

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 5 1985
date entered SEP 5 1985

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

1. Name

historic Green Street - Brenau Historic District

and/or common

2. Location

street & number See continuation sheet N/A not for publication

city, town Gainesville N/A vicinity of

state Georgia code 013 county Hall code 139

3. Classification

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

4. Owner of Property

name Multiple Owners (more than 50)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Hall County Courthouse

city, town Gainesville state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey
Hall County has this property been determined eligible? yes no

date 1975 federal state county local

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

city, town Atlanta state Georgia

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Green Street - Brenau Historic District is a large area in Gainesville which contains three distinct residential sections in addition to City Park, Candler Street School, and the historic portion of the Brenau College campus. The district is located on a relatively flat plateau which drops off to the north in the area of the park. Green Street, the principal street in the district, runs approximately north and south through the area, forming the district's spine. It is lined on both sides with the district's largest and some of its oldest houses which are situated on large lots. At the north end of Green Street is Green Street Circle, a curvilinear street lined with houses laid out beginning in 1910 on what were originally the grounds of a hotel. To the east of Green Street is a large residential area with a modified gridiron plan which contains substantial one-and two-story houses on generally smaller lots than those on Green Street. Near its south edge is Brenau College; to its north is City Park.

Houses in the district date from the 1880s, to the 1930s. They are predominantly one-and-one-half to two stories with a few two-and-one-half story structures along Green Street. The great majority of the houses are wood-framed with weatherboard siding; in addition there are a few which are brick veneered. Wood, brick, and stone are used for porch trim and other detailing. Excellent high style and local interpretations of the Victorian Eclectic, Neoclassical, Georgian Revival, Colonial Revival, Tudor Revival, and Bungalow/Craftsman styles are present in the district. Along Green Street are several late-Victorian houses, including one fine example (the Smith-Palmer-Estes House) with Queen Anne massing and intricate Eastlake porch detailing, in addition to an excellent collection of high-style Neoclassical houses with a variety of monumental one-and two-story porticos. In the Green Street Circle and Boulevard-Prior Street area to the east of Green Street are more modest examples of Victorian Eclectic houses, typically with "L"-or "T"-shaped plans, decorated gable ends, and front porches trimmed with sawn and turned trim. In these same areas are modest Colonial, Georgian, and English Revival houses and also many fine Craftsman-style houses including small bungalows and much larger high style examples. Typical details of the Craftsman houses include low-pitched gable roofs with decorative knee-braces, wide eave overhangs, and exposed rafters and porches supported by heavy piers or battered columns.

Near the south edge of the district, in the area around Boulevard, Academy, Prior, and Washington Streets, are the historic buildings associated with Brenau College. These date from 1878 to 1920 and include primarily two-and three-story brick buildings with Queen Anne, Second Empire, Neoclassical, and Georgian Revival detailing. The 1911 Candler Street School, a modestly detailed, two-story brick building with Georgian Revival references is located on Candler Street at the north edge of the Boulevard-Prior Street residential area.

City Park, to the north of the Candler Street School and the residential properties on Candler Street, is a large green space laid out with curvilinear drives. The park, purchased by the city for use as a park in 1886, developed on a piecemeal basis until the 1930s, when many improvements were made. It contains a 1932 WPA log cabin (now a scout hut) a 1934 WPA bath house and pool (both altered), a 1947 Williamsburg-influenced Civic building and non-historic athletic fields. The rock work for non-historic football stands dates from c. 1932.

Landscaping in the district is extensive. In addition to the park it consists of tree-lined streets and individual front yards planted with shade trees, shrubs, and grass. In a few places concrete pavers remain to document the original sidewalks, although most sidewalks are now solid concrete.

Non-contributing properties in the district are limited to a relatively small number of non-historic and intrusive houses and two units of public housing.

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Continuation sheet Location & Representation in
Existing Survey Item number 2 & 6

Page 2

2. Location

The Green Street-Brenau Historic District is located in Gainesville, Hall County, Georgia. Included in the district are properties on both sides of Green Street, Green Street Circle, Candler Street, Park Street, Brenau Street, Boulevard, and Prior Street. City Park and much of the Brenau College campus are situated within the district, which is located to the north and northeast of the downtown commercial center.

6. Representation in Existing Surveys

The district includes three existing National Register properties and districts within its boundary. These are:

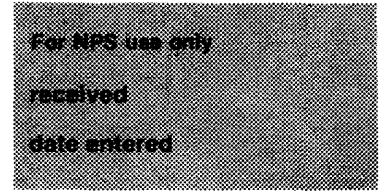
Green Street Historic District (listed August 15, 1975)

Brenau College Historic District (listed August 24, 1978)

Candler Street School (listed September 30, 1982)

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National Park Service**

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Continuation sheet Description Item number 7 Page 2

Boundary

The district, outlined with a heavy black line on the enclosed maps, encompasses two existing National Register districts, Green Street Historic District and Brenau College Historic District, and the individually listed Candler Street School, and ties them together with all other related historic residential resources in the immediate area to make one large district. To the south is Gainesville's central business district; to the east, west, and north are non-historic residential developments interspersed (especially to the north) with some strip-type modern commercial development.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" 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 checked="" 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)
		<input type="checkbox"/> invention		Local History

Specific dates 1880 - 1930 Builder/Architect Multiple

Statement of Significance (in one paragraph)

The Green Street - Brenau Historic District is historically significant in the areas of community planning and development, architecture, landscape architecture, education, and local history. In terms of community planning and development, the district is significant as a cohesive middle and upper class neighborhood that originated with Gainesville's rapid late 19th-century growth and development. In terms of architecture, the district is significant for its collection of late 19th- and early 20th-century middle and upper class houses which provide excellent examples of typical styles, building materials, and technology of their periods in a small Georgia city. In terms of landscape architecture, the district is significant for its planted yards which document typical late 19th- and early 20th-century landscaping practices and for its historic park. In terms of education, the district is significant for containing Candler Street School, Gainesville's earliest extant public school, and Brenau College, an important institution associated with the higher education of women in Georgia. In terms of local history, the district is significant for its occupants who, both individually and collectively, contributed to Gainesville's history and development. These areas of significance support eligibility under Natural Register Criteria A, B, and C.

Community Planning and Development

Gainesville was laid out as the county seat of newly created Hall County in 1818. Except for a few boom years in the 1830s, following the discovery of gold in neighboring countries, it grew slowly and remained a small town with an agricultural economy until the 1870s. In 1871 a railroad was built through Gainesville. First tourism (resort hotels at mineral springs) and, later, industry followed the railroad, and Gainesville began a rapid development that led to its role as the transportation and commercial center of northeast Georgia. The population grew from 472 in 1870 to 3,202 in 1890. By 1902, two large cotton mills had located in the town, and a third was constructed nearby in 1927. Gainesville's first residential areas were located close to the courthouse square and commercial area. As the population grew rapidly in the 1880s, and 1890s, new residential development began to the north of the downtown on the broad flat plateau which is now the Green Street-Brenau neighborhood. This area was well away from the rapid commercial and industrial development of the downtown. Green Street, an early and important transportation route to points north of Gainesville, developed first, beginning about 1880 and tapering off by about 1900. By 1885, Boulevard and Park Street were opened on land subdivided from one large landholding. In 1836 the city purchased the park property. Green Street Circle was laid out about 1910 on land earlier associated with Gower Springs Hotel, an 1877 health spa that was demolished about 1900. The district documents the development in Gainesville of a cohesive middle and upper class neighborhood created in response to rapid growth and commercial and industrial development which intruded on earlier residential areas and made them less desirable. It illustrates a typical pattern in which middle and upper class residential areas were frequently developed on the most desirable (in this case high and flat) land in a town. The purchase of fifty acres for a city park in 1886 documents an early commitment by Gainesville's city government to the recreational needs of its citizens.

