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1991

The Thomas Center: A Preservation Study



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Table of Contents

	Page
Introduction	1
River Industry of Clarke County	2
History of Whitehall, Georgia	15
Benefits of Historic Preservation	17
National Register Nomination	19
Rehabilitation Strategies	74
Appendix A: The Secretary of the Interior's Standards for Rehabilitation	78
Appendix B: Federal and State Economic Incentives	80
Appendix C: Resources	83

Introduction



Introduction

Athens, Georgia, like so many cities of moderate size across the Southeast and throughout the nation, has experienced considerable change, growth, and expansion over the past many years since the turn of the century. As the population has expanded, the City has sought numerous ways in which to accommodate the needs of these additional people. In terms of the built environment, the need for more places to shop, eat, work, live, worship, go to school, drive, and park has meant the building of new structures, the adaptation of existing structures, and the tearing down of buildings considered no longer useful or contributing.

Athens was once a city with a substantial number of thriving factories and mills, complete with the surrounding mill villages, schools, and churches. A number of changes occurred over time, however, which altered this. Transportation shifted away from a primary reliance on water and rail transport, power became readily available to sites outside the city where land was less expensive and more accessible by truck, production gradually became more mechanized, and fierce competition from overseas manufacturers over time forced most, if not all, of these mills to close. Thus, these industrial buildings, once the focus of not only people's work lives, but their family and social lives as well, gradually became obsolete and fell into disuse, disrepair, and decay.

The Georgia Factory, or the Thomas Center as it is currently being called, is one of the few Athens factories to survive this fate and move intact toward the 21st century. Thomas Textiles, the company which presently owns the factory complex, manufactured children's clothing there until 1988 when cheap foreign labor made it impossible for them to compete with overseas manufacturers. The site is composed of seven primary buildings, the majority of which still possess both a high degree of historic integrity and structural stability. On the request of the present owner and other interested parties, and in conjunction with the work of University of Georgia Landscape Architecture students and Georgia Institute of Technology Architecture students, the following historic preservation study has been prepared to help facilitate the continuing utility of this site. The purposes of this study are as follows:

1. To explore the Thomas Center in relation to the development of water-powered industry in Clarke County.
2. To establish the role of the Thomas Center in the context of the historic community of Whitehall.
3. To chronicle the history and development of the Thomas Center.
4. To document the historic significance of the Thomas Center through the completion of the Georgia Historic District Information Form.
5. To promote an appreciation and understanding of the importance and benefits of historic preservation as it relates to the Thomas Center.
6. To support the architectural significance of the Thomas Center and facilitate sensitive rehabilitation of its buildings.

River Industry
of Clarke County



River Industry of Clarke County

The Georgia Factory (The Thomas Center) is an important element in the history of waterpower usage and the development of river industries in Clarke County. Jimmy Paul Hunke's thesis, *Fluvial Morphometry as a Tool in Rediscovering Historical Waterpowers: A Case Study on the Georgia Piedmont*, includes a history of waterpower development in Clarke County. Hunke has established six periods of waterpower use, as follows: the Initial Survey Period (1784-1786); the Early Waterpower Utilization Period (1787-1828); the Antebellum and Civil War Period (1829-1865); the Postbellum Period (1866-1895); the Hydroelectric Period (1896-1963); and the Present Period (1964-Present).

Initial Survey Period (1784-1786)

The potential for water-powered industry in Clarke County was recognized even before Clarke County existed. A bill passed by the Revolutionary House of Assembly provided land to builders of grist mills, saw mills, and iron works. This policy was still in effect in the late 1780s, when Franklin County, which eventually became Clarke and Oconee Counties, was surveyed.

That survey identified a few shoals in the Oconee River system that were promising as providers of waterpower. All of these were later developed into important water-powered industrial sites. The survey identified the sites as follows: "A Mill Shole of the Best Quality," "The Long Sholes of the Second Franklin Fork of the Ocony River," "High Sholes," and "Mill Sholes" (Figure 1). The Long Sholes of the Second Franklin Fork of the Ocony River later became known as Tallassee Shoals, and High Sholes later became known as Cedar Shoals. All of these sites became very significant elements in the development of Athens and Clarke County.

Early Waterpower Utilization Period (1787-1828)

The few industrial sites developed during this period were all either saw mills or grist mills. The three largest manufacturing sites in Clarke County all started during this period as grist or saw mills.

By 1798, John Malone was operating a grist and saw mill on the North Oconee River site that eventually became the Georgia Factory (Figure 2). Ownership of these mills passed to John Marable and then to Thomas Moore. By 1799, Daniel Easley had built a grist and saw mill at the spot on the North Oconee River called Cedar Shoals. These mills were operated by Benjamin Parr from 1810 to 1817 and by Thomas and William Carr after 1817. A grist and saw mill were constructed sometime before 1803 at the future site of the Princeton Factory on the Middle Oconee River. This site was known as Peter Randolph's Mills until the 1820s when Noah Prince bought the site and it became known as Prince's Mills.

There were three other industrial sites on the Middle Oconee River during this period. They were Richard Easley's mills at the Tallassee Shoals, completed by 1801 and expanded to included two grist mills, a saw mill, and a cotton gin by 1808; a combination grist mill and iron works erected on the opposite shore of the Tallassee Shoals by 1803; and Uriah Humphries' grist mill, saw mill, and cotton gin at the future site of the Mitchell Bridge Hydroelectric Plant.

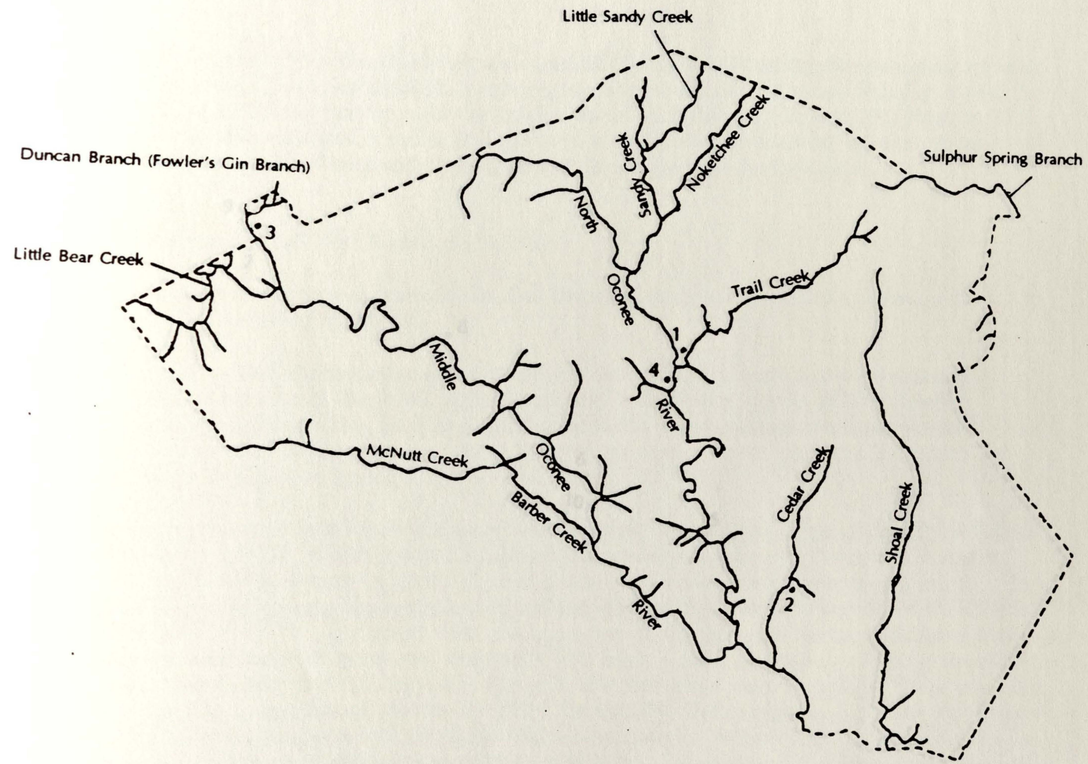

Figure 1. Clarke County River Industry - Initial Survey Period (1784-1786)

1. Mill Shole of the Best Quality
2. Mill Sholes
3. Long Sholes of the Second Franklin Fork of the Ocony River, Tallassee Shoals
4. High Sholes, Cedar Shoals

Tributaries of the Oconee River also contained important waterpower sites during this period. Sterling Combs established a cotton gin on a creek near Tallassee Shoals; in 1819 he sold the land to Coday Fowler, and the creek was called Fowler's Gin Branch. Prior to 1826, Benjamin Blanton operated a mill at the confluence of Barber and McNutt Creeks. A saw mill and cotton gin were subsequently operated at this site by William Lumpkin.

Antebellum and Civil War Period (1829-1865)

An important change marked the shift from the Early Waterpower Utilization Period to this period. According to Hunke,

> Prior to 1829 the waterpowers utilized in Clarke County were small enterprises which processed the basic agricultural and subsistence goods of the frontier economy. Beginning in 1829 a number of these water-powers were purchased by local capitalists who decided to use these resources to perform industrial tasks at a factory scale.

The development of large-scale industry was probably encouraged a great deal by a federal tariff, passed in 1828, which favored northern industrial interests over Southern farmers.

The Georgia Factory was the first of these large-scale developments (Figure 3). The textile factory, however, was not the only industry operating from this section of the Oconee River at this time. By agreement with the operators of the Georgia Factory, Thomas Moore continued operating his grist and saw mills less than a mile upstream. During droughts, however, the factory took priority, and the grist and saw mills were stopped. There was also a wool carding operation on the site by 1830. Eventually, the owners of the Georgia Factory acquired Moore's property and all rights to the waterpower. When John White acquired the Georgia Factory some time between 1839 and 1848, he also acquired the grist and saw mills; White operated all three industries throughout the Civil War.

The second factory in Clarke County was the Athens Factory. This textile factory was built by the same four entrepreneurs who built the Georgia Factory: William Dearing, John Nisbet, Augustin Clayton, and Abraham Walker. In May of 1833, they bought the site at the Cedar Shoals that was operated by Thomas and William Carr. The site, known as Carr's Mills, consisted of a grist mill, saw mill, and cotton gin. By September of 1833 the Athens Factory was operational. They manufactured woolen goods and cotton textiles and also carded wool. In 1840, the operators of the Athens Factory replaced the small grist mill with a larger merchant flour mill. The factory and mills were incorporated as the Athens Manufacturing Company in 1849, and Dearing and Nisbet ran the enterprise throughout the Civil War. The factory edifice was destroyed and rebuilt a number of times: due to fire in 1834, flooding in 1840, and another fire in 1857.

The third large-scale waterpower site was the Princeton Factory. This textile factory was established on the Middle Oconee River at the site of Noah Prince's Mills. In 1833, a group of ten investors bought Prince's Mills and built the factory, which was originally incorporated as the Camak Manufacturing Company. The name was changed to the Princeton Factory in 1834. The factory was producing cotton yarns by 1835 and fabrics by 1838. William Williams purchased the factory between 1834 and 1836 and operated the factory and its accompanying grist and saw mills until 1845, when Thomas N. Hamilton bought the site.

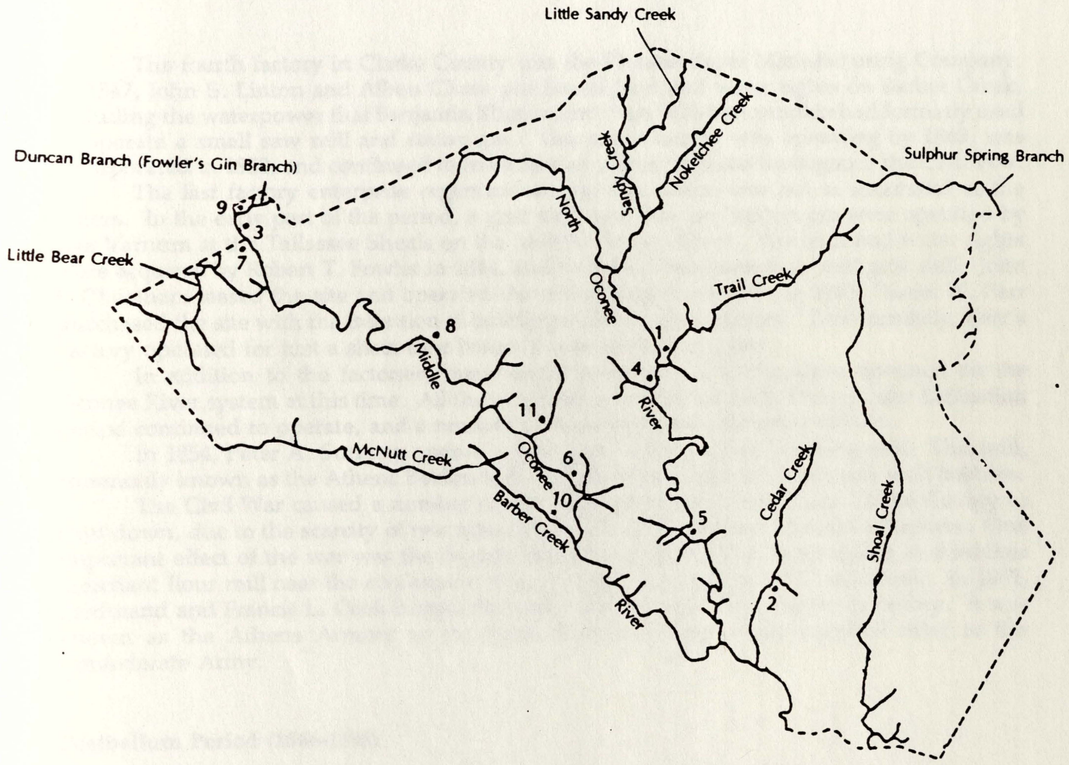

Figure 3. Clarke County River Industry - Antebellum and Civil War Period (1829-1865)

1. Mill Shole of the Best Quality, **Hodgson and Bro. Mill, Cook Bros. Armory**
2. Mill Sholes
3. Long Sholes of the Second Franklin Fork of the Ocony River, Tallassee Shoals, **Varnum's Mills, Fowler's Mills, Parr's Factory**
4. High Sholes, Cedar Shoals, Daniel Easley's Mills, Parr's Mills, Carr's Mills, **Athens Factory**
5. Malone's Mills, Marable's Mills, Moore's Mills, **Georgia Factory**
6. Randolph's Mills, Prince's Mills, **Princeton Factory**
7. Richard Easley's Mills
8. Humphries' Mills
9. Combs Gin, Fowler's Gin
10. Blanton's Mill, Lumpkin's Mill, **Pioneer Paper Manufacturing Company**
11. **Athens Bobbin Mill**

The fourth factory in Clarke County was the Pioneer Paper Manufacturing Company. In 1847, John S. Linton and Albon Chase purchased land and water rights on Barber Creek, including the waterpower that Benjamin Blanton and then William Lumpkin had formerly used to operate a small saw mill and cotton gin. The paper factory was operating by 1849, was incorporated in 1852, and continued to manufacture paper products throughout the Civil War.

The last factory enterprise organized during this period was not as successful as the others. In the early part of the period, a grist mill, saw mill, and cotton gin were operated by Asa Varnum at the Tallassee Shoals on the Middle Oconee River. The tract and water rights were acquired by Robert T. Fowler in 1844, and he built a merchant flour and grist mill. John I. Cheatham leased the site and operated the mill during the 1850s. In 1863, Daniel W. Parr purchased the site with the intention of building a cotton textile factory. Unfortunately, Parr's Factory operated for just a short time before it was foreclosed upon.

In addition to the factories, many small water-powered industries operated on the Oconee River system at this time. All the industries noted in the Early Waterpower Utilization Period continued to operate, and a number of small grist and saw mills started.

In 1854, Peter A. Sumney opened a new type of mill, a wood-turning mill. This mill, commonly known as the Athens Bobbin Mill, supplied the local textile factories with bobbins.

The Civil War caused a number of the water-powered industries of Clarke County to shut down, due to the scarcity of raw materials and the conscription of qualified millers. One important effect of the war was the change that took place at the E.R. Hodgson and Brother merchant flour mill near the confluence of the North Oconee River and Trail Creek. In 1862, Ferdinand and Francis L. Cook bought the mill and converted it to a firearms factory. It was known as the Athens Armory or the Cook Brothers Armory and supplied rifles to the Confederate Army.

Postbellum Period (1866-1895)

After the Civil War, improvements in waterpower technology helped the river industries in Clarke County continue to grow. The introduction of the turbine and improvements in dam building allowed industrialists to make the most of the power supplied by the Oconee River system. The major factories established during the Antebellum and Civil War Period continued to operate, and most of the factory owners made improvements to their dams and mills, utilizing the new technologies.

In 1870, the Athens Manufacturing Company purchased the Cook Brothers Armory, its water rights, and its associated grist mill. By 1876, they were weaving gingham checks, and the factory came to be called the Check Factory (Figure 4).

John White operated the Georgia Factory until his death in 1881. White's son, John R. White, took over operation of the mill and constructed a new dam in 1882. It was also during this period that the Georgia Factory replaced its single turbine with two turbines, increasing its production capabilities. The factory operatives incorporated their factory village and the factory complex as the town of Whitehall in 1891.

James S. Hamilton operated the Princeton Factory until his death in 1890. Like the other large factories, the Princeton Factory rebuilt its dam in 1880 to maximize the available waterpower. In 1883, the workers living around the factory incorporated themselves as the town of Princeton. The factory experienced financial problems in the 1880s and 1890s, and it was foreclosed upon in 1895.

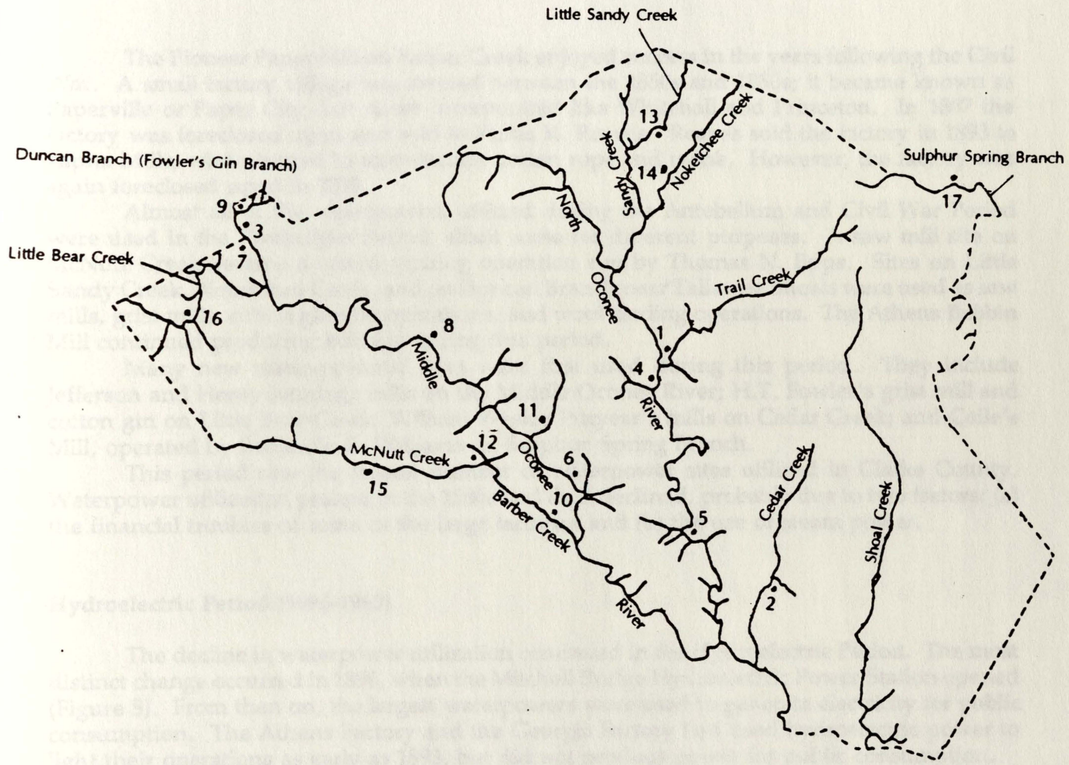

Figure 4. Clarke County River Industry - Postbellum Period (1866-1895)

1. Mill Shole of the Best Quality, Hodgson and Bro. Mill, Cook Bros. Armory, **Check Factory**
2. Mill Sholes, **Puryear's Mill**
3. Long Sholes of the Second Franklin Fork of the Ocony River, Tallassee Shoals, Varnum's Mills, Fowler's Mills, Parr's Factory
4. High Sholes, Cedar Shoals, Daniel Easley's Mills, Parr's Mills, Carr's Mills, Athens Factory
5. Malone's Mills, Marable's Mills, Moore's Mills, Georgia Factory
6. Randolph's Mills, Prince's Mills, Princeton Factory
7. Richard Easley's Mills
8. Humphries' Mills
9. Combs Gin, Fowler's Gin
10. Blanton's Mill, Lumpkin's Mill, Pioneer Paper Manufacturing Company, **Alpha Mills**
11. Athens Bobbin Mill
12. **Epp's Gin**
13. **Totty's Mill**
14. **Barrett's Mill**
15. **Jennings Mill**
16. **H. T. Fowler's Mill and Gin**
17. **Coile's Mill**

The Pioneer Paper Mill on Barber Creek enjoyed success in the years following the Civil War. A small factory village was erected between the 1850s and 1880s; it became known as Paperville or Paper City, but never incorporated like Whitehall and Princeton. In 1887 the factory was foreclosed upon and sold to Rufus K. Reaves. Reaves sold the factory in 1893 to Alpha Mills, who planned to manufacture cotton rope and twine. However, the factory was again foreclosed upon in 1895.

Almost all of the waterpowers utilized during the Antebellum and Civil War Period were used in the Postbellum Period, albeit some for different purposes. A saw mill site on McNutt Creek became a cotton ginning operation run by Thomas N. Epps. Sites on Little Sandy Creek, Noketchee Creek, and on Duncan Branch near Tallassee Shoals were used as saw mills, grist mills, cotton ginning operations, and wool carding operations. The Athens Bobbin Mill continued producing bobbins during this period.

Many new water-powered sites were first used during this period. They include Jefferson and Henry Jennings mills on the Middle Oconee River; H.T. Fowler's grist mill and cotton gin on Little Bear Creek; William Wesley Puryear's mills on Cedar Creek; and Coile's Mill, operated by Benjamin B. Williams on Sulphur Spring Branch.

This period saw the largest number of waterpower sites utilized in Clarke County. Waterpower utilization peaked in the 1880s and then declined, probably due to two factors: (a) the financial troubles of some of the large factories and (b) the use of steam power.

Hydroelectric Period (1896-1963)

The decline in waterpower utilization continued in the Hydroelectric Period. The most distinct change occurred in 1896, when the Mitchell Bridge Hydroelectric Power Station opened (Figure 5). From then on, the largest waterpowers were used to generate electricity for public consumption. The Athens Factory and the Georgia Factory had used hydroelectric power to light their operations as early as 1893, but did not produce power for public consumption.

The power produced at the Mitchell Bridge Plant, under the direction of the Athens Electric Railway Company, was used for running the Athens Street railway, lights for the city, the Check Factory, the Athens Oil Mill, the Mallison Cord Mill (formerly the Alpha Mills), and other small industries.

