

CHS 107-108-10
EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic Quitman Historic District
and/or common Same

2. Location

street & number (see continuation sheet US 84) N/A not for publication
city, town Quitman N/A vicinity of congressional district 2nd-Charles Hatcher
state Georgia code 013 county Brooks code 027

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 type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" 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 Quitman N/A vicinity of state Georgia

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court
street & number Brooks County Courthouse
city, town Quitman state Georgia

6. Representation in Existing Surveys

title Historic Structures Field Survey:
Brooks County, Georgia has this property been determined eligible? yes no
date 1981 federal state county local
depository for survey records A) South Georgia Area Planning And Development Commission
B) Historic Preservation Section, Georgia Department of Natural Resources
city, town A) Valdosta state Georgia
B) Atlanta

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Quitman is a small community which straddles U.S. Highway 84 in the southern coastal plain region of Georgia. Planned and laid out by county surveyor Jeremiah Wilson in 1859 as the seat of newly created Brooks County, the city retains its basic original plan, with two wide, green-belted avenues, one running north-south and the other east-west from the courthouse square. The Quitman Historic District contains the contiguous architecturally and historically significant residential, commercial, industrial, and institutional properties within the city of Quitman. These properties constitute the historic core of the city as it developed from its founding in 1859 through the early 20th century. They are arranged in a regular gridiron pattern intersected by Screven Street (U.S. Highway 84) running east-west and Court Street (Ga. Highway 33) running north-south. They include a commercial center of late 19th and early 20th century brick buildings, contiguous residential areas filled with a variety of types, styles, and periods of wood-framed residences, and an 1870 cotton mill complex and other industrial and warehousing development. Two railroad tracks intersect in the southeastern quadrant of the city. The city's historic properties are centrally located within Quitman's circular two-mile diameter city limits, and they are immediately surrounded by modern suburban residential development and, to the west along U.S. Highway 84, contemporary commercial development. Beyond these developments is the open countryside.

NARRATIVE DESCRIPTION

The natural terrain in the Quitman area is that of the Southern Coastal Plains Region of Georgia. The topography consists of low, well-rounded hills and level plain. The area is drained principally by the Little and Withlacoochee Rivers, with many other smaller streams, natural lakes, large artificial ponds (created by damming up streams for waterpowered mills), and sinkholes. The area is partly wooded with large live oaks and southern pines, with many fields cleared for grazing and cultivation. Although almost all the land Quitman Historic District has been developed, it still retains its natural identity.

The City of Quitman and the Quitman Historic District are geographically centered at an 1859 survey marker on the courthouse square. The city is divided through this point east-west by Screven Street (U.S. Highway 84), and north-south by Court Street. These two broad avenues form the major streets of Quitman; their medians, or "center parks", are landscaped with water oaks, palms, dogwoods, azaleas and camellias.

The commercial center of Quitman is centrally located in the city and the historic district, primarily along East Screven Street, and one block parallel to Screven on the north and south.

The commercial center consists of approximately eight blocks of late nineteenth century commercial buildings, primarily along either side of Screven Street, east of the courthouse. These buildings are generally one, two, and three story brickmasonry structures which share party walls. They are pushed forward to the sidewalks and virtually line the downtown streets with unbroken facades. Brick is used decoratively as

(continued)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreege of nominated property 417 acres (estimated)

Quadrangle name Quitman, Georgia

Quadrangle scale 1:24000

UMT References

A

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

B

1	7	2	5	6	2	2	0	3	4	0	8	3	2	0
Zone	Easting				Northing									

C

1	7	2	5	5	2	8	0	3	4	0	6	8	3	0
Zone	Easting				Northing									

D

1	7	2	5	4	2	0	0	3	4	0	8	3	3	0
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 boundary of the Quitman Historic District is described by a heavy black line on the attached "property/sketch map" and is justified in Section 7.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title A) Haley Blanchard, Preservation Planner C) Richard Cloues, Architectural Historian
B) Reba Mason, Vice President

organization A) South Georgia APDC date April 15, 1982
B) Brooks County Historical Society
C) Historic Preservation Section, DNR

street & number A) P.O. Box 1223
B) c/o Quitman Free Press
C) 270 Washington St., SW Room 701 telephone A) 912/247-3495
B) 912/263-4165
C) 404/656-2840

city or town A) Valdosta
B) Quitman state Georgia
C) Atlanta

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 State Historic Preservation Officer date 5/21/82

For NPS use only	
I hereby certify that this property is included in the National Register	Entered in the
<u>John O'Keefe</u>	National Register
Keeper of the National Register	date <u>7/8/82</u>
Attest:	date
Chief of Registration	

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STREET AND NUMBER: Within the city limits of Quitman, except for a 30 foot extension beyond city limits at the end of North Court Street, generally along either side of North Court Street and East and West Screven Street, and including all or parts of these east-west streets: Greenwood Avenue, Roundtree Street, Bartow Street, Gordon Street, Lafayette Street, Stephens Street, Forsyth Street, Johnston Street, Steward Street, Hill Street, Bay Street, Railroad Street and Green Street; also including all or parts of the following north-south streets: Culpepper Street, Lee Street, Washington Street, Jefferson Street, Clay Street, Girard Street, and Madison Street; as well as shorter sections of several other streets (see attached maps for details).

