

1337

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 Powell, William E. and Sarah Dillard, House
other names/site number Boxwood Terrace

2. Location

street & number 219 Boxwood Terrace (formerly Powell Street)
city, town Dillard () **vicinity of**
county Rabun **code** GA 241
state Georgia **code** GA **zip code** 30537

() **not for publication**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:

Contributing

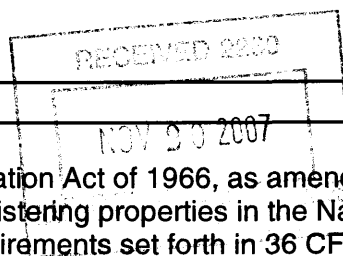
Noncontributing

buildings	2	0
sites	0	0
structures	0	0
objects	0	0
total	2	0

Contributing resources previously listed in the National Register: N/A

Name of previous listing: 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.

Richard Claves
Signature of certifying official

11-13-07
Date

for W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

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

Edson H. Beall 1.2.08

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for
Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

DOMESTIC: hotel

Current Functions:

WORK IN PROGRESS

7. Description

Architectural Classification:

OTHER: I-house

Materials:

foundation	BRICK, STONE, CONCRETE
walls	WOOD: Weatherboard
roof	ASPHALT
other	STUCCO

Description of present and historic physical appearance:

SUMMARY DESCRIPTION

The William E. and Sarah Dillard Powell House is a two-story frame building with four major historic additions. The property lies between the small town of Dillard and rural farmland along the flood plain of the Little Tennessee River. The view from the house includes the surrounding hills of the Chattahoochee National Forest and a few nearby residences. The North Carolina border is about two miles to the north. The changes to the house reflect the nearly 100 years that the residence also functioned as a seasonal boarding house or small resort. Constructed c.1882 as an I-house with a central hall (since removed), the original core has 10-foot-high ceilings and some original plaster. Exterior walls are wood weatherboard, and two gable-end external chimneys are clad in stucco. Around 1890 a perpendicular rear two-story wing was added with four upstairs rooms for boarders. A c.1900 addition included two rooms over the front porch, approximately three-quarters of the width of the front façade. A second c.1900 addition was a one-story area attached to the 1890 wing and the rear of the original house. It included a dining room for guests, a large kitchen, and two smaller rooms. Two bathrooms constructed c.1940 increased the total number of rooms to 19. The original stairway from the I-house was re-oriented during the historic period due to the various additions. Flooring is tongue and groove throughout, and an assortment of original windows survives. The house sits at the end of a small road called Boxwood Terrace, named after the hedges that surround the house. There is one frame outbuilding, formerly a well house, along with the foundations of other former outbuildings and a stone basin said to mark a family gravesite. The grounds contain a variety of mature trees and shrubs as well as a stone retaining wall. Many of the plantings were cultivated in the historic period.

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FULL DESCRIPTION

The William E. and Sarah Dillard Powell House was built in several phases between c.1882 and c.1940. Located on an elevated spot just east and north of the small town of Dillard in rural Rabun County, its setting includes agricultural fields, low mountains, and a few scattered houses of more recent construction. Dillard is set in a small valley surrounded on three sides by significantly higher ground. Views from the nominated property are relatively unobstructed except for areas of dense vegetation on the south and west. The nearest house is a ranch house immediately to the north. The approximately one-acre tract is the remaining acreage associated with the former farm and boardinghouse. The unusual and complex architecture of the two-story, 19-room house reflects its use as a seasonal resort and boarding house for much of its history. The four additions obscure much of the original house, and add some disunity of form to each elevation. The house has no academic architectural style, but does exhibit the workmanship and materials of each historic phase of development. Its yard and immediate surroundings, though recently untended, also reflect the horticultural talents and interests of the owners during the historic period (Photograph 1).

The nominated house faces west toward Dillard. It began with a relatively simple "I-house" plan in the 1880s. A house's type, as identified in the statewide context, Georgia's Living Places: Historic Houses in Their Landscaped Settings, refers to the overall form, plan, or layout, plus the height. I-houses are two stories tall, one room deep, and two rooms wide. The Powell House once had an east-west central hallway, which was entered by the central front door. The second floor access was by a stairway in the central hall. This hallway and its staircase no longer exist, and one interior wall was removed to the left of the entrance, leaving two front rooms of unequal size. These modifications occurred very early in the history of the house (within the period of significance) to provide better access for boarders.

The core of the house (c.1882) is symmetrical with a side-gabled roof. Roofs on all sections are covered in asphalt shingles. Exterior end chimneys on the I-house are single-shouldered, and clad in rough stucco (Photograph 2). Two less prominent chimneys on the rear additions are also clad in stucco. Exterior walls are wood weatherboard (seven-inch with a five-inch exposure). A shed-roofed porch with squared columns extends across the full width of the front. An added extension wraps around the left (north) side to connect to the rear addition (Photographs 3 and 4). The porch has a wooden floor and wood bead-board ceiling, and was likely re-built in the early 20th century. Porch steps are brick. The original portion of the building and its additions are set on varying foundation materials, including local stone, brick, and concrete block (or piers filled in with concrete block), depending on the age of construction. Crawlspace are generally two feet in height.

The central front door is wood with four fixed vertical windowpanes on the upper section. The door is flanked by wooden side panels with two vertical fixed windowpanes on the upper one-third. The façade has a set of paired windows on each side of the front door. A shed-roofed addition (c.1900) above the porch also has two sets of paired windows, and is topped by a small attic dormer with two fixed windows (Photographs 2 and 3). There is also one window on each side of the porch addition (facing north and south), plus flanking second-floor windows on the I-house core. Double-hung

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wooden sash windows on this front section have various pane configurations (four-over-four on the first floor ends, two-over-two on the upstairs ends, and four-over-one in front and on the addition above the front porch). The oldest window openings (on the south gable end and upstairs on the north gable end) have trim that is topped by a low-pitched pediment. Each front-facing upstairs window is covered by a metal window hood, possibly dating from the 1940s.

The remainder of the exterior reflects the historical development of the boarding house. A perpendicular two-story rear wing extends from the left (north) side of the house (Photograph 5). This wing was constructed c.1890 to provide four private upstairs rooms, each with doors to an exterior north-facing porch (Photograph 14). The porch has a simple wooden balustrade upstairs and square wooden porch posts on each level. Porch floors are wood boards. A fifth room in the upstairs rear is a bathroom that was added c.1940. There is a chimney between the rear bedroom and the bathroom. Each upstairs bedroom in this section has one three-over-one sash window that faces south (now seen above a one-story c.1900 addition). Two of the larger bedrooms also have north-facing windows. Overall, there are five different window configurations on this addition. An enclosed part of the north porch protects the added stairway. This "breezeway" enclosure has two wooden windows (one fixed and one with a horizontal sliding sash). The north-south stairwell is affixed to the rear wall of the original I-house in order to make access to the upstairs more convenient from an outside entry. The c.1890 addition also provided space for two first-floor rooms on the back of the original I-house (kitchen and dining area). These rooms have north-facing doors and windows that lead to the porch addition.

