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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      Lincolnton Historic District  
other names/site number      n/a

**2. Location**

street & number      Roughly bounded by Washington, Peachtree, Goshen and Elm Streets.  
city, town      Lincolnton      (n/a) vicinity of  
county      Lincoln      code      GA      181  
state      Georgia      code      GA      zip code      30817

(n/a) not for publication

**3. Classification**

**Ownership of Property:**

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

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**Category of Property**

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

**Number of Resources within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	129	46
sites	2	0
structures	1	0
objects	1	0
<b>total</b>	<b>133</b>	<b>46</b>

**Contributing resources previously listed in the National Register:** The Lincolnton Presbyterian Church, the Lamar-Blanchard House, Lincoln County Courthouse.

**Name of related multiple property listing:** Historic Resources in Lincoln County, Georgia.

**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.

Elizabeth A. Lyon  
Signature of certifying official

8/6/93  
Date

Elizabeth A. Lyon  
State Historic Preservation Officer,  
Georgia Department of Natural Resources

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**

Entered in the  
National Register

I, hereby, certify that this property is:

entered in the National Register

Delores Byer 9/21/93

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

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**6. Function or Use**

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**Historic Functions:**

GOVERNMENT/county courthouse  
COMMERCE/business  
DOMESTIC/single dwelling  
RELIGION/religious structure

**Current Functions:**

GOVERNMENT/county courthouse  
COMMERCE/business  
DOMESTIC/single dwelling  
RELIGION/religious structure

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**7. Description**

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**Architectural Classification:**

LATE VICTORIAN:Queen Anne  
LATE 19TH AND 20TH CENTURY REVIVALS:Neoclassical Revival, Tudor  
Revival  
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:Bungalow/Craftsman  
MODERN MOVEMENT:Streamlined Moderne  
OTHER:Stripped Classical, Folk Victorian

**Materials:**

**foundation** BRICK  
**walls** WOOD  
BRICK  
**roof** ASPHALT  
METAL  
**other**

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

The Lincolnton Historic District includes the historic portion of Lincolnton, the county seat of Lincoln County. It consists of the central business district, residential neighborhoods, and various community landmark buildings. Lincolnton's topography is gently rolling with the original courthouse square located on flat ground. The location for Lincolnton was originally determined by the presence of a spring, and so early development in the "town" centered around these two features and the primary thoroughfares which made their way through Lincolnton. Today the main roads are known as Goshen Street (to the northeast) which, at its western end, ran into Washington Road (then called the Raysville Road) which then proceeded south past the Old Courthouse Square and the Metasville Road (Lovelace Road) and then turned east towards Augusta (Main Street, known as Enterprise Street, to Peachtree to Elm).

Commercial development in Lincolnton has always been concentrated, until recently, near the original courthouse square creating a true

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commercial district, or core, directly in the center of town. Most of this development occurred late in the 19th century and continued into the 1940s. Residential development, however, was less focused early on and instead tended to spread out along the principal roads. This pattern of settlement continued into the 1900s until, in the 1910s, large tracts of land, just northeast of the commercial district, were subdivided and residential development rapidly occurred. This area (Ward, School and Humphreys Streets) is the only section of town which comes close to a grid pattern.

Because of the tendency for early development to be scattered, the Lincolnton Historic District covers a greater land area than might be expected for such a small town. It should be noted that most of the non-contributing buildings in the district are non-intrusive in the sense that their functions reflect those of surrounding buildings and thus the original mix of residential, civic and commercial has been maintained. Also preserved is the sense of random development; there are no modern residential subdivisions in the historic district.

ANTEBELLUM RESOURCES

Lincolnton shows its humble rural beginnings with a relatively modest display of only three antebellum structures. The Lincolnton Presbyterian Church (NR listed), once the Union Church, was built in 1823 to serve as a meeting house for several different denominations, thus its name Union Church; such churches were a common phenomenon in early settlements but not many of these have survived. It is a simple gable front church with a cemetery that also dates back to the early 19th century (photograph 15). The Lamar-Blanchard House (NR listed), built in the early 1820s, was originally a tavern built across from the courthouse by Peter Lamar, who donated land to Lincolnton for various purposes including the Union Church (photograph 7). The third antebellum property in the district is an unadorned c. 1848, gabled-ell cottage, located on Goshen Road. The Lamar Cemetery is a small family cemetery located at the intersection of Main and Peachtree Streets (photograph 10).

