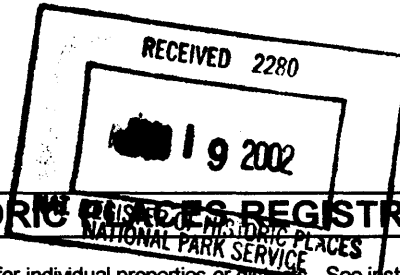


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National Park Service



**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** Buckhead Historic District  
**other names/site number** N/A

**2. Location**

**street & number** Roughly bounded by Main Street and Parks Mill, Saffold, Seven Islands, and Baldwin Dairy roads  
**city, town** Buckhead (N/A) vicinity of  
**county** Morgan **code** GA 211  
**state** Georgia **code** GA **zip code** 30625

(N/A) not for publication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:**

**Contributing**

**Noncontributing**

<b>buildings</b>	44	22
<b>sites</b>	1	0
<b>structures</b>	1	0
<b>objects</b>	0	0
<b>total</b>	46	22

**Contributing resources previously listed in the National Register: 4**

**Name of previous listing: O'Flaherty, John, House**

**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 C. Coates 1-11-02  
Signature of certifying official Date

W. Ray Luce, Division Director and  
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 Elson G. Beall 3.1.02

( ) determined eligible for the National Register \_\_\_\_\_

( ) determined not eligible for the National Register \_\_\_\_\_

( ) removed from the National Register \_\_\_\_\_

( ) other, explain: \_\_\_\_\_

( ) see continuation sheet

[Signature]  
Keeper of the National Register Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC/single dwelling  
COMMERCE/department store  
COMMERCE/financial institution  
COMMERCE/specialty store  
GOVERNMENT/post office  
RELIGION/religious facility  
TRANSPORTATION/rail-related

### Current Functions:

DOMESTIC/single dwelling  
COMMERCE  
GOVERNMENT/post office  
RELIGION/religious facility  
TRANSPORTATION/rail-related

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## 7. Description

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### Architectural Classification:

LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman  
OTHER: Folk Victorian

### Materials:

**foundation** brick, concrete  
**walls** wood, brick, granite, asbestos  
**roof** asphalt, metal  
**other** n/a

### Description of present and historic physical appearance:

Buckhead is a small, rural town located in the Georgia Piedmont on relatively flat terrain at an elevation of 600 feet. The town is located in Morgan County approximately eight miles east of Madison, the county seat of Morgan County, and approximately 34 miles south of Athens, Clarke County.

### Summary Description

The Buckhead Historic District includes the historic residential, commercial, and community landmark resources associated with the development of the town. The town is generally centered along the

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### Section 7--Description

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railroad, which runs east to west. The roads in Buckhead are not axially aligned. Parks Mill Road (Railroad Street) runs east-west parallel to the railroad; Main Street (Buckhead Road) enters from the northwest, crosses the railroad and curves to the southwest and becomes Baldwin Dairy Road; and Seven Islands Road (Foster Street) and Saffold Road enter from the south and southeast respectively and end on Parks Mill Road (Railroad Street). The residential resources date from the late-19th century through the early 20th century. The houses are generally vernacular in design with some Folk Victorian and Craftsman detailing. House types include hall-parlor, saddlebag, gabled-ell cottage, Queen Anne cottage, New South cottage, and Georgian cottage. The commercial resources are located on the south side of the railroad and include three attached, brick, one- and two-story buildings built from 1890 to 1906 and one detached two-story brick building built in 1904. Community landmark buildings include the 1910 brick jail (now the town hall), c.1930 frame building which houses the post office, and 1939 brick gymnasium. Two churches are located within the district. The Romanesque Revival-style, brick Buckhead Methodist Church was constructed in 1915 and the frame Buckhead Baptist Church was constructed in 1890. The landscaping is informal with mature trees. Away from the town center, the landscape becomes more rural and transitions into an agricultural and open space.

### Full Description

The Buckhead Historic District consists of intact residential, commercial, and religious buildings that form the historic center of town. The small town developed as a result of the introduction of the railroad in 1837. The railroad bisects the center of town, running essentially east to west and making a southerly dip at the town's center (photographs 6 and 29). The roads in Buckhead are not axially aligned: the main road, Parks Mill Road (Railroad Street/CR 241), follows the railroad from the east, intersects the center of town, and crosses the railroad tracks and continues to the northwest on Main Street (Buckhead Road/CR 241); Seven Island Road (Foster Street/CR 251) and Baldwin Dairy Road (Wagon Street/Bethany Road) enter Buckhead from the southeast and southwest respectively.

The town exists as a small rural town surrounded by agricultural areas. The town center is characterized by a row of three, attached commercial buildings and one detached commercial building located on the south side of the railroad tracks (photograph 11). The main commercial block consist of a central, two-story brick building flanked by two attached, one-story commercial buildings (photographs 8 and 9). The western flanking building was constructed in 1898 and operated as a drug and millinery store. The center, two-story commercial building was constructed in 1890. Both buildings are distinguished by their round-arched windows and doors. The eastern-most building in the block was constructed in 1906 and functioned as a bank. One block to the east is another two-story, brick commercial building constructed in 1904 that opened as a dry goods and millinery store

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(photograph 10). The commercial buildings are located close to the street and define Buckhead's town center.

The 1910 former jail and now the town hall is a one-story, front-gable, brick building located on Seven Islands Road (Foster Street) (photograph 15). In c.1910 the block between West Street and Baldwin Dairy Road (Wagnon Street/Bethany Road) along Parks Mill Road (Railroad Street) had several businesses including a restaurant, a barbershop, a business office, and store (all not extant). Today, this block contains a c.1930 frame building, which houses the post office, and several vacant parcels. The c.1930 post office building is a detached, one-story, frame building with a front gable roof. The building is one room wide and three rooms deep and retains its six-over-six double-hung windows and shed-roof porch. The building is currently leased by the U.S. Postal Service.

