

NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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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 Ogletree Farm
other names/site number N/A

2. Location

street & number Pea Ridge Road
city, town View () vicinity of
county Habersham code 137
state Georgia code GA zip code 30531

(N/A) not for publication

3. Classification

Ownership of Property:

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

Category of Property:

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

| Number of Resources within Property: | <u>Contributing</u> | <u>Noncontributing</u> |
|--------------------------------------|---------------------|------------------------|
| buildings | 5 | 4 |
| sites | 0 | 0 |
| structures | 1 | 1 |
| objects | 0 | 0 |
| total | 6 | 5 |

Contributing resources previously listed in the National Register: N/A
Name of previous listing: N/A
Name of related multiple property listing: N/A

4. State/Federal Agency Certification

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

Mark R Edwards Signature of certifying official Date June 10 1997

Mark R. Edwards
State Historic Preservation Officer

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

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson R. Beall 7.9.97

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet _____

Keeper of the National Register Date

6. Function or Use

Historic Functions:

Domestic: single dwelling

Agriculture/Subsistence: agricultural field, agricultural outbuilding

Current Functions:

Domestic: single dwelling

7. Description

Architectural Classification:

Late 19th and 20th Century Revivals: Classical Revival

Materials:

| | |
|-------------------|--------------------|
| foundation | Brick |
| walls | Wood: weatherboard |
| roof | Asphalt |
| other | Stone |

Description of present and historic physical appearance:

The Ogletree Farm is a 68-acre farm located in the rural, dispersed community of View, three miles northwest of Cornelia in Habersham County, Georgia. The farm includes a main house and outbuildings and is characterized by extensive wooded areas and rolling pasture lands. Built c.1913-1914, the main house is a large, two-story Georgian-plan Neoclassical Revival-style dwelling. Four historic outbuildings (a barn, hot house, pump house, and privy) and a well that were constructed at the time the house was built are located on the property.

Located at the east end of the property, the main house at Ogletree Farm is reached by a curving tree-lined drive that was paved in c.1970. A brick walk leads from the drive to the front porch. South of the main house are rolling fields that once served as apple orchards. The outbuilding complex is located to the sides and rear (west) of the main house. Open fields and wooded areas defined by barbed-wire fences are located further west. Foundation plantings around the main house include boxwood and azaleas. Other plant materials on the property include white oak, red oak, dogwood, persimmon, poplar, pine, cedar, magnolia, holly, ivy, and day lilies.

The main house at the Ogletree Farm is a large, two-story, three-bay frame Neoclassical Revival-style dwelling with several additions across the rear of the building. The house is clad in weatherboard and features a full-width front porch with colossal columns and a cantilevered balcony. The side-gable roof features partial returns and is covered with asphalt shingles. Three brick chimneys heat the principal rooms of the main block.

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The main (east) facade features a single-leaf six-panel center entrance with sidelights and transom. The entrance is flanked by double 16/1-light sash windows. The second-floor fenestration on the main facade is similar to that of the first floor. Tripartite windows are located on the south facade and in the projecting bay on the north side (dining room). Windows throughout the house feature plain surrounds and molded caps. Several additions have been built at the rear of the house, including a den and mud room (c.1964), octagonal bay added to kitchen ell (1980s), and rear porch (1980s).

The interior of the main house features a Georgian plan with a wide central hall and two rooms on each side. The main block is nearly square in shape. An interior chimney, bath and closet separate the living room from the rear bedroom. Pocket doors are set between the parlor and dining room. The rear additions include the kitchen ell, which has been altered with a rounded multi-light bay, a utility room that is entered from the west end of the stair hall, and a large den located at the southwest corner of the house. The den features a wood-burning stove. The rear shed-roofed porch spans both the utility room and the den.

The second-floor plan mirrors the plan of the first floor with four bedrooms and a central hall. The bedrooms on the south side of the hall are separated by a bathroom, chimney, and closet. The north-side bedrooms are separated by a closet and a dogleg stair to the attic. The hall provides access to the front balcony. In addition, a small bathroom and laundry room are located in the north west corner of the house, above the kitchen ell.

