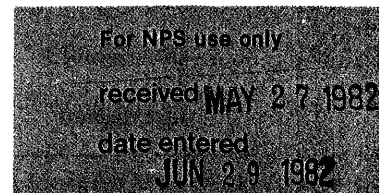


EXP. 12/31/80

United States Department of the Interior
National Park Service

**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 Lumpkin, Georgia Multiple Resource Area

historic Historic Resources of Lumpkin, Georgia (Partial Inventory: Architectural and
Historic Resources)

and/or common

2. Location

street & number Incorporated Limits N/A not for publication

city, town Lumpkin N/A vicinity of congressional district

state Georgia code 013 county Stewart code 259

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 type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input checked="" type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <u>N/A</u> in process | <input type="checkbox"/> yes: restricted | <input checked="" type="checkbox"/> government |
| <input checked="" type="checkbox"/> Multiple Resources | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input checked="" type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Multiple Ownership (see continuation sheets and survey forms)

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Stewart County Courthouse

city, town Lumpkin state Georgia 31815

6. Representation in Existing Surveys

title Historic Structures Field Survey;
Stewart County has this property been determined eligible? ☐ yes ☒ no

date 1976 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Historic Preservation Section/Georgia Department of Natural Resources

city, town Atlanta state Georgia

7. Description

Condition

☐ excellent

☒ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☐ original site

☒ moved

date _____

Describe the present and original (if known) physical appearance

GENERAL DESCRIPTION OF THE NATURAL AND MANMADE CHARACTER AND APPEARANCE OF THE LUMPKIN MULTIPLE RESOURCE AREA,

The Lumpkin multiple resource area extends to the present city limits of Lumpkin, Georgia. Lumpkin, the county seat of Stewart County, is a small town located in the rolling sandhills of Southwest Georgia.

The city limits of Lumpkin encompass an area of approximately 1 square mile with the center point being the courthouse square. The city limits have been expanded twice in square extensions on the west side, once in 1959, and later in 1961. A third extension in 1971, again to the west, is irregular in shape. All expansions have been made to accommodate recent subdivision development.

The city limits include the flat top of one of the higher (650 feet above sea level) hills in the area. Downgrades on the east, south, west, and northwest sides of the hill drop to ponds, swamps, and creeks, which have formed valleys. Together this system forms a floodplain of fertile soil. The ridgeline of the hill chain moves to the north and northeast, with valleys to either side. The hilltop is primarily sand and clay, with long-leaf pine, slash pine, scrub oak, ferns, palmettos, and tall grasses being the native vegetation.

Within the city limits, Lumpkin is laid out in a gridiron pattern, with only a few variations. This gridiron fills all but the northeast quarter of the original square city limits. It is extended east and west along Georgia Route 27, and north and south along U.S. Route 27, which cross three blocks west of the square. Variations in the plan are caused by roads which were cut diagonally to better accommodate the topography of the hill. These include city roads like Old Chestnut Street, Cherry Street, and Mulberry Street. Within the grid, land is subdivided into rectangular lots of various sizes. Near the edges of Lumpkin, lots become large and irregularly shaped.

Centrally located in the city limits, on a north-south axis, is the Courthouse square, complete with county courthouse in the center and city water tower on the southwest corner. The eight blocks of the gridiron plan which border this central square create the commercial district of the town. The north and south blocks consist of one and two story Victorian brick commercial buildings, while the east and west blocks have a variety of buildings ranging from the Greek Revival era to modern commercial designs. The remaining four blocks which touch on the town square also have a variety of buildings, including the Victorian county jail, a warehouse, and gas stations. All buildings are built to the fronts of their lots and in all cases except the jail open directly on to the sidewalk.

Landscaping on the courthouse square consists of a lawn, sidewalks, and shrubs planted around the courthouse and water tower. Some flowering ornamental trees shade the lawn. The space between the store fronts and street curbs is a poured concrete sidewalk, with flowering trees planted in spaces left for that purpose.

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Directly east of the commercial area on Main Street and Broad Street is a commercial/residential area. Plantation Plain, Greek Revival, Victorian, Queen Anne, and Bungalow houses are interspersed with grocery stores of modern design, tract-type housing, mobile homes, the city swimming pool, and the Baptist cemetery. Buildings generally sit toward the center-front of rectangular lots and are landscaped with native flowering shrubbery (azaleas, hydrangeas, gardenias, and nandina) around the foundations of the house. Tall hardwood trees provide shade for house and lawn against 100°F summer temperatures. Sidewalks and curbing tie the buildings together, while yards blend together to create a continuous area despite varying uses.

