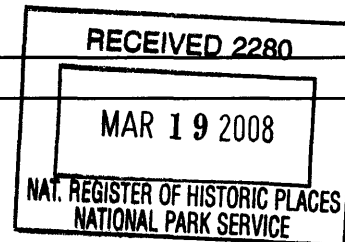


355

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 Tifton Residential Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by 14th, Goff, and 2nd streets and Forrest Avenue
city, town Tifton () **vicinity of**
county Tift **code** GA 277
state Georgia **code** GA **zip code** 31794

() not for publication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	624	239
sites	1	0
structures	1	1
objects	2	0
total	628	240

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 Cloves
Signature of certifying official

3-13-08
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

Elson H. Beall 4.30.08

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: multiple dwelling
DOMESTIC: hotel
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: restaurant
COMMERCE/TRADE: department store
SOCIAL: clubhouse
GOVERNMENT: city hall
EDUCATION: school
RELIGION: religious facility
FUNERARY: mortuary
RECREATION AND CULTURE: park
INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility
HEALTH CARE: medical business/office
LANDSCAPE: park
TRANSPORTATION: road-related (vehicular)

Current Functions:

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: restaurant
COMMERCE/TRADE: department store
EDUCATION: school
RELIGION: religious facility
FUNERARY: mortuary
RECREATION AND CULTURE: park
LANDSCAPE: park

7. Description

Architectural Classification:

LATE VICTORIAN: Queen Anne
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
OTHER: Folk Victorian
OTHER: American Small House
OTHER: Ranch house

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Materials:

foundation	BRICK CONCRETE
walls	WOOD: weatherboard BRICK STUCCO
roof	ASPHALT METAL
other	N/A

Description of present and historic physical appearance:

The Tifton Residential Historic District encompasses a majority of the historic, extant, and intact residential development in Tifton, the county seat of Tift County, which is located in central south Georgia.

SUMMARY DESCRIPTION

The Tifton Residential Historic District is a primarily residential area located north of Tifton's historic commercial district. The district is laid out in a gridiron plan with the oldest houses close to the central business district. The common house types in the district are Georgian house, Georgian cottage, Queen Anne house, I-house, New South cottage, gabled-ell cottage, bungalow, American Small House, and ranch. Common architectural styles in the district include Queen Anne, Folk Victorian, Neoclassical Revival, Colonial Revival, Craftsman, and English Vernacular Revival. Community landmark buildings within the district include the 1906 First Baptist Church designed by T. Firth Lockwood, Jr.; the 1911 First Presbyterian Church; the 1917 Tifton Primitive Baptist Church; the 1952 First United Methodist Church; the 1917 Tifton High School; and the 1929 Tifton Junior High School (now the Annie Bell Clark Elementary School). There are also some commercial buildings in the district including the 1937 Coca-Cola Bottling Plant designed by the architectural firm of Pringle and Smith; the 1917-24 Tifton Telephone Exchange Building; and several neighborhood stores. Residential landscaping is typical of the late 19th and early 20th centuries and is characterized by informal or picturesque garden and yard design. A historic 42-acre city park called Fulwood Park is located at the northeast corner of the district. The district has an excellent collection of transportation and tourism-related buildings (gas stations, boarding houses, motels, and restaurants) built in the mid-1920s through the 1950s along U.S. Highway 41, a major tourist route through Georgia to Florida.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

FULL DESCRIPTION

NOTE: The following description was prepared by Robert Ciucevich, Quatrefoil Consulting, and edited by Gretchen Brock, National Register Coordinator, Georgia Historic Preservation Division. "Tifton Residential Historic District" draft National Register of Historic Places nomination form, March 25, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Located in Tift County in south central Georgia, the Tifton Residential Historic District is to the north and northwest of downtown Tifton, the county seat of Tift County. The district includes a majority of residential buildings, several community landmark buildings, and some commercial buildings. The area is laid out in a grid pattern. The Tifton Residential Historic District developed from land originally owned by Henry Harding Tift, the founder of Tifton, which was surveyed off into city lots c.1890.

The district also includes a large parcel of land that was set aside during the 1910s by H.H. Tift, Tifton's founder, for use as a park. This area, Fulwood Park, is a 42-acre sylvan, urban park located in the northeast corner of the district. The park is characterized by winding access roads and a moderately dense concentration of mature pine trees. Since Tifton developed as a result of the timber industry, H.H. Tift intended the pine trees to remind citizens of the town's earliest industry. The entrance to the park features an arched, random-laid stone gateway inscribed with "Fulwood Park 1934" (photograph 49). There is a stone corner marker at the southwest corner of the park dedicated to local *Tifton Gazette* newspaper editor John Lewis Herring (1866-1923) (photograph 48). Within the park is a Confederate monument (relocated to the park from its original location at the intersection of Love Avenue and 4th Street (photograph 50).

The earliest houses in the district were built in close proximity to the central business district of Tifton, which is located along and south of Second Street (outside of the district and listed in the National Register of Historic Places on March 4, 1986, additional documentation and boundary increase April 21, 1994). There are several commercial businesses located within the district, with the majority being located in former single-family houses along Love Avenue and 12th Street. Most of the single family houses located south of 8th Street, particularly along Park and Central avenues, were converted into multi-family rental property within the last 20 years. Transportation and tourism related businesses (gas stations, motel courts, restaurants, boarding houses) were built in the district after the National Highway (12th Street/Love Avenue) was designated a U.S. route (U.S. Highway 41) in 1925 and the road was paved in 1927. A tourist cottage, two 1940s era motel courts, two boarding houses, and a 1950s gas station remain from this period. Also in the area are four churches, a former junior high school building, a former high school building with associated gymnasium and vocational building, a Coca-Cola Bottling Plant, a two-story brick, former telephone exchange building, and a few neighborhood commercial buildings.

When originally laid out c.1888, each block was surveyed into 12 city lots separated by a 20-foot wide lane. Each lot was 100 feet wide and 200 feet long. Six lots on each side of the lane front a north-south corridor, or avenue, while even numbered east-west streets border the end lots of each block. Residences are generally placed in the center of each lot and are of similar setback.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Outbuildings and secondary dwellings (servants' cottages, garage apartments, etc) are located on the back of lots and are generally accessed from the lanes. A moderate density is generally consistent throughout the district, although some lots were historically split or doubled to accommodate more modest or upscale residences, respectively. Density along Love Avenue and other areas in which the use has shifted from historically residential to modern commercial and office space is generally sparse as historic residences have been replaced with larger, non-historic buildings in some cases. At 90 feet, the streets and avenues of the district are unusually wide. One major highway, U.S. Highway 41, borders the district on the north while the tracks of the Southern Railway (formerly the Georgia Southern and Florida Railroad) borders the district on the southwest.

RESIDENTIAL BUILDINGS

The district contains an excellent and intact collection of historic houses constructed from the late 1880s into the early 1950s. These houses represent a wide variety of architectural styles and house types built in middle- to upper middle-class neighborhoods in small Georgia cities from the late 19th through the mid-20th century. Stylistic influences include Queen Anne, Folk Victorian, Neoclassical Revival, Colonial Revival, Craftsman, and English Vernacular Revival. Among the house types represented are Georgian house, Georgian cottage, Queen Anne house, I-house, New South cottage, gabled-ell cottage, bungalow, American Small House and ranch.

The earliest houses in the district were built in 1885 through 1894 along the block of Love Avenue between 4th and 6th streets in the late 19th century. The house at 405 Love Avenue (photograph 20, right) was the home of Edmund Harding Tift, Henry Harding Tift's brother. The house is a frame, two-story, Queen Anne house type and is an excellent example of the Queen Anne style. In addition to projecting gables and ells, decorative wood shingles, and turned porch posts and balusters, the house features a prominent octagonal corner turret. Next door the house at 409 Love Avenue was the home of Susie T. Moore, the first female state senator in Georgia (photograph 20, left). The house is a two-story, frame, side hall house with a hipped roof. Decorative paired brackets under the eaves indicate that the house may have originally been Folk Victorian or Carpenter Italianate in style. A monumental two-story porch with fluted, full-height Doric columns was added when the house was remodeled in the Neoclassical Revival style during the early 20th century. The 1887 Henry Harding Tift House, historically located on the corner of Tift Avenue and 2nd Street, was moved to the Georgia Agrirama during the 1970s and is no longer within the district. The Pope House-Lankford Manor located at 401 Love Avenue is a two-story, frame, Folk Victorian-style New South house built in 1892 (photograph 1). The Pope House-Lankford Manor features projecting and non-projecting façade gables and wood shingles in gable ends and as exterior cladding. The house was altered in the 1930s when it was converted into a restaurant and inn for Florida-bound tourists traveling along Highway 41.

