



# 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 Southside Historic District  
other names/site number N/A

## 2. Location

street & number Roughly bounded by CSX tracks to the north; Bunche Drive to the east; Griffin Avenue and Old Statenville Road to the south; and Wisenbaker Lane, Dasher Lane, and South Patterson Road to the west

city, town Valdosta ( ) vicinity of  
county Lowndes code GA 185  
state Georgia code GA zip code 31601

( ) not for publication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:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	421	283
sites	0	0
structures	2	0
objects	0	0
total	423	283

Contributing resources previously listed in the National Register: 1

Name of previous listing: Dasher High School, listed April 18, 1985

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.

Robert Luce  
Signature of certifying official

2-13-07  
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

Daniel J. Visian 4/27/07

determined eligible for the National Register

\_\_\_\_\_

determined not eligible for the National Register

\_\_\_\_\_

removed from the National Register

\_\_\_\_\_

other, explain:

\_\_\_\_\_

see continuation sheet

for

\_\_\_\_\_  
Keeper of the National Register

\_\_\_\_\_  
Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC/SINGLE DWELLING/RESIDENCE  
DOMESTIC/MULTIPLE DWELLING/DUPLEX  
DOMESTIC/SECONDARY STRUCTURE/STORAGE  
COMMERCE/TRADE/SPECIALTY STORE  
COMMERCE/TRADE/DEPARTMENT STORE  
COMMERCE/TRADE/RESTAURANT  
COMMERCE/TRADE/WAREHOUSE  
SOCIAL/MEETING HALL/FRATERNAL  
EDUCATION/SCHOOL  
RELIGION/RELIGIOUS FACILITY/CHURCH  
RELIGION/CHURCH-RELATED RESIDENCE/PARSONAGE  
RECREATION AND CULTURE/THEATER  
AGRICULTURE/SUBSISTENCE/PROCESSING  
AGRICULTURE/SUBSISTENCE/STORAGE  
TRANSPORTATION/RAIL-RELATED/RAILROAD TRACKS  
VACANT/NOT IN USE

### Current Functions:

DOMESTIC/SINGLE DWELLING/RESIDENCE  
DOMESTIC/MULTIPLE DWELLING/DUPLEX  
DOMESTIC/SECONDARY STRUCTURE/STORAGE  
COMMERCE/TRADE/SPECIALTY STORE  
COMMERCE/TRADE/DEPARTMENT STORE  
COMMERCE/TRADE/RESTAURANT  
COMMERCE/TRADE/WAREHOUSE  
SOCIAL/MEETING HALL/FRATERNAL  
RELIGION/RELIGIOUS FACILITY/CHURCH  
RELIGION/CHURCH-RELATED RESIDENCE/PARSONAGE  
AGRICULTURE/SUBSISTENCE/PROCESSING  
AGRICULTURE/SUBSISTENCE/STORAGE  
TRANSPORTATION/RAIL-RELATED/RAILROAD TRACKS  
VACANT/NOT IN USE

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## 7. Description

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### Architectural Classification:

OTHER/FOLK VICTORIAN  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/CRAFTSMAN  
MODERN MOVEMENT/ART DECO  
OTHER/SINGLE PEN  
OTHER/HALL-PARLOR

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Section 7—Description

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OTHER/SADDLEBAG  
OTHER/CENTRAL HALLWAY  
OTHER/GEORGIAN COTTAGE  
OTHER/SHOTGUN  
OTHER/DOUBLE SHOTGUN  
OTHER/GABLED ELL COTTAGE  
OTHER/QUENN ANNE COTTAGE  
OTHER/NEW SOUTH COTTAGE  
OTHER/PYRAMID COTTAGE  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/BUNGALOW  
OTHER/GEORGIAN HOUSE  
OTHER/QUEEN ANNE HOUSE  
OTHER/AMERICAN FOURSQUARE

**Materials:**

**foundation** Brick; Concrete  
**walls** Wood/Weatherboard; Wood/Shingle; Brick  
**roof** Asphalt  
**other** N/A

**Description of present and historic physical appearance:**

The Southside neighborhood developed as an African-American neighborhood in Valdosta in south Georgia from the late 19<sup>th</sup> century into the mid-20<sup>th</sup> century. The historic district encompasses the contiguous historic residential, commercial, industrial, and community landmark buildings in the Southside neighborhood.

Streets in what would become Southside first appeared on a map of Valdosta in 1884. The streets were laid out in uniform blocks and contained scattered development, most of which surrounded St. Paul A.M.E. Church. These are the oldest houses remaining in the district. Some of the original blocks had been divided by interior access streets or alleys and dwellings built along the new streets but many retained large interior open spaces, some linked with residential house lots, and some not. The individual lots were still quite large, one lot often containing many individual buildings. From 1930 on, the subdividing of these lots continued until the district was divided into individual lots as it remains today. Many of the formerly arbitrary and unnamed interior access streets and alleys have evolved into named, paved streets on the modern maps.

