

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 14 1985
date entered SEP 12 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Maysville Historic District

and/or common

2. Location

street & number Along East and West Main Streets
and Homer Street

N/A— not for publication

city, town Maysville N/A— vicinity of

state Georgia code 013 county Banks Jackson code 011
code 157

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners (more than 50)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number (1) Jackson County Courthouse
(2) Banks County Courthouse

city, town (1) Jefferson (2) Homer state Georgia

6. Representation in Existing Surveys

title None has this property been determined eligible? ___ yes no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town _____ state _____

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Maysville Historic District comprises the commercial center, surrounding residences (both intown and farmstead-type houses), and a church in the town of Maysville. The district comprises approximately one-half the land area in the town. The community straddles the border of Banks and Jackson counties which runs along the railroad track through the center of town. East and West Main Streets and Homer Street are the principal streets. East and West Main, located on either side of the railroad track, run approximately northwest-southeast through town. Homer Street intersects these streets and the railroad from the north at the center of town. A network of smaller streets exit off these three principal streets that form the backbone of the district. The district is characterized by both rolling and level terrain. The highest elevations can be found along Homer Street. From this area the land slopes down sharply to a fairly flat area along the railroad tracks and the land to its south and west. The centrally located commercial area is surrounded by three distinct residential areas: a ribbon development that follows the railroad to the northwest; a large area on the hilly land on Homer Street and other streets overlooking the railroad; and an area on the flat terrain along Sims Street to the south of the commercial area laid out with a gridiron plan in 1905. Development is densest at the town center; residential lots become larger towards the edges of town where small farms are located.

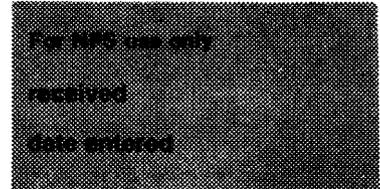
The majority of structures in the district date from the 1870s to the 1920s, and almost all are Victorian Eclectic in style. Commercial buildings, located along East and West Main Streets and Homer Street, near their juncture, are modest one- and two-story, load-bearing brick structures with brick detailing. A number have party walls. They are characterized by corbeled cornices, sign plates, trabeated and arched windows, recessed doorways, large display windows with arched transoms, and metal awnings. Interiors of the commercial structures include wooden floors, plaster walls, and pressed metal ceilings. A number of these buildings still retain their original storefronts. Of special note are the former Atkins National Bank (now Cith Hall - photo #2), the finest commercial building in town which is formally detailed with segmentally arched windows and which retains an intact interior complete with teller cages, bank vault, and pressed metal ceiling, and the former city hall, a simple wood-framed, gable-roofed structure with double-hung sash windows and paneled doors. Two brick warehouses (one substantially altered) and a 1922 service station complete the historic commercial resources.

Residences consist primarily of one-story, wood-framed structures with prominent front porches and modest Victorian detailing. Chamfered and turned posts and sawnwork or spindlework brackets and railings on porches as well as gable-end detailing comprise the principal decorative features. Several one- and one-half and two-story houses are among the most elaborate Victorian Eclectic houses in the district. The McCurdy residence (photo #27) has a Carpenter Gothic-inspired porch across the front facade, an arched entrance pediment with a sunburst design, and boxed cornice returns. The Hale House (photo #14) has a two-tiered portico extending across the front facade, Chipendale-inspired porch railings, and decorative woodwork in the gable ends. The Atkins House/Stephens Hotel is a large structure with a wraparound porch detailed with bracketed columns and a cutwork railing. There is one documented antebellum house in the district - the Atkins-Sims House (photo #41) - a large brick, two-story, Greek Revival-influenced house built in 1855. (This house also served as a hotel at one point.) There are also a small number of modest houses with simple Craftsman detailing. The remaining historic church is a wood-framed Victorian Eclectic-style building dating from the late 19th century. A 1937 wood-framed gymnasium built by the WPA is all that remains to document Maysville's historic school which burned in 1954.

(Continued)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet **Description** **Item number** **7** **Page** **2**

Landscaping in the district consists of informally landscaped yards, street trees, open space along the railroad right-of-way, and the city cemetery. Individual yards are planted with shade trees, shrubbery, and grass. On the edges of the district are several pecan groves. Rows of street trees appear along portions of Jackson Street and Church Street; along East and West Main Street large trees in individual yards closed to the street function in a similar capacity. The most dramatic use of street trees is in the Sims Street neighborhood where Georgia Avenue is consistently lined with a mixture of maples, oaks, dogwoods, and crape myrtles and portions of Sims Street still retain a double row of maples and elms. The railroad right-of-way is a wide open space through town and functions as a park in the area between the commercial buildings on East and West Main Street. The city cemetery, at the eastern edge of the district, is sited on a prominent hill with dramatic views from the older grave sites.

The district is extremely intact. Non-contributing properties are limited to a few non-historic wood-framed houses of the 1940s and 1950s, and a small number of brick ranch-style residences, mobile homes, non-compatible commercial buildings, and concrete block buildings.