The Tifton Residential Historic District has numerous excellent examples of Queen Anne-style houses. Built in the late 19th century, the frame, two-story, Queen Anne-style, Queen Anne house located at 206 E. 6th Street was originally located on Love Avenue, but was moved to the back of the lot during the 1980s to accommodate the construction of a fast food restaurant. The house is an

National Register of Historic Places **Continuation Sheet**

Section 7--Description

outstanding example of the Queen Anne style with elaborate spindlework, a two-story octagonal corner turret, wrap-around porch with ornate turned posts, balusters, and spindlework frieze, and decorative bargeboard in gables. The E.L. Vickers House, located at 315 W. 6th Street is an exceptional example of a Queen Anne-style Queen Anne House (photograph 31). The two-story, frame house has Eastlake-inspired porch details, three-sided wrap-around porch, and a distinct corner turret with mansard roof. The C.W. Fulwood House, located at 422 Ridge Avenue North, is another excellent example of a Queen Anne-style Queen Anne House in the district (photograph 28). The house has asymmetrical massing, a cross-gable roof with intricately cut bargeboard in gables and a recessed, partial width, upper porch in the façade with spindlework frieze and lace-like brackets. The two-and-a-half story, frame house located at 1020 College Avenue North has a wrap-around porch with Corinthian columns supporting an elaborate entablature, projecting two-story bays, tracery windows, and a three-story, round turret topped by a bell-shaped roof (photograph 73).

The Folk Victorian style, popular in the late 19th century in Georgia, is also well represented in the district. Most of these houses dating from the 1890s through the early 1900s are located south of E. 8th Street between Ridge and Tift avenues in the oldest part of the district. The one-story, frame, gabled-ell cottage located at 802 Park Avenue North is a good example of the Folk Victorian style in the district with its front porch featuring turned posts and spindlework (photograph 44). The two frame Queen Anne cottages located in the 600 block of Tift Avenue North are other examples of Folk Victorian style houses in the district (photograph 16). Both houses feature asymmetrical massing and wrap-around porches with simple posts. The two-story gabled-ell house located at 401 Park Avenue North is a good example of the Folk Victorian style with its decorative window surrounds, and two-story, projecting bay on the front gable. Another example of the Folk Victorian style is the two-story, frame, Queen Anne-type house located at 601 Park Avenue North (photograph 23). The house has an asymmetrical plan and decorative woodwork including a decorative vent in the front gable, a wrap-around porch with round posts and turned balustrade, and a half porch on the second story.

The most popular early 20th-century style in Georgia is the Craftsman style and it is the most prevalent architectural style in the district. The Tifton Residential Historic District has an excellent collection of Craftsman bungalows that were built throughout the area. Craftsman bungalows generally are clad in brick or weatherboard and have low-pitched gable or hip roofs with wide overhanging eaves, multi-paned windows, and porches with short square columns set on heavy masonry piers (photographs 8, 15, 22, 33, 52, 55, 61, 62, 92, and 95). The bungalows at 610 and 620 College Avenue were built for Henry H. Tift's sons, Henry, Jr. and Amos, respectively. Amos Tift's house located at 620 College Avenue is an excellent example of a high-style Craftsman bungalow in the district with the characteristic low-pitched roof with wide, overhanging eaves, exposed rafter ends, false beams, knee braces, mixture of textures in materials including shingles and weatherboard, paired Craftsman-style windows, and a shed-roof dormer with paired Craftsman-style windows and vents (photograph 36). An exceptional example of a Craftsman-style bungalow is located at 804 College Avenue (photograph 39). The house most closely resembles the high-style California examples built by the architectural firm Greene and Greene with the Japanese-style front porch and emphasis on horizontality and blending into the landscape.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Rare in Georgia, there are examples of the two-story houses that have Prairie-style details in the district. Developed by architect Frank Lloyd Wright, the Prairie style emphasizes the horizontal and is usually a two-story house with one-story porches or wings. In Georgia, most examples of the Prairie style do not incorporate the open plan interior arrangement of rooms developed by Wright, but simply add exterior Prairie style features to an already established house form. An example in the district is located at 620 Ridge Avenue and is a two-story, frame house with a low-pitched hip roof with wide, overhanging, slightly curved upward eaves, windows with Chippendale-style lights, and a wrap, hip-roof porch that echoes the roof. Fluted Doric columns on a continuous brick wall support the porch.

The early 20th-century to mid-20th century revival styles are prevalent in Tifton and were popular throughout the state. There are some excellent examples of the Neoclassical Revival style in the district. One example is located at 1002 Central Avenue North (photograph 58). The two-story, frame house has large, over-scaled, wide, overhanging eaves supported by long modillions and a projecting front portico supported by fluted Ionic columns on brick piers. There is a full-width shed-roof porch that runs the length of the house underneath the portico and is also supported by fluted Ionic columns on brick piers. The two-story porte cochere has two-story, fluted Ionic columns on brick piers and an enclosed room serving as the second story. Colonial Revival-style houses were built from the early 20th century to the present. An example is the c.1930 house at 1002 Park Avenue North, a Georgian house type with classical details and an emphasis on symmetry. Numerous Colonial Revival-style houses are located in the section of the district surrounding the Tifton Junior High School (now Annie Bell Clarke Elementary School). These houses are for the most part simple, frame, one- and one-and-a-half story American Small Houses with weatherboard or novelty siding, gable roof dormers, classical door surrounds, and gable wings built between 1935 and the early 1950s. Built during the 1930s and early 1940s, English Vernacular Revival-style houses are also prevalent in the district. These houses are typically one-story, brick veneer houses with curved roofline, arched doors and windows, decorative brickwork, heavy brick façade chimneys, and steeply pitched gables (photographs 60, 63, and 94). Occasionally built in Georgia's early 20th-century neighborhoods, there is an excellent example of the Spanish Colonial Revival style in the district. The one-story, stucco house located at 609 College Avenue North has a parapet roof, stepped chimney, and an open porch with arched openings (photograph 37).

Houses built after World War II in Tifton include the American Small House, a distinctive house type that emerged during a period of desperate economic conditions during the Great Depression and the postwar era. This was a national effort to provide well-designed, well-built, affordable, small houses that are in no sense traditional. American Small Houses are compact, one-story, gable-roofed houses with usually four main rooms. The exteriors are plain with no architectural styles and little ornament. Some appear vaguely as Cape Cod houses in form. The areas north of 12th Street and east of Fulwood Park in Tifton have a number of American Small Houses reflecting the later development of these areas. An example is located in the 800 block of Tyson Avenue (photograph 53).

Ranch houses in the historic district were built from the 1940s into the 1960s (photographs 35, 51, 64, and 67). The term "ranch house" is an all-encompassing term for mid-20th-century single-family houses with a distinctive one-story height; long, narrow form; and long, low proportions. Plans

National Register of Historic Places **Continuation Sheet**

Section 7--Description

include L- and U-shapes as well as plain rectangular forms. These were often built together in large suburban subdivisions. Ranch houses often include carports and garages. Ranch houses have zoned interior plans with private spaces for bedrooms and bathrooms at one end and public spaces for living and family rooms at the other end. Floor plans are open with public rooms flowing into one another. This house type could be designed in any number of styles, including Colonial Revival, Modern, Contemporary, and California, also called Western style, or in no style. In Georgia, most ranch houses were built in the hip-roofed, Colonial Revival style. Shed and gable-roofed Modern, Contemporary and California styles are less common in Georgia. Ranch houses in Tifton are long, low, clad in brick, and covered with a shallow-pitched, hip roof or side-gable roof. Most include elements of the Colonial Revival style.

