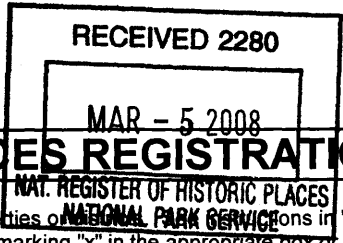


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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See "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 Ayers-Little Boarding House
other names/site number The Little Coffee Shop

2. Location

street & number 121 Athens Street
city, town Carnesville () **vicinity of**
county Franklin **code** 119
state Georgia **code** GA **zip code** 30521

() not for publication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 | 1 | 0 |
| sites | 0 | 0 |
| structures | 0 | 0 |
| objects | 0 | 0 |
| total | 1 | 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 Clowes
Signature of certifying official

2-21-08
Date

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 R. Beall 4.16.08

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, hotel
Commerce/Trade: restaurant
Government: post office

Current Functions:

Domestic: single dwelling

7. Description

Architectural Classification:

Other: Side-gable dwelling

Materials:

| | |
|-------------------|--------------------|
| foundation | stone |
| walls | Wood: weatherboard |
| roof | Asphalt |
| other | Glass |

Description of present and historic physical appearance:

The Ayers-Little Boarding House is a frame one- and one-half-story house located at the southeast corner of the courthouse square in Carnesville (photos 1-5). Carnesville is the county seat of Franklin County in northeast Georgia. The Ayers-Little Boarding House, which is a sprawling house composed of two buildings joined by a breezeway, is among the few historic buildings that remain on the square. The house is located at the west end of the triangular-shaped lot, which consists of mostly rolling fields. The steeply sloping site provides a basement with windows lining its south wall. Sited against the sidewalk, the property includes no front yard.

The Ayers-Little Boarding House is a one- and one-half-story frame house covered with a side-gable roof. Its appearance is unified by its vinyl siding and asphalt-shingle roof. The upper half story is lit by a wall dormer located across the front of the house. Two of its three brick chimneys are covered with stucco. The main entrance is sheltered beneath an engaged screen porch. A second entrance is located in the glass-enclosed breezeway in the center of the main façade. Many of the single- and double-sash windows are covered with glass storm windows. The steeply sloping site provides a basement with windows lining its south wall. The house is located at the west end of the triangular-shaped lot, which consists of mostly rolling fields.

The interior plan of the main floor features a glass-enclosed breezeway in the center between the kitchen and dining room (photo 11) to the east and the living room and bedrooms to the west in the main block. The three bedrooms (photos 13-15) open on to the living room (photo 8). The east end of the house features the dining room, kitchen, and a small bathroom. The breezeway and the

National Register of Historic Places **Continuation Sheet**

Section 7--Description

enclosed rear porch provide circulation between the east end and the main block. The pulley in the ceiling of the breezeway indicates the well that exists beneath its floor.

The upper half story includes three bedrooms. Two large bedrooms are located in the east and west ends and a smaller one in between shares space for the stair hall (photos 19-21). Each bedroom includes front-facing dormer windows. There is no finished upper story above the dining room and kitchen.

The fiberboard walls, moldings, hardware, and many of the windows were added as part of a c.1930 renovation. The flush boards that comprised the walls, floors, and ceiling were covered with drywall and paneling. Original doors and surrounds are located throughout the house, such as the four-panel door with strap hinges in the dining room (photo 12).

The basement runs the full length of the house from east to west. The sloping land surrounding the Ayers-Little property allows windows across the south wall of the basement (photo 5). The basement includes a "finished" room with whitewashed walls and a hearth (photos-22-23). The larger, unfinished room is used for storage. Both basement rooms feature hewn sills and dry-laid stone piers (photos 24-27).

The Ayers-Little Boarding House derived from a post office and a dwelling that were joined by a breezeway after 1860. By the late 19th century, the house served as a boarding house. In c.1930, a major renovation was undertaken that accommodated additional boarders by subdividing the attic to form three bedrooms, each with front-facing dormer windows. The family-owned coffee shop was relocated to the family's dining room in the old post office wing (photo 11). The kitchen, once located in the southwest corner of the main block, was moved to the east end of the old post office. Lizzie Little, who resided in the basement, provided the three bedrooms on the main floor and the three upper-story rooms to boarders

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Social history: women's history

Period of Significance:

1885-1963

Significant Dates:

1885 – Louisa and Elizabeth “Lizzie” Ayers first take in boarders.