9. Major Bibliographical References

Markuson, Kevin. "Historic District Information Form: Gainesville Central Historic District". September, 1983. On file at Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

10. Geographical Data

Acree of nominated property Approximately 175 acres

Quadrangle name Gainesville, GA

Quadrangle scale 1: 24000

UTM References

A	1 17	2 4 10 0 3 0	3 8 0 0 4 1 0 0	B	1 17	2 4 10 6 1 2 1 0	3 1 7 9 1 9 6 1 4 1 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 17	2 4 10 5 5 0	3 7 9 8 9 1 6 1 0	D	1 17	2 3 1 9 8 1 7 1 0	3 1 7 9 1 8 9 1 6 1 0
E	1 17	2 3 1 9 2 3 0	3 1 8 0 1 0 6 1 9 1 0	F			
G				H			

Verbal boundary description and justification

The boundary, outlined with a heavy black line on the enclosed maps, is described and justified in Section 7.

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 Carolyn Brooks, National Register Researcher
 organization Historic Preservation Section
 Department of Natural Resources
 date 7-10-85
 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 Deputy State Historic Preservation Officer
 date 7/11/85

For NPS use only

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

J. Melores Byan
 Keeper of the National Register
 Entered in the National Register
 date 9/5/85

Attest: _____ date _____
 Chief of Registration

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date entered

Continuation sheet Significance Item number 8 Page 2

Architecture

In terms of architecture, the Green Street-Brenau Historic District is significant for its wide variety of domestic architecture dating from the late 19th century through the early twentieth century. These houses are representative of the type of historic residential architecture found in many of Georgia's small cities and towns. They reflect prevailing national principles and practices of architecture as they were locally interpreted. Included in the district are good examples of the late 19th-century Victorian Eclectic, Queen Anne, and Eastlake, the turn-of-the-century Neoclassical, and the early 20th-century Colonial, Georgian, and Tudor Revival styles and Bungalow/Craftsman styles. These styles are manifested in a wide variety of house sizes. Most reflect their carpenter/builder origins; as is typical in communities like Gainesville, large scale developers and architects played little role in shaping the town's historic residential fabric. A number of prominent local builders, including E. Levi Prater, Ervin P. Ledford, W. I. Hosch, J. A. Pierce, John Cherry, and Ray Knickerbocker, are documented as having designed and built houses in the district. Most of the houses feature typical building materials and construction techniques. Almost all the houses have balloon frames of milled lumber. The majority are weatherboarded and a few are veneered in brick. Together, they provide an excellent representative picture of the late 19th-and early 20th-century architecture in Gainesville and the state.

Landscape Architecture

The Green Street-Brenau Historic District is significant for its late 19th-and early 20th-century private landscaping. This consists of informally landscaped front yards planted with large shade trees, shrubbery, and grass which blend together to create a public park-like environment. This is characteristic of small town landscaping throughout the country during the late 19th and early 20th centuries and is typical of many of Georgia's small towns and cities.

The City Park, developed piecemeal over a period of years, does not represent a park laid out and landscaped based on one overall plan. Rather, it is an amalgam of elements added somewhat haphazardly over a period of years. However, the terracing for and location of several early 20th-century playing fields as well as the WPA - era pool, bathhouse, club house, and football stadium document a typical early 20th-century commitment to sports facilities in a park environment.

Education

In terms of education, the district is significant for containing Brenau College and Candler Street School. Brenau, founded in 1877 and opened to students in 1878, was an important private institution in Georgia providing for the higher education of women. It became well known for its excellent music program. It was established by the Georgia Baptist Convention as the Baptist Female Seminary but was sold in 1806 to a young educator who alone and later with partners ran the college until 1917. At that time it was turned over to a newly formed board of trustees. Its name was changed to Brenau College about 1900. A group of important Georgia educators associated with the college are identified and discussed in the Brenau College Historic District nomination. Candler Street School, built in 1911, is Gainesville's earliest extant

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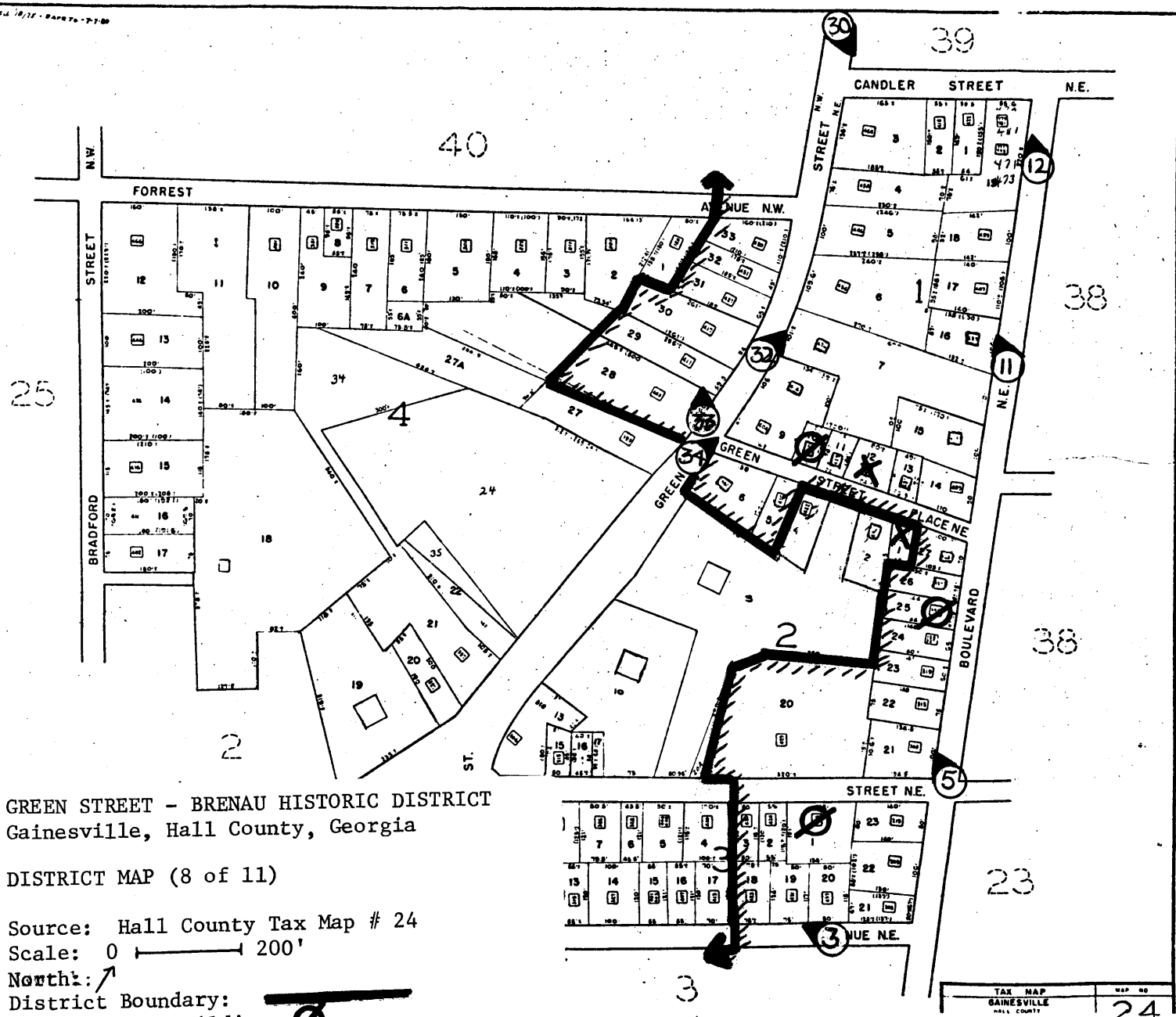
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received
date entered

Continuation sheet Significance Item number 8 Page 3

public school. Together, the two institutions document the role played by education in the history of Gainesville. It is of interest that the 1897 Pearce Auditorium on the Brenau College campus was built with funds provided jointly by the college and the citizens of Gainesville and has always been used by the two groups.