The interior of the main house features stained and painted heart-pine floors, mantels, doors, molded baseboards, cornices, and door and window surrounds. Transoms are set above doors throughout the house. Paneled wainscoting is located in the central hall, living room, and dining room. The central hall is divided into a front entrance hall and a rear stair hall by a screen composed of three small fluted Composite columns and an entablature with a molded cornice. A built-in bench incorporated into the screen faces the main entrance. Similarly, two Composite columns frame the tripartite bay on the north side of the dining room. Most rooms retain their original wood fireplace mantels and original hardware, such as door knobs and switch plates, are located throughout the house.

Numerous outbuildings served the Ogletree's household needs and the operations of the apple orchard. Five wood frame barns, which housed livestock and equipment, a servant or tenant house, smokehouse, hot house, pump house, and a water storage tank were located at the sides and rear of the main house. The Ogletrees were among the first families in the area to own an automobile, so they may have stored it in a garage, although it is possible that one of the barns served as a garage. Four of the barns, the servant's house, and the garage were either demolished or allowed to

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deteriorate beyond repair. The water storage tank, which had been built of brick and mortar, deteriorated and no longer survives.

Four outbuildings that contribute to the significance of the farm survive and are located to the sides and rear of the main house. The barn is the largest outbuilding. It is a two-story building that features a saddle-notched log center bay and one-story shed-roofed frame additions on each side. The doors are secured with metal strap hinges wood latches and the gable-front roof is clad in sheet metal. Adjacent to the barn is the small wood privy. The brick pump house, which features a metal shed roof, is located south of the main house. The hot house is located on the west side of the main house. It is a poured concrete structure set partially below grade. The date, "1914," is inscribed in one of the walls. The gable roof is covered with corrugated plastic. The well, which has been filled with soil, is located at the rear of the house. Several nonhistoric outbuildings have been constructed on the property, including a large barn west of the house and a shed, office, gazebo, and swimming pool.

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):

Agriculture
Architecture

Period of Significance:

1912-c.1933

Significant Dates:

1912 - Phil Ogletree purchased a 163-acre tract in Habersham County.
c.1913-1914 - Ogletree built main house.
1926 - Ogletree is selected as Master Farmer by *Progressive Farmer* magazine.
c.1933 - Ogletree lost the farm during the Great Depression.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Not known.

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Narrative statement of significance (areas of significance)

The Ogletree Farm is significant under the theme of architecture because the main house is an outstanding example of an early-20th-century Neoclassical Revival-style dwelling. Popular throughout Georgia from the 1890s to the 1930s, the Neoclassical Revival style employed combinations of Greek and Roman details derived from the Early Classical Revival and Greek Revival styles of the early 19th century. The Ogletree house features a symmetrical facade and a two-story, full-width portico with classical columns and a cantilevered balcony, the most common elements of the style.

The main house features a Georgian plan, the most popular and long-lived house type in Georgia, as defined in *Georgia's Living Places: Historic Houses in their Landscaped Settings*. Georgian plans consists of a center hall and two rooms on either side. The plan shape is square or nearly so; the roof is usually hipped but sometimes gabled; and chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair of rooms. Georgian-plan houses were built throughout most of the state's history, but the greatest concentration was constructed from 1850 to 1890.

The Ogletree Farm is also significant in the area of agriculture because of the advanced techniques applied to apple orchard management at the farm and because of its association with the apple industry in North Georgia, which began in the 1850s and peaked during the first decades of the 20th century. In 1912, Phil Ogletree purchased 163 acres and, over the next twenty years, operated an apple orchard. As a graduate of the Georgia Institute of Technology, Ogletree applied advanced techniques to apple production that included mechanized irrigation and pesticide spraying. In addition, Ogletree and others formed the Habersham Apple Growers Association and established an apple packing house that served the entire region. In 1926, *Progressive Farmer* selected Ogletree as Master Farmer in recognition of his agricultural achievements.

National Register Criteria

A and C.

Criteria Considerations (if applicable)

N/A

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Period of significance (justification)

The 1912-c.1933 period of significance spans the period Phil Ogletree owned the farm. During this period, the farm attained the characteristics that qualify it for listing in the National Register.

Contributing/Noncontributing Resources (explanation, if necessary)

Resources contributing to the significance of the Ogletree Farm consist of the main house, four outbuildings (barn, pump house, hot house, and privy), and one structure (well) that were built during the period of significance. Noncontributing buildings and structures include a barn, shed, office, gazebo, and swimming pool, all built after the period of significance.

