

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY	
RECEIVED	MAR 3 1976
DATE ENTERED	MAY 13 1976

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Greenwood Plantation

\* \*

AND/OR COMMON Greenwood Plantation

**2 LOCATION**

STREET & NUMBER Cairo Road, Ga. 84

CITY, TOWN Thomasville

STATE Georgia

VICINITY OF CODE 10

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT  
2nd-Dawson Mathis

COUNTY Thomas CODE 275

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER: hunting preserve

**4 OWNER OF PROPERTY**

NAME Mr. John Hay Whitney

STREET & NUMBER 110 West 51st St.

CITY, TOWN New York City

VICINITY OF

STATE New York 10020

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Thomas County Courthouse

STREET & NUMBER N. Broad St.

CITY, TOWN Thomasville

STATE Georgia 31792

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Thomasville Landmarks Architectural Inventory

DATE 10/1/69

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Thomasville Landmarks Inc.

CITY, TOWN Box 44, Thomasville

STATE Georgia, 31792

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The main house at Greenwood Plantation was built between 1835 and 1844 and was designed by English architect, John Wind. Wind was the architect for many other Thomas County structures including the Courthouse and Susina Plantation, but no other work of John Wind is known to be extant in the United States. Twentieth century additions were designed by Stanford White, an architect with a leading New York firm, McKim, Mead and White. Mr. White described Greenwood as "the most perfect example of Greek Revival architecture in America."

The Greenwood main house is a two-story brick and frame Greek Revival mansion. The bricks were burned in kilns on the plantation and the timbers used were cut from the plantation and hewn by hand. Construction took 9 years.

A large, wooden, pedimented gable roof is supported by four two-story Ionic columns set on square brick bases which rest directly on the ground, in front of the portico rather than resting on top of it. There is a two-story portico, the second story being supported by four simple columns rising from the deep first story. The front end gable, built of native red cedar, is ornamented by a magnolia blossom and flanking garlands. Four laurel wreaths adorn the simple frieze, one over each of the Ionic columns. The blossoms, garlands and wreaths were hand carved by the architect, John Wind, although parts of these have had to be replaced due to deterioration.

The interior has a fine, symmetrical winding staircase at the rear of the front or main center hall. Wainscoting and interior doors are of panel design. Mantels are simple and straightforward and door and window trim extremely plain. There are dentil cornices throughout. The living room has Doric engaged pilasters and the main hall is divided by a wide flattened arch supported by simple columns. The center, front doorway consists of a double glass panelled door flanked by sidelights and capped with a leaded glass, rectangular fixed transom.

The floor plan (see attached mid-20th century plan) of the original portion is a 4 room, central hall plan with 4 rooms on each floor. Greenwood was enlarged and improved in the early 20th century by the owner Col. O. H. Payne, including rear additions which attach the original kitchen to the main house, two one-story wings, sunken gardens and iron gates. These additions were designed by Stanford White. The wings are rectangular and the front portico ballusters of the 2nd floor are repeated above each wing. These wings contain extensions to the living room and the 2 downstairs bedrooms. Both the wings and the rear additions are perfectly compatible with the original design. The gardens added by Col. Payne included marble statuary, benches and fountains, but have since been removed. Further landscaping has been done by the Whitneys. The ornate bronze gates designed by White still remain in place.

(Continued)

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Greenwood is completely free of modern intrusions. The main house is set back from the main highway and reached by a long drive that curves around to the side of the house. The house is barely visible from the road, being hidden by large magnolias and other types of trees and shrubs. Directly in front of the house is a large expanse of grass in a circular design bordered by magnolias, tea olives and other plants. The gardens flank the sides and rear. There are numerous outbuildings to the southwest of the main residence including kennels, garage, and employee dwellings. These outbuildings are not original with the main house, but, although built in the early 20th century, their architectural style is compatible with the main house. The architectural quality of the main house is greatly enhanced by its surroundings. The estate proper consists of about 40 acres including dwelling, outbuildings and gardens. The remaining portion of the + 18,000 acre plantation consists of agricultural and pine lands. Agricultural pursuits and quail hunting are the primary activities. Pine Tree Boulevard cuts through the east side of the plantation. This boulevard is a clay road that encircles the city of Thomasville and was cut there in the late 19th century. The Jones family cemetery, which dates to the early 19th century, stands to the west of the main house. It is surrounded by a high brick wall in an arch design with iron gates. Greenwood Plantation consists of 3 non-contiguous tracts. The main house is located on the smallest tract known as the "Home Place". The outbuildings, a seed company, the cemetery, Pine Tree Boulevard and a stand of virgin long leaf pine are also on this tract.

