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NATIONAL REGISTER OF HISTORIC PLACES NATIONAL REGISTER 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 Gaskin Avenue Historic District
other names/site number n/a

2. Location

street & number Roughly bounded by Madison Avenue, Wilson Street,
Pearl Avenue, Gordon Street, McDonald Avenue,
Atlantic Coastline Railroad, and Coffee Avenue.
city, town Douglas (n/a) vicinity of
county Coffee code GA 069
state Georgia code GA zip code 31533

(n/a) not for publication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:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	250	135
sites	0	0
structures	0	0
objects	0	0
total	250	135

Contributing resources previously listed in the National Register: n/a

Name of related multiple property listing: n/a

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.

Elizabeth A. Lyon
Signature of certifying official

9/7/93
Date

Elizabeth A. Lyon
State Historic Preservation Officer,
Georgia Department of Natural Resources

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**

entered in the National Register

Delore Byers 10/2/1993

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

6. Function or Use

Historic Functions:

DOMESTIC; single dwelling
HEALTH CARE; hospital
SOCIAL; clubhouse
RELIGION; religious facility

Current Functions:

DOMESTIC; single dwelling
COMMERCE/TRADE; professional, specialty store
GOVERNMENT; government office
SOCIAL; clubhouse
RELIGION; religious facility

7. Description

Architectural Classification:

Queen Anne
Bungalow/Craftsman
Classical Revival
Mission/Spanish Colonial Revival
Italian Renaissance
Colonial Revival
Tudor Revival
Other: Folk Victorian

Materials:

foundation brick
walls weatherboard
roof asphalt
other brick, stucco, metal, clay tile

Description of present and historic physical appearance:

The Gaskin Avenue Historic District is a large historic residential area located to the north and east of downtown Douglas. The district focuses on the main north-south residential street of Gaskin Avenue, as well as reaching east along Ward Street, south to the railroad, and north along Madison Avenue. Almost all of the buildings within the district are residential, with a few community buildings located in the area.

The district developed from the 1890s into the 1940s on an extension of the same grid pattern that was established at the town's founding in the 1850s. The district is composed of several sections which developed in different ways. The majority of older houses are located between Gaskin Avenue and the downtown commercial area to the west where residential development began in the 1890s. The largest and most stylistic residential structures are concentrated along Gaskin Avenue and adjacent streets. More modest housing developed on the north side of the district along Madison Avenue and in the area

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

between Jackson and Gordon Streets, as well as on the south side of the district between the railroad tracks and Ethel Street.

The historic houses in the district were constructed from c.1890 into the early 1940s and range from large Queen Anne and revival style houses to smaller Folk Victorian and Craftsman style houses to very modest house types with few or no stylistic details. The earliest houses dating from the 1890s are generally examples of the Queen Anne and Folk Victorian styles. There are several large Queen Anne style houses in the district (photo #1, 19, 23). A number of Folk Victorian style houses are scattered throughout the district (photo #5, 20, 36). The turn-of-the-century Neoclassical Revival style is found on large houses in the Gaskin Avenue area (photo #34) as well as in simpler forms throughout the district (photo #33). A number of early 20th-century revival styles are found in the district, generally on or near Gaskin Avenue. These include Italian Renaissance Revival (photo #11), Mediterranean Revival (photo #32), and a Spanish Colonial Revival/Craftsman combination (photo #26). A large number of Craftsman style houses are located throughout the district, some very stylistic (photo #28, 29) and others with just a few Craftsman details (photo #6, 10, 31, 35). Other styles found in the district include English Vernacular Revival (photo #10 on the left) and Colonial Revival (photo #1 in the center). Modest house types with few or no stylistic details include central hallway (photo #9, 27) and Georgian cottage (photo #17, 22). The majority of houses in the district are wood-framed with clapboard siding, but there are also a number of brick-veneered and stuccoed houses as well as a few shingled examples.