Developmental history/historic context (if appropriate)

Between 1870 and 1900, the apple industry began to grow and expand in Habersham County. The Cherokee Indians had propagated apples, and as early as c.1850 there was an initial commercial nursery in Clarkesville owned by John R. Stanford. The markets of this early venture were generally local or regional and included Clarkesville, Athens, and Elberton. H. R. Straight and Colonel John P. Fort were others who were involved in this enterprise, and H. R. Straight became known as the Father of Apple Industry in Habersham County.

By the 1910s, the commercial production of apples developed into a significant industry in Georgia with apples forming an important part of the Georgia mountains economy. At the National Apple Growers Show in 1913 in Ithaca, New York, Georgia apples from Habersham County won four first-place and two second-place prizes. In 1916, the Georgia Department of Agriculture and Georgia Chamber of Commerce produced a brochure promoting orchards in Habersham County as the "Land of Sunshine and Rainfall, Health, Plenty, and Beauty" and "Where Apple is King." This brochure, which displayed enticing photographs of already established, successful farms, including the Ogletree Farm, stressed all benefits and advantages of owning an orchard in the county, including the favorable altitude, water, air, and soil conditions, amount of rainfall, lengthy growing period, the longevity and health of the trees, the proximity to the Southern Railway, the potential income from apple production, and the high quality of fruit produced in the region.

By 1924, according to an article in *The Atlanta Journal*, Georgia, with the exception of Virginia, leads all other states in the South in "invested capital, yearly production and the number of producing orchards." The article reported that the commercial apple growing counties, located in the Georgia mountains, "are now shipping apples to North Carolina, Louisiana, Mississippi and to the West" and that Habersham County orchards contained approximately thirty-thousand fruit-bearing trees. In 1925, a large apple monument was erected in downtown Cornelia, the seat of Habersham

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County. Subsequently, the city became known as the "Home of the Big Red Apple." By 1930, Habersham orchards contained approximately 40 trees per acre.

It was in the midst of this "boom" period of growth in the apple industry that Phil Ogletree and his family moved from Zenith, a small community in Crawford County, Georgia, where they owned a peach orchard known as Rosewood Fruit Farm. In 1912, Phil Ogletree purchased 163 acres of land in land lot 66 in the 10th land district. Land lot 66 had originally been granted to William S. Morgan of Putnam County in 1824, and by 1897 a portion was owned by J. H. Forester. The Ogletree Farm is located in View, a small community named for its unusually good view of the North Georgia mountains.

Born in 1874, Phil Ogletree was a graduate of the Georgia Institute of Technology with a degree in mechanical engineering. He was a member of the Kiwanis and served as a Sunday School Superintendent at the First Methodist Church where his family worshiped. His wife, Ira Mae Ogletree, was socially active as well. In addition to serving as a regent in the Tomochichi Chapter of the Daughters of the American Revolution, she was a member of the United Daughters of the Confederacy and was involved with a Piedmont College organization called the Three Arts. She was also an avid gardener and grew flowers in a garden located beyond the hot house, south of the main house. In addition to Phil and Ira Ogletree, residing at the Ogletree Farm were the Ogletrees' daughter, Fredeva Ogletree, born in 1903, and Freddie Stokes, Mrs. Ogletree's sister.

Phil Ogletree purchased the land from J.H. Forester in November 1912, and most likely constructed the main house in c.1913-1914. Local craftsmen built the house and outbuildings using materials found locally. Ezekia Tench, who is believed to have owned a sawmill nearby, cleared the site and milled the timber for the house. Tench is also reported to have been a mason who built the chimneys and the foundation and piers. Other craftsmen who worked on the house include William Milton Hardy, Volney Parker, and John T. Vaughn.

The main house at the Ogletree Farm was among the first in Habersham County to be built with indoor plumbing. Its three bathrooms featured running water that was pumped into the house by a hydraulic ram. A well, located to the rear of the main house, also provided water. In addition, the house was originally electrified by a home lighting plant (generator) which provided the electricity for lighting, a refrigerator, vacuum cleaner, iron, churn, and sewing machine. Push-button electric wall plates are still present. The house was heated by three chimneys that served nine fireplaces.

The apple orchards were a very important part of the Ogletree property. Milton Sosebee, whose family lived behind the Ogletree House, served as farm manager for 25 years. The orchard was successful and very up-to-date. A resident of the community recalled trying to get a job picking apples at the Ogletree Farm in 1926 or 1927. The apple orchards were located primarily on the land

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south of the main house. On the farm, Phil Ogletree grew a number of varieties of apples, including Red and Golden Delicious, Yates, Terries, Arkansas Blacks, and Ben Davis apples.

