations. Decorative vertical and diagonal brick panels accent the northeast and southeast corners of the front façade. As an intact example of an early car dealership, this building appears NRHP eligible under Criteria A and C for its association with Transportation and Architecture. The building may also be locally eligible based on its association with A.T. Thomas Sr. and the Thomas family.

¹⁴⁶ A.T. Thomas, III, Personal communication with Kimberly Hinder, 14 and 22 May 2019, e-mails on file, Cardno, Riverview; Find-a-Grave.com, "Alexander Turner Thomas," Woodlawn Cemetery, 2019 (available online, <https://www.findagrave.com/memorial/27507162>); Ancestry.com, 1910 *United States Federal Census*; Ancestry.com, 1920 *United States Federal Census*; Brumby, *Ocala City Directory 1908-9*; Polk, *Ocala City Directory*, 1914, 1919, 1923, 1925, 1927, 1930.

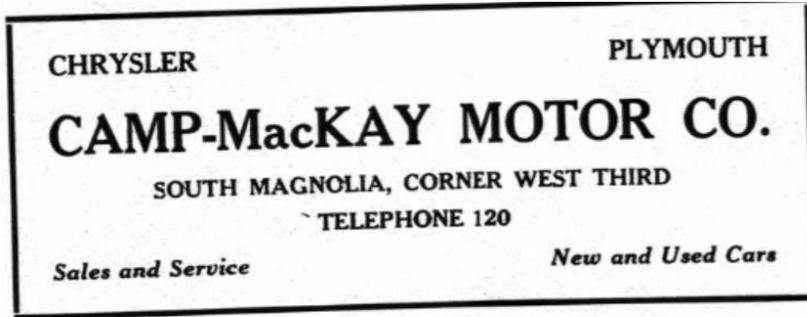
¹⁴⁷ Thomas 2019; Polk, *Ocala City Directory*, 1927, 1930, 1937, 1940, 1945, 1949, 1951; 1957, 1960.



Figure 57. A. T. Thomas Building, 304 S. Magnolia Avenue (8MR4109), east and north elevations, looking southwest.

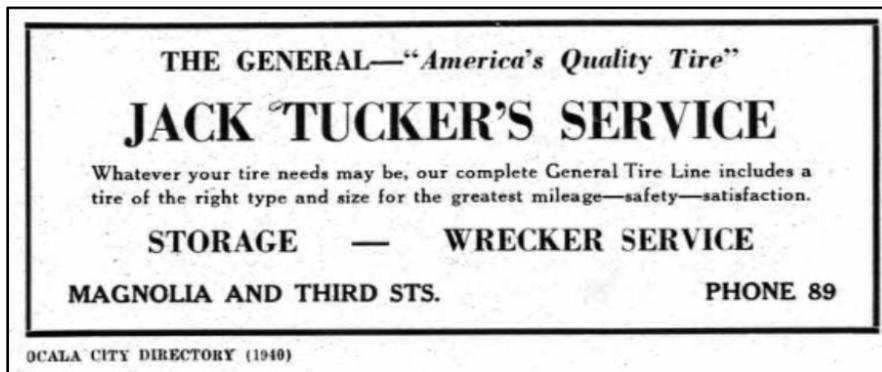


Figure 58. Interior ceiling, A. T. Thomas Building, 304 S. Magnolia Avenue (8MR4109).



OCALA CITY DIRECTORY (1930)

Figure 59. 1930 advertisement for Camp-MacKay Motor Company in Polk's *Ocala City Directory*.



OCALA CITY DIRECTORY (1940)

Figure 60. 1940 advertisement for Jack Tucker's Service in Polk's *Ocala City Directory*.

5.1.1.1.5 Ocala Knitting & Manufacturing Company/Moorhead Engineering - 305 SE 1st Avenue (8MR4111)

Built on the southeast corner of SE 3rd Street and SE 1st Avenue (originally Main Street), this Masonry Vernacular commercial building was constructed in 1915 as a textile mill (Figure 61). The structure originally had an address of 401 S. Main Street built within the original plat for the city. It was situated on the southern edge of downtown, an area south of 2nd Street in which African American owned businesses thrived during the 1910s and 1920s. Few remnants of this neighborhood, such as the Mt. Zion AME Church remain, but it was once home to the Metropolitan Savings Bank, the St. George Hotel, the Ocala Bazaar Dry Goods, and the Maceo Theater as well as numerous grocers, barbers, mechanics, doctors, restaurants, and clothes cleaning establishments owned by African Americans.¹⁴⁸



Figure 61. Ocala Knitting & Manufacturing Company/Moorhead Engineering, 305 SE 1st Avenue (8MR4111), west and north elevations, looking southeast.

¹⁴⁸ L.J. Brumby *Ocala City Directory 1908-9*; No Author, *Ocala City Directory*, 1911; Polk, 1914, 1919, 1923; Sanborn Map Company, Sanborn Fire Insurance Maps, 1912.

One of these men was George Giles, who opened a cotton gin and moss factory on the southeast corner of Magnolia Avenue and SE 3rd Street between 1895 and 1901 (Figure 62).¹⁴⁹ Born in 1863, he was a native of Bermuda who relocated to the United States in 1883. He married Ruth Monzon around 1894, and lived in Florida, where they had three children, son Joseph, daughter Leafy, and son Philip. Federal census records indicate that the couple had moved to Ocala by 1900, but the exact date of their arrival remains unknown. After the Great Freeze of the winter of 1894 and 1895 severely impacted the citrus industry, many farmers which remained diversified into blooded cattle and truck crops or returned to tobacco and cotton. The cotton gin part of Giles’ business operated three months of the year, while the moss factory (which was later converted to bean shelling and grinding) ran for the other nine months. In the 1908 city directory, George and his wife, Ruth, were listed in the “Colored Population” section of the guide. Listed as the only cotton gin in town, Giles was able to advertise his business in the directory (Figure 63). Ruth Giles owned a grocery store on South Main, while the couple lived on South Osceola Avenue.¹⁵⁰

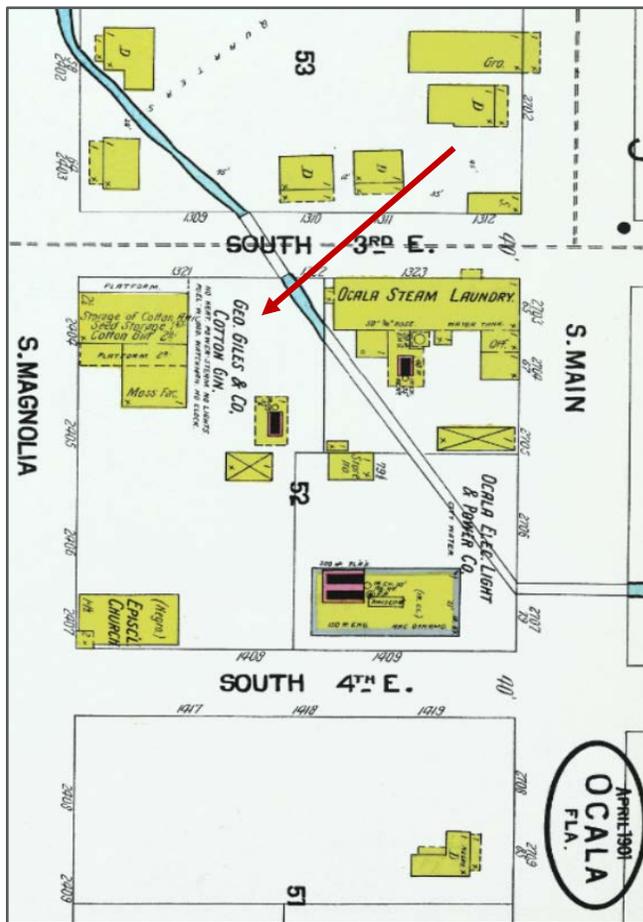


Figure 62. 1901 Sanborn Fire Insurance Map, Sheet 7 (Courtesy University of Florida Digital Collections).¹⁵¹

¹⁴⁹ Sanborn Map Company, 1895, 1901, 1906, 1912.

¹⁵⁰ Ancestry.com, 1900 United States Federal Census; Ancestry.com, 1910 United States Federal Census; Brumby, *Ocala City Directory 1908-9*.

¹⁵¹ Sanborn Map Company, Sanborn Fire Insurance Maps, 1901.



Figure 63. George Giles & Co. Advertisement in the 1908 Ocala City Directory published by L.J. Brumby (Courtesy Ancestry.com).

George Giles was also one of the founders of the Metropolitan Savings Bank (Figure 64),¹⁵² described ca. 1915 as “the only bank in Florida owned and controlled by colored people.”¹⁵³



Figure 64. Metropolitan Savings Bank founders included George Giles, third from the left. Others pictured include (left to right): Dr. Reche Williams, Frank P. Gadsden, George Giles, L. Wiley, St. George Richardson, David Walter Goodman, shown in 1914 (Courtesy State Archives of Florida).

¹⁵² Polk, *Ocala City Directory*, 1914; State Archives of Florida, “Bank Founders at the Metropolitan Bank – Ocala, Florida,” 1914.

¹⁵³ No Author, *Ocala, Florida: In Pictures and Prose*, 1925. On file, Marion County Public Library, Ocala, Florida.

Around 1915, George Giles established the Ocala Knitting & Manufacturing Company and constructed a textile mill on the southeast corner of present-day SE 3rd Street and SE 1st Avenue, merely a block east of his cotton gin. With the outbreak of World War I, the cotton industry was again lucrative as it was essential to the munitions industry. According to historians Eloise Robinson Ott and Louis Hickman Chazal in their book *Ocala Country*, Giles partnered with capitalist Noble Harrison to build the structure. He moved his cotton buying company into the facility as well. In 1919, the Ocala Knitting & Manufacturing Company advertised in the city directory as the “only textile mill in Florida” employing about “100 hands” (Figure 65).¹⁵⁴ In addition to President George Giles, company officers included A. St. George Richardson as Secretary and Treasurer; the city directory also listed George’s daughter, Leafy Giles, as bookkeeper for the enterprise. His wife, Ruth Giles, still owned the grocery/general store on South Main Street a block north of the mill. However, George Giles died in 1919 soon after the publication of the city directory.¹⁵⁵



Figure 65. Ocala Knitting & Manufacturing advertisement in the 1919 Ocala City Directory.

By 1923, the company was renamed as the Florida Knitting Mills and it was owned by Dr. William P. Wilson, who was listed as President and Treasurer. Benjamin F. Wilson served as Secretary and Superintendent of the textile mill. However, the cotton market had declined following the end of World War I in 1918, and the boll weevil further decimated the industry in the 1920s when it swept through the south destroying the cotton crop. The business had closed by 1927, and the building was advertised for sale (Figure 66).

¹⁵⁴ R.L. Polk, *Ocala City Directory*, 1919; Ott and Chazal, 174.

¹⁵⁵ Ancestry.com, *Florida Death Index, 1877-1998*.

FOR SALE

Complete Knitting Mill Plant



TWO-STORY AND BASEMENT Brick Building. Thoroughly equipped with all modern machinery for making underwear and union suits. This plant was formerly operated by the Ocala Knitting & Manufacturing Co., located in the City of Ocala one block from the Atlantic Coast Line Railroad Freight Depot. The entire output was handled by Clift & Goodrich, of New York. Capacity, 250 dozen daily. Labor situation perfect; open shop; no strikes or other troubles to fear. Experienced help can be secured to start operation in twenty-four hours. A splendid proposition and worth investigating. Address,

Metropolitan Savings Bank

F. P. GADSON, Pres. A. ST. G. RICHARDSON, Cashier

Ocala, Florida

Figure 66. Advertisement for sale of the Ocala Knitting & Manufacturing Company/Moorhead Engineering Building, 305 SE 1st Avenue (8MR4111), ca. 1926 (Courtesy of Kent Sperring).

For the following 30 years, the building was periodically occupied by a number of different businesses including wholesale confectioners Louis R. Chazal & Sons, Co., Florida Chemical Industries, and Ocala Lithographic Services. In 1959, Moorhead Engineering, an Ocala business dating to 1884, moved into the building and continues to occupy it.

The three-story rectangular building is constructed of brick set in a common bond pattern with every 8th course a header. The flat roof has a corbeled raised parapet with dentil detailing on the north, east and west elevations. There are pierced brick rainwater vents with a diamond pattern along the base of the parapet. The main entry, now located on the south elevation, is a nine panel wood door with a formed concrete frontispiece and a broken pediment. Loading dock doors are still present on the east elevation with paired six-panel wood doors (Figure 67). Around 1959, four-light metal awning replacement windows were installed throughout the building, in some cases placed in front of the historic windows. The storefront was also altered with the application of stucco and enclosure of the front entrance. In spite of these alterations, the changes are largely reversible, and historic photographs indicate that it remains a simple, industrial building with little architectural detailing. Additionally, it is a rare example of an industrial Masonry Vernacular mill building for Ocala and central Florida. The historical significance of this commercial building would likely make it eligible for inclusion in the NRHP individually under Criterion A for African-American history.



Figure 67. Loading dock entrance, Ocala Knitting & Manufacturing Company/Moorhead Engineering, 305 SE 1st Avenue (8MR4111).

5.1.1.1.6 Van S. Walker House - 1104 NE 4th Street (325 NE 11th Avenue; 8MR944)

The Van S. Walker House at 1104 NE 4th Street (Figure 68) is a two-story Colonial Revival residence exhibiting the character-defining second-story overhang of the Garrison subtype. While Colonial Revival buildings are common in the survey area, the Garrison subtype with its second-story overhang and Post-medieval elements are rare in Ocala and Florida as a whole. It is most commonly found in the northeast. The historic address was 1104 Franklin Street when it was constructed in the Wyomina Park subdivision, which was platted in 1921. According to the Marion County Property Appraiser, the parcel address is 325 NE 11th Avenue, which is actually the address of the original garage apartment in the rear yard which faces 11th Avenue. City directories indicate that the residence was built in 1938, although the 1930 federal census shows that the garage apartment, which had an address of 319 Newberry Avenue, was occupied by Van S. Walker. At the time, he was listed as a civil engineer who was a veteran of World War I that lived with his wife, Lila, and two children. As early as 1927, city directories show Walker, who was assistant county engineer, as a resident of Wyomina Park. In 1935, he was a highway engineer. Although there was no listing for the house at 1104 Franklin Street in the 1927, 1930, or 1937 city directories, the house was occupied by Van S. Walker from 1940 into the 1960s. According to the 1940 federal census, Walker was the Superintendent of Construction for the WPA while the city auditorium was under construction. The house was valued at \$8,000. By 1960, Walker served as a City Engineer.¹⁵⁶

The residence at 1104 NE 4th Street is an excellent example of its subtype, exhibiting many of the elements associated with the style. The first story on the main residence is constructed of locally quarried limestone, while the second story is surfaced in wood shingles. . In addition to the second story overhang, mixed material cladding is another hallmark of the Garrison subtype. The side gable roof has louvered vents in the gable ends and a large external stone chimney. The three-bay wide front façade is symmetrical with independently-placed wood, Colonial inspired six-over-one double hung sash windows. Small three-light, wood casement windows flank the nine-light, two-panel wood Colonial inspired door. Roughhewn decorative beam-ends are visible below the second-story overhang, echoing Post-medieval variant details. The Van S. Walker House retains a high degree of integrity of location, design, setting, materials, workmanship and feeling. It does not appear to still be associated with the Walker family. However, this house is an excellent and rare example of the style and subtype in the state of Florida. The residence would likely be eligible for inclusion in the NRHP individually and as a contributing resource to a district under Criterion C for architecture.

