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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, 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 Hayes Line Historic District
other names/site number n/a

2. Location

street & number Intersection of Twin Oaks Road and Georgia State Route 233.
city, town Thomson (X) vicinity of
county McDuffie **code** GA 189
state Georgia **code** GA **zip code**

(n/a) not for publication

3. Classification

Ownership of Property:

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

Category of Property:

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

Number of Resources within Property:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	11	2
sites	0	0
structures	0	0
objects	0	0
total	11	2

Contributing resources previously listed in the National Register: n/a

Name of previous listing: n/a

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Richard Coover 1-12-00
Signature of certifying official Date

W. Ray Luce
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 2/18/00

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet

[Signature]
Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
AGRICULTURE/agricultural field

Current Functions:

DOMESTIC/single dwelling

7. Description

Architectural Classification:

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman
OTHER/hall parlor
OTHER/shotgun
OTHER/bungalow
OTHER/side-gabled cottage

Materials:

foundation brick and concrete
walls wood
roof metal and asphalt
other n/a

Description of present and historic physical appearance:

The Hayes Line Historic District is a small rural community located just west of the city limits of Thomson. The community developed during the early 20th century as a farming community encompassing main houses, smaller tenant houses, and agricultural fields along Hayes Line Road, now named Twin Oaks Road. Historically, the plan of the district was linear with historic residences lining the northern and southern sides of Hayes Line Road (see Attachment 1). After the 1950s, the northern side of Hayes Line Road has been subdivided and modern residences have been constructed (see USGS Topographic Map). The housing stock consists of one-story, wood-frame buildings representing various architectural types popular in rural Georgia during the late 19th to early 20th century. The residences share the same setback and lack any formal landscaping. The district area started to be developed in 1915 by J. Matthew Hayes, for whom the community is named. The Hayes House/Resource 1 was constructed in 1915 as a single-pen cottage. When Hayes married Elizabeth Wiggins in 1927, the single-pen cottage was enlarged and a hall-parlor cottage was constructed near the residence. The original Hayes House was drastically altered from its single-pen cottage form to represent the side-gable bungalow with Craftsman-style details. The features of the one-and-a-half-story house include a front-projecting gable, side-gable main block, gable-end chimneys, paired and single double-hung windows, and an irregular floor plan. The Craftsman-style details include the overhanging eaves, decorative brackets in the front-projecting gable, and the windows consist of a multi-paned sash over a large one-pane sash (see photo 1).

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Section 7--Description

The remaining historic residences are tenant houses associated with the Hayes House. The one-story, wood-frame residences were built from c.1920 to 1940. The architectural types represented include central hallway, side-gabled cottage, hall-parlor, and shotgun; the majority of the residences represent the hall-parlor architectural type. The hall-parlor cottage/Resource 2, built c.1927, located adjacent to the Hayes House is known as the cook's house. The one-story, wood-frame residence features a standing-seam metal roof, gable-end roof, gable-end chimney, shed-porch addition, board-and-batten cladding, and four-over-four double-hung windows (see photo 2). Resource 3 and Resource 4 are examples of the earliest tenant houses built within the district. Both hall-parlor residences were constructed c.1920 and feature a steeply-pitched, gable-end roof; gable-end chimney, a full-width front porch; and a rear-shed porch addition (see photo 3). The remaining hall-parlor tenant houses were constructed c.1930 and feature a more moderately pitched roof than the c.1920 tenant houses. The c.1930 hall-parlor tenant houses also feature a small rear-ell addition instead of the shed porch addition found on the c.1920 hall-parlor tenant houses. Other features of the c.1930 tenant houses include a standing-seam metal roof, chimney in the rear ell, a full-width front porch, exposed rafter tails, and off-centered main door (see photos 4 and 5).

The side-gable cottage is another architectural type represented within the district. Resource 13 is a representative example of a side-gabled cottage featuring a gable-end roof, centrally located chimney, and symmetrical front facade with two main entrances (see photo 6). A slope located between the tenant house and the roadbed represents the gradual cuts made over time to preserve the roadbed (prior to the paving of the road).

The shotgun cottage is the last architectural type represented within the district. Resource 10 is a representative example of the shotgun type featuring its gable-front roof, long rectangular form, and interior floor plan consisting of one-room across and three-rooms deep. Other features include a standing-seam metal roof, weatherboard cladding, and rear addition (see photo 7).