Multiple family buildings are represented throughout the district and include duplex and apartment buildings built during the 1930s and 1940s. Representative examples of duplexes in the district are located at 1402-1404 Park Avenue (photograph 93), 404 W. 12th Street (photograph 72), and 1018-1020 Ridge Avenue North (photograph 80). These duplexes were built c.1930 and are frame, one-story buildings with Colonial Revival-style details. The c.1940 Amy Apartments is a small complex of two-story, brick, four-unit apartment buildings located at 608 E. 6th Street (photograph 13). An example of a single apartment building in the district is located in the 600 block of Prince Avenue and is a 1940s Colonial Revival-style, two-story, brick building (photograph 54).

Throughout the Tifton Residential Historic District are numerous historic outbuildings, mostly detached single- and two-car garages and storage and utility sheds located at the rear of lots or facing historic lanes between blocks (photograph 41). There are also a number of historic one-story detached cottages that may have been rental properties (photograph 34) and garages with a second-story apartment.

COMMERCIAL AND TOURIST-RELATED BUILDINGS

With the development of what became U.S. Highway 41 through the district in 1912 and the rise of automobile tourism in the early to mid-20th-century, Tifton became a major stopping point for tourists traveling from the Midwest and Northeast to Florida and there are several significant resources that reflect this important part of Tifton's history and development. Also within the district are a few historic commercial buildings and a large noncontributing shopping center.

U.S. Highway 41 (the National Highway) passes through the district along 12th Street (east-west) and Love Avenue (north-south). The tourism-related resources in Tifton span the range of overnight accommodations from the early tourist cottages and boarding houses to the later strip motels. A 1930s tourist cottage is located at 721 W. Twelfth Street. The building is a brick -veneered bungalow with a low-pitched roof, overhanging boxed eaves, gable roof dormer with Palladian window motif, and sidelights. The bungalow is currently a private residence and today bears no indication of a past commercial function. Two 1940s-era tourist courts are located in the district along 12th Street. The Town Terrace Motel was originally built as Van Gundy's Motor Court and is located at the corner of W. 12th Street and Ridge Avenue North. The property retains four of the earlier individual tourist cottages, two single and two duplex, and the original coffee shop/current office (photographs 78 and

National Register of Historic Places **Continuation Sheet**

Section 7--Description

79). All five of these buildings are frame with novelty siding, continuous brick foundation, and rectangular and triangular wood vents in gable ends. A garage of the same construction also remains on the property. In keeping with later development of strip motels, c.1960 the owners replaced several individual frame cottages with a long, brick-veneered strip motel with outside doors to individual rooms, large plate-glass windows and a sawtooth roof (photograph 75-77). Also during the 1960s updating of the property, a swimming pool was built in front of the motel (photograph 76). The property also retains its vintage 1960s neon sign (photographs 74 and 75).

The c.1940 Titus Motor Court, now Mid-Town Estates apartments, is located at the corner of E. 12th Street and Love Avenue and features all of its original buildings. Fronting Love Avenue, the complex features an office/gate house, six duplex cottages, and one quadplex (photographs 86 through 89). All seven of the buildings are concrete-block, hip-roof buildings with brick-veneer exteriors and wood sash-windows. Original metal shingle roofs have been replaced with asphalt shingle and some sash-windows have been replaced with metal awning windows. Gable ells were added to each unit when the complex was converted into apartments during the 1950s. The ell additions feature triangular wood vents in gable ends and display simple Colonial Revival elements such as bay windows and eight-over-eight windows.

The Pope House-Lankford Manor, located at 401 Love Avenue, is an 1892 single-family house that was converted for use as a boarding house and restaurant in 1934 by the Lankford family (photograph 1). The building is a frame, two-story, New South-type house displaying Queen Anne stylistic elements such as pedimented gables and decorative wood shingles. When the house was converted for use as a boarding house, the two-story porch was enclosed and a large, shed-roof, one-story addition was added on the side to serve as the coffee shop. The boarding house offered twenty rooms for rent. Later additions were made when the business changed to being solely a restaurant that was known throughout the state. Recent rehabilitations have removed most of the later coffee shop/restaurant additions and the second-floor porch enclosure was removed. The Parker House, located at 1014 Central Avenue, is a c.1900 single-family house that was converted for use as a boarding house in the 1930s or 1940s. The Parker House is a frame, two-story Folk Victorian-style house with a projecting two-story, corner bay window and wrap-around porch with turned posts and brackets. Five one-story frame cottages were added on the rear of the property along the alley during the 1940s.

A contributing c.1950s gas station is located on the southwest corner of E. 12th Street and Love Avenue. Facing Love Avenue, the gas station is of concrete block construction and features a corner office with metal frame plate-glass windows, auto garage bays, restrooms accessed on the side of the building, and a flat roof canopy over the fueling/service area (photograph 85). Another auto-related commercial building (probably a gas station/repair shop) is located at the corner of E. 12th Street and Love Avenue (photograph 84). The brick building has a cross-gable roof with exposed rafters, large plate-glass windows, and two center auto bays.

Located at 120 North Central Avenue is an excellent example of an early 20th-century Art Deco commercial building with decorative brickwork, a rounded corner entrance, large glass-block windows, and a single narrow tower detail topped by a globe-shaped light (photograph 2).

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The 1937 Tifton Coca-Cola Bottling Plant is located at 820 Love Avenue (photograph 56). The building is a two-story, brick, commercial Beaux Arts-style building with tile roof, heavy modillions under the cornice, metal factory sash-windows, leaded-glass transoms over plate glass display windows, and decorative cast-concrete door surround. Terra-cotta panels with the trademark "Coca Cola" emblem are located on the façade and side elevations. Designed by the Atlanta architectural firm Pringle and Smith, the building is an example of "Standardized Coca Cola Bottling Plant, Model 3A." Between 1928 and the late 1940s, Pringle and Smith designed a series of plans for bottling plant franchises for the Coca-Cola Company that were built throughout the southeastern United States.

The 1917 Tifton Telephone Exchange Building is located at 110 E. 4th Street is a two-story, brick, hip-roof building with a recessed entrance, three-over-one windows, and decorative brickwork. In 1963, the Georgia Agriculture Commodities Authority renovated the building for its present use as the Georgia Peanut Commission building. An example of an office building in the district is located on the corner of E. Fourth Street and College Avenue and is a Colonial Revival-style building of tile block construction with brick exterior, cast-concrete parapet, and cast-concrete flat arches and door surround.

Four contributing neighborhood commercial buildings are located at 1201 College Avenue North, on the north and southeast corners of W. Twelfth Street, and on the 100 block of W. Sixth Street. 1201 College Avenue is a 1930s Craftsman style, two-story, concrete block building with stucco exterior, overhanging eaves, exposed rafter ends, and knee braces. The first floor features two retail spaces with storefronts facing College Avenue while the second floor features an apartment. A one-story, concrete block commercial space is attached to the south side of the main two-story building. The remaining buildings were built in the 1940s and are characterized as one-story, concrete block, multiple retail-type buildings with flat and stepped parapets and clay tile coping. Other small, historic neighborhood stores and warehouses are located along E. 2nd Street (photograph 9).

There are two funeral homes in the district. A mid-20th-century, Colonial Revival-style funeral home is located at the corner of Tift Avenue and E. 12th Street (photograph 91). The c.1900 Buck House/Bowen-Donaldson Home for Funerals is located at 420 Love Avenue. The two-story, brick, Georgian-plan house is designed in an eclectic mix of revival styles (photograph 17).

Also within the district are historic professional office buildings. One example is the 1952 one-story, brick, Pittman-Davis Medical Office building located at 820 Tift Avenue that was built to resemble a residential brick ranch house to blend into the neighborhood. Another example is the 1930s one-story, brick, Colonial Revival-style office building at the corner of E. 4th Street and College Avenue.

There is a large, noncontributing shopping center in the district at the intersection of Love Avenue and E. 8th Street with the typical modern pharmacy and retail stores (photographs 46 and 47). A modern, noncontributing telephone company building is located at 420 Central Avenue (photograph 21).

COMMUNITY LANDMARK BUILDINGS

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The Tifton Residential Historic District has a number of good examples of community landmark buildings that are typically found in Georgia's towns and cities. There are a number of historic churches, two schools, the 1950 city hall, and a literary club building.

