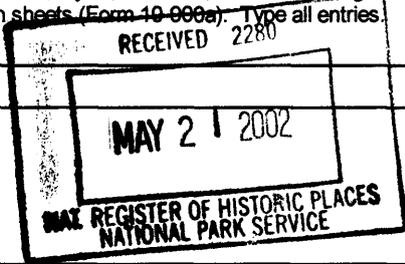


17/3

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 Cason and Virginia Callaway Homeplace
other names/site number Blue Springs, The Lodge

2. Location

street & number 5929 Georgia Highway 116
city, town Hamilton (x) vicinity of
county Harris code GA
state Georgia code 145 zip code 31811

() not for publication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	9	0
sites	0	0
structures	4	1
objects	0	0
total	13	1

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 Cloves
Signature of certifying official

5-17-02
Date

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

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

Elsa K. Ball 7/5/02

Jay
Keeper of the National Register

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Domestic: single dwelling

Current Functions:

Domestic: single dwelling

7. Description

Architectural Classification:

Other: rustic style

Materials:

foundation	Stone: granite
walls	Wood: log
roof	Wood: shingle
other	Metal

Description of present and historic physical appearance:

Summary:

The Cason and Virginia Callaway Homeplace is a 57-acre estate in rural Harris County that consists of the rustic-style main house, eight outbuildings, a lake, and lily ponds. The Atlanta architectural firm Ivey and Crook designed the main house in 1931 as a hunting lodge for Cason's brother Fuller E. Callaway, Jr. Designed in the manner of the Adirondack camps of the late 19th and early 20th centuries, the one- and one-half story house is clad in saddle-notched pine logs that were felled on the property. The roof is covered in pine shingles and supported by pine-log brackets and there is no architectural ornament apart from the unhewn logs. The core of the floor plan, as built in 1931, is H-shaped with bedrooms, kitchen, and bathrooms at either end and a living room or great room in the center. The living room is set between two massive granite fireplaces and opens onto a terrace above Lake Ida. Like the exterior, the room is finished in split pine logs. Hewn and unhewn logs form everything from the massive exposed trusses that support the roof to the stairs and balusters to the fireplace mantels. In making the homeplace a year-round residence, Cason in the late 1930s hired Ivey and Crook to complete the upstairs den, reconfigure bathrooms and fireplaces, enlarge the kitchen, and add a bedroom wing to the northwest side of the house. In 1955, a pool and glass enclosure were added to the south side of the house. The homeplace includes eight outbuildings, most designed by Ivey and Crook: rock office (1937), stone garage (1936), guest cottage (early 1930s), servants quarters (1931), tenant house (mid-1930s), and lily pools (c.1931).

Description:

The Cason and Virginia Callaway Homeplace is a 57-acre estate with eight historic outbuildings and

National Register of Historic Places **Continuation Sheet**

Section 7--Description

a sprawling main house set above Lake Ida. The homeplace was the center of daily life for Cason and Virginia Hand Callaway from the mid-1930s until Virginia's death in 1995. The compound is reminiscent of the great resort "camps" built by wealthy industrialists in the Adirondack Mountains of upstate New York from the 1860s to the 1920s. The main house and many of the outbuildings are located on a rise at the foot of the Pine Mountain ridge. A drive paved in stone joins the Callaway office near Georgia Highway 116 with the main house. The drive crosses the Lake Ida dam and spillway halfway between the office and main house. Seven circular lily pools are located below the spillway. The mostly woodland property includes hardwood trees and pines and native plantings in cultivated areas.

The **main house** was designed in the rustic style by the Atlanta architectural firm Ivey and Crook and built by the Newman Lumber Company (currently Newman Construction Company) of LaGrange (photos 1-8). The house was built first as a summer home in 1931 for Cason's brother, Fuller E. Callaway, Jr. Designed as a hunting lodge, the house is built entirely of saddle-notched pine logs that were felled on the property. The roof is covered with wood shingles and supported by log brackets located under the overhanging eaves. The gutters are made of copper. The stone that forms the foundation and the chimneys is locally quarried granite. The shed-roofed front porch is built of unhewn pine logs (photo 3). A stone terrace across the rear of the house is accessed by two sets of French doors (photo 7). The wood-framed casement windows contain six to twelve lights and are sometimes paired. The front door is constructed of vertical planks with wrought-iron strap hinges and thumb latches.

The core of the H-shaped house is organized around the living room, or great room (photos 9-10). The living room provides access to three bedrooms and a kitchen as well as stairs and balconies that lead to the upper-level boys bedroom and the den. As the principal public space, the living room is set between two massive granite fireplaces and features a full-height vaulted ceiling.

Like the exterior of the house, the interior is rustic in style. The living room is decorated with unhewn pine logs that form the large, open roof trusses, brackets, balusters, posts, railings, and even the chandeliers (photos 9, 10, 14). Split logs are used as steps as well as the fireplace mantels. The roof trusses, winder stairs that flank the main entrance, and the two balconies that span the gable ends are major design features that signify the importance of the living room as a place for entertainment and recreation.