Phil Ogletree utilized his Georgia Tech. training to employ at his farm the most advanced methods of apple production. He developed an irrigation system that included two cisterns and a series of underground pipes used for both irrigation and for spraying pesticides from a central spray plant. The use of a central spray plant, which could apply uniform pressure and work under all weather conditions, was a significant improvement over spray tanks on wheels which had to be manually transported through the orchards.

Phil Ogletree, along with Ray Black, Harry Steight, David Heskett, and Harvey Harper, formed the Habersham Apple Growers Association. They established a packing house in Cornelia where they packed not only their own apples, but those from other orchards in North Georgia and from as far away as Asheville, North Carolina. The apples, which were hauled in by mule and wagon, were packed in crates which were made on the second floor of the packing house. Ogletree's own trademark, "OETM," appeared on his apple-crate labels. According to Fredeva Ogletree, OETM was not an acronym but was meant to be pronounced, "oh eat 'em."

As a result of his inventiveness, his use of up-to-date technology, and the manner in which he operated his orchard and his home, Phil Ogletree was presented with the professional honor of being named Master Farmer. In 1926, *Progressive Farmer* magazine and the Georgia State College of Agriculture in Athens created the award of Master Farmer. As outlined in *Southern Crops*, the award established four objectives:

1. The movement is a means by which farmers who have done really notable work in farming, and who represent a high type of citizenship are carefully selected in order that their work and character may be recognized and fittingly honored.
2. The Master Farmer movement has set a high standard by which farming and farmers may be measured or judged.
3. The Master Farmer movement is in effect a study of methods, achievements, equipment, spirit and character by which success in farming is achieved.
4. The Master Farmer movement shows to the general public the high degree of efficiency reached in modern agriculture.

Master Farmers were selected through a nomination process that included presenting facts about the nominee on every point included in the Master Farmer Score Card. These nominations were

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reviewed by a committee, and those not eliminated were visited at their farms by representatives of the committee. Then, final selections for the year were made. This award was especially significant in the South because of the significance of agriculture in the region's economy. *Southern Crops* noted that "Master Farmers of the South are outstanding among the successful farmers of the region. A study of their farming operations is the surest guide to progress."

Despite the success of his farming operations, Phil Ogletree defaulted on two loans in the 1930s and lost the Ogletree Farm. First, he borrowed \$5,800 from the Federal Land Bank of Columbia, South Carolina, under the Federal Farm Loan Act of 1922 and later, he borrowed \$4,000 under the Emergency Farm Mortgage Act of 1933. Phil Ogletree was unable to satisfy these loans and after losing the farm, the Ogletree family returned to Zenith, Georgia.

Following the departure of the Ogletrees, the Ogletree Farm passed through a series of owners and, for a period, the house was even divided into apartments. Daniel T. Major purchased the farm from the Federal Farm Mortgage Corporation in 1942 for \$3,899 and the same year sold it to W. M. Colston for \$4,000. Colston sold the property to D. D. Eller in 1946, who sold it to Harry L. Cunningham in 1953. In 1960, Mrs. Walter Oakley, Jr., purchased the Ogletree Farm and in 1964 she sold it to Richard and Eleanor Grant. Richard Grant was a local dentist who restored the house, which had deteriorated. The Grants owned the property until 1971, when they sold it to Ruth A. Campbell. In 1976, Mike and Diane Markcity purchased the farm. Currently, the Ogletree Farm is owned by Mr. and Mrs. Love, who purchased the property in 1996.

9. Major Bibliographic References

Historic Preservation Section, Georgia Department of Natural Resources. Georgia's Living Places: Historic Houses in their Landscaped Settings. Atlanta: Historic Preservation Section, Georgia Department of Natural Resources, 1991.