Further east, toward the city limits, are ca. 1950 and 1960 low income housing, including the one story brick Lumpkin Projects, and one story wood frame shacks. The properties are generally close to the street, unlandscaped, and have no sidewalks or curbing. Lots are shaded by large trees and are generally flat.

South of the courthouse square is an industrial area. Here is a series of metal sheds and barns which comprise the local peanut shelling industry. The streets have curbing and sidewalks, but there is no landscaping. Further south beyond this complex is a low-income neighborhood of mobile homes and wooden one-story shotgun and ranch houses, most of which are on a sand road called Alabama circle which curves through the south end of town. One Greek Revival church with Victorian ornamentation faces Mulberry Street, the main southbound artery of the area. Homes in this area have moderate set backs on small rectangular lots, with native shrubbery scattered through the neighborhoods. Large hardwoods shade the area. The streets have no curbing or sidewalks.

Major residential development has historically taken place west, southwest, and northwest of the courthouse square. Southwest of the square on Old Chestnut Road, originally the road to Cuthbert and Eufaula, there is an abundance of Plantation Plain, Greek Revival, Victorian, and Neo-Classical dwellings. Sitting toward the center front of large rectangular-shaped lots, and following the curve of the road bed, these homes have lawns heavily shaded with hardwood trees, while flowering shrubs ornament house foundations. Lawns run to the street with no curbing or sidewalk. The effect of the area is that of an open rural county road, with wide front yards, each blending into the next.

The residential areas to the west and northwest of the square are more densely developed. Types of housing include Plantation Plain, Greek Revival, Victorian, Neo-Classical, and Bungalow designs. Buildings are located toward the center-fronts of their lots and have the traditional landscaping already described. Sidewalks are on both sides of the streets; there is curbing in some areas. This neighborhood, while similar in description to the one out Old Chestnut Street, has a more urban feeling, with homes closer together, and built closer to the street.

Further west, toward the city limits, is mid-twentieth century residential development, which maintains the same set backs and landscaping of the older neighborhoods. Periodically a Victorian or Neo-Classical house interrupts the more modern visage of facades. The public school is also located in this area west of town.

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To the north of the courthouse square, about half a mile, the railroad tracks cut through the hill under a modern bridge on U.S. 27 and angle through the north edge of the city limits. A sand street curves from Cherry Street down to the tracks and on to Cotton Street. The railroad depot was located on this street and next to the tracks. Across the tracks, the landscape immediately begins to rise and several wooden shotgun cottages are built on the bluffs. These were temporary housing for railroad men. Just east of these houses is the pulpwood log yard.

Northeast of the courthouse square no building has taken place because in this vicinity the hill on which Lumpkin is built drops suddenly. Here the sand hills boast long-leaf pine and scrub oak virtually untouched by settlement.

GENERAL DESCRIPTION OF THE CHARACTER AND APPEARANCE OF THE LUMPKIN MULTIPLE RESOURCE AREA DURING THE PERIODS IT ACHIEVED SIGNIFICANCE

Period 1. Little is known about the character and appearance of the Lumpkin multiple-resource area prior to 1825. The hill on which Lumpkin is now built was not inhabited, although two Indian trails passed to either side of it, and the territory was owned by the Creek Nation. Like the acreage around Lumpkin today, the hill was no doubt covered with long-leaf pine trees, scrub oak, varieties of long grass, ferns, and palmettos, creating a semi-tropical landscape.

Period 2. Between 1825, when the territory east of the Chattahoochee became United States soil, and 1835, when a contract was let to build the second courthouse, Lumpkin took shape. Streets were laid out in a grid pattern, roads were cut to neighboring communities, the first courthouse of log was constructed, and Plantation Plain houses were built as the centers of plantations on what was then the outskirts of town. Lumpkin took on the look of a young, yet growing city.

An 1848 map of the town showed the 1835 two-story wooden courthouse in the center of the courthouse square shaded by numerous trees. Commercial buildings, probably of board and batten construction, faced the courthouse on all four sides. Residential sections are shown much as they remain today, but less densely developed, with houses and slave cabins concentrated on main thoroughfares and to the northwest of the square. The homes being built were primarily one-story Greek Revival dwellings, with some two-story Greek Revival ones. By this time, the Baptist and Methodist Churches had established cemetery and church sites to the north and east of the courthouse square.

By the late 1850's then, Lumpkin had a defined commercial area with residential sections generally following well traveled roads. Greek Revival dwellings dominated on land subdivided from farm land tracts.

Period 3. The coming of the War Between the States temporarily halted development. The town apparently stood still in this 1860 to 1865 period, looking much as it did in the 1850's.

