

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of multiple property listing (if applicable)

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06000958

Date Listed: October 26, 2006

Property Name: High Shoals Historic District

County: Oconee

State: Georgia

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*fw* Daniel J. Vivian  
Signature of the Keeper

October 26, 2006  
Date of Action

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Amended Items in Nomination:

**Section 8. Statement of Significance**

The following are hereby removed as significant dates: 1839 and 1846.

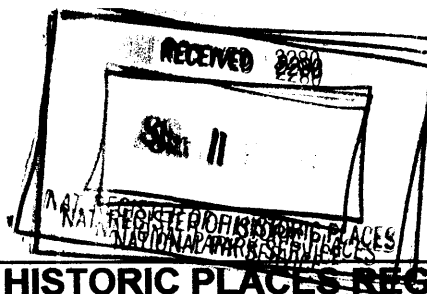
[This change was made in consultation with and approved by the National Register staff of the Georgia SHPO.]

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The Georgia State Historic Preservation Office was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**  
**Nominating Authority (without nomination attachment)**

958



**NATIONAL REGISTER OF HISTORIC PLACES 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 High Shoals Historic District  
other names/site number N/A

**2. Location**

street & number Centered on State Route 186 on the north and south banks of the Apalachee River.  
city, town North High Shoals ( ) vicinity of  
county Oconee code 219 Also in Morgan (211) and Walton (297)  
state Georgia code GA zip code 30645

( ) not for publication

**3. Classification**

**Ownership of Property:**

- (X) private
- (X) public-local
- ( ) public-state
- ( ) public-federal

**Category of Property:**

- ( ) building(s)
- (X) district
- ( ) site
- ( ) structure
- ( ) object

**Number of Resources within Property:**

Contributing

Noncontributing

buildings	40	19
sites	5	0
structures	4	1
objects	0	0
total	49	20

Contributing resources previously listed in the National Register: N/A

Name of previous listing: 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.

Richard Coates  
Signature of certifying official

9-13-06  
Date

for W. Ray Luce  
Historic Preservation Division Director  
Deputy State Historic Preservation Officer

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

Daniel J. Vizza 10/26/06

( ) determined eligible for the National Register \_\_\_\_\_

( ) determined not eligible for the National Register \_\_\_\_\_

( ) removed from the National Register \_\_\_\_\_

( ) other, explain: \_\_\_\_\_

( ) see continuation sheet

for \_\_\_\_\_  
Keeper of the National Register Date

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## 6. Function or Use

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### Historic Functions:

Domestic: single dwelling, multiple dwelling  
Industry: mill, industrial storage, waterworks  
Commerce: department store  
Religion: religious facility  
Funerary: cemetery  
Government: city hall  
Education: school

### Current Functions:

Domestic: single dwelling, multiple dwelling  
Religion: religious facility  
Funerary: cemetery  
Government: city hall  
RELIGION/religious facility  
GOVERNMENT/city hall  
FUNERARY/cemetery  
Vacant/Not in use

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## 7. Description

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### Architectural Classification:

Mid-19<sup>th</sup> Century: Greek Revival  
Late Victorian: Gothic Revival  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Bungalow/Craftsman  
Other: saddlebag houses, central-hall-plan houses, Georgian-plan houses, gabled-ell houses, and ranch houses

### Materials:

<b>foundation</b>	Brick
<b>walls</b>	Wood: weatherboard
<b>roof</b>	Asphalt
<b>other</b>	N/A

### Description of present and historic physical appearance:

The High Shoals Historic District is a small farming and mill town on the north and south banks of the Apalachee River, a tributary of the Oconee River. The Piedmont community is located along the steeply sloping river valley at the intersection of Oconee, Morgan, and Walton counties 14 miles southwest of Athens. The hourglass-shaped historic district is narrowest at the State Route 186

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### Section 7--Description

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bridge, which crosses the river just above the shoals. The nonhistoric bridge was built in 1958. Upper and lower dams used to regulate the flow of the river are located above the site of the textile mill on the south bank.

The earliest houses that survive in High Shoals were built in second half of the 19<sup>th</sup> century and are located on the north and south sides of the historic district. These were built as farmhouses on large tracts of land that have since been subdivided. These houses are large Georgian-plan and gabled-ell houses that were built in the Greek Revival, Queen Anne, Craftsman styles. Agricultural outbuildings and remnants of historic agricultural terracing are located throughout the historic district.

The High Shoals Manufacturing Company on the south side of the Apalachee River in Morgan County dominated commercial and residential development in the center of the historic district. Founded in 1846, the High Shoals company included a three-story brick mill, machine shop, cotton warehouse, carpenters shop, and lumber storehouse, and a mill company store on the west side of the highway in Walton County. Fire destroyed the mill in 1928. Some foundations and elements of the mill races survive. The site of the textile mill is counted as one contributing site.

