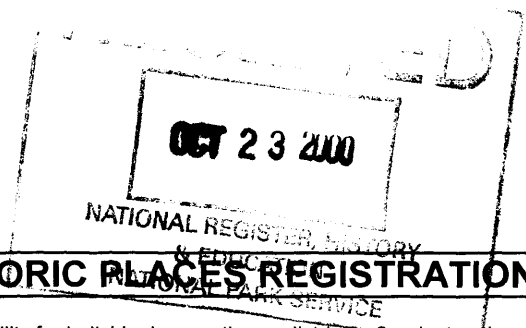


United States Department of the Interior
National Park Service

1390



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 Adair, Isaac House
other names/site number Craig, John E., House, Adair-Hughes House

2. Location

street & number 1235 Chandler Road
city, town Lawrenceville (X) vicinity of
county Gwinnett **code** GA 135
state Georgia **code** GA **zip code** 30045

() not for publication

3. Classification

Ownership of Property:

- (X) private
- () public-local
- () public-state
- () public-federal

Category of Property:

- (X) building(s)
- () district
- () site
- () structure
- () object

Number of Resources within Property:

Noncontributing

Contributing

buildings	2	1
sites	0	0
structures	0	0
objects	0	0
total	2	1

Contributing resources previously listed in the National Register: 0

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 C. Coover

10-20-00

Signature of certifying official

Date

W. Ray Luce
Director, Historic Preservation Division
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

Mac J. M. Way *11/29/00*

() determined eligible for the National Register

() determined not eligible for the National Register

() removed from the National Register

() other, explain:

() see continuation sheet

So'

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

DOMESTIC: single dwelling

7. Description

Architectural Classification:

EARLY REPUBLIC: Federal

OTHER: Georgian (house type)

Materials:

foundation concrete, brick, stone

walls wood, weatherboard

roof wood, shingles

other

Description of present and historic physical appearance:

Introduction

The Isaac Adair House is an early 19th-century house situated on approximately 10 acres of land about 2.5 miles southeast of Lawrenceville, the county seat of Gwinnett County. Gwinnett County is in the Atlanta metropolitan area and is experiencing intense suburban growth and development. The Adair House was moved to its current location from its original site about 1.5 miles northwest of Lawrenceville in 1984-85 to save it from demolition for a new shopping center. Since then, the house has been painstakingly restored by the current property owners following the Georgia Department of Natural Resources' "Standards for Rehabilitation" which are modeled after the U. S. Department of the Interior's "Standards for Rehabilitation." Excepting restoration of some interior finishes, work on the house is essentially complete.

The House

The Isaac Adair House is a large, wood-framed, Georgian-type antebellum house (photo 1). It is two stories high and rectangular in plan-form with a side-gable roof. Exterior walls are sheathed in weatherboard; approximately one-third of the original weatherboard, mostly on the front facade, was salvageable during restoration, with the remainder being new, custom-milled weatherboard matching the original. Beaded cornerboards highlight each of the four corners of the main house; two are original and two have been replicated. Windows in original enframements contain nine-over-nine sash, much of it original to the house, some replaced with custom-fabricated sash replicating the original. There are two brick exterior end chimneys on each side of the house. Those on the north side were rebuilt using original brick while those on the south side were reconstructed of new brick.

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All the chimneys follow the original design with flared brick bases, shoulders above the second-floor level, and corbeling at the caps.

The front facade is symmetrically arranged in five bays (photos 1, 4, 5). The central front entrance is highlighted by an unusually wide original front door with side and transom lights flanked by flush board siding. A small, one-story, pedimented front porch projects from the front entry; it was reconstructed based on architectural evidence of the size and overall form of the original porch (which had been replaced as early as about 1900 by a full-width one-story porch that was too deteriorated to move in the 1980s). Each front room is lighted by two windows on the front wall and two windows on the side walls; there is no center window upstairs over the front doorway due to the historic "trunk room" or closet at the end of the stairhall. The rear rooms, which are slightly smaller than the front rooms, have only one side window and one rear-wall window. The original central rear doorway at the first-floor level has been incorporated into the new rear ell. This narrow, two-story ell projects from the rear of the house; it contains modern domestic facilities including bathrooms and a kitchen (photos 6, 7, 8, 9). The new windows in the rear ell are smaller than the historic windows in the main part of the house and differentiate the new ell from the historic house. On the south side of the house is a new, sunken entrance to the unfinished basement covered by a small, low, pedimented portico (photos 4, 7).

The house is built with a heavy, hand-hewn, mortised-and-tenoned timber frame, virtually all of which is original (photo 21). All the framing members are marked with Roman numerals, most likely as a way to pre-assemble the various parts to insure correct fit before actually constructing the house. The foundation framing is unusual in that it features two parallel end sills spaced about two feet apart; the outside sill is supported by the foundation while the inside sill is supported on posts. The frame rests on a combination of exposed stacked rock piers and a modern concrete-block foundation faced with brick; the piers were reconstructed using rocks from the original foundation, while the brick-faced concrete-block creates the illusion of brick underpinning which had been added to the house sometime after its initial construction.

The interior of the historic house is arranged in the classic Georgian plan with four rooms and a central stairhall on each of the two levels. The front rooms are slightly larger than the rear rooms. The dimensions of the house are generous: the central hallway is approximately 10 feet wide; each front room is nearly 20 feet square; and each rear room is approximately 17 feet by 15 feet.

The central stair hall runs from front to back (photos 10, 11). It is finished with original hand-planed pine boards on the walls and ceilings and original pine planks on the floor. A chair rail sets off a wainscot; the wainscot features wide hand-planed boards and a molded baseboard, all original. The interior front doorway features original wood pilasters framing the door, sidelights, and transom. The front door is wide with two vertical panels; it is original to the house. Interior doorways are framed with simple wood surrounds. Modern stenciling around these doorways replicates original stenciling

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determined through paint removal and analysis. Doors leading from the hallway are hand-fabricated with two vertical panels and feature original decorative surface graining. The stairway is located at the rear of the hallway (photo 11). It features a quarter turn and landing near the top. This landing and the upstairs hallway landing are cantilevered over the downstairs hallway. The stairway consists of simple wood treads, risers, and railing, most of which are original.

