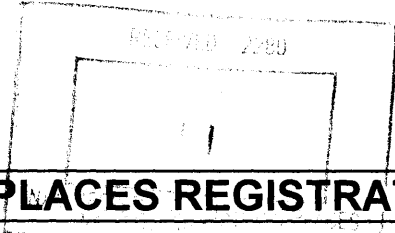


1357



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 Jefferson Historic District
other names/site number N/A

2. Location

street & number Roughly centered on the downtown central business district of Jefferson and extending to the city limits to the northwest and southwest
city, town Jefferson () vicinity of
county Jackson **code** GA 157
state Georgia **code** GA **zip code** 30549

() not for publication

3. Classification

Ownership of Property:

- (X) private
- (X) public-local
- () public-state
- (X) public-federal

Category of Property:

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

Number of Resources within Property:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	181	98
sites	2	0
structures	2	1
objects	2	0
total	187	99

Contributing resources previously listed in the National Register: 9
Name of previous listing: Jackson County Courthouse, September 18, 1980; Paradise Cemetery, May 30, 2002; and Oak Avenue Historic District, May 30, 2002
Name of related multiple property listing: Georgia County Courthouses

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 Clower
Signature of certifying official

2.4.03
Date

for 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

Elson R. Beall 3/26/03

() 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
DOMESTIC/MULTIPLE DWELLING
DOMESTIC/HOTEL
COMMERCE/TRADE/PROFESSIONAL/LAW OFFICE
COMMERCE/TRADE/FINANCIAL INSTITUTION/BANK
COMMERCE/TRADE/SPECIALTY STORE
COMMERCE/TRADE/DEPARTMENT STORE
COMMERCE/TRADE/RESTAURANT
COMMERCE/TRADE/WAREHOUSE
SOCIAL/MEETING HALL/MASONIC LODGE
GOVERNMENT/CORRECTIONAL FACILITY/JAIL
GOVERNMENT/POST OFFICE
GOVERNMENT/COURTHOUSE/COUNTY COURTHOUSE
EDUCATION/SCHOOL
RELIGION/RELIGIOUS FACILITY/CHURCH
FUNERARY/CEMETERY
RECREATION AND CULTURE/THEATER
RECREATION AND CULTURE/MONUMENT/COMMEMORATIVE MONUMENT
AGRICULTURE/SUBSISTENCE/AGRICULTURAL FIELD
INDUSTRY/PROCESSING/EXTRACTION/MANUFACTURING FACILITY/MILL
INDUSTRY/PROCESSING/EXTRACTION/COMMUNICATIONS FACILITY
LANDSCAPE/PLAZA/SQUARE
LANDSCAPE/UNOCCUPIED LAND
TRANSPORTATION/RAIL-RELATED/RAILROAD
TRANSPORTATION/RAIL-RELATED/DEPOT

Current Functions:

DOMESTIC/SINGLE DWELLING
DOMESTIC/MULTIPLE DWELLING
COMMERCE/TRADE/PROFESSIONAL/LAW OFFICE
COMMERCE/TRADE/FINANCIAL INSTITUTION/BANK
COMMERCE/TRADE/SPECIALTY STORE
COMMERCE/TRADE/RESTAURANT
COMMERCE/TRADE/WAREHOUSE
GOVERNMENT/COURTHOUSE/COUNTY COURTHOUSE
EDUCATION/SCHOOL
RELIGION/RELIGIOUS FACILITY/CHURCH
FUNERARY/CEMETERY
RECREATION AND CULTURE/MONUMENT/COMMEMORATIVE MONUMENT
INDUSTRY/PROCESSING/EXTRACTION/MANUFACTURING FACILITY/MILL
TRANSPORTATION/RAIL-RELATED/RAILROAD
TRANSPORTATION/RAIL-RELATED/DEPOT

7. Description

Architectural Classification:

MID-19TH CENTURY/GREEK REVIVAL
MID-19TH CENTURY/GOTHIC REVIVAL
LATE VICTORIAN/QUEEN ANNE
LATE VICTORIAN/ROMANESQUE REVIVAL
LATE VICTORIAN/ITALIANATE
LATE 19TH AND 20TH CENTURY REVIVALS/COLONIAL REVIVAL
LATE 19TH AND 20TH CENTURY REVIVALS/CLASSICAL REVIVAL
LATE 19TH AND 20TH CENTURY REVIVALS/CLASSICAL REVIVAL/NEOCLASSICAL REVIVAL
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/COMMERCIAL STYLE
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/BUNGALOW/CRAFTSMAN
OTHER/FOLK VICTORIAN
OTHER/GEORGIAN COTTAGE
OTHER/GABLED ELL COTTAGE
OTHER/QUEEN ANNE COTTAGE
OTHER/NEW SOUTH COTTAGE
OTHER/NEW SOUTH HOUSE

Materials:

foundation Brick; Stone/Granite; Concrete
walls Wood/Weatherboard; Brick; Stone; Synthetics/Vinyl
roof Metal/Tin; Asphalt; Ceramic Tile
other Stone/Granite/Marble; Metal/Iron; Asphalt; Concrete

Description of present and historic physical appearance:

The Jefferson Historic District encompasses the historic commercial, residential, industrial, and community landmark resources associated with the historic development of Jefferson. The town is located in central Jackson County in northeast Georgia and serves as the county seat.

The Jefferson town plan was established shortly before the city was incorporated in 1806, and city limits were originally set at three quarters of a mile in all directions from the center of the public square. The town plan consisted of thirty lots plus the square (which originally measured 264' by 230') and was modeled after that of Sparta, Georgia, the county seat of Hancock County. This variation of the Sparta plan was laid out with two main streets entering the square at the center of two sides. Other streets entered at the corners of the square. The Sparta plan was utilized in several other north Georgia towns and typically capitalizes on one or more steep approaches to the square which provide direct views of the courthouse. In Jefferson, however, the entrance to the city center is downhill, with the downtown area and original courthouse site occupying what was low, swampy land. The first courthouse, built c.1806, was situated just south of the central square of the original plan. The second courthouse, constructed in 1817, occupied the public square but was replaced by the present courthouse, constructed on higher ground northwest of the square, in 1879.

During the antebellum period, when Jefferson was in its earliest stages of growth, most of the town's

National Register of Historic Places **Continuation Sheet**

Section 7--Description

residences were located along major streets that intersected at the town square. The town grew very slowly for several decades and its population had reached only 125 by 1840. During the 1840s and 1850s, however, residential as well as commercial growth was more significant but the town remained focused on the downtown area and public square.

Economic prosperity came to Jefferson in the 1880s with the arrival of the railroad, and shortly thereafter some of the town's larger properties were gradually subdivided, allowing for further residential growth around the turn-of-the-century and during the first decades of the 20th century. Washington Street was the major residential street north of downtown and also the first location of Jackson Academy (renamed Martin Institute in 1859), which contributed to the area's importance. Several churches also became established on and near Washington Street. When Jefferson experienced its most prosperous period from the 1880s through the early 1920s many of the houses along Martin Street were constructed to accommodate merchants, lawyers, teachers and others who desired to live in close proximity to downtown. Hill Street and Lawrenceville Street also experienced considerable residential development activity from about 1900 through 1920.

Jefferson's historic commercial buildings are concentrated around the original courthouse square and occupy the lots originally laid out when the town was planned in 1806-1807. The rows of attached historic stores (photographs 1, 3, 4, 8, and 9) are oriented towards the courthouse square, feature one- to two-story height, and exhibit the Commercial style with decorative brick detailing along the cornices and above the doors and windows. The Pendergrass Store (photographs 11 and 12), constructed in 1858, is the only ante-bellum commercial building that remains in downtown Jefferson. It is a rare example of a surviving frame commercial structure in the Greek Revival style. Jefferson's other commercial buildings are all built of brick. Those from the late 19th century typically exhibiting some influence from the Italianate style such as recessed storefronts and arched corbeled brick window surrounds on the second level. In 1902 Dr. Walt Smith built a small two-story brick building (photograph 18) on Sycamore Street for use as his dentist office. Now a residence, this building is an early example of the commercial structures built during Jefferson's prosperous decades between 1880 and 1925. The Randolph-Porter Building (photographs 1 and 2), built in 1891, is a particularly fine example of Italianate detailing and includes a second level porch that extends the full width of its primary facade.

As brick became the material of choice in the 1880s and 1890s, downtown Jefferson's wooden commercial buildings were gradually replaced by brick structures. Among the earliest brick buildings still remaining are the c.1879 Dr. J. B. Pendergrass Office (now Crawford W. Long Memorial Museum), the c.1891 Randolph-Porter Building, and the c.1892 Isbell Building. The J. B. Pendergrass Office (photograph 12, center), located on the east side of College Street, exhibits some Italianate influence with the segmental arch window openings and a segmental arch transom over the double front doors. Facing onto the square and one of the more distinctive buildings in downtown Jefferson, the Randolph-Porter Building is a large two-story building that features its original second level full-facade balcony and arched window openings. The Isbell Building, also two stories in height, is a four bay structure with Italianate-styled arched window and door openings. While the late-19th century commercial buildings express Italianate detailing, those from the early-20th century are generally less stylistic. The c.1893 Stovall Building (photograph 12, background), now part of the

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Crawford W. Long Memorial Museum complex, is an early example of the unadorned type of small commercial buildings that became typical of small-town Georgia around the turn-of-the-century.

