

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 28 1984

date entered

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

1. Name

historic John F. Beavers House

and or common Same

2. Location

NW of Fairburn off GA 92
Cochran Road, southeast of intersection of Georgia Highway 92 and
street & number Fairburn-Campbellton Road, in old Campbellton N/A not for publication

city, town Fairburn vic, vicinity of

state Georgia code 013 county Fulton code 121

3. Classification

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

4. Owner of Property

name Randy Seckman and Associates, c/o Randy Seckman, managing partner for six owners

street & number 229 Peachtree Street, N.E., Suite 2409

city, town Atlanta vicinity of state Georgia 30303

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Fulton County Courthouse

city, town Atlanta state Georgia

6. Representation in Existing Surveys

Historic Structures Field Survey:
title Fulton County, Georgia has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records Historic Preservation Section, Georgia Dept. of Natural Resources

city, town Atlanta state Georgia

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The John F. Beavers House is a one-story, frame, weatherboarded house resting on rock piers that originally was a one-story, two-room, plain-style Antebellum house. It originally faced southwest, and the front door, thus, faced the town square of Campbellton. A central hall and a pair of smaller rooms that are entered from the northeast side of the central hall were later added on the rear of the original house. The exterior entrance to the central hall has an original double door with transom and sidelights. A kitchen and porch were also added on the northwest side. The rear portion of the central hall has been converted into a bathroom. A Greek Revival portico with four round, fluted columns was also added at the exterior entrance of the central hall. After the central hall, portico and adjacent rooms were added to the house, the house "faced" southwest toward the valley. In the 1950s, the wooden porch floor was replaced with concrete blocks. Chimneys have been removed on the southeast side (where a window replaced it) and on the northeast side. A brick chimney was also added to the original front or southwest facade when the house's front entrance was changed. An original brick chimney remains on the northwest side. On the interior, there are original hand-planed pine boards on the walls, ceilings, and floors, chair rails, six-paneled doors, and two Federal-style mantels. The house is still heated by fireplaces and other utilities are at a minimum. The house sits on a high elevation with a commanding view of a small valley that leads to the nearby Chattahoochee River on the north and the original town square of Campbellton on the south. The front of the lot has several large boxwoods and trees. Outbuildings include a historic barn and attached chicken shed, and a modern well pavilion and a non-historic garage. There is a stone retaining wall in front, adjacent to the street.

8. Significance

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

Specific dates 1828 and later **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The John F. Beavers House is significant in architecture as an example of an early frontier-built home that, after several changes and a reorientation, gives the appearance of a Greek Revival cottage with a breathtaking view. Originally a two-room house with end chimneys facing southwest toward the town of which it was then a part, it was later reoriented so that its main entrance is to the southeast with an added Greek Revival portico, a central hall, as well as a wing that creates a more "traditional" Southern image. The house is significant, thus, for both its early construction, which reflects the use of wide boards, little ornamentation, and an asymmetrical front facade, as well as for the later and present-day image created at some time before 1919, when it was changed to a more "Southern" style, probably at the turn of the century, during the Neoclassical movement. The house is significant in local history as the home of John Fluker Beavers (1799-1866), 1828-ca. 1834. He was one of the first settlers in Campbell County, Georgia, which had been created in 1828. The house of John F. Beavers was used for meetings of the Justices of the Inferior Court as well as the Superior Court until a permanent courthouse could be built. His son, Reuben Beavers, lived here while he was Clerk of the Inferior Court and later Ordinary from 1841 until 1898, when he moved to Fairburn. He was also a town commissioner of Campbellton upon its incorporation in 1854.

These areas of significance support property eligibility under the National Register criteria B and C.