The south front room was the "fancy parlor" and features original hand-crafted wood-paneled wainscoting, unique in the house (photo 12). The wainscoting is currently painted for protection but features decorative graining beneath layers of older paint. The walls above the wainscoting in this room were originally smoothly planed wood boards but now are sheetrocked and painted (the original wood wall boards were used to replace damaged or deteriorated wall boards elsewhere in the house); wallpaper based on remnants of historic wallpaper found on the original wood walls will be applied at a future date. The original wood fireplace mantel is a tri-partite design with tall, narrow, low-relief pilasters on each side and a similarly detailed "keystone" in the middle supporting a shallow shelf; like the wainscoting, the mantel features decorative wood graining under the existing paint. There is an original stone hearth at floor level. The floors in this room are original wood planks; some ceiling boards survive, although most are custom-milled replacements. Original doorway and window trim in this room features an additional decorative molding strip not found elsewhere in the house.

The north front room is similar in size and finish but less ornamental (photo 13). It features a simpler (non-paneled) wainscoting of wood wall boards defined by a chair rail and simpler window and doorway surrounds. Hand-planed wall boards and the flooring are original. The historic fireplace mantel is nearly identical to the one in the "fancy parlor."

An interior doorway connects the front and rear north rooms (photos 13, 14). The door, like others in the house, features two tall, narrow, vertical panels and decorative graining. The rear north room has original hand-planed board walls with wainscot defined by chair rail (photo 14). Virtually all the wall boards, most of the ceiling boards, and approximately two-thirds of the floor boards are original; approximately one third of the floor has been replaced with replica wood flooring. The mantel is a simplified version of those found in the two front rooms.

The south rear room is entered off the main hallway, under the quarter-turn landing of the stairway (photo 15). It is finished similarly to the north front room.

The upstairs hall, front rooms, and south rear room are finished with original hand-planed pine boards (photos 17-20). Wood floors and ceilings are new. Each room has an original fireplace mantel, a simplified version of those downstairs, and absent the central "keystone" motif. A historic "trunk room" or closet occupies the east end of the hallway; although built of hand-planed boards, it may post-date the construction of the house. Doors are original; most windows are custom-fabricated replacements. Doorway and window surrounds are simple flat boards. Stenciling around

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the doorways is a modern replication of historic stenciling found on the walls. The north rear room was never finished during the historic period; the framing of the house was exposed, as were the back sides of the weatherboards, and there was no fireplace mantel. During the recent rehabilitation work, this room was finished with a new floor, walls, and ceiling, and a fireplace mantel was installed. The original doorway from the hallway is unusually wide (unique in the house) and has its original wide wood door with two vertical panels and hardware.

The Setting

The Isaac Adair House is now located about 2.5 miles southeast of downtown Lawrenceville off an improved country road (photo 2). It sits well back from the road, near the middle of a long, narrow, upward-sloping, ten-acre wooded lot. The house is approached through the woods by a narrow, curving, "two-track" dirt driveway (photo 3). The front yard features a "turn-around" grass driveway with some formal landscaping, a low stone retaining wall separating the driveway from the yard, and an open lawn (photo 4). The side yards are narrow; the south side yard has a small orchard and garden. To the rear (west) of the house are an extension of the driveway and small parking area, a small modern combination dwelling and storage barn built in 1982 (photo 23), and a small relocated log outbuilding known as the "Adair commissary" historically associated with the house and moved with it from its original location (photo 22). The log structure features hand-hewn logs connected at the corners with half-dovetailed notching. A new gable roof with wood shingles and exposed rafter ends covers the structure. Behind the log outbuilding, the lot extends through a meadow and woods and across a small creek to a surface granite outcropping. The lot is bordered by similar lots on the west side of Chandler Road. Somewhat smaller house lots, with the same average frontage (200 feet) but less depth, line the other (east) side of Chandler Road. Most have retained some wooded areas along the road.

Moving the House 1984-85

The Isaac Adair House was moved to its current location from its original site about 1.5 miles northwest of Lawrenceville in 1984-85 to save it from demolition for a new shopping center (Figure 6). The new location is approximately 2.5 miles southeast of Lawrenceville along an improved country road. (See Figures 1, 2, and 3 for the appearance of the house at its original location prior to being moved.)

At its original location, the Adair House was set back some distance from what had been a country road. Originally built in the midst of a vast frontier forest, it was quickly surrounded largely by cleared fields (cultivated and pasture) with smaller stands of woods.

During the second half of the 20th century, south and central Gwinnett County including the Lawrenceville area underwent extensive suburban development which literally transformed the

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former rural landscape. In the vicinity of the Adair House, development pressures became particularly intense with the construction of State Route 316, a divided highway, and improvements to State Route 120, both of which intersected within half a mile of the house site. In the mid-1980s, the land on which the Adair House stood was sold for commercial development. The house itself was sold to its current owners who were given a relatively short period of time to move it to a secure location on property they already owned southeast of Lawrenceville.

Because of the large size and wood construction of the house, it was decided to dismantle the house and move it in pieces rather than move it intact. Indeed, because of dense development in Lawrenceville, with narrow streets, street trees, and utility wires, it would have been impossible to move the house or any substantial portion of it through town and almost impossible to move it in a roundabout fashion around the town. Prior to being dismantled and moved, the house was thoroughly photographed inside and out, and virtually every piece of wood in the house--structural elements, windows and doors, doorways and window surrounds, fireplace mantels, paneling, staircase components--was numbered and mapped (Figure 4). Documentary photographs of the chimneys were made as well. Then, over a period of several months, the house was carefully dismantled and the numbered pieces moved to the new location. During dismantling, the house was studied for clues about its construction and any additions or alterations that might have been made to it; this process revealed information about the size and shape of the original front porch. Salvageable exterior weatherboarding was stockpiled. The chimneys were taken down brick by brick and as many bricks as possible were saved for re-use. Fieldstones used in piers were moved as well, to be incorporated into the new foundation. The existing front porch, dating from c.1900, was found to be too deteriorated to salvage and was not moved. Neither were a rear porch and bathroom addition dating to the 1960s. The surviving historic log outbuilding was moved with its log walls intact.