Surviving resources dating from the period 1925-1946 are few in number, and only four commercial structures in downtown Jefferson -- the Jackson Herald Building on Lee Street, ca. 1925; the Roosevelt Theater on Sycamore Street, ca. 1926; the Maddox Building on the public square, ca. 1936; and the H. W. Davis Building on Washington Street, ca. 1937 -- were constructed during this time. The fact that there was no new construction during the decade from 1926 to 1936 is indicative of the difficult times during the boll weevil which devastated the local cotton economy and depression periods.

The residences in the historic district are one- and two-story buildings constructed of wood, brick, and decorative cement block/granitoid. Architectural styles represented in the district include Greek Revival (photograph 21), Gothic Revival (photograph 27), Italianate (photograph 18), Folk Victorian (photograph 36), Colonial Revival (photograph 32), Craftsman (photographs 15, 23, background, and 61, foreground), and minimal traditional (photographs 23, foreground, 30, 33, and 60). House types represented in the district include Georgian cottage (photograph 22), gabled ell cottage (photograph 58), Queen Anne cottage (photograph 25), New South cottage (photograph 44), bungalow (photographs 15, 23, background, and 61, foreground), and New South house (photograph 20).

The decision by the Turner family to began selling off some of their 1100-acre holdings at the turn-of-the-century was important to the growth of the residential areas of Jefferson. John C. Turner had acquired this property in about 1860 from Samuel D. Mitchell. The house at 160 Lawrenceville Street (photograph 27) was the original Turner residence, and the family at one time owned all of the land that is now the northern side of that street. The Turners originally operated a sizeable farm that extended north from their residence on Lawrenceville Street. This was one of several farms that were located in very close proximity to Jefferson throughout the 19th century and into the 20th century. The area presently occupied by Jefferson High School (just northwest of Lawrenceville Street) was owned by the Turners. Thus nearly all of Jefferson west of Washington Street and north of Lawrenceville Street constitutes land that was gradually sold off by the Turner family during the early years of the 20th century.

Jefferson's historic residential buildings date primarily from the 1880s onward and reflect several stylistic influences. The oldest surviving residence is believed to be the Ethridge-Gurley House, a vernacular interpretation of the Greek Revival style that dates from ca. 1836. Only a few other houses exhibiting Greek Revival influence remain, perhaps the finest of which is the Twitty-Bruce House (photograph 21), built 1869, on Washington Street. Jefferson contains a single house with Gothic Revival features, the Turner-Goodwin House (photograph 27) on Lawrenceville Street. It features a steeply pitched side-gable roof and three front-facing cross-gables. This house also reveals some Italianate influence, particularly in the tall, narrow four-over-four windows with triangular molding.

Victorian-era styles, most notably Queen Anne, are numerous in Jefferson, due to the fact that the town enjoyed its height of prosperity during the late 19th century and into the early 20th century.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Queen Anne is also the most popular 19th-century style in state of Georgia, and houses of this style are characterized by asymmetrical plans and complex roof and wall shapes. Wall surfaces typically feature projecting bays and a variety of materials such as patterned shingles that give texture to these dwellings. Wrap-around porches are common, supported by slender turned posts or in some cases by more classically inspired columns.

Jefferson also contains many good examples of several eclectic styles, particularly Colonial Revival and Craftsman. Located at the intersection of Martin and Church Streets is one of town's finest Colonial Revival dwellings (photograph 32). It is two stories in height, features a symmetrical front facade, and a central entrance with pedimented one-story entry porch. Lawrenceville and Martin Streets display several Craftsman styled houses, with the Duck-Randolph House on Lawrenceville being a particularly fine example. It features a fairly low-pitched gabled roof, wide overhanging eaves with exposed rafters and decorative brackets, paired wood porch columns on brick piers, and most windows have a multi-paned sash over a large one-pane sash.

The Oak Avenue Historic District, listed in the National Register of Historic Places on May 30, 2002, is included in the larger historic district. It is a residential district located approximately three-quarters of a mile southwest of downtown Jefferson and occupies a ridge directly southwest of the Southern Railroad. The district is composed of a small but significant group of seven residences. All are frame dwellings with weatherboard exteriors excepting one that has vinyl siding, and all are in good condition and exhibit a high degree of historic integrity. The district was not planned as a single subdivision. The oldest houses (Hood-Frost-Long House and Silman-Tate House) were constructed c.1890 as dwellings on farm properties. A small tenant house also dates from 1890, and the other four residences were constructed in the early 20th century. The seven dwellings are fine examples of recognized Georgia residential building types and are typical of late-19th and early-20th century small town architecture. The house types represented are saddlebag, central hallway, Queen Anne cottage, New South cottage, and Queen Anne house. Stylistic detailing is modest and typical of such buildings in small town settings. Details featured on the houses are representative of the Colonial Revival and Craftsman styles. The houses share a uniform setback and yard treatments are typical of early-20th century residential design. Front yards are characterized by open lawns, large hardwood trees, and a variety of foundation plantings. Low stacked stone retaining walls are present in front of four of the dwellings. There are no sidewalks between yard spaces and street in the district, and thus these retaining walls also function as visual dividers between private yards and the public space represented by Oak Avenue. The lack of sidewalks gives the district a distinctly rural character and feel, rather unlike that of most other residential neighborhoods in Jefferson. The district's large and numerous hardwood trees are critical to the overall setting and differentiate the area from South Cobb Street to the north and more recent (nonhistoric) development to the west, neither of which feature such a distinctive environmental setting. The district contains several especially large tracts of land, two associated with two of the houses in the district. These parcels extend south from the properties on the south side of Oak Avenue.

Fewer than two dozen surviving residential buildings were constructed in Jefferson between 1925 and 1946, and all but a few of these date after 1935. Most are frame houses with brick veneers and feature minimal elements of the Craftsman or English Vernacular Revival styles.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Jefferson's African-American residents were employed primarily in local trades and as house servants during much of the historic period. While African-Americans were employed at Jefferson Mills, they did not operate machinery. No single predominantly black residential district developed and African-Americans did not live in the mill village, but rather lived in several parts of town and in many cases resided in housing at the rear of white-owned residences. Several black-owned businesses, including restaurants and a nightclub, operated in Jefferson for a time during the 1930s and 1940s. Virtually no historic African-American buildings remain in Jefferson today, but the community is represented by the historic Paradise Cemetery.

The community landmark buildings in the Jefferson Historic District include the Classical Revival-style Jackson County Courthouse (photograph 47) (listed in the National Register of Historic Places on September 18, 1980), constructed in 1879. The decision to construct a new courthouse off the square was made in the 1870s, with the present Jackson County Courthouse dating from 1879. One of Georgia's oldest courthouses still being used for its original purpose, the 1879 building was designed by Athens architect William Winstead Thomas. The man credited with overseeing construction was Monassah B. McGinty, also of Athens. A clock tower was added to the courthouse in 1906. In 1962 the public square was reduced to a median in an effort to solve traffic flow problems in the commercial district, but the original town plan is otherwise substantially intact.

Jefferson Presbyterian Church (photograph 50), constructed in 1887, exhibits the Greek Revival style. It is a frame building sided with weatherboard on the sides and rear as well as the portico above the recessed front entry porch. Flush board siding is utilized in the recessed portion. Two fluted Doric columns are located toward the center of the front elevation with the Doric pilasters to either side. There are two entrances, each with double doors. The building's original steeple was removed in 1943 after being struck by lightning and never replaced.

The Calaboose (photograph 48), built c.1900, is a small, single-room building constructed as the town jail or "calaboose" at the turn-of-the-century. It features stone walls and a simple shed roof. Although presently vacant, it was converted for use as a dwelling in the 1980s.

Constructed c.1905, the Gainesville Midland Railroad Depot (photograph 49), is a frame building with a hipped roof and wide overhanging eaves, and exhibits features of the Craftsman style.

The 1912 First Christian Church (photograph 51) is located in downtown Jefferson. It is a gable-front building constructed of decorative concrete blocks.

The Neoclassical-style First Baptist Church (photographs 52 and 53) was constructed between 1919 and 1921. The red brick building features Tuscan columns supporting a massive portico distinguished by large dentils with a flat-faced stepped cornice above. A recessed double-door entrance is located on the front elevation. A large addition was made to the east side of the original structure in the mid-1990s. The architect of this building is not known. Plans were acquired through the Southern Baptist Convention, which made available to its member congregations a variety of church designs.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The First Methodist Church (photograph 54) was constructed in 1948. The fieldstones utilized in construction of this building were brought to the site from farms surrounding Jefferson. The First Methodist Church features a somewhat unusual design with elements of the Romanesque style. On the lot is the gravesite of William Duncan Martin, the church's benefactor (photograph 55).

The Jefferson Elementary and High School (photographs 56 and 57) was completed in 1946, replacing several earlier educational institutions, and today constitutes a portion of the Jefferson High School complex. The two-room African-American school operated at Paradise Church was vastly substandard compared to the white public school in Jefferson, and in the 1940s a new school, eventually named Bryan Hill School at the request of black community leaders, was jointly funded by the City of Jefferson, Jackson County and Jefferson Mills (owned by the Bryan family). The school (outside the district boundaries) was built on a hill above Gordon Street, south of downtown, in 1948. Since desegregation the school facility has been utilized as a county high school and county middle school.