The majority of the houses in the area date from the 1890s to the 1940s. Most of the one- and two-story houses feature wood exteriors and masonry foundations. Although the range of house types is varied, the houses share common setbacks with houses built close to the road and to each other leaving larger areas in the rear yards. There is no formal landscaping in the district. Houses have

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small front lawns with some foundation plantings, mature trees, and some street trees. Existing sidewalks and curbing are modern. The architectural styles and house types represented in the district have been identified as important in Georgia during the historic period in Georgia's Living Places: Historic Houses in Their Landscaped Settings, a statewide context.

Many different house types spanning the historic period are represented in the Southside Historic District. The hall-parlor type (photograph 43, right, and photograph 14, right) consists of two unequal rooms. Entry is into the hall, the larger of the two rooms, which served many functions. The roof is typically gabled and an exterior chimney is located on one or both ends. Most remaining examples in Georgia were constructed in the last half of the 19<sup>th</sup> century through the 1920s. One of the most distinctive and recognizable house types in Georgia is the saddlebag (photograph 29, with rear addition; photograph 43, center; and photograph 59, left and center), which derives its name from a central chimney flanked by two rooms. The rooms are usually square and the roof is usually gabled. Saddlebag houses were constructed in three distinct periods: the 1830s and 1840s; the late 19<sup>th</sup> century; and 1910 to 1930 in mill villages. The central hallway type house (photograph 44, right foreground, and photograph 29, center) was very popular in Georgia throughout the 19<sup>th</sup> century. It consists of a central hallway between two rooms and distinguishes itself by being one-room deep. The house located at 234 Hampton Lane (photograph 14, right) is a good example of this house type. The Georgian cottage, possibly the single most popular and long-lived house type in Georgia, was constructed in almost all periods of Georgia's history, mostly between 1850 and 1890. The plan is square, or nearly so, and consists of a central hallway with two rooms on either side, and chimneys are usually between each pair of rooms. A good example of this house type in the district is located at 715 South Troupe Street (photograph 26, center, with enclosed porch and rear addition). The shotgun (photographs 8, 16, 17, and 34) is one of Georgia's better-known house types. Built primarily between the 1870s and 1920s, shotgun houses are one room wide and two or more rooms deep. There is no hallway, and all doors typically line up front to back. The house located at 240 Wisenbaker Lane (photograph 15, foreground) is an excellent example of a shotgun house. The double shotgun consists of two shotgun houses side by side with no openings in the shared party wall. A single hipped or gabled roof covers both sections. These houses were built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries almost exclusively in the state's eight to ten largest cities. The gabled ell cottage (photographs 35, background; and 50, center) was popular in Georgia in the late 19<sup>th</sup> century. In plan it is T- or L-shaped and usually has a gabled roof. It consists of a gable-front at one end of a recessed wing. The L-shape plan of the house located at 508 South Troup Street (photograph 36, foreground) is clearly visible. The Queen Anne cottage derives its name from the architectural style that it is most associated with, but the house type also occurs with elements of other styles. It has a square mass with projecting front and side gables. The rooms are asymmetrical and there is no central hall. These houses were built during the 1880s and 1890s, and a good example is located at 419 South Ashley Street (photograph 1, right), and serves as the St. Paul A.M.E. Church parsonage. The New South cottage was a popular house type between the 1890s and the 1920s. It resembles the Queen Anne cottage with the notable exception of its central hallway. It has a central square mass and gabled projections, but with a central hallway between offset pairs of rooms. The central hallway is flanked by pairs of rooms. The pyramid cottage is one

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of the simplest house forms in Georgia. Built during the early 20<sup>th</sup> century, the type consists of a main square mass with four principal rooms, no hallway, and a steeply pitched pyramidal roof. The house at 242 Wisenbaker Lane (photograph 15, background, with addition) is a good example of the type. The temple front cottage was constructed in Georgia during the 1920s and 1930s, and is fairly evenly distributed throughout the state. It is characterized by its long rectangular form and full-width front porch beneath a gabled or hipped roof. It is three or more rooms deep with either a central hall or a hall-parlor plan. The house located at 520 South Fry Street (photograph 46, center) exhibits many of the characteristics of this house type. The bungalow (photographs 51 and 53) was very popular in all regions of Georgia from 1900 to 1930. It is most often associated with the Craftsman style. The house form is long and low with an irregular floor plan of rectangular shape, and integral porches are common. A good example can be found at 723 South Lee Street (photograph 27, foreground). A Georgian house is the two-story version of the Georgian cottage. It was also popular throughout the 19<sup>th</sup> century and well into the 20<sup>th</sup> century although less numerous than the cottage. A good example of this house type can be found at 522 South Lee Street (photograph 32, background).

Most of the houses in the district have little or no ornamentation. Those that do have applied decoration exhibit characteristics of the Folk Victorian and Craftsman styles. Folk Victorian houses (photograph 35, background) were built in large numbers across Georgia from the 1870s to the 1910s. The houses usually feature simple forms with porches with spindle work detailing, jigsaw trim, cornice brackets, and gable decoration. The most popular style in Georgia in the early 20<sup>th</sup> century was the Craftsman style. Houses of this style (photographs 27, 32, 48, 53) were built across the state in rural, small town, and urban settings from the 1910s through the 1930s. Features of the Craftsman style include the use of a variety of materials, low-pitched roofs that can be gabled or hipped, wide eave overhangs, exposed rafter tails, and porches with short square columns on heavy masonry piers.

