

# 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** Oak Avenue Historic District  
**other names/site number** N/A

## 2. Location

**street & number** South of the intersection of Oak Avenue and the Southern Railroad  
approximately three-quarters of a mile southwest of downtown Jefferson  
**city, town** Jefferson ( ) vicinity of  
**county** Jackson **code** GA 157  
**state** Georgia **code** GA **zip code** 30549

( ) not for publication

## 3. Classification

### Ownership of Property:

- private
- public-local
- public-state
- public-federal

### Category of Property:

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

### Number of Resources within Property:

#### Contributing

#### Noncontributing

<b>buildings</b>	7	0
<b>sites</b>	0	0
<b>structures</b>	0	0
<b>objects</b>	0	0
<b>total</b>	7	0

**Contributing resources previously listed in the National Register:** N/A

**Name of previous listing:** N/A

**Name of related multiple property listing:** Historic and Architectural Resources of Jefferson, Georgia

**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 Coover  
Signature of certifying official

4.11.02  
Date

*for* W. Ray Luce  
Historic Preservation Division Director  
Deputy State Historic Preservation Officer

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 5/30/02

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for  
Keeper of the National Register

\_\_\_\_\_  
Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC/SINGLE DWELLING

### Current Functions:

DOMESTIC/SINGLE DWELLING

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## 7. Description

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### Architectural Classification:

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/COLONIAL REVIVAL  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/CRAFTSMAN  
OTHER/SADDLEBAG  
OTHER/CENTRAL HALLWAY  
OTHER/QUEEN ANNE COTTAGE  
OTHER/NEW SOUTH COTTAGE  
OTHER/QUEEN ANNE HOUSE

### Materials:

**foundation** Brick; Stone; Concrete  
**walls** Wood/Weatherboard; Synthetics/Vinyl  
**roof** Metal/Tin; Asphalt  
**other** N/A

### Description of present and historic physical appearance:

The Oak Avenue Historic District is a residential district located approximately three-quarters of a mile southwest of downtown Jefferson and occupies a ridge directly southwest of the Southern Railroad. The district is composed of a small but significant group of seven residences. All are frame dwellings with weatherboard exteriors excepting one that has vinyl siding, and all are in good condition and exhibit a high degree of historic integrity. The district was not planned as a single subdivision. The oldest houses (Hood-Frost-Long House and Silman-Tate House) were constructed c.1890 as dwellings on farm properties. A small tenant house also dates from 1890, and the other four residences were constructed in the early 20th century.

The seven dwellings are fine examples of recognized Georgia residential building types and are typical of late-19th and early-20th century small town architecture. The house types represented are saddlebag, central hallway, Queen Anne cottage, New South cottage, and Queen Anne house. Stylistic detailing is modest and typical of such buildings in small town settings. Details featured on the houses are representative of the Colonial Revival and Craftsman styles. The houses share a uniform setback and yard treatments are typical of early-20th century residential design. Front yards are characterized by open lawns, large hardwood trees, and a variety of foundation plantings. Low stacked stone retaining walls are present in front of four of the dwellings. There are no sidewalks between yard spaces and street in the district, and thus these retaining walls also function as visual

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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dividers between private yards and the public space represented by Oak Avenue. The lack of sidewalks gives the district a distinctly rural character and feel, rather unlike that of most other residential neighborhoods in Jefferson. The district's large and numerous hardwood trees are critical to the overall setting and differentiate the area from South Cobb Street to the north and more recent (nonhistoric) development to the west, neither of which feature such a distinctive environmental setting.

The Hood-Frost-Long House (photograph 1) is a Queen Anne House, constructed c.1890 as the main house of a agricultural property. The two-story house features a hipped porch that wraps around the east side and sits on a stuccoed brick pier foundation with brick fill. The house is sided with weatherboard and has an asphalt shingle roof. Windows are 2-over-2 double-hung sash. A shed addition has been constructed at the rear of the house. Decorative features include the large porch with a pedimented central section, square wood roof supports, turned balusters, and gable vents.

