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# 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** Paradise Park Historic District (Additional Documentation and Boundary Increase)  
**other names/site number** N/A

## 2. Location

**street & number** Property at 502 South Broad Street is being added to the listed district that is located at the intersection of Hansell Street and South Broad Street southeast of downtown Thomasville

**city, town** Thomasville ( ) vicinity of  
**county** Thomas **code** GA 275  
**state** Georgia **code** GA **zip code** 31799

( ) not for publication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>	2	0
<b>sites</b>	0	0
<b>structures</b>	0	0
<b>objects</b>	0	0
<b>total</b>	2	0

**Contributing resources previously listed in the National Register:** See continuation sheet

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

**Name of related multiple property listing:** N/A

National Register of Historic Places **Continuation Sheet**

Section 3--Classification

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**Number of Resources and Contributing Resources Previously Listed**

The number of contributing buildings in the Paradise Park Historic District as amended is increased by two: one newly added building (boundary increase) and one reclassified building (additional documentation).

The number of noncontributing buildings in the Paradise Park Historic District as amended is decreased by one, due to the reclassification of one property from noncontributing to contributing through additional documentation.

The originally listed district contained 13 contributing buildings, one contributing site, and two noncontributing buildings.

The district as amended (through the boundary increase and additional documentation) contains 15 contributing buildings, one contributing site, and one noncontributing building.

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. ( ) See continuation sheet.

*Richard Cloves*

*2-18-02*

Signature of certifying official

Date

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* *4.1.02*

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

*[Signature]*

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/HOTEL/INN  
COMMERCE/TRADE/BUSINESS

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## 7. Description

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### Architectural Classification:

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/CLASSICAL REVIVAL/NEOCLASSICAL REVIVAL  
MODERN MOVEMENT/ RANCH STYLE

### Materials:

<b>foundation</b>	Brick
<b>walls</b>	Wood/Weatherboard; Brick
<b>roof</b>	Asphalt
<b>other</b>	N/A

### Description of present and historic physical appearance:

Paradise Park is located southeast of downtown Thomasville in Thomas County, Georgia. Paradise Park Historic District was listed in the National Register in 1984. The historic district encompasses a triangular-shaped historic park, Paradise Park, and historic dwellings situated on large lots located on the southeastern and southwestern edges of the park. The streets are laid-out in a radiating pattern, curving to the east and west around Paradise Park. Most of the streets within the historic district have sidewalks and are informally landscaped with oak, dogwood, crepe myrtle, cherry laurels, and palm trees. South Broad Street is lined on both sides with large oak trees draped with Spanish moss. The historic dwellings include one- and two-story wood-framed houses representing various styles popular from the turn of the century to the 1930s, such as High Victorian Eclectic, Neoclassical Revival, Colonial Revival, and Craftsman. Large, two-story, wood-framed houses representing Victorian-period styles are generally located along South Broad and East Hansell streets. The revival- and Craftsman-style dwellings are smaller than the Victorian-period dwellings and are generally located along East Loomis and Park Avenue. The Paradise Park Historic District As amended identifies two contributing properties to be added to the existing National Register district (one not previously included in the district, the other reclassified from noncontributing to contributing.)

The Tuck House (also known as the McDonald's Area Office), located at 701 South Broad Street, was considered a noncontributing property in the original nomination due to its 1940 construction date, which would have made it less than 50 years old in 1984. The Tuck House was constructed for Dr. and Mrs. Albert C. Tuck. Designed by local architect Roderick Brantley, it is a one-story ranch house with applied Greek Revival elements featuring a low-pitched roof, wide cornice trim, brick veneer, and a one-story classically inspired front portico. The house was constructed on the same

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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footprint as an earlier structure located on the lot, and the basement of the earlier dwelling was incorporated into the new house. Landscaping on the property is compatible with landscaping throughout the district. Dr. Tuck was an avid gardener, a fact that is reflected in the large camellia garden surrounding the property.

The Neel House, located at 502 South Broad Street, is a historic house being added to the previously listed district (this property was not included in the original district nomination because of owner objection and uncertainty about the future of the house). The property is a two-story Neoclassical Revival-style dwelling, constructed in 1907, featuring a low-pitched roof, full-height front portico with classical columns, one-story full-facade porch with classical columns, and a trabeated main entrance. The property was used by the Neel family as a single-family dwelling until 1930, when it was converted into apartments. The house was badly damaged by a fire in 1978 and remained vacant for several years until it was converted into a bed-and-breakfast inn. Landscaping on the property is compatible with that throughout the district.

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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):**

Architecture  
Community Planning and Development  
Entertainment/Recreation  
Landscape Architecture

The original nomination included "local history" as an area of significance; however, the National Register does not recognize "local history" as an area of significance. Therefore, "entertainment/recreation" has been substituted for "local history" to update the areas of significance.