At the new site, a foundation consisting of stacked stone piers and modern concrete blocks with unfinished basement was prepared (the exposed portions of the concrete walls were later disguised with "infill" bricks). Piece by piece, over a period of several months, the house was reassembled, much like it would have been constructed in the first place. First the frame was re-erected, using traditional "barn-raising" techniques. Then the structure was roofed and sheathed. Finally the interior was finished. All salvageable historic materials were re-used, in their original locations wherever possible. Some historic materials, such as weatherboarding or wall boards, were consolidated; for example, much of the salvaged weatherboarding was put on the front facade of the house, and in several rooms missing wall or ceiling boards in rooms where a majority of materials had survived were replaced with historic materials originally from another room where less historic fabric had survived. When historic materials were missing, new materials were custom-fabricated to resemble the originals and marked so that they could be distinguished from the historic materials. Much of this work was done by hand, using traditional craft techniques. Interior paint analysis

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revealed original wall stenciling patterns (Figure 5) and colors and original wood graining on doors, mantels, and wainscoting; also revealed was the historic wallpaper pattern in the front "fancy parlor."

To maintain the physical integrity of the main portion of the house, it was decided to build a small rear ell to house modern domestic facilities such as bathrooms and the kitchen. The ell was designed to follow the overall lines of the main house yet be distinguishable from it through its different proportions and window sizes.

To maintain the rural character of the setting of the house, the new driveway was left unpaved and wooded buffers were left around all sides of the house. A relatively small and informally landscaped open front yard was re-created. The historic log outbuilding was placed to the rear of the house, in proximity similar to its original relationship to the main house.

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 (moved properties) C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Exploration and Settlement

Period of Significance:

1827-1844

Significant Dates:

1827

Significant Person(s):

n.a.

Cultural Affiliation:

n.a.

Architect(s)/Builder(s):

unknown (probably owner, Isaac Adair)

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Narrative statement of significance (areas of significance)

The Isaac Adair House was one of the earliest houses built on this part of Georgia's early 19th-century frontier, and it is one of the oldest houses remaining in Gwinnett County today. It is significant for its architecture and its associations with the exploration and settlement of north Georgia in the early 19th century.

Architecture

The Isaac Adair House is significant in terms of architecture as a rare and excellent example of an antebellum Georgian-type house in Georgia. The Georgian-type house is identified as an important type of historic house in Georgia in the statewide historic context *Georgia's Living Places: Historic Houses and their Landscaped Settings* (1991). Primary characteristics of the Georgian-type house are symmetrical or nearly symmetrical massing and arrangement of windows and doors, a four-room central-hall floor plan square or nearly square in overall proportions, exterior chimneys, and a gabled roof. The Adair House features each of these character-defining features in a clear and intact form, making it an excellent example of this important type of domestic architecture in the state. *Georgia's Living Places* also notes that Georgian-type houses (two stories) are much less common than Georgian-type cottages (one story), especially in rural areas, making the Adair House a rare example of this important house type. Finally, *Georgia's Living Places* notes that Georgian houses were built most frequently in the Piedmont region of the state; the Adair House is thus an excellent representation of its time and place as well.

Architectural elements of the Isaac Adair House express in a vernacular fashion the design principles of the Federal style of architecture and ornamentation, popular in Georgia and elsewhere in the United States during the late-18th and early 19th centuries. Particularly expressive of this style are the several fireplace mantels with their tall proportions, narrow enframing pilasters, and shallow, layered detailing. Doors with their two tall, narrow, vertical panels also reflect the Federal style of interior decoration in Georgia. This architectural style is identified as important in Georgia in the statewide historic context *Georgia's Living Places* (1991). Most extant examples are found in cities and towns, and in the coastal region and along the Savannah river, making the Adair House a somewhat unusual rural upcountry example.

From its largest structural elements to its smallest decorative details, the Isaac Adair House is a *tour-de-force* of early 19th-century hand-craftsmanship in wood. Most evident are the hand-planed pine boards that cover much of the walls and ceilings. This form of hand-craftsmanship, evident from the long, shallow grooves of the hand plane in the surface of the wood, is characteristic of early 19th-century Georgia domestic architecture in rural areas where planing mills were unavailable or their products too costly. Indeed, hand-planed boards are a hallmark of the antebellum era in Georgia. But rarely are they found in such numbers, and so intact, as here. Less evident but no less important

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is the heavy timber frame of the house with its massive hand-hewn posts and beams and its precise mortise-and-tenon joins. This form of structural hand-craftsmanship is most commonly associated with late-18th and early 19th-century rural and small-town houses in Georgia, especially in areas such as the frontier where mechanically fabricated building components were less available and "do-it-yourself" was the rule rather than the exception. The framing of the Adair House is an exceptional example of this form of hand-craftsmanship. The fireplace mantels, paneled wainscoting, and paneled doors of the house also reflect an unusually high level of hand-craftsmanship, in both construction and wood-grained decoration. And the cantilevered staircase landing and upstairs hallway are dramatic and unusual expressions of the frontier carpenter's art.

Finally, the Isaac Adair House is rare in Georgia in terms of its type, size, and date of construction, and this rarity contributes to its significance today. Two-story houses of any type are relatively rare in Georgia, constituting less than 10% of all surveyed houses. Two-story Georgian-type houses like the Adair House are especially rare in Georgia, constituting less than 2% of all surveyed houses. And two-story antebellum Georgian-type houses are even more rare, constituting less than one-half of one percent of all surveyed houses--and less than 10% of these predate the Adair House (indeed, less than 1% of all the surveyed houses of any type or style in Georgia predate the Adair House).

Exploration and Settlement

The Isaac Adair House is significant in the area of exploration and settlement for the way it represents the early white settlement of this part of the state. Gwinnett County was created in 1818 as part of the State of Georgia's efforts to increase settlement and push the boundaries of its frontier further westward, especially in the Piedmont region. The latest in a series of counties created during the late-18th and early 19th centuries, it marked the western edge of the Georgia frontier. As in other counties newly created at the time, settlement was encouraged through a land lottery. But also as in many other newly created counties, permanent settlement was slow, often taking more than a decade, due to land speculation and difficulties in transportation. The Adair House, believed to have been built in 1827 by white settlers from South Carolina, marks this first wave of frontier settlement in the county and documents a typical settlement pattern of migration into the Piedmont region of the state. The Adair House is among the oldest extant houses in Gwinnett County; only two older houses in the county are listed in the National Register, and one predates this house by just one year. As such, the Adair House stands as one of a very few houses directly associated with the first generation of pioneer settlers in the area. It also illustrates the kind of substantial first-generation house that could be built on the Georgia frontier; not all frontier houses were small log cabins or dogtrot houses. Through its architectural materials and hand-craftsmanship, the house represents the independence and self-reliance associated with frontier settlement. And through its associations with the Adair family, who moved into this part of Georgia in the 1820s and then moved on further west, eventually to Texas, within two decades, the house helps document larger patterns of 19th-century settlement and migration that characterized the region in the first half of the 19th century.

