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**NATIONAL REGISTER OF HISTORIC PLACES NATIONAL INSTRUMENTATION FORM REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property**

historic name Kingsland Commercial Historic District  
other names/site number n/a

**2. Location**

street & number South Lee Street between King & William Streets  
city, town Kingsland ( ) vicinity of  
county Camden code GA 039  
state Georgia code GA zip code 31548

( ) not for publication

**3. Classification**

**Ownership of Property:**

- private
- public-local
- public-state
- public-federal

**Category of Property**

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	6	0
sites	0	0
structures	0	0
objects	0	0
total	6	0

Contributing resources previously listed in the National Register: n/a

Name of related multiple property listing: n/a

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. ( ) See continuation sheet.

Elizabeth A. Lyon  
Signature of certifying official

1/27/94  
Date

Elizabeth A. Lyon  
State Historic Preservation Officer,  
Georgia Department of Natural Resources

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain:
- see continuation sheet

Gregory M. Sawyer Entered in the National Register 3/17/94

for \_\_\_\_\_  
Signature, Keeper of the National Register Date

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## 6. Function or Use

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### Historic Functions:

COMMERCE/TRADE/specialty store  
COMMERCE/TRADE/business  
COMMERCE/TRADE/restaurant  
COMMERCE/TRADE/financial institution  
DOMESTIC/hotel

### Current Functions:

COMMERCE/TRADE/specialty store  
COMMERCE/TRADE/business  
COMMERCE/TRADE/financial institution  
GOVERNMENT/city hall

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## 7. Description

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### Architectural Classification:

MODERN MOVEMENT: Art Deco  
OTHER: Stripped Classical

### Materials:

foundation	Brick
walls	Brick/Stucco
roof	Asphalt
other	Concrete/Wood

### Description of present and historic physical appearance:

The Kingsland Commercial Historic District is made up of 6 buildings encompassing 1.8 acres in the heart of downtown Kingsland in Camden County in Southeast Georgia. The city of Kingsland is a small crossroads community that developed subsequent to the coming of the railroad in 1893. The district includes portions of the blocks facing South Lee Street between King and William Streets with one property facing Railroad Avenue. Lee Street (Highway 17) runs parallel to the railroad tracks one block to the east and is the main commercial street in downtown Kingsland. King Street, which intersects Lee Street on the north side of the district, is Highway 40.

The Kingsland Commercial Historic District consists of the contiguous intact historic commercial area of downtown Kingsland. The commercial buildings in the district are one- and two-story, brick and stuccoed buildings constructed from 1912 to 1943. These buildings are typical of small-town commercial buildings, with first-floor storefronts, simple cornices, and very few stylistic elements.

The 1912 former State Bank building on South Railroad Avenue is a two-story brick building (Photo #1). Its segmentally arched windows and stepped parapet over gable indicate its early construction date. The double-hung, 6/6 windows and large window have modern metal awnings.

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The main entrance has been bricked over. Originally the windows were double hung, 1/1.

The 1929 Camden Hotel building is the other two-story brick building in the district. Located on the east side of South Lee Street, it has three first-floor storefront spaces and upper-floor hotel rooms (Photo #2, background). The building's simple facade is decorated with patterned bricks and topped with a concrete parapet cap. The three entrances have wood doors with transoms. There are five plate-glass windows of varying sizes with simple wood surrounds and transoms. The second floor windows are double-hung, 1/1. The City of Kingsland renovated the hotel in 1993 to use as the new City Hall and Planning and Tourism office.

Two stuccoed buildings dating from 1925 and the early 1930s have Art Deco stylistic influence (Photo #3). The 1925 Southeast Georgian newspaper building is located on the west side of South Lee Street and has a double door entrance, enframed window wall with simple surrounds, metal awning, small polychromatic diamond-shaped tiles, vertical projections on each end, shaped parapet, and flat roof.

The other building with Art Deco influenced elements abuts the Southeast Georgian building to the south (Photo #3, foreground). This early 1930s building has two store fronts, two double door entrances, enframed window walls, decorative relief, vertical projections on each end and, in the center, a shaped parapet, and flat roof.

The remaining two commercial buildings are examples of the Stripped Classical style--one-story brick buildings with multiple storefronts, simple upper cornices, patterned brick signage panels, concrete parapet caps, and flat roofs. The building on the southwest corner of Lee and King Street is a one-story, brick commercial building with six store fronts (Photo #4). Built in 1927, this building has enframed window walls with simple surrounds, recessed entrances, and three storefronts.