RESIDENTIAL ARCHITECTURE

Significant development in Lincolnton did not occur until the late 1800s; the overwhelming majority of development dates from the 20th century.

The range of expression of architectural styles and types in the Lincolnton Historic District does not differ greatly from that seen throughout Lincoln County. Residential buildings exhibit minimal stylistic detailing and generally fall into basic building types such

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as Central Hallway, Georgian Cottage, New South Cottage, and Georgian House. This predominance lasts from the 1880s until the 1920s when extended hall-parlor plans and side gable bungalow plans begin to proliferate. The logical accompaniments to central hallway plans are transom lights and sidelights, and, in fact, these features are extremely common throughout the district and are often the only stylistic detail of a house.

Lincolnton porches are also frequently the subject of stylistic detailing. Full facade and wrap-around porches are common in the district, and most stylistic porches incorporate either Victorian-era trim and porch supports, or Craftsman piers and porch supports. Roof line details such as dentils, brackets, exposed rafters, and triangular knee braces are less common as are gable end details such as bargeboard and decorative shingling. Many of the late 19th-century and turn-of-the-century houses do display cornice returns.

With the exception of the late 19th-century residences, 90% of which are two-story, most contributing residences are one-story, wood frame with clapboard exteriors. It was not until the 1930s that the first brick homes were constructed.

As indicated earlier, Lincolnton has only a few high style residences and all are 20th-century structures. The oldest was built in 1905 and is an excellent example of the Folk Victorian style. It is an example of the New South Cottage building type, popular in Lincolnton at this time, and is extensively adorned with Victorian era spindlework. The porch details include turned porch posts, brackets and spindlework frieze; the gable ends exhibit decorative vents, cornice returns, wide trim and elaborate vergeboard.

One of the most interesting high style residences is a Sears, Roebuck and Company, "Modern Home No. 124" built in 1911. The one-story Georgian Cottage displays a full-facade, integral porch supported by oversized Ionic columns and exaggerated brackets giving it an unusual Neoclassical/Craftsman style appearance (photograph 1).

One house located along Goshen Street is an excellent example of the Craftsman style. Built in 1920, the building displays characteristic granite piers, square porch supports, exaggerated brackets, and exposed rafters. Gable ends feature triangular knee braces, wide overhanging eaves, decorative vents and diamond-paned fixed windows. Windows are double-hung sash, grouped, with multi-paned (diamond) upper sashes over single-paned lower (photograph 3).

The district also contains examples of the Tudor Revival style. A good example is located along Humphreys Street. The house, constructed in 1932, features a steeply-pitched, side gable roof with

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a prominent front-facing cross gable with half-timbering. The windows are double-hung sash, grouped, with decorative, multi-paned sashes (photograph 21).

COMMERCIAL ARCHITECTURE

Like residential architecture, historic commercial buildings in Lincolnton are comprised primarily of buildings dating from the 1910s up to 1942. Although the buildings span a period of thirty years, type and stylistic influences remain fairly constant in the one-story examples. These one-story buildings make up the majority and fall into the one-part commercial block type. They exhibit monochrome facades with few stylistic details other than some combination of corbeling, pilasters, decorative brick relief or paneling on the facade, and transom lights over the doors and/or display windows. The majority of these one-story examples have retained their original upper level facades though street-level entrances and display windows have frequently been altered; awnings have been added in a few cases.

The two-story Anderson & Sons Building is located prominently on the corner of Peachtree and Elm with storefronts along both streets flanking a canted wall providing the principal entrance. Although the first story has been altered, the second story appears unaltered and features a brick stringcourse, paired windows (except for one tripartite on the canted wall), concrete lintels, a ceramic tile stringcourse just below the cornice, and a parapet roof with concrete coping. The original "Anderson & Sons" recessed plaque remains along the top of the canted facade, and the corner entrance remains intact with a tile floor also displaying the store name (photograph 10).

The Blanchard Hotel is a two-story, Streamline Moderne style building constructed in 1941. The building features smooth, stucco walls, and casement windows (photograph 8).

A 1930s gas station, located next to the Lamar Cemetery, is an example of the "house with canopy" type design and features stuccoed walls and a tile roof (photograph 9).

INSTITUTIONAL ARCHITECTURE

Lincolnton has several institutional buildings within the district, three of which were built within an eight year period from 1912 to 1920, during Lincolnton's greatest period of growth. They are the Lincoln County Courthouse, the Lincolnton Methodist Church, and the Lincolnton Baptist Church.

