A decorative border with a double-line, ornate, scroll-like design surrounds the text.

CITY OF DUNNELLON
HISTORIC DISTRICT SURVEY

“BOOMTOWN”

of the

**HARDROCK PHOSPHATE
MINING INDUSTRY**

HISTORIC DISTRICT

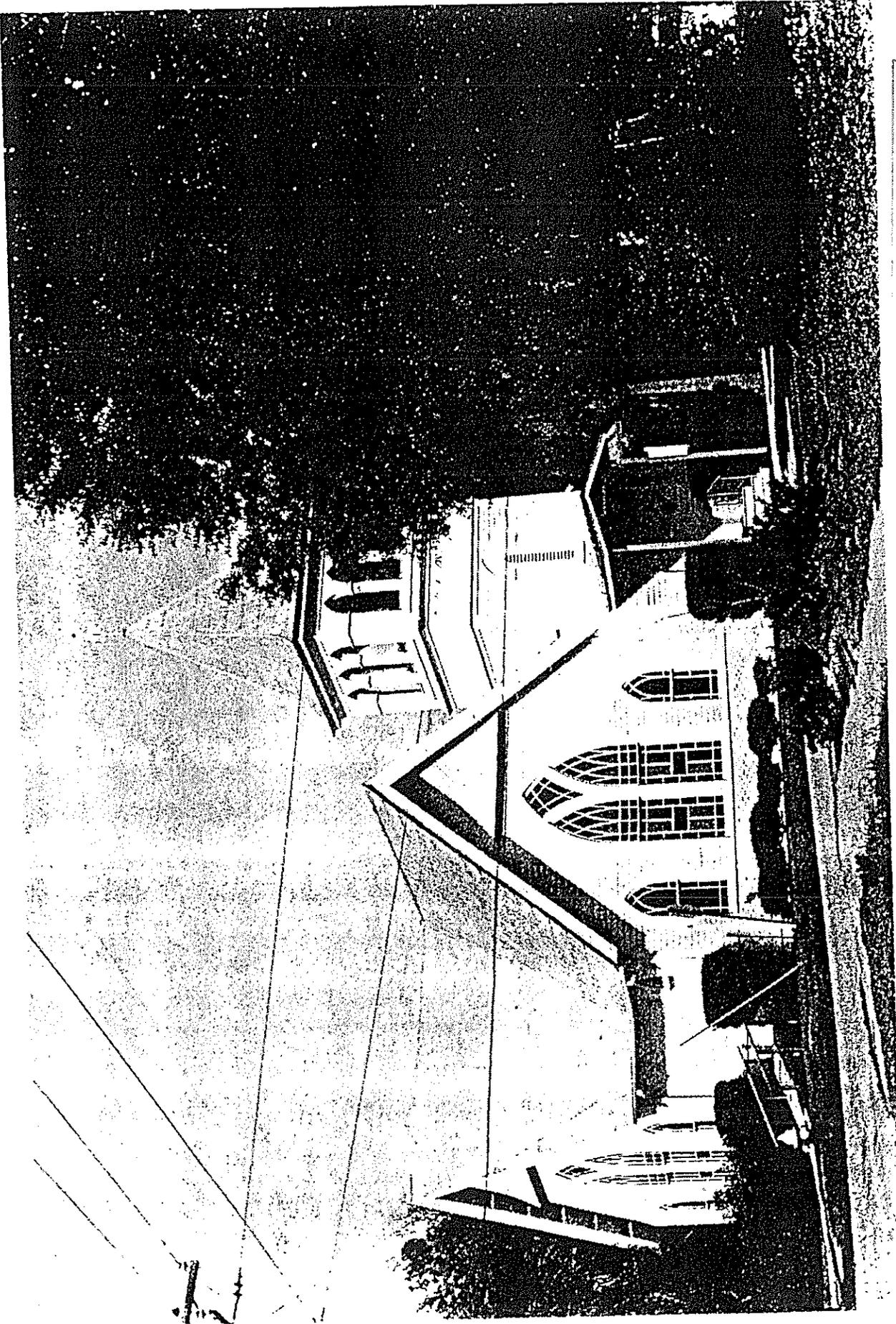
MASTER

LIST OF PHOTOS: NOMINATION OF HISTORIC DISTRICT
TO NATIONAL REGISTER OF HISTORIC PLACES
(Precedes Nomination)

FIGURE:

1. The Grumble/Meredith/Britt House,
Site #60 Walnut St.
2. The Gingerbread House,
Site #88 Chestnut St.
3. Depot/Railroad Terminal,
Site #1 S. Williams St.
4. The Edwards House and the Robinson/Shuman House,
Sites #18 and #19 Pennsylvania Ave.
5. Three on the Same Plan,
Sites #99, #100, #101 Chestnut St.
6. The Dunnellon Presbyterian Church,
Site #97 Chestnut St.
7. The Bethel Baptist Church,
Site #130 N. Williams St
8. "Shotgun" Shack - Phosphate Workers Cottage,
Site # 151 McKinney Ave.
9. The Vogt/Meredith House "Rosebank",
Site 179 Off Highway 40
- 10 The Renfro Boarding/ Dixie House/ Young Realty,
Site #47 Pennsylvania Ave.

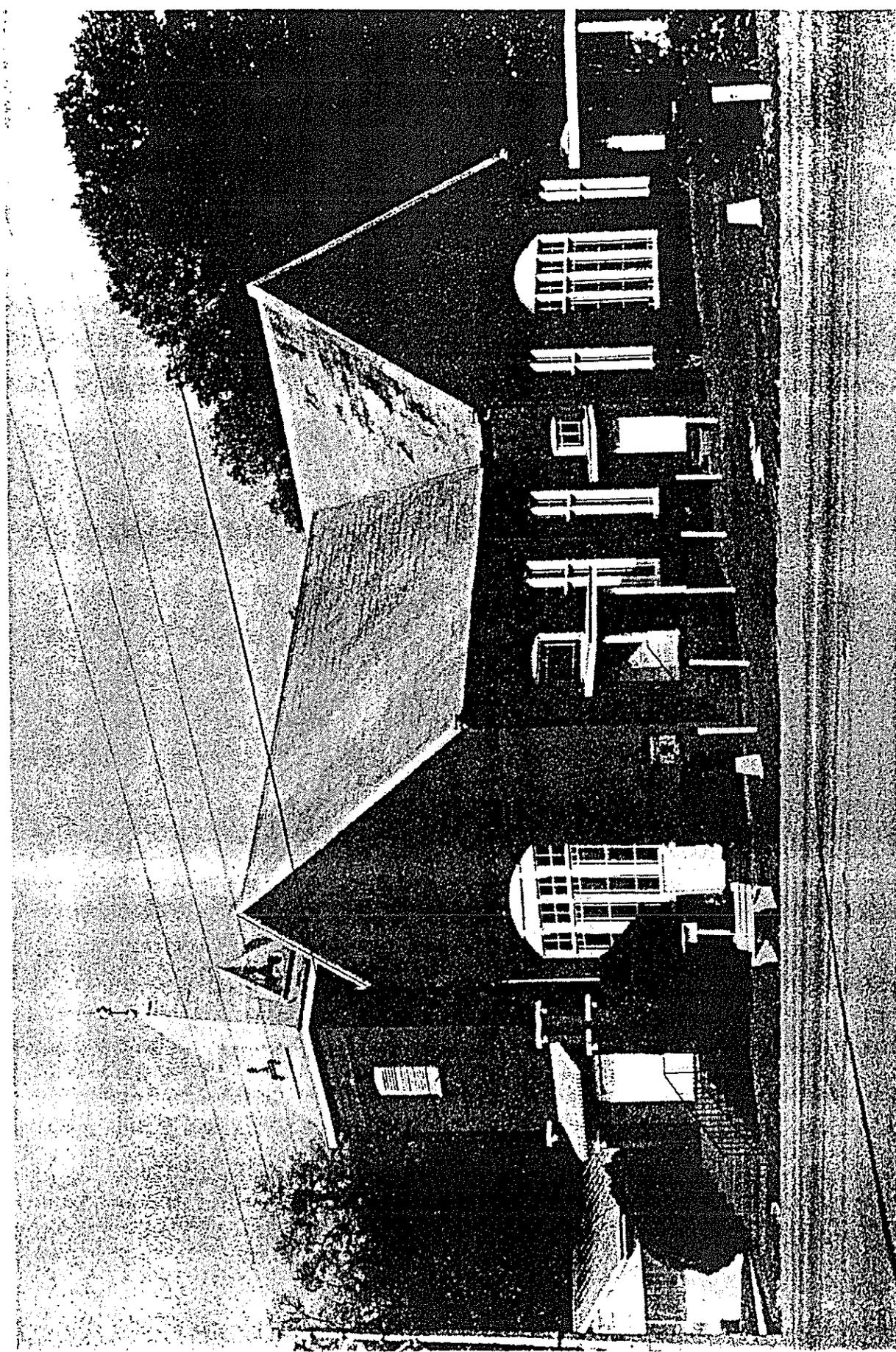
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THE DUNNELON PRESBYTERIAN CHURCH, circa 1895
Chestnut Street