1901 – Lizzie married Robert Leland Little.

c.1930 – Major renovation of the Ayers-Little Boarding House.

1943 – Robert Leland Little died.

1963 – Lizzie Little died.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Unknown

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Ayers-Little House is a mid-19th-century house located at the southeast corner of the courthouse square in Carnesville in northeast Georgia. Jeremiah Ayers purchased a dwelling and a post office and joined them together after 1860. After Ayers's death in 1885, his widow Louisa Ayers and daughter Lizzie began to take in boarders. The sprawling house was altered in c.1930 to accommodate additional boarders in the second floor. Lizzie Little operated the house as a boarding house and restaurant until her death in 1963. The Ayers-Little Boarding House is the last of the historic small businesses that once lined the Franklin County Courthouse square.

The Ayers-Little Boarding House is significant in the area of architecture because it is an excellent example of a late-19th- and early 20th-century boarding house that was altered in the 1930s to accommodate a restaurant and additional boarders. The sprawling irregular floor plan is the result of the joining of a tavern and post office in the late 19th century. The framing is original to the house while the second-floor dormer window and many of the interior finishes were added as part of the 1930s renovation. The Ayers-Little Boarding House, like boarding houses across the state, has its roots as a social establishment that grew to accommodate boarders.

Although residential in character, boarding houses are more closely tied to the typology of commercial buildings than houses. Many were initially constructed as well-known house types, but were altered and expanded to accommodate guests so that they no longer represent clear examples of a particular house type, as is the case with the Ayers-Little Boarding House. The alterations themselves, which represent the owner's response to the exigencies of the hostelry business, are inherently important to understanding the significance of the boarding house.

The Ayers-Little Boarding House is significant in the area of commerce because it was an important business on the courthouse square in Carnesville that served both boarders and local residents. Boarding houses were important in rural Georgia where there were few choices in lodging available to travelers, many of whom had business in the county seat. Boarding houses provided long-term boarders with a lodging alternative that was less expensive than a hotel. These establishments, in which the operators served as housemothers, provided young women with respectable housing that did not carry the social stigma of living alone. The Ayers-Little Boarding House provided housing for, among others, female teachers who taught at the Tugaloo Institute in Carnesville.

The boarding house is significant in the area social history: women's history because boarding houses were among the few businesses that were open to women in the 19th and early 20th centuries. As documented in the Historic Preservation Division's draft statewide context on women's history in Georgia, boarding houses provided respectable places of residence for young women, such as school teachers. Boarding houses, whether a single room or a larger establishment, allowed women, especially in rural Georgia, to combine domestic skills with a business enterprise. Lizzie Little operated the boarding house and restaurant and also served as editor of the Carnesville Herald.

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

National Register Criteria

A – The Ayers-Little Boarding House is significant because it was an important business on the courthouse square in Carnesville that served both boarders and local residents and because, as a boarding house, it was among the few businesses that were open to women in the 19th and early 20th centuries.

C – The Ayers-Little Boarding House is significant because it is an excellent example of a late-19th- and early 20th-century boarding house that was altered in the 1930s to accommodate a restaurant and additional boarders.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1885 when Louisa Ayers and her daughter Lizzie began to take in boarders and ends in 1963 when Lizzie died and the house last served as a boarding house.

Contributing/Noncontributing Resources (explanation, if necessary)

The Ayers-Little Boarding House is the only resource associated with the nomination.

Developmental history/historic context (if appropriate)

The Ayers-Little Boarding House was built c.1840 as house and tavern opposite the Franklin County Courthouse. It is located on the Old Post Road, a main road between Carnesville and Pendleton, South Carolina. In 1860, Jeremiah Ayers purchased the house and an adjacent post office, which he joined by a breezeway. Ayers, a merchant and tanner, bought the house to raise his family. After his death in 1885, his widow Louisa Ayers and daughter Lizzie began to take in boarders as a source of income. They lived in the basement and rented the rooms above to boarders.