Bedrooms on the main floor that had been laid out in 1931 remain largely intact. The northeast bedroom, known as the yellow bedroom, was used by visiting dignitaries, such as Franklin Roosevelt, Lady Bird Johnson, and Jimmy and Roslyn Carter. The room is finished with dark-stained board-and-batten walls and a stone fireplace and rustic-style mantel (photo 12). The northwest bedroom, which is now used a library, is the same size but paneled in light-colored vertical boards and includes a Colonial Revival-style mantel (photo 11). Both rooms include private bathrooms.

The south end of the house contains the kitchen and the bedroom known as the butterfly room (photo 13). The butterfly bedroom features board-and-batten walls and tone fireplace with a rustic

National Register of Historic Places **Continuation Sheet**

Section 7--Description

mantel. The room is used as a sitting room and provides access to the pool area. Furnishings in the butterfly room include early 20th-century French butterfly lithographs and a Toby jug collection above the mantel.

In the middle 1930s, Fuller E. Callaway, Jr., turned the property over to his brother Cason. Cason and Virginia Callaway established the homeplace as their permanent residence, and in 1935 hired Ivey and Crook to prepare plans for additions to main house and the construction of new outbuildings. In the main house, the second-floor den was finished (photo 15). Located on the on the south side of the house, the den was finished with gum paneling, bookcases, built-in benches, a fireplace, and a bar. The den is significant as President Roosevelt's favorite room when he visited in the 1930s, and a portrait of Roosevelt hangs above his chair. President Dwight D. Eisenhower was also entertained in the den.

In 1935, Ivey and Crook also prepared plans to enlarge the kitchen from a small, utilitarian space on the southeast corner of the house. The architects built a larger kitchen adjacent to the original kitchen, which they converted to a butler's pantry (photo 5, right). They added cabinets, a refrigeration area, and stairs to allow access to the upper level, which included a massage room and additional closets. The original doors, cabinets, and kitchen sink were reused in the new kitchen. The new kitchen was sided with logs to match the original construction. In addition, the windows and doors were also designed to match those on the original part of the house.

In 1939, Ivey and Crook designed a bedroom wing that was added at a forty-five degree angle to the northeast corner of the house (photos 6, 8). The new bedroom wing features a gabled roof with dormers and a gable-end chimney, and is sided with logs to match the original core of the house. An entrance to the new wing on the front of the house is similar to the main entrance but smaller in scale. The bedroom wing includes three bedrooms, three bathrooms, and numerous closets and dressing rooms. A furnace, coal storage room, and room for the family dogs were located in the basement. The upper-level bedroom is known as Jinks' (the Callaway's first child, Virginia Hand Callaway) bedroom and includes a bath and dressing room. With the completion of the bedroom wing, the original northwest bedroom, which now provides access to the new wing, was converted to a library (photo 11).

Cason and Virginia Callaway purchased most of the furnishings in the house. Rustic-style tables and chairs found throughout the house were manufactured by the Genuine Old Hickory Furniture Company of Martinsville, Indiana. Other furnishings purchased by Cason and Virginia include large pieces of furniture as well as books, photographs, prints, dishes, and draperies. Among the artwork are several paintings by Athos Menaboni (1895-1990), an Italian artist who resided in Atlanta for much of his life. Menaboni is recognized as the successor to John James Audubon for his wildlife paintings. He was a close friend of Callaways and a permanent exhibit of his is work on display at Callaway Gardens, a nearby resort and public garden established by the Callaway family. Portraits of Cason and Virginia Callaway painted by Malcom Rae in 1937 hang above the mantels at each end of the living room (photos 9-10).

National Register of Historic Places **Continuation Sheet**

Section 7--Description

In 1955, the pool and its steel-and-glass enclosure were built (photos 5, 16-17). The pool, which was built at a forty-five degree angle from the south end of the house, opposite the kitchen addition, is full size and includes locally quarried granite walls and decking. Together with the angled bedroom wing, the pool addition gives the main house a sprawling appearance and changes its footprint from an H-shape to a C-shape with the reentrant angles open to the lake (photo 6). The addition of the pool and enclosure are the last major changes to the main house.

In 1936, Ivey and Crook designed a five-bay **garage** located east of the main house, opposite a stone terrace (photo 18). The symmetrical granite building features three central automobile bays flanked by projecting bays with pedestrian entrances. The large, hip roof features three dormers above the automobile bays and is surmounted by a cupola. The building housed the laundry, repair shop, and parking for three automobiles. The attic was used as storage space and the full basement was planned to serve as a winery and cold storage and includes an experimental refrigeration system. Currently, the laundry room is used as an office.

The **servants quarters** was designed by Ivey and Crook in 1931 at the time they designed the main house for Fuller E. Callaway Jr. (photos 19-21). Located north of the main house, the servants quarters were built as a double-pen house in the rustic style. The T-shaped building is clad in board-and-batten siding and set on stone piers. A massive stone chimney projects through the hip roof. The hip-roofed porch is supported by unhewn pine logs with smaller logs forming the railing and decorative balustrade. The house includes a kitchen and bathroom. The servants quarters was designed to house the family servants but is currently used for storage. A small, board-and-batten **shed** with a gable roof is located adjacent to the servants quarters (photo 19). It is stained dark brown to match the appearance of the servants' quarters.