The building south of the Camden Hotel is a one-story, brick commercial building with four store fronts (Photo #2, foreground). This early 1940s building has enframed window walls on each side of the four double door entrances, and four distinct awnings.

The district lies in the heart of the oldest section of town. The city is laid out in a typical block grid pattern with the original city limits being a one mile circle from the center of town. Lee Street and Railroad Avenue are both two-lane roads with traffic flowing both ways.

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Lee Street has concrete sidewalks and parallel parking in front of the buildings and no greenspaces; however, there are trees visible behind the buildings (Photos #5 and #6). A very recent streetscape project is replacing the concrete sidewalks along Lee Street with patterned brick blocks and granite curbs and installing reproduction cast-iron streetlights. The project began after these photographs were taken. Railroad Avenue has perpendicular parking in front of the bank with no sidewalks or landscaping.

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**8. Statement of Significance**

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**Certifying official has considered the significance of this property in relation to other properties:**

nationally     statewide     locally

**Applicable National Register Criteria:**

A     B     C     D

**Criteria Considerations (Exceptions):**     N/A

A     B     C     D     E     F     G

**Areas of Significance (enter categories from instructions):**

Commerce  
Architecture

**Period of Significance:**

1912-1943

**Significant Dates:**

n/a

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

**Architect(s)/Builder(s):**

M.M. Jarvis (contractor of the Camden Hotel)

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**Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:**

**Narrative statement of significance (areas of significance)**

The Kingsland Commercial Historic District is the historic commercial center of Kingsland's central business district.

The district is significant in architecture for its intact early twentieth-century commercial buildings. Constructed from 1912 to 1943, these buildings are typical of those found in rural downtowns. They are modest one- and two-story brick and stuccoed buildings with simple details and only a hint of stylistic influence.

The two Art Deco influenced buildings have the most pronounced stylistic elements. The 1925 Southeast Georgian newspaper building and the early 1930s Art Deco building both have stucco exteriors, vertical projections, shaped pediments, and flat roofs. Like many small-town commercial areas, these buildings reflect the current architectural styles but in an understated fashion.

The two Stripped Classical style buildings with the patterned brick and simple cornices have a suggestion of classical detailing underlying an otherwise unadorned building. These buildings represent a transition between classical influenced architecture with pediments and pilasters and modern architecture which is characterized by plain wall surfaces and no stylistic detailing.

The two-story buildings in the district are two-part commercial block buildings that have two distinct zones with a horizontal division as defined by Richard Longstreth in The Buildings of Main Street: A Guide to American Commercial Architecture. The first floor has a public use and the second floor a more private function. In the case of the Camden Hotel, the first floor was used as the hotel lobby, cafe, and store space and the hotel rooms were on the second floor. The State Bank of Kingsland's first floor was for its customers and their banking transactions; the second floor was for the bank's offices. Two-part commercial buildings are found throughout the country and were popular from the mid-19th century until the 1950s.

The rest of the buildings in the district are one-part commercial buildings--meaning they have a single story. During the twentieth century one-part commercial block buildings became more popular due to the growing emphasis on the horizontal rather than vertical as discussed in Longstreth's The Buildings of Main Street. This low-density development and street-level building can be linked to the rise of the automobile and the desire to view all from the car. Kingsland Commercial Historic District, with its strong correlation to

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transportation development, demonstrates how a rural Georgia town's architecture exhibits the national building trends.

The district is significant in commerce as the historic central business district of Kingsland. The Kingsland Commercial Historic District was the center of commercial activity for the city of Kingsland and the surrounding area. This activity is represented by the remaining historic commercial buildings, including the Camden Hotel, former bank building, newspaper office, and specialty stores. The city of Kingsland began as a railroad stop in 1893 when the Florida Central and Peninsular Railroad first came through the area. The city was named for William Henry King, who gave land for the railroad, the public buildings, and the roads. Kingsland was incorporated in 1908 and soon became a center of transportation.