Malone, Connie. Historic Property Information Form. November 1992. On file at the Division of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

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 #

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): N/A

10. Geographical Data

Acreage of Property 68.38 acres

UTM References

| | | | |
|----|---------|----------------|------------------|
| A) | Zone 17 | Easting 261960 | Northing 3825240 |
| B) | Zone 17 | Easting 262080 | Northing 3824610 |
| C) | Zone 17 | Easting 261850 | Northing 3824470 |
| A) | Zone 17 | Easting 261370 | Northing 3824810 |

Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

Boundary Justification

The Ogletree Farm originally comprised 163 acres but has since been reduced in size to 68.38 acres. The nominated property represents the historic core of the farm, including the main house and outbuildings and agricultural fields. The National Register boundaries follow the legal boundaries of the parcel and extend to the edge of Pea Ridge Road. The nominated property retains a high level of historic integrity.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** March 7, 1997

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

name/title Connie Malone, Graduate Student.
organization School of Environmental Design, University of Georgia.
street and number P. O. Box 394
city or town Crawford **state** Georgia **zip code** 30630
telephone (404) 743-3727

(x) **consultant**
() **regional development center preservation planner**
() **other:**

(HPD form version 02-24-97)

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Photographs

Name of Property: Ogletree Farm
City or Vicinity: View
County: Habersham
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 1996

Description of Photograph(s):

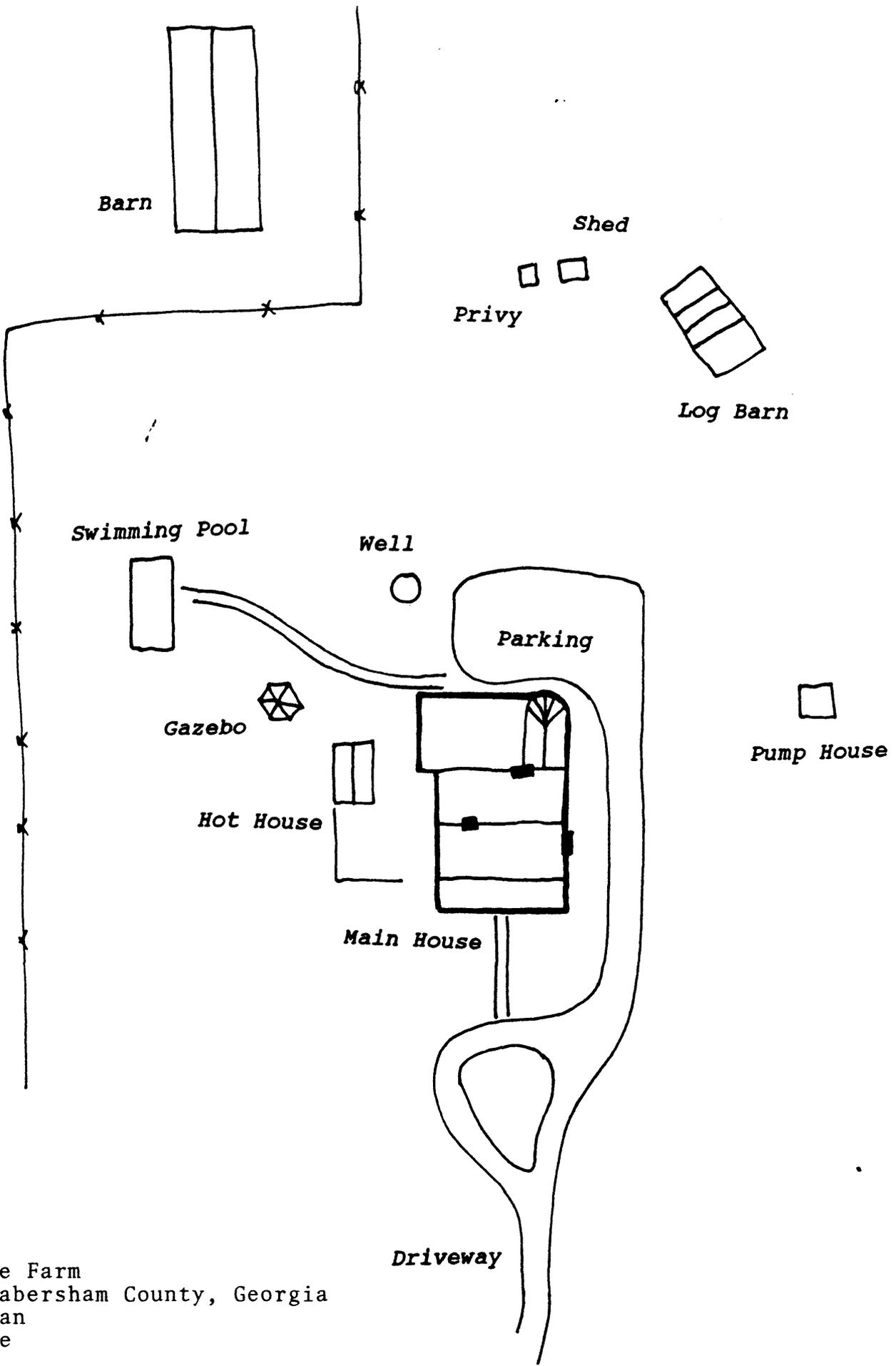
1. Main house, photographer facing northwest.
2. Main house, photographer facing west.
3. Main house, photographer facing west.
4. Main house, photographer facing southwest.
5. Main house, photographer facing north.
6. Interior, main house, entrance hall, photographer facing west.
7. Interior, main house, front parlor, photographer facing northwest.
8. Interior, main house, dining room, photographer facing northeast.
9. Interior, main house, first-floor bedroom, east.
10. Interior, main house, second-floor hall, photographer facing east.
11. Interior, main house, second-floor front bedroom, photographer facing north.
12. Interior, main house, second-floor front bedroom, photographer facing north.
13. Interior, main house, second-floor rear bedroom, photographer facing east.
14. Outbuildings, photographer facing west.