Local History

In terms of local history, the Green Street-Brenau Historic District is significant for containing the homes of many of Gainesville's historic businessmen, merchants, politicians, lawyers, doctors, educators and other middle class citizens. In the smaller houses on the cross streets of the Boulevard-Prior Street area lived tradesmen and salesmen. Among those individually significant were A.D. Candler, a governor of Georgia, and Samuel Dunlap, President of the Gainesville National Bank. Individually and collectively these people who lived in the district contributed to the history and development of the city and shaped its social life.



GREEN STREET - BRENAU HISTORIC DISTRICT
 Gainesville, Hall County, Georgia

DISTRICT MAP (8 of 11)

Source: Hall County Tax Map # 24

Scale: 0 ——— 200'

North: ↗

District Boundary: **—————**

Non-historic Building: **⊘**

Intrusion: **X**

Parking Lot: **P**

Photo Number and Direction: **④**

47-4


GREEN STREET - BRENAU HISTORIC DISTRICT Gainesville, Hall County, Georgia


DISTRICT MAP (9 of 11)


Source: Hall County Tax Map #38

Scale: 0 ——— 200'

North: ↑

District Boundary: 

Non-historic Building: 

Intrusion: 



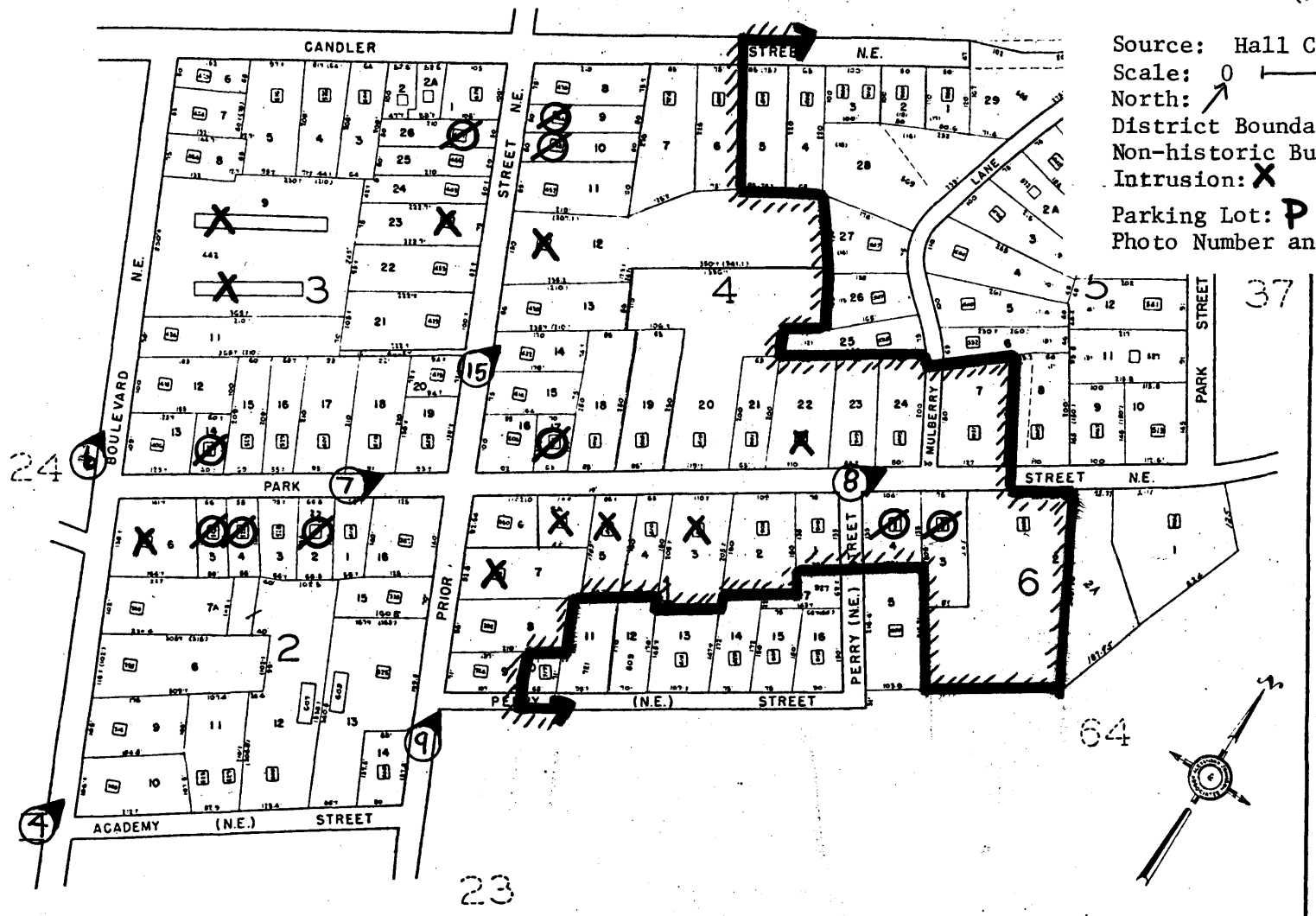
Parking Lot: 

Photo Number and Direction: 