Designed by prominent Georgia architect, T. Firth Lockwood, Jr., the 1906 First Baptist Church, located at 404 Love Avenue, is a brick, Romanesque Revival-style church with two square, corner towers (photograph 19). The church has an arcaded entrance, rough-faced stone details, large round-arched stained-glass windows, and decorative finials. Adjacent to the 1906 church is the newer First Baptist Church built in 1961 (photograph 18, right). The stone- and brick-veneered front-gabled building has a large rose window, and round-arched doors and stained-glass windows. The 1911 First Presbyterian Church at 217 N. Park Avenue is a brick, front gable, Gothic Revival-style church with overhanging eaves, exposed rafters, stained glass, pointed-arch doors and windows, and brick buttresses. The 1917 Tifton Primitive Baptist Church, located at 401 Tift Avenue North, was designed by Tifton architect C.W. Fulwood, Jr. (photograph 3). The brick Gothic Revival-style church has a front gable roof with overhanging eaves, exposed rafter ends, pointed-arch windows and doors, cast concrete trim, and brick buttresses. The 1952 First United Methodist Church located on the corner of E. 12th Street and Central Avenue is a brick, Colonial Revival-style building with a central, front tower and large steeple, pedimented doors, round-arched windows with keystone, and pedimented portico with modillions and full height Doric columns (photograph 83).

The former Tifton High School and its associated gymnasium and vocational building are located at 225 Tift Avenue North (photographs 4 and 5). Built c.1917, the main school building is a large three-story, brick, Neoclassical Revival-style building. The building has a symmetrical front façade with a central entrance block that is delineated by a pediment and engaged Ionic columns and an arched window on the second floor. The building also features a parapet roof, paired windows, and a rusticated first floor. The building now houses administrative offices. Also located on the high school property is a c.1940 gymnasium. The gymnasium is a Craftsman-style building of steel and brick construction featuring a gable on hip roof with overhanging eaves, exposed rafter ends, knee braces, and transoms over double doors (photograph 6). The c.1940 vocational building is located on the southeast corner of the school property and is a one-story, brick veneer, Colonial Revival-style building with a main center block and long classroom wings (photograph 7).

The 1929 Tifton Junior High School building (now the Annie Bell Clark Elementary School) is located at 506 W. 12th Street (photographs 70 and 71). The one-story brick building has late Gothic Revival-style details including a steeply pitched roof, dormers with pointed-arch vents, and cast-concrete details such as finials, drip molds, and cartouches.

The 1950 Tifton City Hall is located at 127 Central Avenue North. The one-story building is starkly modern in style with no ornamentation beyond its light-colored Roman brick veneer, flat roof, a recessed entrance with aluminum doors, and cast-concrete lintels and coping. The building once housed the city hall, police station, and other city functions. The building is now privately owned.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The 20th Century Library Club building, located at 1020 Central Avenue North, is an excellent example of the Neoclassical Revival style (photograph 82). The one-and-a-half-story brick building resembles a Georgian plan house and features a monumental front entrance portico with paired Corinthian columns supporting an elaborate entablature. The building also has a one-story wrap-around porch and a porte cochere with Doric columns.

LANDSCAPING

The district is generally flat. There are many oaks and elms in the residential portion of the district, which forms a canopy over the streets, while pecan trees are found throughout the district along lanes and in backyards. All of the streets are paved and curbed while sidewalks are found only in the older section of the district between Ridge and Tift avenues and 12th and 4th streets. Several of the streets are lined with historic oak and elm trees. The individual lots are landscaped with pine trees, azaleas, dogwoods, different perennials and ornamental shrubs (photographs 24, 25, 29, 40, 45, and 69). The previously mentioned Fulwood Park is a significant landscape feature in the district and is a 42-acre park with pockets of open space among clusters of virgin pine trees.

NONCONTRIBUTING RESOURCES

Noncontributing, nonhistoric properties in the district are mostly single-family houses, multi-family houses, and the previously mentioned fast-food and strip shopping center development at 8th Street and Love Avenue and along 12th Street. The areas of new development do not detract from the overall historic, residential character of the district.

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
ENTERTAINMENT/RECREATION
LANDSCAPE ARCHITECTURE
TRANSPORTATION

Period of Significance:

1888-c.1960

Significant Dates:

1888 – Henry Harding Tift begins platting and selling lots in the residential area of Tifton
1890 – Tifton was incorporated
1912 – National Highway (U.S. Highway 41) completed through Tifton
1917 – development of Fulwood Park

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Fulwood, Columbus W., Jr.—architect

Lockwood, T. Firth, Jr.—architect
Pringle and Smith—architectural firm

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The city of Tifton was established in the late 19th century along two railroads, the Brunswick and Albany Railroad and the Georgia-Southern and Florida Railroad. In 1888, the town's founder and major landowner Henry Harding Tift divided his property into blocks and city lots for the rapidly developing town. The district is being nominated at the state level of significance for its excellent collection of late 19th- to mid-20th-century residential, commercial, community landmark, and auto- and tourist-related resources.

The Tifton Residential Historic District is significant in the area of architecture for its intact residential resources representing the common types and styles of architecture found in white residential area of Georgia cities during the late 19th century and early to mid-20th century. Common house types and styles in the district reflect the general state trends in residential architecture as defined in the statewide context *Georgia's Living Places: Historical Houses in their Landscaped Settings*. The house types include Georgian house, Georgian cottage, Queen Anne house, I-house, New South cottage, gabled-ell cottage, bungalow, American Small House, and ranch. The styles include Queen Anne, Folk Victorian, Neoclassical Revival, Colonial Revival, Craftsman, and English Vernacular Revival. The district is also significant in the area of architecture for its commercial and community landmark buildings representing common types and styles of community buildings found in historic residential areas in Georgia. Most notable in the Tifton Residential Historic District is its excellent collection of intact historic Queen Anne- and Craftsman-style houses that reflect the wealth and development of Tifton during its heyday from the late 19th century through the 1920s. Post-World War II residential development is seen in the district with its large collection of American Small Houses and ranch houses located north of 12th Street.

The district is also significant in architecture for the designs of prominent Georgia architects. T. Firth Lockwood, Jr. from Columbus, Georgia, designed the 1906 Romanesque Revival-style First Baptist Church located at 404 Love Avenue. Lockwood is known around the state for his designs of courthouses, public buildings, and residences. Local architect Columbus W. Fulwood Jr., son of attorney and former Tifton mayor Columbus W. Fulwood, designed the 1917 Gothic Revival-style Tifton Primitive Baptist Church located on Tift Avenue. Fulwood also designed the stone arched entrance to Fulwood Park. The arch was erected by the Tifton Garden Club in 1934 in honor of his father, Columbus W. Fulwood, Sr. Pringle and Smith, a prominent architectural firm from Atlanta, designed the 1937 Beaux Arts-style Coca Cola Bottling Plant located on Love Avenue. Pringle and Smith designed a series of plans for bottling plant franchises for the Coca-Cola Company that were built throughout the Southeastern United States between 1928 and the late 1940s.

The district is significant in the area of landscape architecture for the 47-acre Fulwood Park, which is an excellent example of a city park with informal plantings and winding paths. Developed in 1917, Fulwood Park is typical of early 20th-century residential neighborhood parks with areas of natural tree growth interspersed with grassy clearings.

The district is significant in the area of transportation and entertainment/recreation for its importance as a stop along the National Road (U.S. Highway 41) automobile route from the north to Florida and

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

as a result, many tourist-related motels, restaurants, and boarding houses were built in Tifton on U.S. Highway 41. Tourism-related resources in the district reflect the range of overnight accommodations from the early individual cottages to the mid-20th century strip motels complete with outdoor swimming pool.

The district is significant in community planning and development as the large middle- to upper-middle-class white neighborhood in the city of Tifton that developed next to the central business district. After Tifton's second railroad was established through the center of town in 1888, the land that makes up the district was laid off in blocks for sale by Henry Harding Tift, Tifton's founder. The city was incorporated in 1890 and in 1891 the grid pattern of the city plan was established. The neighborhood developed north of the downtown commercial district and east of the railroad. Tift County was created in 1905 with Tifton designated as the county seat. The parcel of land known as Fulwood Park was given to the City by H.H. Tift in 1917. The city's greatest period of growth was from the 1880s through the 1920s, as seen in the districts development. Many of the city's business leaders made their homes in this neighborhood. Characteristic features of this neighborhood include the gridiron street plan, the wide avenues and streets, and rectangular shaped lots.

