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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, periods, 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 LOUDERMILK BOARDING HOUSE
other names/site number N/A

2. Location

street & number 271 Foreacre Street
city, town Cornelia (N/A) vicinity of
county Habersham code GA 137
state Georgia code GA zip code 30531

(N/A) not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

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

Number of Resources within Property:

Contributing

Noncontributing

buildings	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

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 1-8-01
Signature of certifying official Date

for W. Ray Luce, Division Director and
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

Edson H. Beall 2/9/01

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet _____

Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
DOMESTIC/hotel/boarding house

Current Functions:

RECREATION AND CULTURE/museum

7. Description

Architectural Classification:

Other: New South House

Materials:

foundation BRICK
walls WOOD/weatherboard
roof METAL
other N/A

Description of present and historic physical appearance:

The Loudermilk Boarding House is located one block from the depot in downtown Cornelia, which is one of several small towns in Habersham County and borders the Chattahoochee National Forest. The house is located on the corner of Foreacre and Oak streets.

The Loudermilk Boarding House is a two-story, frame, New South-type house (photograph 1). Built c.1907, the house is situated on a sloped lot which allows for a raised, finished ground floor at the rear of the house (photograph 7). The house features a hipped metal roof with gabled projections, two central chimneys, finials on the gable projections, a continuous brick foundation, weatherboard siding, and two-over-two double-hung windows (photographs 3-7).

The house is characterized by simple exterior details including chamfered corner posts, wide fascia, paired tracery windows on the first floor, and square vents in the gable projections (photograph 3). The wrap-around porch features a shed roof, square posts, and balustrade (photographs 5-6).

The interior retains its original floor plan and finishes. The kitchen, dining room, one bedroom, and original well are located on the ground floor (photographs 11-13). The first and second floors have identical plans with a central hall and five rooms historically used as bedrooms. The number of bedrooms is reflective of the building's use as a boarding house. The first floor staircase features a square newel post and paired turned balusters (photograph 8). The balusters were historically never completed the full length of the stairs and remain this way to the present day. Historic interior features throughout the house include bead-board ceilings, tongue-and-groove heart-pine floors,

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Section 7--Description

plaster walls, four-panel doors, mantels, picture moldings, baseboards, and door- and window-surrounds (photographs 9-11 and 14-17).

The Loudermilk Boarding House has changed very little from its historic appearance and is remarkably intact. A historic change to the house occurred in 1916 when the rear porch was enclosed on the ground floor (photograph 13) and a two-story addition comprising of a bath and bedroom was added to the first and second floors (photograph 7).

The front yard is informally landscaped with a brick retaining wall constructed in 1925 and mature trees and shrubs. There is no landscaping to the rear; the rear yard is a parking lot.

The house has been almost continuously owned by the members of the same family since its construction c.1907 and served as a boarding house from 1916 through the late 1970s. After being sold out of the family and threatened with demolition, the house was purchased by the original owners' great-great granddaughter and currently serves as permanent gallery for her "Panoramic Encyclopedia of Everything Elvis" exhibit and a museum dedicated to the history of the boarding house.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

ARCHITECTURE
COMMERCE

Period of Significance:

c.1907-1950

Significant Dates:

c.1907-construction of the house

1916-Loudermilks began taking boarders

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

N/A

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Loudermilk Boarding House is significant in the area of architecture as an excellent, intact, and rare example of a New South house. The house type is rare in Georgia, comprising only two-tenths of one percent of the approximately 49,000 historic resources in the Georgia Historic Structures Survey. According to Georgia's Living Places: Historic Houses in Their Landscaped Settings (1991), the New South house architectural type was constructed in Georgia during the 1890s through the 1920s. The Loudermilk Boarding House retains the character-defining features of the New South House architectural type including a symmetrical, square mass with one projecting bay, a hipped roof, and a central hallway plan. The house is also significant for its intact, historic plan and simple exterior and interior finishes.

The house is significant in the area of commerce for its long use as a boarding house. The house was constructed in c.1907 for Robert Lee (1867-1931) and Callie Phanietta (1872-1958) Loudermilk. Shortly after constructing an addition to the house consisting of an additional bedroom and a bathroom on the first and second floors in 1916, the Loudermilks began taking in boarders. Boarding houses were once common throughout Georgia, particularly in small towns without hotels. A boarding house provided a room and meals for short- and long-term guests. In the case of the Loudermilk Boarding House, some boarders stayed for decades and were almost members of the family. Although boarding houses are not rare resources in Georgia, there are only a few documented and listed in the National Register including Idlewilde in Butts County, the Brown House in Henry County, and the Ritch-Carter Martin House in Wayne County. Boarding houses were commonly run by women, as it was one of the few occupations for women in rural areas. From the family history, Callie appears to have run the boarding house, while Robert pursued various occupations including owning a livery stable, holding several civic posts, owning a retail meat business, and farming. Located one block from the depot, the Loudermilk Boarding House provided accommodations for rail passengers traveling the two railroads that serviced Cornelia. During its many years of operation, the house hosted a wide range of boarders including long-term boarders who worked in downtown Cornelia, traveling salesmen, artists, WPA workers, railroad employees, professionals, apple and peach pickers, and teachers. After Robert's death in 1931, Callie continued to run the boarding house with assistance from her daughter until her death. Her daughter, Lurlie Loudermilk Ricketson, continued to operate the boarding house until the late 1970s. The Loudermilk Boarding House is the only surviving former boarding house in Cornelia and is owned by a descendent of the family.