The historic houses in Buckhead include a collection of house types and architectural styles popular during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Architectural styles in the district include Folk Victorian and Craftsman. Common house types include Georgian cottage, Queen Anne cottage, New South cottage, gabled ell, central hall cottage, hall-parlor, and bungalow. There are also several saddlebag houses, primarily confined to the African-American community in Buckhead. The majority of houses are clad in wood with some clad in asbestos shingles. Buckhead's architecture, in general, is characterized by simple residential house types common in small, rural towns in Georgia showing the popularity of Folk Victorian and Craftsman stylistic elements as well as vernacular traditions.

Houses are generally dispersed along the roads leading to town and close to the town center. A continuous row of historic houses exists along Seven Islands and Baldwin Dairy roads. The homes occupy smaller lots closer to town while those beyond the center of town have larger lots. A concentration of historic houses also exists off Saffold Road and along Perryman Road (Alley Road) in the historically African-American section of Buckhead.

An example of a gabled ell cottage is located at the corner of Parks Mill Road (Railroad Street) and West Street (photograph 2). The frame house retains its gabled ell plan with a later addition to the rear and a full-width porch with chamfered posts. Another example of a frame, gabled ell cottage is located on Saffold Road, which retains its gabled ell plan with a later addition to the rear and simple shed roof porch (photograph 23). An intact and unpainted example of a gabled ell cottage is also located on Saffold Road (photograph 24).

An example of a Folk Victorian style Queen Anne cottage is located on West Street (photograph 12). The house retains its Queen Anne cottage plan with a projecting front bay and its Folk Victorian-style porch with turned posts, spindlework, and balustrade. Another example of a Queen Anne cottage

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within the district is located on Seven Islands Road (Foster Street) and also has a Folk Victorian-style front porch (photograph 18, right).

A central hall cottage with a later Craftsman style porch is located on Baldwin Dairy Road (photograph 14, left). The one-story, frame house has a central door with sidelights and six-over-six windows. The later shed-roof porch has exposed rafters and posts on brick piers. An example of a Craftsman-style bungalow is located next door on Baldwin Dairy Road (photographs 13 and 14, right). The frame bungalow features a front gabled dormer and a shed roof porch with battered square posts on brick piers.

An example of a New South cottage with Folk Victorian details is located on Seven Islands Road (Foster Street) (photograph 19). The one-story, frame house features a projecting front gable and a shed roof porch with turned posts and spindlework.

The John O'Flaherty House (listed in the National Register of Historic Places on August 29, 1991) is a c.1897 Georgian cottage located on the north side of the railroad line near the town's center (photograph 31). The house is constructed of rock-faced ashlar granite quarried from Stone Mountain, Georgia. John O'Flaherty built the house and was a businessman who came to Buckhead from Augusta to open a general merchandise store and barber shop.

The historic African-American residential area in Buckhead is located along Saffold and Perryman (Alley Road) roads. House types in this area include gabled ell cottage, saddlebag, and hall-parlor. An example of a saddlebag house with a later rear addition is located on Perryman Road (Alley Road) (photograph 25). An example of a hall-parlor house is also located on Perryman Road (Alley Road) (photograph 26). The hall-parlor house retains its unpainted weatherboard, side-gable roof, and one exterior end chimney.

Two historic church buildings are located within the district. The 1915 Buckhead Methodist Church is a Romanesque Revival-style brick church with two large towers and tripartite, arched entrances constructed of brick masonry (photograph 5). It is the second Methodist Church in Buckhead and replaced one that burned in 1914 on the same site. The Buckhead Baptist Church is a frame church with two towers and a front gabled roof (photograph 30).

A historic community landmark building within the district is the Buckhead School Gymnasium. The brick gymnasium is located northwest of the town center and was constructed in 1939 (photograph 3). It is a large Colonial Revival building that is front gabled and expansive in size. Originally, it was joined to an earlier brick school building constructed on July 15, 1919. This school building was demolished in the 1970s as a result of school consolidation in 1968. The gymnasium is a large

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building for a community of Buckhead's size and maintains its prominence in the small town. Another example of a community landmark building within the district is the historic African-American Masonic lodge building located on Perryman Road (Alley Road) (photograph 7). The two-story, frame building is now covered in Bricktex and has an off-center entrance with a stoop and few windows. Located on the corner of Parks Mill Road (Railroad Street) and Perryman Road (Alley Road) is a c.1950 one-story, brick, African-American school building (photograph 28, left). The school was constructed c.1950 from bricks donated by a Buckhead resident, Riley Taylor. The school was consolidated with the Pearl Street School in nearby Madison in Morgan County in 1970. The building is now a residence.

The one contributing structure is the former Central of Georgia Railroad line (now Norfolk Southern Railroad). The railroad was vital to the development of Buckhead and played an important role in the town's economy from the mid-19<sup>th</sup> through the mid-20<sup>th</sup> centuries. The one contributing site in the district is the site of the former Sunnyside Hotel, once one of the most prominent buildings in Buckhead. Located on Baldwin Dairy Road (Wagon Street/Bethany Road), the hotel was built in 1890 by Asbury Hannah and was a large 12-room, two-story building, which was destroyed in a fire on July 21, 1933. Although no formal archaeological investigation has been completed, the site remains intact and undeveloped. Ruins of the hotel's foundation and remnants of historic landscaping exist.