The south rear side of the house has a one-story addition that was constructed c.1900, the same year that the two rooms above the front porch were added (Photograph 6). The two-story section of the original house was also extended slightly to the rear to accommodate an upstairs bathroom. The one-story addition on the southeast corner has a shed roof, a small chimney, five four-over-one sash windows, and a variety of smaller windows on an enclosed rear porch. This small porch has a south-facing door that provides access to the rear of the house, which served as kitchen and dining rooms. The final rear addition (c.1940) was the two-story section on the northeast corner, which provided one new bathroom on each floor.

The original building and all additions appear to be constructed on balloon frame platforms. Square head machined nails were observed in some locations. The building is partially set up for modern electrical, gas, and water service, but systems have not been updated in many years. Some recent preparation for interior rehabilitation work was begun by the current owners, but not completed. This included exploratory examination behind non-historic finishes, as well as removal and storage (for re-use) of a few finishes and moldings. Carpets have been removed. Some of the building's rooms had composite boards over the historic wood board ceilings, and the covering's removal was started in several places (Photograph 13).

The interior description will use the room numbers provided on the floor plans. Rooms 1 and 2 on the first floor, along with rooms 10 and 11 on the second floor, correspond to the original I-house from the 1880s. The north side of room 3, all of room 5, and rooms 15 through 18 upstairs, are the c.1890 addition. The two additions in c.1900 include rooms 12, 13, and 14 upstairs, and then rooms

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3, 4, 6, 7, and 8 downstairs. The small c.1940 addition consists of rooms 9 and 19.

The front door opens into room 1, which is the original building's north front room, used as a parlor or living room (Photograph 11). The fireplace mantel on the north wall is patterned brick, and appears to date from the mid-20th century. The original south wall of this room was removed during the historic period to take away the central hallway and make this a larger space. At the northeast corner of the room is a three-step configuration leading to a doorway that provides access to a staircase to the second floor. This replaced the staircase that was once in the central hall before the house was adapted for use as a boarding house.

Room 2 is the south front room of the original building (Photograph 12). It has an entrance from room 1 and another entrance in the east wall to room 3. A brick fireplace mantel is on the south wall. Examination of the walls has revealed a flushboard surface under the plaster. Rooms 1 and 2 both have tongue-and-groove floors.

Room 3 is the largest room in the house, functioning as a gathering place and dining room for the boarding house (Photograph 13). The room was created by combining a room from the c.1890 addition with a room from the c.1900 first-floor addition. A large load-bearing post in the center of the room was likely the demarcation point. Two exterior doors both lead to the north porch.

Room 4 was most recently a utility room, but its historic use is not known. Room 5 was the kitchen, which recently had a coal/wood-burning stove. Room 6 is a modified porch that contains the electrical box and rear door. Room 7 functioned as the kitchen pantry. Room 8 was the first of two restrooms on the first floor. Room 9, accessed from the kitchen, is the restroom from the c.1940 addition.

The upstairs rooms from the original I-house are rooms 10 and 11 (Photographs 15 and 16, respectively). These are separated by the central hall that was retained from the house's first period. Both would have functioned as family bedrooms, and could have also been used later as guest bedrooms. Each has one fireplace with a wooden mantel on its exterior (north and south) wall. Construction of the addition above the porch (rooms 12 and 13) resulted in the loss of one front-facing window from each bedroom. These were used in other parts of the house. Room 10 has a door to the central hall and a door to the enclosed walkway leading to the second floor porch. Room 11 has a door to the central hall and a door to room 14, an added bathroom.

Rooms 12 and 13 were constructed c.1900 above the front porch. Entrance to each is from the central hallway of the original building. Each has three windows. Room 14 (Photograph 17) is one of two second-floor bathrooms. Rooms 15 through 18 were constructed c.1890 as guest rooms with private doors from the second-floor balcony. This balcony can be reached either by a set of east-west-oriented stairs or from room 10. Room 19 is the second-floor restroom constructed c.1940.

The property's lot line is somewhat irregular, but roughly approximates a trapezoid shape with one corner cut off. The approach from town is on Boxwood Terrace, a public street formerly named Powell Street. A small asphalt parking area in front of the house connects to a former roadbed for

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the Old Powell Road, which is now almost indistinguishable from the yard. The roadbed crosses the property near the southern edge (Photograph 10). Between the parking area and the house is a stone wall interrupted by a concrete staircase leading up to a concrete sidewalk to the front door (Photographs 1 and 3). The wall is made of irregular shapes and sizes of native stone with concrete mortar. It varies from about two to four feet in height, and runs in a north-south direction across most of the front yard. The wall forms a straight line, except for one point where it makes a half-circle around the base of an old black walnut tree.

The yard includes a number of other historic landscape features and vegetation. Boxwood hedges are a predominant shrub, demarking an inner lawn and also surrounding much of the house foundation (Photographs 3 and 4). Other foundation plantings include barberry, forsythia, flowering almond, and rhododendron. Much of the yard is grass lawn, interspersed with mature oak, holly, poplar, and dogwood trees, plus a row of hemlocks along the southern edge. Beds of perennials and other plantings, many having escaped their original bounds, are indications that previous owners were active in horticultural pursuits. (A more detailed description of the landscape, prepared by the current owner, is on file as part of the property's "Historic Property Information Form" at the Historic Preservation Division, Georgia Department of Natural Resources.)

Foundations of a former garage and a former smokehouse (both burned in 1965) are on the south side of the property, along with a barbeque pit and some planting beds (Photograph 9). Rubble marks the former location of the William Franklin Dillard house on the southern end of the property line. (W. F. Dillard was Sarah Dillard Powell's father.) A gravesite may lie on the northwest corner of boxwood hedge plantings. The newborn infant siblings of Sarah Dillard Powell were reportedly buried here after their deaths in the 1940s. A small round basin made with cemented stones and arrowheads marks the location under an oak tree, but there are no headstones.

The one remaining outbuilding is the well house (a contributing building), which sits about 50 feet to the south of the former boarding house (Photographs 7 and 8). Built in the early 20th century, its footprint measures about 8 by 12 feet. This small wooden front-gabled building has an enclosed room on the rear one-third, which was used for storage. The single opening is an entry door behind the well. The capped well is in the middle of a concrete slab under the wide roof overhang. Wood posts on brick piers support the overhang. The roof material is seamed metal.