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National Register Criteria

The Isaac Adair House meets National Register Criterion A for its direct associations with the early settlement of Gwinnett County and for illustrating settlement and migration patterns characteristic of the early 19th-century Georgia Piedmont region. The house meets National Register Criterion C for its significance as an excellent example of a rare early rural Georgian-type house in Georgia and for its exceptional vernacular design and craftsmanship.

Criteria Considerations (if applicable)

The Isaac Adair House meets National Register Criteria Consideration B (moved properties) because of its exceptional architectural significance as a rare example of an early, rural Georgian-type house in Georgia, as a *tour de force* of craftsmanship in wood, and for its fine vernacular expressions of Federal-style architectural ornamentation. Although dismantled, moved, and reassembled, the house retains a high degree of historic architectural integrity. Its distinctive overall plan-form is intact. Its historic materials are largely intact. The extent of material replacement is no greater than that at other houses of similar age and former condition which have undergone thorough rehabilitation or restoration; indeed, since every effort was made to salvage and re-use as much historic material as possible, it is likely that this house retains a higher level of physical integrity than other similar preserved houses on their original sites. Important character-defining elements including ornament (for example, fireplace mantels, front doorway) and craftsmanship (for example, wood graining, hand planing) are not only present but clearly evident. The house was moved as a last-resort measure to save it from imminent demolition; many other historic Gwinnett County houses have been lost to the same suburban development pressures that threatened this house. It was moved using the only feasible technique available, and every possible precaution was taken to preserve the material and design integrity of the house through extensive architectural inventorying and photographic documentation. The house was moved only a relatively short distance. It is still within and near the center of its original county. It maintains a similar spatial relationship to the nearby county seat of Lawrenceville. It is still within the geo-cultural region of the state--Gwinnett County of 1818--within which its significance in terms of exploration and settlement is grounded. Its current setting on a ten-acre tract of land off an improved country road on the outskirts of Lawrenceville is similar to its original rural setting; the woods, yard, and meadow which surround the house now are similar to the kinds of environmental conditions that would be expected to surround an early 19th-century house at the present time and are suggestive of the house's historic rural environment (which, it should be pointed out, changed dramatically in the historic period itself from the vast frontier forest in which the house was originally built to its situation by mid-century in a much more open agricultural region). At its current location, in its current setting, and with its present degree of physical integrity, the Isaac Adair House still clearly conveys its historical and architectural significance as one of the earliest houses built on this part of Georgia's early 19th-century frontier and as one of the oldest houses remaining in Gwinnett County today.

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Period of significance (justification)

The period 1827 to 1844 corresponds with the period of ownership and occupation by Isaac Adair who built the house and was its first occupant. This period also corresponds to the era of early settlement of Gwinnett County which the house represents.

Contributing/Noncontributing Resources (explanation, if necessary)

The two contributing resources are the Isaac Adair house and the Adair commissary.

Developmental history/historic context (if appropriate)

NOTE: The following information is taken from the "National Register Narrative, Isaac Adair House, c. 1827," prepared by the current property owner, Phyllis Hughes, on file at the Historic Preservation Division, Georgia Department of Natural Resources. This narrative provides a well-researched and thoroughly footnoted account of the history of the property. Much of the information comes from Richard Winn, a local Gwinnett County historian who once lived on Adair property.

The first owner of record of the land where the Isaac Adair House was built was William "Billy" Wardlaw. According to the Gwinnett County history, Wardlaw had received land in Gwinnett County for his service in the Revolutionary War. It is not clear whether the land he received for his war service was the land upon which the Adair House would later be built, but it is clear that the Adair House tract was in Wardlaw's possession by the early 1820s when the Adairs first traveled to Gwinnett County.

According to a published family history, the Adairs first came to America from Ireland, County Antrim, about 1730. Thomas Adair and his family settled in Chester County, Pennsylvania, and remained there for approximately 20 years. Thomas Adair then joined with the Waxaw Colony of Scotch Irish settlers from that state who migrated to South Carolina and settled in the middle north counties in the early 1750s. From Thomas Adairs' three sons, James, Joseph, and William, came most of the Adairs now living in the United States. The Adairs of Georgia and other southern states descended from Joseph Adair. It is believed that George Adair and his son Isaac who came to Georgia descend from Joseph Adair, although this has not been conclusively documented.

Isaac Adair was born in Laurens County, South Carolina, in 1808. He came to Gwinnett County about 1824 with his father, George Adair, who had sold all his possessions and was looking for land in Georgia or Alabama. According to the Gwinnett County history, upon arriving near Lawrenceville, George was so taken with the land that he purchased a tract and then returned with Isaac to South Carolina to collect the rest of his family and move to Georgia. In short order, Isaac married his South Carolina sweetheart, purchased a tract of land from William Wardlaw in Gwinnett County, and established his new Georgia homestead.

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Because of Isaac Adair's relatively young age (he would have been about 19 years old in 1827), it seems likely that his father George may have helped him with purchasing land and purchasing or otherwise providing him with slaves. He also may have helped his son build or pay for his new house. For its time and place, Isaac's house was unusually large and finely built. Most of the other early houses in Gwinnett County are two-over-two or two-over-four I-houses or "Plantation Plain" houses. Isaac's house more closely resembles houses found in South Carolina counties where the Adair family had settled previously.

Isaac Adair established a prosperous Piedmont plantation. By 1840 he owned 15 slaves. This alone indicates a large cash-crop farming operation, most likely cotton since it was the principal cash crop in the region and one which required considerable labor.

Like several generations of Adairs before him, however, Isaac Adair soon pulled up stakes and moved west. In 1844 he sold his Georgia plantation to James M. Gordon, a young local physician who had recently married. Isaac and his family moved west across Georgia to Russell County, Alabama, where he acquired considerable land. In 1857 he moved west again to Arkansas and eventually, during the Civil War, to Texas. During his first year in Texas, Isaac's wife died, his health failed, emancipation freed his slaves, and he lost all his property. In April 1866, with the help of a former slave, he attempted to return to Georgia to visit his sister but died on the way, near the end of his journey, in Atlanta. His remains were buried in a family cemetery in Gwinnett County which is believed to have been bulldozed in 1985.