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Period 4. The time span from 1865 to 1885 was a period of post-war reestablishment for Lumpkin, probably with little change in visual appearance until 1880, when the south side of the courthouse square burned. Rebuilding resulted in eleven businesses constructed with brick, iron, and pressed metal fronts. Also during this time, the north side of the courthouse square began to be built up with one and two story brick and cast iron commercial buildings. The east and west sides each have one remaining building from this period which have been severely altered. It is difficult to say what these two sides looked like during this period.

In terms of residential structures, Victorian designs had arrived in Lumpkin. The owners of Greek Revival and Plantation Plain homes subdivided their properties, and Victorian one and two story weatherboard dwellings begin to appear. Each time a building went up, the scale, height, and set back of its neighboring homes were taken into account, thereby keeping the neighborhoods consistent in appearance.

Period 5. The railroad came to Lumpkin in 1886, heralding a renewed life for this agricultural community. With it came new ideas for expansion based on quick communication with the outside world. Queen Anne houses were built, empty spaces on the courthouse square filled in with ornate commercial buildings, and the town as it is known today took shape.

In 1895 the first brick courthouse was built on the square. Toward 1900 Classical Revival designs became popular. These type homes were built on land once more subdivided to make room for them in established neighborhoods.

It was during this era that the minority neighborhoods south of the courthouse square became established. Building with what materials they could, local black residents built functional houses to provide shelter. These homes were built on the downgrade side of the hill which was generally considered less desirable for building by the local white developers.

Period 6. In the first decade of the twentieth century, the courthouse square was virtually completed as it exists today. The east and west sides were a series of vacant lots and one story unornamented brick buildings. In 1922 the second brick courthouse was built, the first having been destroyed by fire. The Stewart County Jail was built on the northeast corner of the square, a warehouse was on the southwest corner, and an opera house was on the northwest corner. Livery stables were located to the south of the square, as well as other businesses such as the dry cleaners and the lumber and cottonseed house, and the minority houses previously mentioned.

Residential areas were filled with Plantation Plain, Greek Revival, Victorian, and Classical Revival Homes. Two brick Classical Revival Churches had been built; one on Broad Street and one on Main. Three Bungalows were built in Lumpkin on vacant lots, filling in the remaining open lots in the residential districts.

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By 1930 the automobile had made its impact on Lumpkin and the opera house was torn down to make way for a filling station, while empty lots and vacant buildings became auto repair shops. During the 1930's sand roads began to be paved, making Lumpkin more accessible for cars, and the passenger railroad less important.

Period 7. Since 1930, little physical change has taken place in downtown Lumpkin. The public square still has open areas on the east and west blocks, and modern one story brick buildings have replaced the earlier auto repair shops on these two sides. Commercial development in the past twenty years has taken place off the public square along GA 27 to Richland and U.S. 27 to Columbus.

The residential areas have had a limited number of intrusions since 1930, mainly mobile homes and tract type housing. Modern subdivisions have been built west of Lumpkin outside of the city limits, helping prevent destruction of intown dwellings.

Throughout its history, Lumpkin has been well maintained by its citizens so that few buildings have been lost. A certain pride in home ownership has prevented unsympathetic treatments in maintenance, resulting in the preservation of the majority of historic properties within the city limits.

CHOICE OF MULTIPLE-RESOURCE AREA, HISTORIC DISTRICTS AND INDIVIDUAL PROPERTIES

The multiple-resource area was designated as the current city limits of Lumpkin. The historically and architecturally significant properties found in the city limits represent the major styles and types of buildings found in Stewart County and the region.

Stewart County, as well as Lumpkin, has a large number of historic sites. Through this nomination, which will help further preservation in the future, it is hoped that Stewart County, and Lumpkin, will become aware of their assets and better maintain them.

Based on the apparent development of the town, four historic districts were chosen. These areas show a consistent historical growth, each with a variety of architectural styles and designs. Three of these districts are contiguous, but are broken into distinctive districts because of their different characteristics. The Lumpkin Commercial Historic District is a small district of homes built on Main Street, directly off the courthouse square. The Uptown Residential Historic District extends to the west and northwest of the courthouse square and has the largest concentration of historic structures from every period of Lumpkin's past. The Pigtail Alley Historic District encompasses several houses along Old Chestnut Road, the original Cuthbert/Eufaula Highway. This series of homes is varied in architectural styles.

Individual properties not located within these four historic districts were selected on the basis of the National Register Criteria for Evaluation.