¹⁵⁶ Polk, *Ocala City Directory*, 1927, 1930, 1937, 1940, 1945, 1951, 1958, 1960; Ancestry.com, *1930 United States Federal Census*; Ancestry.com, *1935 Florida, State Census, 1867-1945* [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2008); Ancestry.com, *1940 United States Federal Census*.



Figure 68. Van S. Walker House, 1104 NE 4th Street (325 NE 11th Avenue; 8MR944), north and west elevations, looking southeast.

5.1.1.1.7 War Memorial Building/American Legion - 516 NE Sanchez Avenue (8MR4135)

The Colonial Revival style War Memorial Building (8MR4135), located at 516 NE Sanchez Avenue, serves as the lodge of the Marion County Post No. 27 of the American Legion (Figure 69). Built in Tuscawilla Park in 1933, the front façade faces south where May Avenue originally crossed the park (now removed). Historically, the address of the building was 506 NE Sanchez Avenue. Following World War I, returning veterans had formed the Marion County Post No. 27 of the American Legion. After initially meeting at in the Armory Building at 215 E. Fort King Avenue, the organization decided to build their own facility. Veteran and member Rupert Caviness spearheaded the effort. The War Memorial Building was designed by Ocala architect and post member Frank Parziale and built in 1933 with assistance from County Engineer John E. Walker, the City Parks Commission and City Council. Completed in July, the women's auxiliary of the post furnished the building. The Ocala Evening Star reported that the auditorium had practically perfect acoustics.¹⁵⁷ According to historian Sybil Browne Bray in her article "Landmarks of Ocala," the lodge was first built of cypress, but the wood started to decay and was resurfaced with bricks which had been previously used to pave Fort King Avenue.¹⁵⁸ During World War II, local defense was taken over by the local American Legion, Post 27 because most of the younger men were away serving in

¹⁵⁷ David Cook, "Ocala American Legion Post Builds Memorial Home," *Ocala Star-Banner*, 30 November 2013, (available online, <https://www.ocala.com/article/LK/20131130/News/604148890/OS/>); Marion County Public Library System, "Ocala American Legion War Memorial Home," 1947, Available online, <http://cdm16873.contentdm.oclc.org/cdm/singleitem/collection/myfirst/id/273/rec/165>.

¹⁵⁸ Bray, 59-60.

the armed forces. However, for those training at nearby Camp Blanding, the American Legion facility served as the very popular local U.S.O.¹⁵⁹

The Colonial Revival style War Memorial Building (Figure 70 and Figure 71) is a traditional design adapted to a one-story club building. Colonial revival elements include the brick construction set in a running bond pattern, Colonial inspired six-over-six double-hung sash windows, and the hip roof. Originally facing the now closed May Avenue to the south, the front façade has an inset entrance portico supported by Tuscan columns with rounded brick steps and wing walls. This entry has paired one-light, eight-panel wood doors set beneath a seven-light transom. Sanborn Fire Insurance Maps indicate that the side and rear entrance porches were enclosed by 1965. These enclosures, as well as the interior of the front entrance portico, were resurfaced with Hardie plank ca. 1998. Although the materials and workmanship of the building have been impacted, the majority of its integrity of location, design, setting, feeling, and association remains intact. It appears eligible for individual listing in the NRHP under Criterion A based upon its association with the American Legion in the category of Entertainment/Recreation.



Figure 69. “War Memorial Building – Ocala, Florida.” American Legion, 516 NE Sanchez Avenue (8HI4135), 1935 (Courtesy Florida State Archives).

¹⁵⁹ Polk, *Ocala City Directory*, 1930, 1937; Bray, 59-60; State Archives of Florida, “War Memorial Building – Ocala, Florida.” 1935; Ott and Chazal 191, 217.



Figure 70. War Memorial Building/American Legion, 516 NE Sanchez Avenue (8HI4135), south and east elevations, looking northwest.



Figure 71. Front Entrance, War Memorial Building/American Legion, 516 NE Sanchez Avenue (8HI4135).

5.1.1.1.8 Girl Scout Little House - 801 NE Sanchez Avenue (8MR4052)

Located at 801 NE Sanchez Avenue, the Girl Scout Little House in Ocala was built ca. 1939 in Tusawilla Park (Figure 72, Figure 73, and Figure 74). The original address for the building was 713 N. Sanchez Avenue. Juliette Gordon Low formed the first Girl Scout troop in Savannah, Georgia, to share her knowledge about a new outdoor and recreational program she had witnessed while travelling abroad. The Ocala troop had formed by 1922 and met at the Business and Professional Women's Club rooms with Katie Mae Eagleton serving as Acting Director. By the mid-1920s, the movement had spread throughout the United States with the first international scout troops formed in China, Syria, and Mexico. The first Little House originated as an exhibition house built by the Better Homes in America and the General Federation of Woman's Clubs for Better Homes Demonstration Week in June 1923. It was a fully functioning home with a modern kitchen, three bedrooms, and a nursery. Built behind the White House, between 2,500 and 3,500 people visited the house the week it was on display. After the exhibition, the two organizations donated it to the Girl Scouts. Lou Henry Hoover, wife of the Secretary of Commerce and national president of the Girl Scouts paid \$12,000 to relocate it to New York Avenue in Washington, D.C.; First Lady Grace Coolidge laid the cornerstone was designated honorary president. The building served as a model for hundreds of Little Houses built across the country where Girl Scouts could practice their homemaking and hospitality skills. Later, the Little House simply served as the organization's meeting place.¹⁶⁰

A newspaper account indicates that the Orlando Pilot Club sponsored the construction of the Girl Scout Little House. At the annual state convention of Pilot International, the Ocala club noted as a business item that they sponsored Girl Scout Troop 4 and "in 1939 this club built and donated the Girl Scout Little House to the Ocala Girl Scouts."¹⁶¹ Based upon its design, period of construction, and location in Tusawilla Park, the Ocala Girl Scout Little House may have also been partially funded by the WPA. Other Little Houses built in the 1930s were a product of the WPA, such as the one in Ashland, Kansas, which was built of locally quarried stone in 1938 utilizing a Rustic style typical of New Deal-era buildings.¹⁶² Its design aesthetic is similar to the facility.

The Ocala Girl Scout Little House exhibits the rustic Craftsman design popularly used in National Parks in 1930s. The one-story building is entirely clad in board and batten pecky cypress wood siding with a side gable plan and nested gables on the north elevation. Exposed rafter tails decorate the eaves. The doors are board and batten with upper and lower cross beams. The windows were obscured at the time of the survey by operational board and batten shutters. The east elevation has a prominent tapered stone chimney topped by a square chimney pot. In 2007, the deck on the west elevation was enlarged and is now an open, full span porch with a tiled floor and a wood railing on a stone foundation. With the exception of the expanded deck, the building appears to be altered very little. The Girl Scout Little House (8MR4052) retains very good architectural integrity in terms of location, design, materials, workmanship, feeling, and association. The setting, which was originally open parkland with residences to the east, has been impacted by modern park construction to the east and west. The building remains a fine example of the rustic Craftsman construction, which is uncommon for the area. The clubhouse would likely be eligible for inclusion in the NRHP individually under Criterion C for architecture as well as Criterion A for social history.

¹⁶⁰ Girl Scouts of the United States of America, "Timeline: Girl Scouts in History," 2019, (available online, <https://www.girlscouts.org/en/about-girl-scouts/our-history/timeline.html>); *Ocala Evening Star*, "Notice, Girl Scouts," 21 June 1922 and 26 July 1922; Ann Robertson, "Little House in the Nation's Capital." Girl Scout History Project, 2014 (available online, <https://gshistory.com/category/little-house/>); Polk, *Ocala City Directory*, 1937, 1940.

¹⁶¹ *Orlando Evening Star*, "J.C. Robinson Speaks at Pilot Convention Banquet," 22 April 1940.

¹⁶² Girl Scouts of Kansas Heartland, "Girl Scout Little House Gets National Register of Historic Places Listing," 28 June 2015, (available online, https://www.kansasgirlscouts.org/en/our-council/news/2015/girl_scout_little_ho.html).



Figure 72. Girl Scout Little House, 801 NE Sanchez Avenue (8HI4052), west and north elevations, looking southeast.



Figure 73. Girl Scout Little House, 801 NE Sanchez Avenue (8HI4052), east elevation, looking southwest.



Figure 74. Sign posted on Ocala's Girl Scout Little House.

5.1.1.1.9 Peek Apartments - 814-22 E. Silver Springs Boulevard (8MR4221)

Now part of the Ocali Professional Center, the building with the current address of 818-824 E. Silver Springs Boulevard (8MR4221; Figure 75) was built in 1926 by Dr. Eugene G. Peek, Sr. on property adjacent to his house. Located on the southwest corner of E. Silver Springs Boulevard and SE 9th Avenue, the building historically had an address of 812-14 E. Ocklawaha Avenue. The structure is now part of a two building complex which includes a 1986 office building immediately west of the former apartment building. According to the Marion County Property Appraiser, the parcel has an address of 814 E. Silver Springs Boulevard.

As one of the earliest apartment buildings in Ocala, Dr. Peek constructed the building on property adjacent to his house on Ocklawaha Avenue. Born in 1882 in Lafayette County, Florida, Dr. Peek first started work as a teacher in a one-room schoolhouse at age 18. He later attended the Florida State Normal School at DeFuniak Springs graduating in 1904. After teaching for two years, he worked his way through medical school in South Carolina, completing his studies in 1910. The following year, he married Elizabeth Hobbs of West Virginia, and the couple moved to Ocala. He opened his medical practice in 1911 on S. Magnolia Avenue. By 1914, he lived along E. Ocklawaha Avenue, and, in 1926, he built the Peek Apartments adjacent to his residence at 806 E. Ocklawaha Avenue. When the apartments were constructed, Dr. Peek was in the midst of serving three terms as Mayor. The 1927 city directory also notes that Dr. Peek was President of the Marion Hardware Company. The first occupants of the apartment building were K.D.H. Reap and J.W. Rawlings, but all four apartments were occupied by 1930. In 1937, the apartments were largely empty with only one occupant, Homer R. Agnew, Jr. Dr. Peek had moved off of Ocklawaha Avenue to another residence east of town in the early 1930s. It remains unclear when he sold the apartment building, but he retired from medical practice in 1948 and the apartment building was no longer named the Peek Apartments by 1949. Dr. Peek remained active in his retirement until his death in 1970. In addition to serving as Mayor, he headed the Ocala-Marion County Chamber of

Commerce for three terms. He held the position of director of the Florida State Chamber of Commerce, president of the Ocala School trustees, a member of the Florida Canal Authority, Florida Improvement Committee, Ocala Kiwanis Club, the Elks Lodge, and Masonic Lodge. He participated on numerous boards including as President of the State Board of Health and the Florida State Medical Examiners, member of the Central Florida Junior College Board of Trustees, the American Cancer Society, the Salt Springs Conservation Club, and Ocala First Presbyterian Church among others.¹⁶³

The Mediterranean Revival style Peek Apartments is a two-story, rectangular structure measuring five bays wide on the front façade by two bays in depth. Clad with stucco, this hollow clay tile structure has a flat roof shielded by a raised parapet. The five bay wide front façade has a symmetrical appearance with three entrances separated by a set of arched openings filled with replacement windows. On the second story, rectangular window openings align with the east and west entrances. Arched canvas awnings are above the entrances, while wrought iron gates fill the arched openings. Secondary elevations feature rectangular window openings with replacement windows. The front façade is accented with a pent roof clad with barrel tile supported by brackets and decorative tile accents. A historic photograph was not found, but the most notable change to this building appears to be the ca. 1986 replacement of the original windows, which were likely casements, with single-hung sash windows. However, this alteration is reversible as the window openings appear to remain intact. It is unknown if the east and west entrances on the front façade were added when the building was converted to commercial uses. Additional research would be needed to document the integrity of this structure, but this building may be eligible under Criterion A as an early apartment building and Criterion B for its association with Dr. Peek.



Figure 75. Peek Apartments, 814-22 E. Silver Springs Boulevard (8MR4221), north and east elevations, looking southwest.

¹⁶³ *Orlando Sentinel*, "Pioneer Dr. Eugene G. Peek Sr. Dies at 88," 15 July 1970; Polk, *Ocala City Directory*, 1914, 1919, 1925, 1927, 1930, 1937, 1949; Sanborn Map Company, 1965; Cook, *Historic Ocala*, 37, 55; Ott and Chazal 186; Ancestry.com, *U.S., World War I Draft Registration Cards, 1917-1918* [database online], (Ancestry.com Operations, Inc., Provo, Utah, 2005); Ancestry.com, *1920 United States Federal Census* [database online]; Ancestry.com, *1930 United States Federal Census* [database online]; Ancestry.com, *1935 Florida, State Census, 1867-1945* [database online]; Ancestry.com, *1940 United States Federal Census* [database online].

5.1.1.1.10 Sanders-Townsend House – 907 SE 3rd Avenue (8MR4198)

The Sanders-Townsend House located at 907 SE 3rd Avenue (8MR4198) was built in 1911 as a Queen Anne style house exhibiting the Free Classic subtype (Figure 76). Situated in the Caldwell's Addition plat filed in 1880, the building originally had an address of 1003 S. Orange Avenue, which later changed to 531 S. Orange Avenue. The building is a large, irregularly-shaped, two-and-one-half-story former residence which was converted to a commercial office in 1988.



Figure 76. Sanders-Townsend House, 907 SE 3rd Avenue (8MR4198), west elevation, looking southeast.

The house was built as the home of Britain H. and Susan Sanders. A native of Alabama, Sanders was a listed at various times as a tailor, a realtor, and a carpenter. He and his wife, Susan, married ca. 1893 and had four children, Mary, twins Linn and Laura Louise, and Britain, Jr. In January 1907, the *Ocala Evening Star* reported that B.H. Sanders of Hernando in Citrus County was seriously considering moving to Ocala. His wife, who was ill, was periodically placed in the hospital in Ocala. By January 1908, the *Citrus County Chronicle* reported that the B.H. Sanders family had spent the holidays in Hernando before returning to their home in Ocala. In 1910, the family rented a home on Watulla Street South.¹⁶⁴ In July 1911, the *Ocala Evening Star* reported the following,

Mr. B.H. Sanders has moved into his handsome new residence in the southern part of town which he has just had completed. Mr. G.M. Mynheir, a new resident in Ocala, has rented the Carroll & Ditto cottage on South 7th street that Mr. Sanders vacated.¹⁶⁵

¹⁶⁴ Polk, *Ocala City Directory*, 1914; *Ocala Evening Star*, "Mr. B.H. Sanders," 3 January 1907; *Ocala Evening Star*, "Hernando Items in the *Citrus County Chronicle*," 4 January 1908; Ancestry.com, *1900 United States Federal Census* [database online]; Ancestry.com, *1910 United States Federal Census* [database online]; Ancestry.com, *1940 United States Federal Census* [database online]; Bray, 55-59.