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Section 8--Statement of Significance

National Register Criteria

The Loudermilk Boarding House is eligible for listing in the National Register of Historic Places under Criteria A for its association as a boarding house for short- and long-term guests in Cornelia for over 60 years. The Loudermilk Boarding House is the only surviving former boarding house of the four known to exist in Cornelia. The house is eligible for listing under Criteria C as an excellent and intact example of a New South house type.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance corresponds to the date of construction of the house c.1907 for its significance as an excellent and intact example of a New South house, a relatively rare house type in Georgia, through the end of the historic period for its association as a boarding house beginning in 1916. The house remained a boarding house until the late 1970s, however the period of significance ends with the end of the historic period, 1950.

Contributing/Noncontributing Resources (explanation, if necessary)

There is only one contributing building on the property--the house. There are no noncontributing resources.

Developmental history/historic context (if appropriate)

NOTE: The following developmental history is an edited version of the information that was submitted by Joni Mabe, "Loudermilk Boarding House," Historic Property Information Form, February 25, 1994. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Prior to 1850, the area that was to become the town of Cornelia was mainly a mountainous wilderness with few residents. In 1872, the Atlanta and Charlotte Air-Line Railroad (now CSX Railroad) began building tracks through Habersham County for the railroad which ran from Atlanta to Charlotte, North Carolina. During construction, the railroad came under ownership of the Richmond and Danville Railroad System. The small town that grew up along the railroad was first called Blaine after the unsuccessful Republican candidate for the 1876 presidential election, James Gillespie Blaine. In 1873, the Atlanta and Charlotte Air-Line Railroad (now CSX Railroad) began operating

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Section 8--Statement of Significance

trains along the line. In 1882, the Blue Ridge and Atlantic Railroad Company (now CSX Railroad) opened up a line extending northward from the Richmond and Danville line to the town of Rabun Gap. The small community at the junction of the Blue Ridge and Atlantic and the Richmond and Danville railroads was then called Rabun Gap Junction. The name was changed several years later to Cornelia after the wife of Judge Pope Barrow of Rabun Gap Junction. The town of Cornelia was incorporated on October 22, 1887. The town grew slowly and by 1900, there were only 467 residents in Cornelia. In 1910-1912 a system of waterworks and sewers were added, which led to an increase in the number of businesses and residents in the area, and by 1927 the population of Cornelia was 2,000.

On October 1, 1867, two years after his father William Cannon Loudermilk returned from the Civil War, Robert Lee Loudermilk (1867-1931) was born in the rural area of what would later become the town of Cornelia. Robert was the fifth of twelve children born to William and Matilda Loudermilk and was named after General Robert E. Lee, under whom William had served in the Army of Northern Virginia at Gettysburg.

On December 19, 1894, Robert married Callie Phanietta Henderson (1872-1958). In the 1900 U.S. Census, Robert is listed his occupation as a livery stableman. He owned a livery stable with Samuel Kimzey in Cornelia between Moss Street and the underpass. In 1901, Robert and Callie lived in a house on the corner of Oak and Wiley streets, south of the lot where the Loudermilk Boarding House would be constructed, with their children--Lurlie Lee (b. 11-23-1895), Lola Naomie (b. 4-2-1898), Ottis Bryant (b. 8-27-1900), Robert Fred (b.12-19-1901), and Frances Pearl (b. 10-21-1903 d.10-21-1908).

Robert held several public offices in Cornelia. He served as a member of the city council from 1903 to 1908 and as mayor pro-tem in 1903. He also served as a member of the board of education and on the street and sanitary committee from 1900 to 1907. Sometime between 1901 and 1907, Robert contracted pleurisy and was hospitalized. Upon his release, the livery stable had been closed and the horses sold. With the end of the livery business, Robert began raising cattle and went into the meat business, building a two-story barn, stable, and meathouse on the property. The 1910 U.S. Census lists his occupation as a retail meat merchant.

In 1902, Robert purchased six lots bounded by Foreacre, Oak, Front, and Summitt streets. In 1907, the two-story Loudermilk Boarding House was built on the corner of the property at Foreacre and Oak streets. On July 22, 1908, Callie gave birth to twins, Carl Clifton and Ralph Clifford. On December 1, 1910, Robert's father, William Cannon Loudermilk, died, and Robert, Callie, and the six children moved back to the farm where Robert grew up to take care of Matilda. After Matilda died on September 23, 1913, they remained on the farm, renting out their house, until 1916 when they returned to their town house. On July 26, 1914, Robert and Callie's daughter, Lurlie Lee, married Charles R. Ricketson.

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Section 8--Statement of Significance

The construction of the waterworks and sewer system in Cornelia in 1910-1912 allowed for indoor plumbing and an two-story addition was built on the house in 1916 with a bathroom and an additional bedroom on both the main and second floors. Also at this time, the ground floor rear porch/well room was enclosed.