The Hood-Frost-Long Tenant House (photograph 2) is a saddlebag type house constructed c.1890 as a supporting resource to the accompanying farm. It features a shed porch across the front façade supported by square posts. The house sits on a concrete block pier foundation. It is sided with weatherboard and has a raised seam metal roof. Windows are 6-over-6 and 4-over-4 double-hung sash. The house was moved from its original location on the south side of Oak Avenue to its present location behind the Hood-Frost-Long House in the 1960s.

The Hardy-Purcell-Long House (photograph 3) is a New South cottage that was constructed c.1905. This house sits on a brick pier foundation with brick fill, is sided with weatherboard, and has an asphalt shingle roof. The house features a porch across most of the front facade that is supported by square posts and wraps around the east side. Other features include gable vents and 6-over-6 double-hung sash windows.

The Silman-Tate House (photograph 4), a central hallway cottage, was constructed c.1890 as a servants house. The house sits on a continuous concrete block foundation, is sided with vinyl siding, and has an asphalt shingle side-gabled roof. It features a gabled partial facade porch centered on the front façade and supported by square posts. Windows are 6-over-6 double-hung sash. A gabled wing has been added to the rear.

The Kelly-Grubbs House (photograph 5) is a Queen Anne cottage constructed in 1912. The house sits on a continuous concrete foundation, is sided with weatherboard, and has a pressed metal shingle roof. It features a shed porch across a portion of the front facade. It is believed that the original porch was larger, extending across the full front facade and perhaps wrapping around one side. Other features include a transom over the front door and 1-over-1 double-hung sash windows.

The Kelly-Johnson House #1 was constructed c.1920 with a full-facade shed porch across the front. Turned columns support the porch roof. The house is sided with weatherboard and has a raised seam metal roof. Decorative features include a gable vent and exposed rafters.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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The Kelly-Johnson House #2 (photograph 6) is a New South cottage constructed c.1900. The house sits on a continuous brick foundation, is sided with weatherboard, and has an asphalt shingle roof. The house features a full-facade hipped porch supported by square posts across the front and gable vents. A garage addition has been made to the rear.

The Oak Avenue Historic District is separated from other historic sections of Jefferson. The Southern Railroad serves as a barrier between Oak Avenue and areas to the north and east. As recently as the early 1940s, land to the west and south of Oak Avenue was in agricultural use, and today much of this property is now occupied by nonhistoric buildings. South Cobb Street, which extends from Oak Avenue to the north down a gradual hill, is a mixture of small early-20th century frame dwellings and nonhistoric brick houses. The district contains several especially large tracts of land, two associated with the Kelly-Grubbs House and the other two associated with the Kelly-Johnson House #1 and the Kelly-Johnson House #2. These parcels extend south from the properties on the south side of Oak Avenue. There is an area of nonhistoric residential development adjoining the district on the east (fronting onto Martin Luther King, Jr., Drive).

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**8. Statement of Significance**

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

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

**Criteria Considerations (Exceptions):**  N/A

A       B       C       D       E       F       G

**Areas of Significance (enter categories from instructions):**

Agriculture  
Architecture

**Period of Significance:**

c.1890-1920

**Significant Dates:**

N/A

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

Sam Kelly

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Statement of significance (areas of significance)**

In the area of architecture, the Oak Avenue Historic District is significant for its collection of relatively modest residences typical of late-19th and early-20th century small town architecture in the South. The resources in the Oak Avenue Historic District represent house types and styles identified as significant in Georgia by the statewide context, Georgia's Living Places: Historic Houses in Their Landscaped Settings (1991)." These dwellings have been well-maintained and exhibit high degrees of historic integrity. House types represented in the district include saddlebag, central hallway, Queen Anne cottage, New South cottage, and Queen Anne house. Although each of these types may be found in other parts of Jefferson, it is rare to find such a good, intact collection of house types in such a small area and in a setting with such a high degree of historic integrity. Stylistic ornamentation on these dwellings is very minimal, supporting the fact that these were houses constructed by working people with moderate incomes who settled on Oak Avenue when it was still on the southern edge of Jefferson and agricultural in character. Ornamentation on the houses represents the Colonial Revival and Craftsman styles. Additions have been constructed on most of the houses. Such additions are important to the evolution of the district and represent the changing needs of property owners within the district.