The High Shoals Manufacturing Company built two dams on the Apalachee River during the 19<sup>th</sup> century as part of its mill operation. The upper dam, which is built of masonry and is approximately 11-feet tall, formed a large storage pond covering about 20 acres. The mill used this pond to regulate the river during periods of low water. The lower dam is built of concrete and is approximately 8-feet tall. The lower dam formed a 3-acre pond that diverted water to a mill race that supplied the upper turbine.

The High Shoals Manufacturing Company mill village comprised roughly 50 houses and community landmark buildings that were built at the beginning of the 20<sup>th</sup> century along State Route 186. Roughly a dozen of these small, frame houses survive. These include saddlebag, central-hall, Georgian-plan, and gabled-ell cottages, and the two-story saddlebag duplex that was built for the mill supervisors. The mill provided land for two churches, the High Shoals Baptist Church, built in 1869 (and the oldest documented structure in High Shoals), and the High Shoals Methodist Church, built in 1879. The churches are located opposite each other on State Route 186.

After the loss of the High Shoals Manufacturing Company in 1928, few buildings were constructed in High Shoals. The town's economy suffered the ravages of the boll weevil and the Great Depression. In the decades after World War II, several ranch houses were built in the community on lots subdivided from historic houses. These ranch houses are one-story, long and low, and built of brick.

They are covered with low-slung hip roofs and sometimes include carports and picture windows. The interior floor plans are zoned with public spaces, such as the living and dining rooms at one end and private spaces, such as bedrooms, at the other end. Ranch houses represent a shift from

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formal interior spaces to casual, outdoor living that characterized what had come to be seen as the "California lifestyle."

Descriptions of select historic resources in High Shoals:

5740 State Route 186, built c.1870 (photos 2-3). A Georgian cottage designed in the Greek Revival style. Known as the T.W. (Toon) Powell House, the dwelling features four principal rooms divided by a central hall. It is covered with a low-pitched hip roof and has two interior chimneys. The exterior is clad in weatherboard siding, and windows on the front facade are triple-hung sashes that extend to the floor. The front entrance includes a transom and sidelights. A one-and-one-half-story, three-bay hall-parlor house is located at the rear of the property (photo 3).

High Shoals Baptist Church, built 1869 (photos 4-5). Located on the west side of State Route 186 opposite the Methodist Church, this building is a gable-front church with a large side addition. Alterations in the past few decades include the replacement of its original siding. The High Shoals Baptist Church cemetery has 21 marked graves and several dozen unmarked graves. Grave markers include medium and small stone monuments. The Old High Shoals Baptist Church cemetery, located directly southwest of the church building, includes approximately 300-400 graves dating to the late 1800s. It is a grassed area dotted with large pines and a few hardwood trees. Graves are marked with small- and medium-sized markers.

High Shoals Methodist Church, built 1879 (photos 6-8). A front-gabled, frame church clad in weatherboard with six-over-six double-hung sash windows. The five-sided entrance vestibule includes a double-leaf doorway and transom. The cemetery is located at the rear of the church and includes approximately 125-150 graves. It is an open, grassed area with a few large hardwood trees near the church building. The grave markers include a variety of small- and medium-sized markers and one ornamental iron fence. The earliest graves date from the mid-19<sup>th</sup> century. The cemetery is remains active.

5858 State Route 186, built c.1900 (photo 9). A mill worker house constructed as a duplex with a side-gable roof. This house is typical of the surviving mill worker houses on State Route 186.

5918 State Route 186, built c.1880 (photo 12). A two-story, saltbox house that was built as a duplex for the mill foremen of the loom and spinning rooms. This house, one of the largest houses in High Shoals, features a two-story portico and pedimented central entrance.

High Shoals Christian Church, 130 Jefferson Road, built 1906 (photos 18-19). A large, frame front-gabled building with a pyramidal-roofed corner tower. The windows are six-over-six double-hung sashes capped with small triangular three-light fixed windows. A small Doric portico shelters the double-leaf entrance.

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Holiness Church, 271 Jefferson Road, built 1914 (photo 21). This is a plain front-gabled church clad in weatherboard with six-over-six, double-hung sash windows, and a small entry portico supported by Doric columns. A small gable-roof addition was built across the back. The church includes a small cemetery at the rear of the lot. The cemetery is accessed by a gravel drive and includes fewer than 100 graves in an open grassed area. Monuments include small- and medium-sized markers and a few flat stone-slab markers. The earliest graves date from the 1920s. The cemetery remains active.

