

RECEIVED

AUG 11 1993

United States Department of the Interior  
National Park Service

NATIONAL  
REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES  
MULTIPLE PROPERTY DOCUMENTATION FORM**

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

**A. Name of Multiple Property Listing**

Historic Resources in Lincoln County, Georgia

**B. Associated Historic Contexts**

The Development of Lincoln County, Georgia, from 1773 to 1941

Themes:      Exploration and settlement  
                 Community planning and development  
                 Agriculture  
                 Architecture  
                 Commerce  
                 Industry

**C. Geographical Data**

Lincoln County, Georgia

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Elizabeth A. Lyon  
Signature of certifying official

8/6/93  
Date

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

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick W. Anders  
Signature of the Keeper of the National Register  
Date

9/21/93

## E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

### Introduction

The historic context information in this Multiple Property Documentation Form for Lincoln County, Georgia is presented as a single developmental history narrative organized into four distinct historic periods (which are presented under the subheadings "Exploration and Settlement, c. 1773-1796," "Early Communities and Agricultural Development, c. 1786-1880," "The Height of Prosperity, c. 1880-1925," and "Economic Decline and Depression, c. 1925-1940"). Six thematic areas are addressed in this context statement, and while these could have been dealt with individually as distinct historic contexts it was decided that a single, chronological treatment would be most appropriate. This decision was based on the fact that this is a county-wide multiple property nomination and most of the identified historic themes span several or all of the county's developmental periods. The six thematic areas are: exploration and settlement, community planning and development, agriculture, architecture, commerce and industry. These six themes represent the most important factors in Lincoln County's developmental history.

### Overview Statement

Lincoln County, Georgia is located in the northeastern corner of the state on Lake Strom Thurmond (created from the Savannah River and formerly known as Clarks Hill Lake), which separates Georgia and South Carolina. Originally part of Wilkes County (created 1777), Lincoln County was created on February 20, 1796 and has always been a predominantly rural county. Initial white exploration and settlement of these lands began after they were ceded to the British by the Cherokee and Creek Indians in 1773. The pace and extent of settlement was relatively consistent throughout the county from 1773 to 1880, when the county seat town of Lincolnton began a more rapid period of development that peaked in the early 1920s. This boom period was highlighted by the opening of the timber industry in Lincoln County in 1915 and the railroad's arrival in Lincolnton in 1917. Most of the remainder of the county continued a moderate development pattern from the late 1800s until the early 1920s, when a combination of factors led to a sharp population decline in the entire county with the exception of Lincolnton. The county seat grew only marginally between 1930 and the mid-1940s, when a second period of moderate growth was initiated.

The fact that Lincoln County was by-passed by major highways and only had rail service from 1917 to 1932 had much to do with the decline that began in the 1920s. Late in the 1940s, however, work began toward the creation of Clarks Hill Lake on the Savannah River. This development provided some employment opportunities and a small degree of economic relief for the county but also reduced its land area by one-third. The overall population of Lincoln County, however, continued to fall until 1970 when renewed county-wide growth began, primarily the result of the county's increased emphasis on recreational opportunity and the redevelopment of the timber industry in the region. Nevertheless, Lincoln County has yet to approach the economic strength it briefly enjoyed early in the 20th century.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

Today the majority of Lincoln County consists of farmland in cultivation or in use as pasture as well as wooded areas either owned by timber companies or uninhabited. The creation of Clarks Hill Lake and more recent redevelopment of the timber industry have combined to significantly reduce the number of Lincoln County's historic resources in certain areas, and a fairly high number of existing resources are at present unoccupied or abandoned and in danger of falling victim to demolition by neglect. The integrity of the county's resources, however, is quite high, primarily a reflection of the lack of development pressure until recent years.

Exploration and settlement, c. 1773-1796

The exploration and settlement of lands that today comprise Lincoln County, Georgia was initiated in 1773 when the Cherokee and Creek Indians occupying the vicinity ceded it to the British. Almost immediately, using the headright system, land grants were issued to settle the new territory, which remained part of Wilkes County until 1796. Nineteen such grants, which ranged in size from 50 to 500 acres, were made in 1773 alone, and most of the recipients entered the region from North and South Carolina. Early exploration of the future Lincoln County was greatly curtailed during the Revolutionary War, but Land Acts of the State of Georgia passed in 1783 allowed for the resumption of settlement.

One of the first nineteen land grant recipients was John Dooly, originally from North Carolina, who arrived in Wilkes County in October of 1773 and settled on the Savannah River. Dooly, along with Elijah Clarke, is considered one of the outstanding Revolutionary War leaders from Wilkes County and the entire State of Georgia, and both he and brother Thomas Dooly lost their lives in battle. Clarke survived the war and he too eventually resided on a Lincoln County plantation, also on the Savannah River. Another important early settler was Hezekiah Bussey, who in 1784 acquired 200 acres on the Savannah. The Bussey family would become very prominent landowners in the southeastern corner of Lincoln County and had a close association with the early community of Double Branches.