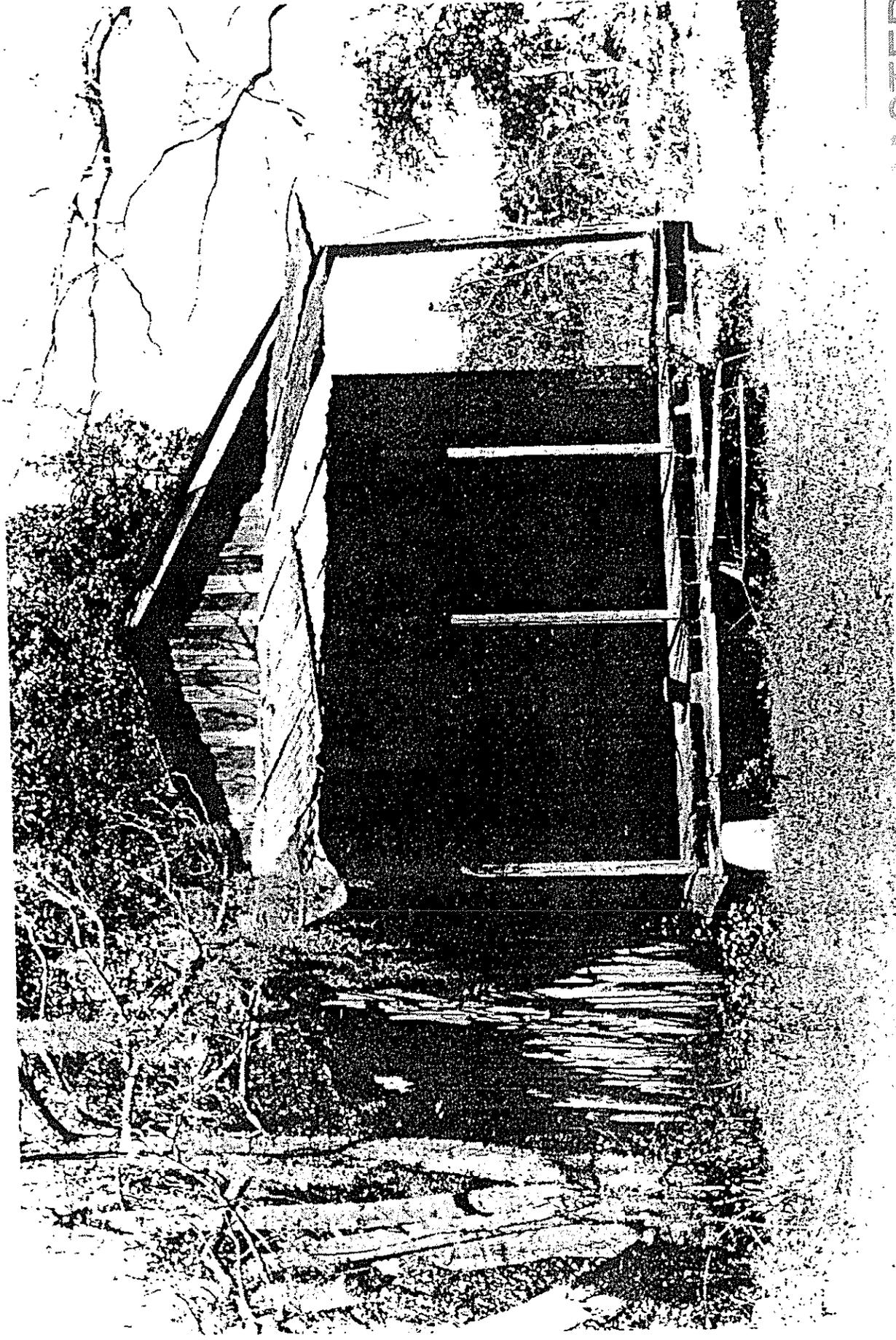
MASTER

Figure #6



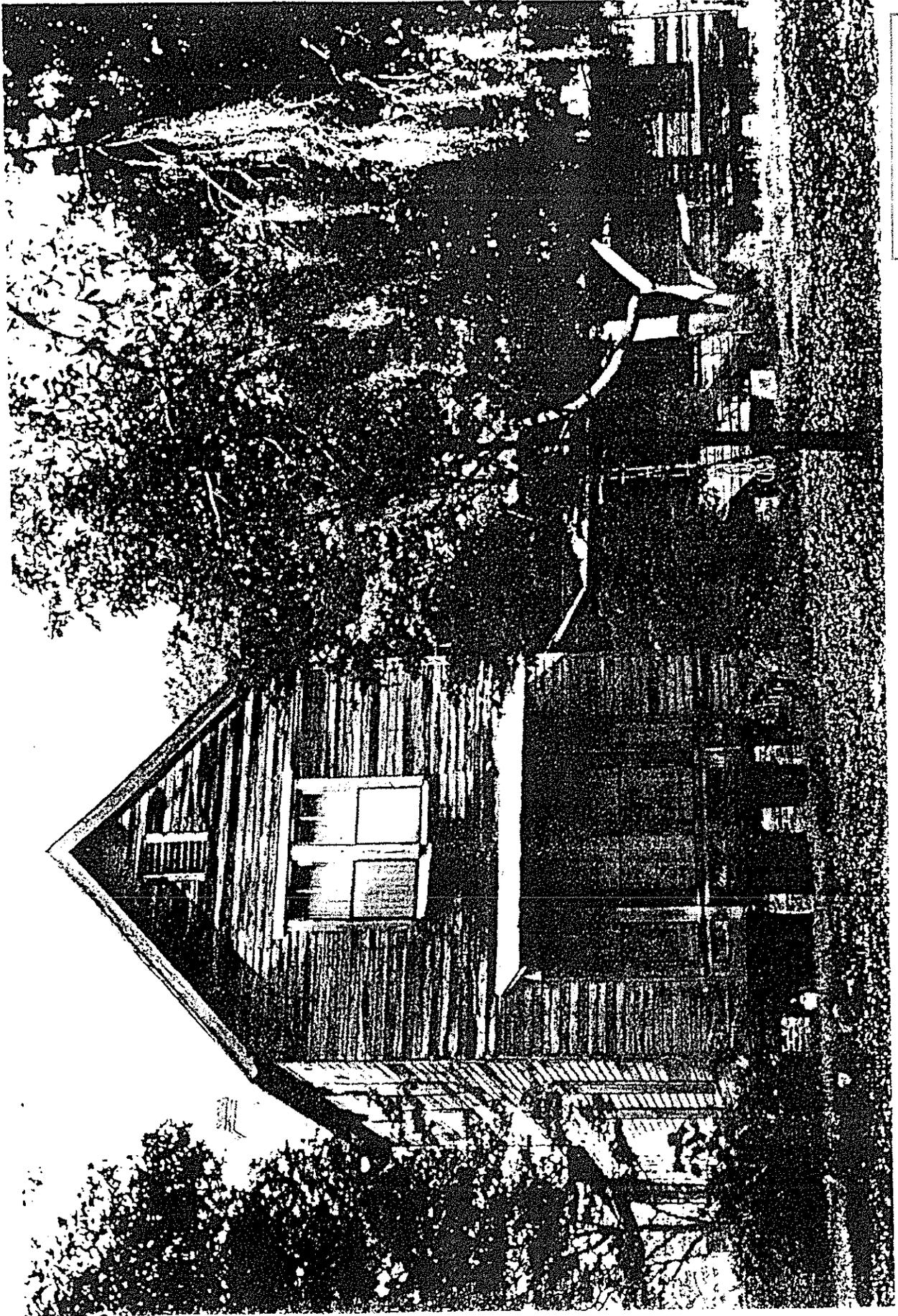
THE BETHEL BAPTIST CHURCH, circa 1888
N. Williams Street