During the 1900s, Callie taught school in a one-room schoolhouse in Ayersville, a small community between Mt. Airy and Toccoa, but after moving back into their town house in 1916, Callie and Robert decided to take in boarders. Callie would cook three meals a day while Robert raised livestock and made trips to the farm, which had been rented to sharecroppers, to collect food from the garden to feed the boarders. The 1920 U.S. Census lists Robert as a general farmer. Callie's typical menu included homemade biscuits, grits, eggs, sausage, country fried ham, bacon, or sidemeat, and coffee for breakfast and cornbread, green beans, field peas, corn, country fried steak, sawmill gravy, meatloaf, fish, fried chicken, vegetable soup, boiled cabbage, and turnip greens for lunch and supper. She would have grits again for supper, putting them on at 5:00 every evening. To drink, the boarders had their choice of coffee, buttermilk, sweet milk, or ice tea. There was a pot of coffee continuously on the stove ready to serve. For dessert, Callie made apple and peach pies and her specialities were tea cakes and apple float, which was homemade applesauce topped with an egg white meringue with a little nutmeg on top. She had a reputation of being an excellent cook and along with the boarders who ate there, townspeople, neighbors, and friends of the boarders also came to enjoy the food. Mr. Samuel Avery, the Tallulah Falls railroad conductor, lived next door, and after his wife died in 1923, he took all his meals at the boarding house until his death in 1948.

The hotels and boarding houses contributed to the growth of Cornelia. The first hotel was operated by Oliver Wyley. Soon after, B.W. Grant opened the Grant Hotel, which he operated until the Wyley Hotel burned. Grant then purchased the Wyley Hotel lot and constructed a large modern hotel on the site in 1890. The new hotel was an important stop on the railroad from Atlanta to Charlotte. Around 1912, Grant sold the hotel to Joseph W. Jackson who operated the hotel as the Commercial Hotel until it burned in 1925. The Commercial Hotel was rebuilt on the lot with the same classic three-story style but without the balcony on the front porch and with an extended rear addition. The Commercial Hotel was demolished in 1971 for the present-day First National Bank. In 1912, the Stovall Hotel was constructed on the site of the first Grant Hotel and was very successful. Around 1910, Parks Hotel operated on Clarkesville Street.

All within walking distance of the railroad depot, four known boarding houses were operating during the heyday of the hotel and boarding house period in Cornelia. The Oaks Boarding House, which later became the Wilbanks Boarding House, the Wikle Boarding House, the McCrackin Boarding House (which was the former girls' dormitory for the Cornelia Normal School), and the Loudermilk Boarding House. The Oaks-Wilbanks Boarding House burned on September 28, 1942, and except for the Loudermilk Boarding House, the other two have been replaced by modern buildings.

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Section 8--Statement of Significance

In 1925, the Monterey Hotel, built in 1912 in nearby Mt. Airy, burned and the bricks were available to anyone who would haul them off. A retaining wall, four feet high and 25 feet long and extending from the kitchen wall on the northeast side, was constructed at the Loudermilk Boarding House from the bricks. Around this same time, an out-of-state boarder who was a tree salesman could not pay his board, so Robert asked him to plant sugar maples and hemlocks in front of the house along Foreacre Street for his rent money. One sugar maple and one hemlock remain today.

Lurlie's daughter, Evelyn, moved into the boarding house to keep her grandmother Callie company after Robert died in 1931. She was eleven years old and would ring the supper bell every day for the boarders.

During its many years of operation, the Loudermilk Boarding House hosted a wide range of boarders including lawyers, professionals, teachers, traveling salesmen, railroad employees, WPA workers, artists, secretaries, students, apple and peach pickers, doctors, and factory workers. During the 1930s, Works Progress Administration officials stayed at the boarding house while building the nearby Civilian Conservation Corps camp. During World War II, the boarders would give their ration books for sugar, meal, and flour to Callie and Lurlie to help purchase food. At various times, the boarding house would have every room rented and boarders were sent to Charles Ricketson's house or out to the farm for a room.

The boarding house was an ideal place to live for people who worked downtown and for teachers. Miss Willie "Bill" Sorrow, a teacher, lived at the house for over 10 years until the early 1950s, and Miss Mary Ruth Piper, who also lived at the house, worked downtown at the telephone company as an operator for 10 or 12 years. Miss Piper's parents were also boarders in the 1930s and 1940s. An artist, Mrs. Boel, who had lived in Paris, stayed at the boarding house in the 1930s and several times paid her board with her paintings.

All the rooms had two iron beds, most of them were double beds, and a wash stand, dresser, closet, and coal stove. The third floor had ten beds, the second had five, and the first floor had two beds in an emergency bedroom kept for family members.

The boarders' stay would range from one night to over 30 years. Many boarders became part of the family. After her husband died in 1941, Mrs. Ora Motes lived there for over 30 years. Mr. Jack Dennis, a World War II veteran, lived there for over ten years until 1979. Mrs. Mary Tench and Mrs. Velma Crow lived there as caretakers during 1979 and 1980. These were the last boarders.