Several industrial- and manufacturing-related buildings are included in the Jefferson Historic District. These include two mills and related mill village, cotton warehouses, and a concrete manufacturing company, constructed during the early 20th century, located near the railroad depot. One of the industrial buildings constructed in 1965 features an unusual modern suspension roof structure.

The establishment of Jefferson Cotton Mills contributed to the expansion of employment opportunities in Jefferson and also, both directly and indirectly, to the community's physical development and population growth. The most obvious physical change was construction of the mill (photographs 73, 74, 75, and 76) as well as the warehouses and other structures involved with cotton production. Also important was the establishment of mill workers' housing adjacent to the mill (photographs 77, 78, and 79). Although portions of this housing development have been lost, the mill housing on Mahaffey Street and Mahaffey Circle remains as an excellent example of a mill village (photographs 80 and 81). Other mill housing was constructed in 1919 along Cobb Street, just west of the mill complex as it existed at that time. The surviving mill village constructed for employees of Jefferson Mills is an excellent example of a turn-of-the-century Piedmont mill village. Two primary mill house types are present in this village, both of which were designed to house two families (photographs 79 and 82). Each house type is a side gabled duplex featuring a front porch with two entrances and a shed addition in the rear. One type is one-story (photograph 82) while the other is two-story (photograph 79).

In 1965 work was begun on construction of the Southworth Division of Jefferson Mills (photograph 86), a 150,000 square foot building described at the time as the "world's most modern textile plant." Architecturally, the building is significant as the first in Georgia to be constructed with a cable-suspended roof. Cable-suspended structures support horizontal planes, such as a roof, with inclined cables that are attached to towers. The cables of such a structure work solely on tension. The use of this type of support system negates the need for internal support members for the roof structure. The Southworth Division employed 50 persons when it became fully operational in 1968 and reduced the number of steps in producing woven fabric from eighteen to six.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Two cemeteries, Woodbine Cemetery and Paradise Cemetery (listed in the National Register on May 30, 2002) are also included in the district.

Woodbine Cemetery (photograph 68) is located in close proximity to downtown Jefferson and traces its history back almost as early as the town's founding in 1806. The property was originally owned by Jefferson Methodist Church but was not limited to Methodist burials. It eventually became the town cemetery. Woodbine Cemetery is not believed to contain any African-American burials, however, as most deceased black residents of the community are buried in Paradise Cemetery several blocks west of downtown off Lawrenceville Street. Woodbine Cemetery is owned by the City of Jefferson and is maintained by the Woodbine Cemetery Association. It is an irregularly shaped property situated on land that gradually rises from the south to a high point, at the center of which is the oldest portion of the property. The primary entrance to Woodbine Cemetery is located along its eastern side, where a narrow gravel drive branches off from Athens Street. There is also a pedestrian entrance to the cemetery along Athens Street a short distance north of the gravel drive.

A "wagon wheel" design is located at the center of the original portion of Woodbine Cemetery, while to the north lots are arranged in a grid pattern. To the south and southwest of the "wagon wheel" lots are somewhat less regular but arranged more or less in a grid. A wide variety of funerary art is found in Woodbine Cemetery. There are examples of flat stone slab markers, typically with the name and dates of the deceased incised on the top, but upright monuments are much more common. The standing monuments range from very simple, small markers to rather large and distinctive monuments (photographs 69 and 70). Good representative examples of Victorian-era design are to be found in the cemetery. Many of these later 19th century grave markers are characteristic of the distinctly vertical qualities common to Victorian-era design, and high relief is seen on several of these markers. Some burial plots feature a single, large ornamental shaft at the center of a series of flat slab markers. Early twentieth century grave markers are characterized by less ornamentation and larger lettering on the stones. Many of the lots are demarked by low stone (granite) or concrete block walls (photographs 69 and 71). These walls range from less than a foot to nearly three feet in height. Only one lot in Woodbine Cemetery is presently surrounded by ornamental iron fencing. This type of fencing is characteristic of the 19th century practice of enclosing burial plots. The landscape treatment at Woodbine Cemetery is informal, consisting of a few large hardwood trees located in the middle of the historic portion, and otherwise the entire property is merely grassed.

Paradise Cemetery (photograph 72), listed in the National Register of Historic Places on May 30, 2002, is an approximately two-acre site located one-half mile northwest of the downtown square. The cemetery is historically African-American and the only extant component of a larger setting that included the Paradise African Methodist Episcopal (A.M.E.) Church, a parsonage, a school, and two duplexes all owned by Paradise Church. The property is bounded on the north by Lawrenceville Street, on the east by private property, on the south by private property and North Mahaffey Street, and on the west by the Southern Railroad (formerly Gainesville Midland Railroad) right-of-way. A short gravel and dirt entrance drive provides access to the property from Lawrenceville Street, and a large section of rock and concrete foundation (from one of the first two churches to stand on this site) has been placed by the drive and "Paradise A. M. E. Memorial Gardens" has been carved into a granite slab placed on one side of this foundation remnant.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Landscaping in the commercial portion of the district is minimal, as buildings are situated along front lot lines and are attached, leaving little opportunity for extensive landscape treatments. The public square, now a small median-like space, is a grassed area and provides the only vegetative material in the immediate vicinity. Decorative streetscape elements include some hexagonal concrete sidewalk pavers seen around the courthouse. Landscaping of the district's residential properties consists of grassed lawn spaces and large, mature hardwood trees as well as some less-prominent vegetation such as shrubs and other foundation plantings.

Since 1946, Jefferson has expanded considerably in geographical size, primarily due to major annexations totaling more than 10,000 acres of land in the late 1980s and early 1990s. Construction of Interstate 85 a few miles north of town in 1965 has had an impact on employment in the Jefferson vicinity as well as on traffic passing through town. Within the historic 3/4-mile radius from the public square, however, physical changes have been less substantial. Jefferson's historic residential neighborhoods have seen relatively little change, although quite a few houses have been sided with artificial materials during the past three decades. A few pockets of non-historic housing do exist including those at the west end of Lawrenceville Avenue, out Old Pendergrass Road, and north on Dixon Drive. In the early and mid 1960s, some of the mill workers' houses adjacent to Jefferson Mills along Lee Street were removed. A few of these dwellings were moved elsewhere in Jefferson, but most were destroyed. Several historic residences have been lost over the past few decades on Sycamore Street east of downtown, on Lee Street west of downtown and on Washington Street. Commercial establishments have been built in these areas. Public housing developments have been built south of downtown along Gordon Street and on the west side of Athens Street.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Community Planning and Development
Engineering
Industry
Landscape Architecture
Politics and Government
Transportation

Period of Significance:

1806-1952, 1965

Significant Dates:

1806-Jefferson incorporated and town plan laid out
1842-Crawford W. Long first uses ether as a surgical anesthesia
1879-Current Jackson County courthouse constructed
1883-Gainesville, Jefferson, and Social Circle Railroad completed through Jefferson
1899-Jefferson Cotton Mills established
1965-Southworth Division of Jefferson Mills cable-suspended building constructed

Significant Person(s):

N/A

Cultural Affiliation:

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Architect(s)/Builder(s):

Ethridge, E. Scott, Ethridge Manufacturing Company, Builder-Ethridge-Daniel House, Carter Cotton Warehouse, Ethridge Concrete Manufacturing Company Building
McGinty, M.B., Builder-Jackson County Courthouse
Orr, Frederick, Sr.
Thomas, W.W., Architect-Jackson County Courthouse
Thurmond, W.T., Builder-Martin Stores, Wilkes Law Office, Sixpence Building
Wills, William Crofford

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Jefferson Historic District encompasses the historic residential, commercial, industrial, and community landmark buildings in Jefferson, a county-seat town in northeast Georgia.

The Jefferson Historic District is significant in the area of architecture for its representative collection of intact 19th and early to mid-20th century residential, commercial, industrial, rail-related, and community landmark buildings that represents prevailing design and construction traditions of cities and towns in Georgia. Significant architectural styles represented by the residential resources within the district include Greek Revival, Gothic Revival, Folk Victorian, Colonial Revival, and Craftsman. Characteristics of the Greek Revival style include low-pitched gabled or hipped roof, wide cornice, porch supported by columns, and sidelights and transom lights in elaborate door surrounds. Characteristics of the Gothic Revival Style include steeply pitched roofs, usually with steep cross gables, rarely flat with castellated parapet, decorated verge boards, wall surface extending into gable, windows extending into gables frequently having pointed-arch shape, one-story porch commonly supported by flattened Gothic arches. Characteristics of the Colonial Revival style are an accentuated front door with a decorative pediment supported by pilasters, symmetrical facade with a central door and multi-pane windows. Characteristics of the Craftsman style include low-pitched gabled roof with wide eaves, roof rafters exposed, decorative beams or braces under gables, porch with roof supported by tapered square columns, columns or pedestals frequently extend to ground level. House types represented within the district include Georgian cottage, gabled ell cottage, Queen Anne cottage, New South cottage, bungalow, and New South house. These architectural styles and house types have been identified as important in the architecture of Georgia in *Georgia's Living Places: Historical Houses in their Landscaped Settings*, a statewide context. Commercial buildings in the district include freestanding and attached one- and two-story buildings. Character-defining features of these types of buildings include: freestanding or attached with party walls; simple rectangular forms; oriented to the street, usually in lines or rows with a common setback usually fronting directly on the sidewalk; storefronts with cast-iron or wood columns, large display windows with transom lights and wood or brick bulkheads; architectural ornament primarily on the front and sometimes side facades; parapet rooflines, some with recessed panels; second-story segmental-arched windows; and ornamented projecting cornices. The c.1858 Pendergrass Store is the only ante-bellum, all wood commercial building that remains in downtown Jefferson. The Jefferson Historic District also contains architecturally significant community landmark buildings including the Jackson County Courthouse, Jefferson Presbyterian Church, a calaboose, First Baptist Church, and First Methodist Church. These buildings generally possess a high degree of craftsmanship as evidenced by architectural details and ornamentation common to architectural styles represented in the district.