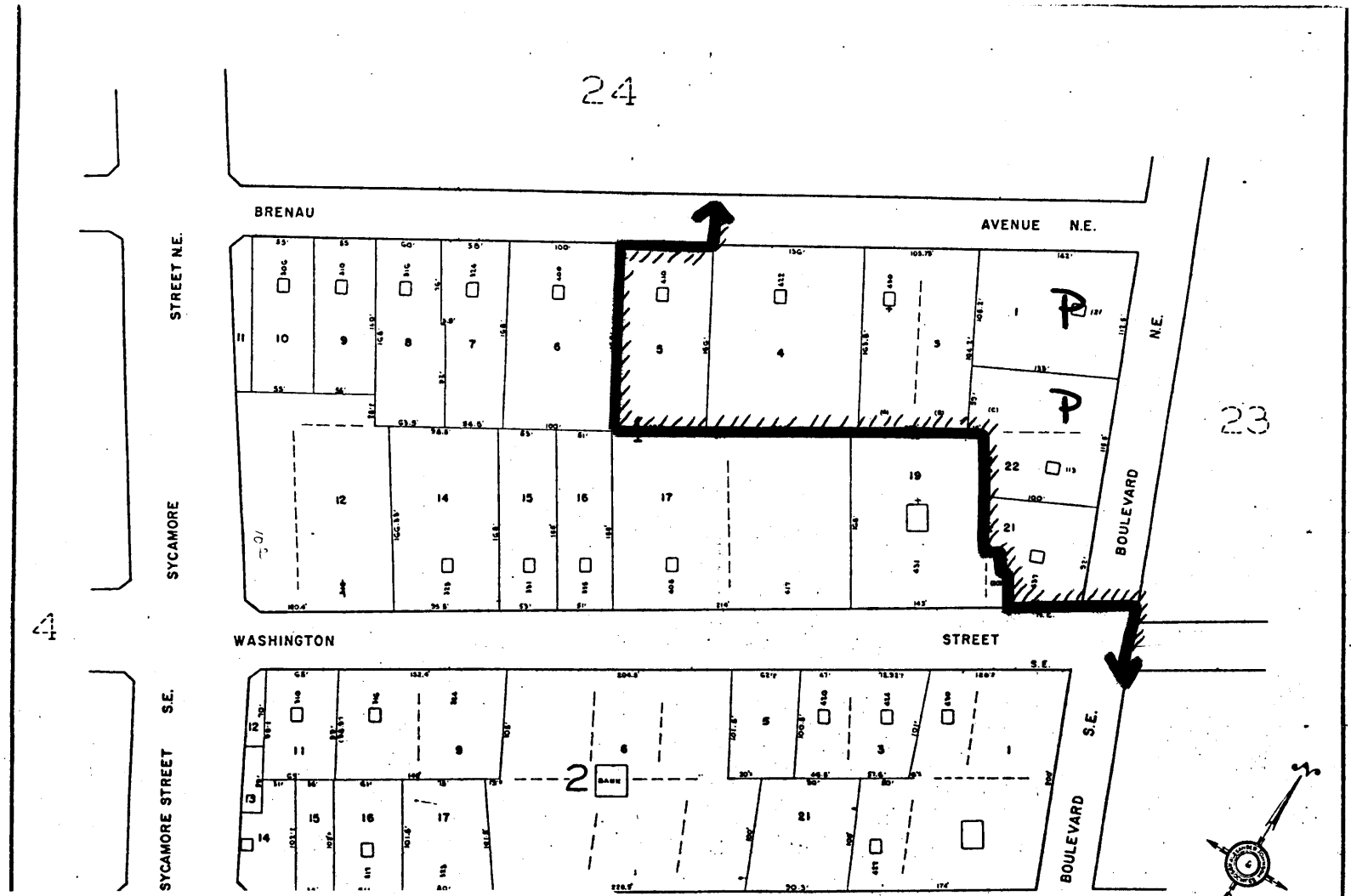


BRENAU PROP. DD 10 P 67 BLK. C
PARK GROVE 1/2 P 5 R. 38, 104 4, 5

REVISED: 8-10-00
1-1-00

TAX MAP	MAP NO.
GAINESVILLE	38
HALL COUNTY	

22-6
15-4
22-11
59-20



GREEN STREET - BRENAU HISTORIC DISTRICT
Gainesville, Hall County, Georgia

DISTRICT MAP (10 of 11)

Source: Hall County Tax Map # 3

Scale: 0 ————— 100'

North: ↗

District Boundary: **—————**

Non-historic Building: **Ø**

Intrusion: **X**

Parking Lot: **P**

Photo Number and Direction: **④**

TAX MAP GAINESVILLE HALL COUNTY GEORGIA	MAP NO 3
DATE: 11-18-80	SCALE: 1"=80'


GREEN STREET - BRENAU HISTORIC DISTRICT Gainesville, Hall County, Georgia


DISTRICT MAP (11 of 11)


Source: Hall County Tax Map # 23

Scale: 0 ——— 200'

North: ↑

District Boundary: 

Non-historic Building: 

Intrusion: 



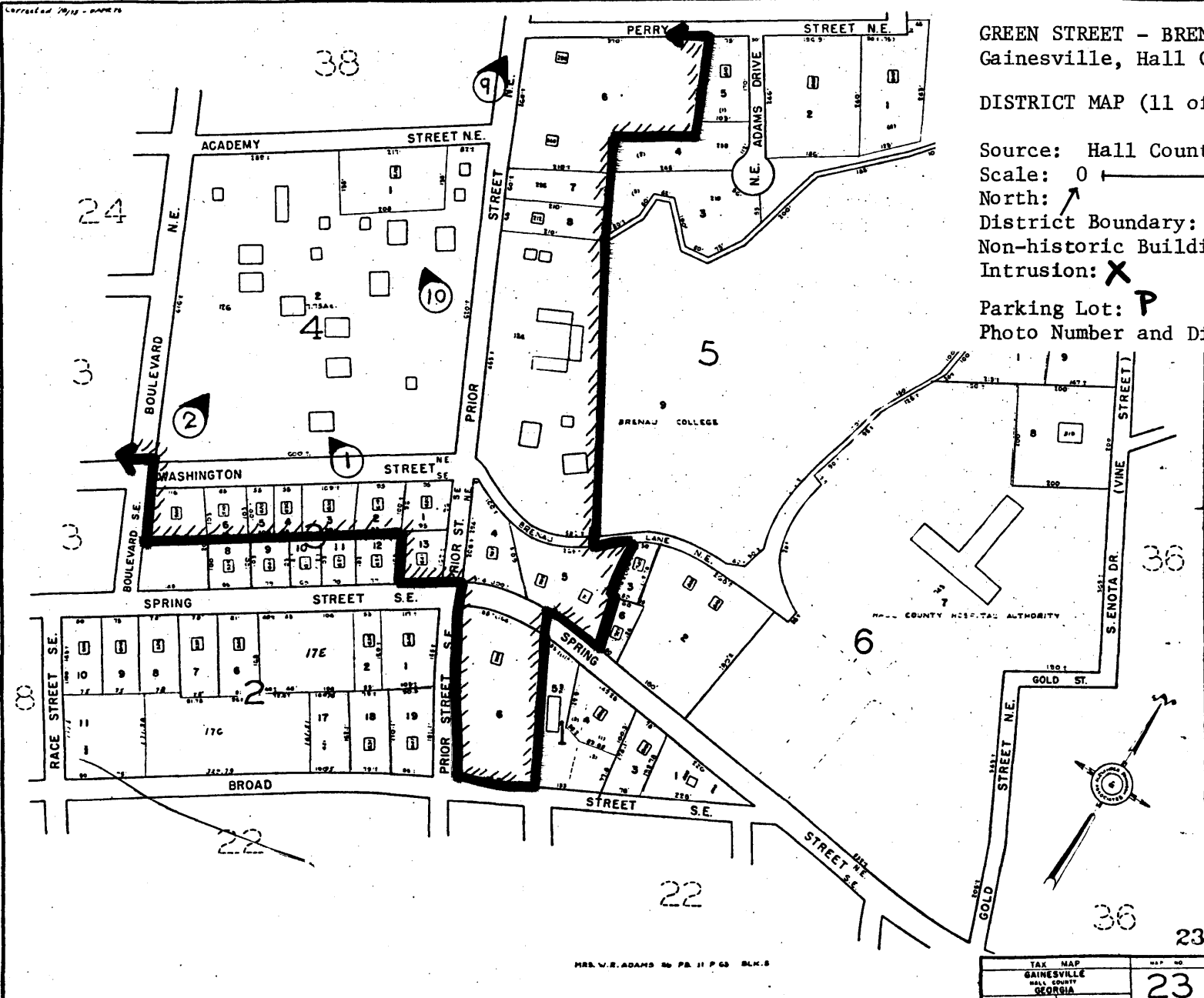
Parking Lot: 

Photo Number and Direction: 