NOTE: The history of the Isaac Adair House after Isaac's departure in 1844 and prior to its acquisition, relocation, and restoration by the current property owners starting in 1984 is well documented and tells an interesting story of life in Gwinnett County during the remainder of the 19th century and into the 20th century. However, since this history falls outside the period of significance for this National Register nomination, it is presented in summary fashion in this nomination. For detailed information about this later period of the house's history, consult the *National Register Narrative, Isaac Adair House, c. 1827*, prepared by the current property owner, Phyllis Hughes, on file at the Historic Preservation Division, Georgia Department of Natural Resources. This narrative provides a well-researched and thoroughly footnoted account of the history of the property. Much of the information comes from Richard Winn, a local Gwinnett County historian who once lived on Adair property.

In 1844, following the departure of the Adair family from Georgia, the house and land were purchased by Dr. James M. Gordon. Dr. Gordon, recently married, shared a medical practice in nearby Lawrenceville. He lived on and worked his farm, with its 150 acres of improved land and 150 acres of unimproved land and seven slaves. In 1854 he moved to Savannah to share a pharmacy business but was stricken by Yellow Fever and died that year.

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Section 8--Statement of Significance

In 1854, John E. Craig came into possession of the former Adair house and land. The Craig family had come to Georgia from South Carolina where they had intermarried with the Adairs. John's father, Robert Craig, had married Nancy Adair, Isaac Adair's sister. He was a wealthy Gwinnett County planter and owner of "Little Egypt" (the "Robert Craig Plantation," listed in the National Register) who may have purchased the former Adair place for his son. He also purchased hundreds of acres of "second generation" land in Gwinnett County as some original settler families like the Adairs moved west.

John E. Craig had married Sarah Kendrick Terrell (from another prominent early Gwinnett County family) in 1841 and may have established himself as a minor planter by the time he came into possession of the former Adair property in 1854. (John's brother, George W. F. Craig, married Sarah's sister Ann.) By 1860 he had expanded the plantation to 400 acres of improved land, 700 acres of unimproved land, and 25 slaves. Cotton was now the principal cash crop with 31 bales grown that year. In 1864, the peak year for the plantation, John farmed 1,100 acres with the help of 20 hired hands and 37 slaves. After the Civil War, both production and land values declined. In 1885, John Craig died, leaving his house and some of his land to his wife. She rent-farmed the land until her death in 1903.

Upon Sarah Terrell Craig's death in 1903, the former Adair place was passed on to her daughter, Lou Craig Camp, and in 1910 she deeded it to her brother, John E. Craig, Jr. John, Jr., died intestate in 1915. Throughout this time the family continued to rent-farm the land.

In 1918 John Jr.'s wife Nannie was foreclosed by Judge Isaac Oakes, a distant relative and prominent local attorney, who obtained possession of the house and 125 acres of land. Oakes never lived in the house and rented land to a series of tenant farmers until his death in 1932. His wife Lone Cooley Oakes continued to rent-farm the property in this manner until her death in 1954.

After Lone Cooley Oakes died in 1954, the executor of her estate sold the former Adair place to Isaac Oakes' former business associate and distant cousin Marvin Allison. Allison was a local lawyer, banker, and newspaper publisher who also never lived in the house but rented it to a succession of tenant farmers. After his death in 1959, the house and land remained in his estate until 1983 when they were sold to a German investor and developer.

In 1983, when the property containing the Isaac Adair House was purchased by a German investor, Rudolph Walther, for commercial development, the surrounding area was undergoing intense suburban development, supported by the construction of State Route 316 and the widening of State Route 120 which intersected not far from the Adair House property. The house itself had not been lived in for many years and was being used as a flea market. Virtually all the outbuildings formerly associated with the house including a detached kitchen and three former slave houses had been torn down; the log commissary was still standing, however. Historic landscaping associated with the

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Section 8--Statement of Significance

house including a grove of hardwood trees had largely disappeared. The house and commissary were in a state of serious disrepair.

On September 14, 1984, Marvin and Phyllis Hughes purchased the Isaac Adair House from the land developer to save it from demolition for a new shopping center under construction. During the next five months, the Hughes documented, disassembled, and moved the historic house to their property at 1235 Chandler Road. During the next decade, the Hughes reassembled and restored the house. With the exception of some interior decorative restoration (primarily the restoration of original wood graining and the hanging of replicated historic wallpaper), work on the house is essentially completed. The property owners recently applied for and were granted preferential property tax assessment for certified historic properties pursuant to state law and regulations of the Historic Preservation Division, Georgia Department of Natural Resources. Their house also recently received a historic preservation award from the Georgia Trust for Historic Preservation, a private, nonprofit, statewide membership organization which promotes historic preservation in Georgia.

9. Major Bibliographic References

Historic Property Information Form, *Isaac Adair House*, prepared by the current property owners, Phyllis and Marvin Hughes, on file at the Historic Preservation Division, Georgia Department of Natural Resources.

National Register Narrative, Isaac Adair House, c. 1827, prepared by the current property owners, Phyllis and Marvin Hughes, on file at the Historic Preservation Division, Georgia Department of Natural Resources. This narrative provides a well-researched and thoroughly footnoted account of the history of the property and places its history in the larger context of Gwinnett County's history. Much of the information comes from Richard Winn, a local Gwinnett County historian who once lived on Adair property.

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

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () preliminary determination of individual listing (36 CFR 67) has been issued
date issued:
- () previously listed in the National Register
- () 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:

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

Georgia Historic Resources Survey Number (if assigned): Gwinnett 291 (1978)

10. Geographical Data

Acreage of Property 10 acres

UTM References

A) Zone 17 Easting 227040 Northing 3757810
B) Zone 17 Easting 227070 Northing 3757750
C) Zone 17 Easting 226480 Northing 3757430
D) Zone 17 Easting 226450 Northing 3757490

Verbal Boundary Description

The nominated property coincides with the current legal description of the property upon which the house stands. This tract of land is drawn to scale with a heavy black line on the attached "Map of Isaac Adair House Property." The tract is identified as Parcel 24/Tract 17 on Gwinnett County Tax Map 5-170.