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):

SOCIAL HISTORY

ENTERTAINMENT/RECREATION

ARCHITECTURE

OTHER: Women's History

COMMERCE

Period of Significance:

c.1882-1957

Significant Dates:

c.1882- construction of the house

c.1890- first addition, adding four rooms for seasonal boarders and expanding downstairs

c.1900- second additions, adding three upstairs rooms, downstairs dining space, and kitchen

c.1940- final addition, adding two bathrooms

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Unknown

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Statement of significance (areas of significance)

The William E. and Sarah Dillard Powell House is significant to Rabun County as one of its early boarding houses associated with the resort era of the late 19th and early 20th centuries. Tourism was made possible by the opening of the railroad in the county. The house's architecture reflects its transformation from a single-family farmhouse to a much larger accommodation for seasonal boarders and tourists. It is also associated with two prominent local families—the Dillards and the Powells. The boarding house was managed and operated from c.1890 until 1962 by Sarah Dillard Powell. It continued in operation by her daughter Frances Powell until 1973.

The property is significant in social history and entertainment/recreation because it was an integral part of the transformation of Dillard and Rabun County from a farming community to a summer destination for travelers. It was one of several homes in the area that began renting rooms and providing meals to visitors. These were rural adaptations of city inns. The house was also the farm and homeplace for William E. Powell (1854-1932) and the family's eight children. Its aesthetic features included a commanding view of the Little Tennessee River Valley and surrounding mountains. The northeast Georgia climate was considered ideal in the summer, and preferable to the heat and humidity in Atlanta and lower elevations. The house's rural setting and location just outside Dillard made it attractive to travelers. At first, access required a difficult overland journey from the Tallulah Falls railroad depot. Soon, however, the northward extension of the rail line, along with the rise of the automobile, made it easier to reach this remote area.

The Powell House is significant in architecture as a good example of an evolving house that expanded in order to remain a viable resort/boarding house. The house was built on a high spot. Carefully planned landscape elements, such as a stone wall and hedgerows, take advantage of the natural setting. The house retains its four additions, which reflect the need to enlarge the facility for more guests over the years. The two-story farmhouse began with four rooms c.1882, and had 19 rooms by the 1940s. Though it never had any elaborate features, it retains many of its historic floors, windows, and chimneys. Of particular note is the first large two-story addition that allowed each upstairs room to have an outside entrance. The guests' second-floor balcony was positioned to take advantage of the view toward the mountains and the river valley. The rooms built over the front porch, along with the large community dining room, provided even more space. While some additions clearly allowed for privacy, separation of spaces between visitors and family is not always evident in the house. This may reflect the informal familial atmosphere that must have prevailed. This type of evolved building is typical of others in the Georgia mountains that were originally built as single-family houses and later expanded into resort-oriented boarding houses.

The boarding house is also significant in women's history and commerce because of its operation by Sarah ("Sallie") Dillard Powell (1862-1962) who supplemented her family's farm income by taking advantage of the growing tourism trade in Rabun County. This represents one of the types of occupations that were considered acceptable for a woman to pursue, as documented in "Georgia: A Woman's Place," a recently completed statewide historic context on women's history. Sarah Powell used her skills as a manager and cook to run a successful business for about 70 years. After her husband's death in 1932, Sarah was the sole support for her family. While Sarah hired short-term

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help in the summers, two of her daughters also assisted. Upon Sarah's death just short of her 100th birthday, her daughter Frances ("Fannie") Powell continued the business she called "Boxwood Terrace" until 1973.

National Register Criteria

The William E. and Sarah Dillard Powell House is eligible for listing in the National Register of Historic Places under Criterion A because of the role it played as a boarding house run by a woman during the resort era of Rabun County, beginning with late-19th-century train travel and continuing into the 20th century with the rise of automobile tourism. The house is also eligible under Criterion C as a good example of a farmhouse that was transformed into a rural inn and boarding house through several additions during the historic period.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins with the house's construction in c.1882, and ends in 1957, the end of the historic era, because the house was used as a Powell family residence the entire time, and as a boarding house for much of this time.

Contributing/Noncontributing Resources (explanation, if necessary)

The house and a former well house are the two contributing buildings on the property. There are no noncontributing buildings or structures. Other former outbuildings are no longer extant.

Developmental history/historic context (if appropriate)

****NOTE:** *Most of the following history was written by William Blankenship, Fort Mountain Preservation Services, with some editing by the Historic Preservation Division. Original version is part of the "Historic Property Information Form," dated 2005, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.*

Euro-American Settlement

Whites began to settle northeast Georgia as early as the 1780s. Rabun County is split geographically by a wide valley separating mountain ranges on the east and west. This land was particularly suited for agriculture. Another attraction was the opportunity in trading with the Cherokee groups living in the area. Whiskey and cheaply made iron tools and other commodities were the main instruments of trade. In exchange, the Indians first traded manufactured goods of their own, particularly animal skins and related products. Whites were readily willing to raise the stakes in this type of trade war, demanding more goods in exchange for their products. As a result, a huge trade

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imbalance was created.

This state of affairs continued through the last decades of the 18th century. Some traders and land speculators deduced that to purchase Indian property rights might be a moneymaking operation. One account of the Dillard family's involvement in Rabun County came from this method, with John Dillard purchasing land from the Indians in the area by trading goods in his possession outright for the land. This account is not confirmed by primary sources, however.

The state of Georgia, in the beginning, did try to limit these incursions. State law prohibited white settlers from settling in Indian held lands. However, many simply ignored the law (usually with implied consent from Indian groups themselves, who had become dependent on trade goods offered by whites), moved into the area, and took whatever steps necessary to wheedle land from the Indian population.

After the American Revolution, Andrew Jackson began agitating for the removal of all Native American groups east of the Mississippi River to areas west. In Georgia, legislators took up this crusade readily. After a military defeat in 1817, the Cherokees were forced to cede land to the state of Georgia. Present-day Rabun County was included in the cession. In 1819, it was announced that a land lottery would be held to distribute the land ceded by the Cherokees, a phenomenon particular to Georgia.

The Dillard Farm: 1823-1881

The Dillards were among the first white settlers in Rabun County. Early deeds indicate that James Dillard purchased lands, amounting to 250 acres, from Ann Ledbetter through her son, Isaac. Additional deed recordings account for another 750 acres, all purchased in the same year (1823). Therefore, it would appear that the Dillard family arrived in Georgia soon after the land lottery that distributed Cherokee holdings to whites. However, there is some controversy concerning this assertion. Local sources, including the *Roadside Georgia* Internet website, state that John Dillard (James' father) had moved to the area as early as 1794, meaning that John Dillard would have been on the land illegally at the time.