¹⁶⁵ *Ocala Evening Star*, "Mr. B.H. Sanders," 12 July 1911.

The following year, Sander's five-year-old son, B.H. Sanders, Jr., died from lockjaw, and may be the young child in the photo of the house on file in the Florida State Archives (Figure 77).¹⁶⁶ In 1913, B.H. Sanders advertised in the *Ocala Evening Star* that he had lost a buggy seat cushion between Carter's Bakery and his residence on the corner of Orange Avenue and S. Eighth Street. In 1919, B.H. and Susan Sanders divorced and sold the property to Elias P. Townsend, who moved to the city from Martin so that his children could attend high school. Farmer Elias Townsend, and his wife, Kathrine, lived in the house for the rest of their lives.¹⁶⁷



Figure 77. Sanders-Townsend House, 907 SE 3rd Avenue (8MR4198), ca. 1911 (Courtesy Florida State Archives).¹⁶⁸

The Sanders-Townsend House exhibits the cross-gabled steeply pitched roof, overall massing, and one-story wrap-around porch typical of the Queen Anne. Clad with drop siding, the wood frame building rests on a brick pier foundation. The main entrance set within the wrap-around porch has a one-light wood door set under a three-light transom and flanked by two-light sidelights. The more traditional entrance as well as the square wood columns on the porch provide the Classically-inspired elements typical of the Free Classic subtype. The original wood two-over-two double-hung sash windows remain in conjunction with the more decorative stained glass and large diamond pattern cottage windows within the porch. A comparison of the existing building with the ca. 1911 photograph indicates that the only notable alteration involves relocation of the front steps, installation of the turned wood balustrade, and replacement of the original brick and wood porch supports. In addition, the leaded glass window in the gable end was replaced with a two-over-two wood double-hung sash to match the other windows, which was likely an early alteration. In spite of these alterations, the original design, materials, and workmanship of the

¹⁶⁶ State Archives of Florida, Florida Memory, "Saunders Home – Ocala Florida," ca.1911, Black & white photoprint. Available online, <https://www.floridamemory.com/items/show/145306>.

¹⁶⁷ *Ocala Evening Star*, "B.H. Sanders, Jr.," 20 November 1912; *Ocala Evening Star*, "Buggy Cushion Lost," 18 February 1913; *Ocala Evening Star*, "Mr. Elias Townsend," 22 October 1919; *Ocala Evening Star*, "One of the City's Most Desirable Homes...," 24 October 1919; Bray, 55-59; Polk, *Ocala City Directory*, 1923, 1925, 1927, 1930, 1940, 1945, 1951, 1955, 1960.

¹⁶⁸ State Archives of Florida, Florida Memory, "Saunders Home – Ocala Florida," ca.1911.

building remains readily apparent. It retains integrity of location, setting, and feeling; the association has been lost with the conversion from a residence to an office. This building appears eligible for inclusion in the NRHP individually Criterion C for architecture.

5.1.1.1.11 Teague – Howse House/1890 House – 917 E. Silver Springs Boulevard (8MR979)

Built ca. 1890, the Teague-Howse House, also known as the 1890 House, is located at 917 E. Silver Springs Boulevard (8MR979; Figure 78 and Figure 79). Located in Caldwell's Addition, which was platted in 1880, the Teague-Howse House has had several different addresses throughout its history including 1711 Ocklawaha, 196 Ocklawaha, 613 Ocklawaha, and 913 Ocklawaha Avenue.

Frank and Annie Teague purchased the property on which they would build a house from H.L. Anderson, a director of the Ocala Building and Loan Company, for \$2,000. Businessman Frank Teague, a former cotton planter from South Carolina, arrived in Ocala in 1884 where he initially worked as a merchant and then entered the real estate market with his brother, S.W. Teague. Teague joined with John Dunn at the onset of the phosphate boom in Dunnellon and formed the Dunnellon Phosphate Company. With extensive interests in real estate and citrus, Teague served on City Council in the 1890s as well as holding positions with the Bank of Brooksville, the Dunnellon Phosphate Company, the Ocala Company development enterprise, the F.A. Teague & Company Drug Store, and the S.W. Teague & Company real estate firm. The couple hired Ocala architect George MacKay to design a residence for them, which first appeared on the 1895 Sanborn Fire Insurance Maps. MacKay went on to design a number of residences and public buildings in the city including the Ocala Public Library and the Eighth Street Elementary School. For the Teagues, he designed a two-and-one-half-story house with 23 rooms, 10 bathrooms, and nine fireplaces. Following Annie Teague's death in 1896, the property entered foreclosure and transferred to John S. Kenyon for \$1,600 in 1900. In 1903, Kenyon conveyed the property to Frances A. Howse for \$3,500.¹⁶⁹

Frances Howse was the widow of grocer Samuel Oliver Howse. The couple lived in Ocala as early as 1870 and had three children, Mary Howse Stovall, Frances A. Howse Koonce, and Oliver Buckner. Samuel Oliver Howse owned approximately 300 acres at the head of Silver Springs, which passed to his widow, Frances, upon his death in 1875. She joined with New York Developer J. Brigham Bishop to build a 200-room hotel, but it was destroyed by fire in 1895. Attorney H.L. Anderson obtained most of the property from the Howse estate in 1898. She used the money to purchase the former Teague House in 1903. The 1908 city directory lists Frances and her son, Oliver, as the occupants of the house. At the time, he was a clerk at the Ocala House, but by 1914 was noted as a livestock dealer. The 1910 and 1920 federal censuses indicate that both of his sisters, Mary and Frances A., had returned to live with their mother.¹⁷⁰

After Frances Howse died in 1923, her children inherited the property. In the 1920s, it was occupied by Percy Thigpen and then by C.L. Graves, but with the onset of the Great Depression, daughter Mary Stovall was listed as the occupant in 1937 and 1940. She passed away in 1943, preceded in death by her sister, Frances Koonce, in 1939. Oliver B. Howse was recorded as the occupant in 1945. According to articles concerning the building, the son of the original architect, A.J. "Red" MacKay, purchased the property in 1947 and remodeled it to serve as the 1890 House Restaurant, a fine dining establishment for

¹⁶⁹ Paul Weaver, Historic Property Associates, 1986, FMSF Form #8MR979 and Preliminary Site Information Questionnaire, form on file, FDHR, Tallahassee, Florida; No Author, "Window Shopping for a House," in *Guide to North Florida Living*, November-December 1982 (copy included in Preliminary Site Information Questionnaire, on file, FDHR, Tallahassee, Florida).

¹⁷⁰ Ott and Chazal, 168-169; Cook, *Historic Ocala*, 29-30, 33; FPS, 33; Ancestry.com, 1870 *United States Federal Census* [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2009); Ancestry.com, 1880 *United States Federal Census* [database online], (Lehi, Utah: Ancestry.com Operations, Inc., 2010); Ancestry.com 1910 *United States Federal Census* [database online]; Ancestry.com, 1920 *United States Federal Census* [database online]; Brumby, *Ocala City Directory 1908-9*; Polk, *Ocala City Directory*, 1914, 1919.

his adjacent MacKay's Motor Court (Figure 80). The restaurant is listed as the occupant of the building in 1949, 1951, and 1957 along with Oliver B. Howse indicating that perhaps he retained an interest in the property. Oliver Howse passed away in 1961. MacKay's motor court closed, but he continued to operate the 1890 House as a fine dining restaurant until 1960. In that year, a group headed by Dr. William Anderson purchased the restaurant and continued to operate it for two more years. In 1962, Anderson purchased the corporation and remodeled the house in 1963 to enclose the side porches and remodel the front porch installing an entrance canopy. Aluminum siding was applied to the exterior. In 1968, the restaurant was leased and later purchased by Dick and Phyllis Burkholder of Tallahassee who continued to operate it as the 1890 Beef House. The restaurant closed in the mid-1980s, but the structure continues to serve commercial purposes. The building was remodeled ca. 2012 with the removal of the aluminum siding and the front entrance awning.¹⁷¹

Although the building has been altered since its original construction, the existing design largely reflects the appearance of the building evident in the ca. 1948 postcard when it was converted to a restaurant (Figure 80). The Queen Anne style building retains the asymmetrical, irregular form, large massing, tower feature, and varied wall surfaces characteristic of the style. This former residence would likely not be eligible for NRHP listing under architecture due to the alterations. However, the building appears to retain integrity of location, design, workmanship, and feeling. It may be eligible for individual listing under Criterion A in the area of commerce for its association with the evolution of Ocklawaha Avenue from a residential corridor to a commercial thoroughfare populated by roadside treasures like the former 1890 House restaurant.



Figure 78. Teague – Howse House/1890 House, 917 E. Silver Springs Boulevard (8MR979), south façade, looking north.

¹⁷¹ No Author, "Window Shopping for a House," 1982; Weaver 1986; Polk, *Ocala City Directory*, 1923, 1925, 1927, 1930, 1937, 1940, 1945, 1949, 1951, 1957; Find-a-grave.com, "Oliver Buckner Howse," Woodlawn Cemetery, 2019 (Available online, <https://www.findagrave.com/memorial/105652748>).



Figure 79. Teague – Howse House/1890 House, 917 E. Silver Springs Boulevard (8MR979), south and east elevations, looking northwest.



Figure 80. Postcard of Mackay's Hotel Court with the Teague – Howse House at 917 E. Silver Springs Boulevard (8MR979) as the 1890 House dining room, ca. 1948 (Courtesy of Kent Sperring).

5.1.1.1.12 John Clardy House – 934 SE 8th Street (8MR4209)

The John Clardy House located at 934 SE 8th Street (8MR4209; Figure 81) is an excellent example of the Georgian Revival style, Centered Gable subtype. The residence, which originally had an address on Park Street, was built ca. 1936 for John and Francis Clardy. John Clardy was the manager for the Seaboard Oil Company. The house remained in their ownership throughout the historic period and is now occupied by their son, John Clardy, Jr.¹⁷²

The two-story rectangular, brick residence features a central projecting bay topped by a gable on the front façade. The central bay has a Palladian window decorating the second floor while access to the house is through the main entry on the first floor which has a character defining wood frontispiece with a swan's neck pediment. Colonial-inspired six-over-six wood, double-hung sash windows are symmetrically placed on the front façade with brick sills and louvered shutters. Notable details dentils and modillions as well as cornice returns in the central gable. Symmetry is less strict on the north (rear) elevation which has a central canted bay and unbalanced fenestration. The original sun porch on the east side elevation appears to have been enclosed with windows ca. 1977. The ca. 1943 garage, originally separate, is now attached via an enclosed breezeway. The Clardy House retains all of the aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. It is an excellent example of the Georgian Revival style. The John Clardy House appears eligible for NRHP listing individually under Criterion C for architecture.



Figure 81. Clardy House – 934 SE 8th Street (8MR4209), south elevation, looking north.

¹⁷² Polk, *Ocala City Directory*, 1930, 1937, 1940, 1945, 1951.

5.1.1.1.13 Seaboard Oil Company's Ocklawaha Service Station - 942 E. Silver Springs Boulevard (8MR4212)

The former Ocklawaha Service Station located at 942 E. Silver Springs Boulevard (8MR4212) was built ca. 1927 by the Seaboard Oil Company (Figure 82). Constructed in the Brown and Harris Subdivision which was platted in 1883, the building historically had an address of 926 Ocklawaha Avenue. Although predominately a residential street when the former gas station was built, Ocklawaha Avenue grew increasingly commercial in the 1930s and 1940s. The city directories indicate that Walter Newman was the manager in 1930, who was followed by Carl R. Smith in 1937. The building still served as the Ocklawaha Avenue Service Station in 1940, but had closed by 1945. In the 1950s, the structure served as a real estate office for Willson Nichols & Company, and now holds a jewelry store.¹⁷³



Figure 82. Seaboard Oil Company's Ocklawaha Service Station - 942 E. Silver Springs Boulevard (8MR4212), north and east elevations, looking southwest.

As detailed in the historical context, the expanding road network of the 1920s and increasing number of automobiles drew businesses from locations near the railroad to the roadside, prompting the opening of roadside attractions, gas stations, restaurants, and motor courts to service the traveling public. The service station was a new type of building introduced in the early twentieth century. At first, existing stores simply added gasoline to the list of products sold. Mechanical pumps were developed for dispensing fuel more safely and efficiently. Pumps were then placed closer to the street for added convenience. Ultimately, the service station was created as a specialized building type.

¹⁷³ Polk, *Ocala City Directory*, 1927, 1930, 1937, 1940, 1945, 1947, 1949, 1951, 1953, 1955, 1957.

Gasoline stations (filling stations or service stations, as they also have been called) are roadside facilities specially designed to sell gasoline and other closely related products, such as lubricants, tires, and batteries, for the automobile. Many gasoline stations also offer minor repair services, such as motor tuning and tire alignment. Largely excluded from emphasis here are the establishments that tie gasoline sales into other dominant product line. Such places – convenience stores, car washes, truckstops, and the like – fully dominate gasoline retailing today.¹⁷⁴

Nine basic variations of the type have been identified by architectural historians (Figure 83). Stylistic variations of each might be found, and are indicative of ownership (especially corporate), popular trends, or location.

The Ocklawaha Service Station was characteristic of the Seaboard Oil Company's stations in Florida. In the 1920s and 1930s, Pure Oil Company moved into the southeastern United States acquiring controlling interest in a number of smaller chains, including the Seaboard Oil Company, which was allowed to keep its separate corporate identity. According to John A. Jakle and Keith A. Sculle in *The Gas Station in America*,

By 1931, Seaboard operated 35 bulk depots and 328 stations for Pure [Oil Company], the flagship stations sporting "Spanish mission" styling with stucco walls and tiled roofs.¹⁷⁵

Pure Oil Company instituted its own English cottage design with blue and white colors as their corporate architecture. When acquired by Pure Oil, the Seaboard Oil Company fought the change in design.

The strongest opposition came from Pure's affiliates...A local norm prevailed in Florida. Immigrants poured into Florida in the 1920s and the state's multiplying gasoline stations competed fiercely. During the resulting building boom, the immigrants abandoned the styles they had preferred elsewhere for the local vernacular, the Spanish style. Pure's affiliate, the Seaboard Oil Company, was convinced its stations should follow the taste in popular domestic architecture and ordered [C.A.] Petersen [Pure's gasoline station architect] to design a series of stations in the Spanish style despite his preference for the English cottage.¹⁷⁶

The Ocklawaha Service Station appears to be one of the early "house" type stations designed in the Mission Revival style without an attached canopy. The pumps would have been uncovered near the road. The small, rectangular building has a flat roof with a shaped parapet accented by a pent roof surfaced with barrel tile and supported by wood brackets. Two arched wood doors with round lights provide access to the business and flank a central fixed window. Other decorative elements include coping along the roofline and scuppers. This early gas station retains a high degree of architectural integrity in terms of location, design, setting, materials, workmanship, and feeling. Now occupied by a jewelry store, the building has lost its historical association although it remains in commercial use. It appears to be individually significant perhaps even at the state and national level due to its intact corporate design indicative of 1920s architectural trends and the development of the gas station as a building type. It would be eligible under Criteria A and C in the areas of Transportation, Commerce, and Architecture.

¹⁷⁴ John A. Jakle and Keith A. Sculle, *The Gas Station in America* (Baltimore: The Johns Hopkins University Press, 1994), 131.