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well as structurally in the form of piers, pilasters, stringcourses, parapet walls, corbelled cornices, and flat, segmental and pedimented windows. Most of the brick facades have been painted, and a few have been remodeled with aluminum and plate glass. Some storefronts feature cast iron columns and sheet metal cornices. The Merchants and Farmers Bank (1898) on East Screven has a granite and marble facade featuring lancet windows. A 1912 stained glass awning is attached to the Quitman Jewelry Company. A Neoclassical bank building featuring monumental Ionic pilasters and cut stone detailing stands at the corner of Lee and Forsythe Streets, adjoined by the Ilex Theatre, a 1929 building decorated with Gothic windows and an arched pressed metal marquee, held by chains attached to a concrete bull's head. The 1880 Brooks County Library, now a law office on Screven Street, features a second story encircling verandah, while its neighbor on 106 West Screven is a small clapboard 1860 Greek Revival cottage, once a lawyer's office.

Four civic buildings are in the historic commercial center of Quitman. The 1884 Brooks County Jail, an Eclectic Romanesque-style small brick building, is located two blocks south of the courthouse on Madison Street. Quitman City Hall, on 220 E. Screven Street, is located in an 1887 two-story elaborate masonry opera house building. The 1859 Brooks County Courthouse, while the geographic center of Quitman and Brooks County, forms the western border of Quitman's older commercial district. In a similar manner Quitman's early twentieth century Post Office anchors the eastern end of the commercial area.

Further west on Screven Street, adjoining the commercial areas, are large mid-19th century to early 20th century residences and the antebellum West End Cemetery which is surrounded by an ornate 1873 cast iron fence. The area also contains a few antebellum houses, including the 1860 Greek Revival cottage-style Baum House on 606 West Screven Street. Farther to the west on Screven, outside the district boundaries, is a mid-20th century commercial strip.

The southeastern quadrant of Quitman, along several blocks on either side of the Atlantic Coast Line Railroad, contains a depot, warehouses, a cotton gin, other industrial buildings, and an 1871 three-story brick cotton mill. Next to the 1871 mill on Railroad Street is a two-story brick 1899 cotton mill. Only a few examples remain on Railroad Street and the blocks to the north of the original mill housing--plain style two-story double pen frame structures. One excellent example is the Knight Realty building, a mill house converted into offices. The north part of the southeastern quadrant of Quitman, south of East Screven Street along Forsythe, Johnson, Jefferson and Lee streets, also includes a number of larger, more elaborate wood-framed houses that date from Quitman's earliest development in the 1860's to a period of later development in the late 19th and early 20th century.

The southeast and southwest quadrants of Quitman are divided by South Court Street (Georgia Highway 33), which is now devoid of the "center park" landscaping that distinguishes North Court Street. A large two lane overpass bridge was built in 1938 in the center of South Court Street just south of Bay Street. The overpass was built and the landscaped

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center parks removed to accommodate state highway standards and increased traffic flow. A group of post-World War II commercial buildings occupy the site of large residential structures that were razed, forming an intrusive wedge within the 200-500 block of South Court Street.

Several sawmills and the Reinshmidt Stave Company, now destroyed, also sprang up along the Atlantic Coast Line Railroad area in south Quitman in the late 1890s. Modest frame tenant housing was built on either side of the railroad to house the black workers attracted to these and related industries. Housing types in this area include wood frame shotgun, saddlebag, L-shaped, and double pen structures with hipped and gabled tin roofs.

The northwest and northeast quadrants of Quitman are composed largely of late 19th and early 20th century two-story wood frame structures. On North Court Street, the spine of the north part of Quitman, are many elaborate two and three story houses, ranging from large Queen Anne, Victorian Eclectic, and Neoclassical residences to small bungalows toward the north end of the street. The houses are generally situated near the middle of their rectangular-shaped lots and are set back about the same distance from the street. The lots themselves, especially the front yards, are informally landscaped with lawns, shrubs, and trees; the front yards tend to blend together into a continuous park-like landscape. Hundred-year old water oaks laden with Spanish Moss line the median and sides of North Court Street, with 50 year old dogwoods, azaleas and camellias. One exception to the otherwise residential structures on North Court Street is the Brooks County Hospital, which was built in 1936. The center park across from the hospital features the Betty Sheffield Memorial Camellia garden, with 40 varieties of the locally developed camellia. The residential areas on either side of North Court Street consist of generally more modest one and two-story wood frame structures. Larger houses are generally Georgian plan structures, featuring gabled and hipped roofs.

The northeast quadrant of the Quitman Historic District contains three eastward extensions which reflect the eastward development of residential neighborhoods from North Court Street in the early 20th century. The northernmost of these extends along Greenwood Street; beneath this area is a wedge of nonhistoric post-1930 tenant housing, built on the site of the city's historic ballpark. A second and third extension of residential structures, mostly one and two story wood-framed Victorian Eclectic/Georgian Plan houses, run eastward along Bartow and Lafayette streets.

To the immediate east of North Court Street are simple frame one-story houses that typically housed the domestic employees of the owners of the more elaborate North Court Street houses. These houses faced parallel streets to the rear of the employers' houses. Scattered throughout the northeast quadrant of the Quitman Historic District, particularly to the east along the old South Georgia Railroad, are additional neighborhoods of simple wood-frame tenant houses, which typically housed black employees of the F.M. Shore and Co. lumber mill, now demolished. Because of its sawmill affiliations, this area of Quitman was known as "Slabtown."

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Two blocks west of North Court Street, in a residential district of late 19th century to early 20th century houses, is the 1930 Walker Street Elementary School, designed by Valdosta architect Lloyd Greer. The one story rectangular plan red brick building features a hipped roof, arcaded corbelled gable, and a portico with an arcaded entrance. Just beyond this area and outside the boundaries of the Quitman Historic District lie post 1930's residential structures and tenant houses.

INTRUSIONS

Intrusions in the Quitman Historic District consist of residential and commercial properties that are generally less than 50 years old and that are incompatible in terms of overall arrangement, materials, details, and setting with the architecturally and historically significant properties in the district. These intrusions are identified on the following pages and marked on the attached "property/sketch map" of Quitman Historic District.