Around 1899 or 1900, William T. Bryan purchased tracts of land on the Tallassee Shoals; the tracts included Parr's Factory and two other small mill operations. Bryan formed the Tallassee Power Company with others, but the company never completed its hydroelectric plant. The plant and water rights were bought by the Athens Electric Railway Company in 1901, and the plant was completed in 1902. The Athens Electric Railway Company supplied a large portion of the electric power used in Athens until the late 1920s, when the Mitchell Bridge and Tallassee Shoals plants were purchased by the Georgia Power Company. The plants were retired from service in the 1960s.

John R. White built two hydroelectric plants just downstream from the Georgia Factory in the last few years of the 19th century. White's Hydroelectric Plant No. 1 was used to provide lighting and increased power for the Georgia Factory, although the mill race and turbines at the factory continued to be the main source of operating power. White's Hydroelectric Plant No. 2 was used to power White's new project, the Whitehall Yarn Mill, which was located south of the Georgia Factory. The yarn mill was powered completely by electricity and so was not located on the river. The Oconee Textile Company acquired most

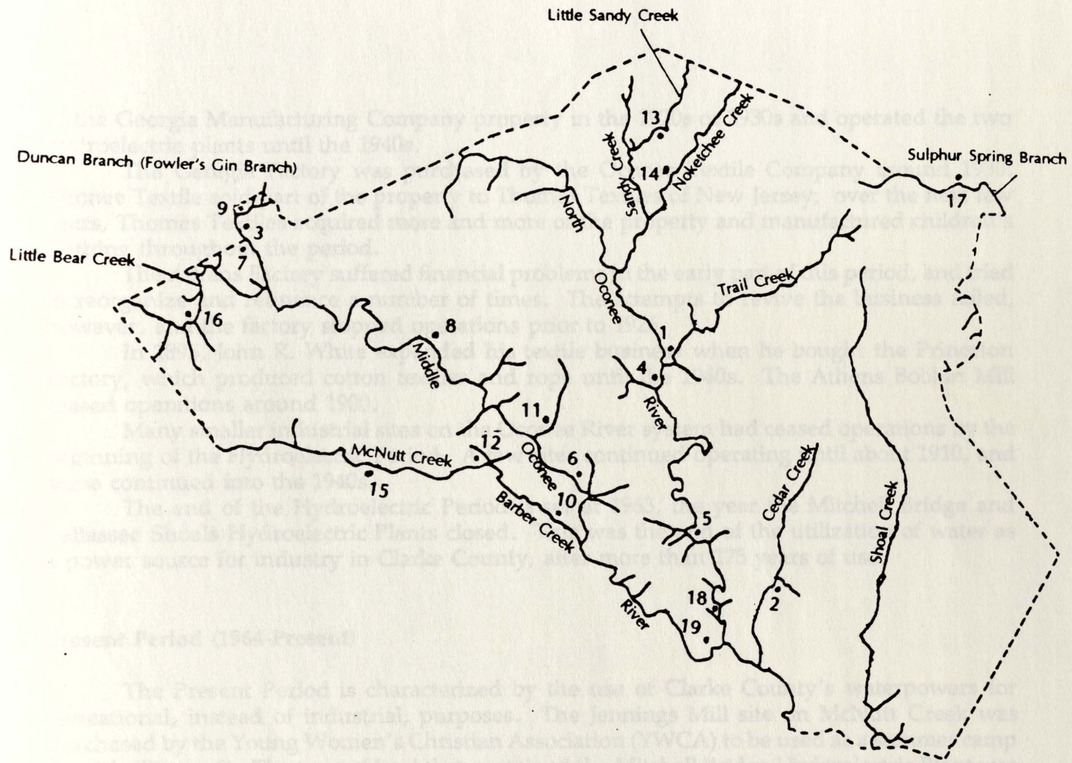

Figure 5. Clarke County River Industry - Hydroelectric Period (1896-1963)

1. Mill Shole of the Best Quality, Hodgson and Bro. Mill, Cook Bros. Armory, Check Factory
2. Mill Sholes, Puryear's Mill
3. Long Sholes of the Second Franklin Fork of the Ocony River, Tallassee Shoals, Varnum's Mills, Fowler's Mills, Parr's Factory, **Tallassee Shoals Hydroelectric Plant**
4. High Sholes, Cedar Shoals, Daniel Easley's Mills, Parr's Mills, Carr's Mills, Athens Factory
5. Malone's Mills, Marable's Mills, Moore's Mills, Georgia Factory, **Oconee Textile Company, Thomas Textiles**
6. Randolph's Mills, Prince's Mills, Princeton Factory
7. Richard Easley's Mills
8. Humphries' Mills, **Mitchell Bridge Hydroelectric Plant**
9. Combs Gin, Fowler's Gin
10. Blanton's Mill, Lumpkin's Mill, Pioneer Paper Manufacturing Company, Alpha Mills, **Mallison Cord Mill**
11. Athens Bobbin Mill
12. Epp's Gin
13. Totty's Mill
14. Barrett's Mill
15. Jennings Mill
16. H. T. Fowler's Mill and Gin
17. Coile's Mill
18. **White's Hydroelectric Plant No. 1, Oconee Textile Company**
19. **White's Hydroelectric Plant No. 2, Oconee Textile Company**

of the Georgia Manufacturing Company property in the 1920s or 1930s and operated the two hydroelectric plants until the 1940s.

The Georgia Factory was purchased by the Oconee Textile Company around 1930. Oconee Textile sold part of the property to Thomas Textiles of New Jersey; over the next few years, Thomas Textiles acquired more and more of the property and manufactured children's clothing throughout the period.

The Athens Factory suffered financial problems in the early part of this period, and tried to reorganize and refinance a number of times. The attempts to revive the business failed, however, and the factory stopped operations prior to 1926.

In 1895, John R. White expanded his textile business when he bought the Princeton Factory, which produced cotton textiles and rope until the 1940s. The Athens Bobbin Mill ceased operations around 1900.

Many smaller industrial sites on the Oconee River system had ceased operations by the beginning of the Hydroelectric Period. A few sites continued operating until about 1910, and some continued into the 1940s.

The end of the Hydroelectric Period is set at 1963, the year the Mitchell Bridge and Tallassee Shoals Hydroelectric Plants closed. This was the end of the utilization of water as a power source for industry in Clarke County, after more than 175 years of use.

Present Period (1964-Present)

The Present Period is characterized by the use of Clarke County's waterpowers for recreational, instead of industrial, purposes. The Jennings Mill site on McNutt Creek was purchased by the Young Women's Christian Association (YWCA) to be used as a summer camp for girls (Figure 6). The tract of land that contained the Mitchell Bridge Hydroelectric Plant was purchased by the city of Athens in the late 1960s and developed into a municipal park. The Young Men's Christian Association (YMCA) set up a summer camp for boys on the river bank opposite the Mitchell Bridge Park.

The Athens Bobbin Mill and adjacent land was purchased and developed into a private residence in 1947. The Athens Factory was rehabilitated into a restaurant and small shopping mall in 1978. The restaurant and shops began to fail in the 1980s, and the building now houses O'Malley's Tavern and Health Club. The area around the Tallassee Shoals is in private ownership and is used for swimming and hiking.

Thomas Textiles operated the Georgia Factory until 1988. The site is now being studied for possible rehabilitation into an artists' community, museum of river industry, art galleries, and a restaurant.

In 1983, a group of citizens formed the Oconee River Greenway Commission with the intention of developing a scenic greenway system along the banks of the North Oconee, Middle Oconee, and some of their tributaries. The Greenway is still in the development stages, but hopefully it will someday consist of an uninterrupted linear system encompassing the river corridors of the North Oconee River, Sandy Creek, and the Middle Oconee River, areas that are primarily undeveloped, natural environments (Figure 7). The Greenway will be open to the public for use as hiking, canoeing, and general recreational space.

One important aspect of the Greenway is its possibilities for linking all of the industrial sites discussed here. Many of the mills, factories, and plants that utilized the power of the Oconee River system are still standing. Even more of these industrial sites are still identifiable due to the dams and remnants of the buildings that are left. As discussed above, a few of the

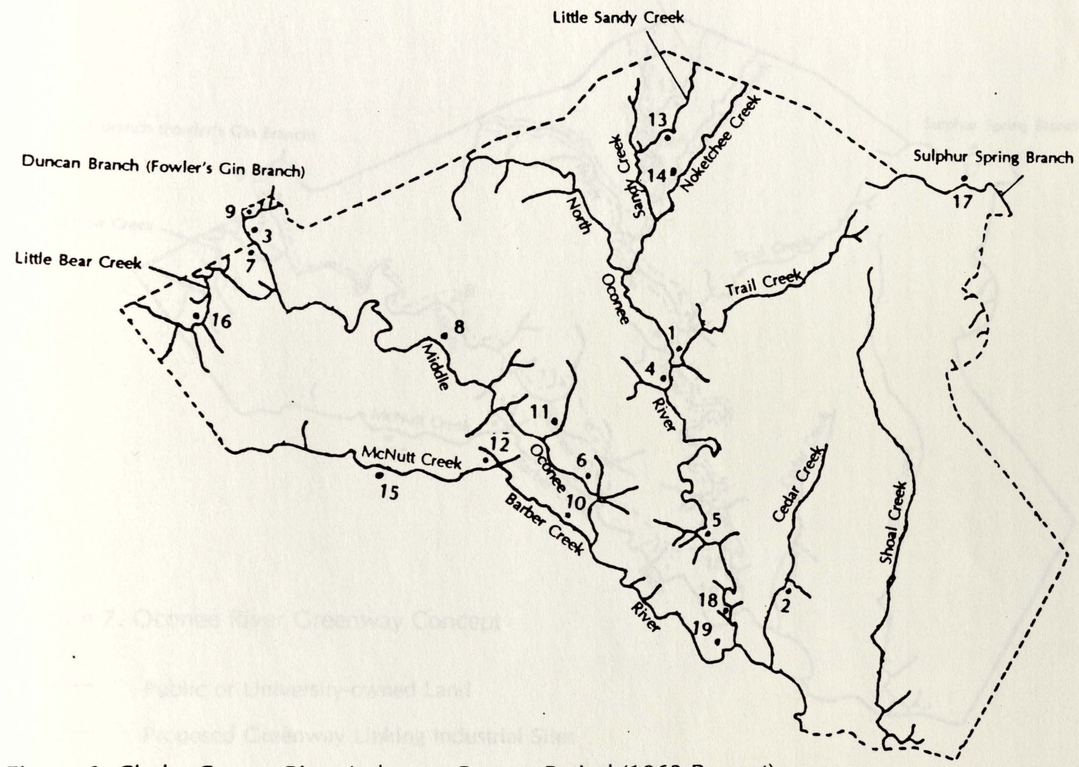

Figure 6. Clarke County River Industry - Present Period (1963-Present)

1. Mill Shole of the Best Quality, Hodgson and Bro. Mill, Cook Bros. Armory, Check Factory
2. Mill Sholes, Puryear's Mill
3. Long Sholes of the Second Franklin Fork of the Ocony River, Tallassee Shoals, Varnum's Mills, Fowler's Mills, Parr's Factory, Tallassee Shoals Hydroelectric Plant
4. High Sholes, Cedar Shoals, Daniel Easley's Mills, Parr's Mills, Carr's Mills, Athens Factory, **Old Mill Restaurant and Shopping Mall, O'Malley's Tavern and Health Club**
5. Malone's Mills, Marable's Mills, Moore's Mills, Georgia Factory, Oconee Textile Company, Thomas Textiles, **The Thomas Center**
6. Randolph's Mills, Prince's Mills, Princeton Factory
7. Richard Easley's Mills
8. Humphries' Mills, Mitchell Bridge Hydroelectric Plant, **Mitchell Bridge Municipal Park and YMCA Camp**
9. Combs Gin, Fowler's Gin
10. Blanton's Mill, Lumpkin's Mill, Pioneer Paper Manufacturing Company, Alpha Mills, Mallison Cord Mill
11. Athens Bobbin Mill, **Private residence**
12. Epp's Gin
13. Totty's Mill
14. Barrett's Mill
15. Jennings Mill, **YWCA Camp**
16. H. T. Fowler's Mill and Gin
17. Coile's Mill
18. White's Hydroelectric Plant No. 1, Oconee Textile Company
19. White's Hydroelectric Plant No. 2, Oconee Textile Company

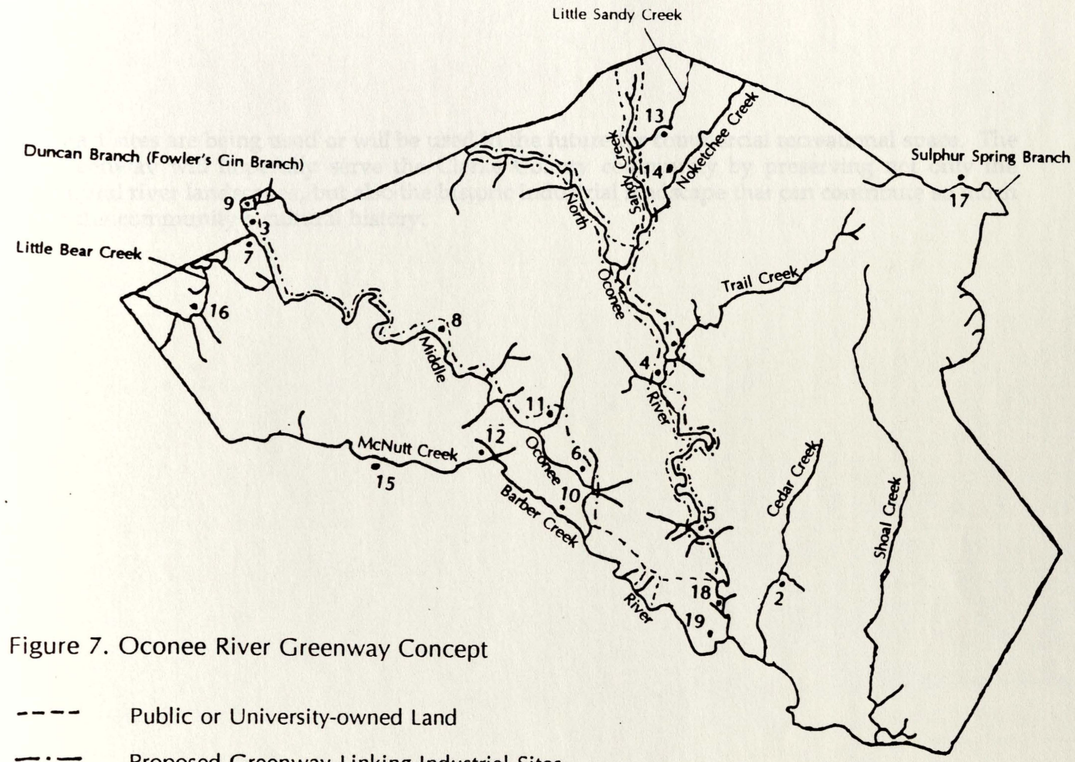

Figure 7. Oconee River Greenway Concept

---- Public or University-owned Land

—·— Proposed Greenway Linking Industrial Sites

1. Mill Shole of the Best Quality, Hodgson and Bro. Mill, Cook Bros. Armory, Check Factory
2. Mill Sholes, Puryear's Mill
3. Long Sholes of the Second Franklin Fork of the Ocony River, Tallassee Shoals, Varnum's Mills, Fowler's Mills, Parr's Factory, Tallassee Shoals Hydroelectric Plant
4. High Sholes, Cedar Shoals, Daniel Easley's Mills, Parr's Mills, Carr's Mills, Athens Factory, Old Mill Restaurant and Shopping Mall, O'Malley's Tavern and Health Club
5. Malone's Mills, Marable's Mills, Moore's Mills, Georgia Factory, Oconee Textile Company, Thomas Textiles, The Thomas Center
6. Randolph's Mills, Prince's Mills, Princeton Factory
7. Richard Easley's Mills
8. Humphries' Mills, Mitchell Bridge Hydroelectric Plant, Mitchell Bridge Municipal Park and YMCA Camp
9. Combs Gin, Fowler's Gin
10. Blanton's Mill, Lumpkin's Mill, Pioneer Paper Manufacturing Company, Alpha Mills, Mallison Cord Mill
11. Athens Bobbin Mill, Private residence
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14. Barrett's Mill
15. Jennings Mill, YWCA Camp
16. H. T. Fowler's Mill and Gin
17. Coile's Mill
18. White's Hydroelectric Plant No. 1, Oconee Textile Company
19. White's Hydroelectric Plant No. 2, Oconee Textile Company

intact sites are being used or will be used in the future for commercial recreational space. The Greenway will hopefully serve the Clarke County community by preserving not only the natural river landscapes, but also the historic industrial landscape that can contribute so much to the community's cultural history.

History of
Whitehall, Georgia



Benefits of Historic Preservation

Historic Preservation as a movement can trace its roots deep into the beginnings of this nation's history, for it was an appreciation for what and who brought about the formation of our country that inspired the development and growth of historical societies. Concerned primarily with the events, places, and people associated with the Revolutionary War, the earliest preservation efforts were generated by feelings of patriotism. In 1850, the State of New York purchased Hasbrouck House, George Washington's last headquarters during the Revolution, and between 1853 and 1858 the Mount Vernon Ladies' Association was formed and organized to purchase and preserve Washington's home. These two properties, as well as others, were seen as symbols of both our nation's past and its future.

Preservation in the later 19th century and the early 20th century gradually changed as the appreciation for what was "historic" broadened. While a number of structures continued to be preserved as public museums, many were done so in recognition of their architectural as well as for their associative significance. Furthermore, preservation practice expanded from dealing primarily with individual buildings to an awareness of the value of community-wide preservation largely due to the restoration and recreation of Colonial Williamsburg. In 1931, this concept was furthered by the approval of the South Carolina Legislature of the "Old and Historic District of Charleston." This action signified an acute recognition of the value of historic preservation to maintaining the quality of life in a community.

Today, the concept of historic preservation encompasses all of the earlier philosophies, yet it has moved beyond them toward a deeper and more complex understanding of the scope of the field. The contributions of the common man are now recognized as being of equal importance to that of those perhaps greater or better-known, and this has resulted in an increased interest in preserving examples of vernacular, everyday architecture. Minority and cultural resources are also being recognized as important and worthy of retaining for future generations, and there is also a heightened appreciation for rural resources, including the accompanying outbuildings such as barns, sheds, and privies. Historic landscape, both urban and rural, is yet another area of increasing interest in the preservation movement.

That historic preservation is both a growing and expanding field is the result of the many benefits which preserving built examples of cultural, social, and architectural heritage brings to both individuals and to a community. As evidenced by increasing government interest in preservation, more and more people are recognizing that preservation pays socially, aesthetically, and economically. John C. Waters, in Maintaining A Sense of Place, outlines six specific benefits of preservation:

1. Preservation, enhancement, and maintenance of existing urban amenities, too costly to replace once destroyed;
2. the recycling, or adaptive re-use, of old buildings and neighborhoods for continued use and benefit;
3. the maintenance, or enhancement, of property values;
4. the retention of the indigenous character and sense of time and place which provides identity to the community and its residents;
5. enhancement of the aesthetic quality of the community and promotion of support for urban design standards; and
6. guidance of the orderly growth and development of the community.

An additional incentive for many towns and cities is the added economic benefit of dollars generated through heritage tourism. Walking tours, driving tours, house museums, historic houses restored as inns, shops, or restaurants, special events, and more bring people into towns which otherwise might experience economic difficulty.

In regard specifically to the Thomas Center, approaching its rehabilitation from a historic preservation perspective would be equally beneficial. Certainly, preserving the simple, straight forward industrial appearance and feel of the buildings is important in retaining the unique atmosphere and "sense of place" it possesses. It is important also in that it would help preserve the historic significance of the buildings in their historic setting, located as they are in the center of Whitehall and the accompanying residential mill village and nestled along the North Oconee River. Preserving and rehabilitating the existing buildings would also be considerably more cost effective, especially given the large amount of square footage which exists, than new construction on the site would be. In fact, rehabilitating the existing structures in accordance with the Secretary of the Interior's Standards for Rehabilitation, found in the Appendix, in conjunction with listing on the National Register, could enable the owner to take a 20% income tax credit on costs associated with the rehabilitation. There are other federal and state economic benefits which are outlined in the Appendix, including Georgia's eight year property tax freeze, which could be utilized. Thus, preservation this site would be very advantageous to both the owner and the surrounding community.

National Register Nomination



The National Register of Historic Places

The National Register of Historic Places is this nation's official list of historic buildings, structures, sites, objects, and districts which are deemed worthy of preservation. The list is maintained by the United States Department of the Interior, and in Georgia is administered through the Historic Preservation Section (HPS) of the Department of Natural Resources. Listing in the National Register provides recognition of a property's architectural, historical, or archaeological significance without placing obligations or restrictions on the use or disposition of the property. The benefits of National Register listing include the following:

1. Identification of significant buildings, structures, sites, objects, and districts.
2. Encouragement of the preservation of historic properties by documenting their significance.
3. Enabling of federal, state, and local governments to consider historic properties in their planning.
4. Facilitation of federally mandated review of federally funded, licensed, or sponsored projects to determine their effect on listed historic properties.
5. Provision of federal tax benefits to owners of income-producing depreciable properties who rehabilitate their properties according to the Secretary of the Interior's Standards for Rehabilitation.

To be listed in the National Register, a property must meet the National Register Criteria for Evaluation. In addition to being 50 years old or older and retaining its integrity of location, design, setting, materials, workmanship, feeling, and association, the property must also possess significance at the national, state, or local level in at least one of the following ways:

1. It is associated with events that have made a significant contribution to the broad pattern of our history.
2. It is associated with the lives of persons significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction, or is representative of the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
4. It has yielded, or may be likely to yield, information important in prehistory or history.

The Historic District Information form on the following pages represents the completion of the first stage of listing a property on the National Register of Historic Places in Georgia. If the decision is made to pursue the listing of the Thomas Center on the National Register, this form and the accompanying maps and photographs would be sent to the Northeast Georgia Regional Development Center Preservation Planner for an initial review (see Appendix for the current address). The Preservation Planner, after determining the completeness of the form, would forward it to the Survey and National Register Unit at HPS who would further evaluate it. At this stage, if it was determined that the property met the criteria for listing on the National Register and that it had been documented to National Register standards, HPS would prepare the actual nomination form and a staff presentation would be made to the state National Register Review Board. Upon the board's approval of the nomination, it would be

sent to Washington for a final evaluation and approval. The entire procedure takes approximately one year for completion.

HISTORIC DISTRICT INFORMATION FORM

I. NAME OF DISTRICT

List all names by which the district is and has been known. Explain the meaning of each name according to one or more of the following rationales: (A) original owner or developer; (B) significant persons or events associated with the district; (C) original or later uses of the district, or activities which have taken place in the district; (D) innovative, unusual, or distinctive characteristics of the district; (E) accepted professional, technical, family, place, or traditional names; and (F) other (explain).