The landscaping within the district consists of dirt and grassed yards, mature hardwood trees, gardens, and some fields in the vicinity of the Hayes House/Resource 1. The intrusions within the district include a modern one-story residence/Resource 11 (see photo 8), and a significantly altered historic residence/Resource 5. Historically, the tenant houses were located on the same land parcel as the Hayes House. This pattern is still discernible within the National Register district. All but one of the contributing properties, Resource 13, are located on the same land parcel which was owned by J. Matthews Hayes. Resource 13 was not historically associated with the Hayes farm but was associated with another tenant farm that was located directly across (north) from the Hayes farm on Twin Oaks Road. The farm associated with Resource 13 was subdivided and a modern residential development is now located on the site. The area outside of the National Register boundary has been moderately developed with residences and the surrounding agricultural land has been planted in timber.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

ETHNIC HISTORY: AFRICAN-AMERICAN
AGRICULTURE
ARCHITECTURE

Period of Significance:

1915 to 1930

Significant Dates:

1915 Construction of the single-pen section of the Hayes House.
C.1920 to 1930 Construction of the tenant houses.

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

n/a

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Hayes Line Historic District is a small rural community encompassing historic residences associated with the development of tenant farming in Georgia. The district is significant in the areas of Ethnic Heritage: African-American, agriculture, and architecture at the local level.

The district is significant in the areas of Ethnic Heritage: African-American and agriculture for its association to sharecropping and tenant farming in Georgia. Sharecropping and tenant farming in Georgia occurred from the period of Reconstruction to the beginning of World War II. The two systems of farming were developed out of the need for cheap farm labor following the end of the Civil War. Both poor whites and blacks worked as sharecroppers and tenant farmers; however, the majority of those farmers were black. At the end of the Civil War, blacks were no longer bound by slavery, but the anticipated advancements promised by Reconstruction did not happen in Georgia. Unable to secure employment or housing, many African-Americans turned to sharecropping and tenant farming. Large landowners would provide housing to the sharecropper or tenant farmer on his land. The sharecropper would "pay" rent by farming the land and giving a portion of the harvested crop to the landowner. The tenant farmer would pay a cash rent for the use of the land and keep his farm production. These systems did not benefit the sharecropper or tenant farmer much and many fell into a cycle of dependency on the landowner. These systems slowly came to an end at the beginning of World War II. Many of those living on farms left the county and moved to larger cities to work in shipyards or other war-related industries. Farms were also being undermined by the boll weevil outbreak during the 1920s, which devastated Georgia's major cash crop, cotton, and the depression of the early 1930s.

In Hayes Line, J. Matthews Hayes, who was white, built his own residence then built several houses for his African-American sharecroppers and tenant farmers. The earliest farmers on Hayes' farm were sharecroppers; they would pay "rent" with a portion of their farm production. As farming continued on the Hayes farm, sharecropping continued but cash rent-paying farmers (tenant farmers) also worked on the farm. The collection of buildings is characteristic of the type of tenant farm complex found throughout Georgia during the early part of the 20th century. Many of these complexes have been lost due to abandonment, modern agricultural practices, forestry, modern development. As illustrated on the 1940 McDuffie Highway Map, the Hayes House is the "farm unit" located on the south side of Twin Oaks Road near its intersection with Georgia State Route 223. The tenant houses associated with the Hayes House are located west of the Hayes House along the south side of the road. Resource 13, the only remaining tenant house associated with the Colvin Tenant Farm is located along the northern side of the road (see Attachment 1). The Hayes House and the tenant houses were all located on land owned by Hayes. The farm functioned from c.1915 until the early 1950s. The tenant farm produced cotton, corn, peas, and potatoes, typical of farms in the region. The Hayes family has maintained ownership of a majority of the tenant houses. The

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Hayes Line Historic District is a rare surviving example of a tenant farm complex remaining in Georgia.