In the area of agriculture, the district is significant for the fact that this was largely farmland through the first decades of the 20th century and that two dwellings, the Hood-Frost-Long Tenant House and the Silman-Tate House, originally built as tenant houses, remain in the district. When the oldest houses in the district were constructed c.1890, the area within and adjacent to the district was entirely agricultural. Over the next several decades the use of the land in the vicinity shifted to residential use. The two tenant houses are the last structural remnants of the agricultural past here and of the association between the other residences and the agricultural use of the land. Also reflecting the agricultural history of the district are the relatively large tracts of undeveloped land, associated with several of the historic houses, which retain both open fields and woods. Such combinations of primary and secondary dwellings (farm houses plus tenant houses) along with agricultural land have been identified as significant in Georgia's statewide agricultural context, "Tilling the Earth: Georgia's Historic Agricultural Heritage (2001)."

**National Register Criteria**

The Oak Avenue Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of agriculture for the two tenant houses that represent the tenant-farming era in Georgia during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, and for the remaining agricultural fields associated with the district. The Oak Avenue Historic District is also eligible for listing under Criterion C for its collection of excellent examples of residences constructed from the late 19<sup>th</sup> century into the early 20<sup>th</sup> century. The collection of residences in the district represents the shift from an agricultural function with a large main house and tenant houses to a residential development with smaller residences.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Criteria Considerations (if applicable)**

The Oak Avenue Historic District is eligible for listing in the National Register of Historic Places under Criterion Consideration B for a moved property. The Hood-Frost-Long Tenant House was moved from the south side of Oak Avenue to the north side of Oak Avenue behind the associated Hood-Frost-Long House. The tenant house is rare example of a saddlebag tenant house dating from c.1890.

**Period of significance (justification)**

The period of significance for the Oak Avenue Historic District begins c.1890, the year in which the earliest extant building was constructed, and ends in 1920, the year in which the most recent extant building was constructed.

**Contributing/Noncontributing Resources (explanation, if necessary)**

Contributing resources in the historic district are those constructed during the historic period that are significant in the areas of agriculture and architecture. These resources include the residences constructed along Oak Avenue and the land associated with those residences.

There are no noncontributing resources in the historic district.

**Developmental history/historic context (if appropriate)**

**\*\*NOTE: The following history was compiled by John A. Kissane, preservation consultant, September, 1998. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The Oak Avenue Historic District is a small residential neighborhood established between 1890 and the 1910s in a part of Jefferson that was farmland throughout the nineteenth century. Located not quite three-quarters of a mile from the downtown courthouse square, the district is within Jefferson's original town limits that were set at three-quarters of a mile in all directions from the square.

The land within the Oak Avenue Historic District was farmed in the late 19th and early 20th centuries by at least three men, O. K. Hood, Rev. A. J. Kelly and Henry Silman. Three of the existing properties in the district were built c.1890 by Hood and Silman: the Hood-Frost-Long House; the Hood-Frost-Long Tenant House and the Silman-Tate House. Hood was a probate judge in Jackson County and a farmer who owned a considerable amount of property south of Oak Avenue. The c.1890 tenant house was originally located on the south side of Oak Avenue and was one of several such houses on Hood's property. Silman built the Silman-Tate House for his servants, and he resided in another dwelling (no longer extant) located a short distance to the east or southeast of the Silman-Tate House. Rev. A. J. Kelly is believed to have built the Kelly-Johnson House #2 c.1900 after acquiring the land from Hood. Kelly died in 1904, but his son, Sam continued farming this property south of Oak Avenue.