The Athens Factory - (C) Original Name

The Georgia Manufacturing Company - (C) c.1839 Incorporated Name

The Georgia Factory - (C) c.1833 Historic Name

Thomas Textiles - (E) Traditional Professional Name. Currently referred to as the Thomas Center.

II. LOCATION OF DISTRICT

A. General Location

1. Describe in general terms the location of the district within the city, county, or region, as appropriate The district is located approximately 5 miles southeast of Athens, Georgia in the center of the historically incorporated town of Whitehall in Clarke Co.

2. List principal streets, highways, and geographic features within and around the district The district is bounded to the west by Whitehall Road, to the north by White Circle, to the east by undeveloped land, and to the south by the North Oconee River.

3. City or vicinity Athens, Georgia (Whitehall)

4. County Clarke

B. U. S. Congressman and Congressional District Doug Barnard, 10th District

III. CLASSIFICATION

X Occupied X Unoccupied

X Preservation work in progress (explain) Building #1 as shown on the attached site plan has recently been re-roofed; the interior of building #3 has been cleaned and repaired where necessary to accommodate an artist's studio. All buildings are presently stabilized and maintained.

X Current Use(s) Building #3 is the only one in the proposed district currently in use. It houses Thomas Textiles' children's wear outlet and an artist's studio, production and office space.

IV. DESCRIPTION OF DISTRICT

A. Narrative Description

The narrative description should be straightforward and factual. It should be based on a thorough examination of the district, including, if necessary, a property-by-property survey. Most if not all of the following points should be addressed. For each point, the narrative may consist of single words, phrases, sentences, or short paragraphs, as appropriate. Professional terminology is not required but may be used. Use the back of this page or attach additional sheets if necessary.

1. **General character, appearance and historical development of district; distinctive architectural or historical qualities** The proposed district is a historic, industrial district characterized by varying sizes of one and two story masonry buildings. The district developed first along its lower level by the North Oconee River beginning c. 1829, and was followed c.1918-1930 by development to the north above the mill race.

2. **Natural terrain, natural landmarks, geographic features** The proposed district is located on hilly terrain with slopes ranging from 0-30° in grade. A portion of the southern section of the land along the lower entrance drive lies within a flood plain. The North Oconee River extends along the entire southern edge of the district, and the land across the river is undeveloped. The site slopes primarily downward from north to south toward the river.

3. **Various parts, areas, or sections of the district (identify, locate and characterize briefly), if appropriate** The district can be characterized as being divided into an upper and a lower section separated both by the mill race and the slope of the land. The upper section which contains buildings #3, 4, 5, 6, and 8 has vehicular access from White Circle and the upper drive off of Whitehall Road. The lower section, which includes buildings #1, 2 and the mill race was developed prior to the upper section. Building #7 site on the intermediate land between the two sections.

4. **Pattern of land subdivision, including street layout, lot layout, alignment of major highways, field systems, etc.; and relationship of this pattern of land subdivision to the natural terrain** The two drives which are part of this district run perpendicular to Whitehall Road and cut across the slope of the land parallelling the river. Because of the specific nature of this district there is no particular pattern of land subdivision or lot layout other than that noted above. The buildings are placed on level land cut out of the natural terrain.

5. **Arrangement or placement of buildings and structures on lots within the district; relationship of buildings and structures to one another and to their surroundings; density of development** The buildings within this district are arranged in a roughly linear fashion running lengthwise from slightly southwest to northeast. The buildings are grouped closely together for convenience and easy movement between them. The density of development is low to moderate.

*** 6. **Architectural characteristics of the district, including: periods, styles, and types of buildings and structures; design qualities, scale and proportion, construction materials and techniques, and workmanship.** (This section of the narrative description should address the architectural character and appearance of the district as a whole, although specific examples may be used to illustrate certain points or represent a class of similar properties.) The majority of the buildings within this district are one and two story masonry buildings and are typical examples of late 19th and early 20th century American factory architecture. Common detailing on these structures includes their long, narrow shape, open expanses of interior space broken by a single row of wooden or cast iron columns, large factory sash windows, and segmental arched openings. The majority of the buildings are large in scale with high ceilings and large windows.

7. **Landscape characteristics of the district, including streetscapes; front, side, and rear yards; parks and squares; recreation grounds; fields, wooded areas, hedgerows, etc; and the relationship of these landscape characteristics to the natural terrain and the pattern of land subdivision** The North Oconee River is one of the most predominant landscape features of the site for it is audible even when unseen. As noted earlier, the land is fairly steeply sloped in many areas. The land surrounding the property is largely wooded and there are several mature hardwoods on the lot. The upper drive is lined on one side with mature dogwoods, and there is a small, cleared picnic area below building six above the race way. The rest of the site is largely overgrown. The mill race is also a prominent landscape feature.

8. **Archaeological potential, if known or reliably inferred (primarily sites of previously existing structures, landscape features, or activities)** There are a number of very early structures which were built on this site as part of the earliest factory complex which are no longer extant and whose foundations could likely be located. The manufacturing nature of this site also lead one to believe that remnants equipment and machinery used here might also be on the property. The mill race and turbine housing could also yield archaeological information.

9. **Exceptions to the general rule, anomalies (these may be discussed here or incorporated into the appropriate categories above; see also "intrusions" and "non-historic properties" below)** Building #6 is an exception in that it served as the office for the factory, and its architecture reflects this more refined use. Additionally, Building #5 is the only non-masonry building, being constructed of metal. It also is the only front gabled building.

B. **Condition**

Check as many categories as apply; indicate which category applies most generally to the district as a whole.

Building #

____ **Excellent (recently restored or rehabilitated; well maintained)**

__3__ **Good (structurally and cosmetically sound; in need of only routine maintenance)**

1,2,4,6,7 **Fair (structurally sound but in need of cosmetic repair as well as routine maintenance)**

__5__ **Poor/Deteriorated (in need of structural as well as cosmetic repair and routine maintenance)**

__8__ **Ruinous (in need of reconstruction)**

____ **Unexposed/Below Surface**

*** See continuation sheet for individual building descriptions.

Continuation Sheet

A. Narrative Description

6. Building Descriptions

Building #1

Building #1 is a factory/industrial style building, primarily rectangular in shape with several projecting additions. It is both one and two stories tall, and the main, or western end, of the building is six bays wide. The exterior walls are painted brick, and the roof is flat with wooden beams whose ends extend through the masonry walls. The windows on the western portion of the building are large, factory sash windows and those on the first floor have segmental arched heads. The rest of the building has rectangular 1/1 windows. Building #1, as shown on the Sanborn Maps, was used for production in the form of weaving, carding, spinning, spooling, and twisting. It is believed to have been built on the site of the 1854 brick building which burned in 1892. This building was built c.1893-1903 and displays the important industrial architectural feature of slow burning construction.

Building #2

Building #2 is also a factory/industrial style building, built initially as a single story front gabled building of indigenous stone and mortar. The later additions, which date to c.1888 are of brick from the McMillan Company in Milledgeville and are layed in Flemish bond. It is a one story building with very high interior ceilings. Originally rectangular in shape, it now has an irregular shape. The windows are typical factory sash. The Sanborn Maps show this building being used by the factory as a ware house.

Building #3

Building #3 is a factory/industrial style building, rectangular in shape, with a dropped lower level along the hillside. It is constructed of painted brick and has a flat roof. Building #3 was constructed between 1918 and 1926 as indicated by the Sanborn Maps for those years, and it was originally used as a cotton ware house. Thomas Textiles later used this room for cutting and embroidery work, and it is currently in use as sales and studio space.

Building #4

Building #4 is also a rectangular, factory/industrial style building, of one and two stories. It has high ceilings and a flat roof and is constructed of painted brick. The windows are large, factory sash windows. This building was constructed c.1930 by the Swartz family.

Building #5

Building #5 is a storage/ware house and is rectangular in shape. It is one story tall and is metal with front gabled metal roof. Adjacent to it are a small brick building to the north and a concrete retaining wall where coal was stored. This building was built between 1938 and 1944 as evidenced by aerial photographs of the area.

Building #6

Building #6 is a two story, painted brick building which was used as the payroll office for the Georgia Manufacturing Company and Thomas Textiles. It has separate entrances for each floor, and there is not interior access between floors. The appearance of this building is similar to that of a late 19th century railroad depot. The roof is dual pitched

Building #6 continued

or spraddle with widely overhanging eaves. There is a walk in vault on the second floor as well as a mantle surrounding the old fireplace. This building is very human in scale. It was constructed c.1918-1926.

Building #7

Building #7 is a small, rectangular, concrete block building constructed before 1951.

Building #8

Building #8 is a one story unpainted brick building which is now a ruin. It has a segmental arched opening on its western face, and presently has no roof. It appears to have originally served as the pump house. Currently, it possesses historic value as a ruin and as a landscape feature as there is a large tree growing in the center of it.

C. Acreage of District (approximate) 5 1/2 acres

D. Number of Properties in District (approximate) 8

E. Intrusions and Non-historic Properties

Intrusions are non-conforming properties in the district. Because of their character, appearance, or history, intrusions detract from the architectural integrity or historical development pattern of the district. Intrusions must be identified, listed by address, described briefly, and marked on a map of the district. A summary description of the overall character, appearance, and history of the intrusions should also be provided. The criteria by which intrusions are identified must be stated.

Non-historic properties are not old enough to be historically significant, yet they do not detract from the overall character and appearance of the district. Non-historic properties are generally less than 50 years old and were built after the district attained its historic character and appearance. With the passage of time, non-historic properties may become significant properties in the district. Non-historic properties must be identified, listed by address, described briefly, and marked on a map of the district. A summary description of the overall character, appearance, and history of the non-historic properties should also be provided. The criteria by which non-historic properties are identified must be stated.

Building #7 would be considered non-historic.

F. Boundaries of District

1. Briefly describe and justify the proposed boundaries of the district. A lengthy, detailed verbal boundary description is not required; a general description explaining the boundary line on the district map (see below) is sufficient. Explain the choice of boundaries according to one or more of the following rationales: (a) intact historic boundaries; (b) remaining intact historical acreage associated with the district; (c) political boundaries or current legal boundaries; (d) environmental considerations (natural terrain, landscaping, views, aesthetics, etc.); (e) concentration or distribution pattern of significant historic resources; and/or (f) other (explain). The district boundary includes remaining intact historicl acreage as well as land purchased by the property's present owner. It is determined by the legal property lines as found in the Clarke County Courthouse.

2. Indicate how the area outside the district boundaries is generally different than the area within the district The area outside the district is characterized by residential development which, while historically and significantly associated with the proposed district, is beyond the scope of the present nomination.

3. Indicate where boundaries are tentative or unclear; explain

All boundaries are clearly defined.

G. Photographs

Provide one set of photographs of the district (nonreturnable). Black and white or color prints, snapshots, or instant prints are acceptable; slides are not acceptable in lieu of prints. Expensive, professional quality photographs are <u>not</u> required, nor are enlargements, but all photographs should be sharply focused, well framed, and properly exposed. All photographs must also be identified (by district name, street, and number(s)), dated, and keyed to a map of the district. There is no required number of photographs - provide just enough to give a good representation of the district. Photographs may be used to illustrate the narrative description above. Photographs should include overall views that represent the general character and appearance of the district; typical street scenes showing the relationships between buildings, streets, and landscaping; groups of buildings; landscaped areas; single buildings that represent those found in the district; and important details. Some intrusions and non-historic properties should be photographed as well. Provide a fairly uniform coverage of the entire district. Some photographs should illustrate the area surrounding the district.

H. Maps

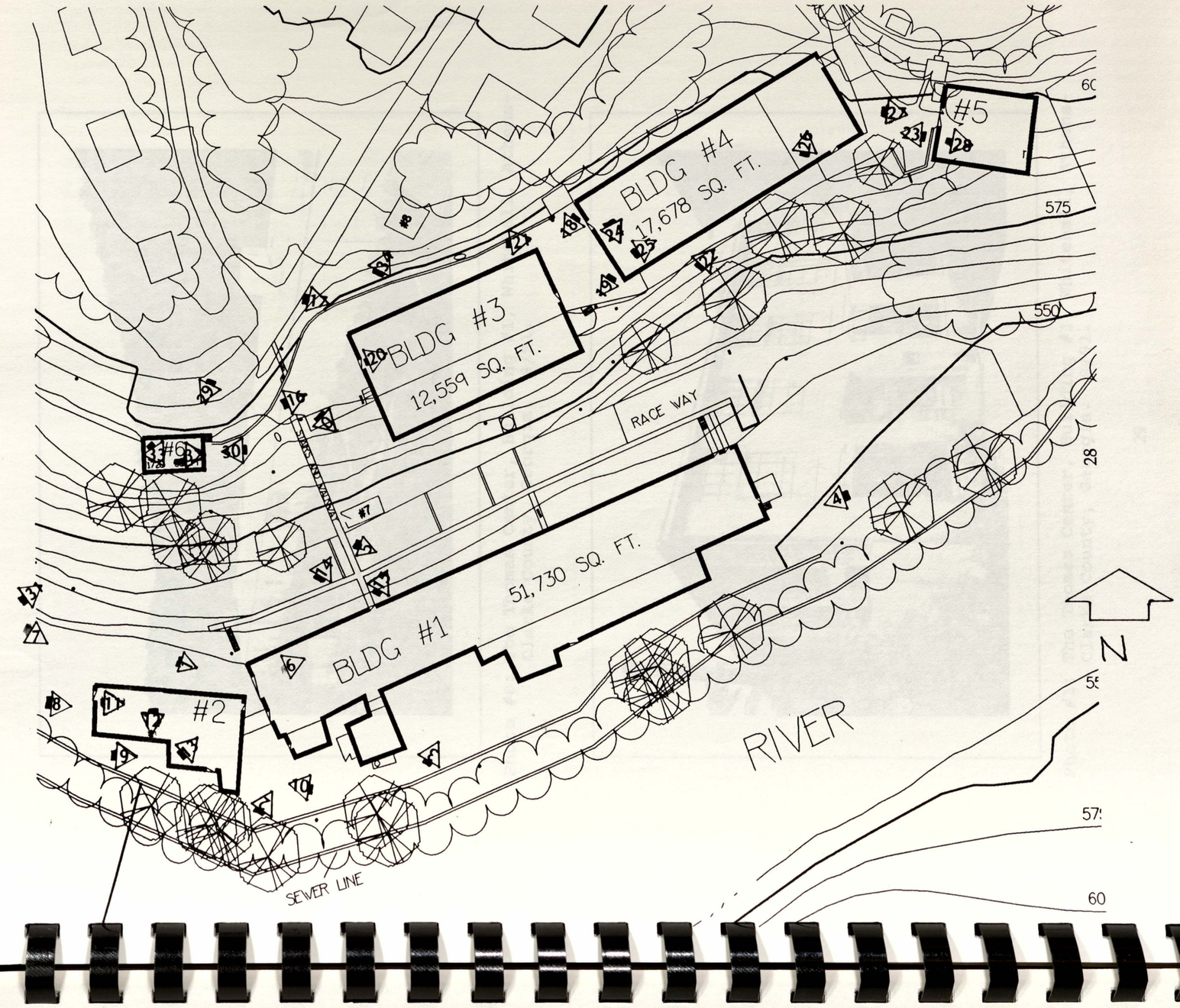
1. Provide a small scale, overall map of the city, county, or region, as appropriate, showing the general location of the district and its surroundings.

2. Provide a more detailed, larger scale map of the district, with streets and property lines clearly shown. Building outlines and natural features may also be shown. The scale of this map should be in the range of 100 feet to the inch to 400 feet to the inch. (Area Planning and Development Commission planning maps and the county tax maps are ideal.) This map should be marked with the boundaries of the district (indicate where the boundaries are tentative, if applicable), intrusions, non-historic properties, and photograph locations. Other natural and man-made features of the district or its surroundings may also be marked. If street numbers are not printed on the map, mark the terminal street numbers on either side of streets where they cross district boundaries, and street numbers on either side of streets at intersections.

3. Provide a U.S.G.S. quadrangle map for the district, if available. Please do not write on this map.

4. For all maps except the U.S.G.S. map, provide a legend which includes the district name, a scale, a north arrow, the title or identification number of the map, the source of the map, the name of the person or agency who prepared the map, and the date the map was prepared.

<u>NOTE</u>: Maps submitted with this form do <u>not</u> need to be professionally prepared. These maps should be considered as draft or working documents, subject to revision and additional marking.


BLDG #4
17,678 SQ. FT.
#5
BLDG #3
12,559 SQ. FT.
RACE WAY
#6
#7
51,730 SQ. FT.
BLDG #1
#2
RIVER
SEWER LINE
N
575
550
60

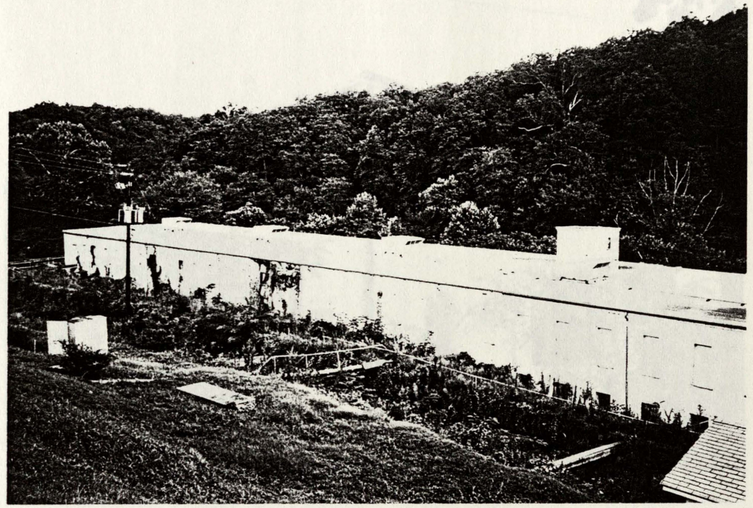


Photo #0: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.

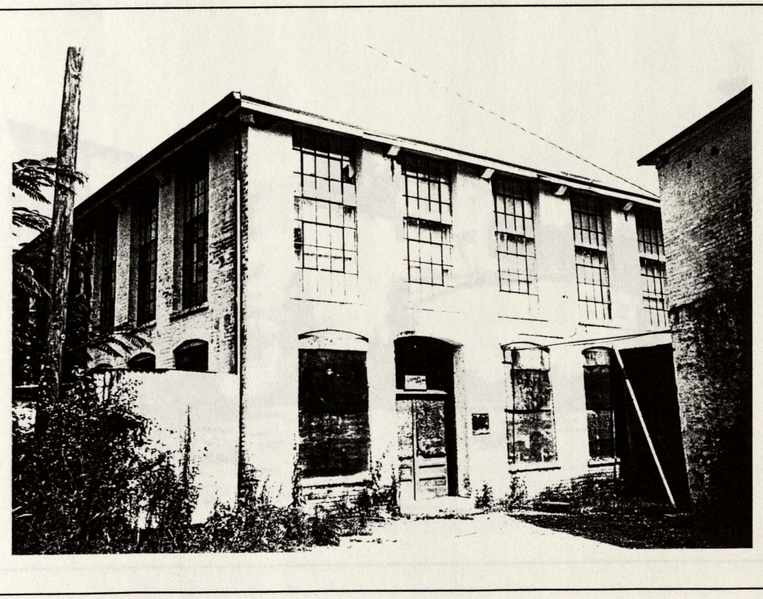


Photo #1: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.

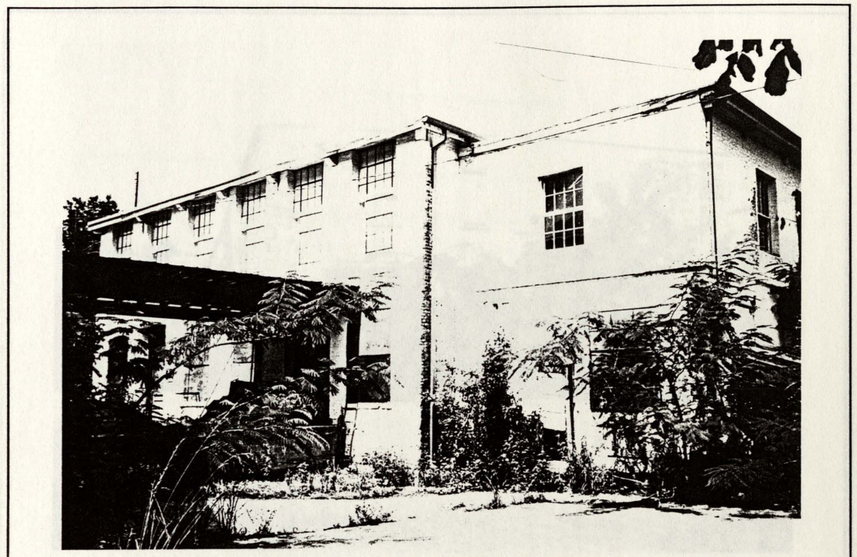


Photo #2: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #3: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.

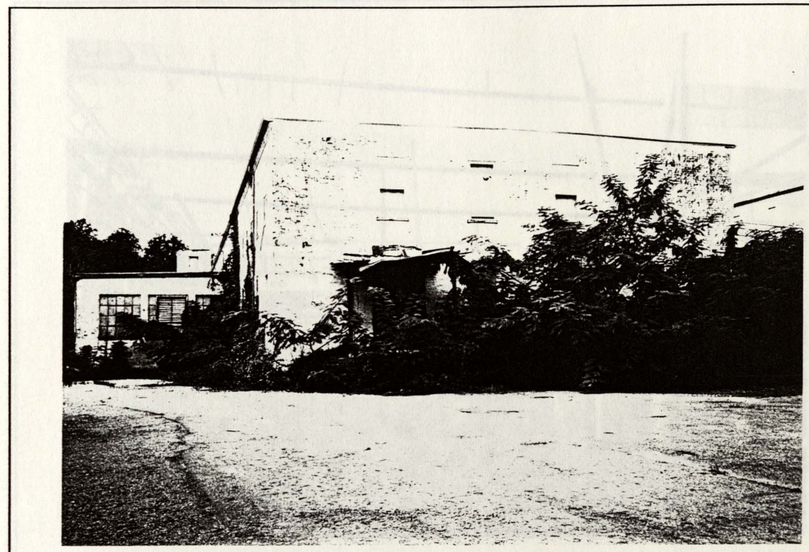


Photo #4: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.

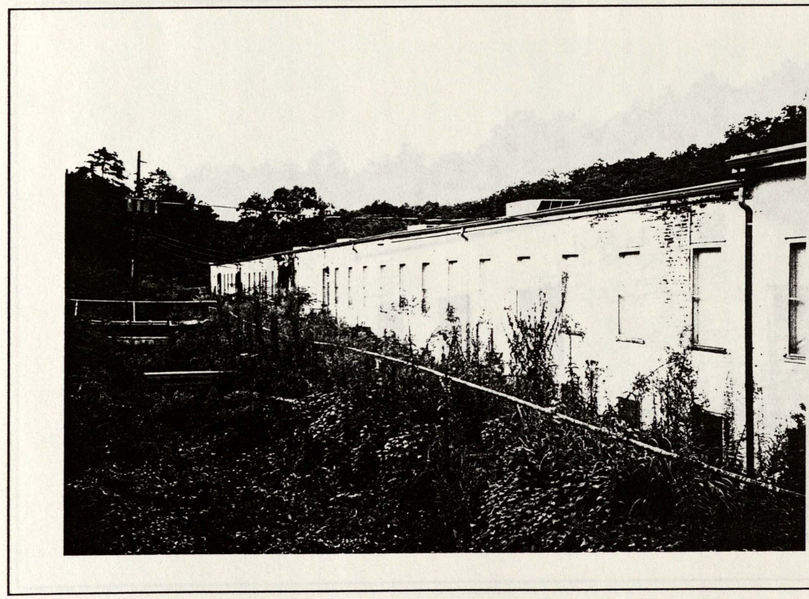


Photo #5: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.