Also located in the district are the Hudson-Dockett Homes (photographs 57 and 58), a public housing development on the eastern edge of the district. Like most public services, housing was segregated, and sites were selected on this basis. These developments were usually located on the edges of existing neighborhoods that were already served by public and community services such as schools, churches, and transportation. Constructed in 1952, Hudson-Dockett Homes consists of numerous buildings laid out in such a way as to promote a strong sense of community. The one- and two-story brick buildings feature one-over-one windows and shallow side-gabled roofs, paired one-over-one sash windows, paired entrances, and a virtual absence of ornamentation.

The commercial buildings in the Southside Historic District exhibit typical characteristics of late 19<sup>th</sup>- and early 20<sup>th</sup>-century commercial architecture in Georgia. The one- and two-story buildings feature brick and stucco façades with minimal cornice decorations. The commercial buildings in the district (photographs 2 and 5) are concentrated in the area of Ashley Street and Martin Luther King Drive in the northwest portion of the district, with neighborhood stores scattered throughout the neighborhood. Some of these stores (photographs 7, left center; 37, left; and 54, left background)

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are frame buildings covered with weatherboard and some are constructed of cement block. Businesses located in the neighborhood included life insurance companies, cafes, barber shops, shoe shops, funeral homes, dry cleaners, and a night club. There is also an historic gas station (photograph 1, left) located on the main highway in the northwest corner of the district

Southside Historic District contains a number of community landmark buildings, the majority being churches. St. Paul A.M.E. Church is located in the northwest corner of the district. The congregation organized in 1866 and the current building was constructed in 1895. The front-gable building features two corner towers of unequal height, with unusual flared second-story walls, topped by pyramidal roofs and detailed with decorative shingles and round arches over multi-pane windows. The church parsonage (photograph 1, right), also constructed in 1895, is located to the south of the church, and is an excellent example of a Queen Anne cottage. Tabernacle Church of God (photograph 42) was constructed in 1912 in the northeast section of the district. It is a front-gabled building covered in weatherboard and features two square corner towers of unequal height. New Jerusalem Mt. Zion Holiness Church of God in Christ (photograph 36) was constructed c.1920. It is a one-story, front-gabled, stuccoed-brick building with pointed-arch window and door openings, stained glass windows, and simple pilasters. Lilly White House of God (photograph 10), c.1920, is located in a residential area in the western portion of the district. It is a small, simple, one-story building covered in stucco with a shallow gable roof. St. James Baptist Church (photograph 9) was constructed in 1949. The one-story building is painted block and features a round-arched brick door surround. Morningstar Missionary Baptist Church (photograph 20), located in the southeastern section of the district, is a one-story, brick, front-gabled building. It is a typical mid-20<sup>th</sup> century church with paneled vertical windows, a central spire, and simple Colonial Revival-style detailing. Dasher High School (photograph 19), designed by Lloyd Greer, was constructed in 1929, as an African-American high school. The one-story brick building features a recessed central entrance, exposed rafter tails, and a spire. Dasher High School was listed in the National Register of Historic Places on April 18, 1985. The Liberty Theatre (photographs 3 and 4) is located in the northwest corner of the district. The two-story brick building exhibits characteristics of the Art Deco style such as the geometric form of the marquee. Located in the same building was the Liberty Club, now in near-ruinous condition, which featured notable entertainers including Ella Fitzgerald and Duke Ellington.

There is a small industrial are in the northern portion of the district (photographs 40 and 41). A portion of the historic rail corridor is located in this area as well as buildings and storage facilities associated with businesses that operated in the area during the historic period. The buildings are relatively small, utilitarian structures constructed of concrete block or with wood or steel frames covered in corrugated metal siding

In 1980 the James Beck overpass was constructed at South Patterson Street as an urban renewal project, and South Patterson Street was widened into a major north-south thoroughfare. Many commercial buildings in the area were demolished and the project divided the Southside neighborhood. The eastern portion of the neighborhood makes up the historic district while the

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integrity of the western portion of the neighborhood (on the other side of South Patterson Street) is such that it is not eligible for the National Register. The neighborhood is bordered by the Valdosta Commercial Historic District across the railroad tracks to the north, the East End Historic District also across the railroad tracks to the northeast, and some modern development to the east and south.

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**8. Statement of Significance**

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

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

**Criteria Considerations (Exceptions):**  N/A

A       B       C       D       E       F       G

**Areas of Significance (enter categories from instructions):**

Architecture  
Commerce  
Community Planning and Development  
Ethnic Heritage/Black

**Period of Significance:**

c.1874-1955

**Significant Dates:**

c.1874--area first appears on map of Valdosta with streets conforming to the current layout

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

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

Lloyd Greer, architect-Dasher High School

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Section 8—Statement of Significance

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**Statement of significance (areas of significance)**

Southside Historic District comprises the large intact portion of Valdosta's largest and historically most important African-American neighborhood. It developed during the second half of the 19<sup>th</sup> century and the first half of the 20<sup>th</sup> century with a diverse collection of houses, stores and offices, schools, churches, and places of entertainment.