MRS. W.E. ADAMS 26 P. 11 P. 63 BLK. 5

TAX MAP	MAP NO
GAINESVILLE	23
HALL COUNTY	
GEORGIA	

39-0


GREEN STREET - BRENAU HISTORIC DISTRICT Gainesville, Hall County, Georgia


DISTRICT MAP (2 of 11)


Source: Hall Co. Tax Map # 68

North: ↑

Scale: 0 ————— 200'

District Boundary: 

Non-historic Building: 

Intrusion: 



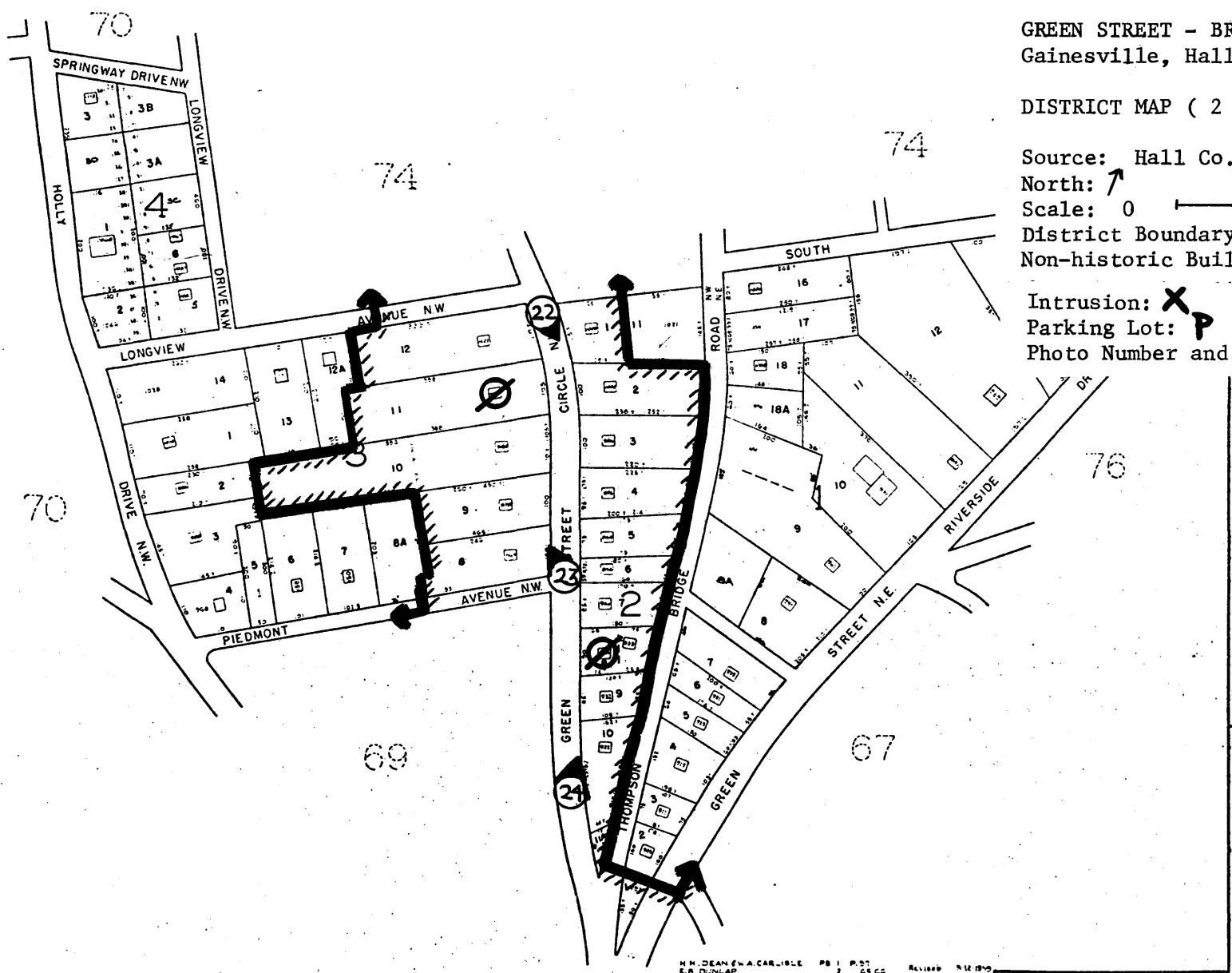
Parking Lot: 

Photo Number and Direction: 



H.M. DEAN & A. CARLISLE PR. 1 P. 27
E.B. DUNLAP 2 65.00 RECEIVED 9-18-1968

TAX MAP GAINESVILLE HALL COUNTY GEORGIA	68
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GREEN STREET - BRENAU HISTORIC DISTRICT
Gainesville, Hall County, Georgia


DISTRICT MAP (3 of 11)

Source: Hall County Tax Map # 69

North: ↗


Scale: 0 ——— 200'

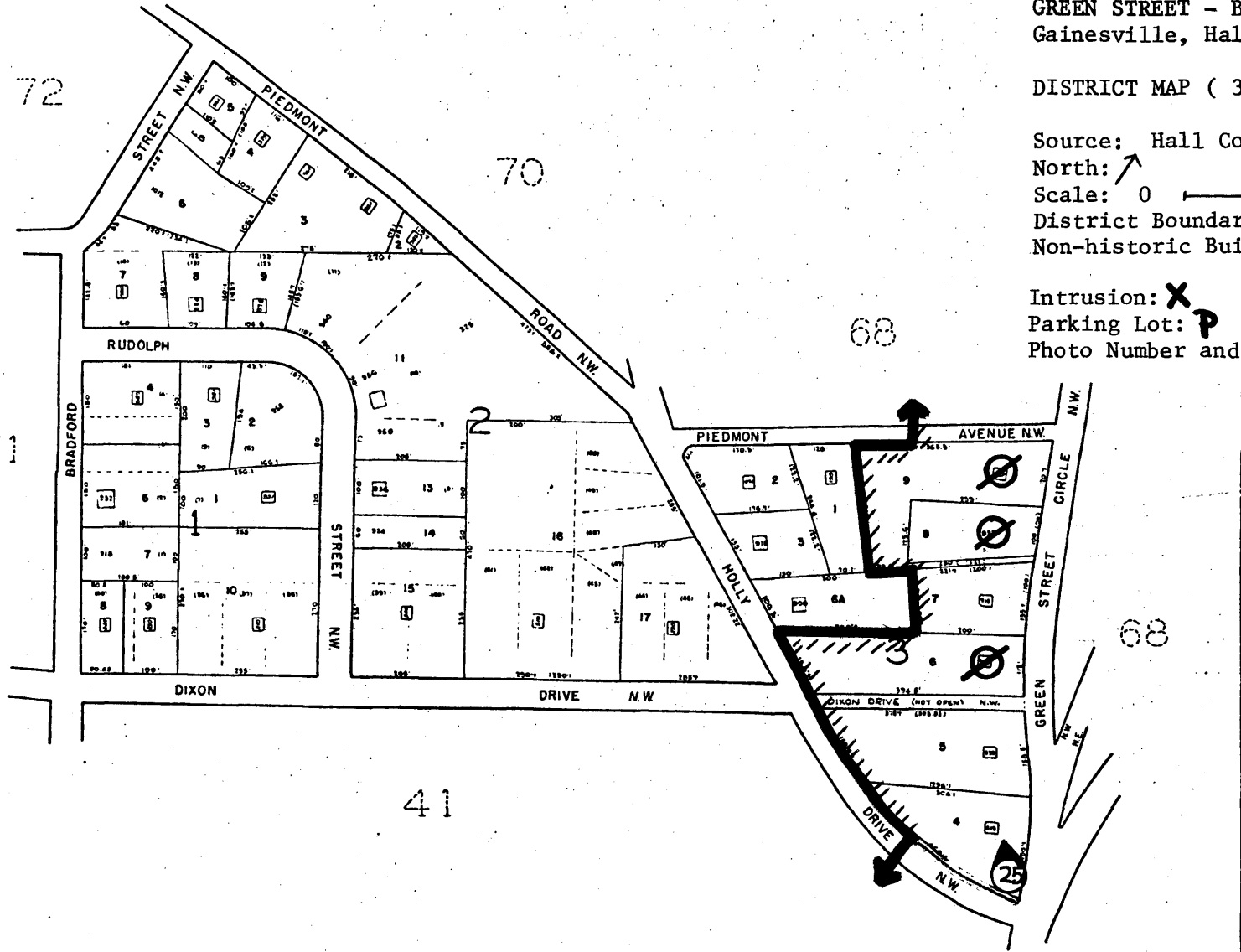
District Boundary: 