Boundary Justification

The nominated property coincides with the current legal description of the property which provides a clearly defined management boundary for the house and its setting. The 10-acre tract also provides a representative rural setting for this moved house and outbuilding which originally was located in a rural area outside the county seat of Lawrenceville.

11. Form Prepared By

State Historic Preservation Office

name/title Richard Cloues, Survey and Register Unit Manager, Deputy State Historic Preservation Officer

organization Historic Preservation Division, Georgia Department of Natural Resources

street & number 156 Trinity Street, S.W., Suite 101

city or town Atlanta **state** Georgia **zip code** 30303

telephone (404) 656-2840 **date** October 19, 2000

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

name/title Phyllis and Marvin Hughes

organization

street and number 1235 Chandler Road

city or town Lawrenceville **state** Georgia **zip code** 30245

telephone 770-962-5372

() **consultant**

() **regional development center preservation planner**

(X) **other:** property owners

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Photographs

Name of Property: Isaac Adair House
City or Vicinity: Lawrenceville
County: Gwinnett
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: July 1998

Description of Photograph(s):

- 1 of 23. Front (east) and side (north) facades; photographer facing southwest.
- 2 of 23. Driveway entrance and front of lot at Chandler Road; photographer facing west.
- 3 of 23. Driveway looking toward house; photographer facing west.
- 4 of 23. Front (east wall) of house and yard; photographer facing west.
- 5 of 23. Front (east) and side (south) facades; photographer facing northwest.
- 6 of 23. North side of house; photographer facing south.
- 7 of 23. South side of house; photographer facing north.
- 8 of 23. Rear of house; photographer facing southeast.
- 9 of 23. Rear of house; photographer facing east.
- 10 of 23. Central hallway, first floor, showing front door and portion of stairway; photographer facing east.
- 11 of 23. Central hallway, first floor, showing stairway and cantilevered landings; photographer facing west.
- 12 of 23. Front room, south side, first floor ("fancy parlor"); photographer facing southeast.
- 13 of 23. Front room, north side, first floor; photographer facing north.
- 14 of 23. Rear room, north side, first floor; photographer facing northeast.

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Photographs

- 15 of 23. Rear room, south side, first floor; photographer facing southwest.
- 16 of 23. Front room, south side, looking through central hallway to front room, north side, first floor; photographer facing north.
- 17 of 23. Upstairs hallway, "trunk room" at end of hallway; photographer facing east.
- 18 of 23. Front room, north side, second floor; photographer facing northeast.
- 19 of 23. Front room, south side, second floor; photographer facing southeast.
- 20 of 23. Rear room, south side, second floor; photographer facing southwest.
- 21 of 23. Framing timbers, first floor, from basement; photographer facing up.
- 22 of 23. Adair commissary (log outbuilding); photographer facing northwest.
- 23 of 23. Nonhistoric barn/dwelling; photographer facing southwest.

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**National Register of Historic Places
Continuation Sheet**

**Isaac Adair House
Gwinnett Co., Georgia**

Supplemental Documentation



Figure 1. Historic photograph of the Isaac Adair House at its original location prior to being moved for the construction of a new shopping center.

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**National Register of Historic Places
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Isaac Adair House
Gwinnett Co., Georgia

Supplemental Documentation



Figure 2. Historic photograph of the Isaac Adair House at its original location prior to being moved for the construction of a new shopping center.

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Isaac Adair House
Gwinnett Co., Georgia

Supplemental Documentation



Figure 3. Historic photograph of the stair hall, ground floor, prior to the house being moved. Compare to current view of stair hall in Photograph 11.

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Isaac Adair House
Gwinnett Co., Georgia

Supplemental Documentation



Figure 4. Sample of documentary photograph made prior to the house being moved; note how every piece of wood was numbered for record-keeping and restoration.

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**National Register of Historic Places
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Isaac Adair House
Gwinnett Co., Georgia

Supplemental Documentation

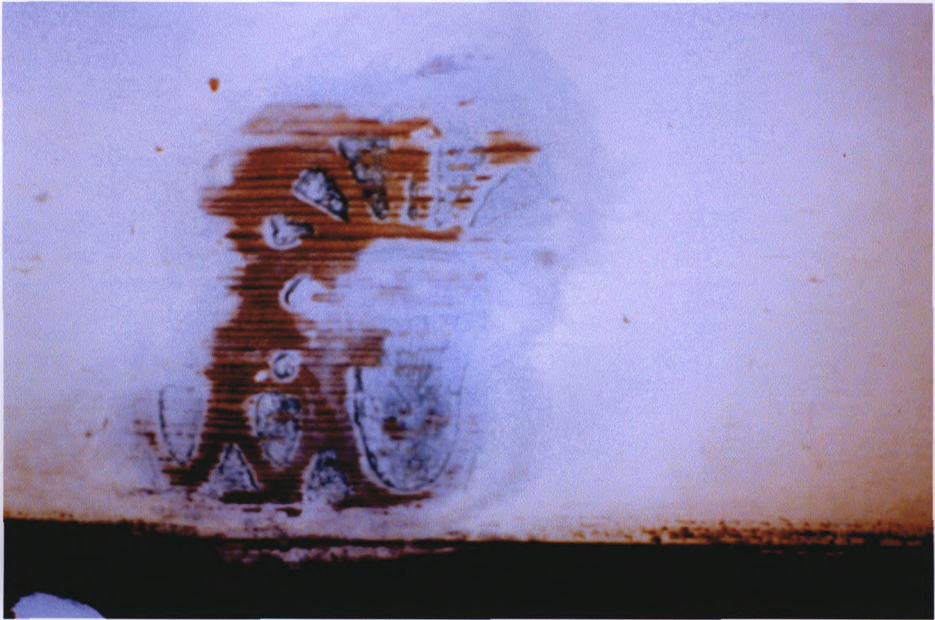


Figure 5. Photograph showing results of interior wall paint analysis: discovery of historic stenciling under subsequent paint layers.