Concrete sidewalks extend through most of Buckhead along the residential streets and connect to the town center. The landscaping within the town is informal with grassed lawns, shrubbery, and mature hardwood trees. Away from the town center, the landscape becomes more rural and transitions into an agricultural area (photograph 20). Buckhead, in general, is geographically isolated; it is removed from any large towns and is distanced from an interstate highway. Buckhead remains a small rural community surrounded by agricultural areas and open space.

Noncontributing resources within the district include a modern gas station /convenience store located on the corner of Parks Mill and Baldwin Dairy roads (photograph 7) and several modern houses including 1960s and 1970s ranch houses, modular houses, and mobile homes (photographs 27 right, and 28). Other noncontributing, nonhistoric buildings include the church building adjacent to the Buckhead Baptist Church (photograph 30, right) and the Buckhead Holiness Church (photograph 22).

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**8. Statement of Significance**

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

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

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

A    B    C    D    E    F    G

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

Architecture  
Community Planning and Development  
Ethnic Heritage: Black  
Transportation

**Period of Significance:**

1890-1951

**Significant Dates:**

1890 – construction date for the earliest remaining building  
1939 – construction of the gymnasium

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

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

N/A



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### Section 8--Statement of Significance

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

The Buckhead Historic District is a small, rural town with residential, commercial, and community buildings. The district comprises the center of town with its commercial buildings and surrounding streets with residential properties. Buckhead also contains a small African-American neighborhood. Buckhead is an excellent example of a small, rural town that started as a crossroad community and developed as a commercial area along with the railroad.

The Buckhead Historic District is significant in the area of architecture for its intact, historic residential, commercial, and community landmark buildings representing the common types and styles found in small towns throughout Georgia. The majority of residential buildings evidences the town's period of significant growth between 1880 and the 1920s and reflects the architectural styles and building types common in small Georgia towns as outlined in Georgia's Living Places: Historic Houses and Their Landscaped Settings. The house types include saddlebag, gabled-ell cottage, Queen Anne cottage, New South cottage, and Georgian cottage. Architectural influences are minimal with simple Folk Victorian and Craftsman detailing.

The remaining brick commercial buildings represent common types and styles found in small communities throughout Georgia. The commercial buildings are typical early turn-of-the-century buildings with their masonry construction and utilitarian design. Located at the town center, the row of three commercial buildings is symmetrical with a two-story building in the center and two one-story buildings to the side. All include decorative brick coursing in the parapets and flat, rounded, and segmental arched brick windows. These commercial buildings evidence the vital role Buckhead played as an important trading area in Morgan County and for the Georgia Railroad, particularly for such a small-sized town.

The district is also significant for its collection of community landmark buildings including the Buckhead Methodist Church, Buckhead Baptist Church, and Buckhead School Gymnasium. The Buckhead Methodist Church was constructed in 1915 in the Romanesque Revival style. It is a large, two-story, brick building with two crenellated towers, decorative brickwork, and recessed, tripartite arched entryway. The Buckhead Baptist Church is similar in form but constructed in wood and is typical of churches in many rural Georgia towns. The church retains its two square towers, round-arched windows, fanlight, and decorative carved-wood trim. The 1939 Buckhead School Gymnasium is a large brick building with little ornamentation that was common of public school building construction in the early 20<sup>th</sup> century.

Buckhead Historic District is significant in the areas of community planning and development and transportation as a good example of a railroad strip-type town that developed because of the railroad. Construction of the Central of Georgia Railroad line from Augusta to Atlanta reached

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Buckhead in 1837. The railroad continued to be important to the development and its cotton and cotton-related product-based economy through the 1920s. The district is significant in transportation for the role the railroad played in the town's growth and development. It is also important as an example of a town that contributed to the development of the Central of Georgia Railroad in the 1830s, as one of its first railroad towns, and continued use following Reconstruction. The railroad, during the late 19<sup>th</sup> century, created further development of the town and its economy. It also served area farms as a means to supply cotton and other crops to other markets. The existing and intact rail lines evidence the history of transportation in Morgan County and the state of Georgia.

The Buckhead Historic District is significant in the area of ethnic heritage: black for its intact and historic resources associated with the African-American community in this small rural town. The remaining houses along Saffold and Perryman roads represent common house types found in small town African-American communities as described in Historic Black Resources: A Handbook for the Identification, Documentation, and Evaluation of Historic African-American Properties in Georgia. House types found in the Saffold and Perryman roads area include saddlebag, gabled ell cottage, and hall-parlor. The district is also significant in the area of ethnic heritage: black for its two community landmark buildings associated with Buckhead's African-American community. The Masonic lodge, a two-story , frame building with few windows, and the c.1950 one-story, brick school are located on Perryman Road and both played an important role in the community.

### National Register Criteria

The Buckhead Historic District is eligible under Criterion A as a good example of a small town that developed because of the Central of Georgia Railroad. The district is also eligible under Criteria A for its intact, historic African-American-related resources. The district is eligible for listing under Criterion C for its contiguous, intact historic resources that are good examples of residential, community landmark, and commercial building types and styles constructed from the late 19<sup>th</sup> century to 1951.

### Criteria Considerations (if applicable)

N/A

### Period of significance (justification)

The period of significance begins with the earliest known construction date of a historic resource, the center attached two-story commercial building. Although the town developed in the mid-19<sup>th</sup> century, there are no known historic resources in the town dating from before 1890. The period of significance ends with the end of the historic period, 1951.

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

Contributing buildings within the district date from the period of significance and retain their historic integrity. The one contributing structure is the former Central of Georgia Railroad (now Norfolk Southern Railroad), and the one contributing site is the site of the former Sunnyside Hotel. The noncontributing resources are residential, commercial, and religious buildings constructed after 1951.