Non-historic Building: 

Intrusion: **X**

Parking Lot: **P**

Photo Number and Direction: 



C.H. MARTIN & PUCKETT EST. DIXON HEIGHTS
PB 11 P. 10 75 129 4 92 10 20
BLK 3 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
REVISED: 1-11-68

TAX MAP	69
GAINESVILLE	
HALL COUNTY	
GEORGIA	
DATE 3-11-57	SCALE 1"=100'
	69


GREEN STREET - BRENAU HISTORIC DISTRICT
Gainesville, Hall County, Georgia


DISTRICT MAP (4 of 11)


Source: Hall County Tax Map #67

Scale: 0 ————— 200'

North: ↑

District Boundary: 

Non-historic Building: 

Intrusion: 



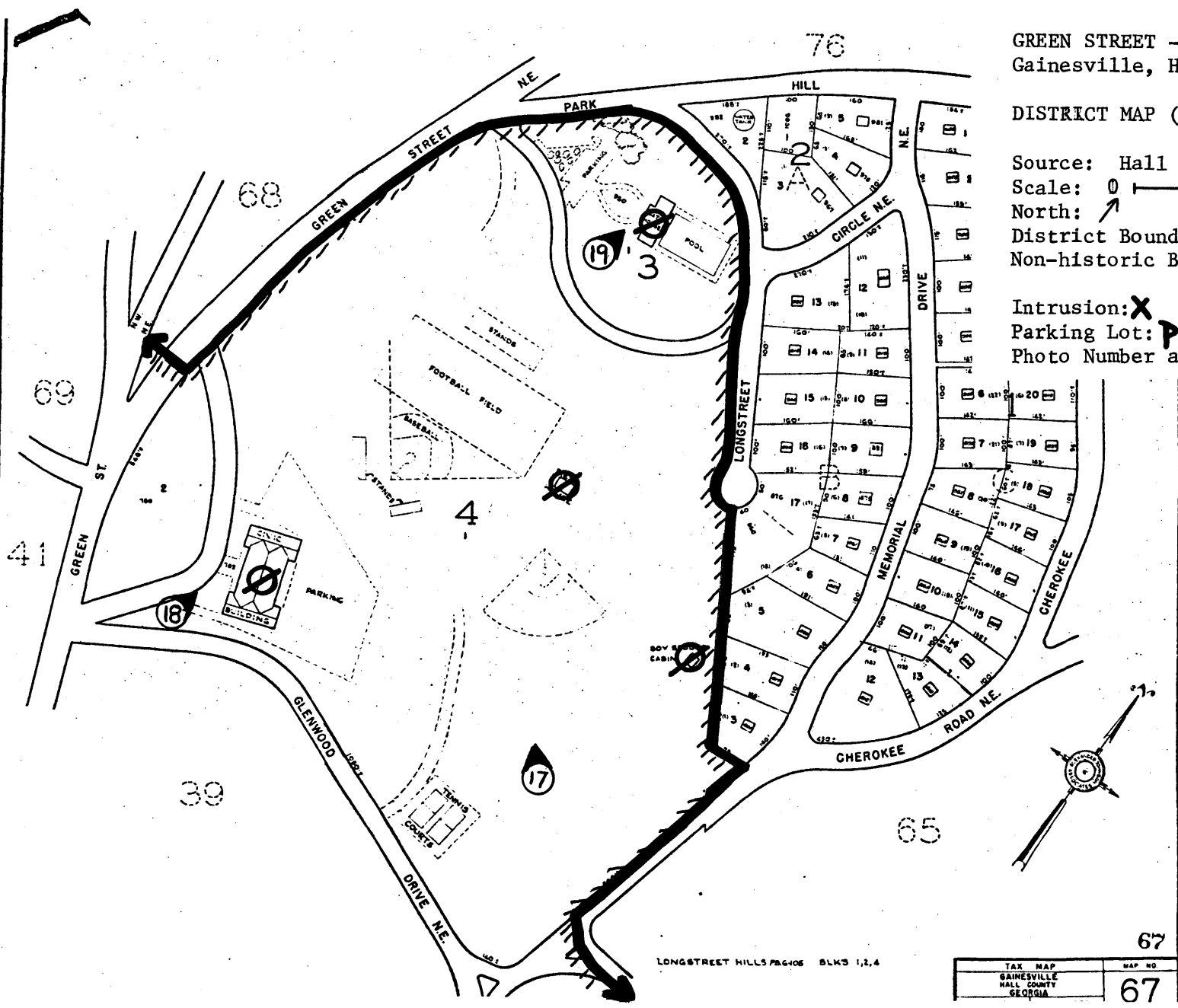
Parking Lot: 

Photo Number and Direction: 



LONGSTREET HILLS PAGES BLKS 1,2,4

TAX MAP	MAP NO.
GAINESVILLE	67
HALL COUNTY	
GEORGIA	

4 2000 1 5000


GREEN STREET - BRENAU HISTORIC DISTRICT
Gainesville, Hall County, Georgia


DISTRICT MAP (5 of 11)

Source: Hall County Tax Map #41

Scale: 0 ——— 200'