Community buildings within the district include a church, a former hospital, and a social clubhouse. Several churches are located within the district boundaries, but only one church building is historic. The wood-framed, Colonial Revival style Catholic church was constructed in the late 1930s on Ward Street at Coweta Avenue (photo #2). The former hospital is a one-story, stuccoed building on Ward Street at Dewey Avenue constructed in the 1930s and now used by the Coffee County Board of Education (photo #4). Also in the 1930s, the local woman's club constructed its Craftsman style clubhouse on Coffee Avenue at Sellers Street (photo #14).

The majority of landscaping within the district conforms to what has been identified as the 19th-century New South landscape form of the residential neighborhood. Created from the composite of individually landscaped yards and from the results of new community landscaping activities by local governments and civic organizations, the landscape of 19th-century neighborhoods took on many of the characteristics still associated with them today: tree-lined streets, bordered by curbs and sidewalks, with uniformly set-back houses, and spacious front yards informally landscaped and blended together, all creating

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

the appearance of a large landscaped park. This landscape form can be most clearly seen along Gaskin Avenue (photos #24 & 26) and other major streets in the district (photo #23). Simpler versions of the same landscaping idea are found on the area's minor streets (photo #10).

8. Statement of Significance

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
Landscape Architecture

Period of Significance:

c.1890-1942

Significant Dates:

n/a

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Unknown

National Register of Historic Places
Continuation Sheet

Section 8

Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The Gaskin Avenue Historic District is significant as the major historic residential area of the city of Douglas. The district is significant in architecture, community planning and development, and landscape architecture. These areas of significance support National Register eligibility under Criteria A and C.

The district is significant in architecture for its large intact collection of historic houses constructed from c.1890 into the early 1940s. These houses represent the kinds of residential types and styles constructed during this period in a small south Georgia city. The district contains a large number of high style examples, including several outstanding examples of early 20th-century revival styles. Many of the houses in the district are more modest examples of styles with only a few stylistic details, and others simply represent house types. The district is also significant for its historic community buildings that include a church, former hospital, and woman's club, all dating from the 1930s.

The district is significant in community planning and development for its representation of the development of the city's major white historic residential area. The area developed on an extension of the city's original grid pattern. A core area just to the east and north of the central business district developed first during the late 19th century, and growth spread both northward and eastward during the early to mid-20th century to form a large residential area.

The district is significant in landscape architecture as an example of the New South landscape form of the residential neighborhood. This significant landscape form was created from the composite of individually landscaped yards and from the results of new community landscaping activities by local governments and civic organizations. New South landscaping transformed the appearance of Georgia. It was most pronounced in towns and cities where increasing numbers of houses were built to accommodate the state's rapidly expanding population. While it began in the 19th century, this landscaping aesthetic continued into the 20th century as residential areas such as Gaskin Avenue continued to develop. The landscape of these neighborhoods took on many of the characteristics still associated with them today: tree-lined streets, bordered by curbs and sidewalks, with uniformly set-back houses, and spacious front yards informally landscaped and blended together, all creating the appearance of a large landscaped park.

**National Register of Historic Places
Continuation Sheet**

Section 8

National Register Criteria

The district is eligible under Criterion A for the events of its development as a large historic residential area in the city of Douglas. It is eligible under Criterion C for the architecture of its late-19th- and early 20th-century residential and community buildings and for its residential neighborhood landscaping.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The period of significance is c.1890-1942. C.1890 is the approximate date of the earliest remaining buildings in the district. 1942 is the 50-year cut-off date when documentation of the district was completed.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources are those that were constructed up through 1942 and that have retained their physical integrity. Noncontributing resources are those that were constructed after 1942 or have lost their physical integrity.

9. Major Bibliographic References

Carithers, Julie. Historic District Information Form, September 1989.
On file at the Office of Historic Preservation, 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
- () 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:

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

Georgia Historic Resources Survey Number (if assigned):

Cf098-Cf145

10. Geographical Data

Acreage of Property Approximately 200 acres.