The commercial center of the City of Kingsland originally was the intersection of King Street and Railroad Avenue where the railroad line crossed the major road into town. In 1912 the Atlantic Coastal Highway came through Kingsland which marked the beginning of the automobile age as the impetus for Kingsland's economic growth. After 1915, the coastal highway became a part of the Dixie Highway road system and Kingsland continued to prosper. The Dixie Highway came south on Lee street, turned onto King Street where it crossed the railroad and continued south on Railroad Avenue.

This railroad and highway corridor remained the core of downtown until 1927 when the coastal highway was rerouted and paved to become U.S. Highway 17. At that time business enterprises began springing up along the new highway on Lee Street. This new major transportation artery shifted the entire downtown and the its commerce over one block to Lee Street. For example, the State Bank of Kingsland was located on Railroad Avenue until it moved to South Lee Street in 1939 to be in the heart of the new commercial district.

During the 1920s and the 1930s, the highway and adjoining businesses catered to the motoring public. Typical businesses were gas stations, hotels, restaurants, and motor companies. These commercial ventures served the traveler and their needs. The buildings in the Kingsland Commercial Historic District originally housed such businesses as the Camden Hotel and Cafe, The Blue Willow Tea Room, Suwannee Stores, Atkinson Grocery, Peoples Market, Sheffield's Dry Goods, James Grocery Co. and Southeast Georgian newspaper. On either end of the district were the earliest gas stations in Kingsland.

Transportation played a vital role in the creation and development of Kingsland. Subsequent to the coming of the railroad and then the highways, Kingsland became a city with a thriving commercial center. The commercial buildings first appeared along the railroad corridor



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and then the highway corridor demonstrating how important transportation routes are to economic development.

**National Register Criteria**

The Kingsland Commercial Historic District is eligible under Criterion A for its role as the historic central business district for the city of Kingsland and surrounding area. The district is also eligible under Criterion C for its intact early 20th-century commercial buildings typical of those found in rural downtown business districts.

**Criteria Considerations (if applicable)**

n/a

**Period of significance (justification)**

1912 is the date of the earliest contributing resource and 1943 is the fifty year mark for historical significance.

**Contributing/Noncontributing Resources (explanation, if necessary)**

All of the buildings within the district are contributing. Each building retains a notable degree of integrity and was built within the period of significance. The total number of contributing resources is six; however, the total number of store fronts equals 13 and the total of property owners equals 8. Although a building may have multiple store fronts and owners, the building was counted as one resource if the building was all built at the same time and has conformity in detailing, mass, and proportion.

**Developmental history/historic context (if applicable)**

The name Kingsland (King's Land) can be traced backward to 1788 when John King became one of the largest land owners in Camden County. His grandson, William Henry King, is known as the founder of Kingsland. He owned all of the land which is now Kingsland.

On Christmas 1893, the first passenger train crossed the King land on the Florida Central and Peninsular Railroad. The company named the location King's Land or Kingsland because the only house in sight was that of William H. King.

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Within a few years Kingsland had a newspaper office, a depot, a post office, several stores, and many new homes. Kingsland was laid out in a typical grid pattern with the streets running north to south and east to west. In 1908 the City of Kingsland was incorporated by act of the Georgia Legislature. The city limits were a one mile circle from the center of town. The streets were named for members of the King family. Lands for the public and religious buildings and for the railroad and highway right-of-ways were given by William H. King.

In 1912, the Atlantic Coastal Highway traveled down the eastern seaboard through Kingsland. This Quebec to Miami road brought many new businesses that served the ever increasing amount of automobile travelers such as overnight accommodations, gasoline stations, and the St. Mary's Ferry. Also other businesses settled in Kingsland, marking the 1910s and 1920s as a prosperous time.

The arrival of the highway contributed greatly to the growth of Kingsland and helped create a better economy during this time. The State Bank of Kingsland was established in 1912 in the building on Railroad Avenue. The bank remained there until 1939 when a new building was built on South Lee Street (U.S. 17) which has now been completely altered. Industry also came at this time with the establishment of the Kingsland Coca-Cola Bottling Works in 1915, which became the Claxton Bottling Company in 1927 and operated until 1953.

After 1915 the coastal highway became a part of the Dixie Highway road system. The Dixie Highway came south on Lee Street, turned onto King Street, where it crossed the railroad and continued southward along Railroad Avenue. The businesses of Kingsland were located along this street until the Dixie Highway was replaced by the rerouted Atlantic Coastal Highway, the present-day U.S. 17 which is also Lee Street. This paved route opened in 1927 and a modern cement and steel bridge replaced the ferry at the Georgia-Florida Line.