Boundary: The boundary of the district, outlined with a heavy black line on the enclosed maps, encompasses the contiguous historic commercial and residential structures in Maysville. The area outside the district consists of undeveloped land and non-historic development. To the northwest is open farmland; to the west the land is vacant and wooded. To the south along West Main Street is strip development. To the north of Homer Street and the east of Comer Street is new housing.

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 checked="" type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> other (specify)
			local history
Specific dates	1870s - 1920s	Builder/Architect	Multiple

Statement of Significance (in one paragraph)

Maysville Historic District is historically significant in terms of community planning and development, transportation, commerce, architecture, landscape architecture, and local history. These areas of significance support National Register eligibility under National Register Criteria A, B, and C.

Community Planning and Development and Transportation

In terms of community planning and development and transportation, Maysville is significant as a town that was laid out and developed in the 1870s in conjunction with the arrival of the railroad. The earliest reference to Maysville is found in postal records which document the establishment of a post office there in 1847. Maysville first appears on a map in 1854. Abraham Atkins built a house there in 1855 (the Atkins-Sims House, still extant) and, according to local legend, operated a store in the vicinity. However, the community apparently remained little more than a family settlement with a post office and store until the establishment of the railroad. In the early 1870s, the Northeastern Railroad Company planned a rail line to connect Athens, Georgia with the Richmond and Danville Air Line at Lula, Georgia. Amanda J. Sims, widow of Sherman Sims and by that time owner of the Atkins-Sims House and its associated property, along with other property owners in the area deeded a one hundred foot right-of-way through the area to the railroad company. The railroad arrived in Maysville in the mid 1870s and appears to have served as a catalyst for development. Typically, as in many small railroad towns, the tracks become the community's spine with much of the residential and commercial development strung out along it. The "Town of Maysville" was officially incorporated in 1879. The population jumped from 116 in 1890 to an all time high of 805 in 1910. During the 1890s and 1910s a bustling commercial center developed that included a variety of stores, banks, warehouses, small industries (a broom factory among others), and professional services. Residential areas developed along the railroad tracks, in the Homer Street area, and in the Sims Street subdivision laid out in 1905. A new town charter in 1909 provided for the erection of waterworks and sewage facilities. The town's principal function was as a cotton marketing and shipping center. With the failure of the cotton economy in the 1920s further development in Maysville ceased. The remaining historic resources provide an almost complete picture of the town as it existed in the 1920s. Only the school, the depot, and several churches, industrial sites, and commercial buildings have been lost since then.

Commerce

In terms of commerce, the district is significant for containing Maysville's historic commercial center which provided basic retailing, banking, and professional services to the community and the surrounding countryside and served as a shipping center for cotton. The town's two extant warehouses document the main function of the town as one of Georgia's many small agricultural marketing and shipping centers. Businesses in Maysville in the early 1900s document the variety of services offered in a small town. There were: a clothing store, a jewelers, a photography studio, a livery supply business, a pharmacy, three general stores, a bank, warehouses, flour and grist mills, stables, undertakers, restaurants, an oil mill, two hotels, and a number of doctors, dentists, and attorneys.

(Continued)

9. Major Bibliographical References

Jaeger, Dale. "Historic District Information Form: "Town of Maysville Historic District." September, 1984. On file at Historic Preservation Section, Georgia Department of Natural Resources, Atlanta.

10. Geographical Data

Acreeage of nominated property Approximately 170 acres.

Quadrangle name (1) Maysville, GA.

Quadrangle scale 1:24000

UTM References (2) Apple Valley, GA.

A

1	7	2	6	4	9	3	1	0	3	7	9	3	2	6	1	0
Zone	Easting			Northing												

B

1	7	2	6	4	2	8	1	0	3	7	9	1	2	3	1	0	1	0
Zone	Easting			Northing														

C

1	7	2	6	2	9	2	0	3	7	9	3	3	6	1	0
Zone	Easting			Northing											

D

1	7	2	6	3	1	8	1	0	3	7	9	1	3	7	1	6	1	0
Zone	Easting			Northing														

E

1	7	2	6	4	2	5	1	0	3	7	9	3	7	4	1	0
Zone	Easting			Northing												

F

Zone	Easting			Northing														

G

Zone	Easting			Northing														

H

Zone	Easting			Northing														

Verbal boundary description and justification

The boundary, outlined with a heavy black line on the enclosed maps, is described and justified in Section 7.

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

state Georgia code 013 county Banks code 011

state Georgia code 013 county Jackson code 157

11. Form Prepared By

name/title (1) Carolyn Brooks, National Register Researcher

(2) Dale Jaeger

organization (1) Historic Preservation Section, Georgia Dept. of Natural Resources

(2) Jaeger and Associates

date 7-29-85

street & number (1) 270 Washington Street SW

(1) 404/656-2840

(2) P.O. Box 1526

telephone (2) 404/536-4610

city or town (1) Atlanta

(1) 30334

(2) Gainesville

state Georgia (2) 30503

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

title Deputy State Historic Preservation Officer

date 7/31/85

For NPS use only

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

Shelton Byers
Shelton Byers

Keeper of the National Register

Entered in the
National Register

date

9/12/85

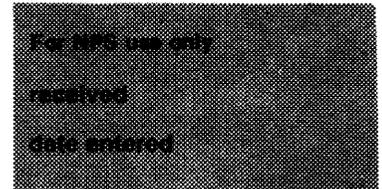
Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Significance Item number 8 Page 2