Southside Historic District is significant in the area of ethnic heritage/black as a large, historically African-American neighborhood with churches, schools, and stores that served the surrounding black community. It is the largest historic African-American neighborhood in Valdosta. It is significant as an intact urban black neighborhood, and it contains a wide variety of historic resources that document residential patterns and commercial and institutional development of the black community from the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century. A broad spectrum of Valdosta's black citizens lived in the area throughout its historic period.

The district is significant in the area of community planning and development for its development as a late 19<sup>th</sup>- to mid-20<sup>th</sup> century African-American neighborhood with an intact grid plan that was subdivided into small, rectangular, narrow lots. It documents a land use pattern commonly found in Georgia communities in which black neighborhoods were first positioned on, and then capitalized on, under-utilized land, as documented in Historic Black Resources, a statewide historic context. Due to widespread racially segregated land-development practices, distinct African-American neighborhoods like Southside took shape in virtually every Georgia community during the late 19<sup>th</sup> century. They almost always contained a broad spectrum of the local African-American population and included a diverse collection of house types, styles, and sizes along with community services and facilities such as churches, schools, stores and offices, and places of entertainment. Many of these communities also became the targets of mid-20<sup>th</sup>-century urban renewal activities, most often involving the construction of public housing, sometimes replacing what was deemed to be substandard housing, sometimes augmenting existing housing stock. Southside is Valdosta's preeminent African-American neighborhood fitting this statewide pattern of community development.

Southside Historic District is significant in the area of architecture for its collection of residential, commercial, and community landmark building types and styles popular during the late 19<sup>th</sup> into the mid-20<sup>th</sup> century. Of particular importance to the district are its many historic houses. The majority of the houses in the area date from the 1890s to the 1940s. They represent house types popular in Georgia during the historic period as documented in Georgia's Living Places: Historic Homes in Their Landscaped Settings, a statewide context. Those types include single pen, hall-parlor, saddlebag, central hallway, Georgian cottage, shotgun, double shotgun, gabled ell cottage, Queen Anne cottage, New South cottage, pyramid cottage, bungalow, and Georgian house. Most of the houses in the district have little or no ornamentation. Those that do have applied decoration exhibit characteristics of the Folk Victorian and Craftsman styles, both important residential styles as also documented in Georgia's Living Places. The district's community landmark buildings likewise represent types and styles commonly found in African-American neighborhoods and significant in the

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architectural history of the state, as documented in Historic Black Resources, a statewide historic context. The 1895 St. Paul's A.M.E. Church, for example, with its two unequal-height corner towers, represents an elaborate building form strongly associated with prosperous African-American congregations. The c.1920 New Jerusalem Mt. Zion Holiness Church with its simple pointed-arch windows is a good modest example of the Gothic Revival style. Dasher High School is an excellent local example in the African-American community of the "consolidated public school" type of school building, with its long, low, one-story form, double-loaded-corridor interior plan, and large windows, as defined in the statewide historic context Public Elementary and Secondary Schools in Georgia, 1868-1971. The Liberty Theater is an unusual example of the Art Deco style in the district but commonly found on movie theaters of the 1930s and 1940s in Georgia.

The district is significant in the area of commerce for the remaining commercial buildings located in the northwest portion of the district and the neighborhood stores scattered throughout the neighborhood and for the African-American-owned businesses that occupied those buildings. It also represents a significant concentration of resident African-American business owners who lived in or close to their businesses. These businesses included a mattress factory, physicians' offices, a public carriage service, grocery stores, boarding houses, restaurants, a movie theater, and a nightclub. These businesses (along with others destroyed when the South Patterson Street overpass was constructed) constituted the African-American central business district in Valdosta.

**National Register Criteria**

The Southside Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of commerce for the commercial area located on Ashley Street and Martin Luther King, Jr., Drive, and for the neighborhood stores that served the community. It is also eligible under Criterion A in the area of community planning and development for the intact street plan which began to appear on maps by c.1884 and continued to develop through the mid-20<sup>th</sup> century. The Southside Historic District is eligible for listing under Criterion C in the area of architecture for its intact collection of historic commercial, residential, industrial, and community landmark buildings associated with its development as the African-American community in Valdosta, and constructed from the late 1800s through the mid-20<sup>th</sup> century.

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance for the Southside Historic District begins c.1874, with the first documentation of African-American settlement in the area, based on a street plan in the area around St. Paul's A.M.E. church (established 1866 in a former building) which persists today, and ends in 1956, the end of the historic period when documentation for this nomination was compiled. It

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**Section 8—Statement of Significance**

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includes the period in which the area developed as the main African-American community in Valdosta.

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

Contributing resources in the district are those constructed during the historic period that are significant in the areas of architecture, commerce, community planning and ethnic heritage/black. These resources include residential, commercial, industrial, and community landmark buildings, that have retained their historic integrity and contribute to the historic context of the district as a whole. The contributing structures in the district are the gridiron street plan that was laid out c.1874 when Southside began to develop as the African-American neighborhood in Valdosta and the portion of the historic rail line that runs through the northern portion of the neighborhood and forms its northern boundary.