1. 100 E. Stevens Street- Citizens National Bank Branch, one-story brick building with parking lot. Q-20, Parcel 124.
 2. 309 W. Screven Street.- Colonial Arms Apts., two-story concrete block apartment building. Q-20, Parcel 16.
 3. 1005 N. Court Street- contemporary brick ranch house. Q-27, Parcel 19.
 4. 1002 N. Court Street- contemporary brick ranch house, Q-27, Parcel 13.
 5. 905 N. Court Street- contemporary brick medical building, Q-27, Parcel 24A.
 6. 909 N. Court Street- contemporary brick ranch house, Q-27, Parcel 22.
 7. 1004 N. Culpepper Street- contemporary brick ranch house, Q-27, Parcel 20.
 8. 909 N. Culpepper Street- wood frame contemporary house, Q-27, Parcel 116.
 9. 105 Davis Street- mobile home, Q-27, Parcel 25.
 10. 719 N. Culpepper Street- contemporary brick ranch house, Q-20, Parcel 179.
 11. 613 N. Culpepper Street- contemporary brick ranch house, Q-20, Parcel 170.
 12. 509 N. Culpepper Street- contemporary brick ranch house, Q-20, Parcel 163.
 13. 505 N. Culpepper Street- asbesto shingle contemporary house, Q-20, Parcel 159.
 14. 503 N. Culpepper Street- concrete block house, Q-20, Parcel 157.
 15. 309 N. Culpepper Street.- brick veneer contemporary house, Q-20, Parcel 142.
 16. 111 N. Lee Street- Hunter Motor Co., concrete block building, Q-20, Parcel 242.
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17. 204 N. Washington Street- Hunter's car lot, Q-20, Parcel 241.
18. 201 N. Washington Street- Hunter's car lot, Q-20, Parcel 259.
19. 210 N. Washington Street- Faucette's Service Station, Concrete block, Q-20, Parcel 238.
20. 300 N. Washington Street- Zippy Mart, concrete block building, Q-20, Parcel 237.
21. 401 N. Washington Street- Shiver's Used Car Lot, Q-20, Parcel. 275.
22. 422 N. Washington Street- Harvey's Garage, concrete block building, Q-20, Parcel 225.
23. 500 N. Washington Street- Peewee's Bait Shop, concrete block building, Q-20, Parcel 224.
24. 505 N. Lee Street- concrete block ranch house, Q-20, Parcel 218.
25. 605 N. Washington Street- Griffin Auto Parts, concrete block building, Q-20, Parcel 289.
26. 615 N. Washington Street- radiator ship, metal building, Q-20, Parcel 291.
27. 710 N. Washington Street- mobile home, Q-20, Parcel 206.
28. 307 Rountree Street- brick ranch style house, Q-20, Parcel 200.
29. 305 Rountree Street- Washington Funeral Home, contemporary one-story building
Q-20, Parcel 199.
30. 901 N. Washington Street- Golden Grocery, contemporary building, Q-27, Parcel 139.
31. 706 N. Jefferson Street- mobile home, Q-20, Parcel 294.
32. 502 Girard Street- mobile home, Q-21, Parcel 40.
33. 509-½ N. Jefferson Street- mobile home, Q-21, Parcel 35.
34. 501 N. Jefferson Street- Morse's Body Shop. concrete block building, Q-21, Parcel 36.
35. 411 N. Jefferson Street- contemporary brick house Q-20, Parcel 281.
36. 406 N. Jefferson Street- contemporary wood frame house, Q-20, Parcel 278.
37. 404 N. Jefferson Street- concrete block residence, Q-20, Parcel 277.
38. 405 N. Jefferson Street- plywood and concrete block house, Q-21, Parcel 57.
39. 304 Clay Street- Dr. Hotard's dental office, contemporary board and batten office
building, Q-20, Parcel 267.

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40. 701 E. Gordon Street- metal storage building and heavy equipment lot, Q-21, Parcel 65.
41. 514 E. Screven Street- Quitman Production Credit Asso., contemporary brick building bordered by vacant lot, Q-20, Parcel 252.
42. 702 E. Screven Street- (corner Screven and Girard), Gulf Service Station concrete and brick, Q-21, Parcel 71.
43. 811 E. Screven Street- Powell's Farm Supply, large metal building and parking lots, Q-21, Parcel 74.
44. 901 and 903 E. Screven Street- Georgian Motel and Restaurant, concrete block motel, Q-21, Parcel 175.
45. 900 Block E. Forsyth Street- Mobile Home Park, Q-15, Parcel 19.
46. 401 E. Screven Street- Chicken Place, concrete block cafe, Q-20, Parcel 356.
47. 106 S. Washington Street- Dr. Holloway's office building, contemporary brick office, Q-20, Parcel 357.
48. 110 S. Washington Street- Alexander & Vann Law Office, brick contemporary office building, Q-14, Parcel 250.
49. 201 S. Washington Street- General Telephone Co., brick contemporary office building Q-14, Parcel 250.
50. 501 Chapel Street (Formerly E. Railroad Street)- Power station transformers surrounded by chain link fence, Q-15, Parcel 114.
51. Pafford Street- contemporary brick ranch house. Q-15, Parcel 120A.
52. 502 Pafford Street- contemporary brick, Q-15, Parcel 114.
53. 604 Charlton Street- mobile home, Q-15, Parcel 133.
54. 503 Charlton Street- brick veneer contemporary house, Q-15, Parcel 151.
55. 411 Charlton Street- brick veneer and wood contemporary house, Q-15, Parcel 147.
56. 1303 Jefferson Street (south)- mobile home, Q-15, Parcel 169.
57. 1303 Washington Street- mobile home, Q-14, Parcel 431.
58. 200 Shumate Street- brick ranch style house, Q-14, Parcel 395.
59. 104 Shumate Street- Pentecostal MIssion, concrete block house, Q-14, Parcel 370.