There are two accounts as to how John Dillard was associated with the nominated property. The first states that John Dillard (1755-1842) arrived in Georgia via North Carolina in 1794 and purchased nearly 1,000 acres of land from Cherokee Indians, who still had control of the land at that time. Since the Georgia Assembly had banned this practice, the Dillard family had no legal claim on the lands purchased from the Cherokee Nation. As the story goes, the land was given by lottery to legitimate owners in the 1820 Cherokee Land Lottery, at which point, James Dillard, a son of John Dillard repurchased the lots from the original drawers of the lottery. Public records kept in the Rabun County Courthouse do confirm this part of the story. John Dillard lived on the land until his death in 1842 in the Dillard family home, owned entirely by his son James.

A second account states that John Dillard never owned land in Rabun County, either by legal or illegal means. This story is given credence by the fact that John Dillard, a Revolutionary War

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veteran, had already received lands in present-day Buncombe County, North Carolina by virtue of his loyal service in the Revolutionary War. He lived there for well over 30 years before moving to Rabun County to live at the home of his son, James Dillard, who purchased four 250-acre plots from original recipients in the 1820 Cherokee Land Lottery. Local records make this the more credible story. What is certain is that John Dillard did live in Rabun County for several years prior to his death and is interred at the Head of Tennessee Baptist Church in one of several Dillard family plots located at that cemetery.

James Dillard was the first recorded owner of the nominated property, and the land remained in the family until 1998, 175 years after its purchase. James Dillard was a farmer and he soon put the land to use. By 1830, he had cleared several hundred acres of land holdings. United States agricultural schedules do not record land cleared on specific land lots; however, given the proximity of the former Dillard home to the property being nominated, it is likely it was part of the extensive field clearings utilized for agricultural production. Dillard's main products were Indian corn and wheat, with lesser emphasis on such crops as barley and oats. Wheat was usually planted in the fall, making for a species of "winter wheat."

Corn, however, was the main crop. As cash was scarce in the area, corn was used as a trading device. With North Carolina just a few miles north of Dillard's farm, a healthy trade began to develop between the two areas. Corn could be more inexpensively produced in the Rabun County valley due to geographical differences between the two states. Dillard was able to sell his surplus corn to buyers in Rabun County and across the state line. However, this accounted for a relatively small amount of corn actually produced. The bulk of corn was used in two methods—one use was to grind the corn in nearby gristmills (nearest gristmill location is not known) for corn flour or meal. The second was to store as cattle fodder. This was particularly important to the farm, given that transportation networks to areas south of Rabun County were not well developed at this time, and bringing in fodder from outside sources was not practical. Growing seasons were shorter in Rabun County as well, given its higher elevation and colder climate than those areas south of the mountains, thus creating a need to stay as self-sufficient as possible.

The 1840 and 1850 censuses show marked increases in production of crops, including advances in corn, wheat, and oats. A corresponding increase is shown in the numbers of livestock owned by Dillard. The numbers of acres cleared by Dillard also increases during these years, almost doubling land suitable and cleared for agricultural production.

By 1858, at 66 years of age, James Dillard began deeding parcels of his holdings to his children. For example, his son William Franklin Dillard received 350 acres of property in 1858. W.F. Dillard was born in 1832 in Rabun County, probably on the Dillard property, the first of the generation of Dillard family to be born in Georgia. (Both John Dillard and James Dillard were born in Virginia, though James was raised primarily in Buncombe County, North Carolina.)

W.F. Dillard, as family legend states, marched off to the Civil War in early 1861, part of Stonewall Jackson's famous brigade. He left behind two sons and a daughter, yet unborn. According to a news account by Celestine Sibley in 1954, Sarah Dillard Powell stated that her father's instructions to

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his wife at the time of his departing the farm were explicit in the matter of naming the newborn: "If it's a girl," he said (attributed to W.F. Dillard), "call her Sarah Catherine after her grandmothers (sic). If it's a boy, let him be named Stonewall Jackson Dillard!" The elder Dillard did not return from the Civil War, having been killed in action somewhere in Virginia. Family members were unaware of this fact until recently, when W.F. Dillard's gravestone was located in Richmond. At this point, a family researcher found a record of Dillard's death, caused by pneumonia.

In the meantime, W.F. Dillard's instructions had been carried out. His daughter, born in November 1862, was indeed named as per his instructions. Her given name was Sarah Catherine Dillard, although for most of her life, she was known as "Sallie." The death of her father in battle was not the only indignity "Sallie" Dillard had to face in the early years of her life. Her mother died not long after the end of the Civil War, and she was effectively left an orphan at an early age. For several years, she was shuttled from one extended family to another; finally, she settled into life with her paternal aunt, Margaret Dillard Neville.

Sarah Dillard married at age 18 to William Edward Powell. Powell was a third generation Rabun County farmer, his family having arrived in Rabun County at about the same time as the Dillard family. Powell was from an area in the south of Rabun County known as Burton. This area was later renamed Tallulah, a link would which would prove important to the later development of the nominated property.

William Powell was eight years Sarah Dillard's senior when they married in 1880. No matter what the age difference, Powell would, according to state law, take legal possession of any lands or property owned by Dillard at the time of their marriage. At the time of their marriage, however, Dillard owned no property, despite the fact that her father owned several hundred acres of prime farmland at the time of his death in 1862. William F. Dillard died leaving three children and wife behind. In theory the land passed immediately to his wife upon his death. However, Sarah's mother died in the interim between her birth and reaching legal majority. Therefore, the land passed to trustees, who in this case were a board of trustees also entrusted with the development of the local Methodist church. For Sarah to inherit the land, she would have to get the church board to release the lands of her father to her at majority.

This is what Sarah Dillard (now Sarah Powell) did. In 1881, nearly one year after her marriage to William Powell, the church, which had previously split the inheritance into thirds to accommodate each of William F. Dillard's heirs (a relative miracle given the custom of the time, which was to award household properties to female inheritors and land to male inheritors), deeded the remaining 135 acres to Sarah and William Powell. It helped to have Sarah's uncle sitting on the church board, which might explain why she received land at all instead of the customary household goods.

The Civil War, though producing its share of casualties of Rabun County soldiers, had not physically touched the county. However, other effects (as Sarah Powell could well testify) were just as horrendous. The economics of agriculture was one such phenomenon affected by the war. Crop prices dropped steadily throughout the war as Confederate money quickly became worthless. Demand fell immediately after the war for produce as well, and for nearly two decades following the

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war, Rabun County, along with most of Georgia suffered through an economic depression.

