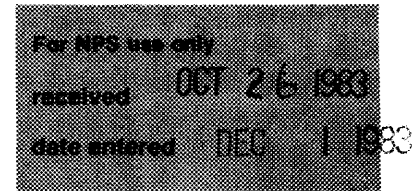


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I. NAME OF DISTRICT

South Railroad Historic District (Baconton MRA)

II. LOCATION OF DISTRICT

A. General Location

1. General Location: Two blocks south of the Baconton Commercial Historic District, on either side of the railroad tracks.
2. Principal Streets: South Railroad Avenue^{Ave D}, South State Highway 3, Seaboard Coast Line Railroad^{RR} Tracks. ^{GA 3}
3. City or vicinity: Baconton
4. County: Mitchell

B. U.S. Congressman and Congressional District: Charles Hatcher, Second Congressional District

III. CLASSIFICATION

Occupied Unoccupied

Current Use(s): Residential

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

1. General character and appearance of district:

The South Railroad Historic District consists of seven houses and one service station, all of which are either one or one and one-half stories, and most of which are frame. One house is brick veneered, and the service station is of masonry construction. All buildings face the railroad tracks which run between the district's two streets. Most of the houses are designed with modest late Victorian or Craftsman/Bungalow features, and all date from before 1927.

2. Natural terrain, natural landmarks, geographic features:

The district is situated on basically level land. It is cleanly bisected by the railroad tracks, which are laid on a higher grade than the streets.

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- 3. Various parts, areas or sections of the district: Not applicable
- 4. Pattern of land subdivision, including street layout, lot layout alignment or major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain:

This district is essentially linear in form. Like most of Baconton, there was no master plan of lot layout. Lots in this district widely vary in size, and some have extensive rear yards with pecan orchards growing on them. Both streets in the district run parallel to the railroad tracks, one on its east (South Railroad Avenue), and one on its west (South State Highway 3).

- 5. Arrangement or placement of buildings and structures on lots within the district; relationship of buildings and structures to one another and to their surroundings; density of development:

Houses are evenly set back from the streets in the district, and the four buildings along State Highway 3 are spaced approximately even distances one from another. The three houses in the district which face South Railroad Street are more widely separated than those across the tracks. Between these two houses and the last house in the district is a pecan grove where a modern ranch style house has been built. The last house faces the tracks at the end of Railroad Avenue where it dead ends into East Daniels Street.

- 6. Architectural characteristics of the district:

As previously stated, most of the houses in the district are either Late Victorian or Craftsman/Bungalow in style. All but the service station are frame, none are more than one and one-half stories high. The houses were probably all designed and built by local craftsmen according to the techniques of the early twentieth century.

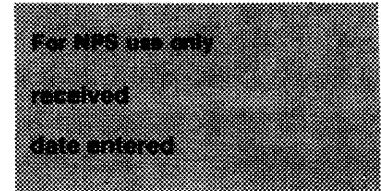
- 7. Landscape characteristics of the district:

Most of the yards in the district are set slightly below the level of the streets and are landscaped predominantly with grass and trees. Some shrubbery and flowering plants are used, but not to the extent of the Walton Street Church Historic District. A small pecan grove is located in the eastern half of the district.

- 8. Archaeological potential: Unknown

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V. HISTORY

A. Summary of Historical Facts

1. Original owner or developer of district, if applicable:

Robert J. Bacon, original landowner.

2. Subsequent developers of district, if applicable:

John R. Pinson, Sr. and others.

3. Original use(s) of district: Residential, farming.

4. Subsequent use(s) of district: Same.

5. Architect(s) or engineer(s) associated with the development of the district:

Unknown.

6. Builder(s) or contractor(s) associated with the development of the district:

Thomas Jefferson Glausier and others.

7. Other artists or craftsmen associated with the development of the district:

Unknown.

8. Date(s) of development: ca. 1900 - 1927.

B. Historical Narrative

The South Railroad Historic District developed as a small residential area along the railroad tracks leading south out of Baconton. This area was originally owned by Major Robert J. Bacon who sold about 200 acres of land to John R. Pinson, Sr. The Pinsons built their house in the district in 1902 and three members of the Glausier family built houses shortly thereafter. The South Railroad Historic District has remained a predominantly middle class residential neighborhood since its development. In 1927 and 1928 the federal government improved and paved the "Dixie Highway" or old U.S. Highway 19 which went straight down the present State Highway 3. In the 1960s the present U.S. Highway 19 was built just east of Baconton and the old road was taken over by the state. It was due to the improvement of the road that a service station was built in the South Railroad Historic District in 1927. Today State Highway 3 remains the busiest through street in Baconton.

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VI. SIGNIFICANCE

A. Areas of Significance:

Community Planning and Development
Architecture
Landscape Architecture
Transportation
Local History

B. Statements of Significance

Architecture

The South Railroad Historic District represents the local carpenter tradition in architectural style which was prevalent in South Georgia in the early twentieth century. Represented in the district are both late Victorian and Craftsman/Bungalow houses. They are typical of houses in small south Georgia towns.

Transportation

Included in the district are the railroad tracks first laid in 1869-70 which caused Baconton to exist, and a Federal Highway built between 1927 and 1928 which kept Baconton accessible in the twentieth century. The "Dixie Highway" was the first paved road in Baconton, as well as in Mitchell County, other than some city streets.

Landscape Architecture

The usual informally landscaped front yards with their lawns and trees are complemented by the presence of a pecan grove in the eastern half of the district. The pecan grove is a characteristic landscape feature in Baconton.

Community Planning and Development

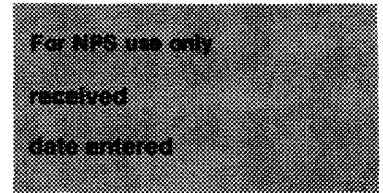
This district is the smaller of just two historic residential neighborhoods in Baconton. It illustrates a characteristic way in which land was bought and sold, subdivided, and developed at the turn of the century. This district is also a characteristic linear residential neighborhood along the railroad tracks, a common arrangement in many of Georgia's small railroad towns.

Local History

The South Railroad Historic District is significant for its associations with two prominent Baconton families, the Bacon family which originally owned the land in the district and the Glausier family which settled in this part of town. The Glausiers made many important contributions to early twentieth century life in Baconton, including the building of several houses.

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District

VII. SOURCES OF INFORMATION

See Cover Form, Section 9.

VIII. FORM PREPARED BY:

- A) Erick Montgomery
- B) Richard Cloues

- A) Southwest Georgia Area Planning and Development Commission
P.O. Box 346, Camilla, GA
- B) Historic Preservation Section
270 Washington St., S.W., Atlanta, GA

- A) 912/336-5616
- B) 404/656-2840