Architecture

Architecturally, Maysville is significant for providing representative small-town examples of modest late 19th- and early 20th-century residential and commercial structures in northeast Georgia. These illustrate typical building materials, technologies, types, and styles of the period. The large proportion of historic structures remaining in the town combined with their very high degree of integrity and the lack of new intrusions makes these resources extremely important as a record of small-town architecture of the 1870s through the 1920s. The residences provide typical examples of modest late Victorian architecture, many with modest Victorian Eclectic detailing. All are wood-framed with prominent front porches; many have porch and gable-end detailing. The most common decorative features - turned or chamfered porch posts, sawnwork brackets and railings and spindle trim on porches, and simple bargeboarding and decorative shinglework in gable ends - are all typical for this area and time period. The Atkins-Sims House, a large two-story brick house from the 1850s, the period of earliest development in the area, provides an important example of mid-19th century, Greek Revival-inspired residential architecture in Maysville. A very few houses with Craftsman detailing provide some evidence of this style in the town. Maysville's fine collection of modest commercial structures, many of them with intact storefronts, provide excellent documentation of small-town stores, banks, and professional offices. These one- and two-story load-bearing brick buildings detailed with corbeled cornices, round- and segmentally arched windows, and pressed metal ceilings on their interiors are typical for their time period and location but unusually intact. One simple gable-roofed, wood-framed structure, used early on as a city hall, and a Victorian Eclectic-style, wood-framed church provide examples of additional types of architectural resources.

Landscape Architecture

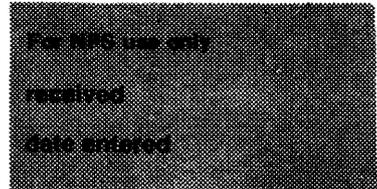
In terms of landscape architecture, the district is significant for its historic open spaces and for its informal residential landscaping and street trees that tie the district together. The railroad right-of-way which serves as a linear open space running through the center of town is an important landscape feature associated with small railroad towns in Georgia. The town cemetery, sited on a high hill, is, in both its layout and siting, a small-town example of the type of park-like cemeteries popular nationwide in the late 19th century. Individual yards, informally planted with shade trees, shrubbery, and grass that merge together to create a park-like environment document typical late 19th- and early 20th-century landscaping practices nationwide. Pecan groves, found in association with some of the small farmsteads at the edge of the district, document the frequent occurrence of this commercial and landscape feature in rural Georgia beginning in the 1910s. Maysville's street trees, especially in the Sims subdivision where in some places they are situated two abreast, are an additional important landscaping element.

Local History

In terms of local history, the district is important due to the people associated with its development. Structures survive which represent some of the people who played major roles in the town's development. These people include Abraham Atkins, credited with running Maysville's first commercial operation; Hugh Atkins, probably a son of Abraham, who was the founder of the Atkins National Bank and associated with other business ventures; Sherman Sims, an early resident who died in the Civil War but was survived by his wife Amanda Sims who gave the land for the railroad; T.J. Carr, a merchant in the Boyd-Carr Company, one of the town's first commissioners, a charter member and first deacon of the