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

**Note: The following historical narrative was prepared by Burke Walker, historic preservation planner for the Northeast Regional Development Center, "Buckhead Historic District," draft National Register of Historic Places Form, May 18, 1999. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

Buckhead is a small, rural town located in the Georgia Piedmont on relatively flat terrain at an elevation of 600 feet. The town is located approximately eight miles east of Madison and approximately 34 miles south of Athens in Morgan County. The county was created in 1807 from portions of Baldwin and Greene counties.

Buckhead was originally settled by Benjamin Fitzpatrick, a Revolutionary War veteran, in 1796 when he and his brothers built a fort in the area and hunted near Buckhead. These men were natives of Greene County but explored and hunted the area across the Apalachee and Oconee rivers in the Creek territory that would become Morgan County in 1807. Reportedly, the town's name came from a large deer that was killed near the village and displayed from a tree. Soon, several families from Greene County felt secure enough to cross into the area to settle at Buckhead with hopes of cultivating the fertile soil and hunting the abundant game. Although the original settlement would have been considered illegal since it was on Indian land, white settlers were typically allowed to occupy the Indian land without interference.

Buckhead is also located at the crossroad of two important roads: Seven Islands Road (Foster Street) and Parks Mill Road (Railroad Street). Parks Mill Road travels southeast to a town known historically as Parksbridge that served as a stagecoach stop for the Philadelphia-Charlestown-New Orleans line. Buckhead was along this stagecoach route that operated in 1809 from Parks Mill. Seven Islands Road is an early road that began as a Native-American trail. It provided access for white settlement and extended through Morgan and Jasper Counties to "Seven Islands" at the Ocmulgee River, about 40 miles southwest of Buckhead. In 1912, the town's streets were formally planned and named. They were named as follows: West Main Street, Railroad Street, Saffold Street,  
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South Main Street, Wagon Street, West Street and Chivers Street. Several of these streets were eventually renamed and are known today by these names: Railroad Street is called Parks Mill Road; South Main Street is known as Seven Islands Road; and Wagon Street is today called Baldwin Dairy Road or Bethany Road.

In 1805, a land lottery was held to disperse the lands ceded to Georgia by the Creek Indians in 1802 and 1805 and for the creation of Morgan County. At this time, there were already several hundred so-called 'trespassers' or those families primarily from Greene County who were already living in the area. When Morgan County was laid out in 1807, the militia district containing the village of Buckhead was named for the town. The 1809 Morgan County tax digest lists 78 taxpayers in the Buckhead militia district, two of whom were women. Thirty-four of these taxpayers owned one or more slaves.

Several early land transactions helped create the town and community buildings. In July of 1823, a post office was established at Buckhead and John W. Langford made the first postmaster. In 1824, Alexander Fitzpatrick deeded an acre and a half for construction of a church. This building was located on the site of the present Methodist Church and served both the Methodist and Baptist congregations in Buckhead.

The Methodist church began in Buckhead in 1824. That same year, the congregation built a church just north of the town center on Main Street/Buckhead Road. It served the community until 1914 when a fire destroyed the church. The congregation constructed a new church in 1914 that exists today as a stylish brick building. The fire of 1914 also destroyed the town's first school building, built in 1824, and several homes. The site of the existing Buckhead Methodist Church is the place where Buckhead first developed as a community. The Buckhead Baptist Church was built in 1890 from a lot purchased from H.T. Wallace. The building exists and functions today as it did in 1890.

Buckhead's economy was based primarily in agriculture, predominately cotton, which was common in Georgia. Cotton production increased sharply in the early 19<sup>th</sup> century, as it supplanted other agricultural products due to demand and profitability. Cotton was the principal agricultural crop grown in Buckhead for most of the 19<sup>th</sup> century. Other crops were also grown such as peaches, pecans, corn, and livestock, particularly in the period in the 1890s when cotton prices fell and a depressed economy forced farmers to diversify. Residents in Buckhead often sold their products to train travelers; the train provided a small but accessible market for local residents and area farmers. Buckhead represents a small town that benefited from both agriculture and the effects of the railroad and the transportation it provided.

Despite a depressed cotton market, commercial operations in Buckhead continued. In 1889, commercial stores were constructed in the center of town and a cotton gin and livery stable operated

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in Buckhead (all not extant except for three commercial buildings). Also in 1898, the Empire Oil Company began its operation, making oil from cotton seed in Buckhead. The oil mill (not extant) was located east of the town's center, on the southwest corner of Parks Mill Road and Perryman Street. Also at this time, a fertilizer plant started operations in Buckhead (also not extant).

From 1900 through the 1920s, Buckhead continued to exist as a small railroad town still based strongly in agriculture. Pat McWhorter, a local cotton grower and businessman, helped bring additional labor and new residents to Buckhead in 1900. McWhorter subdivided some of his land and lured several families from North Carolina to farm these new homesteads. At this time, cotton prices in Georgia increased. More and more Georgia farmers were devoting their land to cotton farming. McWhorter's actions reflected a agricultural trend in Georgia where between the years 1900 and 1916 the state's acreage in cotton production grew from 3.5 million acres to over 5 million acres. Closer to home, Morgan County produced 30,000 bales of cotton in 1910. A map of Buckhead in 1910 shows over twenty businesses operating in Buckhead, many to support cotton production.

Like many towns in Georgia, Buckhead, once a thriving community, was hit hard by the boll weevil and the Depression of the 1930s. In the 1920s, cotton prices dropped sharply. They fell from 35 cents in 1919 to 17 cents in 1920, causing a dramatic change in farming. Nine years later, the stock market crashed and began years of economic hardship. During the Depression-era, many residents in Buckhead abandoned farming and left to find work in larger cities like Atlanta, Detroit, and Jacksonville. Buckhead saw an out-migration of its population base that led to the decline of the town, common to many other rural southern towns at this time.