Historical Narrative

The history of the John F. Beavers House is inextricably interwoven with the history of Campbellton and Campbell County. Campbell County was formed by act of the Georgia Legislature on December 20, 1828, from portions of Carroll, Coweta, DeKalb, and Fayette counties. Section 5 of the Act (Ga. Laws 1828, p. 57) directs that "the Superior and Inferior courts and Elections of said county, shall be held at the house of John F. Beavers, 'till such time as the same may be made permanent, by the Justices of the Inferior court of said county." Campbellton was designated the county seat of Campbell County by act of the legislature approved December 23, 1829. John F. Beavers was the first child of Joseph and Sarah Fluker Beavers. Joseph Beavers died in 1826, and Sarah and family moved to the Campbellton area. John F. married Nancy Hill in Clarke County in 1819 and is listed in the 1830 Campbell County census with a total household of 24, the third largest in the county. In 1838, there is a letter from John F. Beavers to the governor of Georgia complaining of the Indian situation in Chattooga County, wherein Beavers states, "We have been here four years." Thus, he must have left Campbellton in 1834.

[continued]

9. Major Bibliographical References

McGreevy, Brian. "Historic Property Information Form," 1982, and additional information based on early plats, deeds, tax digests, Campbell County Commentary (1974) and correspondence from members of the Beavers family.

Baker, Robert S. Draft of "History of Chattooga County, Georgia," in process 1983 and additional information.

10. Geographical Data

Acree of nominated property one acre

Quadrangle name Campbellton, Georgia

Quadrangle scale 1:24,000

UTM References

A

1	6	7	1	5	9	6	10	3	7	2	6	0	2	10
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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D

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Verbal boundary description and justification

The nominated property consists of the house and one acre around it, which is approximately the size of original Campbellton Town lot number 44, which was associated with the house in 1856. It is all that remains directly associated with the house amidst a larger tract the owners own in this location.

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

state	N/A	code	county	code

state	code	county	code

11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian

Historic Preservation Section

organization Georgia Dept. of Natural Resources

date January 20, 1984

street & number 270 Washington Street, S.W.

telephone (404) 656-2840

city or town Atlanta

state Georgia 30334

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Elizabeth A. Lyon
Elizabeth A. Lyon