The district is significant in the area of architecture for its excellent examples of dwellings representing architectural types associated with rural Georgia built during the early 20th century. The significant architectural types include hall-parlor, side-gabled cottage, shotgun, and bungalow, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* context. The Hayes House is the oldest historic residence located within the district. The house is a good representative example of the side-gable bungalow subtype with Craftsman-style elements. Bungalows were very popular in all regions of Georgia between 1900 and 1930, both in rural areas and cities and towns. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hipped, and cross gable. The front and side gable versions greatly outnumber hipped bungalows, while cross gable bungalows are rare. The character-defining features of the one-and-a-half-story residence include a front-projecting gable, a gable-end central block, and a gable-end chimney. The character-defining Craftsman-style details include the overhanging eaves, decorative brackets in the front-projecting gable, and the windows consist of a multi-paned sash over a large one-pane sash (see photo 1). The Craftsman style was the most popular early 20th-century style in Georgia. The Craftsman style is closely associated with the bungalow house type; however, it was popular as ornamentation for many different house forms. Craftsman-style houses were built across the state in rural, small town, and urban setting from the 1910s through the 1930s.

The remaining historic residences were constructed from c.1920 to 1930, are vernacular in design, and share equal setbacks. Several excellent examples of the hall-parlor type are represented within the district. The hall-parlor type consists of two unequal rooms. Entry is into the larger of the two rooms, the hall (not hallway), which served multiple functions. Typically gabled, the hall-parlor house is heated with one or two flues or exterior end-chimneys. Although hall-parlor is one of America's earliest house types, most remaining Georgia examples were built in the last half of the 19th century and the first three decades of the 20th century. The type was adaptable and expandable and popular for farm owners, tenant farmers, and mill workers alike. Farmstead houses of the hall-parlor type are most plentiful in North Georgia, while hall-parlor houses for industrial and agricultural workers are spread fairly uniformly across the state.

Resource 3, Resource 4, and Resource 13 are excellent representative examples of the hall-parlor type built c.1920. The character-defining features of these three residences include a steeply pitched, gable-end roof; gable-end chimney; a historic rear-shed addition; and a centrally located main entranceway opening into the larger of two rooms (see photos 3 and 8). The historic rear-shed addition housed the kitchen and dining space. (This type tenant house with the rear-shed addition was also known as a "cat-slide" house.) Resource 7 and Resource 9 are also excellent examples of

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Section 8--Statement of Significance

the hall-parlor type; however, these residences were built a decade later (c.1930) than the previous examples. The c.1930 residences share most of the character-defining features of the c.1920 residences; however, the roof is no longer as steeply pitched and a rear-ell addition has replaced the rear-shed addition (see photos 4 and 5).

The side-gabled cottage is another significant architectural type represented within the district. Resource 13 is an excellent example of the side-gabled cottage. The side-gabled cottage has a compact square mass consisting of four rooms without a hallway. The floor plan has two variants: a hall-parlor plan with a central doorway and a foursquare plan with equal-sized rooms, indicated by two front doors. The character-defining features of Resource 13 include its square massing, side-gable roof, centrally located chimney, full-width front porch, and two main entranceway openings into two equal-sized rooms (see photo 6). The side-gabled cottage was a popular workers' house type in mill villages and in small towns, although high-style examples do exist. This type was most popular in the period 1895 to 1930.

National Register Criteria

The Hayes Line Historic District is eligible under National Register Criterion A for its association to the history of tenant farming in Georgia and African-American history. The district is eligible under National Register Criterion C for its excellent collection of historic residences.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The period of significance for the Hayes Line Historic District begins in 1915 with the construction of the Hayes House and ends in 1930, the year the last tenant houses were constructed within the district.

Contributing/Noncontributing Resources (explanation, if necessary)

The 11 contributing resources encompass 11 historic dwellings including the Hayes House and tenant houses. The 2 noncontributing resources consist of buildings that were either built after 1930 or have lost historic integrity due to additions and alterations.

Developmental history/historic context (if appropriate)

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The Hayes Line Historic District is located just west of Thomson, Georgia, and has since the 1920s been an important community made up of African-American tenant farmers and their families. The district's origins date to about 1915, when J. Matthew Hayes (or Matt Hayes, as he was commonly known), first acquired land southwest of the Thomson and Union Public Road (now Georgia State Route 223) and built the original single-pen house. The exact date of this transaction has not been determined, partly because Hayes purchased the property from a cousin. Hayes' widow (Elizabeth Wiggins, who married Richard Wiggins in 1960) still owns the property. The name "Hayes Line" refers to the north property line of Hayes' land, which fronts on the road that is now Twin Oaks Road. This road was known as Hayes Line Road until just a few years ago.