Lizzie married Robert Leland Little in 1901. The Littles lived in the basement and reared their children in the home while continuing to take in boarders. Robert Little was a teacher and school principal. In c.1930, Robert and Lizzie undertook a major renovation that accommodated additional boarders and relocated the family-owned coffee shop from elsewhere in town to the family's dining room. A newspaper advertisement noted, "the building has been remodeled and renovated throughout and will be in a better position to serve the public heretofore."

The Little Coffee Shop served boarders and local lunchtime patrons. Lizzie was assisted in the kitchen by cook and helper Addie Lee, who worked at the boarding house for twenty-five years. Boarders included doctors, lawyers, and students and teachers at the Tugaloo Institute in Carnesville.

National Register of Historic Places Continuation Sheet

Section 8—Statement of Significance

Boarders included doctors, lawyers, and students and teachers at the Tugaloo Institute in Carnesville.

Robert Leland Little died in 1943. Lizzie, who served as editor of the Carnesville Herald since 1949, continued to operate the coffee shop and boarding house until her death in 1963. Martha Little, Robert and Lizzie's daughter, resided in the house and served as a missionary in Brazil. Martha Little died in 2007.

9. Major Bibliographic References

Foley, Courtney. National Register of Historic Place Registration Form, Ayers-Little House. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2004.

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

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

Acreege of Property 2.66 acres.

UTM References

A) Zone 17 Easting 294650 Northing 3805160

Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

Boundary Justification

The National Register boundary follows the current legal boundary of the Ayers-Little Boarding House. The boundary includes the boarding house and the remaining 2.66-acres of land historically associated with the house.

11. Form Prepared By

State Historic Preservation Office

name/title Steven Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street, N.W., Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** November 25, 2007
e-mail steven.moffson@dnr.state.ga.us

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

name/title Courtney Foley
organization The Jaeger Company
mailing address 119 Washington Street
city or town Gainesville **state** GA **zip code** 30501
telephone N/A
e-mail N/A

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

Property Owner or Contact Information

name (property owner or contact person) Richard Swindell
organization (if applicable) N/A
mailing address 9290 Lavonia Road
city or town Carnesville **state** GA **zip code** 30521
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Ayers-Little Boarding House
City, County, State: Carnesville, Franklin, Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 2007

Description of Photograph(s):

Number of photographs: 28

1. Main façade, photographer facing south.
2. Main façade and west side, photographer facing southwest.
3. Main entrance and east side, photographer facing southeast.
4. West side, photographer facing northeast.
5. Rear and east side, photographer facing northwest.
6. Front porch, photographer facing southeast.
7. Main entrance, photographer facing south.
8. Interior, living room, photographer facing east.
9. Interior, vestibule, photographer facing north.
10. Interior, vestibule, photographer facing west.
11. Interior, dining room, photographer facing west.
12. Interior, dining room with view to kitchen (left), photographer facing south.
13. Interior, northwest corner bedroom, photographer facing northwest.
14. Interior, southwest corner bedroom, photographer facing southeast.
15. Interior, south (back) bedroom, photographer facing northeast.
16. Interior, rear porch, photographer facing west.
17. Interior, stairs to second floor, photographer facing west.

National Register of Historic Places **Continuation Sheet**

Photographs

18. Interior, second-floor corridor, photographer facing west.
19. Interior, second-floor, west-end bedroom, photographer facing north.
20. Interior, second floor, center bedroom, photographer facing northwest.
21. Interior, second-floor library, photographer facing southeast.
22. Interior, basement, photographer facing northwest.
23. Interior, basement, photographer facing west.
24. Interior, basement, photographer facing west.
25. Interior, basement, photographer facing northeast.
26. Interior, basement, photographer facing north.
27. Interior, basement, photographer facing southeast.
28. Rear yard with a house at far right, photographer facing west.