METHODOLOGY

This nomination was initiated by the Stewart County Historical Commission in the Spring of 1978. At that time the organization visualized a district nomination based on the Georgia Department of Natural Resources Historic Structures Field Survey done in 1976. An intern for the Lower Chattahoochee Area Planning and Development Commission prepared the nomination.
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When the Georgia Department of Natural Resources Historic Preservation Section received the district nomination for Lumpkin, it was determined that a multiple-resource nomination would be more fitting. At this point the historic preservation planner in the regional planning commission began a series of interviews with local citizens, historical research, and onsite surveys based on the 1976 survey. On the basis of discoveries made, boundaries were determined for historic districts, and individual properties identified, in conjunction with the Historic Preservation Section. All properties were believed to meet the criteria of the National Register.

A public meeting was held to solicit city-wide support for the project, newspaper articles were run explaining the purpose of the National Register and its possible impact on Lumpkin, and community members were asked to help research the history of individual properties and districts. A draft nomination was then forwarded to the Historic Preservation Section. Following site visits and refinements by the Historic Preservation Section staff, a final draft was submitted to the state office for editing and processing.

Amendments to the National Historic Preservation Act in 1980, and the need for new regulations to implement them, resulted in a delay in the processing of this nomination.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input checked="" type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input checked="" type="checkbox"/> politics/government | <input checked="" type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1828-1830 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

OVERALL HISTORY AND SIGNIFICANCE OF THE LUMPKIN MULTIPLE RESOURCE AREA

The Lumpkin multiple-resource area is important to the overall history of Southwest Georgia because it represents the general development and growth patterns of a county seat in this part of the state.

The historic resources of Lumpkin consist of four historic districts and eleven individual properties. The districts and properties cover approximately 90 of the 875 acres within the city limits. The historic districts include a turn-of-the-century commercial center around the courthouse square, a small residential area east of the courthouse square, a large nineteenth and early twentieth century residential neighborhood to the west and northwest of the courthouse square, and nineteenth century residences along an outlying country road to the southwest. The individual properties include nineteenth and early twentieth century farmhouses and residences, and a church. Taken together, these districts and individual properties, with their historical associations, constitute a fairly comprehensive and well preserved record of the history of a small rural county seat in southwest Georgia. The exploration and settlement of Indian territory, the establishment of a town to meet political and commercial needs, the building of farms and residences, the coming of the railroad, the intensification of commercial activity and residential development at the turn of the century, the arrival of the automobile, the Great Depression, and post-World War II tourism are all chronicled in Lumpkin's historic districts and properties. In the terms of the National Register, the historic resources are significant in the areas of exploration and settlement, community planning and development, architecture, agriculture, commerce, politics and government, religion, and transportation, and they meet National Register criteria A, B, and C. Their suggested level of significance is local.

The site on which Lumpkin now stands was chosen, in 1828, to be the county seat of Randolph County, later divided into Stewart County. At this point the town was surveyed and laid out in a gridiron pattern on a north/south axis. Lumpkin quickly became not only the governmental seat of the county, but also the commercial center. Located in the middle of Stewart County, Lumpkin provided a center point for shopping. Dry goods stores, grocery stores, hardware stores, and drug stores were built around the courthouse. This brought people from all over the county to purchase goods. The economy of Stewart County was, and still is, based on agriculture. Cotton, peanuts, wheat and barley created the cash needed to allow farmers to come to town and purchase supplies. Settlers in Lumpkin farmed land outside of town. The Baptist and Methodist Churches were the two religious organizations of Lumpkin. The Lumpkin Baptist Church was organized

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in 1828, and the Lumpkin Methodist Church was organized in 1837. These two churches are still the major ones in Lumpkin. Education has always been extremely important to the citizens of Lumpkin. The first public school was organized by the county commissioners in 1830. At one point Lumpkin had both a male and female academy. Nothing remains of these two schools, but the Lumpkin High School, built in 1907, attests to the lengthy recognition of the importance of education. Transportation began in Lumpkin prior to its establishment, when Indian trails passed through the area going from the Creek Indian Capital at Coweta to Florida. As settlers moved into Southwest Georgia, roads were cut from town to town. Modern highways still follow these road beds. The railroad has made significant contributions to the development of Lumpkin. Architectural styles represented include localized versions of Plantation Plain, Greek Revival, Victorian, Classical Revival, and Bungalow; types include commercial, residential, educational, governmental and religious. The styles and types are generally representative of the region.

