

4. State/Federal Agency Certification

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

W. Ray Luce
Signature of certifying official

6-24-99
Date

W. Ray Luce
Interim Division Director
Deputy State Historic Preservation Officer

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

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson A. Beall 7/28/99

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling

Current Functions:

DOMESTIC/hotel

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS: Neo-Classical Revival

Materials:

foundation	brick
walls	wood
roof	asphalt
other	n/a

Description of present and historic physical appearance:

The Drane-Stevens House is located in the downtown residential section of Buena Vista the county seat of Marion County in West Georgia (photo 1). The current owner completed a certified rehabilitation on the house in 1997 for use as a bed and breakfast. The property includes the house and one nonhistoric outbuilding.

The Drane-Stevens House is a one-story with finished attic, frame, Neoclassical Revival-style house. Built in c.1905, the house has a Georgian cottage plan and features a full wrap-around porch, with a hipped roof, supported by Doric columns, and a porte-cochere extending on one side, also supported by Doric columns (photos 1-7). The entrance is enhanced by a portico with pediment, Doric column supports, and dentils. All the Doric columns used as support are modern replacements of the historic Ionic and Doric columns.

The hipped roof of the house is covered with asphalt shingles. Dormers project from the roof on all sides of the house. The front dormer is accented with a deck over the main entrance. The exterior of the house is clad with clapboard. The house rests on brick piers with pierced brick infill.

The interior plan of house features a large entrance hall with a dog-leg staircase. Wooden, fluted rectangular pilasters and fluted round columns divide the entrance hall into two areas. Each side of the central entrance hall is flanked by pairs of rooms which create the Georgian-type floor plan. Significant interior features include plaster walls; wood doors, door surrounds, mantels, and floors; and paired stained glass windows located on the staircase landing between floors.

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Section 7--Description

Throughout the house there is elaborate woodwork including baseboards, window and door surrounds, headers, pilasters, and columns. This woodwork is classical in style and reflects the Neoclassical Revival detailing of the exterior of the house. The staircase is also elaborate with a decorative newel post with recessed panels and carved cap and turned balusters. There are transoms above all of the doors which lead into the hallway on both the first and second floors.

The original dining room has a bay window and pocket doors to the front room and the hall (photo 9). The front room on the north side has pocket doors opening to the hall (photo 8). Fireplaces in the rooms on the north side of the house are angled (photos 8, 9). There is faux wood graining on the doors leading into the hallway on the first floor and on the mantel of the original dining room (photos 8-10).

All four of the principal rooms on the main floor and the three bedrooms on the second floor have fireplaces with original mantels. Each of the mantels is different yet all are wooden and have iron coal grates with tile or brick surrounds and tile or brick hearths (photos 8-11, 13-15). The two front room mantels have more detailing as they were in the public spaces. Each of these mantels is more elaborate with round engaged columns, swags and floral bas relief, a second tier with engaged columns, built-in mirror, and top ledge. (photos 8, 10) Historically, these rooms would have served as the parlors or living rooms. The other two first floor main rooms, referred to as the dining room on the north side and the rear south room, have simpler mantels (photos 9, 11). The dining room mantel has a built-in mirror, brick hearth and coal grate surround, and no top shelf. The rear south room mantel has a second shelf, tile hearth and coal grate surround but no built-in mirror. The three upstairs bedrooms which were considered private spaces have simple wooden mantels with tile hearths and coal grate surrounds (photos 13-15).

During the recent rehabilitation, the kitchen was extended to the rear of the house (photo 4). A former butler's pantry was converted to a bathroom. A small bedroom on the main floor was also converted into a bathroom. The second floor plan now features three bedrooms and three bathrooms created from attic storage space. The only outbuilding is a nonhistoric block building which has recently been covered in synthetic siding (photo 16).

The property contains live oak and pecan trees. A picket fence was removed during the recent rehabilitation of the property.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture

Period of Significance:

c.1905

Significant Dates:

c.1905-construction of the house

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

n/a

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Drane-Stevens House is significant in terms of architecture as a good and intact example of an early 20th-century, Neoclassical Revival, Georgian cottage house in a small Georgia town. Popular throughout Georgia from the 1890s to the early 1930s, the Neoclassical Revival style utilized combinations of Greek and Roman details drawn from styles popular in the 19th century. The Drane-Stevens House features a wrap-around porch with replacement Doric column supports, a portecochere with replacement Doric column supports, and a front portico with pediment. Interior features also reflect the Neoclassical Revival style and include a large entrance hall with a dog-leg staircase, elaborate wood work, faux wood graining, seven wooden mantels with the fanciest being in the front two rooms of the first floor, stained-glass windows, and pocket doors. The high level of material integrity on the interior of the house gives the Drane-Stevens House additional architectural significance for its craftsmanship and finishes.

The house is also a good example of a large Georgian cottage type of house. The characteristic features of the Georgian cottage include a central hall, flanked by two rooms on each side, forming a square. The Drane-Stevens House with its Neoclassical Revival detailing and its Georgian plan is a good example of the type of large, prominent houses built by the wealthy in small towns throughout Georgia in the early years of the 20th century. The house was the home of several prominent families in the Buena Vista area, including the Dranes and the Stevens.

National Register Criteria

The Drane-Stevens House is eligible for the National Register of Historic Places under National Register Criterion C in terms of architecture as a good example of a Neoclassical Revival-style Georgian cottage constructed during the first decade of the 20th century and for its its unusually intact interior and finishes and turn-of-the-century craftsmanship.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The Drane-Stevens House was constructed in c.1905.

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Section 8--Statement of Significance

Contributing/Noncontributing Resources (explanation, if necessary)

The Drane-Stevens House is the contributing building and the nonhistoric outbuilding is the noncontributing building.

Developmental history/historic context (if appropriate)

NOTE: The following historic narrative was taken from the 1993 Historic Property Information Form prepared by Claudine Morgan and Karen Oliver. On file at the Historic Preservation Division of the Georgia Department of Natural Resources, Atlanta, Georgia.

The first documentable information of the property begins with the purchase of the land by Dr. William Arthur Drane and Margaret Bryan Drane. Son of Margaret Bryan and William Magruder Drane, Dr. William Arthur Drane was a prominent physician who was married to Elizabeth Lou Butt. At the time which the Dranes first purchased the property, it consisted of two acres of land and being lot 14 in block "B" and lot 24 of the town of Buena Vista. The original plat of the town plan is no longer available to confirm this information, but a description of the property defined the lot as being located behind the Baptist Church. This description agrees with the current legal description of the property. Furthermore, secured documentation confirms the location of the Baptist Church on that site. On August 3, 1882, Dr. William A. Drane sold his half interest of the property to Margaret Drane. A residence is noted as being on the property at that time. The description of the property states that there is two-thirds of an acre between the house and West Church Street.

In November of 1903, Mrs. M.A. Drane sold one-half interest of the property to her daughter Mrs. Margaret Drane Hornady, who was married to Mr. E. B. Hornady. Mrs. Margaret A. Drane retained a half interest in the house and residence in the house until her death, at which time the title of the property went to Margaret Drane Hornady. It has been stated that during this period of time the current house was built on the property. The current house was constructed in front of the original house and then the smaller cottage was dismantled. The current house appears on the 1909 Sanborn Fire Insurance Map.

In September of 1921, Mrs. Margaret Drane Hornady sold the property to R. W. Stevens for the sum of \$6,500.00. R. W. Stevens was the owner of the cotton warehouse located on the town square and one of the most influential citizens in the town of Buena Vista. R. W. Stevens transferred the property to his wife Mrs. Alice Fulford Stevens for the sum of five thousand dollars in 1925. In January of 1953, Mrs. Alice Fulford Stevens sold the property to her daughter Mrs. Josephine Stevens Elrod with the stipulation that Mrs. Alice Fulford Stevens would have a home for life for her and her other daughter, Mrs. Emmy (or Emma) Stevens Murrah.

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Section 8--Statement of Significance

Mrs. Josephine Stevens Elrod retained the property until July of 1976 when she sold it to Dewey W. Parker, Jr. for the sum of ten dollars and other good and valuable considerations. The property was sold nine months later in March of 1977 to Calhoun Clinic, P.C. for ten dollars and other good and valuable considerations. Dr. William McCall Calhoun was the owner of Calhoun Clinic and a practicing physician who was instrumental in the opening of Marion Memorial Hospital which is now Marion Memorial Nursing Home.

In April of 1987, the property was foreclosed and secured by the JIK Realty Co., Inc. The property was sold to the highest bidder for the sum of \$57,257.30. In May of 1991, the property was cleared of all twenty-one liens and sold to Claudine and Richard Morgan. The Morgans undertook a certified rehabilitation of the house and converted it into a bed and breakfast. On July 1, 1998, the Morgans sold the property to Donna and Ray Armor, who now run the bed and breakfast.

9. Major Bibliographic References

City of Buena Vista City Directories.

Marion County History.

Morgan, Claudine and Karen Oliver. Drane-Stevens House, Historic Property Information Form, 1993. On file at the Historic Preservation Division of the Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Sanborn Fire Insurance Maps for Buena Vista, Georgia, 1909.

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

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued**
date issued: September 11, 1997
- previously listed in the National Register**
- previously determined eligible by the National Register**
- designated a National Historic Landmark**
- recorded by Historic American Buildings Survey #**
- recorded by Historic American Engineering Record #**

Primary location of additional data:

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

Georgia Historic Resources Survey Number (if assigned): n/a

10. Geographical Data

Acreeage of Property Less than 1 acre.

UTM References

A) Zone 16 Easting 733930 Northing 3578280

Verbal Boundary Description

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

Boundary Justification

The nominated property includes the current and historic legal boundary which includes the house and yard.

11. Form Prepared By

State Historic Preservation Office

name/title Leslie N. Sharp, National Register Coordinator
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** June 23, 1999

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

name/title Claudine Morgan, former property owner
organization n/a
street and number P.O. Box 522
city or town Buena Vista **state** Georgia **zip code** 31803
telephone n/a

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

(HPD form version 02-24-97)

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Photographs

Name of Property: Drane Stevens House
City or Vicinity: Buena Vista
County: Marion
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 1998

Description of Photograph(s):

- 1 of 16: Front facade of Drane-Stevens House; Photographer facing east-northeast.
- 2 of 16: Front facade of Drane-Stevens House; Photographer facing southeast.
- 3 of 16: North facade of Drane-Stevens House; Photographer facing east-southeast.
- 4 of 16: Rear kitchen addition; Photographer facing west.
- 5 of 16: South facade of Drane-Stevens House; Photographer facing northwest.
- 6 of 16: Port cochere on the south facade; Photographer facing north.
- 7 of 16: Detail of the front porch; Photographer facing north.
- 8 of 16: First floor, front north room; Photographer facing southeast.
- 9 of 16: First floor, dining room, rear north room; Photographer facing west-southwest.
- 10 of 16: First floor, front south room; Photographer facing northeast.
- 11 of 16: First floor, rear south room; Photographer facing south.
- 12 of 16: Hallway looking into rear south room; Photographer facing south.
- 13 of 16: Second floor, north bedroom; Photographer facing south-southwest.
- 14 of 16: Second floor, rear bedroom; Photographer facing west.

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Photographs

15 of 16: Second floor, south bedroom; Photographer facing south-southwest.

16 of 16: Nonhistoric, noncontributing outbuilding; Photographer facing northwest.