With the opening of U.S. 17, Kingsland's business section moved from across the railroad eastward to the highway on Lee Street. Downtown Kingsland became a center for automobile related businesses to serve the travelers on the highways. The earliest service stations were at the corner of Lee and King Streets and Lee and William Streets. Automobile dealerships arrived in Kingsland in the early 1920s with the Camden Motor Company selling Fords, the Chevrolet Dealership, and in 1936 McCollum Motors selling Dodge and Plymouth cars. Also in the 1930s came the Greyhound Bus Station.

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**The History of the Camden Hotel**

The Camden Hotel, Kingsland's first tourist hotel, served as the cornerstone of the new business district which was spawned from the location of the new coastal highway--now known as U.S. Highway 17. Construction commenced on the original portion of the building April 1, 1929 under the ownership of Mr. Calvin W. Parker. Mr. Parker, of both Waycross and Kingsland at the time, was a prominent real estate salesman and member of the Georgia Public Service Commission. The original section consisted of eleven rooms and a lobby. The contractor for this section was Mr. M.M. Jarvis of Kingsland. The Camden Hotel initially opened the doors for business on Monday, July 10, 1929. Mr. Parker operated the hotel jointly with Mr. and Mrs. J.F. Russell of Kingsland. The building was equipped with circulating hot water lavatories and baths.

During the week of November 28, 1929, the construction for the hotel annex commenced on the north side of the original building. The annex contained fourteen rooms, a large dining room, kitchen, pantry, and space for offices. All of the guest rooms were equipped with hot and cold running water. The brick for the annex was made by Merry Brothers Brick and Tile Company of Augusta, Georgia. This same company furnished the brick for the recent restoration project. Mr. M.M. Jarvis again served as the general contractor. The painting was done by E.P. Murray of Waycross, hardware was furnished by Smith Hardware of Waycross, carpentry was by J.A. Whitford of Woodbine, wiring was by H.D. Templeton of Kingsland and the furnishings were supplied by R.B. Zachry Furniture Company of Waycross, Georgia. The annex was completed around March 27, 1930.

Since the Camden Hotel first opened its doors, numerous individuals have resided in the guest rooms. Local residents resided in the building until late 1989, when the City of Kingsland condemned the building due to significant building code violations. It was also during this time that the City was able to acquire the property and proceed with the plans for restoration and housing of the City Hall, Tourism and Planning Departments. The bottom section of the building has also served the community over the years by housing numerous retail and service type businesses. Restoration of the Camden Hotel was completed in 1993 by the City of Kingsland.

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## 9. Major Bibliographic References

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City of Kingsland Design Review Board. "Historic District Information Form," July 1992. On file at the Office of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, DC: The Preservation Press, 1987.

Jackson, John Brinckerhoff. Discovering the Vernacular Landscape. New Haven: Yale University Press, 1984.

Previous documentation on file (NPS): (X) N/A

- ( ) preliminary determination of individual listing (36 CFR 67) has been requested
- ( ) previously listed in the National Register
- ( ) previously determined eligible by the National Register
- ( ) designated a National Historic Landmark
- ( ) recorded by Historic American Buildings Survey #
- ( ) recorded by Historic American Engineering Record #

Primary location of additional data:

- (X) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- ( ) Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

n/a

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**10. Geographical Data**

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**Acreage of Property** Approximately 2 Acres

**UTM References**

A) Zone 17 Easting 433940 Northing 3407400

**Verbal Boundary Description**

The boundary is described by a heavy black line on the attached Tax Map outlining the Kingsland Commercial Historic District.

**Boundary Justification**

The proposed boundaries encompass the contiguous intact historic commercial buildings of downtown Kingsland.