Settlement of eastern Wilkes County progressed with increasing speed through the 1780s and into the early 1790s, and on February 20 of 1796 Lincoln County was created by the Georgia Legislature as the state's twenty-fourth county. Originally bounded on the north and northwest by the Broad River, on the east by the Savannah River (now Clarks Hill Lake), on the south by the Little River (also encompassed by Clarks Hill Lake today) and on the west by Wilkes County, Lincoln County, as established in 1796, consisted of 291 square miles. The new county was named after American Revolutionary War leader General Benjamin

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

Lincoln, a Massachusetts native who played an important role in the Continental Army's failed attempt to re-capture Savannah from the British in 1779 and also led a division under General George Washington at Yorktown in 1781.

Most early settlers in Lincoln County survived as subsistence farmers, although tobacco production was fairly significant into the first decades of the 19th century. The largest population concentration during that period was in the northern section of the county, from about a mile north of the present city limits of Lincolnton (the county seat and Lincoln County's only incorporated city) to the Elbert County town Petersburg, situated at the confluence of the Broad and Savannah Rivers. Although it does not exist today, Petersburg played a very key role in the early history of Lincoln County. Before cotton became the dominant crop the production of tobacco was a factor in this region, and Petersburg served as the primary tobacco market town for farmers of Lincoln and surrounding counties. The Petersburg and Augusta Road (known in Lincoln County today as simply the Petersburg Road) was the major route through the region for many years. It entered the county at Lockhart's Ferry on the Little River and travelled northwesterly to Petersburg, where it intersected with a road that cut through the northwestern corner of Lincoln County and continued westward to Washington, the seat of Wilkes County. Two other important destinations for early Lincoln County farmers were the county's two flour mills in operation at the beginning of the 19th century, Cade's Mill on the Broad River near Petersburg and Ray's Mill on the Little River.

No buildings or structures from the period 1773-1796 are believed to survive in Lincoln County. A common practice during much of the 19th century was the incorporation of small dwellings into larger new houses, and it is possible that one or several 18th century dwellings exist today within buildings of more recent vintage.

Early communities and agricultural development, c. 1786-1880

The first "town" in what is now Lincoln County was Lisbon, located on the Broad River just north of the confluence of Pistol Creek and the Savannah River and about four miles southeast of Petersburg. An Act of 1786 by the Georgia Legislature provided the authority for Zachariah Lamar of Wilkes County to "lay out a town on his own lands...on the south side of the mouth of Broad River." (Digest of the Laws of the State of Georgia, Marbury and Crawford, p. 554.) Lisbon never in fact became a settlement of much consequence, let alone an incorporated town, but the vicinity has been known as Lisbon from that time up to the present day and had a post office at least as early as 1860. Several other early 19th century settlement areas became

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

concentrations of activity and contained institutions such as churches, schools and post offices. Most also supported one or more small commercial establishments that provided essential goods to these rural communities.

The community of Goshen, in which the county's earliest church (first known as Soap Creek Baptist Church) was founded in 1787, rivaled Lincolnton as the largest settlement until the 1880s even though Lincolnton was incorporated in 1817 and since that year has always been the county's only incorporated city. A rather dispersed settlement area, Goshen was also the site of Lincoln County's second academy, founded on November 24, 1824.

Two of the other prominent early settlements were Double Branches, in southeastern Lincoln County, and Leathersville, in the south central section of the county. Originally the stronghold of the Bussey family, which owned several farms in the area, Double Branches was the location of Lincoln County's third academy, founded in 1825. The settlement is a linear community (see Section F) that developed along the Petersburg and Augusta Road. Several commercial establishments are known to have operated within the Double Branches Community, and still functioning today is Price's Store which dates to the 1890s and is located on the site of the earlier May's Store. Leathersville originated c. 1780 with the establishment of Balaam Bentley's tannery, believed to be the first tannery in Georgia and patronized by residents of several surrounding counties. The settlement had an operational post office from 1851 until 1953, and members of the Bentley family were responsible for the establishment of Lincoln County's crossroads community Woodlawn late in the 1870s.

The importance of agriculture in Lincoln County has been evident since the county's creation, and the several settlements and communities that sprang up in the late 18th and early 19th centuries provided needed services and commodities to their respective vicinities. Most farm families raised a variety of crops and livestock for their own use and only relied on community stores for staples such as coffee and sugar.

