

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97001089

Date Listed: 9/4/97

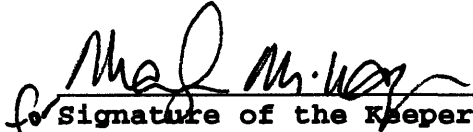
Mizell, William, Sr., House
Property Name

Charlton
County

GEORGIA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

9/4/97
Date of Action

=====
Amended Items in Nomination:

Section No. 3

This nomination is amended to change the status of the garage, constructed in 1940, from contributing to non-contributing.

Section No. 8

William Mizell, Sr., is the significant person with whom this property is associated. Social history is deleted as an area of significance, because commerce seems to cover Mizell's important contributions to the town.

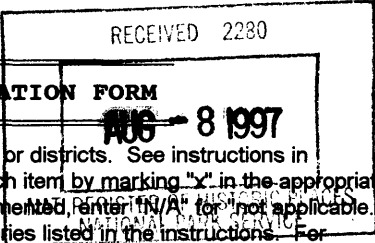
These changes have been confirmed with the Georgia SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

1089



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 William Mizell, Sr., House
other names/site number Susie Fleming/Helen Sarbacher Property

2. Location

street & number 101 Palm Street
city, town Folkston (N/A) vicinity of
county Charlton code GA 049
state Georgia code GA zip code 31537

(N/A) 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	3	0
sites	2	0
structures	0	0
objects	0	0
total	5	0

Contributing resources previously listed in the National Register: 0

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.

Mark R. Edwards
Signature of certifying official

7-29-97
Date

Mark R. Edwards
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

Ms. J. M. Woz 9/4/97

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet _____
Do Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling

Current Functions:

VACANT/NOT IN USE/restoration planned

7. Description

Architectural Classification:

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/CLASSICAL REVIVAL/Neo-Classical Revival

Materials:

foundation	Brick
walls	Wood
roof	Asphalt Shingles
other	N/A

Description of present and historic physical appearance:

The William Mizell, Sr., House is a two-story, frame, restrained Neo-Classical-style house with a one-story wrap-around porch, supported by a series of paired Doric columns, with a partially intact roof balustrade. The house sits on a large lot with immense trees and other landscaping. There are several outbuildings. The rear facade includes an enclosed porch on the first floor and kitchen on the second floor, converted from a rear second-story porch. There is a porte cochere on the east side of the house.

The first floor plan consists of a main entrance off the front porch leading directly into a parlor and living room area adjacent to the main staircase, with the dining room connected through an arch, and no central hall. Behind the public rooms on the first floor are the kitchen and utility areas. The second floor contains five bedrooms and a landing area, all off a small hallway. The house retains much of its original materials, including mantels, doors, and floors.

The two historic outbuildings consist of a frame greenhouse (1917) and frame garage (1940), both heavily damaged and in need of repair. The greenhouse is a simple rectangular structure built out of wood with plenty of windows. The interior has a shelf attached to each wall for placing plants. The 1940 garage is divided into two non-connecting rooms. The main room was built to store a car plus tools and some farm equipment. The small back room was designed to serve as servant quarters. The back room is drafty with a dirt floor.

There is also a well site located just back of the main house, just off the back porch, now enclosed. The eastern half of the lot retains vestiges of a vegetable garden and a domestic dump site while the western half served as a landscape garden. The house sits next to the railroad tracks, a few blocks north of the center of Folkston.

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Changes to the property include the loss of a latticed fence in the yard, the loss of most of the roof balustrade, and the enclosure of two porches. Two thirds of the rear facade is an enclosed porch on the first floor and a kitchen on the second floor. The first floor porch is enclosed by open wooden lattice work. The lattice work forms one inch squares. The second story kitchen is covered with inappropriate clapboards and three connecting one-over-one windows plus a trailer door. The kitchen was originally a enclosed porch exactly like the first floor porch. The second story kitchen was enclosed with the same lattice work still present on the first floor.

The interior room space has not been altered except for the second story porch. Remodeling in the 1950s also changed some of the room configurations. Water damage has caused damage to the porch floor and ceiling.

The western section of the 4.5 acres is covered with dense underbrush and close spaced trees while the eastern half is open with widely spaced trees. The eastern half was used for a vegetable garden and a small domestic dump site while the western half served as a small landscaped garden. A seven to eight foot lattice-work fence once stood in the space due west of the house to separate the house from the landscaped garden. The fence had three open gates. The dump site on the property was created in 1917 and served a trash site until the 1950's and 1960's. The dump site may have archaeological significance because it has not been disturbed.