HISTORICAL DEVELOPMENT OF THE LUMPKIN MULTIPLE RESOURCE AREA

Period 1. The Creek Indians were present in the Lumpkin area prior to 1825. Apparently two Indian Trails passed to either side of the present town. No documentation nor archeological findings suggest that these early inhabitants of Stewart County settled in the area. Major Indian villages were to the west, on the Chattahoochee River, and the southeast, at the Singer Moyer Site (N.R. listed). Andrew Jackson and his troops passed through the area on the way from Tennessee to Florida in 1818. This was the first trail blazed by the whites. It became known as the Seminole War Path.

Period 2. In February of 1825, the Treaty of Indian Springs was signed between the United States and the Creek Indian Nation. This treaty deeded to the United States all land lying east of the Chattahoochee River. From a portion of that land, Lee County was created in 1825. Three years later, in 1828, a portion of Lee County became Randolph County. The town of Lumpkin was built on lots 82 and 111 in the 23rd district. Lot number 82 was selected by county commissioners appointed to select a permanent seat of government while Stewart was still a part of Randolph County. It was purchased in May, 1830 for \$15.00 at public sale by the county commissioners. At this point the county surveyor began to lay off the grid plan. Land sold quickly, for in July of 1830 it was reported at a meeting of the Inferior Court of Randolph County that 27 land lots had been sold out of the 40 lots laid aside; many of these were settled by farmers. At this meeting also it was decided to name the public site Lumpkin, in honor of Wilson Lumpkin, governor of the State of Georgia. In December of 1830, Stewart County was laid off from Randolph County, with Lumpkin remaining the county seat of Stewart County. In 1831 the first courthouse, a log structure was built.

In 1834, lot 111 was purchased by the Clerk of Inferior court. It was divided into four 50 acre tracts, with one of the tracts sold to Hollis and Willard Boynton, one to Bryan Bedingfield, one to Henry Jernigan, and the fourth to a corporation of these four men. One half of this fourth lot was divided into lots and sold to settlers. It was incorporated into the grid plan.

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By 1835 Lumpkin had become established and a new courthouse was needed to house the growing county government. A contract was let to build a new, two story, wooden structure, 40 x 60 feet in size to accommodate these needs.

Enterprising merchants came in and set up storekeeping to serve local farmers. One such merchant was Edward Chamberlin, who moved into Lumpkin in 1849 from Parishville, N.Y. Mr. Chamberlin built a mercantile business and for 17 years operated in Lumpkin. He then moved to Atlanta where he built up one of the largest mercantile businesses there, the Chamberlin, Johnson & Dubose Department Store.

With the courthouse located in Lumpkin, the town became the largest in the county, drawing people from all over to circuit court sessions and to market. This aided in the further growth of commercial buildings on the square.

The Lumpkin Baptist congregation was organized in 1828, actually prior to the creation of Stewart County. The first church was built on the site of the Baptist Cemetery. An educational program also began in this period, when the Inferior Court appointed Jared Irwin the Trustee of the Poor School Fund, created to educate local children who could not afford expensive schools.

In 1836 the Creek Indian War momentarily disrupted Lumpkin's growth. The Creek Nation, dissatisfied with the Treaty signed in 1825, began to attack settlers on the river banks. "The Georgia Guards", with many members from Lumpkin, fought in this war. Lumpkin never was actually attacked, but leading citizens were involved, including Jared Irwin, who was killed. By 1836 the town was well established, with not only a Baptist Church, but a Methodist congregation as well. Listed were 36 dwellings, 14 stores, 3 confectionaires, 3 taverns, a blacksmith shop, 3 lawyers, 2 doctors, and a male academy. In the years to follow, until 1860, the town showed a steady consistent growth with an established commercial district and a residential district in the same location as existing ones. Almost totally self-sufficient, farmers grew cotton, wheat, oats, rye, corn and barley, and raised cattle and sheep. Property owners generally had slaves to work the fields, with an average of 6 to 10 slaves working 100 to 600 acres. There were also some large property owners, such as Mr. Boynton, listed in the 1853 tax digest, who had 4,750 acres of land and 83 slaves, and John Fountain who had 5200 acres of land and 166 slaves.

Period 3. During the five-year period of the Civil War, the town of Lumpkin was virtually suspended in time as family members enlisted in one of the five Stewart County regiments and went to fight for their beliefs. Johan Singer, a tailor and shoemaker from Stuttgart, Germany, contributed to the regiments by making shoes while others worked making bandages or providing food. No war traffic, other than local groups, came directly through Lumpkin or threatened any real property.

During this time Clement Anselm Evans was living in Lumpkin. Evans grew up in Lumpkin and became a lawyer. By the time he was 22 years old he was elected Judge of the County Court, and by the time he was 26 he was elected to the State Senate. He fought on the Confederate side during the War where he served as a Brigadier General in the Army of Northern Virginia. He was distinguished for leading his men bravely into battle.