Bibliography Item 9 Page 2

Superior Court of Thomas County, Deed Records, Thomas County Courthouse, Ga. Works Project Administration, Georgia, A Guide to Its Towns and Countryside,

University of Georgia Press, Athens, 1940, p. 374.

National Gallery of Art, Washington, D.C., Telephone Conversation between Martha Norwood of the Dept. of Natural Resources and the Director's Office, December 24, 1975.

Encyclopedia Americana, "Oliver Hazard Payne", Vol. 21, p. 432; "John Milton Hay", Vol. 14, p. 13; "William Collins Whitney", Vol. 29, p. 284;

"Harvey Williams Cushing," Vol. 8, p. 333, Americana Corporation, New York, 1954.

Who's Who in America, "John Hay Whitney", Vol. 35 (1968-1969), A.N. Marquis Co., Inc., Chicago, p. 2340.

Dictionary of American Biography, "Stanford White", Ed. by Dumas Malone, Vol. X, Charles Scribner's Sons, New York, pp. 116-118.

Komarek, E.V., Tour and Narrative of Greenwood given to Martha Norwood of the Ga. Department of Natural Resources, December 12, 1975.

Komarek, E.V., Proceedings of the Florida Game Bird and Preserve Conference, "An Historical and Cultural Account of Private Hunting in Florida", March 29, 1975, University of Florida, Gainesville, pp. 3-11.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE ✓	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE ✓	<input checked="" type="checkbox"/> ECONOMICS ✓	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE ✓	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN ✓
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		National & Local History

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SPECIFIC DATES	Plantation begun 1827 Main house built 1835-44	BUILDER/ARCHITECT	Builder Thomas Jones Architect John Wind
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## STATEMENT OF SIGNIFICANCE

Greenwood Plantation has numerous areas of significance based on the main house, land use and the activities of its owners. It is one of the finest examples of Greek Revival architecture in Georgia and one of few surviving structures designed by John Wind. Later additions and landscaping were done by noted architect Stanford White. The original part of the plantation was owned by one of Thomas County's pioneer families. Its later owners were wealthy northerners who were winter residents thereby contributing to Thomas County's reputation as a winter resort. These owners are Americans of national significance because of their contributions to the economic, political and cultural history of the United States. The plantation itself relates the history of southern agriculture from 1827 to the present. It has become an example of the best methods of conservation of natural resources including forestry and wild life management. Many owners have been supporters of the arts and their interests are reflected in the furnishings of the main house. The Payne-Whitney family is known for its philanthropic endeavors in the areas of education, medicine and others.

Greenwood Plantation was first owned and the main house built by Thomas P. Jones. The Jones were among Thomas County's early settlers, acquiring four 250 acre land lots in District 18 from men who had drawn these lots in the 1820 Land Lottery. Jones acquired his first lot in 1827. The house was built over a 9 year period, 1835-1844 to replace an earlier frame house. Jones and his wife, Lavinia Young, had moved to Thomas County from the Savannah area. Six children were born to them after coming to Thomas County. By 1860, Thomas County ranked 7th in rice production in Georgia and Jones was the county's leading rice producer with 8,000 pounds in 1860. In addition, he was one of the original Trustees of the First Methodist Church of Thomasville and was one of the owners of the first bank to be chartered there. Jones owned more than 2000 acres for several years but, after selling some acreage, Greenwood in the last years of the Jones ownership consisted of around 1300 acres. Jones died in 1869 but his widow continued to live there until 1889 when she sold 1300 acres to S. R. Van Duzer of New York. Lavinia Jones requested burial at the Jones cemetery at Greenwood in her will. This cemetery is maintained at Greenwood today.