Lincoln County's black population rose steadily and significantly through the 19th century, in large part due to the county's agricultural development. As an important cotton growing area, Lincoln County benefitted greatly from the utilization of slave labor. Most farming operations in the county were of the small, subsistence variety until around 1820, when the introduction of the cotton gin allowed for the development of large plantations that utilized significant numbers of slaves. In 1800, 1,440 (30.2%) of the county's 4,766 residents were black. By 1830 the number of blacks had increased to 3,321, or 54.0% of all 6,145 residents. The percentage

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

of Lincoln County's total population represented by blacks peaked in 1860 at 69.4% (3,791 of the total population of 5,466) and then began to drop, although the black population would continue to rise until topping out at 5,175 in 1910. Lincoln County's white population dropped by nearly 50% from 1820 (3,378) until 1870 (1,797), a reflection of the change in agricultural practices during this period. The end of slavery did not lessen the role of blacks in Lincoln County, however, and the system of tenant farming instituted after the Civil War brought even more blacks to the county. It would not be until the arrival of the boll weevil around 1920 that Lincoln County's black population would begin its decline, largely the result of a sharp drop in employment opportunity.

Lincolnton was selected as the site of the county courthouse late in the 18th century but did not incorporate until 1817. It was the site of the county's first academy, established on May 8, 1821 when the Georgia Legislature passed a resolution for creation of the school. In 1823 a large two-story structure was built to house the Lincolnton Academy, which eventually proved successful and attracted students from both within and outside Lincoln County. In 1836 the Legislature acted to create the Lincolnton Female Academy, one of the earliest such schools in Georgia. Despite the presence of these two academies and its position as the county's seat of government, Lincolnton grew very slowly through most of the 19th century, recording only about 50 residents when Georgia seceded from the Union in 1861; Lincoln County, however, had reached a population of 5,466 in 1860. The immediate post-Civil War period saw virtually no population increase or building activity in Lincolnton while the rest of the county continued to grow at a moderate rate, recording 6,412 residents in 1880.

The residential, commercial and institutional structures built in Lincoln County during the period 1786-1880 were primarily simple, utilitarian buildings, reflective of the fact that this period was one of initial exploration and settlement. The various communities (other than Lincolnton) that developed over these years fall into three categories, each of which may still be readily observed today. These are: crossroads communities, linear communities and settlements, and all are discussed as associated property types in Section F of this multiple property documentation form.

The height of prosperity, c. 1880-1925

In 1880 Lincoln County's population of 6,412 included only 70 residents of Lincolnton, the county seat and only incorporated city. At this time Lincolnton would certainly not have been the most noteworthy community in the county had it not been the governmental seat. Over the next half century, however, Lincolnton would grow by a

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

factor of nearly fourteen, to 952 residents in 1930. This fifty year period was one of considerable activity in the county as a whole, although in 1930 the outlook for Lincoln County was bleak indeed. A population peak of 9,739 was reached in 1920, but a subsequent series of debilitating economic setbacks caused the county to begin losing residents during the 1920s. The decline continued until a population low of 5,895 was recorded in 1970.

While the Civil War period and the decade that followed had seen only modest development in Lincoln County, and virtually none in Lincolnton, the 1880s initiated a period of growth and increasing prosperity that would continue until the 1920s. The county's 1880 population of 6,412 was fairly evenly distributed, although the western-most section was more lightly populated than other areas. Several well-established small communities were providing needed services at this time, and yet the entire county was decidedly rural with an economy heavily dependant upon cotton production.

Lincolnton's 1880 status as such a minimal town was due to the existence in Lincoln County of several unincorporated settlements that functioned as full-service communities. This meant that even though Lincolnton was the only incorporated city it was not called upon to serve as a market town for county residents. 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 court house was Lincolnton's only unique feature other than its female academy. Beginning in the 1880s, however, Lincolnton's importance began a gradual rise that would intensify during the first decades of the 20th century.

In 1882 John D. Colley and Thomas B. Hollenshead began publication of The Lincolnton News, Lincoln County's first newspaper. This paper was printed for fifteen years before being purchased by James H. Boykin and renamed The Lincoln Journal, still the paper's name today. Arrival of the first paper 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 this railroad did not in fact ever pass through Lincolnton, 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. The Elberton Star of March 2, 1889 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." By 1890 Lincolnton's population stood

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

at 220 and the town had finally grown beyond its mere settlement status of more than 100 years.

Although most Lincoln County settlements were established before or just after 1800, the Woodlawn community, five miles south of Lincolnton, did not originate until the late 1870s. This settlement was an off-shoot of Leathersville, about a mile to the east, and became a strong-hold of the Bentley family, descendants of Leathersville founder Balaam Bentley. Woodlawn was one of the few Lincoln County settlements that did not grow around a church, as most of its residents were associated with Salem Church two miles to the southeast. Although Woodlawn never contained a post office it did have two stores and a school and is Lincoln County's best example of the crossroads community property type.

In 1891, a major event took place in Lincolnton when the first telephone line arrived from nearby Washington, Georgia. It would be nine more years before the first rural service was established at Double Branches, connected by a line from Modoc, South Carolina. This example of a technological advance is an early indication of how such developments would permanently alter life in the communities and rural areas of Lincoln County, and gradually these changes would render most of the communities functionally obsolete. Rural schools continued to exist well into the 20th century, with fourteen white schools (enrollment 1,191) and twenty-one black schools (enrollment 1,236) in operation in 1930, but eventually school district consolidation ended the need for these institutions. Most of the community stores have ceased to operate, though some stayed in business until very recently and a few are still open and show no signs of closing down. Most community churches continue to function, and in some cases are the only remaining evidence of once-thriving settlements.