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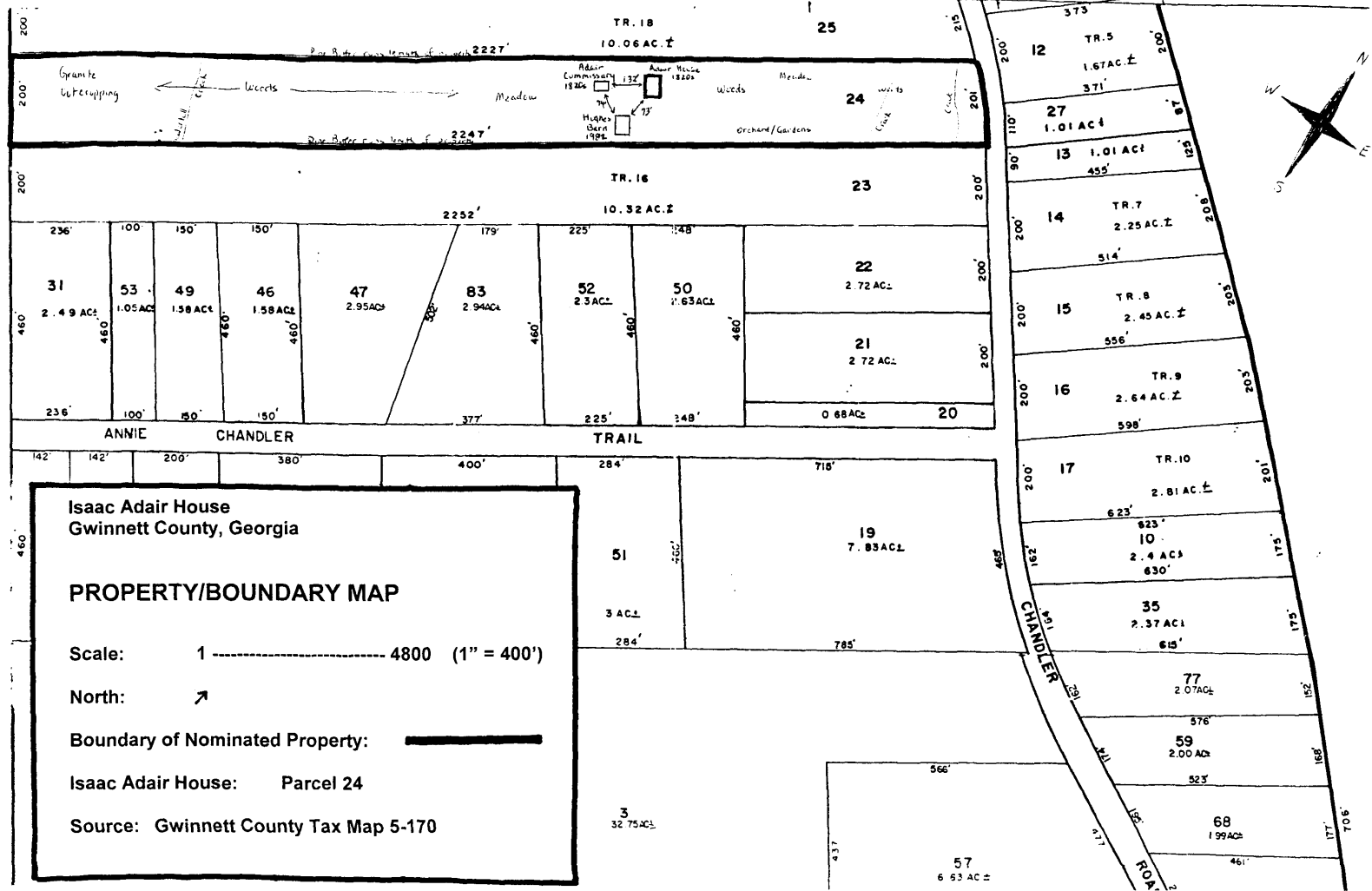
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Gwinnett Co., Georgia**

Supplemental Documentation



Figure 6. Current photograph of new shopping center development on original site of Isaac Adair House.



Isaac Adair House
Gwinnett County, Georgia

PROPERTY/BOUNDARY MAP

Scale: 1 ----- 4800 (1" = 400')

North: ↗

Boundary of Nominated Property: **—————**

Isaac Adair House: Parcel 24

Source: Gwinnett County Tax Map 5-170

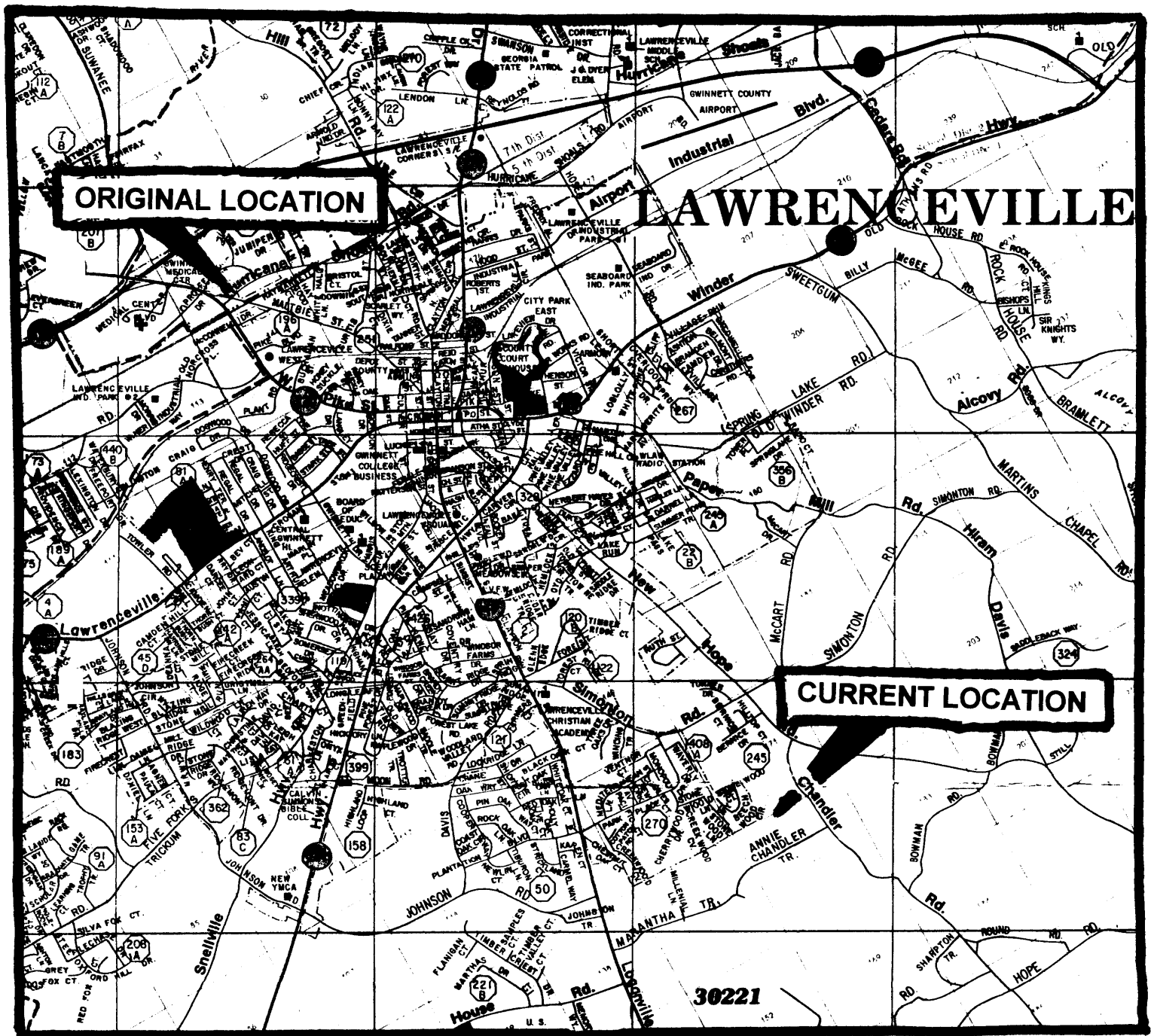
Isaac Adair House
Gwinnett County, Georgia

