FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

[redacted] 80

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

1. Name

historic Cave Spring Multiple Resource Area (Partial Inventory) (Partial Inventory: Architectural and Historic Resources)

and/or common Historic Resources of Cave Spring, Georgia

2. Location

street & number Incorporated Limits ___ not for publication

city, town Cave Spring ___ vicinity of congressional district 7th - Larry McDonald

state Georgia code 013 county Floyd code 115

3. Classification

Category	Ownership	Status	Present Use	
___ district	X public	X occupied	X agriculture	___ museum
___ building(s)	X private	X unoccupied	X commercial	X park
___ structure	___ both	___ work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	X religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
Multiple	___ being considered	X yes: unrestricted	___ industrial	X transportation
X Resources		X no	___ military	___ other:

4. Owner of Property

name Multiple ownership (see continuation sheets)

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Floyd County Courthouse

city, town Rome state Georgia 30161

6. Representation in Existing Surveys

title Historic Structures Field Survey: Floyd County has this property been determined elegible? ___ yes X no

date 1977 ___ federal X state ___ county ___ local

depository for survey records Historic Preservation Section/ Georgia Department of Natural Resources

city, town Atlanta state Georgia

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	X unaltered	___ original site
X good	___ ruins	X altered	___ moved date _____
X fair	___ unexposed		not applicable

Describe the present and original (if known) physical appearance

GENERAL DESCRIPTION OF THE NATURAL AND MANMADE CHARACTER AND APPEARANCE OF THE CAVE SPRING MULTIPLE-RESOURCE AREA

The Historic Resources of Cave Spring multiple-resource area covers the current city limits of Cave Spring, Georgia. Cave Spring is a small community located in the rural foothills of the northwest Georgia mountains.

The city limits of Cave Spring consist essentially of a circle, 7,800 feet in diameter, with its center in the downtown part of the community. This perfect circle is broken only by two small, irregularly shaped extensions (accommodating recent subdivision development) on the east and the south. These city limits encompass mainly the narrow, north-south floodplain of Little Cedar Creek, which passes directly through town. To the east and west of the floodplain, at the outskirts of the city, are the leading edges of irregularly shaped hills. To the south, below the confluence of Little Cedar Creek and Mill Race Creek, rises a long, narrow ridge of high ground. To the north, the floodplain broadens into a low, fertile valley. The hills in and around Cave Spring are mostly wooded; the floodplain is largely cleared. Southeast of the geographic center of the city, at the edge of the eastern hills, is a cave and a spring from which the city derives both its name and its water.

Within the circular city limits, the city of Cave Spring is laid out in an irregular gridiron. This gridiron fills only a small area within the city limits, to the south and west of the city's geographic center. The gridiron is extended to the north and south by a pair of highways and to the east and west by a single road. Only the diagonal alignments of the Rome Road to the north-northeast and new State Route 100 to the south-southwest break the gridiron pattern. Within the grid, land is subdivided into small, fairly uniform size, rectangular lots; the major exception is a triangular piece of ground in the center of the city, now landscaped as a park, where the Rome Road joins Broad Street and Cedartown Road.

Centrally located within the city limits, at the major intersection of north-south and east-west streets in the gridiron, is the commercial center of the city. It consists of a relatively dense grouping of several one- to two-story, turn-of-the-century brick buildings and a few wood-framed structures. These buildings fill three sides of the major downtown intersections; some front as well on two sides of a small, elongated, triangular-shaped park. They are pushed forward to the sidewalks and virtually line the downtown streets with unbroken facades. Landscaping is confined to the trees, lawn, and curbing of the triangular-shaped park. Across the street from the southeast side of the park are several modern detached buildings, including a bank, gas station, and restaurant, surrounded by lawns and parking lots.

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Continuation sheet DESCRIPTION Item number 7 Page 2

Directly west of this commercial center, along Alabama Road and Rivers Street, are several intact blocks of nineteenth- and early-twentieth-century houses. These houses are, for the most part, detached, wood-frame dwellings. They range in size from rather large "mansions" (by Cave Spring standards) to small cottages. Styles represented include Greek Revival, Gothic Revival, Italianate, a variety of Victorian Eclectics, and Queen Anne. The houses are generally situated near the middle of their rectangular-shaped lots and are set back a more-or-less-uniform distance from the street. The lots themselves, especially the front yards, are informally landscaped with lawns, shrubs, trees, low retaining walls, and fences; the front yards tend to blend together into a continuous streetscape. Street trees and sidewalks line both sides of Alabama Road.

Further west, beyond the residential blocks, are the railroad tracks and depot. The railroad tracks run in a generally straight, north-south line at the western edge of the gridiron street pattern. The depot is located adjacent to the tracks south of the Alabama Road crossing. Leading straight north from the vicinity of the depot is a street bordered on the west side by small, non-historic, twentieth-century houses.

South of the commercial center of Cave Spring, below a modern bridge over Little Cedar Creek, is Cedartown Road. Spread out along either side of Cedartown Road are houses and farms dating from the early-nineteenth century to the present. Like those along Alabama Road, these include examples of Federal, Greek Revival, Romanesque, Victorian and Craftsman styles. However, these Cedartown Road houses stand on much larger lots, some of which are actually small farmsteads, which impart a much more rural feeling to this part of the community.