National Register Criteria

The Tifton Residential Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of community planning and development as a good example of a historic white residential area that developed over time north of the central business district in Tifton. The district is also eligible under Criterion A in the areas of transportation and entertainment/recreation for its tourism- and auto-related resources that reflect the importance of Tifton as a stop along U.S. Highway 41, the popular tourist route through Georgia to Florida. The district is eligible for listing in the National Register under Criterion C in the areas of architecture and landscape architecture for its excellent collection of late 19th- through mid-20th -century resources that represent common types and styles of architecture in Georgia, for its architect-designed community landmark buildings, and for the major landscape feature in the district, Fulwood Park.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1888 with the platting of the area by Henry Harding Tift into residential blocks and ends c.1960 to include the second First Baptist Church building and the c.1960 Town Terrace Motel, both of which are significant resources in the district.

Contributing/Noncontributing Resources (explanation, if necessary)

The contributing buildings within the historic district date from the district's period of significance and

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

retain their historic integrity. The noncontributing buildings were constructed after the period of significance or have lost their historic integrity from nonhistoric alterations. All buildings were evaluated by members of the Georgia Historic Preservation Division's Survey and National Register Unit staff on November 29, 2004, and contributing or noncontributing status was determined according to the criteria of the Georgia Historic Preservation Division. The one contributing site is the historic Fulwood Park. The two contributing monuments are the John Lewis Herring memorial and the Confederate memorial. The one contributing structure is the entrance gates to Fulwood Park. The one noncontributing structure is the nonhistoric ball field at the corner of 4th Street and Ridge Avenue North. The minor resources (historic or nonhistoric) in the district such as garages, sheds, etc. were not included in the resource count. Vacant lots were not included in the resource count as they do not contribute to the significance of the district.

Developmental history/historic context (if appropriate)

NOTE: The following developmental history was prepared by Robert Ciucevich, Quatrefoil Consulting. "Tifton Residential Historic District" draft National Register of Historic Places nomination form, March 25, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Shortly after the Civil War, plans were made to build a railroad between Brunswick in Glynn County, Georgia, on the Atlantic Ocean and Albany in Dougherty County in the southwest Georgia. The Brunswick and Albany Railroad was completed in 1872 with stations located along the line at Waycross, Waresboro, Pearson, Willacoochee, Brookfield, and Sylvester. That same year a flag stop known as Tift's Town was established at a sawmill between the flag stop towns of Alapaha, 19 miles west, and Riverside, 3 miles east. Tift's Town was little more than a small village of workers' shacks surrounding the sawmill of Henry Harding Tift (1841-1922). Tift moved to Albany, Georgia, from his hometown of Mystic, Connecticut, in 1870 to work for his uncles, Asa and Nelson Tift. H.H. Tift ran the N. & A.F. Tift Manufacturing Company in Albany from 1870 to 1872. The company was established to harvest, process, and sell lumber products. H.H. Tift struck out on his own in 1872, purchasing 4,000 acres of timberland in Berrien County from his uncles and established his sawmill along the lines of the Brunswick and Albany Railroad. Tift originally named the small village Lena after his sweetheart in Connecticut, but a sign identify the town as "Tifton", a shortened version of "Tift's Town", was erected by one of Tift's workers and the name persisted. A post office was established in Tifton 1873, and in 1874, the railroad constructed a sidetrack to Tift's mill operation. By the mid-1870s, Tifton had overtaken the town of Riverside in importance. As a result, William S. Walker and John Higdon relocated their Riverside general merchandise store to Tifton, and a Mr. Joiner established a store and built a house on the corner of Second Street and Love Avenue in Tifton.

By the late 1870s, a village had grown around the mill that included two general stores and two liquor stores. Also by that time, a multi-purpose building had been erected to serve as a courthouse, church, and school. The mill at this time included a watchman's house, H.H. Tift's office, commissary, stable, lumberyard, rail platform, and gin house. According to the 1880 U.S. Census, Tifton had a population of 198 by this time. Of this number, 52 were employed by the sawmill.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Tifton experienced phenomenal growth during the 1880s as a result of its development as a rail and timber center in the region. It was during this time that Tifton made the transition from village to town.

During the early 1880s, the sawmill was turning out so much lumber the railroad began stopping in Tifton seven days a week. Also about this time, Tifton's first hotel, Mrs. McNeil's Boarding House, was established near the mill on Second Street.

Following his marriage in 1885 to Bessie Willingham of Waycross, Henry Harding Tift built the first substantial house in Tifton on the corner of Second Street and Tift Avenue (along with the mill commissary, H.H. Tift's house was later moved to the Georgia Agrirama, where it remains today).

In 1888, a second railroad, the Georgia Southern and Florida Railroad, was established through Tifton. The railroad connected Tifton to Cordele in Crisp County and traveled north to Macon in Bibb County, and passenger train service was established between Tifton and Macon for the first time. The addition of a second railroad in Tifton was another catalyst for growth. With rail connections in all directions, Tifton was now a viable market center for farm products as well as timber and naval stores.

After the completion of the Georgia Southern and Florida Railroad and in an effort to stimulate the further growth of the town, H.H. Tift had all of his land that was lying within the incorporated limits (on both sides of the railroad) laid off in blocks and city lots were offered for sale. In order to ensure quality construction in the town's developing neighborhoods, Tift placed a stipulation on the sale of each lot that the buyer erect a building worth at least \$700. Also during this time, Tift contributed parcels for the establishment of churches and schools. In 1888, a Methodist church and parsonage was constructed on Love Avenue between Second and Fourth Streets.

In 1889, the Georgia Southern and Florida Railroad began building a depot, and the first shipment of fruit from the region was shipped up north.

As a result of the establishment of passenger service between Tifton and the state's major population centers, a major hostelry, the Sadie Hotel, was built in Tifton in 1889 (no longer extant). A large hotel like the Sadie Hotel, which had 50 rooms, was rare in this part of the state at the time. The Sadie was headquarters for many drummers who would arrange to stay in Tifton when they were working in this region.

By 1890 a number of businessmen had built homes in Tifton and had brought their families here to live. Among these was Columbus W. Fulwood (1865-1936), who moved from Alapaha in Berrien County to Tifton in 1888 where he opened the first law office in town. C.W. Fulwood built his house within the district on the corner of Ridge Avenue and 6th Street (422 N. Ridge Avenue). Fulwood, for whom Fulwood Park was named, was a key advisor and confidant of H.H. Tift and one of the leading citizens of Tifton during its formative years, becoming Tifton's second mayor in 1893.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

On December 28, 1890, the town was incorporated by an act of the legislature. W.H. Love, claim agent for the Brunswick and Western Railroad, was elected the first mayor. H.H. Tift, E.P. Bowen, B.T. Allen, J.C. Goodman, J.A. Alexander, and J.A. McCrea made up the first city council. In 1891, H.H. Tift and other city council members met to establish the city plan and to name the streets. The city was basically laid out in a gridiron plan oriented along the route of the two railroads that crossed through the center of the city. The east-west streets located north of the railroad tracks were assigned even numbers and the east-west streets located south of the tracks were assigned odd numbers. Among the north-south corridors located within the district, Love Avenue was named for W.H. Love, the first mayor of Tifton, and Tift Avenue for H.H. Tift, the founder of Tifton.

The establishment of two railroads in Tifton marked the biggest boom period in the town's history, and as a result, Tifton developed into an industrial and agricultural center during the 1890s. Several industries were established in Tifton during the early part of the decade, including a shingle mill and barrel factory (for turpentine and rosin). In 1893 the Tifton Canning and Manufacturing Company was established to process locally grown fruits and vegetables to ship by rail to urban markets. The sawmill remained the town's biggest employer, employing nearly 200 hands.

The growth of industry in Tifton spurred a building boom in the downtown commercial district as well. In addition to the stables, gins, and cotton warehouses built during the 1890s, several brick commercial buildings were built downtown.

The following excerpt from an 1892 article in the *Albany Herald* described this booming period in Tifton, "This little city, which five years ago consisted of a still, sawmill, and depot, now has 1,200 inhabitants, eleven business houses, two restaurants, a good market, one of the best hotels in Southeast Georgia, an academy building ... and a Methodist Church ... "

Tifton continued to grow rapidly, and by the end of the 1890s the population had grown to 1800, an increase of 600 from little more than five years earlier. Commercial development was principally located south of 2nd Street and residential development within the district was generally concentrated along Central, Love, and Tift avenues between 2nd and 4th streets.