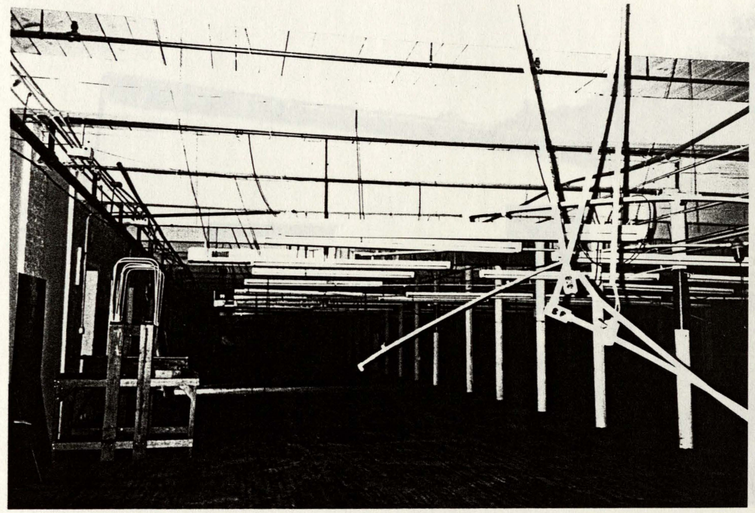


Photo #6: The Thomas Center, Building #1, Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #7: The Thomas Center, Building #2, Whitehall, Athens-Clarke County, Georgia. 8/91.

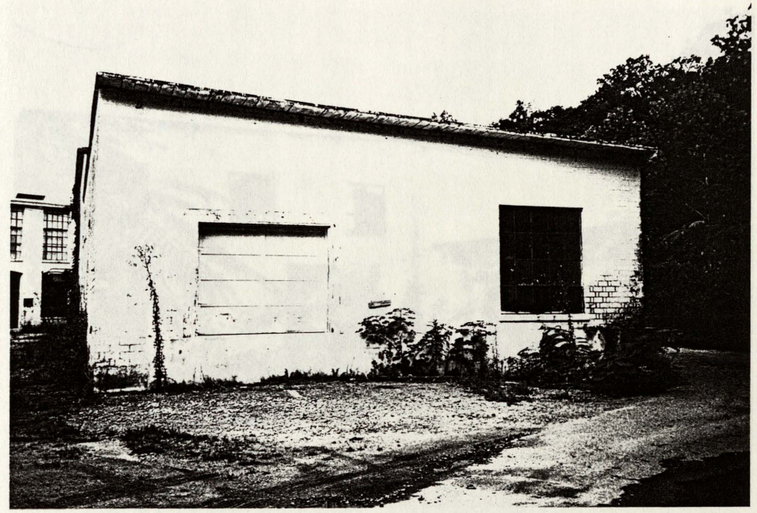


Photo #8: The Thomas Center, Building #2, Whitehall, Athens-Clarke County, Georgia. 8/91.

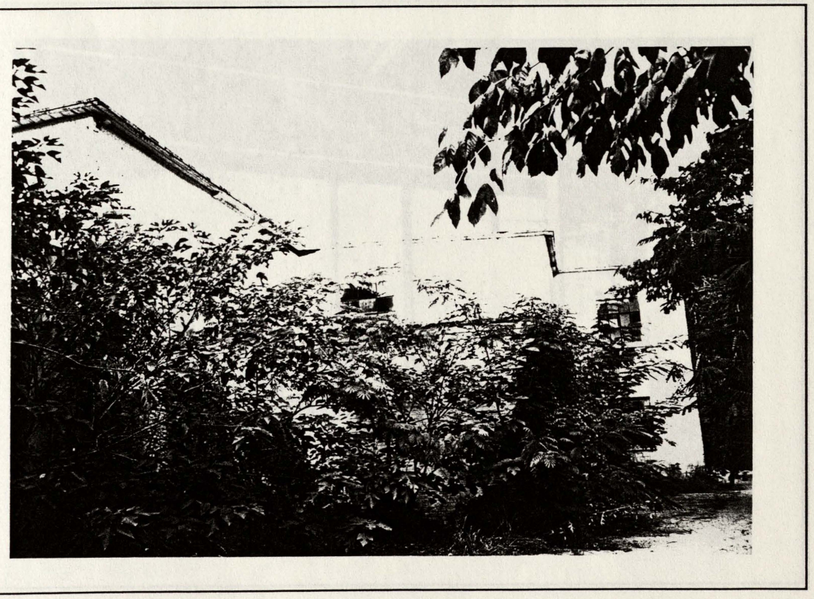


Photo #9: The Thomas Center, Building #2, Whitehall, Athens-Clarke County, Georgia. 8/91.

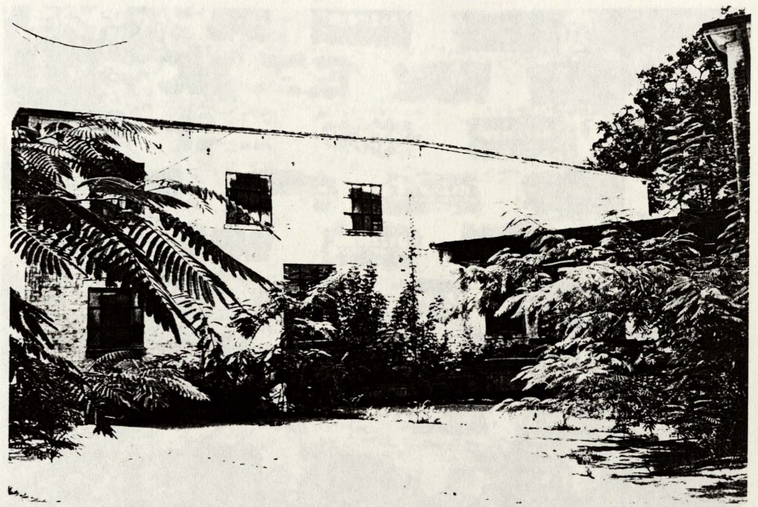


Photo #10: The Thomas Center, Building #2, Whitehall, Athens-Clarke County, Georgia. 8/91.

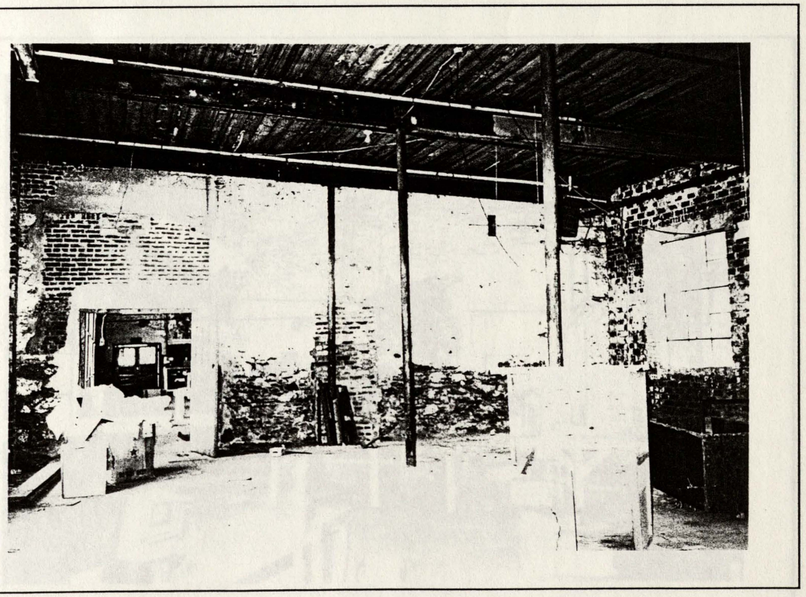


Photo #11: The Thomas Center, Building #2 (interior), Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #12: The Thomas Center, Building #2 (interior, wall detail), Whitehall, Athens-Clarke County, Georgia. 8/91.

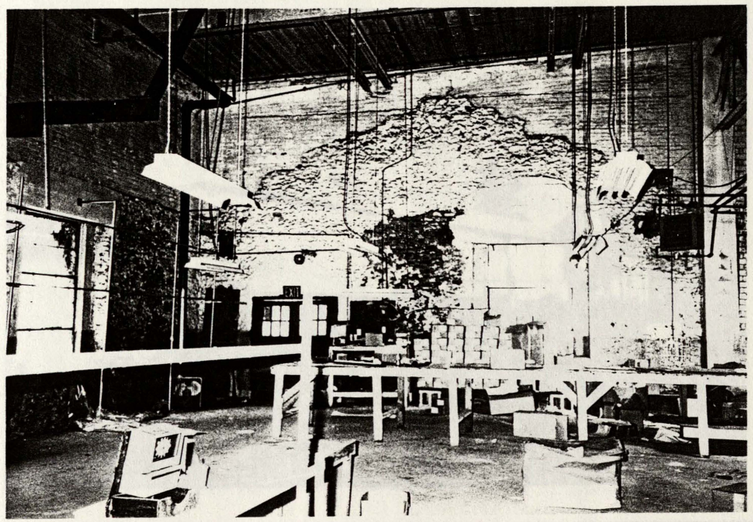


Photo #13: The Thomas Center, Building #2 (interior), Whitehall, Athens-Clarke County, Georgia. 8/91.

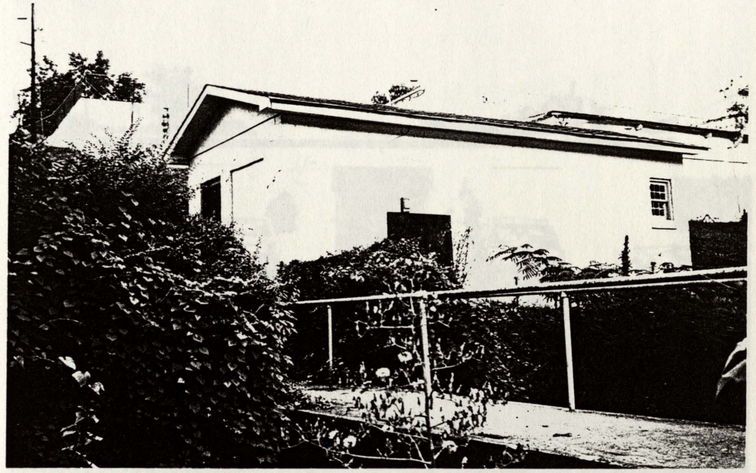


Photo #14: The Thomas Center, Building #7 (non-historic), Whitehall, Athens-Clarke County, Georgia. 8/91.

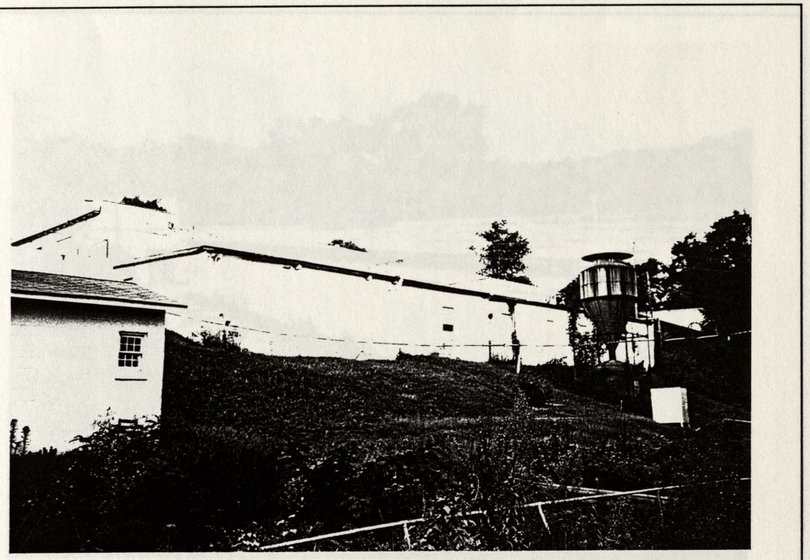


Photo #15: The Thomas Center, Building #3 (lower addition), Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #16: The Thomas Center, Building #3, Whitehall, Athens-Clarke County, Georgia. 8/91.

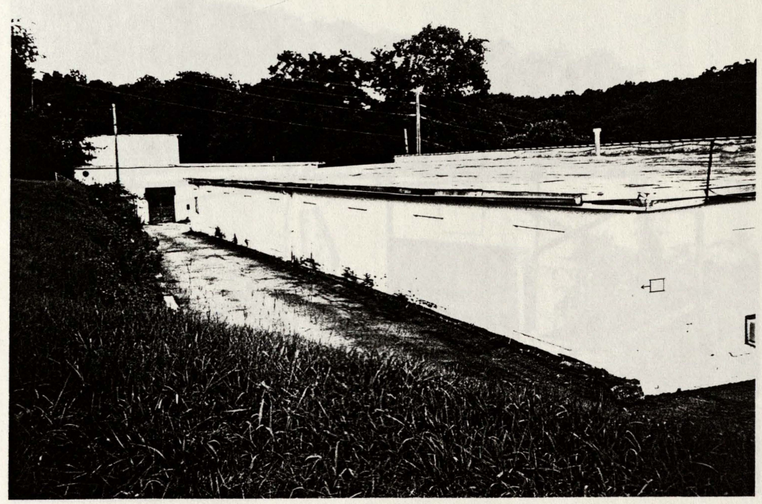


Photo #17: The Thomas Center, Building #3, Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #18: The Thomas Center, Building #3, Whitehall, Athens-Clarke County, Georgia. 8/91.

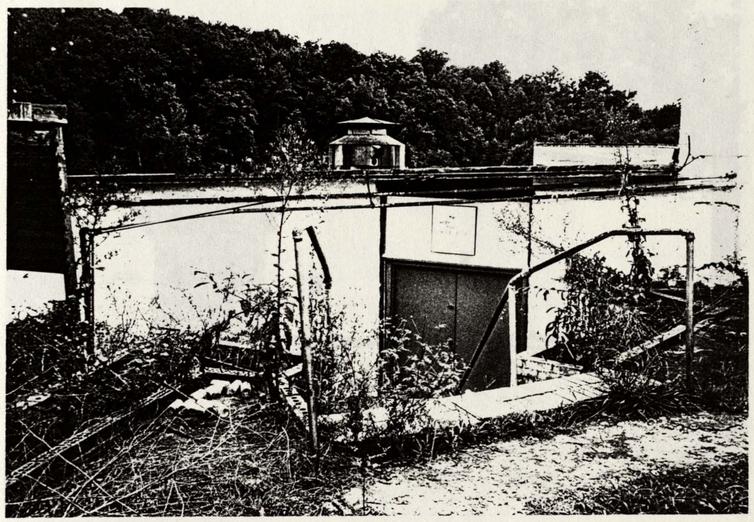


Photo #19: The Thomas Center, Building #3 (lower addition), Whitehall, Athens-Clarke County, Georgia. 8/91.

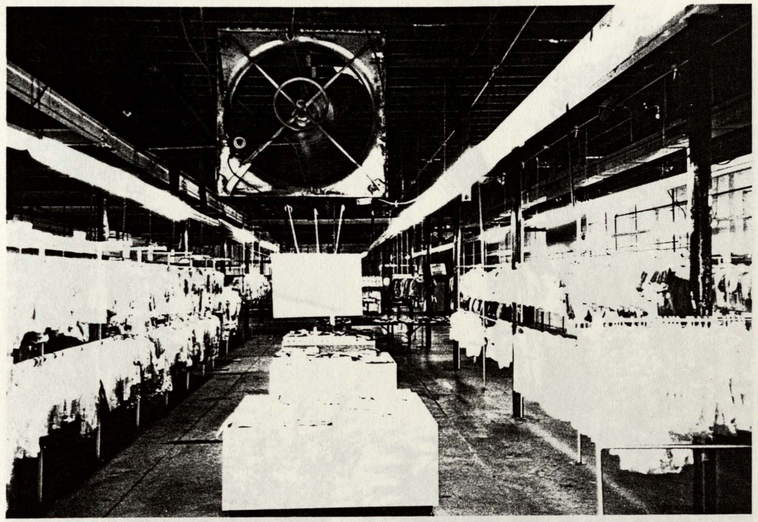


Photo #20: The Thomas Center, Building #3 (interior), Whitehall, Athens-Clarke County, Georgia. 8/91.

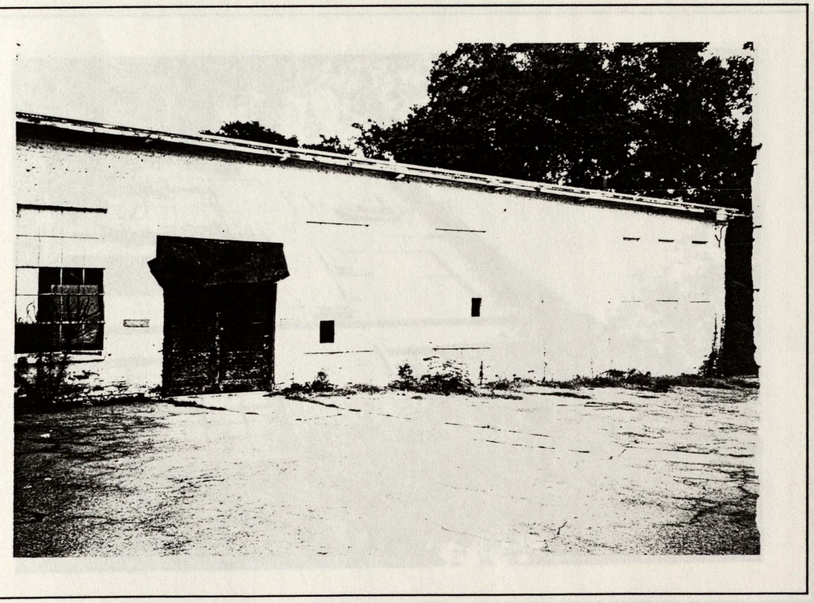


Photo #21: The Thomas Center, Building #4, Whitehall, Athens-Clarke County, Georgia. 8/91.

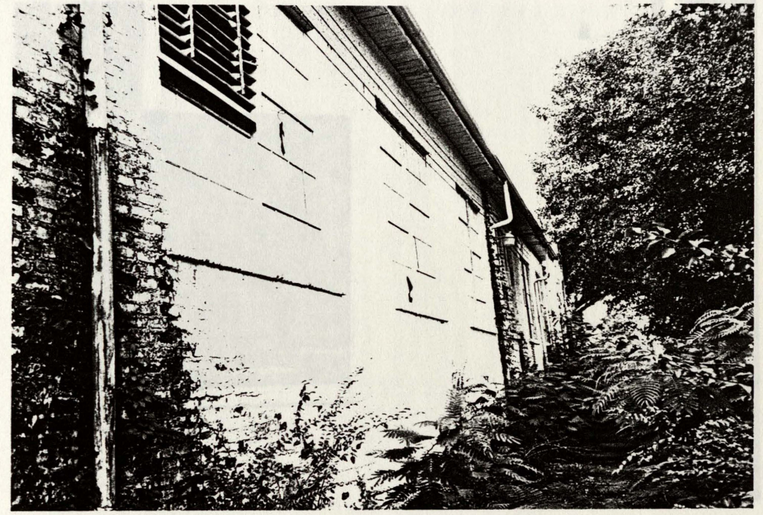


Photo #22: The Thomas Center, Building #4, Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #23: The Thomas Center, Building #4, Whitehall, Athens-Clarke County, Georgia. 8/91.

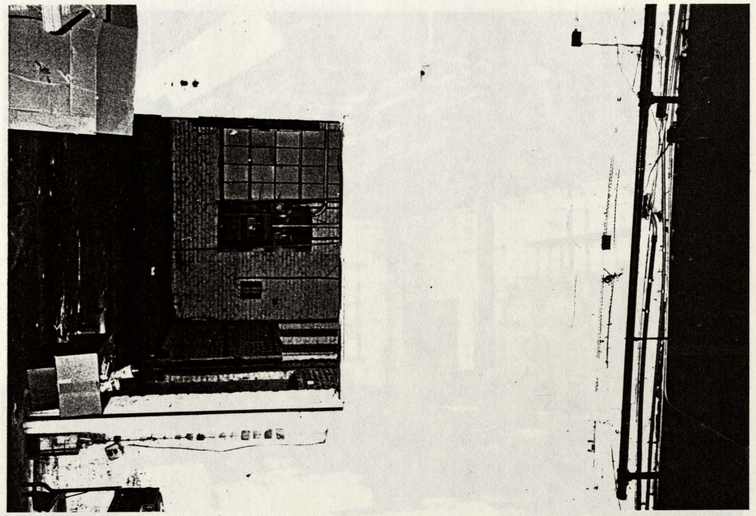


Photo #24: The Thomas Center, Building #4 (interior, door), Whitehall, Athens-Clarke County, Georgia. 8/91.

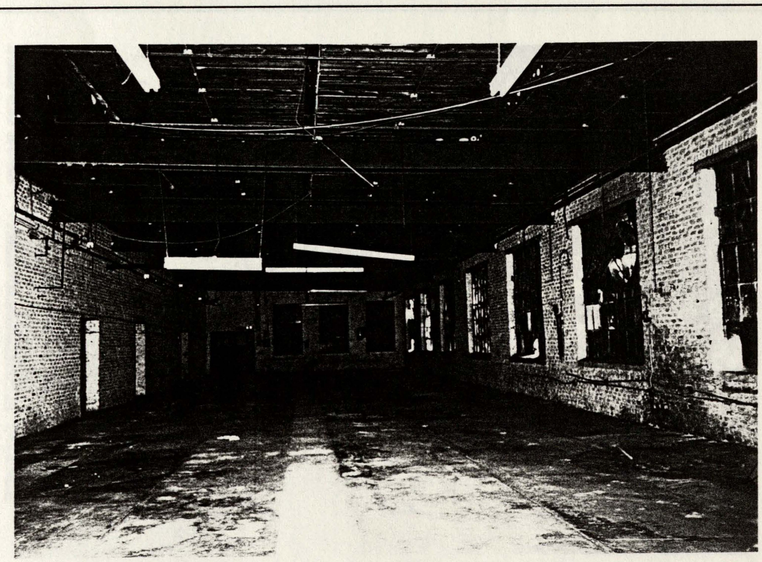


Photo #25: The Thomas Center, Building #4 (interior), Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #26: The Thomas Center, Building #4 (interior, upper level), Whitehall, Athens-Clarke County, Georgia. 8/91.