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**11. Form Prepared By**

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**name/title** Leslie N. Sharp, National Register Program Specialist  
**organization** Office of Historic Preservation, Georgia Department of  
Natural Resources  
**street & number** 205 Butler Street, S.E., Suite 1462  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** (404) 656-2840 **date** January 10, 1994

(OHP form version 12-08-93)

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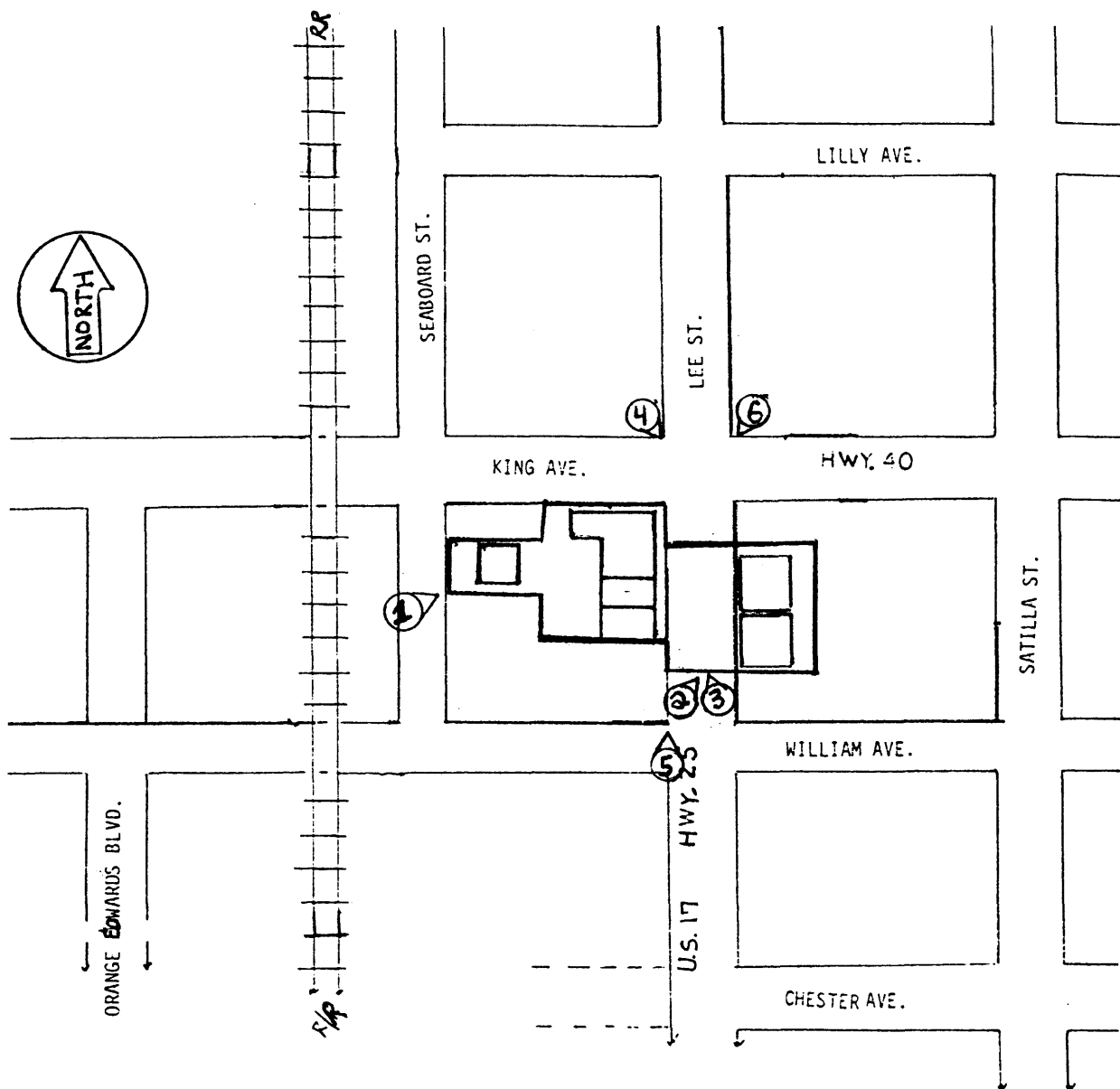
**Photographs**

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**Name of Property:** Kingsland Commercial Historic District  
**City or Vicinity:** Kingsland  
**County:** Camden  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** December 1992

**Description of Photograph(s):**

- 1 of 6: Former State Bank of Kingsland on Railroad Avenue; photographer facing east.
- 2 of 6: East side of South Lee Street; photographer facing northeast.
- 3 of 6: West side of South Lee Street; photographer facing northwest.
- 4 of 6: West side of South Lee Street; photographer facing southwest.
- 5 of 6: Streetscape South Lee Street; photographer facing northeast.
- 6 of 6: Streetscape South Lee Street; photographer facing southeast.