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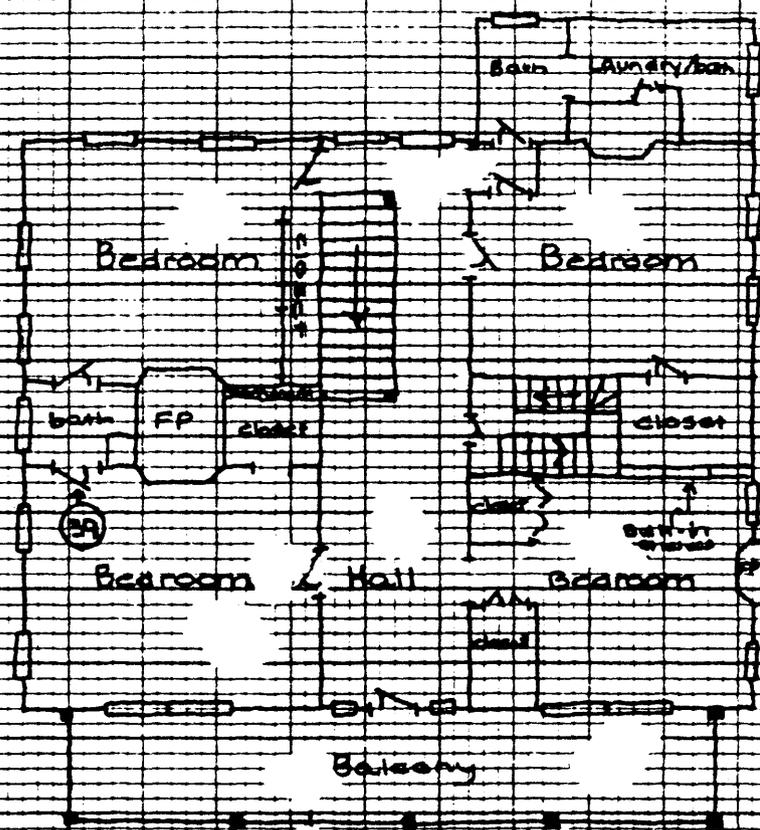
Photographs

15. Barn, photographer facing northwest.
16. Pump house, photographer facing northwest.
17. Privy (left) and shed (right), photographer facing west.
18. Office (left) and hot house (right), photographer facing south.
19. Barn, photographer facing west.