The **guest cottage**, which was built in the early 1930s, is among the oldest buildings associated with the homeplace (photo 22-23). The T-shaped cottage features four bedrooms divided by a wide central hall in the main block and the kitchen and dining room to the rear. Bathrooms for each bedroom are located on the sides of the cottage. The guest cottage is covered with a low, hip roof with exposed rafter ends, clad in weatherboard, and set on granite piers. Interior walls are paneled with beaded boards and the full-height ceiling exposes log trusses and roof rafters and beams.

Located near the guest cottage above the lake, the **tennis court** provided recreational opportunities for family and guests (photo 24). The tennis court, built in the 1930s, is composed of a level, grass lawn that is illuminated at night by overhead lights on metal standards and lined with granite curbs. A small stone stair leads to the main house further up the hill above the lake.

Cason Callaway created **Lake Ida** in the early 1930s when Cason he developed the homeplace as his permanent residence (photos 25-26). A **dam** on Barnes Creek forms the west end of the fourteen-acre lake (photo 28). The concrete dam includes stone piers that support the drive and a stone-lined **spillway** (photo 29). The spillway is nearly twenty-feet wide and directs water to the lily pools.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Located southwest of the main house are seven large circular **lily pools** that were built in the early 1930s for the enjoyment of the family on summer evenings (photo 30). Each of the stone-lined pools receives water from Lake Ida and is served by a central aeration system. The lily pools are currently used as lotus ponds and are reached by a path through the woods.

The **drive** joins main house and its complex of outbuildings with Georgia Highway 116 (photo 27). Between the highway and the main house the drive is paved with locally quarried granite. Beyond the main house, the drive is an unpaved road that provides access to the servants quarters and guest cottage. The drive also passes over the dam that forms the west end of Lake Ida. Stone **entrance gates** are located at the head of the drive at highway 116 (photo 32). These gates include two pillars of uncoursed stone and curved wing walls built of stacked boulders with deeply recessed mortar joints. The stone pillars support wood gates.

The **rock office** used by Cason Callaway is located on Georgia Highway 116, adjacent to the entrance gates (photo 33). Ivey and Crook designed the office in 1937 in the rustic style. The granite building is covered with a side-gable roof and flanked by large end chimneys. The overhanging asphalt shingle roof is supported by timber brackets and the wood door and casement windows are deeply recessed without surrounds. The interior is divided into three principal rooms, Cason's personal office on west end (photo 35), the ell to the north which serves as an office, and the main reception space to the east (photo 34). The reception area includes a spiral stair to the storage loft and stairs to the basement. The ceiling is defined by open wood trusses. The walls are exposed masonry. Cason's office is finished with a plaster-and-wood-beam ceiling and exposed masonry walls.

The **tenant house** east of the entrance gates was built in the mid-1930s as the residence for the caretaker of Cason's farming operations at the homeplace (no photo). The tenant house is a one-story dwelling with a side-gable roof and porch set between two front-facing gables. The frame building is clad in asbestos shingle and built on a granite foundation. To the rear of the house are two board-and-batten **barns**. Both barns have gabled roofs covered with sheet metal.

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
Agriculture
Conservation

Period of Significance:

1931-1948

Significant Dates:

1931 – Fuller E. Callaway Jr. built the core of the Callaway homeplace.

1935 – Cason Jewell Callaway made the Callaway homeplace his permanent residence.

1930s – Cason enlarged the main house expanding the kitchen and adding a bedroom wing.

1930s – Cason built numerous outbuildings and landscape features.

Significant Person(s):

Callaway, Cason Jewell

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Ivey and Crook (architecture firm)
Newman Lumber Company (builder)

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Cason and Virginia Callaway Homeplace is significant in the area of architecture because it is an outstanding example of a rustic-style building in Georgia. The rustic style, which was seldom built in Georgia, is derived from the 19th-century work of Frederick Law Olmsted, Calvert Vaux, and H. H. Richardson, who were inspired by the landscape and used natural forms and materials to replace expected architectural details. The rustic style is characterized by the use of oversize rocks and boulders and unhewn logs. The style is closely associated with the dozens of camps that were built for wealthy industrialists in the Adirondack Mountains of upstate New York. Among the most influential builders in the area was William West Durant who built numerous rustic-style camps in the last quarter of the 19th century. Among his best-known camps are Sagamore, Camp Uncas, and Camp Pine Knot, all built on Racquette Lake in Hamilton County, New York. Later, the rustic style was used extensively by the Civilian Conservation Corps in state and national parks, most famously in the lodges at western national parks, such as Glacier and Yellowstone.

In Georgia, few houses were built in the rustic style. Among the rare examples is the Island Ford Lodge, also known as the Hewlett Lodge, which serves now as the administrative headquarters for the Chattahoochee River National Recreation Area in Fulton County. Built in c.1935 above the Chattahoochee River, the sprawling T-shaped house is built of pine logs and includes a massive stone fireplace and a beamed ceiling in the great room.