8. Statement of Significance

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):

ARCHITECTURE
COMMERCE
SOCIAL HISTORY

Period of Significance: 1917 - 1930

Significant Dates: 1917

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect(s)/Builder(s): Unknown

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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 William Mizell, Sr., House is significant in architecture because it is a good, intact example of the use of the restrained Neo-Classical style for a house, a style popular at the time of its construction. Elements of the style include the columns, one-story front porch and porte cochere, dentil molding, and otherwise classical appearance, although its irregular massing reminds one of the Queen Anne style which had been popular decades earlier. Built for one of the most prominent families in town, it reflected the epitome of financial stability and achievement on the eve of World War I, and was thus a landmark to the local people. No architect has yet been identified.

The house is significant in commerce and social history because it was the home of William Mizell, Sr. (1852-1930) and his wife, Susie Jane Standiford Mizell (1859-1936), and then their two daughters until the last one moved out around 1994. William Mizell was a prosperous sawmill operator, a major industry in South Georgia, until 1912. He then moved to Folkston, then a growing railroad stop and county seat. He became a major local businessman and prominent civic-minded citizen who singlehandedly influenced the course of local history in several distinct ways. Mizell established the Citizens' Bank, still in business under another name. He served as president of the bank from 1920-1929 and chairman of the board until his death. The bank was built into a very strong institution under his management. He loaned the county money for a courthouse, supported the county's share of bond issues for the Old Dixie Highway by purchasing the county's entire \$50,000 bond obligation for construction and paving the branch of the highway through Folkston, and provided financial support for other civic projects. He built this house at the peak of his financial successes. The small town of Folkston was indeed fortunate that someone of Mizell's wealth, from his earlier sawmill interests, moved to the town and became so totally involved in the town's financial and civic activities. His descendants remain involved in local civic, business and cultural affairs.

National Register Criteria

The Mizell House meets National Register Criterion B because it is associated with local businessman William Mizell who was involved in a lot of activities within the town of Folkston and with local industries. He was the most important man in this town in his era and his house remains as a memorial to his pioneering efforts. His arrival in town around 1917 bringing with him his substantial financial ability helped the town in many ways, from the Citizen's Bank, of which he was president, to

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the personal underwriting of the local bond issue to support the construction of the Old Dixie Highway.

The property also meets National Register Criterion C because it is an almost intact example of a Neo-Classical Revival style house built just after the turn-of-the-century when this style predominated. It retains its wrap-around porch, Doric columns, balustrade, interior mantels and stair and woodwork, and the original room layout. The house also retains its setting on a large landscaped and wooded property befitting its ownership by the most important man in the town when it was built.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance runs from the completion of the house and grounds as a family home, until 1930, the death of Mr. Mizell.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing Buildings: Three, the main house, the green house and the garage. Two contributing sites: the well site and the dump site. Total of 5 contributing properties.

Developmental history/historic context (if applicable)

The William Mizell, Sr., home place in Folkston, Georgia represents the contributions made by the family of William Mizell, Sr., to the history of Folkston and the surrounding area. The house itself is significant because it is an excellent example of the comfortable homes constructed by successful business leaders in small South Georgia communities during the early years of the present century. The house stands today as the most intact property associated with Folkston's early history.

The history of Folkston and Charlton County is closely linked to the story of the William Mizell, Sr., family. Joshua Mizell was the first member of the family to move into what is now Charlton County. About 1828, Joshua Mizell, Sr., along with his young nephew, Joshua E. Mizell established a plantation on the west side of the Satilla River near Bailey Branch. The plantation was in Camden County but was frontier territory still frequented by Indians.

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When Charlton County was cut off from Camden County in 1854, Joshua E. Mizell was named as one of the commissioners to run the dividing line between the two counties and to help set up the new government in Charlton County. Joshua E. Mizell married Letitia Ray Paxton. Children from this union played a very important role in the development of South Georgia from St. Marys to the Okefenokee Swamp.

Jackson Mizell, a son of Joshua E. and Letitia Mizell, was a very young man when the Civil War erupted. Anxious to do his part, young Jackson walked over 40 miles from his father's plantation on Bailey Branch to Blackshear, Georgia in order to enlist in Company D, 26th Georgia Volunteers. Jackson served with distinction throughout the duration of the war, rising to the rank of 1st Lt. He fought in many battles under the command of General John B. Gordon. He was severely wounded, captured and made a prisoner of war at Fort McHenry and Fort Delaware.