MASTER



"SHOTGUN" SHACK — PHOSPHATE WORKERS COTTAGE, circa 1895
McKinney Avenue

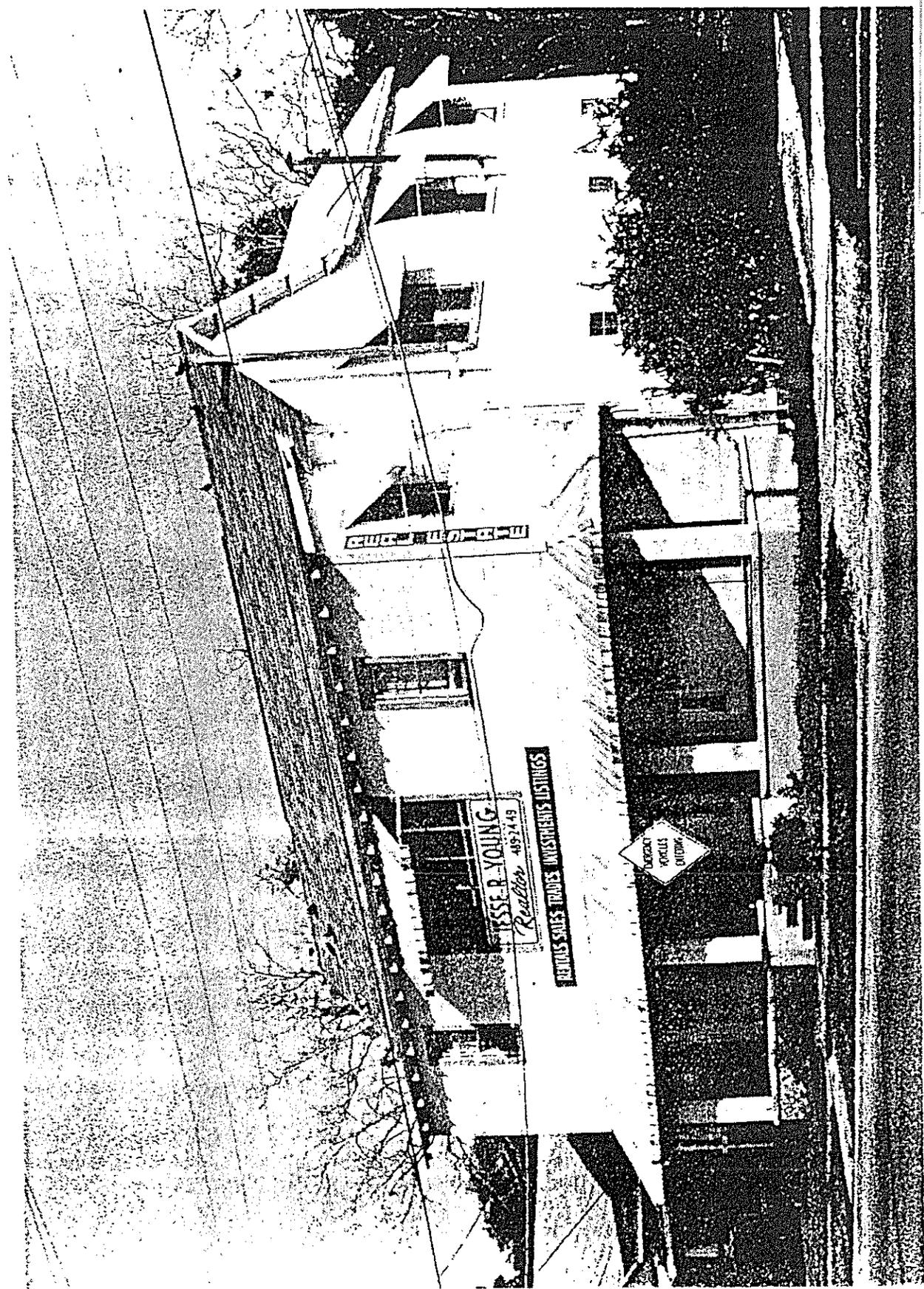
MASTER



THE VOGT/MEREDITH HOUSE "ROSEBANK", circa 1891

MASTER

Figure #1



THE RENFRO BOARDING/DIXIE HOUSE/YOUNG REALTY, circa 1888
Pennsylvania Avenue

MASTER

Figure #10

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

FOR INDIVIDUAL SITES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

BEFORE ATTEMPTING TO COMPLETE THE FOLLOWING PROPOSAL, PLEASE READ THE INSTRUCTIONS IN THE "PROCEDURES FOR COMPLETING THE FLORIDA NOMINATION PROPOSAL." Complete all of the sections below. Put N/A if the information is not applicable or UK if not known.

- (1) NAME OF SITE OR PROPERTY PROPOSED FOR LISTING;
HISTORIC NAME; the name by which the property was known originally or during the period of its historic significance (often the name of the person who originally developed the property:

Dunnellon "Boomtown" Historic District - 178 Major Historic Buildings and Structures

OTHER NAMES; common names by which it has been or is currently known.

- (2) LOCATION; if in a rural area, indicate state or county road number and distance from nearest highway junction, town, or prominent landmark.

street and number See attached description

city, town, vicinity Dunnellon

county, Marion state Florida

Legislative District: House 11 Senate 4 Congressional District 6

- (3) CLASSIFICATION: What is the type of property being nominated:

building structure object site

- (4) OWNER OF PROPERTY; Name and address. Historic District

Telephone Number: See attached list

- (5) USE OF PROPERTY; historic use: Residential/Commercial use related to the discovery and mining of hardrock phosphate
present use: Residential/Commercial

Is the property presently occupied? Yes No

- (6) ACCESSIBILITY; is the exterior visible from public rights of way?

Yes No

Is the interior accessible to public visitation? Regularly N/A

By owner permission N/A Not accessible N/A

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(7) CONDITION OF PROPERTY; excellent _____ good X fair _____ poor _____

ruins _____ unexposed (archaeology) Historic District

Has the property been moved? yes * no _____ date _____

Note: if yes to altered/moved, describe alterations and circumstances under Item 13. *Some buildings were moved into town especially when mines closed and after WWII.

(8) PERIOD OF SIGNIFICANCE: during what period(s) did property achieve historic significance. (cite specific dates where possible) Major mining

period 1890 - 1914, some continued through 1965.

(9) AREA(S) OF SIGNIFICANCE; in which of the following general categories was the property significant:

archaeology _____ architecture/engineering X agriculture _____ arts _____

commerce _____ industry _____ military _____ politics/government _____

science/invention _____ social/religious _____ other phosphate mining
Hard rock phosphate discovered in Dunnellon in 1888 - 1889.

(10) BOUNDARY DESCRIPTION; describe boundary line encompassing all man-made and natural resources to be included in N.R. listing (legal description or survey as recorded on property rolls in county courthouse)

Township 16, Range 18, Section portions of 35, 26, and 27
Local description (as recorded on property rolls in County Courthouse):
See attached description

(11) RESOURCE TYPES: list all man-made features encompassed by the boundaries by number and type, including prehistoric features where known: aboriginal mounds or middens, building, outbuildings, landscaping, etc. Indicate with an asterisk (*) those that contribute to the historic character of the property.
See attached map.

MASTER

(17) PROPOSAL PREPARED BY (include title and name of agency or organization if appropriate):

Name Joyce E. Cusick Title Consultant/ Project Supervisor

Agency Historic Preservation, Inc., 101 W. Pennsylvania Ave.