During the 1910s and 1920s, much of the land in the vicinity of the present Hayes Line Historic District and along Hayes Line road was being farmed, primarily in cotton as well as corn. The J. J. Morris home place was one of the significant farms -- totaling 66 acres -- and was owned by his son E. W. Morris in the 1910s. Morris subdivided this property in 1919, and J. M. Hayes purchased five lots (a total of 11 acres) on the north side of what is now Twin Oaks Road but never developed the land and eventually sold it to Neal Colvin. Another important property in the area was that owned by J. B. Stovall, which early in the century was on both sides of Hayes Line Road going up a long hill west of the proposed Hayes Line Historic District. From about 1910, Stovall had 17 tenant houses on his property; property #13 in the proposed district is one of the Stovall Houses, though not one of the earliest examples. At least five or six chimney stacks still stand to either side of Hayes Line Road as the hill rises to the west, marking the former locations of Stovall tenant houses, and there is a second extant Stovall house on the north side of the road approximately three-quarters of a mile west of the district. The fact that there were tenant houses and African-American tenant farmers in the vicinity of J. M. Hayes' property is important, because it indicates that Hayes may have modeled his land operation after Stovall.

J. Matthew and Elizabeth Hayes were married in 1927, and at that time the Hayes residence was still a one-room house. Soon after the wedding the dwelling was enlarged considerably, and Hayes also built a dwelling for his cook which has always been known simply as the "cook's house." By this time Hayes was the owner of a successful mercantile business in downtown Thomson, located on Railroad Street across from the depot. He did not farm his own land and it was instead fully utilized by tenant farmers and sharecroppers.

The only remaining resident of Hayes Line who actually grew up in the community is Jamie Lee Sturgis, who moved to Hayes line in 1927 as a three-year-old. His father farmed for the Stovalls and his mother took in laundry to supplement the family income. He recalls that there were never any commercial buildings in the vicinity of the Hayes Line community, and children had to walk two miles to attend the black school in Thomson (Pine Street School). Black children only attended school when there was no planting or harvesting work to be done.

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Addie Lee Kendrick, now 88, lived along Hayes Line Road in Resource 3 between 1948 and 1961. She recalls that peas and potatoes were grown in the area, in addition to cotton and corn. Mrs. Kendrick is one of several former residents of Hayes Line who came there from Mesena, which is just a few miles to the west. She remembers that it was during the 1950s and 1960s that many of the houses on the north side of Hayes Line Road were built.

Tenant farming and sharecropping gradually died out along Hayes Line Road during the 1950s, and Mrs. Wiggins believes it has been at least thirty years since the land was used even for grazing cattle. Currently, the Hayes Line Historic District continues to function as a residential community. Although there have been losses, the district's physical appearance retains a high degree of integrity. Six of the nine historic tenant houses are still owned by Mrs. Wiggins, and all of these buildings are occupied.

9. Major Bibliographic References

Georgia Department of Natural Resources. "Georgians Living Places: Historic Houses in Their Landscaped Settings." 1991.

Hamilton, Eula Pearl. Resident of Hayes Line community. Interview, 12 January 1997.

Harris, Eli and Lillie. Residents of Hayes Line community. Interview, 12 January 1997.

Kendrick, Addie Lee. Former resident of Hayes Line community. Interview, 12 January 1997.

McDuffie County Deed Records.

McDuffie County Tax Records.

Moore, Frances Stovall. Resident of Thomson and daughter of Burke Stovall. Interview, 1 February 1997.

Phelps, Wellen. Resident of Hayes Line community. Interview, 12 January 1997.

Sturgis, Jamie Lee. Resident of Hayes Line community. Interview, 12 January 1997.

Sturgis, Vandella. Former resident of Hayes Line community. Interview, 12 January 1997.

Wiggins, Richard and Elizabeth Hayes. Residents of Hayes Line and owners of six of the historic tenant houses. Elizabeth Hayes' first husband was J. M. Hayes, who built several of the district's properties. Interviews, 1 February and 16 March 1997.

Previous documentation on file (NPS): (X) N/A

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () preliminary determination of individual listing (36 CFR 67) has been issued
date issued: n/a
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () recorded by Historic American Buildings Survey #n/a
- () recorded by Historic American Engineering Record #n/a

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Continuation Sheet**

Section 9--Major Bibliographic References

Primary location of additional data:

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

Georgia Historic Resources Survey Number (if assigned): MF-106 to MF-122

10. Geographical Data

Acreeage of Property Approximately 65 acres.