Most rustic-style buildings in Georgia were nonresidential and were funded by New Deal-era programs. The Cornelia Community House in Cornelia, Habersham County, was designed by David S. Cuttino in 1936. Funded by the Works Progress Administration (WPA), the community house is built with brick and stone and unhewn pine logs. The hall features a full-height ceiling with exposed log trusses and a massive stone fireplace. Numerous state parks in Georgia were built with Civilian Conservation Corps (CCC) labor, including Alexander H. Stephens Memorial State Park in Taliaferro County. In the 1930s, the CCC built a bathhouse, shelters and granite benches and barbeque pits on this 1,200-acre camping and recreational facility. Later, the WPA funded the construction of rustic cabins, a dining hall, an amphitheatre, and other ancilliary buildings at the park. More than any individual building, these resources are part of a rustic landscape that includes rock-faced granite paths, benches, walls, steps, and other rustic landscape features.

The Cason and Virginia Callaway Homeplace is an excellent example of a rustic-style house because its design is derived from natural materials, locally quarried granite and the unhewn pine logs from trees felled on the property. The foundation, steps, and fireplaces are built of granite. Saddle-notched pine logs cover the exterior of the building and remain exposed on the interior. Unhewn logs are used throughout the house in place of traditional architectural details, such as mantels, balusters, railings, and chandeliers. Built on a grand scale, the Callaway homeplace is akin to the Adirondack lodges with its sprawling exterior form and its living room, or great room that includes a full-height ceiling with open trusses, balconies, and two massive stone fireplaces.

The architectural firm of Ivey and Crook, which designed the Callaway homeplace, practiced in

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Atlanta from 1923 to 1966. Partners Ernest D. Ivey and Lewis E. Crook produced most of the firm's designs. According to Architectural Historian Bill Mitchell in his book *Crook Book*, "the complementary strengths in construction and design of the two partners, the division of labor, in effect created one architect. Crook's designs were perfectly supervised on site by Ivey. Crook made preliminary sketches, and did the drafting; Ivey prepared the specifications and accomplished the supervision." By the time Ivey died in 1966, the firm had designed more than 650 buildings, including thirty on the campus of Emory University. The firm also designed numerous churches in Atlanta and throughout the South. They were a favorite architecture firm of the Callaway family and built several buildings for them in LaGrange. The Callaway homeplace is a rare but accomplished example of the rustic style in the firm's work.

The homeplace is also significant in the area of agriculture because of Cason's long-term interest in advancing the science of agriculture. Agriculture had been the mainstay of Georgia's economy but had been in decline since the 1910s. The over-reliance on single cash crops, especially cotton, had depleted the soils combined with the effects of the boll weevil, soil erosion, and farm abandonment devastated small-farm agriculture in Georgia and throughout the South. Early 20th-century reform movements sought to counter these destructive forces through the establishment of demonstration reclamation areas (such as Hard Labor Creek State Park in Morgan County, Georgia), assistance in the form of subsidies to farmers, in some cases to not grow cotton in an effort to stabilize the market, and the establishment of model farm communities, such as Pine Mountain in Merriwether County.

In addition to government assistance, private philanthropic efforts were undertaken with the goal of improving the condition of agriculture in Georgia. In south Georgia expansive plantations, such as Mill Creek in Thomas County, sought to reestablish native pine forests and increase the population of quail, a popular game bird. Nontraditional crops were also grown, including pine trees, which were grown in Georgia below the Fall Line, and lespedeza, a type of clover that was developed to replenish soils that had been depleted by cotton.

Cason Callaway was an important private-sector pioneer in the agricultural reform movement in west central Georgia in the first half of the 20th century. Cason established model farms and a fish hatchery and founded the Georgia Better Farms Program to encourage investment the state's small farms. He was especially interested in developing techniques to replenish the state's exhausted soils. Although his model farms are not part of the homeplace property, the homeplace includes Cason's orchards and blueberry bushes and the rock office, which housed thirteen employees and was the organizational center of Cason's efforts in experimental agriculture.

The homeplace is significant in the area of conservation because Cason and Virginia discovered a rare native azalea, *Azalea prunifolium*, on their land. Cason hired a naturalist to go through the forest and collect seeds from the rare azaleas and eventually propagation over 20,000 of these rare azaleas. The Garden Club of America presented Cason with the Frances K. Hutcheson Award for his lifetime contributions to horticulture.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

National Register Criteria

A and C

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1931 when Fuller E. Callaway, Jr., built the core of the Callaway homeplace on land owned by his brother, Cason. The period of significance ends in 1948 when Cason divided his land holdings among his family and the Ida Cason Callaway Foundation.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources are those constructed between 1931 and 1948 that are significant for the themes of architecture and agriculture and which retain historic integrity. These include the main house and eight outbuildings (nine contributing buildings). Contributing structures include the stone drive and entrance gates (one contributing structure), lake and spillway (one contributing structure), tennis court (one contributing structure), and lily pools (one contributing structure). The only noncontributing resource associated with this nomination is the modern dock on Lake Ida (photo 26), which is counted as a noncontributing structure.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Developmental history/historic context (if appropriate)

