

# WELCOME



*Combining Historic Charm and Authentic Hospitality*

- \*Historic Renovation & Downtown Preservation
  - \*Chef-Driven Food
- \*Award-Winning Event Spaces and Services
  - \* Sharing our Passion for Environmental and Historic Preservation.





## SWEETWATER BRANCH INN EVENTS & LODGING – GAINESVILLE, FLORIDA

Welcome to Sweetwater Branch Inn!

Whether you are here for a family vacation, a romantic weekend, a wedding or a business trip we hope you find your stay relaxing!

Our centrally-located property, situated in Historic Downtown Gainesville, provides easy access to all our community has to offer.

Activities in the area offer a little something for everyone year-round. Enjoy biking, hiking, live music, trips to museums and more. Soak in one of Central Florida's many natural springs, only a short drive from Gainesville. Enjoy a quiet evening on one of our porches or take a relaxing stroll downtown. Lounge in our saltwater pool or luxuriate in our lush gardens. Book a private dinner catered by our in-house chef. Whatever your choice, you are sure to have a great time.

Our friendly front desk staff are available for assistance in planning your adventures and is here to ensure your stay is as enjoyable as possible. Please let us know how we can be of service.

Thank you for participating in historic preservation and thank you for choosing a locally-owned business!

The Sweetwater Branch Inn Team





WELCOME TO SWEETWATER BRANCH INN!

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**Mills-Pound Cottages**

- Windsor Cottage
- Rochelle Room
- Melrose Cottage
- Hawthorne Room

**Nora Belle's Cottage**

- Annie's Room
- Rosa's Room

**Carriage House**

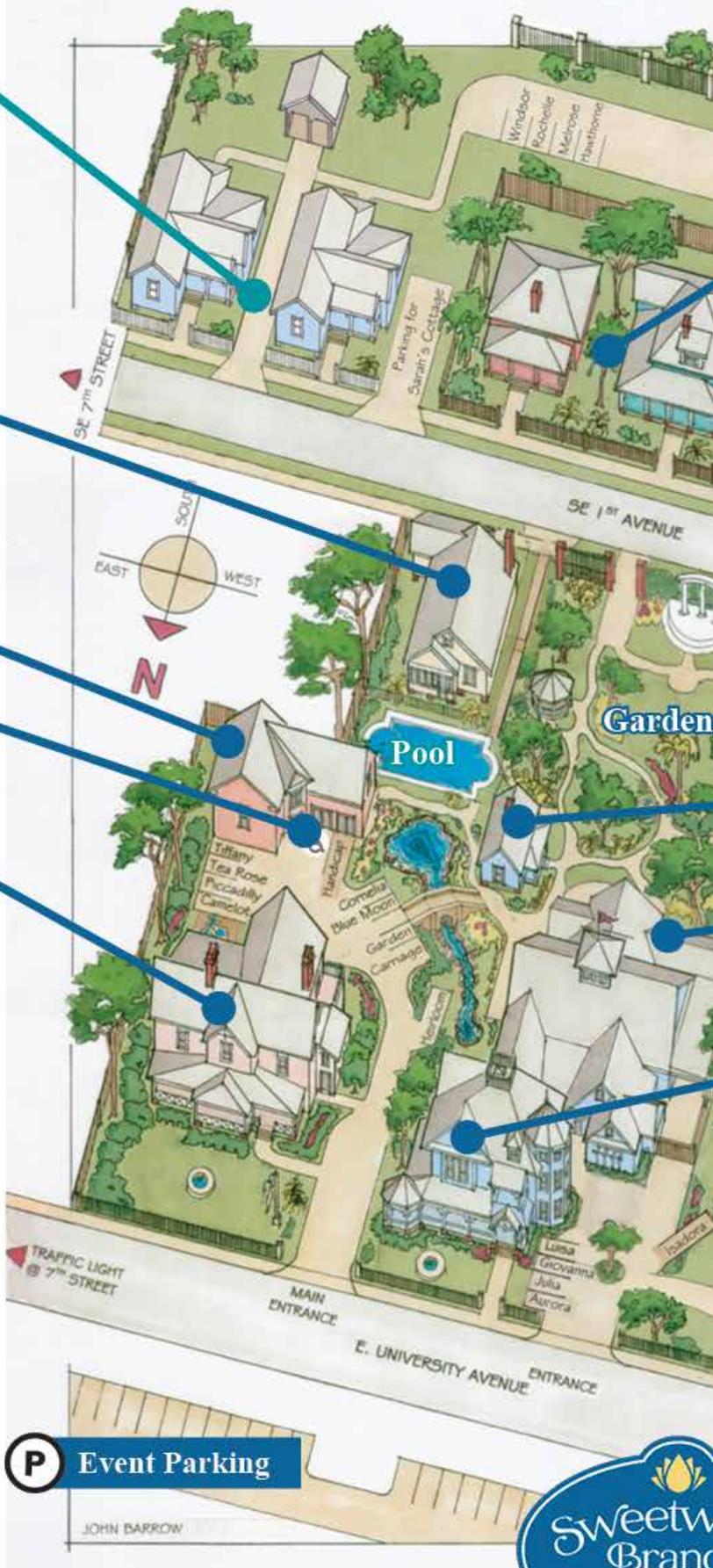
**Front Desk**

CHECK-IN  
352.373.6760 EXT 10

**Cushman-Colson House**

- BREAKFAST & LIBRARY**
- Camelot Room 1ST FLOOR
  - Tea Rose Room 1ST FLOOR
  - Piccadilly Room 1ST FLOOR
  - Heirloom Suite 2ND FLOOR
  - Blue Moon Rm 2ND FLOOR
  - Cornelia Room 2ND FLOOR
  - Tiffany Suite 2ND FLOOR

**Scan for Digital Map**





**Matheson Cottages**

- Sarah's Cottage
- Mae's Cottage
- Victoria's Cottage
- Lilly's Cottage

**South Florida Cottages**

- La Chua
- Cross Creek

**North Florida Cottages**

- Pleasant Place
- Island Grove
- Lester's Place

**Garden Cottage**

**McKenzie Hall**

**McKenzie House**

- Aurora Room 2nd floor
- Giovanna Rm 2nd floor
- Julia Room 2nd floor
- Luisa Room 3rd floor
- Isadora Room 3rd floor

**Sweetwater AirBnB**

**"Downtown Jewel  
on the Ave"**



352.373.6760 EXT 10  
SWEETWATERINN.COM

625 E UNIVERSITY AVE  
GAINESVILLE, FL 32601



# GUEST SERVICES & POLICIES

## CONTACTS

Front Desk ext. 10

After-Hours Contacts: Call 352-709-8750 for on-call staff information.

On-call staff information is also posted on the front door of the office and at the entrance of the Cushman-Colson House.