On October 30, 1917 the Washington and Lincolnton Railroad reached the town, and this development ushered in a period of business and industrial expansion that helped delay what were eventually debilitating economic difficulties in Lincoln County. Benefiting greatly from the presence of the railroad was the county's timber industry, which had been initiated two years earlier by native North Carolinian Dr. T. B. Lovelace. In 1915, Lovelace arrived in Lincoln County and began purchasing large quantities of land for use in timber production. He established the headquarters of his business, the Lovelace Lumber Company, several miles northwest of Lincolnton. A small settlement known as Lovelace soon developed at the site, and in 1916 the Washington and Lincolnton Railroad reached the new community. Dr. Lovelace directed the construction of dozens of "Lovelace Houses" in his settlement as well as in Lincolnton and scattered over the county. These houses were virtually identical, featuring side gable

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

roofs and being two rooms in width and two rooms deep with two front entrances, and nearly all were originally painted fire engine red. Within a few years of Lovelace's arrival nearly the entire county was witness to intense timbering activity, and when timber prices rose greatly during the First World War the industry flourished. Sawmills were moved about the county as different areas of virgin timber were cut. Trees were felled, cut into sections and sawed into rough boards before being transported by either horse-drawn wagon, truck or rail to a planer, where the boards were "dressed". This work at the planers involved finishing procedures such as grooving and beading of boards for use in house construction. Production of timber would hold on during the boll weevil years of the early 1920s, but by the late 1920s nearly the entire county had been stripped of its timber, bringing an end to the short-lived industry just prior to the initial impact of the Great Depression.

A significant number of historic resources are extant in Lincoln County from the period 1880-1925, and in fact this period accounts for perhaps as many as two-thirds of the existing historic properties in the county. Such a proliferation of late-nineteenth and early-twentieth century buildings substantiates the prosperity of this period. A high number of residential and commercial structures in Lincolnton date from 1880-1925, years of significant growth and diversity within Lincoln County's county seat town. The timber settlement Lovelace is virtually undetectable today with the exception of a few scattered residential structures. Several "Lovelace Houses" may still be observed in the county, with a good grouping in Lincolnton near the former site of the Lincolnton depot and Lovelace timber planer. Also still standing are the Lincolnton offices of the Lovelace Lumber Company and the W. T. Cullers Lumber Company, which was the last of these companies to open in the 1920s.

Economic decline and depression, c. 1925-1941

As the decade of the 1920s opened prosperity was at a height in Lincoln County. Lincolnton boasted a population of 657 in that year while the county recorded 9,739 residents, but shortly thereafter the agricultural foundation of Lincoln County was shattered. Cotton and corn prices dropped suddenly in 1918, after the First World War ended, but the most serious agricultural difficulties came in the early 1920s when the boll weevil entered northeast Georgia and reduced cotton production in the region by more than one third. Many Lincoln County farmers were forced off their farms as a result of what was a state-wide agricultural disaster. The thriving timber industry provided some employment for displaced farmers, but it too declined rapidly late in the decade as the county's timber supply was depleted. When the Great Depression hit in 1929 the situation only became worse, and Lincoln County's 1930 population of 7,847 is an indication of how

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section E - Statement of Historic Contexts (continued)

---

seriously the decade of the 1920s altered the course of the county's development. The 1930s were nearly as devastating, and by 1940 Lincoln County's population of 7,042 was lower than that of 1900. The county's economy has yet to fully recover from the debilitating blows it suffered between 1920 and 1940.

These new economic difficulties combined with earlier technological advances to bring about the decline of Lincoln County's unincorporated communities. With cotton production virtually halted and other agricultural activities significantly affected, the county's rural areas saw a sudden population drop and thus a further reduced demand for services. Lincolnton fared better than the rest of the county during the years of agricultural and economic depression, but only slightly. Because the production of timber held on during the boll weevil years activities at the Lincolnton planers went on as usual, but by the late 1920s the county had been virtually cleared of available timber and the industry halted, resulting in a sharp economic decline in the county seat town.

Lincolnton's earlier prosperity had been revealed by the construction of a dozen new businesses that opened between 1910 and 1920, and the town had expanded in area as well as population. By the early 1930s, however, the Depression had forced several of the new businesses to close. Further hampering the local economy and Lincolnton's outlook for the future was the withdrawal of the railroad in 1932 after it was determined that the line from Washington was no longer profitable. A citizen group attempted to raise funds for the purchase of the railroad but due to the depressed local economy this proved impossible. Lincolnton's depot was demolished and all of the county's tracks were taken up within a matter of a few years.