The 1915 Lincoln County Courthouse, designed by G. L. Preacher, is a brick, Neoclassical Revival style, two-story, rectangular structure

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with a symmetrical facade featuring a full-height portico with four classic columns and a full entablature with modillions. The portico frames a modest one-story entrance with a single transom light and scrolled brackets supporting a second-story balcony with an iron railing. Behind the balcony are three, one-story, decorative round-arched windows with keystones and granite stringcourse connecting them. The remainder of the facade is relatively plain with 8/8, double-hung sash windows, brick arches and contrasting keystones. A granite water table extends along the base of the courthouse, brick quoins adorn each corner, and a full roofline entablature wraps around the building. A prominent stone domed clock tower is centrally placed at the base of the portico. The rear of the building repeats the pattern observed on the front minus the portico and balcony (photograph 13).

The 1912-1915 Lincolnton Methodist Church is a mix of high style Gothic detailing and basic vernacular form and materials. The building features a clapboard exterior, and a gable front with flanking facade towers. The towers are square with exposed belfries and Doric columns. Windows are fixed, Gothic-shaped, stained glass (photograph 12).

The 1920 Lincolnton Baptist Church is a brick Neoclassical style building. The east-facing facade is symmetrical with a prominent, full-height, enclosed pedimented portico fronted with alternating Doric pilasters and round-headed stained-glass windows. Flanking the central portico are the two, one-story entrances each with a transom light and full entablature supported by scroll brackets. Above the entrances are 1/1, double-hung sash, stained-glass windows. The north and south facades mimic the front, minus the entrances, giving the church a cross-gable appearance (photograph 20).

A fourth institutional building, the Women's Club building located along Washington Street was constructed in 1935 as a Works Progress Administration (WPA) project. The building is a one-story, clapboard structure with a simple square columned portico (photograph 6).

#### LANDSCAPING

There are a large number of street trees throughout the town. Most of the large canopy tree are oaks and are concentrated in the residential sections of the district. There are also a few remaining pecan trees and remnants of former pecan orchards. A 1930s granite monument dedicated to the Confederate Soldiers of Lincoln County is located near the intersection of Washington Street and Main Street (photograph 7).

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A 1939 metal watertower located at the intersection of Main and Peachtree Streets is a contributing structure within the district (photograph 9).

**NONCONTRIBUTING PROPERTIES**

Noncontributing properties in the district include a few scattered nonhistoric or extensively altered houses and commercial buildings, that could not be drawn out of the boundaries and the Mays House, a moved building.



**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  
POLITICS/GOVERNMENT

**Period of Significance:**

1796 - 1942

**Significant Dates:**

1796

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

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

G. L. Preacher - Lincoln County Courthouse

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**Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:**

**Narrative statement of significance (areas of significance)**

The Lincolnton Historic District illustrates several property types and development patterns as defined in the Historic Resources in Lincoln County, Georgia, Multiple Property Documentation Form: Residential Buildings in Lincoln County, Georgia; Community Landmark Buildings in Lincoln County; Commercial Buildings in Lincoln County; and Crossroads Communities of Lincoln County.

The Lincolnton Historic District is significant as the historic commercial, residential, and religious development of a small, east-central Georgia town of Lincolnton.

In the area of architecture the district is significant for its collection of commercial, residential, and religious buildings constructed from the 1820s through 1942 that represent the variety of architectural styles and types that were prevalent during this time period. Architectural styles include Neoclassical Revival, Folk Victorian, Craftsman, and Streamline Moderne. Representative types include Central Hall, Bungalow, Georgian Cottage, and New South Cottage. The majority of buildings date from the early 20th century. The district contains an example of a Sears, Roebuck and Company mail order house #124. The town's landmark buildings such as the 1823 tavern (Lamar-Blanchard House), the 1915 Lincoln County Courthouse, and the 1912-1915 Lincolnton Methodist Church remain intact.

The district is significant in the area of commerce for containing the city's historic central business district. Commercial development in the district included retail, banking, and service enterprises. The commercial significance is also represented by the historic buildings which remain concentrated downtown, around Main Street. The oldest existing store is a one-story, clapboard, front gabled building located at the southeast corner of Ward and Peachtree Streets. The presence of the automobile is illustrated by the 1930s gas station at the intersection of Peachtree and Main. The city's commercial establishments continue to be retail and service oriented and have filled the needs of the citizens of Lincolnton for over 100 years.