In the years after the Great Depression, farming around Buckhead and Morgan County changed to producing crops like hay, peaches, and pecans. Dairy farming also gained wider popularity, especially around Buckhead. Between 1949 and 1953, dairy farms in Morgan County increased from 63 to 92. One of the main roads leading into Buckhead is named Baldwin Dairy Road after a large dairy farm near the town. Into the 1970s, dairy farming continued near Buckhead, particularly one large operation owned by Joe and Turner Bell. Silviculture also increased in the area around Buckhead and supplanted cotton farming. Buckhead continued to provide services and goods to area farmers, although this supply never again reached the amount of goods and services provided during the peak years between c.1890 to 1929.

For such a small town, Buckhead supported numerous commercial and industrial enterprises during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Sunnyside Hotel (not extant) was built in 1890 and owned by Asbury Hannah (see Attachment 2; undated historic photograph of the hotel). The hotel was located on the west side of Baldwin Dairy Road (Wagon Street/Bethany Road). The hotel provided accommodations and related services to train travelers and workers. Pat McWhorter, one of Buckhead's most successful businessmen, came to Buckhead from adjacent Green County in 1878

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and purchased a large tract of land. He eventually went into business with his brother Gus and, in 1898, they built a one-story commercial building in the center of town. Pat McWhorter also started an axe and hoe handle factory in Buckhead in 1898 (not extant). These handles were made from timber cut on a 150-acre tract on the Oconee River that was reputed to be the finest ash, oak, and hickory in Georgia. The handle factory was located on Parks Mill Road (Railroad Street) on the western edge of town (not extant). One year later, they built a large two-story attached commercial building, completed in 1890, which dominated the town's center. McWhorter, at this time, also operated a cotton gin and livery stable in Buckhead that served area cotton farmers. The McWhorter gin (not extant) operated north of the railroad tracks on Main Street and processed locally grown cotton. In 1904, a two-story general merchandise store was constructed just east and on a separate block of the McWhorter's stores by E. L. Afford. It too provided needed goods and materials to the community and surrounding areas.

Buckhead, at the turn-of-the-20<sup>th</sup>-century, was known in Morgan County as a great trading post (see Attachment 1; map drawn of c.1910 Buckhead by a long-time resident). The town supported many businesses and shops. Most of these business establishments were located in a two-block area between West Street and Seven Islands Road along Parks Mill Road (Railroad Street). Three restaurants were also located in town (all not extant). A blacksmith shop (not extant), operated by an African-American man named Hilton, was located behind Afford's store. A sawmill, two corn mills and two livery stables also operated in Buckhead and contributed to the town's commercial vitality (all not extant).

Industry in Buckhead developed largely in response to the demand for materials and services related to agriculture and, specifically, cotton production. The Empire Oil Company began operating in Buckhead in 1898 and made cotton oil (not extant). This company also operated a fertilizer plant in Buckhead that supplied much needed soil nutrients to area farmers (not extant). These industries were dependant on cotton and ultimately they closed as cotton production declined during the period between the 1920-1930s.

In 1833, the Central of Georgia Railroad was organized and served as one of only two organized railroads in Georgia. The Central of Georgia Railroad was planned to connect Augusta and Atlanta as well as smaller towns in between. The railroad was constructed from Augusta in a westerly direction, and in 1837, Buckhead was designated one of the first depots along the new railroad line (depot is not extant). The Central of Georgia Railroad did not reach Atlanta until 1845. After construction of the depot, two water tanks were built to supply engines as was a turntable on Parks Mill Road (Railroad Street). These railroad facilities were dispersed across the town: the turntable (not extant) located on the west side of town, north of the tracks; the depot (not extant) on the northwest corner at the center of town; and the main railroad well located north of the tracks and across from Seven Islands Road. As a result of the railroad's introduction, several businesses were

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started in Buckhead including a hotel (not extant), bank, and dry-good stores (see Attachment 3; c.1930 photograph of railroad and depot). Trains were sometimes laid over in Buckhead on Sundays since running on the Sabbath was prohibited. This stopover created a need for services in the town. The Sunnyside Hotel operated south of the town center at the corner of Baldwin Dairy Road and West Street. It served railroad passengers and crews traveling through town. Buckhead remained, however, primarily an agricultural community within Morgan County. The railroad added a new dimension to the town's economic and cultural base. It also provided greater access in and out of Buckhead to visitors and residents. The railroad continued to play an important role in the town's vitality well into the 20<sup>th</sup> century.

Buckhead was formally incorporated in 1887, but apparently this incorporation was not properly recorded. After reapplication, the town of Buckhead was again incorporated and issued a charter in 1908. A brick jail (extant) was built on Seven Island Road in 1910 and still stands and today serves as town hall. Another small brick structure was built near the jail to house the acetylene tank that provided gas for street lamps. Behind the remaining commercial buildings, a long hitching rail was constructed for customers to tie up their horses and mules, and several of the old stone posts remain.

The first school in Buckhead was built near the present Buckhead Methodist Church (not extant). In 1900, a two story, frame high school was constructed at the corner of Main Street and Cleveland Road (not extant). In 1919, a new school was built of brick where the gymnasium is still standing. This school was utilized until 1968 when Morgan County schools consolidated and was later demolished.

The African-American residential area in Buckhead is located east of the town center along Saffold Road and Perryman Street (Alley Street). The residential area also includes a former school constructed in the 1950s and a Masonic lodge. Some of the prominent African-Americans in Buckhead over its history were: Rena Williams, Laura Wesley, Shed Dorsey, Laura Grimes, Jim Gillingham, Alice Davis, Will Williams, Miriam Williams, Louisa Martin, Riley Taylor, Alfonso Stanfields, Ed D. Walker, Pete Dean and Please Davis. Decedents of these family members still live in Buckhead.