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Section 8--Statement of Significance

During the 1950s, motels started springing up to accommodate motorists traveling on the new interstate highways. Hotels and boarding houses became less popular accommodations. Lurlie Lee helped her mother run the boarding house, becoming proprietor of the house in 1940 while also working at Gold's Department Store downtown. After Callie died in 1958 at age 86, Lurlie Lee continued to operate the boarding house until 1979. Upon her death in 1987, the property was inherited by Lurlie's four children and her daughters Evelyn and Frances bought out their brothers' shares. In December 1992, the property was sold to the neighboring Habersham Hardware Company, and the house was slated for demolition for a parking lot. The house saved from demolition and purchased by Lurlie's granddaughter, Joni Mabe, and her husband in March 1993. The house has been rehabilitated and now serves as a location for artist Joni Mabe's "Panoramic Encyclopedia of Everything Elvis" exhibit and a collection of ledger books, photographs, and artifacts from the boarding house.

9. Major Bibliographic References

Church, Mary L. The Hills of Habersham. Clarkesville, GA: (self-published), 1962.

Georgia Department of Natural Resources, Historic Preservation Division. Georgia's Living Places: Historic Houses in Their Landscaped Settings. 1991.

Mabe, Joni. "Loudermilk Boarding House," Historic Property Information Form, February 25, 1994. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

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:
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

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

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

10. Geographical Data

Acreage of Property .15 acres

UTM References

A) Zone 17 Easting 268240 Northing 3821580

Verbal Boundary Description

The boundary of the Loudermilk Boarding House is indicated on the attached plat map with a heavy black line, drawn to scale.

Boundary Justification

The boundary is the legal boundary and includes the remaining historic acreage associated with the Loudermilk Boarding House.

11. Form Prepared By

State Historic Preservation Office

name/title Gretchen B. Kinnard, National Register Coordinator
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 156 Trinity Avenue, SW, Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** January 8, 2001

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

name/title Joni Mabe
organization N/A
street and number 245 Barber Street
city or town Athens **state** GA **zip code** 30601
telephone 706-353-8337

() **consultant**
() **regional development center preservation planner**
(X) **other: property owner**

(HPD form version 02-24-97)

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National Park Service

National Register of Historic Places Continuation Sheet

Photographs

Name of Property: Loudermilk Boarding House
City or Vicinity: Cornelia
County: Habersham
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: May 2000

Description of Photograph(s):

- 1 of 17: Exterior, front (south) facade; photographer facing northwest.
- 2 of 17: Exterior, front (south) facade; photographer facing northwest.
- 3 of 17: Exterior, front (south) and west facades; photographer facing northeast.
- 4 of 17: Exterior, front (south) facade; photographer facing west.
- 5 of 17: Exterior, detail of front porch; photographer facing west.
- 6 of 17: Exterior, west facade; photographer facing southeast.
- 7 of 17: Exterior, rear (north) facade; photographer facing southeast.
- 8 of 17: Interior, view of staircase and front left room; photographer facing west.
- 9 of 17: Interior, view of front left room; photographer facing northwest.
- 10 of 17: Interior, view of rear right room; photographer facing south.
- 11 of 17: Interior, ground floor, dining room; photographer facing southwest.
- 12 of 17: Interior, ground floor, kitchen; photographer facing east.
- 13 of 17: Interior, ground floor, view of well; photographer facing east.
- 14 of 17: Interior, second floor, view of rear left room; photographer facing southwest.

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Continuation Sheet**

Photographs

15 of 17: Interior, second floor, view of hall and front left room; photographer facing northwest.