**Period of Significance:**

mid-1880s to 1940 (district as amended)

**Significant Dates:**

1907-Construction of Neel House  
1940-Construction of Tuck House

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

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

Roderick Brantley, Architect, Tuck House  
Joe Robinson, Builder, Tuck House

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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

Paradise Park Historic District is located within a historic residential neighborhood and encompasses a historic picturesque park, late-19th- and early 20th-century dwellings, tree-lined streets, and informally landscaped yards. The district as originally listed and as amended is significant in the areas of architecture, landscape architecture, and community planning and development as a planned neighborhood incorporating a large historic landscaped park for Thomasville's most influential and wealthy residents and wealthy prominent winter residents from the North, particularly Cleveland, Ohio. These residents constructed large high-style dwellings that are excellent representative examples of various styles including High Victorian Eclectic, Neoclassical Revival, Colonial Revival, and Craftsman. The Tuck House and the Neel House were built by prominent Thomasville citizens and reflect the high-style architecture represented by the dwellings identified in the original nomination. The construction of the Neel House in 1907 represents the mid-point of the historic district's chronological development. It also is an excellent local example of a Neoclassical Revival-style house. The construction of the Tuck House in 1940 for a doctor/civic leader illustrates the trend of influential wealthy residents settling and constructing high-style dwellings within the Paradise Park neighborhood from its earliest development during the mid-1880s to 1940. It is a late and unusual example of the Neoclassical Revival style adapted to a house form that reflects the emerging popularity of the ranch house. The yards are informally landscaped with large trees and foundation plantings, and South Broad Street is an excellent example of a residential street lined with large live oaks draped in Spanish moss. The district as amended is significant in the area of entertainment/recreation (replacing local history) for its function as a winter retreat for wealthy northern families with business interests in Thomasville and for its historic park. So many northern families built winter homes in the Paradise Park neighborhood that it was locally known as "Yankee Paradise."

**National Register Criteria**

Paradise Park Historic District as amended is eligible for listing in the National Register of Historic Places under Criterion A in the area of community planning and development as a planned neighborhood for Thomasville's wealthy residents and wealthy winter residents from the north and in the area of entertainment/recreation for its function as a winter retreat for northern families with business interests in Thomasville. The district is also eligible for listing under Criterion C in the area of architecture for its excellent collection of late 19<sup>th</sup> and early 20<sup>th</sup> century residences constructed in architectural styles typical of grand residences of the time and landscape architecture for the incorporation of Paradise Park in the neighborhood, the streetscaping, and the landscaping of the grounds of the residences.

**Criteria Considerations (if applicable)**

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Period of significance (justification)**

The period of significance for the proposed historic district as amended begins in the mid-1880s with the beginning of development of the Paradise Park neighborhood and ends in 1940 in order to include the Tuck House, constructed in 1940, which signifies the end of the development of the neighborhood. The district as amended extends the period of significance of the originally listed district to 1940 to reflect the end of the coherent period of development. By World War II development of the area was completed.

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

The two contributing resources within the historic district as amended are those constructed during the historic period that are significant in the areas of architecture, community planning and development, entertainment/recreation, and landscape architecture. The Tuck House was considered noncontributing in the original district nomination due to its construction date. The period of significance has been expanded to include this resource. The Neel House, built in 1907, was excluded from the original district nomination due to the then-owner's objection and uncertainty as to the future of the house.

There are no noncontributing resources included in the historic district as amended.

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

The resources in the Paradise Park Historic District as amended share the same developmental history as those in the original listing except that the district as amended extends the period of significance to 1940 to encompass the full range of historic development around Paradise Park. The residences in the amended portion of the district contributed to the neighborhood's role as a separate neighborhood for prominent citizens of Thomasville and a winter retreat for wealthy northern families.



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## 9. Major Bibliographic References

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Niles, Andrea. "Paradise Park Historic District." National Register of Historic Places Nomination Form. June, 1984. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. With Supplemental Information.

Tinker, Nancy. Historic Property Information Form. July, 1993. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. With Supplemental Information.

**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** Paradise Park Historic District
- 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**      Less than one acre (amended area)

**UTM References**    (amended area)

A)	Zone 17	Easting 215352	Northing 3414652
B)	Zone 17	Easting 215357	Northing 3414567
C)	Zone 17	Easting 215295	Northing 3414561
D)	Zone 17	Easting 215291	Northing 3414651

### **Verbal Boundary Description**

The boundary of the previously listed historic district is indicated on the attached map by a heavy black line. The boundary of the amended area is indicated on the attached map by a heavy dashed black line.

### **Boundary Justification**

The boundary of the proposed historic district as amended includes less than one acre on the southwestern edge of the previously listed Paradise Park Historic District and includes a residence historically used as a single family dwelling that shares the same character-defining features as the residences in the original listing.