Summary:

Cason Jewell Callaway purchased the homeplace property in 1930 as part of a 2,500-acre tract. The property had been known as Blue Springs and sometimes called The Lodge. Cason, the first son of Fuller E. Callaway who founded Callaway Mills in LaGrange, managed the mills from 1920 to 1928. By 1930, the company employed over 5,000 workers with \$15 million in assets. In 1935, Cason established the homeplace as his principal residence and turned over management of the mills to his younger brother Fuller E. Callaway, Jr. Cason turned to other interests, such as agriculture, and eventually purchased 40,000 acres in Harris County, much of which he used for experimental agriculture. In 1948, he divided his land holdings among his family and the Ida Cason Callaway Foundation. Land given to the Ida Cason Callaway Foundation became Callaway Gardens, a resort and public garden, which opened to the public in 1952. Cason, who died in 1961, and his wife Virginia, who died in 1995, retained the homeplace as their primary residence.

Developmental history:

Cason Jewell Callaway was born on November 6, 1894 in LaGrange, Georgia. His parents, Fuller Earle and Ida Cason Callaway, were prominent citizens in LaGrange. Callaway owned a department store and by 1900 had invested his savings in the Unity Cotton Mills. The mills employed much of LaGrange's work force and provided houses for mill workers in several mill villages and supported schools, doctors, and churches. Fuller Callaway was recognized as an entrepreneur and leader in the textile industry.

Cason participated in the family mill business. He was educated at Bingham Military School in Asheville, North Carolina through his high school years. At age seventeen he attended the University of Virginia in Charlottesville for one year. He then took a course in office administration at the Eastman School of Business in New York. When Cason was twenty he was given free rein to organize and operate the Valley Waste Mill, a subsidiary of Hillside Mills. The waste mill sold the sweepings and thread fly that was usually carted off as waste. Cason created a market for the mill waste at such a successful pace that he eventually sold more waste than the LaGrange mills could supply. He then bought waste from mills in the Carolinas and Alabama. The waste mill earned over \$1 million dollars before World War I.

During World War I, as a Lt. (j. g.), he was assigned to the Bureau of Supplies and Accounts for the Navy Department in Washington, D.C. His duty was to purchase cotton textiles for the Navy, i.e. canvas for awnings and tents. There he became familiar with the work of Assistant Secretary of the Navy, Franklin D. Roosevelt, although they did not meet. Roosevelt and Callaway became friends years later while Roosevelt was staying in nearby Warm Springs, Georgia.

By the time Callaway returned from Washington after the war, his father had built an impressive home at the site of Ferrell Gardens, an antebellum boxwood garden. The Ferrells had developed the

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

extensive gardens with a small Victorian house on a knoll. The new Callaway home, designed by Atlanta architect Neel Reid, is known as Hills and Dales. Located near the site of the Ferrell house, the new home preserved the antebellum gardens. As Fuller Callaway's health began to fail, he began to turn the business over to his twenty-five year old son, Cason. Fuller then became Chairman of the Board of Directors.

Callaway Mills

In about 1920, Cason Callaway began the responsibility of managing the Callaway mills and related enterprises. Cason directed the day-to-day operations of the mills and expanded their production. Callaway assets reached almost \$15 million, with nearly 5,000 employees. Callaway experimented with new product lines, even creating a rug and carpet division. They also expanded into uniforms, wiping cloths, cotton products for the commercial laundry business, and cord fabrics for automobile tires.

After the death of his father in 1928, Cason Callaway continued as executive head of the textile enterprises. The Great Depression became the utmost challenge for the textile industry. Labor relations became difficult with union organizers infiltrating the mill. By 1930, the mills employed over 6,000 people and owned mill villages in LaGrange, Manchester, Milstead, and Hogansville. Eventually during the Depression, the mills operated only two shifts twice a week. Callaway tried every conceivable outlet for his mills' products, even warehousing raw cotton until the economic recovery. Callaway Mills survived the Depression, in spite of a crippling labor strike in 1934. During the Depression, Callaway had streamlined and reorganized mill operations. The new corporation included nine factories and two subsidiaries. The mills processed 100,000 bales of raw cotton annually, and were considered a leader in the textile industry. In 1935, Cason turned over to his younger brother Fuller E. Callaway, Jr., the Callaway Mills operations. Cason then became Chairman of the Board of Directors. Three years later, he resigned from the board.

The Homeplace

In 1920, Cason met and married Virginia Hollis Hand of Pelham, Georgia. She was the daughter of J. L. Hand, a well-known merchant who had business dealings with Fuller Callaway. They began building a home near Hills and Dales on land Cason owned. On August 21, 1921 they had their first child, Virginia Hand, who is known as Jinks.