Jackson's brother William was too young to enter the army. However, when Jackson returned home after the war, William formed a partnership with him in the sawmill business. Operating as J. Mizell and Brother, they ran two very large sawmills and a General Mercantile business at Kings Ferry on the St. Marys River. The business prospered. Many millions of board feet of heart Georgia Long Leaf Yellow Pine lumber was shipped from their mills down the St. Marys River to markets in England and Europe. As many as fourteen sailing vessels were known to have loaded at the same time from their docks on the St. Marys River.

In 1912, after 35 years of operation, the mills were shut down. Recognizing the future potential of the South Georgia area around Folkston, William Mizell, Sr., moved there after closing down the sawmill operation. Folkston had become a regular stop on the Atlantic Coast Line Railroad from Waycross to Jacksonville, Florida. Around 300 people, living in houses scattered around the railroad station, had established homes in Folkston. Timber, especially cross ties, provided steady employment. Several retail stores as well as a grist mill, ice house and restaurant had been established to serve the people.

William Mizell, Sr., was born June 21, 1852 and died on February 12, 1930 (his spouse - Susie Jane Sandiford Mizell - was born September 13, 1859 and died on May 11, 1936).

Seeing the need for banking services, William Mizell, Sr., established the Citizens Bank. The bank proved very successful under Mr. Mizell's leadership. It provided financial help to the Folkston community for many years until sold to the owners of the present day Southeastern Bank. The City of Folkston continued to have slow but steady growth. A courthouse had been built-with William Mizell, Sr., loaning the county \$10,000.00 to complete the project.

About 1916, William Mizell, Sr. decided to build a new home for his family. He chose a site on what is now Love Street and constructed a large, two story home with six bedrooms, a big living room, dining room, family room, den and kitchen. The

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architectural classification was Queen Anne (Free Classic: Hipped Roof with Lower Cross Gables). There is a 10 foot wrap around, front porch with paired Doric one story columns. Two thirds of the rear facade is a porch enclosed by open wooden lattice work. Mr. Mizell, from his long experience in the saw mill business, knew his lumber. Nothing but the very finest heart lumber was used in the building. Proof of the quality of the materials, the building stands today with very little damage from the weather and age.

Research to identify the architect or builder for the house has been inconclusive. Mr. Mizell's youngest child, Mrs. Helen Mizell Sarbacher of Folkston, recalls that her father was in Waycross, Georgia, and saw a house he liked. The house was owned by a Mr. Vann. She recalled that this house was near the First United Methodist Church. Her father then had a house of identical or similar design built in Folkston, that house being the subject of this nomination. The Methodist Church was and is at the corner of Gilmore and Reed Streets in Waycross. John E. Vann lived at 30 Gilmore St., and ran a grocery business with Leon E. Vann, who lived at 62 Reed St., according to the Waycross City Directory of 1917-1918. Since these facts fit into Mrs. Sarbacher's oral tradition, it would appear that Mr. Mizell must have met one of these men and admired his house. Further research would be needed to determine more.

Mr. Mizell continued to be successful in business. He supported many projects that helped improve Charlton County and its people. He generously supported charitable causes, being especially generous to all religious denominations.

Even though William Mizell, Sr. would not accept public office. he had an intense pride in his native community. He would never allow an issue of County, School District, or Municipal bonds to be purchased by someone from outside of Charlton County. The Old Dixie Highway, the first paved road through Charlton County, was financed by selling bonds. Mr. Mizell bought Charlton County's share of the bonds--all \$50,000.00 worth.

William Mizell, Sr. had a large family. All of them were leaders in the development of the Charlton County area. They have remained steadfast in their support of the civic, business and cultural life of their home community. William Mizell, Jr. continued his father's banking business with the same ideals used by his father. Clifford Mizell contributed greatly to the cattle and timber industry in the county. All the other members of Mr. Mizell's family, whether or not directly connected to Folkston and Charlton County have had an impact in the development and welfare of the community where they grew up.

The old Mizell house represents the contributions made to our community by one of Charlton County's oldest families. It is a most valuable historic building. It reminds our children of their responsibility to live up to the standards their forefathers held high. It will challenge them to fulfill the obligations of good character and citizenship handed down to them by those who lived here and built the

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county we now enjoy.