The district is significant in community planning and development as a good example of the "crossroads community" type that developed historically from the intersection of major county thoroughfares. Although larger today than the average crossroads community in Georgia, it represents this type of community as it developed over nearly two centuries into the county seat and principal community of

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Lincoln County. Historic resources associated with this area of significance includes the irregular-shaped town plan with its major county thoroughfares and its scattered or "random" developmental pattern. The original courthouse square reflects the community origins and early development as the county seat of Lincoln County but because growth was so slow and dispersed during the 19th century, no coherent "county courthouse" plan for the community ever actually developed.

In the area of politics/government the district is significant for its 1935 Women's Club building which represents the presence of the federal government through the Works Progress Administration (WPA) program during the Depression. The district also contains the 1915 county courthouse and is significant as the county seat of Lincoln County.

**National Register Criteria**

The Lincolnton historic district is significant under **Criteria A** as an area representative of a town significant for its role in the settlement and growth of Lincoln County. As an early community on both north-south and east-west travel routes, it provided a respite for travelers. The commercial, residential, and institutional buildings show the economic vitality of a growing community from the 19th to the early 20th century. These historic buildings are representative of a vital community that contributed to the successful establishment and development of Lincolnton.

The Lincolnton historic district is significant under **Criteria C** as a town containing architecture representative of late 19th- and early 20th-century. The district contains examples of local interpretations of architectural styles--Folk Victorian, Stripped Classical, Craftsman, Neoclassical Revival--which were commonly used in small Georgia towns during this time period. The extant historic buildings in the district clearly illustrates Lincolnton's pattern of development and provides examples from various phases of its growth. Lincoln began as an early crossroads town and the pattern of development continued to occur along the major thoroughfares. The district also contain a 1930s granite monument dedicated to the Confederate Soldiers of Lincoln County.

**Period of significance (justification, if applicable)**

1796 - Establishment of the Lincolnton post office.  
1942 - 50 year cut-off date.

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**Contributing/Noncontributing Resources**

129 contributing buildings  
2 contributing sites (cemeteries)  
1 contributing structure (water tower)  
1 contributing object (monument)

46 noncontributing buildings

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

1796 marked the formation of Lincoln County (from Wilkes County) and the establishment of a post office in Lincolnton. The exact location for Lincolnton was determined by the presence of a spring which was designated for public use. The first courthouse and jail were constructed before 1817.

Once the first courthouse was erected, Lincolnton became the county seat of Lincoln County. Despite this apparent prominence, Lincolnton was very slow to develop and did not incorporate until December 19, 1817. Its limits were established as a circle centered around the courthouse with a half-mile radius. The following paragraph is a good description of the town and its roads at the time of its incorporation:

Exclusive of the courthouse and jail, it was no more than a cross-roads community, with its one or two small stores, six or seven dwellings and a few Negro cabins. A public road from the Petersburg-Augusta road on the north led by the jail to the courthouse square, where it connected with a public road from Washington by what is now Metasville, then turned to the east and followed what is now the Augusta road back into the Petersburg-Augusta road. The other roads of the village were merely private ways. Other than the public roads mentioned, the streets and sidewalks as they are today were, then, parts of the cultivated fields. There was nothing to mark the village as an industrial center. In common with the other people of the county, its inhabitants were chiefly engaged in farming. Its main distinction was that it was the county seat. (Perryman, 1933: p. 48.)

Peter Lamar was a major figure in the growth and settlement of Lincolnton. Lamar was a wealthy planter born in 1786. In 1823, he was one of the three commissioners of Lincolnton and donated land needed to build a meeting house for the Methodists, Baptists and

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Presbyterians. Union Church, still standing, was subsequently built and was the only church building in Lincolnton until some time after the Civil War. In addition to the church, a two-story, two room school building was also built on Lamar's lands to house the Lincolnton Academy. It stood where the Lincolnton Presbyterian Church cemetery is now located. The Academy eventually proved successful and attracted students from outside Lincoln County. Lamar's homeplace burned in 1888, but still standing is a tavern he built in 1823.

The 1827 edition of Sherwood's Gazetteer listed the following buildings in Lincolnton: courthouse, jail, academy, Baptist Meeting House, 15 houses and stores.

The next major addition to the town was the Lincolnton Female Academy incorporated by the Legislature in 1836. There are no existing records indicating for certain where the school was located or how long it operated.