## INTERNET SERVICE

Complimentary Wi-Fi is available throughout our property.

Password: butterscotch

## CHECK-OUT TIME

Check-out is 11:00 AM. For an additional \$35 fee, later check-outs may be granted, based on availability.

When you check out please bring your key to the front desk or leave it in the basket at the back door of the Cushman-Colson House. Overnight accommodations will be charged at check in, and any incidentals will be charged to the credit card on file.

## POOL

See Property Features for description.

We ask that no glass be brought into this area. Be mindful of other guests and respect **quiet hours 10:00 PM to 6:00 AM**. Sound travels on water.

Towels are provided for our guests inside their accommodations. Extra towels may be requested at the front desk.



**GUEST SUPPLIES & AMENITIES** If you should need any additional toiletries, towels, blankets, etc., please contact the front desk.

William Roam products are available for sale. Fees will be incurred if you remove a full sized product from your accommodations.

**ROOM KEYS** Each accommodation is equipped with a rim lock as well as a deadbolt. You only have the key to the rim lock. The deadbolt lock is located on the inside of the door to your room.

The rim lock may be positioned in such a way as to close the door but not lock it. This is especially convenient while you are having breakfast. Please contact our front desk with any questions or concerns. We would be happy to give you a demonstration of how this lock works.

**GETTING IN & OUT** If you are staying in the McKenzie House, use the key marked “Sargent” on your key ring, to unlock the front door. It is squared off and larger than a house key.

For those staying in the Cushman-Colson House, the back door will be your main entrance and exit door. The parking lot for the Cushman-Colson House is conveniently located by the back door.

The back door of the Cushman-Colson House will be locked every night. You will need the access code to gain entrance to the house after dark.

The back door has a keypad that is very simple to operate:

- Enter the code provided to you at check-in.
- Door will buzz. Please enter by pulling the door. The door will automatically lock behind you.

Please contact the Front Desk if you have any issues.

**SMOKING POLICY** Sweetwater Branch Inn conforms to Florida state smoking regulations. Smoking is only permitted in designated spaces. Please be courteous of other guests staying at the inn. Smoking is not permitted in rooms, cottages or indoors in any capacity. Guests will be charged for any damages and additional cleaning caused as a result of smoking in accommodations.

Please also keep in mind that there is a strict no-smoking policy on the campus of the University of Florida, and it is enforced through ticketing.

**ACCESSIBILITY** Ramp entrances are available for guests staying in the Cushman-Colson House and select cottages. Unfortunately, due to the nature of construction in the late 19th century, not all of our accommodations are handicap accessible. Homes feature staircases. No elevators are available.

**PET POLICY** Sweetwater Branch Inn offers some pet-friendly cottages. Please contact the front desk to inquire about rates and availability. Pets must be supervised, and are not allowed into the Cushman-Colson House or McKenzie House.

**QUIET HOURS** **Quiet hours are from 10:00 PM to 6:00 AM** to ensure that all guests are able to sleep soundly. Gatherings are not allowed in common rooms after 10:00 PM. Noise complaints will result in additional charges.

*Failure to comply will result in potentially significant penalties.*

**ROOM DAMAGE/  
MISSING ITEMS** Guests will be charged for any missing or damaged items based on current market price and any additional labor costs.

<b>EMERGENCY CONTACTS</b>	Emergency Services	911
	Sheriff Department	352-367-4000
	UF Health Shands Hospital	352-265-0111

After-Hours Needs: please call 352-709-8750 for any Sweetwater-related emergencies or if you need assistance after normal business hours.

**IN YOUR ROOM** Each room at Sweetwater Branch Inn is supplied with the following:

- Hair Dryer
- Coffee Maker
- An iron and ironing board
- Two extra pillows and an extra blanket
- Writing Desk and comfortable office chair (except Camelot Room)
- Pool Towels

**COFFEE** Each room is equipped with a coffee maker for your convenience. Keurig Coffee machines can be located on the 1st floor the Cushman-Colson House and on the 2nd floor of the McKenzie House in the hospitality suite.

**DRINKING WATER** Filtered water is available throughout the inn. Refillable plastic pitchers are provided in your room. Sweetwater Branch Inn is proud to offer Reverse-Osmosis Purified Water in all common rooms.

**ICE MACHINE** Ice is available from the ice machine outside of the front office. Ice buckets can be found in your room. If you require assistance, please contact the front desk.

**GUEST REFRIGERATORS** For your convenience, we have guest refrigerators available.

- In the Cushman-Colson House, the refrigerator is located in the hall of the breakfast kitchen. It has a filtered water system located in its front door. There is also a small hospitality suite on the second floor.
- In the McKenzie House, we have a refrigerator in the hospitality suite on the second floor.

The refrigerators are available for you at anytime. Please write your name and the date on anything you store.

**BUSINESS CENTER** Sweetwater offers a business center on the second floor landing in the Cushman-Colson House. It is equipped with a computer, printer and scanner for your use. We ask that guests do not print documents greater than five pages.

**MAIL, FAX, & PACKAGES** The front desk will gladly process your outgoing mail. Stamps, faxing, and large printing services are available at the front desk for a fee.

**GIFT SHOP** Sweetwater Branch Inn has a number of wonderful items in our Gift Shop. From t-shirts and coffee mugs to Sweetwater art prints and note cards. We have a variety of goodies to help you remember your wonderful stay. Our gift shop is located in the front office.



*Cushman-Colson House  
Hospitality Suite*



*Sweetwater's Signature  
Coffee Blend  
(available for purchase)*



*McKenzie House  
Hospitality Suite*



# FOOD SERVICES

## BREAKFAST

Sweetwater Branch Inn prides itself on serving the very best breakfast! While menu items vary, and our breakfast evolves over time, it remains chef-driven, made with loving hands, and accompanied by a locally-roasted special blend of hot coffee.

If you have any special dietary needs, please contact the front desk to make arrangements in advance.

Breakfast Hours:

- Monday-Friday 7:30AM - 9:00AM
- Saturday-Sunday 8:00AM - 10:00AM

Breakfast is served in the Cushman-Colson House.



\* Breakfast Hours may vary with events and at guest requests. Please inquire at the Front Desk for special breakfast hours. We are happy to oblige if possible!

## ADDITIONAL BREAKFAST GUESTS

If you would like to invite outside guests for breakfast at Sweetwater Branch Inn, we would be happy to cook for you. However, please advise the front desk as soon as possible so we can plan accordingly. Additional guests may purchase breakfast tickets.

## SNACKS AND DRINKS

If you are looking for a bottle of wine, local beer or delicious snack, check out our snack and drink options at the refrigerator at the front desk. Items are available for purchase during office hours.