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After the war he returned to Lumpkin and chose to become a minister in which capacity he served for the next twenty-seven years. His most distinguished work, and what he is most remembered for today, is his twelve-volume of "The Confederate Military History."

Period 4. After the Civil War, men returned home to salvage neglected farms and property, and adjust to the new economic system with no slavery. By 1879-80, Lumpkin was back on its feet with 1000 inhabitants. The community boasted four grist and sawmills, three churches (The Methodist, Baptist and Presbyterian), and five schools, two white and three black. These included the Masonic Academy, which had been founded for girls in 1852, and began accepting boys in 1877. The town had 3 doctors, 5 lawyers, 2 druggists, 2 saloons, and one general store, with another doctor starting practice in 1880 along with 2 more lawyers, 7 grocers, 3 general stores, and 2 carriage makers. Specialty stores also opened, with a jeweler, a tailor, and a furniture store. Chief exports at this time were cotton, lumber, oats, and peanuts.

Period 5. Lumpkin continued its upward growth swing when, in 1886, the Americus, Preston and Lumpkin Railroad line opened. The local newspaper, The Lumpkin Independent, gave a weekly report of progress prior to its opening, suggesting the importance, as well as the fascination, of this new machine. Once the trains started through, it is interesting to note that the newspaper published more ads, from further points, than ever before. The new buildings on the square, replaced after the fire of 1880, housed nine general stores, six lawyers, six groceries, three doctors, and two druggists, among others, while the town had one guano (fertilizer) factory, two carriage makers, one cotton gin, and a cotton agent. The old wooden courthouse, having outlived its usefulness, was replaced by a brick building. It was during this time too that Lumpkin received its first direct communication with the outside world. Previously freight and mail were shipped to Atlanta via Cuthbert, but with the railroad, the Southern Express and the Western Union, Lumpkin came into its own.

Period 6. By 1901, the Stewart Academy became the Lumpkin Public School, which built a new brick building and later a wooden annex on the same land originally given to the Masonic Female Academy by Willard and Hollis Boynton. This school was built to serve the citizens of the town. In 1909, with a population of 1500, resurgence of growth, perhaps attributed to increased farm productivity during World War I, showed all buildings on the square occupied with a series of grocery, hardware, and dry goods stores. An opera house and the new brick jail also suggest that Lumpkin had attained a new outlook. By 1922, the Sanborn Insurance maps show that the automobile had made its impact; with auto repair shops and filling stations on the square. Residential areas followed the same growth lines of 1848, except the Methodist and Baptist congregations moved into the Uptown area. A fire in 1922 destroyed the courthouse; a brick building—the current courthouse—soon replaced it.

Period 7. On the 1933 Sanborn Insurance Map, the full impact of the automobile was realized as streets were paved for the first time, and buildings like the opera house torn down to make way for filling stations. The Great Depression and World War II had little direct impact on the extremely self-sufficient community. Men were called to war,

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but the town continued as the commercial center of Stewart County, with an income based on the newly founded peanut shelling industry, the guano (fertilizer) factory, and the harvest of slash pine for pulpwood. The physical growth of Lumpkin, by 1933, within the established grid plan, had halted. Today it is little changed from that period, but the newest industry is that of tourism. Westville, a village museum of the 1850's located southeast of the city's limits, replicates life in a mid-nineteenth century Southwest Georgia county seat. It looks today very much like Lumpkin would have looked in 1850. Tourists often stop to visit the Lumpkin Square. Main sources of income, aside from tourism, are farming and pulpwood. Businesses on the square include grocery stores, drugstores, hardware, and five and dime stores. Several buildings are vacant, while city and county services fill others.

GENERAL DISCUSSION OF "AREAS OF SIGNIFICANCE"

Exploration and Settlement. The Lumpkin multiple resource area is historically significant in terms of exploration and settlement because of the fact that Lumpkin was founded as the county seat of a new county that was carved out of what had previously been Indian territory in the early nineteenth century. In the 1825 Treaty of Indian Springs, the Creek Indians ceded land east of the Chattahoochee River (now the boundary between Georgia and Alabama) to white settlement. Between 1828 and 1830 Lumpkin was selected as the site of a new county seat in this area, the land was surveyed, and lots were laid out, sold, and developed. By 1830 a thriving community had come into existence in what had been just a few years earlier a virtual wilderness. This pattern of exploration and settlement was typical of western Georgia in the early nineteenth century.