UTM References

A)	Zone 17	Easting 359040	Northing 3704320
B)	Zone 17	Easting 359030	Northing 3704010
C)	Zone 17	Easting 358380	Northing 3703780
D)	Zone 17	Easting 358390	Northing 3704410

Verbal Boundary Description

The boundary for the Hayes Line Historic District is indicated by a heavy black line on the attached USGS topographical map and the attached National Register Map. There were no usable tax maps for this district so the National Register district boundary is represented on the USGS topographical map.

Boundary Justification

The National Register boundary for the Hayes Line Historic District includes the contiguous intact resources associated with the development of the district as a tenant farm.

11. Form Prepared By

State Historic Preservation Office

name/title Amy Pallante
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** January 2000

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

name/title John A. Kissane/Historic Preservation consultant
organization
street and number 310 Three Oaks Drive
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consultant
 regional development center preservation planner
 other: n/a

(HPD form version 02-24-97)

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Continuation Sheet**

Photographs

Name of Property: Hayes Line Historic District
City or Vicinity: Thomson
County: McDuffie
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 1997

Description of Photograph(s):

- 1 of 8 View of the Hayes House; photographer facing southwest.
- 2 of 8 View of the cook's house associated with the Hayes House; photographer facing northwest.
- 3 of 8 View of Resource 3 and Resource 4; photographer facing southeast.
- 4 of 8 View of Resource 7; photographer facing east.
- 5 of 8 View of Resource 9; photographer facing east.
- 6 of 8 View of Resource 13; photographer facing northeast.
- 7 of 8 View of Resource 10 and noncontributing property; photographer facing west.
- 8 of 8 View of Resource 12; photographer facing southeast.

ATTACHMENT 1

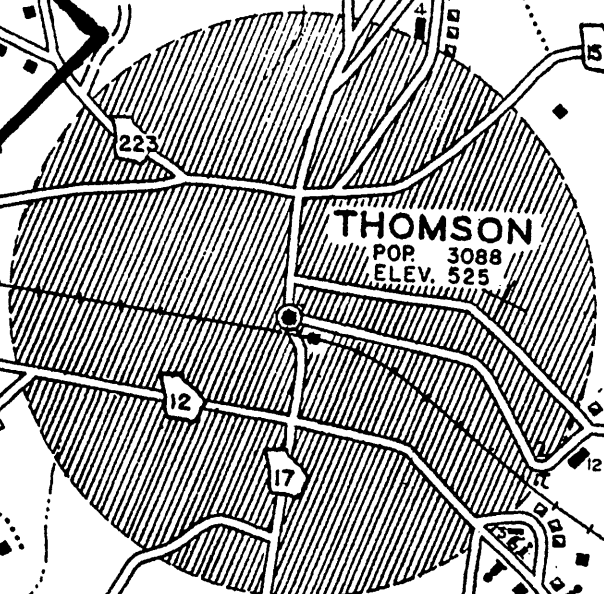
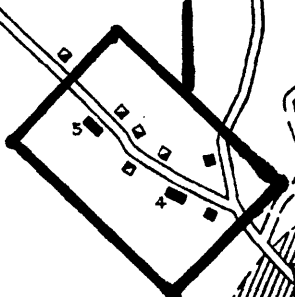
Hayes Line Historic District
near Thomson, McDuffie County, Georgia

Scale: 2" = 1 Mile

Source: 1940 McDuffie County Highway Map



DISTRICT AREA



THOMSON
POP. 3088
ELEV. 525

SILLS

State
Highway
Shop

R.R.

CULTURAL SYMBOLS

IN USE NOT
IN USE

- FARM UNIT
- DAIRY
- DWELLING
- GROUP OF DWELLINGS
- NURSERY
- WAREHOUSE OR LARGE BARN
- SCHOOL OR COLLEGE
- CEMETERY
- CHURCH & CEM. ADJACENT, CHURCH
- HOSPITAL
- COMMUNITY AUDITORIUM
- POST OFFICE
- STATE POLICE DISTRICT HEADQUARTERS
- CORRECTIONAL INSTITUTION
- COUNTY PRISON FARM
- SEASONAL DWELLINGS
- FRUIT OR NUT ORCHARD