The Jefferson Historic District is significant in the area of commerce as the historic commercial center of Jefferson and the surrounding county. Typically the county seat was also the principal commercial center in the county. Such commercial centers generally featured a range of retail stores, offices and professional services, warehouses, artisans, mechanics, entertainment and related services, and communications-related businesses. Extant buildings in the Jefferson Historic District represent many of these commercial activities including general merchandise, hardware, drug store, hotels,

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banks, law offices, theater, and newspaper office. Of special note locally are the Pendergrass Store, built c.1858, the oldest extant commercial resource in the district, and the Mitchell Hardware building, built 1952, one of the last commercial buildings constructed during the historic period. These historic buildings and the commercial activity they represent are directly related to the economic development and prosperity of the community and its surrounding region during the 19th- and early 20th-centuries. Jefferson's development was due in large part to the arrival of the Gainesville, Jefferson, and Social Circle Railroad in 1883.

The Jefferson Historic District is significant in the area of community planning and development for its intact historic town plan. This plan is a good example of the Sparta-type of county seat plan, one of four major types of county seat plans that prevailed in Georgia from the late 18th-century through the early 20th century. The Sparta plan features a central courthouse square, but the square is given greater prominence by aligning major streets to run directly towards its center. This may occur on all four sides of the square or two streets may approach the center while others intersect at the corners. Although the courthouse was moved in 1879 due to flooding problems and the square was reduced in size in 1962, the original plan of the town remains intact. This plan also reflects the designation of the community as the Jackson County seat. In Georgia, generally, only county seat communities were laid out in this distinctive manner. Reinforcing the importance of the plan is the concentration of historic commercial and community landmark buildings around the square and along the principal streets that creates a clearly defined "downtown" or central business district. This pattern of development represents the traditional way in which Georgia's county seats grew and developed over time. The architectural development of the central business district also reflects some of the major periods of community growth and development and the major economic factors that contributed to the community's growth and development.

The Jefferson Historic District is significant in the areas of architecture and engineering for the design and construction techniques used in the construction of the Southworth Division of Jefferson Mills (now Texfi Industries, Inc.). According to John Linley in The Georgia Catalog: Historic American Buildings Survey, A Guide to Architecture of the State, "Buildings for such plants are usually laid out in rectangular bays large enough to accommodate one or more machines and the surrounding work space, but small enough to be practical structurally...An ingenious solution was reached in the design of the Southworth Division Building...in Jefferson, where exposed suspension trusses similar to those of a suspension bridge, support the roof. The steel towers and catenary curves of the cables express the vitality of the structure, if not the manufacturing process the building conceals." (Linley, 233) Constructed in 1965, the 150,000 square foot cable-suspended roof building is the first of its kind in Georgia and exhibits the character-defining features of this type of construction, including a central spine from which the suspended beams are supported and a column-free interior space. The innovative technique employed to support the roof of the building, using inclined cables attached to towers with no interior support members, was a relatively new building design and technique in the 1960s. The Southworth Division building was a precursor to suspension structures like the Georgia Dome sports arena in Atlanta, the Savannah River Bridge in Savannah, and the Sidney Lanier Bridge in Brunswick, all constructed in the late 1980s or early 1990s. Comparable examples outside of Georgia include the 85,000 square foot Inmos Microchip Factory constructed in 1976 in Cambridge, England, and the 40,000 square foot Patscenter International building constructed in 1982 in

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Princeton, New Jersey. The Southworth Division Building was constructed during a time when mills were closing and companies were leaving Georgia, therefore it is a rare example of this type of construction in the state. The building is significant not only as an exceptional and unique example of a building utilizing a cable-suspended roof support system, but also for its use in a relatively small Georgia town.

The Jefferson Historic District is significant in the area of industry for its role as the largest distribution center of goods and services in Jackson County as well as the industrial-related buildings including the mills and mill village. Jefferson's role as the center of trade was further solidified with the completion of the railroad in 1883. The remaining associated buildings, Jefferson Mills and Texfi Industries, Inc., a portion of the associated mill village, and a small group of warehouse and storage buildings adjacent to the railroad concentrated in the western portion of the district, reflect the historical development of Jefferson and the prevailing agriculturally related industries of Georgia towns in the late 19th century.

The district is significant in the area of landscape architecture for its good, representative examples of a city cemetery and an African-American cemetery. Woodbine Cemetery is significant as a good representative example of an early 19th century small-town Georgia cemetery that retains a substantial degree of historic integrity. Though the property has been expanded beyond its original boundaries, it nonetheless still retains enough characteristic features to represent the function, associations and appearance it had during its historic period. These include the "wagon wheel" layout at the center of the original cemetery, the range of monuments and informal landscaping. It is also significant for the fact that it contains numerous examples of 19th and 20th century funerary monuments in a variety of sizes, shapes, styles and composition as well as one fine example of ornamental iron fencing. Most grave markers are in granite or marble. The most distinctive and ornamental monuments are from the Victorian era and include tall obelisks and monuments topped by statuary and urns. Because this is the city cemetery and contains the graves of several prosperous citizens, some of the monuments reflect the wealth of these people. Other markers reflect less prominent citizens and are simpler in design and smaller in size. Thus the economic diversity of the town and its residents is reflected in marker design. Grave markers from the first half of the 20th century are characterized by a shift to less use of religious iconography and the incorporation of larger lettering. Paradise Cemetery is also significant as a good example of an informally planned African-American cemetery in a small Georgia town. As documented by Carole Merritt, the informal character and large number of unmarked graves is typical of African-American cemeteries in Georgia. Also typical of black cemeteries in small towns is the presence of some distinctive markers mixed in with the unmarked graves and very minimal markers.

The Jefferson Historic District is significant in the area of politics and government as the county seat of Jackson County and because of the presence of buildings and structures directly related to activities and events associated with local county government. Throughout much of Georgia's history, the county has been the most important and powerful form of government. County governments made and enforced laws; provided essential public services including building and maintaining roads, water and sewer systems, and other utility services; administered important aspects of the legal system including courts, birth and death records, taxes, wills and probate, and property deeds; and

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provided public education throughout the county through county school boards. County commissioners, sheriffs, and judges traditionally are the most important local political figures. These important governmental functions and the politics that directed them are generally represented by the county courthouse, often a courthouse square, the county jail, and sometimes-auxiliary offices. In the Jefferson Historic District, county government is represented by the courthouse, the courthouse square with its traditional placement at the center of the central business district and the accompanying Confederate monument, and the calaboose, or jail.

The Jefferson Historic District is significant in the area of transportation the railroad-related activities that occurred during the historic period and the enhancement of the city's role as a commercial, industrial and rail-related center in Jackson County and for the important role of the railroad in the development of the downtown Jefferson business district. The architectural development of the central business district also reflects some of the major periods of community growth and development and the major economic factors that contributed to the community's growth and development including the establishment of the railroad in the early 1880s. The development of downtown Jefferson occurred around the courthouse square and residential development occurred in a ring around the commercial core of the town. The railroad arrived in 1883 and was a catalyst for a period of great growth. The railroad's role is represented by the concentration of commercial and industrial development near the rail lines and the rail lines themselves. The railroad enhanced the city's role as a regional commercial center. The railroad provided essential transportation that facilitated the growth of the cotton industry in the late 19th and early 20th centuries. The completion of the railroad and the construction of the Gainesville Midland Depot in 1905 provided the impetus for the development of the industrial area surrounding the railroad as well as the general growth of the town. The extant historic warehouses represent the industrial success that Jefferson experienced during this period. During the early 20th century the dependence on the railroad shifted to the automobile. Several major state thoroughfares intersect in Jefferson reinforcing its role as a transportation hub for Jefferson and the surrounding area.

National Register Criteria

The Jefferson Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the areas of Commerce, Community Planning and Development, Industry, Politics and Government, and Transportation for its development as the county seat and economic center for Jackson County. The Jefferson Historic District is eligible for National Register listing under Criterion C in the areas of architecture and landscape architecture for its intact collection of historic commercial, residential, industrial, and community landmark buildings constructed from the 1830s through the 1950s and for two historic cemeteries.