To the southwest of the commercial center, in the gridded area between the Alabama and Cedartown roads, is a large flat tract of subdivided land containing several blocks of non-historic twentieth-century housing, generally modest in scale. In the midst of this tract housing is one Victorian house. Beyond this residential area to the southwest are a grist-and-saw mill, a nineteenth-century house, a steel truss bridge, and a contemporary commercial building.

Southeast of the commercial center, beyond the line of intervening modern commercial buildings along the southeast side of the town "square" and across Little Cedar Creek, is a large preserve known as Rolator Park. Rolator Park contains landscaped grounds, a cave and spring with springhouse, and a pond and swimming pool. Also within the park are several buildings, originally part of a local nineteenth-century academy. Rolator Park extends for several hundred feet to the south behind the properties on the east side of Cedartown Road; here, it takes on a more rural, hilly character.

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East of the commercial center, beyond several modern commercial buildings and the Little Cedar Creek, is the historic campus of the Georgia School for the Deaf. The campus, located at the leading edge of the hills to the east, contains a mix of nineteenth- and twentieth-century structures set in appropriately landscaped grounds. The older buildings, built mostly of brick, reflect Victorian, Romanesque, and Neoclassical influences, although most have been altered and some demolished to make way for new construction. To the east of the campus, along Padlock Road, is a small group of modest frame houses and two churches (both altered) associated with Cave Spring's black population.

North of the commercial center, along the Rome Road, stretches a small-scale "strip" development with a mix of residential and commercial uses housed in a variety of old and new structures. Parking lots and business signs fill many of the front and side yards. Also located along this street is the 1920s consolidated public school.

To the north, south and west around this rather compact community of commercial, residential and institutional structures are outlying farms and plantations. Most of these date from the early-nineteenth century, and some still retain extensive agricultural acreages. The houses themselves are generally two stories high, built of wood or brick, and styled in the Federal or Greek Revival fashion. The grounds around the houses are usually landscaped with trees, shrubbery, and lawn in an informal manner that nevertheless sets them apart from the surrounding fields, pastures, and woods.

Two small subdivisions are located at the extreme edges of the city; in fact, the otherwise-circular city limits have been adjusted to accommodate them. One, to the east, features a loop road. These subdivisions, still under development, are being filled with contemporary, tract-type housing.

GENERAL DESCRIPTION OF THE CHARACTER AND APPEARANCE OF THE CAVE SPRING MULTIPLE-RESOURCE AREA DURING THE PERIODS IT ACHIEVED SIGNIFICANCE

Period 1. Little is known about the character and appearance of the Cave Spring multiple-resource area prior to the nineteenth century. Indians were present in the Little Cedar Creek valley, and they may have utilized the water from the spring, but no Indian settlements are known to have existed in the area. An Indian trail did cut through the area from the northeast to the southwest along what is today the Rome Road and State Route 100. Essentially, however, in this period, the multiple-resource area was dominated by the natural landscape.

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Period 2. From the mid-1820s through the 1830s, the earliest white settlers in the multiple-resource area coexisted with the native Indians. Because the land in this part of the state legally belonged to the Indians until 1832, little development, especially of a permanent nature, took place at this time. Temporary structures and simple wood-framed dwellings were undoubtedly built by the early settlers, but none has survived. One house, a small, one-story, double-pen brick structure believed to have been built in the early-1830s by Cherokee Sub-chief David Vann, still stands in the western part of the multiple-resource area behind a larger farmhouse of a decade later.

Period 3. In 1832, the Indians were legally removed from this part of the state; in 1852, Cave Spring was incorporated as a city. During these twenty years, then, the multiple-resource area was first settled in earnest. The earliest Indian trails became wagon roads and stagecoach routes. Land distributed in the 1832 land lottery, especially that of the floodplain, was slowly cleared for farmland.

One- and two-story, wood-frame or brick farmhouses in the Federal or Greek Revival styles were built in what are now the outlying reaches of the multiple-resource area. Religious organizations, including the Baptists and Methodists, acquired large tracts of land in the middle of the multiple-resource area. Academies were founded by the churches, and simple wood-frame and brick buildings were built on land later to be known as Rolator Park. The academy buildings were surrounded by recently cleared and cultivated land. In 1842, one of the academies donated eight acres of land to the State of Georgia for a School for the Deaf; in 1848, the first of many campus buildings, a simple two-story brick dormitory, was erected. Toward the end of this period, the religious institutions and other large landowners began to break up their land holdings. In the center of the multiple-resource area, Hearn Academy subdivided a large tract of unoccupied land west of the academy into gridded streets and rectangular lots; these properties were then sold on the open market and developed into the community of Cave Spring. Relatively small, one- to two-story, wood-frame Greek Revival residences began to appear along the major dirt streets, especially Alabama, Cedartown, and Rome roads, and larger wood-frame Greek Revival buildings clustered around the town well at the intersection of these major roads, creating a small commercial center. In 1852, the City of Cave Spring was incorporated; the city limits were extended 650 yards in every direction from a large hickory tree near the town well.