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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** February 18, 2002  
**e-mail** holly\_anderson@mail.dnr.state.ga.us

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

**name/title** Nancy Tinker  
**organization** Thomasville Landmarks, Inc.  
**mailing address** P.O. Box 1285  
**city or town** Thomasville **state** Georgia **zip code** 31799  
**telephone**  
**e-mail**

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

**Property Owner or Contact Information**

**name (property owner or contact person)** Melissa Forgey  
**organization (if applicable)** Thomasville Landmarks, Inc.  
**mailing address** P.O. Box 1285  
**city or town** Thomasville **state** Georgia **zip code** 31799  
**e-mail (optional)**

National Register of Historic Places **Continuation Sheet**

Photographs

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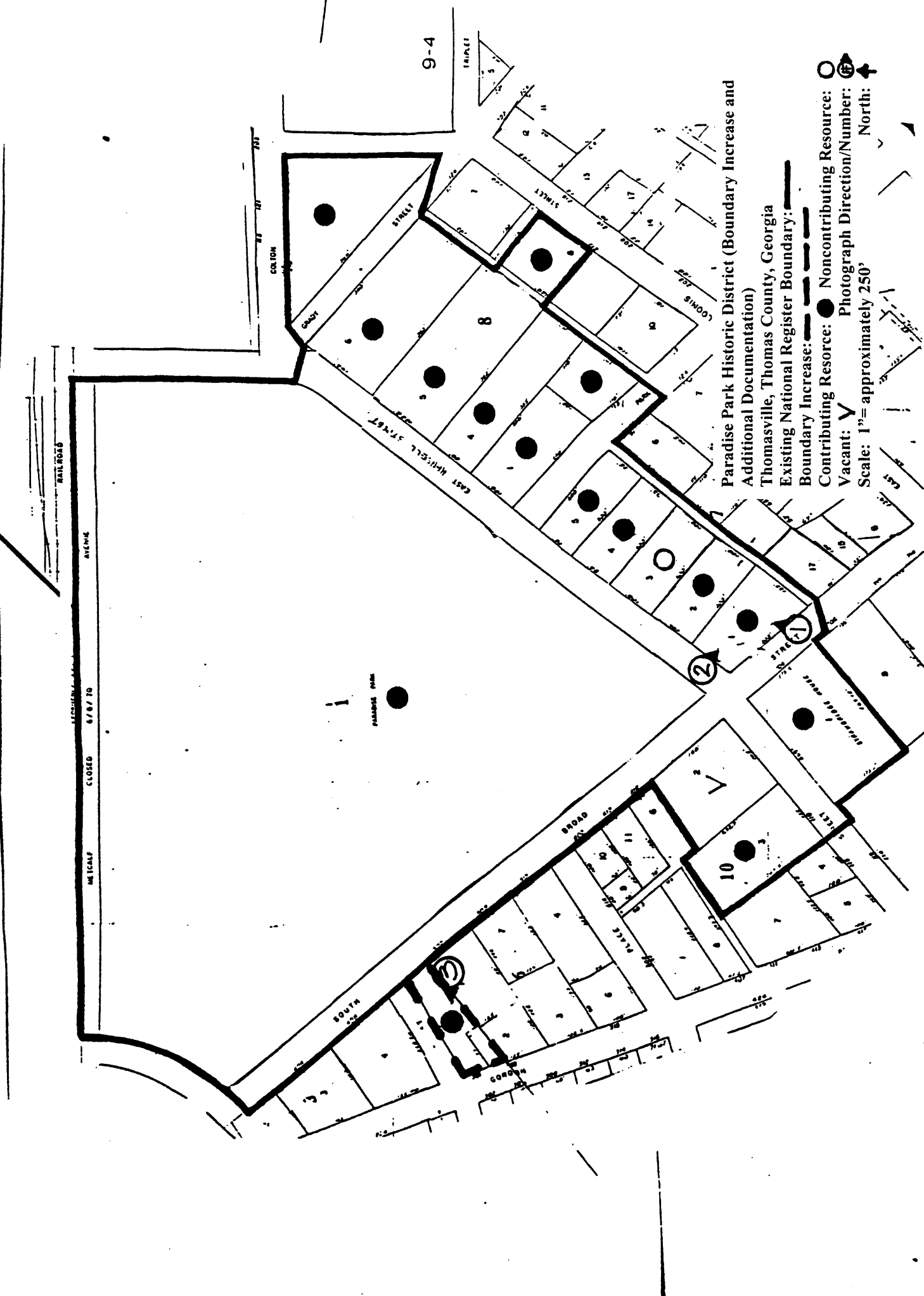
**Name of Property:** Paradise Park Historic District (Boundary Increase and Additional Documentation)  
**City or Vicinity:** Thomasville  
**County:** Thomas  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** January, 1999

**Description of Photograph(s):**

Number of photographs: 3

1. Tuck House, 701 South Broad Street, front (south) façade; photographer facing northeast.
2. Tuck House, west façade; photographer facing southeast.
3. Neel House, 502 South Broad Street, front (north) façade; photographer facing southwest.

(HPD WORD form version 11-03-01)



Paradise Park Historic District (Boundary Increase and Additional Documentation)

Thomasville, Thomas County, Georgia

Existing National Register Boundary: ———

Boundary Increase: - - - - -

Contributing Resource: ● Noncontributing Resource: ○

Vacant: Y Photograph Direction/Number: 67

Scale: 1" = approximately 250'