Criteria Considerations (if applicable)

The Jefferson Historic District is eligible for listing in the National Register of Historic Places under Criteria Consideration G for the 1965 cable-stayed Jefferson Mills Southworth Division Building (now Texfi Industries). The building is an excellent and intact example of an unusual building technique first used in the early to mid-1960s.

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Period of significance (justification)

The period of significance for the Jefferson Historic District begins in 1806, the year in which the town plan was laid out, and ends in 1952, the end of the historic period. The period of significance also includes the year 1965, for the construction of the Jefferson Mills Southworth Division building, which is an exceptional Georgia example of a cable-suspended structure.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed during the historic period that are significant in the areas of architecture, commerce, community planning and development, engineering, industry, politics and government, and transportation. These resources include commercial buildings on and around the courthouse square, residential buildings, industrial buildings such as Jefferson Mills, and community landmark buildings such as the Jackson County Courthouse. The two contributing sites within the district are Woodbine Cemetery and Paradise Cemetery. The two contributing structures in the district are the 1806 town plan and an historic water tower (photograph 84). The two contributing objects within the district are the 1911 Crawford W. Long monument and the 1911 Confederate monument located in the original courthouse square.

Noncontributing resources in the district are those constructed after 1952 (photographs 6, center, 19, 39, foreground, 45, background, and 46) and those that have lost their historic integrity due to significant alterations (photographs 8, 13, foreground, 43, and 59). The noncontributing site in the district is the courthouse square that was reduced in size by half in 1962.

Developmental history/historic context (if appropriate)

****NOTE: The following history was compiled by John Kissane, Historic Preservation Consultant, September, 1996; September, 1998; and August, 2002. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

Settlement of Jackson County and the Establishment of Jefferson, ca. 1784-1806

Jefferson, Georgia is located near the center of present-day Jackson County and is approximately 60 miles northeast of Atlanta, the state capital. Native Americans, both Cherokees and Creeks, occupied this region when white people began arriving in significant numbers in the early 1780s. The earliest white settlers established the county's first permanent white settlement in 1784 at a location that became known as Groaning Rock. Jackson County was created in 1796 and its original seat of government was Clarksboro, located at a site that was then roughly the central point of the county. After Clarke County was created from Jackson County in 1801, however, Clarksboro was no longer situated in the middle of the county, and it became apparent to Jackson County leaders that a governmental seat more centrally located would be preferable. The former Indian village known as Thomocoggan, situated between Curry Creek and the Middle Oconee River, was selected as the new county seat due to its central location and four springs that were located there. The village was incorporated as Jeffersonville in 1806, in honor of the third president of the United States, Thomas

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Jefferson. The town was renamed Jeffersonton in 1810 and finally became Jefferson in 1824, though several sources refer to the community as Jefferson as early as 1808.

Arriving in what is now Jackson County in the early 1780s, the first white settlers in this region entered lands that were occupied by native peoples for several thousand years. The Cherokee and Creek Indians both utilized the area for hunting and religious purposes and also established permanent villages. It is generally believed that the Cherokees and Creeks were able to co-exist in this territory with only rare incidents of violence, the most notable of which broke out in 1770 over rights to the Tishmaugu (now Mulberry) River and was eventually won by the Creeks.

In January of 1784 a settlement known as Groaning Rock was established and became the first white community in what is now Jackson County. Situated on Little Sandy Creek several miles southeast of the present-day Jackson County town of Commerce, Groaning Rock consisted of 42 residents by 1787. Hurricane Shoals (known as Yamtrahoochee when it was an Indian village) was another early settlement and by the 1790s included a fort, a gristmill and a smelting plant. Several other communities were established during the late 1780s and 1790s, prior to the creation of Jackson County in 1796. The first seat of Jackson County government, Clarksboro, functioned in that capacity until 1803, though Jefferson wasn't officially designated as the county seat by the Georgia legislature until 1806. While it is known that a jail was built in Clarksboro in 1797, it is not believed that a courthouse was ever constructed there. In 1801 Clarke County was established primarily from Jackson County lands. As a result, Clarksboro no longer occupied a central location in Jackson County and it was determined that a new, more centrally-position site for the county seat should be found in order that all points within the county would be within a reasonable distance from the seat of government. A search committee of prominent Jackson County residents was formed to locate an appropriate site, and this group of three men selected the Indian village known as Thomocoggan, which was to become Jefferson. A key factor in this decision was the ample water supply present in the Thomocoggan vicinity, provided by Curry Creek and four freely flowing springs. In 1803 the new location began functioning as the county seat, but it wasn't until 1806 that legislation was passed making the change official. Jefferson was incorporated on November 24, 1806.

Property in Georgia was distributed through two distinct processes, head right and bounty grants and the land lottery system. Lands east of the Oconee River were granted in 1784 and 1785, intended to both compensate Revolutionary War veterans for their participation in the war and to stimulate settlement of the state, thereby increasing its population. High-ranking officers were eligible to receive grants as large as 1,200 acres, while those of lowest rank received 250 acres. Lands west of the Oconee were distributed by a series of land lotteries beginning in 1805. Lots granted by lottery were uniformly 202 ½ acres in size. Jefferson was within the head right area.

The Jefferson town plan was established shortly after the city was incorporated and originally consisted of a grid of thirty lots with a central public square. The plan was distinguished by a main street (Broad Street) that entered the center of the square from the northeast (now Sycamore Street) and southwest (Lee Street). Four other streets came in at the corners of the square. This plan conforms to one variation of the Sparta courthouse square prototype, the origin of which was the courthouse square in Sparta, Georgia. It is a plan seen in several other historic courthouse towns of

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North Georgia, Clayton, Dahlonega and Danielsville, and typically capitalizes on one or more steep approaches to the square that provide direct views of the courthouse from the streets entering the square. In Jefferson, however, the courthouse was sited on low, swampy land. The first courthouse was a log structure just south of the square. It was replaced by a two-story brick building that was completed in the middle of the square in 1817. Frequent flooding of the courthouse and grounds eventually led Jackson County officials to conclude that a site away from the square would be more appropriate, and in 1879 the present Jackson County Courthouse was constructed a block to the west of the public square.

19th Century Development, ca. 1806-1883

While Jackson County's growth was quite rapid during the first several decades of the 1800s, Jefferson grew slowly. The 1820 census enumerator reported that "The town of Jefferson in the center of the county contains about twenty houses including the Lord's and the courthouse and out houses, eight stores, three public houses, three saddlery shops, two blacksmith shops, one tin manufactory, and one shoe-maker shop." With only twenty houses in 1820, it would follow that Jefferson could not have had a population of more than perhaps 100 inhabitants. Eight stores would have been sufficient for such a small town, but Jefferson was also functioning as a service center for the surrounding rural areas at this time. Jefferson's population in 1829 was 120 and by 1837 the total had dropped to 100.

The importance of cotton to Jefferson's 19th-century economy and future development was aided in the 1820s when two men from Jackson County began manufacturing cotton gin saws. The county's earliest settlers were primarily subsistence farmers, producing nearly everything they needed on their own farms including crops such as corn, hops, peanuts, rice and tobacco as well as a variety of fruits and vegetables. But cotton eventually took its place as the primary cash crop, and Jefferson benefited from gradually increasing marketing activities. It would not be until after the railroad arrived in 1883, however, that the town became a true market center and distribution point.

In 1835 a large house was constructed facing south on the public square and for three decades was the home of the Joshua Randolph family. After the Civil War, the residence was converted to an inn to accommodate stagecoach traffic and eventually became known as the Harrison Hotel. In 1957 the building was demolished to make room for the Crawford Long Motel, which has since been converted for other commercial uses. At least two other inns operated in Jefferson during the mid and late 19th century. Their presence was due to the fact that Jefferson was a stop on the stage route which originated in Augusta, passed through Athens, and continued from Jefferson on to the gold regions of the north Georgia mountains.

By 1840, twenty commercial establishments were in operation in Jackson County, and eleven of these were owned by Jefferson residents. Stores as well as houses were all constructed of wood at this time and were situated around the perimeter of the public square as well as along roads leading into and out of downtown. Jefferson's population in 1840 was only 125, but this figure was doubled to 250 by 1850. During these years Jefferson was on the stagecoach route between Athens, Gainesville, Dahlonega, and the north Georgia mountains. Today's U.S. Highway 129 follows the

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approximate alignment of this road. One-day service was available between Athens and Gainesville, and Jefferson benefited by receiving mail, newspapers and literary journals brought by stagecoach.

The event recognized as Jefferson's most significant historic occurrence took place on March, 30 1842, when Dr. Crawford Williamson Long performed the first surgical operation using ether for anesthesia. A native of the Madison County town of Danielsville, Dr. Long was born on November 1, 1815, graduated from Franklin College at the University of Georgia in 1835, and came to Jefferson in 1836 after serving as principal of Danielsville Academy for one year. Dr. Long studied medicine under local doctor George R. Grant before beginning his formal medical training at Transylvania Medical College in Lexington, Kentucky in 1837. A year later Dr. Long enrolled at the University of Pennsylvania where he received his medical degree in 1839. He completed additional training in New York City hospitals gaining proficiency in surgery. Long returned to Jefferson in the fall of 1841, having purchased the property and practice of his former teacher, Dr. Grant. After his landmark discovery, Dr. Long married Caroline Swain, daughter of a Jackson County farmer, and resided in Jefferson until moving to Atlanta in 1850 and then to Athens in 1851. The Crawford W. Long Museum was established in Jefferson in 1957 and is presently housed in three historic buildings in the commercial district, including the Pendergrass Store, the town's oldest extant commercial building constructed in 1858.