During the 19<sup>th</sup> and early 20<sup>th</sup> centuries, Buckhead residents used wood and coal for heating. Oil lamps were used for lighting. Around 1910, many of the town's residents used gas lighting. At this time, a building was constructed across from the jail to house an acetylene tank that supplied gas for running street lamps and households.

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The town continued to survive as a rural town and in the late 1930s and afterwards, many improvements were made in Buckhead. Buckhead received electrical power from Georgia Power in 1937 that provided homes and the commercial buildings with dependable electrical service. Phone service came to Buckhead in 1956 from Southern Bell and allowed residents to communicate with others. Water works were also installed and the town's first fire truck purchased in 1967 to help prevent town fires that had plagued Buckhead's past—particularly the 1914 and 1926 fires.

The period from the 1960s through the 1970s in Buckhead saw little change. The town's commercial buildings continued to operate although several changes in ownership occurred as well as the types of businesses. Some of the commercial buildings were used for storage, a barbershop opened in the bank building, and a gas station opened in town. Some of the residential properties changed ownership and only two or three new homes were constructed. By and large, Buckhead continued to function as a small, rural town as it had throughout most of its history.

The construction of Georgia's interstate system, namely Interstate 20, did not have a adverse effect on Buckhead. Interstate 20 runs east to west about one mile south of Buckhead and provides an exit for Buckhead. This interchange is largely undeveloped (1999) and Buckhead draws only wayward travelers from the interstate or those enjoying backroads traveling.

Many longtime residents still live in Buckhead and continue to enjoy the benefits of the quiet, historic town that still functions as an incorporated town in Morgan County.



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## **9. Major Bibliographic References**

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Coleman, Kenneth. A History of Georgia. Athens: Univ. of Georgia Press, 1977.

Georgia Department of Natural Resources, Historic Preservation Division. Georgia's Living Places: Historic Houses in Their Landscaped Settings. Atlanta: 1991.

Hickey, Louise McHenry. Rambles Through Morgan County. Morgan County Historical Society, 1971.

Merritt, Carole. Historic Black Resources: A Handbook for the Identification, Documentation, and Evaluation of Historic African-American Properties in Georgia. Georgia Department of Natural Resources, Historic Preservation Division, 1984.

Morgan County Heritage Committee. Morgan County, Georgia Heritage 1807-1997. Waynesville, North Carolina: Walsworth Publishing Co., 1997.

**Previous documentation on file (NPS): ( ) 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** John O'Flaherty House
- 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**

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## 10. Geographical Data

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**Acreage of Property**      Approximately 94 acres.

### UTM References

Zone	Easting	Northing
A) 17	280466	3716979
B) 17	280798	3716720
C) 17	281239	3716688
D) 17	280943	3715996
E) 17	280729	3716056
F) 17	280490	3716324
G) 17	280340	3716736

### Verbal Boundary Description

The National Register boundary of the Buckhead Historic District is indicated on the attached tax map drawn with a heavy black line, drawn to scale.

### Boundary Justification

The boundary includes the intact and contiguous historic resources associated within the city limits of Buckhead.

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## 11. Form Prepared By

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### State Historic Preservation Office

**name/title** Gretchen B. Kinnard/National Register Coordinator  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 156 Trinity Avenue, SW, Suite 101  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** January 7, 2002

**Consulting Services/Technical Assistance (if applicable)** ( ) not applicable

**name/title** Burke Walker, Preservation Planner  
**organization** Northeast Georgia Regional Development Center  
**street and number** 305 Research Drive  
**city or town** Athens **state** Georgia **zip code** 30606  
**telephone** (706) 369-5650

( ) consultant  
(X) regional development center preservation planner  
( ) other:

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**National Register of Historic Places  
Continuation Sheet**

**Photographs**

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**Name of Property:** Buckhead Historic District  
**City or Vicinity:** Buckhead  
**County:** Morgan  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March 2000

**Description of Photograph(s):**

- 1 of 32: House on Parks Mill Road (Railroad Street); photographer facing northwest.
- 2 of 32: House on corner of Parks Mill Road (Railroad Street) and West Street; photographer facing southwest.
- 3 of 32: Buckhead Gymnasium, Chivers Avenue; photographer facing northeast.
- 4 of 32: View of Main Street; photographer facing north.
- 5 of 32: Buckhead Methodist Church, Main Street; photographer facing north.
- 6 of 32: View of railroad crossing and Buckhead Methodist Church, Main Street; photographer facing north.
- 7 of 32: View of corner of Parks Mill Road (Railroad Street); photographer facing northwest.
- 8 of 32: View of commercial buildings, Parks Mill Road (Railroad Street); photographer facing southeast.
- 9 of 32: Detail of commercial buildings on Parks Mill Road (Railroad Street); photographer facing southwest.
- 10 of 32: Detail of commercial building on Parks Mill Road (Railroad Street); photographer facing south.
- 11 of 32: View of commercial building from railroad; photographer facing southwest.