¹⁷⁵ *Ibid.*, 56.

¹⁷⁶ *Ibid.*, 176.

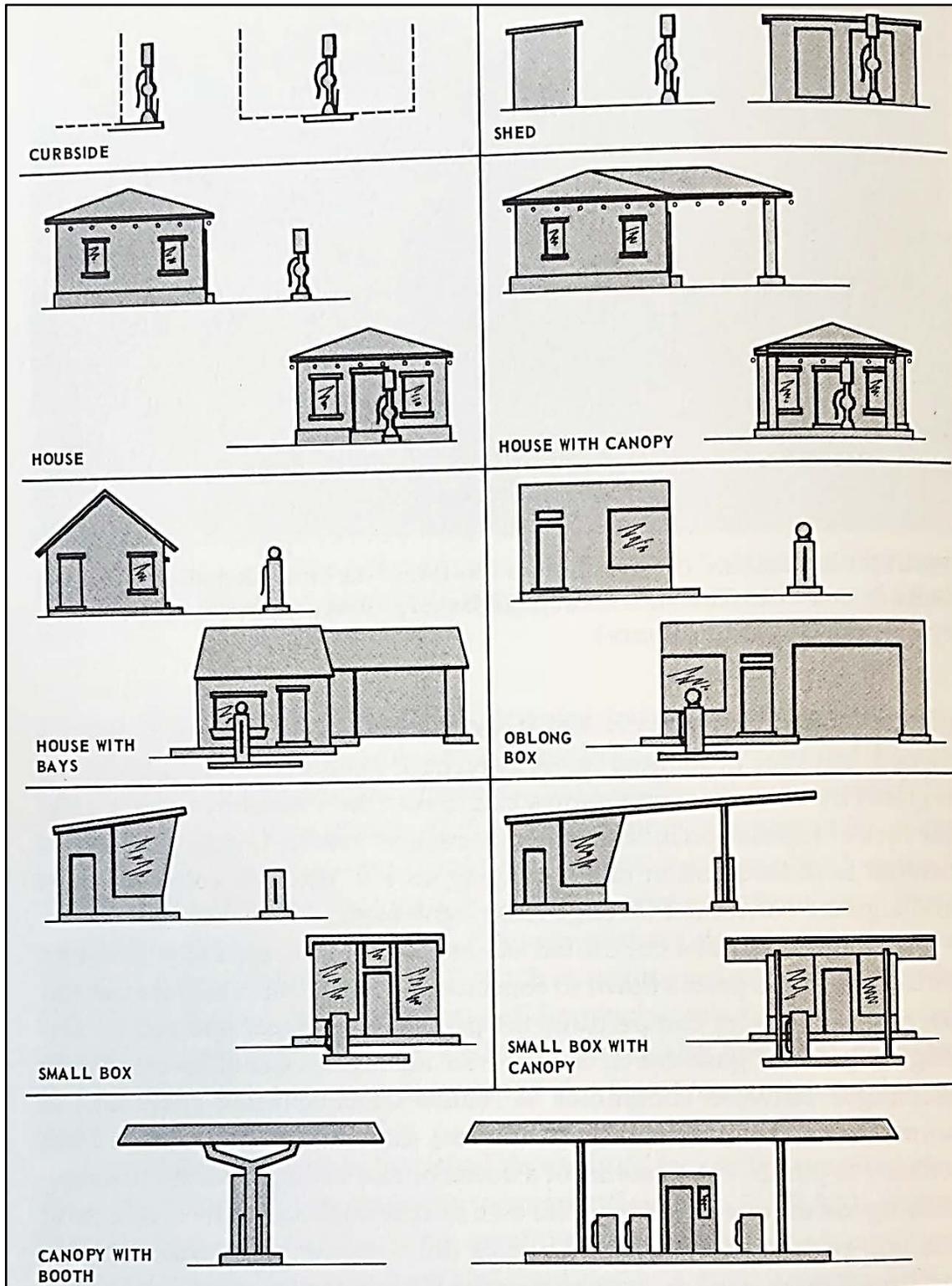


Figure 83. Service station types.¹⁷⁷

5.1.1.1.14 Candle Glo Inn and Tea House – 944 E. Silver Springs Boulevard (8MR4214)

Located at 944 E. Silver Springs Boulevard, the former Candle Glo Inn and Tea House (Figure 84) was originally built in downtown Ocala as a residence ca. 1913. From the time of its construction until 1949, the building was at 302 E. Ocklawaha Avenue (present-day E. Silver Springs Boulevard) between the Ocala Public Library and the Ritz Theater. In 1950, it was moved to 725 E. Ocklawaha Avenue when the Johnson Building was constructed on its site. In 1956, it was again moved further east to its current location when the Orleans Motel was built.

The former residence appears to have been constructed ca. 1913 as the home of John Dewey, who was the proprietor of the Merchant's Café, and his wife, Elizabeth. The occupants frequently changed during the late 1910s and 1920s perhaps indicating that the building was being rented. Salesman William Barrett and his wife, Stella, lived in the house in 1919, and were followed by Edward Anderson in 1923 and S.R. and Annie Billingsley in 1925, and John and Hattie Gibson in 1927. By 1937, the Candle Glo Restaurant, gift shop and tea room, occupied the structure (Figure 85 and Figure 86). Initially managed by Marie King, Mrs. Margaret Dutcher took over management by 1940 and would remain as such through the relocation and into the 1950s. During World War II, it frequently housed the wives and girlfriends of servicemen training at nearby camps. The Candle Glo Inn closed between 1953 and 1955, and the structure was relocated between 1955 and 1957 for the construction of the Orleans Motel.¹⁷⁸

The two-story Neoclassical Revival style building is clad with vinyl siding, has a truncated hip roof, and the character defining two-story full-width front portico supported by square wood columns. The main entrance has a six-panel wood door with three-light sidelights. Original double-hung sash windows are flanked by shutters with moon-shaped cutouts. A nine-light octagonal casement window accents the front façade. The application of vinyl siding ca. 1988 currently precludes designation on the basis of architecture, but this is a reversible alteration. The building does appear individually NRHP eligible under Criterion A in the area of tourism. In spite of its relocation, the building remains easily identifiable and provides an interesting history concerning the evolution of housing, inns, and roadside architecture in Ocala. Since both of the relocations occurred during what is now considered the historic period (50 years of age or older), it retains integrity of location, design, setting, workmanship, and feeling.

¹⁷⁷ Jakle and Skulle, 134.

¹⁷⁸ Ott and Chazal, 205-207; Polk, *Ocala City Directory*, 1914, 1919, 1923, 1925, 1927, 1930, 1937, 1940, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1960.



Figure 84. Candle Glo Inn and Tea House – 944 E. Silver Springs Boulevard (8MR4214), front façade, looking south.



Figure 85. Postcard of The Candle Glo Tea and Gift Shop at original location of 302 Ocklawaha Avenue (now East Silver Springs Boulevard), ca. 1937 (Courtesy of Kent Sperring).



Figure 86. Postcard of The Candle Glo Inn at original location of 302 Ocklawaha Avenue (now East Silver Springs Boulevard), ca. 1945 (Courtesy of Kent Sperring).

5.1.1.15 Alfred and Elizabeth Ayer House – 1030 NE 3rd Street (8MR930)

Located at 1030 NE 3rd Street, the Alfred and Elizabeth Ayre House (8MR930) appears to have been built between 1895 and 1901 (Figure 87). It is located in the Oak Park Subdivision, which was platted in 1893 and has had several different addresses during the historic period including 261 Wyomina, 1026 Wyomina, and 816 Wyomina Avenue. Arthur Kugelman purchased the land on which the house would be built from J.T. Lancaster, President of the Ocala Real Estate Company, in 1894. After Kugelman lost the property to taxes in the late 1890s, W.J. Edwards acquired the property from the Covenant Building and loan in 1901. Two years later, Elizabeth Ayer purchased the house for \$1,000 and acquired an adjacent lot from the heirs of Kugelman in 1910. Her husband, Alfred, had served in the Confederate Army during the Civil War, before marrying Elizabeth around 1876. The couple lived in Marion County by 1880, initially settling at McIntosh before moving to Ocala. He served as the Marion County Tax Assessor for a twenty year period in the early twentieth century. After Elizabeth died in 1927, Alfred occupied the property until his death in 1937 when the property passed to their children. At the time of his death, he was the last remaining Confederate veteran in Ocala. Their daughter, Edna Wright, lived in the house from 1937 until her death in 1959, when Carl C. Ayer moved into the house.¹⁷⁹

This residence exhibits the large, steeply pitched hipped roof with four lower cross gables and massing characteristic of the Queen Anne style. The home appears to have retained its historic windows and drop siding. Additional stylistic features include the canted bay on the east elevation, and the three-sided wrap

¹⁷⁹ Paul Weaver, Historic Property Associates, 1986, FMSF Form #8MR930, form on file, FDHR, Tallahassee, Florida; Brumby, *Ocala City Directory 1908-9*; Polk, *Ocala City Directory, 1914, 1919, 1923, 1925, 1927, 1930, 1937, 1940, 1945, 1949, 1951, 1955, 1960*; Ancestry.com, *1880 United States Federal Census* [database online]; Ancestry.com, *1900 United States Federal Census* [database online]; Ancestry.com, *1910 United States Federal Census* [database online]; Ancestry.com, *1920 United States Federal Census* [database online]; Ancestry.com, *1930 United States Federal Census* [database online]; "Gen. Alfred Ayer." Greenwood Cemetery, 2019, (available online, <https://www.findagrave.com/memorial/28196476>); *Tampa Tribune*, "Gen. Alfred Ayer, Last Ocala Veteran, Dies, 90," 3 April 1937; *Tampa Tribune*, "Ocala Nonogenarian is Honored on Anniversary," 13 November 1935.

porch with its small gablet and original sunburst design. Decorative jigsaw cut bargeboard is present in the gable ends, and the main entrance has a wood door with a leaded glass light. Although the front porch supports were replaced ca. 1990, most of the detailing of this Queen Anne style residence remains. Between 2005 and 2010, a large garage, pool, and recreational buildings were added to the property, the rear porch appears to be the only addition to house. The Alfred and Elizabeth Ayer House (8MR930) retains good integrity of location, design, setting, materials, workmanship, and feeling. It is an excellent example of the Queen Anne style. The residence would likely be eligible for inclusion in the NRHP individually Criterion C for architecture.



Figure 87. Alfred and Elizabeth Ayer House – 1030 NE 3rd Street (8MR930), front façade, looking south.

5.1.1.2 National Register Historic Districts

Historic districts generally contain a cohesive collection of buildings, sites, structures, and objects which are historically or physically related. The district's significance and integrity help to determine boundaries which are generally defined by visual barriers, visual changes, historical legal limits, or clearly differentiated patterns of development. Most of the buildings included in this survey would not be considered part of a district due to a lack of concentration of historic resources or due to alteration of the surrounding historic resources. However, small additions to the Ocala Historic District and the Downtown Ocala Historic District were identified as detailed below. In addition, a residential area situated between NE 2nd and NE 4th Streets and NE 9th and NE 12th Avenues was identified as a cohesive historic section which could potentially form a historic district. Due to the limited number of buildings included as part of this effort, buildings in the survey area south of the Ocala Historic District were recorded up through a construction date of 1946. There are numerous resources in this area built between 1947 and 1969 which would now be considered historic. Therefore, additional survey work is recommended for this area as there is a potential for historic districts; further information is included concerning this area in the last part of this section. If the historic districts are updated, make sure to include historic street pavers/brick, granite curbs, light fixtures, and benches, etc. as contributing elements.

5.1.1.2.1 Ocala Historic District Expansion

As a result of the field survey, it is recommended that 18 of the previously noncontributing resources have their district eligibility changed to contributing (Table 9). Some of these changes are a result of restoration efforts, but many buildings were simply not considered historic at the time of the original survey (50 years of age or older).

Table 9. Updated previously recorded resources within the Ocala Historic District.

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	Dist- rict	Historic Address
8MR393	Meta Jewett House/835 SE 2 nd Street	1910	2820-039-009	Frame Vernacular	Ineligible	C*	823/829 SE 2 nd Street
8MR422	J.N. Edwards House/734 SE 3 rd Street	1894	2820-029-005	Folk Victorian	Ineligible	C	135/726 SE 3 rd Street
8MR453	839 SE 5 th Street	1903	2820-036-007	Colonial Revival	Ineligible	C*	829 SE 5 th Street
8MR563	T.J. Kemp House/1006 SE Fort King Street	1938	28355-001-04	Tudor Revival	Ineligible	C*	1004 E Fort King Street
8MR565	Mayflower Apartments/ 1030 E Fort King Street	1950	28385-001-00	Masonry Vernacular	Ineligible	C*	1020/1024 E Fort King Street
8MR571	1236 E Fort King Street	1948	28372-003-00	Minimal Traditional	Ineligible	C*	1226 E Fort King Street
8MR584	606 SE Sanchez Avenue	1912	2820-021-001	Bungalow	Ineligible	C*	704 SE Sanchez Avenue
8MR618	904 SE 2 nd Street	1936	28362-038-01	Frame Vernacular	Ineligible	NC	806/842 SE 2 nd Street/187 E 2 nd Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	Dist- rict	Historic Address
8MR621	917 SE 2 nd Street	1935	28362-039-04	Frame Vernacular	Ineligible	NC	847 SE 2 nd Street
8MR630	921 SE 3 rd Street	1946	28355-003-16	Frame Vernacular	Ineligible	C*	917 SE 3 rd Street
8MR633	1009 SE 3 rd Street	1938	28385-004-00	Colonial Revival	Ineligible	C*	1003/1021 SE 3 rd Street
8MR637	1220 SE 3 rd Street	1963	2837-003-103	Ranch	Ineligible	C*	1204 SE 3 rd Street
8MR642	820 SE 5 th Street	1965	2820-035-002	Ranch	Ineligible	NC	812 SE 5 th Street
8MR655	1116 SE 5 th Street	1952	2820-026-014	Ranch	Ineligible	C*	1106 SE 5 th Street
8MR657	1127 SE 5 th Street	1951	2837-003-005	Colonial Revival	Ineligible	C*	1121/1123 SE 5 th Street
8MR659	1203 SE 5 th Street	1954	2837-004-005	Ranch	Ineligible	C*	1135/1121/1201 SE 5 th Street
8MR675	1107 SE 7 th Street	1954	2920-023-018	Ranch	Ineligible	C*	1105 SE 7 th Street
8MR680	1209 SE 7 th Street	1955	28361-008-01	Ranch	Ineligible	C*	1201 SE 7 th Street
8MR707	1129 SE 8 th Street	1950	2836-006-010	Monterey	Ineligible	NC	1123 SE 8 th Street
8MR719	222 SE 10 th Avenue	1953	28355-003-04	Ranch	Ineligible	NC	316 S High Street
8MR723	208 SE 11 th Avenue	1936	28385-004-01	Colonial Revival	Ineligible	C*	302 S Newberry Avenue
8MR730	Ocala Primitive Baptist Church/ 115 SE 12 th Terrace	1958	28372-015-00	Modernistic/ Contemporary	Ineligible	C*	215 S Central Street/1300 E Fort King Street
8MR731	120 SE 12 th Terrace	1952	28372-003-01	Frame Vernacular	Ineligible	C*	214 S Central Street

*indicates change from noncontributing to contributing

In addition, field survey indicated that the district may be expanded slightly east to SE 15th Avenue along E. Fort King Street (Table 10; Figure 88). This area was originally part of Caldwell's Addition, surveyed in 1882. Subsequent subdivisions platted include Fort King Heights (1911), Lynwood Park (1913), Lynwood Park Addition (1925), and Ellis' Subdivision (1946).¹⁸⁰ Eleven pre-1947 buildings were identified during the survey, but additional buildings in this area may have been built during the historic period. In order to update the contributing and noncontributing status or add a new section to the district, the period of significance noted in the designation will need to be expanded. At present, it spans the period from 1880 to 1930, but the end date will need to extend to 1968 and the historical context will need to be updated to include that period of development in the district. Consult with the Florida Division of Historic Resources to process the updates for the designation.