Later History of the House:

Mr. William Mizell, Sr., who built the home, died on February 12, 1930. Upon his death, the house passed to his widow, Susie Jane Sandiford Mizell. She retained ownership and resided in the home until her death in 1936. Upon her death, two of their daughters (Susie Mizell Fleming and Helen Mizell - later to become Helen Mizell Sarbacher) bought the property from the estate. The property was owned by both as joint tenants with right of survivorship. They both resided in the home until the death of Susie Mizell Fleming on May 27, 1970, at which time the ownership passed to Helen Mizell Sarbacher. Mrs. Sarbacher lived in the home until shortly before the property was purchased by the City of Folkston in 1995.

Until the purchase by the City of Folkston, the property has always been used as a residence within the immediate family of William Mizell Sr., the builder and original owner of the home and property.

The House remained essentially as built until the late 1950's when some remodeling took place (back porch enclosed, bathrooms added, kitchen facilities added/revised and sheet rock installed replacing the original plaster).

The City of Folkston plans to rehabilitate the house for use as a reception place and for other civic activities, while the grounds will be used as a park.

9. Major Bibliographic References

Original draft nomination was based on the following sources:

Personal interviews with Mr. William Clifford Mizell, Sr., grandson of William Mizell, Sr.; Mrs. Helen Mizell Sarbacher, daughter of William Mizell, Sr.; Mayor D. Ray James, City of Folkston - long time resident and friend of the Mizell family (also considered a local authority on the history of Charlton County - its people, places and events).

Deeds and other official documents of Charlton County, Georgia

County History: Charlton County Historical Notes, 1972, (Charlton County Historical Commission, Press of The Jesup Sentinel, 1972.)

Biographical Sketches:

Cooper, Walter G. The Story of Georgia (1938). In Volume IV, sketch of Jackson and William Mizell, Sr., on pages 484-485.

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
- (X) Local government: City of Folkston
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 4.5887 acres

UTM References

A) Zone 17 Easting 403580 Northing 3411420

Verbal Boundary Description

The nominated property is marked on the enclosed plat map.

Boundary Justification

The nominated property is all that the City of Folkston owns at this location and all that still is associated with the house.

11. Form Prepared By

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

organization Historic Preservation Division, Georgia Department of Natural Resources

street & number 500 The Healey Building, 57 Forsyth St., NW

city or town Atlanta **state** Georgia **zip code** 30303

telephone (404) 656-2840 **date** July 22, 1997

Consulting Services/Technical Assistance (if applicable)

name/title and name/title James A. Wooten

organization self-employed consultant for City of Folkston

street and number 306 S. Coweta Ave.

city or town Douglas **state** GA **zip code** 31533

telephone N/A

NOTE: The City of Folkston City Manager, David J. Drury, Jr., provided additional supplemental research after submission from the consultant.

(OHP form version 12-08-93)