With the addition of two small regional railroads in 1899, the Tifton, Thomasville, and Gulf Railroad and the Sparks, Moultrie, and Gulf Railroad, Tifton continued its boom period into the 20th century. At the turn of the century, Tifton had a population of 2,800 (according to the c.1903 Sanborn Fire Insurance Map), an increase of 1,000 from five years earlier. Commercial development continued along and south of 2nd Street while residential development within the district extended north to 6th Street and east to Mill Avenue (now Prince Avenue).

The increased accessibility afforded Tifton by its railroads brought new industry to the area. In 1900, the Tifton Knitting Mill was established, and in 1901, both the Tifton Ice Company and the Tifton Cotton Mill were established. In addition to the plant, the Tifton Cotton Mill built a 40-cottage village for its employees. In addition to manufacturing, Tifton relied on its two major railroads, the Georgia Southern and Florida and Atlantic Coastline (formerly the Brunswick and Western), to bring in tourists from the mainland for its growing tourism industry.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Several municipal improvements were accomplished during the 1900s, including the addition of electrical service in 1902, the completion of the waterworks in 1907, and the organization of the first two companies of fire fighters.

In 1905, Tift County was created from parts of Irwin, Worth, and Berrien counties, and Tifton was selected as the county seat. Tifton's designation as the county seat served as a further catalyst for growth. The building boom continued downtown and in the adjacent urban neighborhoods. In 1906, the First Baptist Church completed a new building on the corner of Love Avenue and 4th Street, while a new 60-room hotel, the Myon Hotel (outside of the district), was built to replace the Sadie, which was destroyed by fire in 1905. The Tift County Courthouse, which was designed by Wagener and Dobson of Montgomery and Atlanta, was also completed in 1906 (outside of the district). In addition to developing into a burgeoning regional political, transportation, industrial, and commercial center, Tifton also became an educational center with the establishment of the Tifton Agricultural School in 1908 (outside of the district). Establishment of the school in Tifton was an acknowledgment of the county's leadership in South Georgia in the production, processing, and transportation of agricultural products, foreshadowing the development of a principal industry in the region after the decline of the timber industry during the 1910s.

By the end of the first decade of the 20th century Tifton had experienced as unparalleled building boom that saw its population increase by nearly 1/3, from 2,800 to 4,000. It was during this time that the residential area became more fully defined. The construction of new houses to accommodate the immigration of new people to Tifton necessitated the expansion of existing corridors and the opening of new streets and avenues. Within the district, Tift, Love, and Central avenues were extended north to facilitate the opening of 6th through 14th Streets, while Ridge and Park avenues were added west of Central Avenue. The Sanborn Map indicates that the earliest section of the urban residential district, the area between 2nd and 8th streets and Tift and Ridge avenues, was almost fully developed by this time.

The great era of building that began with the designation of Tifton as the county seat in 1905 continued through the early to mid-1910s. Several municipal improvements included the construction of a new library in 1913 (outside of the district) and the new Tifton High School building was built on Tift Avenue in 1917. In addition to the establishment of several industries in Tifton during this time, dozens of new houses were built. In 1916 alone \$50,000 in new residential construction was invested in Tifton's neighborhoods.

In 1911, the Great Wiregrass Exposition opened in Tifton. The event was held within the district, west of Park Avenue, on undeveloped land that had not yet been surveyed into lots. According to Ida Belle Williams in her book *A History of Tift County*, "the exposition grounds, within 5 minutes of the center of Tifton, covered a space of 500 by 600 feet between the National Highway and the Georgia Southern and Florida Railroad and contained 8 beautiful buildings." None of these buildings exist within the district today.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

H.H Tift was active in promoting the construction of good roads in the county and in promoting the National Highway through Tifton. In 1911, a Good Roads Association, for the purpose of building and repairing roads in the county, was organized. H.H. Tift, chairman of the Central Route Association, called a meeting of the auxiliary committee for the purpose of expediting the completion of the National Highway and to form a National Highway Association. The National Highway, which stretched from Atlanta to Jacksonville, Florida, was completed through Tifton in 1912. The National Highway passes through the district on an east-west route along 12th Street, between Forrest and Love avenues, and along a north-south route along Love Avenue, between 12th and 4th streets.

By the mid-1910s almost all of the timber in the region had been cut. Seeing that the days of timbering in Tifton were coming to a close, H.H. Tift closed his sawmill in 1916, with several other timber-related industries closing as well. Even before the sawmills closed, Tift County's economy was transitioning to agriculture. Clear cutting of the countryside gave rise to truck farming with several large farms being established near Tifton. As a result, two processing plants, the Tifton Packing Company and the Heinz Salting Station, were established in Tifton in 1917 (outside of the district).

Of all Tiftonites during this period, Paul Dearing Fulwood, son of Columbus W. Fulwood, is most closely associated with the development of agriculture as Tifton and Tift County's second dominant industry. P.D. Fulwood (1890-1960) was one of the early agricultural innovators in Tifton that helped the community make the transition from a timber-based economy to an agricultural-based economy. During the 1910s, Fulwood brought the concept of "plant farming" to Georgia, and is credited with developing the idea of the "seedling business." Fulwood began growing tomato plants on his farm, just west of the district, and selling them to other farmers. Fulwood's house, which is located on the western edge of the district at 802 W. 12th Street (now the Fulwood Garden Center), was built in 1914 by his farm hands. At that time, the Fulwood farm was considered to be out in the country. Although the vast majority of Fulwood's farm acreage (totaling 1,800 acres c.1948) was located southwest of the district and extended along the opposite side of the Georgia Southern and Florida Railroad, it is known that a small portion of his fields were located within the district before the late 1920s. As the 1924 Sanborn Map shows the area between Fulwood's farmhouse and Wilson Avenue, between 12th and 8th streets, as undeveloped at this time, it is likely that this was Fulwood farmland. Fulwood eventually tapped into a larger market, shipping plants by rail to large national companies like Stokely-Van Camp, Inc., and Campbell's Soup Company, which became his biggest customers. By the mid-20th century, the Fulwood Company was shipping a variety of plants all over the world.

The 1917 Sanborn Map indicates that the population had increased to 4,600 and a city park, which would later be called Fulwood Park, had been established between Tift and Mill avenues and 8th and 10th streets. H.H. Tift, who donated the land for the park, named the park after his friend and advisor, Columbus W. Fulwood, who handled the legal arrangements for the creation of the park. According to Ida Belle Williams in her book *A History of Tift County*, in 1917 "the undergrowth of the land given by H.H. Tift for a park was cleared, trees trimmed, the banks of the big ditch, running through the grounds, leveled and trees, such as magnolias, arbor vitae, holly, dogwood, crepe myrtle, and weeping willows were set out." In 1925, the city commissioners chose C.W. Fulwood to supervise the beautification of the park. In 1934, the Tifton Garden Club erected a stone "honor arch" at the

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

entrance to the park in honor of both C.W. Fulwood and H.H. Tift. An inscription on the base of the arch reads: "This arch erected as a token of appreciation to C.W. Fulwood whose tireless and unceasing efforts have made this park possible and to H.H. Tift who donated the original park site." Columbus W. Fulwood's son, local architect Columbus W. Fulwood, Jr., was commissioned to design the arch.

During the 1910s, another north-south corridor, College Avenue, was opened west of Ridge Avenue. By the end of the 1910s, the earliest section of the district (bounded by the area between 2nd and 12th streets and Mill (now Prince) and College avenues) had almost been fully developed, although several lots along College Avenue and between 10th and 12th streets were still vacant.

The decade ended with the announcement that Tifton had been selected as the site for the establishment of the Coastal Plain Experiment Station (outside of the district), affirming Tifton's and Tift County's role as a leader of progressive agriculture in South Georgia during this time.

The 1924 Sanborn Map indicates that the boom in Tifton was over. Tifton had lost nearly half of its population, from 4,700 during the 1910s to 2,400 by the early 1920s. This was largely a result of the decline in the timber industry in Tifton and the region, as all of the timber had been cut. Timber mills closed and many of those involved in the industry moved to other locales. Despite these developments, the district continued to grow during the 1920s with the opening of Wilson Avenue west of College Avenue during the late 1910s to early 1920s. Infill housing was built on most of the remaining building lots east of College Avenue during this time.