There is little record of change in Lincolnton for the decades of the 1840s and 1850s. Lincolnton continued to be a post office and a connecting point for the mail between Augusta and Elberton. Population statistics do not show a significant increase in population during this time and yet people were gradually settling in the town or around it. One of Lincolnton's oldest remaining resources is a c. 1848 house on Goshen Road just inside what would have been the city limits. A drawing from 1854 of a 100-acre rectangular plot centered around the courthouse shows the layout of the early settlement. Pictured is the courthouse and Lamar's tavern, to the lower right of the courthouse, with some small dwellings extending to the west of the courthouse and located south of it. Some larger houses appear on the edges of this 100-acre rectangle. In all, fourteen small buildings or cottages and eight larger buildings are represented in addition to the courthouse. The spring which played such an important role in locating Lincolnton is pictured on this diagram below the courthouse with a branch running south and then turning west beyond the row of houses and the courthouse. Joan Sears in The First 100 Years of Town Planning in Georgia provides the following explanation of the plan:

The plan is a variation of the "Sparta" prototype with two streets, instead of four, entering the center of the square. The main road through Lincolnton was oriented east-west, the route of most immigrants. The courthouse faced this road. The plan shows a narrow road running from the east which broadens to the west of the square into a wide avenue planted with trees. The north-south road, apparently a former trail, comes into the town at an angle, is straightened out at the

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courthouse, and leaves at an angle.

Although the plan may be difficult to interpret according to what exists today, it does tell us that the majority of Lincolnton's residents probably lived in modest dwellings near the center of town and, more importantly, near the public spring which was so vital for everyday survival. The only building represented on the drawing that still stands today is the Lamar tavern.

By the time Georgia seceded from the Union in 1861, Lincolnton recorded a population of only fifty, or less than 1% of the county's 5466 residents.

During the Civil War, or possibly after (records are unclear), the building which had housed the Lincolnton Academy burned. For a while the school relocated, first in the Union Church and later in the Gibson Hotel. In the mid-1870s a one-story, 24' x 36' wood structure was built to house the school, again on part of Lamar's 3-acre gift of land just north of Union Church. The school remained in this building until in the 1890s the Lincolnton Masonic Lodge erected a two-story, 50' x 50' building, the lower story of which was used by the school until the 1920s. It later became the C.L. Groves apartment building and was located to the rear of the Baptist Church. It was torn down in 1960 and replaced by the church parking lot.

In March 1874, the State Legislature authorized the county to raise money to build a new courthouse which was completed the same year. The following quote by Perryman is a description of that courthouse:

The building was an oblong two-story hipped roof structure, about 42 feet by 50 feet in dimension, with four office rooms on the lower floor, separatead [sic] by ten foot hall-ways--one running east and west through the building, and another running from the south entrance back to the stairway leading to the upper story, and with two jury rooms on the south side of the court-room on the second floor. It was located on the public square, covering the spot where the Confederate monument now stands, facing the south, and it was used as a court-house till 1916.  
(Perryman, p. 67.)

In 1876, the Siloam Baptist Church (now the Lincolnton Baptist Church) was built just north of the town spring which they used for baptisms. This building was later used as a school, theater, the Alda Hotel, and an apartment house until it was destroyed by fire in 1974.

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Despite the new courthouse and church, Lincolnton had gained little status by 1880; this persistent lack of growth was due in part to the fact that Lincoln County boasted several well-established, full-service communities. This meant that even though Lincolnton was the only incorporated city it was not always needed by county residents to serve as a market town. During most of the 19th-century, in fact, it was common for people to speak of "going to the court house" rather than to Lincolnton, for the Lincoln County Courthouse was Lincolnton's only unique feature other than its female academy. It was during the 1880s, however, and on into the 20th-century that Lincolnton began to experience real growth and show signs of becoming a significant entity in the otherwise rural county.

A 1881-82 Gazetteer lists Lincolnton's population at 125; this figure differs significantly from the census which lists Lincolnton with a population of only 70. In either case, Lincolnton's population constituted less than 2% of the entire county. The Gazetteer further describes the town as having "corn, flour and saw mills, an academy and two churches." It also states that cotton and grain were the principal exports. The following businesses are listed for Lincolnton: five general stores, three carpenters, two millers, one teacher, one wheelwright and one blacksmith.