## PICNIC BASKETS

If you are spending the day exploring Gainesville and want to enjoy a delicious lunch, Sweetwater Branch Inn can provide you with a picnic basket lunch for two. Pricing varies depending on the picnic package you choose. Orders must be placed at least 48 hours in advance. If you have any questions or would like to make a reservation for a picnic basket, please contact the front desk.

**Simple Simon Picnic - \$30**

**Deluxe Picnic - \$70**

**The Lover's Picnic - \$95**

*(Picnic basket contents change seasonally. Please contact the front desk for menu details.)*

*(GF/Vegan options available upon request.)*



## Sweetwater's Famous French Toast Casserole Recipe



Scan for the link to one of our most popular breakfast items!



## ROMANCE PACKAGES

We offer a variety of packages for purchase. It is appreciated if staff is given 24-hour notice for delivery, but we understand the value of spontaneity.

I LOVE YOU PACKAGE	One Dozen Roses*, \$55.
ROMANCE PACKAGE	Wine/Champagne and Chocolate-Covered Strawberries, \$65.
TRUE LOVE PACKAGE	One Dozen Roses* and Chocolate-Covered Strawberries, \$75.
SWEETWATER PACKAGE	Wine/Champagne, One Dozen Roses*, Chocolate-Covered Strawberries, \$100.
ANNIVERSARY PACKAGE	Wine/Champagne, One Dozen Roses*, Chocolate-Covered Strawberries, Votive Candles \$120
HONEYMOON PACKAGE	Wine/Champagne, One Dozen Roses*, Chocolate-covered Strawberries, Votive Candles and a Deluxe Bath Kit**, \$165.
CUSTOM PACKAGE	Have a unique idea? We would be happy to discuss what we can do for you!
WINE/CHAMPAGNE	We offer guests a selection of affordable, organic, small-batch estate wines. To purchase, please see the front desk.

*\* Roses - Due to the high demand around Valentine's Day, roses will not be available for our Romantic Packages during the period of February 11-17. We apologize for any inconvenience.*

## Private Romantic Dinners

Enjoy an intimate, chef-driven three-course dinner right here at Sweetwater! A private, romantic dinner for two is the perfect way to celebrate with your special someone.

### Meal Includes:

- A three-course meal for two
- 1 glass of wine per person
- Vegetarian, vegan and gluten-free options available

**Price: \$195**

*Subject to seasonal availability.*

*Gratuity not included in price.*





# BATH PRODUCTS

## WILLIAM ROAM PRODUCTS

“We are proud of the difference we are making for the environment and the planet.”

**AMERICAN-MADE** Each of our luxurious products was conceived and created in America, using domestic fruits, grains and other essentials, paying tribute to the diversity of our nation.

**GREEN/  
ECO-FRIENDLY** To reflect their commitment to America’s purest, most pristine places, William Roam aligned with 1% For The Planet. They pledge 1% of all sales to environmental organizations. To learn more about 1% For The Planet and the work they do, visit [onepercentfortheplanet.org](http://onepercentfortheplanet.org).

**PRODUCTS  
FREE OF**

- These products are free of all animal products and are vegan friendly!
- Dangerous preservatives, such as parabens, formaldehyde (including DMDM Hydantoin), urea, or sensitizers and allergens such as isothiazolinones.
- Occlusive blockers and petroleum derivatives such as petrolatum and mineral oil.
- Endocrine-disrupting plasticizers such as phthalates.
- Harsh chelators such as Disodium EDTA.
- California Proposition-65-listed amines, such as DEA.

Please do not remove full sized products from your accommodations; we will have to charge. You may see the gift shop for available products, or order from [williamroam.com](http://williamroam.com).





# PROPERTY FEATURES

## GARDENS & FOUNTAINS

Feel free to stroll along the garden paths with your morning cup of coffee or your complimentary glass of wine in the evening. Our gardeners go to great lengths to provide a beautiful and peaceful setting for guests and we love to see you enjoying it. If a wedding or banquet is in progress, please check with the front desk for accessibility information.

## PORCHES

If you are looking for a comfortable spot to sit and read the newspaper or your favorite novel, take a seat on one of our porches.

- The Cushman-Colson House porch is fully enclosed for climate control. However, it is enclosed in crystal-clear plexiglass that allows full light and visibility. It is also a wonderful place to enjoy your morning breakfast.
- The McKenzie House porch is a quiet place to sit and enjoy the rocking chairs as you relax, read or enjoy the company of others.

Please do not smoke on the porches, as they are shared between guests.

## COURTYARD

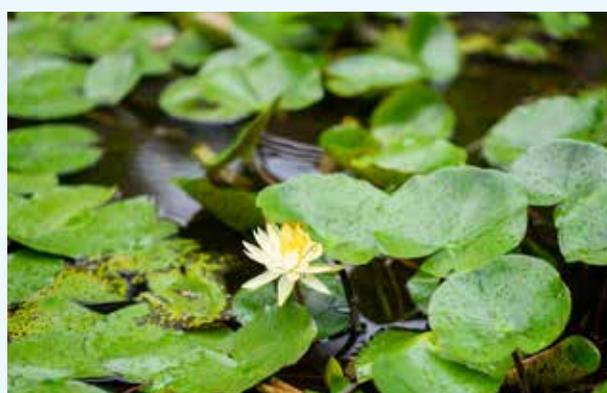
Our courtyard outside of the Cushman-Colson House has comfortable café seating and a wonderful fountain. It also contains a fire pit, which we light for guests when the weather is cold. Please see the front desk if you would like to have the fire pit turned on. The courtyard is a great location for conversation and eating a casual meal.

## REFLECTING POND

If you want to relax outside you can also enjoy our beautiful pond located next to the front office. We have benches where you can unwind with a great view of natural greenery and you might even see some small minnows swimming around.

## POOL & JACUZZI

Enjoy a dip in our saltwater pool or jacuzzi all year around! During the winter months our pool is heated to 80 degrees, and it's the perfect place to cool off in the warmer months. Our pool is nestled off the side of our garden, giving guest plenty of privacy while they swim. Designed in a historic Savannah-style shape, the pool area is surrounded by lawn chairs, covered tables and the ground is turf so it's easy on your feet. It also offers gorgeous views of the property.