Period 4. From 1852 through the Civil War, the fledgling city of Cave Spring continued to grow and develop along the lines laid down in the previous period. New farms were established in the outlying areas, and new town houses were built along Alabama and Cedartown roads. These new buildings introduced

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the Gothic Revival style. The commercial center at the intersection of the three major roads continued to develop into a downtown. To the southwest, a combination grist-and-saw mill was built near the confluence of Little Cedar and Mill Race creeks; nearby stood the mill owner's house. During the Civil War, the local academies closed for want of money, and this contributed to the economic depression and development stagnation of these years.

Period 5. Shortly after the Civil War, railroad tracks were laid through the western half of the multiple-resource area. Attending the tracks were passenger and freight depots at the Alabama Road crossing. The railroad made Cave Spring more accessible, and with it came an increase in the number of students at the local academies and the State School for the Deaf. New school buildings were constructed, of brick and wood, which reflected the Victorian preference for the picturesque; Gothic and Romanesque styles were most popular in the 1880s and 1890s, the Neoclassical at the turn of the century. At the School for the Deaf especially, a true campus began to take shape, aided by the gradual landscaping of the grounds around the buildings. The railroad also brought tourists to Cave Spring, many seeking medicinal therapy from the spring. At least three wood-framed hotels were built to accommodate these visitors; one stood on the southeast side of the town "square" until recently. New residents of the city required new residences, and houses in a variety of Victorian styles were built in town, primarily along the Alabama Road corridor. A new interest in landscaping was reflected in the informally landscaped front yards of these and the previously built houses. Whitewashed picket fences were replaced by low retaining walls, banks of shrubbery, and flowing lawns. Toward the turn of the century, however, the newly planted street trees along the major roads began to come into conflict with telegraph and electric wires and poles. The commercial character of downtown intensified, leading to the appearance of the first multi-story brick building on the "square" in the late-nineteenth century and to the virtual replacement of all earlier wood-framed buildings with brick buildings by the early-twentieth century. The mid-nineteenth-century grist-and-saw mill was joined by a cotton gin and a flyscreen manufacturer, a bauxite works, and a manganese works, the latter located along the railroad tracks in temporary-type facilities that have virtually disappeared. Shortly after the turn of the century, an electric-generating plant was installed at the grist mill and supplied electricity for lighting to the town.

Period 6. The 1920s were highlighted by major changes in the educational facilities and landscape architecture of the multiple-resource area. In the mid-1920s, the Hearn Academy was closed, its property sold, and the land then donated to the city for use as a public park. Rolator Park, as it was called, consisted of twenty-nine acres of more-or-less-landscaped grounds containing the spring, a pond, and the vacant academy buildings. At this same time, the landscaping of the School for the Deaf campus was virtually completed.

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Throughout Cave Spring, street and yard trees planted several decades earlier were maturing, and the elongated triangle of open space at the center of the city was landscaped into a park. Streets and sidewalks were paved for the first time. Regional distribution of electricity brought larger power lines and poles into the community, and the automobile made its appearance, bringing with it the construction of a gasoline station on a downtown corner. During this period, the public schools were consolidated, and a new public school was built on the west side of the Rome Road north of downtown. In the 1930s, under the W.P.A. and P.W.A., a springhouse, pool and cave entrance were constructed, and Rolator Park was further landscaped. During these decades, a few bungalows and Craftsman-styled houses made their appearance in the established residential areas. The modest tract housing in the southwest part of the city and the housing along the street paralleling the railroad tracks north of the depot began to be built at this time as well.

Period 7. Since World War II, there has been relatively little development in the multiple-resource area. Paramount is the redevelopment of the southeast side of the town "square" with a bank, a gas station, and a restaurant after the destruction of the nineteenth-century hotel which once stood there. Similarly, new academic buildings have been built at the School for the Deaf, sometimes replacing older structures, and other existing buildings have been enlarged or renovated; several key structures have been lost or severely compromised. In the past few years, a small-scale "strip" has developed along the Rome Road north of downtown, with a mix of old, new, and altered buildings, commercial and residential uses, parking lots, and signs. The tract of housing in the southwest part of the city has been largely filled in. A few ranch houses have made their appearance in the established residential neighborhoods, and two new subdivisions of suburban-type housing have appeared at the eastern and southern limits of the city. Within the last two years, a number of commercial buildings in the downtown area have had a facelifting as part of an on-going revitalization program, and several historic houses have been refurbished.

CHOICE OF MULTIPLE-RESOURCE AREA, HISTORIC DISTRICTS AND INDIVIDUAL PROPERTIES

The multiple-resource area was designated as the current city limits of Cave Spring. The city limits contain a representative sample of the kinds of architectural and historic resources found in the vicinity of Cave Spring. Furthermore, the city limits represent a clearly defined area under the jurisdiction of a single local government. Correspondence between the multiple-resource area and the city limits may facilitate preservation planning in the vicinity.

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Four historic districts were selected on the basis of intact areas of consistent historical development (all four districts meet the National Register criteria, of course). The Cave Spring Commercial District contains the intact area of historic commercial development. The Cave Spring Residential District, likewise, encompasses an intact neighborhood of residences. Although these two districts are contiguous geographically, they have been dealt with separately here to emphasize their differing characters and appearances. Rolator Park, isolated from these two districts by intervening modern commercial development and the Little Cedar Creek, contains buildings, landscaping, a spring, and a pond and swimming pool that are related historically through a succession of events over nearly 150 years. The Georgia School for the Deaf encompasses the only part of the historic campus left intact after the extensive post-World War II building program.