Address P.O. Box 1905, (21435 W.W. 82nd St. Rd. - home)
Dunnellon, FL 32630

Telephone Number (904) 489-1892/ 489-3093

Date proposal prepared August 14, 1987

Signature of preparer Joyce E. Cusick

Prepared for the City of Dunnellon

MASTER

(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
1	Seaboard Coastline Railroad Tax Dept., Room 1208, 500 Water St. Jacksonville, FL 32202	13	Amy J. Rush Rt. #1 Box 548 Dunnellon, FL 32630
2	David and Arlynn Williams Rt. A. Box 180-K Dunnellon, FL 32630	14	City of Dunnellon P.O. Box 430 Dunnellon, FL 32630
3	Dinner Bell, Inc. 206 S. Williams St. Dunnellon, FL 32630	15	J.M. + Evelyn Ball P.O. Box 1937 Dunnellon, FL 32630
4	Margaret Albertelli, Inc. 3708 S. College Ave. Inverness, FL 32651	16	Stella Bell Marcum P.O. Box 72 Inverness, FL 32650
5	John and Charlene Polter P.O. Box 960 Dunnellon, FL 32630	17 17A	Harriet and Judith Mull P.O. Box 1296 Dunnellon, FL 32630
6	Eugene A. and Susan C. Patton P.O. Box 1168 Dunnellon, FL 32630	18	E.M. and Robert Williams, J.L. Weslick P.O. Box 2031 Dunnellon, FL 32630
7	Cornelius and Melinda Dugan 102 E. Pennsylvania Ave. Dunnellon, FL 32630	19	Olivia T. Shuman P.O. Box 337 Dunnellon, FL 32630
8	C.A. Dinkins, III 208 N. Williams St. Dunnellon, FL 32630	20	Arlin A. Wallace 108 Williams St. Dunnellon, FL 32630
9	Harold Roof, Sr. P.O. Box 7 Dunnellon, FL 32630	21	Town of Dunnellon P.O. Box 430 Dunnellon, FL 32630
10	Robert F. Rogers III P.O. Box 4 Dunnellon, FL 32630	22	Martin Collins, Jr. P.O. Box 2507 Bartow, FL 33830
11	Robert F. Rogers III P.O. Box 4 Dunnellon, FL 32630	23	Edith L. MacLeod 208 River Dr. Dunnellon, FL 32630
12	Town of Dunnellon P.O. Box 430 Dunnellon, FL 32630	24	James Lynch 590 Barker Pass Rd. Santa Barbara, CA 93108

MASTER

(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
25	Toni H. + Iorio S. Clark, Jr. 12870 SR 40 Ocala, FL 32670	39	Melinda Dugan 102 E. Pennsylvania Ave. Dunnellon, FL 32630
26	John Caughron RL or 860-742, P.O. Box 511 Dunnellon, FL 32630	40	Deanna Shrumm P.O. Box 52 Dunnellon, FL 32630
28	Town of Dunnellon P.O. Box 430 Dunnellon, FL 32630	41	Andre Boetins P.O. Box 2481 Dunnellon, FL 32630
29	Town of Dunnellon P.O. Box 430 Dunnellon, FL 32630	42	Virginia L. Larson, C. J. Haag. + Enid J. Delorenzo 8511 N.W. 16th St. Pembroke Pines, FL 33024
30	Jas. L. and La Verne H. Mays 403 River Dr. Dunnellon, FL 32630	43	Mildred Davis P.O. Box 401 Dunnellon, FL 32630
31	Alice Boon 2025 E. Lincoln St. Apt. 1220 Bloomington, IL 61701	44	Robert E. Williams 1104 Palmetto Way Dunnellon, FL 32630
32	Paul Clemmons 411 River Dr. Dunnellon, FL 32630	45	W. B. and Eloise Lewis Rt. #1 Box 518 Dunnellon, FL 32630
33	Edna Farrell 411 W. Pennsylvania Ave. Dunnellon, FL 32630	46	Melissa Adell Cochran P.O. Box 55 Dunnellon, FL 32630
34	Melinda Dugan 102 E. Pennsylvania Ave. Dunnellon, FL 32630	47	Jesse R. Young P.O. Box 943 Dunnellon, FL 32630
35	George and Naomi Sammons P.O. Box 53 Dunnellon, FL 32630	48	Jesse R. Young P.O. Box 943 Dunnellon, FL 32630
36	Naomi Sammons P.O. Box 53 Dunnellon, FL 32630	49	David L. and D.B. Hartley 109 Walnut St. Dunnellon, FL 32630
37	Marianthe Coppedge P.O. Box 194 Dunnellon, FL 32630	50	Harold and Esther Rogers 306 Ohio St. Dunnellon, FL 32630

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(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
51 51A	Marie B. Quinn and Terr. L. Stewart 14315 S.W. 28th Ln. Ocala, FL 32670	63	Jeanette Grenville 208 Walnut Ave. Dunnellon, FL 32630
52	Leola Witte P.O. Box 895 Dunnellon, FL 32630	64	Jesse R. Young P.O. Box 943 Dunnellon, FL 32630
53	Flossie Corbett P.O. Box 112 Dunnellon, FL 32630	65	A. Arlin Wallace and E.W. Whitman P.O. Box 712 Dunnellon, FL 32630
54	Est. of Geo. K. Parker P.O. Box 246 Dunnellon, FL 32630	66 66A	Earl F. Hoop 1426 S.E. Ft. King St. Ocala, FL 32671
55	Christine and Nestoi Agee, Jr. 121 16th Ave. N. St. Petersburg, FL 33731	67	Sally Segler, Est. C/O Geneva B. Bernik, Per. Rep. 213 Brom Bones Lane Longwood, FL 32750
56	Joseph and Helen Baleo 39 Hillcrest Rd. New Canaan, CT 06840	68	Lois M. Howard 108 Walnut St. Dunnellon, FL 32630
57	J.T. Gresham P.O. Box 173 Dunnellon, FL 32630	69 70	Rudolf H. Schmutz 320 Blue Cove Dr. Dunnellon, FL 32630
58	Effie L. Osteen Walnut Ave. Box 308 Dunnellon, FL 32630	71	Alfonso Arevalo 201 N. Williams St. Dunnellon, FL 32630
59	Leona Koonce P.O. Box 171 Dunnellon, FL 32630	72	William + Shirley Burke 109 Chestnut St. Dunnellon, FL 32630
60 60A	Arjune Basdeo 218 Walnut St. Dunnellon, FL 32630	73	William + Eugenia Kinard 1107 N.E. 9th St. Ocala, FL 32670
61	Ruth H. Alford 212 Walnut Ave. (St.) Dunnellon, FL 32630	74	J.G. + Gladys Morris 113 Chestnut St. Dunnellon, FL 32630
62	Egil C. and Ann J. Stousland P.O. Box 601 Dunnellon, FL 32630	75	Herbert R. Starling Rt. #4 Box 369 Greenwood, SC 29646

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(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
76	Robert + Gloria Williams 1104 Palmetto Way Dunnellon, FL 32630	88	Robert + Eva Hess P.O. Box 67 Dunnellon, FL 32630
77	Robert + Gloria Williams 1104 Palmetto Way Dunnellon, FL 32630	89	Robert + Eva Hess P.O. Box 67 Dunnellon, FL 32630
78	Robert B. and J.C. Williams P.O. Box 1041 Dunnellon, FL 32630	90	William H. + Shirley Burke Rt. # 1 Box 6 Dunnellon, FL 32630
79	James + Roxanne Caraway P.O. Box 549 Dunnellon, FL 32630	91	D.P. + Edna Alice Butley 216 Chestnut St. Dunnellon, FL 32630
80	Chas. F. + D.K. McFadden 209 Chestnut St. Dunnellon, FL 32630	92	Larry + Walter Trowbridge 5905 Apcomado Dr. Burke, VA 22015
81	Gary Frances Grapp 211 Chestnut St. Dunnellon, FL 32630	93	Robert + Audrey Bennett P.O. Box 833 Dunnellon, FL 32630
82	Est of Mrs. S.W. Petteway C/O Gene Petteway 1027 N.E. 12th St. Ocala, FL 32670	94	James Archie Smith
83	Louise Chaulker Brewer P.O. Box 73 Dunnellon, FL 32630	94A	210 Chestnut St. Dunnellon, FL 32630
84	Jesse R. Young P.O. Box 943 Dunnellon, FL 32630	95	George E. + Ora H. Wilson P.O. Box 691 Dunnellon, FL 32630
85	Mark Daley 305 Chestnut St. Dunnellon, FL 32630	96	Dunnellon First Methodi: Church P.O. Box 37 Dunnellon, FL 32630
86	Mac Foor P.O. Box 576 Dunnellon, FL 32630	97	Dunnellon Presbyterian Church P.O. Box 1069 Dunnellon, FL 32630
87	Martha P. Metcalf 712 S.E. Broadway Ave. Ocala, FL 32670	98	James + Deborah Lynne Dugan 112 Chesnut St. Dunnellon, FL 32630