# SUSTAINABILITY

WHAT WE DO	At Sweetwater Branch Inn we continually increase our efforts to reduce our environmental impact, and be responsible stewards of our community. Below are highlights of our current initiatives.
CONSERVATION	Maintaining old homes reduces the demand for new construction, as well as keeping the carbon captured in the wood out of the atmosphere. We also emphasize reuse in our furnishings.
SUPPORT LOCAL	Starting with the locally-roasted coffee from Sweetwater Organic Coffee Co. included in breakfast, we buy local where possible, and encourage our guests to visit local restaurants and shops.
NO PLASTIC WATER BOTTLES	Cups, pitchers, and reverse-osmosis purified water stations eliminate the need for plastic or disposable water bottles. It also tastes better! We have reusable water bottles available for the bicycles.
ON DEMAND HEATING	We switched to on-demand water heating, to reduce energy use.
COMPLIMENTARY BIKE RENTAL	Bicycles for guests to ride can be found in front of the office. They're a great way to explore downtown, the nearby bike paths, and provide a great alternative to driving.
FOOD & DISHES	Our disposable products are eco-friendly, and we make an effort to reduce food and packaging waste wherever possible.
LOW-IMPACT TOILETS	The toilets throughout the property are low-impact, and help to reduce water use.
NO FERTILIZERS OR PESTICIDES	No fertilizers or pesticides are used to maintain the grounds and gardens, an important choice to protect the water in the Florida aquifer. That's why you see so many happy butterflies!
SALTWATER POOL	Our pool and jacuzzi use saltwater instead of chlorine, which is better for the environment, and our guests' skin.
HOW YOU CAN HELP	<ul style="list-style-type: none"><li>• Please turn off lights when not in use.</li><li>• Turn the AC up to 78 when you leave.</li><li>• Reuse towels if they are still clean.</li><li>• Let us know if you have a unique idea to make us more sustainable!</li></ul>



## OUR HISTORY

*It all began with a knock at the door...*

My mother, Giovanna Holbrook, frequently drove by the home that started Sweetwater Branch Inn: The McKenzie Home. It wasn't long before she came to love it. Being the visionary that she is, Giovanna saw past the massive work the structure needed to fix its curled paint and deteriorating condition. Instead she saw the glimmers of what the McKenzie Home could become again.

One day Giovanna stopped at the McKenzie Home and knocked on Mary McKenzie's door. Giovanna informed Mary that she was interested in purchasing her home if it were ever to go up for sale. In 1978, Juan and Giovanna Holbrook purchased the McKenzie Home. After an initial and extensive restoration process, the home was brought back to its former glory and placed on the National Registry of Historic Homes. During those early days, my parents had difficulty keeping the house rented, so my mother decided to move herself and my 14-year-old sister, Andrea, into the McKenzie Home in 1982. The McKenzie home remained their private residence until 1998.



*The Historic McKenzie House*

*Looking back...*

At the youthful age of 15, I - Cornelia Holbrook - began to dream of the day when I would open an inn. During my teen years, gardening and cooking became my favorite after-school activities. Later, while attending the University of Florida, I worked with Chef Elmo at the once-famous Sovereign Restaurant. This is where I began the process of educating myself about food preparation and kitchen management. After college, my first job was with the Carriage Way Bed & Breakfast in St. Augustine, Florida. Afterwards, I spent a number of years working for my mother in the travel industry. Even while traveling the world extensively, I never lost sight of my dream of opening what was to become the Sweetwater Branch Inn. While working in Kenya, I received an exciting call from my mother. She told me that

she had purchased the Cushman-Colson House - literally next door to the McKenzie Home. In 1992, with the help of contractor Fredrick Wetterqvist , architect Jay Reeves, and many others, I embarked on the monumental task of restoring the Cushman-Colson House.

In 1993, I opened the Sweetwater Branch Inn using the Cushman-Colson House's seven guestrooms. Two years later, Sweetwater Branch Inn opened the McKenzie Hall: a distinctly-popular gathering place in Gainesville. In 1998, my mother moved out of the McKenzie Home and I added five additional guest rooms to the Sweetwater Branch Inn.

Today the Sweetwater Branch Inn's two-acre property is home to 25 carefully-curated guestrooms and cottages — all shaded by beautiful southern hammocks. Sweetwater has had the honor of hosting countless events and weddings, and we are so happy we get to be a part of so many families' special memories. We are also proud supports of local conservation and historical preservation, and educate our guests on the importance of these efforts.



*Cornelia hard at work*



*The Cushman-Colson House*



*The McKenzie House*

*Thank You ...*

When my mom and dad acquired the McKenzie Home in the 1970s, many historic homes were considered defunct and for this reason were being torn down. Since then, members of the community have acted to ensure this historic district would survive. By supporting this business and other businesses located in or on historic properties, YOU are helping to preserve history for future generations and directly contributing to the revival of Downtown Gainesville.

A truly heartfelt thank you from me, my family, and especially the Sweetwater team.



# THE MCKENZIE HOME HISTORY

## The Lambreth McKenzie House

This 1895 structure remains one of the largest and most elaborate of all the Victorian mansions built in Gainesville before the twentieth century. Its picturesque gabled porch, balconies, dormers and octagonal turret reflect the nineteenth-century's enthusiasm for the Queen Anne style, while its impressive size suggests the extent of Gainesville's cotton and phosphate prosperity during the 1890s. In addition, the home's continuous association with prominent Gainesville families like the Colsons, the Pounds and the Phifers makes its human biography read like a text in local history.

Few Gainesville residences have had such a diverse and rich interconnection with the city's past and its significant families.

- 1881                      Its initial owner and builder, John E. Lambreth, a native of Savannah, Georgia, migrated to Gainesville in 1881 during the town's flourishing orange boom and engaged in real estate development for a number of years.
- 1887                      John E. Lambreth was admitted to the Bar and became a prosperous attorney with the firm of Hampton and Hampton. He and his family lived in this house for eight years.
- 1903                      House sold to Perry M. Colson (1862-1924). Born in Alachua County to one of its pioneer families and headed by a three-war soldier, Colson began his professional career in the mercantile business while also serving as a clerk in the circuit court of Levy County. By 1900 he returned to Gainesville as an agent for a Jacksonville land and lumber company and went on to serve eight years as the U.S. Land Commissioner for Florida. Colson, his wife Laura and their four daughters resided in the house for six years until a debilitating nervous system disease reduced Colson to a bed-ridden invalid and forced the family to relocate. During Colson's occupancy, his brother Barney, who founded the Florida Land and Title Company, built a neo-classical version of the Lambreth house on the adjoining lot.
- 1909                      William Turner Pound (1884-1917) purchased the residence and brought to the home its most significant family connections, ones that remained for the next sixty-five years. Pound was a Gainesville native who worked with the Baird Hardware Company from 1906, eventually becoming secretary of the company before his death of cancer at the age of thirty-three. Pound's brother, C. Addison, another Baird employee, went on to become president of the company and one of the city's most successful businessmen during the 1930s and 1940s.

1911

William Turner Pound married Mary Phifer (1891-1975), the daughter of William B. Phifer, a leading Gainesville businessman whose diverse entities included Wilson's Department Store, a dry goods store and the Phifer Bank.