Individually nominated properties were selected solely on the basis of the National Register Criteria for Evaluation.

METHODOLOGY

This nomination was initiated by Diane Dawson, a Cave Spring resident, nearly two years ago when she was project director for a National Endowment for the Arts "Liveable Cities" grant. Ms. Dawson also helped organize the Cave Spring Historical Society about the same time. In consultation with the State Historic Preservation Section preservation planner and architectural historian, she carried out a preliminary survey of the entire multiple resource area to tentatively identify individual properties and districts that appeared to meet the criteria for listing on the National Reigster. She then carried out more intensive research, including deed searches and owner interviews, on nearly every potentially eligible property. On the basis of this data, and in consonance with the National Register criteria, individual properties were selected and historic districts defined, again in consultation with the Historic Preservation Section. A public information meeting was then held to solicit opinions and provide general notification of the intent to nominate. A draft nomination was later forwarded to the Historic Preservation Section. The nomination has been put into final form by the Historic Preservation Section architectural historian and National Register researcher.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	_X_ community planning	_X_ landscape architecture	_X_ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	_X_ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	_X_ architecture	_X_ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	_X_ engineering	___ music		
_X_ 1800–1899	_X_ commerce	_X_ exploration/settlement	___ philosophy	___ theater	
_X_ 1900–	___ communications	_X_ industry	___ politics/government	_X_ transportation	
		___ invention		___ other (specify)	

Specific dates **Builder/Architect**

Statement of Significance (in one paragraph)

OVERALL SIGNIFICANCE OF THE CAVE SPRING MULTIPLE RESOURCE AREA

The Cave Spring multiple resource area is important to the overall history of northwest Georgia because it represents general patterns of settlement and community development in the region. The historic resources of Cave Spring are significant in terms of 19th and early 20th century exploration and settlement, agriculture, religion, education, community planning and development, architecture, landscape architecture, transportation, commerce, industry, and engineering.

Like much of northwest Georgia, Cave Spring was first settled early in the 19th century while Indians still occupied the land. However, after the Indians were removed by legislative action in 1832, settlement increased dramatically. Agriculture was a primary reason for settling the Little Cedar Creek valley in the early 19th century, and agriculture has remained an important activity in the floodplain along the creek. The 19th and 20th century farms and farmhouses along the outlying roads stand as reminders of this agricultural history. Two religious organizations--the Baptists and the Methodists--were instrumental in settling this particular part of the valley, and each developed its own local institutions. Among the most significant were academies, including the Baptists' 1838 Hearn Academy and the Methodists' 1840 Cherokee Wesleyan Institute, which are representative of the early 19th century educational system in Georgia. Of exceptional importance is the Georgia School for the Deaf, founded in 1848 as the first school in Georgia devoted to the education of deaf children. With increased settlement and the establishment of churches and schools came the need for a supporting community, and toward the middle of the 19th century land held by one of the academies was laid out in a gridiron street pattern and subdivided into lots for residential and commercial development. A commercial center serving local, day-to-day needs developed at the intersection of major streets and roads, and several hotels to accommodate business and tourism were built. To the west, along the gridded streets, a neighborhood of 19th and early 20th century houses took shape. Architectural styles represented in the community include vernacularized versions of the Federal, Greek Revival, Gothic Revival, Romanesque Revival, Italianate, Victorian Eclectic, Queen Anne, Neo-classical, and Bungalow; architectural types include commercial, residential, agricultural, educational, religious, and industrial. The styles and types of architecture are generally representative of the region, although there is an unusually large number of Gothic Revival residences and a pronounced use of brickmasonry. Industry first appeared in the form of the typical mid-19th century grist and saw mill, and was later augmented by cotton ginning, mineral processing, and small scale manufacturing. Transportation history is represented by the early Indian trails which gave way to wagon roads, stagecoach routes, and modern highways, and by the railroad with its tracks and depot. Throughout the multiple resource area, historic landscape architecture has left its mark in various forms including the small triangular park downtown, the street trees along Alabama Road and elsewhere, the informal landscaping of front yards, the academy grounds, and the yards around the outlying farms and plantations.

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HISTORICAL DEVELOPMENT OF THE CAVE SPRING MULTIPLE-RESOURCE AREA

Period 1. The Cherokee Indians were present in the Cave Spring multiple-resource area prior to the encroachment of white settlers in the mid-1820s. It is not known whether the Cherokees developed a settlement in the area now known as Cave Spring. Early maps of Cherokee land near Little Cedar Creek depict Indian trails intersecting near the spring, indicating some form of Cherokee activity. While the Cherokees occupied the valley, the spring was probably utilized as a source of water and the surrounding hills hunted in for wild game. It is known that large numbers of Cherokees gathered in an area west of present-day Cave Spring to celebrate their Green Corn festivities.