A significant development for Lincolnton at this time contributing to its growing influence was the initiation of the county's first newspaper. In 1882 John D. Colley and Thomas B. Hollenshead began publication of The Lincolnton News. This paper was printed for fifteen years before being purchased by James H. Boykin and renamed the Lincoln Journal, still the newspaper's name today. Arrival of the first newspaper was a sign of the town's somewhat increasing importance, but the first true indication that Lincolnton was to outgrow its neighboring settlements was word that the Augusta and Chattanooga Railroad would eventually reach the town. Although the railroad did not in fact ever pass through the town, excitement at the prospect of the railroad's arrival caused business activities to pick up in Lincolnton and initiated a slow but steady population increase.

In 1887 Lincolnton adopted a new charter which more specifically defined the responsibilities of mayor and council. The city limits were kept at the one-half mile radius though it was allowed that the limits could be extended up to a mile radius if requested by popular vote.

Although the 1881-82 Gazetteer does not specifically mention the presence of stores, a commercial district was in the works at this time. The oldest existing store in Lincolnton today is located at the

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southeast corner of Ward and Peachtree Streets; it is currently vacant.

Most of the existing 19th-century residential properties in the Lincolnton Historic District date from 1880 to 1899. The properties are all located along the major roads existing at that time. The earliest residences were scattered throughout the town, each one staking a large share of land. No real residential subdivisions or plans existed at this time and people built their houses wherever land was available.

One sign of Lincolnton's growing influence in the 1880s was the description of the town in a March 2, 1889 edition of The Elberton Star which referred to the new residential section of Lincolnton as a "lovely new village springing into existence on one of the finest sites imaginable." It also mentioned Lincolnton's "handsome residences just completed or now in course of erection" and the city's "broad and well-worked streets" and "sidewalks lined with trees."

Besides commercial and residential development, the first telephone line in the county was built from Lincolnton to Washington, Georgia in 1891, and a new jail was constructed in 1899. By 1900, Lincolnton's population stood at 221 and the town had finally grown beyond its mere settlement status of more than 100 years.

Lincolnton saw its greatest period of development from 1900 to 1930. Its population more than quadrupled to 952 by 1930 (still only 12% of the county's total population). A large tract of land in the northeast section was subdivided for residential development. In 1915, the present courthouse was built on the newly opened Humphreys Street. (The 1874 courthouse was razed in 1916). Many of the existing commercial buildings and the Methodist and Baptist churches were built during this time. In addition, the Washington and Lincolnton Railroad was developed and the Lovelace Lumber Company began, and ended, its operation.

From 1900 to 1910 growth was still moderate; the population grew from 221 to 357 and residential development continued randomly along the major roads. Commercially, Lincolnton grew significantly during this period. The 1909-10 Young & Co.'s Business Directory published in Atlanta listed the following businesses and professionals: eleven general merchandise stores, one lumber business (combined with a blacksmith), three physicians, two blacksmiths, two hotels (the Dozier and the Guillebeau), two insurance businesses, three lawyers, a newspaper, a druggist (also a physician), one undertaker, one milliner and one bank. Although the Directory does not provide the location of these businesses, we know that there were a number of wood frame



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commercial buildings located along the south side of Enterprise Street and along Washington Road behind the courthouse.

The Bank of Lincolnton was organized in 1905 with C.L. Groves as president and Peter Zellars as cashier, and in 1910 a small brick building on Main Street was built to house the bank. A second bank was organized in 1911, the Farmers State Bank, with James H. Boykin as president and H.B. Pitt as treasurer, and in 1928 it overtook the Bank of Lincolnton which was threatened with bankruptcy. The Farmers State Bank is currently Lincolnton's only bank.

The organization of the banks early in the century clearly demonstrates the growing prosperity of Lincolnton at the time. From 1910-20 a relative boom occurred in residential development. Humphreys, School, and Ward Streets were all opened from 1912-15 and development in these new areas rapidly took place. Plats from this period show large in-town estates being subdivided.

The commercial district continued to grow in Lincolnton. Of particular note was the two-story Anderson & Sons Store built during the late 1910s on the northwest corner of Main and Peachtree. In addition were several single-story buildings along either side of Peachtree just north of its intersection with Main. Farther south along the Old Augusta Road the Bussey & Blackwell Mercantile Store was built; during the Depression it was one of the few commercial establishments which continued to extend credit to the desperate farmers, but it too finally declared bankruptcy in the late 1930s. Today the building is vacant.

Two separate fires in the fall of 1917 destroyed the block of wooden stores along the south side of Main Street and the Clary block of buildings "west of the old courthouse square." These structures were immediately replaced by brick structures and included a post office and a movie theater (now destroyed).