The new owners in 1889, the S. R. Van Duzers of New York, began Greenwood's tradition of being a winter residence and hunting preserve. The Van Duzers had a town house in Thomasville and used Greenwood as a hunting lodge. They renamed the plantation "Vaalnysten." Van Duzer was a well known merchant and manufacturer. When Van Duzer's health began to fail, he offered the plantation for sale in 1899.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Court of the Ordinary, Thomas County, Ga., Wills of Lavinia Jones and O.H. Payne.  
 Perkerson, Medora Field, White Columns in Ga., Rinehart & Co., Inc., N.Y. & Toronto, 1919.  
 Nichols, Frederick D., Early Architecture of Georgia, University of North Carolina  
 Press, Chapel Hill, 1957, p. 118; Rainwater, Hattie C. and Cooney, Loraine M.,  
Garden History of Georgia, Atlanta, 1933, p. 91.  
 Rogers, William W., Ante-Bellum Thomas County, 1825-1861, F.S.U. Press, pp. 6, 21, 71-76.  
 U.S. 8th Census of Agriculture, 1860, Thomas Co., "Thomas Jones", p. 5. (CONTINUED)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1400  
 UTM REFERENCES

A	<u>16</u>	<u>78,620,0</u>	<u>3,41,840,0</u>	B	<u>16</u>	<u>78,625,0</u>	<u>3,41,530,0</u>
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	<u>16</u>	<u>78,422,5</u>	<u>3,41,540,0</u>	D	<u>16</u>	<u>78,415,0</u>	<u>3,41,830,0</u>
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

### VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of the railroad track and Pine Tree Boulevard and from there running SE 3/16 miles; then N 1 1/4 miles to U.S. 84; then NW along U.S. 84 1/16 mile; then N 1/2 mile; then W. 1 1/4 miles; then S 2 1/8 miles; then E 1 mile; then N 1/8 mile; then SE 5/8 mile; then NE 3/16 mile to point of beginning.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE Martha F. Norwood, Research Associate DATE 12-22-75  
 ORGANIZATION Ga. Dept. of Natural Resources, Historic Preservation Section  
 STREET & NUMBER 270 Washington St., Room 703-C-10 TELEPHONE (404) 656-2840  
 CITY OR TOWN Atlanta STATE Georgia 30334

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X STATE      LOCAL     

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE [Signature]  
 TITLE Chief, Historic Preservation Section, Office of Planning and Research DATE February 12, 1976  
Georgia Department of Natural Resources

FOR NPS USE ONLY  
 I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.  
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATE 2/13/96  
 ATTEST: [Signature] DATE 5-12-78  
 KEEPER OF THE NATIONAL REGISTER

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Thomas Jones had had numerous slaves before 1860 to work the plantation. With the fall of the slave economy, agriculture in Georgia came under the sharecropping system. Greenwood was farmed on this system after the Civil War. It was also one of the best known quail hunting plantations after 1889.

In 1899, Greenwood was sold by the Van Duzers to Colonel Oliver Hazard Payne of New York. Colonel Payne commissioned architect Stanford White to design wings, rear additions, an iron gate and sunken gardens, all of which were added to the estate, as well as additional acreage. White had designed other notable buildings including Madison Square Gardens, the Gorham and Tiffany buildings in New York, the capital at Albany, N.Y. and others. Colonel Payne, born 1842, was a Director of the Standard Oil Company and the American Tobacco Company and President of the Tennessee Coal, Iron and Railway Company. He helped finance the first Cornell Medical School and endowed it with \$4,500,000. He also gave large sums to the University of Virginia and Western Reserve University.