328 Jefferson Road, built c.1890 (photo 22). A gabled-wing house covered with weatherboard siding and patterned shingles in the gable ends. The entrance includes a transom and its windows are six-over-six double-hung sashes. Chamfered posts and decoratively sawn brackets supported the porch. A small addition was built on the north side.

335 Jefferson Road, built c.1890 (photo 23). A front-gabled rural store. It features weatherboard siding, a raised-seam metal roof and nine-over-nine double-hung sash windows. The front porch is supported by unhewn log posts.

350 Jefferson Road, built c.1860 (photos 24 and 25). An antebellum Georgian cottage with a late-19<sup>th</sup>-century Folk Victorian porch. The plan is characterized by four rooms divided by a central hall. The front entrance is distinguished a transom and sidelights. Triple-hung sash windows extend to the porch floor. The property also includes a hall-parlor-plan dwelling and a large barn.

180 Plantation Road, built c.1890 (photo 27). A one-story, frame New South Cottage with a central-hall plan and side and rear ells. The house retains its original weatherboard siding and has a shed-roofed porch.

221 Hillsboro Road, built c.1900 (photo 29). A one-story, frame pyramidal cottage with a steeply pitched pyramidal (high hip) roof. The plan is composed of four rooms without a central hall. It retains its original weatherboard siding and a full-width shed front porch.

High Shoals School, Frazier Hill Road, built c.1910/1930 (photos 30-31). A one-story, T-shaped school clad in weatherboard and covered with a hip roof. The entrance is located in located in a small projecting bay. A hip-roofed addition is located to the rear. Banks of sash windows are located on the side and rear elevations. The school was built c.1910 at a site on nearby Bishop Road (State Route 186). In 1930-1931, the school was dismantled and rebuilt at its present site.

Silo, High Shoals Road, built in the early 20<sup>th</sup> century (photo 32). A concrete-block grain silo that stands approximately 30-feet tall. It was once part of a dairy farm operation on the north side of High Shoals. The roof is missing, but the concrete structure remains in good condition.

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**8. Statement of Significance**

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**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

**Period of Significance:**

1869-1956

**Significant Dates:**

1839 – Ephraim S. Hopping appointed village (High Shoals) postmaster.  
1846 – High Shoals Manufacturing Company organized.  
1901 – High Shoals incorporated in Morgan and Walton counties.  
1905 – North High Shoals incorporated in Oconee County.  
1928 – High Shoals Manufacturing Company destroyed by fire.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

N/A

**Narrative statement of significance (areas of significance)**

The High Shoals Historic District is a rural crossroads community located on both sides of the Apalachee River in Oconee, Morgan, and Walton counties. The economy of this northeast High Shoals Historic District, Oconee County, Georgia



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### Section 8—Statement of Significance

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Georgia community was based on agriculture and the textile industry. The High Shoals Manufacturing Company operated in High Shoals from 1846 until was destroyed by fire in 1928. Few buildings were constructed in High Shoals until after World War II when several ranch houses were built.

The High Shoals Historic District is significant in the area of architecture because its residential and community landmark buildings are representative of styles and types built throughout Georgia during the 19th and 20th centuries. The community's residential architecture is mostly vernacular with Folk Victorian details. Most of the historic houses in High Shoals may be characterized by house type, which is the combination of floor plan and the number of stories as defined in *Georgia's Living Places: Historic Houses in their Landscaped Settings*. These house types include representative examples of the Georgian Cottage, gabled-wing cottage, gabled-wing house, New South Cottage, I-house, pyramidal cottage, hall-parlor house, and ranch house. Some of these dwellings include influences of popular architectural styles, including the Greek Revival, Queen Anne, and Craftsman styles. The historic district includes nearly a dozen mill houses most of which were constructed as duplexes.

The historic district is also significant in the area of community planning and development because the crossroads community-type plan of High Shoals represents a significant town plan in Georgia that is centered on the intersection of major transportation corridors. The community developed at the shoals of the Apalachee River because it provided a suitable river crossing. A bridge was built above the shoals and State Route 186 developed as a major transportation route across northeast Georgia. The High Shoals Manufacturing Company built a textile mill on the south bank of the Apalachee River, but the irregular pattern of roadways remains intact. Crossroads community-type plans are common throughout Georgia and include towns such as Siloam in Greene County and Warthen in Washington County.

### National Register Criteria

A—The High Shoals Historic District is significant in the area of community planning and development because mill communities, like the one at High Shoals, were integral components of mill operations and because the plan of the High Shoals Historic District is characteristic of the irregular plans that follow the dramatic topography of riparian settings.