Period 2. The encroachment of white settlers into Cherokee land, most specifically the multiple-resource area, began as early as 1827 with the arrival of optimistic farmers from several eastern counties in Georgia. These settlers established farms, clearing land for cultivation and for livestock. Coexisting in the valley with the white settlers for nearly a decade, the Cherokees began to protest white encroachment by 1828. In 1832, the Georgia legislature passed a law extending jurisdiction over Cherokee land. In that same year, land lotteries encouraged the settlement of Indian land by white settlers. Ten new counties were then created, one of which -- Floyd County -- included the multiple-resource area. The Indians remained in the valley, however, and it was during this time that David Vann, a Cherokee sub-chief, constructed a brick house on a hill that overlooked the valley that today bears his name, Vann's Valley. Even though the State of Georgia claimed the Cherokee land as its legal property in 1832, some Indians continued to remain the area of the developing white settlement until their final departure from Georgia in 1838.

Period 3. During the period from 1832 to 1852, the first signs of a permanent village, located around the spring, became visible. Settlers flooded into the valley, clearing land for cultivation and for livestock. During this time, religious and educational organizations were constituted. It was around these organizations that the village's growth developed. The majority of the settlers were either Baptists or Methodists, and, when differences in creed and religious practice became acutely evident, the settlers organized two churches: the Methodist church (ca. 1834) and the Baptist church (1836). The cleavage that developed in the community over religion was also evident in the educational institutions that were developed shortly after the churches were established. The Baptist church established the Manual Labor School in 1838; it was operated in a small store building owned by an early settler, Armstead Richardson. In 1839, the school purchased 680 acres from Richardson and G. Wynne on which to build their classroom buildings. The land was partially cultivated by students, while a portion of the land was sold to individuals for development

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as a commercial and residential district. In 1844, Lott Hearn bequeathed to the Manual Labor School $12,500 to aid in the education of the students. To honor the donation and Lott Hearn, the school became known as Hearn Manual Labor School. Shortly after the establishment of the Baptist school, the Methodist church organized a school for its members, the Cherokee Wesleyan Institute, in 1840. A two-story brick school building was built on a lot donated by Joshua Simmons, overlooking the present-day Georgia School for the Deaf campus. During the early years of these schools, students who lived too far from the schools for daily attendance would board with families nearby the campuses. Another branch of education was originated in 1846 by O.P. Fannin, principal of the Hearn School. Four deaf children began to receive instruction in a log cabin at the Hearn School. While the Georgia legislature had considered establishing a school for the deaf in Georgia several years prior to this, Fannin encouraged the legislature to locate a school for the deaf at Cave Spring. In 1847, the legislature provided for a campus for a deaf school to be located at Cave Spring. Eight acres of land were sold to the State for the Georgia Asylum for the Deaf and Dumb by the Hearn School. In 1848, the first building was completed for occupancy, known today as Fannin Hall, in honor of O.P. Fannin. During the time of religious and educational development, the multiple-resource area was rapidly transforming into an active village. While agriculture remained an essential way of life in the village, small general stores began to establish themselves as the street patterns took form. After the removal of the Indians in 1838, stage routes connected Cave Spring with larger towns such as Rome and Livingston, as well as towns in Alabama. During the period of educational and commercial growth in Cave Spring, the religious organizations built new churches. The Methodists constructed a church on Round Hill, west of Cave Spring, in 1838, while the Baptists completed their brick church near the Hearn School buildings in 1851. Due to the great influx of settlers in those twenty years and the rapid religious, educational and commercial development that occurred, Cave Spring was incorporated in 1852.

Period 4. After the incorporation of Cave Spring, the town progressed in many areas. Commercially, Cave Spring expanded and began to offer a variety of services, such as blacksmith shops and several mercantile shops. In 1857, a grist mill and saw mill were built on the Little Cedar Creek, offering Cave Spring a new industrial outlet as well as a variety of services for farmers. The farmers of the area were producing a variety of crops, unlike the farmers of south Georgia, who tended to concentrate on cotton as a cash crop. Several grains, as well as cotton, were grown for local consumption and use. The grist mill processed the grain for farmers. Education continued to progress until the Civil War. New buildings were added to the deaf school as well as a new name: The Institution for the Education of the Deaf and Dumb. Hearn Manual Labor School and Cherokee Wesleyan Institute progressed; the enrollments of the

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schools grew with the development of transportation systems and the steady flow of new settlers. The women's division of Hearn School was organized in 1858, but it was not chartered until 1886. An Episcopal church was built in 1854-56 to join the religious community of Cave Spring. Like many small towns during 1861-64, growth was hindered by the Civil War. Educational facilities were closed for the duration of the war. Several school buildings of the deaf-school campus were occupied by both Confederate and Union troops, although no military action occurred in Cave Spring. The schools escaped destruction, and, upon the end of the war, readied themselves to begin classes. Following the Civil War, Cave Spring residents began to renew their interest in the growth of their community, as evidenced by the construction of the Presbyterian church in 1866.