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(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
99	David Westberry P.O. Box 1471 Arcadia, FL 33821	111	Edward C. + Mary J. Reid P.O. Box 375 Dunnellon, FL 32630
100	Robert E. Mitchie 106 Chestnut St. Dunnellon, FL 32630	112	Madelyn T. Wigglesworth P.O. Box 343 Dunnellon, FL 32630
101	James Albert Inlow P.O. Box 693 Dunnellon, FL 32630	113	R. Lee + Sara King P.O. Box 396 Dunnellon, FL 32630
102	Ronald W. + B. Langlois Star Rt. #5, Box 44 Dunnellon, FL 32630	114	Marion County School Board Public Instruction P.O. Box 670 Ocala, FL 32678
103	Helen Bunting P.O. Box 248 Dunnellon, FL 32630	115	Marion County School Board Public Instruction P.O. Box 670 Ocala, FL 32678
104	Mrs. V.D. Roland P.O. Box 305 Dunnellon, FL 32630	116	Alice I. Hubbs. P.O. Box 154 Dunnellon, FL 32630
105	Helen A. Dean and Anna Mikie P.O. Box 652 Dunnellon, FL 32630	117	Linda Miller P.O. Box 383 Dunnellon, FL 32630
106	James A. + Gloria L. Parker P.O. Box 942 Dunnellon, FL 32630	118	Betty M. Decker P.O. Box 9 Dunnellon, FL 32630
107	Harold J. + E. B. Rogers 306 Ohio St. Dunnellon, FL 32630	119	Edith R. Scarborough P.O. Box 247 Dunnellon, FL 32630
108	First United Methodist Church P.O. Box 237 Dunnellon, FL 32630	120	Daniel + Catherine Addair P.O. Box 916 Dunnellon, FL 32630
109	Ransom B. + Diane Young 305 Park Ave. Dunnellon, FL 32630	121	William + Mary Reed P.O. Box 916 Dunnellon, FL 32630
110	Ray D. + Myrtle Coulter P.O. Box 553 Dunnellon, FL 32630	122	Lillie F. Warren P.O. Box 202 Dunnellon, FL 32630

(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
123	Mrs. J.M. Barksdale P.O. Box 22 Dunnellon, FL 32630	135	Jackquelyne Yvonne Lockett 1822 N. Ode St. Arlington, VA 22209
124	Norman + Ruby Lundy 2110 Tangerine Ave. St. Petersburg, FL 33712	136	Jackquelyne Yvonne Lockett 1822 N. Ode St. Arlington, VA 22209
125	Norman + Ruby Lundy 2110 Tangerine Ave. St. Petersburg, FL 33712	137	Minnie McCall P.O. Box 355 Dunnellon, FL 32630
126	May H. Haywood Ret. Life Est. 519-743 Box 23, Dunnellon, FL 32630	138	Beulah Baptist Church C/O David Edwards, P.O. Box 592 Dunnellon, FL 32630
127	Dunnellon Blue Lodge 114 P.O. Box 165 Dunnellon, FL 32630	139	Gene E. Gallon + Betty Nelson P.O. Box 914 Dunnellon, FL 32630
128	Dunnellon Blue Lodge 114 P.O. Box 165 Dunnellon, FL 32630	140	Rubin Jones P.O. Box 1217 Dunnellon, FL 32630
129	First Bethel Baptist Church C/O John M. Mells, P.O. Box 403 Dunnellon, FL 32630	141	Norfretta Jones P.O. Box 1217 Dunnellon, FL 32630
130	First Bethel Baptist Church C/O John M. Mells, P.O. Box 403 Dunnellon, FL 32630	142	Charles Biederman RLE or 1077-1171 606 McKinney Ave. Dunnellon, FL 32630
131	Eulalia Wright et als Tr./ Mt. Olive AMC Church P.O. Box 94 Dunnellon, FL 32630	143	Charles Biederman RLE or 1077-1171 606 McKinney Ave. Dunnellon, FL 32630
132	Carl Bostic P.O. Box 623 Dunnellon, FL 32630	144	Donald G. + Linda C. Kilburn 602 McKinney Ave. Dunnellon, FL 32630
133	Alberta McQuay et al P.O. Box 62 Dunnellon, FL 32630	145	Sally Mae Jackson P.O. Box 272 Dunnellon, FL 32630
134	Alberta McQuay et al P.O. Box 62 Dunnellon, FL 32630	146	Emmanuel Gunter P.O. Box 86 Dunnellon, FL 32630

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(4) Owners of Property

Site #	Name/Address	Site #	Name/Address
147	George Gallon P.O. Box 83 Dunnellon, FL 32630	160 161	Lawton + Voncile Sadler P.O. Box 1162 Dunnellon, FL 32630
148	George Gallon P.O. Box 83, 302 McKinney Ave. Dunnellon, FL 32630	162	Out of District
149	Marilyn Williams P.O. Box 421 Dunnellon, FL 32630	163	Edith Nicholson P.O. Box 444 Dunnellon, FL 32630
150	Alice Powell P.O. Box 335, Dunnellon, FL 32630	164	Anita P. Weaver 432 Brightwood Dr. Fayetteville, NC 28303
151	Willie Jones, Jr. P.O. Box 641 Chiefland, FL 32626	165	Dorothy and Frank Meredith Laurel St. Dunnellon, FL 32630
152 152A	Willie Jones, Jr. P.O. Box 641 Chiefland, FL 32626	166	Sun Bank of Ocala Tr Bernice D. Lilly Rev. Trust P.O. Box 310 Ocala, FL 32670
153	Wayne Powell Powell Rd. Dunnellon, FL 32630	167	Fred L. Jr. + S.A. Owens Star Rt. #1 Box 9-9 Dunnellon, FL 32630
154	L.G. + Annie L. Powell est. P.O. Box 568 Dunnellon, FL 32630	168	Fred L. + S. L. Owens Star Rt. #1 Box 9-9 Dunnellon, FL 32630
155	P. Wayne + Nancy Powell P.O. Box 568 Dunnellon, FL 32630	169	First Baptist Church - Dunnello 300 First Ave. Dunnellon, FL 32630
156	Luke P. Nicholson P.O. Box 584 Dunnellon, FL 32630	170	G.G. + Willie Mae Hayes St. Rt. #1 Box 9-6 Dunnellon, FL 32630
157	Charles T. Williams P.O. Box 646 Dunnellon, FL 32630	171	John Allen Riley Star Rt. #1 Box 9-4 Dunnellon, FL 32630
158	Virginia E. Dinkins 208 N. Williams St. Dunnellon, FL 32630	172	Benjamin Carter Star Rt. #1 Box 9 Dunnellon, FL 32630
159	J. Monroe + F. Markham P.O. Box 213 Dunnellon, FL 32630	173	George L. + R.C. Limbaugh P.O. Box 604 Dunnellon, FL 32630

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(4) Owners of Property

Site #	Name/Address
174	R.D. Wise P.O. Box 248 Dunnellon, FL 32630
175	Vernan L. + L.T. Sellars Star Rt. #1 Box 10 Dunnellon, FL 32630
176	John + Ruth Wetzel 425 Second Ave. Dunnellon, FL 32630
177	Doris Koon P.O. Box 21 Dunnellon, FL 32630
178	Herbert Meredith P.O. Box 106 Dunnellon, FL 32630
179	J. Carroll Meredith P.O. Box 712 Dunnellon, FL 32630