National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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The remaining three houses in the Oak Avenue Historic District were all constructed between 1905 and 1920. In c.1905, the Hardy-Purcell-Long House was built by Mr. and Mrs. Hardy, about whom little is known. They are not believed to have been farmers, and owned only the relatively small lot on which the house sits. Although it has not been determined, the lot on which the Hardy-Purcell Long House was built was probably part of the Hood property (originally to either side of Oak Avenue) and thus sold to the Hardys for construction of their house. In 1912, Rev. Sam Kelly built the Kelly-Grubbs House for his own family. In addition to being a pastor, Kelly was a carpenter and built this house himself. Kelly is also believed to have constructed the most recent building in the district, the Kelly-Johnson House #1. This was built c.1920 as Kelly's office.

Since 1920 there has been little development or change along Oak Avenue in the vicinity of the Oak Avenue Historic District. The only significant change occurred when the Hood-Frost-Long Tenant House was moved across Oak Avenue in the 1960s. In the 1980s and 1990s several of the properties have been rehabilitated and returned to their original appearances.

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## 9. Major Bibliographic References

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Adams, Natalie; J.W. Joseph, Ph.D.; and Denise P. Messick (New South Associates). Tilling the Earth: Georgia's Historic Agricultural Heritage. Stone Mountain, Georgia, October, 2001.

Deaver, Susan B. "Oak Avenue Historic District." National Register of Historic Places Nomination Form (Draft). September, 1996. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. With Supplemental Information.

Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in Their Landscaped Settings. 1991.

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued  
date issued:
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

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

**Georgia Historic Resources Survey Number (if assigned): N/A**

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## 10. Geographical Data

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**Acreage of Property**      35 acres

### **UTM References**

A)	Zone 17	Easting 262228	Northing 3777490
B)	Zone 17	Easting 262210	Northing 3776808
C)	Zone 17	Easting 261834	Northing 3776829
D)	Zone 17	Easting 261840	Northing 3777504

### **Verbal Boundary Description**

The boundary of the proposed historic district is indicated on the attached map by a heavy black line.

### **Boundary Justification**

The boundary of the proposed historic district includes the historic, intact, and contiguous resources and acreage historically associated with Oak Avenue.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Holly L. Anderson, National Register Historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**mailing address** 156 Trinity Avenue, S.W., Suite 101  
**city or town** Atlanta      **state** Georgia      **zip code** 30303  
**telephone** (404) 656-2840      **date** April 10, 2002  
**e-mail** holly\_anderson@mail.dnr.state.ga.us

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

**name/title** John A. Kissane  
**organization**  
**mailing address** 310 Three Oaks Drive  
**city or town** Athens      **state** Georgia      **zip code** 30607  
**telephone**  
**e-mail**

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

**Property Owner or Contact Information**

**name (property owner or contact person)** Tommy Benton  
**organization (if applicable)** Jefferson Historic Preservation Commission  
**mailing address** P.O. Box 875  
**city or town** Jefferson      **state** Georgia      **zip code** 30549  
**e-mail (optional)**