Railroad Recovery and the Powell House: 1882-present

The coming of the railroad began to change the economy. Advances in construction technology suddenly made it possible with the right amount of capital to build railroads through the previously impenetrable northeast counties of Georgia, thus connecting points north of Rabun County with points south, particularly Atlanta. This did not mean an economic boom, at least initially. The first railroad to try the experiment was the Blue Ridge Railroad; it got most of the tracks constructed through the area, and then promptly went bankrupt. However, as a result, new towns in the county were springing into life. Tallulah Falls was established during this period, as was Mountain City and the City of Clayton. People in the county had high hopes for the potential benefits wrought by the railroad.

One of these benefits was improved reliability of transportation routes taking agricultural products from the area. Despite the depression in product prices, farmers did at that time what farmers do today in the absence of subsidies—grow ever-increasing amounts of product in the hope of breaking even. The Powell family farms in the south part of the county tried this; a 30 percent increase in land farmed took place between 1870 and 1880.

Sarah Powell observed the next and more lasting benefit of the railroad. She noticed that people from Atlanta and even Charleston, South Carolina, were getting off the train in Rabun County and staying for the summer, ostensibly to escape the oppressive heat south of the mountains and that of the southern seacoast. To Celestine Sibley, she recounted, "I didn't have the first guests in the mountains, but I remember when they started coming." Another Rabun County lodging associated with the railroad was the York House (now listed in the National Register).

During the 1880s, the Powells constructed their home on a hill overlooking the valley below. There were not many people in the area at the time. What would later become the town of Dillard was a cluster of buildings one-half mile south of the Powell House, centered on the first Head of Tennessee Baptist Church building. The Powell house was situated near the front edge of their property; the back door backed up to cultivated fields. The house was typical for the rural areas in the 1880s. It had a central hall to let breezes from the west go through the house. A stairwell in the hall ran up to the second floor, where another hall existed, flanked by two more rooms. Windows were spread throughout the house, again, to cool the house during the summer months. In winter, north winds would strike the house from an angle in which wind could not enter through doorways.

The main problem the family had, like many others in this part of the county, was the availability of cash money. Crop prices were still depressed, despite the presence of train tracks in the area. It was Sarah Powell's idea to start taking in summer guests as a way to augment their meager income. First, they took in schoolteachers and visiting preachers, a common practice during the time. Teachers and preachers (especially Methodist preachers) were transient during the era. It was an easy step to open the house to summer visitors. Mrs. Powell began taking her surrey to the Tallulah Falls depot to pick up guests and carry them back to her home. The trip was a 40-mile round trip

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

from her home—tracks did not extend through the Dillard area at this point.

The Powells realized fairly early that they had a product worth selling. Tourism to the north Georgia mountain region was beginning to boom during this era. While most of the rural areas of the state were still struggling in economic depression, Atlanta residents, including business owners, lawyers, and assorted politicians were doing just fine. They had disposable income, and were willing to spend it in order to get away from the heat and humidity common in the summer months in Atlanta. It was not long before the Powells had regular guests. One guest, Judge Claude Grayson traveled with his family to the Powell House every year for forty years.

One of the draws to the area was Sarah Powell's cooking ability. Her cooking involved hours of work and re-supply. Some produce came from the family farm, including items from the smokehouse that sat in the side yard until a 1965 fire. Farmers in the area also had standing orders from Mrs. Powell to supply her daily with fresh chicken and other meats, as well as flour, eggs, and fresh vegetables. In the 1960s, these suppliers were still bringing daily orders to the house. Everything was cooked on a wood-burning stove. No electric stove ever appeared in her kitchen, which at first was a separate building to the rear of the original house. Breakfast and the noon meal were served to guests promptly at 7:30 and 12:30. By 1890, Sarah decided that an addition ought to be built, increasing the numbers of persons who could stay during the summer months. A substantial two-story addition was constructed at that time. At various times during the year, domestic servants stayed in the upper floor; however, this did not apply during the summer months when her guests arrived.

The rail line reached the county seat of Clayton in 1905, and soon thereafter was completed to Franklin, North Carolina. However, railroad traffic did not long maintain its preeminence. By 1915, when the Dillard House, one of the most successful of the hotel resorts opened nearby, the automobile had become the more common method for guest arrivals. The train was still important, however, because roads remained atrocious. Train service came in handy in the early years of automobile traveling. With few prepared roadbeds and fewer civil engineers to design good roads, the most moderate of rains could turn a road into a quagmire in a matter of minutes. Some people, according to Sarah Powell, would drive up to the house from Atlanta, and have to leave their cars over the winter months after late autumn rains would render roads impassable. By 1915, passengers could get off the train in Dillard or in nearby Mountain City, avoiding the long drive from the Tallulah Falls Railroad depot. The Powell House had undergone yet more additions by this time, including the construction of a one-story section capable of holding up to forty diners.

Plumbing was added to the house c.1925, along with a two-story outbuilding, which doubled as a garage on the bottom floor and servants' quarters on the upper floor. This building was destroyed in a fire caused by runaway barbeque pit flames in the 1960s. After the death of Mr. Powell in 1932, Sarah Powell continued to run the boarding house seven days a week, and would continue this tradition well into her nineties. Little is known of the domestic help that she employed, but she did have paid assistance. By the 1940s, the last addition of the house was in place, two restrooms attached to the rear of the first addition. The original house was now fairly obscured by the additions, except from the side exposures of the building. Mechanically, the house was slow to proceed with technological advances. The house, for example, was not equipped with electricity until the early

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

1940s. Until that time, the main source for light in the evenings was gas light. Several gas-fed sconces lined the walls of the building.

Sometime during the 70-plus years Sarah Powell operated her boarding house, she had found time to raise eight children. Even in such a large house, division of space between family and guests must have been challenging. Guest books kept by the family detail the places from which visitors arrived: Florida, Alabama, and Tennessee are but three of the locations. During all the years the property operated, it should be noted that the Powell House sat on a working farm. By the 1920s the fields immediately behind the nominated property were allowed to go fallow; however, the land was used as pasture land for several years for the cattle that the Powells kept on the farm.

At the death of Sarah Powell in 1962, the house passed to her eldest surviving daughter (Sarah outlived four of her eight children), Frances (Fannie) Powell, who had not married. Fannie Powell operated the house in the same manner as her mother for the next decade, until ill health forced her to close the operation. It was Fannie who began to call the house "Boxwood Terrace."

After the death of Frances Powell, the house was deeded to Sara Wilson, a granddaughter of Sarah Dillard Powell. Mrs. Wilson lived in the home after inheriting the property until 1997; however, by this time the house was beginning to show its age. Structurally, the building was sound; however, a lack of maintenance was steadily causing small problems to graduate to larger ones. Siding was a problem—hundred year old clapboard siding was beginning to peel away from its framing and allowing weather to enter the house. In 1998, the house was sold to the current property owners, who began arresting further deterioration of the building by repairing problems.