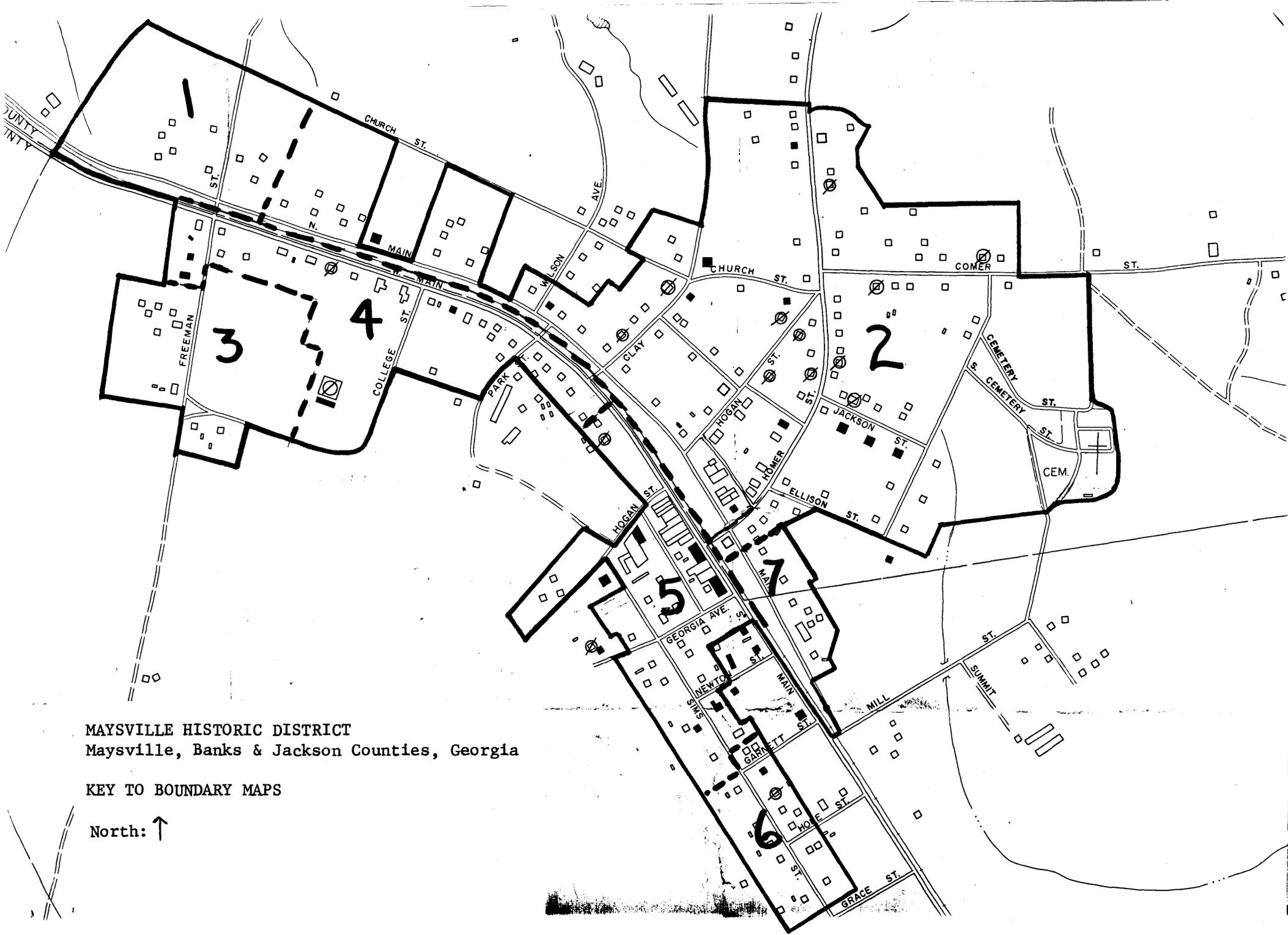
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet **Significance** **Item number** **8** **Page** **3**

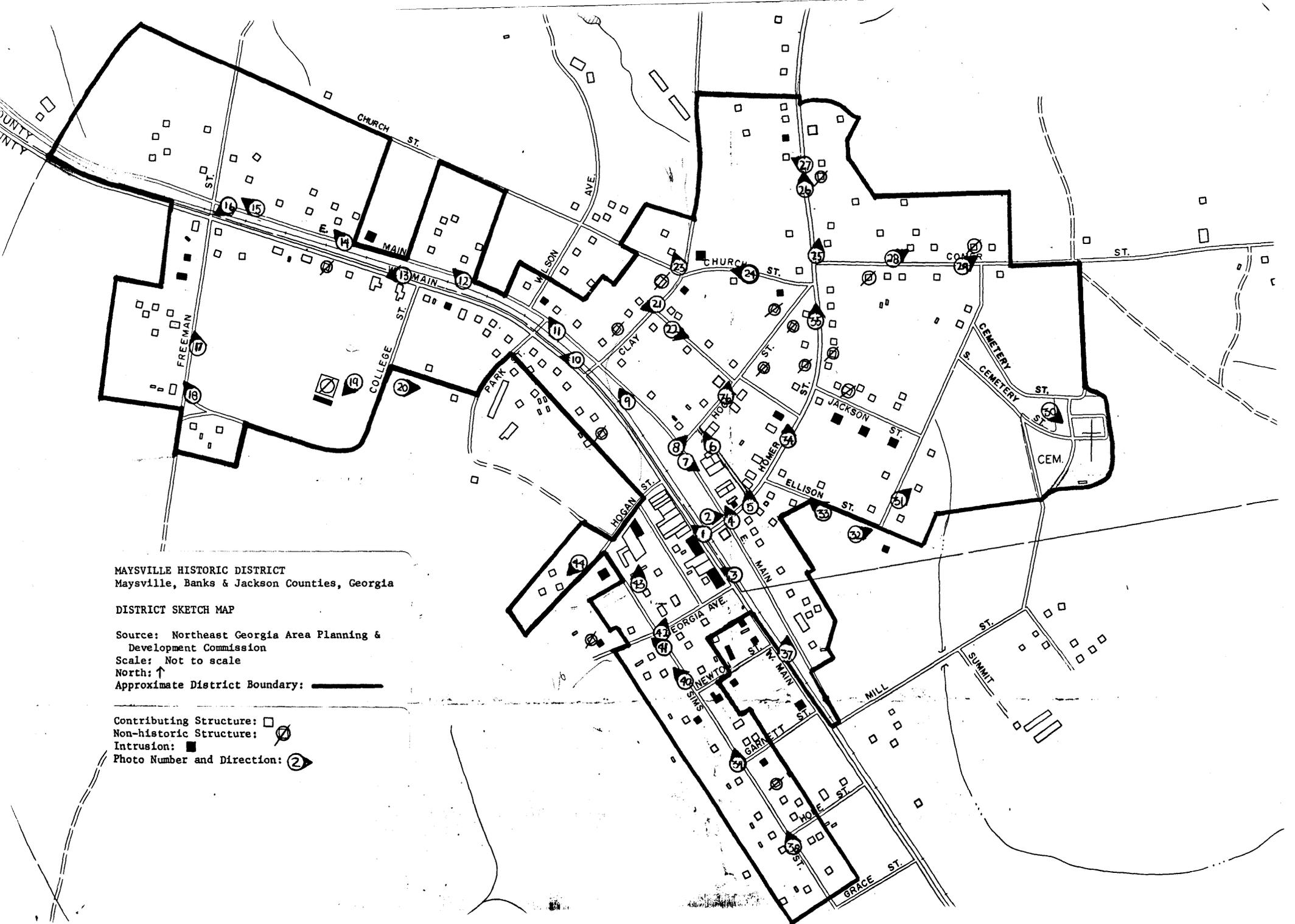
Presbyterian Church, and the person who donated land for the church; the Doctors Wilson, two bachelor brothers who served as early doctors in the community; Perino Boone, an early settler listed as one of the town's first commissioners; and Dr. M.P. Alexander, an early headmaster at the school. These are only a few of the many individuals who were instrumental in the town's prosperity during its historic period. In the town's non-historic period, one citizen who has gained national acclaim is Mattie Lou O'Kelley. She is a primitive painter, who was born and raised in Maysville. She lived in two residential structures in town and was an employee of the Maysville School.