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(10) BOUNDARY DESCRIPTION:

The Withlacoochee River bank (which was mined) provides a natural Southern Boundary line. (See map)

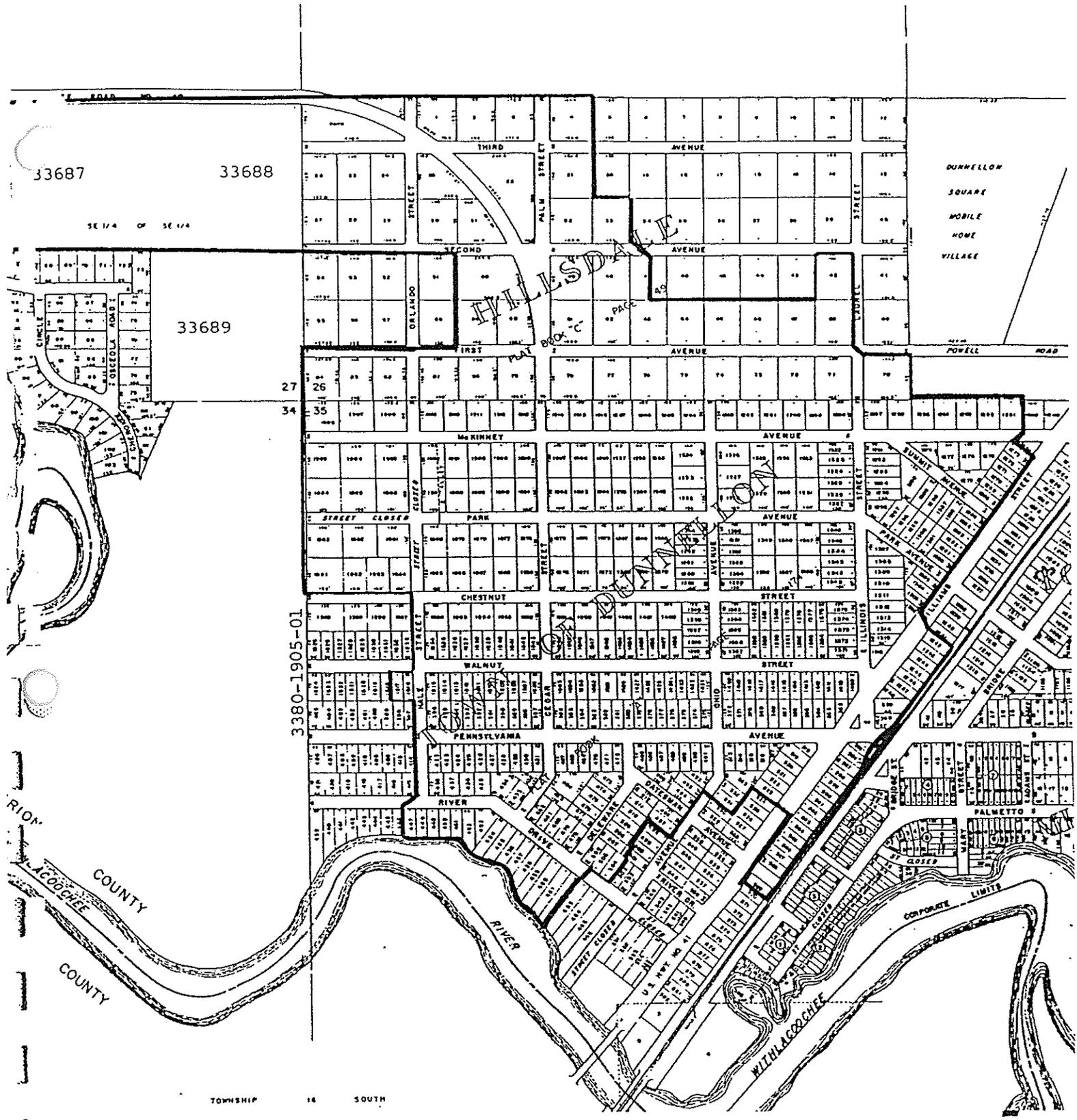
The Railroad and City Hall delineate the Southern Boundary, excluding a recent commercial area, and a mobile home park.

On the east side of North Williams Street, a commercial and residential area dating from the late 1940's - 1970's, is excluded. East of the railroad tracks is also excluded since most of the concentration of mining related structures have been demolished and replaced by recent commercial buildings.

The Northern Boundary excludes: farm acreage and buildings, the cemetery, Rolling Oaks Housing Development, Phosphate Pit #10, a mobile home park and a modern commercial area.

The Western Boundary of the Dunnellon "Boomtown" Historic District excludes: Vogt Springs Subdivision, a development of modern houses dating from the 1970's; vacant land; an infill of wood and concrete block residences; and the elementary school buildings in parcel #3380 - 1905-01 section 34.

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33687

33688

33689

27
26
34
35

3380-1905-01

FLORIDA COUNTY
FLORIDA COUNTY

DUNNELLON
SQUARE
MOBILE
HOME
VILLAGE

TOWNSHIP 14 SOUTH

CITY OF DUNNELLON

HISTORIC DISTRICT SURVEY

"BOOMTOWN"

of the

HARDROCK PHOSPHATE MINING INDUSTRY

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(10) BOUNDARY DESCRIPTION
(See Map)

Beginning at a point which is the southwest corner of lot 447, in the Town of Dunnellon, Section 35 TWP 16 S, R 18 E, and the Withlacoochee River, thence Northward along the western boundary of lot 447, thence

Northeastward across River Drive to a point on the southeast corner of lots 415, thence northward along the eastern boundaries of lots 415 and 414, thence across Pennsylvania Ave. along the eastern boundary of lot 397, thence

Westward along the southern boundaries of lots 1816 and 1817 to a point on the southwest corner of lot 1817, thence

Northward along the western boundary of said lot 1817, thence

Eastward along the northern boundaries of lots 1817 and 1816, thence

Northward across Walnut Street to a point on the southeast corner of lot 1833, thence northward along the eastern boundaries of lots 1833 and 1857, thence across Chestnut Street to a point at the southeast corner of lot 1864, thence

Westward along the southern boundaries of lots 1864, 1863, 1862 and 1861 to a point on the southwest corner of said lot 1861, thence

Northward along the eastern boundary line of Tax Parcel #3380-1905-01, to a point at the northwest corner of lot 1905, thence across McKinney Avenue, thence along the western boundary of lot 1906 of the Town of Dunnellon, thence along the western boundary of lot 84 of Hillsdale Subdivision, Section 26, TWP 16 S, R 18 E, thence

Eastward along the northern boundaries of lots 84, 83, and 82, across Orlando Street to a point at the northwest corner of lot 81, thence along the northern boundary of lot 81 to a point at the northeast corner of lot 81, thence

Northward across First Avenue to a point at the southwest corner of lot 59, thence along the western boundaries of lots 59 and 50 to a point at the northwest corner of lot 50, thence

Westward along the northern boundary of lot 51, thence across Orlando Street to a point on the northeast corner of lot 52, thence along the northern boundaries of lots 52, 53, and 54 to a point on the section line at the southeast corner of Parcel #33688 in Section 27, TWP 16 S, R 18 E, thence along the

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southern boundaries of Parcel #33688 and Parcel #33687
to a point at the southwest corner of Parcel #33687, thence