UTM References

- A) Zone 17 Easting 324300 Northing 3488640
- B) Zone 17 Easting 325655 Northing 3487300
- C) Zone 17 Easting 325545 Northing 3486830
- D) Zone 17 Easting 324300 Northing 3486860

Verbal Boundary Description

The district boundary encompasses the intact historic residential area roughly bounded by Madison and Coffee Avenues to the west, Wilson and Gordon Streets to the north, Pearl and Fales Avenues to the east, and the railroad to the south. The boundary is drawn to scale on the enclosed tax map.

Boundary Justification

The district boundary encompasses the intact historic residential area to the north and east of downtown Douglas.

11. Form Prepared By

name/title Debbie Curtis, Architectural Historian
organization Office of Historic Preservation, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** August 20, 1993

(HPS form version 10-29-91)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Name of Property: Gaskin Avenue Historic District
City or Vicinity: Douglas
County: Coffee
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March 1992

Description of Photograph(s):

1 of 36: Ward Street between Coffee and Gaskin Avenues; photographer facing northwest.

2 of 36: Historic Catholic church on the right, nonhistoric Baptist church on the left, Ward Street between Gaskin and Coweta Avenues; photographer facing northwest.

3 of 36: Ward Street between Coweta and Dewey Avenues; photographer facing northwest.

4 of 36: Historic Board of Education building, Ward Street at Dewey Avenue; photographer facing northwest.

5 of 36: Ward Street at McDonald Avenue; photographer facing northeast.

6 of 36: McDonald Avenue between Ward and Ethel Streets; photographer facing southwest.

7 of 36: Ethel Street between Sibett and Coweta Avenues, two noncontributing buildings on the right; photographer facing west.

8 of 36: Intersection of Bryan Street and Sibett Avenue; photographer facing northwest.

9 of 36: Railroad Street between Coweta and Sibett Avenues; photographer facing northwest.

10 of 36: Bryan Street between Gaskin and Coweta Avenues; photographer facing northwest.

11 of 36: Gaskin Avenue at Ashley Street; photographer facing northwest.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

12 of 36: Ashley Street at Coffee Avenue, western edge of the district; photographer facing west.

13 of 36: Ward Street at Coffee Avenue; photographer facing northwest.

14 of 36: Historic woman's club building, Coffee Avenue at Sellers Street; photographer facing northeast.

15 of 36: Pearl Avenue between Sellers and Jackson Streets; photographer facing northwest.

16 of 36: Jackson Street at Pearl Avenue; photographer facing northeast.

17 of 36: Madison Avenue between Peachtree and Franklin Streets; photographer facing north.

18 of 36: Madison Avenue between Gordon and Schley Streets; photographer facing northeast.

19 of 36: Madison Avenue at Jefferson Street; photographer facing north.

20 of 36: Madison Avenue between Walker and Leon Streets; photographer facing northeast.

21 of 36: Jefferson Street between Madison and Pearl Avenues; photographer facing northwest.

22 of 36: Franklin Street between Pearl and Coffee Avenues; photographer facing east.

23 of 36: Franklin Street between Coffee and Gaskin Avenues; photographer facing northeast.

24 of 36: Gaskin Avenue at Franklin Street; photographer facing north.

25 of 36: Franklin Street between Gaskin and Coweta Avenues; photographer facing northeast.

26 of 36: Gaskin Avenue at Peachtree Street; photographer facing northeast.

27 of 36: Peachtree Street between Gaskin and Pearl Avenues; photographer facing southeast.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

28 of 36: Gaskin Avenue at Jackson Street; photographer facing southeast.

29 of 36: Jackson Street between Gaskin and Coweta Avenues; photographer facing northwest.

30 of 36: Jackson Street between Coweta and Dewey Avenues; photographer facing northeast.

31 of 36: Sellers Street between Coweta and Dewey Avenues; photographer facing northeast.

32 of 36: Sellers Street between Gaskin and Coweta Avenues; photographer facing northeast.

33 of 36: Sellers Street at Gaskin Avenue; photographer facing northwest.

34 of 36: Gaskin Avenue at Sellers Street; photographer facing northwest.

35 of 36: Sellers Street between Coffee and Gaskin Avenues; photographer facing northeast.

36 of 36: Sellers Street between Coffee and Pearl Avenues; photographer looking northwest.