Community Planning. The Lumpkin multiple-resource area revolves around the early 19th century courthouse square plan, which was created to serve as the center of a county government. This plan is virtually unchanged from its original conception. Based on popular planning techniques and locational theories of the era, a courthouse square was established as the center point. Businesses were built on all four sides of the courthouse square to accommodate the needs of county residents. Residential areas then developed around this central point, to the north and west, on the flattest ground available, out Old Chestnut Road along one of the main thoroughfares, and to the east, close to town. The town has developed under a controlled plan which was actually the forerunner to its establishment, as land lots were purchased and divided. Land lying beyond this core of the planned community was developed into small, intown farms, with lots later sub-divided to accommodate an increased population. The railroad cut through the north of town, leaving the plan undisturbed, while major state and county roads cross 2 blocks west of the square on roadbeds which have historically served as major arteries. Recent changes in the last twenty years have left the original town untouched. Minority housing developments to the south of town do not generally follow grid plans. The major housing developments have been those to which the city has extended its limits, or are out of the city limits completely.

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Architecture. The Lumpkin multiple-resource area contains numerous architectural types and styles, present in individual properties and districts, that are significant in that they represent interpretations of various architectural styles in Southwest Georgia. Architectural significance is found not only in individual properties and district groupings but in the general developmental trends of the town. The architectural types of buildings in the multiple resource area consist of dwellings, commercial buildings, governmental buildings and public buildings (i.e. schools and churches). Styles include the Plantation Plain, Greek Revival, Victorian, Classical Revival, and Bungalow, ranging in date from c. 1830 to c. 1930. Generally built on a modest scale, dwellings are primarily frame on brick foundations, with businesses, government buildings, and churches of brick construction. Commercial buildings often boast cast iron column supports. Carpentry was apparently a special craft in Lumpkin because a high level of skill has been used on almost every building being nominated. The Greek Revival structures show the highest quality, with intricate trabeated central entrances. Some structures suggest use of pattern books or builders' guides in the way that they represent high-style influences. With the exception of the Victorian Commercial buildings and the Classical Revival Courthouse, buildings are not clustered in any particular stylistic pattern. It would appear that as the town developed, lots were subdivided and sold to newcomers who built homes in the latest styles, thus creating neighborhoods of diversified architectural character. The overall effect of these neighborhoods, in conjunction with the commercial district, is the creation of a showcase of architectural styles which suggest the underlying development of the town. In its architecture, Lumpkin shows the economic and historical development of a Southwest Georgia county seat.

Agriculture. Since Lumpkin was created in 1828, farming has been the economic base of its development. After the signing of the Treaty of Indian Springs, settlers moved into the area because of its rich soil. Originally the main crops included wheat, oats, rye, corn and barley, with cattle and sheep the main livestock. Cotton became a major crop prior to the Civil War and continued to be one of the main crops in the post-war era. Larger planters of cotton produced from 75,000 to 100,000 pounds of cotton a year during those years when cotton was profitable. The economy of the county, which feeds directly into Lumpkin, is today still based on agriculture. Peanuts are now the major cash crop, with cotton still being planted. Pulpwood companies harvest slash pine and ship it out of Lumpkin, making up another segment of the agricultural base. Many farmhouses, some of which have been absorbed into later residential developments, survive to bear witness to this aspect of Lumpkin's history.

Commerce. The thriving community of Lumpkin, while drawing from an agricultural base, has existed as a commercial town, selling goods to farmers countywide. Farmers journeyed to Lumpkin, which was also the center of government, to take care of business and stock up on supplies. Businesses were centered around the courthouse square historically and remain so, allowing farmers to handle all of their business in one place. This type of development is typical to county seat towns all over Southwest Georgia. All periods of Lumpkin's commercial history are represented by buildings around the courthouse square, but the best represented era is that of the late nineteenth century.

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Politics/Government. The Lumpkin multiple-resource area has served two counties in its century and a half as a governmental center. Throughout these years the courthouse square has remained the site of the county courthouse. This fact has had a substantial influence on the town in that it brought wealthy, educated people into town, particularly lawyers. This influx no doubt guided some of the reigning taste in architecture, as well as a desire for the establishment of good educational facilities. The courthouse today still stands in the courthouse square as a symbol of Lumpkin's history as a county seat.

Religion. Religion within the Lumpkin multiple-resource area is centered around the Methodist and the Baptist congregations, both established in the first 10 years of Lumpkin's history. It appears that the families which moved in from northern states formed the Methodist congregation, while the Baptist congregation was formed by settlers from neighboring southern areas. These two churches served as rally points for townspeople and helped them pull together into a unified body. Early neighborhoods developed around the first sites of these two churches. The original cemeteries of each are still in use, although the sanctuaries have been built elsewhere. These two denominations typify the religious orientation of many small communities in this part of the state. Their influence is still represented by the primary historic church buildings in the community.