Mary attended Wesleyan College in Macon, Georgia, for three years before her marriage. The wedding took place on January 11, 1911 at the Phifer homestead near Sweetwater Branch Inn. For the occasion the entire first floor was decorated with white japonicas, Cherokee roses, ferns and palms. Her close friend, Alma Fennell, sang and played the piano. After the ceremony the couple took an extended trip through South Florida.

In preparation for his wife's residence Pound made several important alterations. The striking three-story octagonal tower was added to the northwest corner along with several bay windows on the first story and a covered second balcony over the main entrance.

1917

After Pound's death, his young widow remained in the house for eight years and then remarried Reid Hill McKenzie on September 3, 1925. The son of a Georgia judge, McKenzie spent three years at Mercer College before serving as an officer in World War I. After his military service McKenzie worked for the Duval Motor Company in Jacksonville. This wedding was a small family affair held at the home of Mary's sister, Helen Pound Glass (1896-1969). Following a trip to visit the McKenzie homestead in Georgia, the couple lived in Jacksonville and then in North Carolina for a year.

1927

Mary and Reid McKenzie returned to their residence on University Avenue and McKenzie established his own automotive agency. By 1930 he was a salesman for the Gainesville Chevrolet Company. Again, tragically, Mary's marriage was short-lived as Reid contracted bronchial pneumonia and died on January 5th, 1931.

Difficult financial times followed as Mrs. McKenzie lease her family home to tenants and started a professional career as a real estate agent. During the depression years she lived with her sister Helen, also recently widowed with two young daughters, in a small house on Myrtle Street.



*Mary Phifer in front of  
The McKenzie House*

- 1938 Mary, her sister and the two children moved back into the McKenzie home where the two sisters would remain for the next thirty-five years. These were quiet decades for the sisters as their attention was focused on the training and education of the two Glass daughters. In time Mary became active in the Gainesville Golf and Country Club, besides serving as president of the Gainesville Women's Gold Association and in a larger national organization.
- 1975 Mary McKenzie passed away on April 17, 1975 at the age of eighty-three. She was preceded in 1969 by her sister Helen Glass.
- During their years of occupancy a genteel poverty had allowed the house to survive, but with Mary's death it fell into serious disrepair, vandalized by vagrants and the homeless.
- 1978 Juan & Giovanna Holbrook purchased the house and undertook a major restoration spanning three years, which returned the house to its former elegance.
- Mrs. Holbrook's renovation of this six-bedroom, five-bath house used delicate painted trim to highlight the balustrade along the front porch, which ends with an octagonal gazebo on its western side and a three-story turret on the other. Behind the residence is a European-styled courtyard, artistically landscaped with a winding rear drive. The entrance to the house proper is a handsome paneled front door which features a large oval insert of beveled glass.
- The entrance hallway has its own fireplace with an enormous iron cover, shaped like a roaring lion's head. The living room/parlor to the left extends the full length of the house, and with its numerous alcoves, bay windows and fireplaces, creates the ambiance of the Victorian world. The second floor contains the main bedrooms, one of them preserving the original black and white tiles. The unfinished third story was completely remodeled into a large bedroom with a bath and kitchenette, featuring an antique bed snuggled into an upper-level alcove. Stained glass window inserts enhance the small corner turret room which also has its own fireplace.
- The refinished McKenzie home now stands as a graceful reminder of Gainesville's past and a tribute to its new owner, who treasures and protects this residence.
- 1992 The current owner, Cornelia Holbrook, with the help of her mother Giovanna, purchased and restored the Cushman-Colson home, located next door to the historic McKenzie home.
- 1993 Sweetwater Branch Inn Bed & Breakfast established as a travel destination.



# THE CUSHMAN HOME HISTORY

## The Cushman-Colson House

The Cushman-Colson House was constructed between 1885 and 1886 during one of the peaks of a building boom in Gainesville. This house was the first to be built on the south side of Alachua Avenue, now known as University Avenue. By 1909, every lot between the Sweetwater Branch Watershed on the west, and what is now SE 7th Street on the east, was occupied by a one or two-story, wood-frame building.

The Cushman-Colson House, named for its first two owners, represents its era and neighborhood, and reflects the tastes of the affluent at the turn of the century. In addition, it adds to the district's sense of time and place of historical development.

1885

**Alonzo Cushman** purchased the lot for \$800 in June of 1885 and mortgaged it for \$2,000 in November and December. Cushman was originally a Massachusetts native. He started his first job in Gainesville as a cashier for the Dutton Bank shortly before beginning construction on his new lot. After the turn of the century, Cushman was an insurance agent and the manager of the Hill Printing Company.

His civic contributions to the community and his involvement in social organizations made him a notable figure. Among his appointments were the City of Gainesville's fire chief, City Council Member and deputy clerk of the U.S. Federal Court North and U.S. Commissioner. Alonzo, his wife Caroline, and their daughter Gertrude lived in this house for the next 20 years. In 1908 Alonzo's wife, died. By 1915 Alonzo no longer lived in Alachua County.

1905

The Cushmans sold their home to the Colsons.

**Dr. James Colson** was a member of an old and distinguished Alachua County family. The original Colson family arrived in Florida in 1825 from Georgia. James Henry Colson was born in 1866 near Alachua, but soon moved to Bradford County. He graduated from high school in Starke and attended the Normal School in White Springs. He received his M.D. degree from the College of Physician and Surgeons in Baltimore, MD. In 1896. He first practiced in Lake Butler, then in Waldo for six years. Dr. James Colson was appointed the chief surgeon at the Florida Hospital for the Insane in Chattahoochee in 1901. He married Eliose Weeks in Savannah, Georgia the same year. They moved to Gainesville in 1902. Their daughter, Cornelia, was born the same year they purchased the house.

Dr. Colson was active in the community through volunteer work. He was president of the Alachua County Medical Society and was a member of the Volunteer Medical Corps in the Army in World War I. He was elected to City Council several times and was president of the council when the first electric light plant was installed, and the first brick paving laid on Main Street. In 1922 he was elected to the Florida State Senate. He was also appointed State Prison Physician in 1924 and superintendent of the Florida Farm Colony, now known as Tacachale, in 1928.

1926

The Cushman-Colson House was the scene of a gala wedding reception on June 23, 1926 when Cornelia Colson married Olin Wattis, a law student at the University of Florida. Cornelia, a Tri Delta sorority girl, had just graduated from the Florida State College for Women in Tallahassee a few weeks prior to her marriage. She moved to Jacksonville with her husband in 1928 and remained there until her death in 1983.

1936

Dr. Colson died in 1936. Eloise lived on the first floor and rented the second floor to a teacher after the doctor's death. She lived there until her death in 1947.

