

I. IDENTIFICATION

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PROPERTY NAME:	Smith Residence	HISTORIC NAME:	Burton House		
STREET ADDRESS:	Augusta Road, ✓	CITY:	Lavonia		
PRESENT OWNER:	Annette Smith	MAILING ADDRESS:	Augusta Road		
CITY:	Lavonia	STATE:	Georgia	ZIP CODE:	30553
CURRENT USE:	Rental	ACREAGE:	2 acres		
U. S. G. S. QUADRANGLE:	Lavonia, Ga.-S.C.	U. T. M. REFERENCE:			
V. B. D. OR TAX MAP NUMBER:	319-004-004		Z17 E306340 N3811920		

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II. DESCRIPTION

ARCHITECTURAL DESCRIPTION AND PRESENT CONDITION:

One-story frame eclectic-styled structure built on a spacious two acre city lot. Porch supported by round columns wraps around two sides of structure and forms a car shelter on north side of structure. Portion of porch on south side has been screened. High hipped roof is covered in pressed metal which is painted red. Windows throughout the structure are one over one. Structure contains two original doors with beveled glass and original screen doors. Alterations to the structure include the addition of a sleeping porch in 1918 on the south side of the structure, the addition of baths, and the filling in of the foundation with brick.

Interior detailing includes wooden floors, plastered walls and ceilings, and wooden wainscoting. Room which served originally as dining room contains a rectangular-shaped stained glass window with a tulip design set high on the exterior wall. The rooms have been divided down the middle of the structure to create two duplex units. Structure is in good condition.

House is sited in a grassed landscape with azalea foundation plantings and a privet hedge along the southern boundary line. The backyard contains a small pecan grove, a frame outbuilding, and a contemporary metal car shelter. The frame outbuilding is a two-story structure of narrow proportions. Large doors resembling barn doors are located on the first floor and the second floor is encircled by windows which give it a green house appearance. Even though this structure resembles a garage, it appears to have been used only for storage since it is set on foundation a foot above ground level. The concrete outline of a former fish pond is visible in the side yard to the south and is used today as a planting bed.

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III. HISTORY

ORIGINAL OWNER:	James H. Burton	ORIGINAL USE:	Residence
ARCHITECT/BUILDER:	Unknown	HISTORIC ACREAGE:	2 acres

HISTORIC RESOURCES OF LAVONIA, FRANKLIN COUNTY

PROPERTY Smith Residence

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DATE OF CONSTRUCTION: 1910

DATE(S) OF ALTERATIONS: 1918 - sleeping porch added:  
post World War II interior partition

HISTORICAL NARRATIVE (FROM ORIGINS TO PRESENT):

This structure was built in 1910, according to the Lavonia Times, as the residence of the James H. Burton family. Burton, who had worked his way up from bookkeeper, was at that time the manager of the Southern Cotton Oil Company (No. 11) in Lavonia. This company was located approximately a block away from the Burton residence. In 1912 Burton was transferred to Atlanta by the Southern Cotton Oil Company, but moved back to Lavonia in 1913. In 1926 he was transferred to Savannah and likewise returned in 1927. Both moves were promotions to district positions in the company, but the Burtons apparently were not happy anywhere but Lavonia. The house was either rented or left vacant during these two moves. The Burtons remained in the structure until they built a new home in 1947. The structure was then sold and today it has been converted into a duplex.

IV. SIGNIFICANCE

N. R. AREA(S) OF SIGNIFICANCE: Architecture, LEVEL: Local  
Industry

STATEMENT OF SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL):

In terms of architecture the Burton House, a late Victorian-eclectic cottage, is significant as a relatively intact example of a locally prevalent style of house. Its massing and detailing document the evolution from late Victorian to Craftsman styling. In terms of industry, the house is significant as the home of James F. Burton, Manager of the Southern Cotton Oil Company, an important local industry.

V. FORM PREPARED BY: Dale Jaeger  
Preservation Planner  
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ORGANIZATION: Georgia Mountains APDC  
TELEPHONE NUMBER: 404-536-3431

REPRESENTATION IN EXISTING SURVEYS: None

SOURCES OF INFORMATION: Burton Family  
Mrs. S. Ernest Vandiver, Jr.