North: ↑

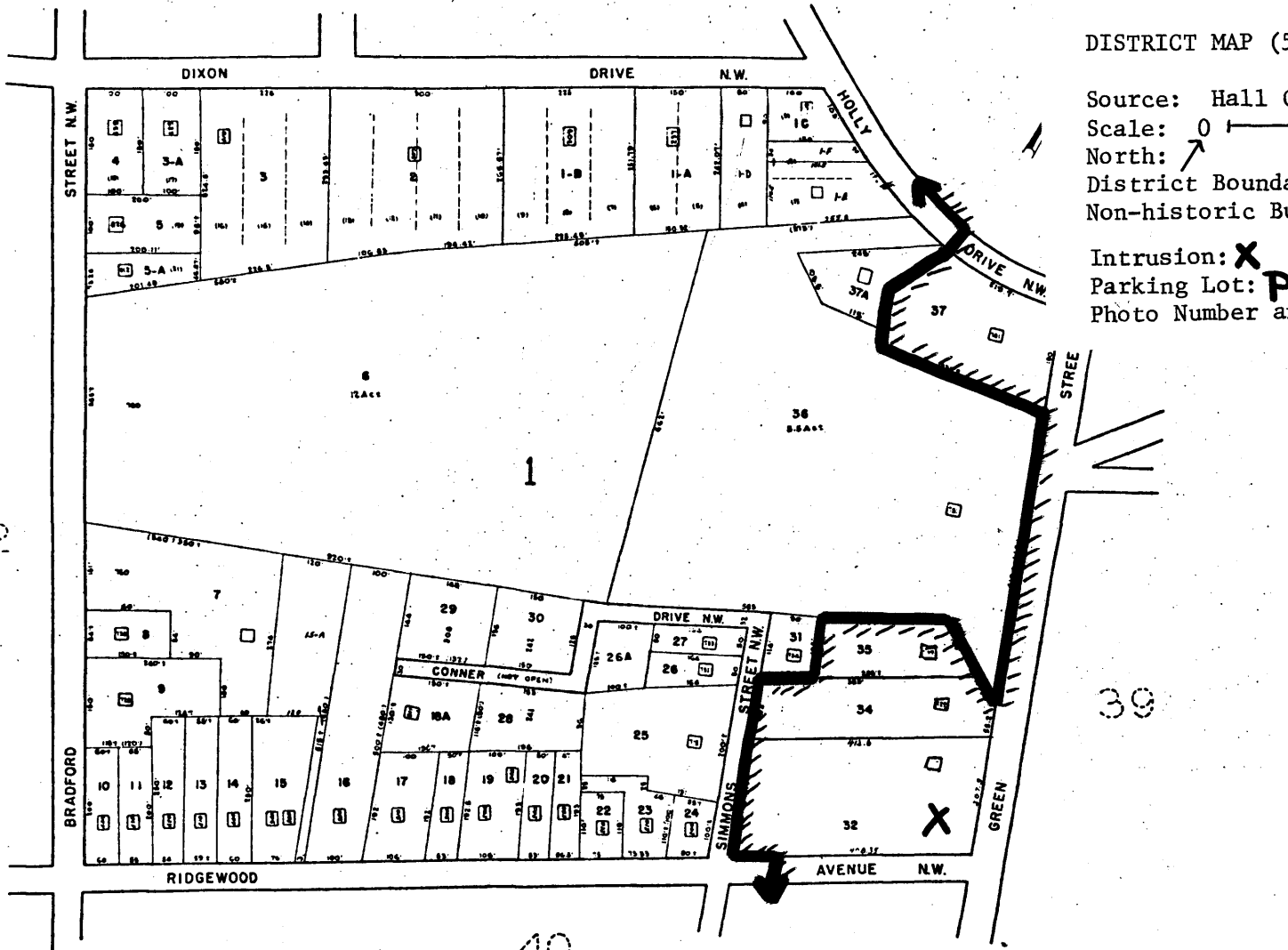
District Boundary: 

Non-historic Building: 

Intrusion: X

Parking Lot: P

Photo Number and Direction: 



MOON No. 1
NAME DIXON METS.
PLOT No. 1-15
BLK. 1

REVISED 1-1-68

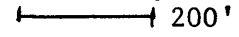
TAX MAP GAINESVILLE HALL COUNTY GEORGIA	MAP NO. 41
DATE 4-5-57	SCALE 1"=100'


3-1


GREEN STREET - BRENAU HISTORIC DISTRICT Gainesville, Hall County, Georgia


DISTRICT MAP (6 of 11)

Source: Hall County Tax Map # 40

Scale: 0  200'


North: 

District Boundary: 

Non-historic Building: 

Intrusion: **X**

Parking Lot: **P**

Photo Number and Direction: 

41

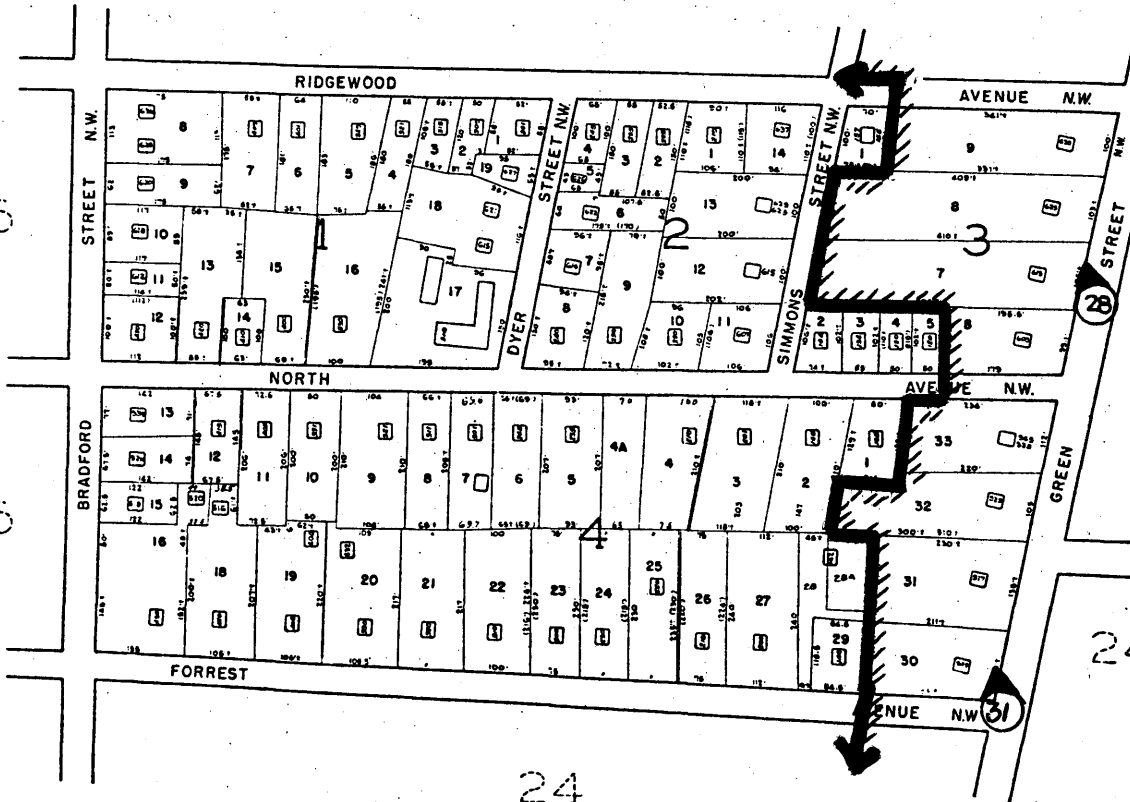
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25

39

24

24



REVISED 1-1-65

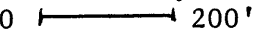
TAX MAP GAINESVILLE HALL COUNTY	MAP NO 40
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40


GREEN STREET - BRENAU HISTORIC DISTRICT Gainesville, Hall County, Georgia

DISTRICT MAP (7 of 11)


Source: Hall County Tax Map # 39

Scale: 0  200'

North: 

District Boundary: 

Non-historic Building: 

Intrusion: 