Transportation. The Lumpkin multiple-resource area has had numerous systems of transportation beginning with Indian trails and Jackson's war trail. Roads developed along these trails, while other roads were cut to Cuthbert, the Chattahoochee River, Americus, and Richland. The railroad system soon superseded the roads, making it possible not only to travel faster, and in relative comfort, but to transport merchandise farther and faster. The automobile replaced the train system in the early 20th century. The road system was improved at this point and it was then possible to go into regional centers to attain selected goods, causing a decline in commercial development on the square.

PRESERVATION ACTIVITY WITHIN THE MULTIPLE-RESOURCE AREA

In 1965, a group of interested citizens joined together to purchase and restore Beddingfield Inn, a local landmark in the community. This group later incorporated as the Stewart County Historical Commission, got the Inn on the National Register, and proceeded to restore it. This work spurred other activity in the town and soon Lynch Cabin, an endangered dog trot log cabin, was moved to a site behind the Inn.

The Commission then did a "stagecoach" trail highlighting all architecturally significant structures built between 1835 and 1850. This renewed interest influenced others to restore the facades of commercial buildings on the square and maintain the Stewart County Jail and Stewart County Courthouse with a sympathetic eye toward their architectural integrity. In these efforts the city and county both worked for the preservation and improvement of the town. Lumpkin citizens are aware of their physical surroundings and have taken care to maintain them.

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Late in 1974, the citizens of Lumpkin passed a city ordinance "to safeguard the architectural and historic heritage of Lumpkin." Through this ordinance, anyone wishing to erect a new building or renovate an old one must talk to the local planning commission before any changes may take place. This ordinance covers all properties included in the Multiple Resource Nomination.

In 1978 the Stewart County Historical Commission began working on a National Register district nomination for Lumpkin. After consulting with the Historic Preservation Section (SHPO) of the Georgia Department of Natural Resources, the commission changed its approach to a multiple resource nomination for the city, resulting in this document.

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreage of nominated property N/A

Quadrangle name Lumpkin, Georgia

Quadrangle scale 1:24000

UMT References

N/A

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Verbal boundary description and justification

The multiple resource area is defined by the current city limits of Lumpkin.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title A) Nancy Alexander, Preservation Planner (prepared form)
B) Richard Cloues, Architectural Historian (SHPO contact person)

organization B) Lower Chattahoochee APDC
Historic Preservation Section, GA DNR date April 7, 1982

street & number A) P.O. Box 1908
B) 270 Washington Street, SW telephone A) 404/324-4221
B) 404/656-2840

city or town A) Columbus
B) Atlanta state Georgia A) 31994
B) 30334

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ 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

Elizabeth A. Lyon
Elizabeth A. Lyon, Ph.D

title State Historic Preservation Officer

date 5/18/82

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

date

Attest:

Chief of Registration

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Multiple Resource Area
Thematic Group

dnr-11

Name Lumpkin Georgia Multiple Resource Area
State Georgia

Nomination/Type of Review

Date/Signature

1. Rockwell, Stoddard, House Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/822. Tucker, John A., House Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/823. Harrell, George Y., House Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/82

4. Uptown Residential Historic District Substantive Review

Keeper

Attest

William H. Brachman 6/29/82Duke 6/28/825. Second Methodist Church Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/826. Armstrong House Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/827. Grier, Dr. R. L., House Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/828. Lumpkin Commercial Historic District Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/82

9. Mathis House Substantive Review

Keeper

Attest

William H. Brachman 6/29/82and Duke 6/28/8210. Dr. Miller's Office Entered in the
National Register

Keeper

Attest

Delores Byers 6/29/82

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Multiple Resource Area
Thematic Group

Name Lumpkin Georgia Multiple Resource Area
State Georgia

Nomination/Type of Review

Date/Signature

11. East Main Street
Residential Historic District

Entered in the
National Register

Keeper

Delores Byers 6/29/82

Attest

12. Irwin, Jared, House

Entered in the
National Register

Keeper

Delores Byers 6/29/82

Attest

13. Bush-Usher House

Entered in the
National Register

Keeper

Delores Byers 6/29/82

Attest

14. Pigtail Alley Historic
District

~~Entered in the~~
National Register

Keeper

William H. Brachman 6.29.82

Attest

15. Usher House

Entered in the
National Register

Keeper

Byers 6.29.82

Attest

16.

Keeper

Attest

17.

Keeper

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