Ogletree Farm
 View, Habersham County, Georgia
 Site Plan
 No Scale

The Ogletree House
 Cornelia, Georgia
 Second Floor Plan



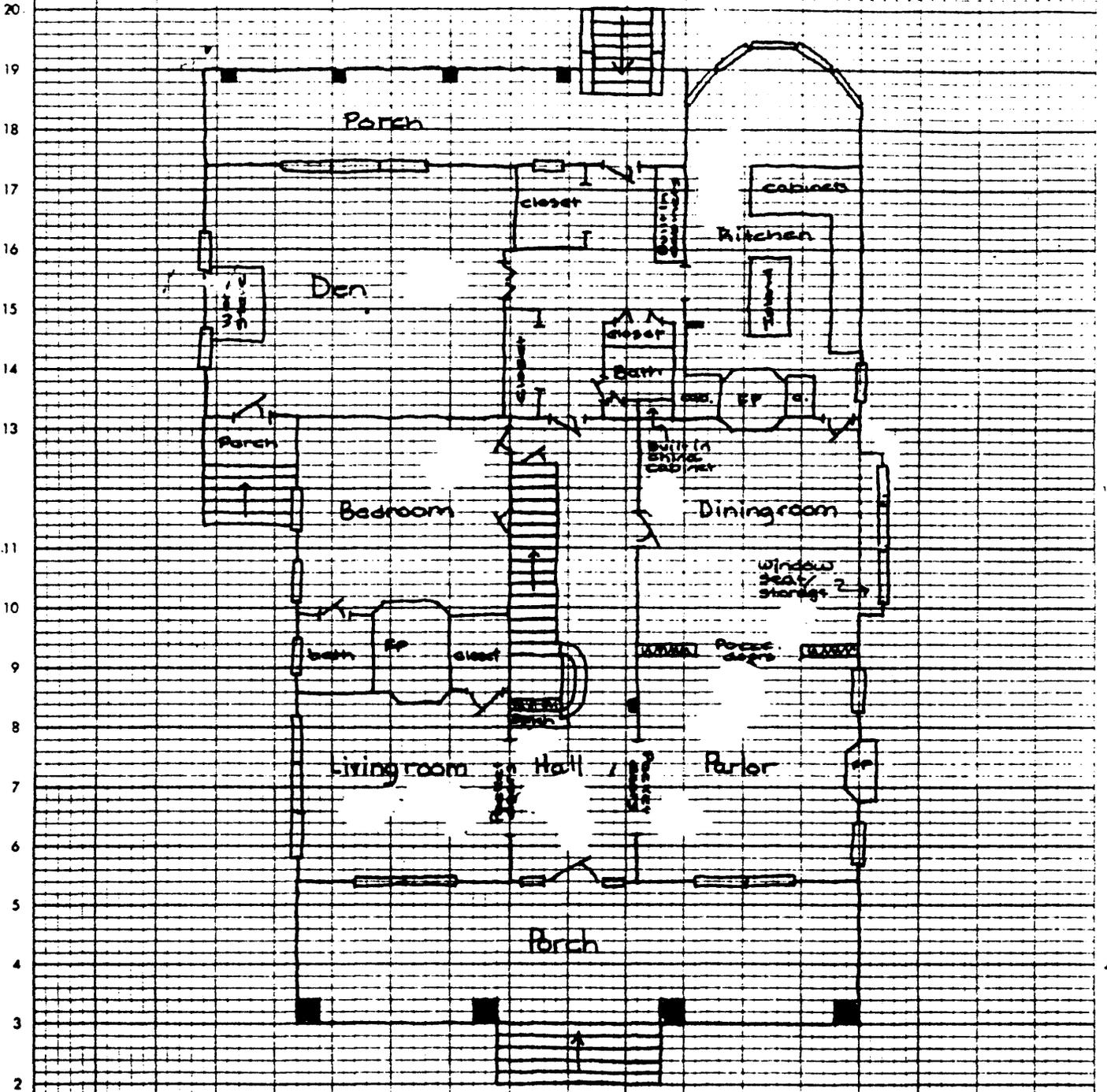
Ogletree Farm
 View, Habersham County, Georgia
 Second Floor Plan
 Scale: 1/8" = 1'

Prepared by: Connie Malone
 4-27-91

North

10 11 12 13 14 15 16 17 18

The Ogletree House
 Cornelia, Georgia
 First Floor Plan



Ogletree Farm
 View, Habersham County, Georgia
 Main Floor Plan
 Scale: 1/8" = 1'
 North

Prepared by: Connie Malone
 4-27-91

HABERSHAM COUNTY, GA.

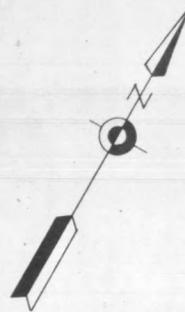
MAP 39

DIST: 10th/1693

SCALE: 1" = 400'

DATE:

The Oglethorpe House County
Tax map



Ogletree Farm
View, Habersham County, Georgia
National Register Boundary Map
Scale: 1" = 400'

North