- Northward along the western boundary of Parcel #33687 to a point at the northwest corner of said Parcel #33687, thence
- Eastward along the northern boundaries of Parcel #33687 and Parcel #33688 to a point at the northeast corner of Parcel #33688 and the Section Line, thence across Highway S.R. #40 along the northern boundary of Hillsdale Subdivision, and the northern boundary of the city park, thence across the unpaved right of way of Orlando Street, thence along the northern boundary of lots 1, 2, 3, and 4
- Southward along the eastern boundary of lot 4, thence across Third Avenue and along the eastern boundary of lot 21 to the southeastern corner of lot 21, thence
- Eastward along the northern boundary of lot 33 to a point at the northeast corner of lot 33, thence
- Southward along the eastern boundary of lot 33, thence across Second Avenue, thence along the eastern boundary of the west 65 ft. of lot 47 to a point at the southeast corner of the said west 65 ft. of lot 47, thence
- Eastward along the northern boundaries of lot 63, 64, 65, 66 and 67 to a point at the northeast corner of lot 67, thence
- Northward along the western boundary of lot 42 to a point at the northwest corner of lot 42, thence
- Eastward along the northern boundary of lot 42 to a point at the northeast corner of lot 42, thence
- Southward along the eastern boundaries of lots 42 and 68, thence across First Avenue to a point at the northeast corner of lot 71, thence
- Eastward across Illinois Street, thence along the northern boundary of lot 70, to a point at the northeast corner of lot 70, thence
- Southward along the eastern boundary of lot 70 to a point at the southeast corner of lot 70 Hillsdale Subdivision (26-16-18), and the northern boundary of the Town of Dunnellon (35-16-18), thence

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- Eastward along the northern boundaries of lots 1255-02, 1255-01, 1254 1253-01, 1253-02, 1252-01, 1252-02, 1251-01, and 1251-02 in the Town of Dunnellon (26-16-18) to a point at the northeast corner of lot 1251-02, thence
- Southward along the eastern boundary of lot 1251-02, thence
- Southwestward across McKinney Avenue to a point at the northwestern corner of lot 1274, thence
- Southeastward along the northern boundary of lot 1273 to a point at the northeastern corner of lot 1273, thence
- Southwestward along North Williams Street (U.S. #41) and the eastern boundaries of lots 1273, 1272, 1271, 1270, 1269 and 1268, thence across Summit Avenue and along the eastern boundaries of lots 1285, 1284, 1283, 1282, 1281, and 1280, thence across Park Avenue and along the eastern boundaries of lots 1305, 1304, 1303, to a point at the southeastern corner of lot 1303, thence
- Southeastward across North Williams Street to the northwest corner of lot 1242 and southeast along northern boundary of 1242 to the northeast corner of 1242 and the railroad right-of-way, thence
- Southwestward along the railroad right-of-way and the eastern boundaries of lots 1242, 1243, 1244, 1245, 1246, 1247, 359, 360, thence across Pennsylvania Avenue continuing along the railroad right-of-way along the eastern boundaries of (no. lot 555) the unsurveyed parcel north and adjacent to 556, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, and 568, across the unpaved right-of-way of Datesman Avenue and along the eastern boundary of lot 569 to a point at the southeast corner of lot 569, thence
- Northwestward along the southern boundary of lot 569 to a point on the southwest corner of said lot 569, thence
- Northeastward along the western boundary of lot 569, across the unpaved right-of-way of Datesman Avenue along the western boundaries of lots 568, 567, 566, 565, and 564 to a point at the northwestern corner of lot 564, thence
- Northwestward across South Williams Street (Hwy #41) and along the Southern boundary of lot 523 to a point on the southwest corner of said lot 523, thence
- Southwestward along the eastern boundaries of lots 533, 532, and 531 to a point at the southeastern corner of lot 531, thence

Northwestward along the southern boundary of lot 531 to a point at the southwest corner of lot 531, thence across Ohio Avenue to a point at the northeast corner of lot 493, thence

Southwestward along the eastern boundaries of lots 493, and 494, thence across Datesman Avenue and continue along the eastern boundaries of lots 496 and 497 to a point at the southeast corner of said lot 497, thence

Northwestward along the southern boundary of lot 497 to a point at the southwest corner of said lot 497, thence

Southwestward along the eastern boundaries of lot 510, 509, 508 to the southeast corner of lot 508, thence

Southeastward 5' along the north boundary of lot 501, thence

Southwestward to the north boundary of lot 504, thence

Southeastward to the northeast corner of lot 504, thence

Southwestward along the eastern boundary of lot 504, thence

Northwestward along the southern boundaries of lot 504 and 505, to a point at the southeast corner of lot 506, thence

Southwestward across River Drive along the boundary line of the western half of lot 462 to a point at the southeast corner of said west half of lot 462 and the Withlacoochee River, thence

Northwestward along the banks of the Withlacoochee River and the southern boundaries of lots 462 (W $\frac{1}{2}$), 461, 460, 459, 458, 457, 456, 455, 454, 452, 451, 450, 449, 448 and 447 to the point of beginning.

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- (12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE: describe the historic appearance of the property and its setting during the period of historic significance, in the following order:
- (a) Original Setting: describe the surrounding area, neighborhood, rural or urban environment as it existed during the period of historic significance.
 - (b) Exterior appearance of the major contributing resource(s). describe the design/style, materials, construction methods. Start with the "front" and work around the resource.
 - (c) Interior Appearance: start with the lowest level and work up. Describe each level from front to rear.
 - (d) Other contributing resources: describe as above.

Write Historic Description Below (Use a continuation sheet if necessary):

The Dunnellon "Boomtown" Historic District was built on a bluff overlooking the Withlacoochee River. It includes the western portions (west of the railroad tracks) of the original commercial and residential areas of the "Town of Dunnellon", located in the north half of Section 35; (plat filed for record July 20, 1889, and corrected and refiled in December of 1911);¹ and portions of Sections 26 and 27. All are in Township 16 south, Range 18 east of the Tallahassee Meridian and lying in Marion County, Florida.

The 1911 plat stated that it was filed to "Correct" erroneously numbered lots and other errors in the plat map filed earlier (1889). A search of Marion County records has not revealed a copy of the 1889 plat. The numbered lots on the 1911 plat appear to be consistent with lot numbers (in the Historic District) on deeds transferred and filed in the courthouse records between 1889 and 1911.

The original plat of the Town of Dunnellon included investment by two major land companies; Withlacoochee and Wekiwa Land Company, and the Railroad under the name of McKinney's Addition. The construction of the Silver Springs, Ocala and Gulf Railroad in 1888, preceded the development of the town.²

John F. Dunn, the town's namesake and an Ocala financier, as Treasurer of Withlacoochee and Wekiwa Land Company, obtained parcels of land originally homesteaded by; Sallie Hale (NW 1/4 of the NW 1/4); William Gale, (SW 1/4 of the NW 1/4); and Whitman A. Ingalls (SE 1/4 of the NW 1/4). They were the owners of much of the NW 1/4 of Section 35³, west of the Railroad tracks. Thomas Brooks' homestead (NE 1/4 of NW 1/4 and N 1/2 of the NE 1/4), was acquired by Colonel William P. McKinney, who was agent for the Railroad.⁴

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(12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE cont'd.

The discovery of hard rock phosphate here by Albertus Vogt in 1888⁵, brought full realization to the plans of the town's developers. For not only did the "Town of Dunnellon" grow, develop and prosper, it "boomed". Serving the needs of miners, farmers, timberers and turpentiners in the ten to fifteen mile area surrounding it, Dunnellon has survived when many other platted towns along the railroad have long since disappeared.

The Dunnellon "Boomtown" Historic District consists of 30 blocks or portions of blocks, (which are unusual in that they lack letter or number designations) lying north of the Withlacoochee River and west of the Seaboard Coastline Railroad (originally the Silver Springs Ocala and Gulf Railroad), in the "Town of Dunnellon". North of West Pennsylvania Avenue and west of Illinois Street the blocks were laid out in rectangular shapes separated by streets running north and south (Hale Street, Cedar Street, Ohio Street and Illinois Street) and East and West (McKinney Avenue, Park Avenue, Chestnut Street, Walnut Street, and West Pennsylvania Avenue) east of Illinois and south of West Pennsylvania Avenue the blocks were given triangular and other irregular shapes allowing them to conform with the diagonally laid (S.S.O. & G.R.R.) railroad tracks and the contours of the river bank. North Williams Street and South Williams Street (originally Gotwald Avenue) (see map Portfolio).

