

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

For NPS use only

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

received APR 19 1985

date entered MAY 16 1985

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

1. Name

historic Dixie Hunt Hotel

and/or common

2. Location

street & number 209 Spring Street, SW

N/A not for publication

city, town Gainesville

N/A vicinity of

state Georgia

code 013

county Hall

code 139

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input 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	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Hunt Tower Associates, Mr. David Mercer, General Partner

street & number 393 Green Street

city, town Gainesville

N/A vicinity of

state Georgia 30501

5. Location of Legal Description

courthouse, registry of deeds, etc.

Superior Court

street & number

Hall County Courthouse

city, town

Gainesville

state

Georgia

6. Representation in Existing Surveys

See Continuation Sheet

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 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 type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Dixie Hunt Hotel is a five-and-one-half story Art Deco-style building in downtown Gainesville that originally contained hotel facilities and commercial space for small stores. The building consists of a rectangular core that is flanked on the northwest and southeast by one-and-one-half story wings containing commercial space, the hotel lobby and restaurant, and what was originally the hotel's garage. The building has a reinforced concrete frame and structural tile walls which are finished on the exterior with stucco. Windows in the central core are one-over-one double-hung sash. They are grouped in pairs on the long northwest and southeast facades and set individually on the narrow northeast and southwest facades. Storefronts with large plate-glass windows flank the northeast (Main Street) facade entrance; the hotel's main entrance is located on the northwest (Spring Street) facade. Exterior detailing is restrained. A limestone "wainscoting" covers the first half-story of the exterior. A limestone band detailed with a hard-edged geometric pattern in low relief caps the parapets of the wings. Limestone "pilasters" with a hard-edged vertical design in the capital area define the two main entrances. The verticality of the northeast and southwest facades is emphasized by the slight projection of the central bay on each end, a stepped-down effect at the roofline, and the uninterrupted narrow vertical bands that rise up along the windows. The five-story portion of the building is finished off at the roofline with a band of oversized dentils.

The interior of the building originally contained shops, the majority along an interior arcade at the northeast end; hotel rooms on the second through the fifth floors; and a lobby, restaurant, and other public rooms. A recent certified rehabilitation of the building has resulted in a number of changes to the interior, but the lobby and its mezzanine, always the hotel's main public spaces, remain intact. The lobby's simple layout, metal sash windows, streamlined metal stair railing, lighting fixtures, and door surrounds are historic. The deteriorated terrazzo floor has been replaced with tiles. The interior storefronts at the Main Street end of the building have been removed. The upper floors originally had hotel rooms opening off both sides of a central corridor which ran the length of the building. Detailing in these rooms was minimal. In the recent rehabilitation most interior walls in the hotel room area were removed, and the central corridor was shifted to provide larger spaces for offices. All finished on these floors are new.

The hotel is prominently situated on a corner lot in downtown Gainesville near the courthouse. The building occupied its entire lot and has no landscaping associated with it. It is an important landmark structure in the area.

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Representation
in Existing Surveys

Continuation sheet

Item number 6

Page 2

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The Dixie Hunt Hotel received a Preliminary Certification of Significance from the National Register Programs Division of the National Park Service Southeast Regional office on December 16, 1982. The rehabilitation of the building was designated a "certified rehabilitation" by the National Park Service on April 9, 1984.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input 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 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input 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 type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1937 **Builder/Architect** William J. J. Chase, architect

Statement of Significance (in one paragraph)

The Dixie Hunt Hotel is a landmark structure in downtown Gainesville. The building is historically significant in terms of architecture and commerce and meets National Register Criteria A, C, and Criterion Consideration G.

Architecturally, the Dixie Hunt is important as a major example of an Art Deco-style building in Georgia, a state with relatively few examples of buildings designed in this style. The exterior of the building documents especially well the classic features of the Art Deco-style. Its setback massing, simple fenestration, vertical emphasis, and linear hard-edged relief ornamentation are all features identified with Art Deco buildings. The limestone detailing around the building's two main entrances at Spring and Main Streets and the roofline band of limestone relief-work on the building's wings are extremely characteristic Art Deco design. On the interior, the linear composition, streamlined metal stair railing, and period lighting fixtures of the intact lobby are typical Art Deco features.

The building was designed by William J.J. Chase (1894-1967), an Atlanta architect who specialized in designing schools, courthouses, and jails. His prominent and prolific firm is responsible for at least seven early 20th-century Georgia courthouses and possibly as many as one hundred schools around the state. Five buildings designed by Chase are listed in the National Register.

In terms of commerce, the Dixie Hunt, which historically housed a hotel and stores, is significant as a major commercial venture in Gainesville's historic downtown. The hotel was built in 1937 to replace an earlier hotel on the site which was demolished by a devastating 1936 tornado that leveled twelve downtown blocks and killed 227 people. It is the only historic hotel remaining in the town, and it is the most important example of private investment in Gainesville after the tornado, when much of the town was rebuilt with Federal assistance. The size of the hotel documents Gainesville's early 20th-century role as an important regional manufacturing and service center.

The hotel's name "Dixie Hunt" dates back to the earlier hotel on the site which, about 1900, was purchased by Gainesville businessman, Jim Hunt. Hunt, on his death, left the hotel to his wife. She, in 1926, donated the functioning hotel, then worth a quarter of a million dollars, to the endowment fund of her alma mater, Brenau College. Brenau, located in Gainesville, was at that time struggling to develop an endowment fund in order to obtain accreditation. Thus, interestingly, it was Brenau College that rebuilt the hotel after the 1936 tornado and that owned it until 1969.

9. Major Bibliographical References

Mercer, David. Historic Property Information Form: Dixie Hunt Hotel. June, 1982.
On file at Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

10. Geographical Data

Acreage of nominated property 0.44 acres

Quadrangle name Gainesville, Georgia

Quadrangle scale 1:24,000

UTM References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The nominated property, outlined with a heavy black line on the enclosed maps, consists of the ground on which the hotel sits. This is the historic acreage associated with the building.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Carolyn Brooks, National Register Researcher
Historic Preservation Section

organization Georgia Department of Natural Resources date 3/29/85

street & number 270 Washington St., SW telephone 404/656-2840

city or town Atlanta, state Georgia

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

4-8-85 (dated letter)

For NPS use only

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

Orly L. P. [Signature]

date

5/16/85

Keeper of the National Register

Attest:

date

Chief of Registration