9. Major Bibliographic References

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National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued
date issued:
- 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:

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

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.913 acres

UTM References

A) Zone 17 Easting 282500 Northing 3872391

Verbal Boundary Description

The nominated property is Parcel 35, Land Lot 163 of the 2nd District in Rabun County, Georgia, as indicated on the attached plat.

Boundary Justification

The nominated property includes the entire lot on which the house sits, and all the land that remains associated with the house.

11. Form Prepared By

State Historic Preservation Office

name/title Denise P. Messick/National Register Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street, Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303-2316
telephone (404) 656-2840 **date** November 2007
e-mail denise_messick@dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable)

name/title William Blankenship
organization Fort Mountain Preservation Services
mailing address 307 Cardinal Drive
city or town Woodstock **state** Georgia **zip code** 30188
telephone 678-357-1723
e-mail fortmtn@mindspring.com

- property owner**
- consultant**
- regional development center preservation planner**
- other:**

Property Owner or Contact Information

name (property owner or contact person) Russell and Audrey Hawkinson
organization (if applicable)
mailing address 119 South Avenue
city or town Cartersville **state** Georgia **zip code** 30120
e-mail (optional)

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Powell, William E. and Sarah Dillard, House
City or Vicinity: Dillard
County: Rabun
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August 2005

Description of Photograph(s):

Number of photographs: 17

1. Front and side lawns, stone wall, well house, and southwest corner of house; photographer facing northeast.
2. Southwest corner of house, and south side façade; photographer facing northeast.
3. Steps and front (west) façade; photographer facing east.
4. Northwest corner of house, and north side façade; photographer facing southeast.
5. Northeast corner of house, and north side façade; photographer facing southwest.
6. Southeast corner of house, and part of south side façade; photographer facing northwest.
7. South side façade of house, and south side of well house; photographer facing north.
8. Well house front; photographer facing east/northeast.
9. South side yard and former garage site; photographer facing south.
10. South side yard and former roadbed; photographer facing west.
11. Interior, first floor, room 1; photographer facing northeast.
12. Interior, first floor, room 2; photographer facing southeast.
13. Interior, first floor, room 3, former dining area; photographer facing northeast.
14. Staircase leading from outside room 1 on first floor to north-facing porch on second floor; photographer facing east.
15. Interior, second floor, room 10, photographer facing northeast.

National Register of Historic Places **Continuation Sheet**

Photographs

16. Interior, second floor, room 11, photographer facing southeast.

17. Interior, second floor bathroom, room 14; photographer facing south.

(HPD WORD form version 11-03-01)

ABBREVIATIONS

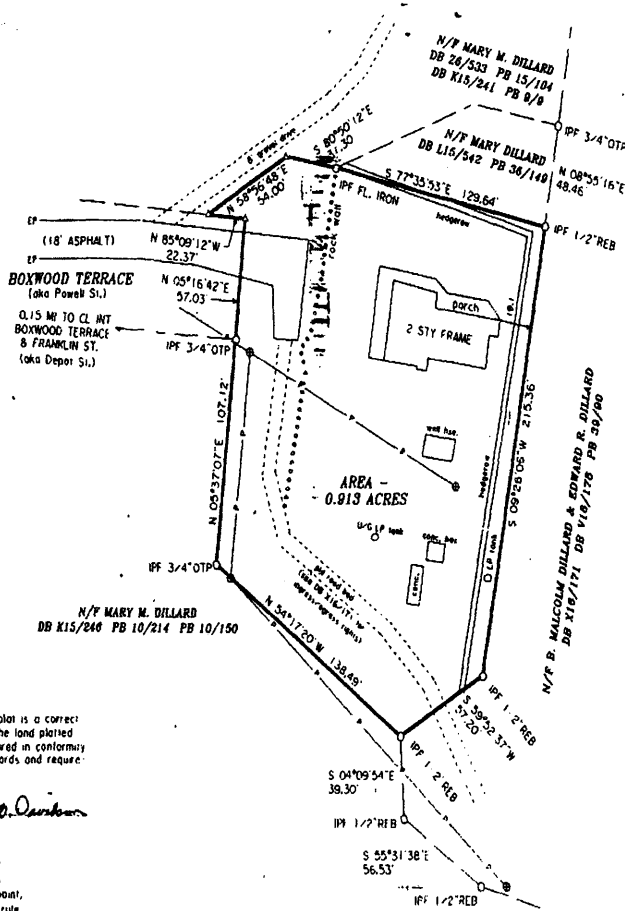
- L.L.L. - LAND LOT LINE
- R/W - RIGHT OF WAY
- P/L - PROPERTY LINE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- FND - FOUND
- C/L - CENTERLINE
- OTP - OPEN TOP PIPE
- DB - DEED BOOK
- PB - PLAT BOOK
- N/F - NOW OR FORMERLY
- CTP - CRIMP TOP PIPE
- WM - WATER METER
- EP - EDGE OF PAVEMENT
- PWB - POWER BOX
- TB - TELEPHONE BOX

LEGEND

- Existing Concrete Right-of-Way Monument
- Iron Pin Found (with material & type)
- Iron Pin Set (with material & type)
- Fence line (with material & type)
- Power/Telephone Pole & Type Line
- Break in Property Line or Right-of-Way

NOTES:

1. The land plotted hereon is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
2. The land plotted hereon does not lie within a 100 year flood zone as per the F.I.R.M. maps for The City of Dillard & further delineated on Flood Hazard Boundary Map N-01-04 & having an effective date of 10-01-92.
3. Reference PB 21/47 for further information.
4. This property is located within the City Limits of Dillard, Ga.



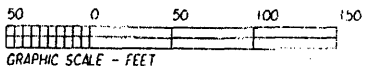
In my opinion this plot is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.

Signed *Edwin S. Davidson*

The field data upon which this plot is based has a linear precision of one foot in 56,386 feet, an angular error of .02 seconds per angle point, and was adjusted using the least squares rule.

This plot has been calculated for closure and is found to be accurate within one foot in 87,142 feet.

Linear measurements obtained using Leica TC-500. Angular measurements obtained using Leica TC-500. All work completed on 11-06-98.



SURVEY FOR:

RUSSELL & AUDREY HAWKINSON

DAVIDSON LAND SURVEYING, INC.