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### Photographs

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- 12 of 32: House on West Street; photographer facing southwest.
- 13 of 32: View of Baldwin Dairy Road (Wagon Street/Bethany Road); photographer facing northeast.
- 14 of 32: View of Baldwin Dairy Road (Wagon Street/Bethany Road); photographer facing north.
- 15 of 32: Buckhead Town Hall, Seven Islands Road (Foster Street); photographer facing northeast.
- 16 of 32: View of Seven Islands Road (Foster Street); photographer facing north.
- 17 of 32: View of Seven Islands Road (Foster Street); photographer facing north.
- 18 of 32: View of Seven Islands Road (Foster Street); photographer facing northwest.
- 19 of 32: View of Seven Islands Road (Foster Street); photographer facing north.
- 20 of 32: View of Seven Islands Road (Foster Street); photographer facing north.
- 21 of 32: View of Seven Islands Road (Foster Street); photographer facing north.
- 22 of 32: View of non-contributing Buckhead Holiness Church, Saffold Road; photographer facing northwest.
- 23 of 32: View of Saffold Road; photographer facing northwest.
- 24 of 32: View of Saffold Road; photographer facing west.
- 25 of 32: View of Perryman Road (Alley Road); photographer facing northeast.
- 26 of 32: House on Perryman Road (Alley Road); photographer facing northeast.
- 27 of 32: African-American Masonic Lodge; Perryman Road (Alley Road); photographer facing northeast.

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**National Register of Historic Places  
Continuation Sheet**