Jefferson had free blacks as well as slaves before the Civil War, but relatively little is known about their occupations or where they lived in the town. Paradise African Methodist Episcopal (AME) Church, one of Jackson County's first black church congregations, was established in Jefferson in 1854. A private residence was used as a meeting place at first, and eventually a church building was constructed on Lawrenceville Avenue. (The construction date of this building is not known.) Shortly after the Civil War the "Colored Firemen of Jefferson" organized as a fire brigade composed of black men who served the community without pay. And in 1880, black Jeffersonian Appling Horton was convinced by friends to run for the Georgia legislature. Although Horton began a campaign, he withdrew before the election was held.

In the late 1860s it appeared that Jefferson would be on the route of the proposed Airline Railroad from Charlotte to Atlanta. Before final plans were made, however, the cities of Gainesville and Toccoa offered financial incentives to the railroad company and the route was changed. A connecting line between the Airline Railroad at Gainesville and the Georgia Railroad at Athens was proposed in the early 1870s and was to have passed through Jefferson. But the final route would depend on the sale of stock and securing a right of way, and Jefferson was unable to guarantee the \$50,000 worth of stock required. Residents of Commerce (then known as Harmony Grove) were led by W. B. J. Hardman and C. W. Hood in putting up the necessary money, and the Northeastern Railroad was routed through Commerce and connected with the Airline Railroad at a point that soon developed into the Hall County community of Lula. The spur line was completed in 1876 and immediately became an important factor in the growth and development of Jackson County, but Jefferson had to wait another seven years before it would receive rail service.

Jefferson's first newspaper, the *Forest News*, was founded in 1875 and began publication by the Jackson County Publishing Company. The paper's name was changed to the *Jackson Herald* in

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1886, and it remains the only newspaper to be published in the community and is the official legal organ of Jackson County.

By the year 1880 Jefferson had grown to a population of 419 residents yet was still a relatively small town. In 1881 an editorial in the *Jackson Herald* asked why city officials continued to allow cattle to pasture in Woodbine Cemetery (located a short distance southwest of the public square), revealing the small, almost rural quality that Jefferson continued to possess. Residential growth began to occur and some new dwellings were built to the north of the business district, but it would not be until a few years later that Jefferson's boom years began.

In 1883 the Gainesville, Jefferson and Social Circle Railroad was completed, initiating a period of strong activity in Jefferson. The railroad ran between Gainesville and Jefferson as well as between Gainesville, Monroe, and Social Circle and transported freight, mail and passengers. In 1905 the section of line between Monroe and Social Circle was sold to the Georgia Railroad, and at this time the line was renamed the Gainesville Midland Railroad. The tracks were widened to standard gauge and also extended from Jefferson southeast to Athens. The local impact of the railroad's arrival was almost immediate in Jefferson, as several industries and warehouses were established near the depot. Between 1880 and 1890 Jefferson's population rose from 419 to 540, and during the next several decades the increase was even more substantial.

Late 19th and Early 20th Century Growth and Prosperity, ca. 1883-1925

Construction of the Gainesville-Midland Railroad through Jefferson in 1883 prompted considerable activity in the small community. This development occurred just prior to the time when cotton production reached its high point in Jackson County with the end result being the initiation of a period of prosperity for Jefferson. In 1899 Jefferson Cotton Mills (later Jefferson Mills, Incorporated, and presently Texfi Industries) was established and soon became the largest employer in the community. The late 19th and early 20th centuries saw considerable expansion of Jefferson's residential areas as well as additions to the commercial district, and population growth during the period was the most rapid in the community's history.

Economic advances, due in part to the railroad, contributed to a period of physical growth in Jefferson that began in earnest in the 1880s. The location of the new Jackson County Courthouse northwest of the commercial district and public square also contributed to the growth of residential areas north and west of downtown. Some of the large tracts that had been intact as farm properties since Jefferson's founding were subdivided during this time, further facilitating the town's expansion. In 1886 a new Martin Institute building was constructed northwest of downtown, near the intersection of Martin and Church Streets, and proved to be yet another factor in the growth of this part of town.

Advances such as the arrival of telephone service and electricity also distinguish this period. The Jefferson Telephone and Telegraph Company was chartered in 1895 and the town's first telephone line was completed from Athens on December 20 of the same year. That day calls were made from Jefferson to Atlanta, Athens, Barnesville, and Macon. Over the next several years, telephone lines were completed between Jefferson and several surrounding communities, including Commerce,

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Harmony Grove, Hoschton, Pendergrass, and Winder. Electricity was brought to Jefferson in 1915 by the Athens Railway and Electric Company. The current was brought from the Tallassee Shoals plant near Athens, and the company's contract with the City called for providing current for thirty arc streetlights and the pump at the municipal water works, as well as private residences, commercial establishments and public buildings by subscription.

In 1905, the *Jackson Herald* published an article by Andrew J. Bell in which the Jefferson of that year was contrasted with the Jefferson of the year the railroad arrived. The intervening twenty-two years had seen the town's population triple from 500 to 1,500; taxable property in the community increased from \$100,000 in 1883 to \$500,000 in 1905; the number of merchandise stores increased from two in 1883 to fifteen in 1905; and the number of children attending school in Jefferson rose from 50 in 1883 to 350 in 1905. While the railroad was certainly a factor in the town's growth during these twenty-two years, most of the changes between 1899 and 1905 were the result of a new business, Jefferson Cotton Mills that began operations just at the close of the 19th century. That same year the J. E. Randolph estate was sold at auction on November 9. A total of 58 lots were sold, most in the southwest portion of town near the mill and all but a few within the 3/4-mile radius from the public square.

Jefferson Cotton Mills was established in May 1899 and renamed Jefferson Mills, Incorporated after a restructuring in 1916. The initiation of this company had an immediate impact on Jefferson and would prove to be the most important industry in the town for much of the 20th century. Some of the most significant physical changes that have taken place in Jefferson since 1900 have resulted from the presence of Jefferson Mills, including not only the mill itself and the cotton production and warehouse area that sprang up in its vicinity, but also housing for mill workers as well as for more affluent residents of Jefferson, who were either directly or indirectly involved with mill operations.

At the turn of the century, cotton was vital to Jefferson's economy and to that of all Jackson County. The cotton market fluctuated constantly, with prices rising and dropping from year to year, and at times farmers were urged to diversify and cut back on acres planted in cotton so prices would rise. Nevertheless, Jackson County led the state of Georgia in the number of bales produced in 1904, 1907 and 1909 and ranked third in 1911, fourth in 1913, and second in 1921. In 1904, however, the *Jackson Herald* reported that the boll weevil was doing serious damage to cotton crops in Cuba, Mexico and Texas and that any hope of exterminating the pest had been abandoned. Weevils were spotted in southern Alabama in the spring of 1911 and it was expected that they would reach Georgia the following year and move through most of the state within a few years. As it turned out, it was not until September of 1919 that Jackson County farmers first began reporting sightings of the insects in their cotton crops. The *Herald* promptly began reporting that "the boll weevil is here," and numerous stories urged farmers to consider cattle and hogs as alternatives to cotton. The impact of the boll weevil on Jackson County cotton production was widespread and extensive; between 1920 and 1936, the average number of cotton bales ginned in the county dropped from more than 35,000 to 7,000. A brief period of recovery was experienced in the mid-1920s, but by the 1930s many were further convinced that cotton should be abandoned and Martin Institute professor J. L. McMullan suggested that farmers supplement cotton with cattle, hogs and mules. Nevertheless, in 1939 a banner reading "Keep Cotton King" could be seen strung across downtown Jefferson.

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Although not among the original nine men who first obtained the charter for Jefferson Cotton Mills, Morris M. Bryan, Sr., became an official of the company in 1916 and began the involvement of the Bryan family in the development of Jefferson Mills. The mill operation was in bankruptcy when purchased in 1916 but was quickly turned around and became productive and profitable within a short period of time. The family has supported the community financially in a variety of ways and has played a particularly important role in the public school system. In 1992 the Bryan family sold Jefferson Mills to Texfi Industries, and this company remains important to the local economy.

Depression and Recovery, ca. 1925-1946

The final historic period, from 1925 to 1946, was once again a time of relative quiet in Jefferson. As was true throughout Georgia and the South, cotton production in Jackson County fell off sharply during the 1920s due to the arrival of the boll weevil. This development had significant consequences for Jefferson, especially since Jefferson Mills depended on cotton for its operations, but this important employer continued to play a major role in the community. Jackson County's agricultural economy diversified during this period and poultry production gradually increased in significance. Jefferson's population declined as the town's role as the county's governmental, industrial and service center decreased in importance.

As a town that depended heavily on agriculture for its economic support, Jefferson experienced the debilitating effects of the Depression for nearly two decades. The loss of jobs and general shortage of money brought difficult times for the community's commercial establishments and a decline in the demand for new housing, and in 1931 Jefferson's Citizen's Bank and Trust closed. As a result, this period is marked by a lack of expansion of either Jefferson's commercial district or its residential neighborhoods. Virtually none of the present-day built environment recalls the Depression Era because so little new construction occurred during these years.