Cason and Virginia Callaway first discovered the property known as Blue Springs on a picnic in 1921. Located four miles west of Hamilton and thirty miles from LaGrange, Blue Springs provided a country retreat. The large spring produced 300 gallons of clear, blue water per minute. Cason planned to create a weekend camp with a pool formed by the spring. He built a dam on Barnes Creek to create a private lake for fishing, which he named for his mother Ida. In August 1930, Cason purchased the 2,500-acre tract that included Blue Springs and Barnes Creek. At this site he began construction of the four-bedroom cottage, known as the guest cottage, and began building lake Ida.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

During his explorations of the property, Cason and Virginia discovered a rare native azalea, *Azalea prunifolium*, that grew on his land. He hired a naturalist to go through the forest and collect seeds from the rare azaleas. Callaway was responsible for the discovery and propagation of over 20,000 of these azaleas, which have a limited growing range. Ultimately, the Garden Club of America recognized Cason's horticultural contributions to conservation by awarding him the Frances K. Hutcheson Award.

In 1930, Cason offered his brother, Fuller E. Callaway, Jr., land near Lake Ida on which he could build a cabin. Cason's brother had married Virginia's sister, Alice Hand in 1930 and lived at Hills and Dales with Ida Cason Callaway. Fuller hired Ivey and Crook to design a four-bedroom hunting lodge. The families spent several years enjoying the camp as a weekend retreat from LaGrange. Fuller and Alice had two children by 1935 and the weekend getaway was always busy. In 1935, after the death of Ida Cason Callaway and with life in LaGrange taking more of Fuller's time, Fuller and Cason swapped ownership of various properties. Cason took ownership of the hunting lodge and Fuller resided at Hills and Dales in La Grange. In 1935, Cason and Virginia hired Ivey and Crook to design additions to the lodge and build several outbuildings. By 1935, Cason and Virginia Callaway made the Blue Springs property their principal residence. By the late 1930s, the kitchen and bedroom wings, second-floor den, central heating, and the garage and rock office were completed.

East Farm and West Farm

Cason continued to purchase land that he used for experimental agriculture. The rock office at the gates of the homeplace served as the administrative center for his efforts to develop more efficient farming methods, however, his model farms are not part of the homeplace property. In 1937, Cason dammed a creek to create Lake Florence, which was used as a scientific fish hatchery that included breeding ponds. He became especially interested in better agricultural methods, and how to restore fertility to the land. The land he owned had once been productive but had become depleted because the most widely planted crops, cotton and corn, were destructive to soils. Cason advocated fertilizers to regenerate the soil, barriers to stop erosion, and cultivating lowlands.

Cason developed two model farms that he directed from the rock office. He kept detailed records and the farm was run with the efficiency of a business. Callaway wanted demonstration farms to show methods to revitalize the state's agriculture. He grew blueberries and strawberries and owned nut orchards and scuppernong vineyards. He raised turkeys, chickens, geese, quail, and ducks. His fish hatchery increased production at a rate of 5.7 tons a year. Callaway's two major agricultural tracts, the East Farm and West Farm, each comprised several thousand acres. Created with heavy earth-moving machinery, the land was cultivated in an innovative manner new to Georgia. Hand labor had been the norm, and the use of power tools and power vehicles were unknown to most farmers. Callaway often entertained visiting dignitaries with a complete menu derived from produce from his model farms.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Cason and FDR

Cason Callaway had begun a friendship with Franklin Delano Roosevelt when FDR began using the waters at nearby Warm Springs in 1924 as therapy for his polio. Through the years the Callaways and Roosevelts had an informal relationship often punctuated with impromptu visits. Cason went to the White House and Roosevelt visited the homeplace. Roosevelt would drive himself to the homeplace, followed by a retinue of friends and Secret Service agents. Often the President would stay overnight. The upstairs den was his favorite retreat, though he had to be carried to the room. For entertainment, Cason sometimes hired Graham Jackson and his singers. Jackson, a black accordionist, was a graduate of the New England Conservatory of Music in Boston. Callaway introduced Jackson to Roosevelt who later had Jackson play at his home in Warm Springs.

Callaway became involved with Roosevelt's New Deal programs in Georgia. He was instrumental in obtaining funding for Georgia Hall in Warm Springs, which was built in 1933 to provide therapeutic spas for polio victims. This effort developed into the Warm Springs Foundation, which organizes the March of Dimes. He was also the State Chairman of the Georgia Polio Fund in 1942. He helped raise \$97,000 at a time when funds were in short supply. He later became Public Trustee of the Nutrition Foundation, created by the food industry to support good nutrition education. He was the only representative from the South.

Georgia Better Farms Program

In 1944, Cason presented his ideas on agriculture at a conference at Vanderbilt University in Nashville. The conference was designed to gather top leaders in all areas of American life to discuss post-war planning. Cason advocated that farming must be changed to include soil improvements, credit availability, machinery, and nearby processing plants. Cason impressed the influential leaders in attendance.