E.G. (EDDIE) DAVIDSON, PLS

815 GIBSON ROAD
CLARKESVILLE, GEORGIA 30523
(706) 754-7498

GA H2586 SC H16127 NC HL-3746 TN H 1877 AL H20350

Land Lot: 163	District: 2nd	County: Rabun, Georgia
Date: 12/09/98	Scale: 1"=50'	Job No.: 98-163

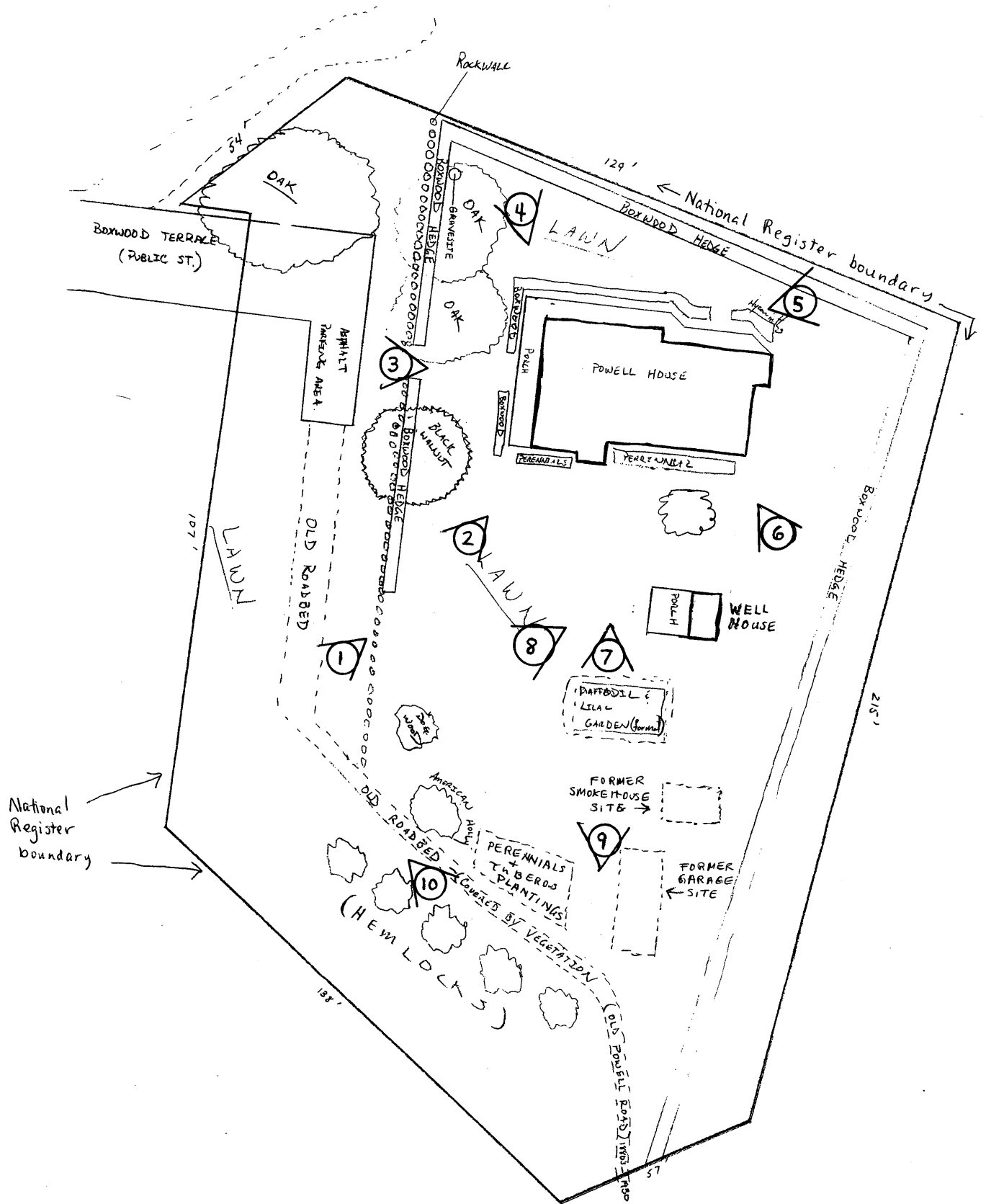
**POWELL, WILLIAM E. AND SARAH DILLARD, HOUSE
RABUN COUNTY, GEORGIA
NATIONAL REGISTER MAP/PLAT MAP**

NATIONAL REGISTER BOUNDARY: —○—

NORTH: ↑

SCALE: (SEE MAP)