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60.	1303 S. Culpepper Street- brick rance residence, Q-14, Parcel 369.		
61.	1209 S. Culpepper Street- concrete block residence, Q-14, Parcel 367.		
62.	1103 S. Lee Street- remains of deteriorated double pen wood frame residence, Q-14, Parcel 383.		
63.	303 Charlton Street- mobile home, Q-14, Parcel 417.		
64.	1006 Culpepper Street- Out of district.		
65.	702 Bay Street- one story square brick contemporary building, Q-14, Parcel 267.		
66.	505 S. Lee Street- concrete block ranch house, Q-14, Parcel 232.		
67.	803 S. Culpepper Street- wood frame contemporary house, Q-14, Parcel 214.		
68.	805 S. Culpepper Street- concrete block contmporary house, Q-14, Parcel 215.		
69.	900 S. Madison Street- contemporary brick ranch house, Q-14, Parcel 171.		
70.	101 Bay Street- one-story concrete block power station building surrounded by chain link fence, Q-14, Parcel 208.		
71.	607 S. Culpepper Street- contemporary brick ranch style residence, Q-14, Parcel 236.		
72.	104 W. Screven Street- Quitman Federal SAVings and Loan Asso., brick one story contemporary building, Q-20, Parcel 336.		
73.	500 W. Screven Street- First Baptist Church, contemporary brick church building, Q-20, Parcel 215.		
74.	500 Block W. Lafayette Street- church parking lot, Q-19, Parcel 173.		
75.	710 W. Lafayette Street- contemporary brick house, Q-19, Parcel 180.		
76.	501 N. Walker Street- mobile home, Q-20, Parcel 52.		
77.	405 and 407 E. Screven Street- Jim's Service Center and Guilio's Restaurant, concret block service station and building, Q-20, Parcel 358.		
78.	102- 106 N. Jefferson Street- Bus Station and small offices, etc. Q-20, Parcel 250.		
79.	109 N. Jefferson Street- The Money Box, pecan station, Q-20, Parcel 251.		
80.	Between 409 and 419 S. Highland - TexGas Storage Yard surrounded by chain link fence, Q-15, Parcel 43.		

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81. 801 Old Madison Road- contemporary brick and frame residence, Q-15, Parcel 111.
82. 104 N. Madison Street- brick dental office building, contemporary style, Q-20, Parcel 69.
83. 202 W. Stevens Street- contemporary brick residence, Q-20, Parcel 68.
84. 312 W. Screven Street- concrete block washarama laundry, Q-20, Parcel 329.
85. 101 E. Bartow - concrete block residence, Q-20, Parcel 115.
86. 308 E. Gordon Street- mobile home, Q-20, Parcel 232.
87. 409 E. Bartow Street- concrete block residence, Q-20, Parcel 282.
88. 502 N. Jefferson Street- mobile home, Q-20, Parcel 224.
89. 708 N. Jefferson Street- concrete block residence, Q-20, Parcel 293.
90. 716 N. Jefferson Street- concrete block residence, Q-20, Parcel 299.
91. 810 N. Jefferson Street- contemporary plywood residence, Q-20, Parcel 313.
92. 301 Greenwood Avenue- wood frame house, Q-27, Parcel 114.

BOUNDARIES

The boundaries of the Quitman Historic District have been drawn to circumscribe the contiguous architecturally and significant residential, commercial, institutional, and industrial properties within the City of Quitman. These properties constitute the historic core of the city as it developed from its founding in 1859 through the early twentieth century. They are surrounded by modern suburban residential development and, to the west, by contemporary commercial development along U.S. Highway 84. Beyond these intervening modern developments is open countryside which is used for farming.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Community Planning and Development

The Quitman Historic District is significant in the history of community planning and development in Georgia because it is a planned town sited in anticipation of a new railroad line in the middle of the 19th century. Such towns are typical of the way in which much of the Georgia countryside was developed with small communities during the mid to late 19th century as the railroad network spread across the state.

Brooks County was created in 1858 after the route of the proposed railroad from Savannah to Thomasville had been surveyed. It was generally expected that the new county seat would be located on the line of the railroad. In January, 1859, the Inferior Court designated the site and directed the County Surveyor, Jeremiah Wilson, to survey and plat a town site on Lot of Land No. 349, 12th District of what was originally Irwin County. Property owners James E. Young and M. J. Culpepper agreed to sell their property for \$1,415 (283.1 acres) and \$1,580 (263 acres), respectively.

Jeremiah Wilson's plan for Quitman, which was developed in consultation with the county commissioners, was typical for its basic gridiron plan and centered courthouse square, but was unusual for the embellishments of Court and Screven Streets, which were planned as unusually wide streets. Some of these features were remarked upon in the February 9, 1872 Savannah Morning News:

"Quitman, the county site of Brooks, is one of the prettiest towns in Southwest Georgia. The courthouse occupying a central position, looms up conspicuously and is one of the finest and most commodians...in that section of the state... A handsome fence encloses the structure and protects the many thrifty young trees whose vigorous growth promises to impact additional beauty to the Square. The streets are of unusual width and would effectually conserve the buildings on the opposite side in event of fire. Quite a number of neat residences ornament various portions of the town...."