The overall degree of historic integrity of the resources in the Southside Historic District is good. The historic street plan, lot layout, placement of houses, and residential landscaping remain intact. Some minor alterations to houses include artificial siding (for example photographs 27, left foreground; and 47, right), partially enclosed porches (for example photographs 8; 15, right; 17, center; and 26, center), and sensitive or historic additions (for example photographs 20, background; 29; 50, center; and 55, right). However, these changes do not compromise the historic integrity of the buildings.

The majority of noncontributing resources in the Southside Historic District were constructed after the period of significance. There are very few drastically altered houses. Noncontributing resources in the district include those constructed after 1955 (for example, photographs 2, center; 5, right [these two photographs show different views of the same building]); photographs 21, right foreground; 22, right; 28, left; and 33, left) and those that have lost historic integrity due to major alterations that have significantly altered their appearance (for example photographs 31, left; 33, right; and 43, background). Significant alterations include substantial additions to historic resources and loss of historic materials through their removal and replacement. The noncontributing buildings category includes vacant lots located throughout the district, some of which were historically vacant, others which result from recent code-enforcement and demolition for other reasons.

Portions of some of the residential blocks in the neighborhood include interior lots that have never been developed. These lots have been cut off from street access by subdividing the larger pieces of land to allow for more lots per block. Due to the fact that these lots were once pieces of large lots and have not been developed, they were not taken into consideration in the resource count.

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

**\*\*NOTE: The following history was compiled by Glaire D. Anderson, James Horton, and Dr. Amanda Brown, January, 1999; and by Michael G. Payne, consultant, January, 2003. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The name Southside refers to the entire area south of the railroad tracks in Valdosta that grew to have commercial, civic, and residential viability for the African-American residents of Valdosta at a time when there was little cultural interaction between the races. Between 1925 and 1945, Southside became an area of thriving African-American businesses, serving the residents there. It became a mirror of the same level of white-associated development existing on the north side of the railroad tracks in Valdosta. The area now known as Southside previously included that portion now west of the James Beck Overpass, constructed in 1980-1981. The overpass divided the neighborhood in two, isolating a smaller portion of it to the west (not included in the historic district boundary).

In 1859, the Atlantic and Gulf Railroad established a route from Savannah to Pensacola that passed through the newly created Lowndes County, Georgia. The route came near, but not through the town of Troupville, causing the citizens to move the county seat closer to the new railroad. William Wisenbaker deeded six acres of land to the railroad for a station and in 1860 the town of Valdosta was incorporated and the first train came into town (Dasher, Wayne and Judy).

The 1860 Census reported 120 whites and 46 African-Americans were living in Valdosta. No major Civil War battles were fought in the Valdosta area, but the town became a haven for refugee families from war-torn areas in the northern and central parts of Georgia. During Reconstruction (1865-1870s), Valdosta prospered as a center for agriculture and commerce and the town grew rapidly. An 1870 map of the City of Valdosta shows no streets existing in what would become known as Southside, but it can be speculated that at least some settlement existed in the area because of the creation of the St. Paul A.M.E. church on South Ashley Street in 1866. In 1870, the population of Lowndes County was 8321, of which 4045 were "free colored African-Americans" (Ninth U.S. Census). It is believed that newly freed slaves built minimal housing in the immediate vicinity of St. Paul's Church thereby giving birth to what would become known as Southside. The new railroad tracks would prove to define the town's developing culture and citizenry by providing an unofficial dividing line between African-Americans and Whites as the town grew. The Southside District is where the African-American residents of post-Civil War Valdosta came to live and create a community to serve their own needs at a time when there was little social or commercial contact between the everyday lives of the races. Just as the Anglo-Europeans of Valdosta established a commercial and residential township on the north side of the railroad tracks, so did African-Americans establish their own on the south side of the tracks. This duplication can be seen in the example of the two Fire Departments. After a fire destroyed the office of the Ordinary in 1869, two fire companies were organized in Valdosta: The Patterson Fire Company (white) and the Osceola

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Hook and Ladder Company (black). St. Paul's AME church has always been an African-American congregation and has always been located between South Ashley and South Lee Streets at East Branch Street (now Martin Luther King, Jr. Drive). The current building is located on the site of the original building and dates to 1895. The St. Paul Church was originally centrally located in the neighborhood; however construction of the James Beck overpass on South Patterson Street split the neighborhood just west of the church.

An 1874 map of Valdosta shows a 4 by 3 ½ block area of the district laid out in neat square blocks, the streets bearing the names of prominent white Valdosta citizens of the day, such as Dasher, Holliday, and Wooding. Much of this land was owned by the Dasher and the Spivey families. William Dasher was a prominent lawyer and Henry Burroughs Holliday was a Mayor of Valdosta and is credited with pioneering Lowndes County's pecan industry (Pendleton, Thomas). Holliday was also the father of John "Doc" Holliday who grew up and lived in Valdosta as a teenager and would go on to become the gunfighter-icon of western U.S. history. The Hollidays lived just south of the railroad tracks at 405 East Savannah Avenue. B. L. Wooding was a Valdosta Alderman in 1876 (McKey). In the immediate post-war years, African-Americans lived in dwellings behind the main houses where they worked as servants, but as Valdosta's economy rebuilt and thrived, cotton mills, sawmills, and other agriculture-based town jobs were made available. During this time the African-American population appears to have begun creating their own neighborhood around the already-established (1866) St. Paul's church on the south side of the railroad tracks.