MAYSVILLE HISTORIC DISTRICT
 Maysville, Banks & Jackson Counties, Georgia

KEY TO BOUNDARY MAPS

North: ↑



MAYSVILLE HISTORIC DISTRICT
 Maysville, Banks & Jackson Counties, Georgia

DISTRICT SKETCH MAP

Source: Northeast Georgia Area Planning &
 Development Commission

Scale: Not to scale

North: ↑

Approximate District Boundary: ———

- Contributing Structure: □
- Non-historic Structure: ◻
- Intrusion: ■
- Photo Number and Direction: ②

MAYSVILLE HISTORIC DISTRICT
Maysville, Banks & Jackson Counties, Georgia

DISTRICT BOUNDARY MAP (1 of 7)

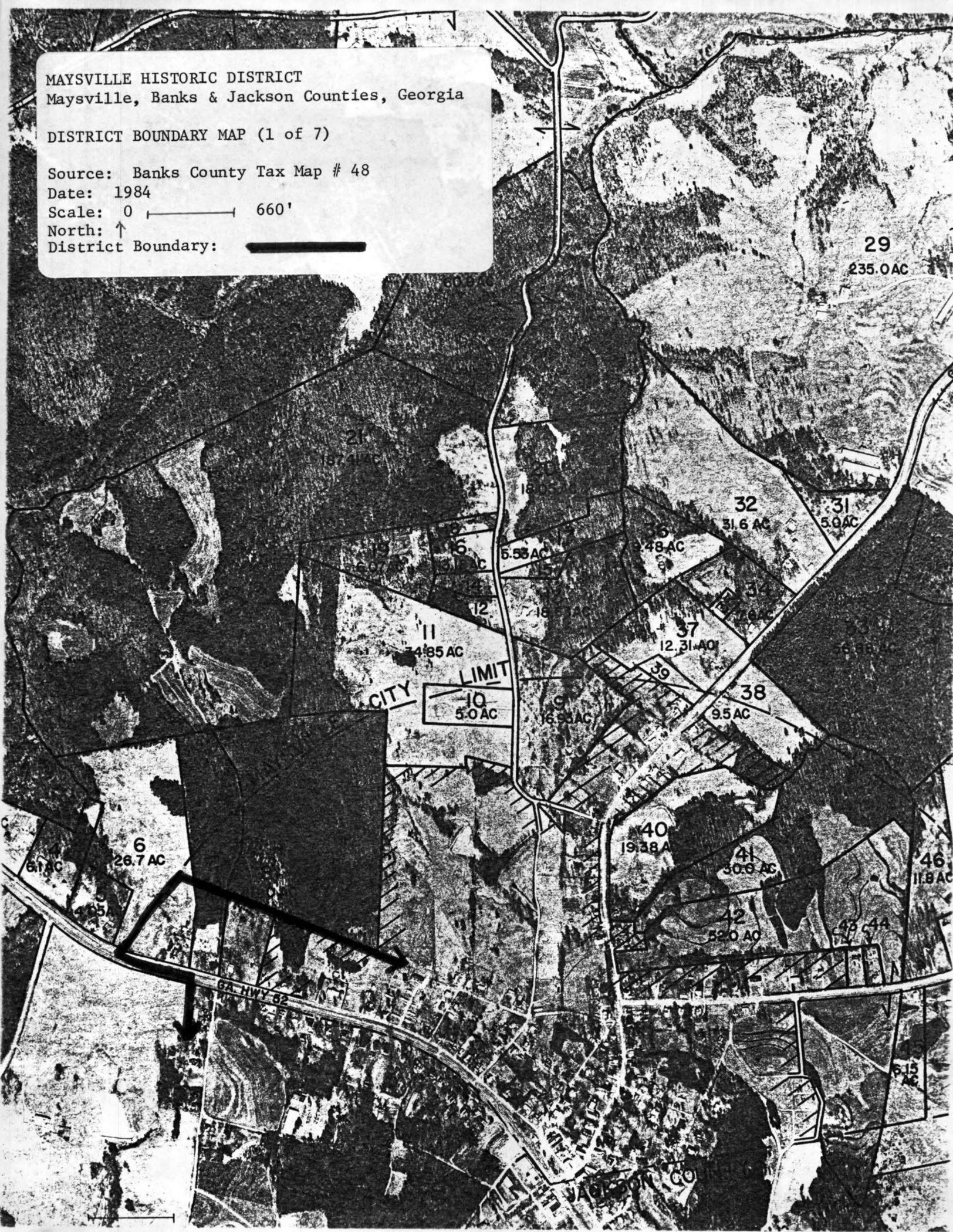
Source: Banks County Tax Map # 48

Date: 1984

Scale: 0  660'

North: ↑

District Boundary: 



MAYSVILLE HISTORIC DISTRICT
Maysville, Banks & Jackson Counties, Georgia

DISTRICT BOUNDARY MAP (2 of 7)