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National Park Service

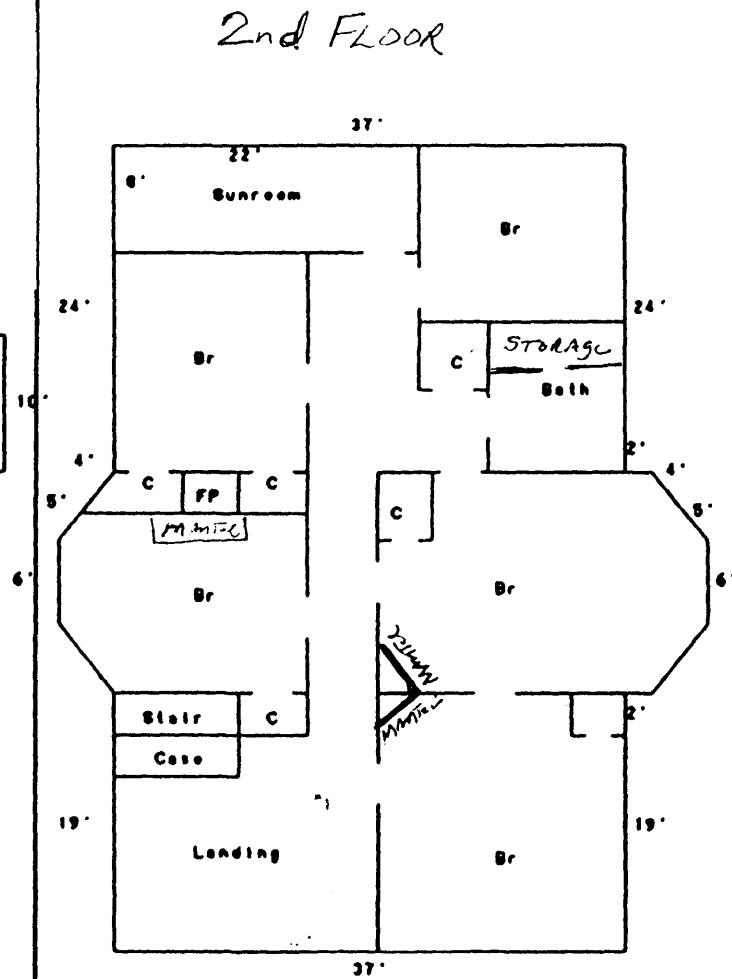
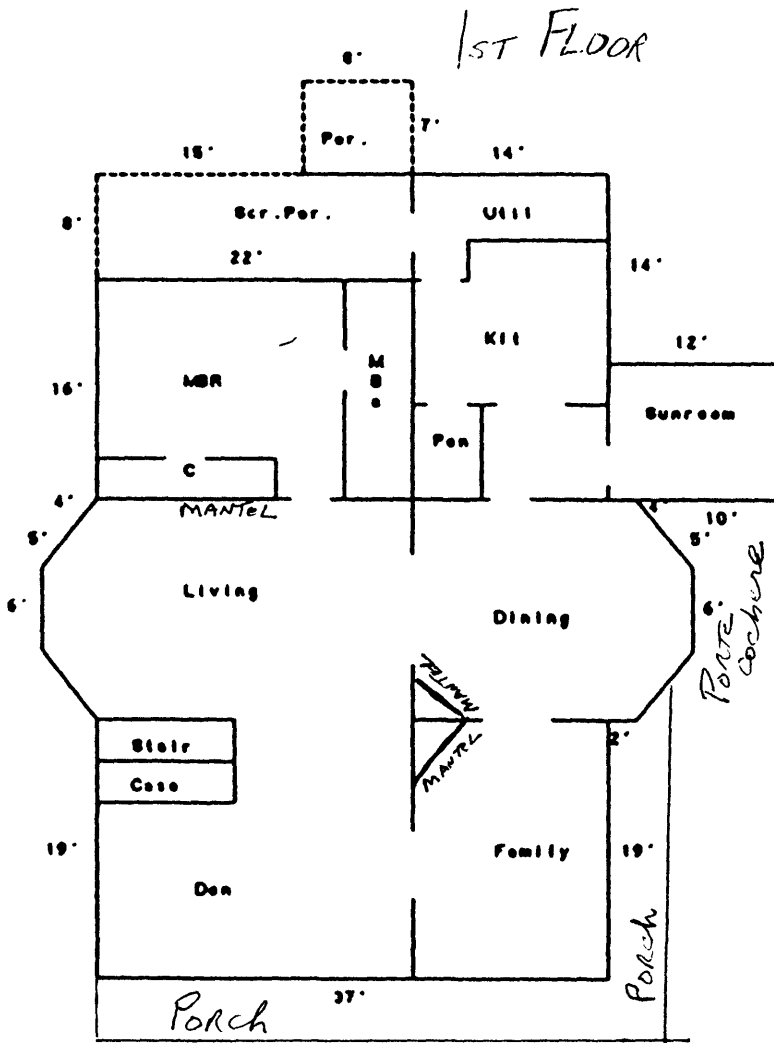
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Photographs

Name of Property: William Mizell, Sr., House
City or Vicinity: Folkston
County: Charlton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December, 1996

Description of Photograph(s):

- 1 of 11 Front facade; photographer facing northwest.
- 2 of 11 Front and east facades with porte cochere; photographer facing north.
- 3 of 11 West and front facades; photographer facing north.
- 4 of 11 Rear (north) and west facades; photographer facing southeast.
- 5 of 11 Garage; photographer facing east.
- 6 of 11 Interior, first floor, stair, looking into Living Room in background; photographer facing west.
- 7 of 11 Interior, first floor, Living Room, looking toward Dining Room; photographer facing northeast.
- 8 of 11 Interior, first floor, Family Room looking toward stairs; photographer facing northwest.
- 9 of 11 Interior, second floor, stair landing; photographer facing southwest.
- 10 of 11 Interior, second floor, Bedroom over Living Room; photographer facing west.
- 11 of 11 Interior, second floor, Bedroom over Dining Room; photographer facing northwest.



Floor Plans - Mizell House

FLOOR PLANS

WILLIAM MIZELL, SR., HOUSE
 FOLKSTON, CHARLTON COUNTY, GEORGIA
 SCALE: NOT TO SCALE
 SOURCE: DRAWN BY JAMES A. WOOTEN, CONSULTANT
 DATE: 1996
 KEY: ALL ROOM USAGES ARE SHOWN ON THE PLANS.