1947

Eloise Colson died and the house was sold to the Alvarez Family. The initial purchase of the house was made by one brother, **Lucian G. Alvarez**, for \$21,500, but at various times different brothers and sisters, and their mother, Sarah Alvarez, owned a share of the house. Luedie Jones Bostic was one of the sisters who continually lived in the house and operated the tourist home.

The Alvarez Tourist Home was originally rented to students and doctors. At one time six doctors from six different countries lived here, and a supervisor of radiologists at Shands lived here for three years as well. The residents rented one of the six bedrooms originally upstairs, while the Alvarez family lived on the first floor.

1991

Eventually, the family members began passing away, and the house became harder to keep up. Luedie died in 1991.

1992

Ruth Castor sold the Cushman-Colson House to **Giovanna Holbrook**, who began restorations with her daughter, and current owner of Sweetwater Branch Inn, Cornelia Holbrook.

1993

Sweetwater Branch Inn Bed & Breakfast was established as a travel destination.

# ATTRACTIONS



## *Explore Authentic Gainesville*

- \*Enjoy Historic Downtown
- \*Eat and Drink at Local Restaurants and Bars
- \*Adventure in Award-Winning State Parks
- \*Bike Through Trails or Take a Ride Around Town



# ATTRACTIONS

## Downtown Gainesville

### Matheson Museum

Built in 1867, the Matheson Museum has gorgeous architecture and rich history. It's also located right next door to Sweetwater Branch Inn!

### Bo Diddley Plaza

Located down the street from Sweetwater, Bo Diddley Plaza hosts a variety of events. There are also two places to eat and plenty of lawn space to enjoy.

### Depot Park

Depot Park is home to Goldie's Burgers, for meat-lovers and vegans alike, Parkside Subs & Shoppe, Gainesville's version of a bodega, and The Boxcar Beer & Wine Garden. Plus, the park has plenty of outdoor events and activities. This dog-friendly park is a must-see!

### Cade Museum

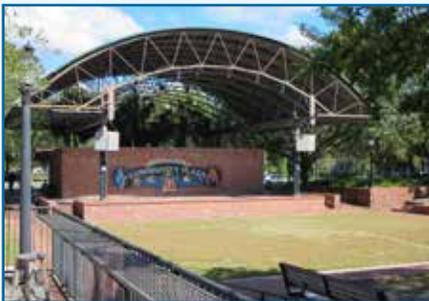
Named after the inventor of Gatorade, Dr. James Robert Cade, this museum lets you explore its science exhibits right in Depot Park! This family friendly museum is a great way to introduce your kids to STEM.

### Cotton Club Museum & Cultural Center

The Cotton Club Museum is dedicated to preserving, promoting, and protecting the African American history and culture of North Central Florida through education and the arts - with an emphasis on music.

### The Historic Thomas Center

What was once a private residence and hotel is now a cultural events center for the community and surrounding areas of Gainesville, Florida. This Mediterranean Revival-style building is the settling for contemporary art exhibitions multiple restored period rooms and numerous historical exhibits.



Bo Diddley Plaza



Depot Park



Cade Museum

# ATTRACTIONS

## State Parks and Preserves

### Paynes Prairie Preserve State Park

As Florida's first state preserve, Paynes Prairie Preserve State Park is biologically, historically and geologically unique. Get a scenic view at the visitor's center, observe wild bison, horses and birds or explore one of the park's trails, including La Chua Trail, which leads to Alachua Sink and the center of the prairie marsh and wetlands.--

### Sweetwater Wetlands Park

Sweetwater Wetlands Park is a manmade wetlands habitat with wildlife, boardwalk nature trails and ranger-led tours. The park consists of more than 125 acres of wetlands and ponds.

### Devil's Millhopper Geological State Park

Discover an unexpected rainforest within this remarkable geological wonderland! Devil's Millhopper Geological State Park consists of a 120-foot-deep cavity that you can walk down into and come to a lush forest, complete with a waterfall. The best time to visit this park is after rain.

### San Felasco Hammock Preserve

San Felasco Hammock Preserve State Park is one of the finest and largest remaining mature hardwood forests in Florida. This park is outstanding for birdwatching and has great off-road biking trails.

### Dudley Farm Historic State Park

Step back in time at this authentic farm preserving a s piece of Florida's lagricultural past. Listed on the National Register of Historic Places, Dudley Farm helps tell the story of the evolution of Florida farming through three generations of the Dudley family.



Devil's Millhopper State Park



Paynes Prairie Preserve



Sweetwater Wetlands Park

# ATTRACTIONS

## Gainesville Bike Trails

### **Gainesville-Hawthorne State Trail (16 miles)**

The Gainesville-Hawthorne Trail is a paved walkway stretching 16 miles from Boulware Springs Park in Gainesville, through beautiful woodlands, past deep lakes and prairie vistas, to the town of Hawthorne.

### **Waldo Road Greenway (3.6 miles)**

At the north end the Waldo Road Greenway is particularly well landscaped and passes numerous public transportation connections. Be aware that the trail narrows at intersections and at a couple of the transit stops.

### **Depot Avenue Rail-Trail (2 miles)**

The Depot Avenue Rail-Trail picks up just beyond 2 miles from the Waldo Road/ University Avenue intersection. Threading through neighborhoods and industrial areas, it never loses its community essence. At SW Depot Avenue and SW 6th Street, the trail intersects with the 6th Street Rail Trail. Follow the 6th Street Rail Trail south to connect with the scenic Gainesville-Hawthorne State Trail.

### **Kermit Sigmon Bike Trail (1 mile)**

Across the trestle, you'll join the Kermit Sigmon Bike Trail. Named for a local mathematics professor and great bicycling advocate, the trail leads west past both Shands and Veterans hospitals, and hospital employees use it as a commuter corridor. At S Newell Drive and SW Archer Road, the trail connects to the UF Campus Greenway.

## **Free Bike Rentals at Sweetwater**

Take advantage of the free bicycles we have available to all Sweetwater guests! Use our bikes to visit downtown, ride over to a nearby attraction or explore one of Gainesville's many bike trails or parks. Ask the front desk about renting your bikes and helmets!



# ATTRACTIONS

## Midtown Gainesville

### University of Florida

In the heart of Gainesville is the University of Florida. Enjoy a sporting event, see a student production or just explore the beautiful campus. There is always something fun happening at UF!

### Harn Museum of Art

The University of Florida's Samuel P. Harn Museum of Art collaborates with university and community partners to inspire, educate and enrich people's lives through art. Admission is free.

### UF Bat House

The UF Bat House is the largest live-bat house in the world! These structures house hundreds of thousands of bats that emerge on warm evenings just after sunset. This is a Gainesville staple and a UF tradition.

### 4th Avenue Food Park

The 4th Avenue Food Park is a great place to spend an afternoon for lunch. Enjoy food offerings from six different vendors and counting, who serve up everything from tacos to coffee to pizza. They have a playground for children, allow dogs at their outdoor seating, and keep an eye out for live music!