Cason, however, was frustrated that his message on improved farming methods had not reached a wider audience. Asked to speak at a gathering of business and civic leaders in Atlanta in 1944, Cason presented the attendees with a challenge. At that time he was a member of the Georgia Agricultural and Industrial Development Board and chairman of the Agricultural Committee of the Georgia Board of Regents. He felt responsible for the education of Georgia farmers to modern farming methods. He persuaded the state leaders to form 100 corporations that would buy 100 acres of land and invest \$7,000 to farm the land using modern techniques, such as improving the soil, controlling erosion, and using modern machinery. These farms would "jump start" agricultural interests in the state. Seven hundred stockholders for one hundred corporations would create a sound financial and civic investment. The response was immediate. Throughout the state, the program was successful after three years. Almost every investor realized returns and a link had been forged between business and agriculture. Available credit for farmers was proven to be an economic interest. At the close of the experiment, the farms were sold to the resident farmers, stockholders, or made available for public purchase.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Callaway Gardens

In 1947, Cason suffered a heart attack that limited his professional and leisure activities. In spring 1948, a flood destroyed the bottom land at the homeplace. Although the bottom land was in a flood plain, Cason had engineered the drainage in a series of intricate pipelines and ditches designed to avert a flood. It worked for nearly twenty years when the flood deposited over five feet of mud. Cason restored the land, which he then used for pasture. In 1948, Cason, in fragile health, divided his land among his children and the Ida Cason Callaway Foundation. Cason retained the homeplace, Lake Ida, and Lake Florence.

Cason planned an exclusive residential resort for the land he gave to the Ida Cason Callaway Foundation. He planned a country club with expensive homes surrounding a man-made lake and golf course. In 1949, he began to dam Mountain Creek, creating a new 175-acre lake.

By 1950, Cason Callaway had determined that instead of a country club, the land given to the foundation should be used for gardens that could be enjoyed by the public. Callaway Gardens planned to showcase native species and sound ecological planning. His wife, Virginia, an accomplished gardener, was instrumental in the horticultural planning of the gardens. Callaway Gardens sought not only to plant native species but also to propagate and preserve native trees, shrubs, and wildflowers. The staff at Callaway Gardens in the formative years included John Hoffman, landscape architect, Gilmore Clark, acting as consultant, and Fred Galle, Director of Horticulture. The gardens included greenhouses, an "Olde English" club house, a country store, and a boathouse. Callaway Gardens opened May 21, 1952.

Cason had a second heart attack in 1953, which resulted in further limitations on his activities. His son, Howard, known as Bo, resigned his commission in the Army to administer Callaway Gardens. In the course of his career, Cason served on the board of directors for U.S. Steel, Shell Corporation, Chemical Bank, New York Trust Company, and the Trust Company of Georgia. Other honors and positions he held included President of the American Cotton Manufacturers Association, member of the National Business Council, and a charter member of the Board of Regents of the University System of Georgia. Cason died on April 12, 1961.

Cason's wife Virginia and son Howard carried on his philanthropy in decades following his death. For thirty years, Virginia Callaway remained active in the Callaway foundation until her death in 1995. She served as Chairman of the Board of Callaway Gardens until 1969 and continued as an active member of the Board of Trustees. She then became Chairman Emeritus for Life in 1992. In the 1960s and 1970s, Virginia Callaway was a board member-at-large of both the National Council of State Garden Clubs and the Garden Club of America. She also served as Georgia Chairman of Lady Bird Johnson's Highway Beautification Committee.

9. Major Bibliographic References

Anderson, Michael. Docent and Guide directories. Callaway Gardens, Pine Mountain, Georgia.

_____. Interview with Ced Dolder. June, August, and December 2000.

Callaway material. Troup County Archives. LaGrange, Georgia.

Fanning, J. W. et al. *The Business of Farming*. Hamilton, GA: Ida Cason Callaway Foundation, 1948.

Ray and Associates. Historic District Information Form. Cason and Virginia Callaway Homeplace. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2001.

Schubert, Paul and Virginia H. Callaway. *Cason Callaway of Blue Springs*. Atlanta, GA: Foote & Davis. 1964.

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 Approximately 57 acres.

UTM References

- | | | | |
|----|---------|----------------|------------------|
| A) | Zone 16 | Easting 693820 | Northing 3625850 |
| B) | Zone 16 | Easting 694390 | Northing 3626020 |
| C) | Zone 16 | Easting 694730 | Northing 3625390 |
| D) | Zone 16 | Easting 694520 | Northing 3625250 |
| E) | Zone 16 | Easting 693690 | Northing 3625310 |

Verbal Boundary Description

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

Boundary Justification

The boundary includes the main house, outbuildings, and landscape features historically associated with the Cason and Virginia Callaway Homeplace. According to the Callaway family, the homeplace was a historically defined tract of land that included the main house, outbuildings, and office but was separate from the farms and other lands associated with Cason's agricultural and conservation efforts.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** May 15, 2002
e-mail steven_moffson@mail.dnr.state.ga.us

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

name/title Ced Dolder
organization Ray and Associates
mailing address 328 7th Street
city or town Atlanta **state** GA **zip code** 30308
telephone (404) 607-7703
e-mail N/A

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

Property Owner or Contact Information

contact person Michael Anderson, Director of Development, Callaway Gardens
organization (if applicable) Ida Cason Callaway Foundation
mailing address P.O. Box 2000
city or town Pine Mountain **state** GA **zip code** 31822-2000
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Cason and Virginia Callaway Homeplace
City or Vicinity: Hamilton vicinity
County: Harris
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: January 2002

Description of Photograph(s):