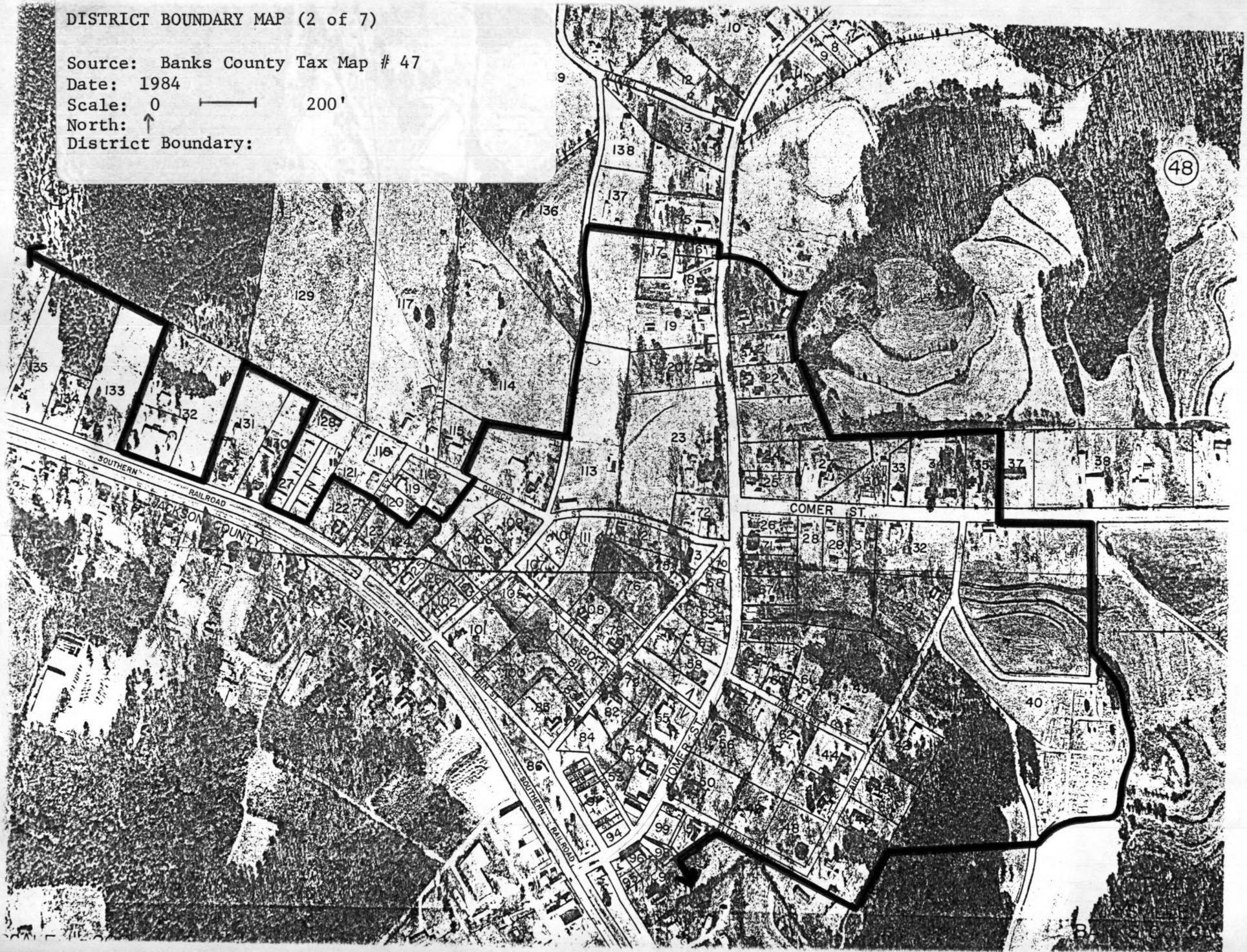
Source: Banks County Tax Map # 47

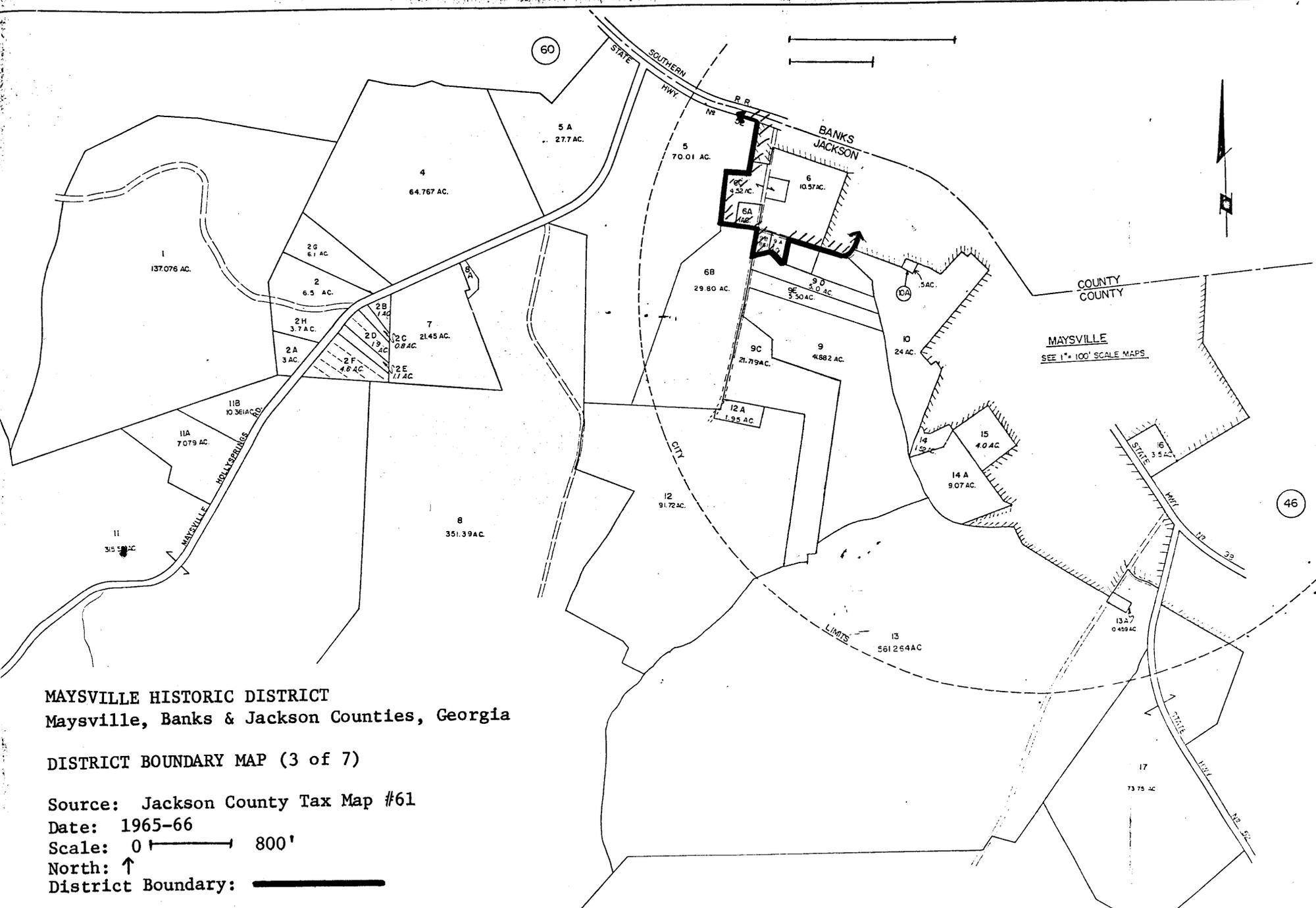
Date: 1984

Scale: 0  200'

North: 

District Boundary:

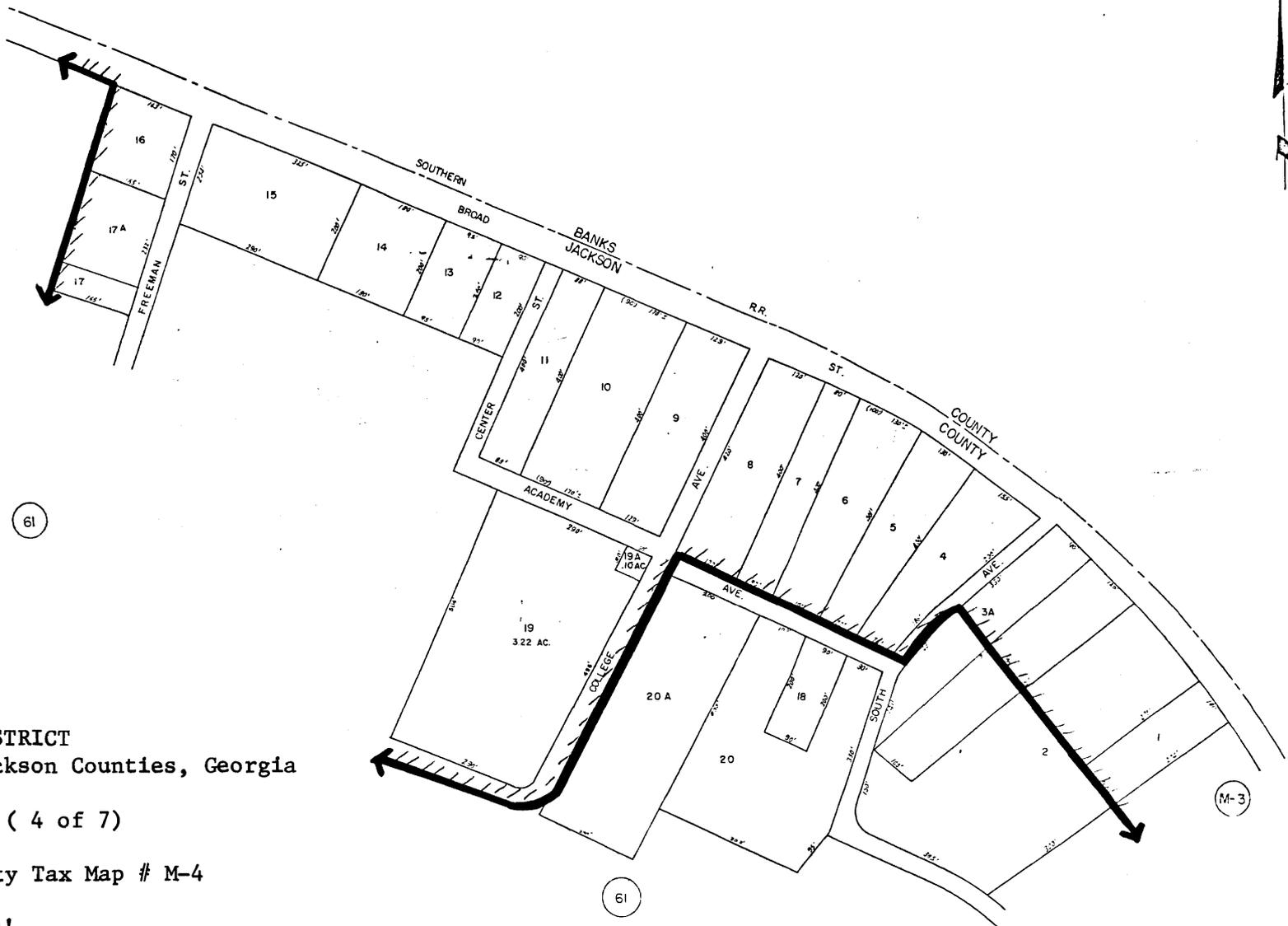




MAYSVILLE HISTORIC DISTRICT
Maysville, Banks & Jackson Counties, Georgia

DISTRICT BOUNDARY MAP (3 of 7)

Source: Jackson County Tax Map #61
 Date: 1965-66
 Scale: 0 800'
 North: ↑
 District Boundary:



MAYSVILLE HISTORIC DISTRICT
 Maysville, Banks & Jackson Counties, Georgia

DISTRICT BOUNDARY MAP (4 of 7)

Source: Jackson County Tax Map # M-4

Date: 1965-66

Scale: 0 ————— 200'

North: ↑

District Boundary:



MAYSVILLE HISTORIC DISTRICT
Maysville, Banks & Jackson Counties, Georgia

DISTRICT BOUNDARY MAP (6 of 7)

Source: Jackson County Tax Map # M-2
Date: 1965-66
Scale: 0 ————— 200'
North:
District Boundary:

LEGEND		
—	THE BLOCK NUMBER	SCHOOL OR COLLEGE
—	TAX PARCEL NUMBER	CHURCH AND CONVENT
—	LOT NUMBER	ADDRESS MAP NUMBER
—	LEGAL BLOCK LETTER OR NUMBER	

This map was compiled from local sources. The compiler does not assume any responsibility for the legal accuracy of the map.

MAYSVILLE HISTORIC DISTRICT
 Maysville, Banks & Jackson Counties, Georgia

DISTRICT BOUNDARY MAP (7 of 7)

Source: Jackson County Tax Map # M-1
 Date: 1965-66
 Scale: 0 ——— 200'
 North: ↖
 District Boundary: ———



LEGEND			
———	COUNTY LINE	———	PROPERTY LINE
———	DISTRICT BOUNDARY	———	LEGAL INFORMATION
+	LOT CORNER	①	TAX BLOCK NUMBER
②	TAX LOT NUMBER	③	TAX PARCEL NUMBER
④	LEGAL BLOCK LETTER NUMBER	⑤	SCHOOL DISTRICT
		⑥	PLANNING DISTRICT
		⑦	ADJOINING MAP NUMBER