C —The High Shoals Historic District is significant in the area of architecture because the architectural styles and building types are representative of buildings built in agricultural and mill communities throughout Georgia during the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### Criteria Considerations (if applicable)

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N/A

#### **Period of significance (justification)**

The period of significance begins in 1869 with the construction of High Shoals Baptist Church, the earliest documented extant structure in High Shoals, and ends in 1956 (at the 50-year end date) when the last activities during the historic period occurred.

#### **Contributing/Noncontributing Resources (explanation, if necessary)**

Contributing resources in the historic district are those constructed between 1869 and 1956 that are significant for the themes of architecture and community planning and development and which retain historic integrity. This includes residential and community landmark buildings in the historic district. Contributing buildings remain largely intact with few new materials and changes in the design. Community landmark buildings, such as churches, retain their historic design, materials, and craftsmanship.

The four contributing structures are the plan of streets that was laid out after the town was founded in the 1830s, two dams associated with the High Shoals Manufacturing Company, and a grain silo at the north end of the historic district that was associated with an early 20<sup>th</sup>-century dairy operation. The four cemeteries associated with historic churches are counted as four contributing sites and foundations of the mill are counted as one contributing site.

The two dams associated with the High Shoals Manufacturing Company are significant because they are among the few surviving dams of their type. In Georgia, there are roughly four categories of dams. The largest are the hydro-electrical dams located along the Fall Line and in north Georgia. These dams, built from the beginning of the 20<sup>th</sup> century, provide electrical power throughout the state. The second class of dams are located along major rivers in the Fall Lines cities of Columbus, Macon, and Augusta. These dams serve large textile mills, such as the Eagle and Phenix Mill in Columbus and the Enterprise Mill in Augusta. The third class of dams provided power to smaller mill operations on smaller rivers. These include dams for the High Shoals Manufacturing Company along the Apalachee River and Porterdale Mill, built in c.1900 along the Yellow River. Dams of this class are rare in Georgia because most have either been submerged or destroyed.

The noncontributing buildings were built after 1956 or have lost sufficient historic integrity so that they no longer convey their historic significance. This includes several commercial buildings that are less than 50 years of age and houses in which changes have been made to the historic design and substantial amounts of historic material have been lost. Properties that were never developed during the historic period are marked vacant and not included in the count of contributing and noncontributing resources.

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#### **Developmental history/historic context (if appropriate)**

As early as the 1830s, Creek Indians in Georgia named a small stretch of the Apalachee River Big Shoals. Now called High Shoals, the area is significant because the Apalachee River widens over a rocky shelf above a series of low, shallow falls. Native Americans used High Shoals as a natural river crossing. Later, white settlers used the shoals as a place to cross the river and as a source of power for textile mills.

In 1783, the Cherokee and Creek ceded the lands that comprise High Shoals. The following year, the Georgia legislature opened these lands to settlement in the newly formed Washington and Franklin counties. In 1796, High Shoals was included in the newly established Jackson County. In 1801, a portion of Jackson County was designated as Oconee County, which includes High Shoals.

High Shoals was a well-known landmark by the 1790s. The shoals are depicted on a map prepared in 1794. Beginning in 1790, six treaties were signed with the Cherokee and Creek Indians establishing title to the territory. The legal descriptions contained in four of the treaties begin with High Shoals as a visual landmark. Between 1801 and 1821, several trails through the area were improved into roads, including an early 19<sup>th</sup>-century post road from Washington, D.C. to New Orleans that crossed the Apalachee River at High Shoals. Another road joined Monroe, the seat of Walton County, with other towns in the region. The road was later improved as State Route 186.

For nearly 80 years beginning in the middle of the 19<sup>th</sup> century, the prosperity of High Shoals was tied to the fortunes of the High Shoals Manufacturing Company. Ephraim Hopping is most responsible for the early success of the mill. Hopping, a New York native, arrived in Greene County, Georgia in c.1820. He married Permelia Wray, daughter of wealthy plantation owner Judge Phillip Wray. After establishing a textile mill along the Oconee River at Scull Shoals in the early 1830s, Hopping purchased land in Clarke, Morgan, and Walton counties, including property on the north side of the Apalachee River. By 1839, Hopping was serving as postmaster for the High Shoals area.

In 1846, Hopping and several other entrepreneurs, including Jacob Klutts, Isaac Powell and Dr. J. A. Price, organized the High Shoals Manufacturing Company with \$100,000 in capital stock. The company was incorporated on July 17, 1849. Hopping constructed a large residence for himself and his family on the north side of the Apalachee that overlooked the river and provided a view of the mill operations on the south bank. The three-story house, which is no longer extant, featured a Georgian-plan with four principal rooms divided by a central hall. The Hopping property included a formal garden, fountains, and a deer park.