Also included in the Dunnellon Historic District are: portions of Hillsdale Subdivision, (plat filed 1926, by Dunnellon Phosphate Co.) located in Section 26, which is north of Section 35 and the original "Town of Dunnellon", south of the boundary of phosphate pit # 10; and parcels #33687 and #33688 in the SE 1/4 of Section 27, which lies west of Section 26.

Albertus Vogt homesteaded the E 1/2 of SE 1/4 of Section 27 and W 1/2 of SW 1/4 of 26, Hillsdale Subdivision, while David S. Folks settled the E 1/2 of the SW 1/4, and the W 1/2 of the SE 1/4 of Section 26.⁶ Parcel #33687 contains "Rosebank" C 1891, Site #179, a Victorian frame vernacular country villa built by Albertus Vogt. Originally, this showplace had a veranda and tower elements as well as stained glass windows.

Commercial lots (50' x 125') were planned along the S.S.O. & G. Railroad tracks for easy access of goods and produce by rail and from Northern markets. The railroad connected the Dunnellon area with shipping points at Silver Springs, thereby granting water access to Jacksonville via the Ocklawaha and St. John's Rivers.

The first railroad depot was located on the east side ⁷ of the railroad tracks. It was replaced in 1908⁸ by the current frame vernacular structure, Site #1.

(12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE cont'd.

The earliest major building within the Historic District is the Renfro Boarding House Site #47. Built about 1887, it was originally constructed on Lot #'s 361 and 362, at the intersection of Illinois Street and West Pennsylvania Avenue to provide shelter for workers on the railroad. The frame vernacular building with scalloped rafter tails, was moved west along West Pennsylvania Avenue to its current site⁹ to make way for the Dunnellon Hotel.

Due to the fact that the phosphate mines as well as timber and turpentine camps surrounded the townsite, Dunnellon never really separated the white and black communities. Shacks for the workers, who were mostly black, in the early 1890's, were constructed near the mines and camps, but these were intermingled with cottages for the mostly white foremen and owners.

This early 1890's residential development occurred along McKinney Avenue and River Drive, where workers frame vernacular "shotgun" shacks, Site #149 and #29 and foremen's cottages Site #143 are examples. "Boomtown" fever abounded and in the rush to riches, little thought was directed towards housing.

This fever included the merchants whose first thoughts were for their mercantiles (stores) to serve the miners needs. B.J. Benson who owned the Ice House¹⁰ first built a small one room frame vernacular cottage on Walnut Street at the corner of Ohio Street, C. 1904 Site #50. Later, after his business was established, he built a larger Victorian frame vernacular cottage, on the same lot. The earlier cottage was moved to the rear of the lot and served as a "cook house".

Most of the early 1890's buildings were of frame vernacular style with one story cottages (1840's style- pre civil war) and one and two story "L" plan farmhouses predominating. Examples are the Edward House Site #18 and the Robinson House Site #19. John Waters, a local carpenter, and his helpers built many of the early houses. They were constructed of the hard yellow pine timber, which was prevalent in the area. Cedar shake shingles were used as roofing material along with shiplap or beveled wood siding. Many of the historical houses retain these original materials, even when other materials have been laid over the original. The yellow pine timbers have hardened to the point where a masonry bit is needed to drill a hole for a new nail.

The 1890's commercial structures were generally one or two story frame vernacular buildings also. Examples include Site #13, one story, and Site #11, two stories. Brick was also used, especially after 1900.

By the late 1890's, residential development was building up along West Pennsylvania Avenue, Walnut Street, Chestnut Street and Park Avenue. Much of this area has remained intact with a concentration of Victorian frame vernacular houses. Gingerbread and decorative shingles adorned these houses, revealing the prosperity of the mining town. Examples included:

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(12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE cont'd.

the Lietner House, C. 1898, Site #17 on Pennsylvania Avenue; the Dr. Black/ Gresham House C. 1910, Site #57, which has six gables on Walnut Street; The Gingerbread House C. 1910 Site #88 on Chestnut Street; and the Bosewell House C. 1895 Site #118 on Park Avenue. Clusters of houses built on the same plan are another characteristic of Dunnellon "Boomtown" Historic District, including five "L"'s on Walnut, four cottages on Chestnut, two stack style on Chestnut, and four "L"'s on Chestnut. Many of the clusters were built as rental units.

By 1910, when the Grumbles House was built, Site #60, an example of classical revival influences added to the Victorian frame vernacular style. A carriage house with clerestory vents to allow for hot air to escape, Site #82, faces Chestnut Street.

The Historic District also contains many Bungalow style residences, dating from about 1900. Examples of this style include the (Meredith) Schmutz House C. 1910, Site #69 on Walnut Street and the Dr. Baskins House, C. 1908, Site #66 on the corner of Walnut Street and Ohio Street.

The Bungalow style predominates in Hillsdale Subdivision dating from the late 1920's and the 1930's, hard times, when materials were scarce. These houses often utilized materials from older buildings being demolished. The Hayes House 1929, Site #170 on Second Avenue is an example. Much of the material for this house came from a two story hotel at Rockwell, north of the Historic District boundaries and the location of Dunnellon Phosphate Co's. offices and early mining operations.

Other residences were moved into town from the mines including the Chaulker House C. 1900 Site #83 on the corner of Cedar Street and Chestnut Street. This structure had served as a combination residence and commissary.

Buildings that served as residence, combined with mercantile structures were located along Illinois Street and Walnut Street. Surviving examples include the Saunders/ Dean House and tailor shop C. 1905 Site #105 and the Guest/ Deihl House and Key Shop C. 1905 Site #102. Thalgotts Bakery and residence (demolished) was also included in this group.

The C.W. Rush Mercantile Store Site #5 and the Bank of Dunnellon 1904, enlarged C. 1926 Site #71 (a brick building) were always utilized only for commercial purposes. They are located on Illinois Street at the intersection of North Williams Street.

During Dunnellon's early development (1890-1910), Illinois Street bounded by West Pennsylvania Avenue (the Bicycle path, south of which in the 1890's, ladies did not venture¹¹) and South Williams Street (Dougal Avenue) were the major commercial areas.¹² Illinois Street

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(12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE cont'd.

catered to the needs of most of the town's gentle folk, while Dougal Avenue, with its saloons, provided a place for the miners to let off steam and spend their money, which the mines paid its workers on Saturday at noon. An example, Site #7 still exists, of the thirteen original saloons along the railroad tracks. Another was located on West Pennsylvania Avenue; Site #13. City Hall, C. 1910, Site #12, included a jail in the rear of the structure. It was built on South Williams Street (Dougal Avenue) in the heart of this rip-roaring area, which also included shacks for workers.

An important part of life in the Dunnellon "Boomtown" Historic District was represented by its churches. The Bethel Baptist Church (Black) was organized in 1888. A frame vernacular building was first constructed C. 1889 on North Williams Street, Site #130. Later, it was sheathed with bricks including the steeple, with its Victorian Gothic influences.¹³ The Presbyterian Church (White) on Chestnut Street at Ohio Street was organized in 1893. The Victorian Gothic frame church, with a bell tower/steeple and Gothic style/stained glass windows, was constructed in 1895, on Site #97. Other denominations held services here, until their sanctuaries were built in the early 1900's.¹⁴ The original Methodist and Baptist churches were built after 1900, in the Victorian vernacular style as was the Catholic church built in 1913.

Originally, church groups held services in the frame school building on the corner of Illinois Street and McKinney Avenue, which was built by the town's residents on a lot donated by Col. McKinney. This structure was also the site of a meeting held in December of 1890, to incorporate the town. This building was later used by the Beulah Baptist Church (Black) who, replaced it with a Mediterranean influence style concrete block structure, Site #138.¹⁵, in 1920.

In 1890, all of the streets were dirt. About 1900 some were paved with the waste from the phosphate mines, and later with bricks.

The residential lots were of various sizes and fenced, keeping domestic animals in and cattle and hogs, from the open range areas that surrounded Dunnellon, out. Families kept a milk cow or two, chickens, hogs, etc. within the fenced house property, as well as small vegetable gardens and fruit trees. The houses, which were built near the street, usually had white picket fences in the front such as the house on River Drive, Site #31. Trees were planted along the streets, and along with the fences, provided a buffer from the wildness of this phosphate mining town.

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