Jeremian Wilson's original city plan influenced Quitman's later development to a large degree. The 40' x 104' lots designated for business, to the east of the courthouse square, developed as the commercial center of downtown, in contrast to the typical development in South Georgia towns of business districts that surround all four sides of the courthouse square. The two unusually wide avenues, Court and Screven Streets, were landscaped and largely maintained through the years, adding to the distinct historical character and environment of the Quitman Historic District. Another rather unusual aspect of Quitman's development is that houses were built in scattered portions of the Quitman Historic District throughout the years of its development; thus, neighborhoods have an unusual diversity of periods and styles, with 1860 Greek Revival cottages neighboring grand late 19th century Eclectic Victorian and Neoclassical structures, 1920's Craftsman-Bungalows, and whatnot, side by side.

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The Quitman Historic District's industrial development is typical of many towns in South Georgia. Industry took advantage of the developmental opportunities afforded by Atlantic and Gulf Railroad in establishing the Quitman Cotton Mill and associated mill housing, thus shaping the two southern quadrants in the Quitman Historic District. The advent of the South Georgia Railroad in the late 1890's, and the building of the J.W. Oglesby sawmill, other industries, and associated housing, directed the development of portions of the northeastern quadrant of the Quitman Historic District (although the original industrial structures in this part of Quitman no longer exist).

The Quitman Historic District is also significant for the development of its predominately black residential neighborhoods in all four quadrants of the district rather than one distinct area of town. Black neighborhoods appear to have developed in response to the proximity of industry and other employers. In the southern quadrant of town, the Reinschmidt Stave Mill was the largest among several industries employing blacks in that section of town from the late 19th century through at least the 1930's (rather than the Quitman Cotton Mill, which employed whites). The sawmills once in the northeast quadrant of Quitman account for the development of the black neighborhoods in that section of the district, once known as "Slabtown". A cotton ginning company and grist mill in the northwest quadrant, employing some blacks through the 1930's and 1940's, account for the development of black neighborhoods in that area. A number of blacks worked as domestic employees of the owners of the large houses which were built in the 1890-1910 period throughout the city, but particularly on North Court Street, tending their gardens, houses, horses and buggies, and even their milk cows in many instances. By the nature of their work, it was necessary for the employees to live relatively close to their employers. Thus employee houses were built directly behind those of the employers but faced parallel streets to the rear. Scattered examples of such employee housing in the Quitman Historic District remain along West Forsyth, South Walker, and North and South Culpepper streets.

Quitman's original plan with gridiron street patterns off Screven and Court Streets, within circular city limits, is largely intact today. Exceptions include four extensions annexed to the city limits to include subdivisions developed in the 1950's and 1960's. Most streets in Quitman were developed as originally platted by Jeremiah Wilson. In addition, residential and commercial areas have largely retained their original function, except for later commercial development scattered along South Court and Screven streets.

Architecture

The Quitman Historic District is significant in terms of architectural history for its collection of late-nineteenth and early twentieth century buildings that reflect both the historical development of Quitman as the county seat and the prevailing movements in American architecture as they were applied to small towns in South Georgia.

Architecture in the Quitman Historic District consists primarily of residential, commercial, and industrial buildings, with one notable school, several churches, a hospital, and a post office. With few exceptions, it spans the period from 1860 to 1930s. Residential

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architecture includes small shotgun houses to large mansions. Architectural styles include examples of Greek Revival, Victorian Eclectic, Georgian Plan, Queen Anne, Neo-classical, Craftsman, Carpenter Gothic, and Commercial styles. Nearly all residences in the Quitman Historic District are wood frame, reflecting the abundance of this building material and the prominence of the timber industry in South Georgia. The design and workmanship of residences generally reflect carpenter-builder traditions although numerous residences exhibit high-style influence in floor plans, facade compositions, and ornamentation. Records show that Quitman, during its period of development from 1860-1910, had many fine builders, craftsmen, carpenters, and furniture makers. In addition, Quitmanites brought in architects to design many public buildings and residences, often to the surprise of neighboring counties. An example of this is the Brooks County Courthouse, designed by English architect John Wind in 1859. Most of the other county courthouses in South Georgia at the time (Lowndes, Berrien, etc.) were crude, roughly hewn, simple buildings. Valdosta architect Lloyd Barton Gree (1885-52) is documented as having designed at least six houses in Quitman between 1915 and 1950, as well as numerous public and commercial buildings, among them the Ilex Theatre (1929), the public library (1945), Brooks County Hospital Annex (1936), and the Walker Street Elementary School (1937). The architecture in the Quitman Historic District demonstrates how residents of a small rural community were concerned with fashionable architectural styles of the time, as well as having a rather unusual continuing civic effort to manage the character and appearance of the town through public landscaping, especially on the two major avenues, Screven and Court streets.

Commercial buildings in the Quitman Historic District are significant as examples of vernacularized commercial architecture found in many small South Georgia towns. The collection of late 19th century brick buildings reflects the conversion from wood frame to brick, typical of the period because of concern about fire; the buildings also exhibit utilization of handmadè bricks from Quitman's two thriving brickyards. Products of Quitman's brickyards (one of which was reported as "in full blast" in an 1866 Banner article) were also used in the commercial buildings of Thomasville and Valdosta.

The architecture of the Quitman Historic District is also significant as a record of the industrial history of the community. The cotton mills, tobacco warehouses, mill housing and school, and other industrial buildings, all dating from 1870 to the 1920s, reflect the basic economy of the area and explain the patterns of Quitman's residential development, especially along the railroads and in the south part of town. This employee housing represents a wide range of vernacular styles found in South Georgia--simple one story single-pen, saddlebag, shotgun, bungalow, Georgian plan, and hall-and-parlor houses. The few remaining examples of two-story plain-style mill houses associated with the 1870 cotton mill appear to be unusual for South Georgia (where most tenant and mill houses are one story).