¹⁸⁰ Marion County Clerk of Circuit Court, 1882, Plat Book E, Page 3; 1911, Plat Book A, Page 172; 1913, Plat Book A, Page 182; 1925, Plat Book C, Page 7; and 1946, Plat Book D, Page 89.

Table 10. Potential Expansion of Ocala Historic District.¹⁸¹

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility	Historic Address
8MR4078	125 SE 14 th Avenue	1926	2836-206-906	Colonial Revival	Ineligible	C	213 S East Street
8MR4080	Marcus and Annie Frank House/ 1317 E Fort King Street	1926	2839-020-000	Craftsman	Eligible	C	1325 E Fort King Street
8MR4081	1342 E Fort King Street	1926	28362-069-01	Craftsman	Ineligible	C	1366 E Fort King Street
8MR4082	1403 E Fort King Street	1941	2833-014-010	Minimal Traditional	Ineligible	C	1403 E Fort King Street
8MR4083	1417 E Fort King Street	1936	2833-014-167	Bungalow	Ineligible	C	1407 E Fort King Street
8MR4084	1419 E Fort King Street	1928	2833-014-168	Bungalow	Ineligible	C	1409 E Fort King Street
8MR4086	William & Lilly Carn House/ 1426 E Fort King Street	1901	28375-001-00	Folk Victorian	Ineligible	C	1412/1410 E Fort King Street
8MR4087	1427 E Fort King Street	1926	2833-014-015	Bungalow	Ineligible	C	1411 E Fort King Street
8MR4091	18 SE 14 th Avenue	1938	2839-002-000	Craftsman	Ineligible	C	12 S East Street
8MR4096	213 SE 14 th Avenue	1938	28362-069-08	Craftsman	Ineligible	C	301/219 S East Street
8MR4105	24 SE 14 th Avenue	1938	2839-001-000	Tudor Revival	Ineligible	C	20 S East Street

¹⁸¹ Blue shading denotes potential individual eligibility.

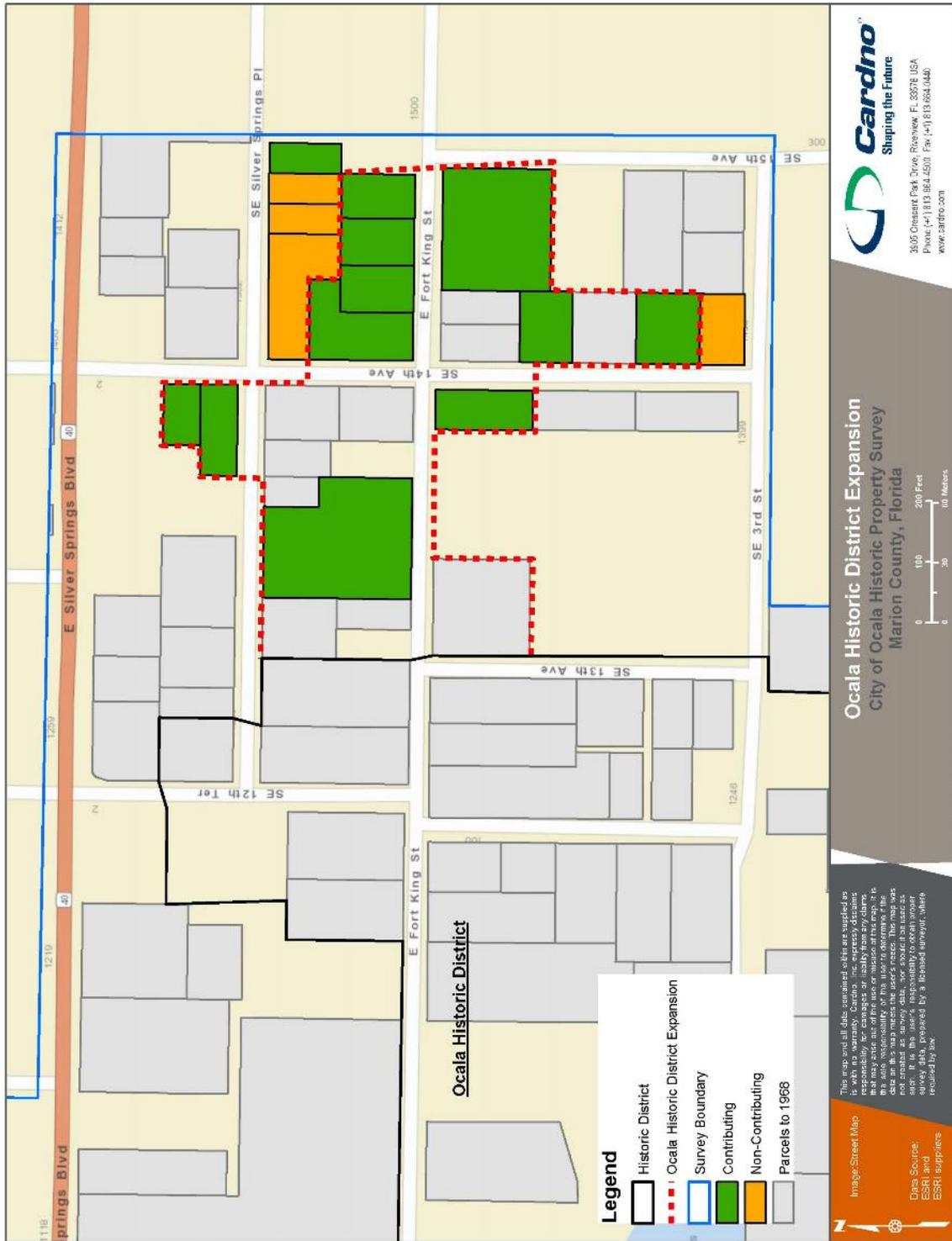


Figure 88. Map of potential expansion of Ocala Historic District.

5.1.1.2.2 Ocala Historic Commercial District Expansion

Part of the original survey of the county seat, the area along South Magnolia Avenue from SE 2nd Street to SE 5th Street may be able to be added to the Ocala Historic Commercial District. Nine historic buildings in this area were identified as historic (Table 11; Figure 89). Many in this area are associated historically with the growth of the automobile industry in the 1920s and the expansion of roadside architecture through the 1950s. The period of significance for the existing district spans the years of 1884 to 1949. In order to incorporate this newly surveyed area, the period of significance would need to be updated to 1968. Consult with the Florida Division of Historic Resources to process the updates for the designation.

Table 11. Potential Expansion of Ocala Historic Commercial District/Downtown Ocala Historic District.¹⁸²

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility	Historic Address
8MR4092	205 S Magnolia Avenue	1936	2834-002-008	Industrial Vernacular	Ineligible	NC	10 SE 2 nd Street
8MR4095	211 SW 1 st Avenue	1941	2853-048-005	Masonry Vernacular	Ineligible	NC	305 S Orange Street
8MR4103	Ocala Gulf Oil Company Service Station/221 S Magnolia Avenue	1925	2823-053-004	Art Deco	Ineligible	C	315 S Magnolia Avenue
8MR4109	A. T. Thomas Building/ 304 S Magnolia Avenue	1928	2853-049-001	Masonry Vernacular	Eligible	C	402-404 S. Magnolia Avenue
8MR4110	Ocala Laundry & Cleaners/ 305 S Magnolia Avenue	1964	2823-052-001	Mid-century Modern	Ineligible	C	403 S. Magnolia Avenue
8MR4113	31 SW 3 rd Street	1907	2853-048-007	Queen Anne	Ineligible	C	11 SW 3 rd Street
8MR4114	313 S Magnolia Avenue	1953	2823-052-002	Masonry Vernacular	Ineligible	C	409 S Magnolia Avenue
8MR4117	321 S Magnolia Avenue	1962	2823-052-003	Masonry Vernacular	Ineligible	NC	415 S Magnolia Avenue
8MR4129	O'Neal & Holley Autos/424 S Magnolia Avenue	1927	2853-050-004	Masonry Vernacular	Ineligible	C	514-516 S Magnolia Avenue

¹⁸² Blue shading denotes potential individual eligibility.

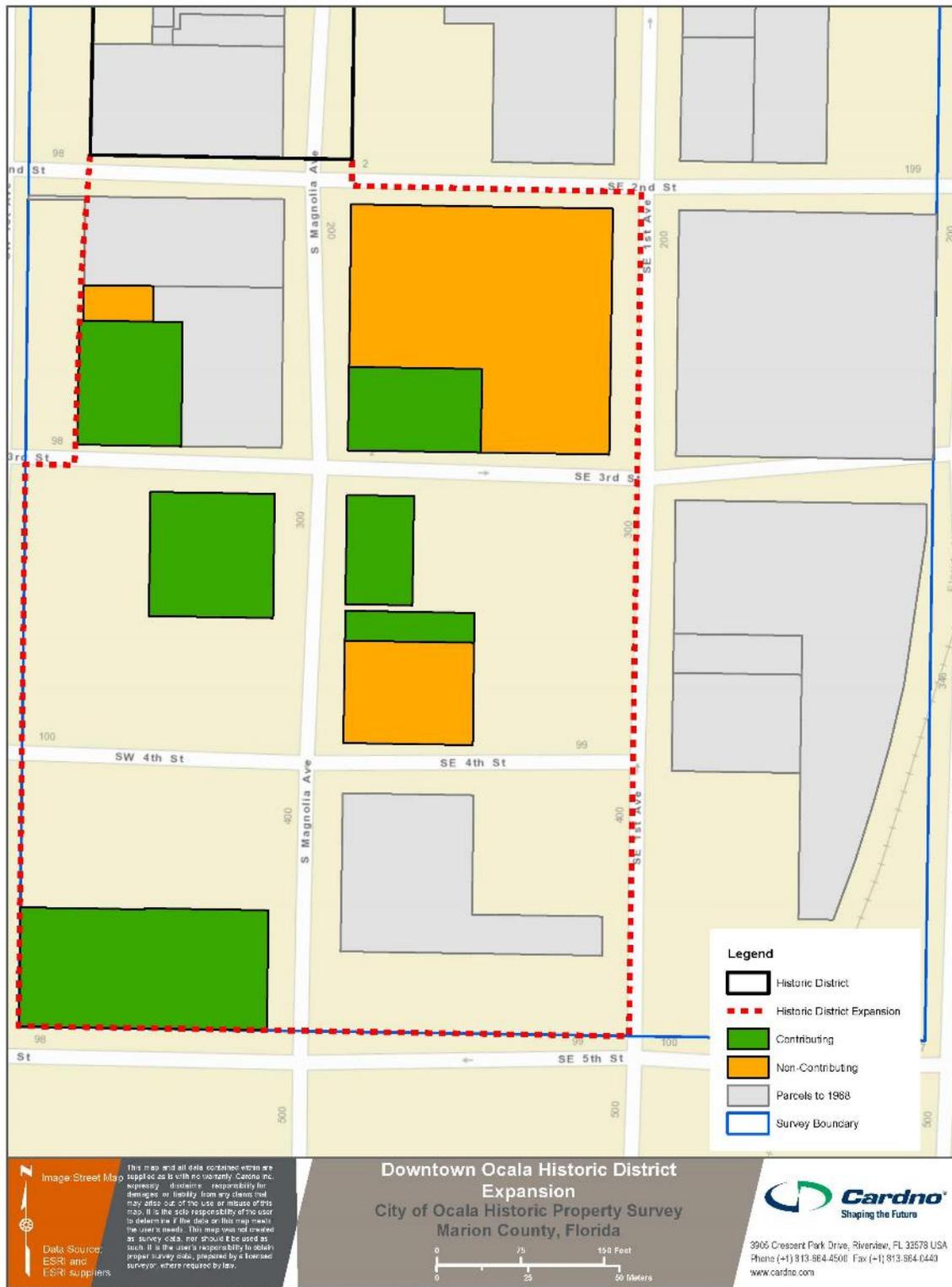


Figure 89. Map of potential expansion of Ocala Historic Commercial District.

5.1.1.2.3 Wyomina Park Historic District

As a result of the field survey, a residential area situated between NE 2nd and NE 4th Streets and NE 9th and NE 12th Avenues was identified as a cohesive collection of historic buildings which may form a historic district. Initially, survey focused on the previously unrecorded buildings in the area constructed prior to 1947. When combined with the previously recorded resources, a cluster of historic resources was evident and additional survey was conducted for all buildings constructed before 1968 in order to determine the exact location of a potential district. At present, 60 historic buildings were surveyed in the area of which 49, or 81 percent, were identified as contributing (Table 12; Figure 90).

The area was first surveyed as part of Caldwell's Addition surveyed in 1882, but was subsequently resurveyed as part of Oak Park (1893), Wyomina Park (ca.1921), and Wyomina Terrace (1925).¹⁸³ Most of the resources date to the 1920s and are primarily in the Wyomina Park subdivision. The decline of the real estate market and onset of the Great Depression prevented a number of the platted lots from being filled until the late 1930s through the 1950s. The district represents the evolution of the middle class housing industry in Ocala.

Table 12. Potential Wyomina Park Historic District.¹⁸⁴

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility	Historic Address
8MR894	207 NE 11 th Avenue	1938	2834-002-105	Tudor Revival	Ineligible	NC	113/201 N Newberry Avenue
8MR896	210-214 NE 11 th Avenue	1927	2834-003-009	Bungalow	Ineligible	C	216/116 N Newberry Avenue
8MR901	Rush H. & Ada Todd House/ 222-236 NE 12 th Avenue	1922	2834-002-001	Craftsman	Eligible	C	226 N Torrey Avenue
8MR921	965 NE 2 nd Street	1908	2834-004-006	Frame Vernacular	Ineligible	C	745/951 Adams
8MR924	921 NE 3 rd Street	1926	2832-035-000	Craftsman	Ineligible	C	917 Wyomina Street
8MR926	937 NE 3 rd Street	1926	2832-037-000	Craftsman	Ineligible	C	929 Wyomina Street
8MR928	1001 NE 3 rd Street	1936	2832-042-000	Minimal Traditional	Ineligible	NC	1001 Wyomina Street
8MR929	1016 NE 3 rd Street	1928	2831-003-104	Bungalow	Ineligible	C	1010 Wyomina Street
8MR930	Alfred & Elizabeth Ayer House/1030 NE 3 rd Street	1901	2834-003-001	Queen Anne	Eligible	C	261/816/1026 Wyomina Street
8MR934	920 NE 4 th Street	1926	2832-034-000	Bungalow	Ineligible	C	914 Franklin Street
8MR935	Wisdom O'Neal House/926 NE 4 th Street	1926	2832-003-000	Tudor Revival	Ineligible	C	920 Franklin Street

¹⁸³ Marion County Clerk of Circuit Court, 1882, Plat Book E, Page 3; 1893, Plat Book A, Page 101; 1921, Plat Book B, Page 197; and 1925, Plat Book B, Page 253.