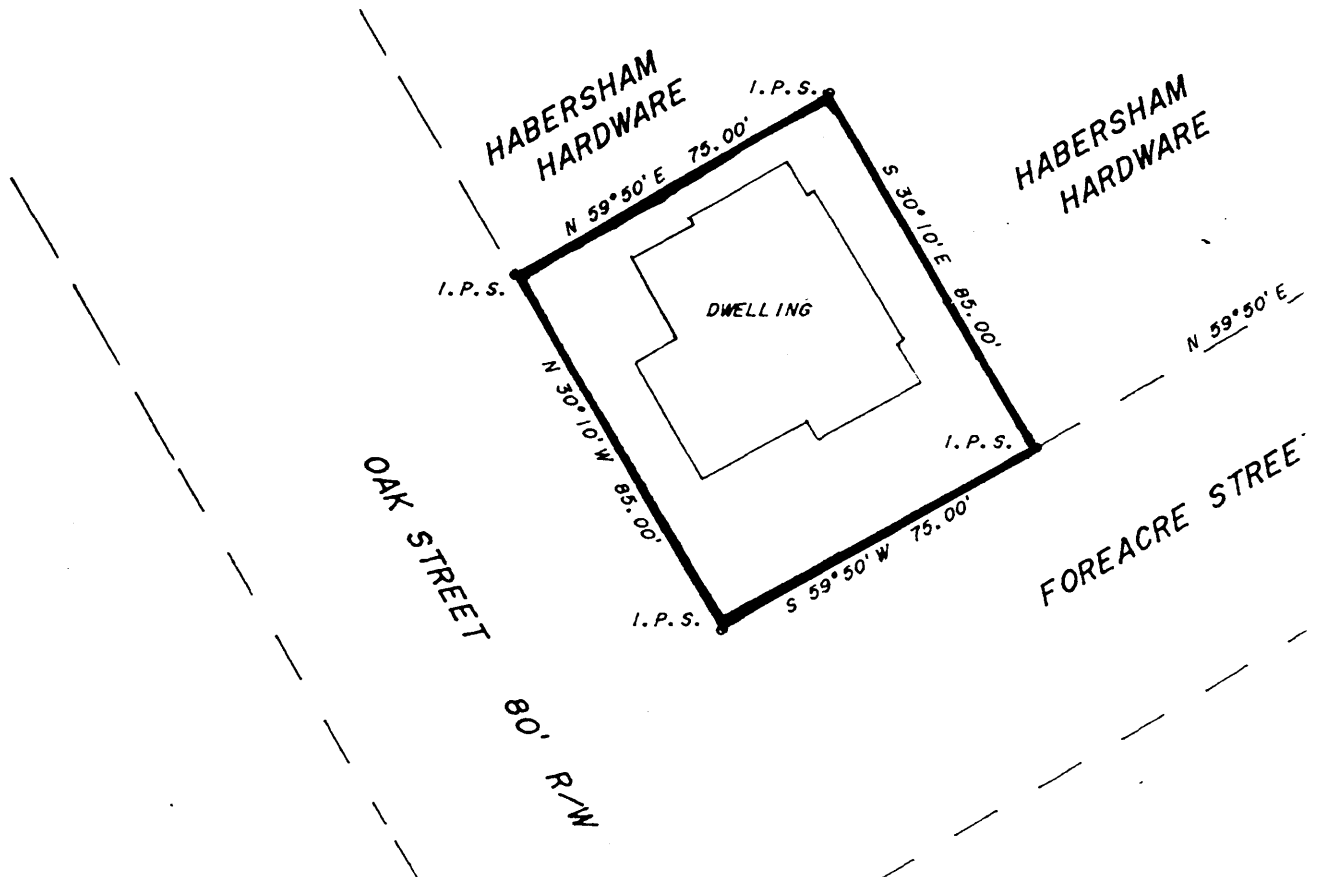
16 of 17: Interior, second floor, view of rear right room; photographer facing south.


17 of 17: Interior, second floor, view of front left room; photographer facing northeast.

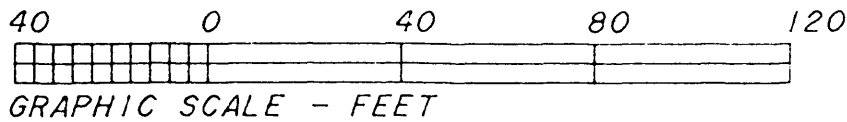
NOTE: I HAVE CONSULTED THE HUD-FIA
FLOOD HAZARD BOUNDARY MAP AND THE
PROPERTY SHOWN HEREON IS NOT IN
A DESIGNATED FLOOD HAZARD AREA. ZONE C

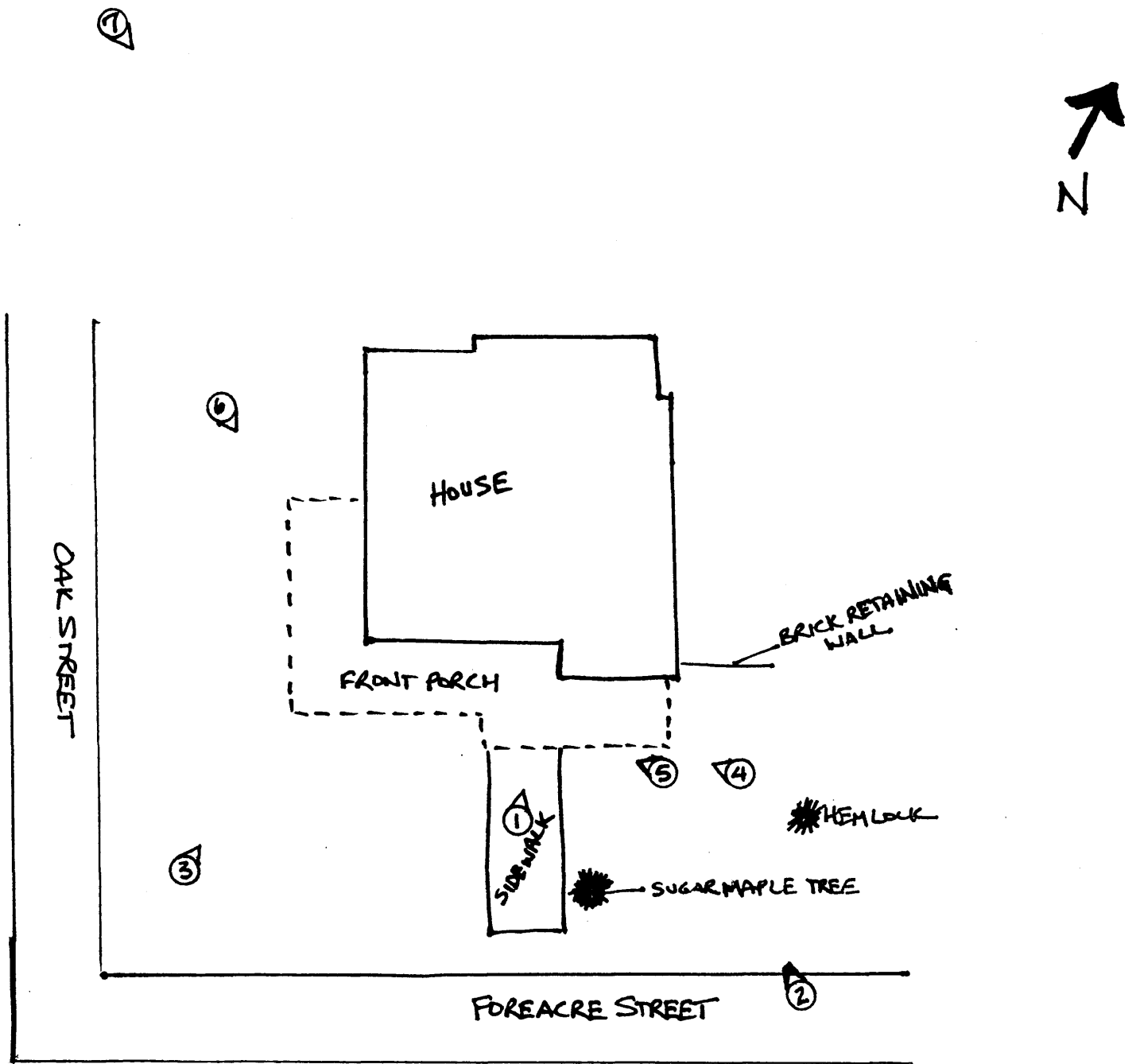
MAP CH:
1" = 40'