By 1941 Lincoln County was still in a state of economic stagnation, and while conditions have gradually improved since the Second World War period the county has yet to return to the prosperity of the first decades of this century. In terms of the county's historic resources this situation has had both positive and unfortunate consequences. Lack of development, with the exceptions of the creation of Clarks Hill Lake and the revival of the timber industry in recent decades, has meant that historic resources have not been endangered by developmental pressures to any great extent. On the other hand, Lincoln County's economic difficulties of the past 70 years have resulted in the abandonment of an alarming number of significant historic properties, many of which have deteriorated quite badly. It therefore remains to be seen which of these consequences will provide the greater impact on Lincoln County's unique historic fabric.

## **F. Associated Property Types**

I. Name of Property Type: **Residential buildings in Lincoln County, Georgia, c. 1773-1941**

II. Description: The historic residential buildings in Lincoln County are primarily simple vernacular houses, with the majority dating from around 1880 to 1940. Few antebellum residential buildings remain. Some of these vernacular houses exhibit very restrained stylistic elements, but the majority are devoid of ornamentation. A small number of high style houses are found scattered throughout rural sections of the county and several dozen Victorian-era high style houses are located in Lincolnton. The most common styles are Craftsman, Greek Revival and Queen Anne.

Rural residential structures are found both in the county's several unincorporated communities and standing alone in agricultural settings. Most were built with local materials (predominantly weatherboard; there are very few stone or even brick houses in Lincoln County) and were constructed by their original occupants or by local builders. Several house types are very common throughout the county, including the Georgian Cottage, Gabled Ell Cottage, Central Hall, Bungalow and Hall-parlor. As agriculture has been the primary means of livelihood in Lincoln County for much of its history, most rural houses are found in areas presently or at one time in agricultural use, but because of the decline of agricultural activity many of these rural dwellings are presently unoccupied. The county contained many large farms and plantations during the 19th century, but beginning in the 1920s these significant land holdings have been broken into smaller farms. Lincoln County contains a fairly high number of tenant houses, many of which were originally occupied by black tenant farmers and their families. The majority of these tenant houses are simple two-room dwellings, falling into the double pen and saddlebag house type categories.

The distribution of historic rural residential structures is fairly even throughout the county with the exception of the far northeastern section, which has undergone the highest degree of timbering activity and as a result has lost a significant number of historic resources.

The historic residential structures in Lincolnton exhibit more stylistic detail than do such structures in rural areas and unincorporated communities. The lateness of Lincolnton's primary growth period, which occurred from the 1880s through the 1920s, saw the construction of a significant number of Queen Anne and Craftsman-influenced residences. The majority of these houses are in good to excellent condition and appear at fairly high levels of integrity.

Lincoln County's residential structures range in condition from deteriorated to excellent. Buildings in good and excellent condition are primarily located in Lincolnton but are also found scattered over most of the county. There is a fairly high number of vacant and abandoned properties in rural sections of the county, many of which are in danger of severe deterioration unless immediate steps can be taken toward their stabilization.

III. Significance: The historic residential structures in Lincoln County are significant for representing the various stages of settlement and development in the county. Although no known extant

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section F - Associated Property Types

---

residential structures date back to the earliest exploration period there are examples from early in the 19th century through 1941, thereby providing examples from all but the early phase of exploration and settlement. The oldest extant structures are found in the rural areas that developed earliest, while in Lincoln County there exist few resources that pre-date its primary growth period that began in the early 1880s.

Many outstanding examples of house types may be observed in rural sections of the county, and most exhibit local craftsmanship and the utilization of local materials. Several of the county's high style residential structures are also fine examples of their styles.

The high number of tenant houses in Lincoln County is significant, and many of these simple dwellings were originally built for and occupied by black tenant farmers and their families. These tenant houses are therefore very important as resources associated with the black history of Lincoln County, and they point out the importance of blacks to the county's agricultural prosperity in the 19th and early 20th centuries. Dating these properties is quite difficult, and some tenant houses known to have been built in the 1930s appear virtually identical to mid and late-19th century examples.

IV. Registration Requirements: To qualify for National Register listing, a residential structure in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship, as defined below.

Association and Location

The structure must have been built in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with at least one of the thematic areas identified within the single historic context developed for Lincoln County.

Design, Materials and Workmanship

The structure must retain the most essential components and details identifying it as a residential structure and must not have been subject to significant design changes which have rendered its form unrecognizable. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

Feeling and Setting

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design,

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section F - Associated Property Types

---

materials and workmanship) are intact. In order to qualify for National Register listing a residential structure in Lincoln County must be situated in such a manner as to provide for the feeling of a residential structure associated with at least one of the thematic areas identified within the single historic context developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the structure. But, certain properties of outstanding architectural or even historical significance may remain eligible despite substantial losses in the area of integrity of setting. This is due to the fact that, in certain cases, the most significant physical qualities of a property may not depend upon a high degree of integrity of location.

I. Name of Property Type: **Agricultural outbuildings in Lincoln County, Georgia, c. 1773-1941**

II. Description: Agricultural outbuildings in Lincoln County are predominantly simple, utilitarian structures totally devoid of stylistic or decorative ornamentation. Most exhibit the utilization of local building materials, craftsmanship and construction techniques.

Agricultural outbuildings are very evenly distributed over most of the county and range in condition from deteriorated to very good. Many, however, are in quite poor condition and will probably be lost during the next 10 to 20 years without stabilization efforts. It is not uncommon to find as many as eight or ten frame outbuildings at one farm site, ranging in size from large barns to well houses and very small sheds.

III. Significance: The predominance of agriculture as a means of livelihood in Lincoln County until the middle of the 20th century is substantiated by the high number of extant agricultural outbuildings. These structures hold the potential for providing a greater understanding of 19th and early 20th century agricultural practices in northeast Georgia and are also significant as good examples of the utilization of local building materials, craftsmanship and construction techniques.

IV. Registration Requirements: To qualify for National Register listing, an agricultural outbuilding in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship as defined below.

**Association and Location**

The structure must have been built in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section F - Associated Property Types

---

the thematic areas agriculture and/or architecture, identified within the single historic context developed for Lincoln County.

**Design, Materials and Workmanship**

The structure must retain the most essential components identifying it as an agricultural outbuilding and must not have been subject to significant design changes which have rendered its form unrecognizable. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

**Feeling and Setting**

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design, materials and workmanship) are intact. In order to qualify for National Register listing an agricultural outbuilding in Lincoln County must be situated in such a manner as to provide for the feeling of an agricultural outbuilding associated with one of the six thematic areas identified within the historic context developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the structure.

**I. Name of Property Type: Community Landmark Buildings in Lincoln County, Georgia, c. 1773-1941**

**II. Description:** A wide variety of historic community landmark buildings exist in Lincoln County. These buildings house (or once housed) community institutions such as local governments, religious groups, educational programs and civic organizations. These buildings range in appearance from very simple weatherboard structures such as one-room schoolhouses and rural churches to elaborate high style structures, such as churches of brick, stone or weatherboard and the Lincoln County Courthouse.

Community landmark buildings were typically the most elaborate or at least the most prominent structures in their communities, one obvious reason for their characterization as "landmark" buildings.

**III. Significance:** Nearly all communities that developed in Lincoln County contained one or more community institutions such as churches, schools, post offices and meeting halls. Providing services necessary for settlements to function as true communities, these institutions were often housed in prominent buildings that in many cases were the focal points of their communities. Even though some of these buildings in the county's unincorporated communities are not in use

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section F - Associated Property Types

---

today, their presence demonstrates their former importance and the one-time self-sufficient nature of these small communities.

Several historic churches in Lincoln County were founded and are still attended by black residents of the county. These buildings are important resources associated with black history in Lincoln County.

Several community landmark buildings are also architecturally significant, ranging from simple one-room schoolhouses to quite elaborate and distinctive two-story schoolhouses to prominent, high style churches. Most of these structures demonstrate local craftsmanship and the utilization of local materials, and some are good examples of local interpretations of architectural styles.

IV. Registration Requirements: To qualify for National Register listing, a community landmark building in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship as defined below.

Association and Location

The structure must have been built in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with the thematic areas exploration and settlement, community planning and development and/or architecture, identified within the single historic context developed for Lincoln County.

Design, Materials and Workmanship

The structure must retain the most essential components and details identifying it as a community landmark building and must not have been subject to significant design changes which have rendered its form unrecognizable. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

Feeling and Setting

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design, materials and workmanship) are intact. In order to qualify for National Register listing a community landmark building in Lincoln County must be situated in such a manner as to provide for the feeling of a building housing an important activity or services associated with at least one of the thematic areas identified within the single historic context developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the structure. But, certain properties of outstanding architectural or

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section F - Associated Property Types

---

even historical significance may remain eligible despite substantial losses in the area of integrity of setting. This is due to the fact that, in certain cases, the most significant physical qualities of a property may not depend upon a high degree of integrity of location.

I. Name of Property Type: **Commercial buildings in Lincoln County, Georgia, c. 1773-1941**

II. Description: Quite a wide range of historic commercial buildings may be observed in Lincoln County today. Simple weatherboard community general stores were the first to be built, and while none of the original stores still exist there are several from the 19th century that appear much as the first stores did. More substantial and elaborate commercial buildings are located in Lincolnton, most dating from the first decades of the 20th century. These are the only historic brick commercial buildings in the county and point to Lincolnton's prosperity shortly after the beginning of the 20th century.

III. Significance: Commercial establishments have been essential to Lincoln County residents since almost the earliest days of the county's exploration and settlement. Each of the several communities that developed in the county had at least one store, and the commercial buildings that have survived to the present day are indicative of the self-sufficiency of these communities. It was in fact partly the proliferation of small community stores that delayed the growth of Lincolnton, for very few residents depended on the county seat town for anything other than legal business

Eventually Lincolnton did grow and became by far the largest community in the county, and its commercial district is primarily composed of structures that date from the early 20th century and thus speak of the prosperity Lincolnton enjoyed during those years.

The rural and small community commercial buildings are simple, vernacular structures significant as examples of vernacular design for commercial use. Several of these buildings appear virtually unaltered from their date of construction. Most of the commercial buildings in Lincolnton are brick structures, and several are fine examples of early 20th century small town commercial architecture.

IV. Registration Requirements: To qualify for National Register listing, a commercial structure in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship as defined below.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section F - Associated Property Types

---

**Association and Location**

The structure must have been built in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with the thematic areas architecture and/or commerce, identified within the single historic context developed for Lincoln County.

**Design, Materials and Workmanship**

The structure must retain the most essential components and details identifying it as a commercial structure and must not have been subject to significant design changes which have rendered its form unrecognizable. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

**Feeling and Setting**

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design, materials and workmanship) are intact. In order to qualify for National Register listing a commercial structure in Lincoln County must be situated in such a manner as to provide for the feeling of a commercial structure associated with at least one of the thematic areas identified within the single historic contexts developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the structure. But, certain properties of outstanding architectural or even historical significance may remain eligible despite substantial losses in the area of integrity of setting. This is due to the fact that, in certain cases, the most significant physical qualities of a property may not depend upon a high degree of integrity of location.

**I. Name of Property Type: Crossroads communities in Lincoln County, Georgia, c. 1773-1941**

**II. Description:** Crossroads communities in Lincoln County are distinguished by being situated at the intersection of two or more roads and consisting of residential development as well as at least several community institutions such as general stores, churches and schools. Of the three community property types identified in Lincoln County, crossroads communities have the most "town-like" appearance. They are the most concentrated in terms of development pattern and typically contain more structures than either linear communities or settlements.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section F - Associated Property Types

---

III. Significance: Crossroads communities in Lincoln County are significant for the fact that their existence helps substantiate Lincoln County's development as a predominantly rural county that was to contain only one incorporated city. Several crossroads communities were established and grew to function as virtually self-sufficient towns, except that they were never incorporated and remained quite rural in appearance. The presence of these communities played a key role in delaying Lincoln County's rise to significance, for they diminished the need for Lincoln County to function as a county-wide service center.

IV. Registration Requirements: To qualify for National Register listing, a crossroads community in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship as defined below.

Association and Location

The community must have been established in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with the thematic areas of exploration and settlement, community planning and development, agriculture, architecture, commerce and/or industry, identified within the single historic context developed for Lincoln County.

Design, Materials and Workmanship

The community must retain the most essential physical components identifying it as a crossroads community. Although it is to be expected that certain institutions within the community will be lost and that the community will not function as it did during its historic period, the community must not have been subject to significant design changes which have rendered its form unrecognizable. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

Feeling and Setting

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design, materials and workmanship) are intact. In order to qualify for National Register listing a crossroads community in Lincoln County must be situated in such a manner as to provide for the feeling of a crossroads community associated with at least one of the thematic areas identified within the single historic context developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the community.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section F - Associated Property Types

---

I. Name of Property Type: **Linear communities in Lincoln County, Georgia, c. 1773-1941**

II. Description: Linear communities in Lincoln County extend along roadways and consist of residential development as well as one or more community institutions such as general stores, churches and schools. The typical linear community in Lincoln County does not exhibit nearly as dense a developmental pattern as do crossroads communities and yet is readily identifiable as a community.

III. Significance: Lincoln County's linear communities functioned much as the crossroads communities did, providing needed services to their own inhabitants and nearby residents. They were not, however, as well defined as the crossroads communities, but neither were they necessarily of any less importance in terms of an area of influence. These communities also played a role in the overall development of Lincoln County, for their presence lessened the need for Lincolnton to function as a major service center for the county.

IV. Registration Requirements: To qualify for National Register listing, a linear community in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship as defined below.

**Association and Location**

The community must have been established in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with the thematic areas exploration and settlement, community planning and development, agriculture, architecture, commerce and/or industry, identified within the single historic context developed for Lincoln County.

**Design and Workmanship**

The community must retain the most essential physical components identifying it as a linear community and must not have been subject to significant design changes which have rendered its form unrecognizable. It is to be expected, however, that these communities may have ceased to function as they did during their historic periods. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

**Feeling and Setting**

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design, materials and workmanship) are intact. In order to qualify for

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section F - Associated Property Types

---

National Register listing a linear community in Lincoln County must be situated in such a manner as to provide for the feeling of a residential community associated with at least one of the thematic areas identified within the single historic contexts developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the community.

I. Name of Property Type: **Settlements in Lincoln County, Georgia, c. 1773-1941**

II. Description: Settlements in Lincoln County are small and rather dispersed communities usually associated with only one or two community institutions and containing a small scattering of residences. The typical settlement is situated along a single road but lacks the distinctive linear quality of linear communities due to the fact that it is more dispersed both along the roadway and to either side of it. This dispersed quality gives settlements a more decidedly rural feel than is the case with either crossroads or linear communities, making differentiation of a settlement from a grouping of rural buildings somewhat difficult today, especially if buildings have been lost. Information about an association with a church, school or store is usually needed to determine that a particular rural area should in fact be classified as a settlement.

III. Significance: Settlements are significant as yet another variety of community in Lincoln County. While not as self-sufficient as either crossroads communities or linear communities, settlements were in some cases quite well developed during their historic periods. These were, however, the first communities to decline and reach a point of disfunction, since they contained fewer community institutions and were generally less well defined than the other community property types.

IV. Registration Requirements: To qualify for National Register listing, a settlement in Lincoln County should retain integrity of association, design, feeling, location, materials, setting and workmanship as defined below.

**Association and Location**

The community must have been established in Lincoln County at some time during the period 1773-1941 and have a demonstrated association with the thematic areas exploration and settlement, community planning and development, agriculture, architecture, commerce and/or industry, identified within the single historic context developed for Lincoln County.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section F - Associated Property Types

---

**Design, Materials and Workmanship**

The community must retain the most essential components identifying it as a residential community and must not have been subject to significant design changes which have rendered its form unrecognizable. Examples of local craftsmanship and the utilization of local materials must not have been obscured to a significant degree or destroyed.

**Feeling and Setting**

These registration requirements are rather subjective but will generally be met if the more fundamental areas of integrity (design, materials and workmanship) are intact. In order to qualify for National Register listing a settlement in Lincoln County must be situated in such a manner as to provide for the feeling of a residential community associated with at least one of the thematic areas identified within the single historic context developed for Lincoln County. The setting must retain the most essential qualities of the historic period of the community.

## Section G - Summary of Identification and Evaluation Methods

### G. Summary of Identification and Evaluation Methods

**Discuss the methods used in developing the multiple property listing.**

This Multiple Property Documentation Form "Historic Resources in Lincoln County, Georgia" includes a discussion of each defined property type found within the county. These property types were developed, to a large extent, from a familiarity with the Lincoln County Historic Resources Survey conducted during the fall of 1989 as part of the Georgia Historic Resources Survey program administered by the Historic Preservation Section of the Georgia Department of Natural Resources. This county-wide survey included 581 historic properties, a figure estimated to be at least 95 percent of the total number of historic properties in Lincoln County. Utilization of this survey provided for an accurate understanding of the range and extent of historic resources in Lincoln County.

The development of the single historic context "The Development of Lincoln County, Georgia, from 1773 to 1941," and the identification of six thematic areas within this single historic context, was based primarily on the fact that the county-wide Multiple Property Documentation approach necessitated treatment of activities and periods in a rather broad developmental history fashion. The property types identified were based on function and association, again primarily because of the broad approach of the multiple property nomination, which emphasizes the county as a whole and the identification of historic districts.

The registration requirements were developed from a familiarity with the historic resources of the county gained during the Lincoln County Historic Resources Survey and through site visits to the identified historic districts.

## **H. Major Bibliographic References**

Cobb, Thomas R.R. A Digest of the Statute Laws of the State of Georgia. Athens, Georgia: Christy, Kelsea and Burke, 1851.

Davis, Robert S., Jr. and Dorsey, James E., compilers, Lincoln County Genealogy and History. Swainsboro, Georgia: Magnolia Press.

The Elberton Star, March 2, 1889 issue.

Georgia Laws: 1820, 1824, 1825, 1830, 1835, 1836, 1845, 1859, 1886-87, 1903, 1917.

Interviews with Mildred E. Fortson, Lincoln County Historical Society, conducted during the spring and summer of 1990.

Official Code of Georgia, Annotated, Volume 42, 1982.

Perryman, Clinton J. History of Lincoln County, Georgia. Tignall, Georgia: Boyd Publishing Company, 1933.

"Post Offices in Georgia: 1883-84 and 1898-99." List compiled from the Georgia State Gazetteer Directory 1883-84, J.H. Estill and C.F. Weatherby, publishers. Also, Gazetteer and Directory of Georgia 1898-99, Georgia Directory Company, publisher.

Prince, Oliver H. Digest of the Laws of the State of Georgia, 2nd edition. Athens: published by the author, 1837.

Sherwood's Gazetteers: 1827, 1829, 1837, 1860.

Sholes' Georgia State Gazetteer, Business and Planters Directory, 1881-1882, Vol. 2.

Smith, Sarah Quinn, Early Georgia Wills: Lincoln County, 1960.

### **Primary location of additional documentation:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other, Specify repository:

**I. Form Prepared By**

**name/title** Lisa Raflo, National Register Coordinator  
**organization** Office of Historic Preservation, Georgia Department of  
Natural Resources  
**street and number** 205 Butler Street, S.E., Suite 1462  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** 404-656-2840 **date** 7/9/93

This form is based to a large degree upon the Multiple Property  
Documentation Form prepared by a consultant for the Lincoln County  
Historical Society:

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