Period 5. From the end of the Civil War to the mid-1920s, Cave Spring experienced tremendous growth. A major component of Cave Spring's growth was the introduction of the Rome and Decatur (Alabama) Railroad into the town in 1867. It opened the doors for new commercial activity, as well as industrial growth. The educational facilities were postively affected by the railroad: it enabled more students to have access to the deaf school, as well as the private schools. The railroad even supported the building of three hotels in Cave Spring. The spring was becoming a vacation spot, and the spring water was advocated by many to have medicinal qualities. The stages still operated as a method of transportation, but the railroad eventually assumed the majority of the Cave Spring travel needs. Cave Spring also grew commercially during the post-Civil War years. The number and variety of merchants grew. Shoemakers, carpenters, druggists, and grocers built stores in the business district. The introduction of the telegraph, and, eventually, the telephone, stimulated commercial growth. To aid in the selling and purchasing of farm products, the Farmers Alliance Cooperation Company was chartered in 1890. This allowed the local farmers to have an outlet to the new agricultural methods and techniques, as well as for their commercial agricultural crops. In 1897, the Cave Spring Mill Company was chartered to operate a saw mill, planing mill, cotton gin, and electric-light plant. By 1901, the Southern Manganese and Steel Company supplied jobs for people of Cave Spring.

During these fifty years, Cave Spring was noted as a center for education. In 1876, the Cherokee Wesleyan Institute sold its building to the State for use as a school for deaf black children. The Methodist school, however, continued to hold classes in a building built for Masonic and educational purposes. By 1903, Hearn Manual Labor School had lost its manual-labor feature, and, at that time, the Education Board of the Georgia Baptist Convention assumed control of the Hearn School. It was reorganized into a college preparatory school for Mercer University. The Institution for the Education of the Deaf and Dumb became known as the Georgia School for the Deaf in 1892. Under the capable lead-

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ership of Superintendent W.O. Conner, for forty years, the Georgia School for the Deaf continually expanded its curriculum, as well as its facilities. New facilities were continually built in order to accommodate the growing enrollment. By 1922, the State organized the Consolidated Public School for the Cave Spring district of Floyd County. The new school was built in 1922 and attracted many of the students from the private schools. Cherokee Wesleyan Institute closed its doors upon consolidation in 1922, and Hearn Academy followed suit due to a dwindling enrollment in 1925.

Period 6. After the schools consolidated in 1922 and Hearn Academy was closed, landscape architecture and community development became a concern of Cave Spring citizens. Dr. Joseph B. Rolator bought the Hearn Academy property from the Baptist Convention in 1925 for $5,000 and, in 1931, he gave the property to the City of Cave Spring to be maintained as a park and recreational center. The park, now known as Rolator Park, was developed into a recreational center during the 1930s by the P.W.A. and W.P.A. The two public-works organizations built a large swimming pool on the property, as well as an entrance to the cave.

Period 7. Since World War II, development of all types in Cave Spring has slowed down considerably. It is still an educational center for the deaf in Georgia, although the school is moving to a new campus just southwest of the multiple-resource area. The only development that has occurred in recent years is two residential subdivisions. The focus of the commercial district still is on trade with local citizens, although a small commercial "strip" has developed along Rome Road north of downtown.

GENERAL DISCUSSION OF "AREAS OF SIGNIFICANCE"

Exploration and Settlement. The Cave Spring multiple-resource area was first settled by whites prior to the removal of the Cherokee Indians from Vann's Valley. The community that these early settlers developed was the first in what became Floyd County in 1832. These early farmers established their farms along an Indian trail that has since become known as the Rome Road. The settlement of the town proper of Cave Spring did not occur until the late-1840s, when the Hearn Manual Labor School (Hearn Academy) sold lots for the establishment of a town. These lots were located near the spring (a major water supply) and also near the educational facilities that preceded the settlement of the downtown area of Cave Spring. It is significant that the white settlers migrated into the Cherokee lands and coexisted with the Indians in the valley as they created their settlement that was to become Cave Spring. This migration pattern is typical of how much of the northwestern land of Georgia was settled.

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Religion. The religious institutions in the Cave Spring multiple-resource area were among the first of their kind to be organized in the land that was formerly occupied by the Cherokee Indians. The organization of the two main religious groups into churches developed a cleavage that was felt in many other social and economic climates of Cave Spring. Due to the religious division felt among the settlers, the Baptists organized and erected an educational institution, as well as commercial ventures, that tended to meet their specific needs. The Methodist church followed suit. Thus, while many small villages only had one school, Cave Spring had two private schools as a result of the religious development of the area. The Baptists tended to patronize Baptist establishments and the Methodists tended to have similar clannish attitudes. Nevertheless, the community significantly evolved around the religious institutions in Cave Spring. These institutions have retained their important roles in the community of Cave Spring, although the churches have operated in a more harmonious manner since the turn of the century.

Education. The Cave Spring multiple-resource area was developed partially because early schools and educational facilities were prominent institutions in the area. The Hearn Manual Labor School (Hearn Academy) and the Cherokee Wesleyan Institute were among the first to be established in the northwest Georgia region previously occupied by the Cherokee Indians. Established shortly after the white settlers moved into Vann's Valley and the area now known as Cave Spring, these schools indicate the quality of education the settlers had known prior to their migration west. The schools were focal points in the community and were instrumental in the selection of the location of the downtown business district. The private schools existed until the mid-1920s, when modern educational legislation caused the consolidation of many of the private and state-owned educational facilities. These private schools were among the assets that Cave Spring boasted during their existence. The Georgia School for the Deaf, which developed out of the Hearn School, is exceptionally significant in that it is the tenth school in the United States that was constituted as a state-owned and state-operated school for the deaf. It has continually operated in Cave Spring, although some attempts to relocate the school in a more central location of the state were vehemently opposed by the educators and the community alike. It has successfully operated since its inception in 1847 and reflects the early attempts to educate the handicapped in the state of Georgia.