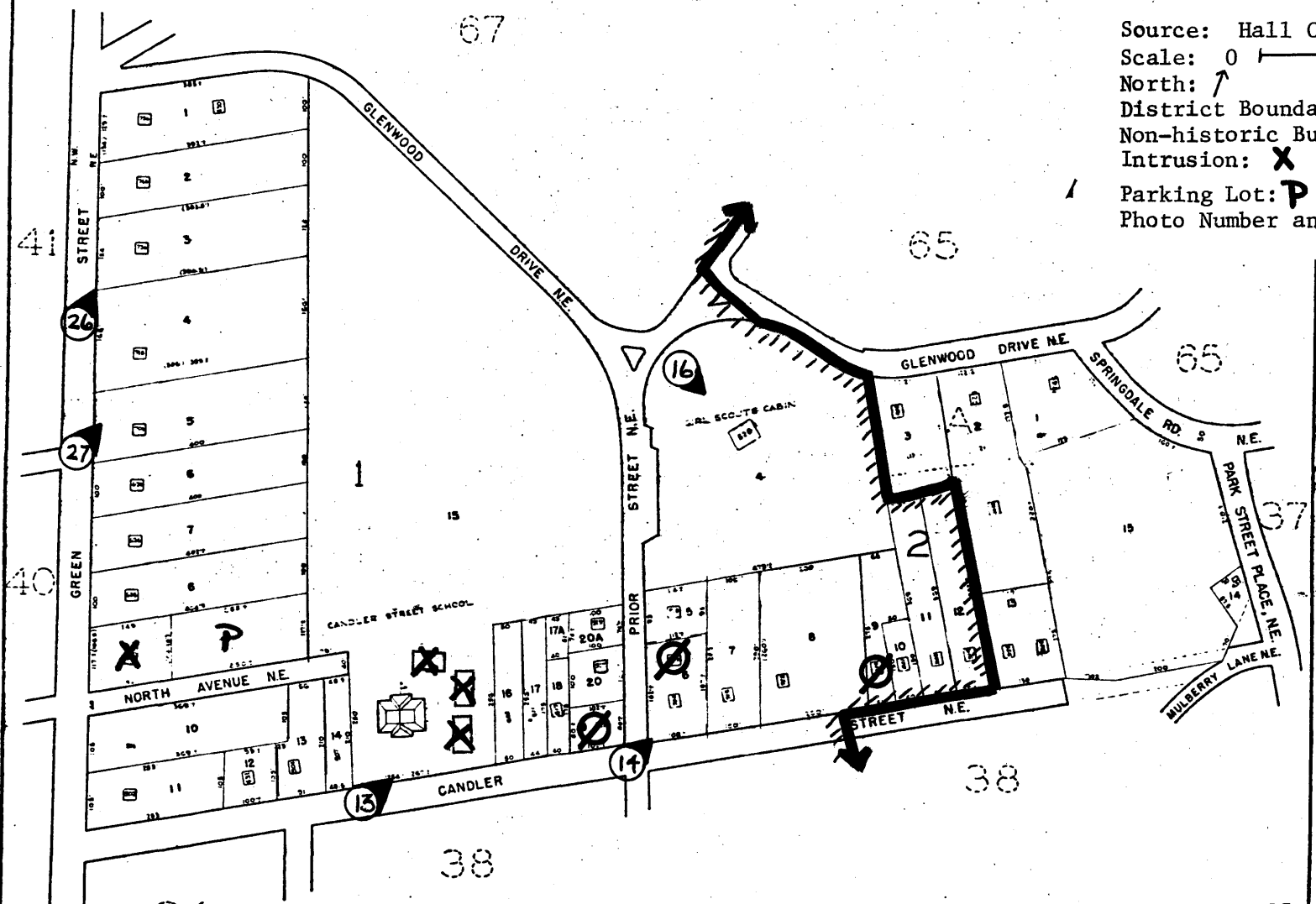
Parking Lot: 

Photo Number and Direction: 

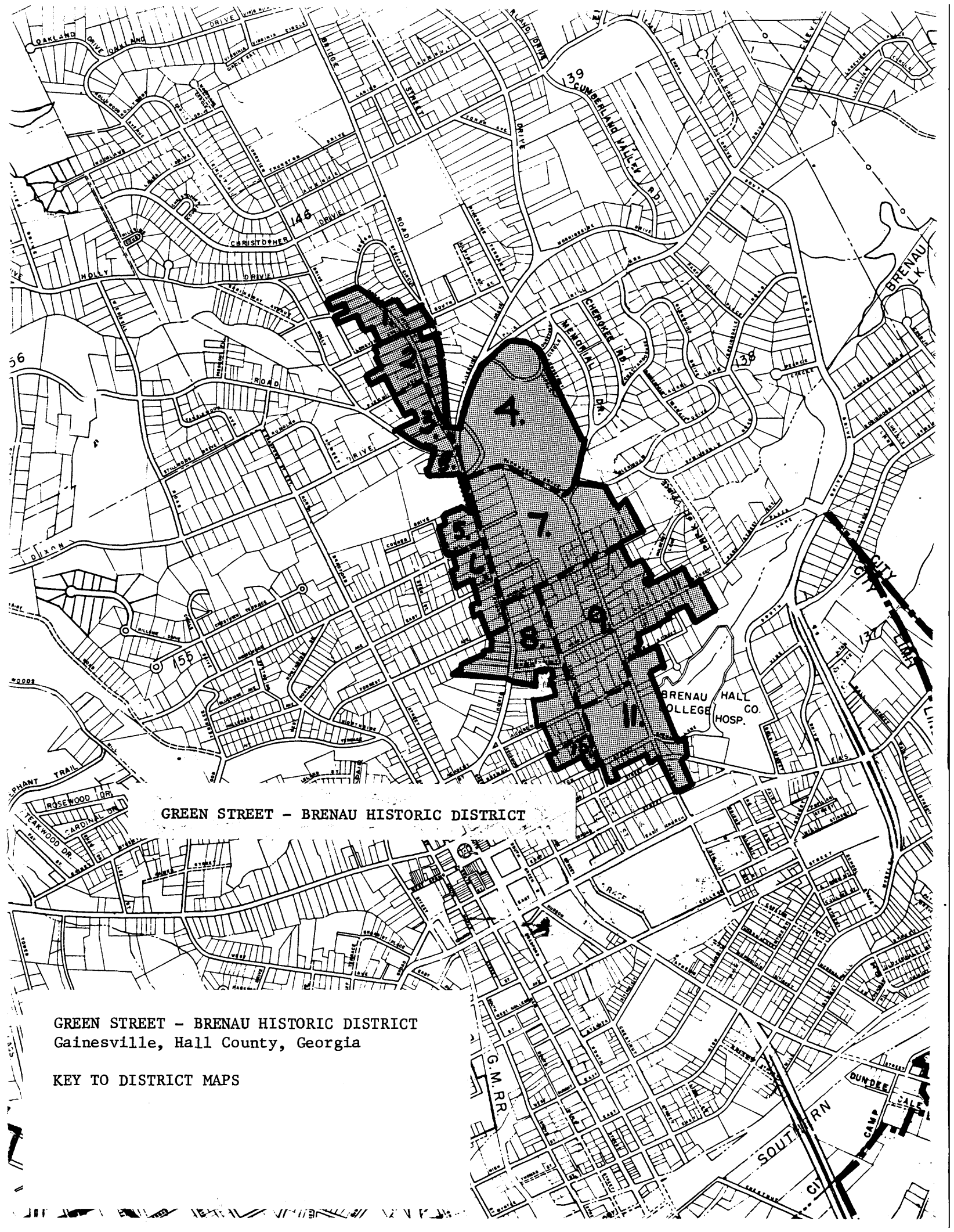


CITY OF GAINESVILLE PL-11 R147 BLK-1
TOWNSEND HGTS 12-76

REVISED 1-1-03

TAX MAP	39
GAINESVILLE	
HALL COUNTY	
GEORGIA	
DATE SURVEYED: 12-76	39

24-7



GREEN STREET - BRENAU HISTORIC DISTRICT

GREEN STREET - BRENAU HISTORIC DISTRICT
Gainesville, Hall County, Georgia

KEY TO DISTRICT MAPS