title State Historic Preservation Officer

date 2/21/84

For NPS use only

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

Entered in the
National Register

date 3/29/84

Shelares Byer
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Significance

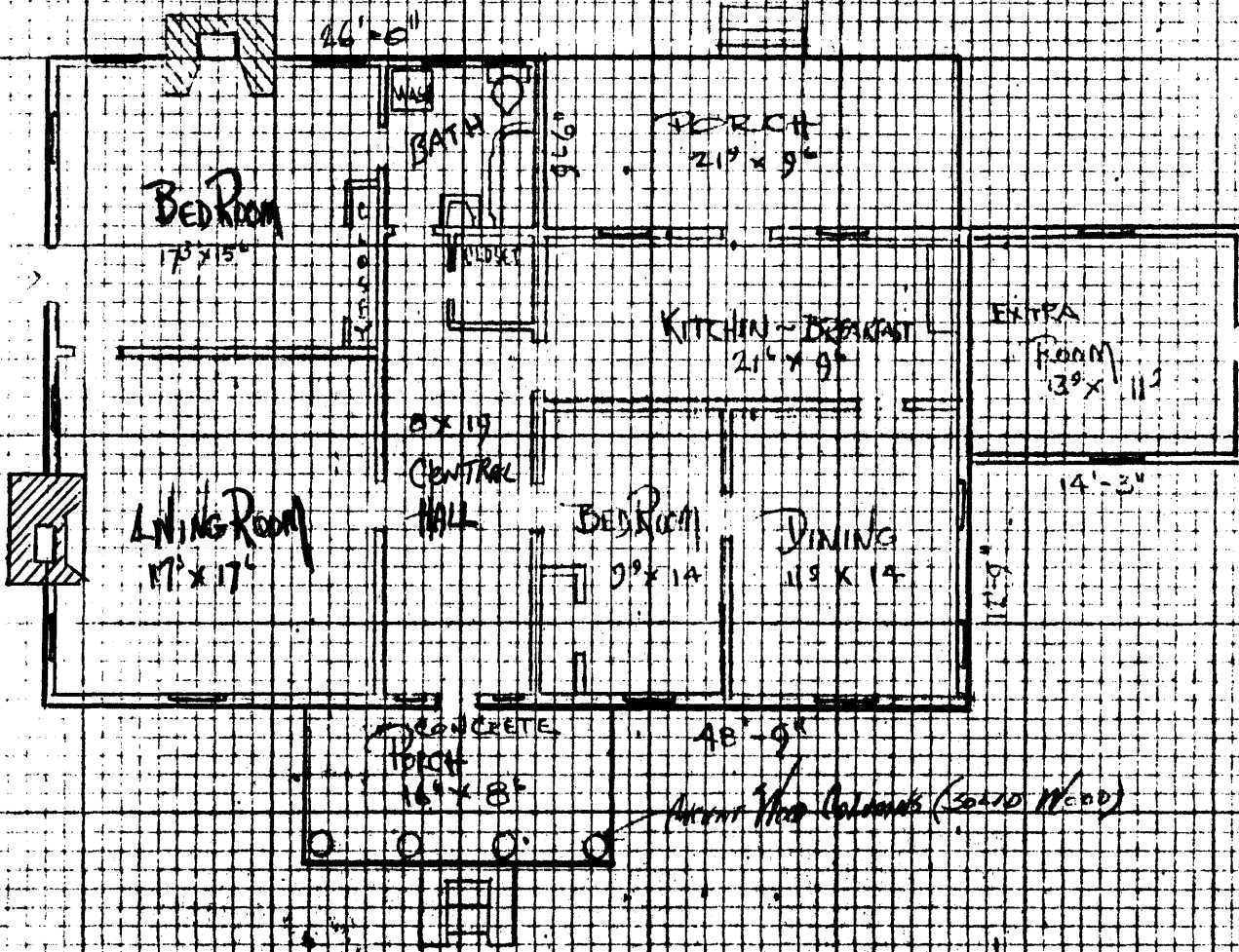
Item number 8

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John Fluker Beavers, after leaving this house, moved first to Chattooga County, in north Georgia, around 1834. This was shortly after the land in that area was distributed in the Land Lottery of 1832. After moving to Georgia's last frontier, he was involved in farming and politics. He served as one of the county's Justices of the Inferior Court, the highest Antebellum local office, as a state senator, and was elected brigadier general of a regiment of the Georgia State Militia. In 1851, he moved to Houston County, Texas, near Crockett, where several children later joined him. At his death in 1866, he owned 4,000 acres.

The next occupant of the house was his son, Reuben Beavers. He became Clerk of the Inferior Court of the county in 1841 and in 1850 was made Ordinary of the County when that court was created. He held this position until his death in 1898. He is listed as a town commissioner for Campbellton in its charter (Private and Local Laws for the State of Georgia 1853-1854, p. 220). He was also a stockholder in the Campbellton Hotel Company formed in 1858. The 1856 Tax Digest for Campbell County shows Reuben Beavers' property's total value as \$17,698. Beavers moved to Fairburn in the 1870s but continued to own the family homestead until his death.

In 1870, the Georgia Legislature changed the county seat to Fairburn, which was on the Atlanta and West Point Railroad, causing Campbellton to go into a rapid decline. The W. F. Lee family acquired the Beavers' place and farmed the surrounding area from 1920 until the property was acquired by the present owners in 1970.



FLOOR PLAN

JOHN F. BEAVERS HOUSE
 Near Fairburn, Fulton County, Georgia
 Scale: 1" = approximately 10'
 Source: Drawn by Real Estate Appraisers
 Date: 1970 (?)
 Key: Rooms are labeled directly on the plan.