### Florida Museum of Natural History

If you're looking for a free activity that's fun for the whole family, this museum is a must see! Admission is free except for the Butterfly Rainforest, which features hundreds of free-flying butterflies and birds from around the world along with an assortment of other animals including turtles and fish to experience firsthand.



Florida Museum of Natural History



Harn Museum of Art



4th Avenue Food Park

# ATTRACTIONS

## Day Trip Destinations

### Micanopy

This little town just south of Gainesville is a great place to spend the afternoon! They have antique stores filled with treasures, and a few locally-owned restaurants.

### Cedar Key

Cedar Key is 50 miles southwest of Gainesville and is nestled among the keys in the Gulf of Mexico. It is a quiet island town with beautiful views of the sunset and an abundance of seafood. It offers kayaking, boating, biking and more!

### Florida's Freshwater Springs

Gainesville is surrounded by some of the most pristine freshwater springs in the world. There are quite a few beautiful springs where you can enjoy a whole day of swimming and exploring! Some of our favorites are Blue Springs, Ginnie Springs and Itchetucknee Springs.

### The Canyons Zip Line & Adventure Park

If you're a thrill-seeker, try The Canyons Zip Line & Adventure Park! This place offers zip lining over canyons and lakes, kayaking, horseback riding, gem mining and more! It's fun for the whole family.

### Silver Springs

Silver Springs State Park is just less than an hour from Sweetwater. You can take a famous glass-bottom boat tour of the springs, kayak the Silver River or tour the Silver River Museum or Cracker Village.



Silver Springs



Cedar Key



The Canyons Zip Line & Adventure Park



**Restaurant Recommendations**

**Restaurant Recommendations**

**Alpin Bistro** French restaurant 🌱 GF ☕ 🍷 🐾

<http://alpinbistro.com>  
15 SW 2nd Street (352) 204-2873

**Dragonfly Sushi & Sake Company** 🌱 GF 🍷 🍷 🍷 🐾

<https://dragonflyrestaurants.com>  
201 SE 2nd Avenue #104 - (352) 371-3359

**Brennans Irish Pub** 🍷 🍷

<http://brennansirishpubgnv.com>  
109 S Main Street

**The Top American restaurant** 🌱 GF 🍷 🍷 🍷

<http://thetophub.com>  
30 N Main Street - (352) 337-1188

**The Paper Bag Deli** ☕

<http://thepaperbagdeli.com>  
11 SE 1st Avenue - (352) 554-6109

**V Pizzeria** 🌱 GF 🍷 🍷 🍷 🐾

<http://vpizza.com>  
115 SE 1st Street - (352) 888-7533

**Harry's Seafood Bar & Grille** cajun style seafood restaurant

🌱 GF 🍷 🍷 ☕ 🍷 🐾

<http://hookedonharrys.com>  
110 SE 1st Street - (352) 372-1555

**Relish Downtown** hamburger restaurant 🍷

<http://relishusa.com>  
201 SE 1st Street - (352) 554-5443

**Primo Hoagies**

<http://primohoagies.com>  
211 South Main Street (352) 247-8384

**Mojo Hogtown Bar-B-Que** 🌱 GF 🍷 🍷

<http://mojobbq.com>  
12 SE 2nd Avenue - (352) 727-7871

**Loosey's-** pub 🌱 GF 🍷 🍷 ☕ 🍷 🐾

<http://looseys.com>  
120 SW 1st Avenue - (352) 672-6465

**Prum's Kitchen** Cambodian restaurant

<http://prumskitchen.com>  
6 South Main Street - (352) 792-6274

**Paramount Grill** American restaurant

<http://paramountgrill.com>  
12 SW 1st Avenue - (352) 378-3398

**Mark's Prime** steakhouse 🌱 GF 🍷

<http://marksprimesteakhouse.com>  
201 SE 2nd Avenue #102 - (352) 336-0077

**Amelia's** Italian restaurant

<http://ameliasgnv.com>  
235 S Main St #107; Located behind the Hippodrome - (352) 373-1919

**Cry Baby's** 🌱 GF 🍷

1 W University Avenue - (352) 505-5026

**Boca Fiesta** Mexican restaurant 🌱 GF 🍷 🍷 ☕ 🍷 🐾

<http://bocafiesta.com>  
232 SE 1st Street - (352) 336-8226

**Liquid Ginger** Japanese restaurant 🌱 GF 🍷

<http://liquidgingertogo.com>  
101 SE 2nd Place - (352) 371-2323

**Bingo Deli & Pub**

<http://bingodeli.square.site>  
619 South Main St Unit 1A; Located in: South Main Station - (352) 451-4470

**Humble Wood Fire Pizzeria**

<http://humblewoodfire.com>  
619 South Main Street; Located in: South Main Station - (352) 339-2716

**Satchel's Pizza** 🌱 GF 🍷 🍷 🍷

<http://satchelspizza.com>  
1800 NE 23rd Avenue - (352) 335-7272

**Delivery**

352 Delivery- Delivery Service  
<https://352delivery.com> • (352) 224-5555

**Key**

- 🌱 good for vegans and vegetarians
- GF good for gluten-free
- 🍷 outdoor seating available
- 🐾 dog friendly

- 🚗 driving or bicycling recommended
- ☕ coffee and breakfast available
- 🍷 open late
- 🍷 also known for their drinks

Sweetwater Branch Inn · 625 E. University Ave · 352.373.6760 · [sweetwaterinn.com](http://sweetwaterinn.com)

Please contact restaurants directly for business hours and availability.



**Food, Parks, Stations, Cafes & Desserts**

**Bars & Cocktails**

**Depot Park · 874 SE 4 St**

GF

Goldie's Burgers, Boxcar Wine & Beer, Humble Pie Pizza, and rotating food trucks; all in one kid- and dog-friendly place with a lake, playground, and trails.

**4th Avenue Food Park · 409 SW 4th Ave**

GF

Muñecas Taco Garden and Bar, Humble Wood Fire Bagel Shop, Baker Baker, Opus Coffee, SquareHouse Pizza, Fehrenbacher's Artisan Sausage, & more, a great place for kids & dogs.

**South Main Station · 619 S Main Street**

GF

is a community hub located in the Historic Baird Hardware compound. The property has been re-imagined as a gathering place offering the best of the human experience with food, drink, music and community. Its spaces marry old world beauty and architecture with contemporary life and design. Featuring: Bingo Deli & Pub, Humble Wood Fire Pizzeria, Grand Scheme Brewin, The Lynx Bookstore and more.

(352) 234-3250 <http://southmainstationgnv.com>

**Hypno Popsicles · 214 SE 2nd Ave GF**

Flavors you won't find anywhere else!