Agriculture. The development of agriculture in the Cave Spring multiple-resource area is representative of that found in similar areas of northwest Georgia. Agriculture was a primary reason for the settlement of Vann's Valley by white settlers. Most of the early farmhouses were located in or on the edge of the floodplain, where the soil was fertile and productive. These farmers produced a variety of crops, unlike their counterparts in south Georgia, who

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centered agricultural production on a one-cash-crop system, mainly that of cotton. Most typically grown in the Cave Spring area were grains and some cotton. These early farms were primarily self-sufficient. The course of agricultural practice changed somewhat with the establishment of the Farmers Alliance Cooperation Company in 1890. Farmers had the opportunity to learn of new agricultural techniques and practices and were encouraged to obtain the newest types of agricultural implements. The Farmers Alliance also provided assistance in selling agricultural products on a regional market, as opposed to the local market. Agriculture continues to remain important to the multiple-resource area, as some of the land is still cultivation.

Community Planning and Development. The Cave Spring multiple-resource area has at its core a mid-nineteenth-century planned community that otherwise developed according to shaping forces typical of small towns in this part of the state. It thus represents both spontaneous and planned community development. The gridiron street plan and rectangular lot layout at the center of the multiple-resource area date from the middle of the nineteenth century, when Hearn Academy subdivided much of its extensive landholdings and laid out the community that was to become Cave Spring. The intent was to create a small town that would complement the school, and the method used is typical of nineteenth-century city planning. Beyond the grid, however, no other land-use controls were employed, although the town founders may well have foreseen that a commercial center would develop at the intersection of the two major roads and that in-town residential development would likely occur first along these roads. This simple pattern and process were continued through the nineteenth century and into the twentieth century, upset (and then only slightly) by the introduction of the railroad at the western edge of the platted ground, relatively far from the established downtown. Around this compact community, the outlying lands were settled in the usual rural manner, with the original arbitrary land lots gradually divided into working farms, and with the development of a rural highway system. Only recently has this overall course of development been changed, with the appearance of "strip" development along the Rome Road and the two subdivisions at the city limits which were designed according to a contemporary suburban logic.

Architecture. The Cave Spring multiple-resource area contains a broad spectrum of architectural types and styles, present in individual properties and districts, that is significant in terms of the architectural history of small towns in Georgia. Thus, architectural significance is represented by some individual properties, several groupings of structures, and the overall developmental form of the community. The architecture in the multiple-resource area consists primarily of residential, commercial, and educational buildings, with some religious, industrial and agricultural structures. It spans the periods from the 1830s through the 1930s and includes examples of the Federal,

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Greek Revival, Gothic Revival, Romanesque Revival, Italianate, Victorian Eclectic, Queen Anne, Neoclassical and Craftsman styles. Little of this architecture is high-style or academically correct; most constitutes typically vernacularized versions of the prevailing national styles, sometimes up to date, sometimes a decade or so behind. The architecture is generally modest in scale, befitting its small-town, rural context. Materials are almost exclusively brick and wood, used separately or together, with sparing use of stone and iron. Detailing is generally simple and sparse, with the notable exception of some exuberant examples of the carpenter's art. Design and workmanship reflect the carpenter-builder tradition rather than the architect or master-craftsman traditions. There are numerous indications of high-style influence through the use of carpenters' manuals, builders' guides, and pattern books. This architecture takes on added significance by being grouped, for the most part, in distinct and representative districts or environments. Commercial buildings, for example, are tightly clustered in a compact downtown, and many of the residential structures are located in an intact neighborhood. Institutional complexes, including campuses, are still highly identifiable, although compromised in their integrity. Farmhouses and agricultural outbuildings are situated in an outlying rural landscape. Taken together, the architecture in the multiple-resource area assumes even greater significance for the way in which it fills out the essential developmental form of an entire community. With some exceptions -- notably the Georgia School for the Deaf -- it also represents the kind of architectural resources found in the small towns of this part of the state. Beyond all of this intrinsic merit, the Cave Spring multiple-resource area architecture is significant because it represents, through association, the history of the city.

Landscape Architecture. The Cave Spring multiple-resource area contains a variety of landscape architecture features that are historically significant for their intrinsic period characteristics, for the way in which they represent changing tastes in landscaping, and for the way in which they constitute a representative part of the overall character and appearance of small towns in this part of the state. The streetscapes in town, along Alabama Road, for example, consist of continuously landscaped front yards and precisely aligned street trees that express Victorian preferences for these kinds of informal yet urbane landscaping. The front yards themselves changed from a succession of dreary, fenced-in enclosures at the middle of the nineteenth century to a series of informally landscaped grounds by the end of the century, reflecting the nineteenth-century change in attitude toward landscaping from a rather dull, pragmatic, expedient outlook to a more imaginative, aesthetic orientation. The small downtown park, which was transformed from a wide open area in the street to a grassy island and ultimately a small public park, reflects the same evolution of landscape architecture. To a lesser extent, the campus of the Georgia

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School for the Deaf does the same, although its integrity has been more severely compromised in recent years. An extraordinary local landscape architecture resource is Rolator Park, once a small academy campus and now a public park and preserve, partly landscaped through the efforts of the Depression-era W.P.A. and P.W.A. Finally, the landscaping of the grounds around the outlying farmhouses represents nineteenth-century concerns with climate control and aesthetics, both of which have served to distinguish the farmstead from its surroundings and create a typical part of the historic rural landscape.