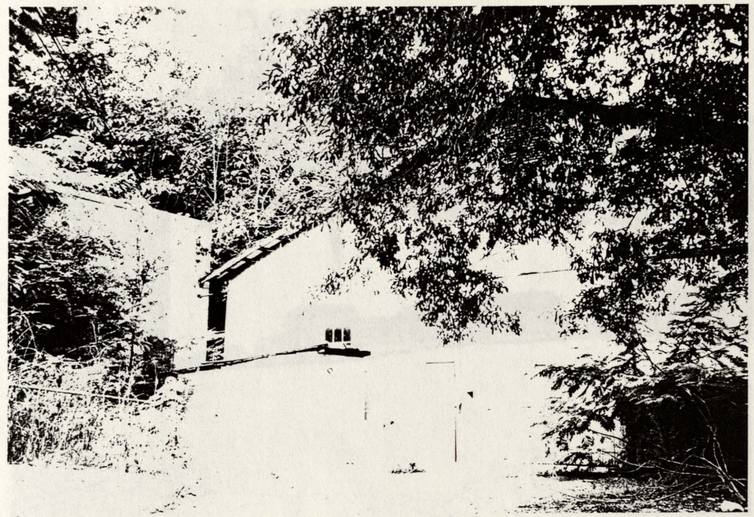


Photo #27: The Thomas Center, Building #5, Whitehall, Athens-Clarke County, Georgia. 8/91.

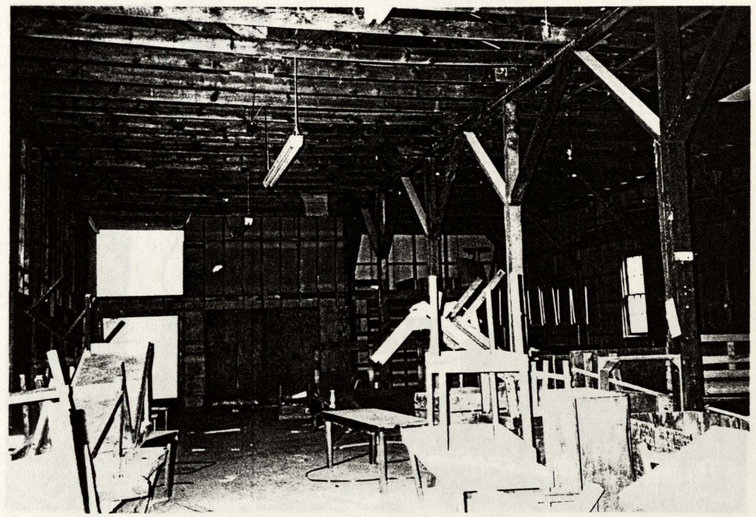


Photo #28: The Thomas Center, Building #5 (interior), Whitehall, Athens-Clarke County, Georgia. 8/91.

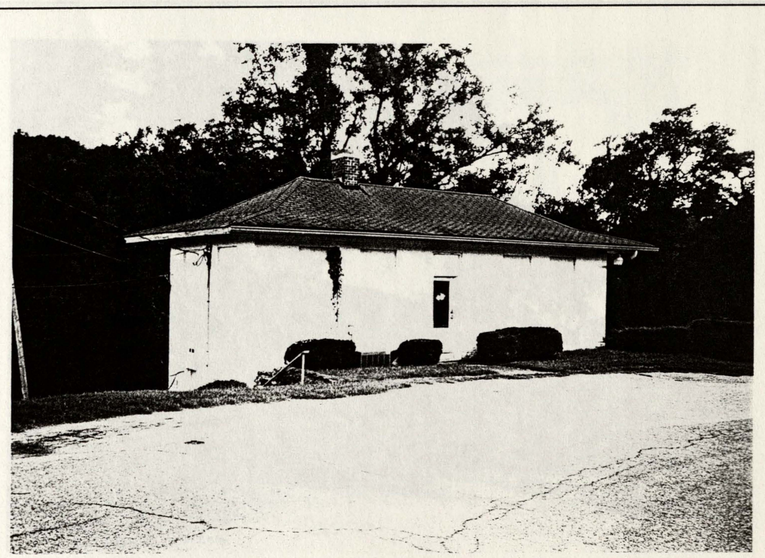


Photo #29: The Thomas Center, Building #6, Whitehall, Athens-Clarke County, Georgia. 8/91.

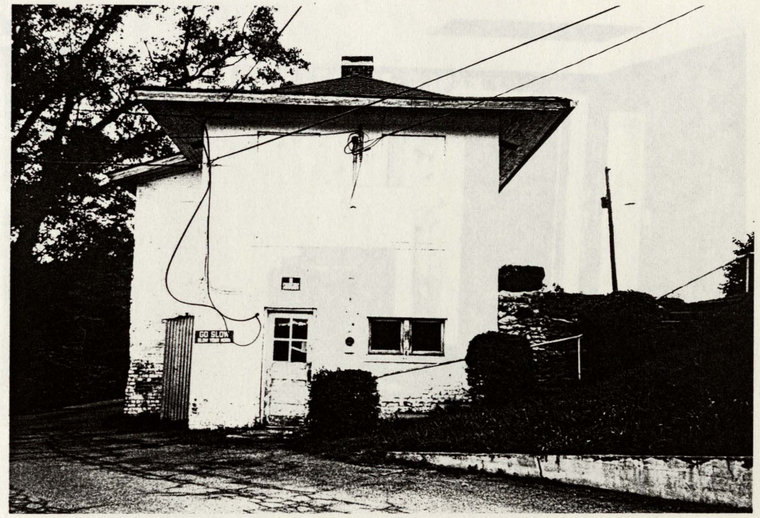


Photo #30: The Thomas Center, Building #6, Whitehall, Athens-Clarke County, Georgia. 8/91.



Photo #31: The Thomas Center, Building #6, Whitehall, Athens-Clarke County, Georgia. 8/91.

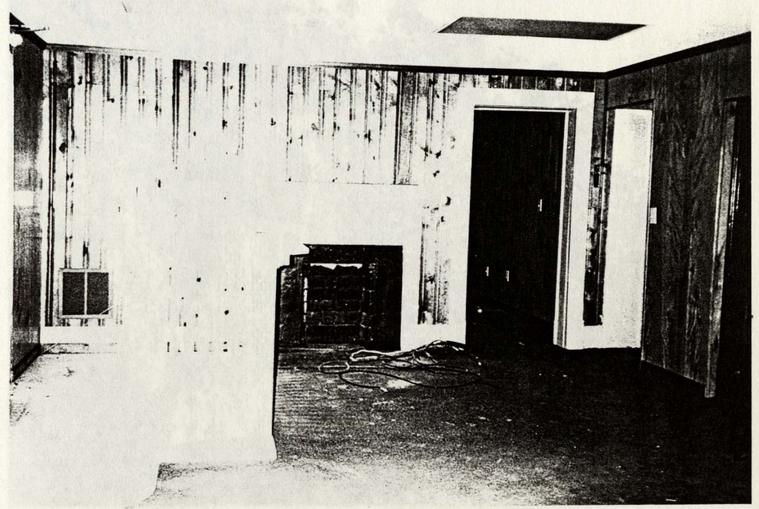


Photo #32: The Thomas Center, Building #6 (interior, upper level), Whitehall, Athens-Clarke County, Georgia. 8/91.

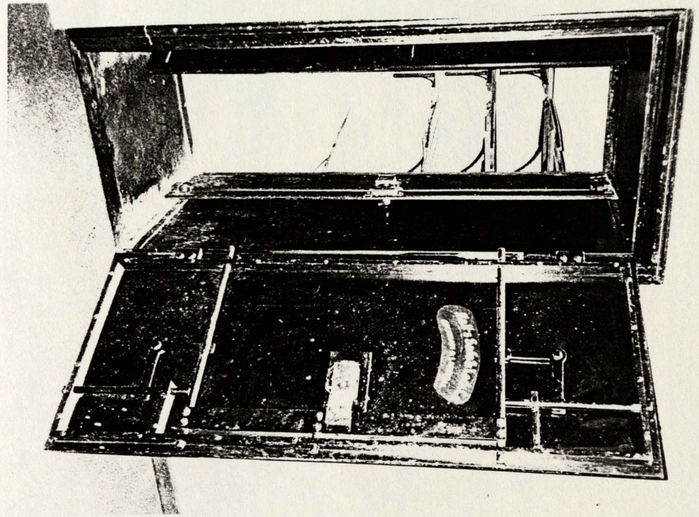


Photo #33: The Thomas Center, Building #6 (interior), Whitehall, Athens-Clarke County, Georgia. 8/91.

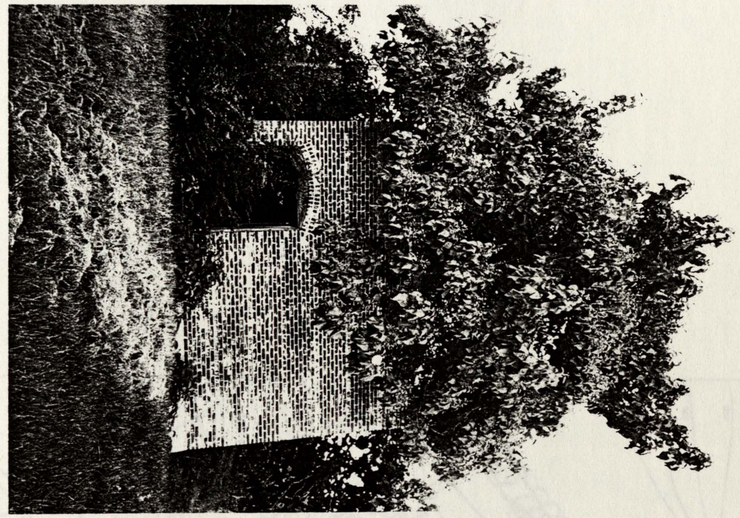
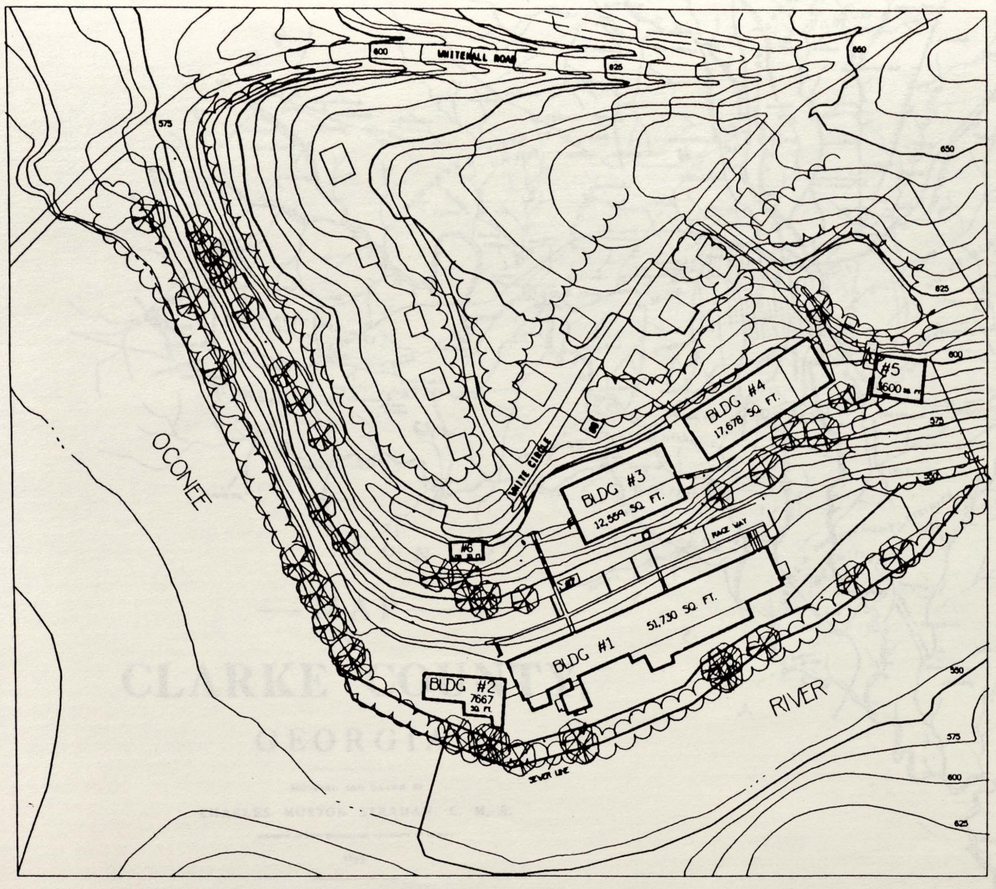
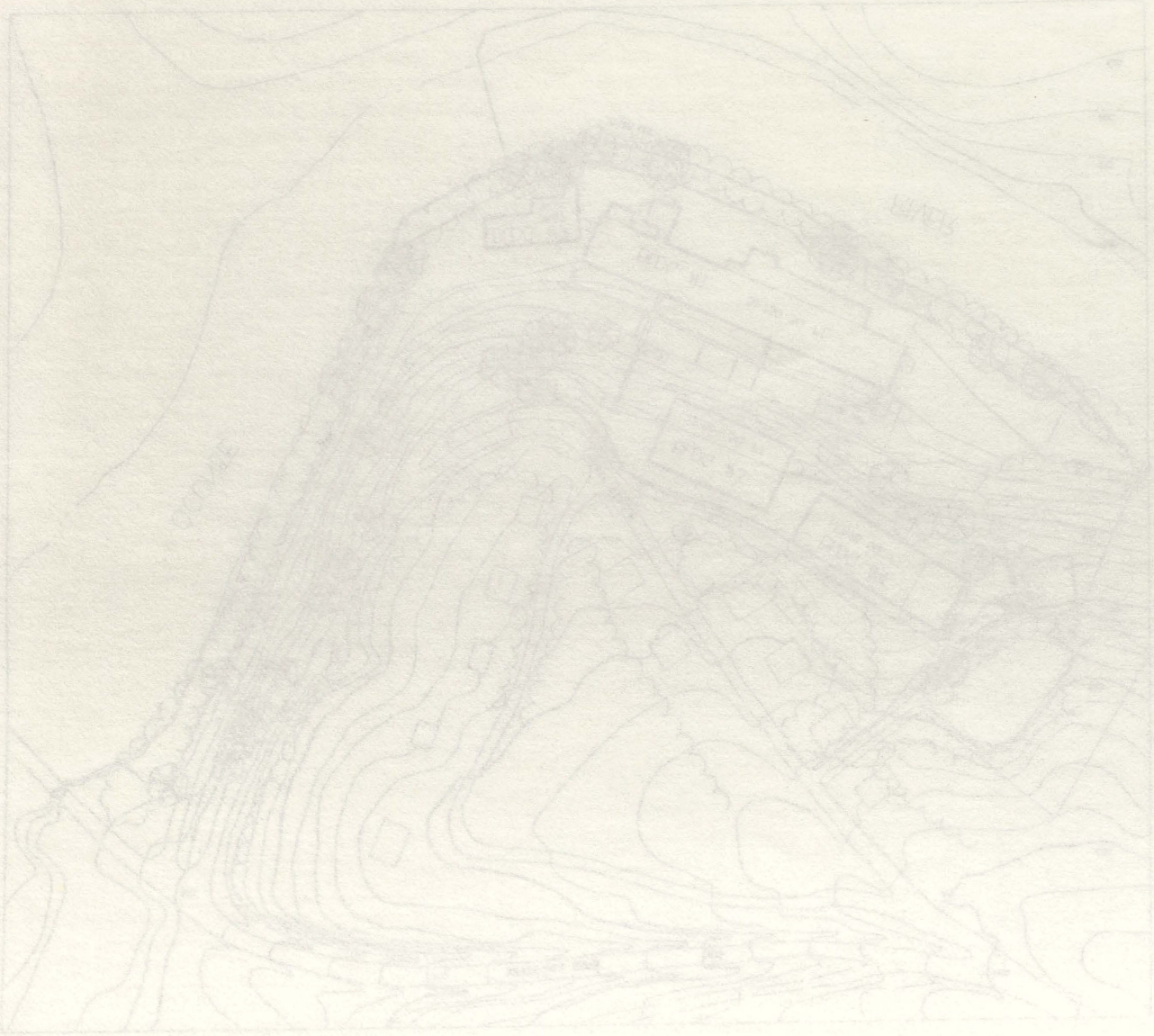
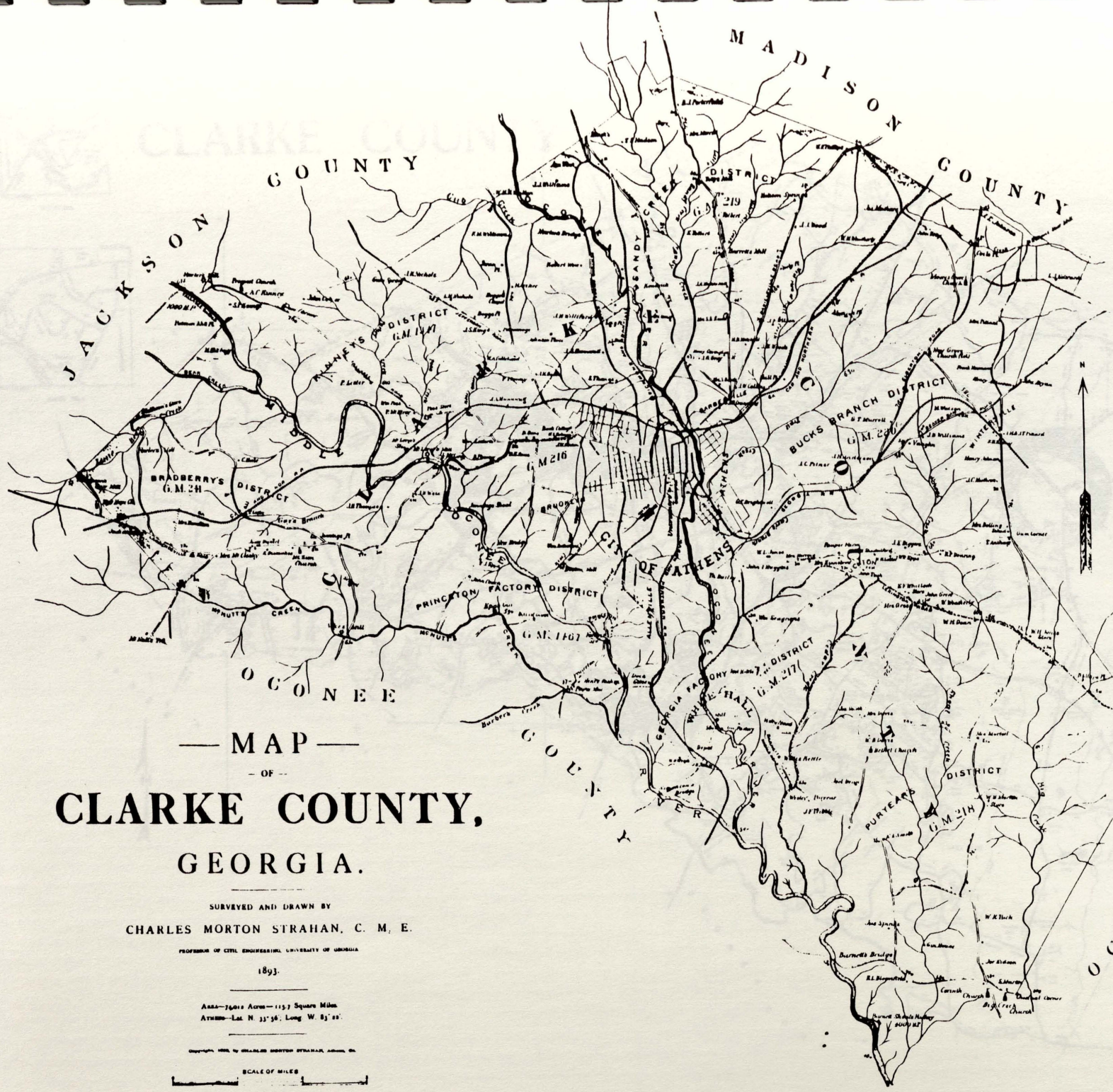


Photo #34: The Thomas Center, Building #8, Whitehall, Athens-Clarke County, Georgia. 8/91.

1" = 300'


WHITEHALL ROAD
600
625
650
575
OCONEE
RIVER
BLDG #1
51,730 SQ. FT.
BLDG #2
7667 SQ. FT.
BLDG #3
12,559 SQ. FT.
BLDG #4
17,678 SQ. FT.
#5
#6
RACE WAY
WHITE CIRCLE
SEWER LINE





— MAP —

— OF —

CLARKE COUNTY,

GEORGIA.

SURVEYED AND DRAWN BY

CHARLES MORTON STRAHAN, C. M. E.

PROFESSOR OF CIVIL ENGINEERING, UNIVERSITY OF GEORGIA

1893.

Area—74012 Acres—115.7 Square Miles.
Athens—Lat. N. 33°56', Long. W. 83°22'.

Copyright, 1893, by CHARLES MORTON STRAHAN, Athens, Ga.

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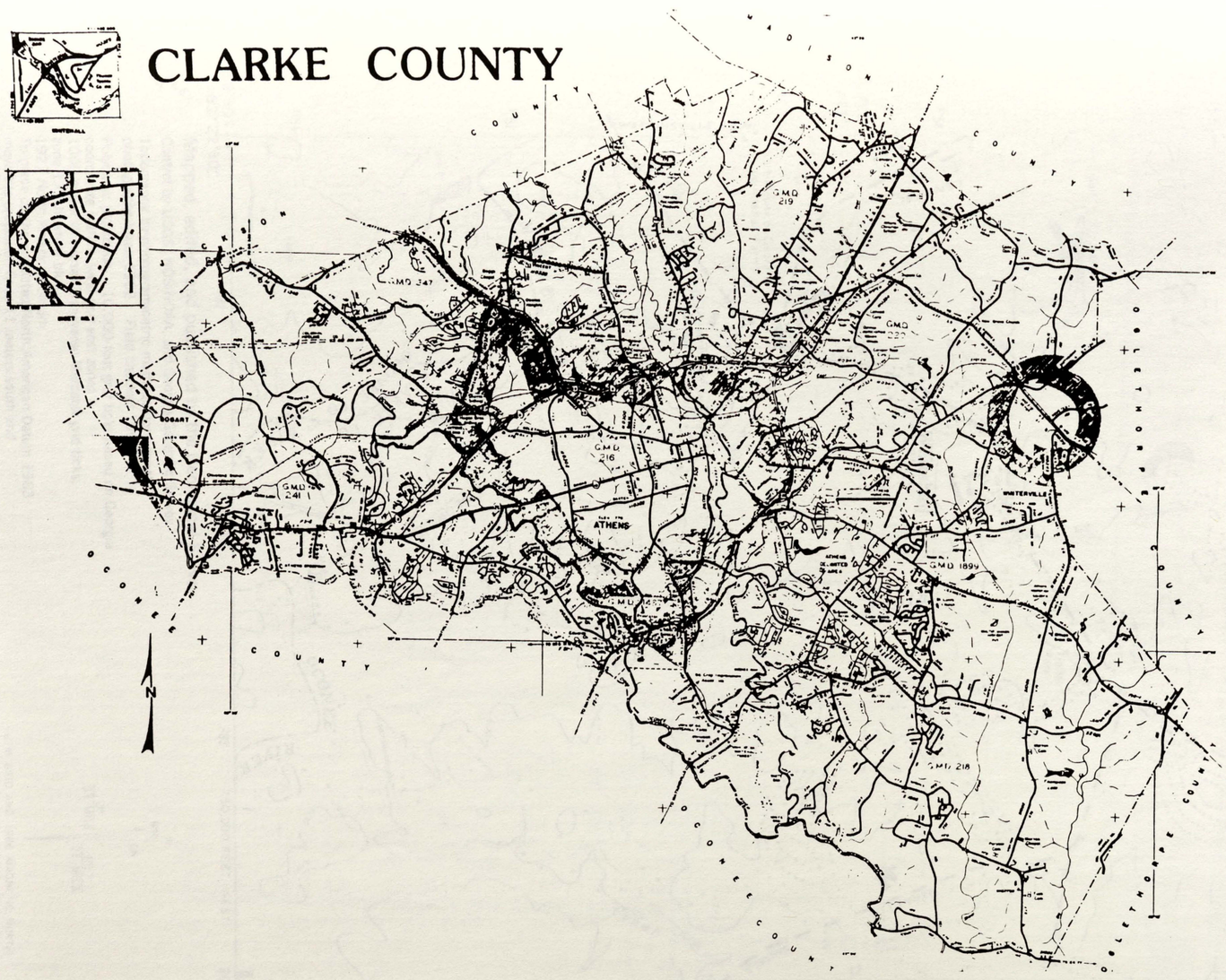
CLARKE COUNTY





(WATKINSVILLE) 4351 IV SW

Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA, and Georgia Geodetic Survey

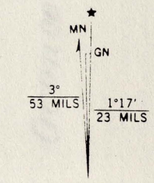
Topography by photogrammetric methods from aerial photographs taken 1962. Field checked 1964

Polyconic projection. 10,000-foot grid ticks based on Georgia coordinate system, west and east zones
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 11 meters south and 11 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple and woodland compiled in cooperation with State of Georgia agencies from aerial photographs taken 1981 and other sources. This information not field checked. Map edited 1986



UTM GRID AND 1986 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

8" W. PIPE

BROAD STR

VACANT THIS SIDE

VACANT

5 MILES S.W. OF ATHENS

GEORGIA MANUF'G CO.