SOURCE: RABUN COUNTY CLERK OF SUPERIOR COURT, REAL ESTATE DIVISION










POWELL, WILLIAM E. AND SARAH DILLARD, HOUSE
BABUN COUNTY, GEORGIA
SITE PLAN


NORTH: ↑

△ Photo Number

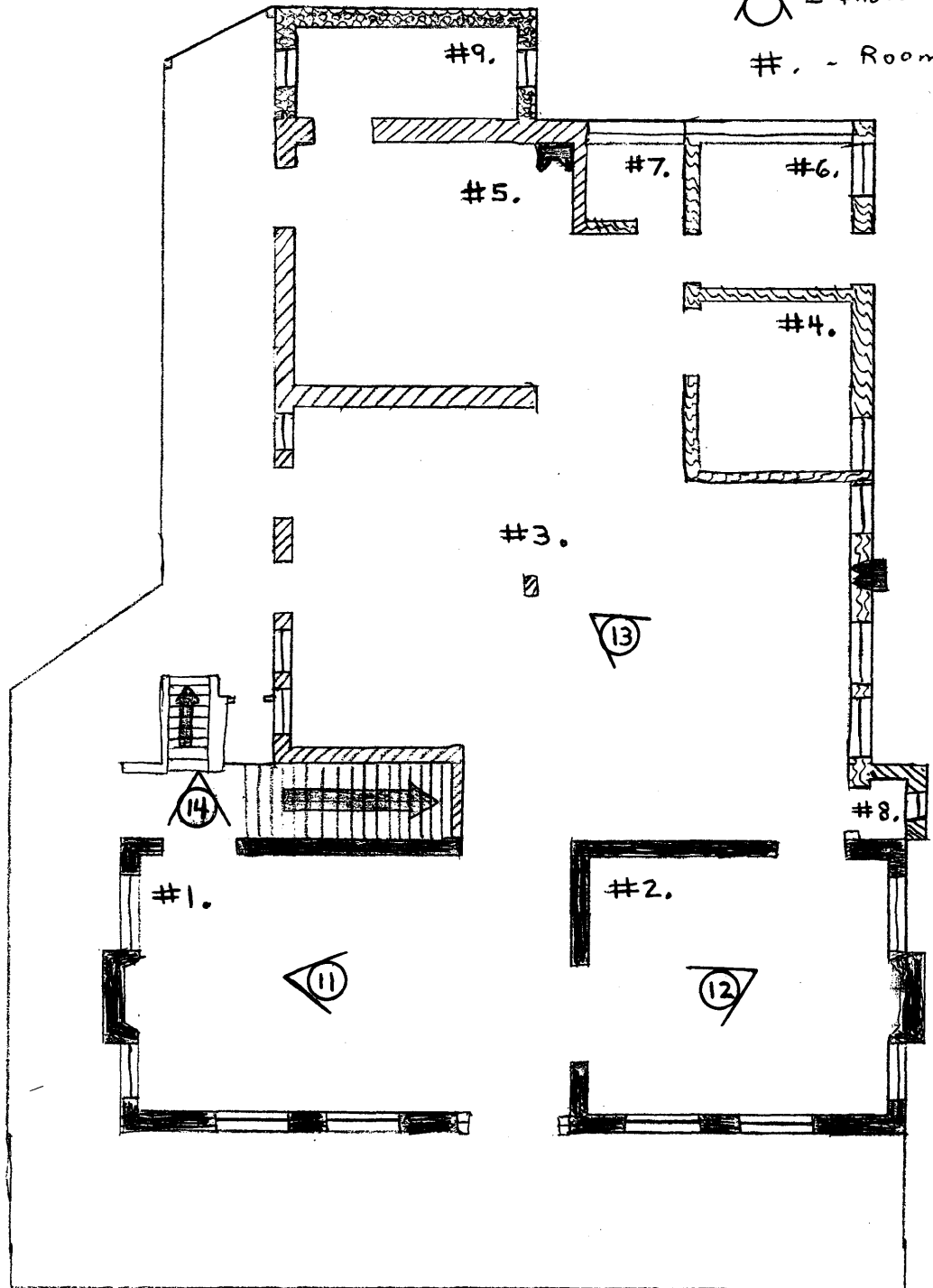
SCALE: NOT TO SCALE

SOURCE: WILLIAM BLANKENSHIP


-  - ORIGINAL BLDG. (1882)
-  - c. 1900 Add.
-  - 2-story Add (c. 1900)
-  - Window
-  - c. 1940 add.
-  - c. 1900 add. (1-story)
-  - Porch

 - Photo Number

#. - Room Number

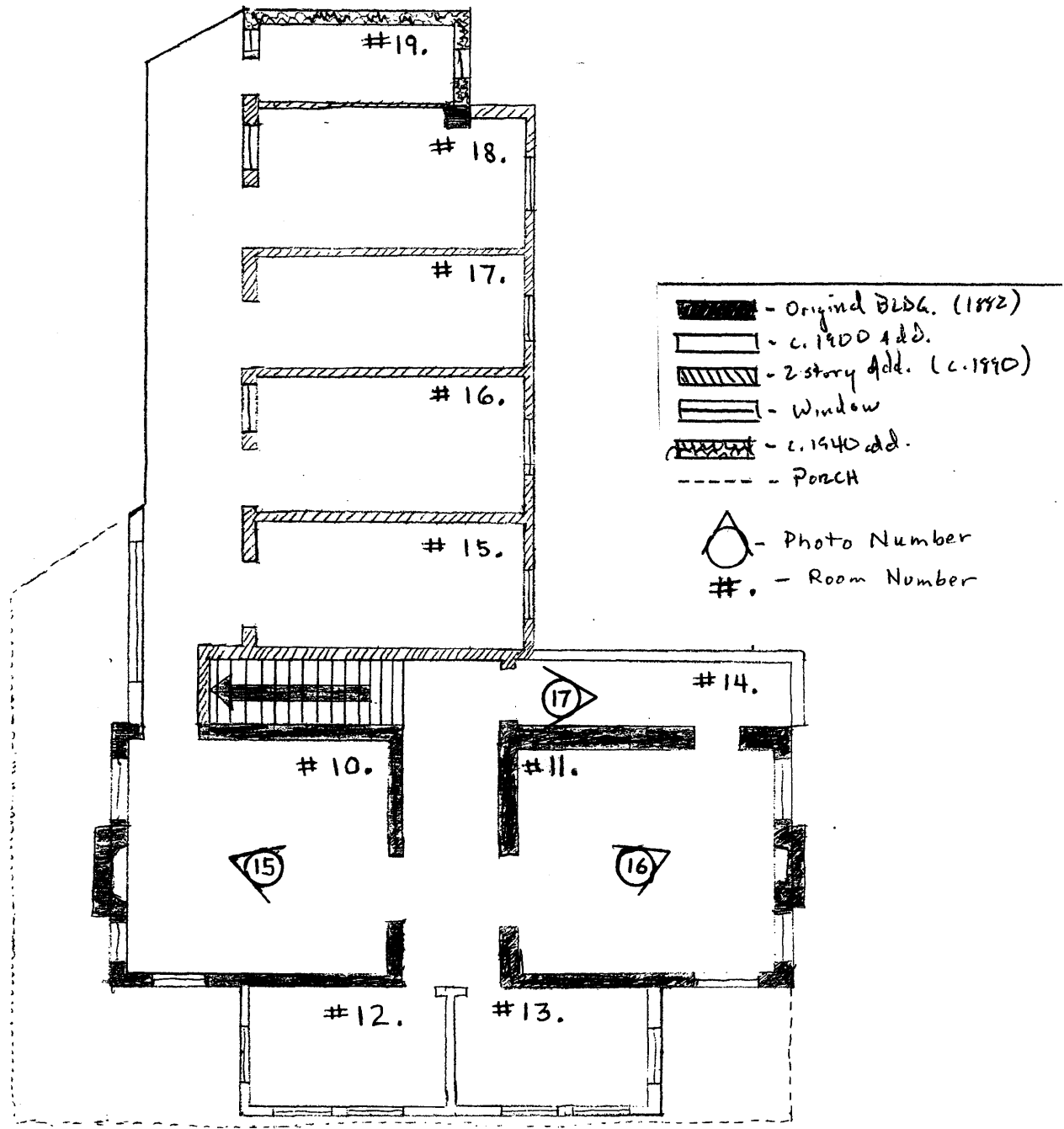


**POWELL, WILLIAM E. AND SARAH DILLARD, HOUSE
RABUN COUNTY, GEORGIA
FIRST FLOOR PLAN**

NORTH: 

SCALE: NOT TO SCALE

SOURCE: WILLIAM BLANKENSHIP



**POWELL, WILLIAM E. AND SARAH DILLARD, HOUSE
 RABUN COUNTY, GEORGIA
 SECOND FLOOR PLAN**

NORTH: ←

SCALE: NOT TO SCALE
 SOURCE: WILLIAM BLANKENSHIP