Transportation. Varied systems of transportation in the Cave Spring multiple-resource area have been significant in the commercial, industrial, agricultural and educational development of Cave Spring. Early Indian trails allowed for the transportation of agricultural goods to and from commercial markets, and these trails encouraged the white settlers to settle near the spring. It is significant that the main roads existing in Cave Spring today are reflections of these early Indian trails. While the stagecoach method of transportation was utilized in the multiple-resource area for many years, it was the railroad that allowed Cave Spring to develop into a thriving community. The railroads increased commercial activity in Cave Spring, and allowed new industries to locate in the area. Agricultural products were more easily transported to the commercial market and the railroads provided a broader range of markets for the developing industries, commercial enterprises, and progressive farmers. The railroad aided in the transportation of students to and from their homes; significant increases in the enrollment of the Georgia School for the Deaf were noticed after the railroad tracks were laid in 1867. The age of the automobile has significantly increased the mobility of the Cave Spring citizens. This has somewhat stifled the growth of new industry and commercial activity in Cave Spring in that the automobile allowed for the citizens to travel to regional centers of commerce to conduct business.

Industry. The industrial establishments that have developed in the Cave Spring multiple-resource area are typical of those that developed in other small towns in northeast Georgia. The beginnings of industrial development in Cave Spring began as early as 1857 with the construction of a combination grist-and-saw mill. The mills were in operation basically to serve the local community as opposed to a larger region. The mills were involved in processing agricultural goods as well as providing lumber for the construction of residential and commercial structures. In 1867, the railroad in Cave Spring was established, and new industrial activity commenced. Operating during the early-twentieth century were a flyscreen factory, a bauxite works, and a manganese-processing plant.

Commerce. The commercial development of the Cave Spring multiple-resource area is typical of the commercial development that occurred in many northwest

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Georgia towns. The commercial establishments primarily served the local citizens of Cave Spring and the outlying farmers, providing them with the goods and services for day-to-day life.

PRESERVATION ACTIVITY WITHIN THE MULTIPLE-RESOURCE AREA

In the late-1970s, the City of Cave Spring was awarded a "Liveable Cities" grant by the National Endowment for the Arts to plan for the revitalization of the community. Part of this grant was used to hire the firm of Brittain, Thompson, Olson, and Bray (Macon) to prepare a preservation plan for the city. At the same time, the grant project director (Diane Dawson, a local resident) solicited the help of the State Historic Preservation Section preservation planner and architectural historian in preparing a multiple-resource nomination to the National Register. The grant project director also helped organize the Cave Spring Historical Society; the Society has made attempts to preserve the Hearn Academy buildings in Rolator Park, contributed to a downtown facade-refurbishing project, and has purchased the railroad depot for renovation. The commercial-building-facelifting project has been paralleled by the restoration or rehabilitation of several residences. An on-going project in the community is the identification of adaptive uses for buildings on the historic Georgia School for the Deaf campus that may be vacated by the State.

Information on historic properties gathered during the survey and inventory phases of this multiple-resource nomination has already been incorporated into the preservation plan for the City of Cave Spring, prepared by the consulting firm of Brittain, Thompson, Olson, and Bray. Properties and districts tentatively identified as meeting the criteria for listing on the National Register have been singled out for special attention in the plan. The final nomination will be made available to the consultant, the City, the Historical Society, and local residents. The current mayor of Cave Spring is Diane Dawson, the project director for the "Liveable Cities" grant that financed the preservation plan and the instigator of this nomination; she, of course, is interested in including the results of this nomination and that plan in the city's plans for future development. The community is anticipating considerable developmental pressures in the next few years, generated by new industrial development in the vicinity, and it wants to be ready to accommodate this new growth and development while protecting and enhancing its architectural and historical heritage.

9. Major Bibliographical References

[See continuation sheet.]

10. Geographical Data

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

Acreage of nominated property _____

Quadrangle name _____ Quadrangle scale _____

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification The multiple resource area is defined by the city limits of Cave Spring. This boundary is marked by a heavy dashed line on the attached maps.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Richard Cloues, architectural historian Kacy Ginn, researcher
organization	Historic Preservation Section Georgia Department of Natural Resources
date	February 28, 1980
street & number	270 Washington Street, S. W.
telephone	(404) 656-2840
city or town	Atlanta,
state	Georgia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Elizabeth A. Lyon

title date 2/27/80

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I hereby certify that this property is included in the National Register

Keeper of the National Register date 6/17/80

Attest: Carol Dubro date 6/17/80

Chief of Registration

GPO 938 835

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Heritage Conservation and Recreation Service

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