In 1917, a new charter was written and passed for Lincolnton; it extended the city limits from a 1/2 mile radius to a 3/4 mile radius extending in all directions from the old courthouse square. This boundary was extended to its present limit of one mile by popular vote in 1929.

The last major developments of this period were the coming of the railroad and the operation of the Lovelace Lumber Company. Perryman describes how these came about and their subsequent impact on the economy of the town during the 1910s and 20s:

In 1916 the Washington & Lincolnton Railroad was

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completed from Washington to Lovelace, near the western boundary of the county. The money for its construction was raised by the sale of its stock to the people along the route, but largely to the citizens of Washington. The people of this county then raised \$75000 in stock subscriptions, and in 1917 the road was extended to Lincolnton....

With the coming of the railroad a new business and industrial era began in the county. Dr. T.B. Lovelace, a lumberman from North Carolina, anticipating its coming and contributing for that purpose, purchased large areas of timber throughout the county.... When the road was completed to Lovelace, a place named for him, he organized the Lovelace Lumber Company, which began to convert the timber into lumber and to convey it to a large planing plant it established there. Upon completion of the road, it established another large plant at Lincolnton. Following the entry of the United States into the World War I, lumber soared to unprecedented prices, which held for several years after the war, and these planers were operated both day and night to meet the demand. The large number of employees engaged at the saw-mills, in transporting lumber, and at the planers made a heavy pay-roll, while the finished products brought enormous profits to the company.

In 1922 W.A. Bunch and J.J. Harnesberger, local citizens, organized the firm of Bunch and Harnesberger and went into the lumber business, and in 1923, T.C. Burton, H.B. Pitt and J.H. Boykin, other local citizens, formed the Burton-Pitt Lumber Company and entered that field, both of which established large plants at Lincolnton, and still later the T.B. Lovelace Lumber Company set up another plant there. For a few years the whole county was alive with the lumber industry.

The large pay-rolls of these companies were of special benefit to the merchants at Lincolnton, for most of the employees traded there and goods were kept moving. Following the advent of the boll-weevil, in 1920, many farmers, whose cotton crops were ruined, obtained temporary relief by using their teams to haul lumber.

In 1928 the T.B. Lovelace Lumber Company wound up its business and moved its plants away; in the summer of 1932, Bunch & Harnesberger shut down its plant; and in

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July, 1932, the plant of Burton-Pitt Lumber Company was destroyed by fire. The great bulk of the timber suitable for saw-mill purposes had been cut and removed...

During its short reign, the Lovelace Lumber Company built many houses throughout the county for its employees. Properties in Lincolnton are four such examples and are typical of the type built by Lovelace: two room wide, saddlebag type duplexes. Properties located near the site of the roundhouse for the W & L Railroad (out on the Washington Road) were purportedly built for engineers working for the railroad; they are the same type of structure as the Lovelace houses. The Smith House on the Washington Road was built in 1919 as a boarding house probably to serve the employees of the railroad and lumber companies. The depot for the railroad was situated just south of the Elm and Peachtree Street intersection on the west side.

In 1911, a Sears, Roebuck and Company mail order house #124 was built along Humphreys Street.

The 1930s saw the beginning of the end of Lincolnton's relative prosperity. From 1930 to 1940, Lincolnton's population actually declined going from 952 in 1930 to 894; 894, however, actually represented a slight increase in the % of the county's total population, signaling difficult times for the county as well. The railroad and lumber activity in the 1910s and 20s had helped to offset the difficulties brought on by the boll weevil, but this help was short-lived as the Lovelace Company closed its doors in 1928 and the other companies followed suit early in the 1930s. The Depression forced several businesses to shut down. Further injuring the local economy and the town's outlook for the future was the withdrawal of the railroad in 1932 after it was determined that the line from Lincolnton was no longer profitable. A citizen group attempted to raise funds for the purchase of the railroad but due to the depressed economy this proved impossible. On October 9, 1932 the depot at Lincolnton which was being used as a cotton warehouse was destroyed by fire.

Despite the depressed economy, Lincoln did manage some growth from 1930 to 1939. The first brick residence in town was built in 1932; it is thought to be masonry bearing. The second brick house was built in 1934. In 1935, the Women's Club was built using Works Progress Administration (WPA) funds. The Farmers State Bank in 1936 moved into a new building on Peachtree Street; now used as city hall. In 1937, Peachtree Street was extended beyond its intersection with Goshen Road and by 1940 three new houses were built along the stretch from the Goshen Road to Washington Street.