**Wyatt's Coffee · 202 SE 2nd Ave**

Excellent coffee and pastries.

**Luke's New York Bagel Shop · 620 S Main St**

Worth the wait. Tuesday-Sunday 7am-1pm.

**Maude's Café · 101 SE 2nd Pl GF**

A Gainesville staple with spacious patio, open early & late.

**Karma Cream · 607 W University Ave GF**

Vegan coffee shop with pastries baked daily, the perfect matcha latte, sandwiches, and ice cream.

**Brother Cookie · 401 NE 23rd Avenue -**

(352) 554-4069 <http://brothercookie.com>

**Charlie's Snow Shack · 14 NW 7th Avenue**

(352) 354-7828 <http://charliessnowshack.com>

**Arcade Bar · 6 E University Ave**

Three stories of arcade games, open patios, and live DJs.

**Lillian's Music Store · 112 SE 1st St**

Gainesville classic in an old music store. Smoking allowed.

**The Dime · 4 E University Ave**

Intimate watering hole with cocktails and draft beer.

**Baby J's Bar · 7 W University Ave**

20s-inspired chic cocktail bar with small plates.

**Lebowski's Pup Pub · 514 N Main St**

[lebowskigainesville.com](http://lebowskigainesville.com)

Drink with your best friend! Full bar with on and off-leash dog areas. If bringing a dog, please register online.

**Kin Cocktail Bar · 9 W University Avenue**

<https://kin.bar/>

**University Club · 18 E University Avenue**

(352) 378-6814

**Boxcar Beer & Wine Garden · 201 SE Depot Avenue**

(352) 792-6685

<https://thedepotstation.com>

**The Bull · 18 SW 1st Avenue**

(352) 672-6266

<https://thebull-gnv.com>

*See also restaurant recommendations marked with a glass*

**Local Breweries**

**Swamp Head Brewery**

<https://swamphead.com>

3650 SW 42nd Avenue - (352) 505-3035

**First Magnitude Brewing Company**

<https://fmbrewing.com>

1220 SE Veitch Street - (352) 727-4677

**Cypress & Grove Brewing Company**

<https://cypressandgrove.com>

1001 NW 4th Street - (352) 376-4993

**Grand Scheme Brewing**

<https://grandschemebrewing.com>

619 S Main Street South Unit 1B,

Located in: South Main Station - (352) 359-5153

**Key**

good for vegans and vegetarians

GF good for gluten-free

outdoor seating available

dog friendly

driving or bicycling recommended

coffee and breakfast available

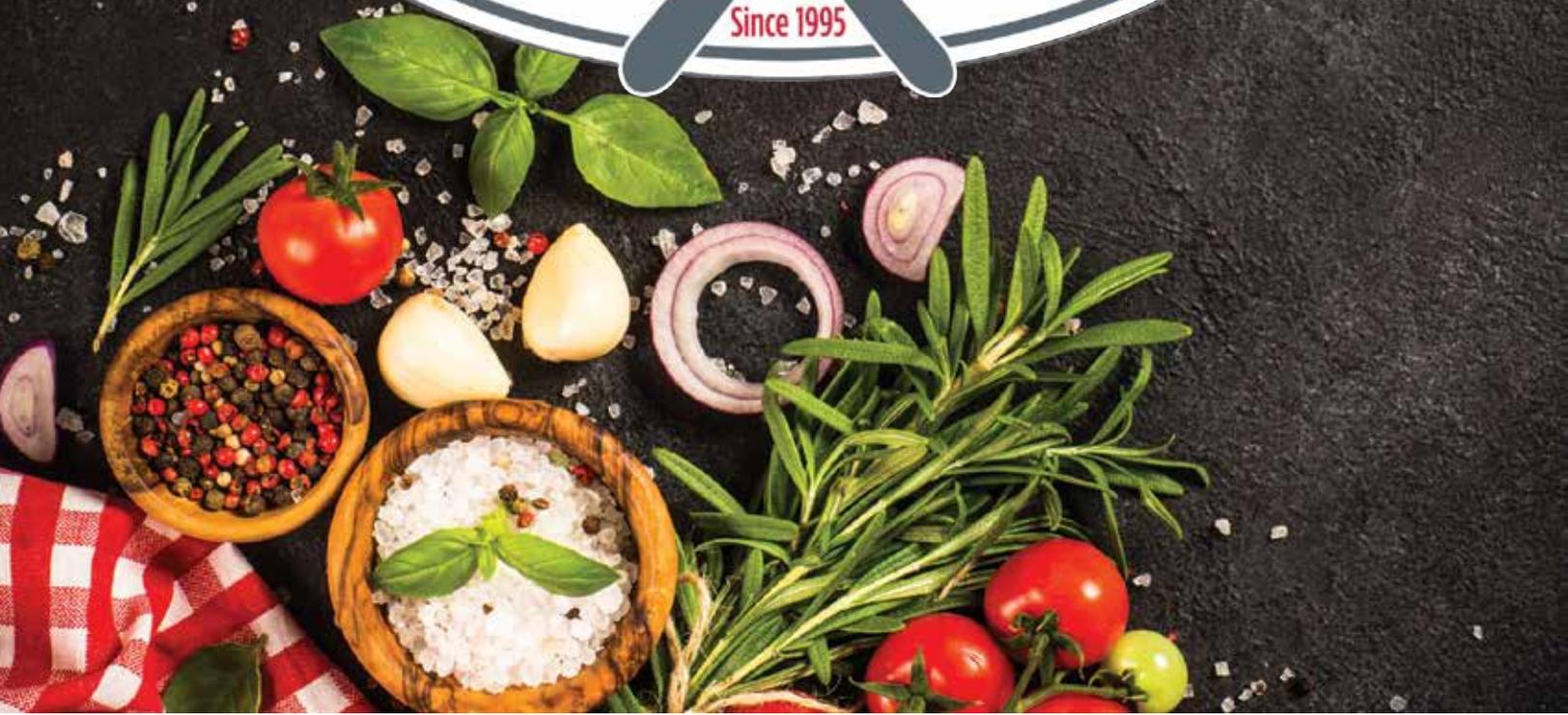
open late

also known for their drinks

**Sweetwater Branch Inn · 625 E. University Ave · 352.373.6760 · [sweetwaterinn.com](http://sweetwaterinn.com)**

**Please contact restaurants directly for business hours and availability.**

Providing innovative & classic recipes  
in a sustainable eco-friendly way



We ask that you place all orders at least 72 business hours in advance.



Vegetarian



Vegan



Gluten Free

Ask about our expanded menu  
for full service events.

**352.373.6760**

[events@sweetwaterinn.com](mailto:events@sweetwaterinn.com)