THIS PLAT DOES NOT REQUIRE APPROVAL FROM
THE HABERSHAM COUNTY PLANNING COMMISSION
RELATIVE TO THE PROVISIONS OF CODE-SECTION
15-6-67 OF THE OFFICIAL CODE OF GEORGIA
AS AMENDED 1990. (SENATE BILL NO. 735)

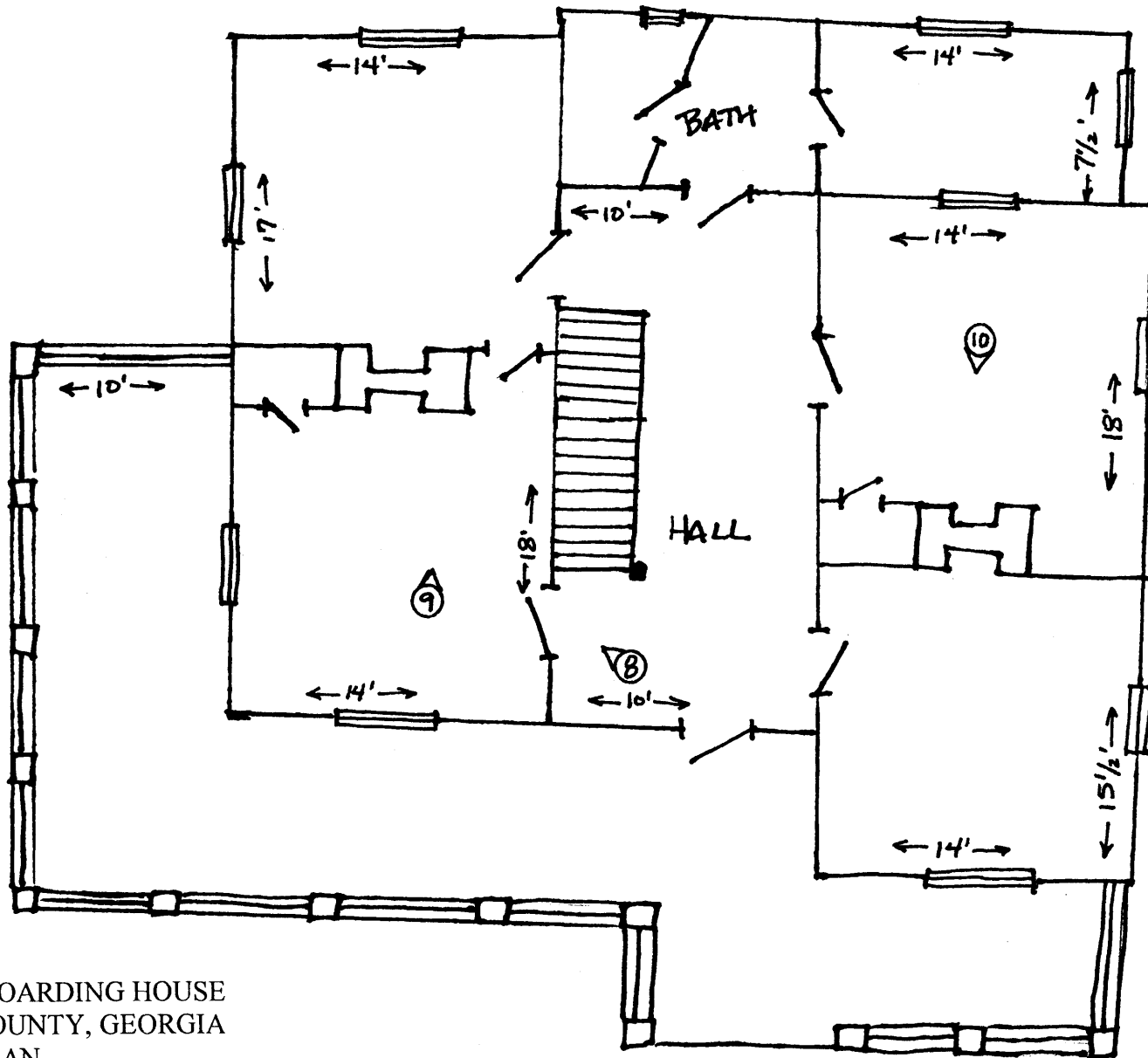


LOUDERMILK BOARDING HOUSE
HABERSHAM COUNTY, GEORGIA
PLAT MAP
NATIONAL REGISTER BOUNDARY: **—**
NORTH: 
SCALE: 1" = 40'





LOUDERMILK BOARDING HOUSE
 HABERSHAM COUNTY, GEORGIA
 SITE PLAN
 PHOTOGRAPH/DIRECTION OF VIEW: ①
 NORTH: ↗
 SOURCE: JONI MABE
 SCALE: NOT TO SCALE