The High Shoals Manufacturing Company met with quick success, and by 1848 the yarn mill had

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been enlarged with the completion of a brick mill building. The mill was three stories tall with a basement and attic. By 1850, cotton as well as woolen goods were produced at the mill by 1850. *White's Statistics of Georgia* (1849) noted in that "High Shoals Factory on the Apalachee River makes domestics and yarns. It belongs to a private company and has done well." By 1847, Hopping also operated a grist mill on the south bank of the Apalachee River.

The March 8, 1850 edition of the *Athens Southern Banner* included the following legal announcement placed by Hopping and his associates:

We, Isaac Powell, Ephraim S. Hopping, Dickerson H. Walker, Jacob Klutts, Nathan Hoyt, Billington M. Sanders, Samuel P. Thurmond, Isaac Colt, Lewis Lester, William Parks, John Colclough, and George Bradley have associated together for the purpose of engaging in the business of manufacturing cotton and woolen goods . . . (and) have adopted as our corporate name . . . the High Shoals Manufacturing Company. . . . We have subscribed as our capital stock the sum of \$44,000, which will be employed in the business before mentioned.

In 1851, the Maryland Institute in Baltimore presented the High Shoals Manufacturing Company with an award for the high quality of yarn the company produced. That same year, cotton yarn manufactured at High Shoals was included in the Exhibition of Articles of American Manufacture held in Baltimore, Maryland.

In 1853, Ephraim Hopping died in a typhoid epidemic that struck High Shoals during the spring and summer of that year. He died June 6, at age 53, and was buried in the garden at his home overlooking the Apalachee, next to his daughter who also fell victim to the epidemic. The epidemic may have killed as many as half of the residents of the High Shoals. Hopping's widow, Permelia, and her eight children left High Shoals and returned to Greene County.

In 1857, the mill at High Shoals reorganized as the New High Shoals Manufacturing Company, with Isaac Powell as company president. Powell directed mill operations from the late 1850s through the Civil War. During the war, the company produced cloth for Confederate uniforms. In August 1864, Union troops under the command of Colonel Horace Capron entered High Shoals. The soldiers were in retreat from Watkinsville and an earlier attack from Confederate forces. James Klutts, a founder of the mill, and several other High Shoals residents were taken prisoner.

In 1864, James Frazier purchased the Hopping mansion and 860 acres for \$26,000. Frazier and his wife Fredonia moved to High Shoals from his native Virginia. They restored the Hopping mansion and named the house "Hotel Ben Lomond" after the Frazier's ancestral family home near Loch Lomond, Scotland. The stagecoach route from Athens to Watkinsville stopped at High Shoals where

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passengers were offered meals and lodging at the Frazier's hotel.

After the war, Isaac Powell enlarged the mill by one-third and added a dye house and steam plant on the west side of State Route 186. During Reconstruction, the New High Shoals Manufacturing Company was the largest privately owned industrial operation in Walton County. In 1870, the mill employed approximately 50 men and women.

A survey prepared in 1874, described the mill at the New High Shoals Cotton Mill as three stories tall with a basement and attic, brick walls that measure 32-inches thick at the basement level, and overall dimensions of 100 x 50 feet. Each floor served a different function: the basement contained cotton and woolen pickers separated by frame partitions; the first story housed weaving operations; the second story was used for spinning; and the third story was used for carding and drawing. The three-story addition to the mill included space for the cloth production, packing, spooling, dressing, and the power plant. In 1874, the mill complex consisted of a cotton warehouse, a boiler house, a gristmill, and an office and store. The mill produced checks, stripes, kerseys, shirts, and jeans.

The New High Shoals Manufacturing Company experienced success during the 1890s and early 1900s and at times the mill operated 24-hours a day. Isaac Powell died in 1882 and was succeeded by George Walton Felker. The mill was reincorporated in 1888 as the New High Shoals Manufacturing Company and in 1908 its charter was renewed, this time as the High Shoals Manufacturing Company. In 1896, J. W. Hinton was elected president of the company, which employed 250 workers.

Sanborn Fire Insurance Maps of 1893 depict additions to the original mill building, including a three-story wing at the southwest corner of the main mill and a one-story picker house to the south, a new cotton warehouse, waste house, and shop. The Sanborn map noted that the mill employed 166 hands. By 1897, the company built a three-story cloth room, built a new waste house, and moved the carpenter's shop into the old waste house. The mill operated 10,000 spindles on 250 looms.

The town of High Shoals was incorporated by an act of the Georgia General Assembly on March 2, 1872. The circular corporate limits extended in all directions from the offices of the High Shoals Manufacturing Company, including land in Clarke, Morgan, and Walton counties. The first town commissioners were listed as P. M. Center, James Frazier, W. B. Jones, A. J. Medlin, and Isaac Powell.

The *Shoals' Georgia State Gazetteer and Business Directory of 1879-1880* described High Shoals, listed in Walton County, as follow:

A prosperous and growing place of 600 inhabitants, located in a fine productive section on the Apalachee River, 12 miles east of Monroe courthouse and 14 miles southwest of

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Athens, its nearest depot, express, and telegraph office. Atlanta is distant 64 miles, directly west. . . . No cotton is shipped from this point, the entire product of the neighborhood being consumed by the High Shoals Factory, which manufactures and ships largely Osnaburgs, shirting, thread, yarn, etc., being operated by waterpower from the river named. The town contains three churches, Baptist, Christian, and Methodist, and two private schools.

As president of the mill, Isaac Powell provided land for the construction of two churches in High Shoals. First, he gave two acres on State Route 186 to the Baptists for a church, which they built in 1868, and he provided land for the construction of the High Shoals United Methodist Church, which was located on State Route 186, opposite the Baptist Church.

After Powell's death, his son, T. W. (Toon) Powell, provided land for the Walker Harris Institute. Established in 1892, the institute enrolled approximately 120 students by the end of the 19<sup>th</sup> century. The public school served children from Walton and Morgan counties, many of whom later worked in the mill at High Shoals. The Walker Harris Institute is no longer extant. A second school is located on Frazier Hill Road. Built at the turn of the 20<sup>th</sup> century, the small, frame school was moved from Bishop Road to its current location before 1930. The mill operated a general merchandise company store that was located in Walton County on State Route 186 opposite the mill. The two-story brick store included mill offices and is no longer extant. A dye house, wood shed with open sides, and two large barns were once located near the company store.

The High Shoals Manufacturing Company provided houses for mill workers. Many of the mill worker houses were constructed as duplexes along Georgia State Route 186. Nearly a dozen of these dwellings survive. An account of High Shoals written in the early 1920s described these houses as "surrounded by beautiful flower yards and there is plenteous space for vegetable gardens"

In addition to the textile mill, businesses in High Shoals included three mercantile stores, three cotton gins, a gristmill, lumber yard, planing mill, livery stable, shoe repair shop, two blacksmiths, two physicians, and a veterinary surgeon. Most other commercial establishments were located on the north side of the Apalachee River in Oconee County and were destroyed by a fire in 1915.

The High Shoals mill was destroyed by fire on May 16, 1928. The mill was not rebuilt and as a result many mill workers left High Shoals in search of jobs. The company's board of director's liquidated the company's assets and provided each shareholder \$125 per share. The High Shoals Manufacturing Company sold its 473 acres to Otto Frederick Feil (also spelled Fell) in November 1928. Feil paid \$32,500.00 for land in Morgan, Oconee, and Walton counties that included the mill ruins and other mill structures and the mill worker houses. By 1939, ownership of the mill property eventually passed to the Georgia Power Company. A survey conducted by Georgia Power in 1932,

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### Section 8—Statement of Significance

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noted “some 45 or 50 residences comprising the mill village, and two or three store and office buildings formerly used by the mill” and that “a number of the residences are rented to satisfactory tenants” and that “a number of the residences are unoccupied and have the appearance of deteriorating faster than they probably would if occupied.” After 1953, owners C. G. Hardigree and Z. S. Norville sold the mill houses to individual owners. Nearly all of the duplex mill houses were converted to single-family dwellings.

The loss of the High Shoals Manufacturing Company represents a decline in the economic prosperity of High Shoals. With nothing to fill the economic void left by the mill, the population dropped as workers left in search of jobs. Agriculture on the land above the Apalachee River valley served as a principal occupation of the community, but the town experienced little growth because of the arrival of the boll weevil and the Great Depression. After World War II, several ranch houses were built in the High Shoals community. In 1975, the High Shoals Manufacturing Company store was destroyed by fire. The current population of High Shoals is approximately 300.

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## 9. Major Bibliographic References

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Georgia Power Company. High Shoals Map and Property Description. December 22, 1932.

Gray-White, Kathryn. "The Story of High Shoals—Apalachee Palace of the Poor." *North Georgia Journal*. (Autumn 1995).

Greer, Norma. "High Shoals." *Athens Banner-Herald*, 26 March 1972.

Lovern, Sara. "History of High Shoals United Methodist Church." Unpublished paper, n.d.

MacPherson, R. T. *High Shoals, Georgia: Then - Now*. Unpublished paper, University of Georgia, Athens, Georgia, 1981.

Saxon, Henry F. "High Shoals, Georgia." Unpublished paper, n.d.

"Sketch Map of High Shoals Village." [c.1940].

Watters, Samuel Cloyce. *High Shoals, Georgia: Then - Now*. High Shoals, Georgia: Historical Society of High Shoals, 1979.

Williams, Marietta Medlin. Unpublished paper presented High Shoals Homecoming, 1943. *Business and Professional Directory of Georgia, 1909-1910*. Augusta, Georgia: Young & Company, 1910.

### Previous documentation on file (NPS): (X) N/A

- ( ) preliminary determination of individual listing (36 CFR 67) has been requested
- ( ) preliminary determination of individual listing (36 CFR 67) has been issued  
date issued: (N/A)
- ( ) previously listed in the National Register
- ( ) previously determined eligible by the National Register
- ( ) designated a National Historic Landmark
- ( ) recorded by Historic American Buildings Survey # (N/A)
- ( ) recorded by Historic American Engineering Record # (N/A)

### Primary location of additional data:

- (X) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- (X) Other, Specify Repository: Historic High Shoals Committee

Georgia Historic Resources Survey Number (if assigned): (N/A)



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## 10. Geographical Data

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**Acreeage of Property**      Approximately 260 acres.

### UTM References

A)	Zone 17	Easting 268400	Northing 3745800
B)	Zone 17	Easting 268630	Northing 3745690
C)	Zone 17	Easting 268440	Northing 3744730
D)	Zone 17	Easting 267550	Northing 3743450
E)	Zone 17	Easting 266810	Northing 3743900
F)	Zone 17	Easting 267490	Northing 3745160
G)	Zone 17	Easting 267920	Northing 3745680

### Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

### Boundary Justification

The boundary includes the intact and contiguous historic resources significant in the areas of architecture and community planning and development in High Shoals. The historic district is mostly composed of residential and community landmark buildings on the north and south side of the Apalachee River. The community landmark buildings include four churches, a school, and four cemeteries. The site of the mill and two intact dams associated wit the mill are included in the historic district. The High Shoals Historic District comprises the concentration of historic resources centered on the shoals of the Apalachee River that formed as the crossroads community of High Shoals.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Steven Moffson, Architectural Historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**street & number** 34 Peachtree Street, N.W., Suite 1600  
**city or town** Atlanta **state** Georgia **zip code** 30303  
**telephone** (404) 656-2840 **date** August 2006

**Consulting Services/Technical Assistance (if applicable)(  not applicable**

**name/title** John A. Kissane/historic preservation consultant  
**organization** Historic High Shoals Committee  
**street and number** P.O. Box 103  
**city or town** High Shoals **state** GA **zip code** 30645-0103  
**telephone** (706)769-9304

- (X) consultant  
( ) regional development center preservation planner  
( ) other: (N/A)

(HPD form version 02-24-97)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Section 10—Geographical Data**

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**Name of Property:** High Shoals Historic District  
**City or Vicinity:** High Shoals  
**County:** Oconee  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March 2005

**Description of Photograph(s):**

Number of photographs: 32

1. 5680 State Route 186, photographer facing northwest.
2. 5740 State Route 186, photographer facing southwest.
3. 5740 State Route 186, photographer facing northwest.
4. High Shoals Baptist Church, photographer facing southwest.
5. High Shoals Baptist Church and cemetery, photographer facing northeast.
6. State Route 186 with High Shoals Methodist Church, photographer facing northeast.
7. High Shoals Baptist Church (left) and High Shoals Methodist Church (right), photographer facing northwest.
8. High Shoals Baptist Church, photographer facing south.
9. Mill worker houses on State Route 186, photographer facing southwest.
10. Mill worker houses on State Route 186, photographer facing southeast.
11. State Route 186, photographer facing south.
12. Mill supervisors house at 5918 State Route 186, photographer facing northwest.
13. Mill worker house on State Route 186, photographer facing northwest.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Section 10—Geographical Data**

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14. Bridge on State Route 186 over Apalachee River, photographer facing north.
15. Shoals on the Apalachee River with the bridge on State Route 186, photographer facing east.
16. Shoals on the Apalachee River, photographer facing southwest.
17. Jefferson Road, photographer facing northwest.
18. Jefferson Road with High Shoals Christian Church, photographer facing northwest.
19. Jefferson Road with High Shoals Christian Church, photographer facing northwest.
20. Jefferson Road, photographer facing north.
21. Jefferson Road with High Shoals Holiness Church, photographer facing northwest.
22. Jefferson Road, photographer facing northwest.
23. Jefferson Road with Store, photographer facing northwest.
24. 350 Jefferson Road, photographer facing northeast.
25. 350 Jefferson Road, photographer facing southeast.
26. Plantation Road, photographer facing northwest.
27. Plantation Road, photographer facing northwest.
28. Plantation Road, photographer facing north.
29. Hillsboro Road, photographer facing northwest.
30. School, Frazier Hill Road, photographer facing west.
31. School, Frazier Hill Road, photographer facing northwest.
32. Silo, State Route 186, photographer facing southeast.