There were two factors about Jefferson that helped greatly during this time. The first was simply being the seat of Jackson County government, which meant that a certain level of governmental activity had to continue and a variety of jobs were maintained. The second was that Jefferson Mills continued production during the depression and continued to provide employment for its workers. While the town certainly did not experience growth during this period (and the population dropped from 1869 in 1930 to 1839 in 1940), the Depression was not as severe in Jefferson as in many other communities.

The Modern Period, ca. 1946-2002

Since 1946, numerous changes have taken place in Jefferson, yet much of the community's historic character remains intact. Jefferson has expanded considerably in geographical size primarily due to annexations totaling more than 10,000 acres in the late 1980s and early 1990s. Construction of Interstate 85 a few miles north of Jefferson in 1965 has had an impact on employment and traffic in the area. A few commercial buildings were lost in the downtown and replaced by more modern buildings during this time. The most drastic change to the downtown was the reduction in size of the public square that was reduced by half its original size to accommodate the widening of Highways 82

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and 129 through the center of Jefferson. Housing construction during this time included typical minimal traditional houses constructed shortly after World War II, Ranch-style houses built in the late 1950s and the 1960s, and modern houses constructed in the last two decades. A new school, Jefferson Elementary and High School was constructed during this time. The original building remains the main portion of the high school campus although additions to the school were constructed during the 1950s and 1960s. A major change to Jefferson during the modern period was the 1965 construction of the Southworth Division building of Jefferson Mills. The cable-suspended roof building is an early example of an experimental construction technique that is unique in Georgia.

9. Major Bibliographic References

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National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

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"Preservation Action Plan, Jefferson, Georgia." Nashville, TN: Thomason & Associates, 1990.

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

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

National Register of Historic Places 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:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreege of Property 316 acres

UTM References

A)	Zone 17	Easting 262900	Northing 3779080
B)	Zone 17	Easting 262833	Northing 3776740
C)	Zone 17	Easting 261494	Northing 3776836
D)	Zone 17	Easting 261562	Northing 3779123

Verbal Boundary Description

The boundary of the nominated historic district is indicated on the attached maps by a heavy black line.

Boundary Justification

The boundary of the nominated historic district includes the historic, intact, and contiguous resources associated with the historic development of the town of Jefferson.

11. Form Prepared By

State Historic Preservation Office

name/title Holly L. Anderson, National Register Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** February 4, 2003
e-mail holly_anderson@dnr.state.ga.us

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

name/title John A. Kissane
organization
mailing address 310 Three Oaks Drive
city or town Athens **state** Georgia **zip code** 30607
telephone
e-mail

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

Property Owner or Contact Information

name (property owner or contact person) Tommy Benton
organization (if applicable) Jefferson Historic Preservation Commission
mailing address P.O. Box 875
city or town Jefferson **state** Georgia **zip code** 30549
e-mail (optional)

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Jefferson Historic District
City or Vicinity: Jefferson
County: Jackson
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: August, 1999 and August, 2002

Description of Photograph(s):

Number of photographs: 86

1. North side of public square, Crawford W. Long monument and Randolph-Porter Building; photographer facing northwest.
2. North side of public square, Randolph-Porter Building; photographer facing north.
3. Washington Street; photographer facing southeast.
4. College Street; photographer facing southeast.
5. Washington Street; photographer facing north.
6. Washington Street; photographer facing south.
7. Elm Street; photographer facing photographer facing southwest.
8. Lee Street; photographer facing east.
9. South side of public square; photographer facing southwest.
10. Sycamore Street; photographer facing west.
11. Sycamore Street, Pendergrass Store (foreground) and Randolph-Porter Building (background); photographer facing east.
12. College Avenue, Dr. J.B. Pendergrass Office (now Crawford W. Long Museum); photographer facing north.
13. Sycamore Street; photographer facing southwest.
14. Gordon Street; photographer facing west.

National Register of Historic Places **Continuation Sheet**

Photographs

15. Lee Street; photographer facing west.
16. Lee Street; photographer facing west.
17. Sycamore Street; photographer facing southeast.
18. Sycamore Street; photographer facing southeast.
19. Sycamore Street; photographer facing west.
20. Washington Street; photographer facing south.
21. Washington Street; photographer facing northwest.
22. Washington Street; photographer facing east.
23. Lawrenceville Street; photographer facing southwest.
24. Lawrenceville Street; photographer facing north.
25. Lawrenceville Street; photographer facing northwest.
26. Lawrenceville Street; photographer facing southwest.
27. Lawrenceville Street; photographer facing north.
28. Lawrenceville Street; photographer facing north.
29. Hill Street; photographer facing south.
30. Mahaffey Street; photographer facing west.
31. College Avenue; photographer facing southeast.
32. Intersection of Church Street and Martin Street; photographer facing northwest.
33. Martin Street; photographer facing northwest.
34. Sycamore Street; photographer facing west.
35. Storey Street; photographer facing west.
36. Storey Street; photographer facing north.

National Register of Historic Places **Continuation Sheet**

Photographs

37. Martin Street; photographer facing west.
38. Martin Street; photographer facing southwest.
39. Institute Avenue; photographer facing northeast.
40. Washington Street; photographer facing north.
41. Washington Street; photographer facing northeast.
42. Washington Street; photographer facing northeast.
43. Dickson Street; photographer facing northwest.
44. Dickson Street; photographer facing southwest.
45. Dickson Street; photographer facing northwest.
46. Old Pendergrass Road; photographer facing southwest.
47. Jackson County Courthouse; photographer facing north.
48. Calaboose; photographer facing north.
49. Gainesville Midland Depot; northwest.
50. Jefferson Presbyterian Church (background); photographer facing northwest.
51. First Christian Church; photographer facing west.
52. First Baptist Church; photographer facing southeast.
53. First Baptist Church (background) and Jackson Academy Building (foreground); photographer facing southwest.
54. First Methodist Church; photographer facing northeast.
55. Colley Street; photographer facing west.
56. Jefferson Elementary and High School (now Jefferson High School); photographer facing southwest.
57. Jefferson Elementary and High School (now Jefferson High School); photographer facing west.