MAP SHOWING ORIGINAL AND CURRENT LOCATIONS OF HOUSE

Scale: 1.25" = 1 mile (approximate)

North: ↑

House Locations: As marked

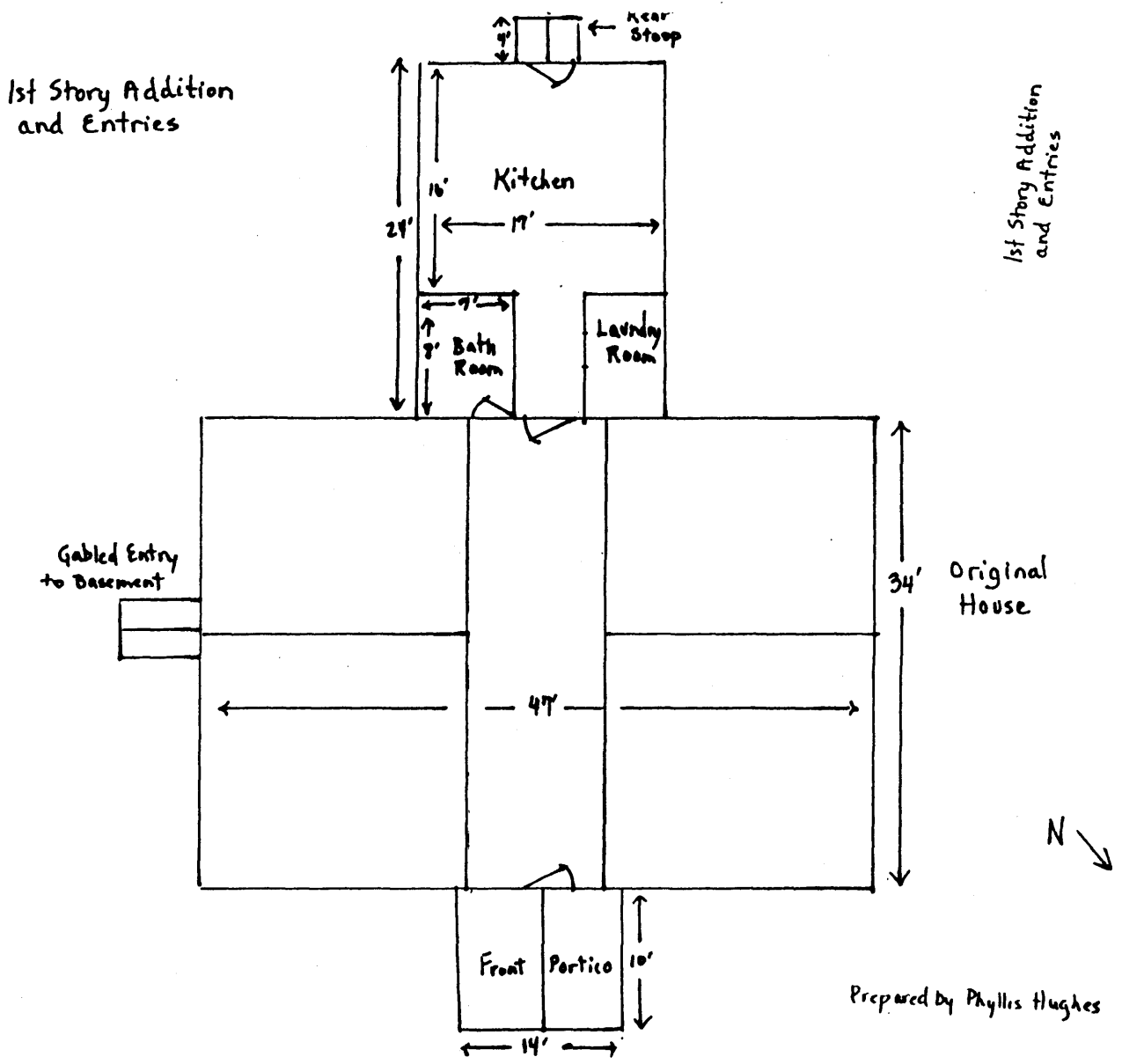


Isaac Adair House
Gwinnett County, Georgia

SKETCH FLOOR PLAN

First floor (not to scale) – dimensions as indicated

(second floor similar)



Prepared by Phyllis Hughes



LITHONIA 17 MI.
SNELLVILLE 4.2 MI.

4151 I NE
(LUXOMNI)

ATLANTA 23 MI.
BETHESDA 5 MI.

DULUTH 9 MI.
5 MI. TO INTERSTATE 85

57° 30"