¹⁸⁴ Blue shading denotes potential individual eligibility.

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility	Historic Address
8MR936	934 NE 4 th Street	1928	2832-032-000	Craftsman	Ineligible	C	922/924 Franklin Street
8MR937	948 NE 4 th Street	1928	2832-030-000	Mediterranean Revival	Ineligible	C	936 Franklin Street
8MR938	949 NE 4 th Street	1926	2832-004-000	Bungalow	Ineligible	C	931 Franklin Street
8MR939	955 NE 4 th Street	1938	2832-006-000	Minimal Traditional	Ineligible	C	939 Franklin Street
8MR940	961 NE 4 th Street	1928	2832-007-000	Tudor Revival	Ineligible	C	941 Franklin Street
8MR941	962 NE 4 th Street	1926	2832-128-000	Bungalow	Ineligible	C	952 Franklin Street
8MR942	1014 NE 4 th Street	1926	2832-026-000	Craftsman	Ineligible	C	1010 Franklin Street
8MR943	Charles P. Chazal House/1029 NE 4 th Street	1926	2832-010-000	Bungalow	Ineligible	C	1021 Franklin Street
8MR944	1104 NE 4 th Street/325 NE 11 th Avenue	1938	2832-022-000	Colonial Revival	Eligible	C	1104 Franklin Street
8MR945	1022 NE 4 th Street	1940	2832-025-000	Minimal Traditional	Ineligible	NC	1016 Franklin Street
8MR946	1030 NE 4 th Street	1936	2832-024-000	Frame Vernacular	Ineligible	NC	1024 Franklin Street
8MR4033	1129 NE 3 rd Street	1958	2832-049-000	Ranch	Ineligible	C	1121 Wyomina Street
8MR4038	1008 NE 4 th Street	1936	2832-027-000	American Foursquare	Ineligible	C	1004 Franklin Street
8MR4054	1103 NE 4 th Street	1937	2832-012-000	Tudor Revival	Ineligible	C	1103 Franklin Street
8MR4056	1105 NE 3 rd Street	1927	2832-046-000	Craftsman	Ineligible	C	1103 Wyomina Street
8MR4059	1107 NE 3 rd Street	1938	2832-047-000	Frame Vernacular	Ineligible	C	1105/1109 Wyomina Street
8MR4065	1115 NE 4 th Street	1938	2832-013-000	Frame Vernacular	Ineligible	NC	1105/1109 Franklin Street
8MR4068	1120 NE 4 th Street	1937	2832-021-000	Minimal Traditional	Ineligible	C	1112/1116 Franklin Street
8MR4070	1124 NE 4 th Street	1938	2832-020-000	Minimal Traditional	Ineligible	C	1118 Franklin Street
8MR4071	1127 NE 2 nd Street	1941	2834-002-108	Minimal Traditional	Ineligible	C	1157 Adams Street
8MR4073	114 NE 11 th Avenue	1948	28311-009-01	Masonry Vernacular	Ineligible	C	108 N Newberry Avenue
8MR4074	229 NE 11 th Avenue	1948	2834-002-004	Ranch	Ineligible	C	223-225 N Newberry Avenue
8MR4093	206 NE 12 th Avenue	1938	2834-002-008	Minimal Traditional	Ineligible	C	204 N. Torrey Avenue

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility	Historic Address
8MR4097	1118 NE 3 rd Street	1954	2834-002-003	Ranch	Ineligible	NC	1112-1114 Wyomina Street
8MR4098	215 NE 10 th Avenue	1913	2834-003-005	Frame Vernacular	Ineligible	C	215 N High Street
8MR4099	216 NE 12 th Avenue	1939	2834-002-007	Minimal Traditional	Ineligible	C	222 N Torrey Avenue
8MR4100	217 NE 11 th Avenue	1940	2834-002-005	Minimal Traditional	Ineligible	C	117/217/221/121 N Newberry Avenue
8MR4104	1008 NE 2 nd Street	1946	28311-012-00	Bungalow	Ineligible	C	1004 Adams Street
8MR4112	308 NE 12 th Avenue	1943	2832-050-000	Minimal Traditional	Ineligible	C	300/302 N Torrey Avenue
8MR4115	318 NE 12 th Avenue	1941	2832-051-000	Frame Vernacular	Ineligible	C	306/312 N Torrey Avenue
8MR4119	1123 NE 3 rd Street	1951	2832-048-000	Masonry Vernacular	Ineligible	C	1115 Wyomina Street
8MR4179	1024 NE 2 nd Street	1960	28311-010-00	Ranch	Ineligible	C	1040 Adams Street
8MR4207	927 NE 4 th Street	1928	2832-002-000	Craftsman	Ineligible	C	921 Franklin Street
8MR4210	938 NE 4 th Street	1915	2832-031-000	Frame Vernacular	Ineligible	NC	932 Franklin Street
8MR4222	1121 NE 2 nd Street	1948	2834-0020006	Frame Vernacular	Ineligible	C	1135 Adams Street
8MR4223	1113 NE 2 nd Street	1941	2834-002-106	Minimal Traditional	Ineligible	C	1109 Adams Street
8MR4224	225 NE 10 th Avenue	1948	2834-003-004	Ranch	Ineligible	NC	221 N High Street
8MR4225	948 NE 3 rd Street	1948	2834-004-003	Ranch	Ineligible	C	938 Wyomina Street
8MR4227	1007 NE 4 th Street	1952	2832-008-000	Ranch	Ineligible	C	1005 Franklin Street
8MR4228	1013 NE 4 th Street	1946	2832-009-000	Masonry Vernacular	Ineligible	C	1009 Franklin Street
8MR4229	1130 NE 4 th Street	1938	2832-019-000	Minimal Traditional	Ineligible	C	1120 Franklin Street
8MR4230	956 NE 4 th Street	1955	2832-029-000	Ranch	Ineligible	C	944 Franklin Street
8MR4231	314 NE 10 th Avenue	1955	2832-040-000	Ranch	Ineligible	C	312 N High Street
8MR4232	308 NE 10 th Avenue	1955	2832-040-002	Masonry Vernacular	Ineligible	NC	304 N High Street
8MR4233	322 NE 12 th Avenue	1964	2832-018-000	Masonry Vernacular	Ineligible	NC	1126 Franklin Street
8MR4234	1129 NE 4 th Street	1950	2832-015-000	Ranch	Ineligible	C	1121 Franklin Street
8MR4235	408 NE 12 th Avenue	1950	2832-016-000	Ranch	Ineligible	C	402 N Torrey Avenue

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility	Historic Address
8MR4236	416 NE 12 th Avenue	1951	2832-017-000	Minimal Traditional	Ineligible	C	404 N Torrey Avenue
8MR4237	921 NE 4 th Street	1950	2832-001-000	Frame Vernacular	Ineligible	NC	919 Franklin Street

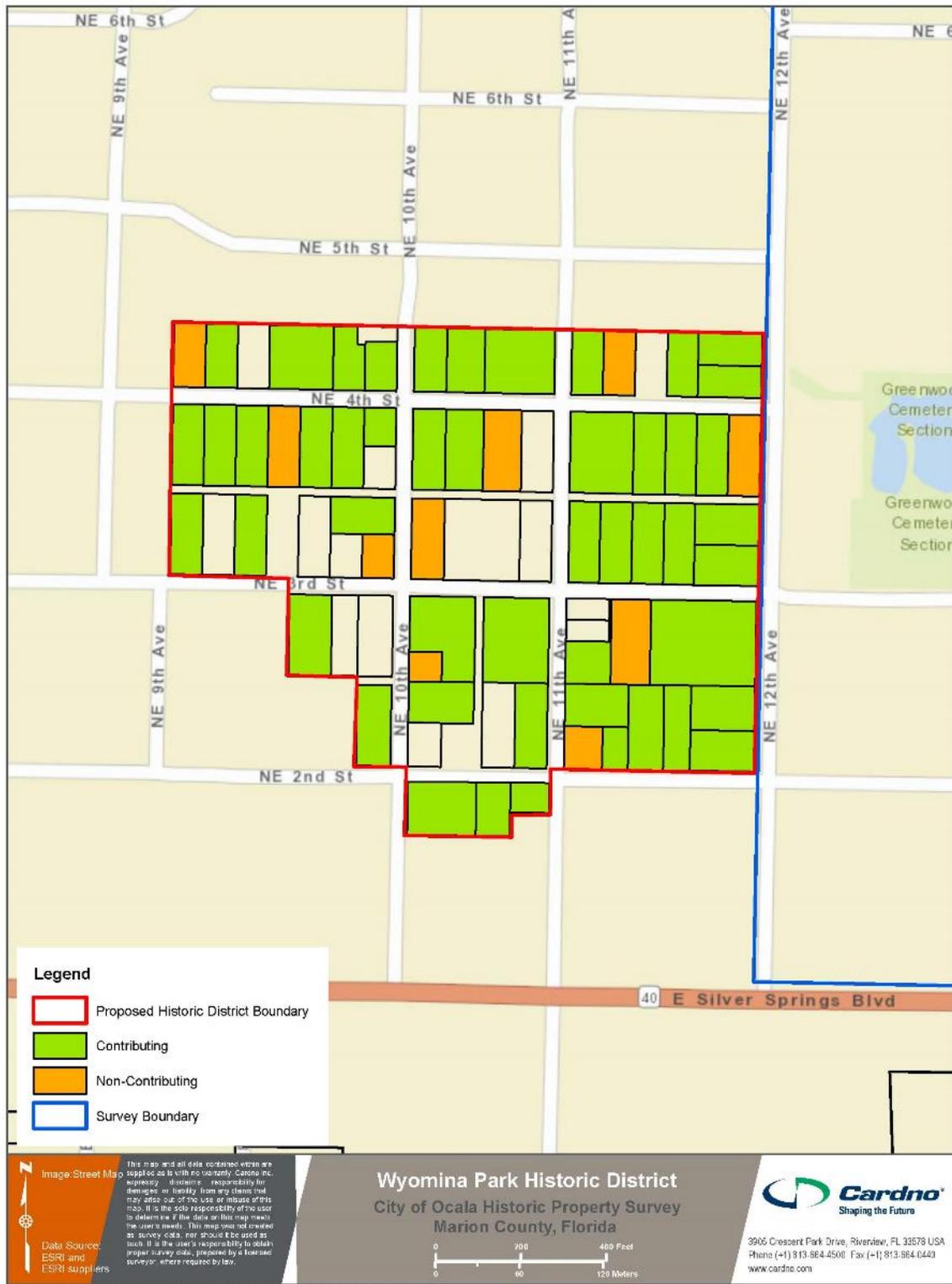


Figure 90. Map of potential Wyomina Park Historic District.

5.1.1.2.4 South Survey Area

Due to the limited FMSF forms able to be surveyed as part of this project, only the resources constructed prior to 1947 were recorded in the southern part of the survey area. Although situated immediately south of the Ocala Historic District, this area has a different character than the large, high style residences dominating the southern portion of the historic district. Most of the area south of the district is populated by modest, working class Bungalows and Craftsman and Minimal Traditional style residences. Therefore, it does not appear that this region could be added to the existing district.

If surveyed up through 1967, there may be a district or districts in the area possibly grouped by subdivision plat. Initially surveyed in 1882 as part of Caldwell's Addition, most of the area was replatted over the decades through the following subdivisions: Magnolia Place (1910), Gordon's Subdivision of Lot C of Caldwell's Addition (1921), Palmetto Park (1923), Idylweir Park (1925), Glenview (1926) and Gerig's Subdivision (1937).¹⁸⁵ The western section closer to downtown features the earliest buildings. Those in the eastern subdivisions of Idylweir Park and Glenview are larger with a number of mid-century Ranch style houses, which were not surveyed due to their age. Officially filed in 1925 and 1926 as the real estate boom declined, these two subdivisions have a few high style 1920s era buildings, but new construction of high style designs returned in the late 1930s and continued through the 1950s. A full survey of construction through the historic period in these two subdivisions may reveal that they warrant district designation. The Idylweir Park plat is wholly within the survey area, while the Glenview subdivision extends south of the current project area to SE 12th Street (Figure 91 and Figure 92).

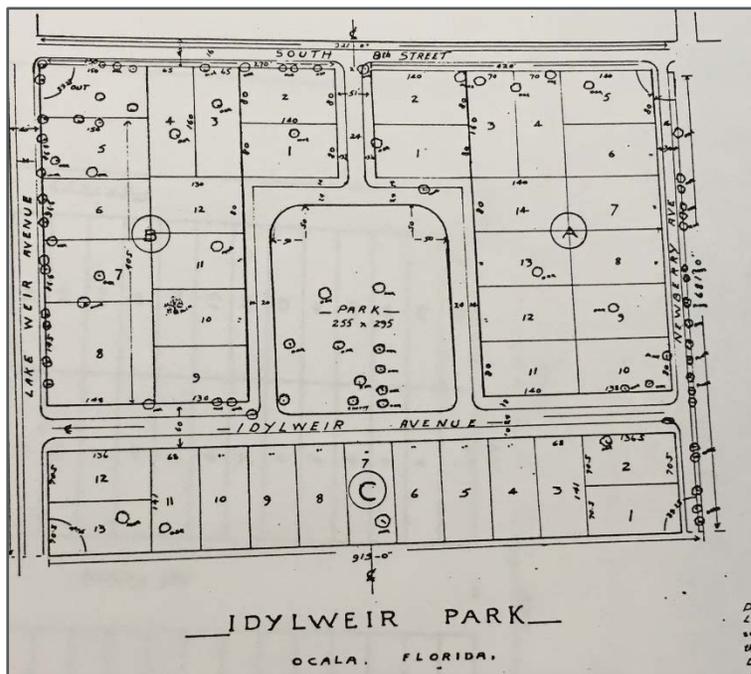


Figure 91. Map of Idylweir Park, Plat Book B, Page-254.

¹⁸⁵ Marion County Clerk of Circuit Court, 1882, Plat Book E, Page 3; 1910, Plat Book A, Page 163; 1921, Plat Book A, Page 195; 1923, Plat Book B, Page 210; 1925, Plat Book B, Page 254; 1926, Plat Book D, Page 36; and 1937, Plat Book D, Page 75.

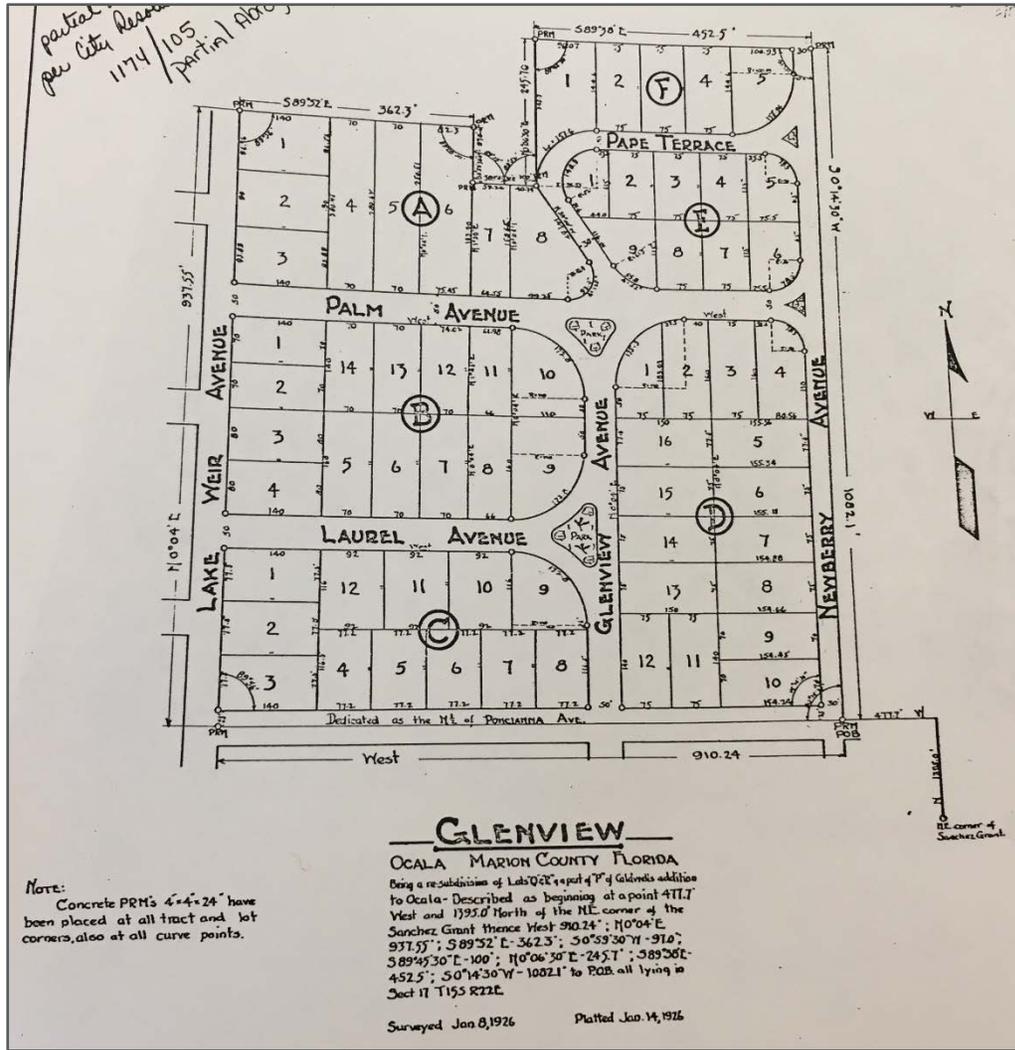


Figure 92. Map of Glenview Subdivision, Plat Book D, Page 36.

Table 13 and Figure 93 show the historic buildings surveyed throughout the southern portion of the project area with the subdivisions noted, as well as the pre-1968 buildings, which were not surveyed shown on the map.

Table 13. Surveyed buildings in the area south of the Ocala Historic District.¹⁸⁶

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility/ Subdivision	Historic Address
8MR4035	1005 SE 3 rd Avenue	1918	2913-043-000	Craftsman	Ineligible	C / Gordon's Subdivision	1103 Orange Avenue
8MR4036	George C. & Pauline Pasteur House/ 1005 SE 9 th Avenue	1924	2835-003-012	Craftsman	Eligible	C / Idylweir Park	1101 Lake Weir/Earl Avenue

¹⁸⁶ Blue shading denotes potential individual eligibility.

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility/ Subdivision	Historic Address
8MR4039	1010 SE Sanchez Avenue	1918	2913-001-000	Frame Vernacular	Ineligible	C / Gordon's Subdivision	616 10 th Street/1100 S Sanchez Avenue
8MR4040	1015 SE 3 rd Avenue	1918	2913-044-000	Frame Vernacular	Ineligible	NC / Gordon's Subdivision	1109 Orange Avenue
8MR4041	1019 SE 3 rd Avenue	1937	2913-046-000	Craftsman	Ineligible	C / Gordon's Subdivision	1115 Orange Avenue
8MR4043	1022 SE 10 th Street	1928	2835-003-001	Tudor Revival	Ineligible	C / Idylweir Park	950 Idylweir Avenue
8MR4045	1023 SE 9 th Avenue	1908	2903-001-010	Georgian Revival	Ineligible	C / Glenview	921/1117 Lake Weir/Earl Avenue
8MR4047	1024 SE Alvarez Avenue	1953	2913-027-000	Frame Vernacular	Ineligible	C / Gordon's Subdivision	1114 S Alvarez Avenue
8MR4048	1025 SE 10 th Street	1936	2835-001-010	Colonial Revival	Ineligible	C / Idylweir Park	949 Idylweir Avenue
8MR4049	1025 SE 3 rd Avenue	1918	2913-048-000	Frame Vernacular	Ineligible	NC / Gordon's Subdivision	1119 Orange Avenue
8MR4050	John & Bernice Gerig House/1026 SE 9 th Avenue	1938	2909-007-000	Tudor Revival	Ineligible	C / Gerig's Subdivision	1118 Lake Weir Avenue
8MR4055	1104 SE 10 th Lane	1939	2903-001-008	Colonial Revival	Ineligible	NC / Glenview	1202 Pape Terrace
8MR4057	1105 SE 3 rd Avenue	1924	2913-050-000	Bungalow	Ineligible	NC / Gordon's Subdivision	1201 Orange Avenue
8MR4058	Ocala First Seventh Day Adventist Church/ 1105 SE Sanchez Avenue	1927	2908-004-004	Masonry Vernacular	Ineligible	C / Palmetto Park	1211 S Sanchez Avenue
8MR4062	1108 SE 9 th Avenue	1916	2908-003-001	Colonial Revival	Ineligible	C / Palmetto Park	1202 Lake Weir/Earl Avenue
8MR4076	1210 SE 9 th Avenue	1920	2908-003-014	Colonial Revival	Ineligible	C / Palmetto Park	1214 Earl Avenue/ 1102/950/La ke Weir
8MR4116	318 SE 11 th Street	1924	2913-054-000	Craftsman	Ineligible	C / Gordon's Subdivision	312 Palm Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility/ Subdivision	Historic Address
8MR4121	Bertha Gordon House/ 403 SE 11 th Street	1924	2913-037-000	Frame Vernacular	Ineligible	NC / Gordon's Subdivision	403 Palm Street
8MR4122	404 SE 11 th Street	1926	2913-057-000	Bungalow	Ineligible	C / Gordon's Subdivision	404 Palm Street
8MR4123	410 SE 9 th Street	1952	2912-001-000	Masonry Vernacular	Ineligible	C / Caldwell's Addition	412/416 SE 9 th Street
8MR4127	418 SE 11 th Street	1936	2913-062-000	Bungalow	Ineligible	C / Gordon's Subdivision	412 Palm Street
8MR4130	503 SE 9 th Street	1923	2825-000-020	Craftsman	Ineligible	C / Magnolia Place	503 SE 9 th Street
8MR4131	504 SE 11 th Street	1924	2913-065-000	Bungalow	Ineligible	NC / Gordon's Subdivision	504 Palm Street
8MR4133	508 SE 10 th Street	1922	2913-015-000	Craftsman	Ineligible	C / Gordon's Subdivision	412/508 SE 10 th Street
8MR4134	513 SE 10 th Street	1922	2911-060-000	Bungalow	Ineligible	C / Magnolia Place	513 SE 10 th Street
8MR4136	516 SE 10 th Street	1926	2913-010-000	Craftsman	Ineligible	C / Gordon's Subdivision	516 SE 10 th Street
8MR4137	517 SE 10 th Street	1937	2911-061-000	Craftsman	Ineligible	C / Magnolia Place	515/517 SE 10 th Street
8MR4138	518 SE 9 th Street	1949	2911-053-000	Frame Vernacular	Ineligible	NC / Magnolia Place	512 SE 9 th Street
8MR4139	521 SE 9 th Street	1920	2825-000-024	Bungalow	Ineligible	C / Magnolia Place	515 SE 9 th Street
8MR4141	602 SE 9 th Street	1926	2911-052-000	Bungalow	Ineligible	NC / Magnolia Place	516 SE 9 th Street
8MR4142	603 SE 9 th Street	1920	2825-000-025	Bungalow	Ineligible	C / Magnolia Place	517 SE 9 th Street
8MR4143	605 SE 10 th Street	1926	2911-063-000	Craftsman	Ineligible	C / Magnolia Place	605 SE 10 th Street
8MR4144	606 SE 10 th Street	1928	2913-007-000	Craftsman	Ineligible	C / Gordon's Subdivision	606 SE 10 th Street
8MR4145	609 SE 12 th Street	1938	2914-003-000	Frame Vernacular	Ineligible	C / Virginia Terrace	509 Laurel Street
8MR4146	609 SE 9 th Street	1926	2825-000-026	Bungalow	Ineligible	C / Magnolia Place	601 SE 9 th Street
8MR4147	613 SE 10 th Street	1926	2911-065-000	Craftsman	Ineligible	C / Magnolia Place	609 SE 10 th Street
8MR4148	618 SE 9 th Street	1926	2911-051-000	Bungalow	Ineligible	NC / Magnolia Place	602 SE 9 th Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility/ Subdivision	Historic Address
8MR4149	624 SE 9 th Street	1950	2911-050-000	Minimal Traditional	Ineligible	NC / Magnolia Place	606 SE 9 th Street
8MR4152	705 SE 10 th Street	1924	2911-068-000	Craftsman	Ineligible	C / Magnolia Place	703 SE 10 th Street
8MR4153	706 SE 10 th Street	1926	2911-084-000	Craftsman	Ineligible	C / Magnolia Place	702 SE 10 th Street
8MR4154	707 SE 10 th Place	1926	2911-086-000	Bungalow	Ineligible	C / Magnolia Place	701 SE 11 th Street
8MR4157	713 SE 10 th Place	1926	2911-088-000	Bungalow	Ineligible	NC / Magnolia Place	707 SE 11 th Street
8MR4158	713 SE 12 th Street	1926	2908-004-010	Craftsman	Ineligible	C / Palmetto Park	1219 S Sanchez Avenue
8MR4159	714 SE 10 th Street	1926	2911-083-000	Craftsman	Ineligible	NC / Magnolia Place	708 SE 10 th Street
8MR4160	715 SE 10 th Street	1928	2911-070-000	Tudor Revival	Ineligible	NC / Magnolia Place	705 SE 10 th Street
8MR4162	719 SE 12 th Street	1936	2908-004-015	Frame Vernacular	Ineligible	C / Palmetto Park	725 Laurel Street
8MR4163	722 SE 10 th Street	1927	2911-080-000	Craftsman	Ineligible	C / Magnolia Place	714 SE 10 th Street
8MR4164	723 SE 11 th Street	1918	2908-001-002	Queen Anne	Ineligible	C / Palmetto Park	717 Palm Street
8MR4165	725 SE 10 th Place	1926	2911-090-000	Frame Vernacular	Ineligible	NC / Magnolia Place	715/717 SE 11 th Street
8MR4166	734 SE 10 th Street	1938	2911-077-000	Minimal Traditional	Ineligible	C / Magnolia Place	718 SE 10 th Street
8MR4167	731 SE 11 th Street	1938	2908-001-001	Frame Vernacular	Ineligible	C / Palmetto Park	727 Palm Street
8MR4168	734 SE 11 th Street	1933	2908-004-002	Tudor Revival	Ineligible	C / Palmetto Park	724 Palm Street
8MR4169	736 SE 9 th Street	1913	2911-040-000	Bungalow	Ineligible	NC / Magnolia Place	714/722 SE 9 th Street
8MR4170	739 SE 10 th Place	1936	2911-094-000	Bungalow	Ineligible	C / Magnolia Place	721/725 SE 11 th Street
8MR4171	739 SE 10 th Street	1928	2911-076-000	Bungalow	Ineligible	C / Magnolia Place	719 SE 10 th Street
8MR4173	741 SE 12 th Street	1943	2908-004-018	Ranch	Ineligible	NC / Palmetto Park	731 Laurel Street
8MR4174	742 SE 9 th Street	1913	2911-039-000	Bungalow	Ineligible	C / Magnolia Place	720/724 SE 9 th Street

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility/ Subdivision	Historic Address
8MR4177	805 SE 12 th Street	1936	2908-003-009	Tudor Revival	Ineligible	C / Palmetto Park	801 Laurel Street
8MR4178	806 SE 11 th Street	1938	2908-003-007	Tudor Revival	Ineligible	C / Palmetto Park	804 Palm Street
8MR4180	807 SE 11 th Street	1926	2908-002-007	Craftsman	Ineligible	C / Palmetto Park	803 Palm Street
8MR4181	811 SE 12 th Street	1926	2908-003-010	Craftsman	Ineligible	C / Palmetto Park	811 Laurel Street
8MR4183	817 SE 12 th Street	1926	2908-003-012	Craftsman	Ineligible	C / Palmetto Park	817 Laurel Street
8MR4186	822 SE 11 th Street	1946	2908-003-005	Masonry Vernacular	Ineligible	NC / Palmetto Park	814 Palm Street
8MR4188	823 SE 9 th Avenue	1946	2835-002-006	Ranch	Ineligible	C / Idylweir Park	919 Lake Weir Avenue
8MR4190	824 SE Sanchez Avenue	1926	2825-000-029	Craftsman	Ineligible	C / Magnolia Place	920 S Sanchez Avenue
8MR4198	Sanders-Townsend House/907 SE 3 rd Avenue	1911	2912-004-000	Queen Anne	Eligible	C / Caldwell's Addition	531/1003 Orange Avenue
8MR4199	908 SE 9 th Terrace	1927	2835-002-009	Italian Renaissance Revival	Ineligible	C / Idylweir Park	1040 Park/ Idylweir Court
8MR4201	917 SE 9 th Avenue	1926	2835-002-008	Craftsman	Ineligible	C / Idylweir Park	1011 Lake Weir Avenue
8MR4202	918 SE Sanchez Avenue	1926	2911-066-000	Frame Vernacular	Ineligible	C / Magnolia Place	1012 S Sanchez Avenue
8MR4204	922 SE 10 th Street	1936	2835-003-011	Tudor Revival	Ineligible	C / Idylweir Park	910 Idylweir Avenue
8MR4205	924 SE Sanchez Avenue	1926	2911-067-000	Frame Vernacular	Ineligible	NC / Magnolia Place	1016 S Sanchez Avenue
8MR4208	929 SE 10 th Lane	1936	2903-001-009	Colonial Revival	Ineligible	NC / Glenview	929 Pape Terrace
8MR4209	934 SE 8 th Street	1936	2835-002-001	Georgian Revival	Eligible	C / Idylweir Park	Park Street/928 SE 8 th Street
8MR4211	939 SE 10 th Lane	1938	2903-006-002	Colonial Revival	Ineligible	C / Glenview	939 Pape Terrace
8MR4215	946 SE 10 th Street	1937	2835-003-007	Minimal Traditional	Ineligible	C / Idylweir Park	938 Idylweir Avenue
8MR4216	949 SE 10 th Lane	1958	2903-006-004	Colonial Revival	Ineligible	C / Glenview	947/949 Pape Terrace
8MR4217	958 SE 10 th Street	1936	2835-003-005	Tudor Revival	Ineligible	C / Idylweir Park	946 Idylweir Avenue