Quitman's pattern of development changed significantly only in the post-World War II period with the closing of the mills and the development of subdivisions, a commercial strip, and government housing outside the district. Thus, the architecture of the Quitman Historic District preserves in physical form the actual history of the community. As always, this architecture takes on additional significance over and above this physical record because it represents, through association, the lives of the people who lived and worked in historic Quitman.

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Landscape Architecture

The Quitman Historic District contains a variety of landscape architecture features that are historically significant as examples of late 19th to early 20th century street, public and residential landscaping typical of South Georgia towns, and that contribute significantly to the overall character and appearance of the historic district. These features include the centerparks down Screven and Court streets, street trees, public plantings, front yards, the locally developed Betty Sheffield variety of camellias, and two major public areas-- the courthouse square and West End Cemetery.

The center of the city is the two-acre courthouse square on which were planted 150 water oaks in 1873. From this point emerge Quitman's two main avenues, Screven Street (east-west) and Court Street (north-south) which are prominent historic landscape features of the district. Designed in the 1859 city plan as unusually wide (132 ft.) streets to conserve buildings in the event of fire, the medians, or center parks, were planted with water oaks in the 1880's and 1890's. More plantings were added in 1913 by the Quitman Woman's Club. A major public landscaping effort took place in the 1930's when the city established a Parks Commission. Mrs. A.B. Sheffield, developer of the famous "Betty Sheffield" camellia, served as the volunteer city landscape designer, directing young workers under the auspices of the National Youth Administration. In this period, roses, dogwoods, azaleas, palm trees, and camellias were planted in profusion in the center parks, courthouse square, West End Cemetery, and along the streets. The center park trees on the central part of Screven Street later were removed, as were the center parks themselves on South Court Street, to meet state highway requirements, to provide room for street lights, and to accommodate the building of an overpass bridge in 1938 down the southernmost portion of South Court Street. However, the center parks and most of the street trees on North Court Street survived, and are significant for the way in which they tie together the residential architecture to create a distinct historical residential environment. The center parks and landscaping on Screven Street, in Quitman's historic downtown area, although somewhat diminished, still greatly contribute to the area's historic environment as well as having shaped traffic patterns. (Quitman is unusual today in South Georgia for its total lack of traffic lights.)

Another feature of landscape architecture in Quitman is the informal, continuous landscaping of front yards and street trees, contributing to the distinct historical environmental effect representative of late 19th and early 20th century landscaping practice.

Another significant feature of Quitman's streetscape is the large water oaks that line the east side of South Boundary Street and curve eastward for several hundred yards along the tracks of the Atlantic Coast Line Railroad. These trees were planted in the 1890s as part of the landscaping for the original property lines of the Henry Gray Turner Estate (listed on the National Register in January, 1980) which lies outside the boundaries of the Quitman Historic District.

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In addition to the courthouse square, a major landscaped space that reflects in physical form the developmental history of the district is the West End Cemetery on West Screven Street. Landscaped over the years by the Ladies Memorial Association (1871-1897), the United Daughters of the Confederacy (1897- present), and the city, the cemetery has been planted with water oaks, azaleas, camellias, and other flowers, and is surrounded with an elaborate 19th century iron fence and front gate.

The Quitman Historic District is also significant in terms of landscape architecture for Mrs. A.B. Sheffield's development of the original "Betty Sheffield" camellia in 1947, in the garden of "Shadowlawn," her home at 702 E. Stephens Street. A center park on North Court Street (dedicated in 1971) is planted with 40 varieties of the "Betty Sheffield" camellia as a memorial to Mrs. Sheffield and for her contribution in landscaping the city. The "Betty Sheffield" camellia was commemorated nationally with the issue of a U.S. postal stamp on April 23, 1981.

Commerce

The Quitman Historic District is significant in commerce as it has served as the commercial center for Quitman and Brooks County since Quitman's beginnings in 1859. The commercial development of Quitman is typical of that which occurred in many southeast Georgia towns, with commercial establishments primarily serving the local citizens of Quitman and the farmers of Brooks County providing them with the goods and services for day-to-day life.

General stores were the first to locate in the 40' x 104' business lots sold in 1859. Six months after the Atlantic and Gulf Railroad was built into Quitman in 1860, the Civil War started and the growth of the town was arrested.

As soon as the war was over in 1865, Quitman once more began to grow, with the first newspaper, The Banner, established in 1866, along with two sawmills and a brick yard. About 100 new buildings were built in 1866, and in June, 1866, another auction sale of business lots was held. Town lots were said to have been sold "too cheap" but this helped to accelerate the town's growth. The 1866 Banner describes the building of numerous stores, "ornamental work on the streets," and the arrival of German immigrant laborers.

Fires in 1869, 1875, and 1897 destroyed numerous frame commercial buildings. The Banner of November 30, 1866 and December 23, 1875, and the Quitman Free Press of November 13, 1897 give detailed accounts of the fires and the losses incurred. As in most South Georgia towns, the fires inspired the gradual replacement of all wood frame stores with brick buildings. The Free Press describes plans, a few days after the November 1897 fire, for the erection of the J.B. Rountree building:

The erection of...building...will add to the looks of the city and will rid of its last wooden store building. The other who lost buildings in Friday night's fire have placed no order for material but it is authoritatively announced that some of them will put up brick structures at some near date.

By the 1870's, Quitman's downtown was booming. In 1873, there were some 35 stores. The 1876 Georgia State Directory lists 42 business establishments, among them 19 general stores, three grocers, one milliner, a cobbler, two brick makers, two dentist, a jeweler,

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a cabinetmaker/undertaker, a drugstore, a liquor store, a carriage store, a harness store, a confectioner, and two saloons. The first cotton warehouse was built in 1874.