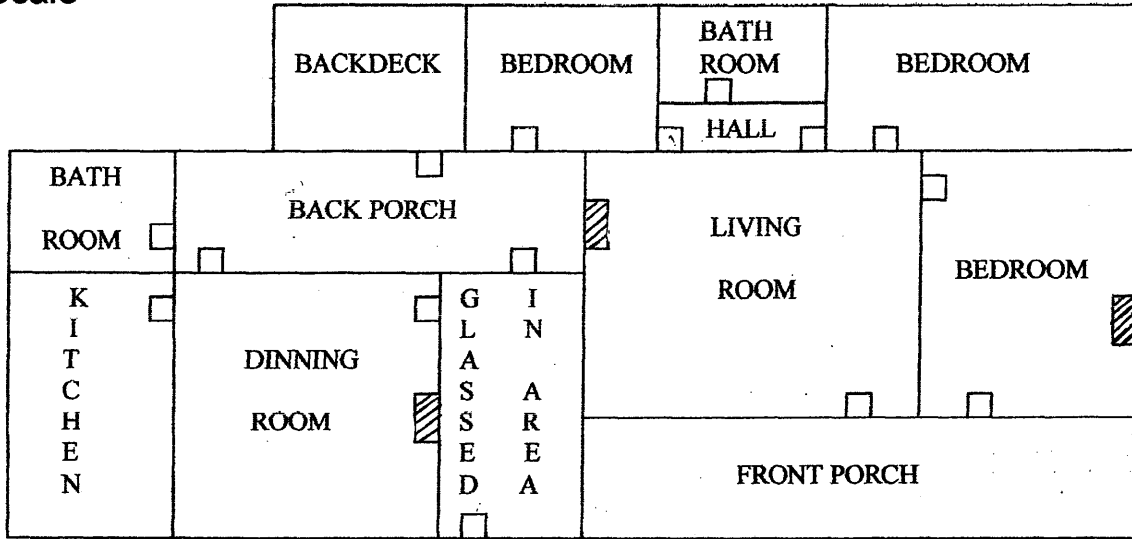
(HPD WORD form version 11-03-01)

Ayers-Little Boarding House

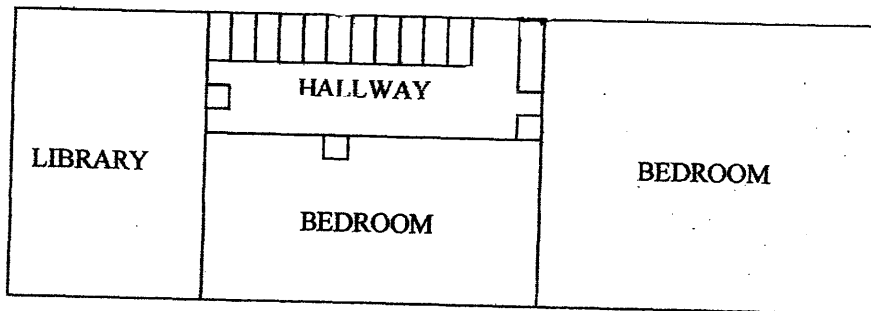
Carnesville, Franklin County, Georgia

Floor Plans

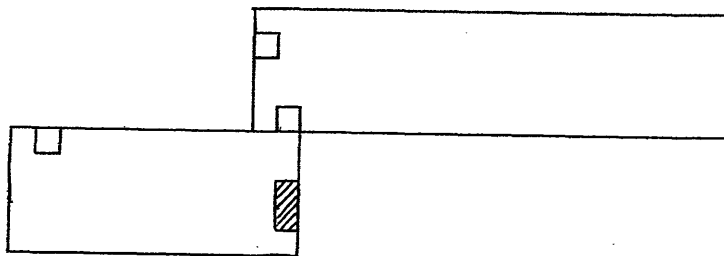
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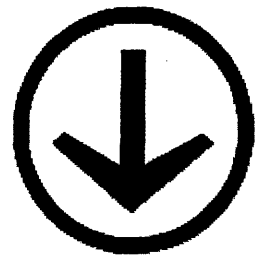
Main Floor



Second Floor



Basement



Ayers-Little Boarding House

Carnesville, Franklin County, Georgia

National Register Boundary

Approximate Scale: 1 inch = 100 feet