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The 1940s - Present

In the 1940s, plans were initiated for the creation of Clarks Hill Lake (now J. Strom Thurmond Lake). These plans spurred commercial and residential development to accommodate the anticipated population influx and economic boost. From 1940 to 1950, Lincolnton's population grew from 894 to 1315, a 47% increase. Several commercial buildings were added along Main and Washington Street including the 1941 Blanchard Hotel. It is currently used as a furniture store.

Since the lake was completed c.1950, Lincolnton has maintained a population increasing by only 100 from 1960 to 1986, going from 1450 to 1550. Hopes for current and future growth both in Lincolnton and in the county are pinned on an increasing tourism and recreation industry.

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## 9. Major Bibliographic References

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

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

Primary location of additional data:

- (x) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- ( ) Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

LC-L-3-5, 8-30, 42, 48-57, 60-63, 65-92, 94-96, 99-101, 103-126,  
129-132, 142-149, 151-152, 156

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**10. Geographical Data**

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**Acreage of Property** 280 acres

**UTM References**

- A) Zone 17 Easting 362060 Northing 3738560
- B) Zone 17 Easting 364070 Northing 3739380
- C) Zone 17 Easting 363840 Northing 3741150
- D) Zone 17 Easting 363030 Northing 3740770

**Verbal Boundary Description**

The boundary of the Lincolnton Historic District is shown as a solid black line on the accompanying plat map.

**Boundary Justification**

The Lincolnton Historic District includes the most concentrated area of intact historic residential, commercial and industrial buildings associated with the growth and development of Lincolnton from the early 19th century to 1942.

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**11. Form Prepared By**

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**name/title** Lisa Raflo, National Register Coordinator  
**organization** Office of Historic Preservation, Georgia Department of Natural Resources  
**street & number** 205 Butler Street, S.E., Suite 1462  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** 404-656-2840 **date** 6/10/93

This form is based to a large degree upon the Lincolnton Historic District Form prepared by a consultant for the Lincoln County Historical Society:

**name/title** Amy C. Kissane  
**organization** Jaeger/Pyburn, Inc.  
**street & number** 119 Washington Street  
**city or town** Gainesville **state** Georgia **zip code** 30503  
**telephone** 706-534-7024

(HPS form version 3-30-90)

United States Department of the Interior  
National Park Service

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Photographs

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**Name of Property:** Lincolnton Historic District  
**City or Vicinity:** Lincolnton  
**County:** Lincoln  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** December 1991

**Description of Photograph(s):**

- 1 of 21: Sears & Roebuck Co. mail order house No. 124 on Humphreys Street; photographer facing northwest.
- 2 of 21: Streetscape view, Dallas Street; photographer facing north.
- 3 of 21: Streetscape view, Goshen Street; photographer facing southwest.
- 4 of 21: Houses along Goshen Street; photographer facing north.
- 5 of 21: Streetscape view of Washington Street; photographer facing northwest.
- 6 of 21: 1935 WPA Women's Club; photographer facing northwest.
- 7 of 21: Confederate Soldiers Monument, 1823 Lamar-Blanchard House; photographer facing northeast.
- 8 of 21: 1941 Blanchard Hotel; photographer facing northwest.
- 9 of 21: Peachtree and Main Street intersection; photographer facing northeast.
- 10 of 21: Lamar Cemetery and Anderson and Sons building; photographer facing northwest.
- 11 of 21: City hall and the wood-framed commercial store; photographer facing northwest.
- 12 of 21: Lincolnton Methodist Church; photographer facing north.
- 13 of 21: Lincoln County Courthouse; photographer facing southeast.



United States Department of the Interior  
National Park Service

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**Photographs**

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- 14 of 21: Streetscape view; Guillebeau Road; photographer facing northwest.
- 15 of 21: 1823 Union Church and 1919 Smith House; photographer facing northeast.
- 16 of 21: Sawmill worker housing; Lumber Street; photographer facing north.
- 17 of 21: House along Elm Street; photographer facing northwest.
- 18 of 21: Streetscape view of Elm Street; photographer facing west.
- 19 of 21: Streetscape view of Peachtree Street; photographer facing southeast.
- 20 of 21: Lincolnton Baptist Church; photographer facing northwest.
- 21 of 21: Tudor Revival style house on Humphreys Street; photographer facing southwest.