POWER WATER - HEAT STEAM - FUEL WOOD
LIGHTS HEADLIGHT OIL, GLASS LAMPS -
VERY LARGE 350' FROM MILL 8' ABOVE ROOF, - KEPT FULL BY PUMP
IN BOILER ROOM -
4" PIPE CONNECTED WITH TWO OUTSIDE HYDTS - & 4" PIPE IN MILL -
SECTION OF HOSE CONNECTED EACH STORY - 300' 2½" HOSE
NIGHT & SUNDAY WATCHMAN & CLOCK - BBLS. & PAILS IN EACH ROOM -
PICKER ROOM NOT PROTECTED.

A.

B.

C.

WARE HO.

D.

4" W. PIPE FROM RESERVOIR

10 Mill Race

RACE BANK

F. WINDOWS

3

PICKING 3rd

ROOM 2nd SLASHING 3rd

WEAVING 1st

CARDING 2nd

SPINNING 3rd

FLUME

TURBINE WHEEL

Tail Race

HYDT

PICKER

E.

G.

STEAM PUMP

CH 15 RB. ROOF

H.

51

Oconee River

Scale of Feet.

50 40 30 20 10 0 50 100

1885 - Sheet 4

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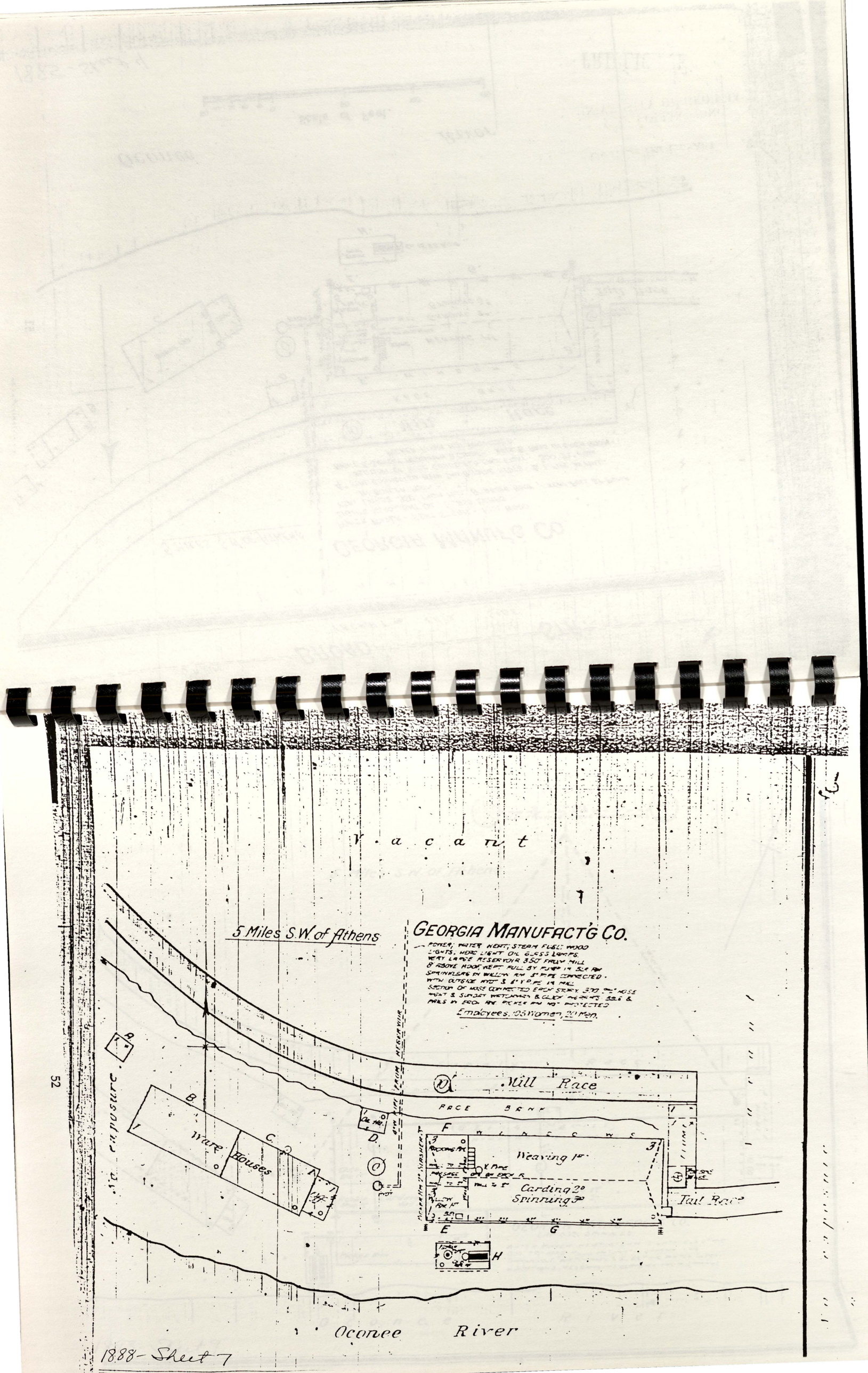
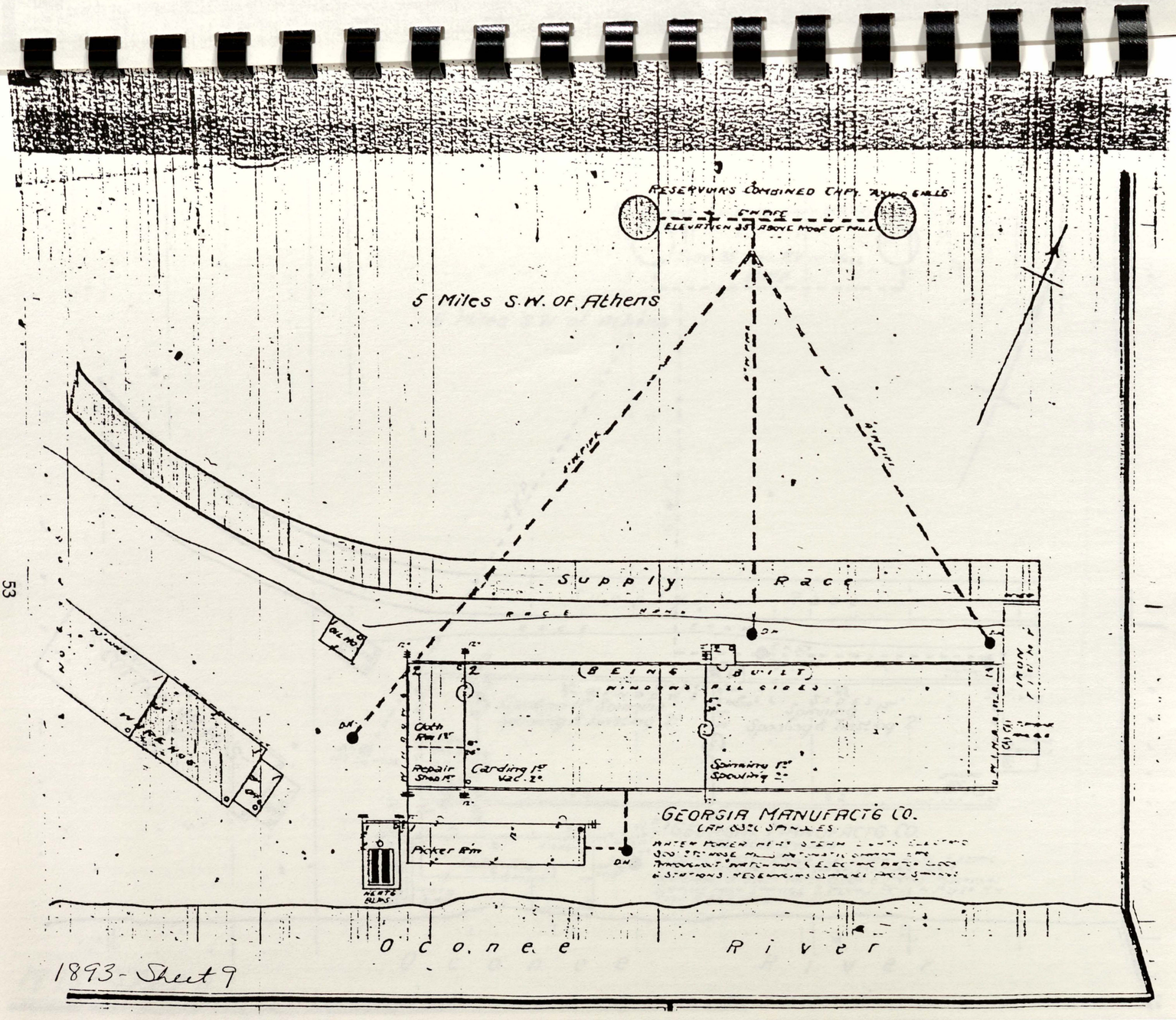
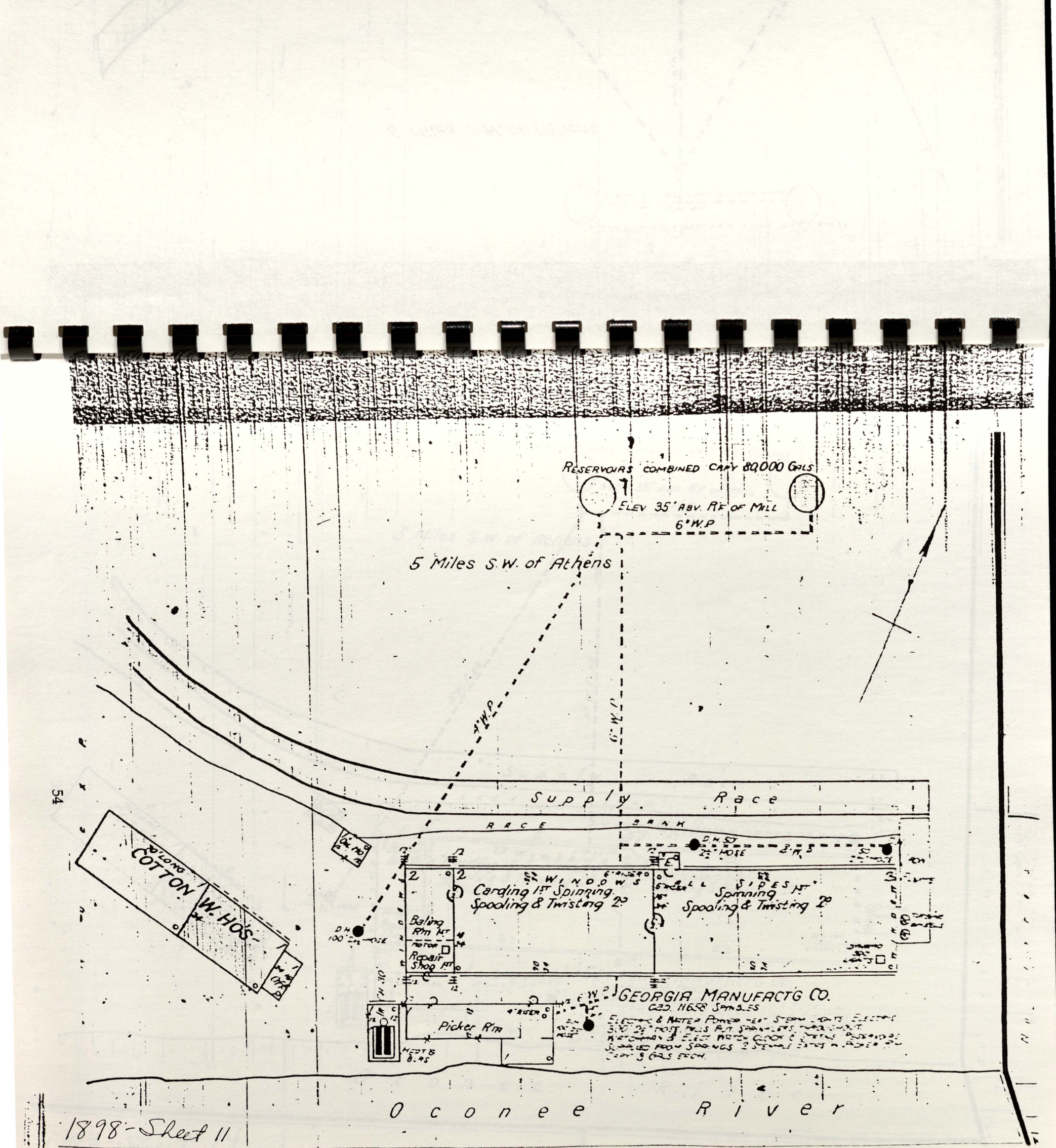
TRIPLICATE


Vacant
5 Miles S.W. of Athens
GEORGIA MANUFACT'G CO.
Employees, 105 Women, 20 Men.
Mill Race
RACE BANK
Ware Houses
Weaving 1st
Carding 2d
Spinning 3d
Tail Race
Oconee River
Vacant

1888- Sheet 7


RESERVOIRS COMBINED CAP. 700 GALLS
ELEVATION 35' ABOVE ROOF OF MILL
5 Miles S.W. OF Athens
Supply Race
RACE BANK
BEING BUILT
WINDOWS ALL SIDES
Cloth Rm 1st
Repair Shop 1st
Carding 1st Vac. 2d
Spinning 1st Spooling 2d
Picker Rm
HEATG BLDG.
GEORGIA MANUFACTG CO.
Oconee River

1893 - Sheet 9



54

1898 - Sheet 11

Reservoirs combined Cap. 60000 Gls.
Elev. 35' abv. Ref. of Mill
6" W.P.
5 Miles S.W. of Athens
Race
Supply
Georgia Manufg Co.
Oconee River
Cotton W. Hos.
Carding 1st Spg
Spooling & Twisting 2d
Spinning 1st
Spooling & Twisting 2d
Picker Rm
Repairing Shop
Boiler Rm
Engine Rm
Dye House
Cart Shed
Cart Shed
Cart Shed

22

GEORGIA MANUFACTURING CO.

CAPCY. 11658 SPINDLES.

NIGHT & SUNDAY WATCHMAN. EMERSON WATCHMAN TIME DETECTOR CLOCK 10 STATIONS HOURLY ROUNDS. POWER: WATER, ELECTRIC & STEAM. FUEL: COAL. LIGHTS. ELEC. HEAT. STEAM. HILL SYSTEM. AUTO SPRINKLERS (WET) AS SHOWN 428 HEADS SPACED 8½' 6" CONNECTION TO SPRINKLER SYSTEM. HYDRANTS & SPRINKLERS FED BY 2 RESERVOIRS COMBINED CAPCY. 80,000 GALS. LOCATED 38" ABOVE TOP SPRINKLER HEAD. RESERVOIR SUPPLIED BY SPRINGS. HYDRANTS AS SHOWN 350' 2½" COTTON RUBBER LINED HOSE IN GOOD CONDITION. TWO SEMPLE 5 GAL CHEMICAL AND TWO KILFYRE POWDER EXTINGUISHERS IN PICKER ROOM—.

RESERVOIRS TOTAL CAPCY. 80,000 GAL. ELEVATED 38' ABOVE TOP SPRINKLER.

APRIL 1908
ATHENS
GA.

NO EXPOSURE ANY SIDE

4" W PIPE

6" W PIPE

D.H. 50' HOSE ATTD.

Forebay

LEVEL WITH BANK

OIL HO.

A. WARE HO. NOT SPRINKLERED.

B. WARE HO.

OFF.

C.

D.H. 100' HOSE ATTD.

F.

BLDG 1st STORAGE 2nd

A.S.

REPAIR SHOP 1st STORAGE 2nd

CARDING & SPINNING 1st SPOOLING & TWISTING 2nd

SPINNING 1st SPOOLING & TWISTING 2nd.

E.

4" W PIPE

D.H. 100' HOSE ATTD.

Tail Race

SECTION PARTITIONED.

PICKER RM.

6" W.P.

D.H. 50' HOSE ATTD.

AT WHITEHALL

Located 5 Miles S.W. of City Hall

Oconee River

NO EXPOSURE

56

GEORGIA MFG CO

CAPCY 11,658 SPINDLES

NIGHT & SUNDAY WATCHMAN, AMERICAN WATCHMAN TIME DETECTOR CLOCK, 10 STATIONS, HOURLY ROUNDS; - HEAT STEAM - POWER WATER, ELEC & STEAM - FUEL: COAL - LIGHTS: ELEC I.E.P. - GRINNELL & ESD'S AUTOMATIC SPRINKLERS AS SHOWN, WET SYSTEM, 420 HEADS, SPACED 8'-8", 6" CONN TO SPRINKLER SYSTEM - HYDS & SPRINKLERS FED BY TWO RESERVOIRS, COMBINED CAPCY 60,000 GALS, LOCATED 33' ABOVE TOP SPRINKLER HEAD, RESERVOIR SUPPLIED BY SPRINGS, - HYDRANTS AS SHOWN - 500' ☐" COTTON RUBBER LINED HOSE IN GOOD CONDITION. - TWO SEMPLE 5 GAL CHEM. & TWO KILFYRE POWDER EXTGRS IN PICKER RM. PRESSURE 28 LBS PER SQ. INCH. - WATER PAILS & BARRELS DISTRIBD

RESERVOIRS TOTAL CAPCY 60,000 GALS ELEV'D 33' ABOVE TOP SPRINKLER

31

DEC. 1913
ATHENS
GA.

6" W PIPE

D H 100' 2½" HOSE RYTD

Foreby

4" WP

D H 50' 2½" HOSE RYTD

Level Mill Road

OIL HO Not Sprinklered

A WARE HO Not Sprinklered

B WARE HO.

C OFFICE

D H 100' Hose RYTD

F

BALING 1st STORAGE 2nd

REPAIR SHOP 1st

STORAGE 2nd

CARDING & SPINNING 1st SPOOLING & TWISTING 2nd

SPINNING 1st SPOOLING & TWISTING 2nd

TAIL Race

36" TOILS FS SHED

6" W

PICKER RM

D H 50' HOSE RYTD

Not Sprinklered

Oconee River

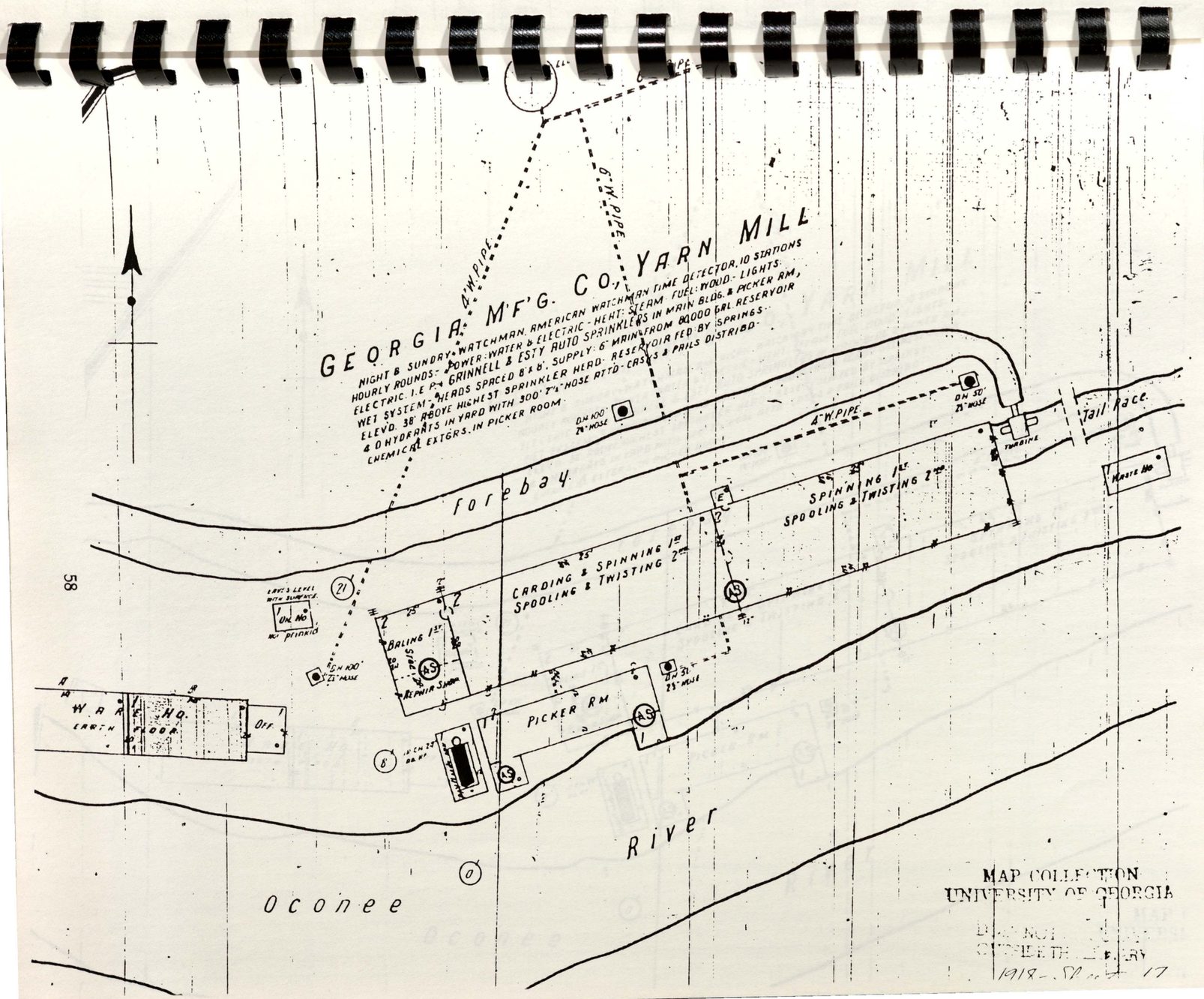
WHITEHALL

Located 5 Miles S W of City Hall.

NO EXPOSURE ANY SIDE

NO EXPOSURE. 37' D.

57



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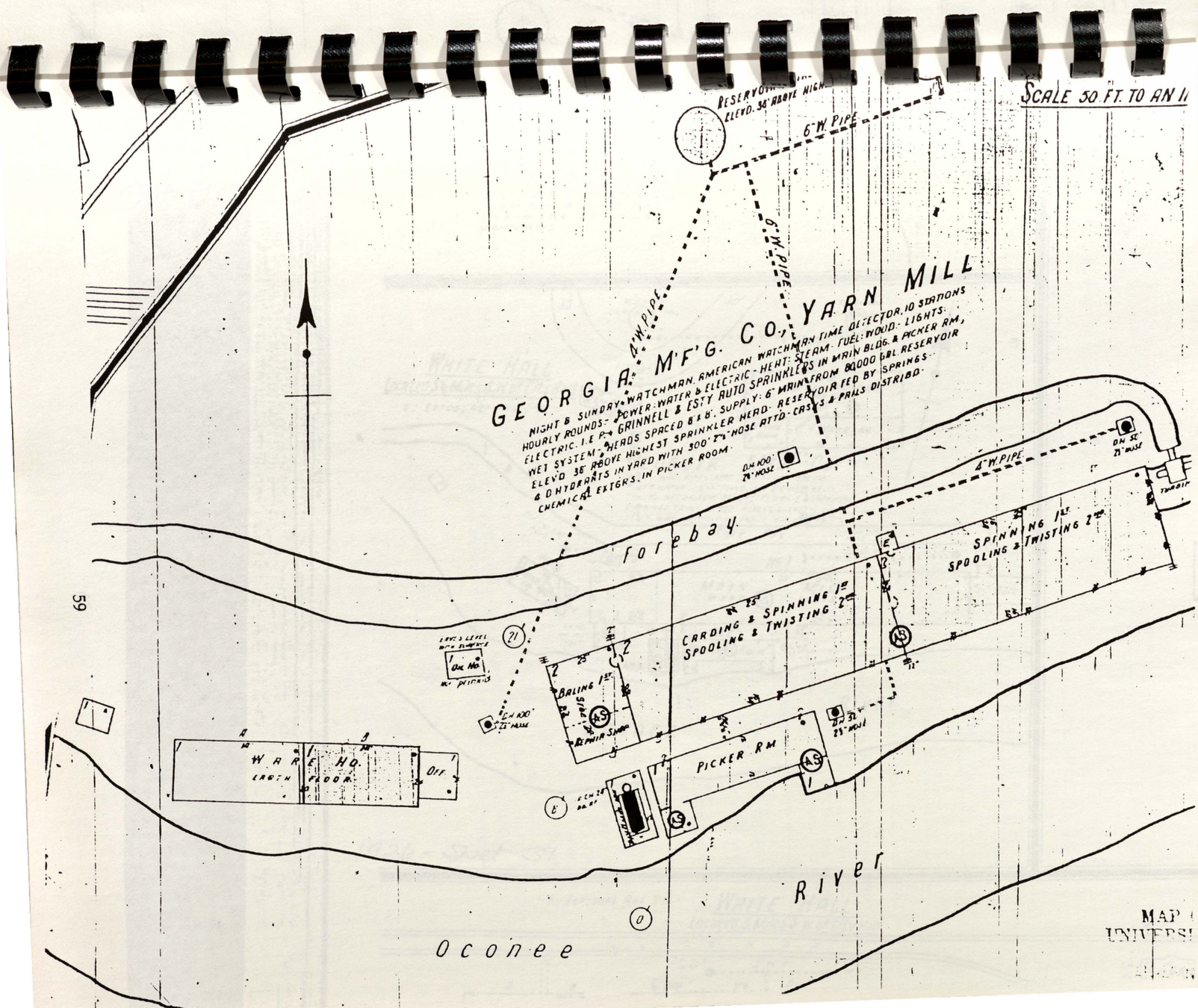
DO NOT REMOVE
OUTSIDE THE LIBRARY
1918 - Sheet 17


SCALE 50 FT. TO AN I
RESERVOIR
ELEVD. 38' ABOVE HIGH
6" W. PIPE
6" W. PIPE
4" W. PIPE
GEORGIA M'F'G. CO., YARN MILL
NIGHT & SUNDAY WATCHMAN, AMERICAN WATCHMAN TIME DETECTOR, 10 STATIONS
HOURLY ROUNDS - POWER: WATER & ELECTRIC - HEAT: STEAM - FUEL: WOOD - LIGHTS:
ELECTRIC. I.E.P. - GRINNELL & ESTY AUTO SPRINKLERS IN MAIN BLDG. & PICKER RM,
WET SYSTEM - HEADS SPACED 8' x 8'. SUPPLY: 6" MAIN FROM 80,000 GAL. RESERVOIR
ELEVD 38' ABOVE HIGHEST SPRINKLER HEAD - RESERVOIR FED BY SPRINGS
4 D HYDRANTS IN YARD WITH 300' 2½" HOSE ATTD - CASKS & PAILS DISTRIBD.
CHEMICAL EXTGRS. IN PICKER ROOM
DH 100' 2½" HOSE
4" W. PIPE
DH 52' 2½" HOSE
Forebay
SPINNING 1ST
SPOOLING & TWISTING 2ND
CARDING & SPINNING 1ST
SPOOLING & TWISTING 2ND
BALING 1ST
REPAIR SHOP
PICKER RM
WARE HO.
EARTH FLOOR
OFF.
River
Oconee
MAP
UNIVERSI

COTTON HALL
NUB YARN

COTTON WARE

WHITE HALL
Located 5 Miles S.W. of City Hall
- NO EXPOSURE ANY SIDE -

HIGHWAY

RESERVOIR

No 7
COTTON WARE HO.
WOOD POSTS

WARE HO.

GEORGIA MFG. CO.

Fore Bay

No 1
MAIN MILL
WOOD POSTS

Tail Race

No 2
PICKER ROOM

No 3

No 4

Oconee River

1926 - Sheet 39

- NO EXPOSURE ANY SIDE -
WHITE HALL
Located 5 Miles S. W. of City Hall

V. HISTORY

A. Summary of Historical Facts

1. Original owner or developer of district, if applicable William Dearing, Augustin Clayton, John Nisbet, and Abraham Walker.

2. Subsequent developers of district, if applicable John White, Thomas and Herb Swartz.

3. Original use(s) of district Textile Factory

4. Subsequent use(s) of district Textile Factory

5. Architect(s) or engineer(s) associated with the development of the district Unknown

6. Builder(s) or contractor(s) associated with the development of the district Unknown

7. Other artists or craftsmen associated with the development of the district Unknown

8. Date(s) of development 1829; 1854; 1893; c.1920; 1930

B. Historical Narrative

The historical narrative should be a brief factual account of the developmental history of the district, from its origins to the present. If appropriate, organize the narrative according to major historical periods in the development of the district. Include important dates, people, events, activities, lifestyles, conditions, legends, etc. associated with the district. Refer to the overall layout, buildings, structures, and landscape features of the district as appropriate. Place the history of the district in the context of the historical development of the locality and the region and, if possible, the state or nation. Use the back side of this page or attach additional sheets if necessary.

See continuation sheet

V. HISTORY

B. Historical Narrative

The Thomas Center is an industrial complex whose focal point is a textile factory that operated continuously from 1829 until 1988. The factory was known as the Georgia Factory throughout most of its existence.

John A. Caramia divides the history of the Georgia Factory and its surrounding community, Whitehall, into four periods: the Frontier Period, 1829-1881, 1881-1918, and 1918-1953. However, considering the history of the Georgia Factory complex in the 20th century, it seems appropriate to divide the last period into two: 1918-1930 and 1930-1988.

Frontier Period

The site was first surveyed on August 5, 1785, and the land was granted to John Bickerstaff. John Malone purchased part of the land in 1799. Malone must have first utilized the power of the North Oconee River at the site, because when the land was sold to John Marable after Malone's death, a grist and saw mill were included. The land and mill were eventually bought by Thomas Moore in 1820.

1829-1881

According to Caramia, "This period begins with the building of the textile factory and ends with the death of John White during which time the development of the factory and the influence of John White shaped the evolution of the community."

In 1829, William Dearing, John Nisbet, Abraham Walker, and Augustin Clayton, all of Athens, and John Johnson of Massachusetts bought a portion of Moore's land and water rights with the intention of building a textile mill just downstream from Moore's mills. They broke ground in

March of 1829, beginning what the Athenian newspaper called "the first step towards a very important change in the productive industry of the country."

The company was named the Athens Manufacturing Company and the factory began operations prior to February of 1830. The plans were for the company to operate 1,000 spindles for spinning cotton yarn and 30 looms for weaving fabric in a building 56 feet long, 44 feet wide, and 4 1/2 stories high. The factory was powered by water diverted from the North Oconee River down a mill race running the length of the building on its north side. There are no records of what mechanical devices were used to transmit the water power to the building in these early years, but turbines were installed later in the century.

The factory was known as the Athens Factory until sometime in 1833, when its name was changed to the Georgia Factory. This name change coincides with the opening of a new mill by the four entrepreneurs who started the Georgia Factory. In September of 1833, Dearing, Nisbet, Walker, and Clayton opened a textile factory they named the Athens Factory at a site farther upstream on the North Oconee River and closer to the developing city of Athens.

The ownership of the Georgia Factory had changed by October of 1839--Thomas Moore, Thomas Morrow, William A. Carr, W. W. Clayton (executor of Augustin Clayton's estate), and John White owned the mill at that time. In December of 1839, the owners incorporated themselves as the Georgia Manufacturing Company. The purpose of the new corporation was to manufacture cotton and woolen products, and to operate the grist and saw mill formerly run by Thomas Moore alone.

John White, the son of a successful linen manufacturer, immigrated from Ireland in the early 1830s. He was hired as the overseer in 1833 and between 1839 and 1848 he purchased the entire stock of the factory and became the sole owner.

As was customary for textile factories, the Georgia Manufacturing Company provided housing for its factory employees. The houses were built along the Whitehall Road and side streets on either side of the factory. It is assumed that the factory village was substantial by 1833 because the

Southern Banner on March 30, 1833, announced the opening of the Georgia Factory Post Office. Thomas Moore served as the postmaster. The company also operated a company store in a brick building across Whitehall Road from the factory.

In 1854 the original factory was replaced with the site's first brick building, whose dimensions are unknown; at that time, the factory housed 1,704 spindles and 20 looms and 70 operatives worked there. White bought a great deal of property in the area around the Georgia Factory, and by 1879, he owned 2,438 acres. White owned and operated the factory until his death in 1881, after which his son, John R. White, assumed ownership.

1881-1918

The period 1881-1918 is influenced by John R. White, the new owner of the Georgia Manufacturing Company. A great deal of information about this period of the factory's history is easily gleaned from Sanborn Fire Insurance Maps. The factory is illustrated in maps from 1885, 1888, 1893, 1903, 1908, 1913, 1918, and 1926.

The 1885 map shows two main buildings, the factory and a combination warehouse and office. The factory building was three stories, 175 feet long, 67 feet wide, and had a gabled roof. The manufacturing process was divided among the floors of the mill--weaving on the first floor, carding on the second, and spinning on the third. The warehouse building was made of stone, 67 feet by 42 feet, and used to store cotton bales. There was a small office on the east end of the building. This structure is still standing, but brick additions have been made throughout the years. The 1885 map also shows the turbines that produced power for the mill and the flume that directed water from the mill race to the turbines. The water returned to the river through a short tail race.

The Sanborn Map from 1888 shows no changes to the mill building, but an addition was made to the stone warehouse sometime between 1885 and 1888. The 1893 Sanborn Map reflects the unfortunate event that took place at the Georgia Factory in 1892: the complete destruction of the

factory building by fire. The map shows a new building, 287 feet by 62 feet, with the notation "Being Built." The 1898 map shows the completed new building, which was two stories high.

There were no more major changes recorded on the Sanborn Maps until the map of 1926. By this time, the cotton warehouse had become a waste and machine room. There were two new buildings, a small office set on White Circle, and a new warehouse approximately 130 feet east of the office.

By 1891, the factory village around the Georgia Factory had grown so much that the factory operatives incorporated as the town of Whitehall. The importance of the Georgia Factory to this new town is evidenced by the Articles of Incorporation, which state, "the authority and jurisdiction of the town shall extend for a distance of three-fourths of one mile, in an air line in every direction from the factory buildings of the Georgia Manufacturing Company." A mayor and four councilmen governed the municipality until the 1930s; after a long period of inactivity, the town charter was repealed in 1967.

In 1897, White built White's Hydroelectric Plant No. 1 approximately one mile downstream from the Georgia Factory. This plant provided electricity to light the factory building and to expand its production capacity, although the mill race and turbines continued to be the main source of operating power. White soon erected White's Hydroelectric Plant No. 2 near the confluence of the Middle and North Oconee Rivers, a few miles southeast of the Georgia Factory. This plant provided power for the Whitehall Yarn Mills, which White built c. 1900 at the Central of Georgia Railroad depot south of the Georgia Factory on Whitehall Road. The yarn mill supplied yarn for the weaving operations at the Georgia Factory.

1918-1930

John R. White died in 1918, passing all his holdings to his sons, Hugh and Robert White. The sons divided the property into two parcels: the Georgia Manufacturing Company property and

the lands of John R. White. Both parcels were mortgaged to the Citizens and Southern Bank. The Whites declared bankruptcy in 1929, and both parcels were sold at public auction.

The lands of John R. White included the Whitehall Yarn Mill, the mill villages, the hydroelectric plants, and all his other land. The Oconee Textile Company bought the yarn mill and hydroelectric plants in 1931, and the rest of the parcel was sold to the Georgia Rural Rehabilitation Company, who eventually sold it to the University of Georgia.

1930-1988

Oconee Textile used the hydroelectric plants until the 1940s, and, after years of inactivity, those properties were acquired by the University, also. The Whitehall Yarn Mill and the villages were subdivided and sold off to employees in 1953.

The Georgia Manufacturing Company property stayed more intact than the other parcel. The Oconee Textile Company had acquired the entire property by c. 1930. In 1930, two brothers from New Jersey, Thomas and Herb Swartz, bought a portion of the land and erected a one-story, brick textile factory approximately 40 feet east of the cotton warehouse erected c. 1920. Their company, Thomas Textiles, manufactured diapers. Around 1945 or 1946, Thomas Textiles bought the cotton warehouse and the main factory building along the river and added a partial second story to the factory building they erected in 1930.

Eventually, Thomas Textiles acquired the entire complex; the company manufactured infant and children's clothing at the site until December of 1988. The company continues to operate a children's wear outlet in what was the second cotton warehouse. The Thomas Center is currently being studied for its possibilities as an artists' community, museum of river industry, and gallery space.

VI. SIGNIFICANCE

A. Areas of Significance

From the list below, check the "areas of significance" that you believe may apply to the district. If you check "other" be sure to explain.

____	archaeology-prehistoric	____	landscape architecture
__X__	archaeology-historic	____	law
____	agriculture	____	literature
__X__	architecture	____	military
____	art	____	music
____	commerce	____	philosophy
____	communications	____	politics/government
____	community planning	____	religion
____	conservation	____	science
____	economics	____	sculpture
____	education	____	social/humanitarian
____	engineering	____	theater
__X__	exploration/settlement	____	transportation
__X__	industry	____	other (specify)
____	invention		

B. Statements of Significance

For each "area of significance" checked above, write a short statement explaining why you believe the district is historically significant in this respect (use the back side of this page or attach additional sheets if necessary). This statement should stress the historical <u>importance</u> - not the history - of the district. Indicate why you believe the district deserves to be included in the National Register of Historic Places. Be sure to place the district in its <u>local</u> and <u>regional</u> historical context; if possible, put the district in a state or national context as well.

<u>Archaeology - historic</u>

As noted earlier on this information form, the proposed district has a strong potential for yielding significant archaeological information. It is believed to be the earliest textile factory south of the Potomac River and the first in Clarke County. The first factory building, as described in the <u>Athenian</u> in 1829 apparently burned, to be replaced by a brick building c.1854 which also is believed to have burned. Remains of these two buildings, along with the likely outbuildings could provide important information about early southern industry. There is also the likelihood that machinery pieces, along with items like spindles and spools might be present on the site. Finally, the historic mill race and turbine housing are still present and these have a strong archaeological potential.

<u>Architecture</u>

The industrial buildings at the site exhibit features of the basic factory form: tall, narrow shapes, large expanses of floor space broken only by a single row of columns running down the center, and ranges of large, multi-paned windows. The main factory building, Building #1, is a textbook example of late 19th century innovations in factory architecture. The floors are examples of slow burning construction and cast iron columns are used to support large wooden ceiling beams over most of the interior.

Continuation Sheet

VI. Significance

B. Statements of Significance

Exploration/Settlement

The creation of the Georgia Factory at this particular site was extremely significant in its contribution to the settling of this area of Clarke County. When it opened as the Athens Factory c.1830, it was very remote from Athens and there were few, if any, places in which workers could live. Over the course of the next century, a number of mill houses were built along with the supporting school, churches, and stores. The area became known as the Georgia Factory District and in 1891 was incorporated by an act of the Georgia Legislature into the town of Whitehall. The Georgia Factory served as the center of Whitehall, with the corporate limits extending for 3/4 mile in a radius around it.

Industry

As previously noted, the proposed site is that of the first textile factory south of the Potomac River and in Clarke County. This gains additional significance because in 1828 the Federal Government enacted a tariff that was very friendly to Northern industrial interests and very unfriendly to the Southern argriculturalists. It was referred to as the "Tariff of Abominations" in the South. This new factory, according to an article in the Athenian, was the first move toward economic independence and safety for the South.

Another factor that makes this property significant in industrial history is its representation of factory architecture. The slow burning construction used at the Georgia Factory was a far-reaching innovation in industrial architecture. By constructing floors of layers of wood planks supported by massive ceiling beams, builders of factories greatly reduced the chances that the buildings would be destroyed by fire. This technology was so effective that it eventually became a non-negotiable standard mandated by insurance companies. Other features of this property which are significant to industrial history are the remnants of the turbine housing and the intact portion of the mill race. These two features, although in relatively poor condition, can provide a wealth of information about industrial water power technology.

VII. SOURCES OF INFORMATION

The following are suggested sources of information which should be consulted to adequately research historic properties. Please refer to "DOCUMENTING A STRUCTURE IN GEORGIA" (Kenneth H. Thomas, Jr., 1977; available from the Historic Preservation Section) for further guidance on the location of records, research techniques, sources and interpretation of data. A notation should be made on every entry indicating whether or not the source was consulted or available and, if so, if it was useful. All notations should provide the complete bibliographical citation. Dates of citations are particularly important. It is not necessary to provide a copy of all material consulted; however, it would be appreciated if copies could be submitted for those entries marked by an asterick (*).

* **Architectural Plans (cite the date, title or legend, and location)** _____

Architectural Histories _____

Biographical Sketches University of Georgia Vertical Files: White, John Richard

Census Records - Agricultural _____
Manufacturing _____
Population _____

City, Business, Social and Telephone Directories _____

_____

City Records at City Hall - Building Permits _____
City Tax Records _____
City Council Minutes _____

County Historian (unpublished works, interviews) _____

County Histories Hull, Augustus Longstreet. Annals of Athens. Danielsville, Georgia: Heritage Papers, 1978 (reprint of 1906 publication).
County Records at County Courthouse - Deeds _____
Estate Records _____

Gazetteers _____

Historic American Buildings Survey (HABS) _____

Historic American Engineering Record (HAER) _____

Insurance Records Insurance Inventory by Schultz, Martin, Carr and Associates prepared for Thomas Swartz.
Interviews (who, when, where, by whom) Rick Vanderpool, Athens, Georgia. Interview by Lisa Vogel and Connie Malone, July 1991.

* **Maps and Plats (historic) - particularly useful are land ownership maps, bird's eye views, railroad maps, privately-owned maps such as plats** _____

Georgia Factory and Vicinity, prepared by Northeast Georgia Area Planning and Development.
Newspapers (especially centennial or anniversary editions) "Obituary of John White." The Athens Banner, Athens, Georgia, May 3, 1881, p. 4.

Oral Histories (who, when, where, by whom) _____

* Photographs and Postcards (historic) Aerial photographs from University of Georgia Science Library Map Room: 1938, 1944, 1951, 1955, 1960, 1967, 1973, and 1980.

Personal/Family Papers (letters, diaries, recollections) _____

Periodicals/Magazines (professional business, popular) - particularly useful are architectural magazines such as Southern Architect and Building News (since 1889) and Industrial Index (since 1912) _____

Place Name Data _____

* Sanborn Fire Insurance Maps (located at local insurance offices and University of Georgia Geography Library and at Georgia State University on microfilm)

1885 (sheet 4), 1888 (sheet 7), 1893 (sheet 9), 1898 (sheet 11), 1903 (sheet 14), 1908 (sheet 22), 1913 (sheet 31), 1918 (sheet 17), 1926 (sheet 39).

Tax Digests (located at State Archives if after 1870 or sometimes available at the County Courthouse if earlier) _____

Other, specify Brochure, White Hall, prepared by the University of Georgia School of Forest Resources.

VIII. PROPERTY OWNERSHIP

A list of property owners and their mailing addresses is not required at this time but may be required at a later date. Please indicate the person or organization who will supply this list if needed. Mr. Rick Vanderpool

IX. FORM PREPARED BY

Name Connie Malone and Lisa Vogel

Title and Organization, if any Graduate Students, Historic Preservation, School of Environmental Design

Mailing Address 609 Caldwell Hall, the University of Georgia, Athens, GA 30602

Telephone Number (404) 542-4720 Date August 8, 1991

Please explain your relationship to or interest in the district This Historic District Information Form was completed as part of a Preservation Study of the Thomas Center for ENV 618A.

NOTE: The Historic Preservation Section of the Georgia Department of Natural Resources has established guidelines for processing National Register district nominations at the local level. The guidelines are intended to insure that property owners, neighborhood or civic associations, local historical societies or preservation organizations, city and county government officials, and the general public are informed about the National Register of Historic Places and are given an opportunity to participate in the preparation of the nomination and comment on the nomination. A copy of these guidelines is attached to this form.

Continuation Sheet

VII. Sources of Information

County Histories:

Reap, James K. Athens: A Pictorial History. Norfolk, Virginia: The Donning Company, 1985.

Rowe, H.J. History of Athens and Clarke County. Athens, Georgia: The McGregor Company, Printers, 1923.

Maps:

Map of Clarke County, Georgia by Charles Morton Strahan, C.M. E., 1893.

Newspapers

Athenian, Athens, Georgia, March 31, 1829, P. 2.

Other

Caramia, John A., Jr. "Teaching About the Local Community: Focus, Techniques, and Resources," Georgia Social Science Journal, Vol. 12, No. 2 (Spring 1981), pp. 1-13.

De Vorsey, Louis, Jr. "Georgia Factory and Whitehall, Georgia: A Vade Mecum," paper presented at the joint meeting of the Georgia Historical Society and the Athens Historical Society, Athens, Georgia, October, 1977.

Georgia Laws 1890-91, Part VI - Title I. - Municiapl Corporations. Incorporating the Town of Whitehall, No. 676.

Hunke, Jimmy Paul. Fluvial Morphometry as a Tool in Rediscovering Historical Waterpowers: A Case Study on the Georgia Piedmont. Master's Thesis, University of Georgia, 1983.

Manufacturers of Georgia. Prepared for the Agricultural and Industrial Development Board of Georgia by the Research Staff, State Engineering Experiment Station, Georgia School of Technology, University System of Georgia, December, 1945.

Papers of the Athens Historical Society, Vol. II. Athens, Georgia, 1979.

University of Georgia Vertical Files
Georgia. Georgia Manufacturing Company
Athens. Industry (1)
Athens. Industry (2)

NATIONAL REGISTER NOMINATION ATTACHMENT TO HISTORIC DISTRICT INFORMATION FORM

X. REASONS FOR REQUESTING NATIONAL REGISTER LISTING

Check all that apply:

__X__ **Recognition (explain)** Because of this property's unique place in history as a very early Southern industrial site and because of its tremendous role in shaping this portion of Clarke County it deserves recognition of its historic significance.

____ **Grant Assistance (explain; have you inquired as to the availability of grants or received a grant application?)** _____

__X__ **Tax Incentives (explain; have you inquired about the applicability of tax incentives or received application forms?)** There is a great deal of interest in rehabilitating this site for multiple contemporary use, and the ability to utilize the Rehabilitation Income Tax Credit as well as the Georgia Property Tax Freeze could serveas an incentive to present and future owners to undertake the rehabilitation in accordance with the Secretary of the Interior's Standards for Rehabilitation.

____ **Protection (explain need)** _____

____ **Other** _____

XI. PUBLIC OR PRIVATE SUPPORT FOR NOMINATION OF THE PROPERTY

A. Do the owners of properties within the district support nomination of the district to the National Register: _____ Yes _____ No; Explain: _

B. Have any of the following been informed about the nomination of this district to the National Register; and what has been their involvement, if any, in the nomination process? Be as specific as possible. Letters of endorsement are not required at this time but may be attached if available.

1. county government_____

2. city government_____

3. local historical society or preservation organization_____

4. neighborhood, homeowners', or civic association_____

5. business association_____

6. other_____

C. Is the nomination of this district part of a larger formal or informal preservation program in the area? Explain There is an informal preservation movement in the area. The 1894 White Hall Mansion was restored by the University of Georgia School of Forest Resources, and a number of the surrounding mill houses are being renovated or rehabilitated by their present owners. The old Whitehall Factory was also very recently rehabilitated by the University of Georgia.

Please return this form to the Area Planning and Development Commission that serves the county this property is in if a preservation planner is identified (see enclosed Regional Preservation Planning Services list).

If no preservation planner is identified on the enclosed list, please return to:

Historic Preservation Section
Georgia Department of Natural Resources
Suite 1462
205 Butler Street, S.E.
Atlanta, Georgia 30334

404/656-2840

(May, 1987)

Rehabilitation Strategies



Significant Elements

The buildings at the Thomas Center exhibit many qualities that make them textbook examples of American factory architecture. These qualities are significant elements that make up the atmosphere and industrial feel of the entire site, and it is important that they are preserved.

The major elements that represent the industrial history of these buildings are the large expanses of floor space interrupted only by single rows of columns and the ranges of large, multi-paned windows. The new uses for these buildings will most probably necessitate division of the interior spaces. While this division is unavoidable, it should be designed and carried out with minimal impact on the historic structures and the feeling of openness.

Other important historic elements of these buildings are the 19th-century innovations in industrial architecture that are expressed here. These elements are especially prevalent in Building 1, due to the fact that it was built near the turn of the century. These innovations include slow-burning construction and the use of cast iron columns to support large wooden ceiling beams.

Slow-burning construction is a method of constructing factory floors in which the floor joists are eliminated, and thick, wooden planks are laid directly on the floor beams and then covered with another layer of thick planks. This type of construction cut down on the spread of fire because it removed the air pockets found between the floor joists, which provided oxygen to feed fires. Slow-burning construction also involved the use of splines, thin strips of wood that were inserted between the wooden planks and formed tight seals to prevent air movement between floors. All of these elements--the elimination of floor joists, the thick layers of planks, and the splines--created a very solid floor that would take a long time to burn, allowing the fire to be fought before much damage occurred. The cast iron columns used in the late 19th century also helped prevent fire damage because they could withstand greater heat than the previous wooden columns. Slow-burning construction is also found in Building 4, which was built in 1930, indicating that this construction method was so efficient and became so widespread that its use continued into the 20th century.

All of the buildings at the Thomas Center are significant historic structures, but Buildings 2 and 6 contain some special details that deserve extra consideration. The original structure of Building 2 was a rectangular stone building with a gabled roof. The walls, made of indigenous stone cemented with mortar mixed on the site, still stand and are in good shape. These original walls should receive special care to assure their preservation, and their historic qualities should be emphasized.

Building 2, the original warehouse used for storing the cotton used in the factory, was expanded over the years with brick additions. Following the Secretary of the Interior's Standards for Rehabilitation (Appendix A), these additions have acquired their own significance and should be handled with sensitivity. The brick additions should be delineated so that it is easy to see where the original stone stops and the younger brick begins. The brick walls are also important because they exhibit some unique historic and architectural qualities: the bricks were laid in the Flemish bond, and most of them retain the manufacturer's stamp, that of the McMillan Company in Milledgeville, Georgia. These special qualities must be preserved.

Building 6 is the other structure that deserves special mention for its significant elements. This building served as the office for the Georgia Manufacturing Company and Thomas Textiles; therefore, it was designed with the knowledge that it would be the "face" of the industrial complex presented to the public. This special status is obvious from the different, "prettier" character of this building. The building looks a great deal like a 19th-century railroad depot. The interesting roof and eaves and the walk-in vault in the office are specific details that lend a special quality to this building.

There are also a number of significant details that contribute to the general historic qualities of these buildings. These include the protruding ceiling beams of Building 1, the protruding ceiling planks of Building 4, arched openings seen in all the buildings, sliding industrial doors found on Buildings 2 and 3, and the night watchman system used in all the buildings. The night watchman system is a series of small key stations mounted on the walls at various check points in the buildings. The watchman would insert his key at each station as he checked the area, verifying that the buildings were being patrolled. This system, like many other elements of industrial architecture, was important for insurance purposes. The Sanborn Maps of the Georgia Factory note the night watchman system as early as 1885.

The outdoor areas at the Thomas Center are as important as the indoor ones. The mill race and turbine housing are obviously important elements at this site, and great care in design and planning must be taken to assure the preservation of these structures. Other landscape features that add to the historic fabric of the Thomas Center include the pump house ruin (Building 8) and the retaining walls that run along the river and above the buildings at the top of the hill. These walls are significant because they illustrate the management of this steeply sloping river site.

Rehabilitation Procedures

The buildings at the Thomas Center are structurally sound. The only damage to any of them is basically cosmetic. Building 3, because it is still in use, is in the best shape. Minimal effort would be required to return the Thomas Center to excellent shape. The basic work that needs to be done is as follows: clear debris out of each building, clear vegetation away from the exteriors, remove paint covering all the windows, and do cosmetic repairs such as repointing and repainting brick. All rehabilitation efforts should be extremely low impact. No rebuilding or structural work is necessary at this site; consequently, it should be easy to maintain the historic integrity of these buildings.

Of course, some redistribution of spaces, both interior and exterior, will be needed to accommodate new uses in the buildings. However, division and manipulation of any space or structure, specifically the expansive interior floor space, should be as limited and should produce as little disruption as possible.

Building 1 has brick walls, hardwood floors over concrete slabs, and a flat, wood beam roof with wooden plank decking. Building 1 needs all the general work stated above: clear out debris, remove paint from windows, and clear away the vegetation. Building 1 will also require some additional attention. Boarded-up doors and windows need to be opened, and some windows will need repair work such as new panes. The ground floor of Building 1 may need some repair--it is presently covered with a good deal of soil--and the ground story definitely needs to be aired out to remove dampness and mustiness. Much of the brickwork in Building 1 needs to be repointed, and some bricks will probably have to be replaced. When

these bricks are replaced and repointed, it is imperative that the new mortar is softer than the old bricks and mortar so that the old materials will not be damaged.

Building 1 will most definitely need to be divided to accommodate new uses. The construction of new interior walls should be carried out so as to not damage any of the existing structure. Hopefully, the interior uses and spaces can be planned and designed so that the large expanses of floor space are not completely destroyed. Perhaps sight lines can be preserved to allow a feeling of openness. New paint both inside and outside would improve the appearance of the building and help protect the brick.

The important elements of Building 1 that must be retained are the hardwood flooring, which is an example of slow-burning construction, the wooden and cast iron columns, the massive ceiling beams, and the multi-paned windows.

Building 2 is constructed of stone and brick. Its floor is a poured concrete slab, and its roof is built up and supported on steel trusses. Building 2 should be cleaned out, and the vegetation surrounding the building must be removed. Removing the vegetation from around this building is especially important because the plants are invading the stone walls of the original structure and will eventually cause serious damage to this historic masonry. The brick and stone of Building 2 must be cleaned by the gentlest means possible and repointed with a soft mortar.

Building 2 also has a few window panes that must be replaced, and the loading dock that stretches from Building 2 to 1 should be cleared off and possibly reused. The important point to remember in rehabilitating Building 2 will be to preserve the integrity of the original stone structure and the distinction between the stone walls and the younger brick walls.

Building 3 requires very little work because it is occupied and in very good condition. The building is divided down the length: the north side is elevated and occupied by the Thomas Textiles Children's Wear Outlet; the south side is a half-story lower and occupied by Ware Street Design. The owners of Ware Street Design have done a great deal of rehabilitation of their space already. The interior is clean and freshly painted.

The only work needed at Building 3 is to restore the windows. Paint covers the windows on the north side. Removing this paint will open up the north section and make it a more pleasant space. The windows on the south side will require more work. They have been removed and filled with cement blocks. These blocks must be removed and new windows set in the openings. The new windows must be in the same style as the historic industrial windows used throughout the site: large, multi-paned, metal-frame windows.

Building 4 is made of brick walls, a poured concrete floor, and a flat, built-up roof of steel beams with wooden plank decking. This building probably needs the most rehabilitation work out of all the buildings at the Thomas Center. The regular maintenance must be done: clear away vegetation, remove paint from windows, and clear out debris. Many window panes in Building 4 must be replaced.

The major work at Building 4, however, will be repairing the floors in the east end of the building. There was some leakage from the roof on that end of the building, which resulted in a good deal of water and oil pooling on the floors. This end of Building 4 is two stories, and both floors have been damaged. There are still pools of water and oil in some places. These must be removed and the floors repaired or replaced. The roof leakage has been halted, but it would be wise to check the roof carefully for any damage.

The proposed new use for Building 4 is studio apartments. Obviously, the open expanses of floor space in the building will be divided to accommodate this new use. Again, these divisions should be carried out with the absolute minimal impact and no damage to the existing structure.

Building 5 was used as a storage shed, and its construction reflects its completely utilitarian use. The walls are wooden columns covered with corrugated tin, the floor is a poured concrete slab, and the gabled tin roof is supported by wooden trusses. There are very few windows in Building 5, and they are very small. This building was constructed sometime between 1938 and 1944, but it is a non-contributing element in this complex and could be removed if space is needed for parking or traffic flow. The building is in sound structural shape, so there is no need to remove it until the space is needed.

If retained, Building 5 would require much the same treatment as the other buildings. The debris should be cleared out, and vegetation should be cleared away from the building. This building would also need some special work, however. Because the structure is basically a wood frame covered with corrugated metal, the soundness of the wood structure must be ascertained and insured against pests or rot. The windows of Building 5 also need some repairs: there are some broken panes that must be replaced. One simple task that would make Building 5 a much more pleasant space would be to open the building up and allow it to air out, removing the mustiness.

There are two ancillary structures adjacent to Building 5. To the north of the entrance is a boiler and to the south is a coal storage pit. Like the building itself, these two features are non-contributing and could be removed. However, if Building 5 is retained, every effort should be made to retain the boiler and the coal storage pit, also. These structures would need almost no rehabilitation work: simply clearing away the vegetation would be enough.

Building 6 is made of brick walls, a poured concrete floor, and a gabled roof covered with asphalt shingles. This building needs the basic work: clear away debris and vegetation and remove paint covering the windows. The interior of Building 6 has been remodeled over the years, and it would be best to rehabilitate the interior in a more historically compatible manner--remove the paneling, wall-to-wall carpeting, and acoustic-tile ceilings, and try to salvage the original finishes that may be underneath. The antique payroll vault is in excellent shape and should definitely be maintained.

Building 7 is made of concrete block walls, a poured concrete floor, and a flat, built-up roof. This was the engineering building, and it is a very utilitarian space. It is a non-contributing element and could be removed if necessary. If Building 7 is retained, the following rehabilitation work should be done: clear out debris, clear away vegetation, and remove paint from the windows.

Building 8 is a brick ruin with no roof, doors, or windows. It is basically four brick walls, and there is a tree growing up through the center of the structure. It originally housed the pump used to move water out of the reservoirs to the buildings. It is a picturesque element in this landscape and should be preserved. The brick walls should be stabilized by clearing away invasive vegetation. Although it makes an interesting composition, the tree growing out of the structure must be removed because its roots will damage the brick walls, if they have not already done so.

The operative phrase to be remembered in any rehabilitation efforts at the Thomas Center is "minimal impact." This site does not require much more than a good cleaning. The condition of the buildings is due to the fact that the site was operated as a textile factory until 1988, and, obviously, maintained well. Any problems to be corrected at the Thomas Center are only three years old and, therefore, not serious.

Appendix A



Appendix A: The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs under development authority and for advising federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings. In addition to guiding federally funded projects, these standards have been used to determine if a rehabilitation project qualifies as a "certified rehabilitation" eligible for federal tax credits. They have also been used by state and local officials to review both federal and nonfederal rehabilitation proposals and have been adopted by a number of historic district and planning commissions across the country.

The Standards for Rehabilitation are one section of the overall preservation standards and address the most prevalent treatment today: rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, to make possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historical, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements taken from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix B



Historic Preservation
FACT SHEET

Historic Preservation Section; Georgia Department of Natural Resources
Floyd Tower East, Suite 1462; 205 Butler St., S.E.; Atlanta, GA. 30334; (404) 656-2840

FEDERAL TAX INCENTIVES

Two federal tax incentive programs (P.L. 99-514) currently apply to preservation activities: the rehabilitation investment tax credit (RITC), and the charitable contribution deduction. The RITC effectively reduces the costs of rehabilitation to an owner of an income producing historic property. The charitable contribution deduction is a donation of the historic value of a structure and is available to owners of income-producing properties as well as private residences.

REHABILITATION INVESTMENT TAX CREDIT (RITC)

RITCs are the most widely used incentive program. Certain expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITCs are available to owners and certain long-term renters of income-producing properties. There are two rates — 20% for a historic building and 10% for a non-historic building, with different qualifying criteria for each rate.

To be eligible for the 20% tax credit:

- The building must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district.
- The project must meet the "substantial rehabilitation test," where the amount of money to be spent on the rehabilitation is greater than the adjusted value of the building and is at least $5,000. Generally, projects must be finished within two years.
- After the rehabilitation, the building must be used for an income-producing purpose for at least five years.
- The rehabilitation work itself must be done according to The Secretary of the Interior's *Standards for Rehabilitation*. These are common-sense guidelines for appropriate and sensitive rehabilitation.

Two government agencies must review the project: the State Historic Preservation Office (SHPO), and the National Park Service (NPS). In Georgia, the Historic Preservation Section of the Department of Natural Resources serves as the SHPO. The owner submits the application forms to the SHPO; they are reviewed and passed on to NPS for a final certification decision. The application process has three parts. Part 1 documents that the building is a certified historic structure eligible to receive the tax credit. Part 2 explains the scope of the rehabilitation work, and should preferably be filed before the work begins. A Request For Certification Of Completed Work documents the finished work and is proof (for the IRS) that the rehabilitation is "certified". The SHPO can provide technical assistance and encourages early communication with the office.

To be eligible for the 10% tax credit:

- The building must be built before 1936 and be non-historic. That is, not listed in the National Register, either individually or as a contributing building within a historic district.
- A building must meet the Wall Retention Requirement, retaining 50 to 75% of the external walls and retain 75% of the internal structural framework.
- The project must meet the "substantial rehabilitation test," where the amount of money to be spent on the rehabilitation is greater than the adjusted value of the building and is at least $5,000. Generally, projects must be finished within two years.
- After rehabilitation the building must be used at least five years for an income-producing purpose, which includes commercial and industrial use but does not include rental housing or apartments.

The rehabilitation work is not subject to review by any state or federal agency. If the above criteria are fulfilled, then the 10% rehabilitation tax credit can be claimed as an investment credit on an owner's federal income tax return.

CHARITABLE CONTRIBUTION DEDUCTION

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement usually involves the preservation of a building's facade by restricting the right to alter its appearance. If you would like to see your building preserved for future generations and/or you could benefit from a significant tax deduction, a conservation easement is something to consider. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

To be eligible for the charitable contribution deduction:

The property must be listed in the National Register, either individually or as a contributing building within a historic district. Buildings listed individually are automatically designated as certified historic structures. Buildings within National Register historic districts must have the Part 1 application reviewed by the SHPO and certified by the NPS.

Additional information, tax application forms, and instructions are available from the Historic Preservation Section upon request. As with any complex tax law, there are restrictions which may affect your ability to make use of these tax benefits, so you should seek the advice of a tax consultant.

10/88

Historic Preservation
FACT SHEET

Historic Preservation Section; Georgia Department of Natural Resources
Floyd Tower East, Suite 1462; 205 Butler St., S.E.; Atlanta, GA. 30334; (404) 656-2840

STATE TAX INCENTIVES

During its 1989 session, the Georgia General Assembly passed a property tax deferment program for "rehabilitated historic property." This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. These rehabilitated buildings not only increase property values for owners, but eventually increase tax revenues for local governments.

REHABILITATED HISTORIC PROPERTY TAX ASSESSMENT FREEZE:

The law provides an owner of historic property which has undergone **substantial rehabilitation** an **eight-year freeze** on property tax assessments. For the ninth year, the assessment increases by 50% of the difference between the recorded first year value and the current fair market value. In the tenth and following years the tax assessment will then be based on the current fair market value.

The preferential assessment and classification of rehabilitated historic property includes the rehabilitated building, and not more than two acres of real property surrounding the building.

TO BE ELIGIBLE:

- The property must be listed or qualify for listing in the **Georgia Register of Historic Places** or the **National Register of Historic Places**, either individually, or as a contributing building within a historic district.
- The property owner must begin rehabilitation work after **January 1, 1989**.
- Work must meet rehabilitation standards and be completed within **two years.**

REQUIREMENTS FOR PREFERENTIAL ASSESSMENT:

- The rehabilitation project must meet a substantial rehabilitation test. Matters of valuation are determined by the county tax assessor. If the property is:

Residential (owner-occupied residential property) – rehabilitation must increase the fair market value of the building by at least 50%.

Mixed-Use (primarily residential and partially income-producing property) – rehabilitation must increase the fair market value of the building by at least 75%.

Commercial and Professional Use (income-producing property) – rehabilitation must increase the fair market value of the building by at least 100%.

- The property owner must obtain preliminary and final certification on the project from the Historic Preservation Section (HPS) of the Georgia Department of Natural Resources (DNR).

CERTIFICATION PROCESS:

This incentive program is carried out by the Historic Preservation Section of the Georgia Department of Natural Resources and by your county tax assessor. The application process has two parts. Part A (preliminary certification) documents that the building is historic property and that the proposed work meets DNR **Standards for Rehabilitation**. Part A preferably should be filed before the work begins. Part B (final certification) documents the finished work.

The DNR-approved Part A application must be filed with the county tax assessor to begin the assessment freeze period. From that filing date, an applicant has **24 months** to complete the work and file a DNR-approved Part B application with the county tax assessor to continue the property assessment freeze.

HPS can provide **technical assistance** and encourages **early communication** with our office. Additional information, tax application forms, and instructions are available from HPS upon request.

The Historic Preservation Section within the Georgia Department of Natural Resources serves as the state historic preservation office in Georgia. Working in partnership with the United States Department of the Interior, the state preservation office carries out the mandates of Georgia law and the National Historic Preservation Act, as amended, and works with local communities to preserve the historical, architectural and archaeological resources of Georgia. For more information on Georgia's historic preservation programs, contact the Historic Preservation Section. *11/90*

Appendix C



Appendix C: Resources

The following is a list of individuals and organizations available to provide assistance in the area of historic preservation:

National Trust for Historic Preservation
Southern Regional Office
456 King Street
Charleston, South Carolina 29403
(803) 724-4711

National Alliance of Preservation Commissions
Hall of States, Suite 332
444 North Capitol Street
Washington, D.C. 20001

Department of Natural Resources
Historic Preservation Section
205 Butler Street, S.E. Suite 1462
Atlanta, Georgia 30334
(404) 656-2840

The Georgia Trust for Historic Preservation
1516 Peachtree Street
Atlanta, Georgia 30309
(404) 881-9980

The Georgia Alliance of Preservation Commissions
School of Environmental Design, University of Georgia
609 Caldwell Hall
Athens, Georgia 30602
(404) 542-4731

Downtown Development Association/Georgia Department of Community Affairs
Georgia Main Street Program
1200 Equitable Building
100 Peachtree Street
Atlanta, Georgia 30303
(404) 656-3898

Georgia Department of Transportation
Planning and Programming Division
2 Capitol Square
Atlanta, Georgia 30334
(404) 656-0610

Institute of Community and Area Development
University of Georgia
309 Old College Building
Athens, Georgia 30602
(404) 542-6173

Georgia Certified Local Government Program
Mr. Pratt Cassity
University of Georgia
609 Caldwell Hall
Athens, Georgia 30602
(404) 542-4731

Northeast Georgia Regional Development Center
Ms. Jane Cassady, Preservation Planner
305 Research Drive
Athens, Georgia 30610
(404) 548-3141

Historic Preservation Graduate Program
Mr. John C. Waters, Coordinator
School of Environmental Design
University of Georgia
609 Caldwell Hall
Athens, Georgia 30602
(404) 542-4720

Heritage Preservation Program
Mr. Tim Crimmins
Department of History
Georgia State University
Atlanta, Georgia 30303

Savannah College of Art and Design
342 Bull Street
Savannah, Georgia 31401