The remaining section of the district west of College Avenue and south of 12th Street developed between the 1920s and the early 1950s. This area developed as a result of the paving of U.S. Highway 41 in 1927 through the district and the construction of Tifton Junior High School (renamed in 1962 the Annie Belle Clarke Elementary School) on W. 12th Street between Murray and Wilson avenues in 1929. The remaining north-south corridors in the district, Hall and Forrest avenues, were probably opened during the 1930s or early 1940s.

Like other small towns throughout the nation, Tifton suffered through the Depression era. Although jobs were scarce, it appears that work on the farms and other agricultural related industries remained available, bolstering the community through these times. In addition, the emergence of the tourism industry as a result of the paving of the National Highway during the late 1920s also provided new jobs. Unlike other Georgia towns with an agricultural base, Tifton was not as affected by the boll weevil of the 1920s. Because Tifton's economy was not solely based on cotton, but rather a diversified crop, the community was able to absorb the losses of the 1920s and avoid the full double blow of the boll weevil and the Depression experienced by other Georgia towns and cities.

During the mid-1930s and through the 1940s and 1950s, the National Highway, designated U.S. Highway 41 in 1925, was a popular route for tourists traveling to Florida. Located between Atlanta and Jacksonville, Florida, Tifton was an ideal stopover for tourists. As a result, several tourist-related buildings were built within the district along 12th Street and Love Avenue, the route of U.S. Highway 41 through Tifton. Boarding houses (Parker House and Lankford Manor in the 1930s), tourist homes

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

(721 W. 12th Street in the 1930s), and tourist courts (Van Gundy's Motor Court, later Town Terrace Motel and the Titus Motor Court, now Midtown Estates in the 1940s) were established in the district during this time.

By the end of the 1940s, Tifton was the center of a thriving agricultural, commercial, and transportation center. The population of Tifton was estimated at 10,000 in 1946. Tifton had an excellent transportation network, including two trunk-line railway systems (Southern Railway and Atlantic Coast Line), two bus lines, an airport, and six paved highways, including U.S. Highway 41 and U.S. Highway 319. According to a 1946 report by the Chamber of Commerce, the principle occupations in Tifton and Tift County during this time were, in order of importance: "diversified agriculture, merchandising, manufacturing and processing forestry products, including turpentine, lumber, rosin, and pulp wood." Principal crops are listed as "plants, tobacco, peanuts, cotton, pecans, corn, potatoes, hay, sugar cane, livestock, poultry, bees and milk products." The report also listed over 25 manufacturing industries, several being agricultural packing houses such as Armour and Company.

The biggest industry in Tifton during this time was the seedling industry and by this time Paul D. Fulwood's farm had become the largest plant farm in Georgia. In 1946, the Fulwood Company shipped 120,000,000 plants to every state in the country. The Campbell Soup Company, alone, bought 90,000,000 tomato plants from Fulwood in 1946. That same year *Time* magazine wrote an article on Fulwood, which credited him with certification of seeds, and the establishment of the plant industry in Georgia.

By the mid-1950s the area that makes up the Tifton Residential Historic District was fully developed. During the 1940s, most of the lots around the Tifton Junior High School, south of 12th Street, had been developed. Most of the lots between 12th and 14th streets and Ridge and Hall avenues were developed during the late 1940s and early 1950s.

9. Major Bibliographic References

Ciucevich, Robert. "Tifton Residential Historic District" draft National Register of Historic Places nomination form, March 25, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Historic Sites Survey: Tifton, Georgia. Tifton, GA. Bruce Green. On file at the Georgia Department of Natural Resources Historic Preservation Division, Atlanta, 1981.

Historic Resources Survey: Tifton, Georgia. Tifton, GA. Tracy M. Dean. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, 2001.

*Sanborn*_Fire Insurance Maps of Tifton, Georgia. 1898, 1903, 1907, 1912, 1917, and 1924 maps.

"Tifton Centennial Edition 1872-1972," *The Daily Tifton Gazette*. Tifton, Georgia:, 1972

Wells, William R. *Tifton, Georgia in Vintage Postcards*. Charleston, South Carolina: Arcadia Publishing Company, c2002.

Williams, Ida Belle. *History of Tift County*. Macon, GA: J.W. Burke Company. 1948.

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

Acreeage of Property Approximately 614 acres.

UTM References

	Zone	Easting	Northing
A)	17	260677	3484340
B)	17	261863	3484383
C)	17	262395	3483402
D)	17	262859	3482837
E)	17	262788	3482498
F)	17	262270	3482202
G)	17	261148	3482639

Verbal Boundary Description

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

Boundary Justification

The boundaries include the intact, historic, and contiguous resources associated with the historic residential development of Tifton. The western boundary is Forrest Avenue, a major commercial artery. North of the district is later residential development dating to the late 1960s and 1970s. To the east of the district is an area of historic workers housing that has experienced a loss of integrity due to a high concentration nonhistoric and noncontributing properties. The southern boundary of the district generally follows the northern boundary of the National Register-listed Tifton Commercial Historic District.

11. Form Prepared By

State Historic Preservation Office

name/title Gretchen Brock/National Register Coordinator
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
telephone (404) 656-2840 **date** December 20, 2007
e-mail gretchen.brock@dnr.state.ga.us

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

name/title Robert A. Ciucevich/Principal
organization Quatrefoil Consulting
mailing address 22 W. Bryan Street #139
city or town Savannah **state** Georgia **zip code** 31401
telephone (912) 233-8655
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) Julie Smith/President
organization (if applicable) Tifton Heritage Foundation
mailing address PO Box 1631
city or town Tifton **state** Georgia **zip code** 31794
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Tifton Residential Historic District
City or Vicinity: Tifton
County: Tift
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: June 2005

Description of Photograph(s):

Number of photographs: 95

1. Pope House-Lankford Manor, 401 Love Avenue; photographer facing northeast.
2. 120 North Central Avenue; photographer facing southwest.
3. Tifton Primitive Baptist Church, 401 Tift Avenue; photographer facing northeast.
4. (former) Tifton High School, 225 Tift Avenue; photographer facing east.
5. 111 Tift Avenue and (former) Tifton High School, 225 Tift Avenue North; photographer facing northeast.
6. Gymnasium, (former) Tifton High School, 225 Tift Avenue North; photographer facing northeast.
7. Vocational Building, (former) Tifton High School, 225 Tift Avenue North; photographer facing southeast.
8. 211 Chestnut Avenue; photographer facing north.
9. 410 East 2nd Avenue; photographer facing south.
10. 200 block, Prince Avenue; photographer facing northeast.
11. 700 block, 4th Street; photographer facing east.
12. 710 4th Street; photographer facing southeast.
13. Amy Apartments, 608 East 6th Street; photographer facing southwest.
14. 420 Prince Avenue; photographer facing southwest.

National Register of Historic Places **Continuation Sheet**

Photographs

15. 421 Chestnut Avenue; photographer facing southeast.
16. 600 block, Tift Avenue North; photographer facing northeast.
17. Bowen Donaldson Home for Funerals, 420 Love Avenue; photographer facing southwest.
18. Tifton First Baptist Church, 404 Love Avenue; photographer facing southwest.
19. Tifton First Baptist Church, 404 Love Avenue; photographer facing southwest.
20. 405 (right) and 409 (left) Love Avenue; photographer facing northeast.
21. 420 Central Avenue; photographer facing southwest.
22. 103 6th Street West; photographer facing northeast.
23. 601 Park Avenue North; photographer facing northeast.
24. 608, 612, and 614 Park Avenue North; photographer facing northwest.
25. 400 block; Park Avenue North; photographer facing northwest.
26. 210 6th Street West; photographer facing southeast.
27. 200 block 6th Street West; photographer facing northwest.
28. Columbus W. Fulwood House, 422 Ridge Avenue North; photographer facing northwest.
29. 400 block Ridge Avenue North; photographer facing south.
30. 312 6th Street West; photographer facing southeast.
31. E.L. Vickers House, 315 6th Street West; photographer facing northeast.
32. 316 6th Street West; photographer facing southeast.
33. 400 block, 6th Street West; photographer facing southeast.
34. Forrest Avenue; photographer facing north.
35. 800 block, Wilson Avenue; photographer facing north.
36. 620 College Avenue North; photographer facing southwest.