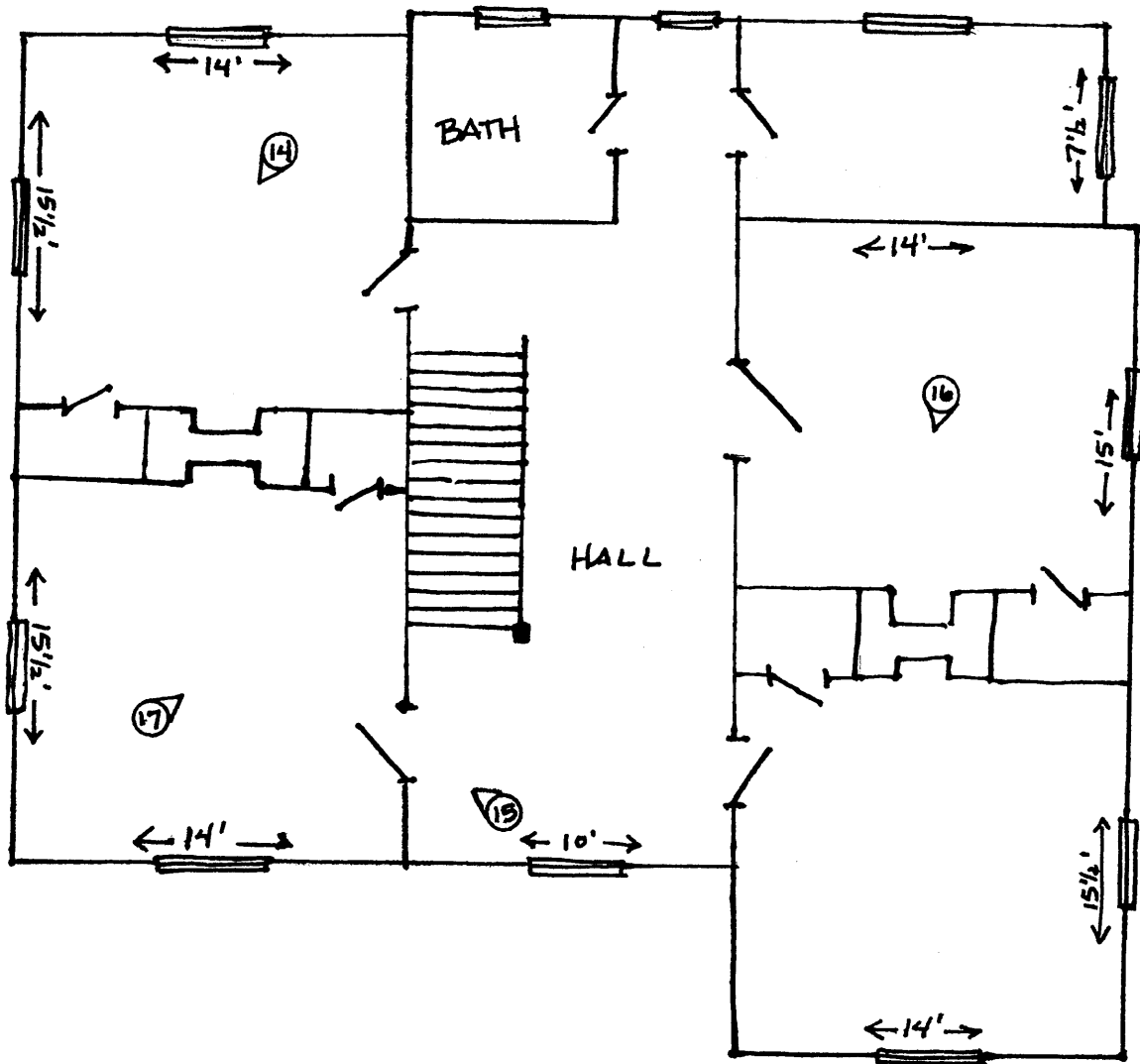
LOUDERMILK BOARDING HOUSE
 HABERSHAM COUNTY, GEORGIA
 FIRST FLOOR PLAN

PHOTOGRAPH/DIRECTION OF VIEW: ①

NORTH: ↗

SOURCE: JONI MABE

SCALE: NOT TO SCALE



LOUDERMILK BOARDING HOUSE
 HABERSHAM COUNTY, GEORGIA

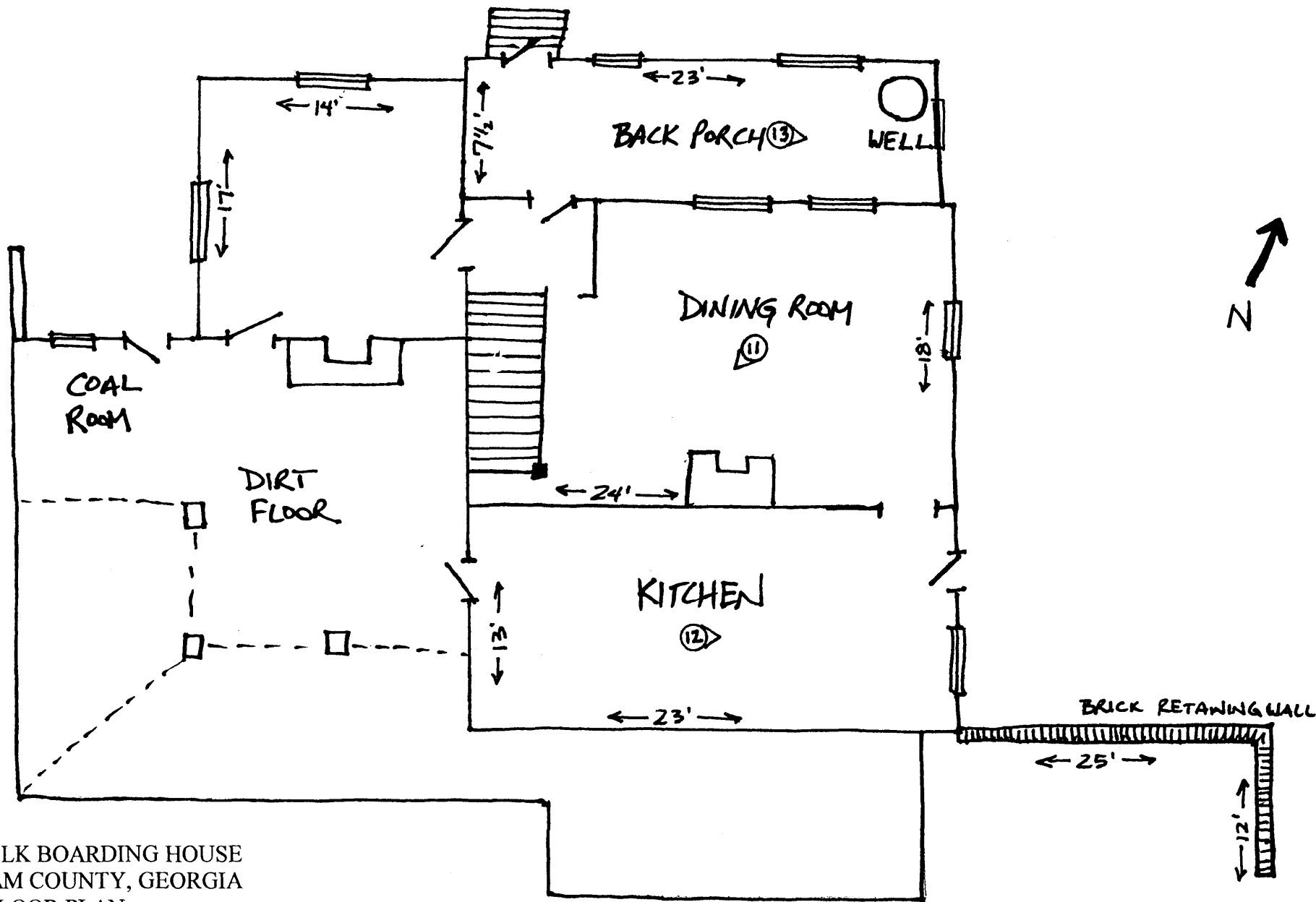
SECOND FLOOR PLAN

PHOTOGRAPH/DIRECTION OF VIEW: ①

NORTH: ↗

SOURCE: JONI MABE

SCALE: NOT TO SCALE



LOUDERMILK BOARDING HOUSE
 HABERSHAM COUNTY, GEORGIA
 GROUND FLOOR PLAN
 PHOTOGRAPH/DIRECTION OF VIEW: ①
 NORTH: ↗
 SOURCE: JONI MABE
 SCALE: NOT TO SCALE