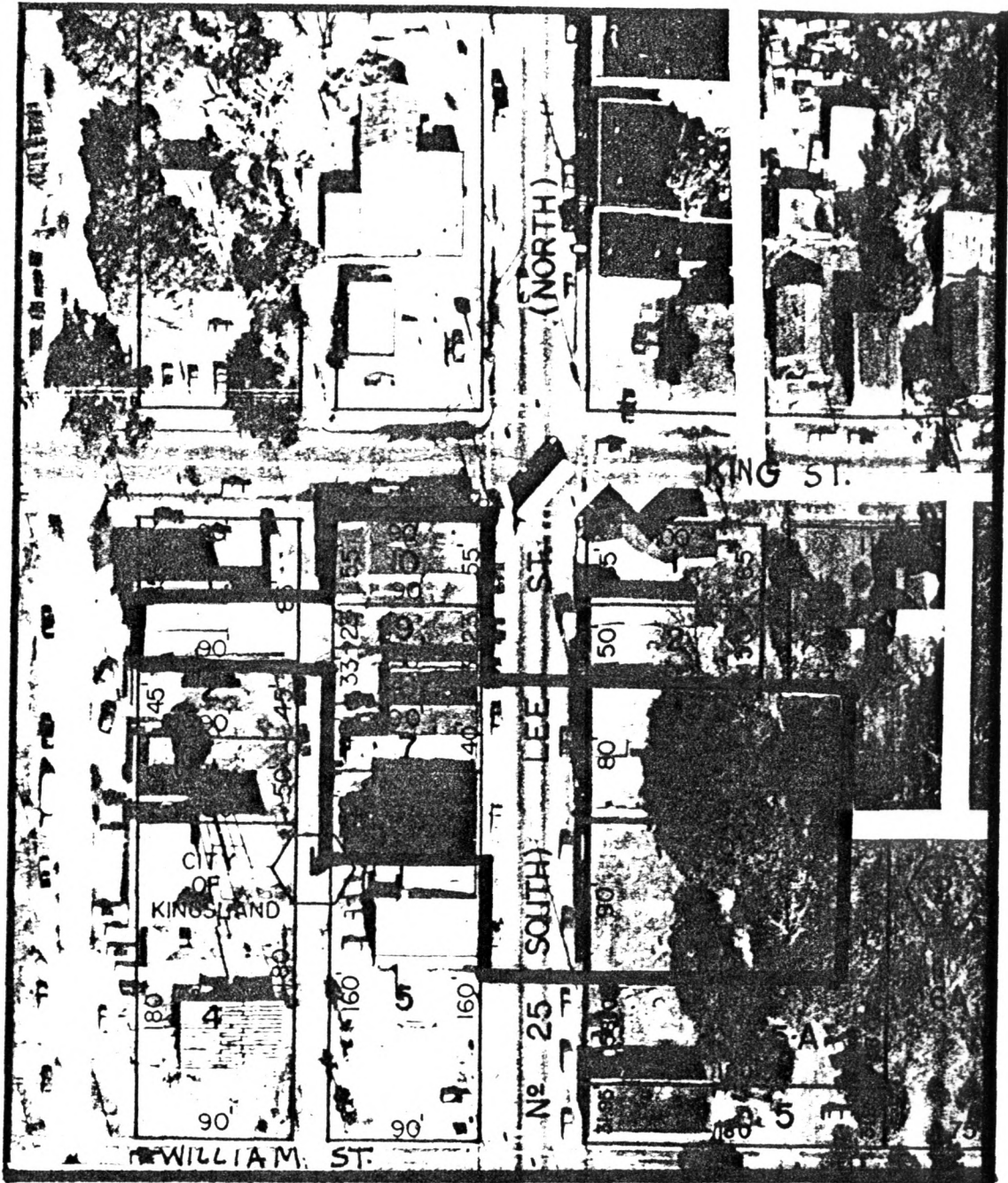
Kingsland Commercial Historic District  
 Kingsland/Camden County, Georgia  
 Sketch Map

District Boundary: **—**

Photographs/Direction of View:

Scale: None

North:



Kingsland Commercial Historic District  
Kingsland/Camdend Co., Georgia  
Tax Map  
District Boundary: **—**  
Scale: 1" = 100'

North: 