It can be speculated that the earliest dwellings in Southside were vernacular shanties and later, as the mills by the railroad tracks grew and needed workers, that many of the shotgun houses shown in groups on Sanborn maps were built by the mills or associated real estate developers to house workers. J.N. Bray Lumber Company, Langdale Industries, Inc., and Woodward's Mill were some of the larger lumber companies operating in this area at this time. A panoramic map of Valdosta dated 1885 shows only a small portion of the Southside neighborhood around St. Paul's church and depicts it as mostly wooded land.

The arrival in 1889 of the Georgia Southern and Florida Railroad and in 1896 of the Atlantic, Valdosta, and Western Railroad, combined with new agricultural productivity, resulted in the beginning of a period of rapid growth for Valdosta and the proposed district. The railroads, the new agricultural economy, and the growing population of the city provided jobs for African-Americans who settled in the proposed district.

In 1889, the New South period saw railroad traffic increase when the Georgia Southern and Florida Railroad arrived in Valdosta from the north. The new, north-south line intersecting the existing east-west line greatly increased Valdosta's trade and business. The 1900 Sanborn Fire Insurance Map shows a cotton warehouse stretching across the entire block from South Patterson to South Ashley Streets just north of the railroad tracks. Across the tracks and East Florida Avenue from this are several "snack houses", a grocery store and a boarding house, presumably to serve the large numbers of workers at the cotton warehouse or railroad personnel as the trains passed through

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**Section 8—Statement of Significance**

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town. There were African-American owned businesses on South Troup Street, South Lee Street, and Dasher Lane. Florida Avenue followed the rail line with warehouses and railroad depots on the north side of the street and a buggy factory on the south side.

The cotton warehouse became a grocery and grain warehouse by 1911. The first block south of East Florida Avenue shows numerous dwellings of larger sizes than found later in the interior of the district. By 1922 a school for African-American children was built on South Dasher (now Lee) Street and many other dwellings were shown as far south in the district as South Street and Wisenbaker and Crawford Lanes. The school was moved to a new building on South Street that was constructed in 1921 (nonextant). Many of the new dwellings were shotgun and bungalow types. A hospital was open on Nassau Street (now Lake Park Road). The Sanborn map of 1922 ends with a note at South Street as to "scattered dwellings beyond" indicating a lack of insurance coverage but it can be speculated that more housing existed at this time, but was not documented by fire insurance maps.

The oldest extant residences in the neighborhood are located in the immediate vicinity of St. Paul A.M.E. Church. The houses found on the 600 block of South Troup Street are all good examples of the modest, one-story frame residences that are common in the district. Many such buildings are now resting on concrete block foundations, probably replacing the original brick or stone piers.

The Tabernacle Church of God in Christ, 501 Holliday Street, was founded and built in 1912 when African-American physician Dr. William Stafford donated money for construction. Dr. Stafford and other African-Americans Dr. Mark Jackson, Dr. Dixon, Dentist Dr. LaFayette Williams, and pharmacist James Dockett had a medical center for African-Americans outside of the district on North Ashley Street (Taylor). Dr. Stafford lived outside of the district on the other side of what is now the James Beck overpass. James Dockett and Chauncey Hudson are the namesakes of Hudson-Dockett Homes constructed in the district in the early 1950s.

In 1929, J. Robert Dasher donated the land on which to build a high school for African-American children. Dasher was Mayor of Valdosta as well as a member of the Valdosta Board of Education. Dasher High School (listed on the National Register, 1985) was the third public school for African-Americans in Valdosta and the only one still extant. Dasher High operated as a school until 1956. It is possible that the construction of the school coincided with the Boll Weevil outbreak of the 1920s and the resultant influx of former farm workers and their children to the district as farm jobs were eliminated.

From 1930 to 1945, the Southside neighborhood grew and thrived as new businesses were established. During these years, 200 African-American owned businesses were reported to be operating in Southside. Among these were six boarding houses, 17 cafes, 25 grocery stores, 11 barber shops, six doctors, three funeral homes, six dry cleaners, three cab services, four insurance companies, four shoe shops, a night club and a theater (Wilson-Martin). The 400 block of South Ashley Street was home to many African-American owned businesses during the period of significance. Four life insurance companies, The Pilgrim Health and Life Insurance Company, the

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Guaranty Life Insurance Company the African-American Life Insurance Company, and the Atlanta Life Insurance Company, operated on Ashley Street at 411, 411 ½, 414 ½, and 418, respectively (city directories). The same block provided buildings for the Valdosta Lunchroom (410 S. Ashley), the Chat N Chew Inn (420 S. Ashley), and the W.A. Curry Mortuary (412 S. Ashley). There was a physician's office at 405 South Lee Street.