National Register of Historic Places **Continuation Sheet**

Photographs.

37. 609 College Avenue North; photographer facing southeast.
38. 300 block, 8th Street West; photographer facing southeast.
39. 804 College Avenue North; photographer facing northwest.
40. 800 block, College Avenue North; photographer facing northeast.
41. Garage at 801 Ridge Avenue North; photographer facing north.
42. 802 Ridge Avenue North; photographer facing northeast.
43. 800 block, Ridge Avenue North; photographer facing northeast.
44. 802 Park Avenue North; photographer facing northwest.
45. 600 block, Love Avenue; photographer facing southwest.
46. Parking lot, corner of 8th Street East and Love Avenue; photographer facing northeast.
47. 600 block, Love Avenue; photographer facing southeast.
48. John Lewis Herring monument, Fulwood Park, corner of Tift Avenue North and 8th Street East; photographer facing northeast.
49. Entrance gates, Fulwood Park, Tift Avenue North; photographer facing east.
50. Confederate monument, Fulwood Park; photographer facing south.
51. 1000 block, Prince Avenue; photographer facing north.
52. 600 block, Chestnut Avenue; photographer facing southeast.
53. 800 block, Tyson Avenue; photographer facing southwest.
54. 600 block Prince Avenue; photographer facing north.
55. 815 Love Avenue; photographer facing northeast.
56. Coca-Cola Bottling Plant—Tifton, 820 Love Avenue; photographer facing southwest.
57. 800 block, Central Avenue North; photographer facing west.
58. 1002 Central Avenue North; photographer facing north.

National Register of Historic Places **Continuation Sheet**

Photographs

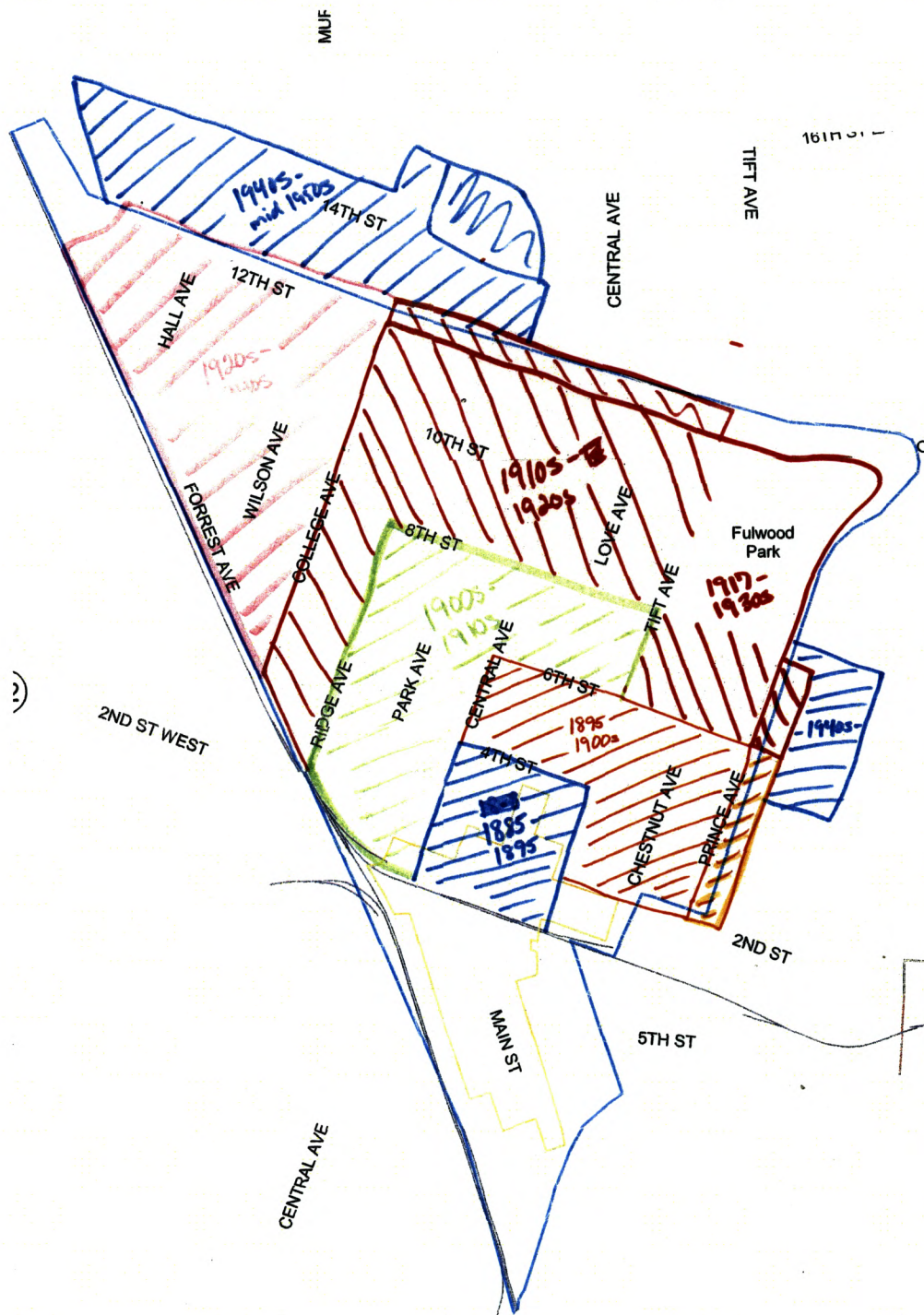
59. 800 block, Park Avenue North; photographer facing north.
60. 216 10th Street West; photographer facing southwest.
61. 306 10th Street West; photographer facing southwest.
62. 310 10th Street West; photographer facing southwest.
63. 820 Wilson Avenue; photographer facing southwest.
64. 800 block Murray Avenue; photographer facing southeast.
65. 800 block Murray Avenue; photographer facing northeast.
66. 820 Murray Avenue; photographer facing southwest.
67. 600 block, 10th Street West; photographer facing west.
68. Fulwood Garden Center, 802 12th Street West; photographer facing west.
69. 700 block, 12th Street West; photographer facing southwest.
70. Tifton Junior High School, 506 12th Street West; photographer facing southeast.
71. Tifton Junior High School, 506 12th Street West; photographer facing southwest.
72. 404 12th Street West; photographer facing southwest.
73. 1020 College Avenue North; photographer facing southwest.
74. Town Terrace Motel, detail of sign, 1022 Ridge Avenue North; photographer facing northwest.
75. Town Terrace Motel, 1022 Ridge Avenue North; photographer facing southwest.
76. Town Terrace Motel, 1022 Ridge Avenue North; photographer facing southwest.
77. Town Terrace Motel, 1022 Ridge Avenue North; photographer facing southwest.
78. Town Terrace Motel, 1022 Ridge Avenue North; photographer facing southwest.
79. Town Terrace Motel, 1022 Ridge Avenue North; photographer facing southwest.
80. 1016 and 1018-1020 Ridge Avenue North; photographer facing southwest.

National Register of Historic Places **Continuation Sheet**

Photographs

81. 1016 Park Avenue North; photographer facing southwest.
82. 20th Century Library Club building, 1020 Central Avenue North; photographer facing southwest.
83. First United Methodist Church, corner of 12th Street and Central Avenue North; photographer facing northwest.
84. 113 12th Street East; photographer facing northwest.
85. Gas station, 1018 Love Avenue; photographer facing west.
86. Titus Motor Court; photographer facing east.
87. Titus Motor Court; photographer facing north.
88. Titus Motor Court; photographer facing north.
89. Titus Motor Court; photographer facing north.
90. 1012 Love Avenue; photographer facing southwest.
91. Funeral home, corner of Love Avenue and 12th Street East; photographer facing southwest.
92. 1200 block of Love Avenue; photographer facing southwest.
93. 1402-1404 Park Avenue; photographer facing northwest.
94. 1200 block, Ridge Avenue North; photographer facing southwest.
95. 1400 block, College Avenue North; photographer facing northwest.

(HPD WORD form version 11-03-01)



**TIFTON RESIDENTIAL HISTORIC DISTRICT
ATTACHMENT 1: DEVELOPMENT OF THE
DISTRICT BY DECADE**