Through the 1880's, Quitman's commercial district grew as the town's reputation as a cotton market expanded. Hotels were built to meet the needs of travelers as well. The three-story brick A.J. Rountree building on the corner of Screven and South Court, built in 1877-78, was converted into a hotel. In the period 1880-1900, downtown Quitman saw the addition of an Opera House (now city hall) built with town funds, banks, warehouses, and the massive three-story Motel Marie, which opened in 1890, and later burned down. The Hotel General Quitman was erected on the site in the late 1920's.

The development of Quitman's commercial center was largely complete by the 1920's, as Quitman's general commercial and industrial growth slowed. Little new commercial development took place during the 1930's and 1940's. More recent commercial development has been largely confined to an intrusive area along South Court Street or has located outside the historic district in commercial strips along U.S. Highway 84.

Industry

The Quitman Historic District is significant in the history of industry in Georgia for its collection of historic industrial buildings, particularly an 1871 and an 1899 cotton mill, that reflect both the historical development of Quitman and the prevailing agriculturally-related industries of small South Georgia towns.

Before the Civil War, there had been few substantial towns in the interior of South Georgia because the pastoral habits of yeoman farmers and the vast plantation system had discouraged the evolution of small market towns. The war swept away the old cotton economy, depriving planters of their traditional source of labor. Yet the world market of cotton sharpened, and a credit system evolved. Also, the advent of the railroad, in Brooks County and others, provided a highway for lumbermen and turpentine companies.

Quitman and nearby Valdosta were two early beneficiaries of the growing lumber and naval stores industry. Also, their strategic location on the borders of the cotton culture made them shipping and trading centers for both industries.

The earliest industries in Quitman included two sawmills and Charles Remington's brickyard, which supplied the bricks for the construction of the Brooks County Courthouse in 1860.

After the Civil War, it was felt that the location of a cotton mill in one of the biggest cotton growing counties was only logical. Thus public subscriptions were sold to form in 1871 "The Quitman Factory"—probably the first cotton mill south of Columbus and Macon in the state. Contract to build the three story brick building was awarded February 8, 1871, with Culpepper and Creech, Contractors. Most machinery was bought second-hand from the Bailey Mill, a factory in Monticello, Florida.

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The fortunes of the Quitman Factory over the years reflect the abrupt ups and downs in the cotton industry and the general economy from the "Panic of '73" onward. Problems occurred from the beginning, with additional building capital needed, as construction work lagged. The company was unable to sell additional stock and some stockholders sold their stock for 50%. The Quitman Independent of July 9, 1875, said that the building was built too large for the amount of machinery. Dr. Henry Briggs became company president, but the business was unable to repay the loan made to secure necessary capital. Thus the plant property was sold in July 1875 to the Brooks County Manufacturing Association, made up of local stockholders in the defunct organization. By November 1875, after re-organization, the factory was running 12 hours a day, manufacturing "shirtings, sheetings, osnaburgs, cotton yarns, sewing thread, knitting, yarn rope and twine." It shut down again, was sold in 1880, and became "Quitman Mills," employing some 100 people. Several years later it closed and remained shut down until 1899, when the Quitman Free Press led a citizen movement to start it up again. Capital stock of \$75,000 was quickly raised, a new charter granted, and the plant became "Atlantic and Gulf Mills." In addition, a second two story 76' x 176' brick mill was built in 1899. Business proved profitable, with over 250 people employed. Local people owned almost all stock and controlled the business until the 1920's, when W.H. Newton of Forsyth, Georgia, Western Reserve Cotton Mills of Kent, Ohio, and some years later, Morgan Mills, Inc. of North Carolina bought the entire holdings. Before World War II, the plant produced auto fabric yarn, and switched to yarn for army duck. Since that war it has produced high grade carpet yarn.

The two large mill buildings, a water tower, a mill schoolhouse, and a few of the original mill houses remain, and are significant as some of the oldest structures remaining that represent the industrial history of South Georgia, and that have shaped the development of Quitman as well.

Several industries associated with the lumber business as well as the cotton industry in South Georgia also influenced Quitman's development, although some industrial structures themselves have disappeared. Industries near the Atlantic and Gulf Railroad included the first cotton warehouse in 1874, additional sawmills and the Reinschmidt Stave Company which employed many black workers. Small houses for employees of these industries still exist in the southern quadrants of the Quitman Historic District.

Another major event in the industrial development of Quitman was the building of the South Georgia Railroad into the northeast section of Quitman in early 1897 and the subsequent building of the Oglesby Mills, or Interstate Lumber Company, the same year, along the railroad line in the east part of Quitman. The railroad was partly financed by the Oglesby Brothers, timber barons headquartered in "Heartpine," south of nearby Adel, and by public subscription for stockholders. Although the original sawmill no longer exists, some worker housing in an area once known as "Slabtown" still exists in the north-eastern quadrant of the Quitman Historic District. Other industry grew up in the area of the South Georgia Railroad, including a guano factory (1898), the first ice plant (1898),

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the Oglesby sash, door, and blind factory, a number of warehouses, and several cotton gins. Remaining historic industrial buildings in this area from Screven Street along the South Georgia Railroad south to its intersection with the old Atlantic and Gulf Railroad include the now empty and overgrown Quitman Gin Company, (built in 1924 on the site of an earlier cotton gin), several tobacco warehouses, and the Quitman Ice Company.