Southside was home to Thomas Hudson and his family. Hudson was born in 1866 to former slaves and though he had no formal education beyond the fourth grade, he established a chain of grocery and general stores in the Southside neighborhood. Hudson owned four stores in the district and was the first African-American in Georgia to own and operate such a chain. He also owned numerous rental properties in the district and was quite prosperous. The two-story, Craftsman influenced Hudson House at 601 South Lee Street is the largest house in the District and was the Hudson home for several generations. The main Hudson store was located across the street on the corner and served as a grocery store and civic gathering place for the community. Hudson was a member of the central Republican committee of Georgia, the Grand Deputy of the state lodge of the Knights of Pythias, and was connected with other fraternal organizations. Tom Hudson was also a master craftsman, building the house at 601 South Lee Street himself. He died at his home on January 30, 1931 (Taylor).

Hudson's son, Chauncey, was born in 1895. He graduated from Tuskegee Institute, Howard University, and New York University Law School. Returning to Valdosta and the family business after law school, Chauncey Hudson became a leader of the community in the same tradition as his father. As a veteran of World War I, he organized the local American Legion Post and was elected President of the Negro Chamber of Commerce of Georgia. As a member of St. Paul AME church, he served as treasurer and chairman of the church board of trustees. He died on December 16, 1949 (Taylor).

Chauncey Hudson met his wife, Emily, at Tuskegee on a return visit as a guest speaker at his alma mater. Emily Goins was a music teacher at the time, herself a graduate of Fisk University in Nashville, Tennessee. Emily Goins married Chauncey Hudson and moved to Valdosta with him to join him in the grocery business. A skilled pianist, she played the piano and later the organ at St. Paul A.M.E. church and was in high demand for musical service at weddings (Taylor).

World War II had a large impact on the Southside neighborhood and its residents. Almost every family in the District had a male member drafted into the military. Most of these men had never been away from Valdosta and had never lived apart from their extended families. Many left and never came back, first spending any furlough time in places other than Valdosta, then permanently relocating at war's end. Those not directly involved in the war effort were able to find jobs easily in the canning industry, other factories, or at Moody Air Force Base. Many of these jobs went to African-American women who had never before had regular jobs with a commercial employer. Still others left Valdosta to take high paying jobs at the shipyards and munitions factories in northeastern cities. At the same time, the sudden availability of jobs in the area brought workers from the farms to

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**Section 8—Statement of Significance**

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town and these workers needed places to stay, creating a demand for rental property. The influx of temporary wealth prompted the city to pave some of the streets in the neighborhood. Next came a new plumbing code requiring indoor toilets and running water. Georgia Power installed power lines in the district, providing electricity for the first time. By the end of the war, prosperity had come to much of America but Southside had lost much of its population and vitality. Many of the formerly long-term residents never returned, and others came home just long enough to collect their families and move for better opportunities elsewhere. Still others moved to new local residential areas that opened up after the war. Large stores outside of the district attracted customers away from the local stores and Southside was no longer a thriving neighborhood (Taylor).

Between 1950 and 1952, a 270-unit housing project was constructed on the edge of the neighborhood to provide housing for low-income African-American families. Known as Hudson-Dockett Homes, the project is located on the eastern edge of the district off of Fry Street. The project was named for Chauncey Hudson and James Dockett, two prominent African-American citizens of Valdosta. Two brothers, Albert and James Dockett owned four drugstores on Patterson and Ashley Streets and Chauncey and Emily Hudson owned five grocery stores and markets on South Lee Street (Wilson-Martin, Taylor).

The neighborhood deteriorated as more residents left during the period 1950 to the present, and many dwellings came to sit empty. The construction of the James Beck Overpass in 1980-1981 divided the neighborhood and brought about the destruction of many buildings in its path, including much of the commercial and warehouse areas. Many businesses were eliminated and, in 1988, the CSX Railroad moved its tracks, resulting in further loss to the historic context of the district. In 1989-1990, many shotgun houses were destroyed to make room for 10 Habitat for Humanity houses constructed over much of a whole block (Harmony Way) within the neighborhood. The 36 shotgun houses that were demolished were known to be a haven for crime and drug trafficking (Wilson-Martin). Suburban growth and development outside of Valdosta's city center contributed to the decline as well. Today, many houses have been demolished and many more, occupied or vacant, are marked as condemned by the city for various building code violations. The Hudson House and property have recently been donated by the owner to a social work group to provide housing for AIDS patients. Drug-related crime is still an issue although some reports indicate some improvement in this area. Several churches in the district remain active and are some of the main sources of support for historic district designation as an incentive toward restoration and rehabilitation of the entire neighborhood.

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**Section 9—Major Bibliographic References**

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Wisembaker, Faye Cook. Dasher and Lake Park Georgia.  
<http://www.rootsweb.com/~gagus/dasherlp.htm> 11/15/2002.

**Previous documentation on file (NPS): ( ) 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: Dasher High School, listed April 18, 1985**
- 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**

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## 10. Geographical Data

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**Acreage of Property**      202 acres

### UTM References

A)	Zone 17	Easting 283504	Northing 3412807
B)	Zone 17	Easting 283476	Northing 3411573
C)	Zone 17	Easting 282129	Northing 3411623
D)	Zone 17	Easting 282129	Northing 3412845

### Verbal Boundary Description

The proposed boundary for the nominated property is indicated on the enclosed maps by a heavy black line.