National Register of Historic Places **Continuation Sheet**

Photographs

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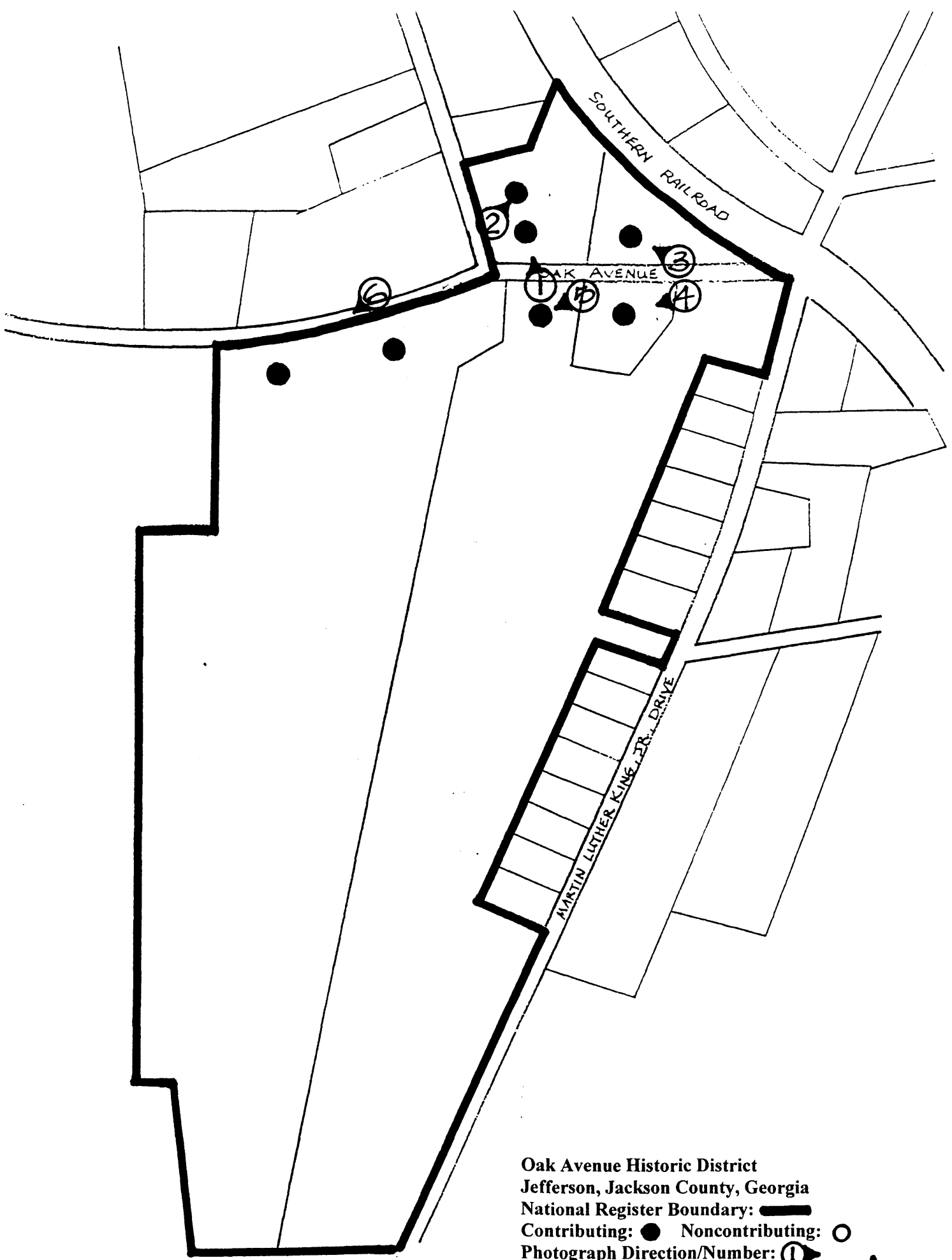
**Name of Property:** Oak Avenue Historic District  
**City or Vicinity:** Jefferson  
**County:** Jackson  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** August, 1999

**Description of Photograph(s):**

Number of photographs: 6

1. Hood-Frost-Long House; photographer facing northwest.
2. Hood-Frost-Long Tenant House; photographer facing northeast.
3. Hardy-Purcell-Long House; photographer facing northwest.
4. Silman-Tate House; photographer facing southwest.
5. Kelly-Grubbs House; photographer facing southwest.
6. Kelly-Johnson House #2; photographer facing southwest.

(HPD WORD form version 11-03-01)



**Oak Avenue Historic District**

Jefferson, Jackson County, Georgia

National Register Boundary: **——**

Contributing: ● Noncontributing: ○

Photograph Direction/Number: ①

Scale: 1"= Approximately 225'

North: ↑