Transportation

The Quitman Historic District is significant in terms of transportation history because it demonstrates how the railroad influenced the founding and development of the Community. The role played by the railroad is typical of many small towns in South Georgia. Quitman was planned and sited in 1859 in conjunction with the survey of the proposed Atlantic and Gulf railroad running from Savannah to Thomasville, which was built into Quitman October 23, 1860.

Damage incurred during the Civil War had to be repaired from 1866-67, before the railroad was fully in operation. There followed a period of expansion in Quitman with the development of industry along the railroad, which transversed the southern quadrants of the city. The three-story Quitman cotton mill was built in 1871 on Railroad Street, followed by the first cotton warehouse in 1874, numerous other industrial buildings, and a second larger mill in 1899. The South Georgia Railroad, in the northeast quadrant of Quitman, was established by Quitmanites in 1896 as a north-south outlet for timber, naval stores, cotton, watermelons, and related crops. The South Georgia Railroad interconnected with a railroad at Adel and terminated at Perry, Florida. Warehouses, depots, sawmills, other industries, and housing for workers developed along the rail lines, thus shaping the growth and development of Quitman, as well as its founding.

Quitman's boom period in the 1870's and 1880's ended with a period of significant, but slower growth in the 1890's due to the bypassing of Quitman by the Macon to Florida route of the Georgia Southern and Florida Railroad in 1886. Thus, although Quitman still prospered as a good market town, Valdosta eclipsed Quitman in size and importance by 1900. Quitman was eclipsed on the west, as well, by Thomasville and Moultrie, which benefited by another new rail line. Thus, because of Quitman's placement, railroads contributed to the end of Quitman's major developmental period, as well as its beginning.

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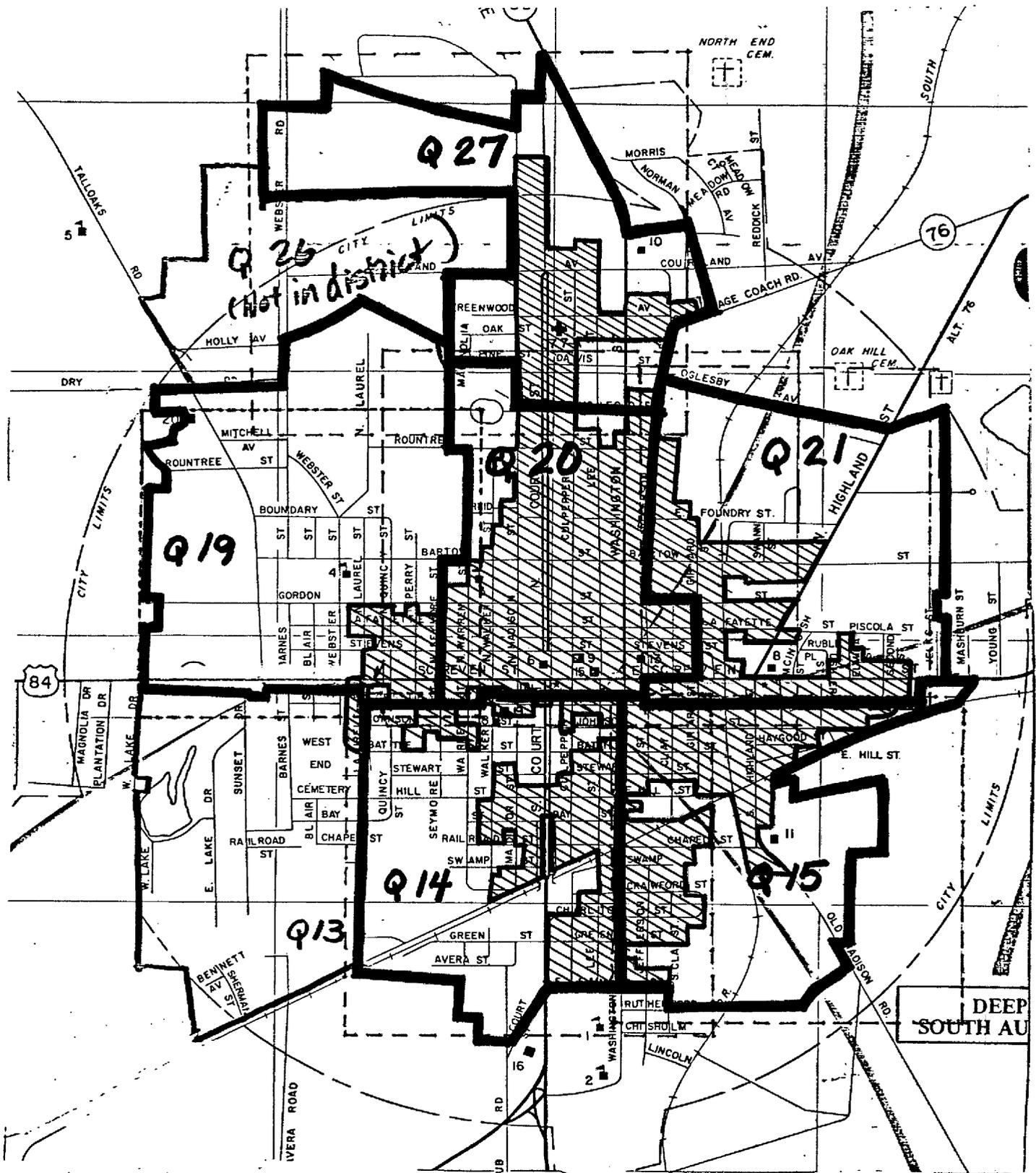
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LOCATIONAL GUIDE TO TAX MAPS



APPROXIMATE BOUNDARIES OF TAX SECTIONS ; MAPS
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TAX MAP #2: Q 27

TAX MAP #3: Q 21
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TAX MAP #6: Q 15