### Boundary Justification

The proposed boundary for the nominated property includes the contiguous historic residential, commercial, industrial, and community landmark resources and intact portion of land historically associated with the development of the Southside area as the African-American neighborhood in Valdosta during the historic period.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Holly L. Anderson, National Register Historian, and Richard Cloues, Survey and Register Unit Manager

**organization** Historic Preservation Division, Georgia Department of Natural Resources

**mailing address** 34 Peachtree Street, N.W., Suite 1600

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**telephone** (404) 656-2840 **date** February 12, 2007

**e-mail** richard\_cloues@dnr.state.ga.us

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( ) **regional development center preservation planner**

( ) **other:**

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**mailing address** 2006 Williams Street

**city or town** Valdosta **state** Georgia **zip code** 31601

**telephone** (229)293-9091

**e-mail**

(X) **property owner-Anderson and Brown**

( ) **consultant**

(X) **regional development center preservation planner-Horton**

( ) **other:**

**Property Owner or Contact Information**

**name (property owner or contact person)** Louie White

**organization (if applicable)** Valdosta Heritage Foundation

**mailing address** P.O. Box 1792

**city or town** Valdosta **state** Georgia **zip code** 31601

**e-mail (optional)** (229)245-0784

**National Register of Historic Places Continuation Sheet**

**Photographs**

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**Name of Property:** Southside Historic District  
**City or Vicinity:** Valdosta  
**County:** Lowndes  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** August, 2005

**Description of Photograph(s):**

Number of photographs: 59

1. St. Paul A.M.E. Church and parsonage; photographer facing northeast.
2. South Ashley Street, St. Paul A.M.E. Church (background); photographer facing southeast.
3. Liberty Theatre; photographer facing southeast.
4. Liberty Theatre; photographer facing northwest.
5. South Ashley Street; photographer facing northwest.
6. Church Street; photographer facing north.
7. Martin Luther King Jr. Drive; photographer facing northeast.
8. Intersection of Dasher Lane and Lee Street; photographer facing north.
9. St. James Baptist Church; photographer facing north.
10. Intersection of Dasher Lane and Wisenbaker Lane, Lilly White House of God (right); photographer facing northeast.
11. Wisenbaker Lane; photographer facing northeast.
12. Wisenbaker Lane; photographer facing southeast.
13. Wisenbaker Lane; photographer facing northwest.
14. Hampton Lane; photographer facing north.

**National Register of Historic Places Continuation Sheet**

**Photographs**

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15. Wisenbaker Lane; photographer facing southeast.
16. Pearl Street; photographer facing southeast.
17. Wisenbaker Lane; photographer facing northwest.
18. South Troup Street; photographer facing east.
19. Dasher High School; photographer facing northwest.
20. Morningstar Missionary Baptist Church; photographer facing southeast.
21. South Lee Street; photographer facing north.
22. Southside Church of God (right); photographer facing north.
23. South Troup Street; photographer facing north.
24. Intersection of South Troup Street and Milton Street; photographer facing northwest.
25. Spivey Lane; photographer facing northeast.
26. South Troup Street; photographer facing north.
27. South Lee Street; photographer facing southeast.
28. South Lee Street, Greater St. Phillip A.M.E. Church (left); photographer facing north.
29. Intersection of South Troup Street and South Street; photographer facing northwest.
30. South Street; photographer facing northeast.
31. Seventh Day Adventist Church; photographer facing southwest.
32. Hudson House (foreground); photographer facing northwest.
33. Intersection of Martin Luther King, Jr. Drive and South Lee Street; photographer facing northwest.
34. McDougal Street; photographer facing west.
35. McDougal Street; photographer facing northeast.

**National Register of Historic Places Continuation Sheet**

**Photographs**

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36. New Jerusalem Mt. Zion Holiness Church of God in Christ (center); photographer facing south.
37. Intersection of Troup Street and Martin Luther King, Jr. Drive; photographer facing northwest.
38. South Troup Street; photographer facing northwest.
39. South Troup Street; photographer facing north.
40. South Troup Street; photographer facing west.
41. Holliday Street; photographer facing southwest.
42. Tabernacle Church of God; photographer facing north.
43. Holliday Street; photographer facing northwest.
44. Hudson Street; photographer facing west.
45. Hudson Street; photographer facing northwest.
46. Corner of South Fry Street and McDougal Street; photographer facing northwest.
47. McDougal Street; photographer facing west.
48. Holliday Street; photographer facing north.
49. Corner of Holliday Street and Reed Street; photographer facing northwest.
50. Holliday Street; photographer facing northwest.
51. South Street; photographer facing west.
52. Way Street; photographer facing west.
53. Lake Park Road; photographer facing west.
54. South Street; photographer facing west.
55. Lake Park Road; photographer facing north.
56. Corner of South Fry Street and South Street; photographer facing west.

**National Register of Historic Places Continuation Sheet**

**Photographs**

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57. Hudson-Dockett Homes; photographer facing northeast.

58. Hudson-Dockett Homes; photographer facing southeast.

59. Wisenbaker Lane; photographer facing northwest.

(HPD WORD form version 11-03-01)