ADVISAL # 87A-3582-EC

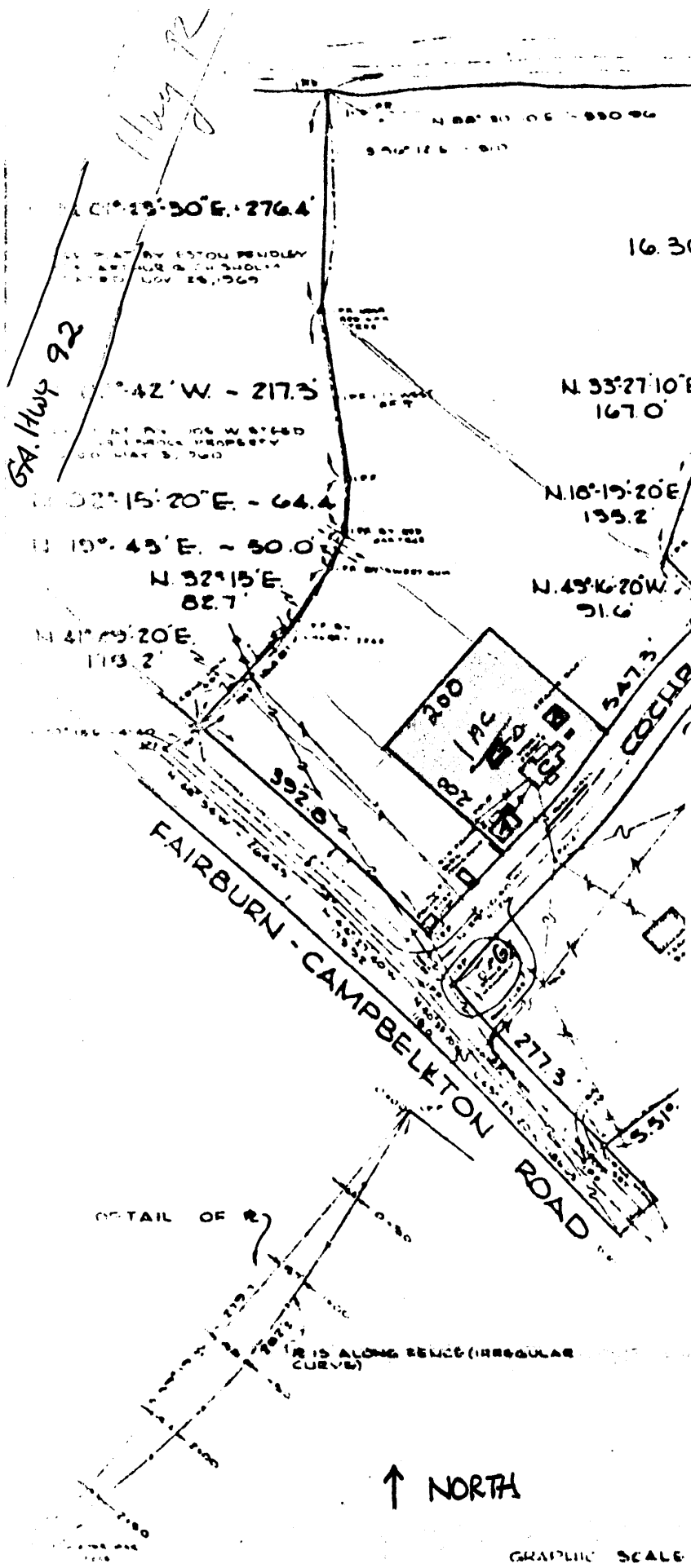
for
 R.S. LAND, INC.

BRICK
 100 x 100 - ONE SHINY FRAME
 CENTRAL HALL - 14' x 9'
 FULTON COUNTY, GA
 (RT 2, Box 107, Fairburn, GA)

- Living Room 11'11" x 17' 50.00
- Concrete Porch 16' x 8' 128.00
- Rear Porch 20' x 9' 180.00



CHATTAHOOCHEE



SKETCH MAP/PLAT MAP

JOHN F. BEAVERS HOUSE
Near Fairburn, Fulton County, Georgia

Scale: 1" = 200'

Source: Drawn by Delta Engineers and Surveyors for current owners, a/k/a Campbellton Property Association

Date: 1970

Key: The nominated property is the one-acre parcel marked by a heavy black line.

- A = Nonhistoric garage
- B = Barn with chicken shed
- C = Main house
- D = Modern well pavilion

↑ NORTH

GRAPHIC SCALE

CAMPBELLTON PROPERTY ASSOCIATES

LAND LOT 38 38 15TH DISTRICT C
FULTON COUNTY, GEORGIA

DELTA ENGINEERS & SURVEYORS, INC.
ATLANTA, GEORGIA
APRIL 20, 1970

233-8775
SCALE 1"=200'