Upon Colonel Payne's death in 1916, Greenwood passed to his nephew, Payne Whitney, according to the stipulations of Colonel Payne's will. Payne Whitney was the son of William Collins Whitney, former Secretary of the Navy, political figure and financier. Payne Whitney married Helen Hay, daughter of John Milton Hay, Secretary of State under William McKinley and Theodore Roosevelt and author of the Hay-Pauncefort Treaty. On Mr. Whitney's death in the late 1930's, Greenwood became the property of his widow, Helen Hay Whitney who managed the place until her death around 1943-44.

In 1944, Greenwood was inherited by John Hay Whitney, b. 1904, the son of Payne and Helen Hay Whitney. Until this time, Greenwood was still farmed by sharecroppers and used for quail hunting by the owners. Sharecropping there, as elsewhere in Georgia, came to an end around 1945. Greenwood's purpose has been threefold since that time, according to Mr. John Hay Whitney's plans. It is a center for the development of southern agriculture and its facilities have developed hybrid corn seed that has increased the productivity of corn per acre in the southeast. It is an example of natural resource conservation and land use planning. The forests are continually replenished. There is a tract of virgin long leaf pine (one of few in the United States) on the home place. The wild life management program makes Greenwood the home of quail, deer and other varieties of wild life. Finally, it serves as a winter residence for Mr. and Mrs. Whitney, thereby providing quality maintenance for the historic main house.

Throughout its existence, Greenwood has been a large contributor to Thomas County's economy by employing numerous local workers and services and

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through its extensive agricultural and forestry enterprises. It now places over \$750,000 per year in the county's economy.

Mr. Whitney, like his predecessors, maintains the main house, outbuildings, gardens and landscaping. As an art enthusiast, Mr. Whitney has had parts of his collection there and presently has a collection of fine prints, including some Currier and Ives, and many antiques. Mr. Whitney is a Trustee of the Museum of Modern Art and Vice-President of the Board of Trustees of the National Gallery of Art.

The Whitneys have been generous to many national efforts and to Thomas County through his John Hay Whitney Foundation, the John Hay Whitney Charitable Fund and through private donations. His foundation has funded programs for professors who retire through mandatory retirement rules and programs for teachers who want to further their education. He has provided the hospital in Thomasville with funds and land and has given land to the city of Thomasville, to mention only a few of his contributions.

Mr. Whitney is a senior partner in J.H. Whitney and Company of New York, Chairman of Whitney Communications, and President of the John Hay Whitney Foundation. He is a former publisher and editor of the New York Herald Tribune and served from 1957-1961 as United States Ambassador to Great Britain. Through his financial endeavors he has been a pioneer in many 20th century innovations, including early technicolor films. He was Chairman of the Board of Selznick Productions when Gone With The Wind was produced. He is presently co-publisher of the International Herald Tribune.

Mrs. Whitney is the former Betsy Cushing. She is the daughter of Harvey Williams Cushing, noted American neuro-surgeon. She grew up in Boston where her father was professor of surgery at Harvard and surgeon-in-chief at Peter Bent Brigham Hospital. The Whitneys were married in 1942.

Greenwood Plantation today consists of 3 non-contiguous tracts of land. A portion of the smallest tract, known as the "home place", is included here. This tract is the site of the main house, outbuildings, Jones cemetery, gardens, virgin long leaf pine stand, Pine Tree Boulevard and the hybrid seed company, all of which contribute to the historical significance of this site and protect the environmental and historical integrity of the plantation. The Greenwood of the 20th century combines 19th century design and purpose with 20th century technology to continue its tradition as a successful, functioning plantation of south Georgia.





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**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

**1 NAME**

HISTORIC Greenwood Plantation

AND/OR COMMON Greenwood Plantation

**2 LOCATION**

CITY, TOWN Thomasville

VICINITY OF

COUNTY Thomas

STATE Georgia

**3 MAP REFERENCE**

SOURCE Timber Map Greenwood Plantations, Mapped by H. M. Sebring, Consulting Forester, Summerville, S.C.  
SCALE 1" = 660' DATE July 1965

**4 REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES