

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUL 30 1987

date entered SEP - 9 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N.A.
Historic Resources of Greensboro, Greene County, Georgia
and/or common (partial inventory: historic and architectural resources)

2. Location

street & number Within the city limits of Greensboro N.A. not for publication
city, town Greensboro N.A. vicinity of
state Georgia code 013 county Greene code 133

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N.A. in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> multiple resources	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple property owners
street & number
city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court
street & number Greene County Courthouse
city, town Greensboro state Georgia

6. Representation in Existing Surveys

Historic Structures Field Survey:
title Greene County, Georgia has this property been determined eligible? yes no
date 1977 federal state county local
depository for survey records Historic Preservation Section
Department of Natural Resources
city, town Atlanta state Georgia

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

GENERAL PHYSICAL DESCRIPTION

The City of Greensboro is located in the Piedmont plateau region of Georgia, approximately 75 miles east of Atlanta, 70 miles west of Augusta, and 65 miles northeast of Macon. It is the county seat of Greene County, primarily a rural county characterized by open farmlands, small towns, and crossroads communities. Interstate Highway 20 passes through the county three miles south of Greensboro and Lake Oconee is located on the western edge of the county.

Greensboro is situated on a low plateau between Richland and Beaverdam Creeks. Major roads passing through the community include State Highways 15, 44, and 12 and U.S. Highway 278. State Highway 15, which is Broad Street through the town center, extends from the northwest (the Athens Road) to the southeast (the Siloam Road). State Highways 44 and 12 and U.S. Highway 278 extend from the northeast (Union Point Road), intersect with Broad Street, and then split at the town center. State Highway 12 and U.S. Highway 278 continue directly west along Broad Street to become the Madison Road; State Highway 44 heads south out of town on Main Street and intersects with Interstate 20 outside the town limits.

Development within the community is typical of small towns in Georgia. The commercial district is located in the center of the town and is surrounded by densely developed residential neighborhoods. The regimented gridiron pattern in the town center disperses and becomes more informal away from the town center as density of development also decreases. The edges of the town are characterized by open farmland. The commercial center is comprised of historic brick storehouses fronting Broad and Main Streets and a courthouse square with historic public buildings on north Main Street. This historic commercial core is surrounded on the north, east, and south by later commercial development. Historic intown neighborhoods are situated to the northeast, southwest, south, and west of the town center. A historic mill community is located to the northwest. Contemporary residential development is located close to the town center to the southeast. Newer residential development, more removed from the town center, is found in all directions from the town center but is concentrated to the south across from the new high school on Main Street (State Highway 44), to the southeast along Walnut Street in an area of the community known as Canaan, and to the northeast along East Street (also known as the Penfield Road) in an area known as Railroad. Canaan and Railroad

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are also the historic black neighborhoods of Greensboro. New industrial parks are developing in southwest and northeast sections of the community. A new park containing ballfields, picnic tables, and tennis courts is located in a floodplain area to the east of the town center.

The limits of the town are established one mile from the intersection of Broad and Main in a generally circular pattern. This pattern has been altered in recent times by the annexation of several "fingers" of land. The annexations have included the industrial parks to the northeast and southwest, a large tract to the northwest, and an area surrounding the Interstate on the south. The corporate limits have been used as the boundary for the Multiple Resource Area (MRA).

HISTORICAL DESCRIPTION

Period 1--Exploration and Settlement (1784-1803)

Franklin and Washington Counties were created in 1784 on lands formerly occupied by the Creek and Cherokee Indians. Greene County was created from parts of Washington County in 1786 and was named for the Revolutionary War general, Nathanael Greene. The first settlers in this area were people from the Carolinas and Virginia, primarily Presbyterians of Scotch-Irish descent. The act that created the county established Greensboro as the county seat. In creating Greensboro and Greene County, the legislature also ordered that six tracts of land of 5,000 acres each be used to build and support a state university. The county-seat town was laid out on one of these tracts. The act that established the town also authorized the building of the "Union Academy" to serve the "religious and educational purposes of the new county." From 1786 to 1802 Jefferson, Washington, Greene, and Franklin counties experienced Indian uprisings that necessitated the building of forts along the north banks of the Oconee and Altamaha Rivers for protection. According to local tradition, there were three forts within the limits of the present town. In 1787 Greensboro was burned by Indians and 30 citizens were reported killed.

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Period 2--Town Building (1803-1830)

Greensboro, which was situated on a high plateau between Richland and Beaverdam Creeks, was incorporated in 1803. In this "town building" period a courthouse, jail, religious structures, and academies were added to the community. The courthouse and jail were constructed on the recently acquired courthouse square. The Baptists and Presbyterians worshipped together in the Union Meeting House near the cemetery. This structure also functioned as the male academy. Early in this period a Methodist church was also built. In 1812 the original plat was updated with the addition of 156 lots. The new plan included the original plat, called "old town," surrounded by the new lots, known as "new town." In 1827 the make-up of the town was itemized in a gazetteer: a courthouse, jail, clerk's office, female academy, Methodist church, a male academy in which the Presbyterians and Baptists worship, 68 dwelling houses, 10 stores, 6 law offices, 8 mechanics' shops, 4 doctors' offices, 910 inhabitant (383 white and 528 black), and a branch of the state bank.

Period 3--Expanding Economy and PreWar Years (1830-1860)

The 1830s have been called Greene County's "bountiful decade." During this period, a railroad was built, a university founded (Mercer University at Penfield), and three cotton factories built. The three mills constructed in the county during the 1830s and 1840s included Scull Shoals, Long Shoals, and Greensboro Manufacturing Company, the latter of which was located in town. The Georgia Railroad was chartered in 1833 and construction of a line began in Augusta; this line was completed to Greensboro by 1836. The line was extended to Madison and then northwest to Athens by 1841, and in 1845 a line was completed from Madison to Atlanta. The railroad benefitted many interior areas, such as Greensboro, since it provided access into these communities and a means for the export of agricultural products.

Public improvements in this period included a new courthouse, the establishment of a female academy, and the construction of new churches. In 1828 the Presbyterians and the Baptists built a new church closer to the town center. These denominations continued to worship together until the Presbyterians sold their share to the Baptists in 1858. According to the newspaper, subscriptions were being taken for the construction of new churches in the city

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in the late 1850s. The Methodists dedicated a new church on November 9, 1859, and the Presbyterian Church was dedicated on June 13, 1860. The Presbyterians were also responsible for the establishment of the Greensboro Female College, founded in 1852 by the Georgia Synod of the Presbyterian Church. The town center in this period included various mercantile operations and several hotels. The limits of the town were extended one mile in every direction from the courthouse in 1854 and the authority to sell liquor was granted by the Georgia Legislature.

The agricultural economy was dominated by cotton in this period. The local paper reported the production of the first bale and included weekly cotton market reports from Greensboro, Augusta, Charleston, and Savannah. Agricultural production began to encounter problems in the 1840s. There were increasing signs of erosion which necessitated the clearing of new land. County fairs were held to call attention to the need for better farming practices. In 1848 the Jefferson Agricultural Society of Greene County was organized with headquarters at Penfield. At the end of this period reports began to appear concerning the pending war, state conventions, and discussions about the survival of southern states in the "Union."

Period 4--War and Reconstruction (1860-1895)

During the Civil War, the former Greensboro Manufacturing Company was used as a pistol factory, producing Colt-type weapons for use by the Confederate army, and many of the public and commercial buildings in town were devoted to the care of the sick and wounded soldiers. Following the war, Greene County was part of the "Third Militia District of the United States." Officers from the North, called "Bluecoats" by the local people, were sent to supervise elections as ex-slaves cast ballots for the first time. An organization with "conservative strength" was formed by whites following the war to oppose the Radical Party which was giving support to the blacks. Newspaper accounts which followed reported that the Radical party was bringing blacks to the polls. Blacks, who had been members of white churches, were able to establish their own congregations following the war. Springfield Baptist Church was the first, and was established by former slaves who had been members of the First Baptist Church of Greensboro. A black Methodist congregation was also established. Black neighborhoods began to develop during this period. The

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major black neighborhoods included Canaan in the southeast of the community and Railroad in the northeast. Blacks also lived in smaller groupings at the edges of the town.

After 1865, following the inactivity of the war, the town reawakened. Hotels and schools reopened. The newspaper resumed publication. A new Episcopal congregation was formed in the 1860s. Good order appears to have been restored in the community by 1870. People became more concerned with the survival of the agricultural economy. The old plantation system changed to sharecropper and tenant arrangements. State and local agricultural agencies were formed to guide the transition.

In the 1870s Greensboro had a population of nearly a thousand people. The town had several lawyers, four physicians, and a dentist. By 1880 the population had climbed to 1,621 and cotton and wool were noted to be the principal products. Many of the town's residents were farmers. During this period a school system was established in the county. The Stocks Institute was created at Greensboro in 1884. The Georgia Legislature in 1886 noted the petition for the construction and finishing of school houses in Greensboro. One was for the white population and the other was for the "colored." A focal point building, the E. Copelan bank building, was added to the town center toward the end of this period and the "Big Store" was enlarged to its present size.

Period 5--Changing Economies and Further Expansion (1895-1920)

The establishment of the Mary Leila Cotton Mill at Greensboro around the turn of the century marked a new direction in the economy of the community. As a complement to this private venture, several public improvements were carried out. These improvements included the building of a new jail and the addition of the city-wide waterworks system. Public spirit during this period also resulted in the establishment of a "Village Improvement Society" in 1898. Churches in the community during this time included a Methodist, Baptist, Presbyterian, and Episcopal for the white residents and Baptist and Methodist churches in the black community. By 1904 the community had communication services through the Southern Bell Telephone and Telegraph Company. In 1904 a new charter was recorded for the town and the limits were noted to be "one mile in every direction

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from the center of the intersection of Broad and Main Streets." The boll weevil which spread from Mexico into the United States reached Greene County as early as 1916, but there was not much impact for several years. The cotton economy came to an end around 1920 with a decrease in local production and a major drop in the price.

Period 6--Depression, the New Deal, and World War II (1920-1945)

The "Great Depression" associated nationally with the 1930s began in Greene County in the 1920s with the precipitous decline in cotton production brought about by the boll weevil. Farmers began to diversify during this period; others abandoned their farms for manufacturing jobs and city life. New ventures such as peanut farming and field rabbit production were tried; generally these failed. Sawmills were established and wood products became the county's most important source of income. The county was also the site of many liquor still operations. There was also a return to dairying and cattle raising. In 1934 the National Textile Strike of 1934 was experienced at the Mary Leila Cotton Mill and a union was established. There was little building during this period other than projects stimulated by the federal works programs of this period. Together, the federal government, through the Work Projects Administration (WPA), and the City paved the major streets in the community. The population at the end of this period showed a modest increase. The population rose to 2,459 by 1940, an increased of 334 residents.

Period 7--Post-War Development (1945-Present)

The population of the community continued its upward trend. By 1950 there were 2,688 residents and in 1960 there were 2,773. In 1970 the city's population had jumped to 4,493. The population growth during this period and into the present can be attributed to the further diversification of the local economy. New industrial plants, a new city hall, new banks and grocery stores, a motel, restaurant, a filling station, and a new comprehensive high school were built during this period. Most of the new development associated with this population growth took place on the outskirts of the historic community, although both commercial and residential in-roads were made into the established areas of the town.

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ARCHITECTURAL DESCRIPTION

Buildings within the multiple resource area (MRA) represent approximately 130 years of architectural styles and a variety of historic architectural types. The structures in the MRA include the plain styles of the early 1800s as well as the more ornate designs associated with the Victorian age. These styles are represented through a variety of building types which include residences, public buildings, commercial and religious structures, and a variety of miscellaneous structures such as detached kitchens, servants quarters, gazebos, barns, and well and smoke houses. Brick is the preferred material for commercial, religious, and public structures, and wood is the dominant material used in residential structures. Styles found in the MRA include Plantation Plain, Greek Revival, Gothic Revival, Victorian Eclectic, Neoclassical, Romanesque, Spanish Colonial Revival, and Bungalow/Craftsman.

The earliest structures in the MRA are the plain styles of the early 1800s. An example from this period is the two-story, frame Fauche residence on Broad Street. The "Old Gaol," the original county jail of rock and extremely primitive design, reflects early public building architecture within the MRA. There are numerous examples of Plantation Plain designs throughout the resource area. In a few cases Plantation Plain buildings have remained fairly intact, while others have been altered to reflect later styles. Greek Revival is well represented in the community. One of the most important Greek Revival structures is the county courthouse, a three-story structure of brick with large columns. Greek Revival residential designs include the Davis-Evans House on Broad and the Pierce House on Chestnut Street. The Pierce House is an excellent example of the evolution of architectural styles. This former Plantation Plain dwelling has literally had a two-story Greek Revival-styled portico added to the front facade. Greek Revival designs in the MRA are of varying sizes. Monumental examples, such as the courthouse and the Davis-Evans House, contrast with Greek Revival cottage-scale dwellings, such as the Branch House.

There are numerous examples of Victorian era residential designs within the MRA. Many structures have combinations of various designs and can be described as Victorian Eclectic. Most are constructed of wood with encircling porches and gingerbread trim.

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A few of these structures, such as the Judge King House, evolved from earlier Greek Revival designs. There are a few pure examples of single styles scattered throughout the MRA. These include the Italianate-styled Davis-Smith House, the Gothic Revival Episcopal Church of the Redeemer, and the Richardsonian Romanesque Georgia Railroad Depot. Later examples of residential architecture include Bungalow/Craftsman dwellings with their low proportions, broad roofs, and wide porches.

Public architecture in the MRA offers a wide variety. Beginning with the primitive rock jail and the later Greek Revival courthouse, the MRA also features a Romanesque-inspired brick jail and a 1930s post office. Religious structures date from around the turn of the century and include, in brick, a Gothic-inspired Methodist Church and Romanesque-inspired Presbyterian and Baptist churches and the frame Episcopal church. Commercial architecture is characterized by two-story brick structures clustered along Main and Broad Streets in the town center. The Copelan Block with its ornate metal cornice, brick corbeling, and metal columns is a focal point building in the town center. The "Big Store" is an example of an antebellum brick storehouse that evolved to its present Victorian commercial character through later additions.

Land uses within the MRA can be classified as follows:
commercial, 5%; residential, 20%; industrial, 5%; public and semi-public, 5%; and agricultural/or vacant, 65%.

Survey Methodology

The National Register project in Greensboro began several years ago with a group of interested citizens within the Greene County Historical Society carrying out a city-wide survey and beginning initial historical research. These efforts were guided by the Preservation Planner at Northeast Georgia Area Planning and Development Commission (NEAPDC) and staff from the State Historic Preservation Office (SHPO). The local group received a survey and planning grant from the State Historic Preservation Office which was matched with funds from the City of Greensboro. These funds were used to hire a consultant to complete the nomination materials.

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Work by the consultant (Dale Jaeger) has included the re-survey of the study area to delineate exact boundaries, additional research in primary and secondary sources, photography, site visits to individual properties, surveys of the proposed districts to determine contributing and noncontributing (including both nonhistoric and intrusion structures), and the preparation of a draft nomination form. The consultant used the extensive information compiled by the historical society in preparing the draft. The consultant also made two presentations to the Greene County Historical Society on the progress of the nomination. Work by the consultant has been closely coordinated with the SHPO and the Preservation Planner at NEGAPDC. A meeting was held in Greensboro involving the consultant, state office staff, regional planner, and historical society in spring 1985 to review the elements of the proposed nomination.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input checked="" type="checkbox"/> humanities
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) black history

Specific dates 1784-1939 Builder/Architect multiple

Statement of Significance (in one paragraph)

SUMMARY STATEMENT OF SIGNIFICANCE

The historic resources of Greensboro consist of five historic districts and six individual properties. These districts and properties comprise approximately 175 acres of the slightly more than 2000 acres within the city limits. The five historic districts include: the 19th-century commercial and institutional buildings in the center of town; a large, turn-of-the-century mill district containing a historic mill, warehouses, and mill housing; and three residential neighborhoods consisting of a wide variety of early 19th- through early 20th-century houses. The six individual properties include an evolved house built in the early 1800s and remodeled and enlarged at the turn of the century; a mid-19th-century Italianate-style house; a ca. 1925 Craftsman-influenced house built by a black doctor; an 1868 Gothic Revival-style Episcopal church; the ca. 1900 Springfield Baptist church built by Greensboro's black community; and the 1917 railroad depot. Taken together, these historic districts and properties, with their historical associations, constitute a nearly complete and well-preserved record of the history and development of Greensboro. The creation of the town as the county seat of Greene County in 1786, the incorporation of the town in 1803, the subsequent development of a government and commercial center for the community and the surrounding countryside, the establishment of residential neighborhoods, the completion of the railroad line through town in 1836, the growth of the cotton economy, the organization of local institutions such as churches and schools, the development of the black community after the Civil War, the establishment of a cotton mill and the growing importance of the textile industry to the town's economy, the introduction of the automobile, the decline of cotton caused by the arrival of the boll weevil, and the Depression are all represented through Greensboro's historic districts and properties. In terms of National Register areas of significance, the historic resources of Greensboro are significant in community planning and development, architecture, landscape architecture, commerce, industry, transportation, politics and government, agriculture, religion, black history, and social history. They meet National Register Criteria "A," "B," and "C." Their period of significance is from 1786, the date of the founding and laying out of the town, until 1937, when the last major historic building (the post office) was constructed in the town.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property N.A.

Quadrangle name Greensboro, Ga.

Quadrangle scale 1:24000

UTM References N.A.

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

Zone	Easting			Northing					

D

Zone	Easting			Northing					

E

Zone	Easting			Northing					

F

Zone	Easting			Northing					

G

Zone	Easting			Northing					

H

Zone	Easting			Northing					

Verbal boundary description and justification

The multiple resource area is defined by the current city limits of Greensboro.

List all states and counties for properties overlapping state or county boundaries

state N.A. code county code

state code county code

11. Form Prepared By

name/title a) Dale Jaeger, Jaeger and Associates
b) Richard Cloues, National Register Coordinator

organization a) Jaeger and Associates
b) Historic Preservation Section date July 20, 1987

street & number a) 210 Washington Street (a) 404-534-7024
b) 205 Butler Street, S. E. telephone (b) 404-656-2840

city or town a) Gainesville
b) Atlanta state Georgia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Elizabeth A. Lyon*
Elizabeth A. Lyon date 7/20/87
title Deputy State Historic Preservation Officer

For NPS use only

I hereby certify that this property is included in the National Register

Patrick Andrus date 9/9/87
Keeper of the National Register

Attest: date

Chief of Registration

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NATIONAL REGISTER AREAS OF SIGNIFICANCE

Community Planning: The Greensboro multiple resource area documents the founding, growth, and development of Greensboro from its origins in the late 18th century through the end of its historic period of development in the 1930s. Its original gridiron plan, dating from 1786, is characteristic of Georgia towns founded by state authority as county seats during this period. Somewhat unusual is the way in which the original gridiron plan was extended in the 1812 expansion of the town; most other courthouse towns grew in a less rigid geometric manner once they had "outgrown" their original grid plans. The historic gridiron street pattern remains today as the principal organizing element for the historic development in Greensboro's downtown and its residential neighborhoods. Also characteristic of planned communities in Georgia and the Southeast is the circular pattern of the city limits as established by the middle of the 19th century; this pattern is evident today in the boundary of the multiple resource area. The contrast between gridiron streets and circular city limits is a tell-tale sign of a planned county seat in Georgia. Also significant is the location of Greensboro on high ground near the center of the county; such a location reflects the locational theory of planned county seats in late 18th- and early 19th-century Georgia. Somewhat unusual is the fact that the courthouse square is not located dead-center in the planned community but is situated a block away off one of the town's main streets. This situation reflects Greensboro's peculiar early development plan which included provisions for a college or university to be centrally located in the town. With the passage of time, the location originally designated for the school was subdivided for governmental and commercial development, with the "center" of the community located at the main intersection of north-south and east-west streets. This central point is today highlighted by four corners of historic commercial buildings.

Also significant in the history of Greensboro's community planning and development is the turn-of-the-century Mary Leila cotton mill and village. Constituting a planned community within a community, the mill village represents the type of industrial community development associated with the industrialization of

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the "New South" in the years after the Civil War and reconstruction.

Architecture: The Greensboro multiple resource area is significant architecturally because it contains a variety of architectural styles and types, dating from the early 1800s through the 1930s, which document the kinds of historic buildings found in small piedmont Georgia towns. The types of buildings found in the area--houses, commercial buildings, institutional edifices, industrial and transportation structures, and governmental buildings--the architectural styles they represent--including Plantation Plain, Greek Revival, Gothic Revival, Romanesque, Victorian Eclectic, Neoclassical, and Craftsman/Bungalow--and the construction materials and techniques used in building these buildings--predominantly brick and wood, with stone used for foundations and occasionally for load-bearing walls, and with cast iron for structural columns and other details--all reflect prevailing design principles and construction practices in Georgia during the 19th and early 20th centuries. Along with the more representative small-town Georgia architectural styles are unusual and good examples of both Gothic Revival and the Italianate. Also documented within the multiple resource area is the historic practice of updating older buildings with subsequent historic architectural fashions. There are numerous examples throughout the community of Plantation Plain dwellings like the Pierce house that became Greek Revival-styled temples or of Greek Revival cottages like the Judge King house which became rambling Victorian Eclectic houses. Additionally, there are many examples of nationally prevalent styles within the community. Many of these structures were built by local builders, who interpreted the national styles and created buildings with distinct local character or which combined elements of several styles. Pure examples of architectural styles within the community, such as the Gothic Revival-style Church of the Redeemer or the Italianate Davis-Smith House, were designed by professional architects. The multiple resource area is also important for its significant collection of mill village architecture. The Mary Leila Cotton Mill and Village includes industrial buildings in designs from the turn of the century and a surrounding residential village of modest shotgun and duplex residences in Victorian and Craftsman modes. These houses in their village setting are excellent examples of early 20th-century worker housing in Georgia's small towns.

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The variety of building types within Greensboro reflects in tangible form the historic development of the town. The town's history is visually conveyed through its public structures, commercial storehouses, religious edifices, residences, outbuildings, and mill village buildings. Development of the government is visually conveyed by the primitive "Old Gaol," the later classical design of the Greek Revival courthouse, and the more fanciful Romanesque-inspired architecture of the turn-of-the-century jail. Typical cultural customs are also conveyed through the architecture. Many of the antebellum dwellings in the community contain former cellar spaces that served as kitchens. These basement spaces were reputed to still be in use as kitchens as late as the early 1900s. Buildings within the multiple resource area also provide variety in scales within one design theme. Examples include the contrast between small Greek Revival cottages, such as the W. H. Branch House, compared to the more elaborate Greek Revival temple-style dwellings, such as the Davis-Evans House. There are countless examples of small Victorian cottages which contrast with the larger, multi-storied and towered rambling Victorian eclectic houses.

Landscape Architecture: The Greensboro multiple resource area contains several important historic landscape architecture features which are characteristic of late 19th- and early 20th-century landscape architecture in Georgia's small towns and county seats. Chief among them is the courthouse square off North Main Street with its typically informal landscape of lawn, shade and specimen trees, shrubbery, paved walks, and commemorative markers and statues. Historically, the courthouse square has been the principal landscaped public space in Georgia's county seats; Greensboro's is no exception. Most, like Greensboro's, took on their historic character and appearance at about the turn of the century. Other important historic landscape features in town include the trees--oaks, elms, and dogwoods--planted at various times in the past along the principal residential streets in Greensboro's neighborhoods. Dating primarily from the late 19th and early 20th centuries, these street trees contribute significantly to the historic character and appearance of these neighborhoods. They were planted, for the most part, by a historic community improvement organization at a time when similar landscape improvements were

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being made to communities across the nation. Related to the street trees are the front yards in Greensboro's historic residential neighborhoods. These front yards feature informal landscaping of open lawns, large shade trees, smaller specimen trees, and shrubbery all blended together to create the appearance of a vast public park. Again characteristic of turn-of-the-century landscaping in many American towns, this type of landscaping derives from the early 19th-century writings of Andrew Jackson Downing. A last important historic landscape feature in the town is the ballfield at the Mary Leila Cotton Mill village. The largest historic open space in the community, and a characteristic of mill village development, the ballfield reflects the increasing concern for recreation in the landscape architectural theory of the early 20th century. Smaller in scale but also important are the stone curbs found throughout the central area of Greensboro. Although relatively small in scale, these curbs constitute important "period" landscape features in and of themselves. They also are associated with the important Depression-era public improvement programs in the community and represent the moment in time when Greensboro's city streets were paved for the first time. Granite also is found in other small-scale landscape architecture improvements, including stoops, stepping stones, crosswalks, and boundary markers, throughout the multiple resource area.

Commerce: Throughout its history Greensboro has served as the commercial center for the community and the surrounding Greene County. Initially the town's most important role was as a market for local farm products. This market expanded with the introduction of rail service to the community in the 1830s and the subsequent stimulation of the county's economy. A network of county and state roads, developed in the late 19th and early 20th centuries, converged upon Greensboro and strengthened the community's role as the commercial center for the county. The commercial district has also served as a retail, wholesale, and service center for the town and the surrounding countryside. General mercantile establishments supplied goods to the county farms and city residents, and professionals including doctors, lawyers, and dentists maintained offices in the town center, many on the second floors of the commercial structures. Banks and other business institutions provided capital for local business ventures and agricultural activity. Support facilities including warehouses, livery stables, and cotton yards also characterized

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the downtown area and contributed to the commercial history of the town.

Industry: Greensboro has had a variety of industries in its history. One of the earliest, the Greensboro Manufacturing Company (demolished), also served as a pistol factory during the Civil War. One of the most important industrial developments in the community was the establishment of the Mary Leila Cotton Mill in 1900. This mill represented the diversification of an economy formerly based on agriculture. It also drew for support upon that very same agricultural economy, depending to a large extent on the local production of cotton as the raw material for its textile operations. The cotton mill was a manifestation of the "New South" movement in a small Southern town; typically, textile mills like this were the landmark buildings of the industrialization of the South after the Civil War and Reconstruction. Important locally for its role in economic development, the mill also is significant for its contribution to a major regional development which transformed both the character and the appearance of many small Southern towns.

Politics/Government: The Greensboro multiple resource area illustrates the role that politics and government played in the creation of many of Georgia's cities and counties. When Greene County was created out of several surrounding counties and Greensboro designated to be the county seat, it was done under the supervision and authorization of the state government. Governmental surveyors, working for the new county officials, planned and laid out the new town. The county's new government located itself in Greensboro, and a succession of historic county buildings testify to the importance of county government in Georgia. Two historic county jails and the historic county courthouse stand today as landmarks to county government in the community, just as they do in most of Georgia's historic county seats. These historic buildings, many of which (like the Greene County Courthouse and the old county jail) are individually listed in the National Register already, are among the most characteristic and important historic governmental buildings in the state. In the county courthouse especially were housed the legislative, executive, and judicial branches of this important level of government.

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Transportation: Greensboro's agricultural and economic prosperity has historically relied upon convenient railroad transportation. The railroad came early in the community's history, via the Georgia Railroad which was building the first railroad line in the state during the 1830s. In approximately 1837 the railroad began providing regular scheduled service to Greensboro; from that time on it played a major role in shaping the community. Greensboro's role as a market for the products from the surrounding farmland to many urban markets and population centers was made possible due to the railroad network. The selection of Greensboro as the site for the turn-of-the-century Mary Leila cotton mill was made in large part because of convenient rail access. Soon after the turn of the century, Greensboro's location on a designated state highway stimulated further development in the community and supported increased local use of automobiles and trucks. The existing depot documents the importance of the railroad in Greensboro's history, and the historic service stations downtown attest to the importance of automobile transportation. The 1939 railroad overpass over West Street adjacent to the railroad station is not only a representative example of the type of reinforced concrete bridge built throughout the state during the period from about 1910 to 1940 but also documents the measures that were taken in Greensboro and other communities to resolve increasing conflicts between rail and highway transportation systems in the early 20th century.

Agricultural History. In terms of agricultural history, the Greensboro multiple resource area is significant for two reasons. First, contained within at least one of the community's historic districts are several small, historic, in-town farmsteads with various outbuildings that are associated with and uniquely illustrate the kind of small-scale, diversified, domestic farming that often was practiced on "town" lots in small rural communities in Georgia. Oriented toward subsistence farming rather than commercial farming, this type of agricultural activity contrasts dramatically with the large-scale, cash-crop cotton farming that took place on large plantations in the countryside surrounding Greensboro. Secondly, the mainstay of Greensboro's economy throughout its history has been agriculture--specifically cotton agriculture--and the town's growth and development through every period of its history, including the establishment of the community's single largest

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industry, a cotton textile mill, has been linked directly to the fortunes and misfortunes of cotton.

Religion. In terms of religious history, the Greensboro multiple resource area is significant for its several historic churches which together represent the religious life of a small rural community in the Piedmont area of the state. Most of these churches are white; one is black. Of the white churches, the Methodist, Baptist, and Presbyterian represent majority faiths in this community, as in others. An unusual Episcopal church is associated with an equally unusual Episcopal congregation, always a minority faith in Georgia, especially away from the coast. An important black church, Springfield Baptist, alone illustrates the important social, cultural, and political as well as religious role played by churches in black communities in Greensboro and other communities.

Black History. Although the black community in Greensboro has a long and important history, few intact historic resources remain to represent that history. This makes the few surviving examples of intact historic buildings even more important, for they alone tell the story of this aspect of Greensboro's history. Among them are a landmark historic church, Springfield Baptist, which like so many other black churches served not only religious but also social, cultural, and political roles in the black community; a black doctor's house, representative of the upper class of Greensboro's black citizens; and a fraternal lodge building in a historic district, illustrating the important social functions served by lodges which provided social services otherwise unavailable to black citizens. Although few in number, these historic buildings represent important types of historic black resources as identified in the Georgia State Historic Preservation Office's "Historic Black Resources" handbook.

Social History: In terms of social history, the Greensboro multiple resource area is significant because of the associations between its historic buildings and districts and a wide spectrum of Greensboro's citizens, black and white, rich and poor, who individually and collectively contributed to the community's history. Mayors and county commissioners, local businessmen, doctors, teachers, and farmers are among the prominent local individuals who lived in historic houses in the residential neighborhoods or in individually nominated houses and who worked

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in the historic commercial buildings downtown. In the mill village and other more modest houses in town lived Greensboro's working-class population, a mainstay of its economic prosperity especially in the early 20th century. From a national and state perspective, such names as Major Jonas Fauche, Judge Yelverton King, and Adiel Sherwood are important. Major Fauche was an officer in the Revolutionary War and also fought in the War of 1812. He was placed in charge of military operations to defend the white settlers from the Creek Indians following the burning of Greensboro by the Indians in 1787. Fauche was awarded the post of Georgia's second Adjutant General. King, at national and state levels, served as state legislator and was appointed Charge d'affaires of Bogota under President Fillmore. Locally, King was an attorney, the town's mayor from 1856 to 1863, and on the Board of Trustees for the Greensboro Female College. Adiel Sherwood, the first pastor of the Baptist Church in Greensboro, was an author who produced several state gazetteers. These publications exist today and provide details of Georgia's communities including Greensboro in the early 1800s. At the local level there are many citizens who played important roles in the community's development. A few representative examples would include businessmen and merchants, such as John Cunningham; the Davis Brothers, who were associated with the "Big Store;" E. A. Copelan, co-owner of the cotton mills and also the owner of a private bank; W. R. Jackson, the other co-owner of the mill; doctors, such as W. E. Adams, Joshua Gheesling, and C. M. Baber; and attorneys, such as W.H. Branch. At the local level these individuals and many other played major roles in shaping the community.

Of special importance in this multiple resource area is the way in which the social relationships among the various people and institutions in Greensboro's history are represented by the historic buildings and districts extant in Greensboro today. With the exception of black residential neighborhoods, of which no intact historic examples have survived, virtually every major aspect of social history in Greensboro is reflected by one or another aspect of the town's historic built environment. This quality of the Greensboro multiple resource area seems peculiar to small-town settings and becomes most evident when a community's entire stock of historic resources and the historical associations they represent are examined together at one time.

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**HISTORICAL DEVELOPMENT OF THE
GREENSBORO MULTIPLE RESOURCE AREA**

Period 1--Exploration and Settlement (1784-1803)

Franklin and Washington Counties were created in 1784 and included all territory north of the Oconee River. This land had been formerly occupied by the Cherokee and Creek Indians. Washington County included all of what is now Greene County. In 1786 Greene County was organized and named for the Revolutionary general, Nathanael Greene. The first settlers in this area were people from the Carolinas and Virginia. These early settlers were Presbyterians of Scotch-Irish descent. The early settlers have been described as having few or no slaves and working their own land. Many of these settlers drew "head right" grants as former Revolutionary War soldiers, which allowed them to receive 250 acres and to live tax free for 10 years. The act that created the county established Greensboro as the county seat. In creating Greensboro and Greene County, the legislature also ordered that six tracts of land of 5,000 acres each be used to build and support a state university.

The county-seat town was laid out on one of these tracts. The original plan which dated from 1786 was not recorded until 1810, so details of the original plan are not completely known. According to T. B. Rice, author of the county history, "the University grounds were located in the center of the survey, bounded by East, West, South, and North Streets and no buildings were erected in that area." Dr. Rice's conclusion is that "all business houses and residences bordered on the University grounds." The existing plan shows Broad Street and Main Street intersecting in the center of the town in a typical gridiron street pattern. Broad and Main were the more spacious avenues with 80 feet of width. Other streets were 60 feet in width. On the 1810 plan there is a decorative border around the blocks fronting Greene, South, East, and West Streets which may designate the former university grounds. This differs from Rice's conclusion that the grounds extended to North Street, however. The act that established the town also authorized the building of the "Union Academy." This frame structure was built on the hill near the cemetery and served the religious and educational purposes of the new county. There were springs reputed to have been in this area.

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From 1786 to 1802 Jefferson, Washington, Greene, and Franklin counties were "buffers" between Indians and white portions of Georgia. These counties experienced Indian uprisings that necessitated every man to be a soldier and the building of forts along the north bank of the Oconee and Altamaha Rivers for protection. According to local tradition, there were three forts within the limits of the present town. One fort was located in the center of the community on a site adjacent to the present day courthouse. In 1787 Greensboro was burned by Indians and 30 citizens were reported killed. All development in the community at that time was apparently lost in the skirmish.

Period 2--Town Building (1803-1830)

In 1803 Greensboro was incorporated and Jonas Fauche was named one of its first commissioners. Fauche built one of the first residences in the rebuilding of the town. It was a frame, Plain-style structure located on a lot adjacent to the town center. Plans for the university had apparently been abandoned by this time and the county acquired a portion of a block on Main Street as the site for public buildings. This acquisition created a courthouse square in a plan that did not include any public spaces other than the university grounds. A new courthouse, which replaced an earlier log structure, and a new jail were built around 1807. The jail was built of rock with walls two feet thick. In 1808, an act of the Georgia Legislature authorized the commissioners of the town to "lay off lots in the said town of Greenesborough" from the tract of 100 acres set apart by the board of trustees by the university and to sell and dispose of lots. The funds arising from any sales were to be applied to the support and maintenance of the academy in said town. The corporate limits were extended over any lots that were sold by the commissioners. The "Union Academy" continued to serve the educational and religious needs of the new community as called for in the act. All references in this period noted that Greensboro had a male academy. It is assumed worship services and academy instruction were carried out in the meeting house structure. The Presbyterians and Baptists used the structure for services and in the early 1800's the Methodist constructed a log church on the south side of the community. The first tavern and inn was built in Greensboro sometime between 1800 and 1807 by Thomas W. Grimes. An expanded plat of the town was recorded in

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1812. This plat noted that Greensboro "as it now stands consists of the Old Town and the new." The old town included the 96 lots platted in the original town plan. Four alleys of 25 feet in width were shown in the old town, but a note stated that these alleys had been sold by Act of the Georgia Legislature in 1810 and were now private property. The new town included 156 lots, which surrounded the original town plan in a rectilinear layout. In 1815, the Georgia Legislature gave the commissioners the power to tax residents "for the purpose of improving and keeping in good order the springs within the limits." The springs were noted to be Rucker's spring, Armour's or Rock spring, and Parks' spring. Rock Spring is believed to have been located in the cemetery vicinity.

The town was described in 1827 in a Gazetteer by Adiel Sherwood, editor of several gazetteers in the early 1800s and also the first pastor of the Greensboro Baptist Church. Greensboro was noted to be "the capital of Greene County, located on an elevated spot between Richland and Beaverdam Creeks and containing a courthouse, jail, clerk's office of brick, a Female Academy, a Methodist Church, a Male Academy in which the Presbyterian and Baptist worship, 68 dwelling houses, 10 stores, 6 law offices, 8 mechanic and 4 doctors' shops, 910 inhabitants (383 whites and 528 blacks), and a branch of the state bank."

The fledgling county had apparently outgrown the space in its modest courthouse and had constructed a brick office building on the northwest corner of the courthouse square. Residential development in the community at this time was probably characterized by frame dwellings situated near the town center or along major roads. Augustus B. Longstreet, who lived in Greene County between 1817 and 1829, described the area in his book Georgia Scenes. He stated that "most of the white families had few or no slaves and worked their own land. But in the decade after the Battle of New Orleans, 1815-1825, more and more of the best lands were being bought up by the larger slaveholders. They were building plantation houses on the knolls along the Oconee and Appalachian Rivers and the larger creeks." He described this group as "a landed aristocracy emerging through the use of slave labor, the commercial production of cotton, and the home production of all the food, feed, clothing, and fuel needed on the plantation." He noted that "in a single generation the Indians had been driven out and slaves from Africa outnumbered

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the white people." Indeed, in the first part of the 19th century the slave population of Greene County rose from 5,281 to 7,049 and the county's white population dropped from 6,398 to 4,641.

Period 3--Expanding Economy and Pre-War Years (1830-1860)

The 1830s have been called Greene County's "bountiful decade." During these years, the county advanced beyond its pioneer days. According to a book, titled Tenants of the Almighty, "as wealth accumulated on banner crops from virgin soil and slave labor, a railroad was built, a university founded (Mercer University at Penfield), and three cotton factories built."

The three mills constructed in the county during the 1830s and 1840s included Scull Shoals and Long Shoals on the Oconee River and Greensboro Manufacturing Company, which was located in the town. The Greensboro Mill went into liquidation prior to the Civil War and was sold to John Cunningham, who sold it to Leach and Rigdon. The mill was later used as a pistol factory, producing Colt-type weapons for use by the Confederate government. This factory which was located on South Street is pictured in the Vanishing Georgia collection and appears to be a two-story frame structure. The newspaper reported another industrial development in the town in 1859. The paper stated that the "Merchant Flouring Mill owned by Mr. John Cunningham in this city, will soon be put in operation." Later that year the paper noted that the "old factory is now an internal moving reality and that J. Cunningham had made a mill of it." The town also had a clock making business, known as Davis-Barber. A few of these clocks survive and several are located in Greensboro homes.

The Georgia Railroad was chartered in 1833 and construction of a line began in Augusta. This line was completed to Greensboro by 1836. This created a connection to the South Carolina coast, through Hamburg to Charleston. The line was extended to Madison and then northwest to Athens by 1841, and in 1845 a line was completed from Madison to Atlanta. The placement of the line in Greensboro was at the northwestern edge of the town plan as replatted in 1812 and in all likelihood a frame depot was built. It appears that it was also necessary to build several railroad bridges at Broad and Greene Streets, since the railroad cut through a gully below street grade. References have been found

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which mention a "high bridge" at Greene Street. The railroad benefitted many interior areas, such as Greensboro, since it provided access into these communities and a means for the export of agricultural products.

Public improvements in this period included a new courthouse, the establishment of a female academy, and the construction of new churches. Justices of the Inferior Court were given the power to assess and levy an extra tax for the purpose of building a courthouse in 1847, and the new courthouse, which survives into the present, was completed in 1849 as the fourth courthouse for the county. The three-story, brick, Greek Revival-style courthouse was built on the courthouse square as a replacement for the earlier frame building. The town center in this period was a mixture of brick and frame storehouses. There was a plea in the newspaper that the weatherbeaten buildings along Main Street be replaced with brick buildings. In an incremental fashion the earlier wood buildings were replaced with more substantial brick structures. As an example, the paper reported in the 1850s that Davis and J. F. Zimmerman were going to construct a brick building where their old store house stood. On October 10, 1860, the newspaper reported that Messrs Davis had moved into their new store, later known as the "Big Store," since it was reputed to be the biggest store between Augusta and Atlanta. It was no doubt the largest store in the city--105 feet in depth and 65 feet in frontage. The Greensboro Weekly Gazette listed the Willis and City Hotels during this period. Both were apparently frame structures situated in the town center.

Residential areas expanded in all directions from the town center. The areas to the south, east, and west appear to have comprised the most populous neighborhoods. A number of Plantation Plain-style dwellings had been built in this area; several were altered later to Greek Revival designs. A few houses were being built in the area to the northeast of the town center. These houses, such as the Judge Cone residence on North Street, were associated with large tracts of land and were city farms. The Poullain House was associated with a larger tract of farmland further removed from the town. It was built on the road that led from the city to Penfield and Union Point. This former residence, built ca. 1833, was a two-story frame structure with 22 rooms and a brick detached kitchen. It was more plantation-like in its setting and its buildings.

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In 1828 the Presbyterians and the Baptists had incorporated as the Union Church for "the erection of a house of worship for the mutual accommodation of each." This church was built in the early 1830s at the corner of East and North Streets. These denominations continued to worship together until the Presbyterians sold their share to the Baptists in 1858. According to the newspaper, subscriptions were being taken for the construction of new churches in the city in the late 1850s. According to the Weekly Gazette, there was a list circulating for the Presbyterian and the Methodist churches. The members of the Baptist Church were reported to be raising a subscription to renovate and improve their church (the former Union Church). By June of 1859, it was reported that a contract for both churches had been "let." The Methodist Church was dedicated on November 9, 1859, and the Presbyterian Church, located on Main Street, was dedicated on June 13, 1860. Both were frame churches. The Presbyterians were also responsible for the establishment of the Greensboro Female College, which had been established in 1852 by the Georgia Synod of the Presbyterian Church. This was also located in the same neighborhood on Broad Street.

There are many facts to document the importance of cotton in this period. The paper reported the production of the first bale and included weekly cotton market reports from Greensboro, Augusta, Charleston, and Savannah, which told the cost and types of grades in demand. Agriculture production began to encounter problems in the 1840s. There were increasing signs of erosion which necessitated the clearing of new land. County fairs were held to call attention to the need for better farming practices. In 1846 a group of interested people met from across the state at Stone Mountain and organized the Southern Central Agricultural Society. Thomas Stocks of Greene County was made president. In 1848 the Jefferson Agricultural Society of Greene County was organized with headquarters at Penfield.

The limits of the town were extended one mile in every direction from the courthouse in 1854 and the power to sell liquor was granted by the Georgia Legislature. In 1859 a need was expressed in the paper to beautify the grave yard and a suggestion was made to form the Greensboro Cemetery Association. There was also a call in the paper for the improvement of the streets. Their condition was described as "embarrassing to the ladies who are

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compelled to lift their crinolines at the street crossing so high that the vulgar eyes of every loafer can tell the number of shoes there were." A "great nuisance" reported in the paper was the "quantity of goats allowed to run at large in the streets."

The local newspaper reported the reopening of African Slave Trade in the early 1850's and noted that "277 of the cargo of Africans recently landed near Brunswick and were brought up the Savannah." It appears that the slave population was beginning to cause problems. Grand Jury minutes of March 1851 stated that "immense introduction of slaves into this state for the last eighteen months caused by the repeal of the law prohibiting the introduction of slaves for slave is operating injuriously to the best interest of the state." One third of the county population was white in 1860, the other two-thirds black and slave. "Even though two-thirds of the population were slaves, half of the white taxpayers owned no slaves at all." Reports began to appear concerning the pending war, state conventions, and discussions about the survival of southern states in the "Union."

Period 4--War and Reconstruction (1860-1895)

During the Civil War there was little activity within the multiple resource area (MRA). Almost every store building in town was devoted to the care of the sick and wounded soldiers, as well as all school buildings and churches. The Planters Weekly, Greensboro's local paper at that time, published its last issue in June 1861. Following the war, Greene County was part of the "Third Militia District of the United States." Officers from the North, called "Bluecoats" by the local people, were sent to supervise elections as ex-slaves cast ballots for the first time. An organization with "conservative strength" was formed by whites following the war to oppose the Radical Party which was giving support to the blacks. Newspaper accounts which followed reported that the Radical party was bringing blacks to the polls.

Blacks, who had been members of white churches, were able to establish their own congregations following the war. Springfield Baptist Church was the first. It was established by former slaves who had been members of the First Baptist Church of Greensboro. A black Methodist congregation was also established. The Baptists purchased property in the Canaan Section of Greensboro. They obtained a former frame depot building which

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they used as their first house of worship. Canaan, located in the southeast section of Greensboro, was one of several black sections in the community. According to Ms. Willie P. Brown, an elderly black resident, the other major black neighborhood located in the northeast of the community was known as Railroad. Prior to the war many blacks worked as servants and gardeners for the whites and lived in modest frame residences adjoining the white homes. Following the war, blacks also developed other smaller neighborhoods at the edges of the town.

In the 1860s Greene County was described as being located midway between Atlanta and Augusta in the "heart of high rolling productive country with many farms under cultivation." It was noted to be similar to a New England town due to the "absence of glaring showiness so common in the South." A letter to the editor of the local newspaper, titled "Observations and Conclusions," described Greensboro as an "ancient village with four neat and commodious churches, a handsome female institute, now known as the Anna Cunningham Institute, and another for the boys." The town appeared to be awakening following the inactivity war. It was reported in the local paper, which began publication following the war, that the "Greensboro Hotel had reopened at the same location opposite the Courthouse" and the Greensboro Male and Female Academies were also reopened. A new Episcopal congregation was formed in the 1860s and their new edifice, a board-and-batten structure of Gothic Revival design, was built at the corner of North and Main Streets in 1868. The Greensboro Presbyterian Church burned in 1869 and construction began on a new brick structure on the same site which was not completed until 1893. For a short time there was a Catholic Church, but around 1880 the building that housed the church was destroyed in a wind storm. There were no further references to the church after that time.

Good order appears to have been restored in the community by 1870. Grand jury presentments in September of that year noted that "good order, kind feelings, peace and quiet now pervades every class of our citizens. All are diligently pursuing their respective avocations, and a kind Providence has given us a bountiful harvest as a reward for our diligence." Attention began to return to agriculture, called the "mudsill of Greene County life." People began to give more thought to farm conditions, to the land, and to the relations between landlord

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and tenant, creditor and debtor, black man and white. The wage-hand plantation was well established. Tenant and sharecropper farming followed. "Most years the debts of many families exceeded their part of the crop," it was reported. "Landless families" had little regard for the land. It was uncertain whether or not they would be there next season, so they were interested in getting all they could from the land. Each year more of the new commercial fertilizer "guano" had to be applied to maintain the yield. Debts mounted while the fertility of the soil dwindled. The State Department of Agriculture was established in 1870, which reflected a statewide concern for the condition of former farmland. By this time the new plantation system had supplanted the old as former plantation owners moved to town. A government land agency was opened in Greensboro by E. W. Miller, a "Northerner," in an effort to get new white families to live here. Credit merchants began to advance supplies to the tenants and sharecroppers who remained on the farms in the county; approximately six such merchants existed in Greensboro.

In the 1870s Greensboro had a population of nearly a thousand people. The town had several lawyers, four physicians, and a dentist. In 1874 kerosene street lamps were put up and a volunteer fire department was organized, the "Anchor Hook and Ladder Company, No. 1." But Greensboro was still a country town. Grand jury minutes call attention to cattle and loose stock running at large in the streets. Hangings were still a public affair. A fence which "reflected credit upon the builders" now surrounded the town square.

By 1880 the population had climbed to 1,621 and cotton and wool were noted to be the principal products. Exports from the town consisted of 5,000 bales of cotton and 10,000 bushels of oats. Listing of residents included a separate listing of farmers who totalled 56. The gazetteer of 1883 noted that Greensboro was located 83 miles from Augusta and 88 miles from Atlanta, both being used as banking points.

The Female College at Greensboro which reopened soon after the war was closed in the fall of 1872. It was almost 10 years later before a public school system was firmly established in the county. The Stocks Institute was created at Greensboro in 1884. Greensboro also had a "Baptist" and "Methodist" public school for blacks. The Georgia Legislature in 1886 noted the petition for

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the construction and finishing of school houses in Greensboro. One was for the white population and the other was for the "colored." The schools were to be paid for by local taxation. This was the first Georgia law concerning Greensboro that mentioned the black population of the county. Schools reported in the paper included the Greensboro High School, Mrs. Mary Robinson's School, and Mrs. M. A. Hall's School. In 1888 a meeting was called to view the erection of two new schools. The Greensboro High School (demolished) opened on January 25, 1889. The school, which was located at the corner of North and East Streets opposite the Baptist Church, was designed by Bruce and Morgan, Architects, of Atlanta, and was built by Allan R. Boone of Greensboro. The name of the school was the Thomas Stocks Institute. A rendering of the building, pictured in the Herald Journal on October 25, 1889, showed a two-story brick structure with a three-story bell tower.

A focal point building was added to the town center toward the end of this period. The newspaper reported on August 9, 1889, that E. Copelan was building a new brick structure on the site of the old Statham Hotel. The building was located at the corner of Broad and Main and one section was to be used as a bank. On September 6, 1889, the newspaper reported the establishment of Davis Brothers and Seals. It was noted that the building, known as the "Big Store," had been enlarged and now included three stories running back 205' x 90' and that they sold general merchandise, ranging from clothing to coffins. 1889 was described as a good year in the cotton market.

Residential development during this period expanded from the town center. The large neighborhood to the south, east, and west was infilled with dwellings of Victorian design. Charles A. Davis, a successful merchant in the town center, built his brick Italianate residence on Laurel Street at the edge of this neighborhood in 1874. It was associated with approximately 35 acres of land which made it an intown farmstead. Additional Victorian-era houses were added to the neighborhoods to the southeast and northeast. Development in the northeast of the city was probably motivated by the establishment of the school in the area along with the influence of the existing Baptist Church. Typical residential dwellings from this period included one- and two-story houses, constructed of wood.

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Period 5--Changing Economies and Further Expansion (1895-1920)

A Herald-Journal article around 1895 summarized the conditions and future directions of the community during this period. According to this article, "the slaves are free, agriculture is prostrate and no longer profitable; therefore, it is to manufacturing we must now look for future greatness and development." There were rumors that a new manufacturing plant would be established in the community. As early as 1898 the Herald-Journal reported that E. A. Copelan and W. R. Jackson of Greensboro had agreed to furnish \$40,000 capital for the erection of a \$100,000 cotton mill at Greensboro. The remainder of the initial capital was to be subscribed.

As a complement to such private ventures, several public improvements were planned and implemented. The first was the building of a new jail in 1897. The original two-story rock jail became a guard house, according to Sanborn fire insurance maps. A new jail was built to the rear of the courthouse facing East Street. In the building of the jail, which was a two-story brick structure with an encircling porch and jailer's residence, the former courthouse square was expanded to East Street (its present shape).

A second public venture was the proposal for a waterworks system in Greensboro. Local officials visited Eatonton where a new waterworks system had been recently installed. The engineer for that project, E. H. Davis, was also hired to design Greensboro's system. Messrs. Walton and Wagner of Rome received the contract to install the system. This company was also involved in the Eatonton project as well as other waterworks projects in Rome, Cave Spring, Cedartown, Dublin, Lindale, Dalton, and other towns in South Carolina and North Carolina. The newspaper reported on April 7, 1899, that the waterworks system was complete. A metal standpipe was built to the southeast of the town center on a high point, as a symbol that the community could now accommodate new developments.

By far the most important event was the completion of the proposed cotton mill. A newspaper article on June 30, 1899, noted that a charter had been granted to the cotton mill and that five acres of land had been tendered by the Greene County Development Company, which had been organized in 1899 to promote

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development of the county. Bricks for the plant were made in Wilkes County on the Little River. A year later the mill, a multi-storied structure situated adjacent to the railroad and depot northwest of the town center on West Street, was complete and operating with 100 employees. The population of Greensboro, which had declined by approximately 300 citizens between 1880 and 1890, began to climb again and reached 1,511 by 1900. In all likelihood the mill was a stimulus to growth as evidenced by a population jump in 1910 to 2,120 residents. A mill village with one-story frame dwellings on a gridiron layout was built adjacent to the mill factory and north of Greensboro's more established neighborhoods at that time.

Public spirit during this period also resulted in the establishment of the "Village Improvement Society" in 1898. The group compared itself to similar societies in Europe and America. A similar group had been successful in Aiken, South Carolina. Newspaper reports of the Society's meetings provide a candid look at the community in that period. It was noted that the "unprecedented success of the Floral Club" was a factor in the Society's establishment, but the new group was to be more broader in scope. Membership in the new group included men and women. The first officers were Mr. H. Geissler and Dr. Montcrief. The first suggestion was to improve grounds between the cemetery and Mrs. Branch's home. A trough or fount with "an ever ready supply of water for the horses and cattle with a lower one for the dogs" was also noted as needed and especially appropriate considering the new waterworks system. A report was also made at one of the group's meetings by Mrs. J.B. Park, Jr. She stated that she had written a note to someone with influence in the Georgia Railroad asking him to petition for better waiting room accommodations at Greensboro. This suggestion was followed approximately 15 years later when a new depot was constructed in Greensboro. This low brick building of Richardsonian Romanesque design with an attached freight depot of wood was built on West Street sometime before 1921. It is assumed that the railroad center has always been located in this area. Other successes by the Village Improvement Society are not known, but it is assumed that this group or the Floral Club were responsible for the oak and elm street tree plantings throughout the town since this type of tree-planting activity was typical of village improvement societies across the country. The present age of these trees

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also makes it apparent that some type of community-wide landscape improvement effort was carried out during this period.

Major buildings added during this period included a new Baptist Church of Romanesque design in brick on Main Street, completed in the early 1900s. Churches in the community during this time included a Methodist, Baptist, Presbyterian, and Episcopal for the white residents and Baptist and Methodist churches in the black community. There was a tradition among the white churches which still continues into the present of joint ecumenical services on all fifth Sundays during the year. Another tradition, remembered by Mr. Carey Williams, Sr., which ended in 1918, was an event known as "Easter Monday." This event occurred the Monday after Easter. All stores closed and a community-wide picnic-type event was held at Flat Rock. Flat Rock, located in the county on the Sparta Road, provided the major source for the granite used in buildings throughout the community.

In the town center during this period Mr. L. C. Torberts completed a new building in July 1898. The building was described having "large plate glass windows on the front, handsome iron columns, woodwork inside painted white, and the ceilings extra high." The building was acclaimed as marking a new era in store building in Greensboro. By 1904 the community had communication services through the Southern Bell Telephone and Telegraph Company.

The 1898 Gazetteer listed residents by vocation. In the carpenters and builders category there were none listed from Greensboro. Names from Greene County, who in all probability were responsible for many of the residential, commercial, and public structures in the town center included the following: H. G. Copelan and J. B. Rogers from Cawthon; Edwin Crutchfield from Siloam; F. A. Averitt and T. B. Wood from Greshamville; J. M. Smith and L. S. Walls from Veazey; T. A. McManus and W. T. Rogers from Whiteplains; Andrew Jackson from Wrayswood; and J. L. Brooks and F. L. Nunn from Woodville.

In 1904 a new charter was recorded for the town and the limits were noted to be "one mile in every direction from the center of the intersection of Broad and Main Streets." It is worth noting that the center of the community had apparently changed to what

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might be called the "intersection of commerce;" earlier references had used the courthouse as the center.

The boll weevil spread from Mexico into the United States beginning in the 1890s. A few Greene County farmers had the weevil as early as 1916, but there was not much impact for several years. The cotton economy was prosperous in 1919. The price had climbed to \$0.35-0.40 per pound and 20,000 bales were ginned that year. By 1920 the crop had dropped to 13,400 bales and the price had declined to \$0.15 per pound. The crop continued to decline with only about 300 bales produced in 1921. This heralded the end of the cotton era in Greene County and Greensboro. In 1920 the population was 2,128, an addition of only eight residents since 1910.

Period 6--Depression, the New Deal, and World War II (1920-1945)

Between 1920 and 1930 Greene County lost 23% of its white population and 43% of its black population. The number of farmers in the county dropped from 3,000 in 1920 to 1,557 in 1930. The situation in Greene appears to have one of the more extreme examples of outmigration and farming decline in the south. The city population only decreased by three citizens between 1920 and 1930, so it appears that the city did not suffer to the extent of the county. Two books, one in the 1920s known as Peasants to Pleasantry and another in the 1930s called Tenants of the Almighty, were written on the subject and today provide a vivid photographic and narrative account of this period.

Out of necessity and desperation, agriculture began to diversify during this period. In the 1930s, the people remaining in the county began to consider substitute crops. They experimented with peanuts. Fields rabbits were shipped for a few years until tularemia appeared and most of the rabbits died in the fields. Sawmills were established and during the mid-1920s wood products became the county's most important source of income. The county was also the site of many liquor still operations. There was also a return to dairying and cattle raising.

The National Textile Strike of 1934 was experienced at the Mary Leila Cotton Mill and a union was established. There was little building during this period, illustrated by the limited number of Craftsman/Bungalow-style dwellings from the 1910s to the 1930s in

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the multiple resource area. The few dwellings built during this period were situated primarily on Laurel Street, south of Broad, and at the western end of South Street. A few dwellings were built on East Street southeast of the town center.

The economic recovery programs of the 1930s and 1940s made a major impact to the streetscape environment of the community. Granite curbing was installed along the streets during this period, and the streets were paved. According to Carey Williams, Sr., the granite came from nearby Flat Rock and was donated by the owner of the quarry, W.R. Jackson, also one of the co-owners of the Mary Leila Cotton Mill. Together the federal government through the Work Projects Administration (WPA) and the City paved the major streets in the community. Broad Street was paved "curbstone to curbstone" with state assistance since it was designated to be a state route. This apparently prompted the building of several service stations along Broad Street at the edges of the commercial center. Residential areas were paved with the adjoining residents sharing in the cost. In 1939 a concrete bridge of urban scale and design was built at West Street in front of the depot. This bridge created a separation of automobile traffic and the railroad. Garden club members also enhanced the community toward the end of this period with the planting of dogwood trees along the streets in places lacking the earlier-planted oak and elm trees. The population at the end of this period showed a modest increase. The population rose to 2,459 by 1940, an increase of 334.

Period 7--Post-War Development (1945-Present)

The population of the community continued its upward trend. By 1950 there were 2,688 residents and in 1960 there were 2,773. In 1970 the city's population had jumped to 4,493. The population growth during this period and into the present can be attributed to the further diversification of the economy. According to C.W. Smith, Greensboro mayor between 1968 and 1980, there were approximately a dozen new industries added to the town in the 1970s. Two industrial parks were established to accommodate these companies. One was established to the southwest of the Broad-Laurel-South neighborhood and the other along the Union Point Road, northeast of the town. Both parks have been annexed into the town. A new city hall was built in the town center on the site of former historic dwelling in the 1960s. Other

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historic dwellings and school buildings, such as the Greensboro High School, were demolished for new developments at the edges of the commercial center. The area surrounding the town center is now characterized by the three new banks of Williamsburg design and typical rectangular-shaped concrete block buildings housing grocery and retail stores. A motel, restaurant, and filling station were also built on Broad Street at the intersection of Laurel Street. Following World War II, residential development appears to have first expanded to the west of South Walnut Street, occupying former farmland. A few scattered dwellings were added on Greene Street to the existing historic neighborhood. More recent residential development has expanded to the south. The black neighborhood of Canaan has continued an outward sprawl. A new residential neighborhood has been built adjacent to the new comprehensive high school on Highway 44. The building of Interstate 20 with an interchange south of the city in the early 1970s and the construction of Lake Oconee to the west of the city in Greene County in the late 1970s have been other reasons for the increase in population and in building during this period.

SELECTION OF HISTORIC DISTRICTS AND INDIVIDUAL PROPERTIES

The historic districts presented in this multiple resource nomination represent the five intact historic areas in the city of Greensboro. These areas were identified as meeting the National Register requirements for age, integrity, and significance. The individual properties presented in this nomination represent the six intact historic properties in the city but outside the historic districts that have at this time been shown to meet the National Register criteria. With additional site investigation and historical documentation, a few additional individual properties in Greensboro might be shown to meet the National Register criteria. The eligibility of the historic city cemetery in Greensboro continues to be studied and may be considered for nomination as an amendment to this multiple resource nomination in the future, if warranted.

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Willie Brown

Catherine Cornwell

Lucretia Glass

Mr. and Mrs. Weldon Smith

Carey Williams, Sr.

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Probate Court records

Miscellaneous

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Multiple Resource Area
Thematic Group

Name Greensboro MRA
State Greene Co., GEORGIA

Nomination/Type of Review

Date/Signature

Cover

~~Entered in the National Register~~

for Keeper Patrick Andrews 9/9/87

1. Baber, Dr. Calvin M., House

~~Entered in the National Register~~

Keeper Amy Schlegel 12/17/87

Attest _____

2. Church of the Redeemer

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

3. Greensboro Commercial
Historic District

Entered in the National Register

for Keeper Alvora Byers 11/2/87

Attest _____

4. Greensboro Depot

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

5. King-Knowles-Gheesling
House

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

6. Leila, Mary, Cotton Mill
and Village (Dist.)

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

7. North Street-East Street
Historic District

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

8. Poullain, Phillip, House

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

9. South Street-Broad Street-Main
Street-Laurel Street
Historic District

~~Entered in the National Register~~

Keeper Carol D. Skell 9-9-87

Attest _____

10. South Walnut Street Historic
District

Entered in the National Register

for Keeper Alvora Byers 9/9/87

Attest _____

7/30/87

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Multiple Resource Area
Thematic Group

Name Greensboro MRA

State Greene Co., GEORGIA

Nomination/Type of Review

Date/Signature

11. Springfield Baptist Church

for Keeper *Alvora Byers* 9/9/87

Attest _____

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Keeper _____

Attest _____