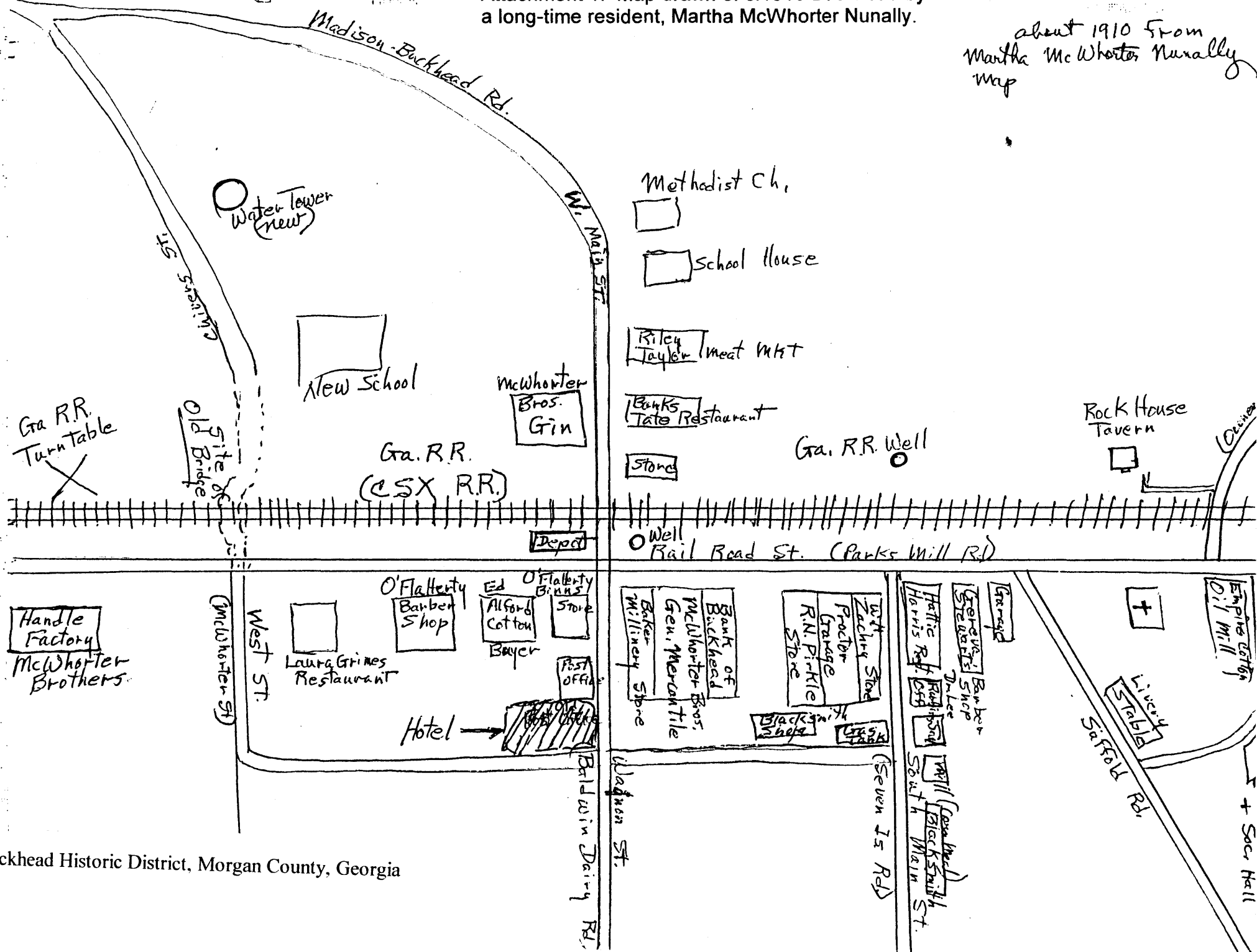
**Photographs**

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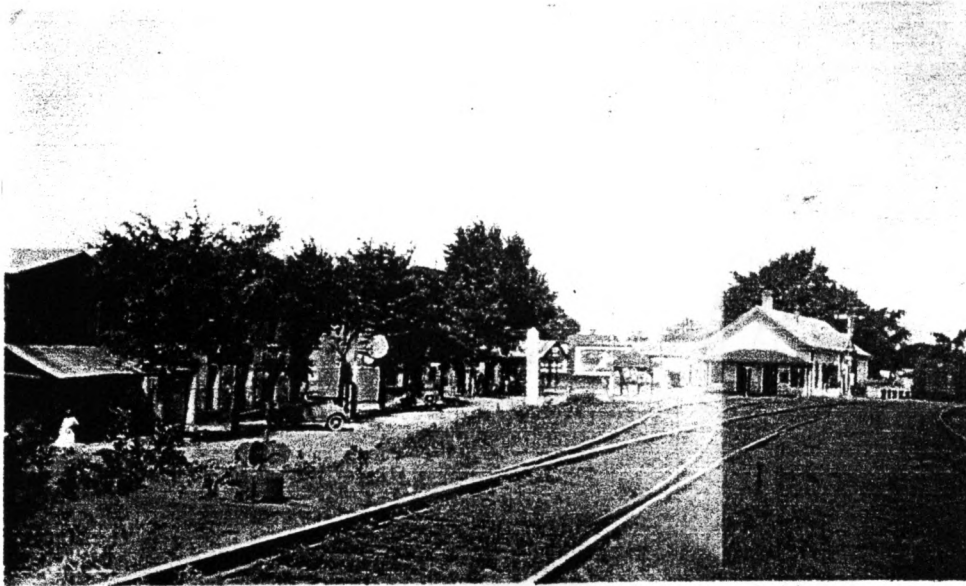
- 28 of 32: Former African-American school and noncontributing modern house, Perryman Road (Alley Road); photographer facing north.
- 29 of 32: View of railroad tracks leading into town from the east; photographer facing west.
- 30 of 32: Buckhead Baptist Church, Parks Mill Road (Railroad Street); photographer facing east.
- 31 of 32: John O'Flaherty House, Oconee Road; photographer facing north.

Attachment 1: Map drawn of c.1910 Buckhead by a long-time resident, Martha McWhorter Nunally.

about 1910 From  
Martha McWhorter Nunally  
map



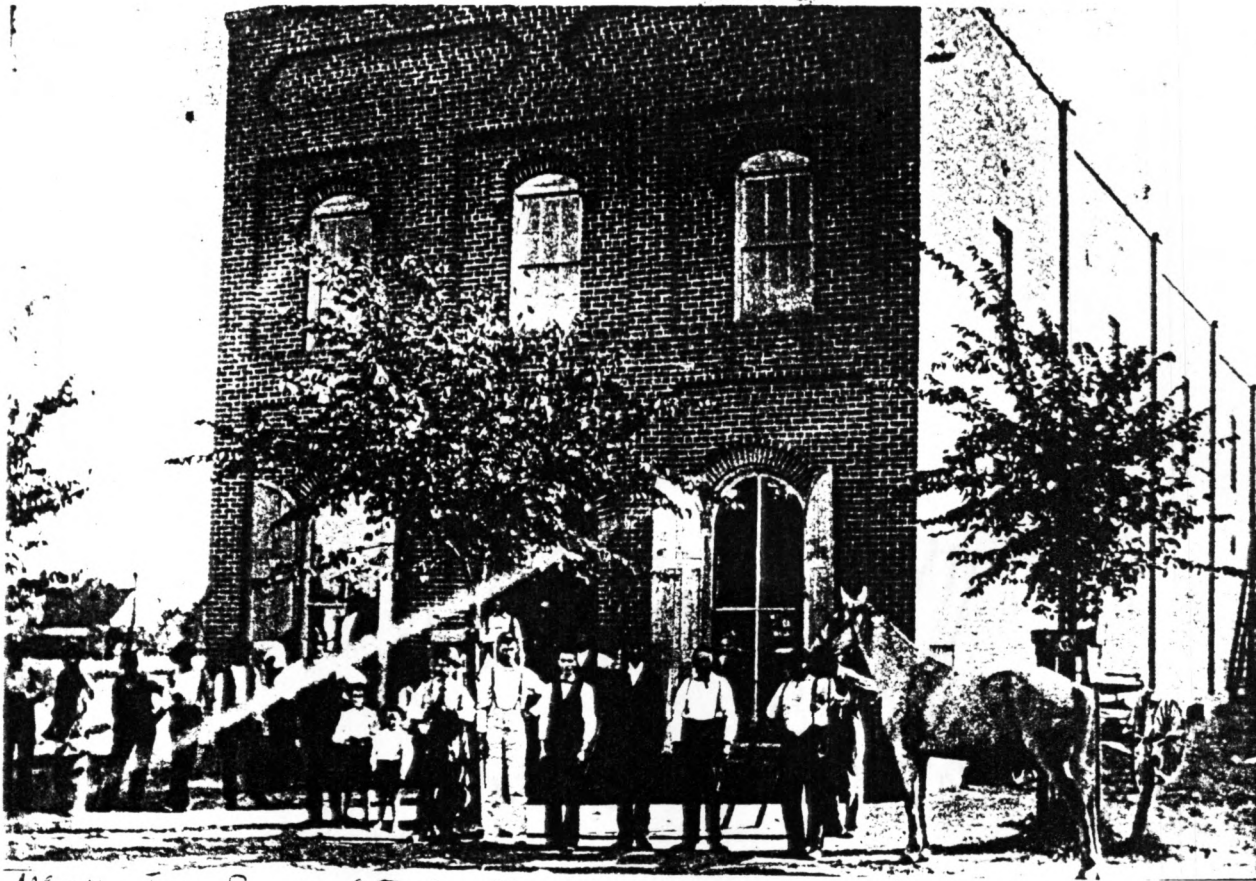
Buckhead Historic District, Morgan County, Georgia



Buckhead, GA 30625 (Morgan County) About 1930

Attachment 2: Undated historic photograph of the hotel.

Buckhead Historic District, Morgan County, Georgia



McWhorter Bros Store Buckhead Ga. Built 1890



"Sunny Side  
Hotel"  
Buckhead Ga.  
Built By  
Asbury Hannah  
1890

Attachment 3: c.1930 photograph of railroad and depot.

Buckhead Historic District, Morgan County, Georgia