FMSF	Name/Address	Year Built	Parcel ID	Style	Individual Eligibility	District Eligibility/ Subdivision	Historic Address
8MR4219	734-36 SE 10 th Place	1946	2908-001-001	Frame Vernacular	Ineligible	NC / Palmetto Park	728 SE 11 th Street
8MR4220	741 SE 11 th Street	1910	2908-001-001	Folk Victorian	Ineligible	C / Palmetto Park	731 Palm Street

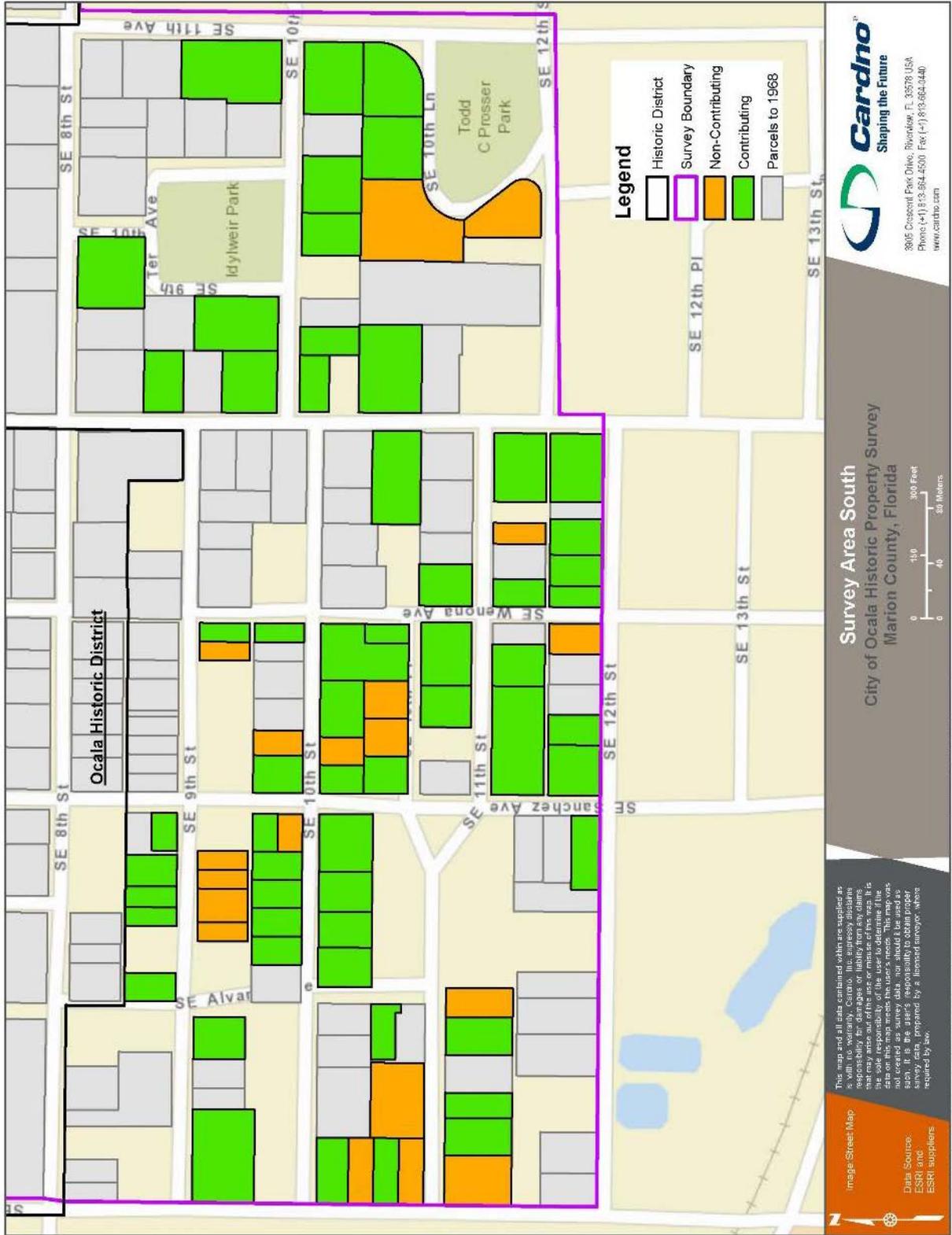


Figure 93. Map of South Survey Area.

5.2 Recommendations

5.2.1 National Register of Historic Places

Although well-known as the nation's official listing of significant historic properties, inclusion in the National Register of Historic Places provides protection only in the case of a federally funded or permitted project through the Section 106 Process of the National Historic Preservation Act. In terms of historic resources, this will most often apply to commercial buildings and residences along major roads owned by the Florida Department of Transportation (FDOT). Although most buildings will likely never be subject to this review, NRHP designation will provide an additional layer of review in case of federally funded or permitted projects.

NRHP listing also allows for the use of the Federal Rehabilitation Tax Credit. Available to income-producing properties that are either individually NRHP-listed or contributing to a listed district, the tax credit provides a 20% income tax credit on the cost of a certified rehabilitation. The rehabilitation must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings with the project plans approved by the State Historic Preservation Office and the National Park Service. The Florida State Historic Preservation Office is the first point of contact for the program, and additional information may be found at <https://dos.myflorida.com/historical/preservation/architectural-preservation-services/rehabilitation-tax-credit/>.

NRHP-listed resources owned by municipalities or non-profit entities are eligible for historic preservation grant funds for planning and rehabilitation. Additional research to list the resources recommended as eligible in this report could provide additional protections and funding for these significant properties.

5.2.2 Continue Protection of Contributing Resources

At present, only the Ocala Historic District and the Tusawilla Park Historic District are locally designated. The buildings within these districts are subject to local historic preservation protections and architectural review by the Ocala Historic Preservation Advisory Board. Continue this protection and expand upon it by following up on the recommended expansion of the Ocala Historic District and changes from noncontributing to contributing status.

5.2.3 Designation of Local Landmarks

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. Once designated, the Ocala Historic Preservation Advisory Board can exercise some authority in the review of alterations or demolition of historic buildings through the Certificate of Appropriateness and permitting processes. Although this may not prevent alterations or demolition, this additional review may provide the opportunity for project changes to improve compatibility or for documentation prior to demolition.

Additional research should be completed towards designation of the Wyomina Park Historic District as a City of Ocala Local Landmark, which would afford additional protection to this area under the City's historic preservation ordinance. The individual resources would also be eligible for local landmark listing which would provide additional protection against incompatible alterations or demolition. Although the Downtown Ocala Historic District was not locally designated during the initial efforts to obtain NRHP listing, this may be worthy of reevaluation as commerce improves downtown and additional pressures threaten demolition.

5.2.1 Continue Survey and Identification Efforts

As previously mentioned, survey efforts should be continued. Initial efforts should focus on the area south of the Ocala Historic District which may be able to support the formation of a couple of districts if the area is surveyed up to 1970.

Another survey focus should be on the major road corridors in order to document the remaining significant mid-century and roadside history of the city. As largely commercial buildings, these resources can take advantage of the Federal Tax Credit for a substantial rehabilitation of they pursue NRHP listing. The City has several mid-century modern buildings such as the former library, the former Florida National Bank building (Figure 94), and the former Johnson Building (Figure 95; now known as the Parramore Building) which may meet NRHP eligibility requirements. The latter may have been designed by Architects Duncan & Duncan, who were among the first occupants of the building (Figure 96). Ocala also has a rich legacy of roadside resources. Historically, several major thoroughfares intersected in Ocala. This, combined with the popularity of Silver Springs, led to other attractions, motels, restaurants, gas stations, and associated roadside businesses. Many of these buildings remain and provide a unique sense of place for the community. Documenting and highlighting this history could be used to draw heritage tourists and those interested in taking the “road less traveled” apart from the interstates.

Notable elements including historic signage should be identified as well (Figure 97). An inventory and ordinance to allow for the preservation and maintenance of historic signs (which often do not meet current codes) could provide an avenue for preservation. The City of St. Petersburg, which is another Certified Local Government program, has recently passed such legislation which has been helpful in identifying historic signs and allowing a means for its retention.



Figure 94. The former Florida National Bank Building in Ocala (now the Visitors & Convention Bureau) at 34 NW 1st Avenue, 1965 (Courtesy of State Archives of Florida).¹⁸⁷

¹⁸⁷ State Archives of Florida, “Florida National Bank Building in Ocala.” Photo by Hackett. Color transparency. Available online, <https://www.floridamemory.com/items/show/339272>.



Figure 95. The former Johnson Building occupied by the Central Florida Realty Company (now known as the Parramore Building) at 224 East Silver Springs Boulevard.(Courtesy of Kent Sperring).

DUNCAN & DUNCAN (E BRYAN and J VANCE DUNCAN), ARCHITECTS,
JOHNSON BLDG 302½ E OCKLAWAHA av, TEL 1017
--E Bryan (Dorothy B; Duncan & Duncan) h Orange av nr Lemon RD 2
--J Vance (Patricia B; Duncan & Duncan) h1336 E 8th

Figure 96. 1951 City Directory listing for Duncan & Duncan Architects in the Johnson Building.



Figure 97. Historic signage such as Lorito's Italian Kitchen sign at 1801 E. Silver Springs Boulevard serve as directional landmarks and enrich the sense of place of a city.

5.2.2 Encourage Adaptive Reuse

Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings, I mean not museum-piece old buildings . . . but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings. . . . Old ideas can sometimes use new buildings. New ideas must use old buildings.

–Jane Jacobs, *The Death and Life of Great American Cities*¹⁸⁸

These words written more than half a century ago, proclaiming the value of old buildings are supported by a growing body of research documenting the economic and social benefits of historic preservation. The National Trust of Historic Preservation's 2014 study *Older, Smaller, Better: Measuring How the Character*

¹⁸⁸ Jane Jacobs, *The Death and Life of Great American Cities*. 50th Anniversary Edition, (New York, New York: Modern Library, 2011).

of Buildings and Blocks Influences Urban Vitality looked at three American cities with strong urban real estate markets – Seattle, San Francisco, and Washington, D.C.—and found that:

- > Older, mixed-use neighborhoods are more walkable;
- > The residents in areas with a mix of buildings of different ages and sizes have a lower median age and come from more diverse backgrounds than in areas where buildings are mostly new and large;
- > Older business districts provide affordable, flexible space for entrepreneurs from all backgrounds;
- > There is a positive correlation between a higher concentration of creative jobs and older, smaller-scaled buildings and blocks; and
- > These areas also support higher levels of small businesses and non-chain business, keeping local dollars in the local economy.¹⁸⁹

Adaptive reuse simply refers to altering an existing building for a new purpose. It is a strategy that has been employed successfully in numerous cities, including Ocala. For example, many of the large residences along Fort King Street have been converted to office space occupied by attorneys, builders, doctors, and art galleries. This trend could be extended to other major corridors where there are a number of small “Mom and Pop” motels. Some of these should be retained as motel space to provide a variety of lodging options and maintain the roadside history of the significant corridors (Figure 98). However, those which have closed could be converted to provide office space to small start-up businesses or gallery or studio space for artists.



Figure 98. Flamingo Motel Postcard, 719 E Silver Springs Boulevard, ca. 1952 (Courtesy of Kent Sperring).

¹⁸⁹ National Trust for Historic Preservation, *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality*, (Washington, D.C.: National Trust for Historic Preservation, 2014).

5.2.3 Heritage Education –Tour Brochures and Markers

Ocala should consider developing a heritage education program for both adults and children. This could be a cooperative program between the City, the HOPS, the Marion County Museum of History and Archaeology, the Marion County Public Library System, Marion County School Board, or a community service organization. Each community has special places from the natural and built environments which document how those before us lived, and struggled, and influence who we have become. Through heritage education people can learn to value the significance of the historic places and artifacts remaining in their community, and become responsible stewards for their environment. Interactive methods such as walking tours, interpretive markers, museum activities, and restoration projects involve students and citizens in physically learning about their heritage.

In regard to this project, the City could create both a driving tour brochure and/or a series of interpretive markers. For example, an interpretive marker in the city square could highlight the remaining downtown district as well as profile the buildings which have been lost such as the courthouse and the Ocala House. A brochure or a series of markers in Tuscawilla Park could highlight the variety of civic buildings in the park such as the former City Auditorium (Figure 99), the former Armory (Figure 100), the Girl Scout Little House, the American Legion's War Memorial Building, the tennis courts (Figure 101), and the WTMC Broadcast Station (Figure 102) as well as the natural features of the park. These kinds of projects could be funded through historic preservation grants.



Figure 99. Ocala City Auditorium, 500 NE 9th Street (720 NE Sanchez Avenue), ca. 1947 (Courtesy of Kent Sperring).



Figure 100. Ocala Armory, 701 NE Sanchez Avenue, ca.1947 (Courtesy of Kent Sperring).



Figure 101. Tusawilla Park tennis courts under construction, 1935 (Courtesy Florida State Archives).¹⁹⁰

¹⁹⁰ State Archives of Florida, "Tusawilla Park Tennis Courts Under Construction." April 5. Black & white photonegative. Available online, <https://www.floridamemory.com/items/show/145282>.



Figure 102. WTMC Radio Broadcast Station, 1947 (Courtesy Marion County Public Library System).¹⁹¹

5.2.4 Ad Valorem Tax Exemption

In 1992, Florida voters approved a constitutional amendment authorizing ad valorem tax exemptions for the increased value assessed for improvements made to qualified historic buildings. In order to utilize this historic preservation incentive, the City of Ocala must approved adoption of provisions through a local ordinance to exempt up to 100 percent of the increased assessment resulting from an approved rehabilitation for a period up to ten years. Some municipalities have found it useful to cap the amount of the exemption, for example at \$500,000. At the end of the exemption period (generally 10 years), the tax obligation will return to the full assessed value, including improvements.

The provisions of the amendment apply to qualified historic buildings, that is, either buildings listed individually in the NRHP, as contributing resources in a designated historic district, or buildings designated as landmarks or contributing resources under an approved local historic preservation ordinance. Exemptions can also be passed on to new owners of a property. By covenant or agreement, the property owner must agree to maintain the qualifying improvements and the character of the property for the period of the exemption.

The program is authorized by Section 196.1997, Florida Statutes and implemented in accordance with Chapter 1A-38, Florida Administrative Code. The Architectural Preservation Services at the Florida

¹⁹¹ Marion County Public Library System, "WTMC Radio," 1947, Black & white photograph. Available online, <http://cdm16873.contentdm.oclc.org/cdm/singleitem/collection/myfirst/id/225/rec/255>.

Division of Historical Resources administers the program and further information may be found on their webpage at <https://dos.myflorida.com/historical/preservation/architectural-preservation-services/property-tax-exemption-for-historic-properties/>.

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Ocala Historic Resources Report

APPENDIX

A

FMSF SURVEY LOGSHEET

Ocala Historic Resources Report

APPENDIX

B

PREVIOUSLY RECORDED
RESOURCES WITHIN THE PROJECT
AREA