Number of photographs: 35

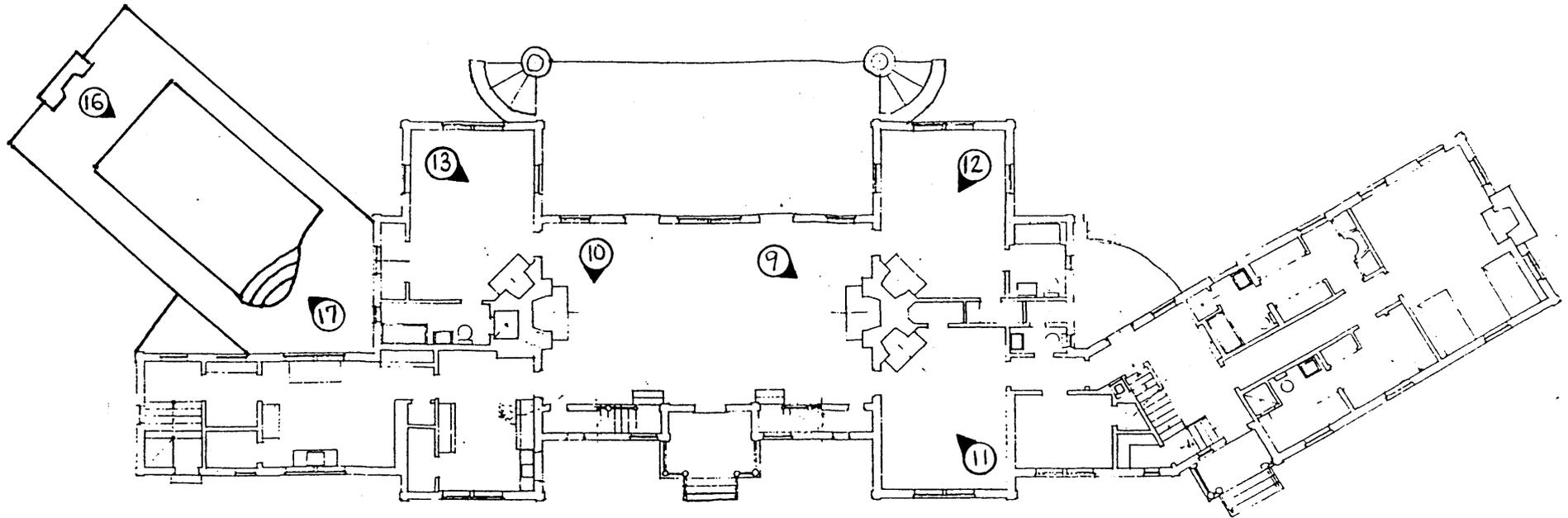
1. Main house, photographer facing south.
2. Main house, photographer facing east.
3. Main house, main entrance, photographer facing southeast.
4. Main house, bedroom wing entrance, photographer facing southeast.
5. Main house, photographer facing northeast.
6. Main house, photographer facing west.
7. Main house, photographer facing northwest.
8. Main house, photographer facing southwest.
9. Main house, interior, living room, photographer facing north.
10. Main house, interior, living room, photographer facing west.
11. Main house, interior, northwest bedroom (library), photographer facing south.
12. Main house, interior, northeast (yellow) bedroom, photographer facing southwest.
13. Main house, interior, southeast (butterfly) bedroom, photographer facing northwest.
14. Main house, interior, living room, roof trusses, photographer facing northeast.
15. Main house, interior, den, photographer facing west.

National Register of Historic Places Continuation Sheet

Photographs

16. Main house, interior, pool and enclosure, photographer facing northwest.
17. Main house, interior, pool and enclosure, photographer facing southeast.
18. Garage, photographer facing northwest.
19. Servants quarters, photographer facing north.
20. Servants quarters, photographer facing south.
21. Servants quarters, photographer facing west.
22. Guest cottage, photographer facing east.
23. Guest cottage, photographer facing north.
24. Tennis court, photographer facing south.
25. Lake Ida with dam (left), photographer facing southwest.
26. Lake Ida with guest cottage in background, photographer facing northeast.
27. Drive, photographer facing northwest.
28. Dam and spillway, photographer facing northeast.
29. Dam and spillway, photographer facing northeast.
30. Lily pools, photographer facing west.
31. Bottom land pasture, photographer facing west.
32. Entrance gates, photographer facing north.
33. Rock office, photographer facing north.
34. Rock office, interior, reception office, photographer facing west.
35. Rock office, interior, Cason Callaway's office, photographer facing northeast.

(HPD WORD form version 11-03-01)



Cason and Virginia Callaway Homeplace
Harris County, Georgia
Main Floor Plan

No Scale



Interior photo key 

Cason and Virginia Callaway Homeplace
 Harris County, Georgia
 Sketch Map

National Register Boundary 

Approximate scale: 1" = 350'

North 

Resource Key

- Main House 1
- Garage 2
- Servants Quarters 3
- Shed 4
- Guest House 5
- Rock Office 6
- Tenant House 7
- Barn 8
- Barn 9

- Dam and Spillway 10
- Tennis Courts 11
- Lily pools 12