National Register of Historic Places **Continuation Sheet**

Photographs

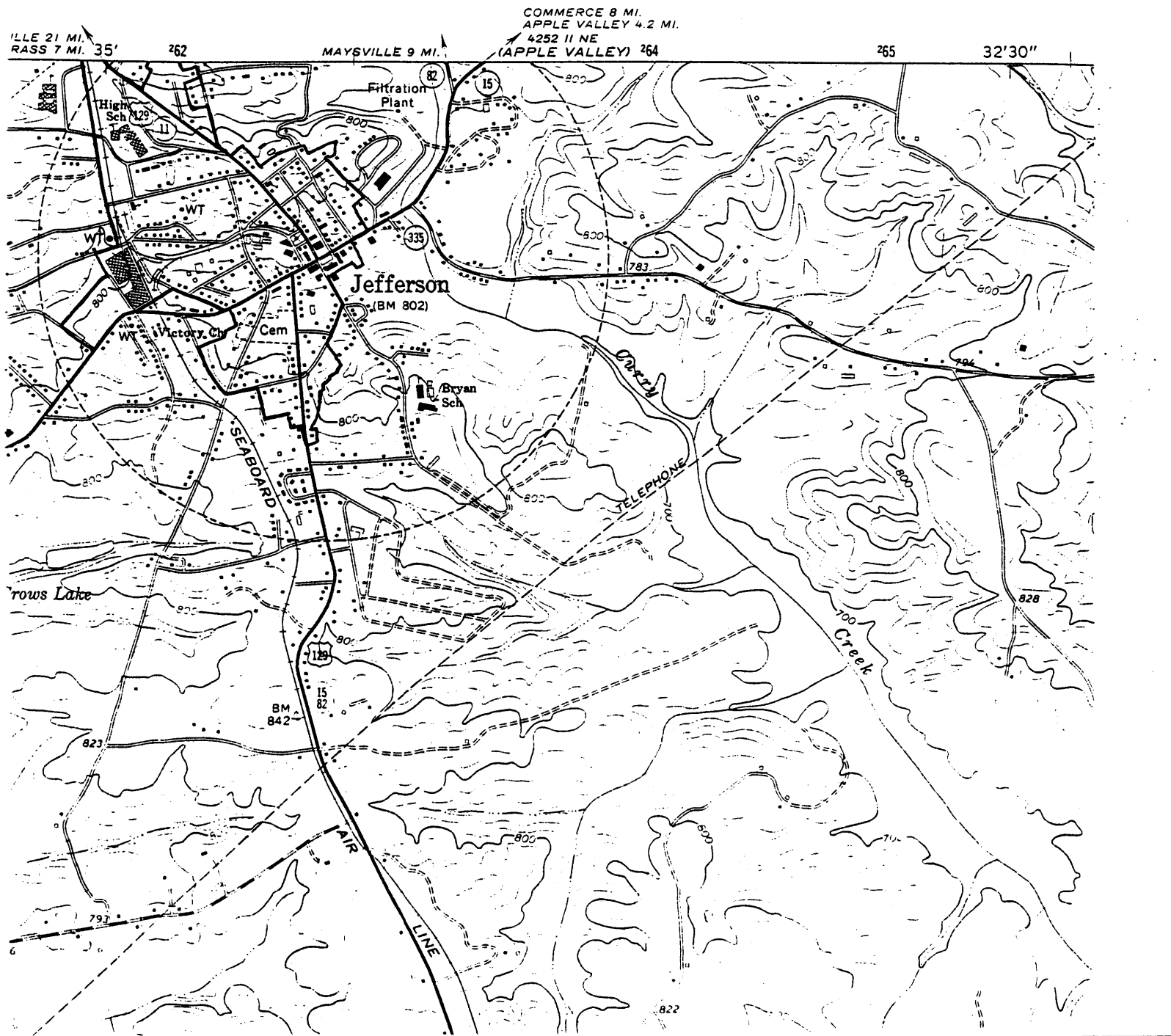
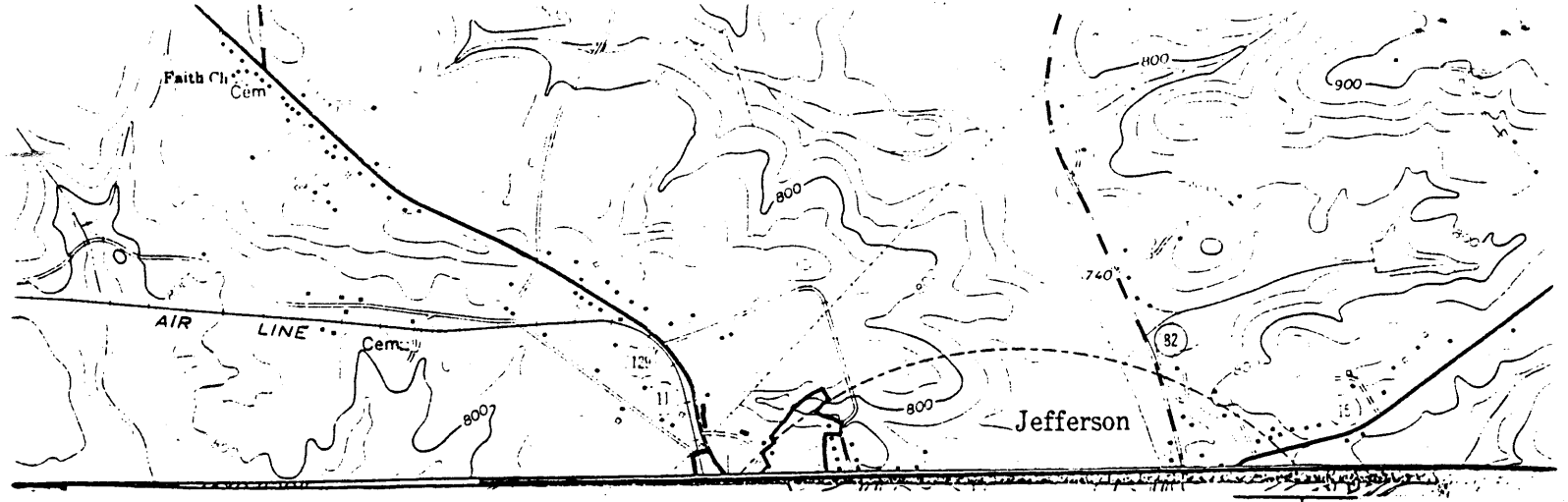
58. Intersection of Athens Street and Pine Street; photographer facing southeast.
59. Pine Street; photographer facing west.
60. Athens Street; photographer facing southwest.
61. Athens Street; photographer facing southwest.
62. Athens Street; photographer facing southeast.
63. Athens Street; photographer facing northwest.
64. Athens Street; photographer facing east.
65. Borders Street; photographer facing southwest.
66. Borders Street; photographer facing northeast.
67. Oak Street; photographer facing northeast.
68. Woodbine Cemetery; photographer facing south.
69. Woodbine Cemetery; photographer facing south.
70. Woodbine Cemetery; photographer facing west.
71. Woodbine Cemetery; photographer facing northwest.
72. Paradise Cemetery; photographer facing southeast.
73. Jefferson Mills; photographer facing southwest.
74. Jefferson Mills; photographer facing south.
75. Jefferson Mills; photographer facing northwest.
76. Jefferson Mills; photographer facing northwest.
77. Hill Street; photographer facing northwest.
78. Elm Street; photographer facing west.
79. Railroad Avenue; photographer facing northwest.

National Register of Historic Places **Continuation Sheet**

Photographs

80. Mahaffey Street; photographer facing north.
81. Mahaffey Street; photographer facing west.
82. North Mahaffey Street; photographer facing northwest.
83. North Mahaffey Street; photographer facing southwest.
84. North Mahaffey Street; photographer facing north.
85. Mahaffey Street; photographer facing west.
86. Jefferson Mills, Southworth Division (now Texfi Industries); photographer facing west.

(HPD WORD form version 11-03-01)



SUMMARY OF PROPOSED NATIONAL REGISTER NOMINATION

1. Name: Jefferson Historic District.
2. Location: Jefferson Historic District is roughly centered on the downtown central business district, Jefferson, Jackson County, Georgia. USGS quadrangle: Jefferson.
- 3a. Description: The Jefferson Historic District encompasses the historic commercial, residential, industrial, and community landmark buildings associated with the historic development of Jefferson. The town was originally laid out in 1806 in a gridiron plan, an example of the Sparta Plan, with a centrally located courthouse square with streets leading into the square. The location of the courthouse was moved from the center courthouse square due to flooding problems to higher ground located two blocks northwest. The extant historic buildings within the district were constructed from c.1836 to 1950. The courthouse square was reduced in size by half in 1962, but the historic monuments dating from 1910 (Crawford W. Long Monument) and 1911 (Confederate Monument) remain in their original locations on the square. The historic commercial development is concentrated on the blocks surrounding the courthouse square. The rows of attached historic stores are oriented towards the courthouse square, feature one- to two-story height, and exhibit the Commercial style with decorative brick detailing along the cornices and above the doors and windows. The only wood-framed store is the Pendergrass Store, built in 1858. The residences in the historic district are one- and two-story buildings constructed of wood, brick, and decorative cement block/granitoid. Architectural styles represented in the district include Greek Revival, Gothic Revival, Folk Victorian, Colonial Revival, and Craftsman. House types represented in the district include Georgian cottage, gabled ell cottage, Queen Anne cottage, New South cottage, bungalow, and New South house. The community landmark buildings include the Classical Revival-style Jackson County Courthouse (listed in the National Register of Historic Places on September 18, 1980), constructed in 1879; the 1887 Greek Revival-style Jefferson Presbyterian Church; a one-room stone calaboose, or jail, constructed in 1900; the First Baptist Church, constructed from 1919-1921 in the Neoclassical style; and the 1948 Romanesque Revival-style First Methodist Church. Several industrial- and manufacturing-related buildings are included in the district. These include two mills and related mill village, cotton warehouses, and a concrete manufacturing company, constructed during the early 20th century, located in the northwest corner of the district near the railroad depot. One of the industrial buildings features an unusual modern suspension roof structure built in 1965. Two cemeteries, Woodbine Cemetery and Paradise Cemetery (listed in the National Register on May 30, 2002) are also included in the district.
- 3b. Period of Significance: 1806-1952, 1965.
- 3c. Acreage: 277 acres.
- 3d. Boundary Explanation: The boundary of the proposed district includes the intact and contiguous historic residential, commercial, industrial and community landmark resources in Jefferson.
- 4a. National Register Criteria: A, C, and Criteria Consideration G.
- 4b. National Register Areas of Significance: Architecture, Commerce, Community Planning and Development, Industry, Landscape Architecture, Politics and Government, and Transportation.
- 4c. Statement of Significance: The Jefferson Historic District is a concentrated area encompassing the remaining residential, commercial, industrial, and community landmark resources associated with downtown Jefferson. The district is significant in the area of architecture for its excellent collection of architectural types and styles of buildings popular from the mid-19th century to the mid-20th century. The district is significant in the area of landscape architecture for its good, representative examples of a city cemetery and an African-American cemetery. The district is significant in the areas of community planning and development, and politics/government for its remaining intact Sparta courthouse plan with the remaining portion of the historic center square with commemorative monuments, gridiron plan consisting of a concentrated commercial block and historic county courthouse near the center square, historic residences, and industrial/manufacturing buildings located near the railroad depot and tracks. The Jefferson Historic District is significant in the area of commerce as the central business district not only for Jefferson but also for Jackson County. The district is significant in the area of industry for its collection of good, representative industrial buildings related to agricultural industries and the railroad, including the mills and related mill village. The district is significant in the area of transportation for its association to the Gainesville Midland Railroad, completed through the district in 1883. The completion of the railroad and the construction of the Gainesville Midland Depot in 1905 provided the impetus for the development of the industrial area surrounding the railroad as well as the general growth of the town.
- 4d. Suggested Level of Significance: Local.
- 4e. National Register Status: Jackson County Courthouse (listed September 18, 1980) and Paradise Cemetery (listed May 30, 2002).
5. Sponsor: The nomination is sponsored by the Jefferson Historic Preservation Commission and supported by the property owners. The nomination materials were prepared by a consultant.