(HPD WORD form version 11-03-01)

-Z- →

**HIGH SHOALS  
HISTORIC DISTRICT**

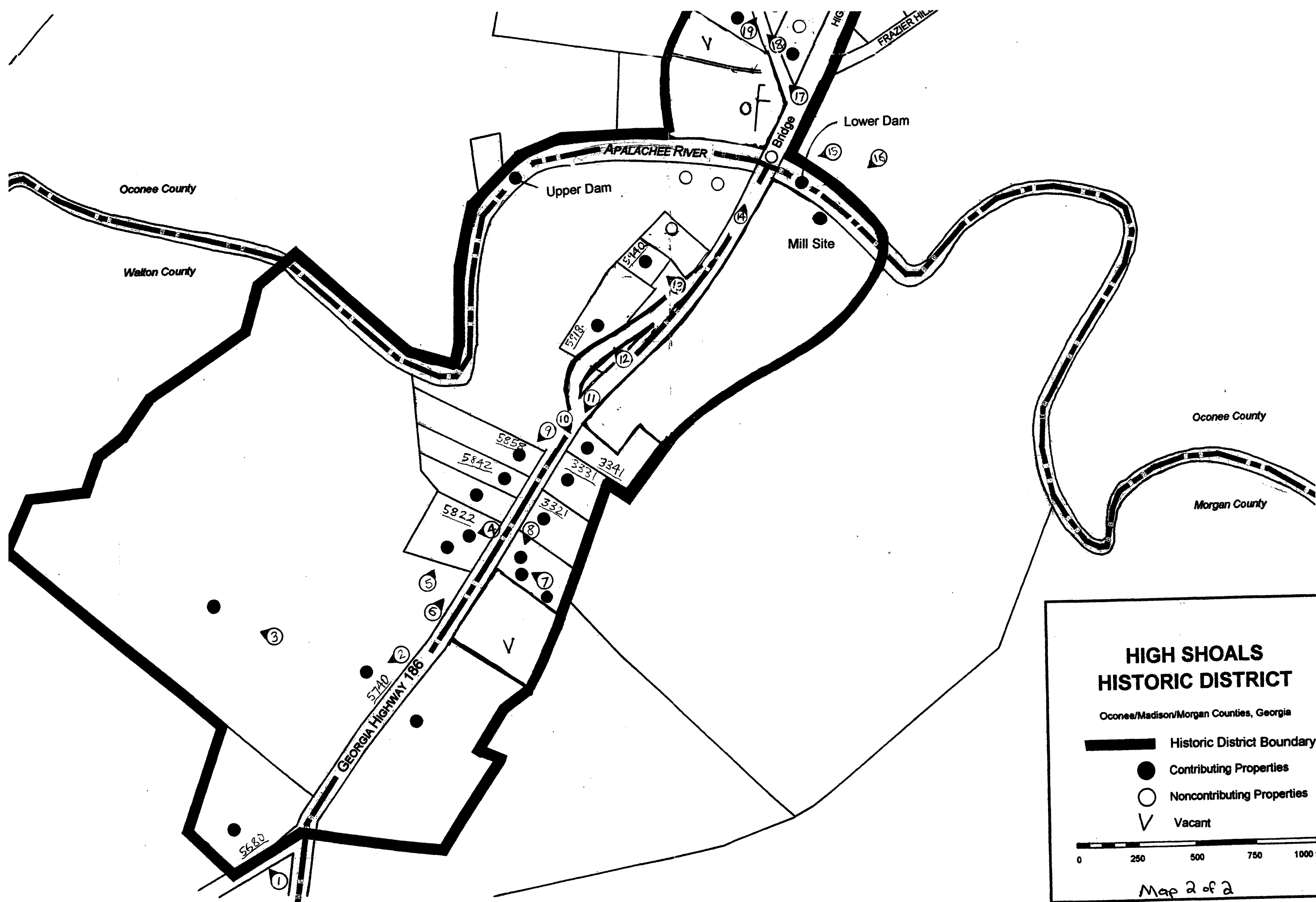
Oconee/Madison/Morgan Counties, Georgia

- Historic District Boundary
- Contributing Properties
- Noncontributing Properties
- Vacant

0 250 500 750 1000 feet





Map 1 of 2

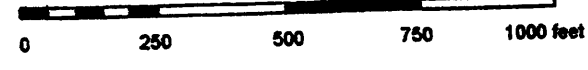




## HIGH SHOALS HISTORIC DISTRICT

Oconee/Madison/Morgan Counties, Georgia

-  Historic District Boundary
-  Contributing Properties
-  Noncontributing Properties
-  Vacant



Map 2 of 2